

27 Primrose
Cherry Chase Village H.D.

2011
HAUP+
prelim

8/1/11

stamped
plans in
bin



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 11/15/12

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #563857 REVISION

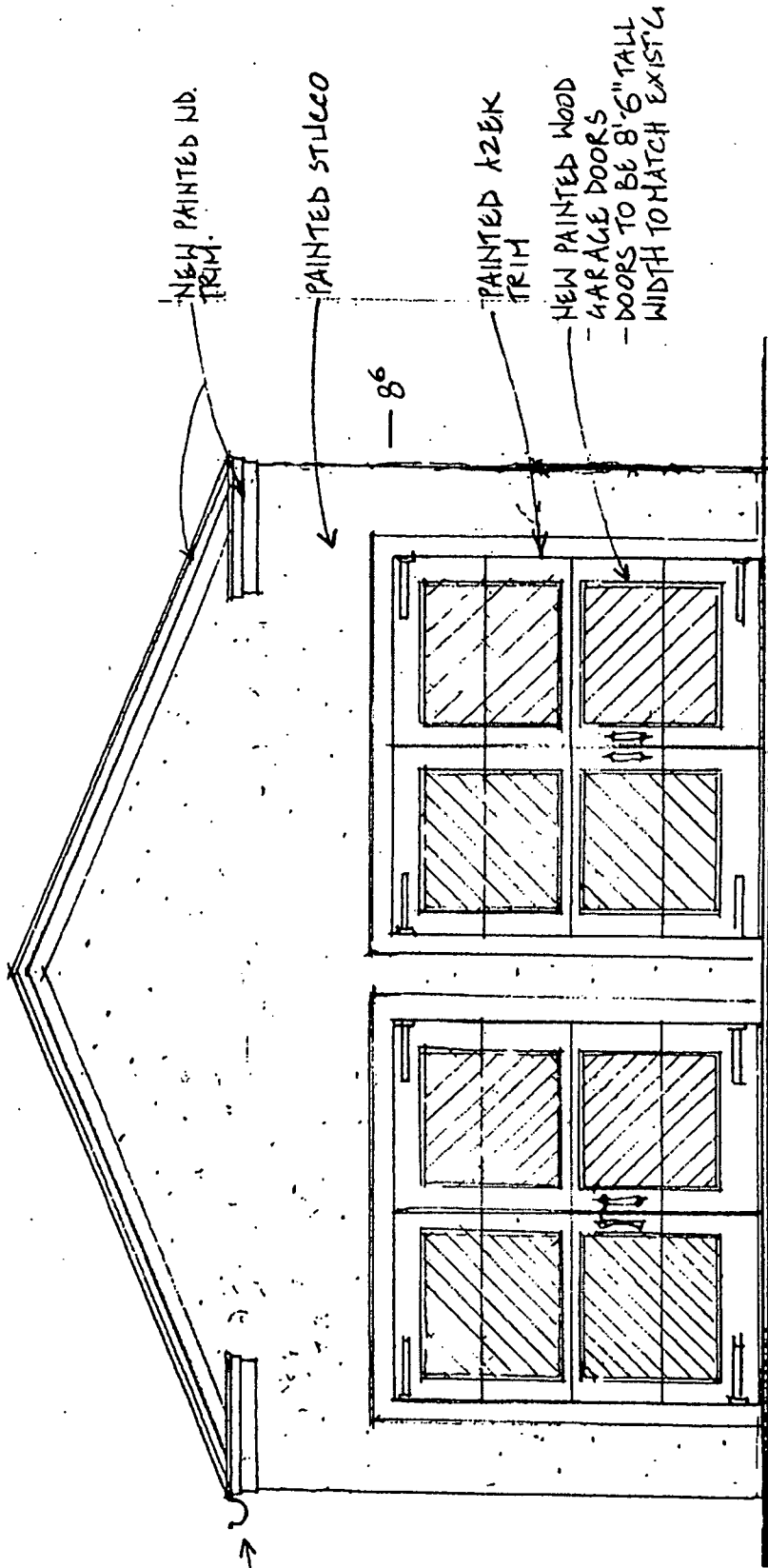
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached revised application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on November 14, 2012.

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: Kristy and Alex Sternhell
Address: 27 Primrose Street, Chevy Chase

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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





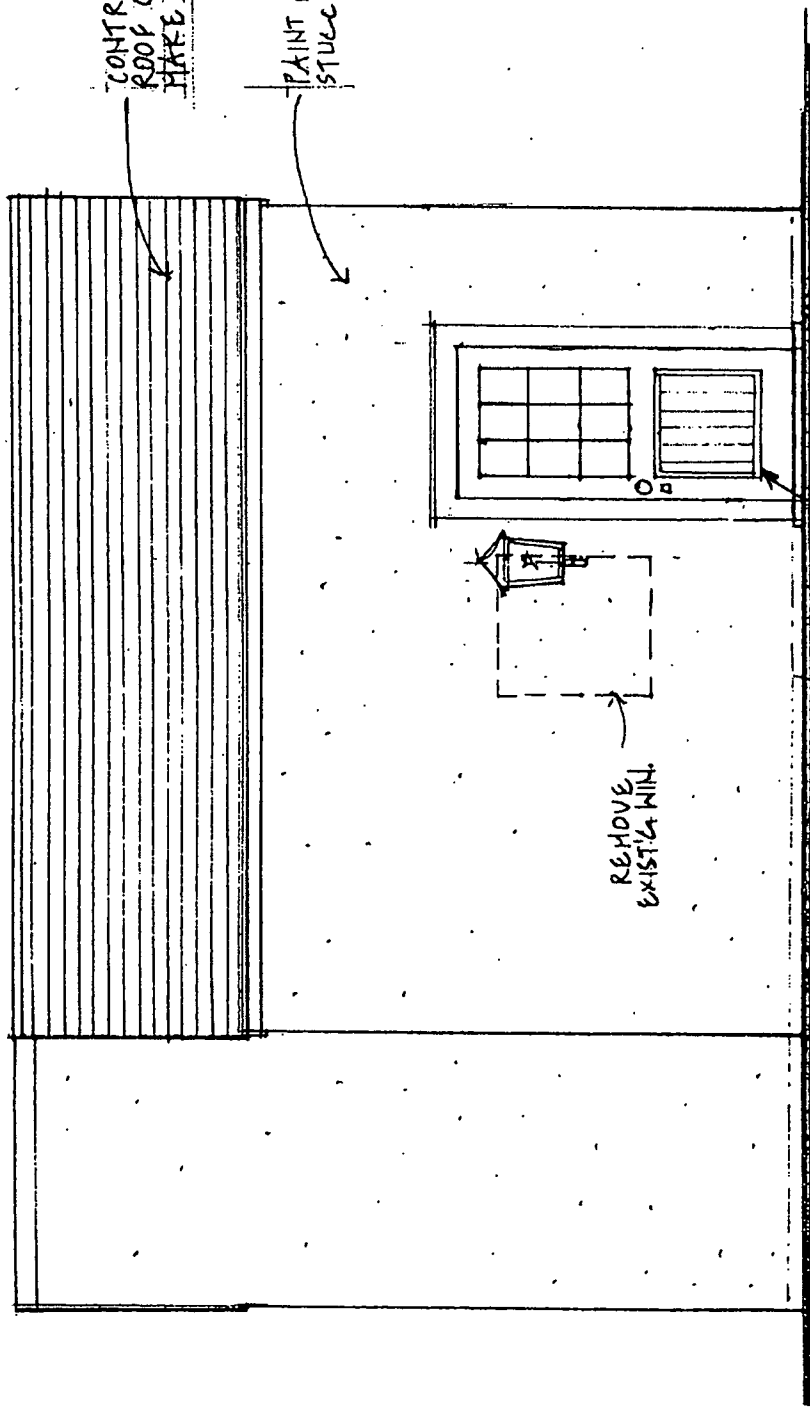
GUTTER THIS SIDE ONLY. MATCH GUTTER ON HOUSE

— 86

SOUTH ELEVATION

STERHELL RESIDENCE - GARAGE @ 1/4" = 1'-0" - DAVID JONES ARCHITECTS

APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]



CONTRACTOR TO EXAMINE
ROOF CONDITION &
MAKE RECOMMENDATIONS.

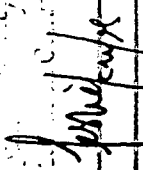
PAINT EXIST'G
STUCCO. PATCH AS NEC. (TYP.)

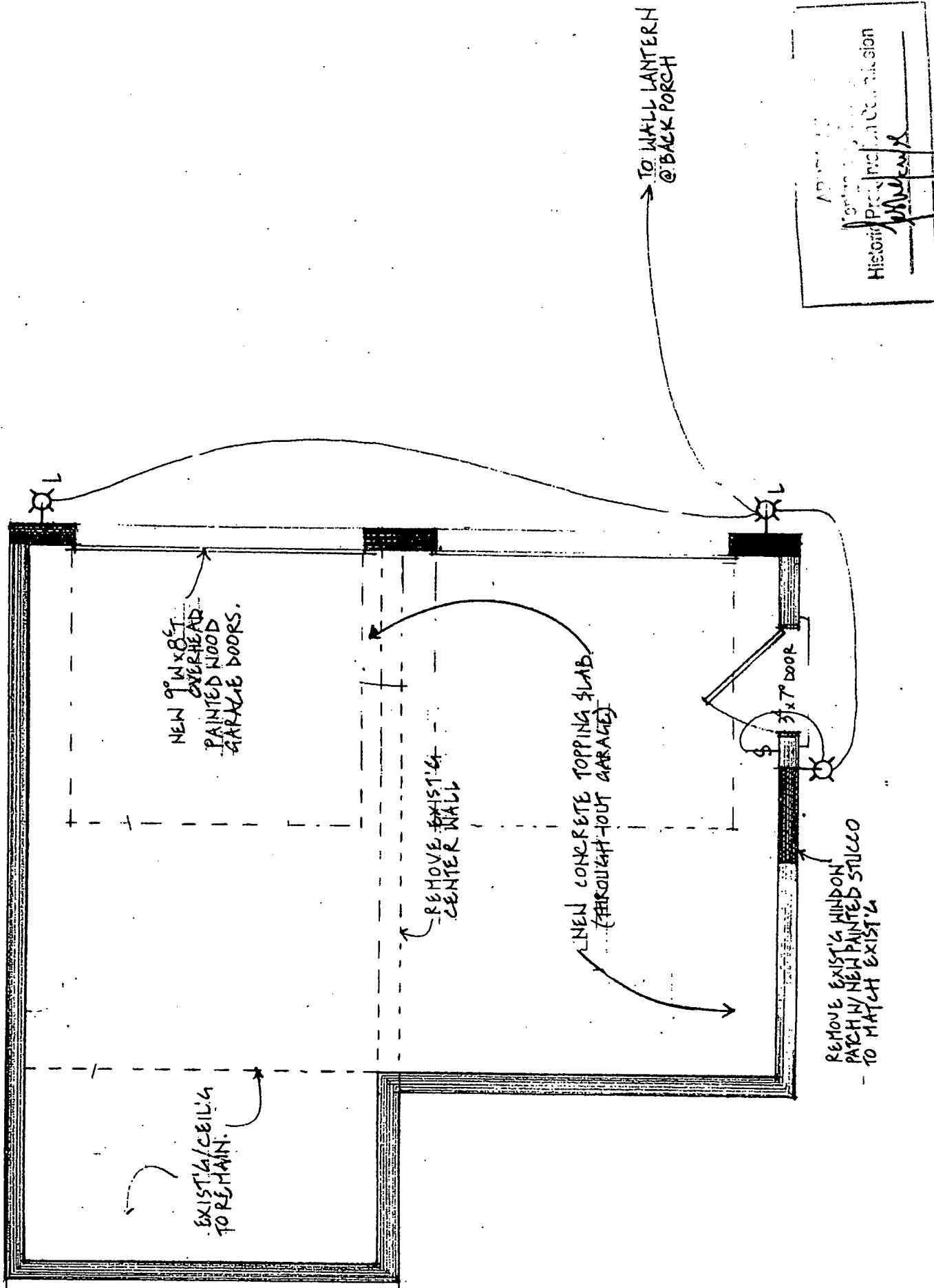
REMOVE
EXIST'G WIND.

NEW 3' W x 7' T
PAINTED WOOD &
GLASS DOOR

WEST ELEVATION

STERNHELL RESIDENCE - GARAGE @ 1/4" = 1'-0" - DAVID JONES ARCHITECTS

ARCHITECT
 David Jones Architects
 Historic Preservation Commission




STERNHILL RESIDENCE - GARAGE @ 1/4" = 1'-0" DAVID JONES ARCHITECTS.

Fothergill, Anne

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Wednesday, November 14, 2012 8:13 AM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); P. Wellington; Stephens, Betsy
Subject: LAP comments for HPC 11-14-12: 7 Newlands St, 15 Newlands; 3 W Lenox; 27 Primrose

The following are the LAP comments for items before the HPC on 11/14/12

7 Newlands – Preliminary Consultation 3rd
Outstanding Resource
Side and rear addition, and alterations

The LAP is aware that this is the third submission for preliminary consultation by the applicants. The LAP agrees with the Staff that the applicants have responded to all the Commission's concerns and suggestions regarding alterations to the historic house. We also agree that the "... proposed design has evolved commendably" and that it respects the original house materials, design, and massing. In particular, the LAP finds that the revised design for the porch is a significant improvement over earlier designs and should be approved. As is appropriate the architect has made the new porch is visually secondary to the historic house and addition. We do not believe that at this property the porch needs to be limited to the footprint of the existing addition. As the Staff notes, "The porch is located behind the historic house ... almost 100 feet back from the street" and that "Even with the proposed addition and this side porch extension there will still be a sizeable amount of open space remaining on the east side of the property." The LAP values the "open, park-like setting" of the Village and we feel that the porch does not infringe in any significant way on those characteristics of the historic district. We strongly urge the HPC to approve this design and allow the applicants finally to move forward.

The LAP concurs with Expedited Approvals for the following:

15 Newlands – Driveway replacement and fencing
3 West Lenox - fencing
27 Primrose - alter garage

Submitted on behalf of the LAP by Tom Bourke Chair

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	27 Primrose Street, Chevy Chase	Meeting Date:	11/14/12
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	11/7/12
Applicant:	Kristy and Alex Sternhell (David Jones, Architect)	Public Notice:	10/31/12
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-11P REVISION	Staff:	Anne Fothergill
PROPOSAL: Alterations to garage			

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

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

BACKGROUND

In 2011 the HPC approved a Historic Area Work Permit for a rear addition and other alterations to the house as well as the garage.

PROPOSAL

The applicants have already been approved to remove the non-original porch on the front of the garage and they are proposing to make additional alterations to the garage partially because of structural issues. They propose to rebuild the south and west walls of the garage to match the existing stucco walls and to replace the dirt floor with a concrete slab. They propose to enlarge the garage door openings and replace the garage doors with wood 8'6" (taller) x 9' (same width) garage doors and add new trim. The applicants propose to remove a non-original window on the west side and install a new wood and glass door.

APPLICABLE GUIDELINES

Chevy Chase Village Guidelines

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.

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 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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b)(1) and (2);

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

563874

Contact Person: WALTER BOER / DAVID JONES
Daytime Phone No.: 202-332-1200

Tax Account No.: _____
Name of Property Owner: KRISTY & ALEX STERNHELL Daytime Phone No.: 202-441-5105
Address: 4409 RIVER RD., WASHINGTON DC 20016
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: DAVID JONES Daytime Phone No.: 202-332-1200

LOCATION OF BUILDING/PREMISE

House Number: 27 Street: PRIMROSE
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD.
Lot: 15 + PART 19 Block: 58 Subdivision: SECTION 2
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
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ _____

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 _____ 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.

David Jones

Signature of owner or authorized agent

3.18.11

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 563874 Date Filed: 3/23/11 Date Issued: _____

DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW, WASHINGTON, DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

Sternhell Residence
27 Primrose Street
Chevy Chase MD 20815

Abutting and Confronting Properties:

R. Scott & Josepha Faley
25 Primrose Street
Chevy Chase, MD 20815

Ruth Katz
27 Primrose Street
Chevy Chase, MD 20815

Bruce & Kate Baschuk
36 Primrose Street
Chevy Chase, MD 20815

Edward & Carolyn Dunne
30 Quincy Street
Chevy Chase, MD 20815

Stephen & Diana Mysliwicz
32 Quincy Street
Chevy Chase, MD 20815

DAVID JONES ARCHITECTS

Montgomery County Planning Department
Historic Preservation Commission
8787 Georgia Avenue

October 24, 2012

Dear Commissioners:

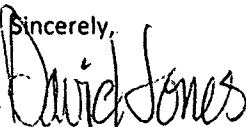
We are writing to you to respectfully request approval of restoration/alterations to an existing garage structure located on the property of 27 Primrose Street, Chevy Chase, Maryland.

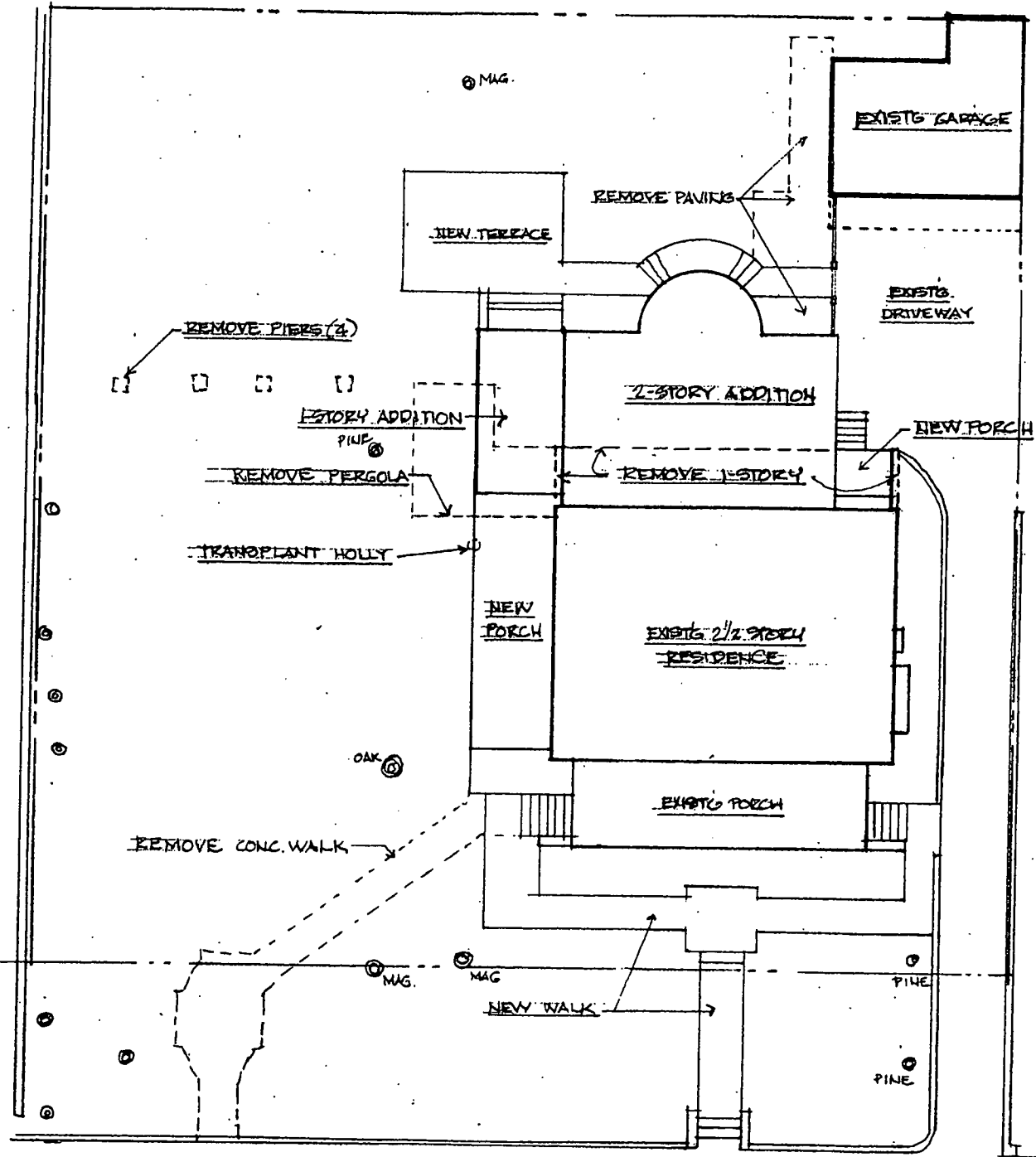
The current garage structure is a result of an addition made to an earlier, smaller masonry structure. Evidence of this earlier structure can be seen inside the garage where large portions of the original exterior masonry wall dividing the garage in half still exist as well as the exposed original roof which is now encapsulated by the roof of the addition. The walls added during the addition are wood stud walls with stucco exterior finish. Of these walls the Southern wall (front wall) and western walls are failing badly (termite damage as well as wet/dry rot) and large parts of the walls no longer bear on firm ground. Ehlert/Bryan Inc. structural engineers have recommended these walls be replaced to avoid a structural failure.

The removal of a non original porch on the front of the garage was granted in the current Historic Area Work Permit issued on 8/4/2011.

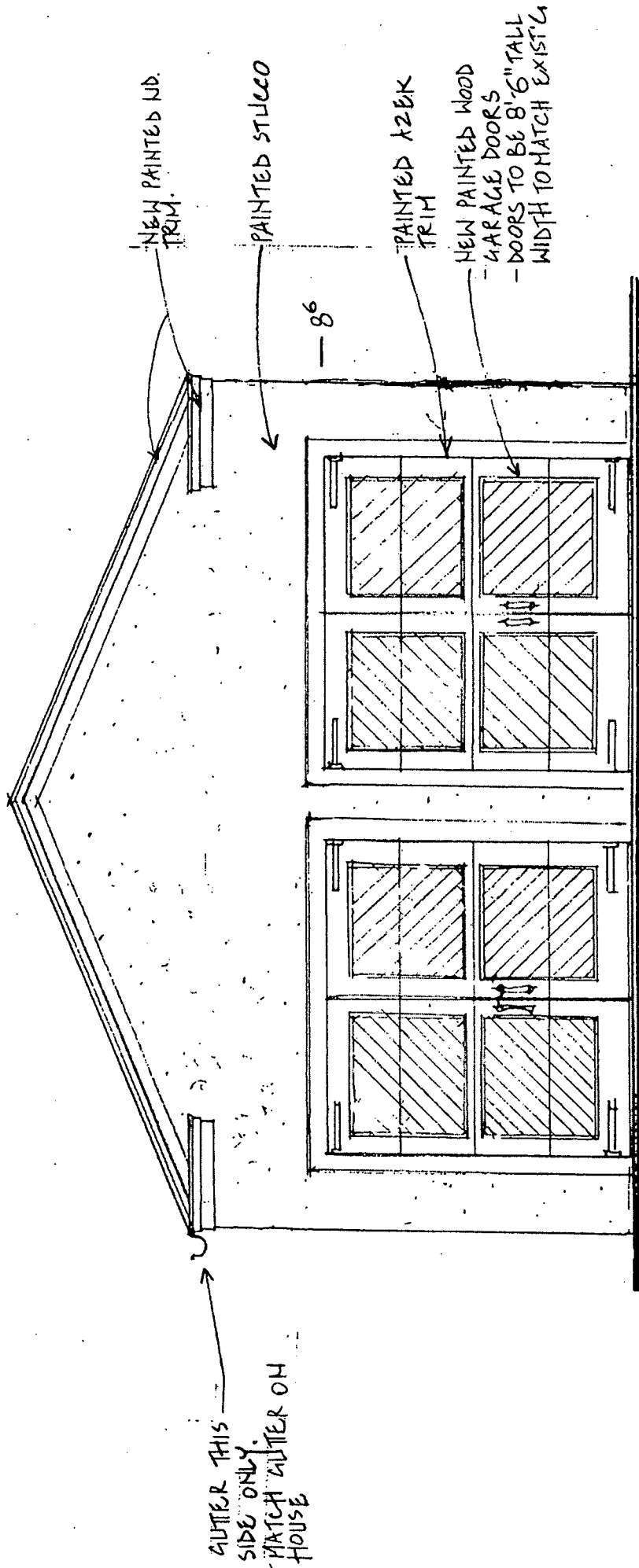
Proposals to the existing garage include rebuilding the southern and western wall of the garage with wood frame walls with stucco finish to match existing, replacing the dirt floor with a concrete slab, replacing the two existing painted wood and glass 7'-1" high x 9'-0" wide overhead garage doors with new painted wood 8'-6" high x 9'-0" tall overhead garage doors, installing new trim on the rake and eave of the rebuilt walls, removing the center dividing wall of the garage, removing a non original window on the western side and installing a new painted wood and glass door.

We feel the above mentioned restoration of the existing garage is necessary in order for the structure not to fall into complete disrepair.

Sincerely,

David Jones, AIA

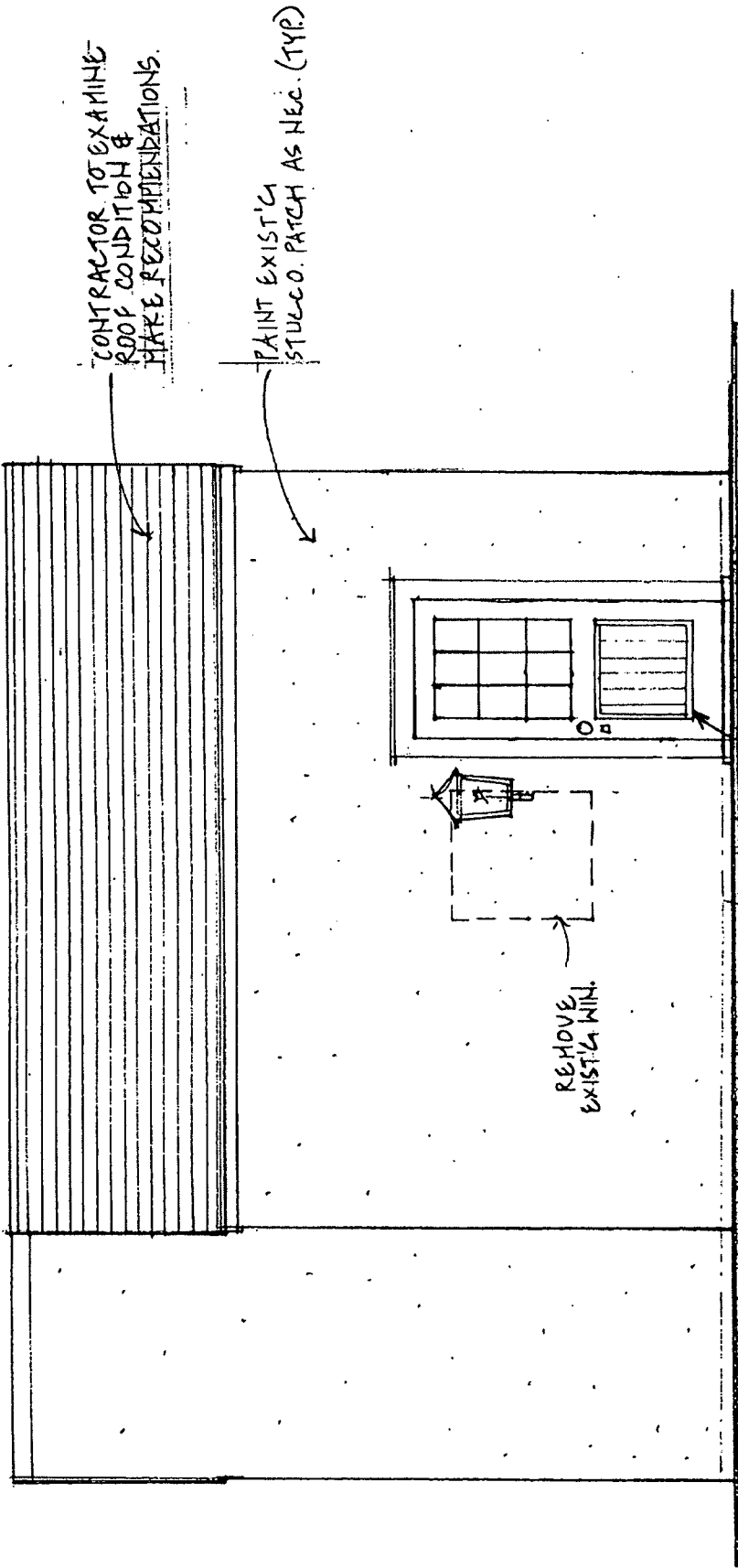


STERNHELL RESIDENCE • SITE PLAN @ 1"=20' • DAVID JONES ARCHITECTS
3-18-11



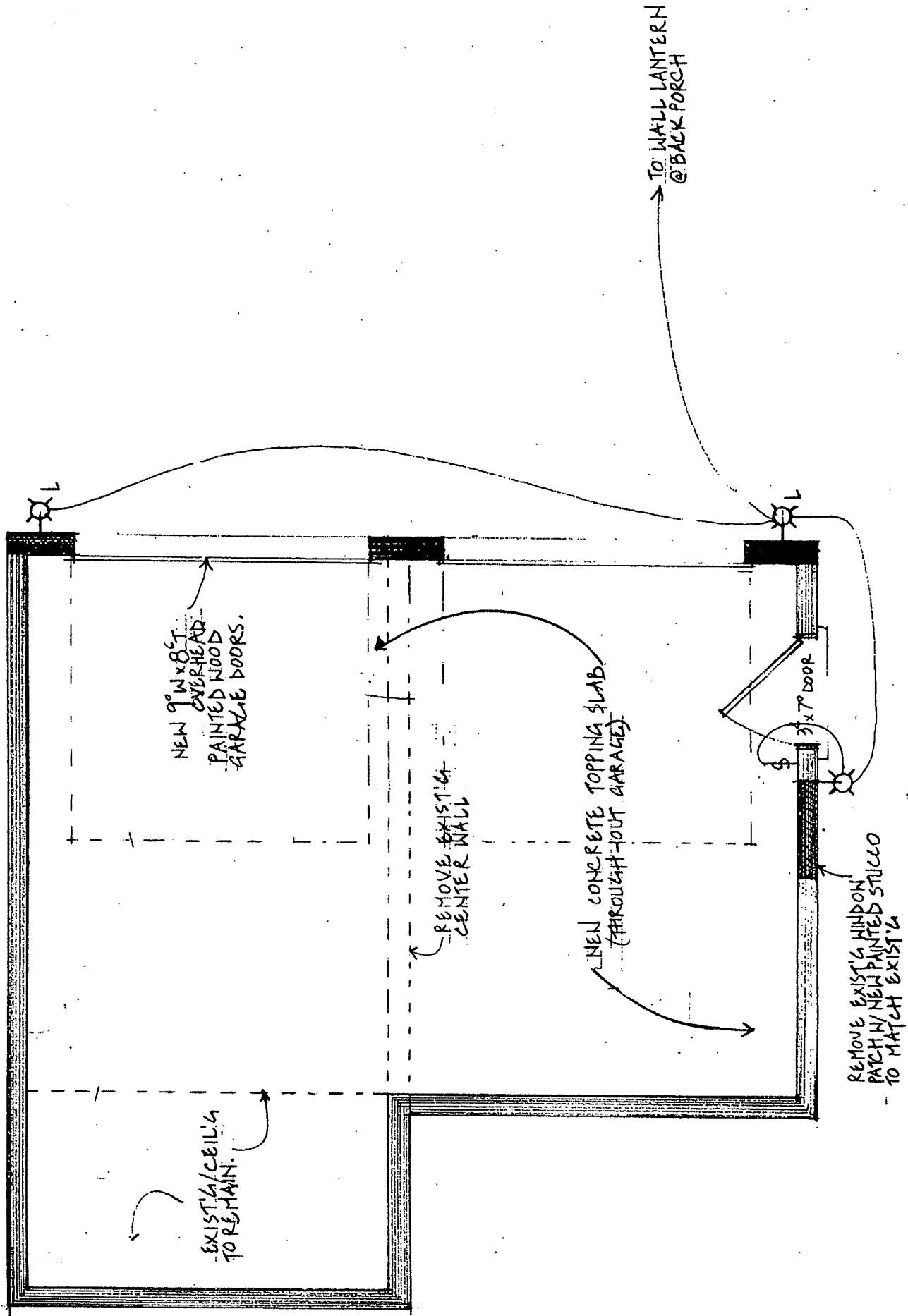
SOUTH ELEVATION

STERNHILL RESIDENCE • GARAGE @ 1/4" = 1'-0" • DAVID JONES ARCHITECTS



WEST ELEVATION

STERNHILL RESIDENCE • GARAGE @ 1/4" = 1'-0" • DAVID JONES ARCHITECTS



STERNHELL RESIDENCE - GARAGE @ 1/4" = 1'-0" DAVID JONES ARCHITECTS.





27 Primrose



DAVID JONES ARCHITECTS

Montgomery County Planning Department
Historic Preservation Commission
8787 Georgia Avenue

October 24, 2012

Dear Commissioners:

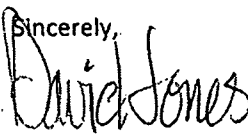
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We feel the above mentioned restoration of the existing garage is necessary in order for the structure not to fall into complete disrepair.

Sincerely,

David Jones, AIA





Fothergill, Anne

From: David Jones Architects <david@davidjonesarchitects.com>
Sent: Tuesday, February 21, 2012 3:17 PM
To: Fothergill, Anne
Cc: Kristy Sternhell
Subject: Sternhell Residence, 27 Primrose Street, Chevy Chase
Attachments: Sternhell Muntin Elevations.pdf; DSC06347.JPG

Anne,

Our clients, Alex and Kristy Sternhell, would like to make the following two changes to their project:

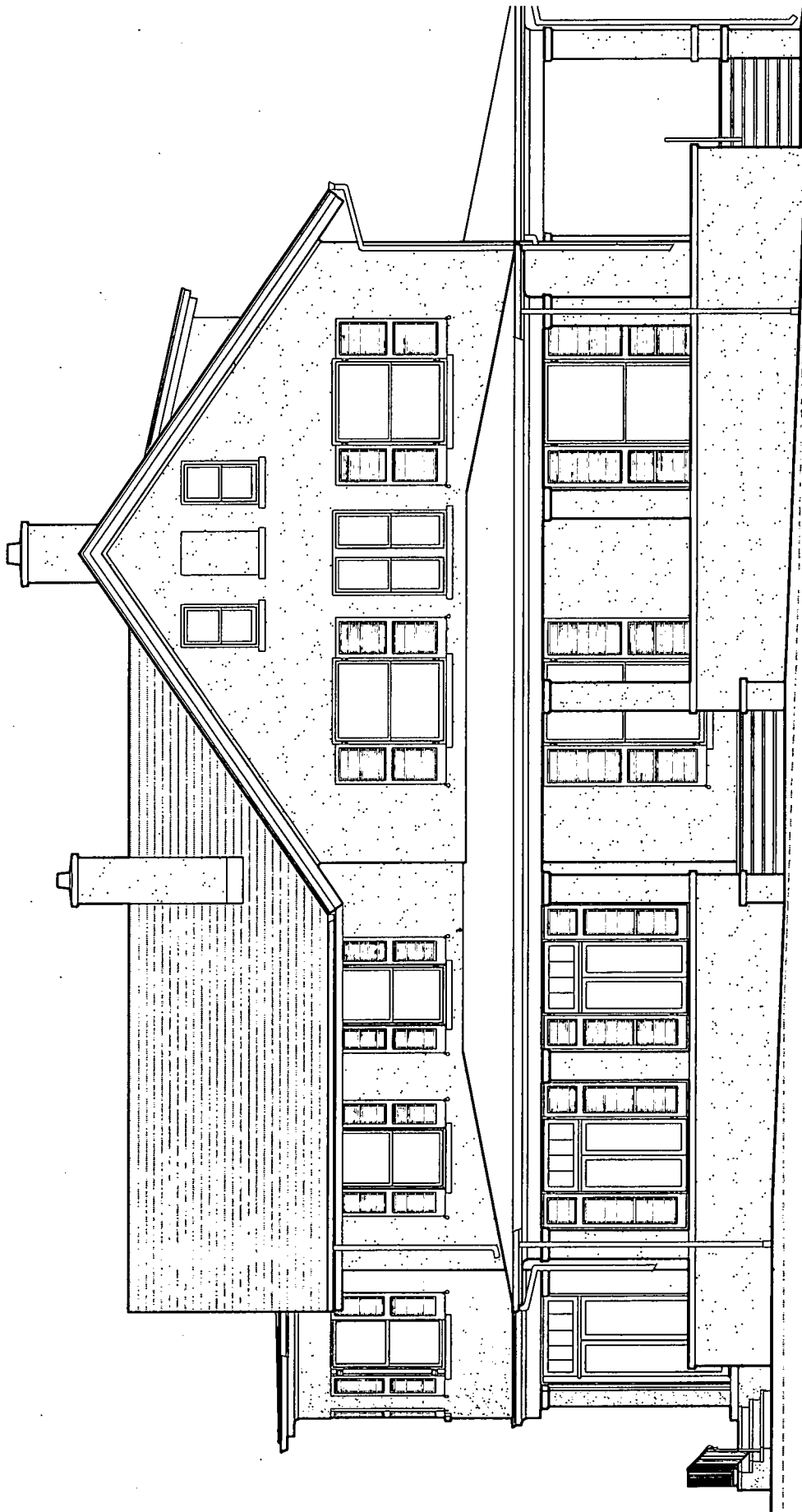
1. Replace existing slate roof with new gray slate. The Sternhell's builder has determined that the existing slate is nearing the end of its useful life, predicting that significant patching will be required over the coming years. The historic photo of the house shows a tile roof, so we are assuming that the existing slate is not original to the house.
2. Include muntins in the replacement windows on the third floor dormers and the in the cellar on the East side. The historic photo is not clear as to whether there were muntins in the dormer windows. In addition, we would like to add muntins in the transom windows in the addition. The existing transom and sidelights at the front door have muntins, and we would like to carry this theme through the addition.

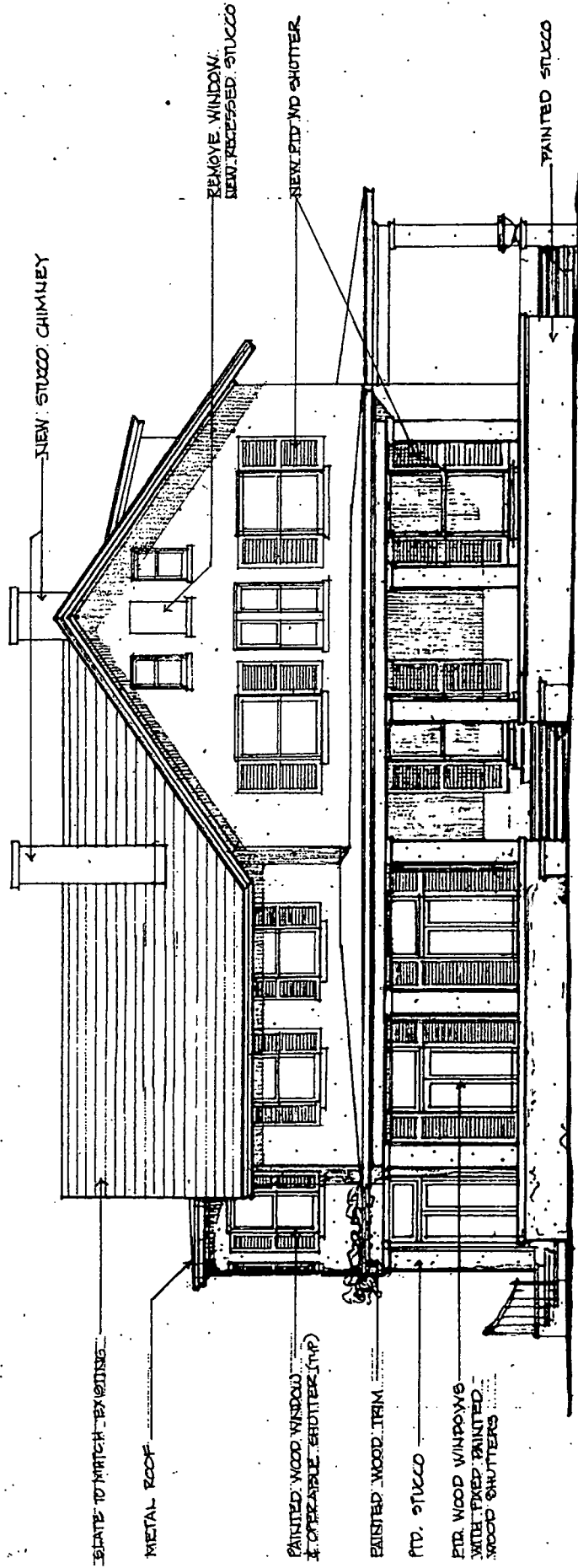
Thank you,
David Jones

--

David Jones Architects
1739 Connecticut Ave, NW
Washington, DC 20009
202-332-1200 (phone)
202-332-7044 (fax)
www.davidjonesarchitects.com

Approved
2/22/12





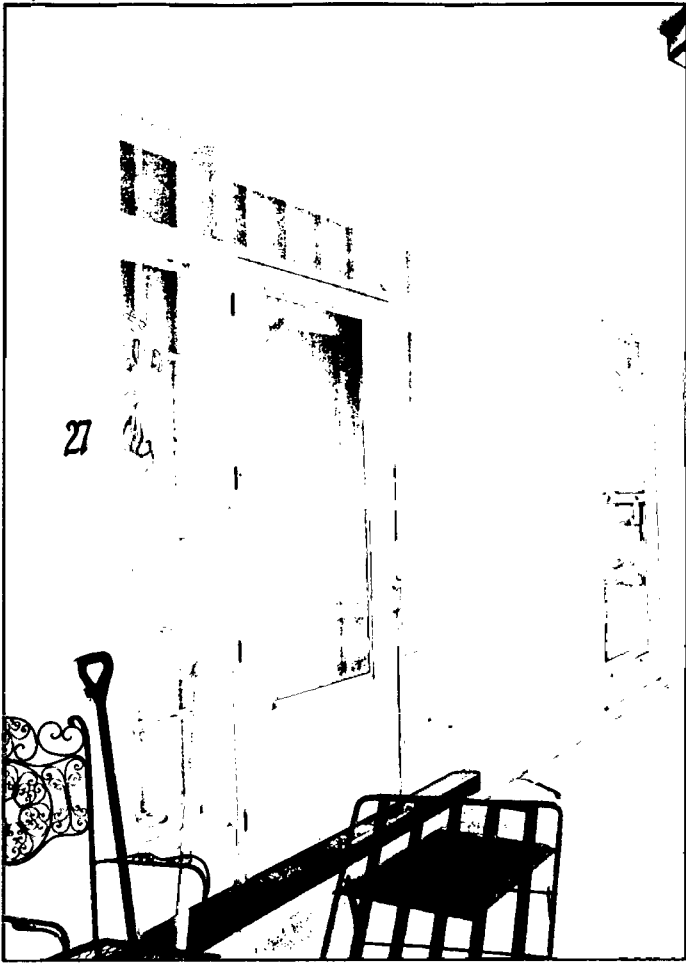
EXISTING HOUSE WITH NEW SIDE PORCH

ADDITION

STERNHELL RESIDENCE • WEST ELEVATION @ 1/8" = 1'-0" • DAVID JONES ARCHITECTS

3-18-11

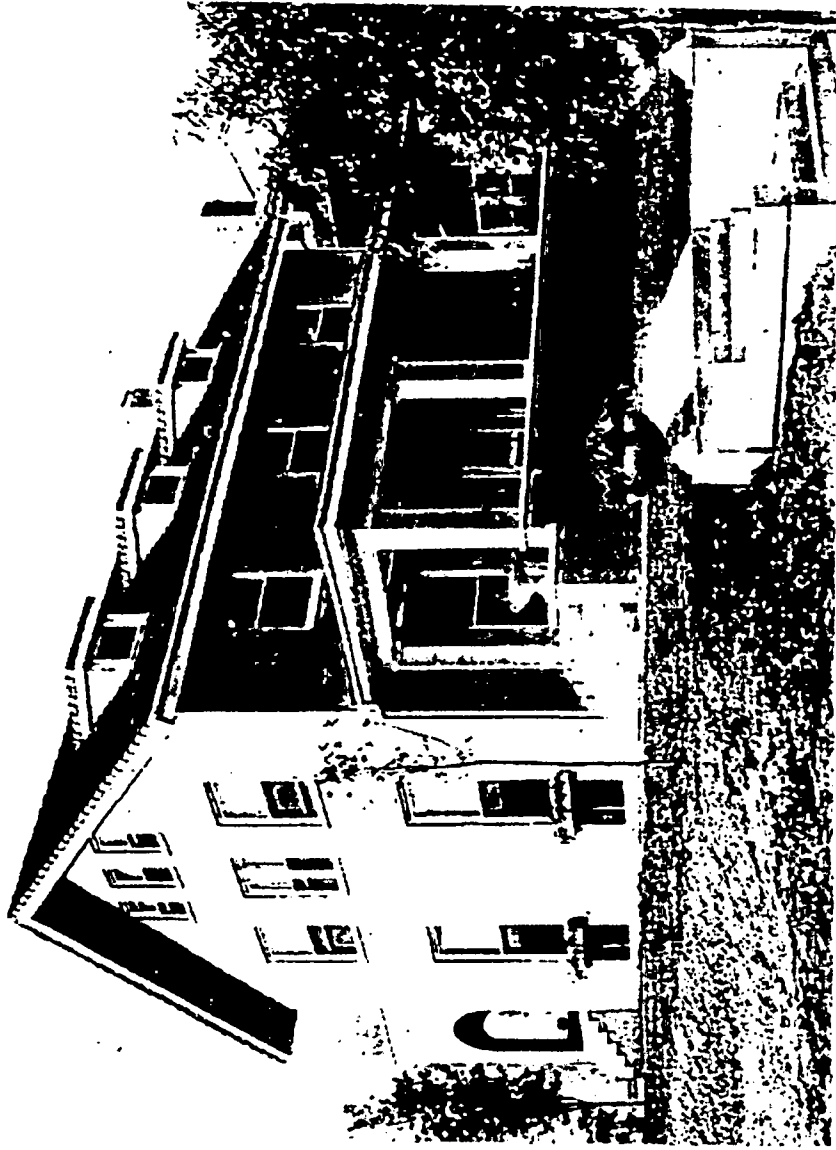
REVISED 9-2-11



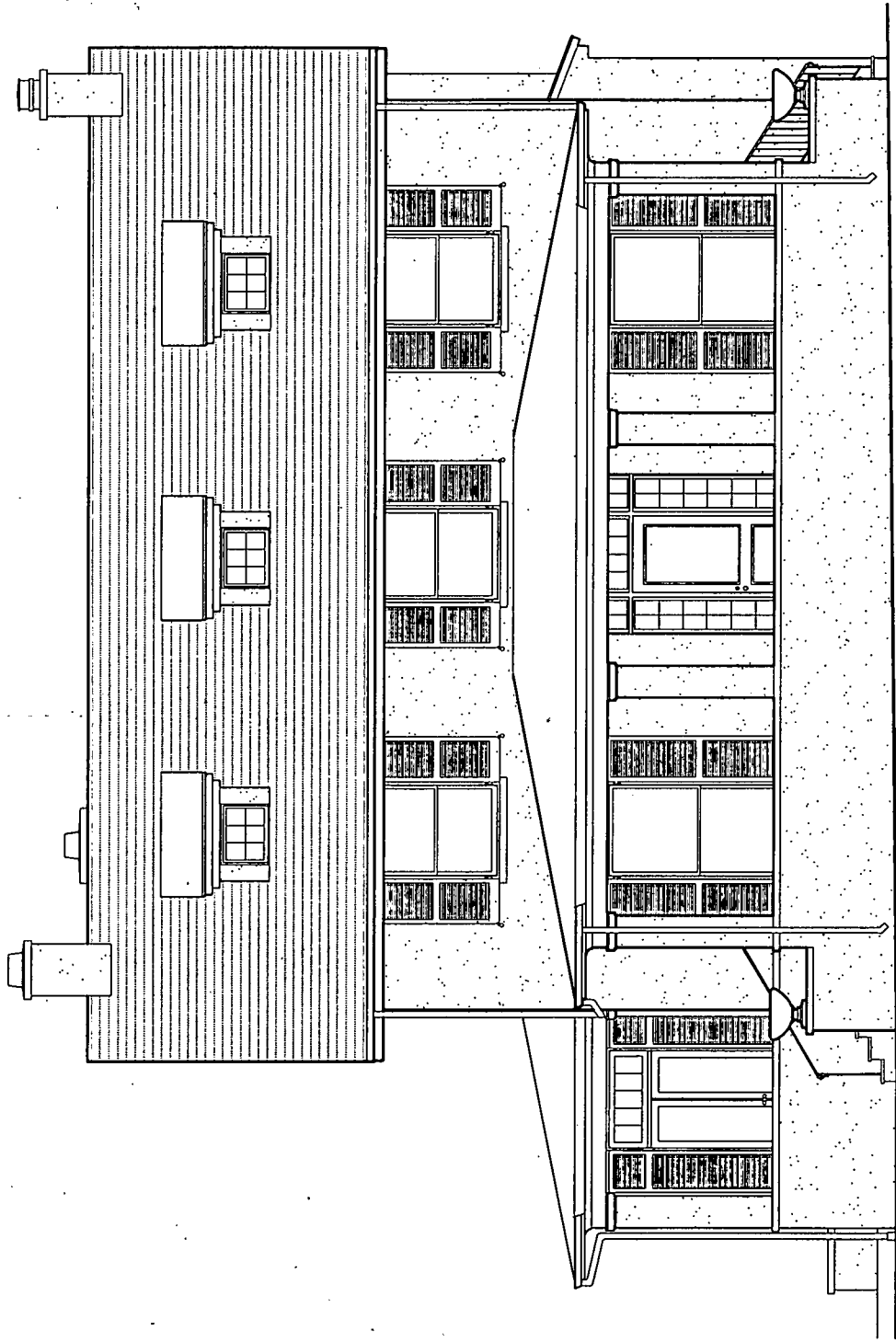


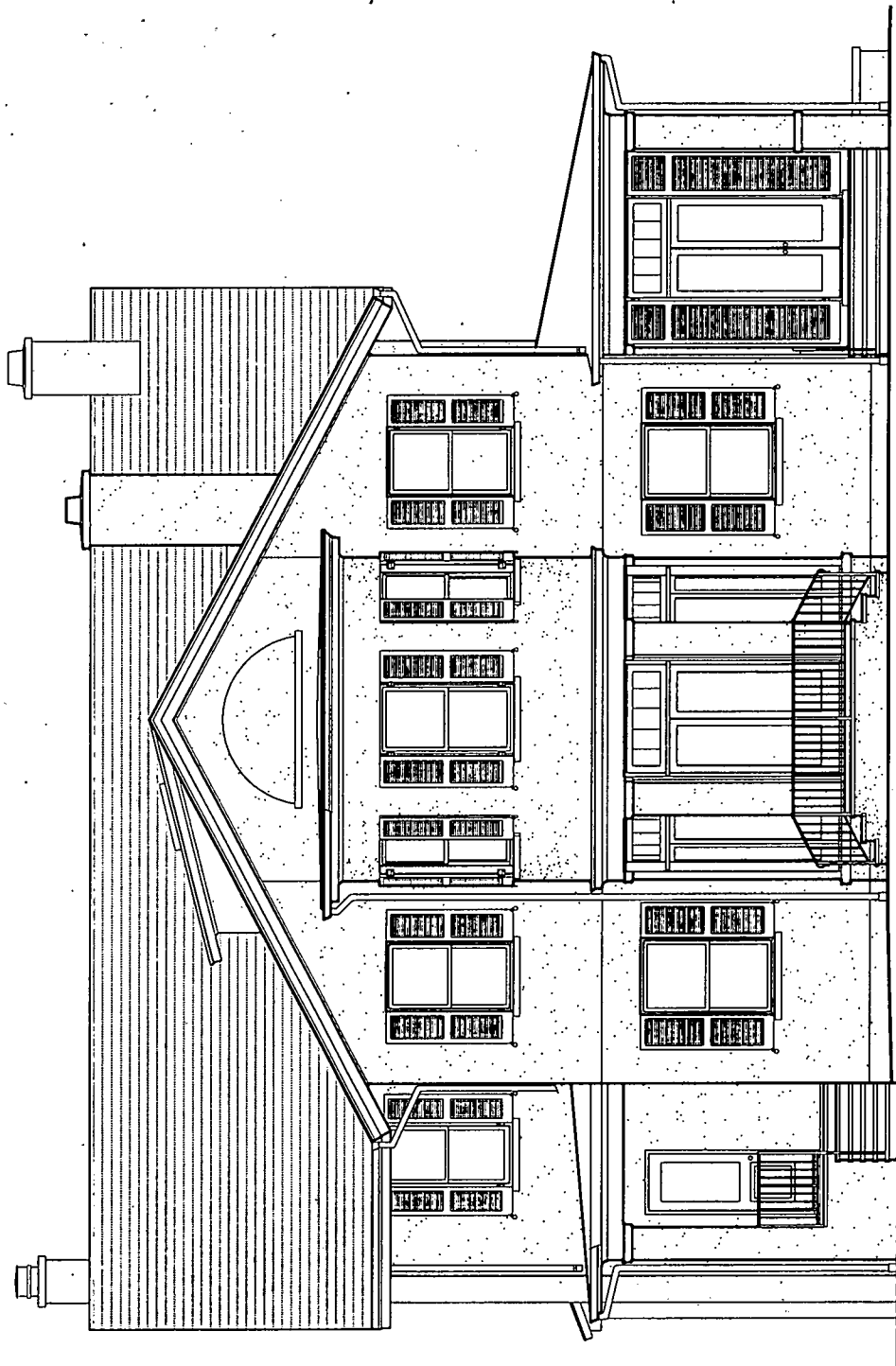
2/22 staff item

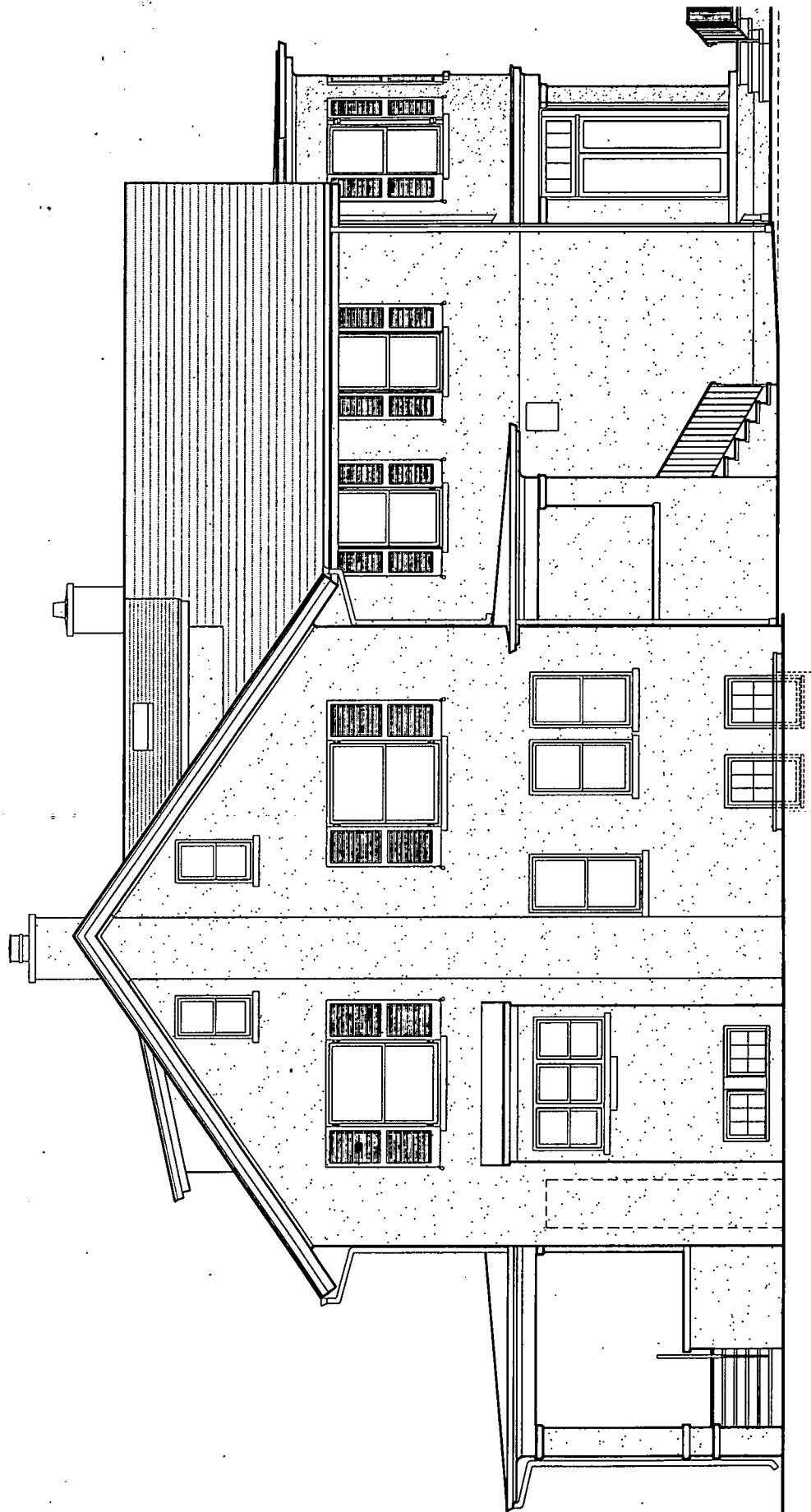




) Residence at Chevy Chase, Maryland. Michael Heister, Washington, Architect and Owner.







Fothergill, Anne

From: Fothergill, Anne
Sent: Monday, August 01, 2011 2:10 PM
To: 'David Jones'
Subject: RE: 27 Primrose Street, Chevy Chase

Your plans are stamped and ready to be picked up. However, please note that the HPC's condition of approval was that the rear terrace design needs to be submitted to staff before final approval. I realize that the owners may not have their landscape/hardscape plan yet but let me know when they do. Also, the backyard neighbor is very hopeful that there will be plantings so I am passing that on.

Thanks, Anne

Anne Fothergill
Planner Coordinator
Functional Planning and Policy Division | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
<http://www.montgomeryplanning.org/historic>
1400 Spring Street, Suite 500 W
Silver Spring, MD 20910



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 8/1/11

MEMORANDUM

TO: Jennifer Hughes, Acting Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #567380—rear addition, side porch, and alterations to house and garage

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with one condition** by the HPC on May 25, 2011. The condition of approval is:

1. The design and material for the rear terrace will be reviewed and approved at the staff level.

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: Kristy and Alex Sternhell
Address: 27 Primrose Street, Chevy Chase

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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

567380

Contact Person: WALTER BOER / DAVID JONES
Daytime Phone No.: 202-332-1200

Tax Account No.: 004 566 95

Name of Property Owner: KRISTY & ALEX STERNHELL Daytime Phone No.: 202-441-5105
Address: 4409 RIVER RD., WASHINGTON DC 20016.
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: DAVID JONES Daytime Phone No.: 202-332-1200

LOCATION OF BUILDING/PREMISE

House Number: 27 Street: PRIMROSE
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD.
Lot: 15 + PART 19 Block: 58 Subdivision: SECTION 2
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - A/C
 - Stab
 - Room Addition
 - Porch
 - Deck
 - Shed
 - Move
 - Install
 - Wreck/Raze
 - Solar
 - Fireplace
 - Woodburning Stove
 - Single Family
 - Revision
 - Repair
 - Revocable
 - Fence/Wall (complete Section 4)
 - Other: _____

1B. Construction cost estimate: \$ _____

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 _____ 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.

David Jones
Signature of owner or authorized agent

3.18.11
Date

Approved: with one condition For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 8/1/11
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:

CONTRIBUTING CRAFTSMAN STYLE HOUSE (1892-1916)
IN THE CHEVY CHASE VILLAGE HISTORIC DISTRICT.
THE PROPERTY HAS A LARGE OPEN SIDE YARD. THE
GARAGE HAS BEEN ALTERED SIGNIFICANTLY.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

ADD 2-STORY REAR ADDITION, REMOVING EXISTING
LOW-CEILING 1 STORY REAR SECTION OF 2 1/2 STORY
HOUSE. ADD SIDE PORCH TO WEST SIDE.
(SEE ATTACHED LPT).

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features 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

- 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.
- 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, July 27, 2011 4:13 PM
Subject: staff item #2

This is a staff item for 27 Primrose and attached are the HPC-approved elevation and the revised elevation. Again, I will print these out in case you don't have time to look at them before the meeting tonight. Thanks, Anne

Hi Anne,

We request approval of the following changes from the approved HAWP:

1. Modify 2 cellar windows and add small areaway for fire egress on east elevation. *(staff note: the HPC approved replacement windows in this location)*
2. Delete stucco recess on addition on east elevation.

Attached are the new East elevation and the approved HAWP East elevation.

Thanks,
David

David Jones Architects
1739 Connecticut Ave, NW
Washington, DC 20009
202-332-1200 (phone)
202-332-7044 (fax)
www.davidjonesarchitects.com



proposed revision
27 Primrose....



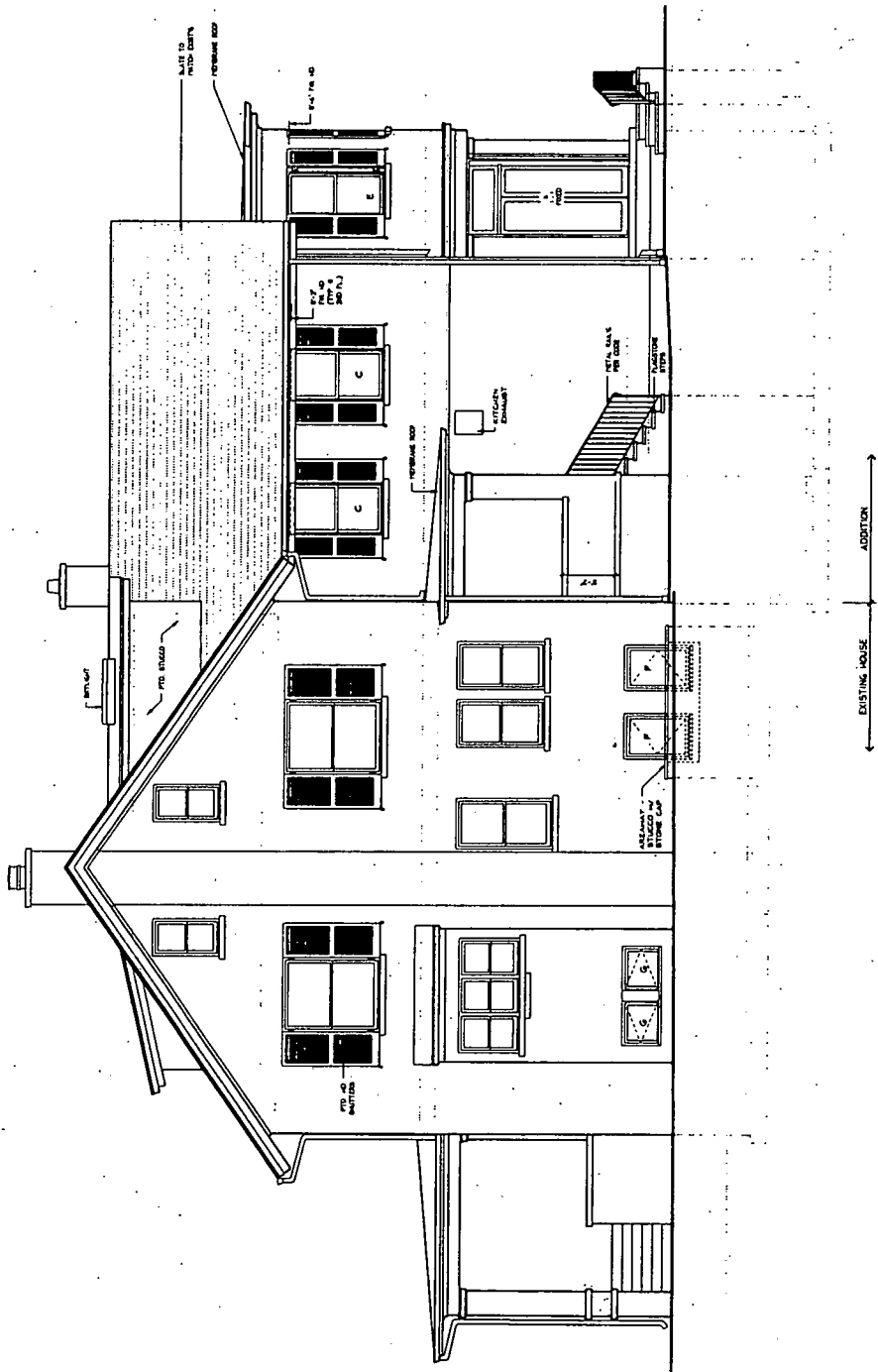
HPC approved.pdf

Yes
not danner

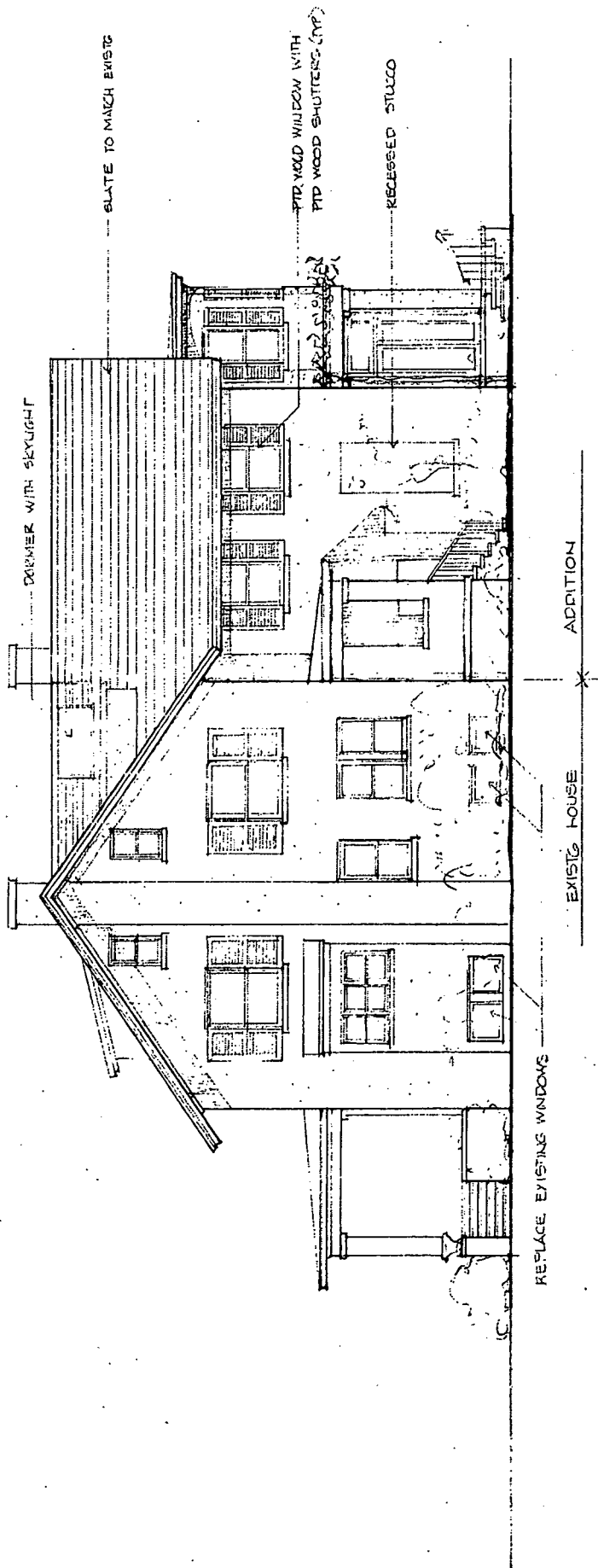
Anne Fothergill
Planner Coordinator
Functional Planning and Policy Division | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
<http://www.montgomeryplanning.org/historic>
1400 Spring Street, Suite 500 W
Silver Spring, MD 20910

DATE: PERMIT SET
26 JAN 2011

revised



Approved by MPC



STERNHELL RESIDENCE - EAST ELEVATION 18'-10" · DAVID JONES ARCHITECTS
5.18.11

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	27 Primrose Street, Chevy Chase	Meeting Date:	5/25/11
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	5/18/11
Applicant:	Kristy and Alex Sternhell (David Jones, Architect)	Public Notice:	5/11/11
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-11P	Staff:	Anne Fothergill

PROPOSAL: Construction of two-story addition and side porch and alterations to house and garage

STAFF RECOMMENDATION

Staff recommends that the HPC approve the application with two conditions:

1. The third floor center window on the west side will be retained.
2. The design and material for the rear terrace will be reviewed and approved at the staff level.

PROPERTY DESCRIPTION

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

BACKGROUND

The applicants came to the HPC for a Preliminary Consultation on April 27, 2011. The HPC was overall very supportive of the proposal including the rear addition and the new west side porch but they did not support the removal of the windows on the west side elevation. An unapproved draft of the meeting transcript can be found in Circles 55-66. Additional materials from the Preliminary Consultation are in Circles 67-71.

PROPOSAL

The applicants are proposing to:

1. remove rear one-story section
2. construct two-story plus basement rear addition; materials include slate roof and stucco to match existing house
3. construct an open porch at the west side with steps to grade
4. install stucco chimney on west side of main roof
5. remove one window on west side 3rd floor and infill opening with recessed stucco (for chimney installation)
6. replace three non-original dormer windows with wood awning windows
7. replace foundation-level windows with new windows in same openings

8. replace front door with wood and glass door
9. replace existing shutters with wood operable shutters and add shutters to side elevations
10. remove existing concrete front walk in side yard and install new flagstone walk
11. remove the pergola in side yard
12. replace existing storm windows
13. remove non-original porch from front of garage
14. install new terrace behind addition (material not specified)
15. remove paving adjacent to garage

See existing and proposed plans in Circles 10-27 and photos of existing conditions in Circles 28-53. A historic photo of the house is in Circle 54.

The applicants will consult with the Chevy Chase Village arborist on a tree protection plan.

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

The Guidelines define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character."

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.

Specifically, the *Guidelines* state:

- o 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.

- public right-of-way, lenient scrutiny if they are not.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.
- Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- 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.
- 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.

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:

- # 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

Using the *Guidelines*' moderate scrutiny, staff and the HPC found that the removal of the one story rear section is allowable and that a new addition can be constructed in that location. The proposed addition is almost entirely at the rear, is inset on the sides, and the roof ridge is lower than the historic block's roof ridge, which will allow the addition to be clearly differentiated from the historic house. The addition extends approximately 10' out the left (west) side and the Commission supported this projection beyond the side plane of the house. The house has a large side yard and this extension will be visible from the front but it is set back from the front of the house and the street.

The applicants responded to the Commission's concerns that were stated at the Preliminary Consultation and in this application they are not proposing to change the west side first floor windows to doors and the two second floor windows on the west side will be retained. The new west side porch will be accessed from the rear addition and from a new connection to the front porch.

As discussed in the previous staff report, staff has concerns about the proposed west side chimney. Adding the chimney requires removing one original window on the west side of the house. The *Guidelines*' moderate scrutiny criteria states that "preserving the integrity of the resource is taken into account" and staff finds that removing an original window would diminish the integrity of this original side elevation. Generally new chimneys are located in new additions and not in the historic block and staff recommends that approach to lessen impacts to the original house.

The other proposed changes—to the garage, walkway, pergola, non-original and foundation-level windows, new terrace—will not have an adverse impact on the historic house or streetscape and are recommended for approval. No material was specified for the new terrace and the applicants will need to provide that for final approval.

Overall, the proposal is in keeping with the *Standards* and *Guidelines* and staff recommends conditional approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** this HAWP application **with two conditions** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

567380

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: WALTER BOER / DAVID JONES

Daytime Phone No.: 202-332-1200

Tax Account No.: 004 566 95

Name of Property Owner: KRISTY & ALEX STERNHELL Daytime Phone No.: 202-441-5105

Address: 4409 RIVER RD., WASHINGTON DC 20016
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: DAVID JONES Daytime Phone No.: 202-332-1200

LOCATION OF BUILDING/PREMISE

House Number: 27 Street: PELMROSE

Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD.

Lot: 15 + PART 14 Block: 58 Subdivision: SECTION 2

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: \$ _____

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 _____ 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.

David Jones

Signature of owner or authorized agent

3.18.11

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

6

**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:

CONTRIBUTING CRAFTSMAN STYLE HOUSE (1892-1916)
IN THE CHEVY CHASE VILLAGE HISTORIC DISTRICT.
THE PROPERTY HAS A LARGE OPEN SIDE YARD. THE
GARAGE HAS BEEN ALTERED SIGNIFICANTLY.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

ADD 2-STORY REAR ADDITION, REMOVING EXISTING
LOW-CEILING 1 STORY REAR SECTION OF 2 1/2 STORY
HOUSE. ADD SIDE PORCH TO WEST SIDE.
(SEE ATTACHED LPT).

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

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DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW, WASHINGTON, DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

Sternhell Residence
27 Primrose Street
Chevy Chase MD 20815

Abutting and Confronting Properties:

R. Scott & Josepha Faley
25 Primrose Street
Chevy Chase, MD 20815

Ruth Katz
27 Primrose Street
Chevy Chase, MD 20815

Bruce & Kate Baschuk
36 Primrose Street
Chevy Chase, MD 20815

Edward & Carolyn Dunne
30 Quincy Street
Chevy Chase, MD 20815

Stephen & Diana Mysliwicz
32 Quincy Street
Chevy Chase, MD 20815

DAVID JONES ARCHITECTS

Sternhell Residence
27 Primrose Street, Chevy Chase, MD 20815
2 May 2011

General Scope:

1. Construct a new 2-story addition to the rear of the existing 2½ -story house. Provide basement below addition and new covered back entry. Remove existing rear 1-story, low-ceiling portion of house.
2. Add a new porch on the west side, enclosed toward the rear, behind the existing 2-story portion of house.
3. Install new fireplace on west wall of living room with chimney above; remove 1 window on 3rd floor for chimney.
4. Replace non-conforming windows in south-facing dormers with new painted wood awning windows.
5. Replace existing front door with new painted wood door.
6. Remove existing shutters and replace with new painted wood operable shutters.
7. Replace existing storm windows.
8. Replace existing front entry walk with new flagstone walk.
9. On garage, remove non-original porch-like structure along the front.

Materials & Specifications:

1. New roofs to be slate to match existing. New porch roof to be metal.
2. New exterior walls to be painted stucco to match existing.
3. New windows to be painted wood double hung and casements. New exterior doors to be painted wood and glass.
4. All trim to be painted wood or solid PVC to match existing.
5. New railings at back stoop and back doors on addition to be painted metal.

Sternhell Residence
27 Primrose Street
Chevy Chase, MD 20815

Lot Size: 15,625 SF

Existing SF:

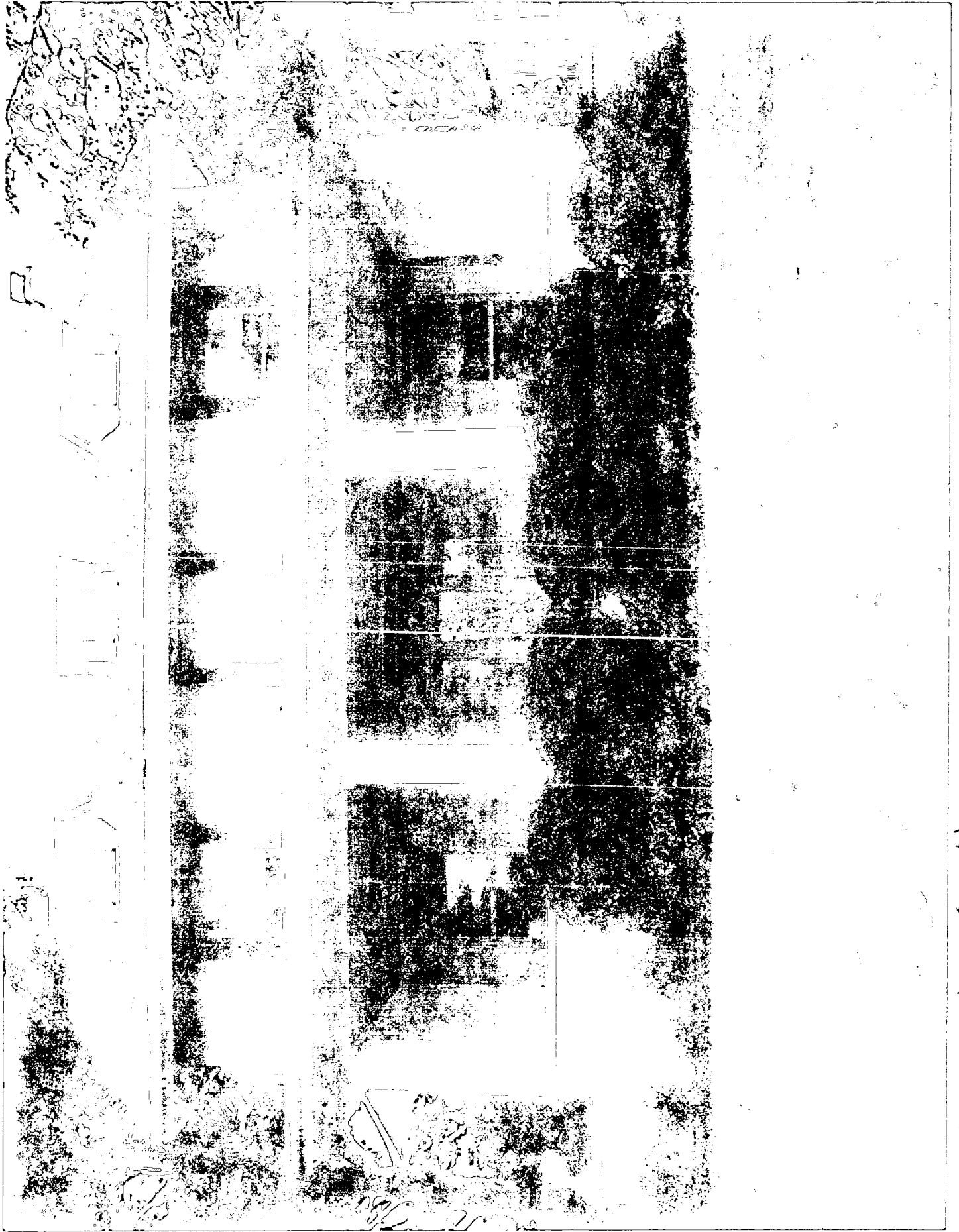
House:	1,795
Front Porch:	420
Back Porch:	45
Garage:	470
Garage Porch:	<u>115</u>
Total:	2,845

Lot Occupancy: 18.2%

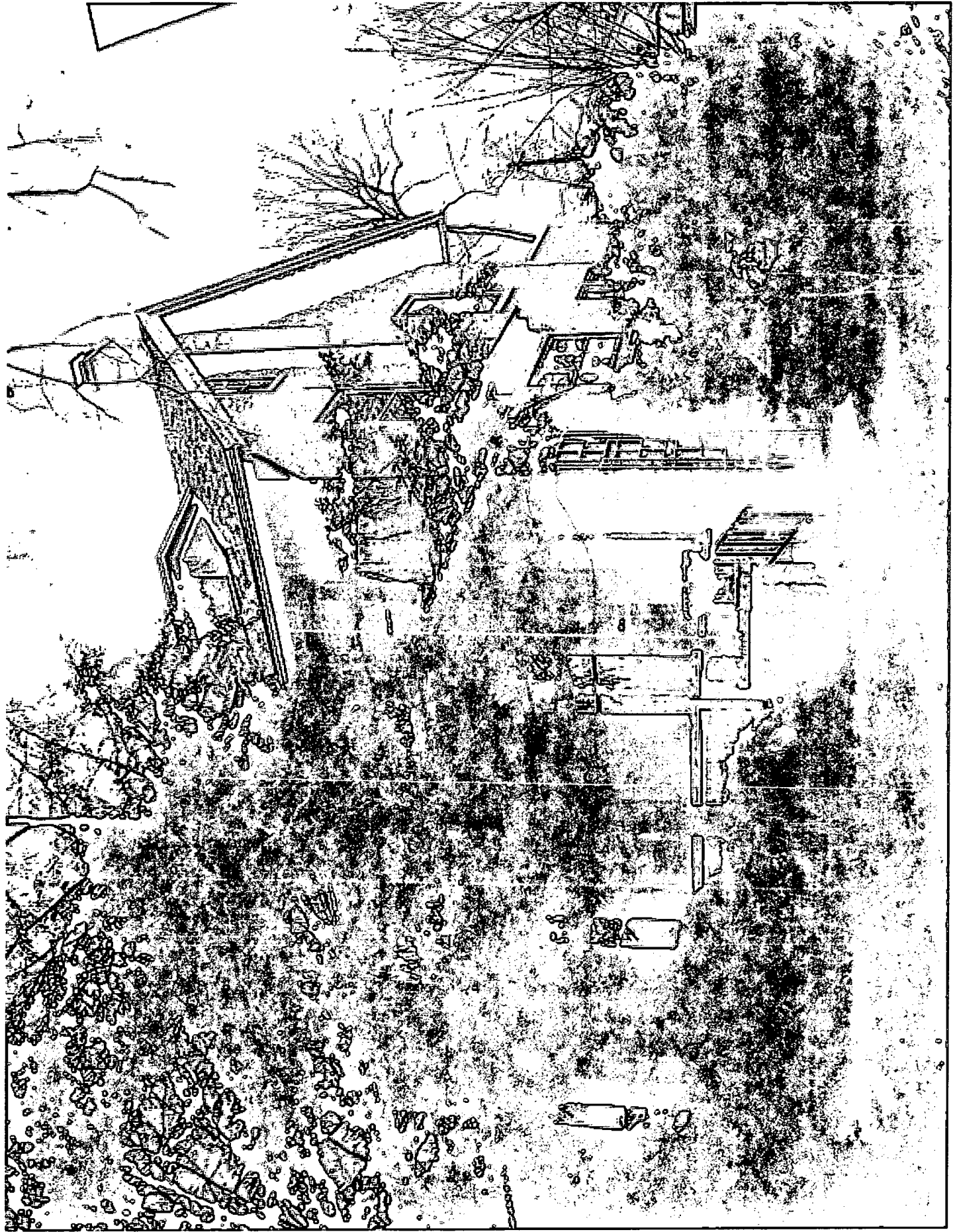
Proposed SF:

House:	2,635
Front Porch:	420
Back Porch (new):	45
Side Porch (new):	320
Garage:	<u>470</u>
Total:	3,890

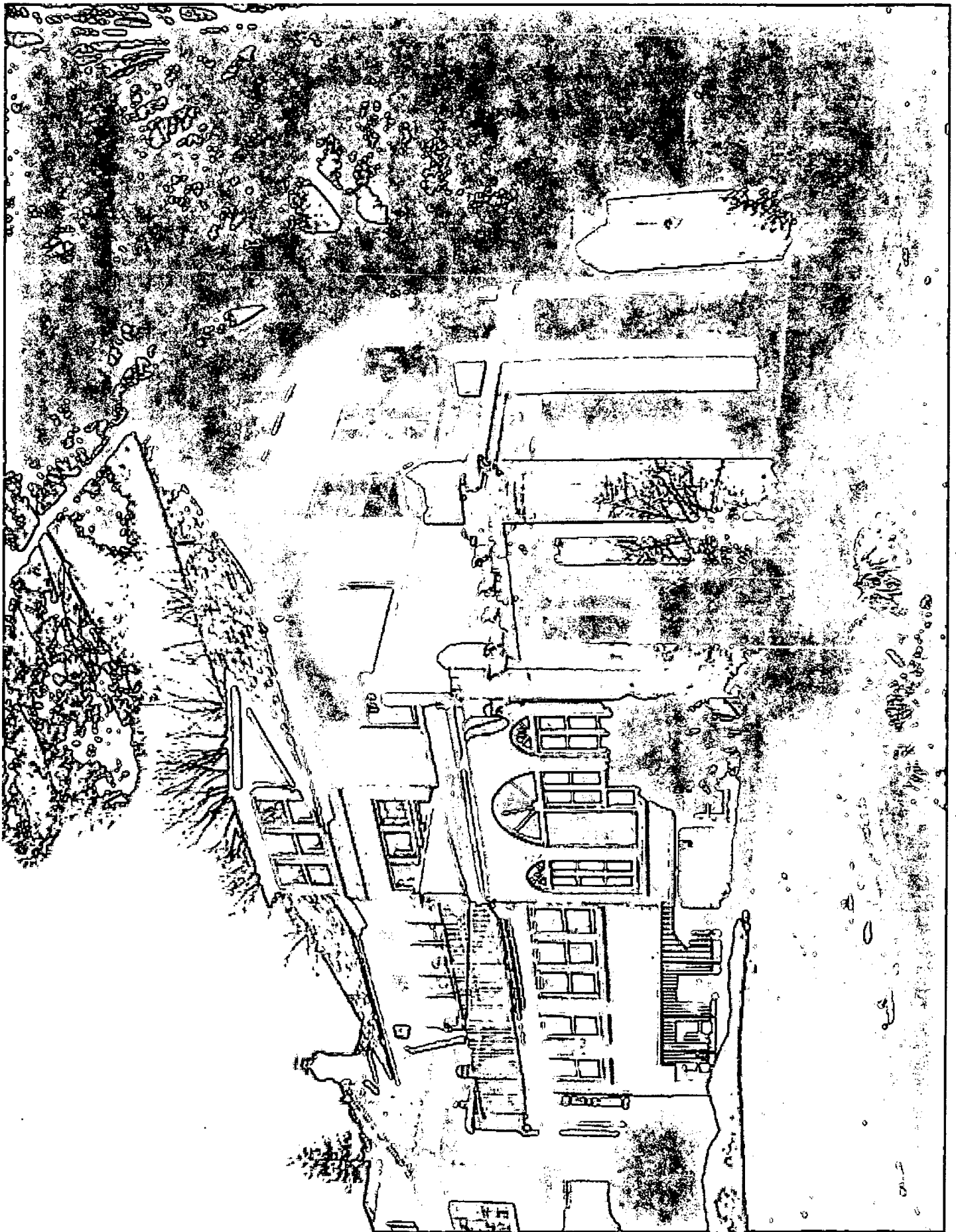
Lot Occupancy: 24.9%



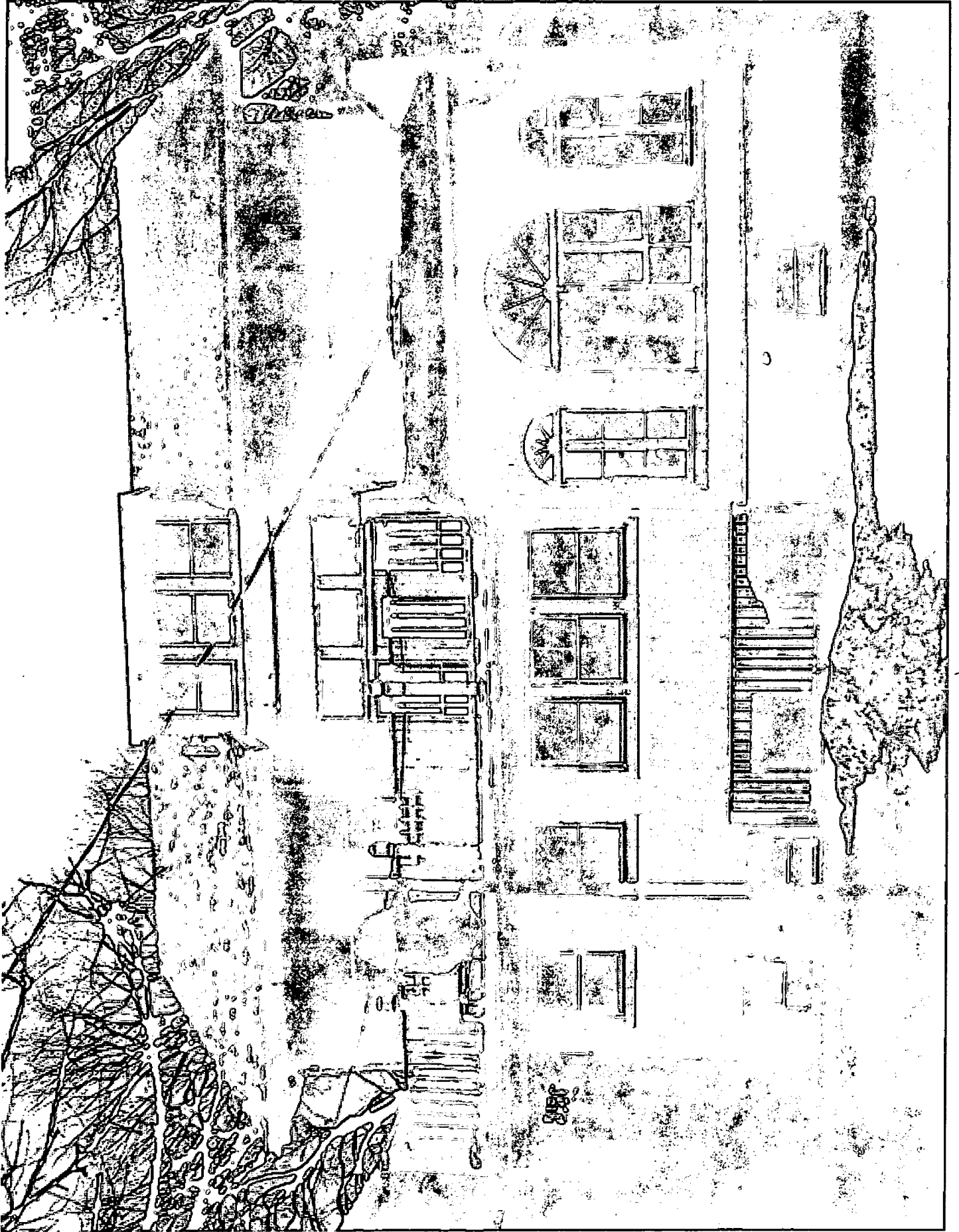
street elevation (south)



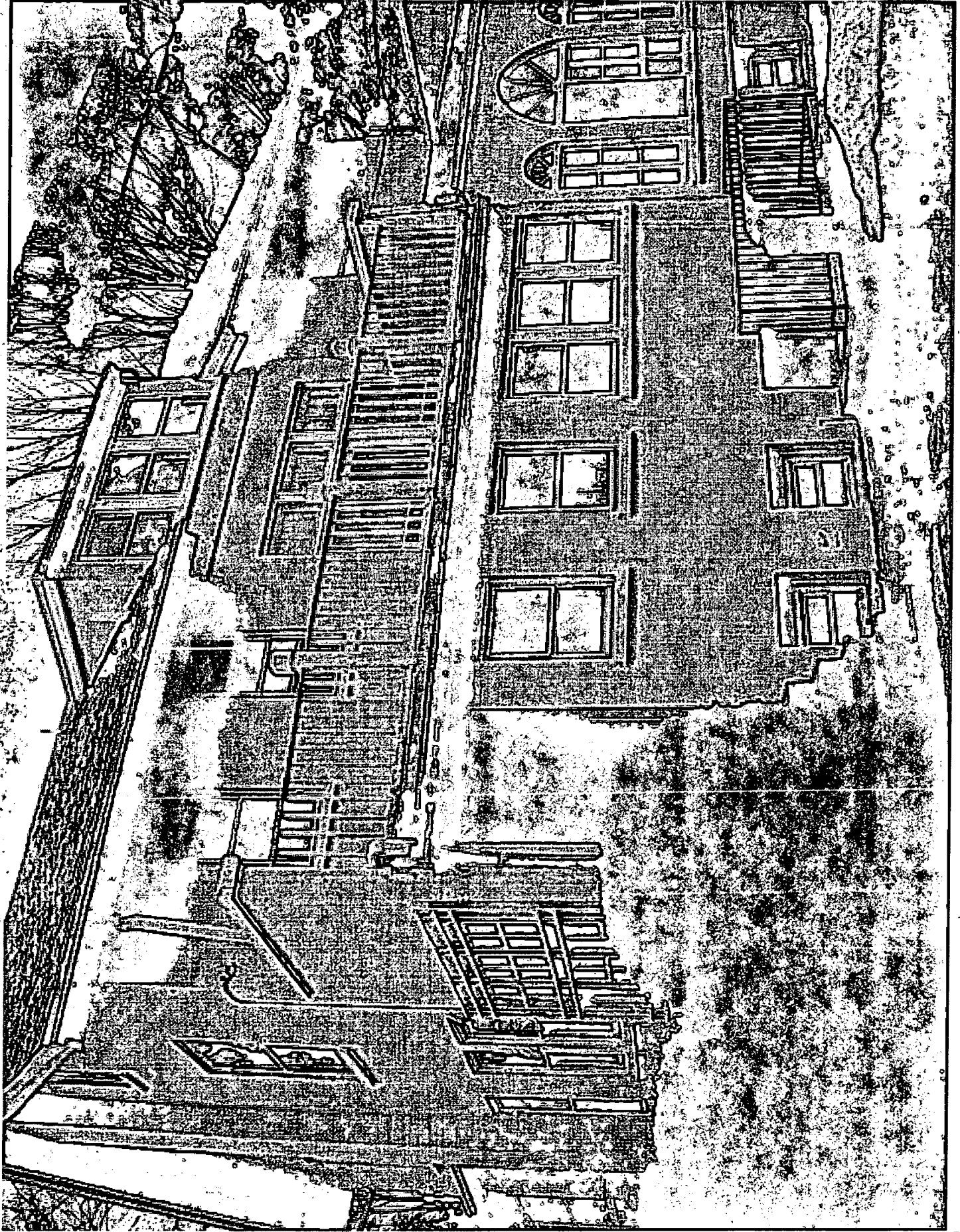
street elevation from North east corner of property



North west elevation (with pergola in front)



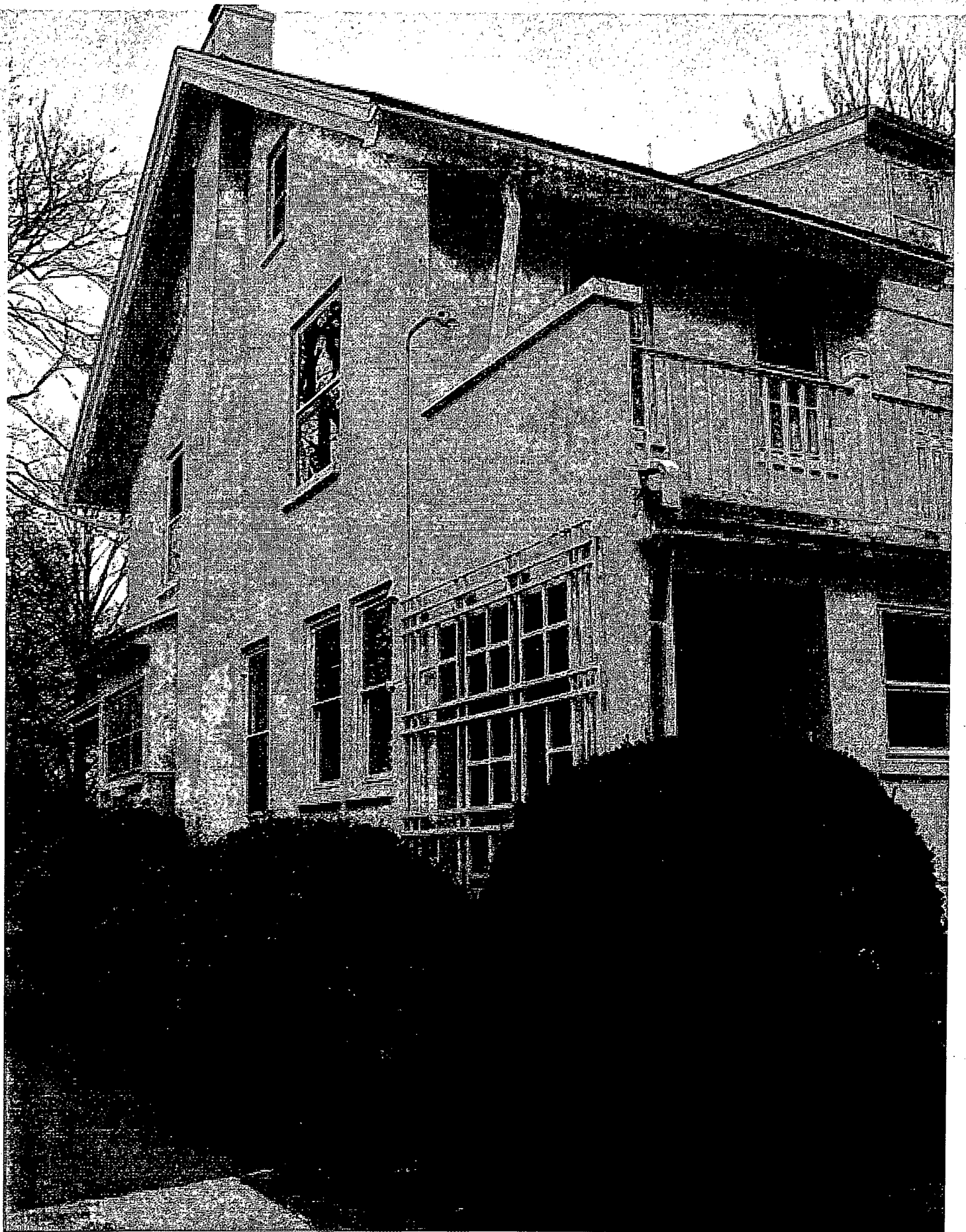
Rear of house (North elevation)



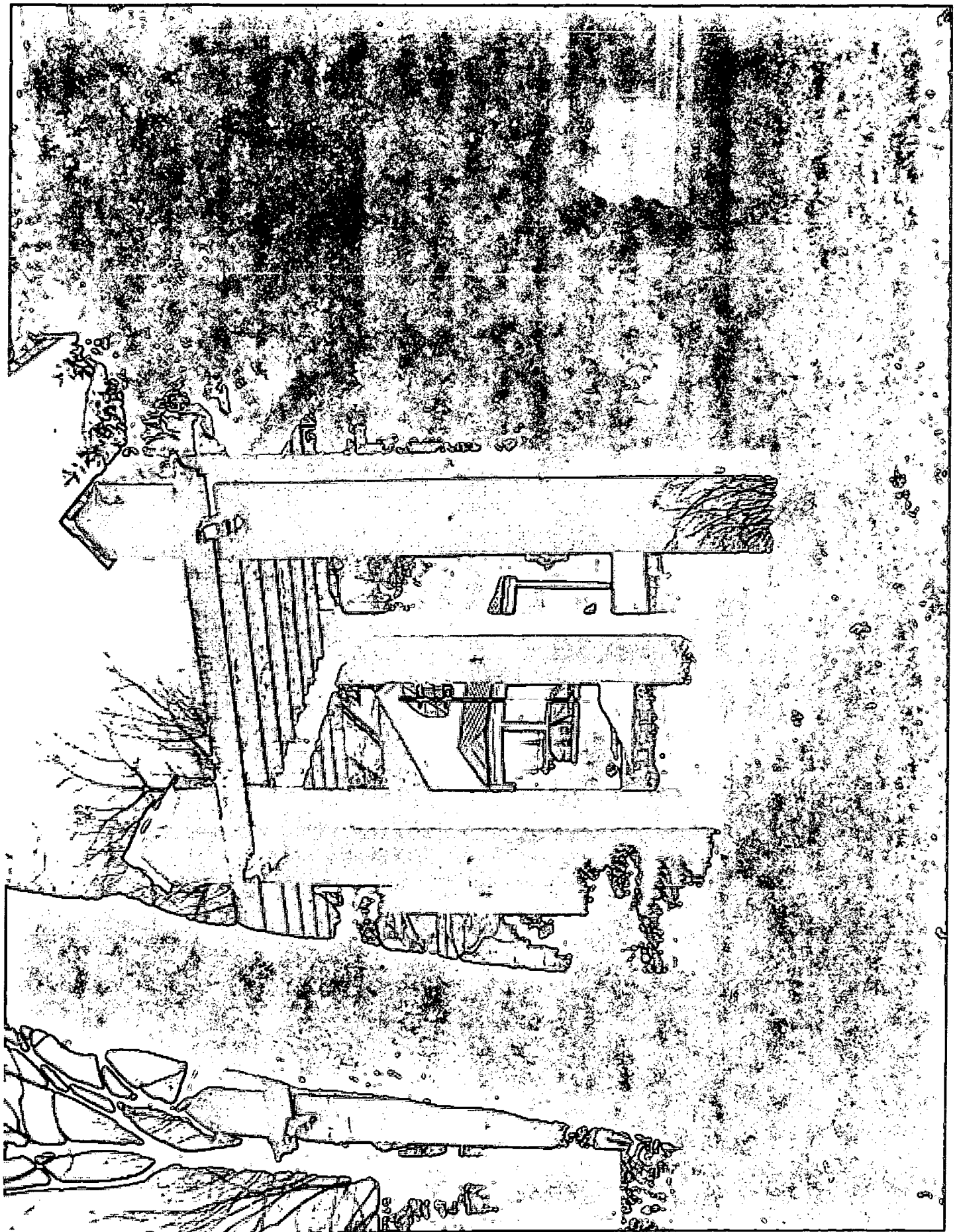
North East elevation



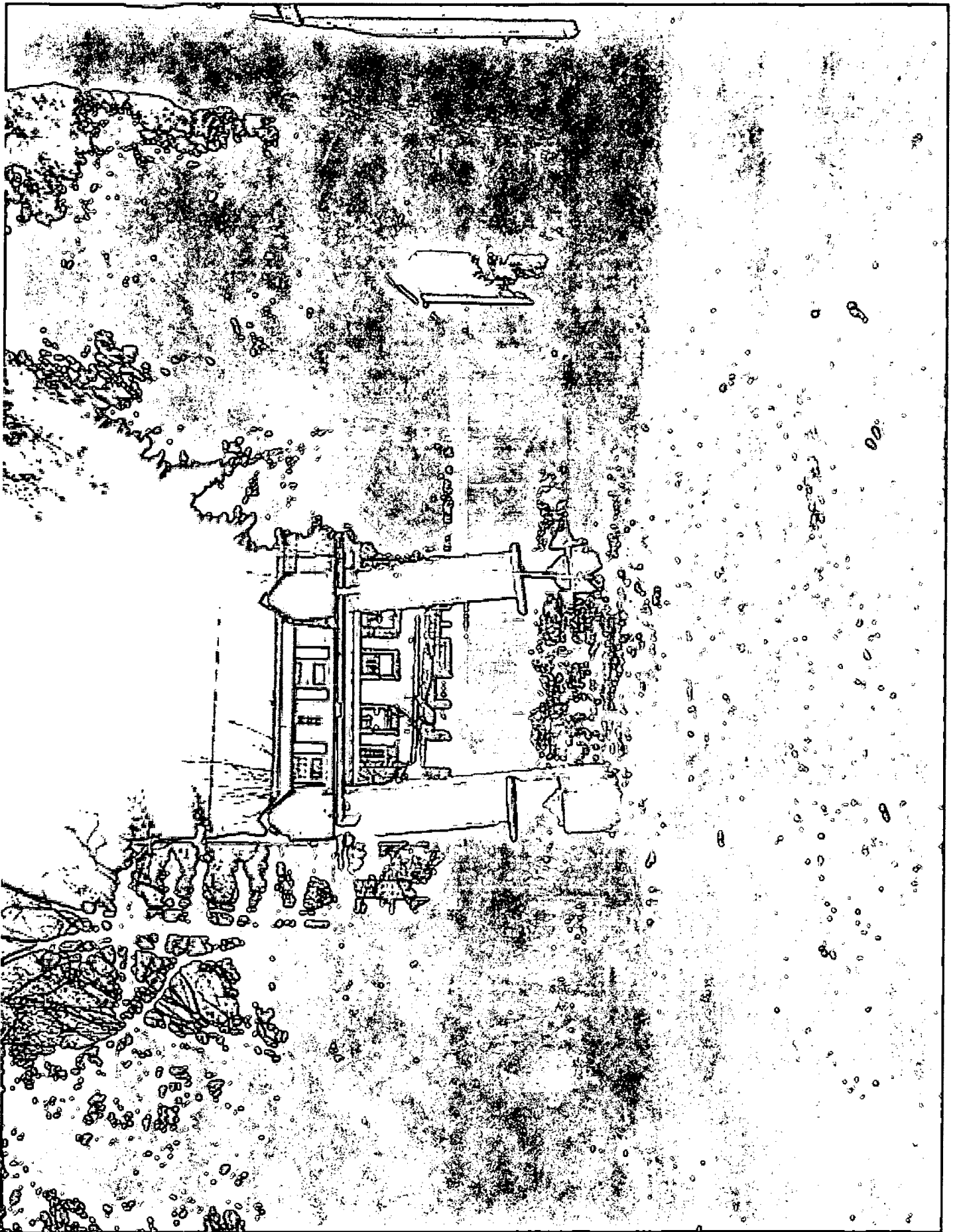
West elevation



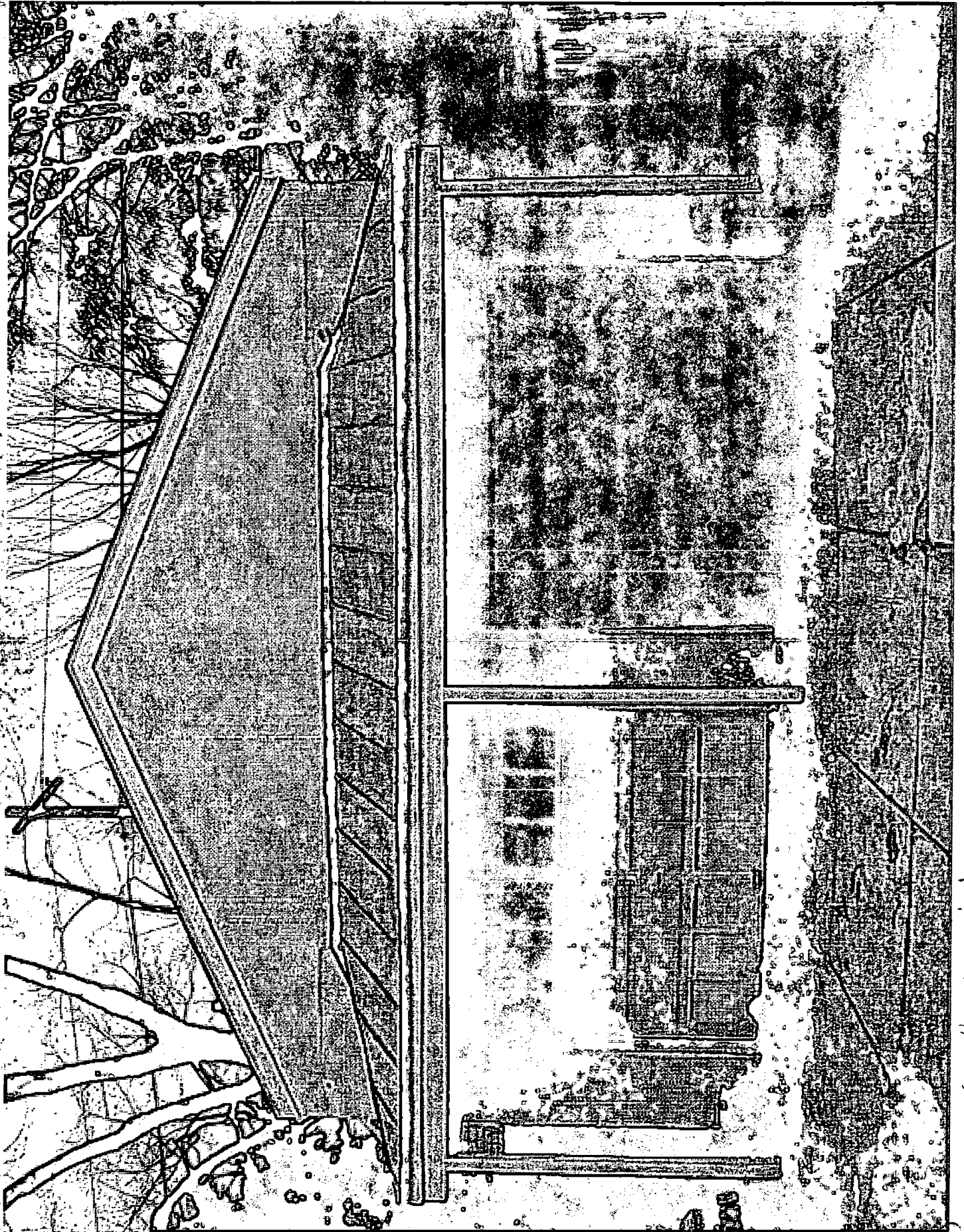
East elevation



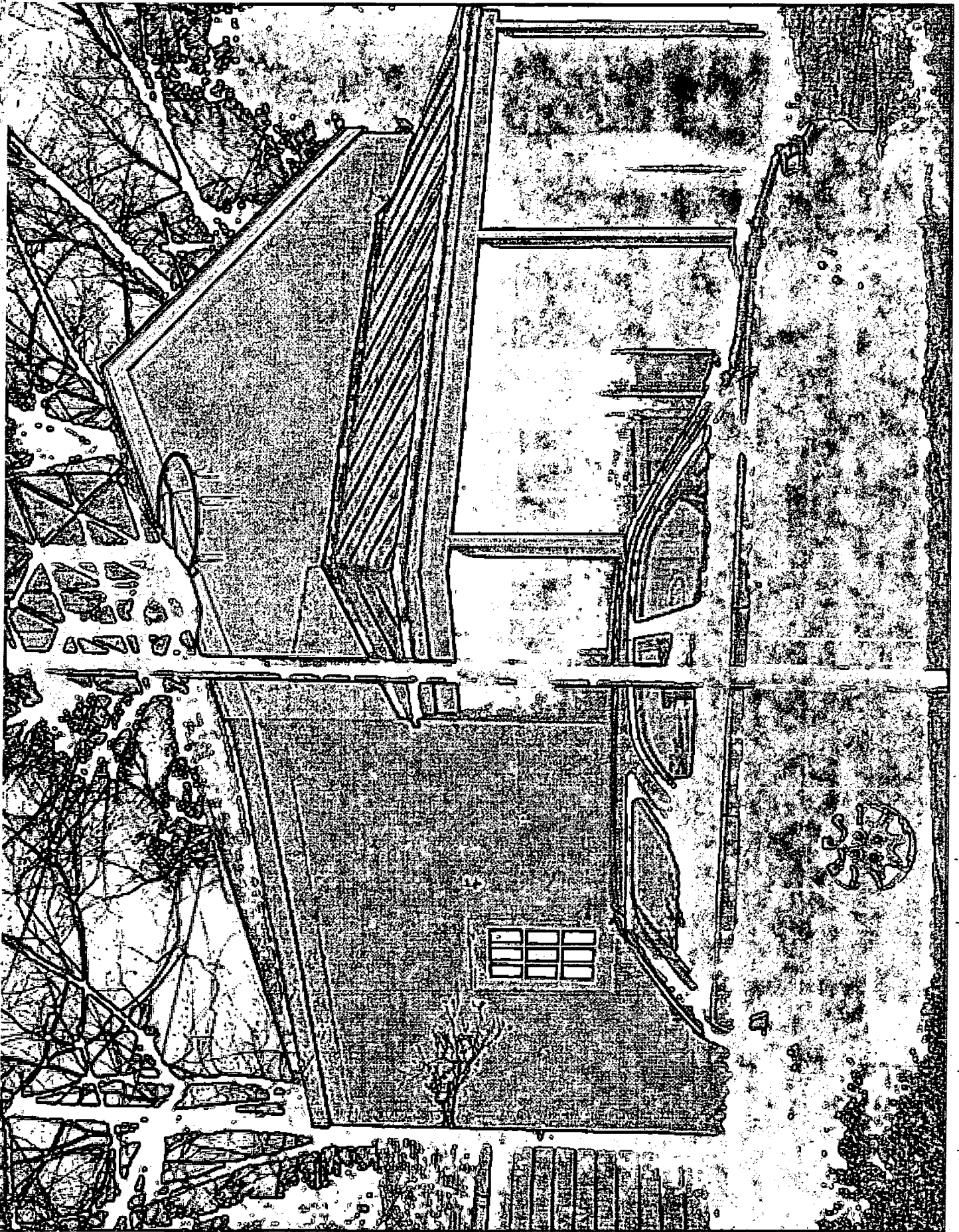
Pergola



Pergola in rear yard



Chagay (south elevation)



South west baggage elevation.



(c) Copyright 2008, Pictometry International

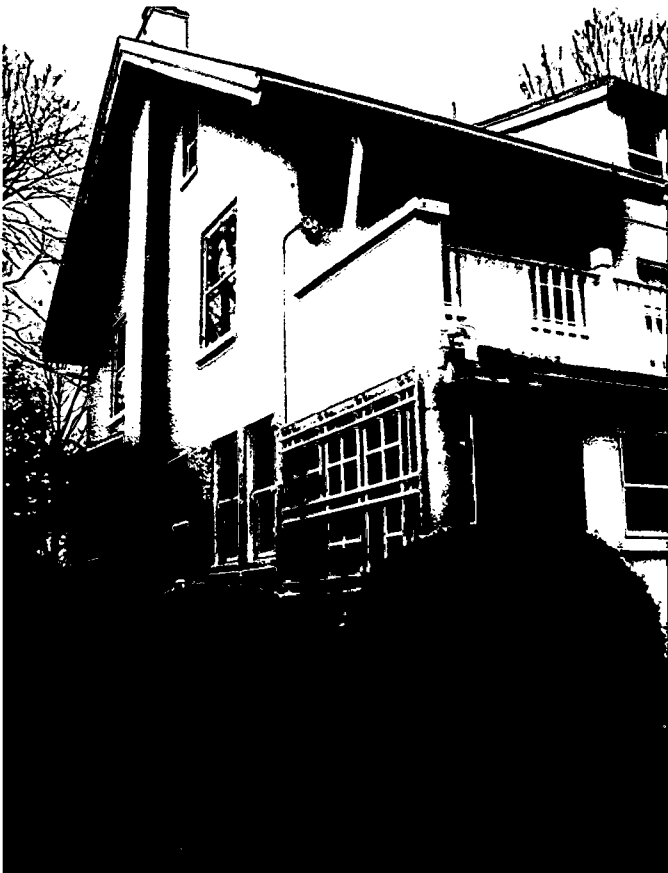
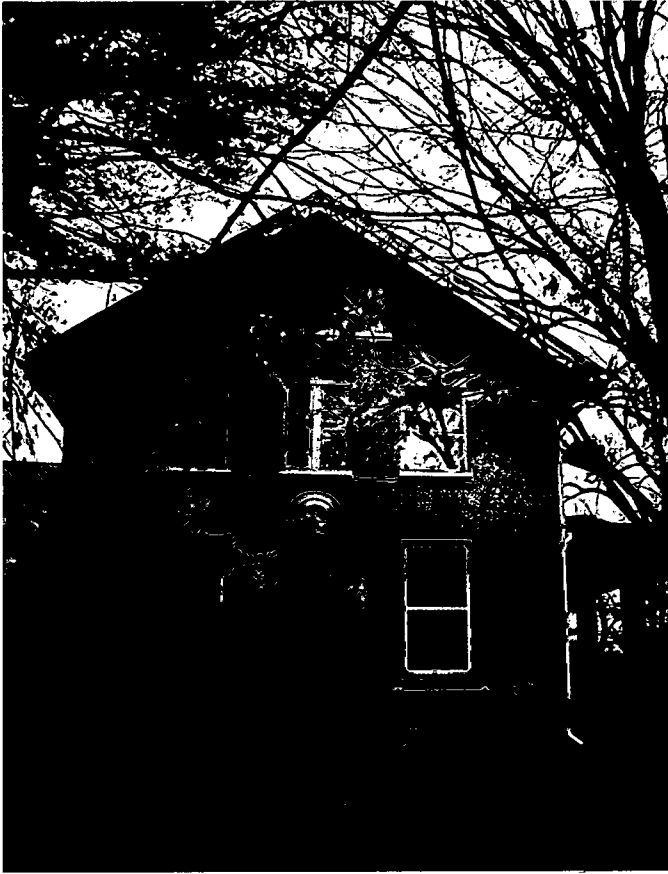


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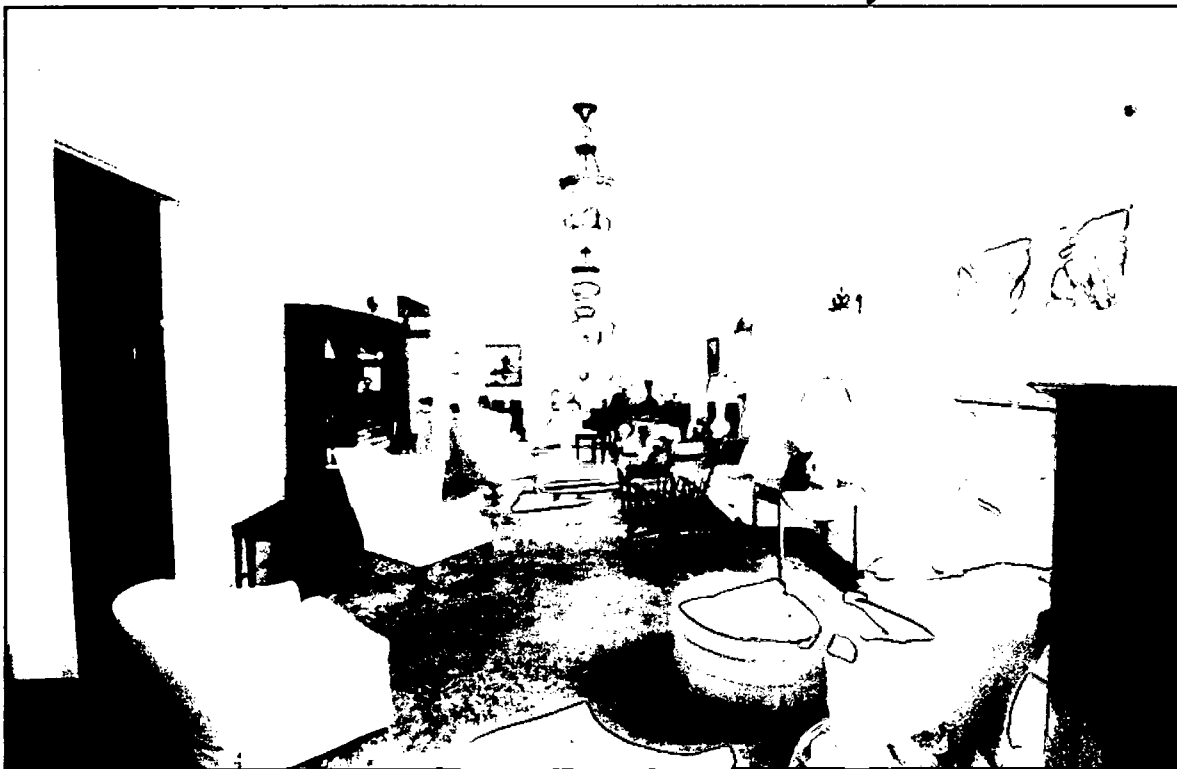


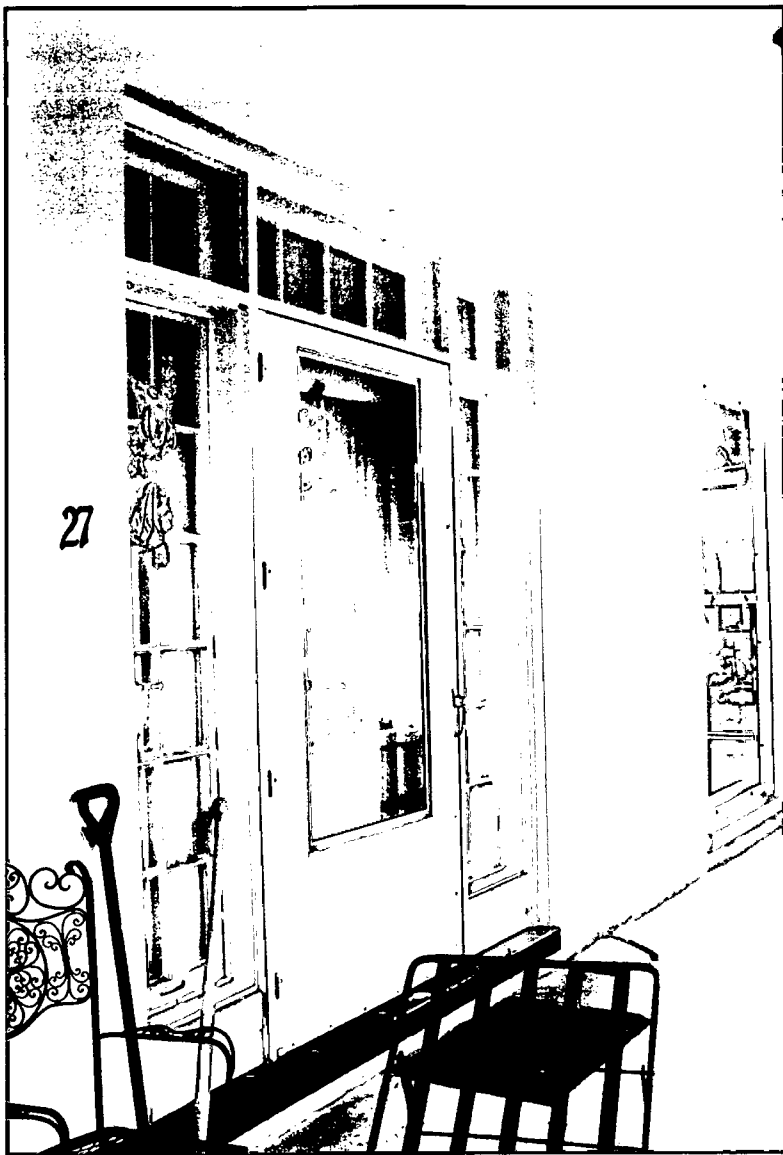


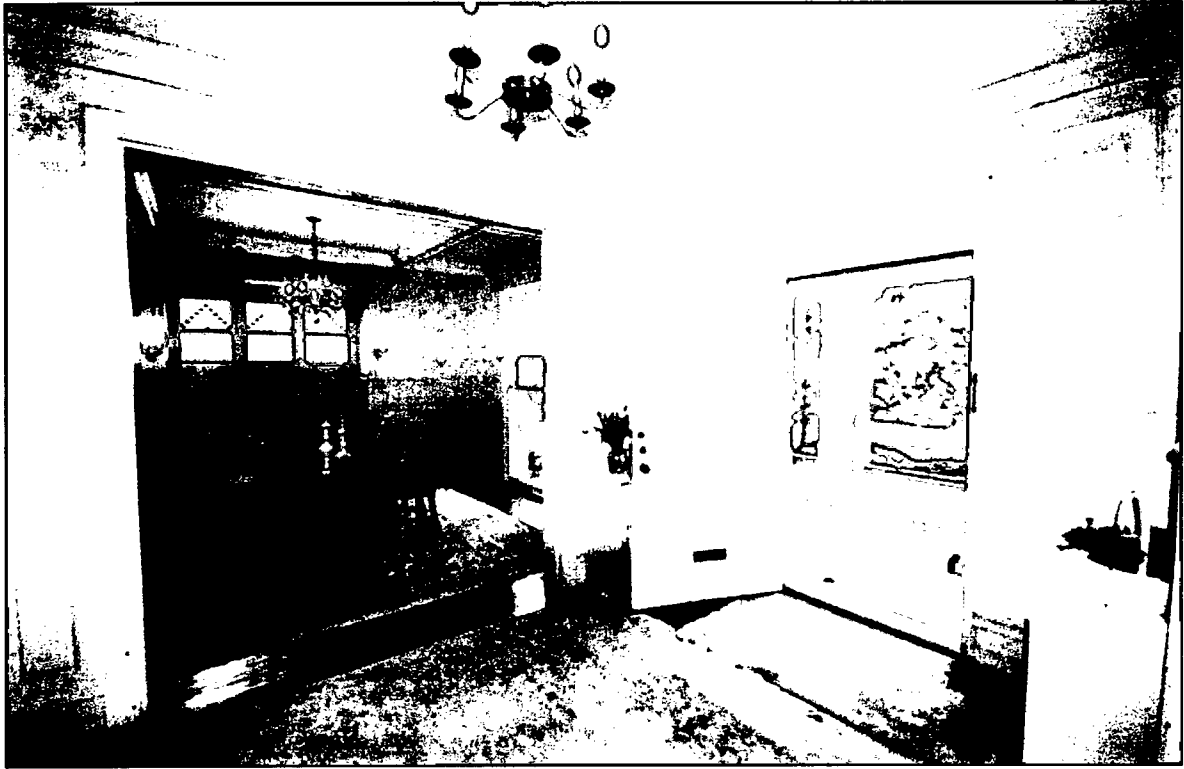


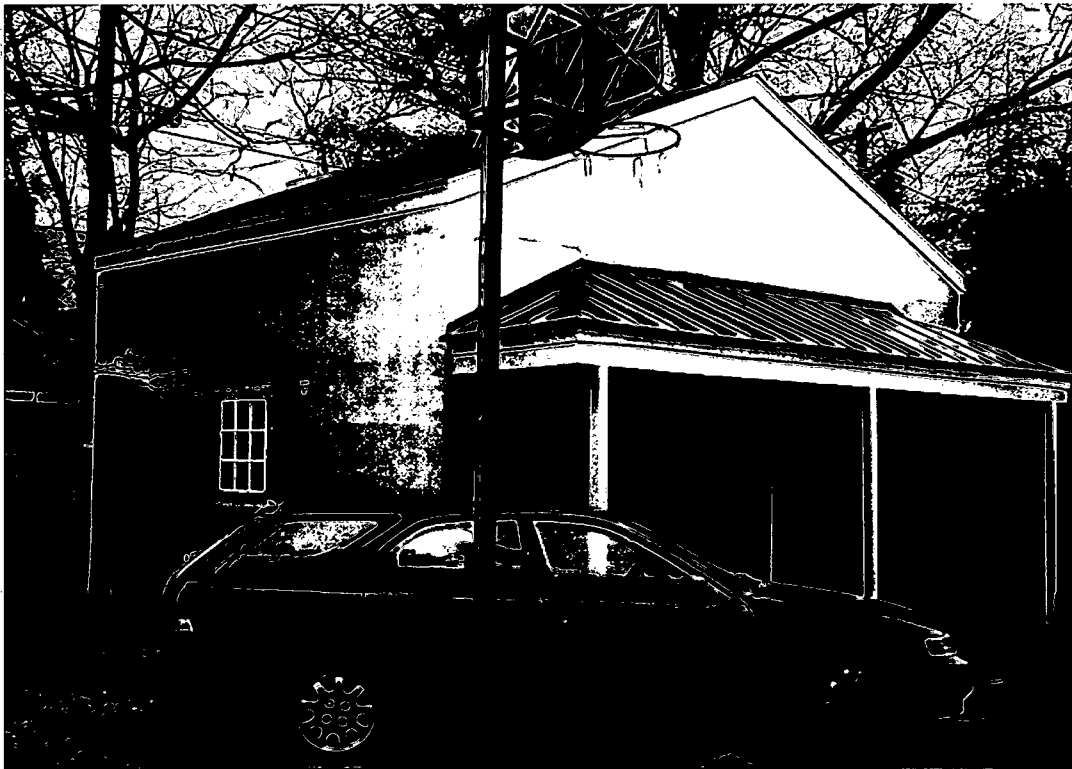
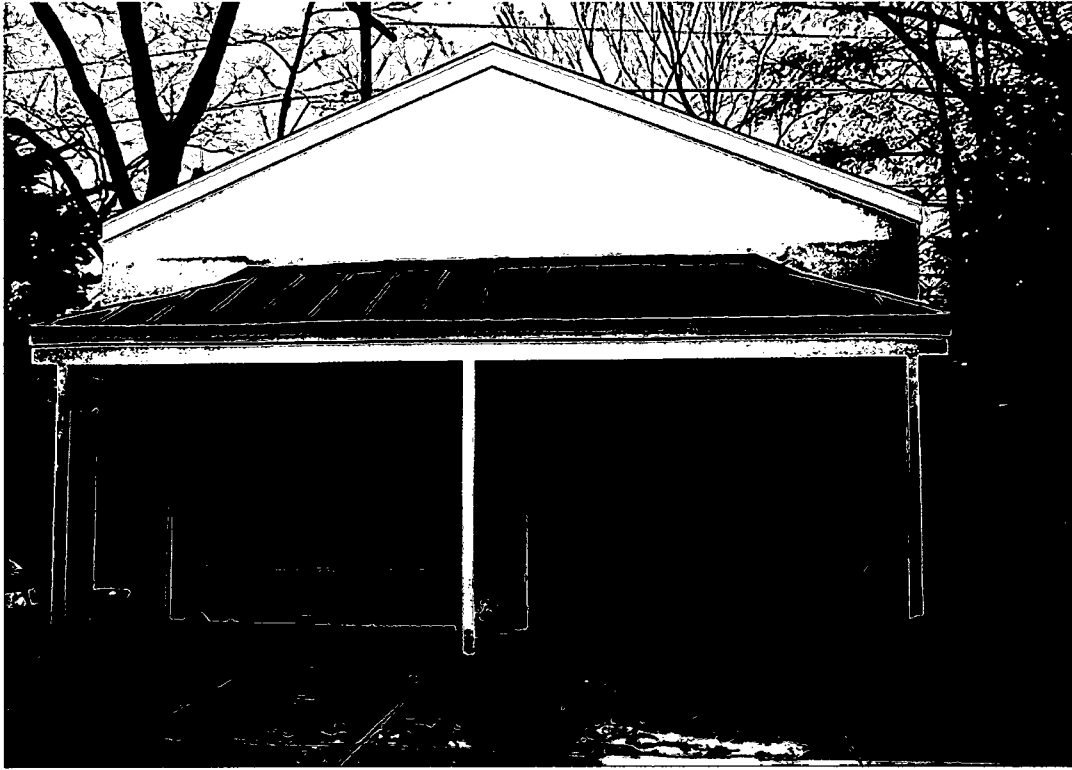


location of ^{new} chimney + fireplace
↓









April 27 HPC Meeting DRAFT Transcript

CHAIRPERSON: Okay. All right. Thank you. Our last matter is a preliminary consultation for 27 Primrose Street in Chevy Chase. Do we have a staff report?

HPC STAFF: Yes. This is a contributing resource in the Chevy Chase Village Historic District, 27 Primrose Street, and the applicants are proposing to construct a two-story rear addition and in so doing, remove a rear one-story section of the house. They're also proposing to construct a side porch, window/door replacement or removal, shutter replacement, front walk replacement, installation of a chimney and alterations to the garage.

I will run through the proposal and the applicant's architect is here and can talk more specifically about the proposal. And then there are comments, just in case I forget to mention it later, there are comments from the local advisory panel and there is also some supplemental material provided by the architect that was provided to the Commission with the dimensions and lot coverage of the addition. And there was also a letter from a neighbor and a photo with comments on it from the neighbor, so we can talk about that.

This is 27 Primrose and as you can see, at the rear, it has this one-story section and that the applicants are proposing to remove that and then construct a two-story rear addition. This is an early photo of the house and one thing that staff points out in the discussion is that you can see that one-story arched section in the back, an open porch that was eventually enclosed. You'll be able to see it in another photo. And so one sort of fundamental thing to talk about is whether or not the Commission supports removing that arched massing which has been altered. It has been enclosed and altered and you'll see photos of the rear, but that is one thing to consider as part of this discussion.

Here's the front of the house. This is looking as you come up Primrose, the side where there is proposed a side porch, and we will show those plans closer on the left side. We will come back to

this in a minute but there are a fair amount of changes proposed to this left side to the windows, the addition of a porch, the addition of a chimney and so we will talk about that left side in more detail.

And then this is the right side and here is the rear. You can see again those arched openings which have been enclosed. Then again this other one-story section. We tried to do a little research. The 1927 Sanborn Atlas was not clear about what was there in '27 and again, all of that would be removed for the construction of the two-story addition. And this is just looking back. This is the backyard. Here's the garage. The little porch extension would be removed as part of this proposal.

Here is the existing and proposed site plan. I also just handed out some additional material from the applicant that also shows the existing and proposed in color and also a photo that I'm sure the applicant's architect will talk about. I'll just run through these and then talk about what staff's concerns are.

Here's the existing and proposed front elevation. I totally admit to human error that they may not be exactly scaled correctly so I don't, I say that right up front but I, I did my best. So as you can see, there is a new porch on the west side and then also behind it, there's a, the one-story section of the addition extends out the west side, so that's what you're seeing there. It is an open porch but with an addition beyond. And here, you can see that more clearly, the west side. What I was referring to earlier was, as you can see, in order to add the chimney within the historic massing, they are proposing to remove windows on the west side and then in adding the porch on the west side, they are proposing to change two windows to doors.

And the other thing you might notice, the porch. It's not a wrap-around porch but it does, the wall does get extended there and I think you can see it better maybe on the floor plan but there is some change to that front porch and the wall as part of the side porch. And then you can see the two-story rear addition as well as the, the protruding rear bay off the rear addition. Here's the rear elevation and the east side. And here's the first floor that I was referring to with the porch. You can see that there is a

connection between the two.

And the other thing I would note is, and I tried to show this, is that the, I tried to line this up, the original house without the arched porch and one-story section, those corners would now be revealed and then the addition is inset from those original corners, so I tried to note that here in my existing and proposed floor plan. And here's the second floor plan. Again, with the rear addition. And so let me see if I didn't mention anything.

They are proposing to replace three non-original dormer windows with wood windows, replace foundation level windows with new windows, replace the front door with a wooden glass door, replace the existing concrete front walk and install a new flagstone walk, replace existing storm windows, install a new terrace behind addition and remove paving adjacent to the garage. As part of any project in Chevy Chase Village, the applicants will consult with the arborist on the Tree Protection Plan and I included the applicable guidelines from the Chevy Chase Village guidelines as well as the Secretary of the Interior standards under 24, Chapter 24A-8.

So I mentioned that the Commission, first step of this proposal is to determine if that rear one-story block is a character-defining feature and whether it can be removed in order to construct a new addition. Staff, using the guidelines' moderate scrutiny found that since the one-story section has been altered, it's located entirely at the rear, that the removal of this section is allowable and that the house will continue to contribute to the historic district without it. So staff went on that and then evaluated the proposal. If the Commission disagrees, then that would change their whole proposal.

The -- again, the proposed addition is almost entirely at the rear and it's inset six inches on each side of the original two-and-a-half story block. You have more on one side but six inches on the west side. The new addition's roof ridge is lower than the historic block's roof ridge and so those are sort of general things we look forward to for differentiation from the historic house and what the Commission usually supports for rear additions, and it does have those features. One concern staff has, and you can

see it in the floor plan, is that the addition extends 10 feet out the west left side. And one thing to note is that this house has a very large side yard and so in keeping the addition at the rear, it allows that open space to be retained which is an important part of the Chevy Chase Village guidelines, the park-like character of the open space. But a 10-foot extension beyond the side plane of the original massing is substantial and is something that the Commission doesn't generally support even if there is a large side yard and so the Commission will need to provide feedback on whether they can support this side extension beyond the rear plane of the house. As I showed in that photo, as you come up the street, the rear addition and the 10-foot extension will be visible from the front but it is set back from the front plane and from the street.

And as I mentioned, we are concerned with the proposed changes to the historic block. There are a number of changes. The west side porch will have a large impact on the house and the streetscape, it requires replacing two windows with doors, altering the front porch left side steps. And one possibility, one possible solution, if the Commission does support a porch in this location, but to minimize impacts to the historic resource, are that the connection to the porch is only from the addition and not from those two doors that would be replaced with windows. That might be something that the Commission wants to discuss with the applicant but I, but the addition of the porch and changing the doors to, the windows to doors is definitely not in keeping with the guidelines for the historic massing.

Again, with the proposed west side chimney, that requires removing three windows on the west side and staff would encourage that any new chimneys be located in the addition and not in the historic block. I'm not sure about the front door at this point, if it's original and what's being proposed, and so maybe that could be discussed in more detail tonight. But the other proposed changes to the garage, walkway, pergola, non-original and foundation level windows, new terrace, will not have an adverse impact and are generally allowable.

So this is a large addition. It's set almost entirely at the rear extending out one side and

so the Commission should provide the applicants with guidance and direction regarding whether it's in accordance with the guidelines and standards including, specifically, the removal of the one-story rear section, the proposed rear addition size, scale, massing, materials and that west side extension, the installation of the new chimney in the historic block and window removal and the addition of a west side porch which includes window replacement and alterations to the front porch, and I have nothing further.

CHAIRPERSON: Does anyone have any questions for staff?

COMMISSIONER CORATOLA: I do. Anne, could you go back to the original, the photograph of the original house?

HPC STAFF: Sure.

COMMISSIONER CORATOLA: That one. So the two windows on the west side, those are original with, they appear to be some kind of planter boxes below them on the first floor? Is that what I'm looking at?

HPC STAFF: I mean, I did not determine if they were original windows but they appear to be at least the original openings and possibly the original windows. And, yes. Those look like planters.

COMMISSIONER CORATOLA: Do you know what the date on the photograph is?

HPC STAFF: I don't. The applicants might. I don't.

COMMISSIONER CORATOLA: Okay. That was my only question.

CHAIRPERSON: Any other questions for staff? Okay. Would the applicant please come forward? Those of you who are new to us, if you will just please depress the button, release it and a light will come on. Just state your names for the record and you have seven minutes.

MS. STERNHELL: Good evening. I'm Kristy Sternhell.

MR. STERNHELL: Alex Sternhell.

MR. JONES: David Jones. I'm the architect, David Jones.

MR. STERNHELL: We're obviously the applicants. Apologies.

CHAIRPERSON: Would you care to make a presentation or do you just want to respond to questions?

MR. JONES: I would like to point out the uniqueness of this house in the fact that it does have this very large side yard to the west side. I live on this block. This happens to be one of the last houses to be remodeled or extended. It's been owned by the same family for many, many years. It has no air conditioning. It has no window air conditioning unit so it's been, it hasn't been touched for many, many years. But I think the uniqueness of it and living on the block, we all appreciate the fact that it has this very large side yard that we all get to enjoy and is a big part of making our block feel very open and airy and full of education.

The reason we're adding to the rear of the house is for several reasons. One is that's the appropriate way to add to an historic house but more than that is that there are three, four major trees on this west side of the house. There's a big oak, a big pine tree and two big magnolias. And we are proposing to make, as Anne Fothergill pointed out, one of the issues that's unusual on our application is we're proposing to add a porch to the west side of the house and a lot of people would say well, why are you doing that. And I think part of the reason, as an architect, I think it, because it has this very large side yard, it, to me, almost calls for a porch, not that my owners wouldn't enjoy having it but I think it's much more an architectural piece to this house.

The house is very close. If you look, the new handout is sort of a colored site plan of the existing house and our proposal, if you look at the existing house, you can see that the house is sort of hard up against the neighbor to the east. It's driveway, it's paved. There's not much greenspace on the east side. And then it has this big open space on the west and its neighbor to the west is hard up against its, the property line. So it's almost this is their yard and it would be nice if this house weren't just the center whole front facing house but it also somehow addressed this open space architecturally.

We've attempted to put as much of our addition as we can to the rear of the house. We have asked for putting a fireplace, there's no fireplaces in the house, we've asked to put a fireplace in the living room and symmetrically placed between the two west openings. It's a very symmetrical living room and that seems to be the ideal place to have it, but I think we're open to your comments and questions.

CHAIRPERSON: Very good. And I'm really surprised to learn there were any houses left on your block that you hadn't already altered, so this is a surprise to me. Do any members of the Commission have any questions for the applicant?

COMMISSIONER CORATOLA: I do. Mr. Jones, maybe if you could walk me through. A couple of the things I noticed in some of the photographs, there were shutters that were obviously added on at some point that are not proportional to the windows but looking at the original photograph that Anne had put up, there were never shutters on the house it appears. Is there a strong need for introducing shutters to the mass, original mass of the house?

MR. JONES: Well, I think the house is very, very simple and I always think of shutters as something that could be added or taken away depending on the individual homeowner's taste almost. I shouldn't say that but I feel that way. This house could have shutters or it might not have shutters. Obviously, certain houses like the Tudor house doesn't get to have shutters. I think it's because of the plainness of the house, I think it helps it, give it a little bit of texture.

COMMISSIONER CORATOLA: The other question, I'll just go through my couple of questions here. Where you're adding the doors in lieu of the existing windows, are those doors in the same openings of the windows or are you expanding the windows? And the other question I have is do you know if these windows are original to the house or have they been modified from the original house?

MR. JONES: There's no indication that they are not original, and the doors are in the openings that the door, that the windows are. The windows go to the floor which is unusual.

COMMISSIONER CORATOLA: So you're not modifying the openings. You're --

MR. JONES: No. The masonry opening is the same.

COMMISSIONER CORATOLA: Okay. And then introducing the fireplace, there appears to be some projection in the existing living room. I assume that must have been some decorative element that the original owners had to introduce symmetry to the space, and there's no, there would be no evidence up in the attic that there ever existed a chimney. Is that?

MR. JONES: No. There was no -- the original owners of the house had a house burn down and so they built this house. This house was built -- all the floors are concrete, the roof is concrete and all the walls are clay tile. There's no, which doesn't help our budget, but there were no, there were certainly no fireplaces because they wanted no source of fire.

COMMISSIONER CORATOLA: Okay. And my last question. Looking at the addition that you're putting on the rear of the house and the relationship of the addition, the width of the addition, I'm looking at circle 21 in our packet, it appears the width going from east to west is about, and forgive me, I'm scaling drawings that we will receive, it appears to equal the block of the north/south dimension of the main house where you're adding the new porch.

MR. JONES: Correct.

COMMISSIONER CORATOLA: But if I look at the, and again, this is because I'm scaling reproduced drawings, it appears the north elevation, the addition, it appears wider in elevation than it does in the plan, and I don't know if that's because of our drawings being reproduced.

MR. JONES: I have a set of drawings at my seat. I can go get those and scale them.

COMMISSIONER CORATOLA: My only comment would be I think that the plan dimension appears to fit with the massing of the house and I'm hoping either it's a reproduction issue or maybe just a slight drafting issue on the elevation, that I think the plan is, is in keeping with the massing of the house and maybe the addition might be, the elevations might be drawn slightly wider, larger than

they need to be.

MR. JONES: I'll have to check with someone on that.

CHAIRPERSON: Other questions for the applicant?

MR. TRESEDER: I just have one question. Is this is an R-60 Zone or an R-90 Zone?

MR. JONES: We're in R-60. Yeah. It's not quite a double lot.

CHAIRPERSON: I have a question. Did you consider a rear venting gas fireplace for the living room rather than a fireplace that would require a chimney and removal of windows?

MR. JONES: No, we did not.

CHAIRPERSON: If there are no other questions, I'm just going to ask you to make some space. There's a witness who would care to testify. Mr. Mislowich, if you'd like to come forward, you'll have three minutes.

MR. MISLOWICH: Hi. My name is Steve Mislowich. I live in the house that is just behind 27 Primrose Street. One of the initial pictures -- I think that's a good picture. Our house is directly behind it so our backyard abuts the backyard of 27 Primrose Street. We've lived in our house for 15 years. We've lived in Chevy Chase Village for 29 years.

My concerns about the proposed addition are a little different from staff's and they basically concern the scale and location of the proposed addition. My first concern is about the extent to which the proposed addition extends back behind the house. You can see from that aerial view that there's somewhat of an informal rear build-to line that the houses in that area have adhered to. This house extends beyond that line and it's a two-story addition so my concern is that the effect of the addition will be to interfere with the so-called open, parklike character of this historic district. There's a, like a landscape panel formed by the rear yards of the houses in this area and the two-story addition will be a major intrusion into the backyard, the greenery of the backyards in that area, so that's my first concern.

My second concern is with respect to the scale of the addition as a whole compared to the

size of the current house. The, as I understand it, the square footage of the addition will be, will not quite double, just, but it will be somewhat just under doubling the size of the existing house. Now, part of the reasons for an historic district are to preserve the character of the houses that are there, and part of the character of houses from that era includes their size, and this house, when it's remodeled, will be, will have a size that's not in keeping with the character, with the size, with the historic size of the houses in that area.

My third concern has to do with the positioning of the improvements on the property. Now, if you look at a plat, you'll see that this house sits on two lots, 15 and part of 16. 15 is where the house is located and the garage and the proposed addition. When you, when I jog around this area, I read, and I think most people would read this house and its side lot -- can I keep going?

CHAIRPERSON: You can wrap up, please.

MR. MISLOWICH: I'll wrap up. As a lot and then a house. And with the proposed development, the coverage for parcel 15 will be just about 50 percent and so it will appear to be dense from the street and also, not in keeping with the historic nature of the area. So those are my concerns about the proposed work.

CHAIRPERSON: Does anyone have any questions for this witness? Thank you very much. Okay. We're going to begin giving you some feedback since there don't seem to be any other questions. Who would care to go first? Don't all jump up at once.

COMMISSIONER KIRWAN: I'll begin. I think overall, it's a very nice project and the modifications that are being made to the resource are very appropriate to it. I don't have an issue with the scale of the additions. I think there's enough context on the street that establishes additions in the rear yard in addition to the accessory buildings that are prevalent in the rear yards of the properties on this street and the adjoining street.

I think my only, my only reservations are the living room chimney and the infill of the

windows. I think particularly, the uniqueness of the windows on that side of the house make those very character-defining characteristics of the house, particularly on the side facing the side yard. It appears there's possible opportunities for relocating the fireplace in the living room to the end wall and sharing the chimney with the new, to the rear that's being proposed.

So for those reasons, I would have difficulty supporting the infill of the windows and if the fireplace necessitates that, the fireplace as well. I think the, all the other modifications to the house are very nice and very appropriate and I think the side, the side addition is an appropriate and complement to the house and to the side garden as well.

COMMISSIONER CORATOLA: I'll add to Commissioner Kirwan's. I agree with the comments that he made. And the other item that I would point out, as I mentioned previous, is the width of the addition. I would recommend you stay within the original --

(Whereupon, there is a break in the recording.)

CHAIRPERSON: -- rear but we do generally permit large additions at the rear when they're wholly at the rear in Chevy Chase, and this one is almost all at the rear. And I do think that the use of the porch camouflages that bit of it that extends out to the side, but I would like to see that porch accessed only from the new massing. I actually don't, don't endorse the shutters on the historic massing. Non-operable shutters that are purely decorative to me, I actually would not support that. I would prefer not to see that. I don't have a problem with covering up the already covered up arched window. It's unfortunate that that's gone but they already essentially camouflaged but given what it is, that doesn't trouble me.

We were requested to respond to the issue of the removal of the one-story rear section of the house. It sounds like there isn't any concern about that. It sounds like there isn't particular concern about the size, scale, massing or no one mentioned materials other than in terms of the shutters. The chimney, the window removal, there's a divergence of feeling. The addition of the west side porch seems

to be endorsed with the front, I mean with the window replacement being more of an issue. So does that give you enough feedback to go forward and come back to us? Okay.

MR. JONES: Yes. Thank you.

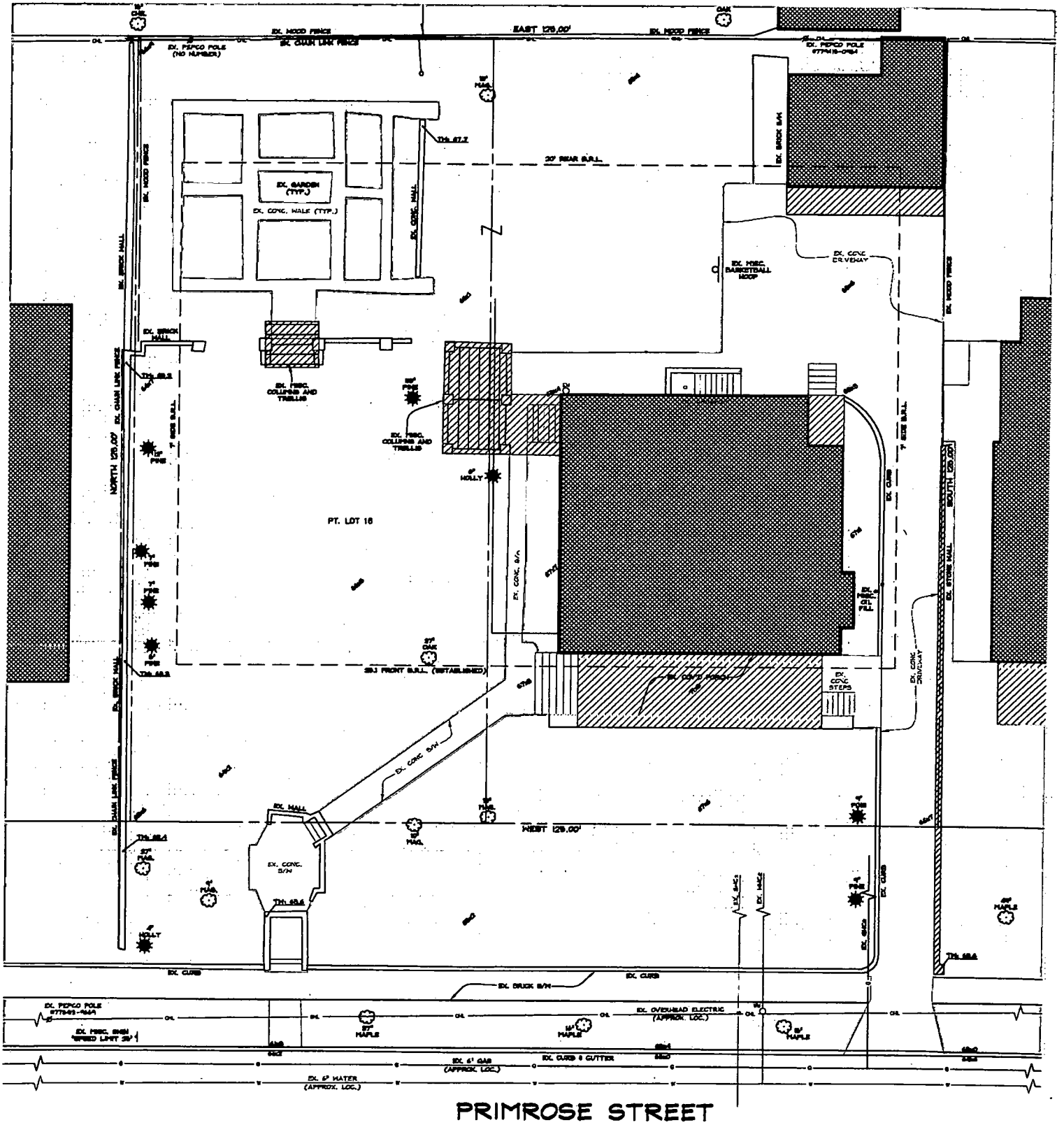
CHAIRPERSON: Thank you very much and thank you for your patience in waiting until the end of a long evening, and we'll see you again soon I'm sure for a HAWP.

MR. STERNHELL: Thank you very much.

CHAIRPERSON: Okay.

MS. STERNHELL: Thank you.

CHAIRPERSON: You're welcome.



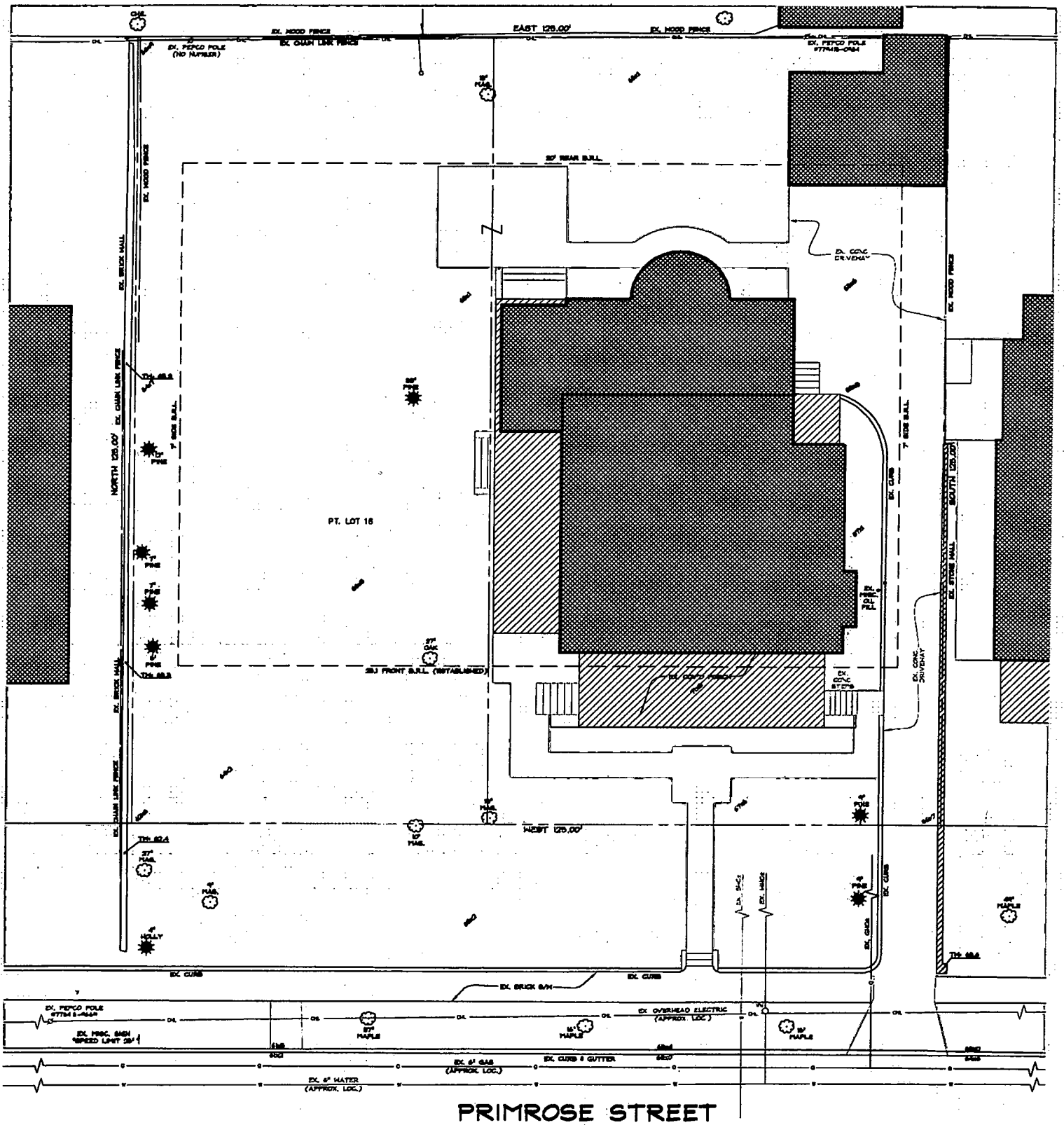
PRIMROSE STREET

STERNHELL RESIDENCE

EXISTING HOUSE

DAVID JONES ARCHITECTS

27 APRIL 2011



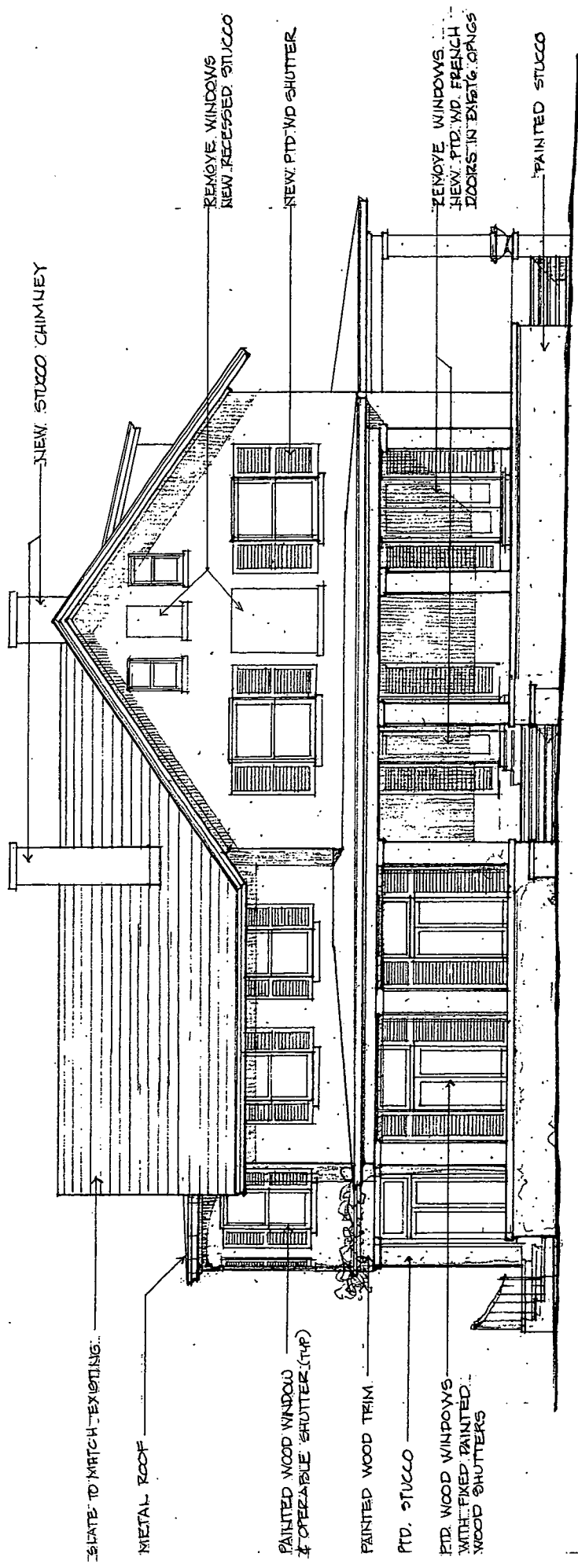
STERNHELL RESIDENCE

PROPOSED HOUSE

DAVID JONES ARCHITECTS

27 APRIL 2011

70



EXISTING HOUSE WITH NEW SIDE PORCH

ADDITION

STERNHELL RESIDENCE • WEST ELEVATION @ 1/8" = 1'-0" • DAVID JONES ARCHITECTS
3.18.11

71
15

Fothergill, Anne

Subject: FW: LAP comments for 4/27/11 HPC: 5 New; 37 Quincy; 7 W Kirke; 27 Prim consult

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [<mailto:tom.bourke@whihomes.com>]

Sent: Wednesday, April 27, 2011 3:31 PM

To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua

Cc: ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy

Subject: LAP comments for 4/27/11 HPC: 5 New; 37 Quincy; 7 W Kirke; 27 Prim consult

The following are the comments of the Chevy Chase Village Local Advisory Panel regarding applications under review at the HPC hearing on 4/27/11

Consultation: 27 Primrose

Contributing Resource

Two story rear addition, side porch, garage alterations, front walk

The two main issues in the LAP's reading of the report are what staff called "the proposed rear addition's size, scale, massing, materials and west side extension" and the "west side porch"

We understand from a neighbor who has submitted testimony that the scale of the rear addition is the subject of some concern. The calculation sheet conveyed to us by Staff showed that Lot occupancy increased from 18.2% to 24.9% and we note that the total square footage under roof increased from 2845 to 3890 sf (a 37% increase). This is therefore a substantial pair of additions, but it is within the allowable coverage ratios. We do recognize that the rear addition is not visible from the street and is therefore subject to "lenient scrutiny". Hopefully some compromise can be reached which still allows for a usable, livable floor plan for the applicant. Given the larger lawn area to the west, the LAP feels the side porch addition is appropriate. This is by no means the largest house in this block and changes do not impact the scale of the streetscape.

Submitted on behalf of the LAP by

Tom Bourke, Chair

Fothergill, Anne

From: Mysliwicz, Stephen [stephen.mysliwicz@dlapiper.com]
Sent: Tuesday, April 26, 2011 2:40 PM
To: Fothergill, Anne
Cc: Sternhell, Alex; Jones, David
Subject: 27 Primrose Street
Attachments: 27 Primrose Street, Chevy Chase.jpg

Dear Ms. Fothergill,

I am writing to provide comments to the Historic Preservation Commission regarding the proposed addition to the property at 27 Primrose Street in the Chevy Chase Village Historic District. I reside at 32 Quincy Street, which is also in the historic district and is located immediately north of 27 Primrose Street. As discussed below, I am concerned that the proposed addition is not in keeping with the guidelines for renovations within the historic district in at least two respects.

First, the proposed addition would require that the existing enclosed one-story back porch be torn down and that a large, two-story addition be built in its place. This new addition would extend much further back toward the rear of the property than does the existing porch. As a two-story structure, the mass of the addition will tend to overshadow and detract from the large landscaped panel that is formed by the back yards of the houses on Primrose and Quincy Streets. That landscaped panel is a character defining feature of the neighborhood. It is part of the Village's historic open park-like character. This can be seen in the attached satellite photo of 27 Primrose Street and the surrounding houses. The proposed two-story addition is set much further back than the de facto build-to line of most of the houses in the area and would intrude on the open park-like landscape that characterizes the historic district.

Second, the large size of the proposed addition would result in a structure that is out of character for the houses in the historic district. The relatively modest size of the houses in the historic district is representative of the era that the historic preservation guidelines are meant to preserve. The proposed two-story addition is massive in comparison to the size of the original house and would result in a structure that exceeds the historic scale of homes in the area.

The applicable guidelines for the Chevy Chase Village Historic District emphasize the importance of preserving the original size and scale of the homes in the historic district. The criterion of lot coverage, in fact, is subject to "strict scrutiny" in view of "the critical importance of preserving the Village's open park-like character." The applicable guidelines of Montgomery County and the Secretary of the Interior also require that new additions be compatible with the historic size, scale, and proportion of the structure to protect the integrity of the property and its environment. The proposed new addition is inconsistent with all these guidelines.

I would appreciate it if you would forward my comments to the HPC for its consideration. I have informed the new owners of 27 Primrose Street and their architect of my concerns and have invited them to contact me. They are copied on this email. I will also attend the meeting of the HPC on April 27, at which there will be a preliminary consultation concerning 27 Primrose Street.

Regards,

Steve Mysliwicz
32 Quincy Street
Chevy Chase, MD 20815
202-799-4513

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Sternhell Residence
27 Primrose Street
Chevy Chase, MD 20815

Lot Size: 15,625 SF

Existing SF:

House:	1,795
Front Porch:	420
Back Porch:	45
Garage:	470
Garage Porch:	<u>115</u>
Total:	2,845

Lot Occupancy: 18.2%

Proposed SF:

House:	2,635
Front Porch:	420
Back Porch (new):	45
Side Porch (new):	320
Garage:	<u>470</u>
Total:	3,890

Lot Occupancy: 24.9%



Informal rear alignment

property line

Informal rear alignment

Connecticut Ave

Connecticut Ave

Plymouth St

DU 24100

Connecticut Ave NW



Informal rear alignment

Property line

Informal rear alignment

27 Primrose St, Chevy Chase, MD 20815

W 7

Fothergill, Anne

From: David Jones [mailto:davidjonesarchitects.com]
Sent: Monday, April 25, 2011 3:57 PM
To: Fothergill, Anne
Subject: 27 Primrose Street, Chevy Chase
Attachments: google map site plan.pdf

Anne,

Our proposed addition extends to the rear 23' from the back wall of the 2-story existing house. This back wall will line up with the back wall of the addition at 29 Primrose to the East. The bay will extend further back. The house at 25 Primrose to the west is very large, but does not extend back as far.

Regards,
David

David Jones Architects
1739 Connecticut Ave, NW
Washington, DC 20009
202-332-1200 (phone)
202-332-7044 (fax)
www.davidjonesarchitects.com

Manarolla, Kevin

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]
Sent: Wednesday, April 27, 2011 3:31 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy
Subject: LAP comments for 4/27/11 HPC: 5 New; 37 Quincy; 7 W Kirke; 27 Prim consult

The following are the comments of the Chevy Chase Village Local Advisory Panel regarding applications under review at the HPC hearing on 4/27/11

A: 5 Newlands

Contributing Resource

Pergola removal

Staff provided Expedited Approval and LAP concurs; we generally encourage Expedited approvals whenever possible

B: 37 Quincy

Non-contributing resource

Fence

Staff recommends approval and notes that Chevy Chase Village has also approved

LAP concurs approval

F: 7 West Kirke

Contributing Resource

Pool

Staff noted that the Village has approved and Staff recommends approval; LAP concurs with Staff approval. Two LAP members also believed: "that the 40+" diameter Sweet Gum tree immediately adjacent to the proposed swimming pool is also a contributing resource, and is an important factor in what remains of the "Park-like character" of the Village on that corner. I would suggest that consideration be given to requiring the residents to consult an arborist prior to digging, to provide, to the extent possible, a plan for the protection and treatment of this tree." We are assuming that the applicant has or will coordinate with Chevy Chase Village arborist on tree protection.

Consultation: 27 Primrose

Contributing Resource

Two story rear addition, side porch, garage alterations, front walk

The two main issues in the LAP's reading of the report are what staff called "the proposed rear addition's size, scale, massing, materials and west side extension" and the "west side porch"

We understand from a neighbor who has submitted testimony that the scale of the rear addition is the subject of some concern. The calculation sheet conveyed to us by Staff showed that Lot occupancy increased from 18.2% to 24.9% and we note that the total square footage under roof increased from 2845 to 3890 sf (a 37% increase). This is therefore a substantial pair of additions, but it is within the allowable coverage ratios. We do recognize that the rear addition is not visible from the street and is therefore subject to "lenient scrutiny". Hopefully some compromise can be reached which still allows for a usable, livable floor plan for the applicant. Given the larger lawn area to the west, the LAP feels the side porch addition is appropriate. This is by no means the largest house in this block and changes do not impact the scale of the streetscape.

Submitted on behalf of the LAP by

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	27 Primrose Street, Chevy Chase	Meeting Date:	4/13/11
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/6/11
Applicant:	Kristy and Alex Sternhell (David Jones, Architect)	Public Notice:	4/30/11
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	N/A	Staff:	Anne Fothergill

PROPOSAL: Construction of two-story rear addition, removal of rear one-story section, construction of side porch, window and door replacement and removal, shutter replacement, front walk replacement, installation of chimney, alterations to garage

STAFF RECOMMENDATION

Staff recommends that the applicants respond to the HPC's comments and return for a Historic Area Work Permit application.

PROPERTY DESCRIPTION

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

PROPOSAL

The applicants are proposing to:

1. remove rear one-story section
2. construct two-story plus basement rear addition; materials include slate roof and stucco to match existing house
3. construct an open porch at the west side with steps to grade
4. replace two windows on west side first floor with wood French doors to new porch
5. install stucco chimney on west side of main roof
6. remove three windows on west side 2nd and 3rd floor and infill openings with recessed stucco (for chimney installation)
7. replace three non-original dormer windows with wood awning windows
8. replace foundation-level windows with new windows in same openings
9. replace front door with wood and glass door
10. replace existing shutters with wood operable shutters and add shutters to side elevations
11. remove existing concrete front walk in side yard and install new flagstone walk
12. remove the pergola in side yard

13. replace existing storm windows
14. remove non-original porch from front of garage
15. install new terrace behind addition (material not specified)
16. remove paving adjacent to garage

See existing and proposed plans in Circles 10-27 and photos of existing conditions in Circles 28-53. A historic photo of the house is in Circle 54.

The applicants will consult with the Chevy Chase Village arborist on a tree protection plan.

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

The Guidelines define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character."

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.

Specifically, the *Guidelines* state:

- o 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.
- o Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- o Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.

- Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- 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.
- 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.

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:

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 applicants are proposing a number of changes to this house, some that are in keeping with the *Guidelines* and *Standards* and some that need additional review and consideration from the Commission so the applicants will know what the HPC would support and how to proceed.

The historic photo of the house shows the south (front) and west sides including the arched opening at the rear to an open porch (circle 54). The arched opening remains today but has been enclosed on the side and rear. The 1927 Sanborn Atlas map shows a one story open porch in that location but it is unclear what was across the back as the Sanborn map shows a one-story and two-story open porch at the center and east side and those clearly have been removed or altered. The Commission needs to determine if the rear one-story block is a character-defining feature of this house and whether it can be removed in order to construct a new addition. Using the *Guidelines*' moderate scrutiny, staff finds that since the one-story section has been altered and is located entirely at the rear, the removal of this one story section is allowable and the house will still contribute to the historic district without it. If the Commission disagrees and finds that all or some of it (the arched openings, for example) need to be retained, the applicants would not be able to pursue their addition as proposed.

The proposed addition is almost entirely at the rear and is generally in keeping with the *Standards* and *Guidelines*. When the rear one-story section is removed, the new addition will be inset 6" on each side of the original 2 ½ story block. The new addition's roof ridge is lower than the historic block's roof ridge. This will allow the addition to be clearly differentiated from the historic house, which is what the Commission supports for rear additions.

One concern staff has is that the addition extends approximately 10' out the left (west) side. The house has a large side yard and staff recognizes that the addition could have been proposed to extend further into the side yard. In fact, many prospective buyers proposed a side addition off the historic block because of the large amount of space on the west side, and staff appreciates that the applicants are not proposing that so that the existing open space is preserved. However, the Commission generally doesn't support a 10 foot extension beyond the side plane of the original massing, and the HPC will need to provide feedback on this part of the addition. As can be seen in Circle 13 it will be visible from the front but it is set back from the front plane of the house and the street.

Staff is concerned with the proposed changes to the historic block of the house. Overall, a number of changes are proposed to the house that generally are not approved. The west side porch as proposed will have a large impact on the house and streetscape. The new porch requires replacing two possibly original windows with doors and altering the current front porch left side steps so that there is a connection

between the original front and new side porch. If the Commission can support the addition of an open side porch on this house using *Moderate Scrutiny*, staff would recommend that the windows and front porch not be altered to access the porch and that the only connection would be from the new addition so that the porch would clearly be part of the later addition.

Additionally, staff is concerned about the proposed west side chimney. Adding the fireplace and chimney requires removing three windows on the west side of the original house. Generally chimneys are installed in new additions and not in the historic block and staff recommends that same approach for this proposal to lessen impacts to the original house. The applicants will need to provide more information about the existing front door and if it is original, its replacement may not be supported.

The other proposed changes—to the garage, walkway, pergola, non-original and foundation-level windows, new terrace—will not have an adverse impact on the historic house or streetscape and are generally allowable.

The HPC should provide the applicants with clear guidance and direction regarding the overall proposal and whether it is in accordance with the *Guidelines* and *Standards* including specifically:

- the removal of the one-story rear section of house
- the proposed rear addition's size, scale, massing, materials and west side extension
- the installation of a new chimney in the historic block and corresponding window removal
- the addition of a west side porch including window replacement and front porch alterations

STAFF RECOMMENDATION

Staff recommends that the applicants respond to the HPC's comments and return for a Historic Area Work Permit application.

DAVID JONES ARCHITECTS

Sternhell Residence
27 Primrose Street, Chevy Chase, MD 20815
18 March 2011

General Scope:

1. Construct a new 2-story addition to the rear of the existing 2½ -story house. Provide basement below addition and new covered back entry. Remove existing rear 1-story, low-ceiling portion of house.
2. Add a new porch on the west side, enclosed toward the rear, behind the existing 2-story portion of house.
3. Replace 2 existing double-hung windows on 1st floor west side with French doors.
4. Install new masonry fireplace on west wall of living room with chimney above; remove 2 small windows on 2nd floor and 1 on 3rd floor for chimney.
5. Replace non-conforming windows in south-facing dormers with new painted wood awning windows.
6. Replace existing front door with new wood and glass door.
7. Remove existing shutters and replace with new painted wood operable shutters.
8. Replace existing storm windows.
9. Replace existing front entry walk with new flagstone walk.
10. On garage, remove non-original porch-like structure along the front.

Materials & Specifications:

1. New roofs to be slate to match existing. New porch roof to be metal.
2. New exterior walls to be painted stucco to match existing.
3. New windows to be painted wood double hung and casements. New exterior doors to be painted wood and glass.
4. All trim to be painted wood or solid PVC to match existing.
5. New railings at back stoop and back doors on addition to be painted metal.