

PRELIMINARY 10 NEWLANDS ST  
Chevy Chase Village Historic District

2/25/13  
H. J. O'LL

JOHN CAZAYOUX

**OUTERBRIDGE HORSEY, A.I.A.**  
**PRINCIPAL**

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OTTERBRIDGE HORSEY ASSOCIATES, PLLC

ARCHITECTURE

1229A 31ST STREET, NW  
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TEL. 202-337-7331 FAX 202-337-7331

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**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10 Newlands Street, Chevy Chase	<b>Meeting Date:</b>	12/19/07
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	12/12/07
<b>Applicant:</b>	Mr. and Mrs. Edward Symes III (Outerbridge Horsey, Architect)	<b>Public Notice:</b>	12/05/07
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-07LL	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Rear addition and alterations to house		

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP application.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Colonial Revival  
**DATE:** 1908

The existing house is a two-story, three-bay, side gable roof dwelling with an entry portico detailed with a roof balustrade, a broad denticulated cornice and supported by Corinthian columns. A one-bay, side extension protrudes from the west elevation of the house. The house is clad in cedar shingles and the roof is sheathed in slate. The house is detailed with a variety of windows including single, and paired 6/6 double hung, 6/1, 8/1, 9/1 double hung, multi-light casements, and arched windows. Most of the windows have operable louvered shutters.

The lot contains a driveway stretching along the west, front property line and a curved brick walkway leads from the driveway to the front door. Several mature trees and shrubbery decorate the existing lot.

**BACKGROUND**

The applicants came to the Historic Preservation Commission in December 2006 for a Preliminary Consultation. At that time, the Commission supported the proposal and recommended that the applicant submit an application for a Historic Area Work Permit. See transcript in Circles 28-31 and original staff report and plans in Circles 32-44. Since the preliminary review, Chevy Chase Village required a few changes to the plans so the proposal would comply with their regulations and the current proposal meets the Village's requirements.

**PROPOSAL**

The applicants are proposing a two-story rear addition with wood shingles, wood windows and doors, wood pilasters, wood inset picket railings, and a slate roof. There is a one-story addition extending off the rear right (west) side and a covered porch off the rear left (east) side. The proposed addition has the same

footprint as the original plans.

The main change to the plans since the Commission reviewed them is that previously there was a gambrel roof center section of the rear addition and a flat roof left (east) section of the rear addition. The current proposal shows the rear addition with three perpendicular gables with a dormer between two gables and the east side section has been reduced so the bulk of it is only one story.

The other change from the preliminary is that the applicants are proposing to replace three metal casement windows on the first floor front of the 1950s (west) addition. The applicants propose to reuse one original wood window from the rear of the house in this location and install two new wood windows. On the right side of the house, the applicants are also proposing new windows in the 1950s addition and they are proposing to relocate original wood windows from the rear to this location.

Chevy Chase Village has reviewed this proposal and it meets their requirements.

### **APPLICABLE GUIDELINES**

When reviewing alterations and additions 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in March 1998, *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 Master Plan***

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.

The *Guidelines* that pertain to this project are as follows:

- Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
- Design review emphasis should be restricted to changes that will be visible from the front or

side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

- Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.
- 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.
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- 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.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character. It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

#### ***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

#### ***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 the 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 Commission has already reviewed this proposal and overall supported it. As discussed at the Preliminary, the existing massing's roof slope is an asymmetrical gable and the applicants have retained that on the left side. The main change that has been made since the Preliminary is an improvement since the second story on the east side has been removed and that reduces the mass of the addition.

The rear addition's roof is lower than the historic house and the proposed material selections for the new addition will be compatible with the existing house and the surrounding streetscape. The proposed window changes on the front elevation are in the 1950s addition and will not have an impact on this historic resource.

Staff recommends that the HPC approve this HAWP application.

### STAFF RECOMMENDATION

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

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).**

# APPLICATION FOR HISTORIC AREA WORK PERMIT

#470873  
11/13/07

Contact Person: OUTERBRIDGE HORSEY  
Daytime Phone No.: 202-337-7334

Tax Account No.: \_\_\_\_\_

Name of Property Owner: MR + MRS EDWARD SYMES III Daytime Phone No.: 301-656-2030  
Address: 10 NEWLANDS CHEVY CHASE MD 20815  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: OUTERBRIDGE HORSEY Daytime Phone No.: 202-337-7334

**LOCATION OF BUILDING/PREMISE**

House Number: 10 Street: NEWLANDS  
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE.  
Lot: 11 Block: 47 Subdivision: SECTION II CHEVY CHASE  
Liber: 198 Folio: 342 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct     Extend     Alter/Renovate     A/C     Slab     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: \$ 550,000.00

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.*

W. J. Putnam FOR O.H.    10.24.07  
Signature of owner or authorized agent    Date

Approved: \_\_\_\_\_ For Chairperson Historic Preservation Commission

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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address	Owner's Agent's mailing address
SYMES, MR + MRS 10 NEWLANDS ST CHEVY CHASE, MD 20815	OUTERBRIDGE HORSEY ASSOC., PLLC 1220 1/2 31ST ST NW WASHINGTON, DC 20007
<b>Adjacent and confronting Property Owners mailing addresses</b>	
DUNN, MR & NEWLANDS ST CHEVY CHASE, MD 20815	SAUL, MR 14 NEWLANDS ST CHEVY CHASE, MD 20815
<del>HEARD, MR</del> <del>10 E MELROSE ST</del> MR + MRS DARWIN CURTIS 13 E. MELROSE ST	FARMER, MR 15 E MELROSE ST
CLINTON, MR + MRS 11 E MELROSE ST	MR + MRS BYRONE ANDERSON 5 NEWLANDS
MR + MRS PAUL PERITO 7 NEWLANDS	

# OUTERBRIDGE HORSEY ASSOCIATES, PLLC

## Proposed Addition

Symes House  
10 Newlands Street  
Chevy Chase, Maryland

The Symes House at 10 Newlands Street in Chevy Chase, Maryland, is classified as a contributing resource to historic Chevy Chase Village. The house includes a two-and-a-half-story 1908 structure with a two-story wing post dating the 1927 Sanborn Map attached.

The proposed addition extends from the rear of the house. The front of the house will remain unchanged and the proposed addition will use pilasters to delineate the difference between old and new on the side elevation. The profile of the modified catslide roof visible on the east elevation will remain. The scope of work includes the reconfiguration of the first floor for greater flow between the main rooms including a new family room, a new kitchen and breakfast room. The first floor will also open onto a new porch and pergola at the rear of the house. The second floor includes a newly configured master suite with a sunroom/office, new closets and a new bathroom. On the third floor, a new bedroom will be incorporated under a gable on the rear façade.

The addition will use the same materials found on the existing house including wood windows, shingle sheathing, slate roofing, and wood trim. The additional scope of work also includes two new fireplaces, which will be constructed of brick masonry to match existing.

OUTERBRIDGE HORSEY ASSOCIATES, PLLC

MEMORANDUM

TO: Anne Fothergill, Montgomery County Historic Preservation  
FROM: Outerbridge Horsey, AIA  
DATE: December 11, 2007  
RE: 10 Newlands, Chevy Chase Village  
BY: Email

In response to your request for the changes to the proposed design for 10 Newlands since the preliminary approval, please note the following.

The proposal primarily consists of an extension to the rear of the existing house. Previously, the proposed design of this rear addition consisted of a center block with a gambrel gable projecting from the rear and a flat roof mass projecting further south on the east side of the center block. The composition of the rear elevation was divided into three parts on all three levels and remains as such, but the massing has changed.

The first floor footprint and massing remains the same; however, we have modified the second floor to extend all three parts of the façade composition to a single plane. At the roof, the rear extension is divided into three gables as perpendicular projections from the south slope of the existing house.

We have also modified an existing window on the front elevation of the west wing of the house, which is a 1950's addition. The window is currently configured as three casement windows with transoms. There are no casement windows in the original part of the house. The proposed window is configured as a double hung window with smaller double hung flankers.

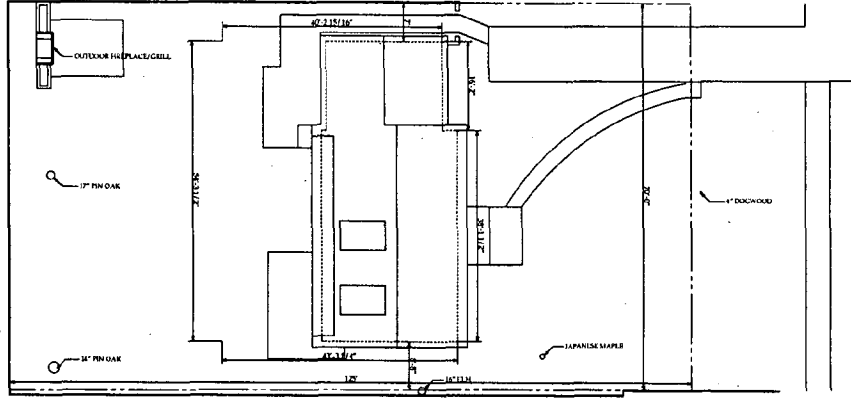
If you have any further questions, please feel free to contact us.

8

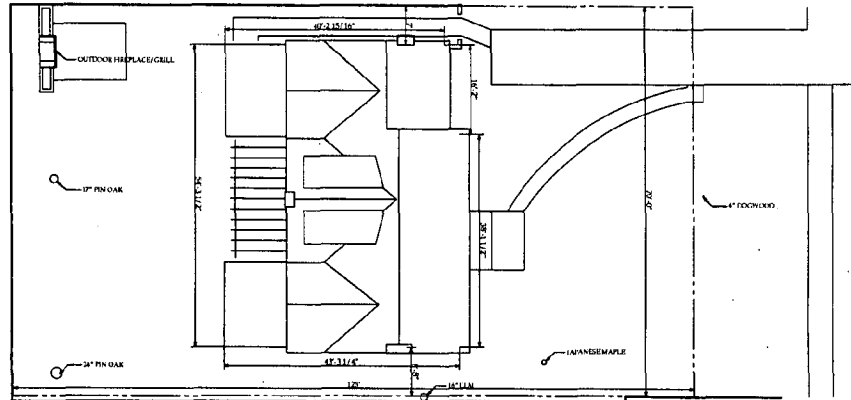
6



1 EXISTING CONDITIONS SITE PLAN  
SCALE: 1" = 10'



2 PROPOSED SITE PLAN  
SCALE: 1" = 10'



SHEET NO. A-0.1

PRINT DATE: 10/14/07

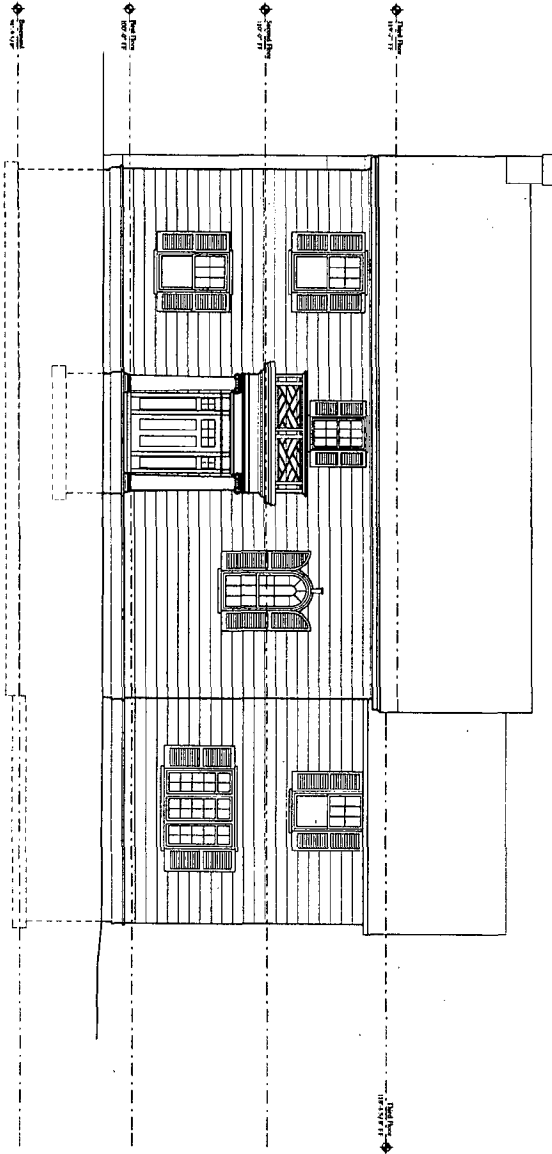
REVISION	DATE

DRAWING TITLE: SITE PLAN  
SCALE:

Symes House  
10 Newlands  
Chevy Chase, MD

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01



EXISTING

SHEET NO.  
**D-4**

PRINT DATE: 10/20/10

NO.	REVISION	DATE

DRAWING TITLE  
**EXISTING ELEVATIONS**

SCALE

**Symes House**

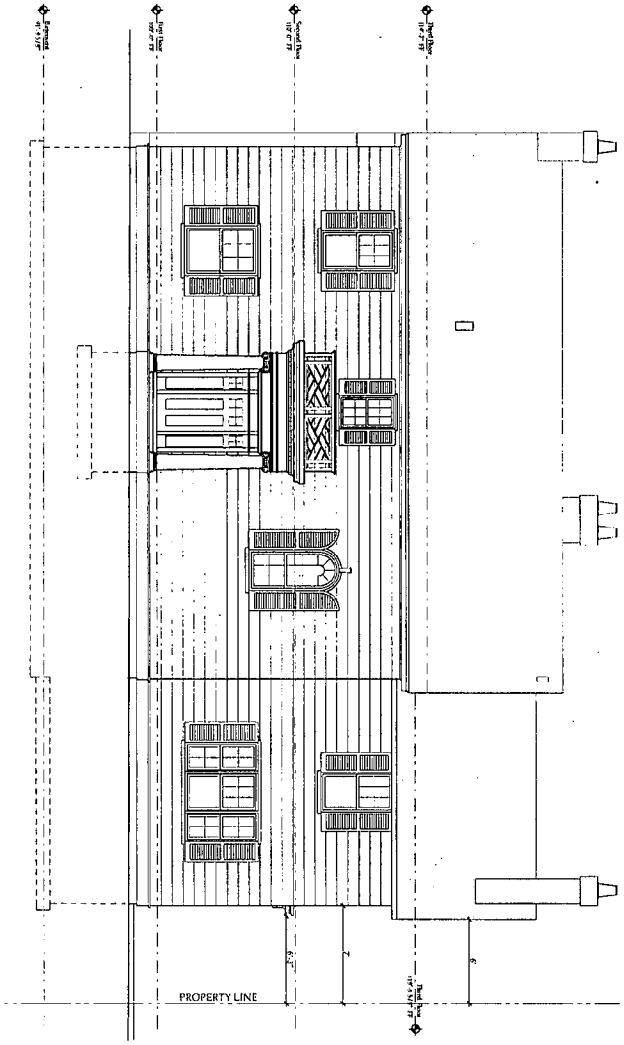
10 Newlands  
Chevy Chase, MD

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2 NORTH ELEVATION



PROPOSED

SHEET NO.  
A-2.1.1

PRINT DATE: 11/21/07

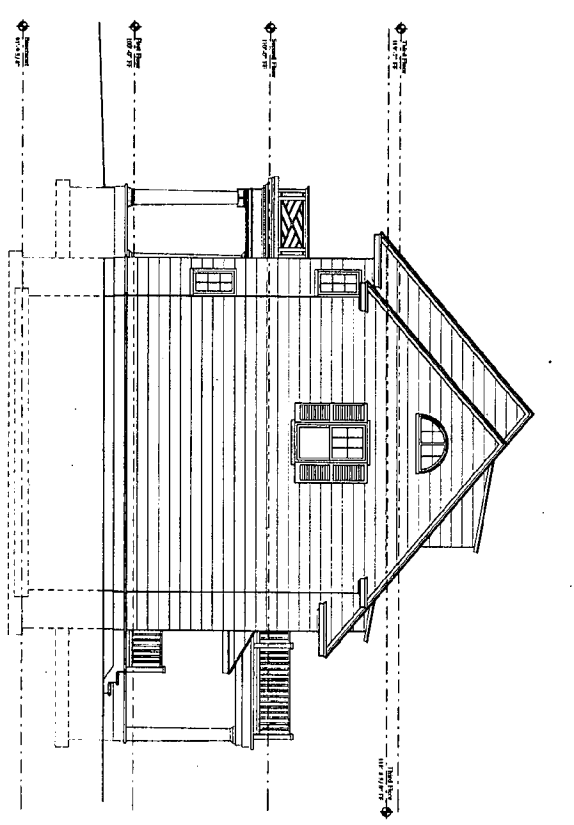
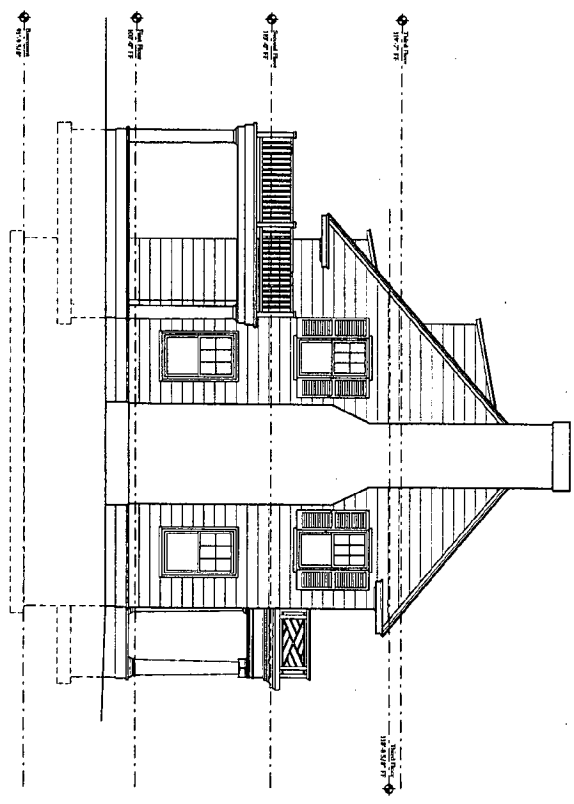
DATE	
SCALE	

DRAWING TITLE:  
**PROPOSED OPTION  
B ELEVATIONS**

**Symes House**  
10 Newlands  
Chevy Chase, MD

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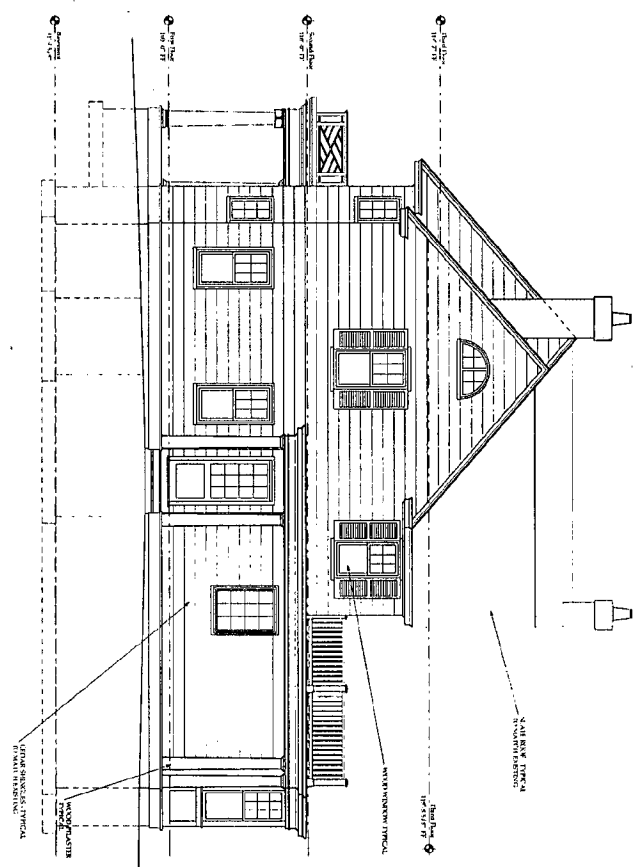
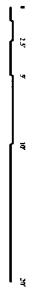


EXISTING

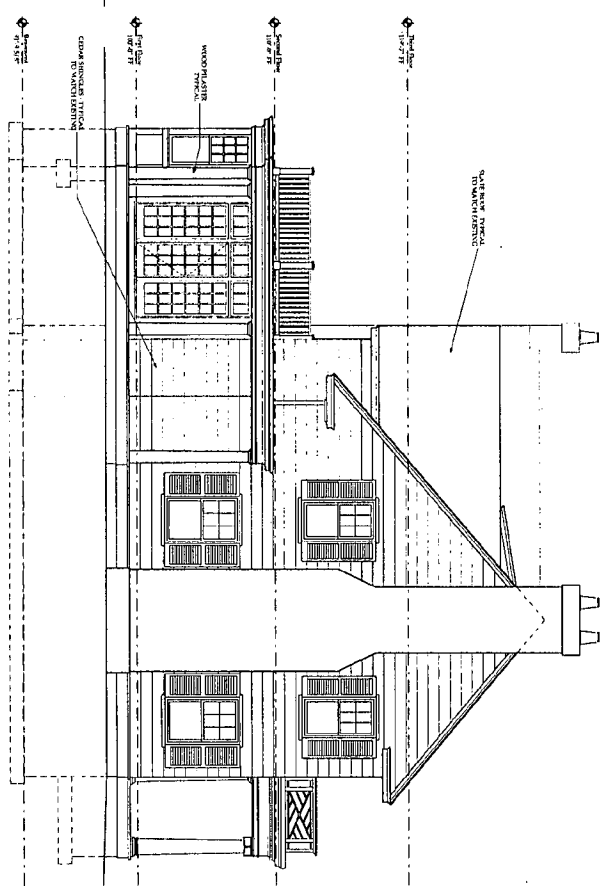
D-6	DATE: 10/20/04	SCALE: DRAWING TITLE: <b>EXISTING ELEVATIONS</b>	<b>Symes House</b> 10 Newlands Chevy Chase, MD	<b>OUTERBRIDGE HORSEY ASSOCIATES, PLLC.</b> 1228 1/2 31ST STREET NW WASHINGTON DC, 20007 TEL. 202.337.7334 FAX. 202.337.7331 <small>COPYRIGHT 2004 OUTERBRIDGE HORSEY ASSOCIATES, PLLC.</small>
	SCALE: 1/8" = 1'-0"			

13

1 WEST ELEVATION



2 EAST ELEVATION



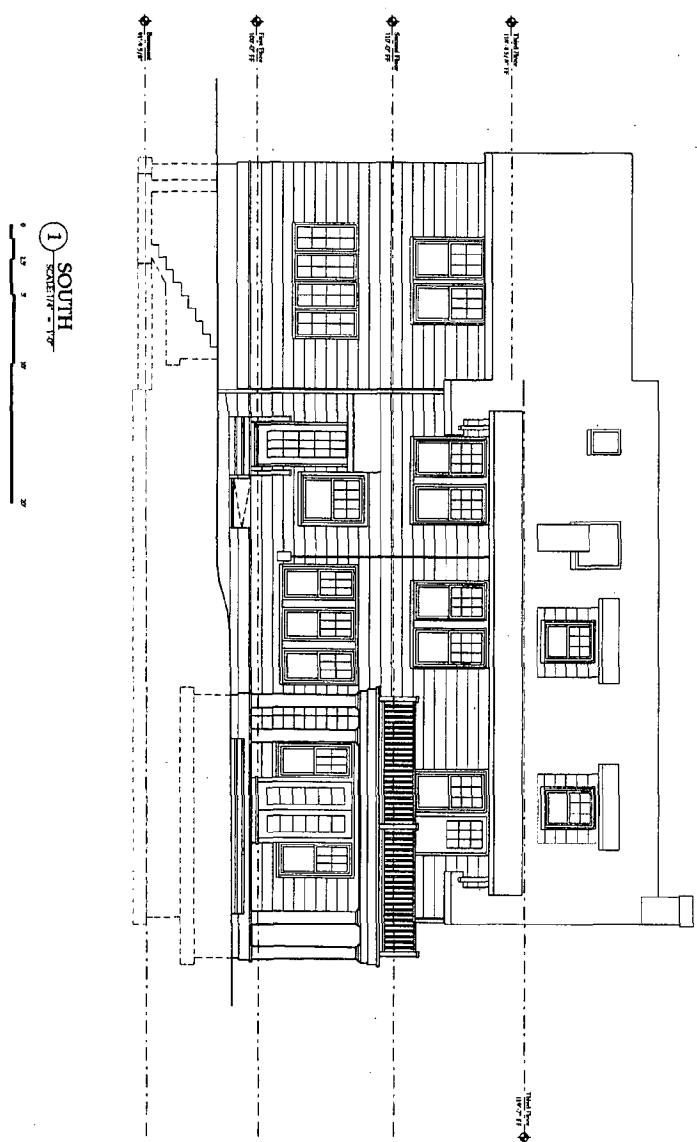
PROPOSED

SHEET NO. <b>A-2.13</b>	ARCHITECT'S SEAL [Blank]	SCALE: _____	DRAWING TITLE: <b>PROPOSED OPTION          B ELEVATIONS</b>	<b>Symes House</b> 10 Newlands Chevy Chase, MD	<b>OUTERBRIDGE HORSEY ASSOCIATES, PLLC.</b> 1228 1/2 31ST STREET, N.W. WASHINGTON, D.C. 20007 TEL. 202.337.7334 FAX. 202.337.7331 <small>COPYRIGHT 2007 (471)BARRETT &amp; HORSEY ASSOCIATES, PLLC</small>
		DATE: _____			



h1

EXISTING



D-5

DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_

DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_

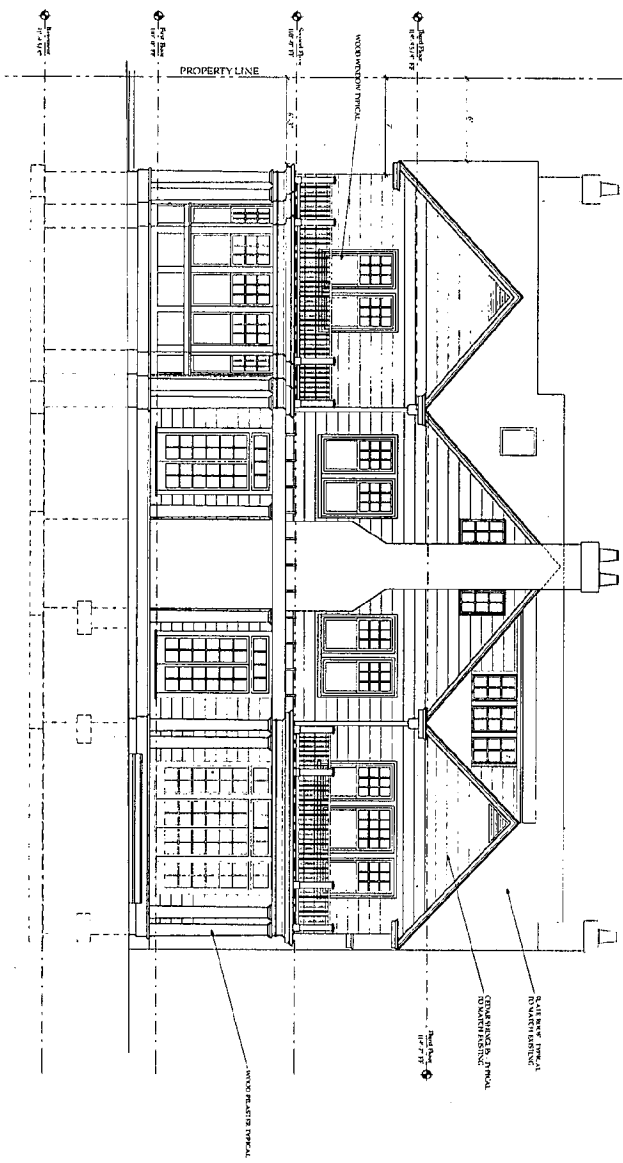
EXISTING ELEVATIONS

Symes House  
10 Newlands  
Chevy Chase, MD

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2 SOUTH ELEVATION



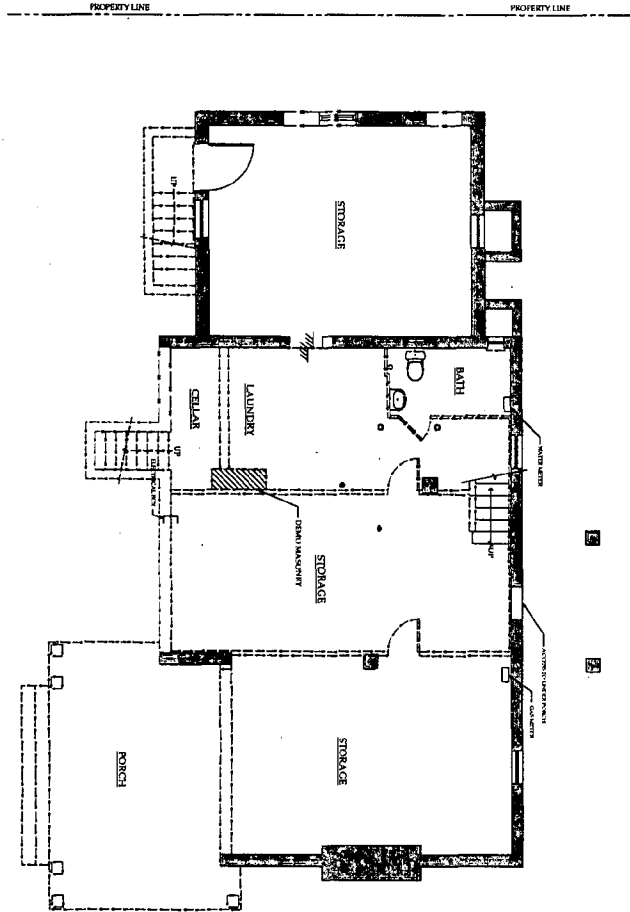
PROPOSED

DRAWING NO. <b>A-2.1.2</b>	REVISIONS NO. DATE DESCRIPTION  	ISSUE DATE  	DRAWING TITLE <b>PROPOSED OPTION          B ELEVATIONS</b>	<b>Symes House</b> 10 Newlands Chevy Chase, MD	<b>OUTERBRIDGE HORSEY ASSOCIATES, PLLC.</b> 228 1/2 31ST STREET, NW WASHINGTON, DC, 20007 TEL. 202.337.7334 FAX. 202.337.7331 <small>© 1978-2011 OUTERBRIDGE HORSEY ASSOCIATES, PLLC.</small>
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1 BASEMENT PLAN  
SCALE: 1/8" = 1'-0"

EXISTING



SHEET NO.  
D-1

PRINT DATE: 10/24/07

REVISION	DATE

DRAWING TITLE  
**BASEMENT EC/  
DEMO**

SCALE

**Symes House**

10 Newlands  
Chevy Chase, MD

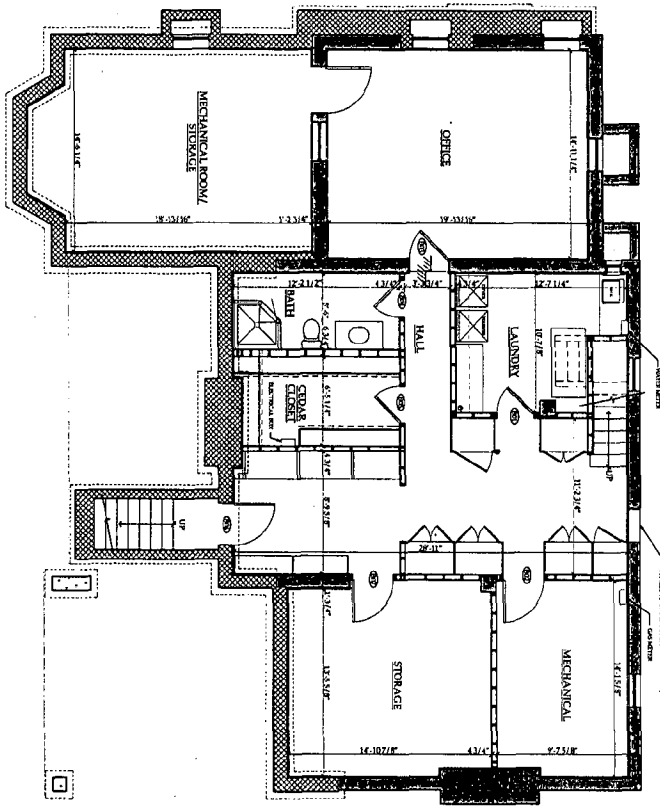
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17

1 BASEMENT PLAN  
SCALE: 1/8" = 1'-0"



PROPOSED

SHEET NO.  
A-1.1

PRINT DATE: 10/24/09

SCALE	DATE

DRAWING TITLE  
**BASEMENT FLOOR PLAN**  
SCALE:

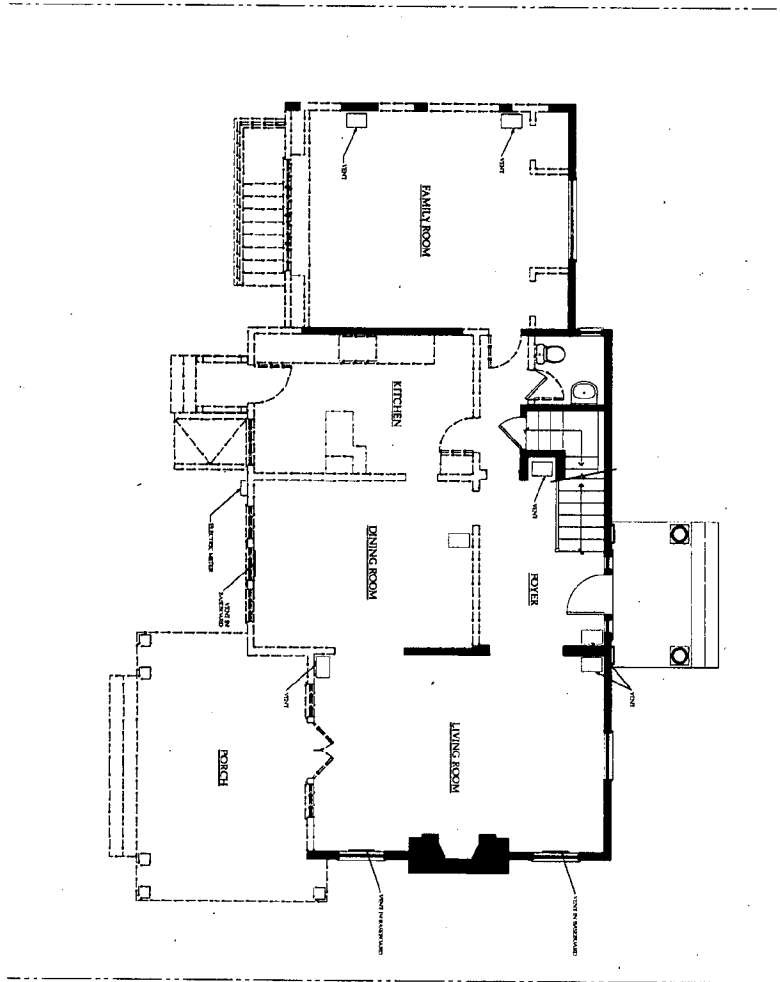
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10 Newlands  
Chevy Chase, MD

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18

EXISTING

1 FIRST FLOOR PLAN



D-2

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

DRAWING TITLE:  
**1 FLOOR EC/DEMO**

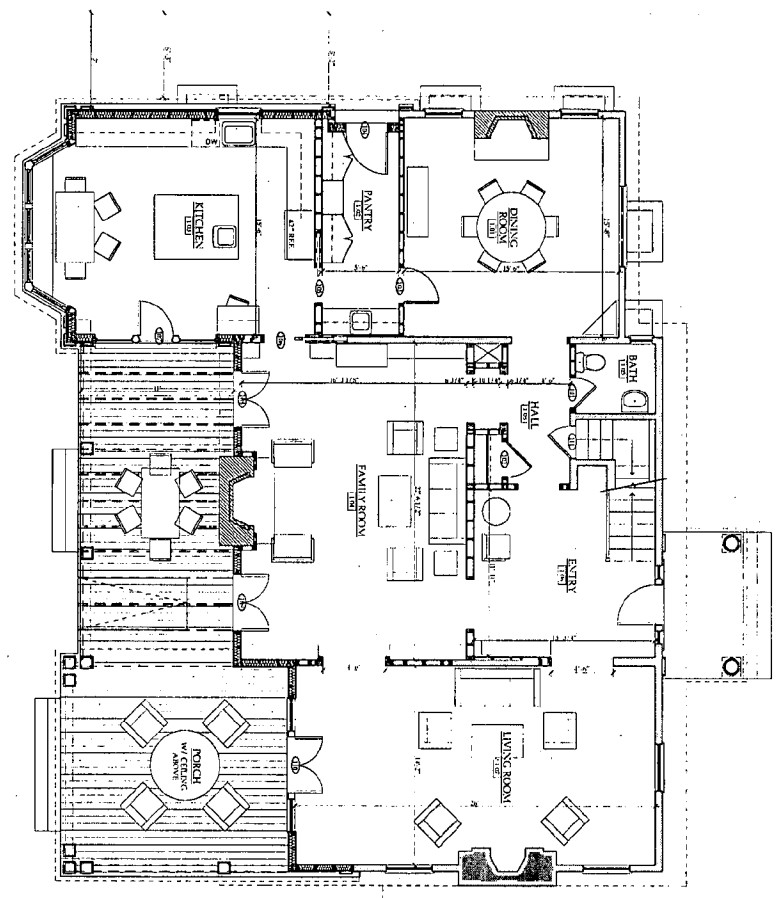
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Chevy Chase, MD

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1 FIRST FLOOR PLAN  
SCHEMATIC - TYP

PROPOSED



SHEET NO. A-1.2	PRINT DATE: 11/11/09	SCALE: _____ DATE: _____	DRAWING TITLE: <b>FIRST FLOOR PLAN</b> SCALE:	<p style="text-align: center;"><b>Symes House</b>          10 Newlands          Chevy Chase, MD</p>	<p style="text-align: center;"><b>OUTERBRIDGE HORSEY ASSOCIATES, PLLC.</b>          1228 11/231ST STREET, NW          WASHINGTON, DC, 20007          TEL. 202.337.7331 FAX 202.337.7331  <small>COPYRIGHT 2009 OUTERBRIDGE HORSEY ASSOCIATES, PLLC.</small></p>
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## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 12/21/07

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #470873 – Rear addition and alterations to house

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the December 19, 2007 meeting.

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: Mr. and Mrs. Edward Symes III  
Address: 10 Newlands 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.



# APPLICATION FOR HISTORIC AREA WORK PERMIT

#470873  
11/13/07

Contact Person: OUTERBRIDGE HORSEY  
Daytime Phone No.: 202-337-7334

Tax Account No.: \_\_\_\_\_

Name of Property Owner: MR + MRS EDWARD SYMES III Daytime Phone No.: 301-656-2030

Address: 10 NEWLANDS CHEVY CHASE MD 20815  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: OUTERBRIDGE HORSEY Daytime Phone No.: 202-337-7334

## LOCATION OF BUILDING/PREMISE

House Number: 10 Street: NEWLANDS

Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE.

Lot: 11 Block: 47 Subdivision: SECTION II CHEVY CHASE

Liber: 198 Folio: 342 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: \$ 550,000.00

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.

W O Putnam FOR O.H.  
Signature of owner or authorized agent

10.24.07  
Date

Approved: [Signature] 12-21-07  
For Chairperson, Historic Preservation Commission



1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED SUMMARY AND MONTGOMERY CO. STAFF REPORT

---

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

SEE ATTACHED SUMMARY AND MONT. CO. STAFF REPORT

---

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.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

## Fothergill, Anne

---

**Subject:** FW: HPC for 12-19-07 - 10 Newlands, 29 Primrose

Cases  
III-B and III-  
K

---

**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]  
**Sent:** Wednesday, December 19, 2007 4:09 PM  
**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** Bob Elliott; Bourke email file; FeldmanGS@aol.com; abjdoe@gmail.com; r.marshes@verizon.net; Stephens, Betsy; Wellington, P. (ccv)  
**Subject:** HPC for 12-19-07 - 10 Newlands, 29 Primrose

The following are the comments of the Chevy Chase Village for the HPC hearing tonight:

RE: 10 Newlands Street  
Addition and other alterations

The LAP agreed with the Staff's recommendation that this be approved. Staff points out that, at a preliminary hearing, the Commission "has already reviewed this proposal and overall supports it". Also, Staff says that the only significant change made since the Preliminary consultation is an improvement which "reduces the mass of the addition".

The Village required a few changes since the Preliminary review, and the "current proposal meets the Village's requirements".

RE:29 Primrose Street,  
fence extensions

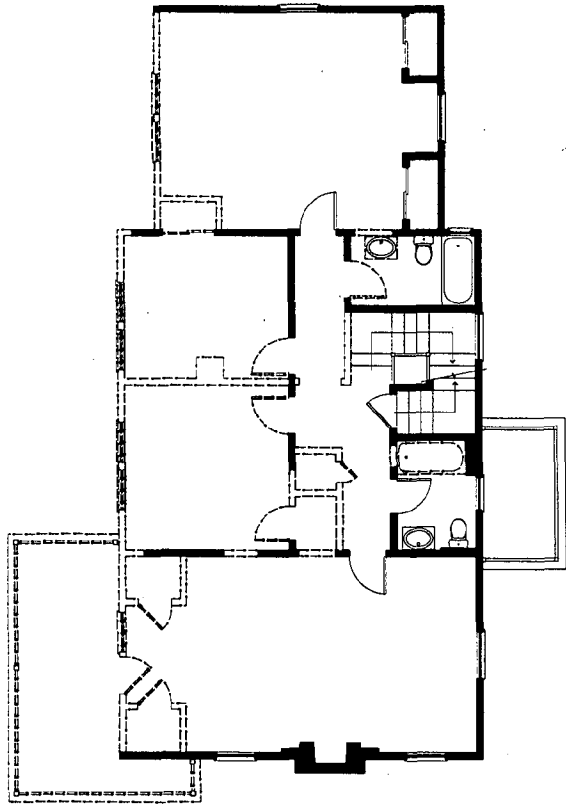
The LAP agreed that the proposed extensions should be approved, without imposing the condition suggested by the Staff's report. The Village has already approved the requested fences. We appreciate that this is not a too-relevant factor, but think it should at least be considered. Also, we have noted before that "With the increased traffic along this undersized over utilized State highway, appropriate screening is more necessary than ever in order to maintain the Village as a livable environment. "

Submitted for the LAP  
by Tom Bourke, Chair

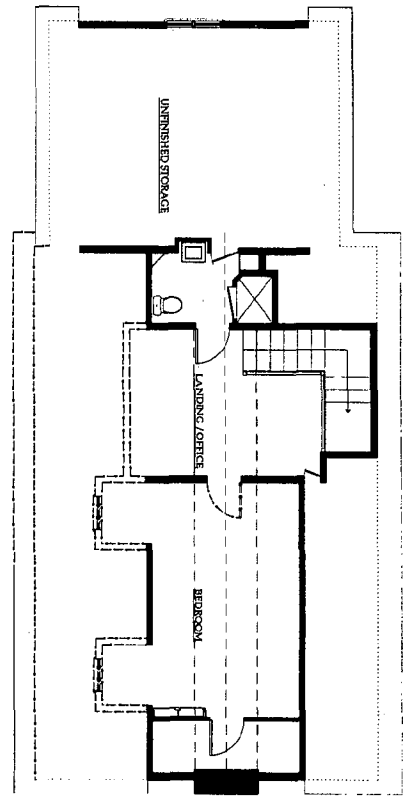
Mr Bourke also noted that as an abutting neighbor to 29 Primrose, he supports the application as submitted.

02

1 SECOND FLOOR PLAN



2 THIRD FLOOR PLAN



EXISTING

D-3

PRINT DATE 10/24/09

NO.	DATE

DRAWING TITLE  
**2 + 3 FLOOR EC/  
 DEMO**

SCALE

**Symes House**  
 10 Newlands  
 Chevy Chase, MD

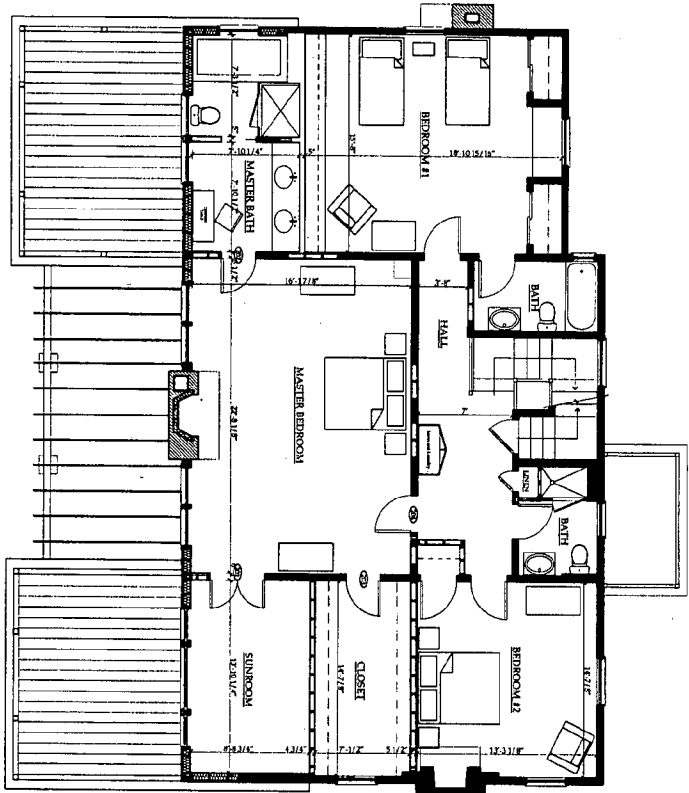
**OUTERBRIDGE HORSEY ASSOCIATES, PLLC.**  
 1228 1/2 31ST STREET, NW  
 WASHINGTON DC, 20007  
 TEL. 202.337.7334 FAX. 202.337.7331  
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12

1 SECOND FLOOR PLAN



PROPOSED



SHEET NO.  
A-13

DATE	BY	REVISION

DRAWING TITLE  
**SECOND FLOOR PLAN**

SCALE:

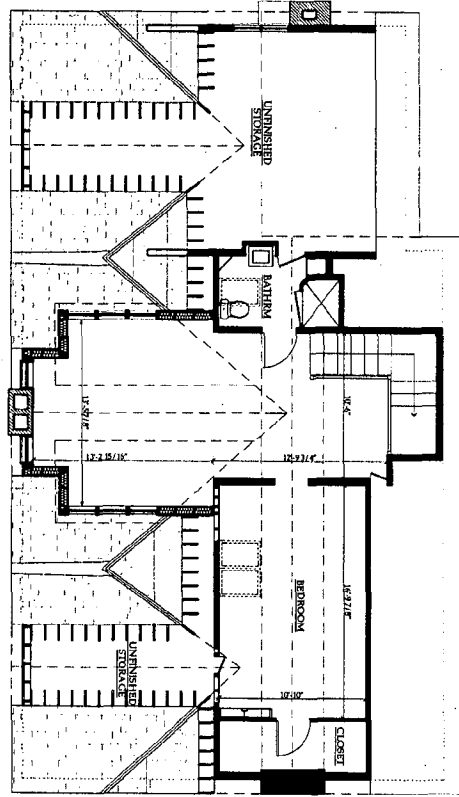
**Symes House**  
10 Newlands  
Chevy Chase, MD

**OUTERBRIDGE HORSEY ASSOCIATES, PLLC.**  
1228 1/2 31ST STREET, NW  
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22

1 THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PROPOSED



SHEET NO.  
A-1.4

PRINT DATE: 07/20/07

DATE	BY	REVISION

DRAWING TITLE:  
**THIRD FLOOR PLAN**

SCALE:

**Symes House**

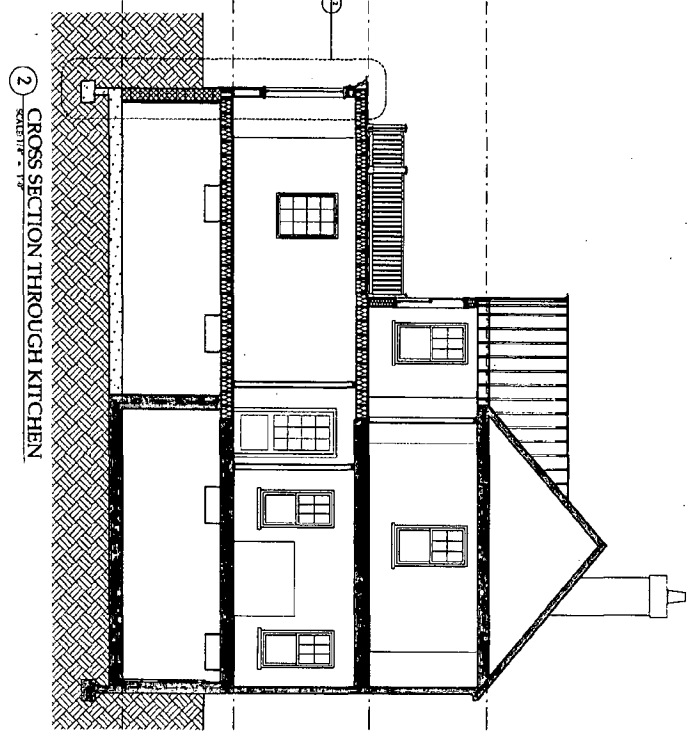
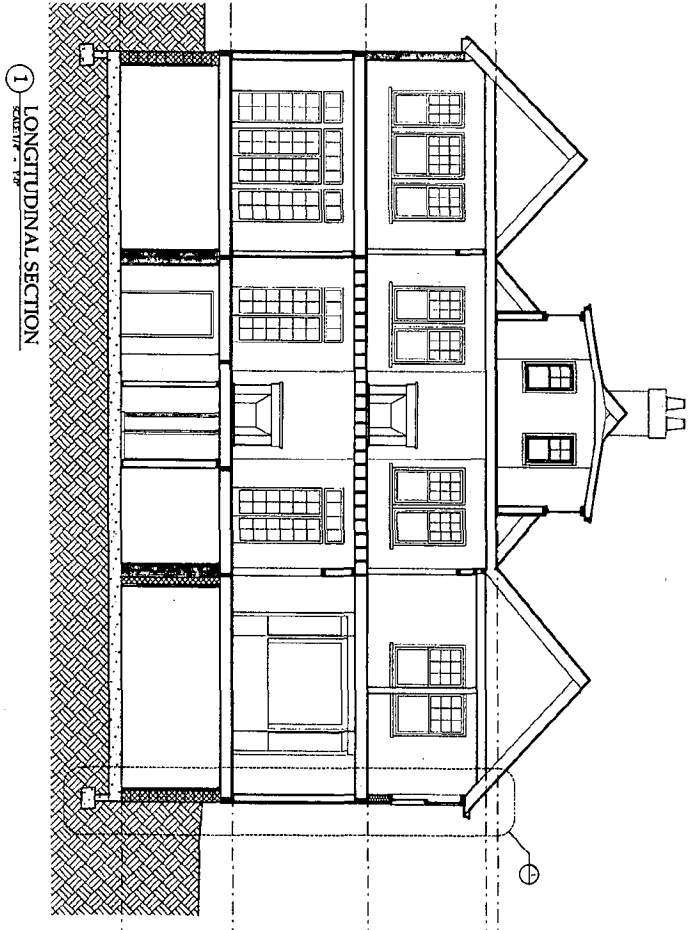
10 Newlands  
Chevy Chase, MD

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23



SHEET NO.  
**A-3.1**

PRINT DATE: 08/20/06

NO.	DATE

DRAWING TITLE:  
**BUILDING SECTIONS**

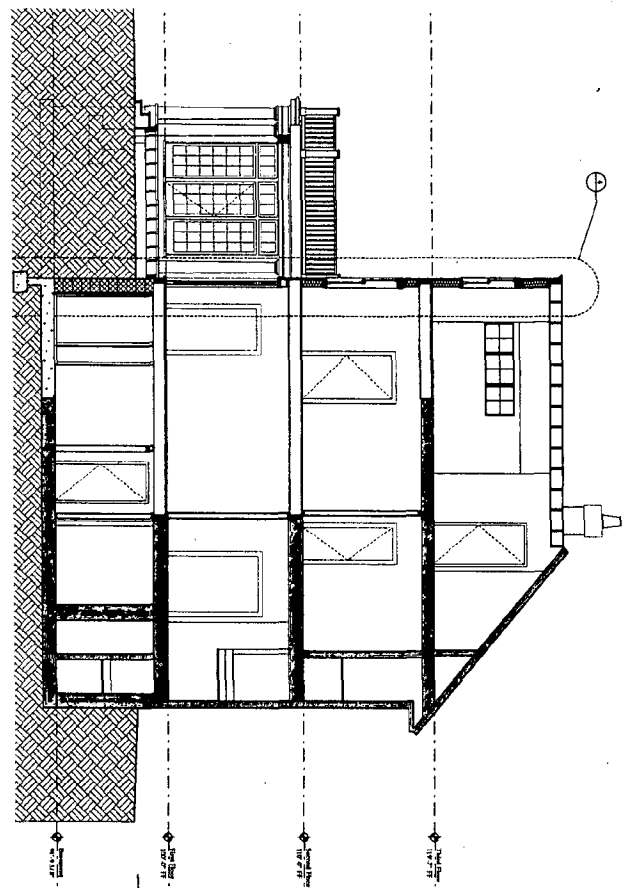
SCALE:

**Symes House**  
10 Newlands  
Chevy Chase, MD

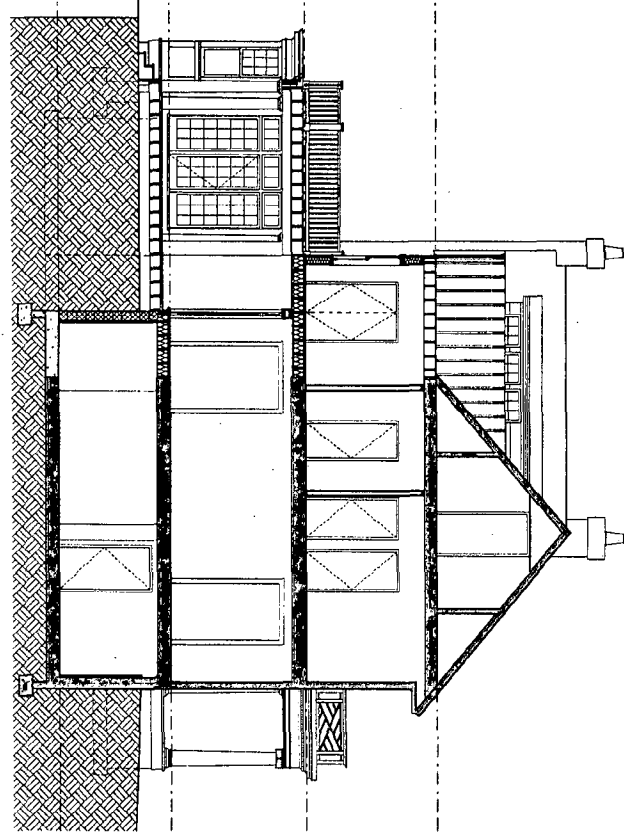
**OUTERBRIDGE HORSEY ASSOCIATES, PLLC**  
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h2

1 CROSS SECTION THROUGH DORMER  
SCALE: 1/8" = 1'-0"



2 CROSS SECTION THROUGH PORCH  
SCALE: 1/8" = 1'-0"



SHEET NO.  
A-3.2

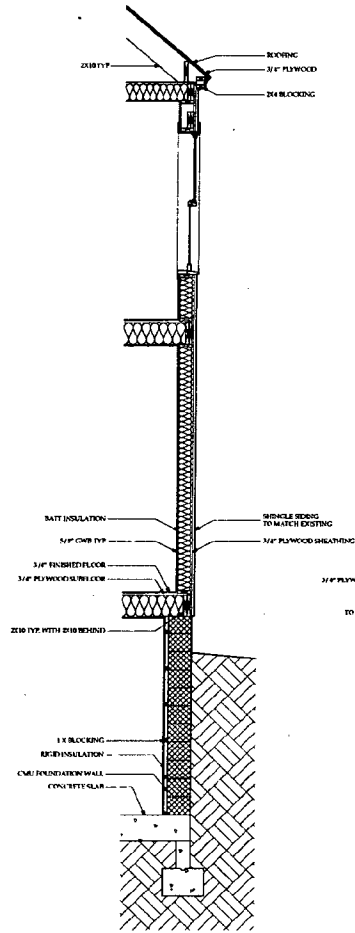
PRINT DATE: 10/24/07

FOUR	ONE

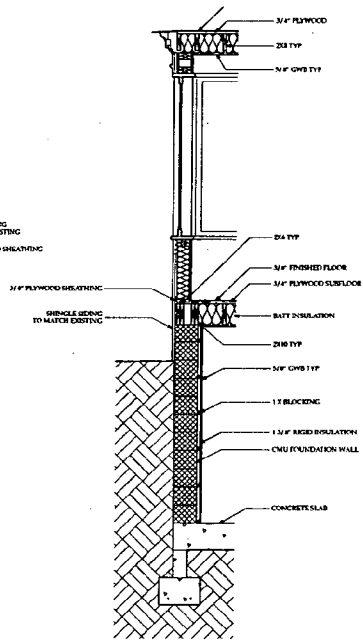
DRAWING TITLE:  
**BUILDING SECTIONS**  
SCALE:

Symes House  
10 Newlands  
Chevy Chase, MD

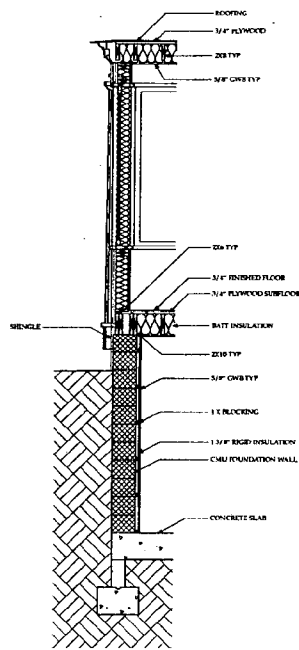
OUTERBRIDGE HORSEY ASSOCIATES, PLLC.  
1228 1/2 31ST STREET, NW  
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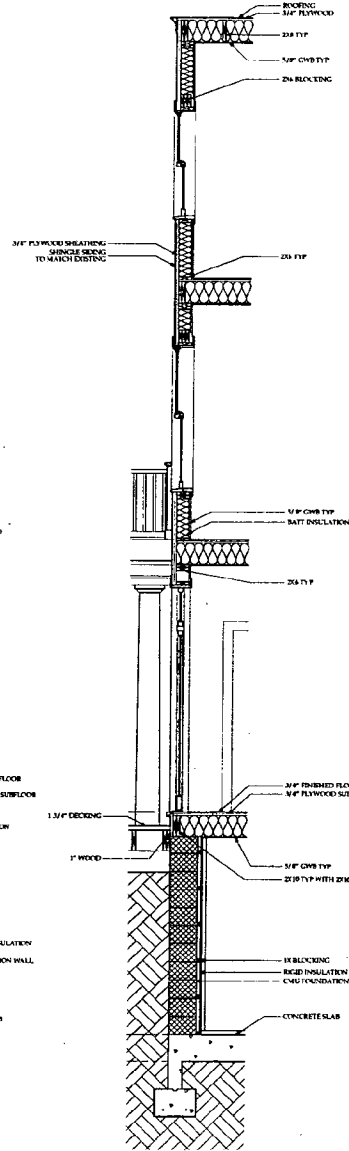
① KITCHEN TYPICAL  
SCALE: 1/2" = 1'-0"



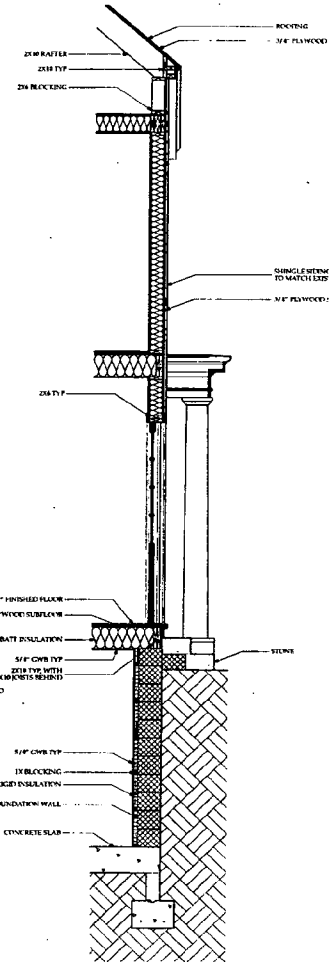
② KITCHEN AT BAY WINDOW  
SCALE: 1/2" = 1'-0"



③ KITCHEN AT PILASTER;  
SCALE: 1/2" = 1'-0"



④ SOUTH TYPICAL  
SCALE: 1/2" = 1'-0"



⑤ MUDROOM ENTRY  
SCALE: 1/2" = 1'-0"

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WASHINGTON, DC 20007  
TEL. 202.337.7334 FAX. 202.337.7331  
OWNERS: 100% BY THE ARCHITECTURAL ASSOCIATION, PLLC.

Symes House

10 Newlands  
Chevy Chase, MD

WALL SECTIONS

DRAWING TITLE: SCALE:

REV#	DATE

PRINT DATE: 10/24/07

SHEET NO.

A-41

52





DATE: 12/12/12  
 SHEET: A-0.2

NO.	DATE	DESCRIPTION

PROJECT TITLE:  
**EXISTING PHOTOS**  
 CLIENT:

**Symes House**  
 30 Newlands  
 Chevy Chase, MD

**OUTERBRIDGE HORSEY ASSOCIATES, PLLC.**  
 128 1/2 1ST STREET, NW  
 WASHINGTON, DC 20001  
 TEL: 202.774.0444 FAX: 202.774.0444  
 www.outbridge.com

OUTERBRIDGE HORSEY ASSOCIATES, PLLC  
 2081 ZIMMERMAN  
 FARMINGTON, CT 06030  
 TEL: 860.271.1111 FAX: 860.271.1112

Symes House  
 10 Newlands  
 Cherry Chase, MD

EXISTING PHOTOS

DATE	
TIME	
PHOTOGRAPHER	
SCALE	
REMARKS	

PROJECT NO.

A-03



NORTH FACADE



WEST FACADE FROM ADJACENT PROPERTY

72

# November 15, 2006 HPC meeting transcript

MS. O'MALLEY: Thank you. All right the next item would be Case B. Can we have a staff report. Preliminary B, 10 Newlands.

MS. OAKS: 10 Newlands in Chevy Chase Village is a contributing resource within the district. This is a preliminary consultation to review a major addition and alterations to this resource. The applicant is proposing a one story addition on the rear elevation of the existing two story west extension. A two and a half story gambrel roof addition protruding from the center of the rear elevation, and a two story flat roof addition protruding from the western side of the rear elevation.

If you look at the existing photographs here, I'll orient you to the site a little bit. This is the subject resource here. And another view of the property. This is the resource here and the proposed additions will be rear additions as I said. This is a really good view of the rear elevation. And if you look on your drawings, on Circle 9, you have a really good view of the rear elevation, proposed rear elevation. Here's an aerial view. The front facade and the rear elevation.

I'll note that the staff report you'll remember talks about a simulated cat slide roof, and we talked in great detail about our concern regarding retaining this cat slide detail and this is what we're discussing here. What we would like to see an addition that retains the central features out from the elevation surface. Here's another real good view of that. So we think that is an important feature on that elevation. Something that's very unique to that particular building.

This is a really good view. You see that this is recessed here for the side porch. We are recommending, as I said, that the applicants make a slight change to the applicant to address the cat slide issue to insure that that is retained on the historic area work permit, otherwise we think that the proposal is compatible with the Chevy Chase Village Guidelines, and we're recommending that they proceed to historic area work permit with that suggestion.

The applicant and their architectural team is here this evening, and I'll be happy to entertain any questions you might have.

MS. O'MALLEY: Are there questions for staff? So the cat slide would have to include something that showed the little part that stick out like a dormer?

MS. OAKS: You'll see in the staff report on Circle 8, your existing elevation, your east elevation gives you a really good view. It's an asymmetrical gable and not a symmetrical gable and we think that's an important feature of the design. And the proposal as submitted, if you look on Circle 9, is to make that symmetrical. And staff is just recommending, which they are showing if you look Circle 13, as an alternative possible solution. Another alternative east elevation to retain that as one possibility because staff was saying that we were concerned about that because we do think that's an important feature. And so they do want your thoughts on that, if you think that is an important feature, but we do. We feel that that asymmetrical is character defining for this particular house and we'd like to see that retained.

MS. O'MALLEY: Any other questions for staff? Would the applicant come up, please. Welcome. If you will just state your name for the record, please.

MR. SYMES: My name is Ned Symes. I'm the owner of the house with my wife.

MR. HORSEY: Outerbridge Horsey, I'm the architect.

MR. CASEY: John Casey.

MS. O'MALLEY: Did you want to make any comments about the staff's --

MR. HORSEY: Sure, no we'd be happy to. We met with Ms. Oaks some time ago, a few months ago, in an effort to sort of get a sense from her at first. And then we asked to, we thought it would be a good idea to come to visit with you all and get your thoughts on this. And then we responded to her comment about wanting to retain the detail, the lines of the cat slide roof with this elevation, the east elevation that's shown in the Circle 13.

The west elevation of the original house is no longer visible from the street. It's due to an addition, a fairly large addition that was added in the lat 50's. It's a completely rear view, if you will.

But the east elevation, the cat slide on the east elevation is theoretically visible. It's just heavily forested on that end of the house. But it's there, and so this is how we proposed to address that comment.

The proposal calls for the expansion of the second floor, what you see on Circle 11. And that would, that's the, right there, the east, the western end on the second floor basically stays the same, but the center portion of the entire back of the original house gets extended by about three and a half feet towards the rear. So retaining the cat slide on that side would be very difficult.

Other than that, the architecture for the rear addition, the reason we proposed a gambrel roof, we tried a number of projects, different roof shapes. The one story and two story elements on either end, we sort of evolved from the rear porch which is existing, as well as the front porch and took elements from those two existing elements to design those. And then in the center we felt that the entire rear facade needed some unification, so we selected after looking at various different roof forms, the gambrel, which kind of pulls everything together and gives a place for the chimney to rise up as well.

MS. O'MALLEY: Comments from the commissioners? I have a question about the height of the gambrel roof. We generally like to see it a little bit below the ridge line of the original. Is that how yours will be?

MR. HORSEY: A little bit below, yes.

MS. O'MALLEY: Yes?

MR. HORSEY: It is a little bit below. It's probably five inches below. You can never, it's very difficult to actually see it in three dimensions unless you're up in the air because it's so far back, and you don't actually see the ridge because of the chimney. The intersection would be almost impossible to see. But we did lower it so that it's, -- I don't know if you shows in any of the sections, -- well there it actually shows that it's still aligned, but we have lowered it below the ridge.

MS. O'MALLEY: Why don't you cover that in your drawing?

MR. HORSEY: Pardon me?

MS. O'MALLEY: That would show up more clearly in your regular drawings. I guess I was looking at Circle 12.

MR. HORSEY: Right, yes. I don't think this was modified in the section. But that would drop below the ridge. That was a comment that Ms. Oaks had made to us as well. So we responded to that.

MS. O'MALLEY: Any other questions from commissioners?

MR. FULLER: No so much a question, I guess it's more a comment. I agree with the shelve that the rear elevation and the way the roofs work are very interesting. I think it would be great to see them maintained somehow. But with the addition, the size, and with the complexity of the porches and the roof and the main section, to me the details were lost. At that point I'm not sure that I'm that concerned about trying to maintain what happens in the corner.

You know, it's unfortunate that it's this large an addition to go on a house that again, has such an interesting details at the rear, but generally we're not concerned about the rear, so from my perspective if you need the space to make the program, it's a responsible solution.

MS. O'MALLEY: I think it's an extremely interesting feature of the house, and I'm glad to see that you found a solution to at least retain one turn back there of the cat slide. In all the years I've been on the commission, I don't think we've have cat sliding come before us.

Any other comments? Sounds like they must like your plans pretty well. So unless you have any questions of us, I think you just come back with your work permit.

MR. HORSEY: Very good, thank you very much.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10 Newlands Street, Chevy Chase	<b>Meeting Date:</b>	11/15/06
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	11/08/06
<b>Review:</b>	Preliminary Consultation	<b>Public Notice:</b>	11/01/06
<b>Applicant:</b>	Mr. and Mrs. Symes (Outerbridge Horsey, AIA)	<b>Tax Credit:</b>	None
<b>Proposal:</b>	Major Addition and Alterations	<b>Staff:</b>	Michele Oaks
<b>Recommendation:</b>	Proceed to HAWP		

**PROJECT DESCRIPTION**

<b>SIGNIFICANCE:</b>	Contributing Resource
<b>STYLE:</b>	Colonial Revival
<b>PERIOD OF SIGNIFICANCE:</b>	By 1912

The existing house is a two-story, three-bay, side gable roof dwelling with an entry portico detailed with a roof balustrade, a broad denticulated cornice and supported by Corinthian columns. A one-bay, side extension protrudes from the west elevation of the house. The house is clad in cedar shingles and the roof is sheathed in slate. The house is detailed with a variety of windows including single, and paired 6/6 double hung, 6/1, 8/1, 9/1 double hung, multi-light casements, and arched windows. Most of the windows have operable louvered shutters.

The lot contains a driveway stretching along the west, front property line and a curved brick walkway leads from the driveway to the front door. Several mature trees and shrubbery decorate the existing lot.

**PROPOSAL:**

The applicants propose to construct a new, rear addition. The addition can be divided into three distinct sections.

1. A one-story addition protruding from the rear elevation of the existing two-story west extension. This new addition will house an eat-in kitchen. The exterior will be detailed with a flat roof, surrounded with a balustrade, and Doric pilasters.
2. A 2-1/2 story, gambrel roof addition protruding from the center of the rear elevation. A first floor deck covered with a Doric column supported pergola will also be constructed with this section of the addition. The addition will be detailed with an exterior end, brick chimney. The new addition will house a family room on the first level, a bedroom on the second level, and an undefined room on the third level. The exterior will be clad in cedar shingles to match the existing house and the windows are a collection of single, 6/1 and paired, 9/1 double-hung windows.

3. A two-story flat roof addition protruding from the eastern side of the rear elevation. This addition will also be clad in cedar shingles and detailed with Doric pilasters, and a roof balustrade. The window on the rear elevation is a triple window with a 12/1 window flanked by 9/1 windows. This addition will be facilitating the expansion of the living room on the first level and the master bedroom on the second.

### APPLICABLE GUIDELINES

When reviewing alterations and additions 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in March 1998, *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 Master Plan***

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.

The *Guidelines* that pertain to this project are as follows:

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

- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- 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.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character. It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

***Montgomery County Code; Chapter 24A***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

***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 the property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #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 Commission's main objectives when reviewing additions to contributing resources within the Chevy Chase Village Historic District is to ensure that the addition will not have a negative impact on the significant historic features of the house. Additionally, it is important to analyze its potential impact with the other historic resources in the district and the surrounding streetscape in terms of setbacks, massing, scale, proportion, height and materials.

The proposed new additions will not exceed the height of the original massing of the house. The new addition will extend into the rear yard a maximum of 16' beyond the original house.

The main concern regarding the proposed plans is that the Commission generally wants to see a clear delineation between the original massing and a proposed addition. The existing massing's roof slope is a modified catslide. Staff is concerned with the altering of this detail for the construction of a rear addition. Typically, rear additions are inset to retain these types of details. However, the Chevy Chase Historic District Guidelines allows for moderate scrutiny when reviewing alterations to the rear portion of the house and original exterior trim.

Staff encouraged the design team to explore a revised design on the side elevations, which maintains the gable ends in their entirety. This is the modified plan shown on circle 13. Staff prefers these elevations as it retains the catslide detail on the side elevations.

The proposed material selections for the new additions will be compatible with the existing house and the surrounding streetscape.

The HPC requires that the applicant contact the Village Manager and Arborist to review the final design, prior to HAWP submittal, to ensure that the proposal is consistent with their local ordinances.

# OUTERBRIDGE HORSEY ASSOCIATES, PLLC

## Proposed Addition

Symes House  
10 Newlands Street  
Chevy Chase, Maryland

The Symes House at 10 Newlands Street in Chevy Chase, Maryland, is classified as a contributing resource to historic Chevy Chase Village. The house includes a two-and-a-half-story 1908 structure with a two-story wing post dating the 1927 Sanborn Map attached.

The proposed addition extends from the rear of the house. The front of the house will remain unchanged and the proposed addition will use pilasters to delineate the difference between old and new on the side elevation. The scope of work includes the reconfiguration of the first floor for greater flow between the main rooms including a new family room, a new kitchen and breakfast room. The first floor will also open onto a new porch and pergola at the rear of the house. The second floor includes a newly configured master suite with a sunroom/office, new closets and a new bathroom. On the third floor, a new bedroom will be incorporated under a gambrel roof on the rear façade.

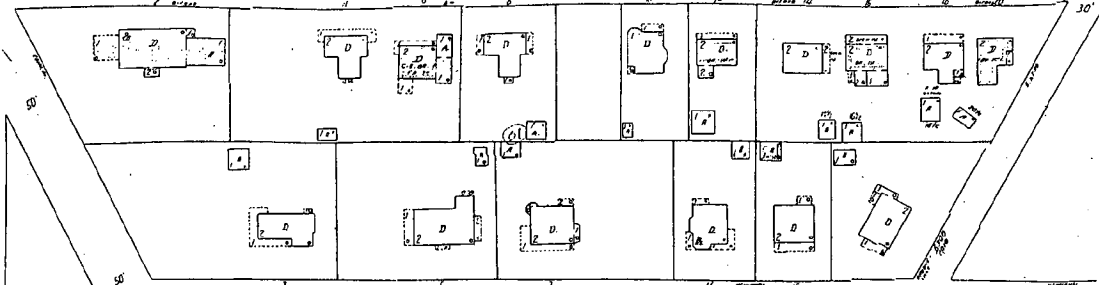
The addition will use the same materials found on the existing house including wood windows, shingle sheathing, slate roofing, and wood trim. The additional scope of work also includes two new fireplaces, which will be constructed of brick masonry to match existing.

CHEVY CHASE VILLAGE

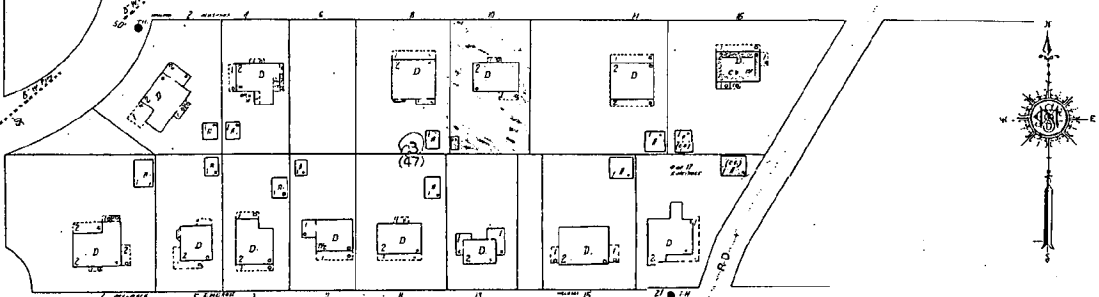
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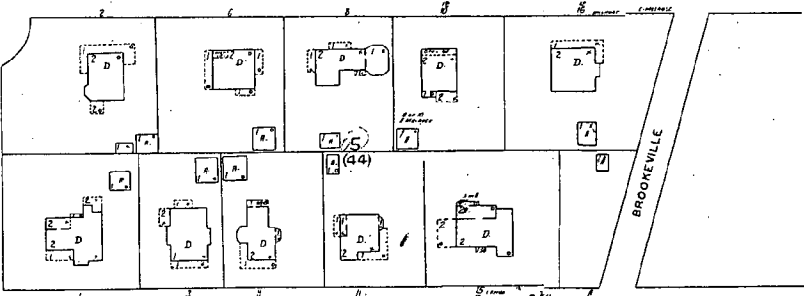
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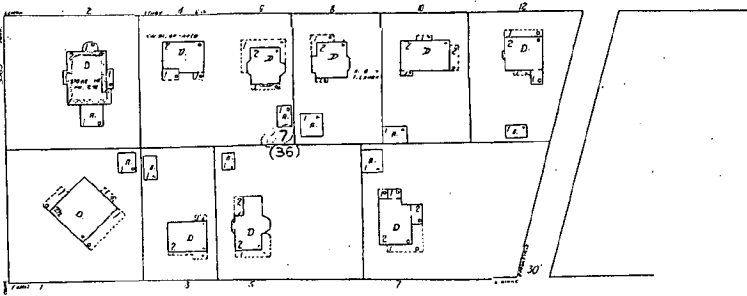
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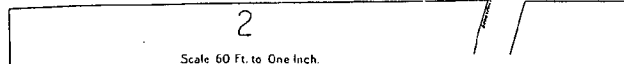
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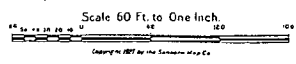
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E KIRKE



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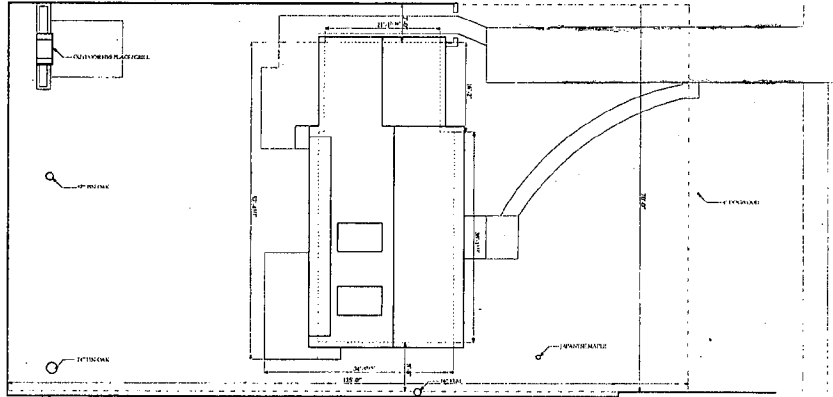
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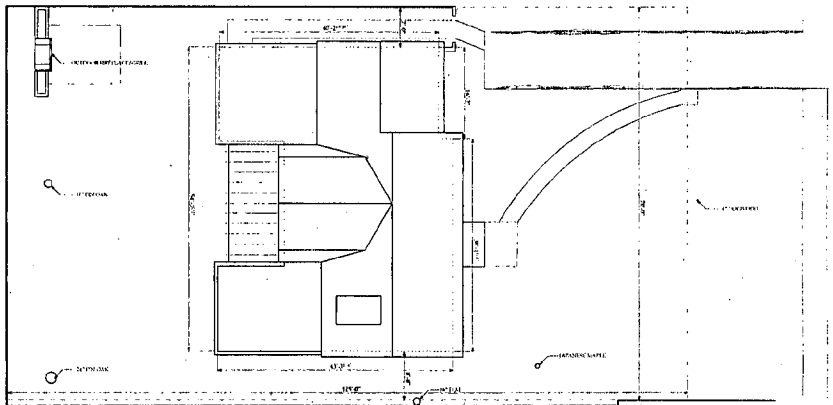
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①  
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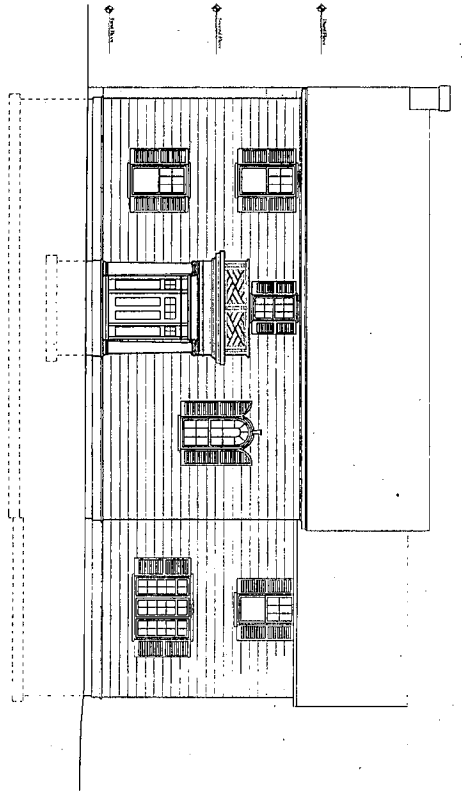


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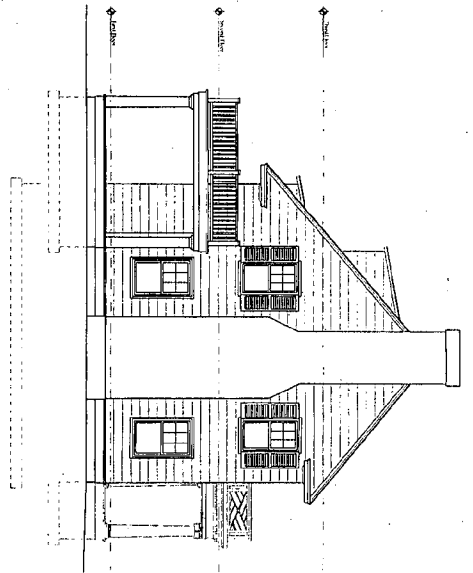


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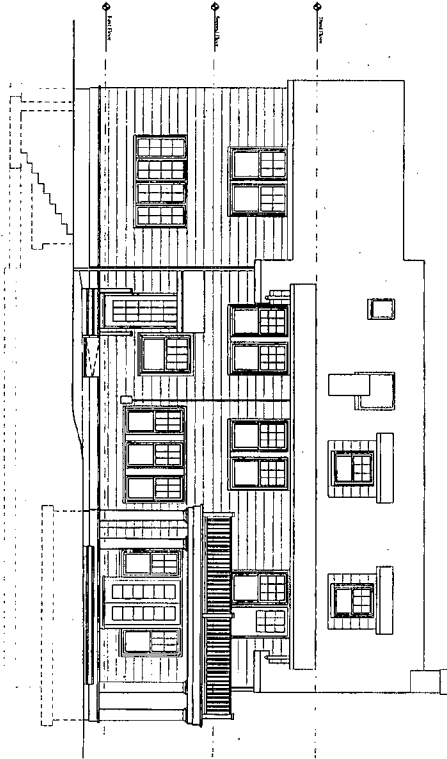
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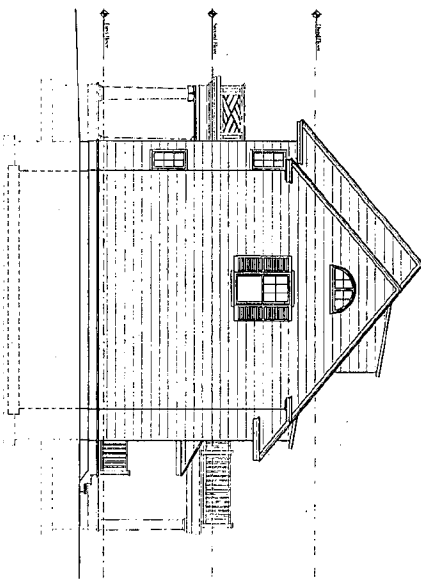
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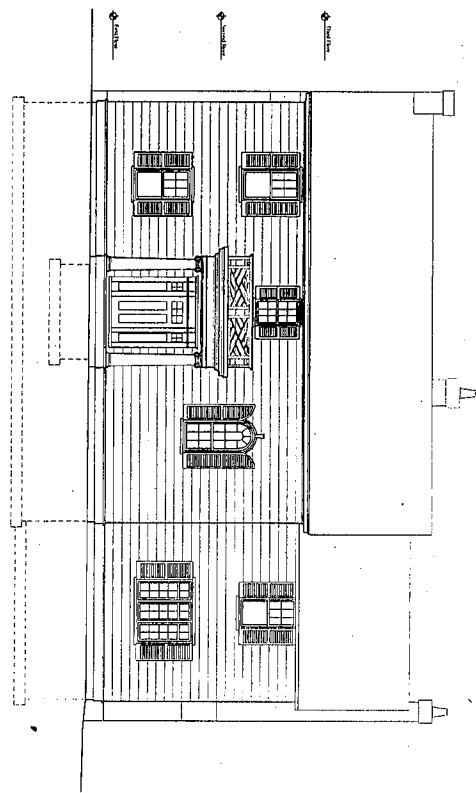
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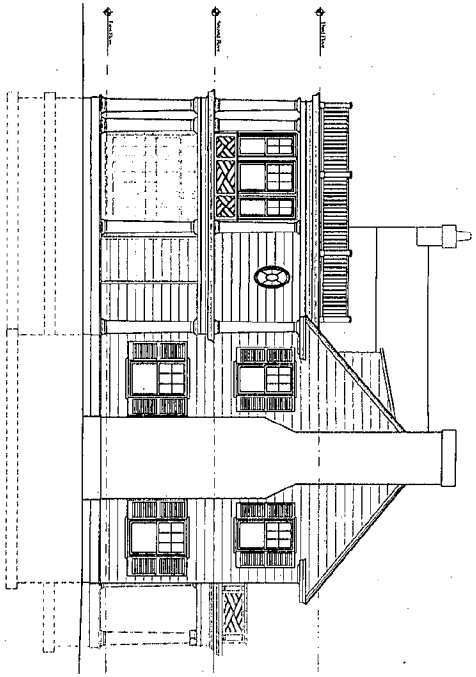
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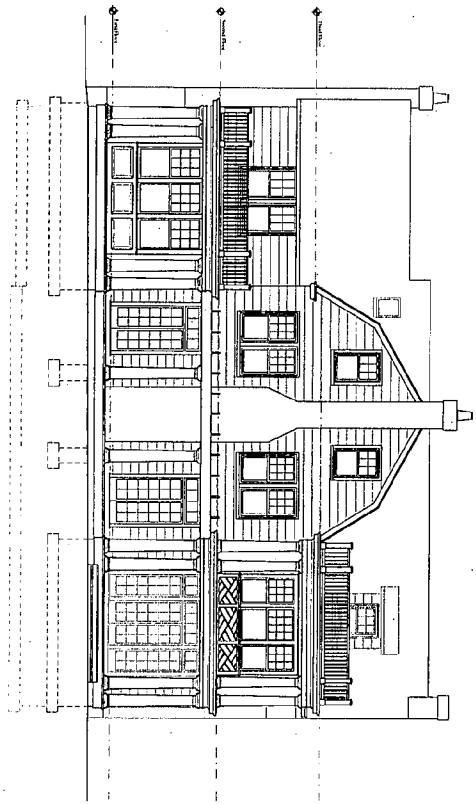
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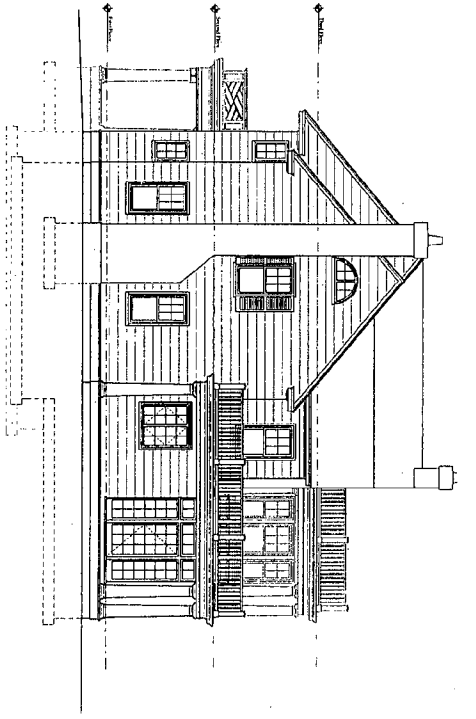
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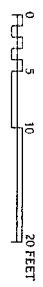
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3 REAR ELEVATION  
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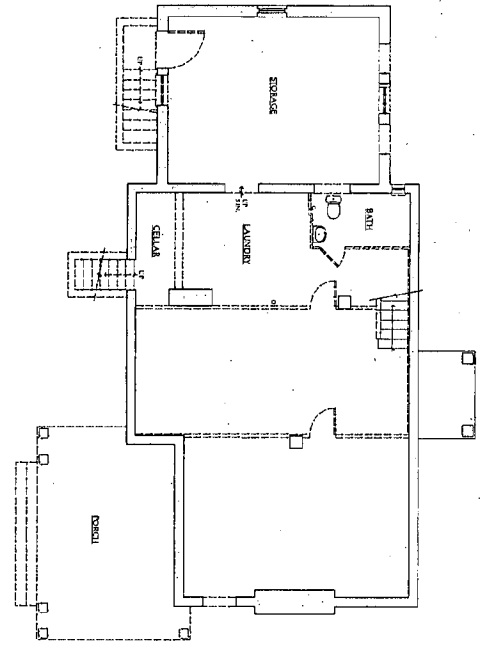


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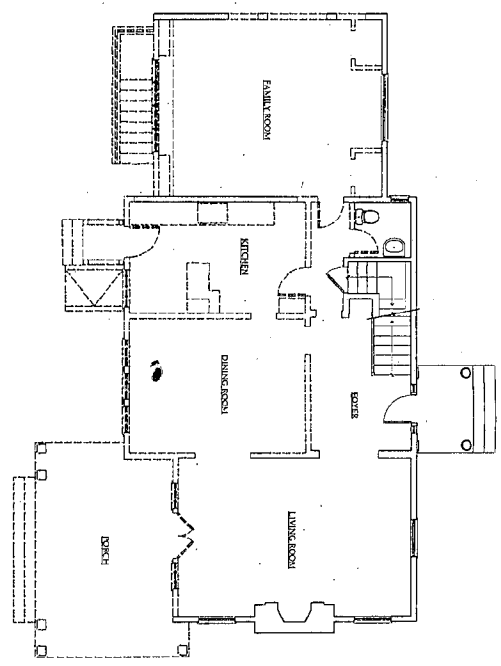


<p><b>A-2.1</b></p>	<p>DATE: _____</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT: SYMES HOUSE</p>	<p>10 NEWLANDS STREET CHEVY CHASE, MD 02815</p>	<p>OUTERBRIDGE HORSEY ASSOCIATES, PLLC 1220 W. 31st STREET, NW WASHINGTON, DC 20007 TEL 202-337-7134 FAX 202-337-7131</p>											
	<p>REVISIONS:</p> <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION										<p>PROPOSED ELEVATIONS</p>	<p>SYMES HOUSE</p>	<p>10 NEWLANDS STREET CHEVY CHASE, MD 02815</p>
NO.	DATE	DESCRIPTION														

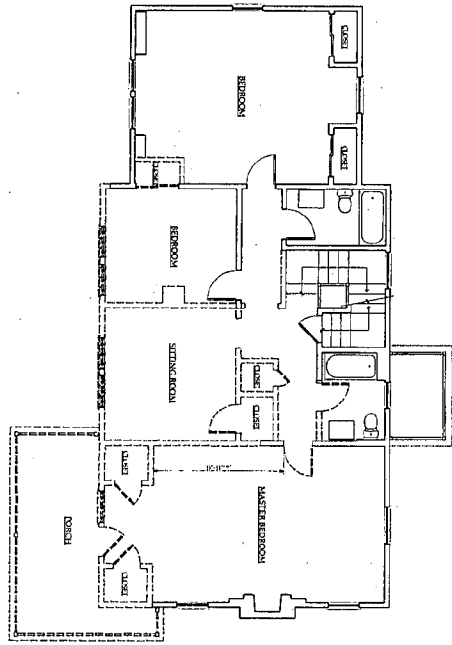
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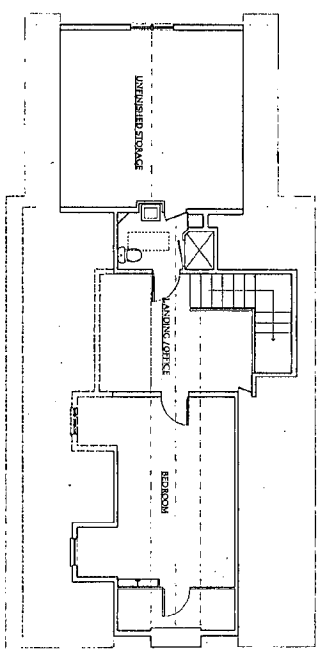
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SCALE 1/8" = 1'-0"



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3 SECOND FLOOR PLAN EXISTING/DEMNO  
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4 THIRD FLOOR PLAN EXISTING/DEMNO  
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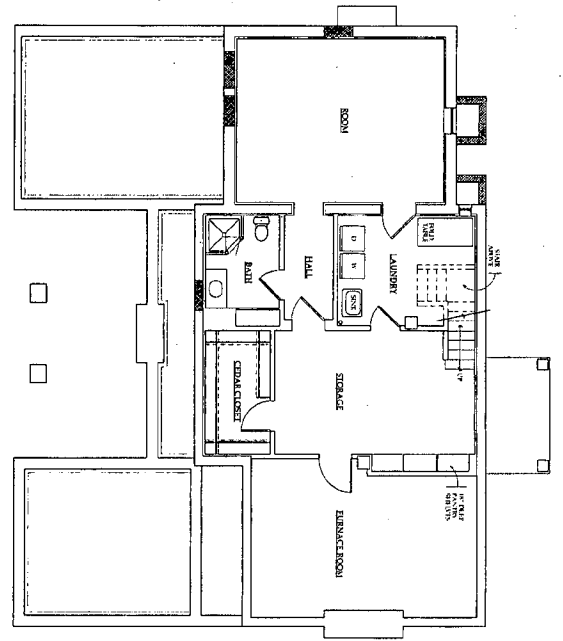


<p><b>D-1</b></p>	<p>DATE: _____</p>	<p>SYMES HOUSE 10 NEWLANDS STREET CHEVY CHASE, MD 02815</p>	<p>OUTERBRIDGE HORSEY ASSOCIATES, PLLC 1224 17 1/2 STREET, NW WASHINGTON, DC 20007 TEL 302-337-7234 FAX 302-337-7331 COPYRIGHT © 2004 OUTERBRIDGE ASSOCIATES, PLLC</p>
	<p>PROJECT: _____</p>		

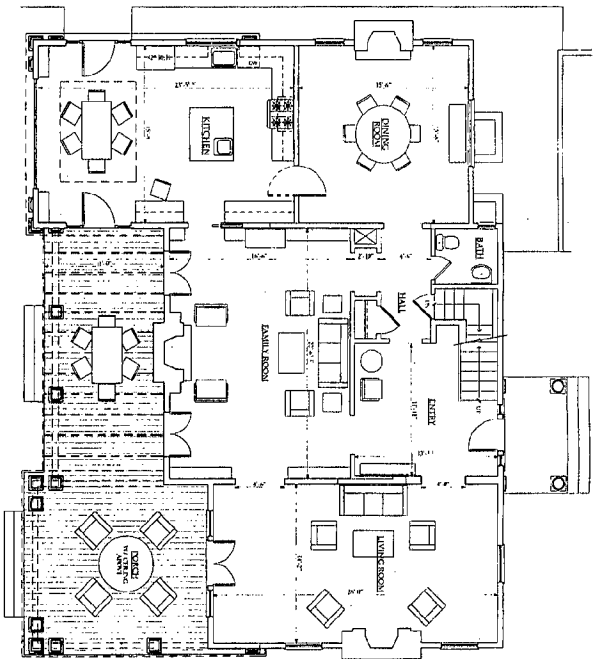


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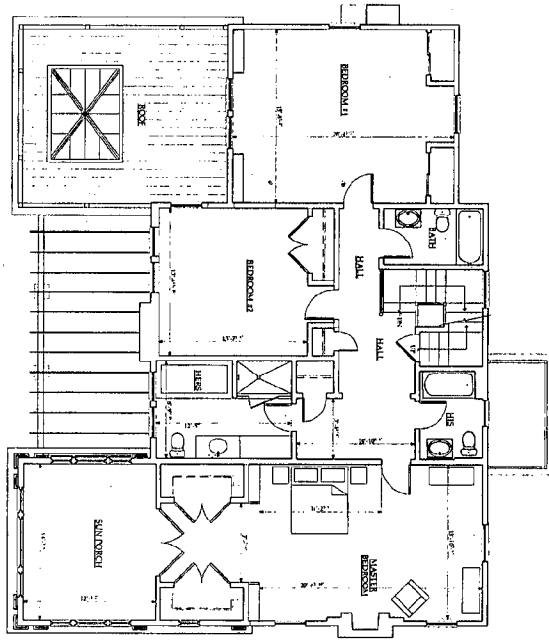
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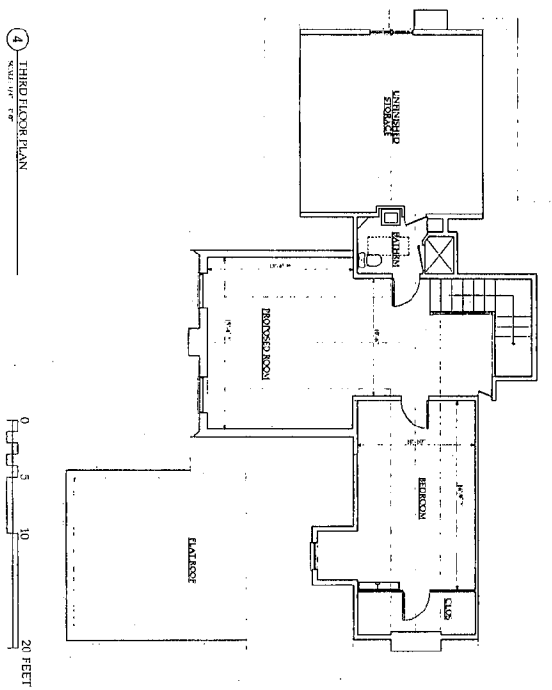
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3 SECOND FLOOR PLAN  
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4 THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"



A-11

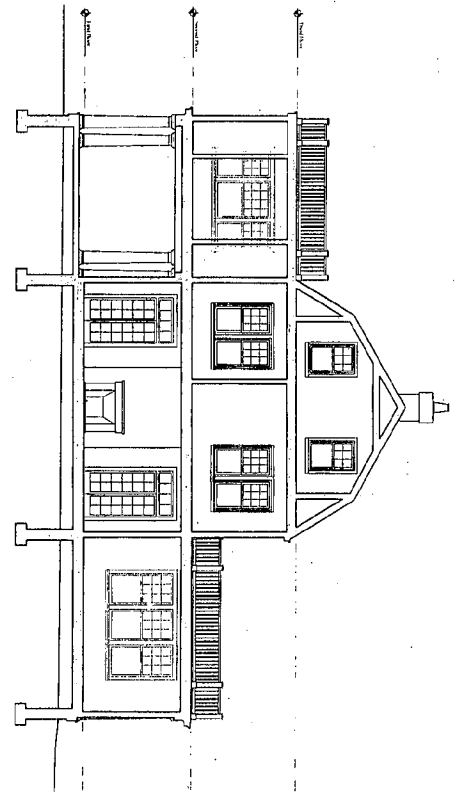
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PROPOSED FLOOR PLANS

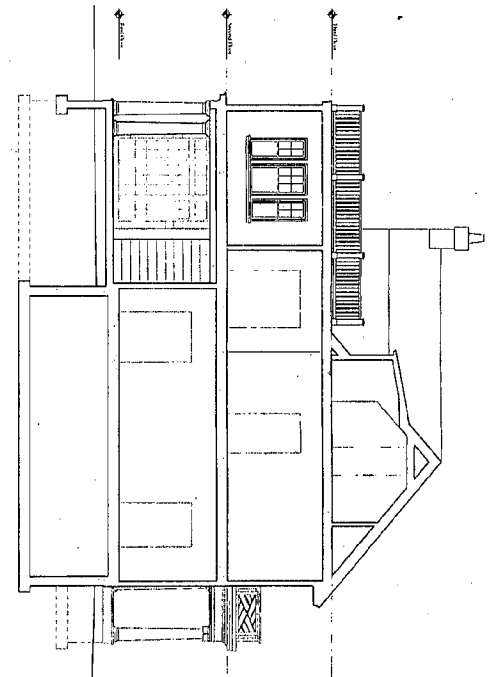
SYMES HOUSE  
10 NEWLANDS STREET  
CHEVY CHASE, MD 02815

OUTERBRIDGE HORSEY ASSOCIATES, PLLC  
1228 1/2 31st STREET, NW  
WASHINGTON, DC 20007  
TEL: 202-337-7334 FAX: 202-337-7331

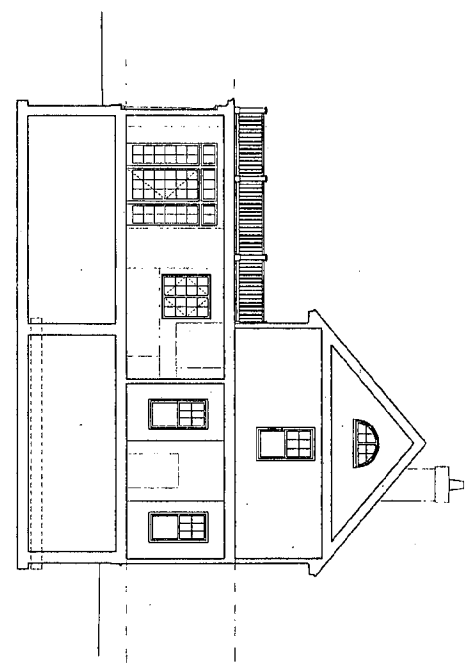
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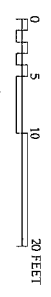
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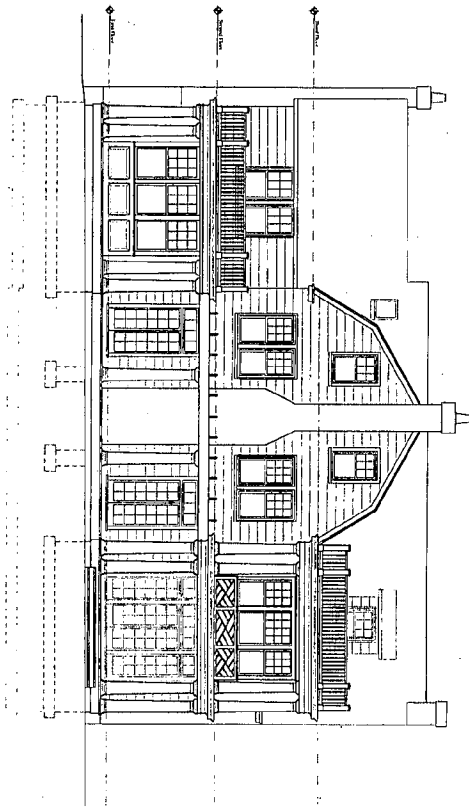
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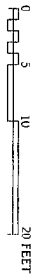
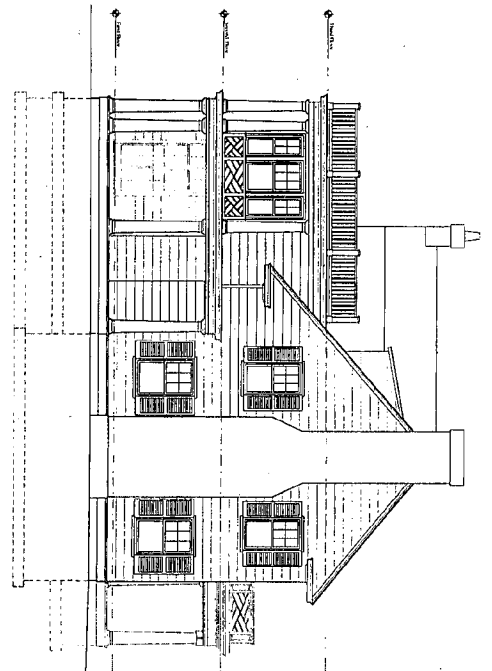
<p>A-2.2</p>	<p>DATE: 11/11/11 DRAWN BY: [redacted] CHECKED BY: [redacted]</p>	<p>PROPOSED BUILDING SECTIONS</p>	<p><b>SYMES HOUSE</b> 10 NEWLANDS STREET CHEVY CHASE, MD 02815</p>	<p><b>OUTERBRIDGE HORSEY ASSOCIATES, PLLC</b> 1228 1/2 31st STREET, NW WASHINGTON, DC 20007 TEL 202-337-7234 FAX 202-337-7231 <small>FOR ARCHITECTS AND ENGINEERS ONLY</small></p>
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hh

① REAR ELEVATION



② EAST ELEVATION



A-2.3	DATE	DESCRIPTION	DRAWING TITLE	SYMES HOUSE ALTERNATE CATSLIDE ELEVATIONS	10 NEWLANDS STREET CHEVY CHASE, MD 02815	OUTERBRIDGE HORSEY ASSOCIATES, PLLC 1224 17-314 STREET, NW WASHINGTON, DC 20007 TEL 202-337-7334 FAX 202-337-7331 COPYRIGHT 2002 OUTERBRIDGE HORSEY ASSOCIATES, PLLC
	DESIGNED BY	DRAWN BY				

HISTORIC PRESERVATION COMMISSION STAFF REPORT

<b>Address:</b>	10 Newlands Street, Chevy Chase	<b>Meeting Date:</b>	11/15/06
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	11/08/06
<b>Review:</b>	Preliminary Consultation	<b>Public Notice:</b>	11/01/06
<b>Applicant:</b>	Mr. and Mrs. Symes (Outerbridge Horsey, AIA)	<b>Tax Credit:</b>	None
<b>Proposal:</b>	Major Addition and Alterations	<b>Staff:</b>	Michele Oaks
<b>Recommendation:</b>	Proceed to HAWP		

---

PROJECT DESCRIPTION

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Colonial Revival  
**PERIOD OF SIGNIFICANCE:** By 1912

The existing house is a two-story, three-bay, side gable roof dwelling with an entry portico detailed with a roof balustrade, a broad denticulated cornice and supported by Corinthian columns. A one-bay, side extension protrudes from the west elevation of the house. The house is clad in cedar shingles and the roof is sheathed in slate. The house is detailed with a variety of windows including single, and paired 6/6 double hung, 6/1, 8/1, 9/1 double hung, multi-light casements, and arched windows. Most of the windows have operable louvered shutters.

The lot contains a driveway stretching along the west, front property line and a curved brick walkway leads from the driveway to the front door. Several mature trees and shrubbery decorate the existing lot.

PROPOSAL:

The applicants propose to construct a new, rear addition. The addition can be divided into three distinct sections.

1. A one-story addition protruding from the rear elevation of the existing two-story west extension. This new addition will house an eat-in kitchen. The exterior will be detailed with a flat roof, surrounded with a balustrade, and Doric pilasters.
2. A 2-1/2 story, gambrel roof addition protruding from the center of the rear elevation. A first floor deck covered with a Doric column supported pergola will also be constructed with this section of the addition. The addition will be detailed with an exterior end, brick chimney. The new addition will house a family room on the first level, a bedroom on the second level, and an undefined room on the third level. The exterior will be clad in cedar shingles to match the existing house and the windows are a collection of single, 6/1 and paired, 9/1 double-hung windows.

3. A two-story flat roof addition protruding from the eastern side of the rear elevation. This addition will also be clad in cedar shingles and detailed with Doric pilasters, and a roof balustrade. The window on the rear elevation is a triple window with a 12/1 window flanked by 9/1 windows. This addition will be facilitating the expansion of the living room on the first level and the master bedroom on the second.

### APPLICABLE GUIDELINES

When reviewing alterations and additions 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in March 1998, *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 Master Plan*

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.

The *Guidelines* that pertain to this project are as follows:

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

- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- 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.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character. It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

***Montgomery County Code; Chapter 24A***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

***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 the property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #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 Commission's main objectives when reviewing additions to contributing resources within the Chevy Chase Village Historic District is to ensure that the addition will not have a negative impact on the significant historic features of the house. Additionally, it is important to analyze its potential impact with the other historic resources in the district and the surrounding streetscape in terms of setbacks, massing, scale, proportion, height and materials.

The proposed new additions will not exceed the height of the original massing of the house. The new addition will extend into the rear yard a maximum of 16' beyond the original house.

The main concern regarding the proposed plans is that the Commission generally wants to see a clear delineation between the original massing and a proposed addition. The existing massing's roof slope is a modified catslide. Staff is concerned with the altering of this detail for the construction of a rear addition. Typically, rear additions are inset to retain these types of details. However, the Chevy Chase Historic District Guidelines allows for moderate scrutiny when reviewing alterations to the rear portion of the house and original exterior trim.

Staff encouraged the design team to explore a revised design on the side elevations, which maintains the gable ends in their entirety. This is the modified plan shown on circle 13. Staff prefers these elevations as it retains the catslide detail on the side elevations.

The proposed material selections for the new additions will be compatible with the existing house and the surrounding streetscape.

The HPC requires that the applicant contact the Village Manager and Arborist to review the final design, prior to HAWP submittal, to ensure that the proposal is consistent with their local ordinances.







SOUTH FACADE



SOUTH FACADE



EAST FACADE FROM  
ADJOINING PROPERTY



EAST FACADE FROM  
ADJOINING PROPERTY



SOUTH FACADE

OUTERBRIDGE HORSEY ASSOCIATES, PLLC.  
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Symes House  
10 Newlands  
Chevy Chase, MD

DRAWING TITLE:  
**EXISTING PHOTOS**  
SCALE:

TABLE	DATE

POINT DATE: 10/24/07

SHEET NO.  
**A-0.2**



WEST FACADE FROM ADJOINING PROPERTY



NORTH FACADE

SHEET NO.  
**A-0.3**

PRINT DATE: 10/24/07

SCALE	DATE

DRAWING TITLE  
**EXISTING PHOTOS**  
SCALE:

**Symes House**  
10 Newlands  
Chevy Chase, MD

**OUTERBRIDGE HORSEY ASSOCIATES, PLLC.**  
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WASHINGTON DC, 20007  
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SOUTH FACADE



SOUTH FACADE



EAST FACADE FROM  
ADJOINING PROPERTY



EAST FACADE FROM  
ADJOINING PROPERTY



SOUTH FACADE

OUTERBRIDGE HORSEY ASSOCIATES, PLLC.

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WASHINGTON DC, 20007  
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Symes House

10 Newlands  
Chevy Chase, MD

DRAWING TITLE  
**EXISTING PHOTOS**  
SCALE

ISSUE	DATE

PRINT DATE 10/24/07

SHEET NO.

**A-0.2**

NORTH FACADE



WEST FACADE FROM ADJOINING PROPERTY



A-0.3

SHEET NO.

PRINT DATE: 10/24/07

ISSUE	DATE

SCALE:

EXISTING PHOTOS

DRAWING TITLE:

Symes House  
10 Newlands  
Chevy Chase, MD

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