

Courtesy Review of Exterior Lodge Alterations and Addition

The HDC is reviewing the exterior Lodge alterations and addition as a Courtesy Review and will have the opportunity for a detailed review during the detailed phase of the application.

The proposed exterior alterations and rear addition to the Lodge follow the Chestnut Lodge Design Guidelines. The proposed alterations and addition also meet the Secretary of the Interior Standards for Rehabilitation and City of Rockville Technical Guides for Exterior Alterations. The HDC may provide Courtesy Review comments and feedback on the proposed work and will approve, disapprove, or approve with conditions when a completed Certificate of Approval application is received by staff and presented.

The Lodge is still the dominant building on the property and retains much of its architectural integrity. It was built 1886-89 and served as the grand Woodlawn Hotel before being sold and converted to the main building of the Chestnut Lodge Sanitarium. It is designed in the Second Empire style. It is constructed of brick above a partially exposed rubble stone foundation. It is four stories tall with a full raised basement. The top floor is embellished by a slate mansard roof.

The following list of proposed exterior work is derived from the applicant's Statement in Support of the Exploratory Application for PRU development and the Building Scope of Work described in the Chestnut Lodge color booklet produced by the applicant's development team. The Lodge will be rehabilitated with a rear addition and will contain seven residential condominium units. Exterior restoration work will entail the following:

- Remove three mid-20th century additions (Four-story addition to rear, one-story addition at southeast corner, chimney on east face of tower)
- Remove roof-top mechanical equipment
- Reconstruct porch across north elevation and that wraps around east elevation
- Reconstruct small porch on east elevation of the tower
- Replicate missing dormer, porch, and decorative roof features on north elevation
- Repair, or replace as necessary metal and slate roofing.
- Original double-hung windows are in good condition and will be retained. Repairs will be made as necessary.
- Replicate original wood shutters as shown in historic photographs
- Add interior storm windows to improve energy efficiency yet maintain exterior appearance
- Replicate missing decorative window heads with alternate material
- Repair, or replace if necessary, existing cornice depending on results of condition survey
- Paint exterior masonry. The building was painted early in its history but was later sandblasted, resulting in surface damage to the brick. The applicant's historic architect has uncovered samples of the original paint colors, confirmed by historic photographs, which will be matched.

- Replace any damaged mortar with the same composition/mix as existing (most of the mortar is in excellent condition)
- Missing masonry details at the tops of chimneys will be replaced.
- Convert original Lodge into four, two-story condominiums each containing approximately 2,700 square feet.
- Add a three-level rear addition which will contain three single-story condominium units of approximately 2,400 square feet each. These units will all include large, exterior porches on the east elevations and large spans of clear glazing to provide views of the treed vistas to the northwest. The addition will be designed to be subservient, yet sympathetic in its appearance, to the original building.
- Construct an underground parking garage with 16 parking spaces beneath the addition. An elevator will provide access to the residential units from the garage.
- Replace all existing mechanical, electrical, and plumbing systems with modern, energy-efficient systems.

Staff Comments: The above-listed proposed exterior alterations and rear addition to the Lodge follow the Chestnut Lodge Design Guidelines, specifically Guidelines 6.2, Use and Alterations to Historic Structures; 6.4 Construction of new buildings or new additions to buildings and 6.7 Stabilization. HDC Certificate(s) of Approval will be required for this work.

6.2 Use of and Alterations to Historic Structures

- C. Exterior alterations that are encouraged include restoration of documented missing façade elements on the Lodge building and removal of unsympathetic modifications and additions, such as the 1947 alterations to the Lodge (including the four-story addition along the south façade and Wing A at the southeast corner). **Follows guideline**
- E. Repair, rather than replace, deteriorated architectural features and materials on existing structures whenever possible. The removal or alteration of any historic material or distinctive architectural features should be avoided and requires HDC approval. **Follows guideline**
- F. If replacement of architectural features or materials is determined to be absolutely necessary, new materials must match the material being replaced in composition, design, color, texture and other visual qualities unless otherwise approved by the HDC. Paint colors are not traditionally reviewed, but exterior non-painted masonry surfaces may not be painted without HDC approval. **Follows guideline.**

6.4 Construction of New Buildings or New Additions to Buildings

- C. Proposed construction of new buildings or new additions to buildings within the historic districts must harmonize and be compatible with the character of the existing historic structures in terms of massing, size, scale, materials and architectural design and must maintain an appropriate environmental setting surrounding the historic structures. Construction of new buildings or new additions to buildings within the historic districts must be approved by the HDC. **Follows guideline**

- D. Additions to structures in the West Montgomery Avenue Historic District should be sited and designed so that they are minimally visible from West Montgomery Avenue and the intersection of West Montgomery Avenue and Thomas Street, the property's principal viewsheds, and should be located south of the original south (rear) façade of the hotel. New additions should be compatible but differentiated from the old and not made to appear as though they are modifications of an existing historic building or addition. **Follows guideline**

6.7 Stabilization

- A. In-kind repairs and maintenance of the historic buildings should be performed as soon as possible so that any deterioration is remedied and arrested. HDC approval is not required for in-kind repairs and ordinary maintenance. HDC staff should be contacted to determine if proposed work is considered an in-kind repair or ordinary maintenance.
- B. Appropriate measures to prevent further deterioration to the brick on the main building should be explored immediately. **Painting the brick is proposed to remedy damage. This will require HDC approval.**