

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7204 Connecticut Ave., Chevy Chase	Meeting Date:	10/10/2018
Resource:	Individually Listed Master Plan Site Constantine Lozupone House	Report Date:	10/3/2018
Applicant:	Frances Burden & William Pate	Public Notice:	9/26/2018
Review:	HAWP	Tax Credit:	No
Case Number:	35/108-18A	Staff:	Dan Bruechert
PROPOSAL:	Exhaust Vent Installation		

STAFF RECOMMENDATION:

- Approve**
- Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #35/108 (*Constantine Luzonpone House*)
STYLE: Italianate
DATE: c.1925

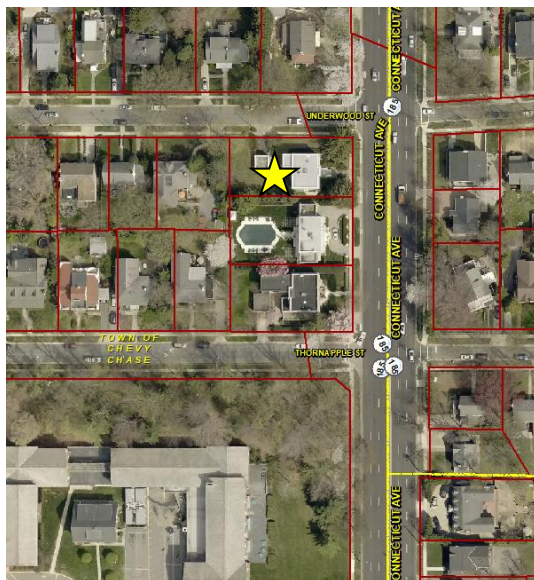


Figure 1: The Constantine Lozupone House is adjacent two stone houses constructed by his brothers on Connecticut Ave.

PROPOSAL:

The applicant proposes to install two exhaust vents on the south elevation of the house. The vents will each be approximately 8” (eight inches) in diameter.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

- 2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (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.

Secretary of the Interior’s Standards for Rehabilitation

- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (3) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standards 2 and 5), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; 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.

851710



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: wepate@gmail.com Contact Person: William Pate
 Daytime Phone No.: 202-352-2529
 Tax Account No.: _____
 Name of Property Owner: Frances Burden & William Pate Daytime Phone No.: 202-352-2529
 Address: 7204 Connecticut Avenue, Chevy Chase, MD 20815
Street Number City State Zip Code
 Contractor: TBD Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: n/a Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: see above Street: _____
 Town/City: _____ Nearest Cross Street: _____
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: Kitchen hood

1B. Construction cost estimate: \$ _____ exhaust and make
 1C. If this is a revision of a previously approved active permit, see Permit # _____ up air vents

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE 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.

9/6/2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 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:

1925 Italian Renaissance Revival style residence. The residence is one of three in a row along Connecticut Avenue built by the Lozupone brothers, highly skilled ornamental plasterers who immigrated to the U.S. from Italy in the early 1900's. 7204 Connecticut Avenue exhibits early 20th century decorative exterior concrete and stucco details. Interior finishes include elaborate plaster moldings, and stone and mosaic tile floors.

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

Installation of new kitchen hood exhaust fan (600 CFM) and make up air intake on south side of residence (facing 7202 Connecticut). We propose two vents through south wall of residence, each approximately 8". Exhaust vent will be through existing opening covered by plywood. Intake vent would require cut through south wall, approximately 2 feet from ground, adjacent to condenser.

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.

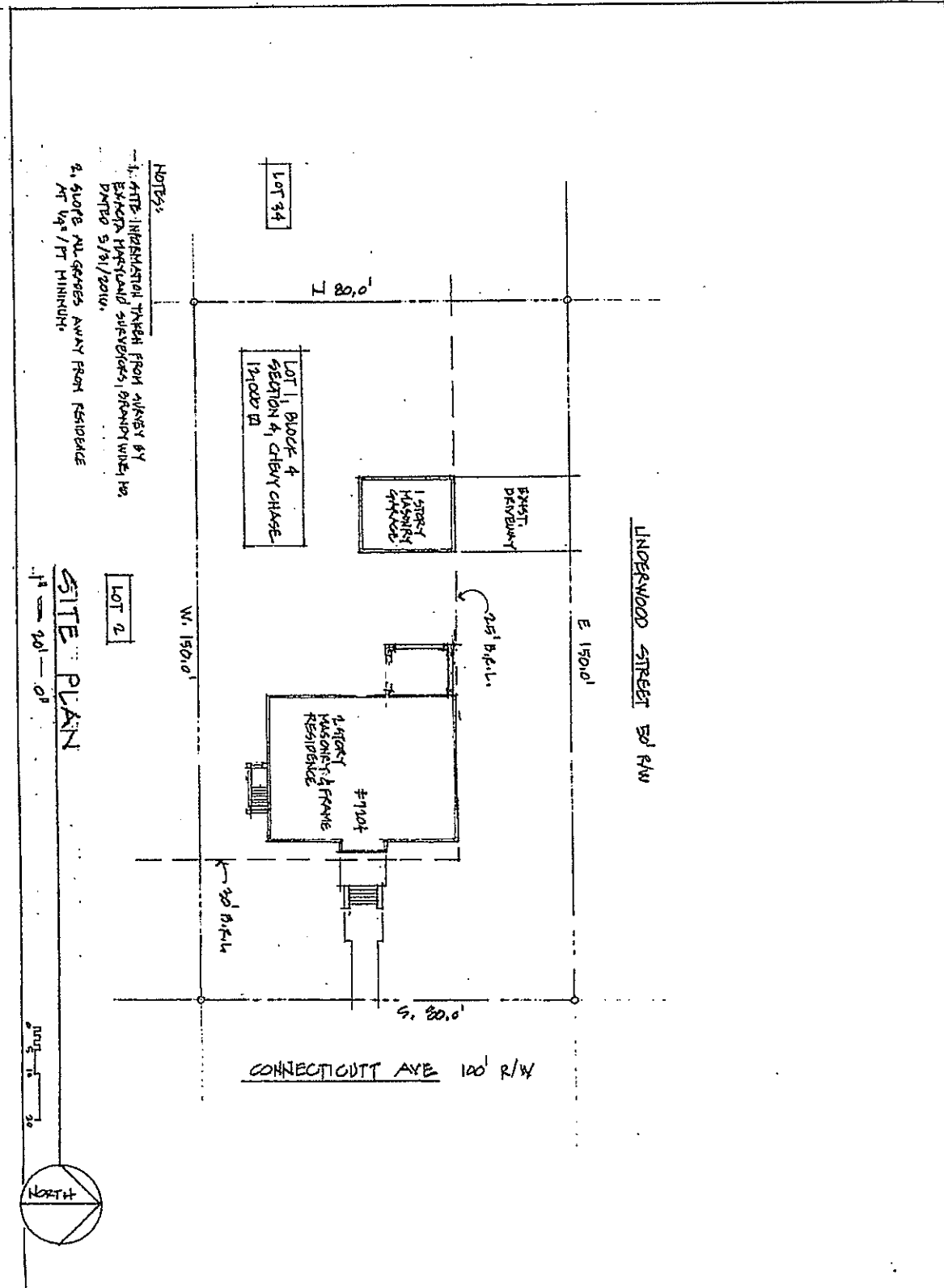
6. **TREE SURVEY**

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**

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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

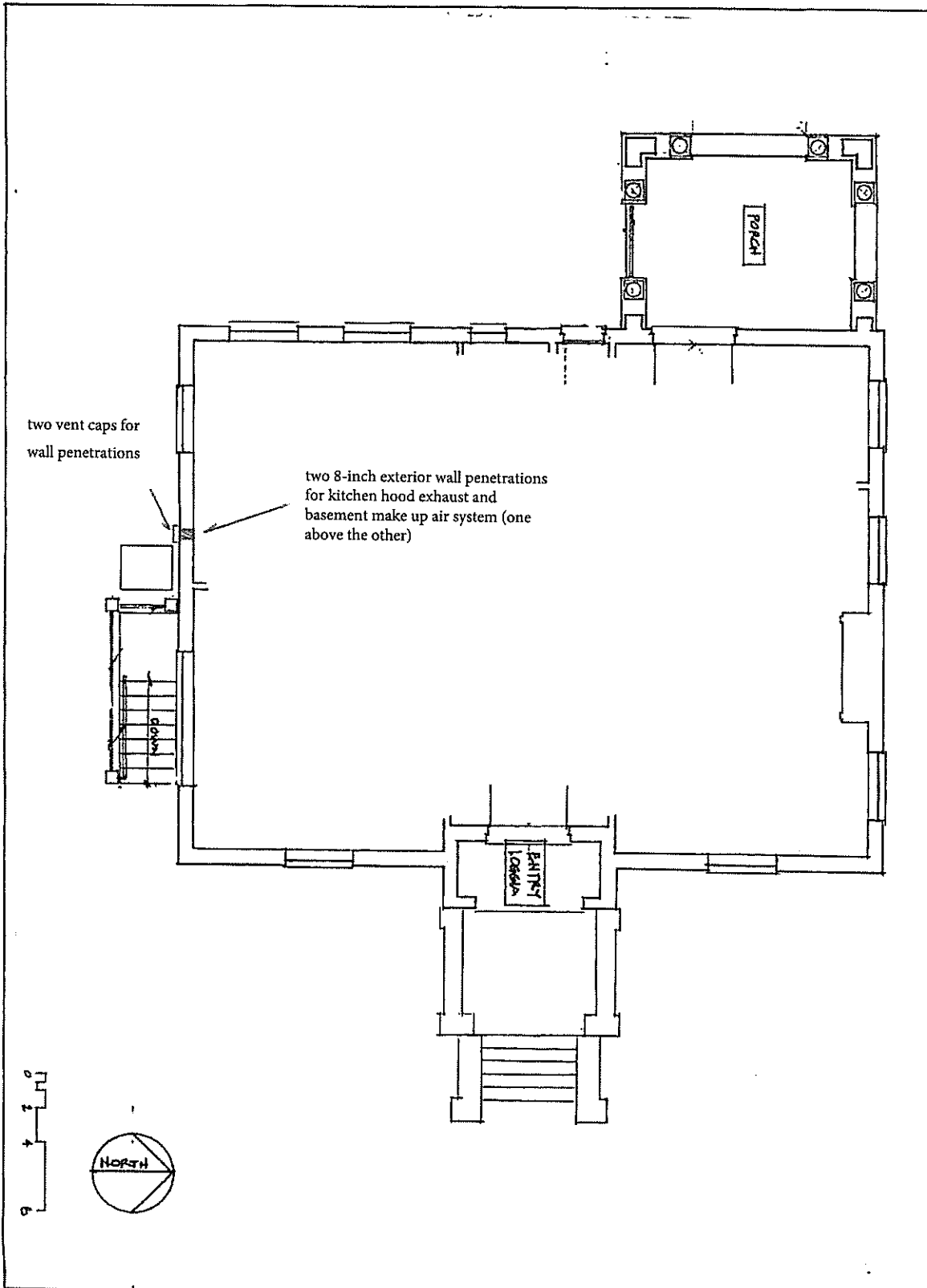


NOTES:
 1. ALL INFORMATION TAKEN FROM SURVEY BY
 EXPERT TRUSTEED SURVEYORS, BRANNO WILSON,
 DATED 5/31/2010.
 2. STORE ALL GARAGE AWAY FROM RESIDENCE
 AT Vgs / PT MINIMUM.

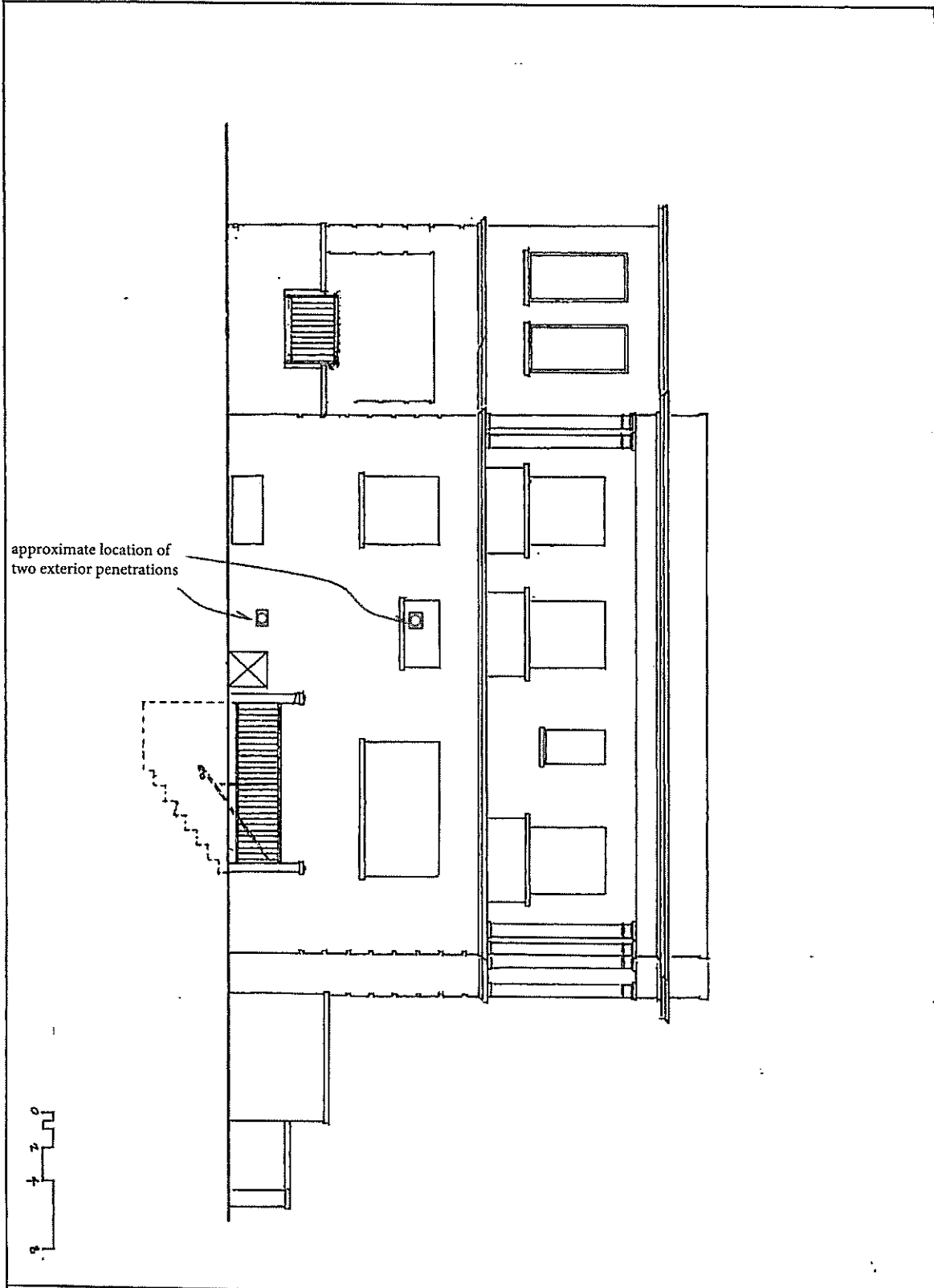
SITE PLAN
 1" = 20' - 0"



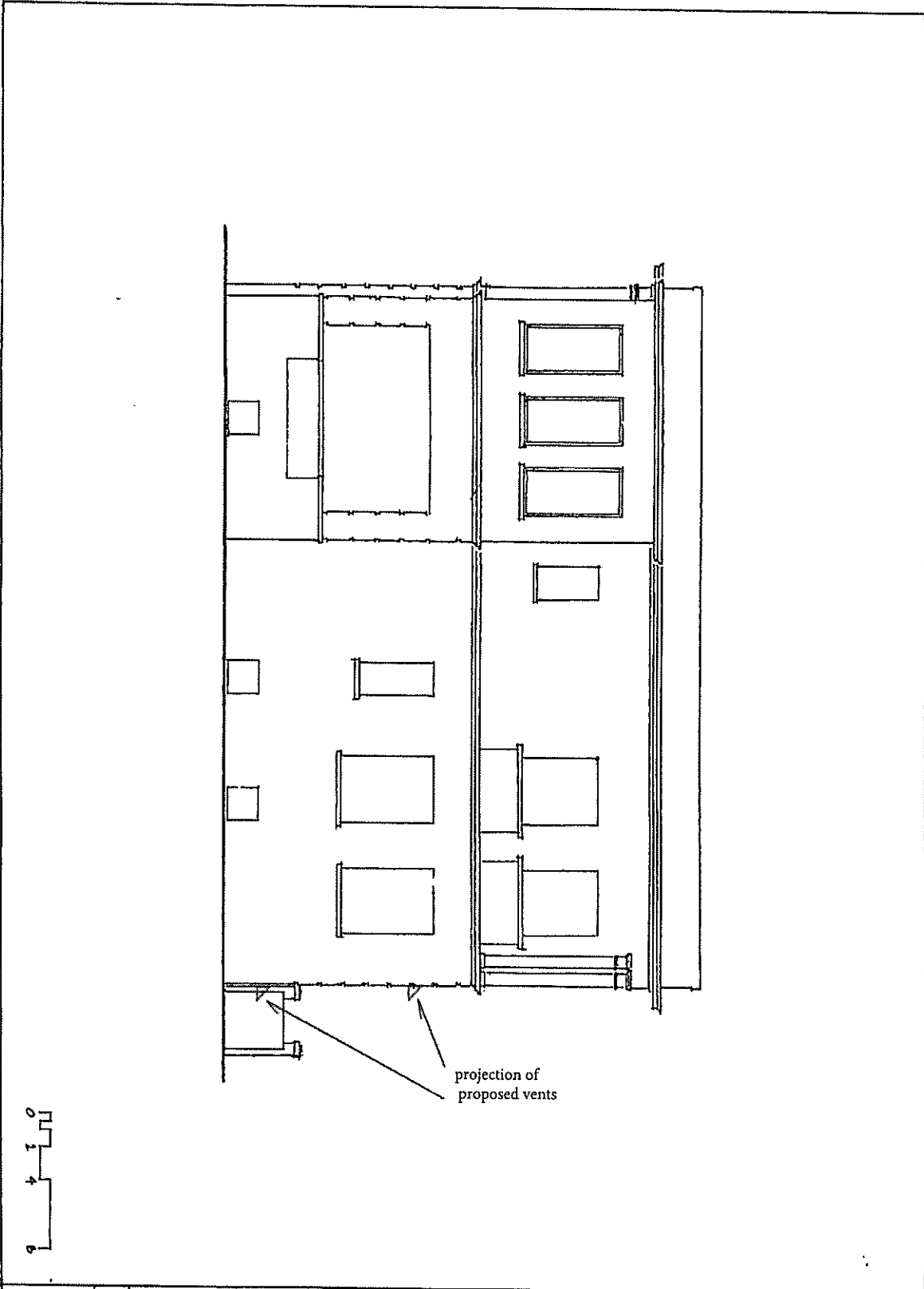
16.17	SITE PLAN	BURDEN-PATE RESIDENCE 7204 Connecticut Ave, Chevy Chase, MD · 20815
	1" = 20'-0"	



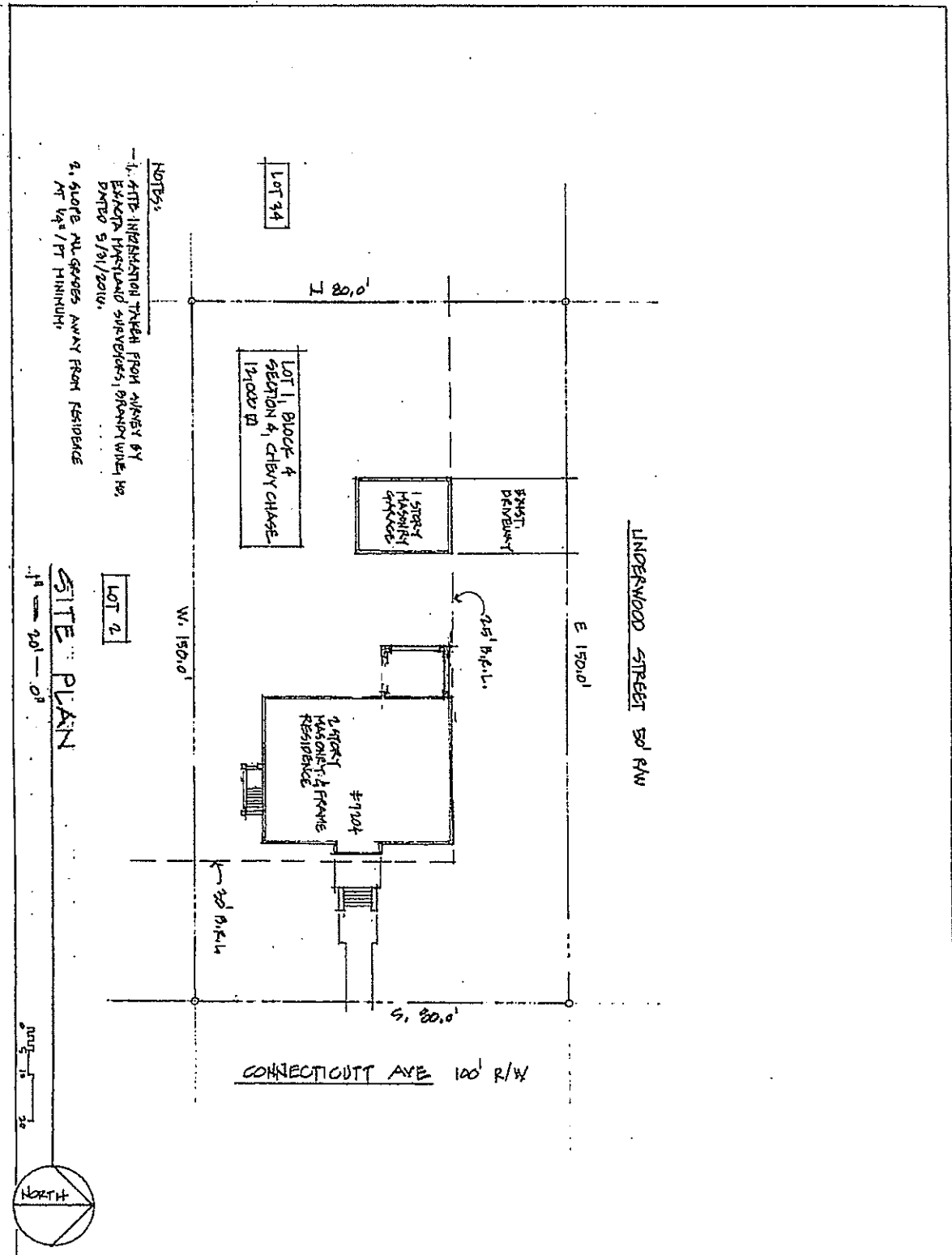
	<p>FIRST FLOOR PLAN</p> <p>3 / 16" = 1' - 0"</p>	<p>9/6/2018</p>	<p>BURDEN-PATE RESIDENCE 7204 Connecticut Ave, Chevy Chase, MD . 20815</p>
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	<p style="text-align: center;">SOUTH ELEVATION</p> <hr/> <p style="text-align: center;">3 / 16" = 1' - 0"</p>	<p>9/6/2018</p>	<p style="text-align: center;">BURDEN-PATE RESIDENCE 7204 Connecticut Ave, Chevy Chase, MD .20815</p>
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16.17	WEST ELEVATION 3/16" = 1'-0"	9/6/2018	BURDEN-PATE RESIDENCE 7204 Connecticut Ave, Chevy Chase, MD 20815
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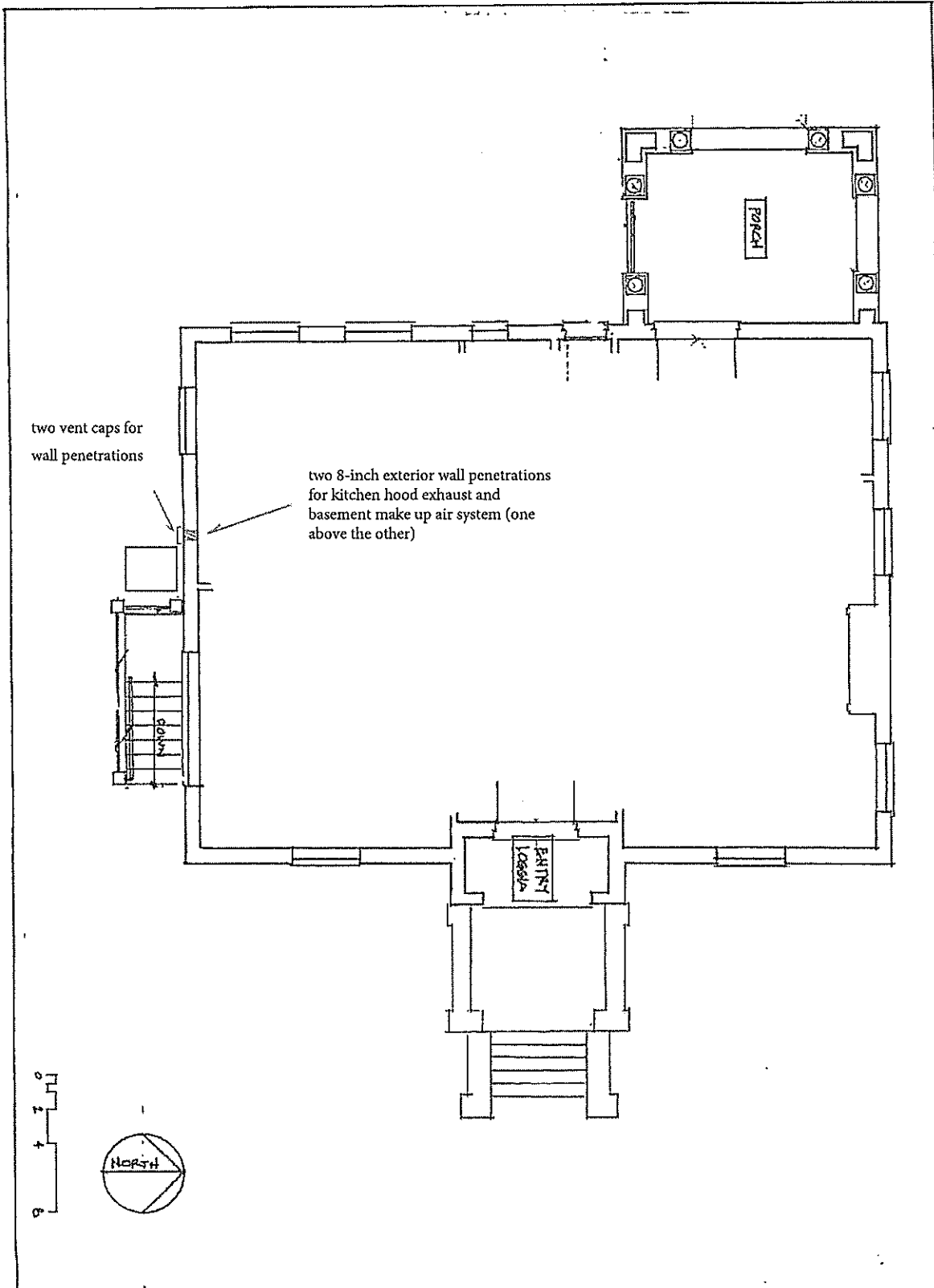


NOTES:
 1. ALL INFORMATION TAKEN FROM ALIBEX BY EXETER HISTORIC SUPERVISOR, REPORT DATED 5/31/2014.
 2. SLOPE ALL GRADES AWAY FROM RESIDENCE AT 1/4" = 1' MINIMUM.

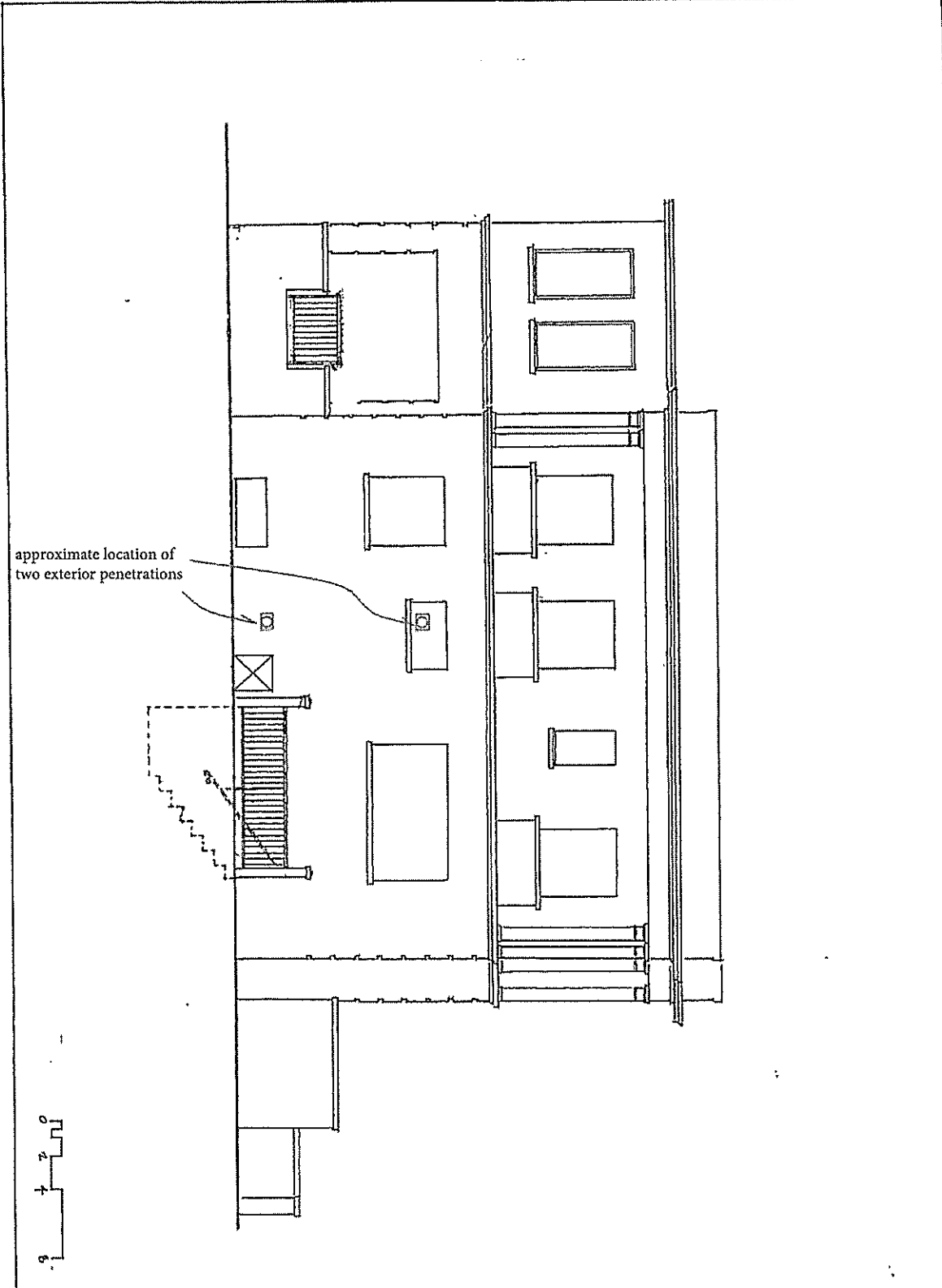
SITE PLAN
 1" = 20'-0"



16.17	SITE PLAN	BURDEN-PATE RESIDENCE 7204 Connecticut Ave, Chevy Chase, MD · 20815
	1" = 20'-0"	



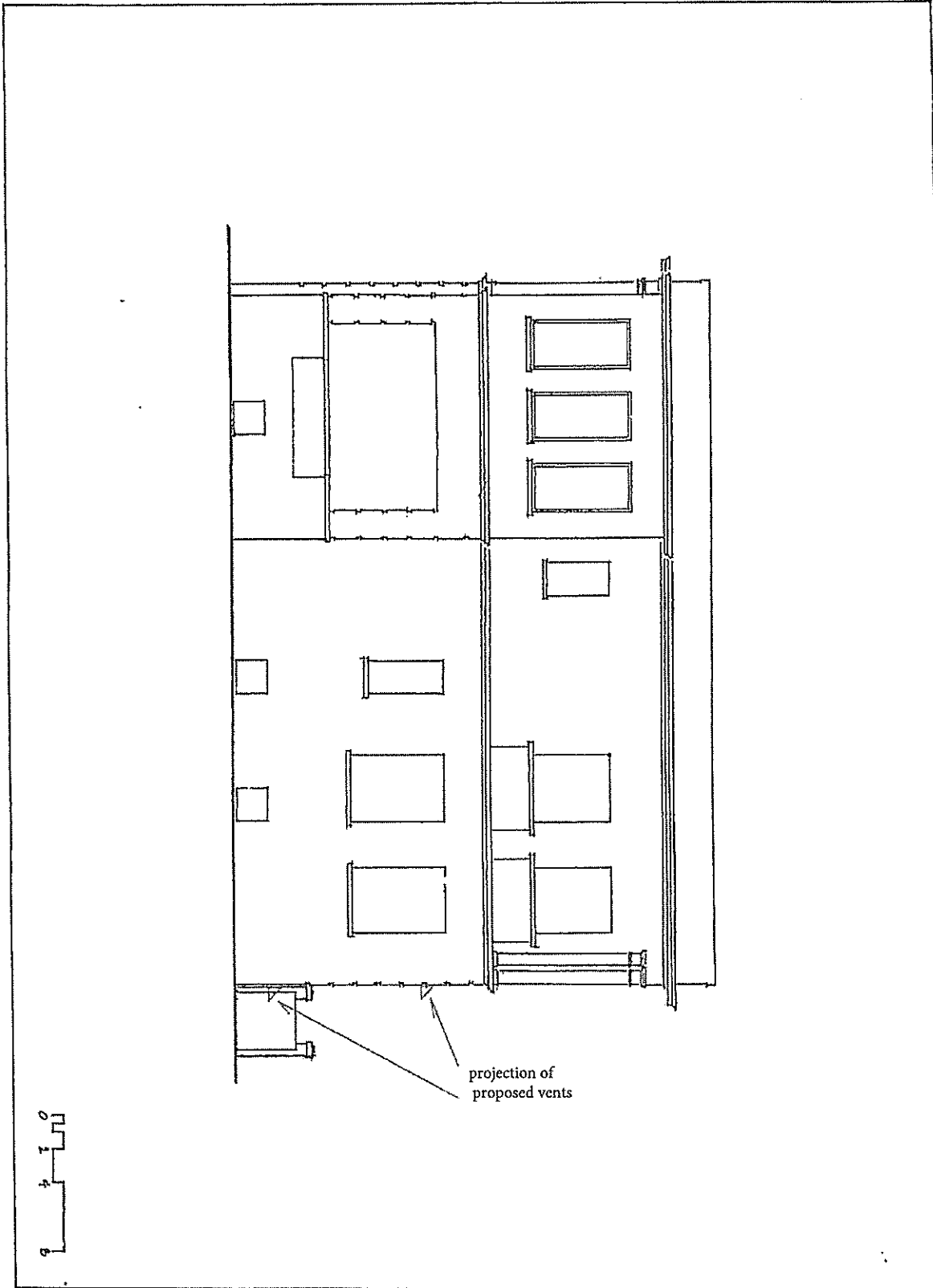
	<p>FIRST FLOOR PLAN</p> <p>3 / 16" = 1' - 0"</p>	<p>9/6/2018</p>	<p>BURDEN-PATE RESIDENCE 7204 Connecticut Ave, Chevy Chase, MD 20815</p>
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approximate location of
two exterior penetrations



	<p>SOUTH ELEVATION</p> <p>3 / 16" = 1' - 0"</p>	<p>9/6/2018</p>	<p>BURDEN-PATE RESIDENCE 7204 Connecticut Ave, Chevy Chase, MD .20815</p>
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0
1
4
6

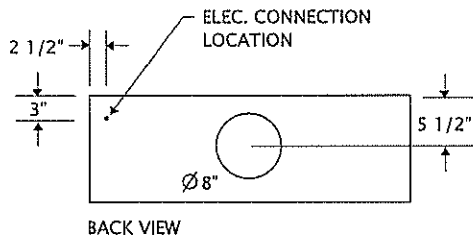
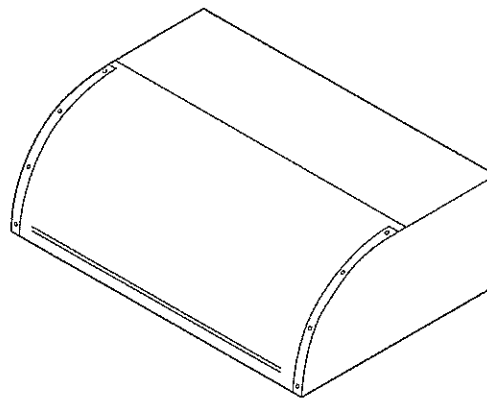
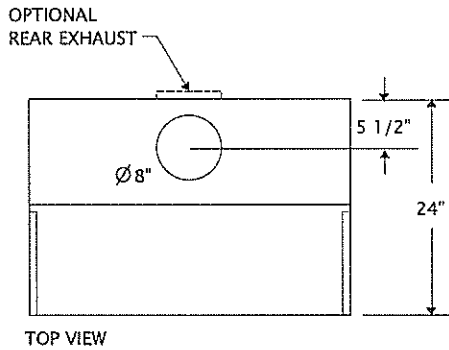
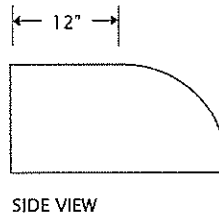
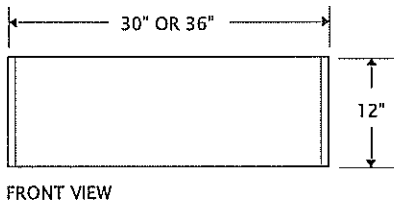
projection of
proposed vents

	<p>WEST ELEVATION</p> <hr/> <p>3/16" = 1'-0"</p>	<p>9/6/2018</p>	<p>BURDEN-PATE RESIDENCE 7204 Connecticut Ave, Chevy Chase, MD 20815</p>
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RANGE HOOD FEATURES AND SPECIFICATIONS

12" Tall Bungalow Hood

MODELS:
(BCH3012)
(BCH3612)



Dimensions	12"H x 30"W (OR 36") x 24"D
Vent	External, Reversible top or rear exhaust.
Blower	600 CFM / 3-Speed
Electrical	120 VAC, 15 Amps

FEATURES:

Commercial grade 18 gauge 300 stainless steel construction, Welded seamless corners, Dishwasher safe stainless steel baffle filters, 3-Speed blower control, Halogen lamps with dimmer control, Largest filtered capture in the industry

INSTALL NOTES:

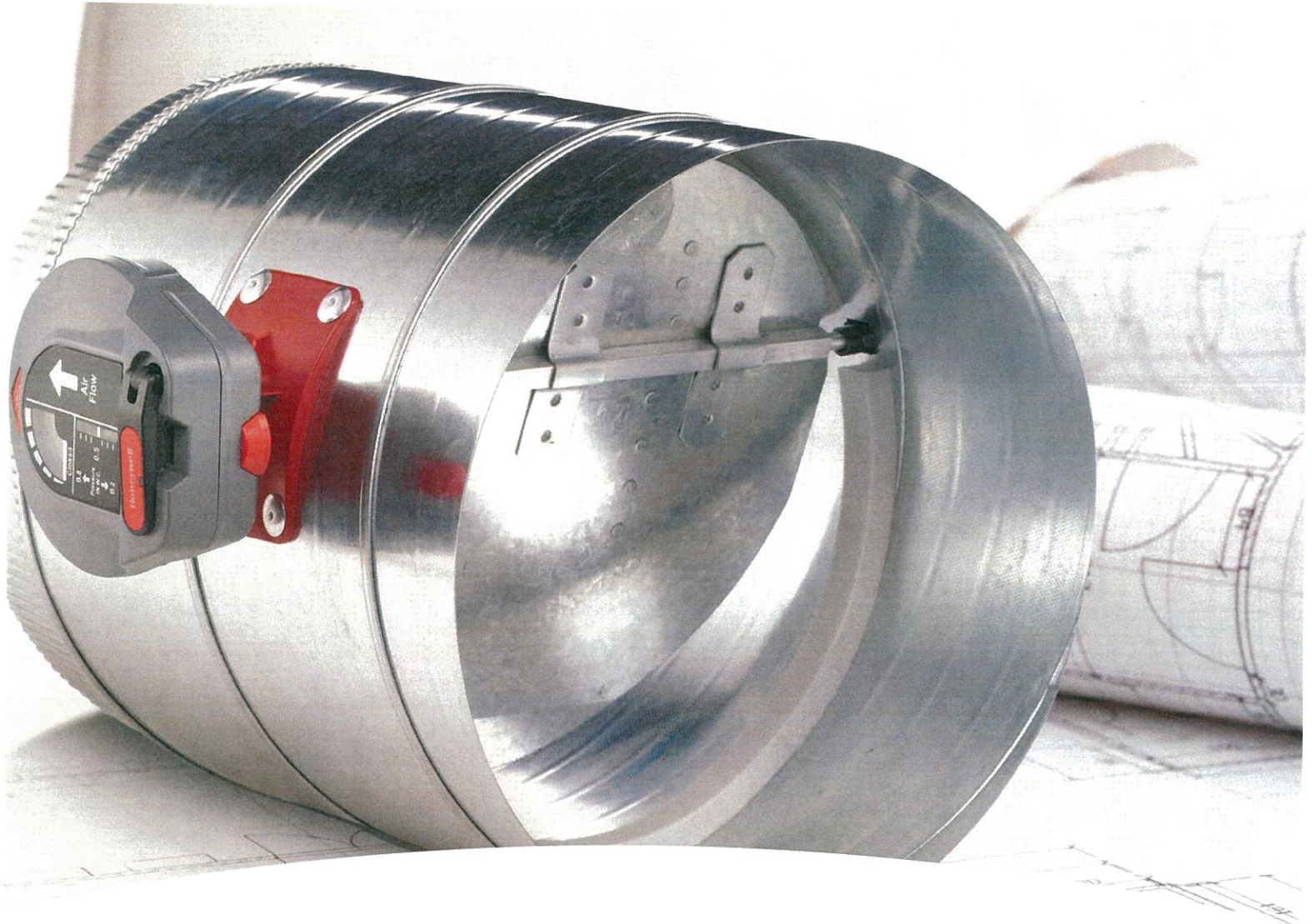
Allow 30"-36" between stove top and bottom of range hood (or per your local city codes).



TOLL FREE: 1-877-842-3269

EMAIL: info@bigchill.com

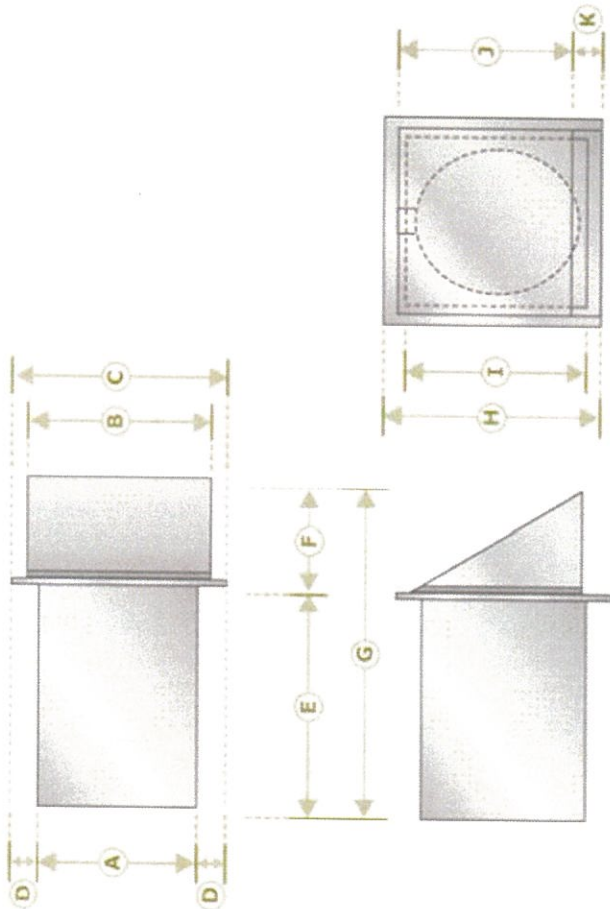
WEB: www.bigchill.com



Finally there's a bypass zoning damper that doesn't require balancing those pesky weights. The new Honeywell TrueZONE Bypass damper dramatically cuts installation time by replacing the old weight system with a simple dial. No more hassles. No more frustration. Just an easy installation and year-round performance without the need for adjustments. It's the latest in the complete lineup of Honeywell TrueZONE solutions that make zoning easier than ever.

ROUND WALL VENT

From 3" to 12" ----- Copper, Stainless Steel & Galvanized



Copper	A	B	C	D	E	F	G	H	I	J	K
3"	3	5	6	1	5	2.75	7.75	6.5	3.375	5.375	.625
4"	4	5	6	1	5	2.75	7.75	6.5	3.375	5.375	.625
5"	5	6	7	1	5	3.25	8.25	7.5	5.375	5.625	1.5
6"	6	7	8	1	5	4.125	9.125	8	6.375	6.625	1.5
7"	7	8	9	.75	5	5.375	10.375	9.5	7.375	8.75	.375
8"	8	10	11	1.5	5	5.125	10.125	11.06	8.375	9.875	.75
10"	10	12	13	1.5	5	6.75	11.75	13.5	10.375	11.875	1.125



Stainless & Galv.	A	B	C	D	E	F	G	H	I	J	K
4"	4	5	6	1	8.5	2.75	11.25	6.5	3.375	5.375	.625
5"	5	6	7	1	8.5	3.25	11.75	7.5	5.375	5.625	1.5
6"	6	7	8	1	8.5	4.125	12.625	8	6.375	6.625	1.5
7"	7	8	9	.75	8.5	5.375	13.875	9.5	7.375	8.75	.375
8"	8	10	11	1.5	8.5	5.125	13.625	11.06	8.375	9.875	.75
10"	10	12	13	1.5	8.5	6.75	15.25	13.5	10.375	11.875	1.125
12"	12	13	14	1.0	8.5	6.75	15.25	13.5	10.375	11.875	1.125

KEY PRODUCT SPECIFICATIONS

Uses with Damper & Screen - All Exhaust needs except dryer vents

Uses with Damper Only - Exhaust vent for dryer

Uses with only Screen - Fresh Air Intake for gas, pellet or wood stove, boilers, furnaces, HRV, ERV, or water heaters (aka bypass vent)

PRODUCT OPTIONS

Material - Copper, Stainless Steel or Galvanized

Vent Cover - Damper or Screen or Both

Available - Spring Load and Weather Seal

Throat Size - Copper 3" to 10" & Stainless & Galvanized 3" to 12"

*Larger Sizes Available in Stainless & Galvanized

www.luxurymetals.com

Email for Price and Availability: dave@luxurymetals.com or 206.406.7346

Example of proposed vent cap





Existing south elevation

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Frances Burden and William Pate 7204 Connecticut Avenue Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>7202 Connecticut Avenue Chevy Chase, MD 20815</p>	<p>7205 Connecticut Avenue Chevy Chase, MD 20815</p>
<p>7300 Connecticut Avenue Chevy Chase, MD 20815</p>	<p>3904 Underwood Street Chevy Chase, MD 20815</p>
<p>3903 Underwood Street Chevy Chase, MD 20815</p>	