EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>Meeting Date:</th>
<th>7/12/17</th>
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</thead>
<tbody>
<tr>
<td>27 Quincy St., Chevy Chase</td>
<td></td>
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<tr>
<td>Resource:</td>
<td>Report Date:</td>
<td>7/05/17</td>
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<tr>
<td>Contributing Resource</td>
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<tr>
<td>Chevy Chase Village Historic District</td>
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<tr>
<td>HAWP</td>
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<tr>
<td>Case Number:</td>
<td>Tax Credit:</td>
<td>None</td>
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<tr>
<td>35/13-17R</td>
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<tr>
<td>Applicant:</td>
<td>Staff:</td>
<td>Dan Bruechert</td>
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<tr>
<td>Chris Landau</td>
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<td>Proposal:</td>
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<td>Fence Replacement</td>
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STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing to the Chevy Chase Village Historic District
STYLE: Mediterranean Revival
DATE: c.1916-1927

PROPOSAL:
The applicant is proposing to remove a 104' (one hundred and four foot) section of 6' (six foot) tall failing stockade privacy fence and replace it with a cedar flatboard fence. In July 2016, the applicant applied for a HAWP which was approved to replace a different section of degraded the fence surrounding the lot with a fence matching the design, dimension, and materials of the currently proposed fence.

STAFF RECOMMENDATION:

**X** Approval

____ Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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:

**X** 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

**X** 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

____ 3. The proposal would enhance or aid in the protection, preservation and public or private...
utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

____ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

____ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

____ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: clandau@kirkland.com

Contact Person: Chris Landau

Daytime Phone No.: (202) 879-5087

Tax Account No.: 

Name of Property Owner: Christopher Landau

Daytime Phone No.: (202) 879-5087

Address: 27 Quincy St., Chevy Chase, MD 20815

City: Chevy Chase

State: MD

Zip Code: 20815

Contractor: Petrome Fencing, Inc.

Phone No.: (301) 468-1228

Contractor Registration No.: 9989

Agent for Owner: Randy Werts

Daytime Phone No.: (301) 468-1228

LOCATION OF BUILDING/PROJECT

House Number: 27

Street: Quincy

Town/City: Chevy Chase

Nearest Cross Street: Brookville Road

Lot: 31

Block: 6

Subdivision: CC Village

Folio: 

Parcel: 

PART ONE: CHECK ALL APPROPRIATE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Renovate

20. Construction cost estimate: $ 33,288

1C. If this is a revision of a previously approved active permit, see Permit # ( )

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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: 6 feet 

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/assessment

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 agencies listed and that I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: 

Date: 6/21/17

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   1920s Mediterranean Revival House

   (Please see attached)

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.
Addendum to HAWP Application for 27 Quincy St., Chevy Chase, MD 20815

1. b. We are proposing to replace an existing 6’ stockade fence and gate on the east side of our property (Lot 30), which is collapsing, with a 6’ cedar flatboard fence and gate. Our neighbors to the east (Steve & Joslyn Hills, Lot 31, 29 Quincy Street) are in agreement with this project.

   The proposed fence would be approximately 104’ long. It would match the cedar flatboard fence built last year on the west side of our property, and on the north side of our neighbors’ property. It would be attached to the existing stockade fence on the north side of our property, and would run in a straight line along the edge of our property a point alongside our house, where it would end in a proposed cedar flatboard gate between the property line and our house. We propose to paint the fence hunter green (to match the existing fences on other sides of our property).

P.S. An identical fence was approved for the west side of our property last year.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>Christopher &amp; Caroline Landau</td>
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<tr>
<td>27 Quincy St.</td>
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<tr>
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<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Bob &amp; Liz Sherb</td>
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<tr>
<td>25 Quincy St.</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Joslyn &amp; Steve Hills</td>
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<tr>
<td>29 Quincy St.</td>
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<td>Chevy Chase, MD 20815</td>
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EXISTING STOCKADE FENCE + GATE
BACK OF EXISTING EXCAVATE FENCE POST
Proposed 6' cedar fence
(would be painted hunter green)
Proposed gate
(color to be painted house green)