

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	27 Quincy St., Chevy Chase	<b>Meeting Date:</b>	7/12/17
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	7/05/17
<b>Review:</b>	HAWP	<b>Public Notice:</b>	6/28/17
<b>Case Number:</b>	35/13-17R	<b>Tax Credit:</b>	None
<b>Applicant:</b>	Chris Landau	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Fence Replacement		

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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:**

**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:

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
3. The proposal would enhance or aid in the protection, preservation and public or private

utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

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

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

\_\_\_\_\_ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

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  
Street Number City Street Zip Code  
Contractor: Potomac Fencing, Inc. Phone No.: (301) 468-1228  
Contractor Registration No.: 9989  
Agent for Owner: Randy Wertz Daytime Phone No.: (301) 468-1228

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LOCATION OF BUILDING/PREMISE

House Number: 27 Street: Quincy  
Town/City: Chevy Chase Nearest Cross Street: Brookhille Road  
Lot: 30 Block: 61 Subdivision: CC Village  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Raze
- Revision  Repair  Reversible

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: \$ 3328

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

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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 6 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.

[Signature] Signature of owner or authorized agent  
6/21/17 Date

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

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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**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

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

(Please see attached)

2. **SITE PLAN**

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

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

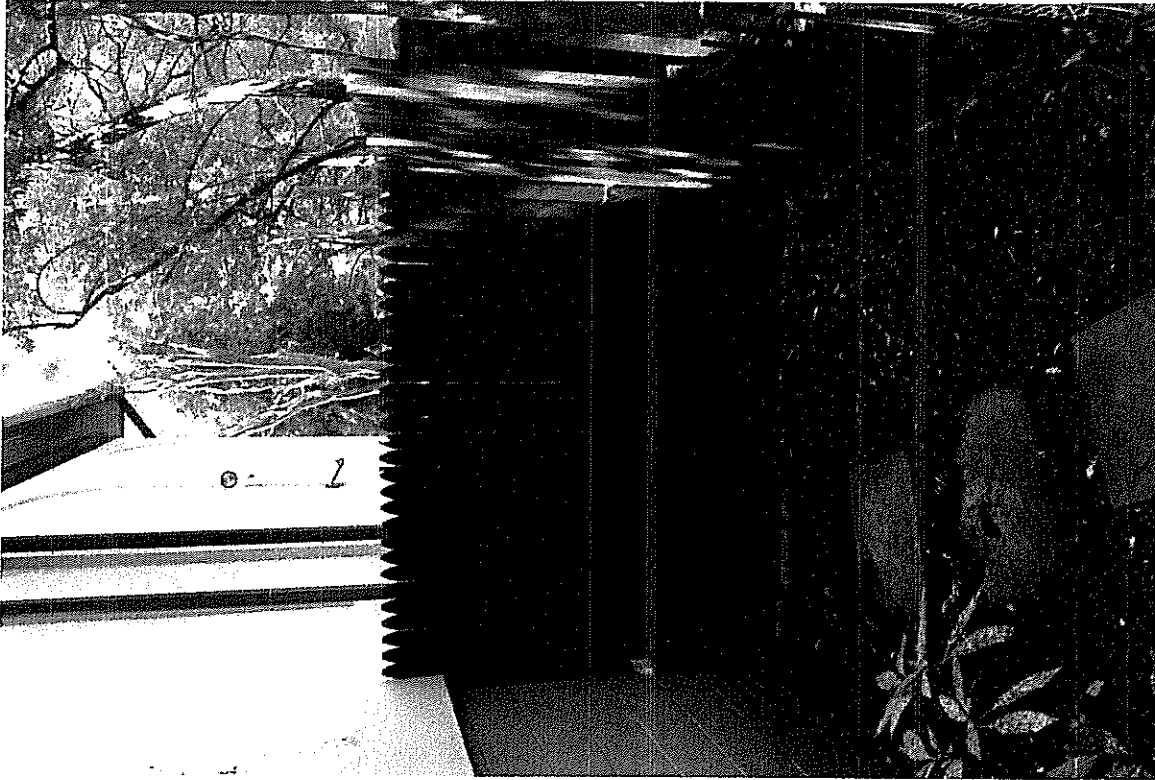
1. b. We are proposing to replace an existing 6' stockade fence and gate on the east side of our property (Lot 30), which is collapsing, with a 6' cedar flatboard fence and gate. Our neighbors to the east (Steve & Joslyn Hills, Lot 31, 29 Quincy Street) are in agreement with this project.

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.*

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

Owner's mailing address	Owner's Agent's mailing address
Christopher & Caroline Lardan 27 Quincy St. Cherry Chase, MD 20815	
Adjacent and confronting Property Owners mailing addresses	
Bob & Liz Shorb 25 Quincy St. Cherry Chase MD 20815	Ed & Carrie Dunne 30 Quincy Street Cherry Chase, MD 20815
Joslyn & Steve Hills 29 Quincy St. Cherry Chase, MD 20815	Darc & Deirdre Baule 28 Quincy St. Cherry Chase, MD 20815



EXISTING STOCKADE GATE



EXISTING STOCKADE FENCE + GATE

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The Landau Family  
27 Quincy Street  
Chevy Chase, MD 20815

EXISTING STOCKADE  
FENCE (COLLAPSING)



8

BACK OF EXISTING STOCKADE FENCE / 8



Proposed 6' cedar fence  
(would be painted hunter green)

(5)

1000

Proposed gate (10)  
(could be painted hunter green)

The Landau Family  
 27 Quincy Street  
 Chevy Chase, MD 20815

KATRNAS BRUCKWICK  
 ARCHITECTURE  
 1301 30TH STREET NW, SUITE 3100  
 WASHINGTON, D.C. 20007  
 TEL: 301.452.2500 FAX: 301.452.2306

LANDAU RESIDENCE  
 27 QUINCY STREET  
 CHEVY CHASE VILLAGE, MD 20815

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

COVER SHEET

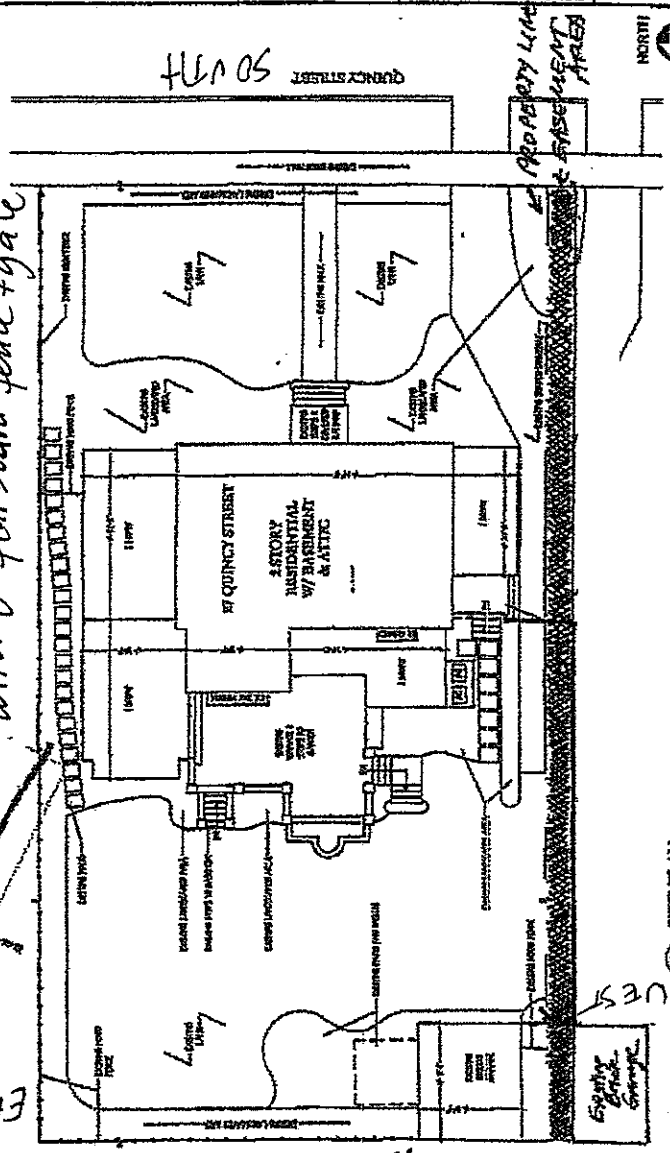
# LANDAU RESIDENCE

27 QUINCY STREET  
 CHEVY CHASE VILLAGE, MD 20815  
 Lot 30

### DRAWING INDEX

ARCHITECTURAL
AR-2.1 EXISTING FLOOR PLANS
AR-2.2 EXISTING EXTERIOR ELEVATIONS
AR-2.3 BASEMENT FLOOR PLAN
AR-2.4 FIRST FLOOR PLAN
AR-2.5 SECOND FLOOR PLAN
AR-2.6 ATTIC FLOOR PLAN
AR-2.7 EXTERIOR ELEVATIONS AND SCREENS
AR-2.8 MATERIAL ELEVATIONS AND DETAILS

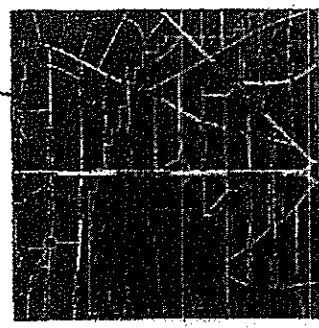
*Replace existing  
 6' stockade  
 fence + gate  
 with 6' flatboard fence + gate*



ARCHITECTS:  
 KATRNAS BRUCKWICK ARCHITECTURE  
 1301 30TH STREET NW, SUITE 3100  
 WASHINGTON, D.C. 20007  
 TEL: 301.452.2500 FAX: 301.452.2306

OWNER:  
 CAROLINE AND CHRISTOPHER LANDAU  
 27 QUINCY STREET  
 CHEVY CHASE VILLAGE, MD 20815  
 TEL: 301.452.2500

PROJECT SITE



LOCATION MAP

