I.

**EXPEDITED**

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

| Address: | 4312 Leland Street, Chevy Chase | Meeting Date: | 7/24/2019 |
| Resource: | Master Plan Site #35/110 *(Butterfield House)* | Report Date: | 7/17/2019 |
| Applicant: | David Debruin and Elizabeth Taylor *(Larysa Kurylas, Architect)* | Public Notice: | 7/10/2019 |
| Review: | HAWP | Tax Credit: | No |
| Case Number: | 35/110-19A | Staff: | Michael Kyne |

**PROPOSAL:** Window alteration and minor alterations

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**STAFF RECOMMENDATION:**

- [x] Approve
- [ ] Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Master Plan Site #35/110, *Butterfield House*

**STYLE:** Colonial Revival

**DATE:** c. 1898-1901

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Fig. 1: Subject property marked by yellow star.
PROPOSAL:

The applicants propose the following work items at the subject property:

- Removal of two one-over-one windows from the south (right side) elevation of an existing rear addition, and installation of three one-over-one wood windows in their place.
- Removal of one one-over-one windows from the east (rear) elevation of an existing rear addition, and installation of two paired one-over-one wood windows on the same elevation.
- Removal of one one-over-one windows from the north (left side) elevation of an existing rear addition.
- Installation of painted stucco or fiber cement siding to match existing, where necessary to infill removed windows.
- Installation of a black metal flue on the roof (south side) of an existing rear addition.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. 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.

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; 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.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Staff Recommendation:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), & (2) having found that the proposal 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 Secretary of the Interior’s Standards for Rehabilitation #2 and #9;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: LARYSA@THEKURYLASSUDIO.COM
Contact Person: LARYSA KURYLAS
Daytime Phone No.: 202-797-8236

Tax Account No.: 07-00523660
Name of Property Owner: DAVID DEBRUN & ELIZABETH TAYLOR
Daytime Phone No.: 202-639-6000
Address: 4312 LELAND ST, CHEVY CHASE, MD 20815
Street Number
City
State
Zip Code

Contractor: TBD
Contractor Registration No.: TBD
Agent for Owner: LARYSA KURYLAS
Daytime Phone No.: 202-797-8236

LOCATION INFORMATION

House Number: 4312
Street: LELAND ST.
Town/City: CHEVY CHASE
Nearest Cross Street: CURTIS RD
Lot: PART OF 3
Block: 5
Subdivision: NORWOOD HEIGHTS

PERMITS, THE OF PRELIMINARY AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Remodel
☐ Move ☐ Install ☐ Wreck/Remove
☐ Revision ☐ Repair ☐ Revitalize
☐ A/C ☐ Slat ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $100,000

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

NOTIFY COMPLANT FOR ALL CONSTRUCTION AND EXCAVATIONS

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

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

LARYSA KURYLAS
Signature of owner or authorized agent

2 JUly 2019

Approved:

Disapproved:

For Chairperson, Historic Preservation Commission

Application/Permit No.: 881518
Date Filed: 7/3/19
Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 5/21/15
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:

   Historic original 2-story Italianate four-square farm house with 1902 rear 2-story addition and 2005 screened porch, deck, basement entry and rear porch entry. Original has pebbledash stucco finish on all exposed sides. Addition has a matching finish on the south side with beaded siding on the north and east sides. Environmental setting: Large lot with mature trees in a residential neighborhood comprised of non-historic original and remodeled homes from the 1920's and later. Historical significance: Original house is one of the few remaining structures pre-dating the Norwood Heights subdivision. It still exhibits architectural features of its Italianate origin - eave detail and porch.

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

PROJECT: WINDOW ALTERATIONS NECESSITATED BY PLAN CHANGES AFFECT ONLY THE MDZ STRUCTURE. EXISTING PEBBLEDASH STUCCO ON SOUTH SIDE AND EXISTING BEADED SIDING ON NORTH AND EAST SIDES WILL BE RESTORED IN AREAS WHERE WINDOWS HAVE BEEN REMOVED. BLACK METAL FLUE TO BE INSTALLED THROUGH SOUTH SIDE OF ROOF FOR STOVE. NO. NEG. EFFECT ON HISTORICAL RESOURCES OR ENVIRONMENTAL SETTING.

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 data;
   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 resources and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, where appropriate, contact. 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 drip line 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.
Pt. Lot 3
25,738 Sq Ft. (Recorded)
25,939 Sq Ft. (Computed)

LELAND STREET

Applicant: 4312 LELAND STREET

Shade portion to indicate North
2 July 2019
Existing Property Condition Photographs (duplicate as needed)

Detail: WEST SIDE (STREET) ELEVATION

Detail: SOUTHWEST CORNER ELEVATION

Applicant: 4312 LELAND STREET
Existing Property Condition Photographs (duplicate as needed)

Detail: **SOUTH SIDE (LEFT) ELEVATION**

Detail: **SOUTH SIDE (MIDDLE) ELEVATION**

Applicant: **4312 LELAND STREET**
Existing Property Condition Photographs (duplicate as needed)

Detail: **SOUTH SIDE (RIGHT) ELEVATION**

Detail: **EAST SIDE ELEVATION**

Applicant: 4312 LELAND STREET
Existing Property Condition Photographs (duplicate as needed)

Detail: **NORTH SIDE (LEFT) ELEVATION**

Detail: **NORTHWEST CORNER ELEVATION**

Applicant: **4312 LELAND STREET**
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ELIZABETH TAYLOR &amp; DAVID DEBRUVIN</strong></td>
<td><strong>LARYSA KVYLAS, ARCHITECT</strong></td>
</tr>
<tr>
<td>4312 LE LAND ST.</td>
<td>THE KVYLAS STUDIO</td>
</tr>
<tr>
<td>CHEVY CHASE, MD 20815</td>
<td>1903 &amp; ST. NW, SUITE 200</td>
</tr>
<tr>
<td></td>
<td>WASHINGTON, DC 20009</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td><strong>SUZANNE PARMET</strong></td>
</tr>
<tr>
<td>4312 CURTIS RD.</td>
</tr>
<tr>
<td>CHEVY CHASE, MD 20815</td>
</tr>
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| **LINDA WORTHINGTON**                                    | **MICHAEL GRAVITZ & TRACY MARKS**                      |
| 4304 CURTIS RD.                                           | 4302 CURTIS RD.                                        |
| CHEVY CHASE, MD 20815                                    | CHEVY CHASE, MD 20815                                  |

| **BRIAN LEBowITZ**                                       | **ALONSO & MARIA ROCHE**                               |
| 4316 LE LAND ST.                                          | 4313 LE LAND ST.                                       |
| CHEVY CHASE, MD 20815                                    | CHEVY CHASE, MD 20815                                  |

| **BRUCE CRAIG REV TRUST**                                | **CHARLES FLEISCH MAN**                                |
| 4315 LE LAND ST.                                          | 4319 LE LAND ST                                        |
| CHEVY CHASE, MD 20815                                    | CHEVY CHASE, MD 20815                                  |
### WINDOW SCHEDULE

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<tr>
<th>NO.</th>
<th>MARK</th>
<th>TYPE</th>
<th>MAT'L/ PIN</th>
<th>ROUGH OPENING</th>
<th>MFR/STYLE</th>
<th>MODEL NO</th>
<th>LITE NO</th>
<th>NFRC U/FAC/ PC-VAL</th>
<th>NFRC U/FAC/ PC-VAL</th>
<th>REMARKS</th>
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<tbody>
<tr>
<td>A</td>
<td>DOUBLE-HUNG TILT</td>
<td>WOOD/PT</td>
<td>4'-6 1/4&quot; x 6'-5 5/8&quot;</td>
<td>WEATHERSHIELD Premium Wood</td>
<td>T11-2494</td>
<td>NONE</td>
<td>0.32 / 0.30</td>
<td>DELETE BRICK MOLD</td>
<td>DELETE BRICK MOLD</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>AWNING</td>
<td>WOOD/PT</td>
<td>4'-0&quot; x 3'-9 1/4&quot;</td>
<td>WEATHERSHIELD Premium Wood</td>
<td>A11-2034</td>
<td>NONE</td>
<td>0.29 / 0.29</td>
<td>4 UNITS MULLED TOGETHER; W/WOOD BRICK MOLD</td>
<td>4 UNITS MULLED TOGETHER; W/WOOD BRICK MOLD</td>
<td></td>
</tr>
</tbody>
</table>

**NOTES:**

1. ALL WINDOWS TO BE PINE, PRIMED INSIDE & OUT, W/ 3/4" INSULATED LOW-E2, ARGON-FILLED GLAZING.
2. HARDWARE TO BE WHITE.
3. SCREENS TO BE WHITE ALUMINUM, W/ NO-SEE-UM MESH CLOTH.
4. *VERIFY DIMENSION OF MULLED-TOGETHER UNIT BEFORE FRAMING ROUGH OPENING.*

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**PROP. PARTIAL 2ND FL PLAN**

3 / 16" = 1' - 0"
PROP. NORTH ELEVATION

3 / 15" = 1' - 0"

DATE / ISSUE: 3 JULY 2019

PROJECT / OWNER: SECOND FLOOR RENOVATION
TAYLOR / DeBRUIN RESIDENCE
4312 Leland Street
Chevy Chase, MD 20815