

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 (<i>Butterfield House</i>)	Report Date:	7/17/2019
Applicant:	David Debruin and Elizabeth Taylor (<i>Larysa Kurylas, Architect</i>)	Public Notice:	7/10/2019
Review:	HAWP	Tax Credit:	No
Case Number:	35/110-19A	Staff:	Michael Kyne
PROPOSAL:	Window alteration and minor alterations		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #35/110, *Butterfield House*
STYLE: Colonial Revival
DATE: c. 1898-1901



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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

JUL 03 2016

Contact Email: LARYSA@THEKURLASSTUDIO.COM Contact Person: LARYSA KURLAS
Daytime Phone No.: 202-797-8236
Tax Account No.: 07-00523660
Name of Property Owner: DAVID DEBRUIN # ELIZABETH TAYLOR Daytime Phone No.: 202-639-6000
Address: 4312 LELAND ST CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: LARYSA KURLAS Daytime Phone No.: 202-797-8236

LOCATION OF BUILDING/PERMIT

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

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

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: \$ 100,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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.

Larysa Kurlas
Signature of owner or authorized agent

2 July 2016
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 88/518 Date Filed: 7/3/18 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

DESCRIPTION:

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 1982 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. HISTORIC SIGNIFICANCE: ORIGINAL HOUSE IS ONE OF
THE FEW REMAINING STRUCTURES PRE-DATING THE NORDWOOD 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 1982
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
RESOURCE OR ENVIRONMENTAL SETTING.

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

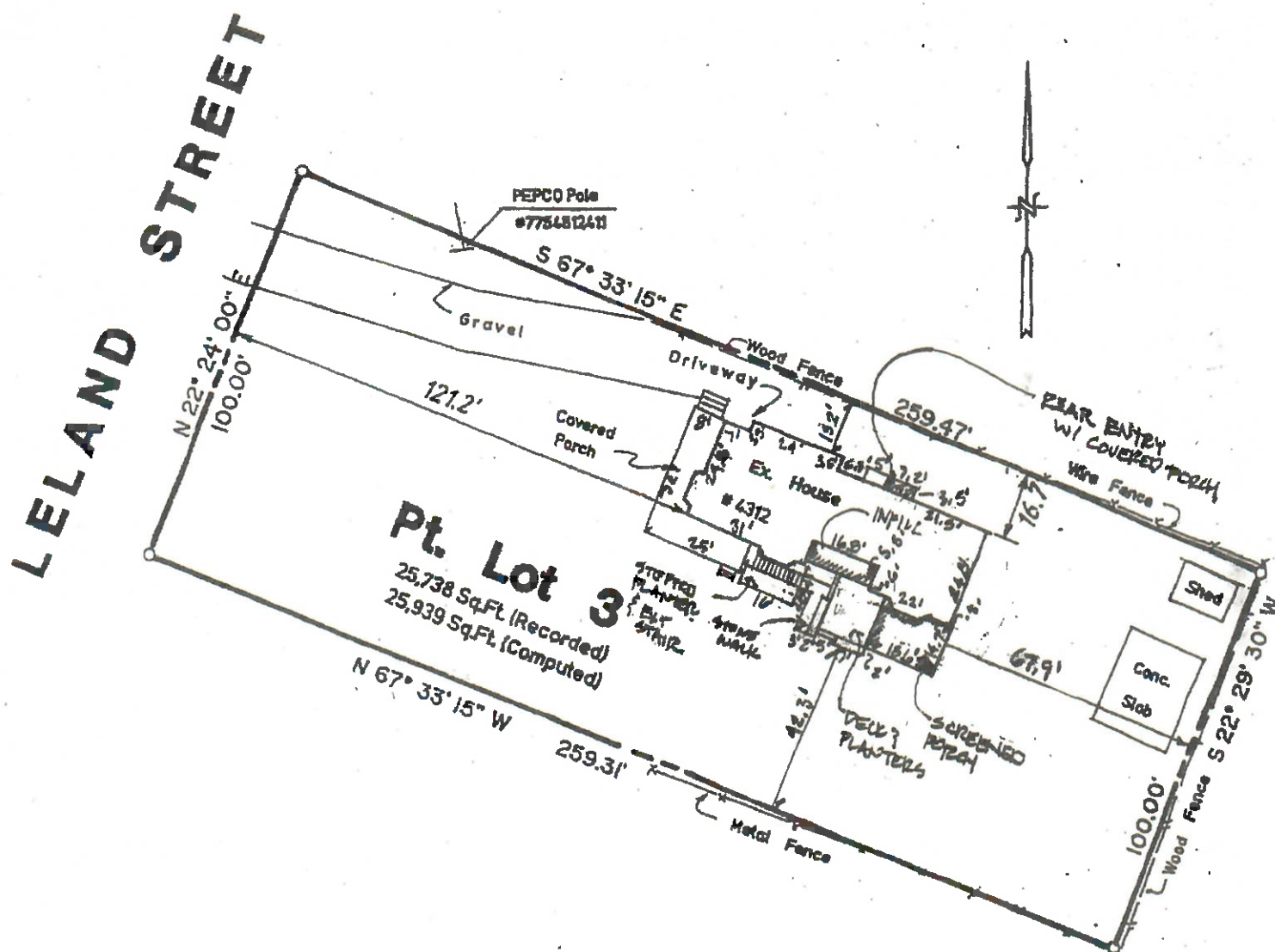
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. 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.



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

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

Owner's mailing address

ELIZABETH TAYLOR &
 DAVID DEBRVIN
 4312 LELAND ST.
 CHEVY CHASE, MD 20815

Owner's Agent's mailing address

LARYSA KURYLAS, ARCHITECT
 THE KURYLAS STUDIO
 1901 R ST. NW, SUITE 200
 WASHINGTON, DC 20009

Adjacent and confronting Property Owners mailing addresses

SUZANNE PARMET
 4312 CURTIS RD.
 CHEVY CHASE, MD 20815

ROBERT GREENFIELD
 4314 CURTIS RD.
 CHEVY CHASE, MD 20815

LINDA WORTHINGTON
 4306 CURTIS RD.
 CHEVY CHASE, MD 20815

MICHAEL GRAVITZ &
 TRACY MARKS
 4302 CURTIS RD.
 CHEVY CHASE, MD 20815

BRIAN LEBOWITZ
 4316 LELAND ST.
 CHEVY CHASE, MD 20815

ALONSO & MARIA ROCHE
 4313 LELAND ST.
 CHEVY CHASE, MD 20815

BRUCE CRAIG REV TRUST
 4315 LELAND ST.
 CHEVY CHASE, MD 20815

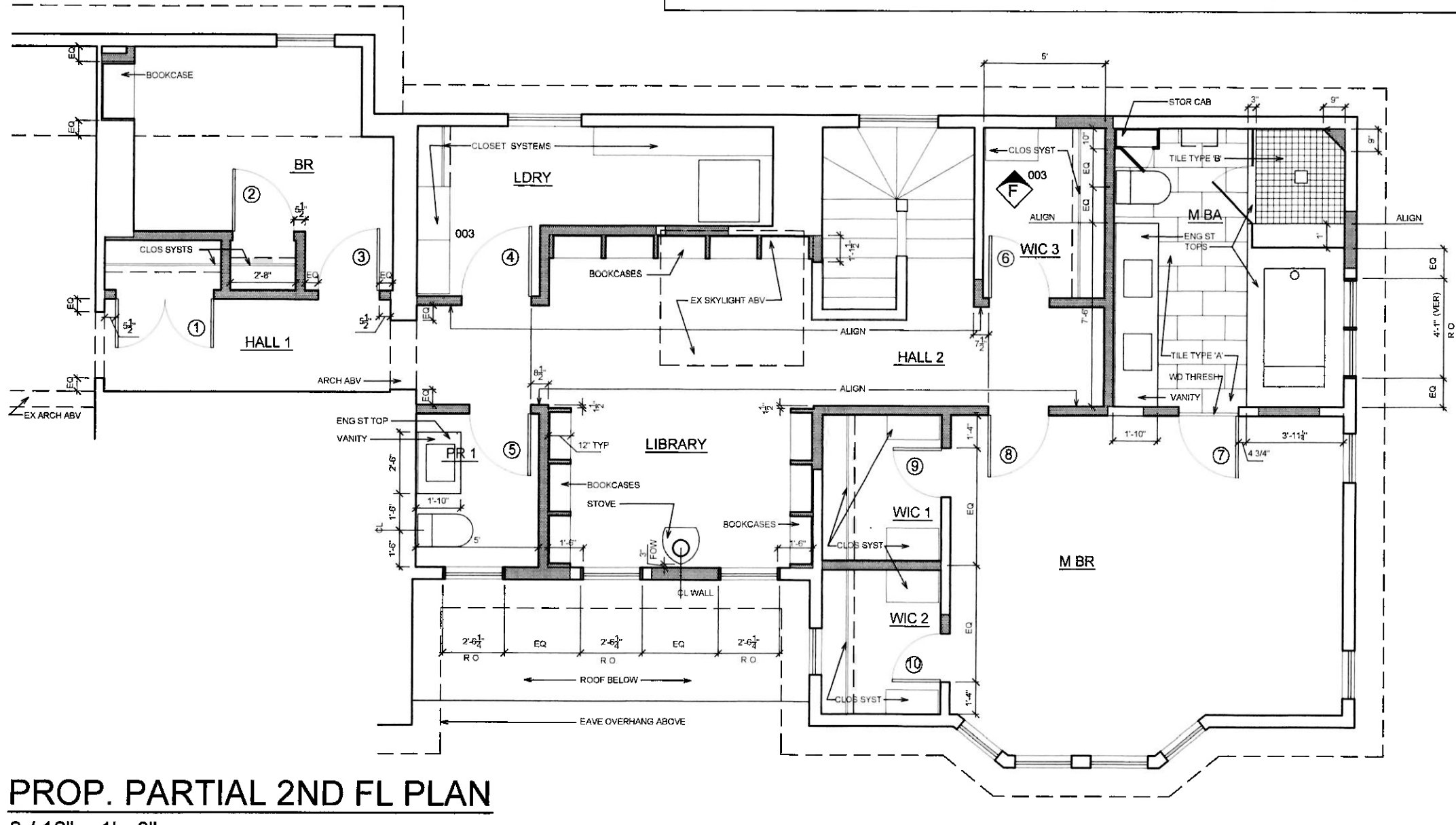
CHARLES FLEISCHMAN
 4319 LELAND ST
 CHEVY CHASE, MD 20815

WINDOW SCHEDULE

MARK	TYPE	MAT'L/ FIN	ROUGH OPENING	MFR/STYLE	MODEL NO.	LITE PATTERN	NFRC UFAC/ SHGC-VAL	REMARKS
A	DOUBLE- HUNG TILT	WOOD/PT	2'-6 5/16" X 6'-5 5/8"	WEATHERSHIELD PREMIUM WOOD	T11-2434	NONE	0.32 / 0.30	DELETE BRICK MOLD
B	AWNING	WOOD/PT	* 4'-1" X 4'-9 1/4"	WEATHERSHIELD PREMIUM WOOD	A11-2024	NONE	0.29 / 0.29	* 4 UNITS MULLED TOGETHER; W/WOOD BRICK MOLD

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.



PROP. PARTIAL 2ND FL PLAN

3 / 16" = 1' - 0"

DATE / ISSUE: 3 JULY 2019

PROJECT / OWNER: SECOND FLOOR RENOVATION

TAYLOR / DeBRUIN RESIDENCE

4312 Leland Street
Chevy Chase, MD 20815

ARCHITECT: THE KURLAS STUDIO

1909 Q Street NW, Suite 200
Washington, DC 20009
(202) 797-8236

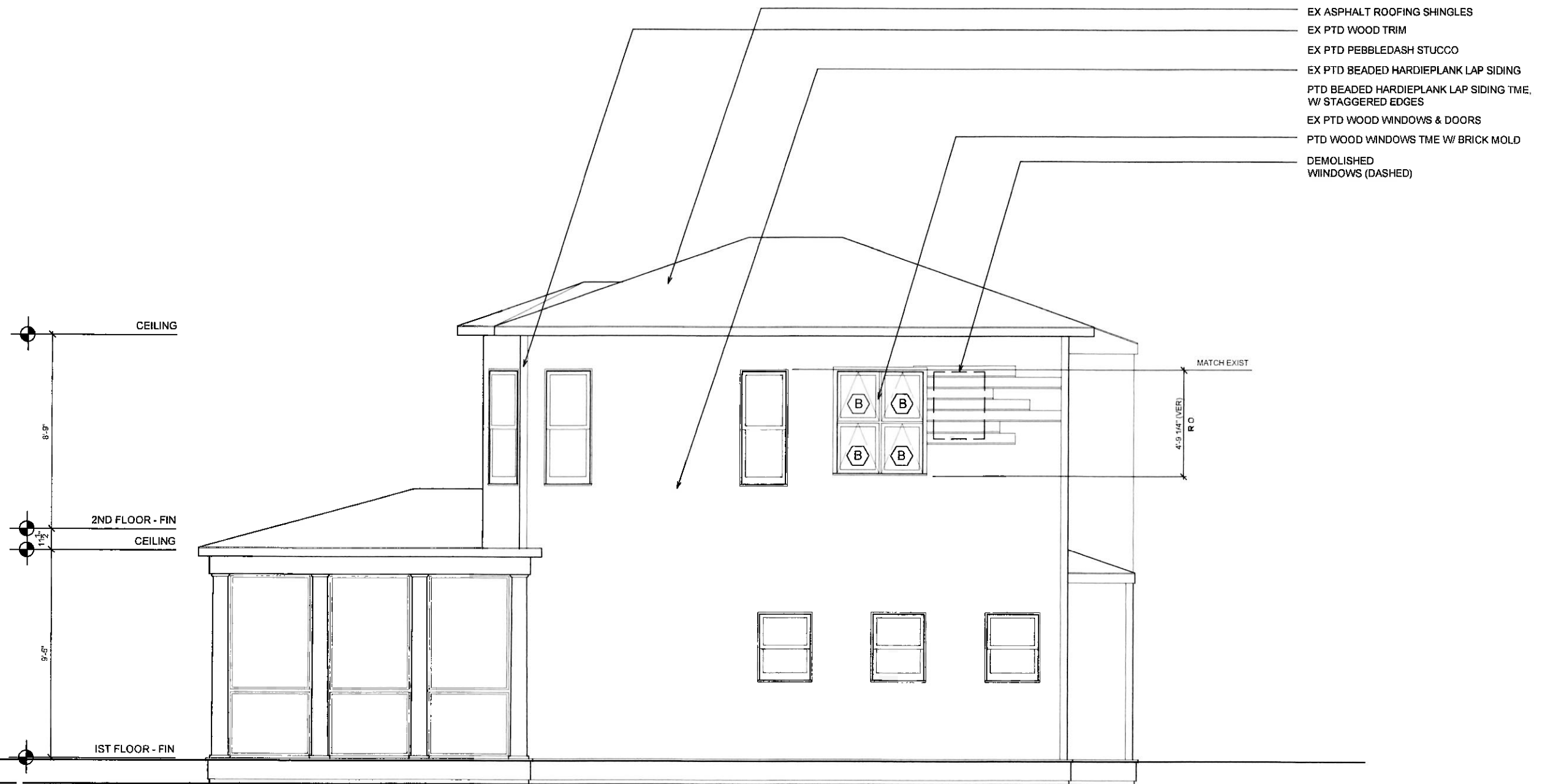


PROP. SOUTH ELEVATION
3 / 16" = 1' - 0"

DATE / ISSUE: 3 JULY 2019

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

ARCHITECT: **THE KURLAS STUDIO**
1909 Q Street NW, Suite 200
Washington, DC 20009
(202) 797-8236



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

DATE / ISSUE: 3 JULY 2019

PROJECT / OWNER: SECOND FLOOR RENOVATION

TAYLOR / DeBRUIN RESIDENCE

4312 Leland Street
 Chevy Chase, MD 20815

ARCHITECT: **THE KURLAS STUDIO**

1909 Q Street NW, Suite 200
 Washington, DC 20009
 (202) 797-8236

- EX ASPHALT ROOFING SHINGLES
- EX PTD WOOD TRIM
- EX PTD PEBBLEDASH STUCCO
- EX PTD BEADED HARDIEPLANK LAP SIDING
- PTD BEADED HARDIEPLANK LAP SIDING TME.
W/ STAGGERED EDGES
- EX PTD WOOD WINDOWS & DOORS
- PTD WOOD WINDOWS TME W/ BRICK MOLD
- DEMOLISHED
WINDOWS (DASHED)



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

DATE / ISSUE: 3 JULY 2019

PROJECT / OWNER: SECOND FLOOR RENOVATION

TAYLOR / DeBRUIN RESIDENCE

4312 Leland Street
Chevy Chase, MD 20815

ARCHITECT: **THE KURLAS STUDIO**

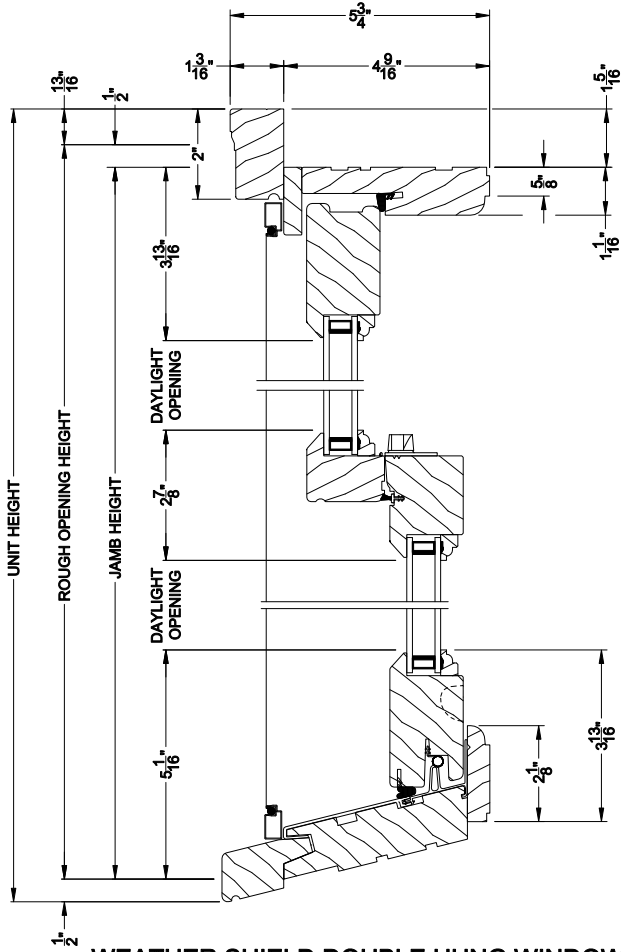
1909 Q Street NW, Suite 200
Washington, DC 20009
(202) 797-8236

Weather Shield®

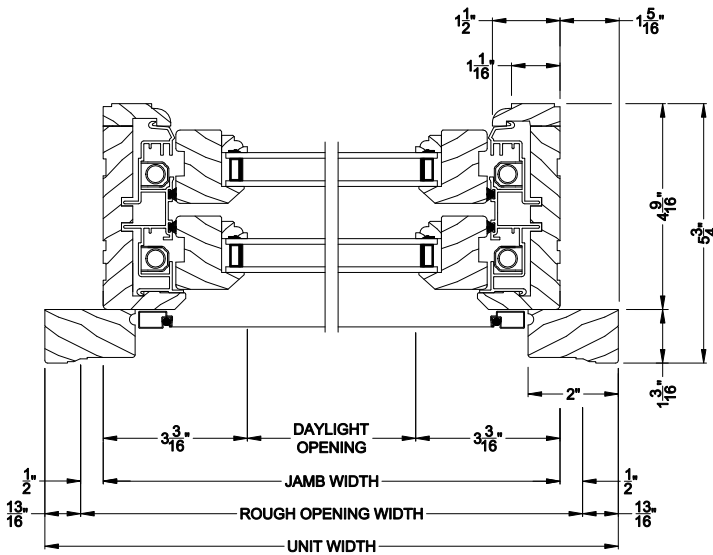
Weather Shield Series™

Double Hung Windows

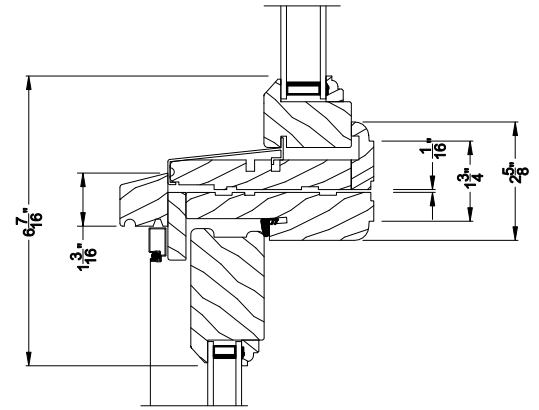
CROSS SECTION DETAILS



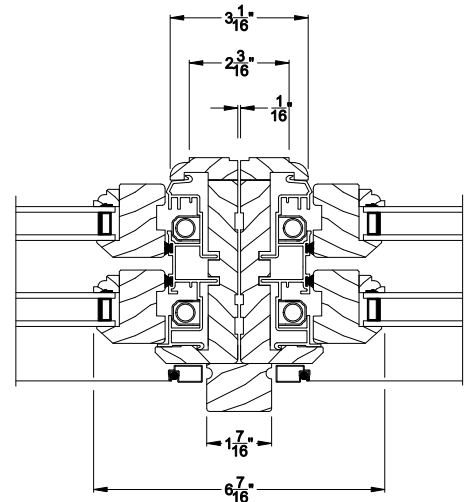
WEATHER SHIELD DOUBLE HUNG WINDOW (610)



WEATHER SHIELD DOUBLE HUNG WINDOW (610)



WEATHER SHIELD DOUBLE HUNG WINDOW



WEATHER SHIELD DOUBLE HUNG WINDOW

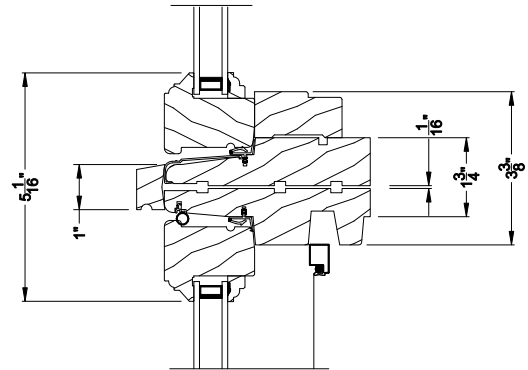
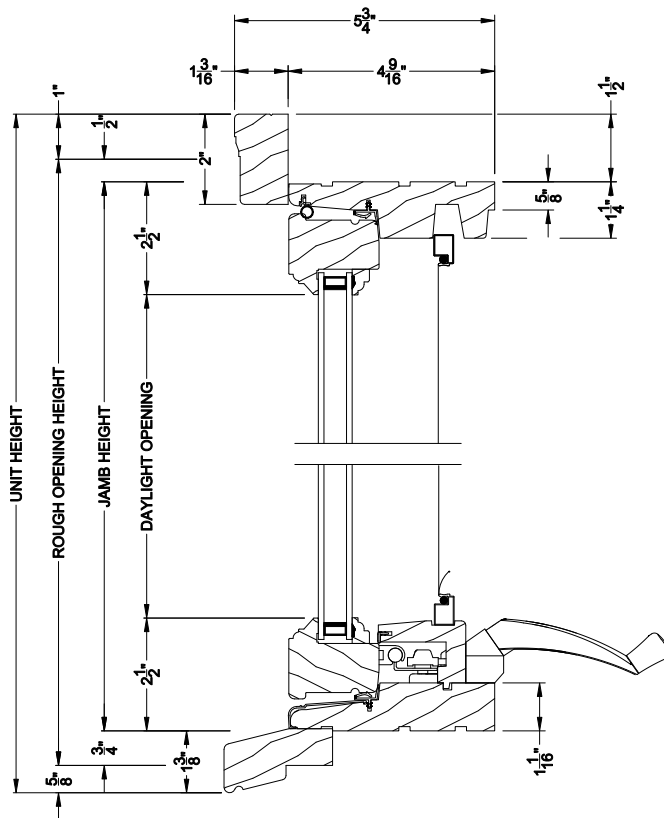
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

Weather Shield Series™

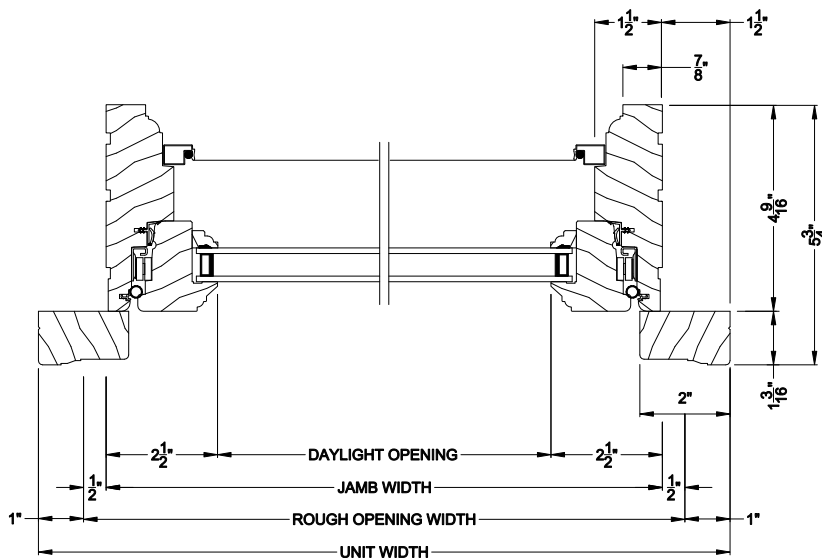
Awning Windows

CROSS SECTION DETAILS

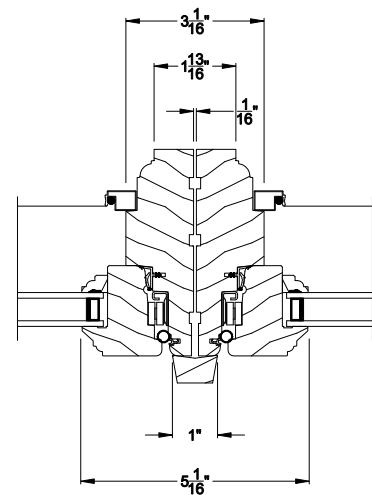


WEATHER SHIELD AWNING WINDOW
Horizontal Stack Section - Transom Stack over Awning

WEATHER SHIELD AWNING WINDOW (6204)
Vertical Section



WEATHER SHIELD AWNING WINDOW (6204)
Horizontal Section



WEATHER SHIELD AWNING WINDOW
Vertical Mull Section

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.