## PROPOSAL:
Hardscape alterations

### STAFF RECOMMENDATION:
- [X] Approve
- [ ] Approve with conditions

### ARCHITECTURAL DESCRIPTION

**SIGNIFICANCE:** Outstanding Resource within the Chevy Chase Village Historic District

**STYLE:** Colonial Revival

**DATE:** c. 1892-1916

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*Fig. 1: Subject property.*
**PROPOSAL:**

The applicants propose to replace the existing concrete walkway at the subject property with a bluestone paver on concrete walkway in the same footprint. A new 2’ x 3’ bluestone on concrete landing will be added at the walkway entrance, where the walkway meets the public sidewalk.

**APPLICABLE GUIDELINES:**

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.

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

**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.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59)

**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) & (d) having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines, 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 *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 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: crowthera@gmail.com  Daytime Phone No.: 410-991-5293

Tax Account No.: 499 54 1349

Name of Property Owner: Susan Callan  Daytime Phone No.: 301-325-0727

Address: 6600 Connecticut Ave. Chevy Chase  20815

Contractor: Sama Stone  Phone No.: 301-986-1830

Contractor Registration No.: 1413

Agent for Owner: Gay Crowther LA  Daytime Phone No.: 410-991-5293

LOCATION OF BUILDING PREMISES

House Number: 6600  Street: Connecticut Ave

Town/City: Chevy Chase  Nearest Cross Street: Knox Street

Lot No.: 48  Block: 43  Subdivision: Section 2

Lib: 16  Folio: 114  Parcel: E827

PART ONE: DESCRIPTION OF STRUCTURE

1A. Check all applicable:

☐ Construct  ☐ Alter/Renovate  ☐ A/C  ☐ Sub  ☐ Room Addition  ☐ Porch  ☐ Deck  ☐ Shed

☐ Move  ☐ Install  ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single Family

☐ Revision  ☐ Repair  ☐ Reunique  ☐ Fence/Wall (complete Section 4)  ☐ Other:

1B. Construction cost estimate: $ 28,142.00

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 OR PERMIT ISSUANCE WALL

3A. Height ______ feet ______ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ on property 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.

SIGNED: 06/21/19

Signature of owner or authorized agent

Approved: 06/21/19

For Chairperson, Historic Preservation Commission

Disapproved: 06/21/19

Signature: 06/21/19

Date: 06/21/19

Applicant/Permit No.: 06/21/19

Data Filed: 06/21/19

Data Issued: 06/21/19

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:

   Existing deteriorated concrete entrance walk to be demolished and replaced with bluestone natural cleft walk at concrete step. Stair landing included. House number prior to be brick, not landing. Stepping stone to be same stone as House Foundation.

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

   See above. Environmental setting to remain undisturbed.

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. Subsequent 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(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 drip line of any tree 8" 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 INTO MAILING LABELS.
## HISTORIC AREA WORK PERMIT
### CHECKLIST OF APPLICATION REQUIREMENTS

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PLEASE SEE INSTRUCTIONS ON DPS’ HAWP APPLICATION FOR FURTHER DETAILS REGARDING APPLICATION REQUIREMENTS.

**NOTE:** Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

**ALL HAWPS MUST BE FILED AT DPS:**
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Susan Colby</td>
<td>Gay Crowther, LA</td>
</tr>
<tr>
<td>4000 Connecticut Ave NW</td>
<td>4900 Forest Park Road</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Harwood, MD 20776</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<td>K. Silverthorne P. Lushway</td>
<td>P. Caldwell R. Martinez Y</td>
</tr>
<tr>
<td>5 W. Lenox Street</td>
<td>1 W. Melrose St.</td>
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<tr>
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Front Walk from Lenox Street (Joining public sidewalk)

Applicant: Gay Crowther, agent for Susan Colby
View to front walk from Connecticut Ave.

Relationship to adjacent property.

Applicant: Gay Cowther, agent for Susan Colby
EXISTING CONCRETE WALK TO BE REPLACED WITH NATURAL CLEFT BLUESTONE SET ON CONCRETE BASE.

NOTE AMENDMENT: PROPOSED STONE PIER FOR HOUSE NUMBER HAS BEEN ELIMINATED.