

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4 Quincy Street, Chevy Chase	Meeting Date:	12/18/2019
Resource:	Non-Contributing Resource (Chevy Chase Village Historic District)	Report Date:	12/11/2019
Applicant:	Dane Butswinkas (Susan Bivone, Architect)	Public Notice:	12/4/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-19ZZ	Staff:	Michael Kyne
PROPOSAL:	Porch alterations and shutter replacement		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Modern
DATE: 2011



Fig. 1: Subject property.

PROPOSAL:

The applicants propose to replace roof and columns of the front porch and to replace all of the existing shutters on the house. The proposed materials for the new porch include PVC columns and Azek trim and rake boards. The proposed new shutters will be cedar louvered shutters with S-style holdbacks and operable hinges.

Staff notes that the house was constructed in 2011. The property is designated as a Non-Contributing Resource, and, at the time of designation, there was a c. 1941-96 modern brick house on the property.

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.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: sbivone@gtmarchitects.com Contact Person: SUSAN BIVONE
Daytime Phone No.: 240-333-2058
Tax Account No.: 0045 4388
Name of Property Owner: DANE BUTSWINKAS Daytime Phone No.: 202-302-0195
Address: 4 QUINCY ST. CHEVY CHASE MD 20815
Street Number City Street Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: SUSAN BIVONE Daytime Phone No.: 240-333-2058

LOCATION OF BUILDING/PREMISE

House Number: 4 Street: QUINCY ST
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE
Lot: 28 Block: 58 Subdivision: 0009
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Blaze
☐ 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: \$ 10,000

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

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 _____ 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

11/26/19
Date

Approved: 897984 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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 TWO-STORY HOUSE WITH FRONT AND REAR
COVERED PORCHES, DETACHED GARAGE, DRIVEWAY, AND
FRONT WALK - BUILT IN 2011

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

RENOVATING FRONT COVERED PORCH WITH NEW ROOF
AND COLUMNS, REPLACE ALL SHUTTERS ON EXISTING
HOUSE

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

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

SUSAN BIVONE
 GTM ARCHITECTS
 7735 OLD GEORGETOWN RD. STE. 700
 BETHESDA, MD 20814

Adjacent and confronting Property Owners mailing addresses

PATRICK REGAN
 6 QUINCY ST
 CHEVY CHASE, MD 20815

DAVID & HAYLEY MEADVIN
 5 PRIMROSE ST.
 CHEVY CHASE, MD 20815

WILLIAM CURTIN III
 3 PRIMROSE ST
 CHEVY CHASE, MD 20815

JEANETTE WEAVER RUEBCH
 1 PRIMROSE ST
 CHEVY CHASE, MD 20815

RICHARD MILLER & NANCY STONE
 2 QUINCY ST.
 CHEVY CHASE, MD 20815

THOMAS JARRETT & MARTHA BURKE
 3 QUINCY ST.
 CHEVY CHASE, MD 20815

FRANCIS SAUL II
 1 QUINCY ST.
 CHEVY CHASE, MD 20815



SCOPE OF WORK:
 REVISION TO EXISTING FRONT COVERED PORCH (NO FOOTPRINT CHANGE)
 AND REPLACING EXISTING SHUTTERS ON HOUSE

EXG. PORCH ROOF TO
 BE REMOVED

2 EXISTING FRONT ELEVATION
 Scale: N.T.S.



NEW FRONT PORCH
 ROOF AND COLUMNS

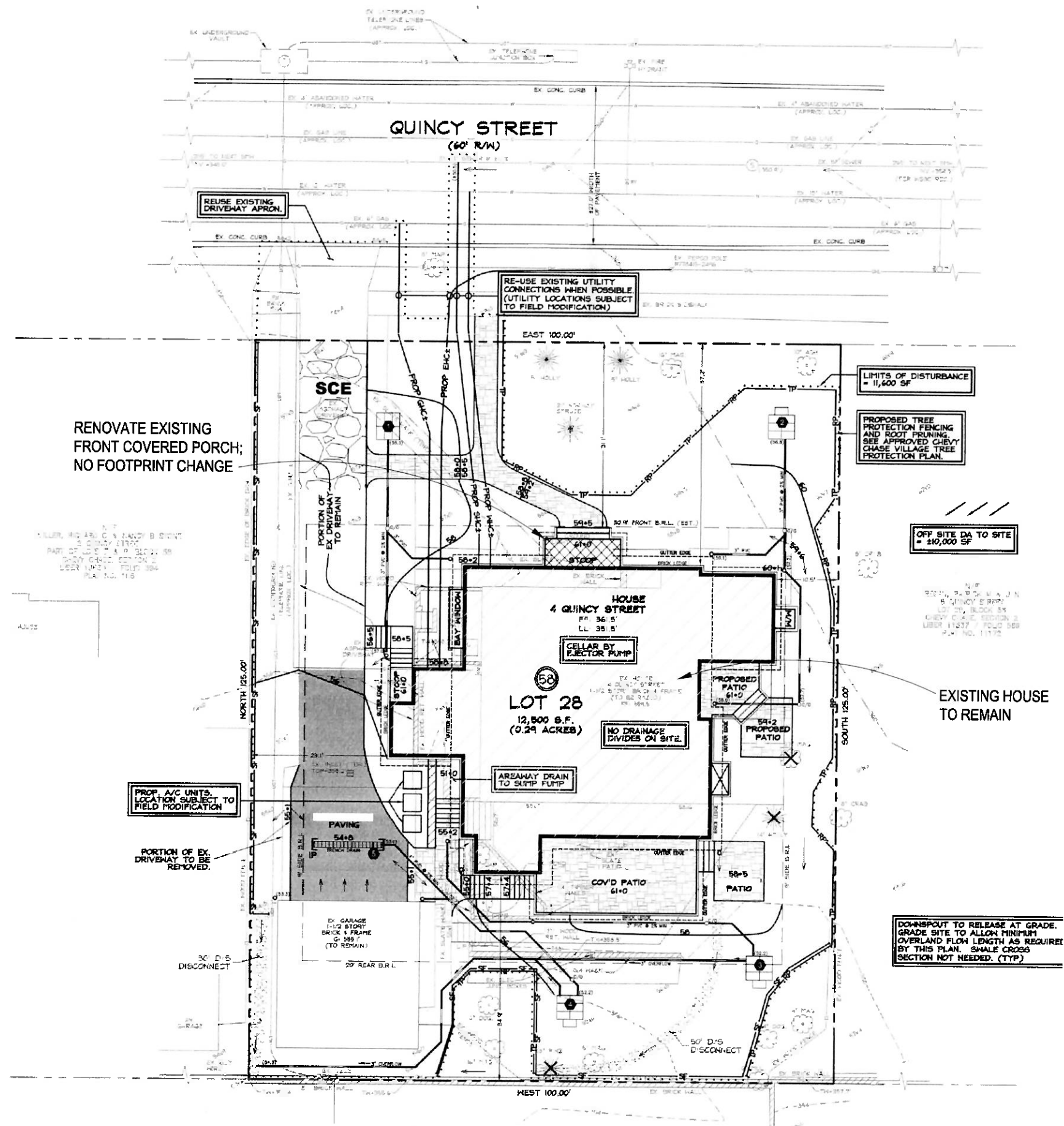
EXISTING PORCH AND
 STEPS TO REMAIN

EXISTING FRONT
 DOOR TO REMAIN

1 PROPOSED FRONT ELEVATION
 Scale: N.T.S.

19.0543 - FRONT PORCH RENOVATION





SITE PLAN

19.0543 - FRONT PORCH RENOVATION

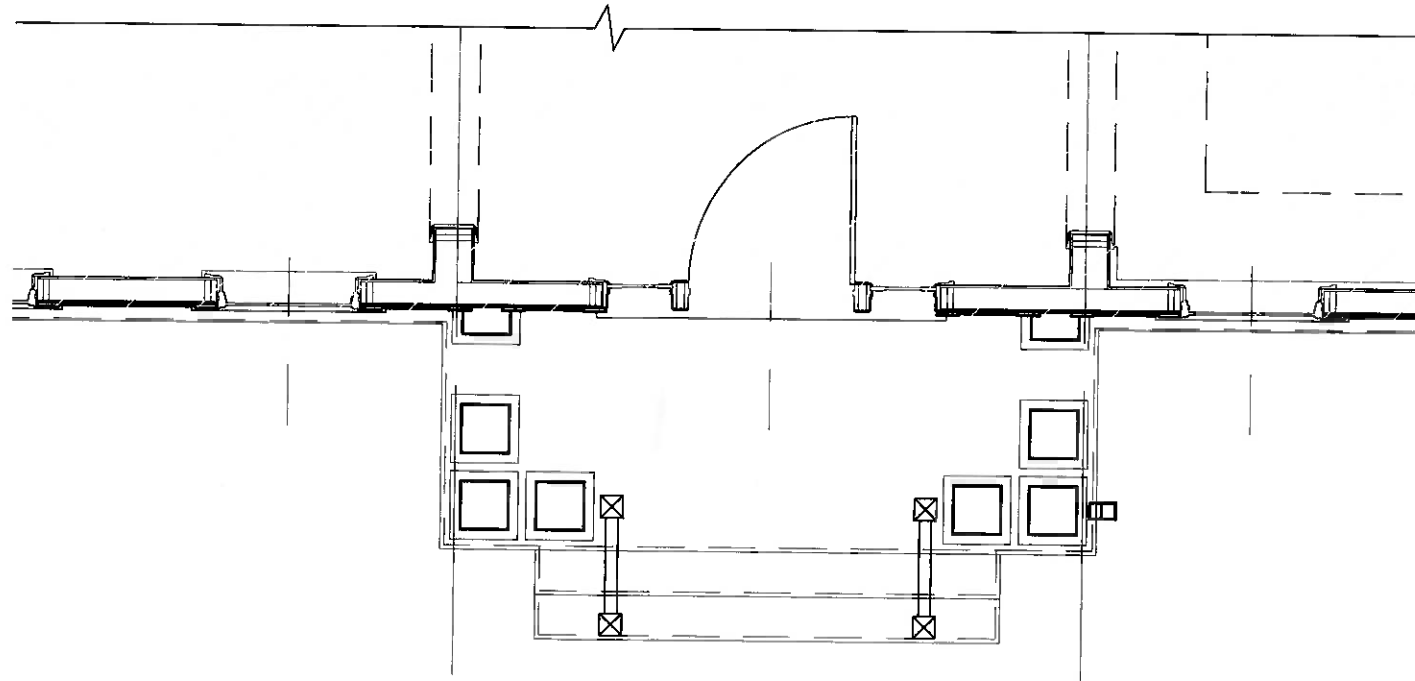
4 QUINCY ST. CHEVY CHASE, MD

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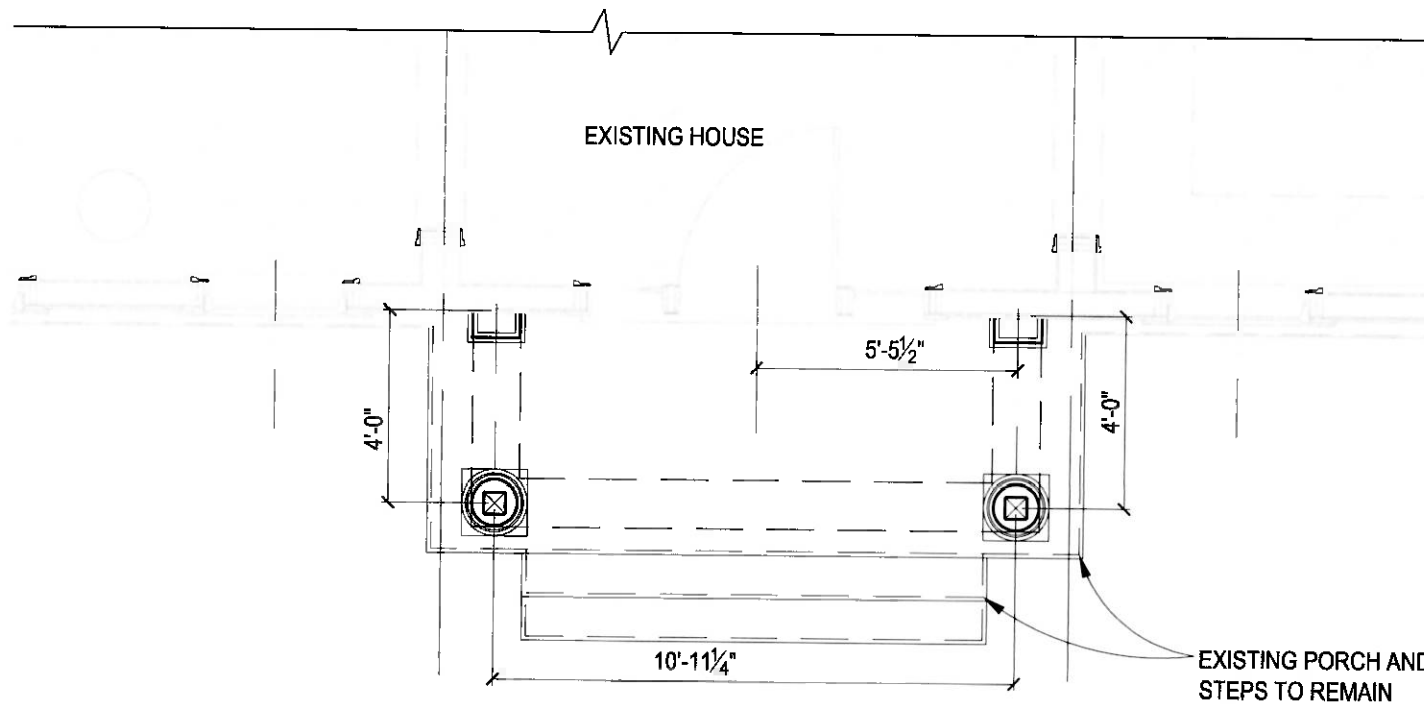
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1 EXISTING FRONT PORCH PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED FRONT PORCH PLAN
Scale: 1/4" = 1'-0"

19.0543 - FRONT PORCH RENOVATION

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1 EXISTING FRONT ELEVATION
Scale: 1/16" = 1'-0"



2 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"

19.0543 - FRONT PORCH RENOVATION

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PTD. AZEK CORNICE
AND RAKE TRIM

ROUND TAPERED PVC
COLUMN; HB&G OR EQ.

19.0543 - FRONT PORCH RENOVATION

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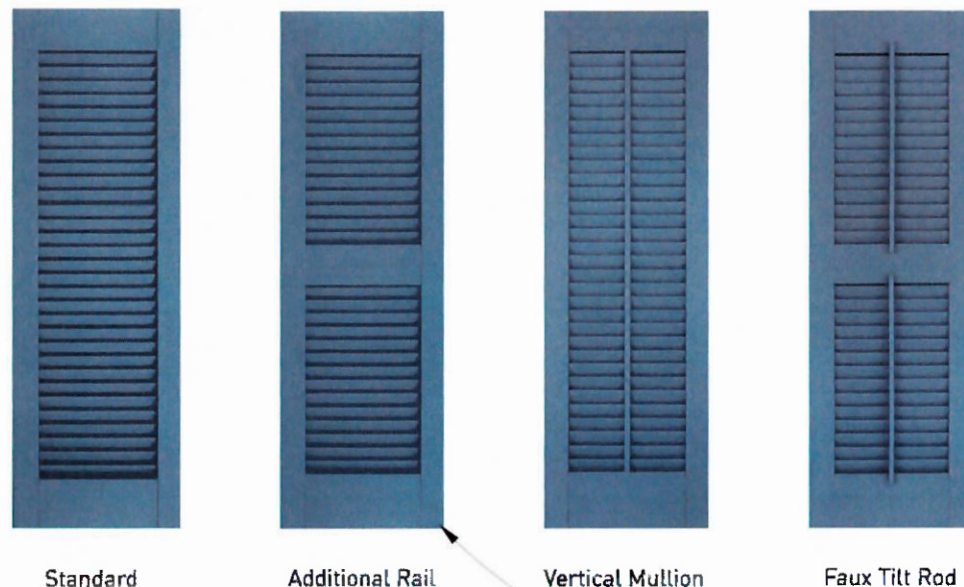
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Louvered Colonial

True to centuries-old design, our Louvered Colonial shutters provide timeless elegance with the crisp lines of genuine open louvers. Just as louvered shutters performed the duties of keeping inclement weather out, protecting the home and allowing ambient light, our shutters today provide the same functionality with integrity that will stand throughout your lifetime.



Standard

Additional Rail

Vertical Mullion

Faux Tilt Rod

19.0543 - FRONT PORCH RENOVATION

4 QUINCY ST. CHEVY CHASE, MD

PTD. LOUVERED SHUTTERS;
ATLANTIC SHUTTER COMPANY

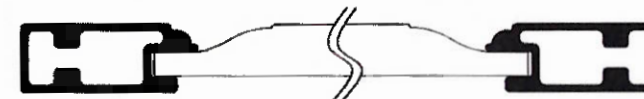
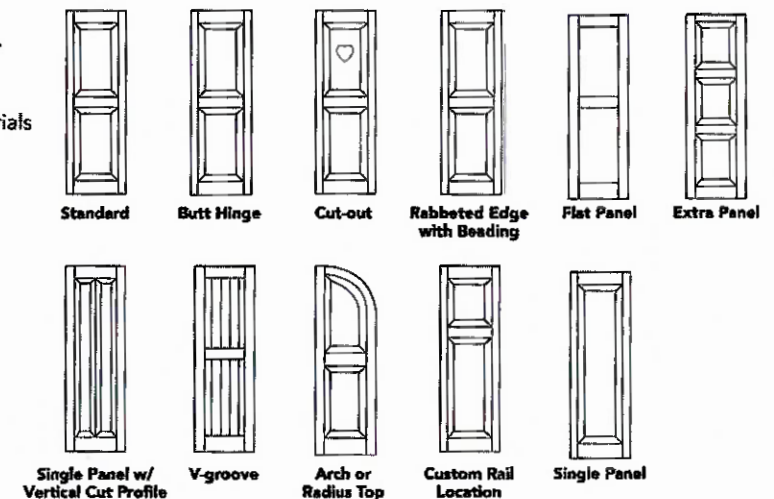
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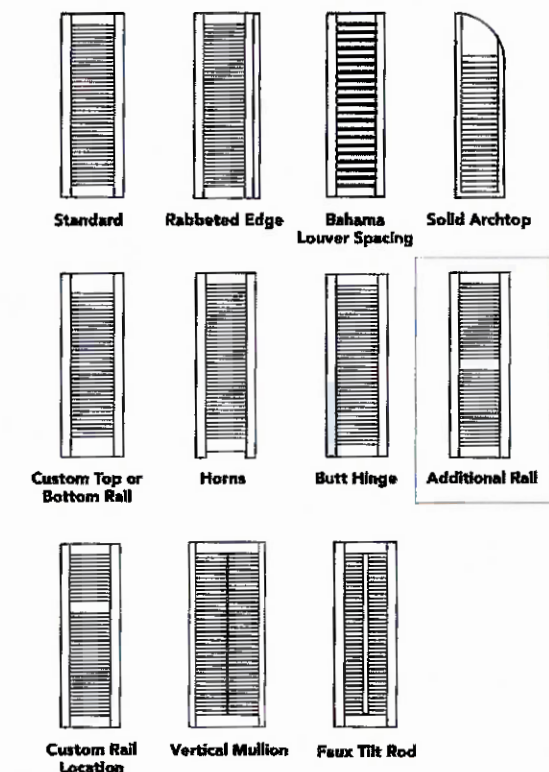
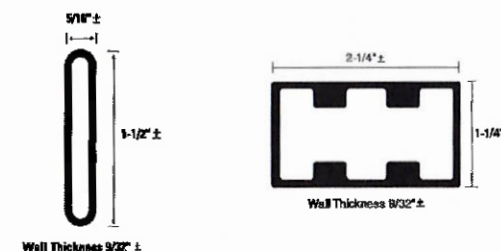
ARCHITECTURAL COLLECTION – RAISED PANEL

Rails: Structural PVC with smooth outer skin
Panels: Proprietary exterior grade composite wood materials
Louvers: N/A
Stiles: Pultruded Structural Fiberglass
Primer: Entire product primed
Paint Finish: Two-part Urethane
Thickness: 1"
Width: 12"-30" (in 1/8" increments)
Height: 24"-108" (in 1/8" increments)
Vertical Stile: 2-1/2"
Top Rail: 3"
Middle Rail: 3"
Bottom Rail: 3"



ARCHITECTURAL COLLECTION – LOUVERED COLONIAL

Rails: Structural PVC with smooth outer skin
Panels: N/A
Louvers: Pultruded Structural Fiberglass
Stiles: Pultruded Structural Fiberglass
Paint Finish: Two-part Urethane
Thickness: 1-1/4"
Width: 9"-30" (in 1/8" increments)
Rail widths, if specified, may vary slightly due to louver/slat positioning
Height: 13-1/2"-108" (in 1/8" increments)
Vertical Stile: 2-1/4"
Top Rail: Standard 4"
Middle Rail: Standard 3-3/8"
Bottom Rail: Standard 4" (may vary)
Louver Angle: 25°



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