EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4 Quincy Street, Chevy Chase
Meeting Date: 3/25/2020

Resource: Non-Contributing Resource
(Chevy Chase Village Historic District)
Report Date: 3/18/2020

Applicant: Dane Butswinkas
(Janet Conroy, Agent)
Public Notice: 3/11/2020

Review: HAWP
Tax Credit: N/A

Case Number: 35/13-20L
Staff: Michael Kyne

PROPOSAL: Hardscape alterations and fence 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 applicant proposes the following work items at the subject property:

- Replace the existing asphalt driveway with a permeable paver driveway.
- Construct a new 259 sf flagstone patio on 4” concrete base at the rear of the subject property.
- Construct a 3’ high wall with stone veneer and 2” flagstone cap at the edge of the proposed new patio.
- Install one new Azek lamppost on stone pier at the front/right (northwest) side of the house (left of the driveway).
- Install one new Azek lamppost on stone pier at the rear of the subject property (edge of the proposed new patio).
- Reset the existing flagstone walkway at the front of the subject property and add a new brick border.
- Install a new 6’ high cedar solid board fence at the rear (south) and rear/left (southeast) side of the property.
- Install a new 42” high cedar picket fence with gate at the front/left (northeast) side of the house.
- Install a new 42” high cedar picket fence with gate at the rear/right (southwest) side of house (at the edge of the proposed new patio, connecting the house to the garage).

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.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48” to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
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
II.C

(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 one 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
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: janet@everettgardendesigns.com
Contact Person: Janet Conway
Daytime Phone No.: 202-494-1361

Tax Account No.: 
Name of Property Owner: Dane Butowskina
Daytime Phone No.: 
Address: 4 Quincy St. Chevy Chase, MD 20815

Contractor: TED
Phone No.: 

Contractor Registration No.: 
Agent for Owner: Janet Conway
Daytime Phone No.: 202-494-1361

LOCATION OF BUILDING/STRUCTURE
House Number: 4
Street: Quincy Street
Town/City: Chevy Chase
Nearest Cross Street: Connecticut Avenue
Lot: 28
Block: 53
Subdivision: Chevy Chase Village

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE: 
☐ Construct ☑ Extend ☑ Alter/Renovate
☐ MV ☐ SH ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze
☐ Solar ☐ Replace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☑ Revocable
☐ Fence/Wall (complete Section 4) ☑ Other: Patio, Driveway

1B. Construction cost estimate: $89,921.00

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 ONLY FOR FENCE/RETAINTING WALL
3A. Height: 0 ft, 0 in (Patio Wall)

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☑ On party, lot/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.

2/8/20

Appraiser of owner or authorized agent

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:
      All work proposed is landscape only. Elements include:
      1) Replacing asphalt driveway with permeable pavers
      2) Constructing a flagstone patio at grade with stone wall to retain transition to house
      3) Reset existing front walk (flagstone) adding brick border to match house foundation
      4) 6' cedar fence inside rear property line only.
   b. General description of project and its effect on the historic resources, the environment setting, and, where applicable, the historic district:
      All materials (stone, flagstone, brick, permeable pavers) to match or coordinate with residence and neighboring homes. Light fixtures on 2 stone posts to match existing partico lamp (cut sheet 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;
   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 (façades), 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. As existing and a proposed elevation drawing of each façade 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 façade 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 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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>Dane Butswinkas</td>
<td>Janet Conroy</td>
</tr>
<tr>
<td>4 Quincy Street</td>
<td>Everett Garden Designs</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
<td>3 Newlands Street</td>
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<table>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>Chuck Miller &amp; Nancy Stone</td>
</tr>
<tr>
<td>2 Quincy Street</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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| Les and Sue Goldman | Patrick & Janet Regan           |
| 5 Quincy Street     | 6 Quincy Street                 |
| Chevy Chase, MD 20815| Chevy Chase, MD 20815           |

| William Curtui, II | David & Hayley Meadvin         |
| 3 Primrose Street  | 5 Primrose Street              |
| Chevy Chase, MD 20815| Chevy Chase, MD 20815          |
Existing wall to be removed, re-graded to adjust slope and re-laid with flagstone exterior and brick edge to match foundation and brick vises.

Site of new side patio.
Oxford Lantern Post - Wellesley, MA
SKU: Oxford Lantern Post - Wellesley, MA

Walpole’s elegant lantern posts are a dignified addition to any style of home. Offered in your choice of low maintenance AZEK cellular PVC or in natural cedar, the Oxford stands 76"H., is offered with a 4 ½" or 5 ½" square post, and a 24 ½" boxed base and cap. The post is prefinished white. Shown here with a Boston Post Mount lantern (special order only - please call for more details).

Due to the many options available and our custom designs please call 800-343-6948 and we will be delighted to be of service.

Find a Store
VILLAGIO

DESCRIPTION: Paver  TEXTURE: Beveled

Specifications per pallet

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<th>Imperial</th>
<th>Metric</th>
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<tr>
<td>Approx. Weight</td>
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<tr>
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<td>Linear coverage per row</td>
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<td>7.61 lin. m</td>
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NOTES

See page 44 to 47 for more technical information. When used in a permeable pavement application, see page 89 to 95 for more technical information.

*Mojave beige and Harvest gold are only available in Midwestern USA. See page 13 for list of Eastern and Midwestern States.

JOINT WIDTH: 3/16" TO 9/16" (9 TO 15 mm)
% OF SURFACE OPENING: 80%
INFILTRATION RATE: 996 IN./HR
(22,750 MM/HR)

Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.
Existing driveway to be replaced by permeable pavers.
Site of new patio as viewed from back porch of the house. Planters and existing flagstone to be removed.
2. New (see elevation). Existing planters will be
removed. Soil retained by new
walls.
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