

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

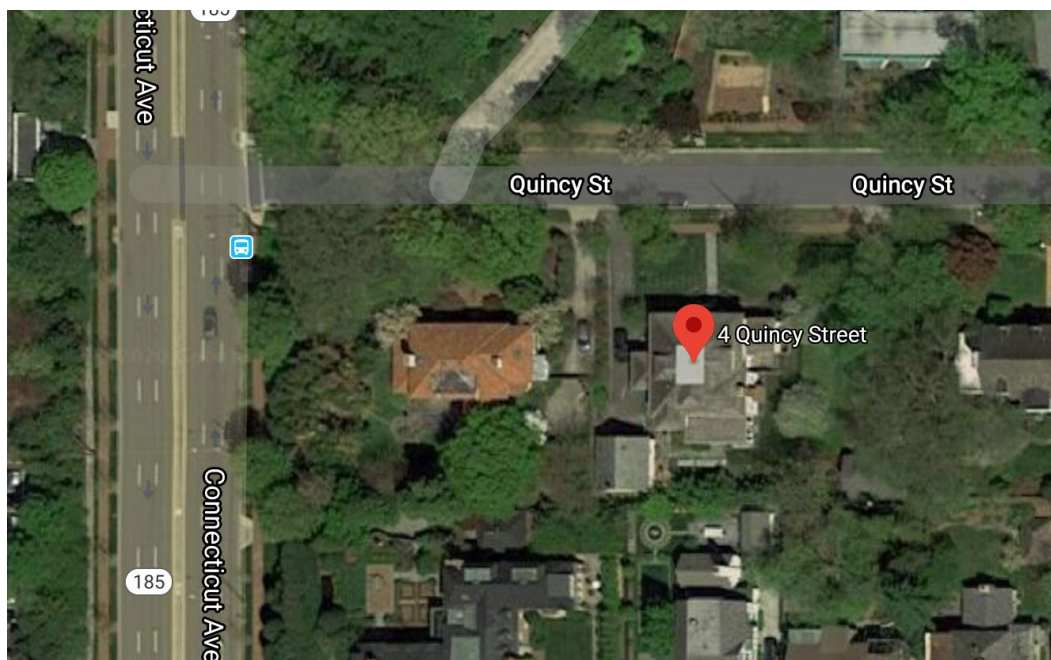


Fig. 1: Subject property.

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

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

Tax Account No.: _____
Name of Property Owner: Dane Butswinkas Daytime Phone No.: _____
Address: 4 Quincy St. Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: TBD Phone No.: _____

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

LOCATION OF BUILDING/PREMISE

House Number: 4 Street: Quincy Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: 28 Block: 58 Subdivision: Chevy Chase Village
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF MAINTENANCE ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Stab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☒ 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 EXTEND/ADDITION

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 2 feet 0 inches (Patio Wall)

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 of owner or authorized agent: _____ Date: 2/8/20

Approved: _____ 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:

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 lawn.
- 3) Re-set 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 resource(s), the environmental 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 portico lamp. (Cut Sheet attached).

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.

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

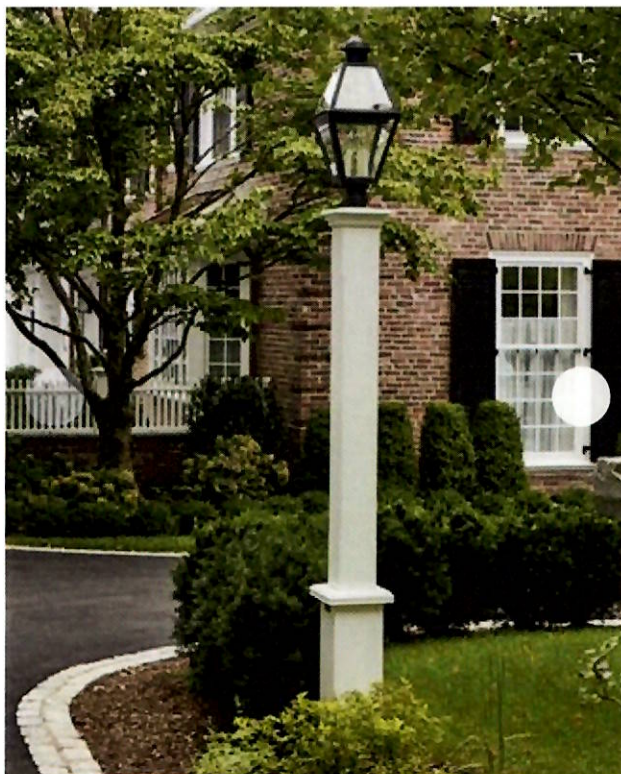
Owner's mailing address Dane Butswinkas 4 Quincy Street Chevy Chase, MD 20815	Owner's Agent's mailing address Janet Conroy Everett Garden Designs 3 Newlands Street Chevy Chase, MD 20815
Adjacent and confronting Property Owners mailing addresses	
Chuck Miller & Nancy Stone 2 Quincy Street Chevy Chase, MD 20815	Dr. Thomas & Himi Burke 3 Quincy Street Chevy Chase, MD 20815
Les and Sue Goldman 5 Quincy Street Chevy Chase, MD 20815	Patrick & Janet Regan 6 Quincy Street Chevy Chase, MD 20815
William Curtin, III 3 Primrose Street Chevy Chase, MD 20815	David & Hayley Meadvin 5 Primrose Street Chevy Chase, MD 20815



Existing walk to be removed, re-graded to adjust slope and re-laid with flagstone interior and brick edges to match foundation and brick vizers.



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 1/2" or 5 1/2" square post, and a 24 1/2" 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).

Oxford Lantern Post -
Wellesley, MA

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

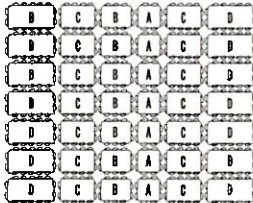
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VILLAGIO

DESCRIPTION: Paver TEXTURE: Beveled

PALLET OVERVIEW



The Villagio paver allows for gentle curves and winding pathways, eliminating the need for cuts.

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: 3/8" TO 9/16" (9 TO 15 mm)

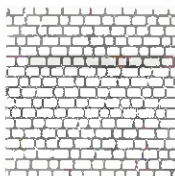
% OF SURFACE OPENING: 8.0 %

**INFILTRATION RATE: 896 IN./HR
(22 750 MM/HR)**

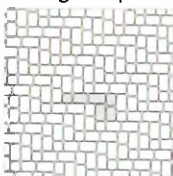
Specifications per pallet	Imperial	Metric
Cubing	117 ft²	10.88 m²
Approx. Weight	3 029 lbs	1 374 kg
Number of rows	11	
Coverage per row	10.64 ft²	0.99 m²
Linear coverage per row	24.94 lin. ft	7.61 lin. m

Unit dimensions	in	mm	Units/pallet
 Unit dimensions			
Height	2 3/8	60	77 units
Width	5 1/8	130	
Length	5 1/8	130	
 Unit dimensions			
Height	2 3/8	60	77 units
Width	5 1/8	130	
Length	6 5/16	160	
 Unit dimensions			
Height	2 3/8	60	154 units
Width	5 1/8	130	
Length	7 5/16	185	
 Unit dimensions			
Height	2 3/8	60	154 units
Width	5 1/8	130	
Length	8 7/16	215	

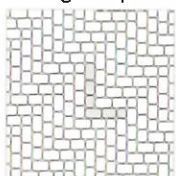
01 | Linear pattern



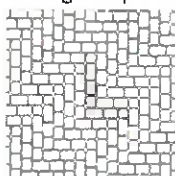
02 | Modified Herringbone pattern



03 | Modified Herringbone pattern



04 | Modified Herringbone pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

merlot



sandlewood



shale grey



mojave beige*



champlain grey



harvest gold*



chestnut brown



onyx black



chocolate brown





Site of new back patio.



Existing flagstone stoop to be replaced with small flagstone pavers w/ flagstone treads! brick risers!



Existing driveway to be replaced by permeable pavers!



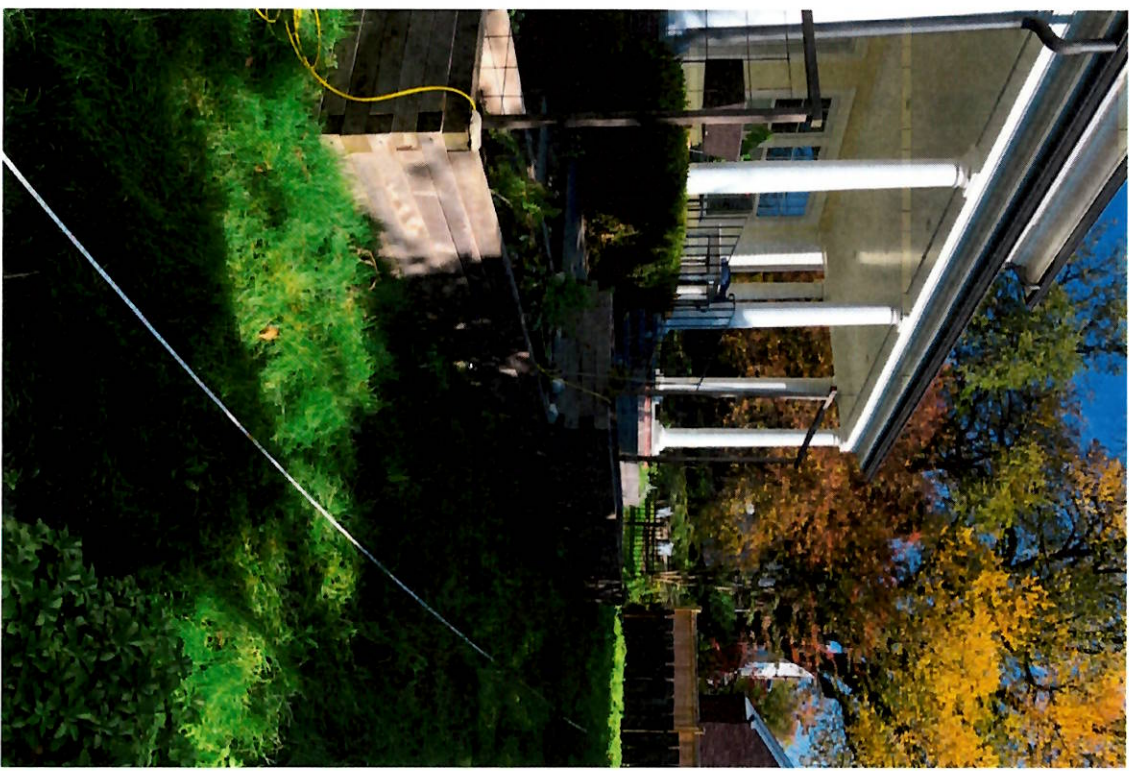
Duplicate photo



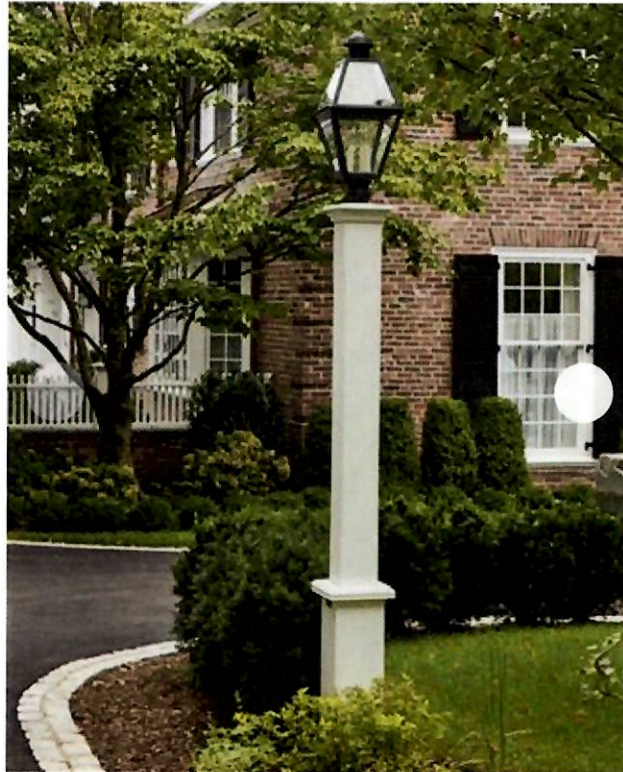
Site of new patio as viewed from back porch of the house. Planters and existing flagstone to be removed.



Existing flagstone walk to be lifted and be replaced by new patio, walls, steps & landscaping.



Existing planters & walk to be removed. Soil refurbed by new 2' wall (see elevation).



Oxford Lantern Post - Wellesley, MA

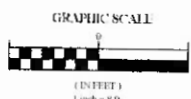
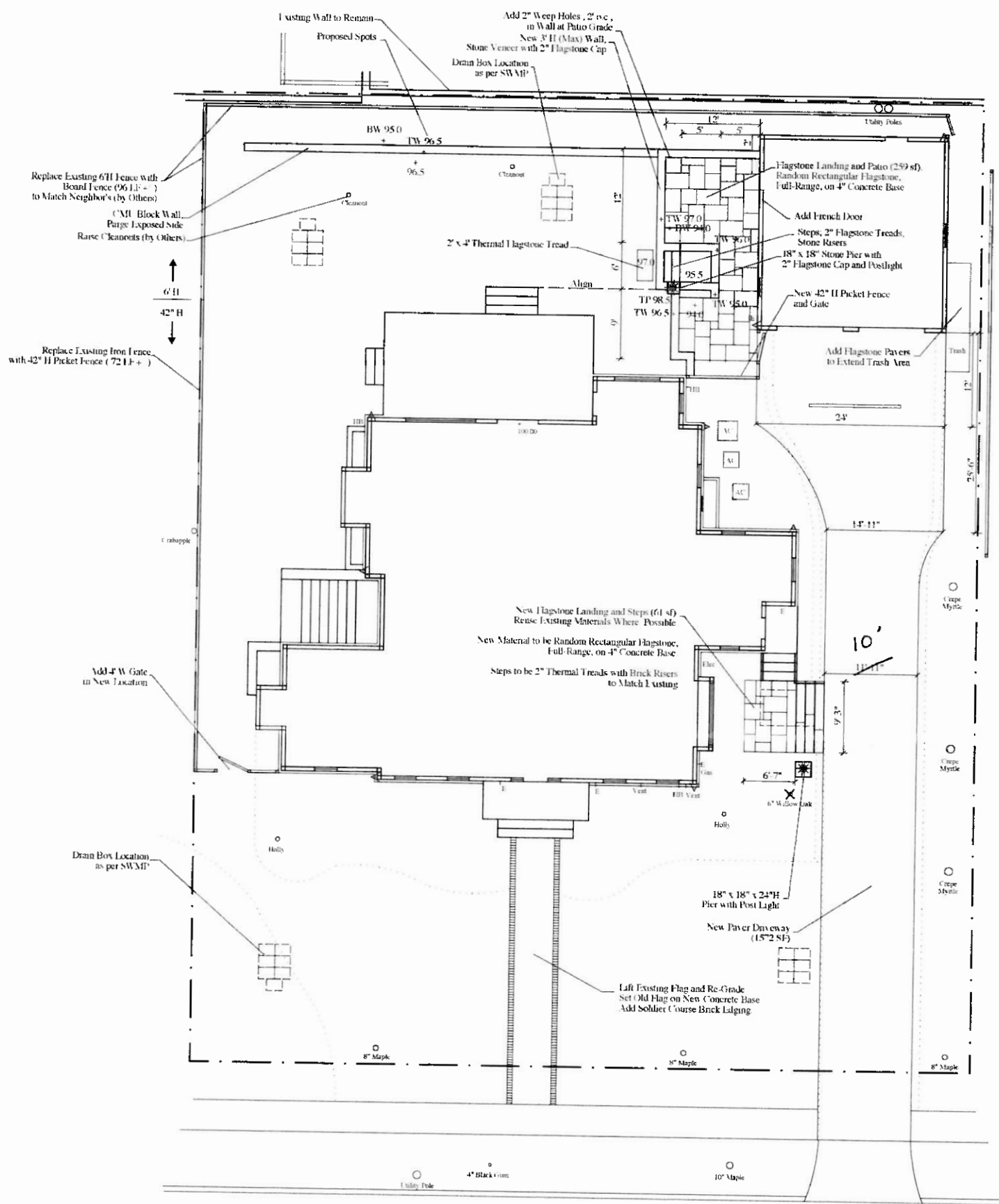
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EVERETT
 GARDEN DESIGNS LLC
 202.465.5740
 www.everettgardendesigns.com

TITLE: **HARDSCAPE PLAN, REV**
 DATE: 11-5-19, 12-13-19, 1-20-20, 1-21-20, 2-4-20, 2-6-20

BUTSWINKAS RES
 4 Quincy Street
 Chevy Chase, MD

Sheet 2 of 4

SCALE: 1/8" = 1'

NORTH:

