

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4 Quincy Street, Chevy Chase	Meeting Date:	6/24/2020
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	6/17/2020
Applicant:	Dane Butswinkas Susan Cornell, Agent	Public Notice:	6/10/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/13-20S	Staff:	Dan Bruechert
PROPOSAL:	Garage alterations		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource to the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 2011



Fig. 1: The house at 4 Quincy Street replaced a non-contributing modern house in 2011.

PROPOSAL

The applicant proposes to rehabilitate the existing garage to create an ADU. The only proposed exterior alterations are blocking in the existing door and installing a new pair of French doors with a transom and flat arch above. This door is not visible from the right-of-way and should be approved as a matter of course, per the *Chevy Chase Design Guidelines*.

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 ensure 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
- (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 relevant *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), and (d), 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 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DP6 - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: scornell@gtmarchitects.com Contact Person: SUSAN CORNELL
Daytime Phone No.: 240-333-2058

Tax Account No.: 00454388
Name of Property Owner: DANE BUTSWINKAS Daytime Phone No.: 202-302-0195
Address: 4 QUINCY ST. CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: SUSAN CORNELL Daytime Phone No.: 240-333-2058

LOCATION OF BUILDING/PROJECT

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/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: GARAGE (DETACHED)

1B. Construction cost estimate: \$ 50,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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

5/18/20
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

913948

**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:

RENOVATE EXISTING DETACHED GARAGE WITH
NEW DOOR OPENING ON LEFT SIDE ELEVATION.
NO FOOTPRINT CHANGE. NOT VISIBLE FROM STREET.

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

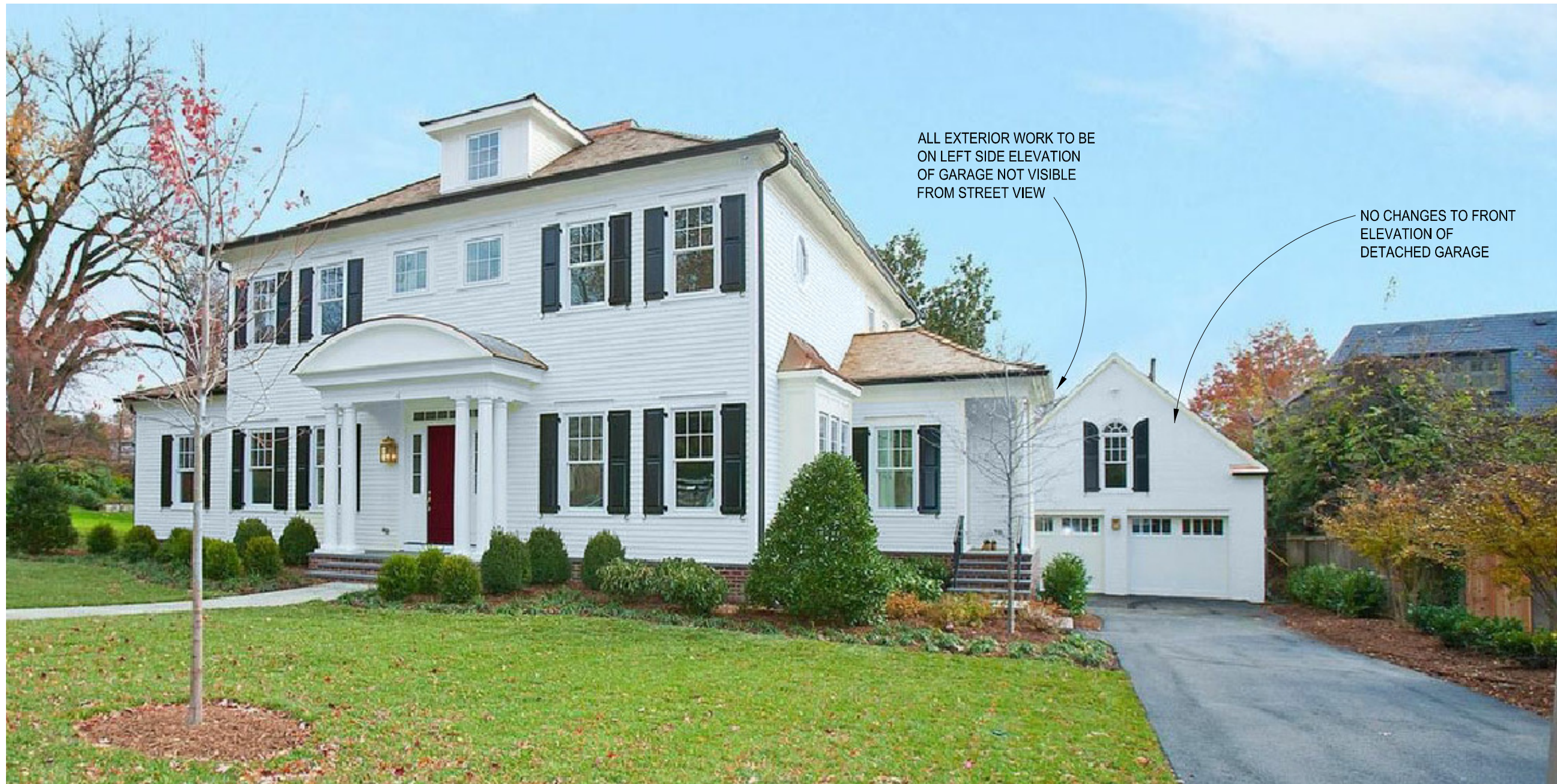
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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	Owner's Agent's mailing address SUSAN CORNELL 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	WILLIAM CURTIN III 3 PRIMROSE ST CHEVY CHASE, MD 20815
RICHARD MILLER & NANCY STONE 2 QUINCY ST. CHEVY CHASE, MD 20815	FRANCIS SAUL II 1 QUINCY ST. CHEVY CHASE, MD 20815
DAVID & HAYLEY MEADIN 5 PRIMROSE ST. CHEVY CHASE, MD 20815	JEANETTE WEAVER RUESCH 1 PRIMROSE ST. CHEVY CHASE, MD 20815
THOMAS JARRETT & MARTHA BURKE 3 QUINCY ST, CHEVY CHASE, MD 20815	



1 STREET VIEW
Scale: NTS

SCOPE OF WORK:
REVISION TO EXISTING DETACHED GARAGE
(NO FOOTPRINT CHANGE)
NO CHANGES TO FRONT ELEVATION FACING STREET

19.0543 - BUTSWINKAS DETACHED GARAGE



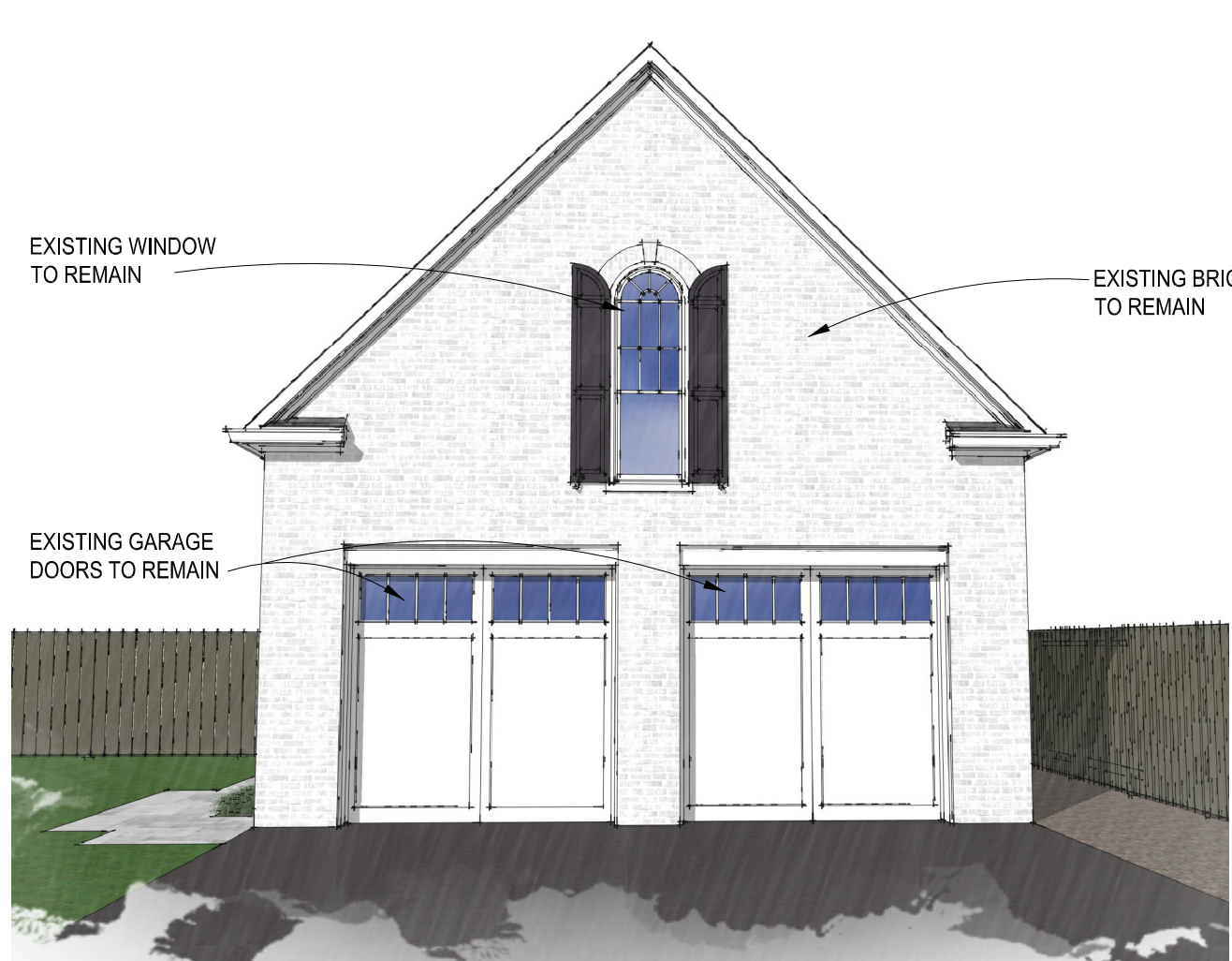
NO CHANGES TO FRONT
ELEVATION FACING STREET

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



INFILL EXISTING DOOR OPENING;
MATCH BRICK WITH EXISTING

4 EXISTING LEFT SIDE ELEVATION
Scale: N.T.S.



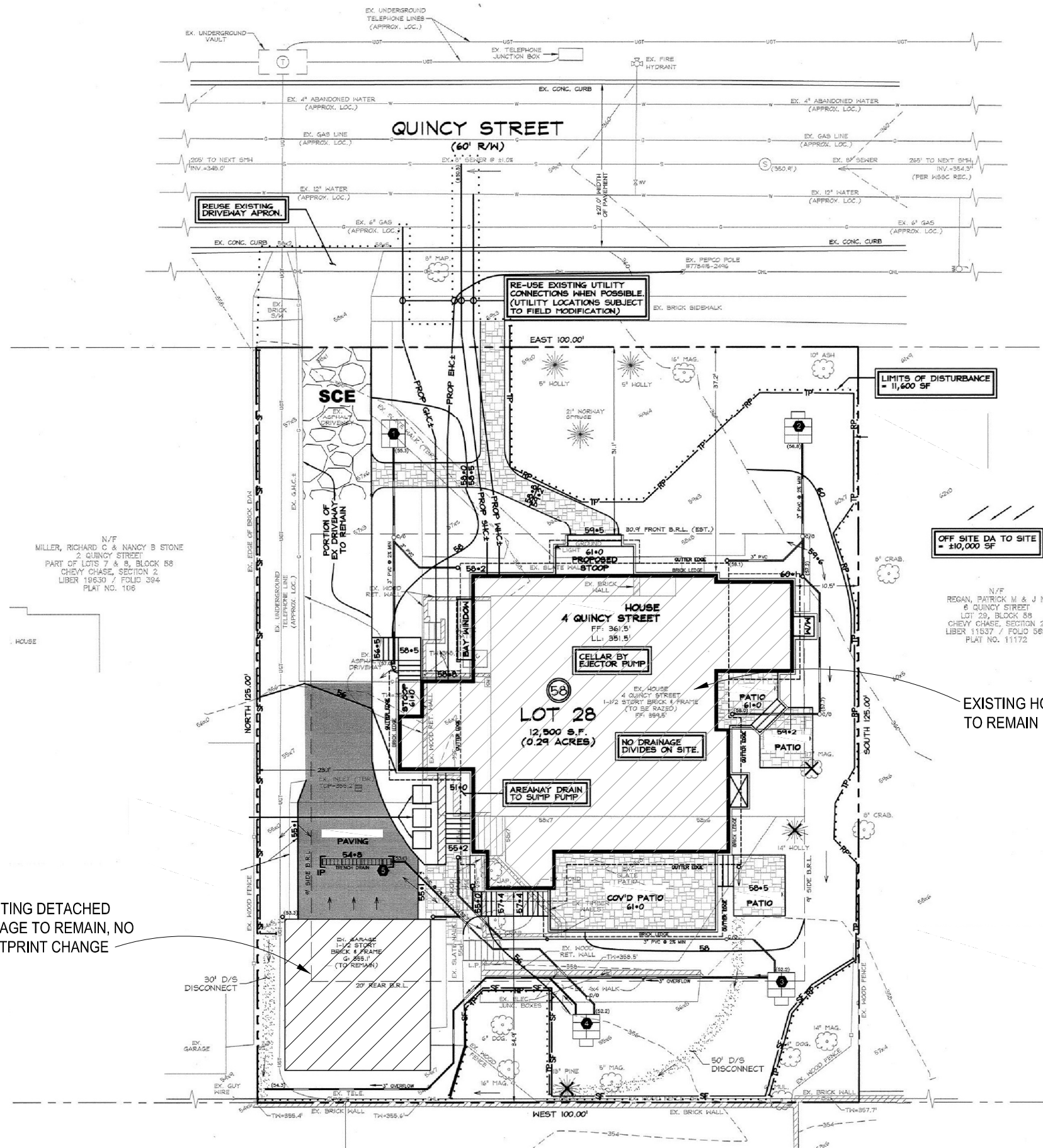
1 PROPOSED FRONT ELEVATION NO CHANGES TO FRONT
ELEVATION FACING STREET
Scale: N.T.S.



2 PROPOSED LEFT SIDE ELEVATION THIS ELEVATION NOT VISIBLE
FROM STREET
Scale: N.T.S.

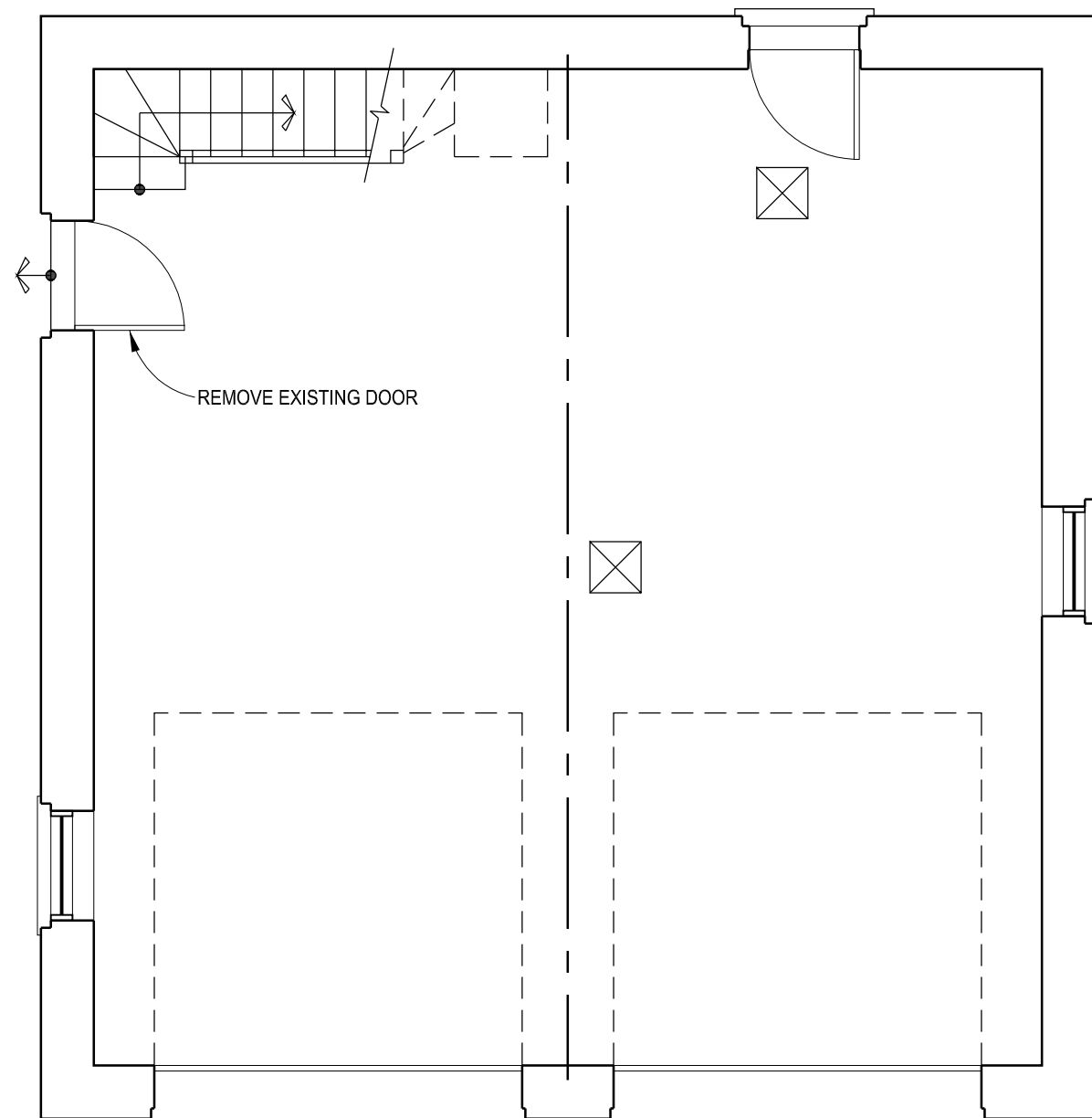
19.0543 - BUTSWINKAS DETACHED GARAGE



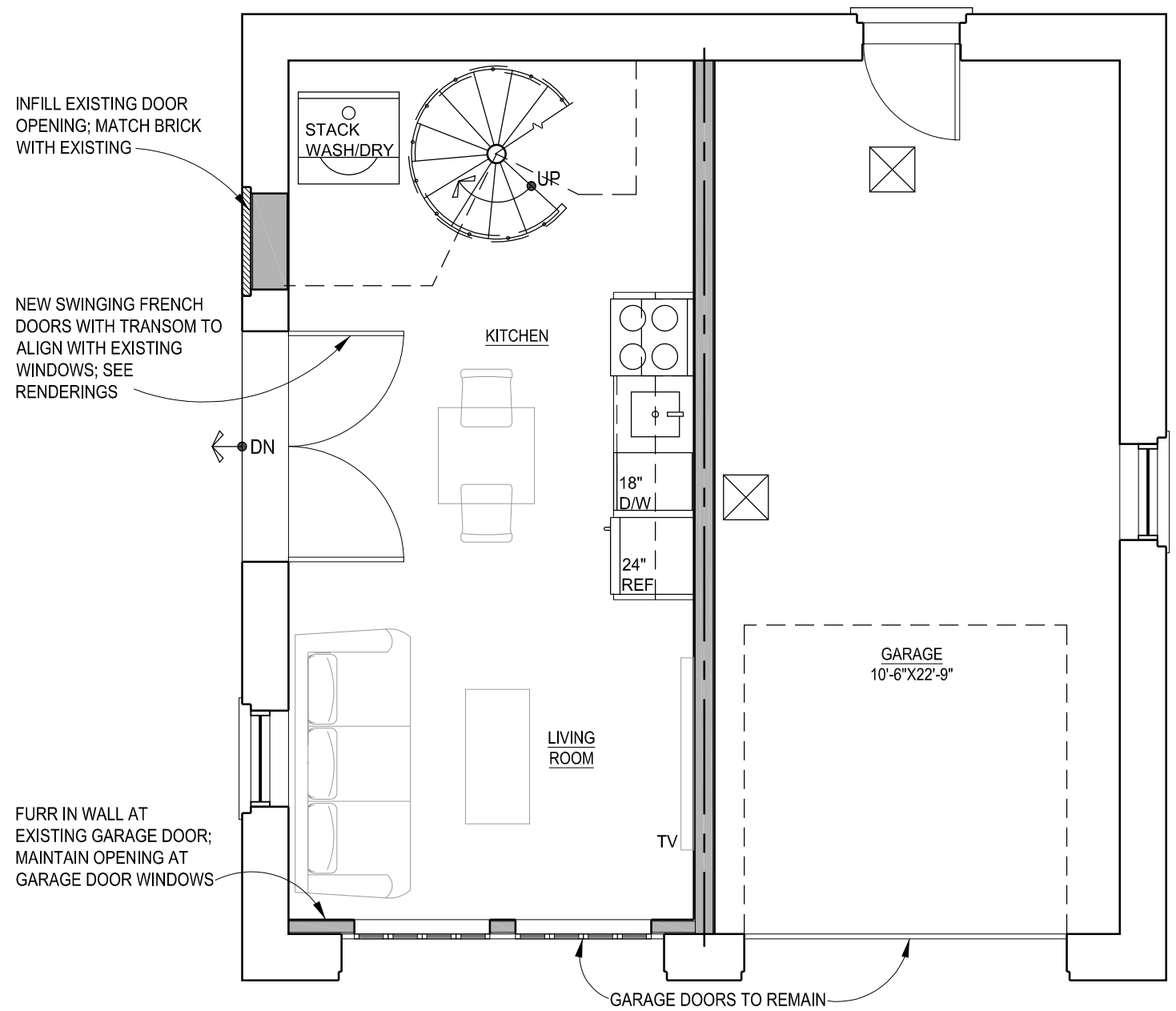


SITE PLAN

19.0543 - BUTSWINKAS DETACHED GARAGE

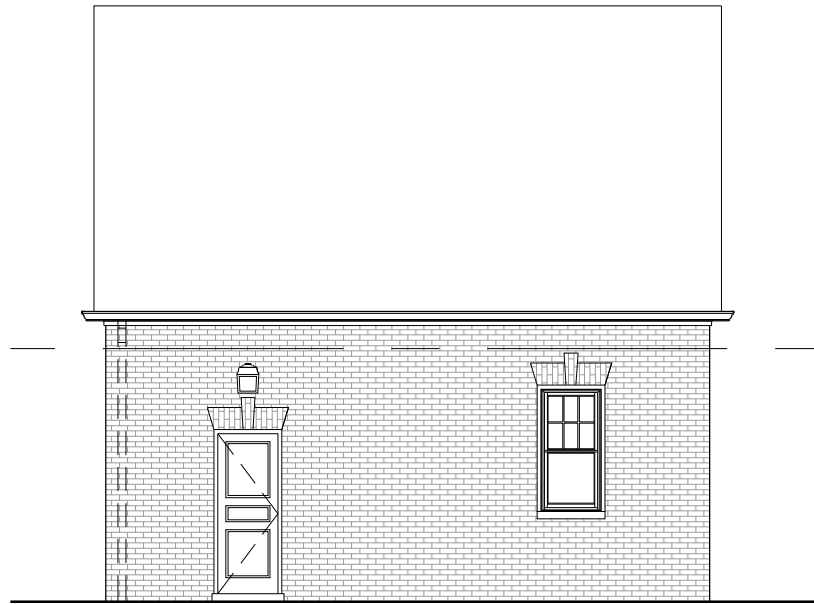


1 EXISTING DETACHED GARAGE PLAN
Scale: 1/4" = 1'-0"

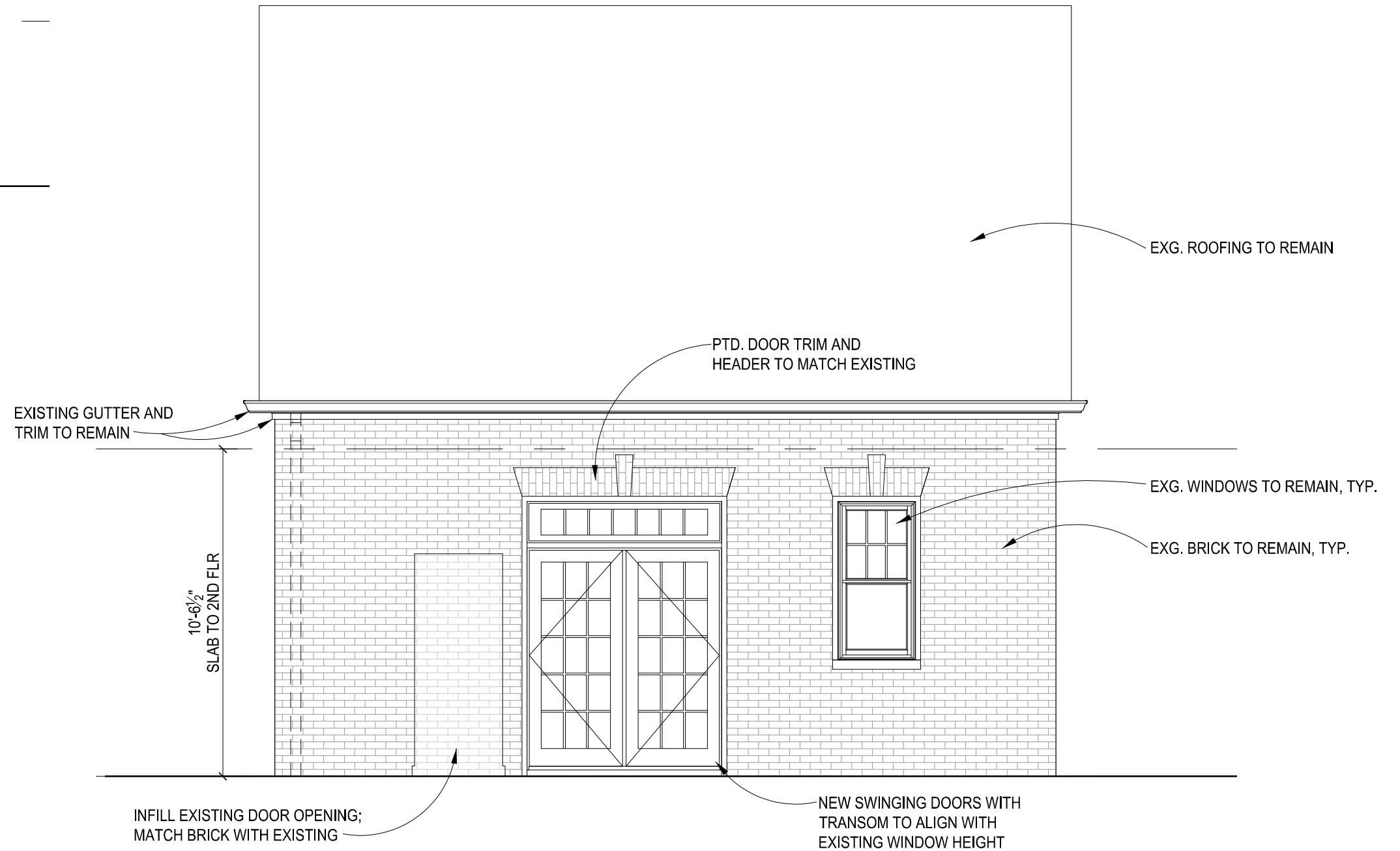


2 PROPOSED DETACHED GARAGE PLAN
Scale: 1/4" = 1'-0"

19.0543 - BUTSWINKAS DETACHED GARAGE



2 EXISTING LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"



1 PROPOSED LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"

19.0543 - BUTSWINKAS DETACHED GARAGE