

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2 Newlands Street, Chevy Chase	Meeting Date:	4/6/2022
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	3/30/2022
Applicant:	Javier Aguirre	Public Notice:	3/23/2022
Review:	HAWP	Tax Credit:	No
Permit Number:	986295	Staff:	Michael Kyne
PROPOSAL: Hardscape alterations			

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1892-1916

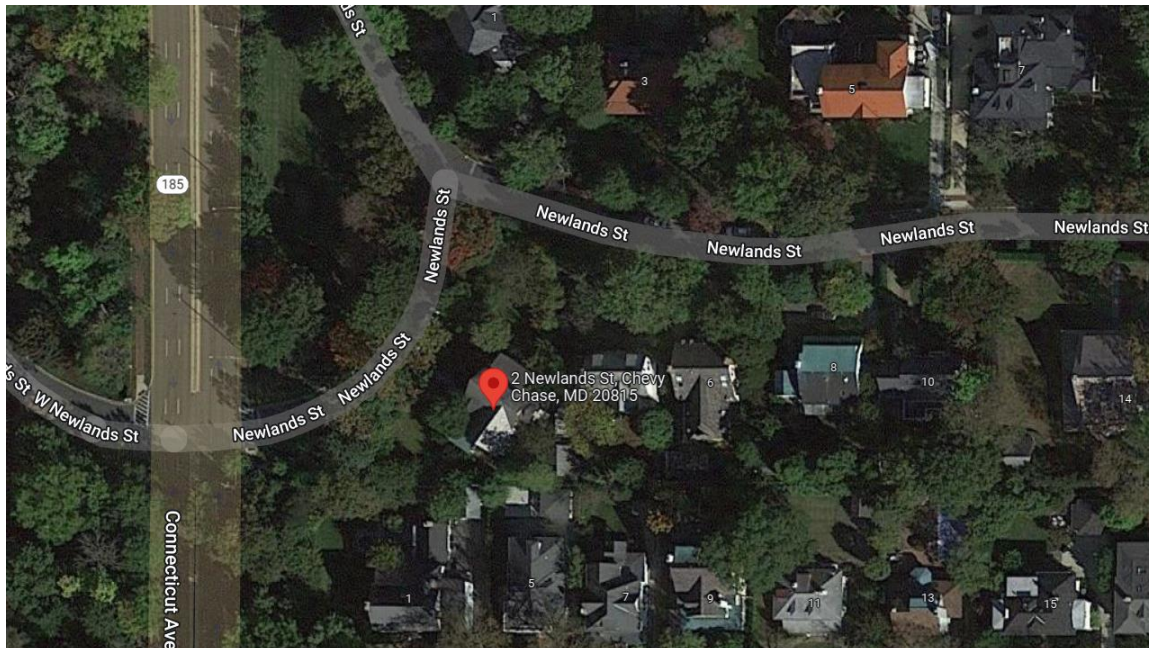


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes hardscape alterations at the subject property. Specific proposed work items include:

- Replace the existing brick patio at the east side (rear) and southeast (rear/right, as viewed from the public right-of-way of Newlands Street) side of the subject property with a concrete paver patio with stone border.
 - The edge of the patio at the southeast (rear/right) side of the subject property will be expanded slightly, increasing the overall size of the patio by approximately 10%.
- Add a seat wall (approximately 30 LF) to the east side (rear) and southeast (rear/right) side of the patio, near the existing 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.
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 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
 - (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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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 an electronic set 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**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 986295
DATE ASSIGNED _____

APPLICANT:

Name: Javier Aguirre
Address: 2 Newlands Street
Daytime Phone: 703-462-0403

E-mail: javier_e_aguirre@yahoo.com
City: Chevy Chase Zip: 20815
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 2 Newlands Street

Is the Property Located within an Historic District? Yes/District Name Chevy Chase Village
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

3/8/2022
Date

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

Owner's mailing address Javier & Danielle Aguirre 2 Newlands Street Chevy Chase, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Patrick & Lidsey Conway 3 East Melrose Street Chevy Chase, MD 20815	Charles Klossen 4 Newlands Street Chevy Chase, MD 20815
Norman & Jeanne Asher 1 E. Melrose Street Chevy Chase, MD 20815	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This is a pie-shaped residential lot with a single family house overlooking the half circle on Newlands Street. In back (at the point of the "pie") there is a brick patio (approximately 1500 sq ft in size) between the back of the house and the property's garage.

Description of Work Proposed: Please give an overview of the work to be undertaken:

This request is for the replacement (in place) of the existing brick patio with concrete pavers. The edge of the patio on the side of the house would be expanded slightly, increasing the overall size of the patio by approximately 10%. A seat wall (approx 30 linear feet) would also be added on the side of the patio that runs along the garage. See attached diagram and photographs for details.

Work Item 1: <u>Replace existing brick patio</u>	
Description of Current Condition: Brick patio is worn, uneven and a bit dangerous to walk on at this point due to age.	Proposed Work: Replace brick patio with concrete pavers. Add a seat wall to one side of the patio (approx. 30 linear feet).

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



CAPITOL • HARDSCAPES

PO BOX 30372 BETHESDA MARYLAND 20824 OFFICE (301) 887 - 1880
Maryland Home Improvement Contractor License # 130465
DC Contractor License # 410517000017

02/21/2022

Javier Aguirre
2 Newlands St,
Chevy Chase, MD 20815

javier_e_aguirre@yahoo.com
(703) 462-0403

Proposal – Concrete Pavers

Included in this base bid proposal is to furnish all necessary labor, equipment and materials to install the following. This proposal should be considered budgetary until final design choices and layout are confirmed.

Patio – Concrete Pavers

- Work area is 1650 Square Feet of patio and walkways
- Remove existing brick patio and walkways from site
- Furnish and install compacted gravel foundation
- Furnish and install Belgard 2 3/8" thickness Dimensions, 12
- One (1) Stocked color with same color border, random pattern
- <https://www.belgard.com/products/pavers/dimensions/>
- Furnish and install joints swept with polymeric sand
- Furnish and install box drain middle patio and connect to downspout

Seat Wall

- Work area is 30 Linear Feet of seat wall
- Furnish and install compacted gravel foundation
- Furnish and install Weston Stone seat wall system with cap
- <https://www.belgard.com/products/retaining-walls/weston-stone-wall/>

Curb

- Work area is 45 Linear Feet of stone curb. Height to be (+/-) 5"
- Furnish and install compacted gravel foundation

- Furnish and install Weston Stone seat wall system with cap
- <https://www.belgard.com/products/retaining-walls/weston-stone-wall/>

Chris Scango date
Direct (240) 375 - 2637
cscango@capitolhardscapes.com
www.capitolhardscapes.com

Customer date

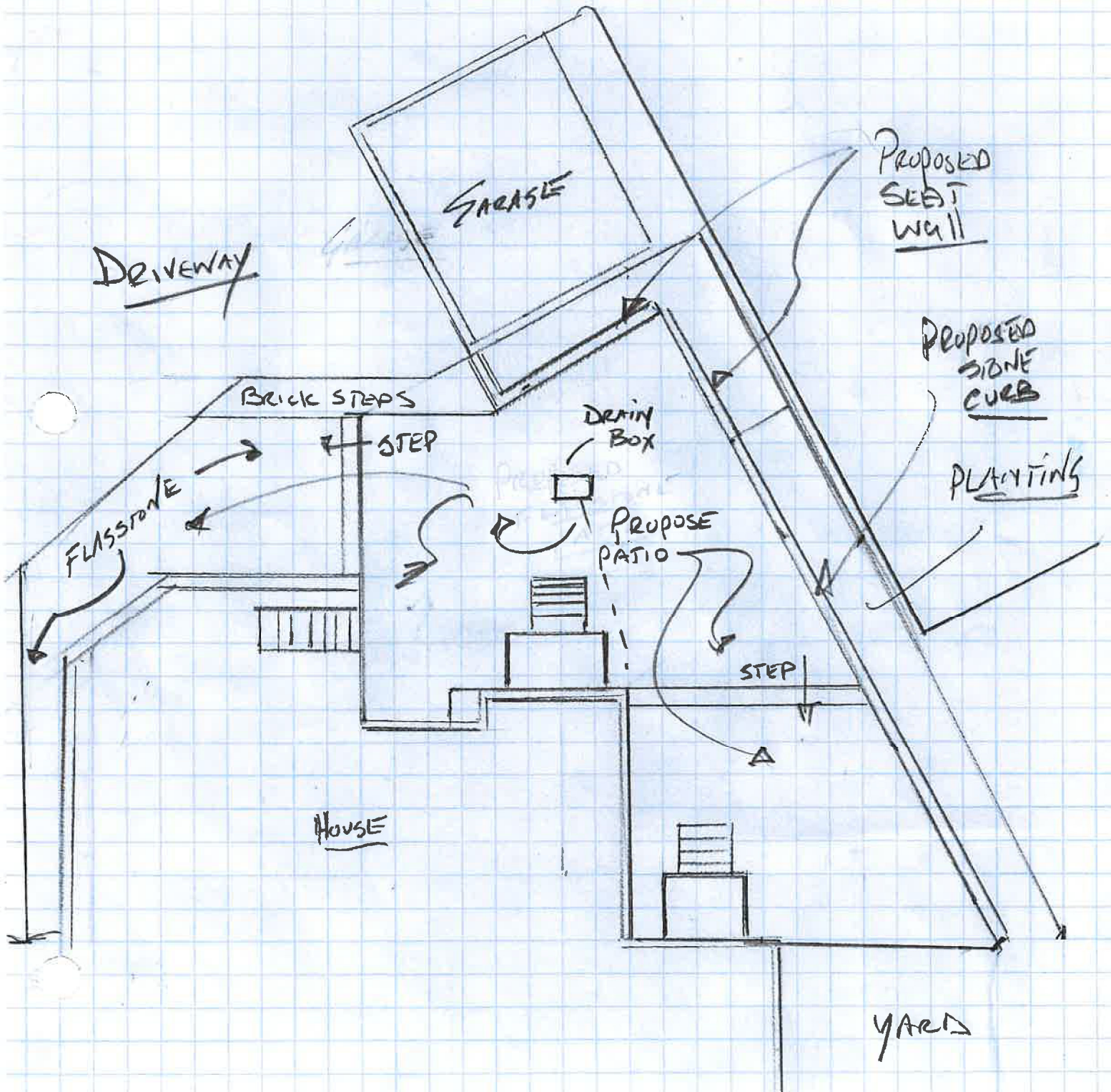
AGUIRRE

2 NEWLANDS ST

CITY CHARTER 1771 20815

$3/32" = 1'$ SCALE

2/20/2022
REVISED





Photograph of the existing brick patio from the driveway. The house is on the right side of this photograph, the garage is on the left. The mortared brick steps and planter (in the foreground) would not be touched. The replacement would be of the loose brick patio areas between the garage and the house and running along the fence line.

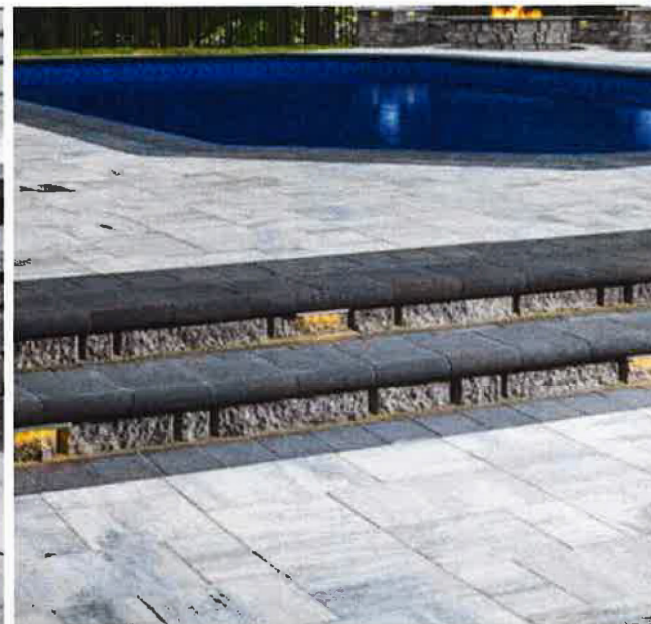


Second photograph of the existing loose brick patio from the side yard with a view of the garage. In this photograph, the house is on the left and the garage is straight ahead. A car is visible in the top left corner. That is the driveway and the point of view of the prior photograph.

Existing brick patio (not mortared) would be replaced, and a seat wall would be added at the far end of the patio, running alongside the garage.

DIMENSIONS™ 12

PAVER & SLAB / 60MM



CROFTON SERIES



DANVILLE BLEND

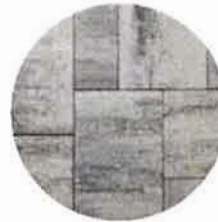


MOUNTAIN MIST



SABLE BLEND

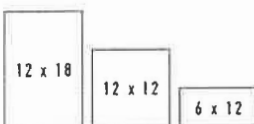
RICHMOND SERIES



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SANDBRIDGE



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