

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7204 Connecticut Avenue, Chevy Chase	<b>Meeting Date:</b>	10/26/2022
<b>Resource:</b>	Constantine Lozupone House <i>Master Plan Site #35/108-003A</i>	<b>Report Date:</b>	10/19/2022
<b>Applicant:</b>	William E. Pate II	<b>Public Notice:</b>	10/12/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case No.:</b>	1010150	<b>Staff:</b>	Rebecca Ballo
<b>Proposal:</b>	Installation of new garage door.		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application with **one (1) condition** that the trim pieces used will be wood.

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: *Master Plan Site #35/108-003A* ;Constantine Lozupone Site  
 STYLE: Italian Renaissance Revival  
 DATE: 1925



*Figure 1: The subject property is located at the southwest corner of Connecticut Avenue and Underwood Street. It is the northernmost of the three (3) Lozupone houses.*

## **BACKGROUND**

The property located at 7204 Connecticut Avenue is one of the three (3) designated Lozupone houses. All three are individually designated Master Plan Historic sites. The designation form states that the residence is one of three in a row along Connecticut Avenue built by the Lozupone brothers, highly skilled ornamental plasterers who immigrated to the U.S. from Italy in the early 1900's. 7204 Connecticut Avenue exhibits early 20<sup>th</sup> century decorative exterior concrete and stucco details. Interior finishes include elaborate plaster moldings, and stone and mosaic tile floors.

## **PROPOSAL**

The applicant proposes to install a new tri-fold carriage-style wooden garage door on the garage and associated trim pieces as necessary.

## **APPLICABLE GUIDELINES**

### **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; (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### ***Secretary of Interior's Standards for Rehabilitation***

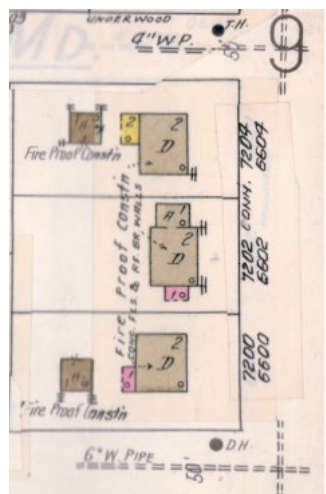
The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* 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 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 proportions, and massing to protect the integrity of the property and its environment.

## **STAFF DISCUSSION:**

The garage is located to the rear of the main house on the northwest corner of the lot. While the garage is not called out separately in the Master Plan amendment, the style and detailing of the structure, along with its fairly diminutive size for a garage, and its architectural detailing that matches the main house, all indicate that it was built concurrently with the primary residence. The 1959 Sanborn Insurance Map shows the garage, and indicates it is of the same fireproof (concrete) construction as the Lozupone House; the map also shows a similar matching garage for the third Lozupone House on the corner of Thornapple and Connecticut Avenue (see *Figure 2* below). Staff has been unable to obtain any images of this property when it had a garage door. However, the southernmost Lozupone House located at 7200 Connecticut Avenue also has a garage of the same vintage and that structure does have a door (see *Figure 4* below). Therefore staff concludes it is reasonable to reinstall a garage door, that this is a missing architectural feature, and that the wooden door the applicant has proposed is compatible and appropriate. The

application notes the applicant would like approval for wood or AZEK trim. Given the architectural importance of this site and the garage as an integrally designed component of the site, staff recommends only wood for the trim and has added a condition of approval below for the wood. AZEK is typically found to be an inappropriate substitute for wood when it is replacing architectural detailing on historically significant buildings or architectural components. AZEK has been found appropriate on new construction or detailing of new features on fascia or soffits or trim pieces on new buildings.



**Figure 2: Sanborn Insurance Map showing the garage and house on the uppermost parcel.**



**Figure 3: Image of the garage at the subject property.**



**Figure 4: Image of the garage door at 7200 Connecticut Avenue, at the Stephano Lozupone House Master Plan Site.**

## **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application with **one (1) condition** that the trim pieces used will be wood; and under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) , having found that the proposal will not substantially alter the exterior features of the historic resource 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 will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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 301-563-3404 or [rebeccah.ballo@montgomeryplanning.org](mailto:rebeccah.ballo@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP#\_1010150\_  
DATE ASSIGNED\_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_

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:**

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ 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 of owner or authorized agent

\_\_\_\_\_  
Date

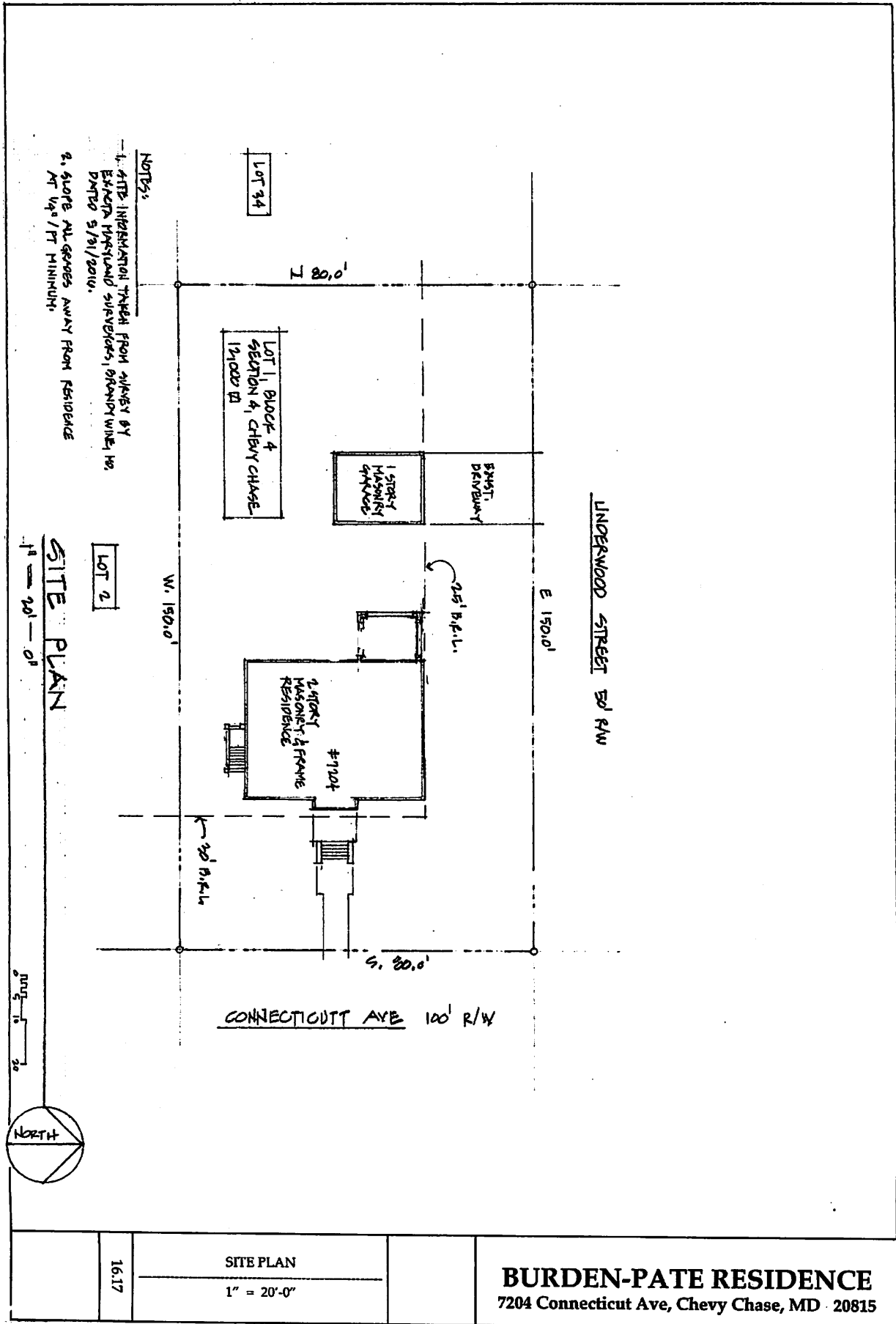
**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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

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

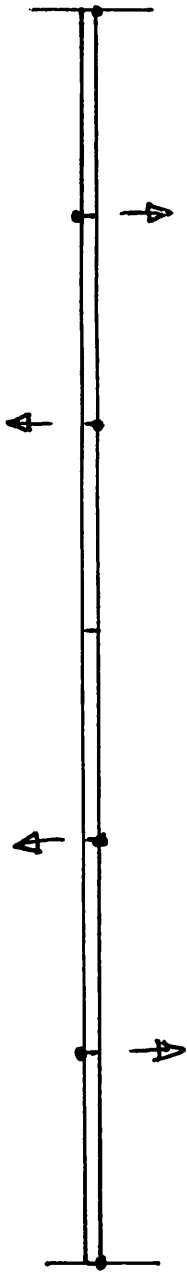




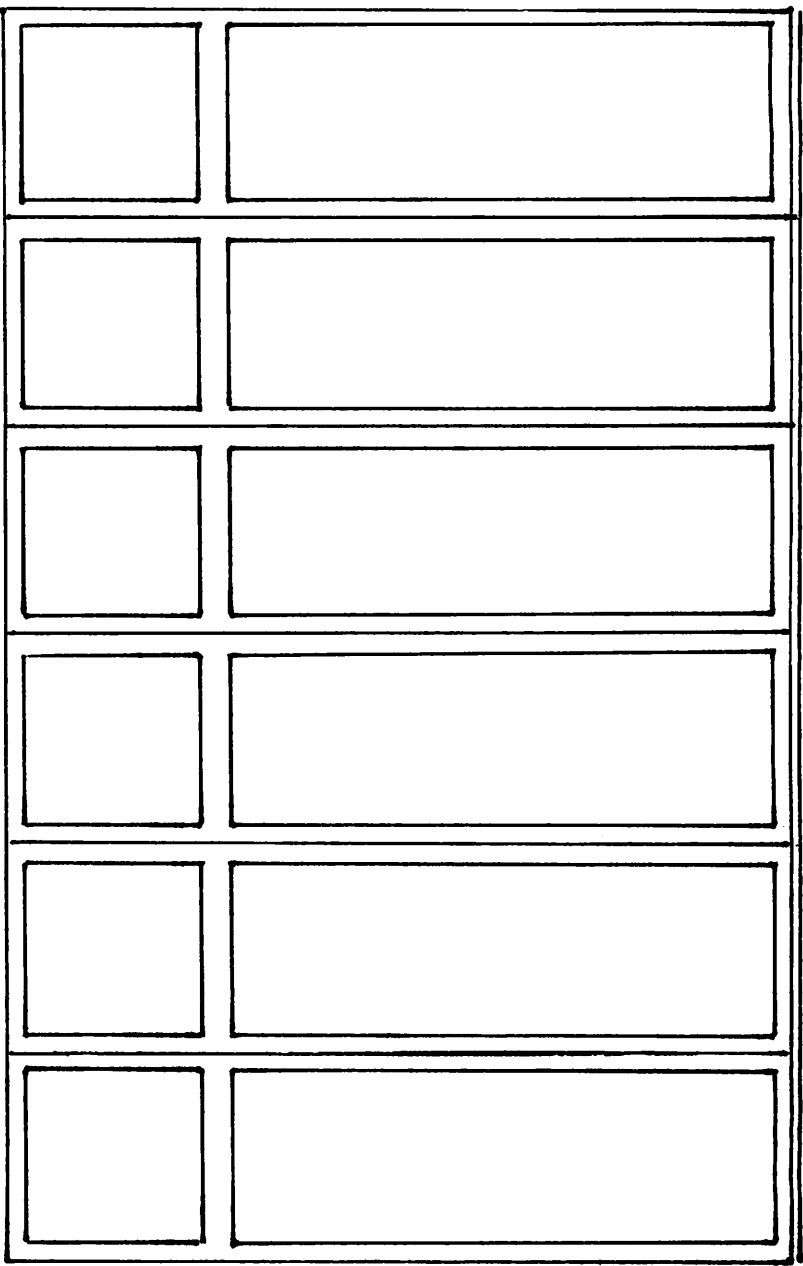
Plans



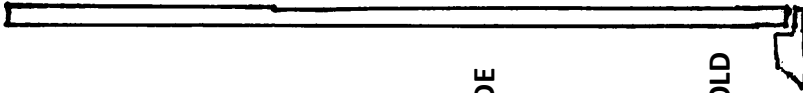
DOORS PARTIALLY  
OPEN, VIEWED FROM  
ABOVE



DOORS CLOSED,  
VIEWED FROM ABOVE



DOORS  
CLOSED,  
VIEWED  
FROM SIDE



THRESHOLD  
WITH  
STOP  
MOULDING

DOORS CLOSED, VIEWED FROM UNDERWOOD (NORTH)

Photograph of existing garage



Garage viewed from Underwood (North)

**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**

**Adjacent and confronting Property Owners mailing addresses**

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. 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	*	*	*	*	*		*