

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	21 Quincy St., Chevy Chase	Meeting Date:	10/12/2022
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/5/2022
Applicant:	Andrew and Jennifer Tulumello	Public Notice:	9/28/2022
Review:	HAWP	Tax Credit:	n/a
Case No.:	REVISION 938097	Staff:	Dan Bruechert
Proposal:	Revisions to approved driveway, front walk, and rear terraces		

STAFF RECOMMENDATION

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Chevy Chase Village District
STYLE: Craftsman
DATE: 1916

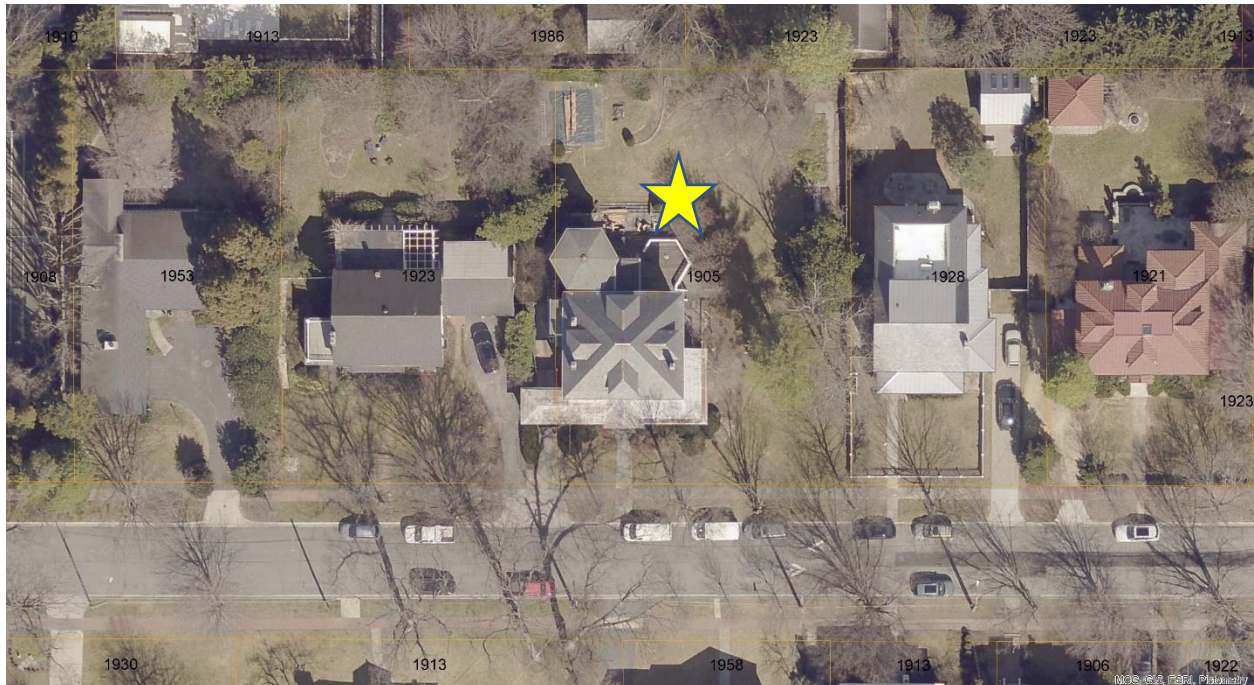


Figure 1: The subject property is on a double lot mid-block.

BACKGROUND

The HPC approved a HAWP for an addition, swimming pool, and hardscape addition on January 27, 2021.¹ The applicant proposes revisions to the previously approved HAWP.

PROPOSAL

The applicant proposes revisions to the previously approved hardscaping. The majority of the changes are material in nature, with cobble paving blocks replacing the exposed aggregate concrete, and brick with travertine edging in place of bluestone pavers. Staff finds these material changes are compatible with the character of the property and surrounding district. Additionally, some areas of paving will be expanded. At the front of the property, the brick paving will be expanded; and the wall and stairs will be increased at the entrance to the pool area. These changes will have a minor impact on the previously approved hardscape/landscape plan and are materials the HPC has previously determined to be appropriate.

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;
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
- (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:

¹ The Staff Report for the approved HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2021/01/I.Q-21-Quincy-Street-Chevy-Chase.pdf>.



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

FOR STAFF ONLY:
HAWP# 938097
DATE ASSIGNED _____

APPLICANT:

Name: ANDREW & JENNIFER TULVIELLO

Address: 21 QUINCY ST.

Daytime Phone: _____

E-mail: _____

City: CHEVY CHASE Zip: 20815

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: NICHOLAS PIES

Address: 111 CATHEDRAL ST. SUITE 100

Daytime Phone: 410-260-8850

E-mail: NICK@CAMPIONDRUBY.COM

City: ANNAPOLIS Zip: 21401

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

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. NO

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. NO

Building Number: 21 Street: QUINCY STREET

Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD

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 checked="" 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

09/19/2022
Date

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

<p>Owner's mailing address ANDREW & JENNIFER TRUMELLO 1463 KIRBY ROAD McLEAN, VA 22101</p>	<p>Owner's Agent's mailing address CAMPION HURRY LANDSCAPE ARCHITECTS 111 CATHEDRAL STREET. SUITE 100 ANNAPOLIS, MD 21401</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>19 QUINCY STREET CHEVY CHASE, MD 20815</p>	<p>25 QUINCY STREET CHEVY CHASE, MD 20815</p>
<p>24 QUINCY STREET CHEVY CHASE, MD 20815</p>	<p>26 QUINCY STREET CHEVY CHASE, MD 20815</p>
<p>3720 Bradley Lane Chevy Chase, MD 20815</p>	<p>3800 Bradley Lane Chevy Chase, MD 20815</p>

10 Quincy Street
 Chevy Chase, MD 20912

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

EXISTING CA 1920'S WOOD FRAMED 2½ STORY HOUSE AND PORCH WITH CA 1980'S ADDITION ON THE REAR AND SIDE. HOUSE IS SITED ON A LARGE DOUBLE LOT. EXISTING LANDSCAPE INCLUDES DECKS, TERRACES, AND SOME PATIOS. THE SIDE AND REAR YARDS ARE LARGELY OPEN WITH TREES AROUND THE PERIMETER. THE YARD SLOPES FROM FRONT TO REAR \approx 5'-0".

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

THIS IS A REVISION PACKAGE TO A PREVIOUSLY APPROVED HAWP. REVISIONS ARE FOR MATERIAL MATERIAL SELECTIONS FOR PAVING SURFACES. REVISIONS INCLUDE:

- DRIVEWAY ENTRY
- FRONT WALK
- POOL TERRACE AND REAR TERRACES.

INCLUDED IN PACKAGE ARE DRAWINGS AND IMAGERY TO SUPPORT ABOVE PROJECT OUTLINE.

TULUMELLO RESIDENCE

HAWP SUBMISSION
OCTOBER 12, 2022 MEETING

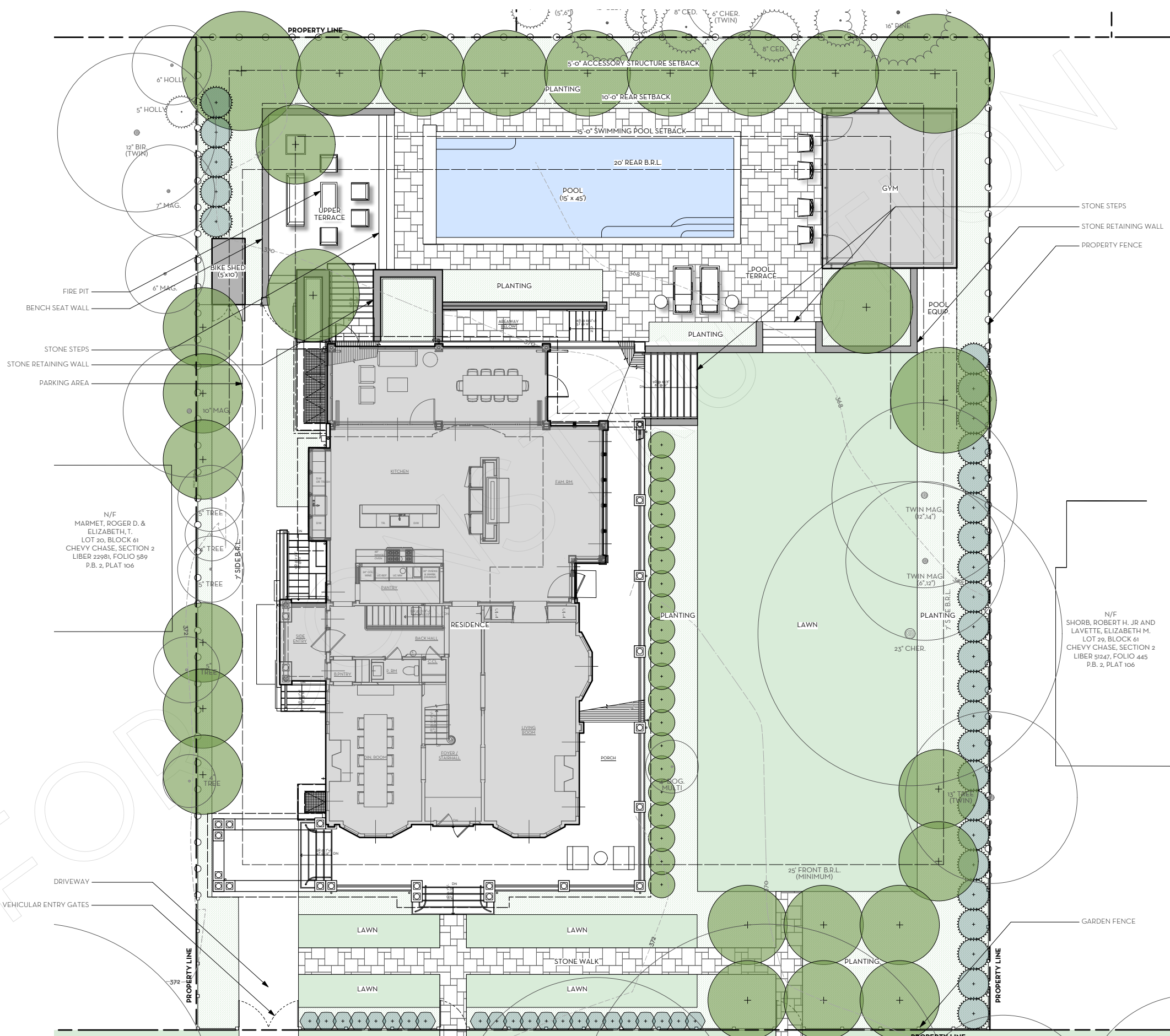
21 SEPTEMBER 2022

LEGEND:

- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED PLANTING BED
- PROPOSED LAWN
- PROPERTY LINE
- PROPOSED WALL
- PROPOSED FENCE
- SETBACK LINE
- EXISTING CONTOUR

LOT COVERAGE TABLE

LOT SIZE:	18,000 SF
MAIN HOUSE:	2,503 SF
PORCHES ON THE MAIN HOUSE:	1,515 SF
PROPOSED LOT COVERAGE:	4,460 SF
GYM STRUCTURE:	500 SF
DRIVEWAY:	1,230 SF
SWIMMING POOL:	675 SF
REAR TERRACES:	1,525 SF
FRONT PATHS:	430 SF
PROPOSED LOT COVERAGE (WITHOUT SWIMMING POOL):	3,685 SF



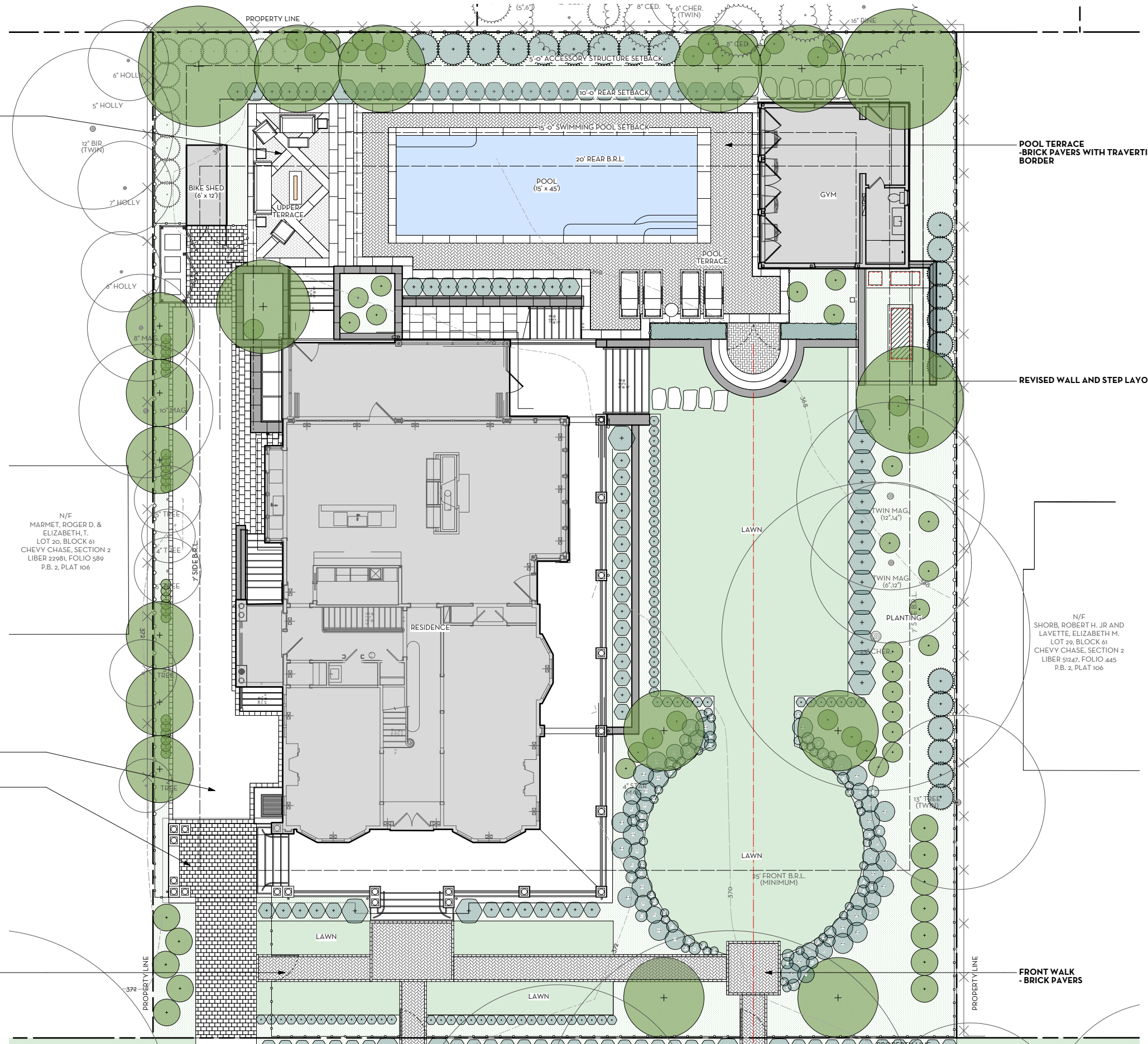
JANUARY 2021 HAWP SUBMISSION - APPROVED

LEGEND:

- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED PLANTING BED
- PROPOSED LAWN
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DRIVEWAY:	1,230 SF
SWIMMING POOL:	675 SF
REAR TERRACES:	2,335 SF
FRONT PATHS:	495 SF
PROPOSED LOT COVERAGE (WITHOUT SWIMMING POOL):	4,560 SF



UPPER TERRACE - BRICK PAVERS WITH TRAVERTINE BORDER

POOL TERRACE - BRICK PAVERS WITH TRAVERTINE BORDER

REVISED WALL AND STEP LAYOUT

DRIVEWAY - CONCRETE (NO CHANGE)

DRIVEWAY ENTRY - GRANITE COBBLE PAVERS

FRONT WALK - BRICK PAVERS

FRONT WALK - BRICK PAVERS

N/F MARMET, ROGER D. & ELIZABETH, T. LOT 20, BLOCK 61 CHEVY CHASE, SECTION 2 LIBER 22981, FOLIO 589 P.B. 2, PLAT 106

N/F SHORB, ROBERT H. JR AND LAVETTE, ELIZABETH M. LOT 29, BLOCK 61 CHEVY CHASE, SECTION 2 LIBER 51247, FOLIO 445 P.B. 2, PLAT 106

OCTOBER 2022 HAWP SUBMISSION



JANUARY 2021 SUBMISSION (APPROVED) - CONCRETE PAVING



OCTOBER 2022 SUBMISSION - GRANITE COBBLE PAVERS

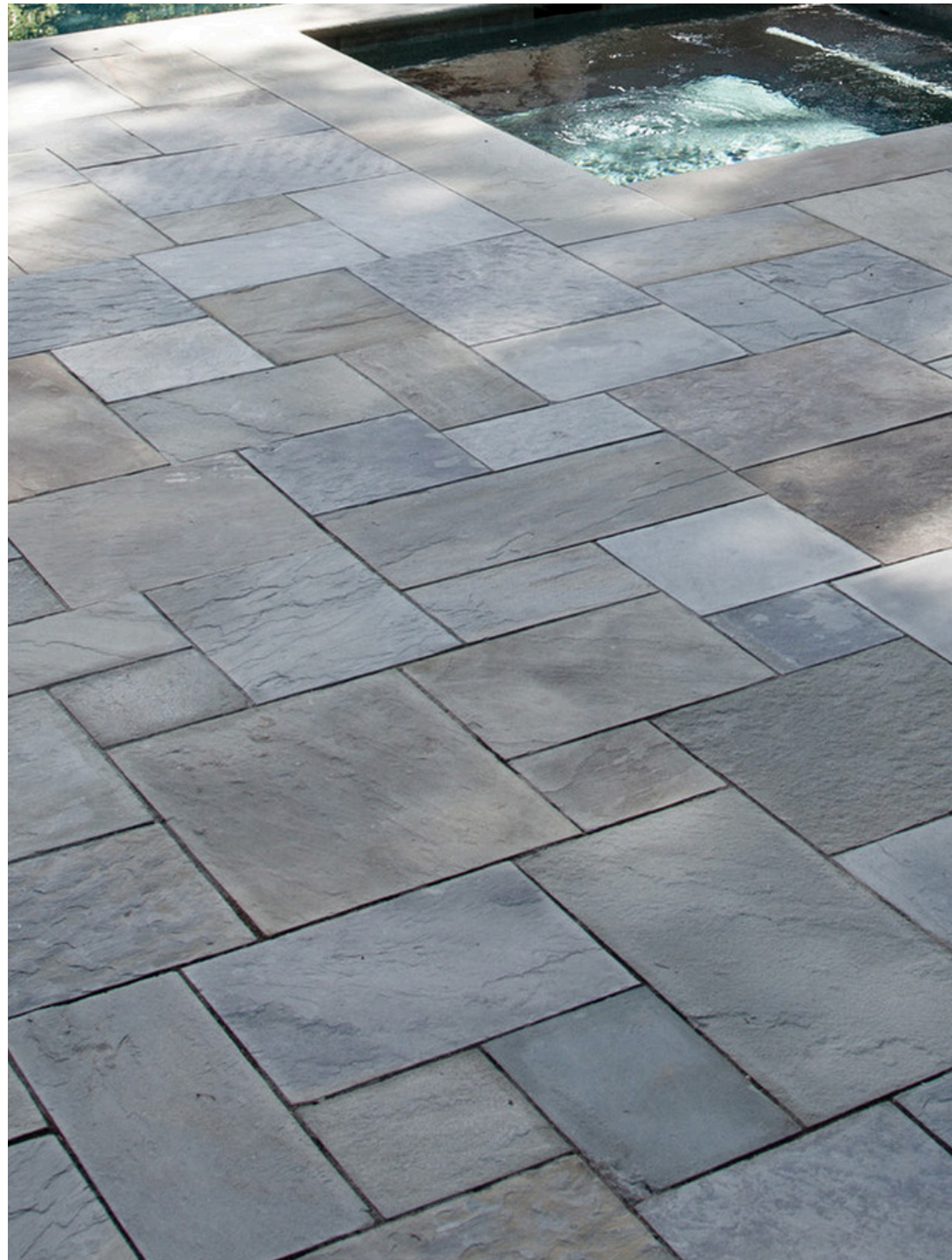


JANUARY 2021 SUBMISSION (APPROVED) - BLUESTONE PAVERS



OCTOBER 2022 SUBMISSION - BRICK PAVERS





JANUARY 2021 SUBMISSION (APPROVED) - BLUESTONE PAVERS



OCTOBER 2022 SUBMISSION - BRICK PAVERS WITH TRAVERTINE BORDER



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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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 that the proposal is compatible with the *Design Guidelines* for the District;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

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 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
visit.