

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	26 Quincy Street, Chevy Chase	Meeting Date:	5/24/2023
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	5/17/2023
Applicant:	Jennifer Emmett & Lee Bodner (Justin Kelly, Agent)	Public Notice:	5/10/2023
Review:	HAWP	Tax Credit:	No
		Staff:	John Liebertz

Permit Number: 1028877

PROPOSAL: Hardscape and pergola construction.

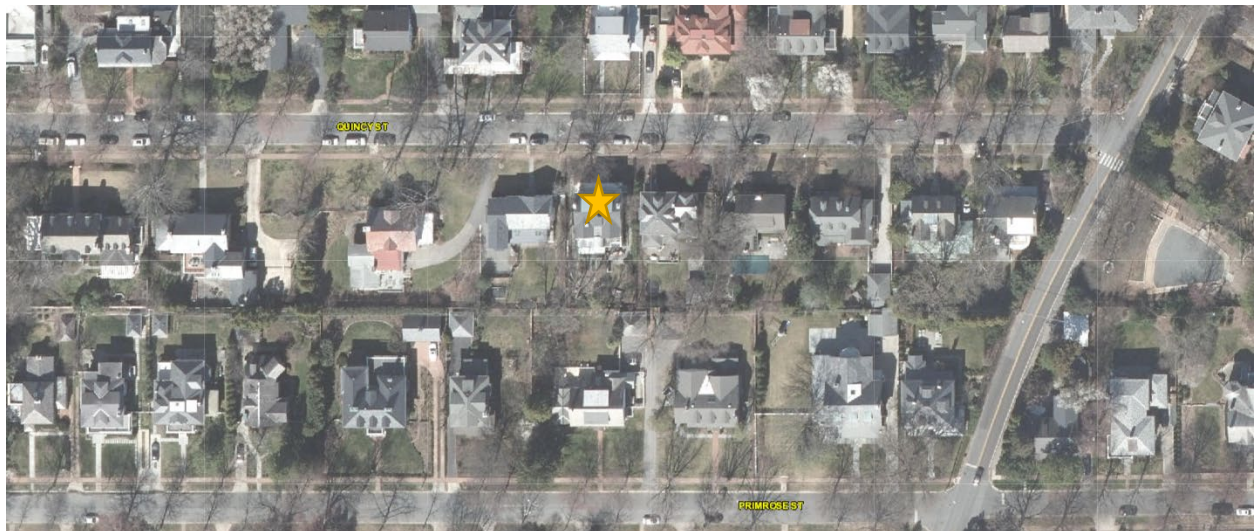
STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with one (1) condition** the HAWP application with final review and approval delegated to staff:

1. The applicant shall submit specifications for each outdoor light type and transformer, and a site plan (or annotated photograph, drawing, etc.) that shows their proposed locations in the rear yard.

ARCHITECTURAL DESCRIPTION

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



*Figure 1: The subject property at 26 Quincy Street is located mid-block on the southern side of the street. The yellow star is the location of the subject house.
 Source: Montgomery Planning.*

PROPOSAL

The applicant proposes the following alterations to the rear yard: 1) extension of the existing flagstone patio by 377 sq. feet. (a 156 sq. ft. section and a 221 sq. ft. section) and addition of masonry bluestone thermal steps; 2) install a parged CMU block retaining wall (approximately 27' in length by 1' in height) to support the new patio; 3) install an aluminum-framed pergola (10' x 20' x 8.2') on the patio; 4) resurface the interior of the existing fountain with blue ceramic tile; and 5) install outdoor lighting.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Chevy Chase Village Historic District. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these three documents is outlined below.

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* state five basic policies that should be adhered to, including:

- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
- Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

- Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Lampposts and other exterior lights should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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;
- (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 the 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 applicable *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.
- 10. New additions and adjacent or related new construction shall 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 DISCUSSION

The subject property is Contributing Resource in the Chevy Chase Village Historic District. The Colonial Revival-influenced, wood-frame house was constructed between 1892 and 1916. The house is mid-block on the southern side of Quincy Street. There are no known relevant Historic Area Work Permits associated with this property.



Figure 2: View of the façade of 26 Quincy Street, 2023 (left), and aerial view showing the (west) side elevation and rear yard, 2023 (right). The blue outline is the approximate boundary of the property. The red arrow points to the current flagstone patio that is proposed to be extended.

Source: Montgomery Planning and ConnectExplorer.

Staff finds the alterations to the rear yard to be consistent with the applicable guidelines and recommends approval with conditions. These items were reviewed primarily with “lenient scrutiny” per the guidelines as they would not be visible from the public rights-of-way. The extension of the flagstone patio and new steps, construction of the retaining wall (to support the patio), installation of an aluminum-framed pergola, and resurfacing of the interior of the existing fountain with blue ceramic tile would have no adverse effect to the house nor the park-like character of the historic district. The aluminum-framed garden structure is compatible in massing and scale with the dwelling and adjacent to non-historic additions. All these items could be removed by a future owner with no impairment to the house or historic district.

Staff requests that the applicant submit additional specifications for the outdoor lighting (ground lights, flood lights, and pond lights) including information about their design and a site plan/annotated photograph that shows where the lighting and associated transformer would be installed.

After full and fair consideration of the applicant’s submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d), having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation* #2, #9, and #10, and *Chevy Chase Village Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with one (1) condition** the HAWP application with final approval of all details delegated to staff:

1. The applicant shall submit specifications for each outdoor light type and transformer, and a site plan/ (or annotated photograph, drawing, etc.) that shows their proposed locations in the rear yard.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (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, #9, and #10;

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 john.liebertz@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# 1028877
DATE ASSIGNED

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, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, 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

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

23 Primrose Street, Chevy Chase 20815

21 Primrose Street, Chevy Chase 208154

21 Quincy Street, Chevy Chase 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:

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:

**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	*	*	*	*	*		*



PROPOSAL

MHIC #107535

Office : (410) 679-1683

SBC LANDSCAPING & OUTDOOR SERVICES, LLC

P.O. Box 420
Fallston, M.D. 21047
Justin Kelly, Landscape Designer and Sales
justin.kelly@sbclandscaping.com (202) 255-4839

BILL TO: Jennifer Emmett and Lee Bodner 26 Quincy St. Chevy Chase, MD 20815	SITE ADDRESS: Jennifer Emmett and Lee Bodner 26 Quincy St. Chevy Chase, MD 20815
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PHONE: (301) 379-4200 CELL: EMAIL: lee@bodner.net	PHONE: CELL: EMAIL:
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FLAGSTONE PATIO, STEPS, RETAINING WALL, ALUMINUM PERGOLA, OUTDOOR LIGHTING, FOUNTAIN TILES Estimate based on design dated March 24, 2023

New Flagstone Patio: Install New 1" Select Blue PA Flagstone over new 3" compacted RC-6 sub base and 6" 3,500 psi concrete slab (Approx. 377 sq.ft.).

New Masonry Retaining Wall: Install New Masonry Retaining Wall with buried concrete footer, CMU block wall and parge finish (Approx. 27 linear ft. X 1' high). Wall estimate includes construction of the footer, CMU block and parge finish. Retaining wall will underpin and support new flagstone patio.

Install Masonry Steps: Install masonry steps with thermal bluestone treads (Approx. 38 linear ft.).

Outdoor Lighting: Install Alliance Outdoor Lighting (6) GL-160 In Ground lights, (2) BL-200 Flood lights and (2) UL-100 Pond Lights. Install (1) XF-300 Transformer.

Install Pergola: Install (1) 10'Wx20'Lx8.2'H pergola. Install concrete footers for the vertical pergola posts. **Customer will purchase pergola for SBC to install (Labor only).**

Tile Existing Fountain: Install Ceramic Tile on the inside of the existing fountain.

Scope of Work Total	\$	-
Energy & Fuel Surcharge	\$	-
Payments	Date	Check# Amount
Deposit Payment		\$ 9,797.00 \$ -
1st Day of Construction		\$ 4,898.00 \$ -
2nd Progress Payment		\$ 4,898.00 \$ -
3rd Progress Payment		\$ 4,898.00 \$ -
Project Completion		\$ 4,900.00 \$ -

All credit card charges will incur a 3.25% surcharge
All financed chargers are subject to credit approval, fees, and interest

Deposit Due:	\$	9,797.00
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SPECIAL NOTES & COMMENTS

Disturbed areas of the lawn will be fine graded and seed and straw applied. Areas of garden bed will be mulched as necessary.

Payment Agreement: Homeowner agrees to pay SBC Outdoor Services the amount scheduled above for material delivered and installed and services rendered.

Justin Kelly, SBC Landscaping & Outdoor Services	May 11, 2023
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Homeowner's Signature	
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TERMS AND CONDITIONS	
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ESTIMATED DATE OF COMMENCEMENT AND COMPLETION OF WORK:

Commencement Date: _____

Project Duration: _____

DELAYS:

Contractor shall not be responsible for delays caused by any of the following: failure of the issuance of all necessary building permits within a reasonable length of time; funding of loans; acts of neglect or omission by Purchaser; acts of God; stormy or inclement weather or other forces of nature; extra work ordered by Purchaser; acts of public enemy; riots or civil commotion; inability to secure material through regular recognized channels; Purchaser's failure to make payments when due; delays caused by inspection or changes ordered by the inspectors of authorized governmental bodies; acts of independent contractors or sub-contractor; holidays; or any other circumstances beyond Contractor's control.

PAYMENT SCHEDULE, INSURANCE & INDEMNITY:

All payments must be received on final day of project completion. After 10 days without payment a 10% delayed payment charge will be added. In the event an invoice remains unpaid for 30 days, the owner/client agrees to pay all costs of collection, judgment, or possible lien, including reasonable attorney's fees, if any. If you do not pay your invoice in full within 10 days of completion, your warranty from SBC Landscaping will be VOID.

Contractor shall maintain appropriate insurance coverage throughout the term of this Agreement. This shall include comprehensive general liability covering bodily injury and property damage, Worker's Compensation at statutory limits, and automobile liability covering all vehicles, equipment and their operators.

The Customer understands that the Contractor assumes no liability for natural or unseen occurring conditions during and after construction. These natural occurrences include freezing/thawing, water damage etc.

During operations and after completion of operations, Customer agrees to defend, indemnify and hold harmless the Contractor, and its employees, against any and all claims by the Customer, its employees or third parties, their heirs, executors, administrators, successors, surrogates, or assignees, arising on account of death or injuries to persons or damage to property, arising out of use of, or traveling at, or onto, the Property, whether or not such claim, damage, injury or death results from the negligence of Customer, Contractor or others. Customer shall defend all suits and claims arising from or incidental to the work under the Agreement, without expense or annoyance to the Contractor or its employees.









11119 Pulaski Highway
 White Marsh, MD 21162
 Office: (410) 679-1683
 www.sbclandscaping.com
 sbclandscaping@gmail.com

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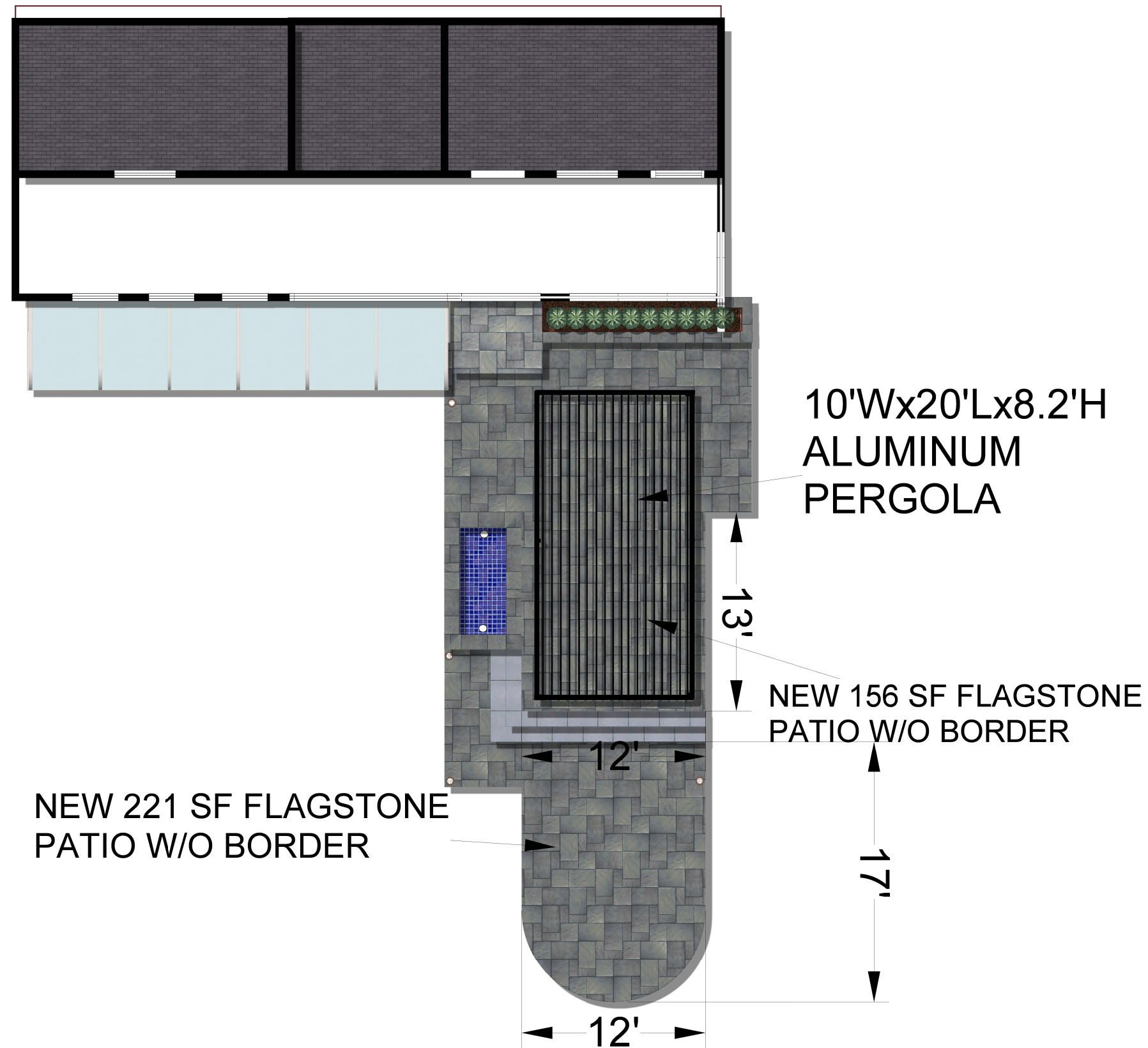
BODNER/EMMETT RESIDENCE

26 Quincy St.
 Chevy Chase, MD 20815
 phone: (301) 379-4200
 email: lee@bodner.net

Revision / Issue	Date
Initial Plan	12/22/22
Revised Plan	5/9/23

HARDSCAPE DESIGN

Drawn By:
Justin Kelly
 Date:
May 9, 2023





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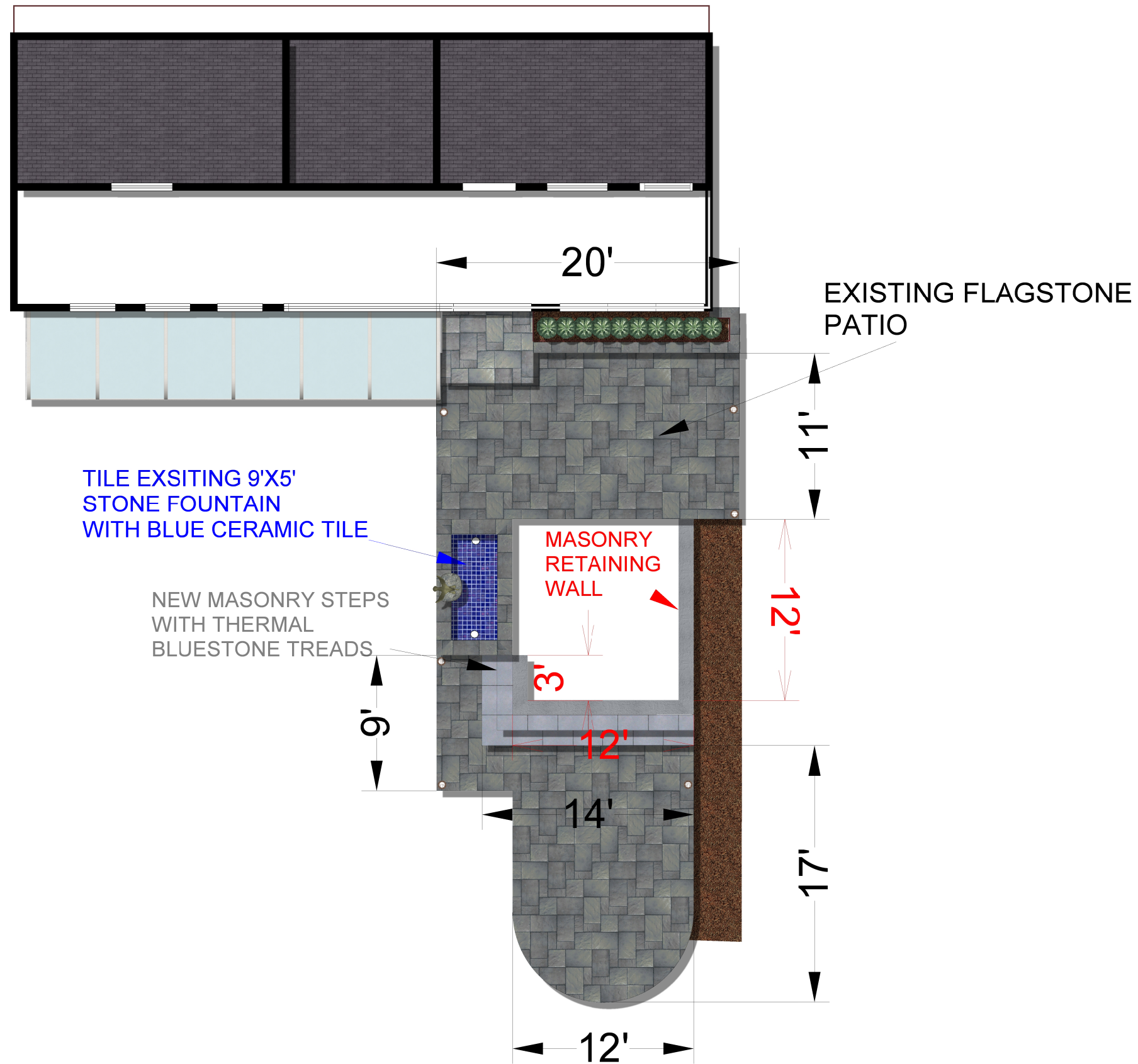
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 Chevy Chase, MD 20815
 phone: (301) 379-4200
 email: lee@bodner.net

Revision / Issue	Date
Initial Plan	12/22/22
Revised Plan	5/9/23

HARDSCAPE DESIGN

Drawn By:
Justin Kelly
 Date:
 March 24, 2023







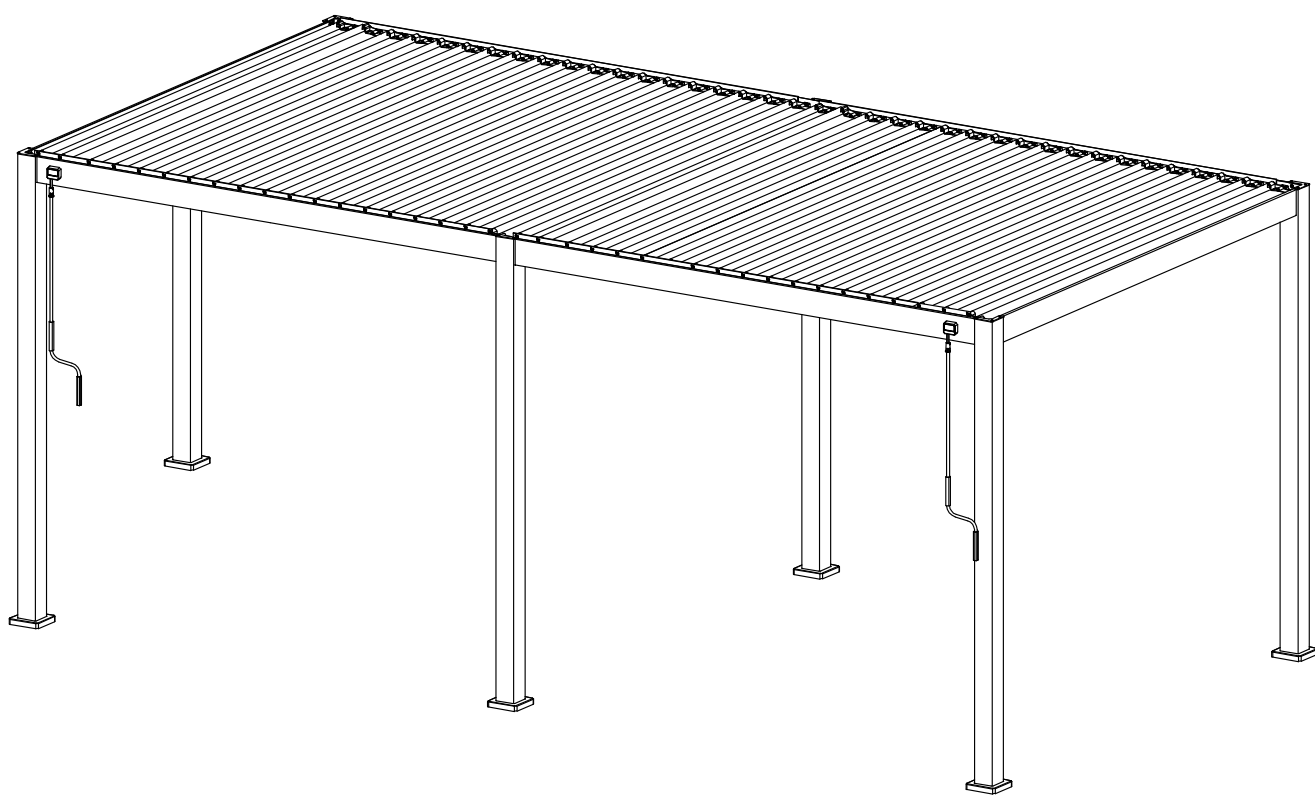




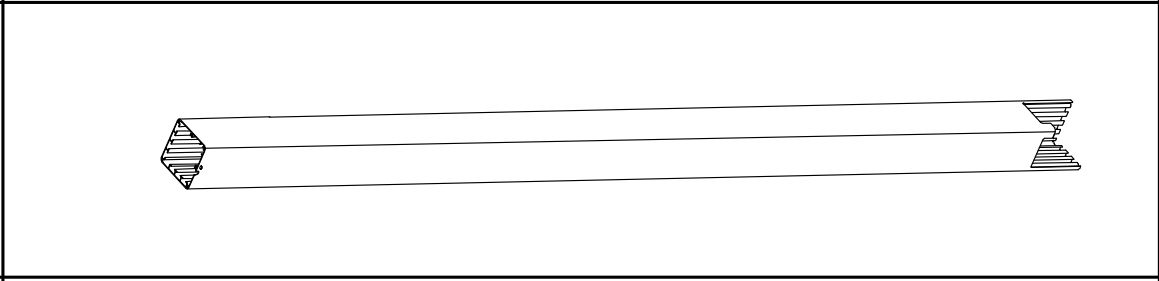
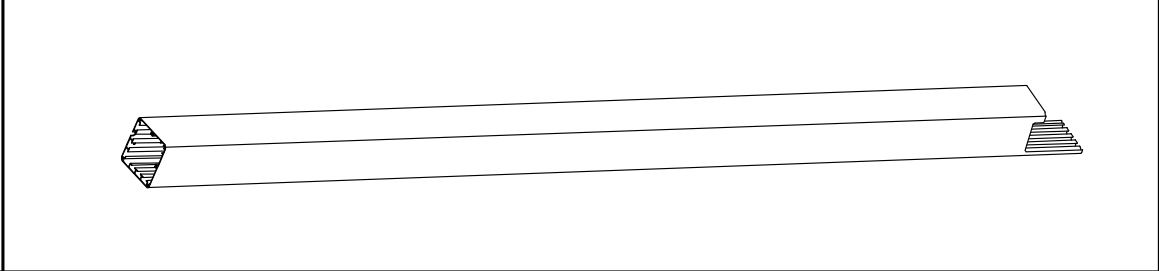
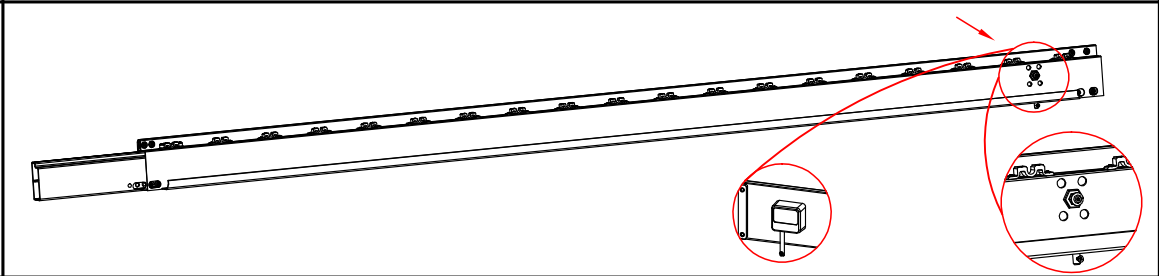
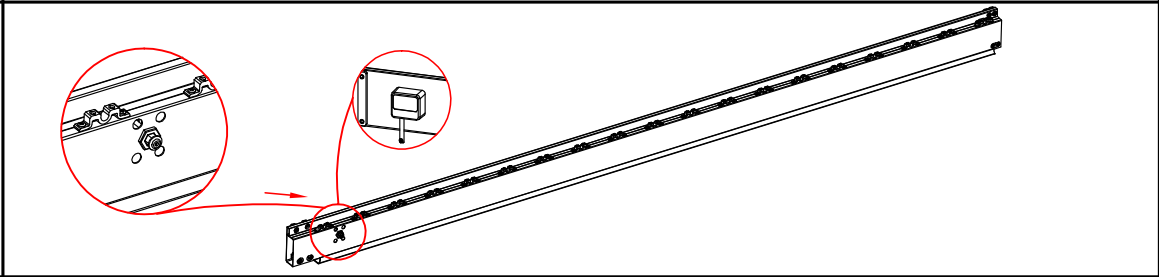
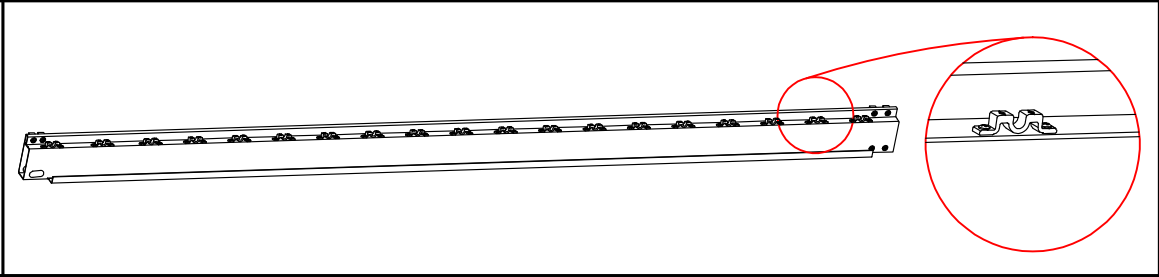
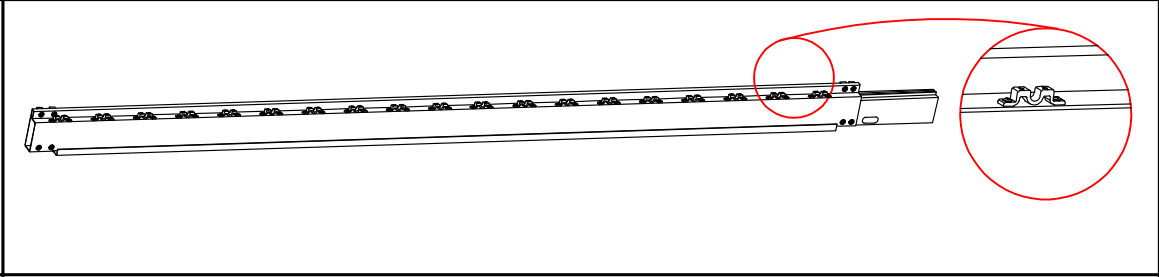
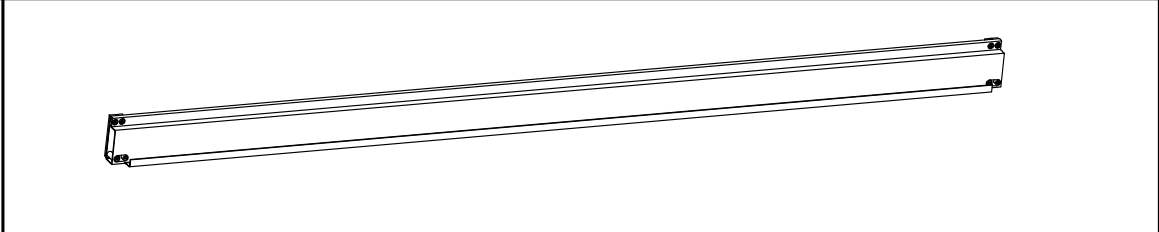
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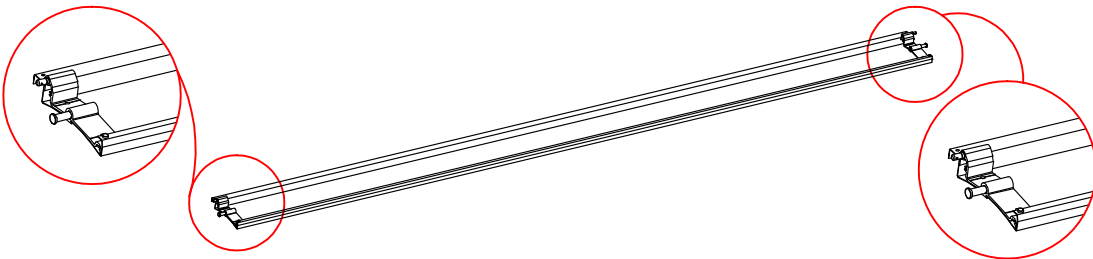
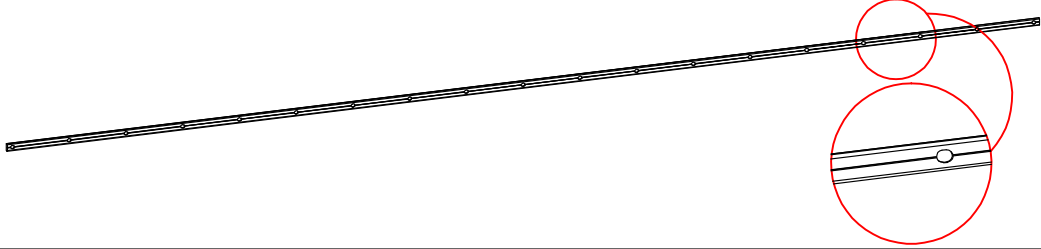

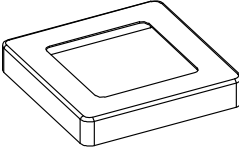
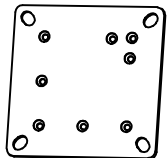
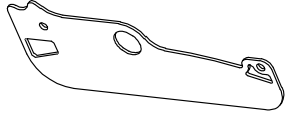
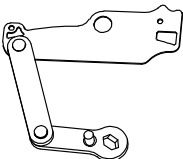
10'x20'(3x6m)

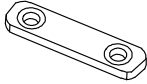
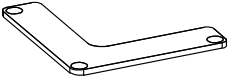

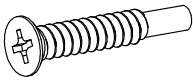
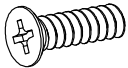
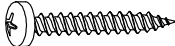
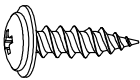
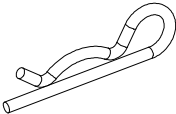
User Manual

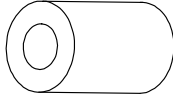
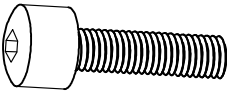
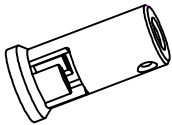
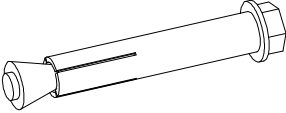

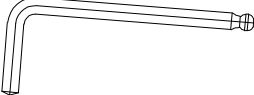


	REF	QTY	REF	QTY	REF	QTY
Carton 1/5	(A)	4PCS	(A1)	2PCS	(B)	1PC
	(B1)	1PC	(B2)	1PC	(B3)	1PC
	(C)	2PCS	(G)	4PCS	(H)	2PCS
	(I)	6PCS	(J)	6PCS	(K)	74+3PCS
	(L)	2PCS	(M)	76+3PCS	(N)	4PCS
	(N1)	2PCS	(O)	36PCS	(P)	152+6PCS
	(Q)	152+6PCS	(R)	16PCS	(S)	76+6PCS
			(T1)	4PCS		
	(U1)	4PCS	(V)	2PCS	(W)	24PCS
	(X)	1PC	(Y)	2PCS		
	User Manual	1SET				
Carton 2/5	(D)	9PCS				
Carton 3/5	(D)	9PCS				
Carton 4/5	(D)	9PCS				
Carton 5/5	(D)	11PCS				

REF	PICTURE	QTY
A		4PCS
A1		2PCS
B		1PC
B1		1PC
B2		1PC
B3		1PC
C		2PCS

REF	PICTURE	QTY
D		38PCS
G		4PCS
H		2PCS
I		6PCS
J		6PCS
K		74+3PCS
L		2PCS

REF	PICTURE	QTY
M		76+3PCS
N		4PCS
N1		2PCS
O		36PCS
P	 M5x12mm	152+6PCS
Q	 4.2x25mm	152+6PCS
R	 5.5x19mm	16PCS
S		76+6PCS

REF	PICTURE	QTY
T1		4PCS
U1	 M8x45mm	4PCS
V		2PCS
W		24PCS
X		1PC
Y		2PCS

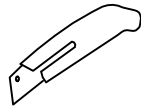
Warning

Do not allow snow to accumulate on the louver roof. If moderate to heavy snow is expected, open the louvers. In the case of high winds or other extreme weather conditions, open the louvers and raise or remove any shade screen accessories that have been installed to avoid potential damage to your pergola.

What you need?



Glove



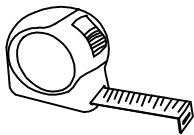
Knife



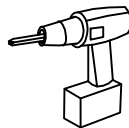
Hammer



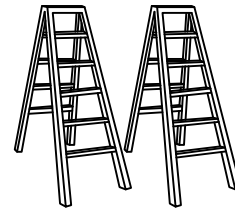
Safety hat



Tapeline

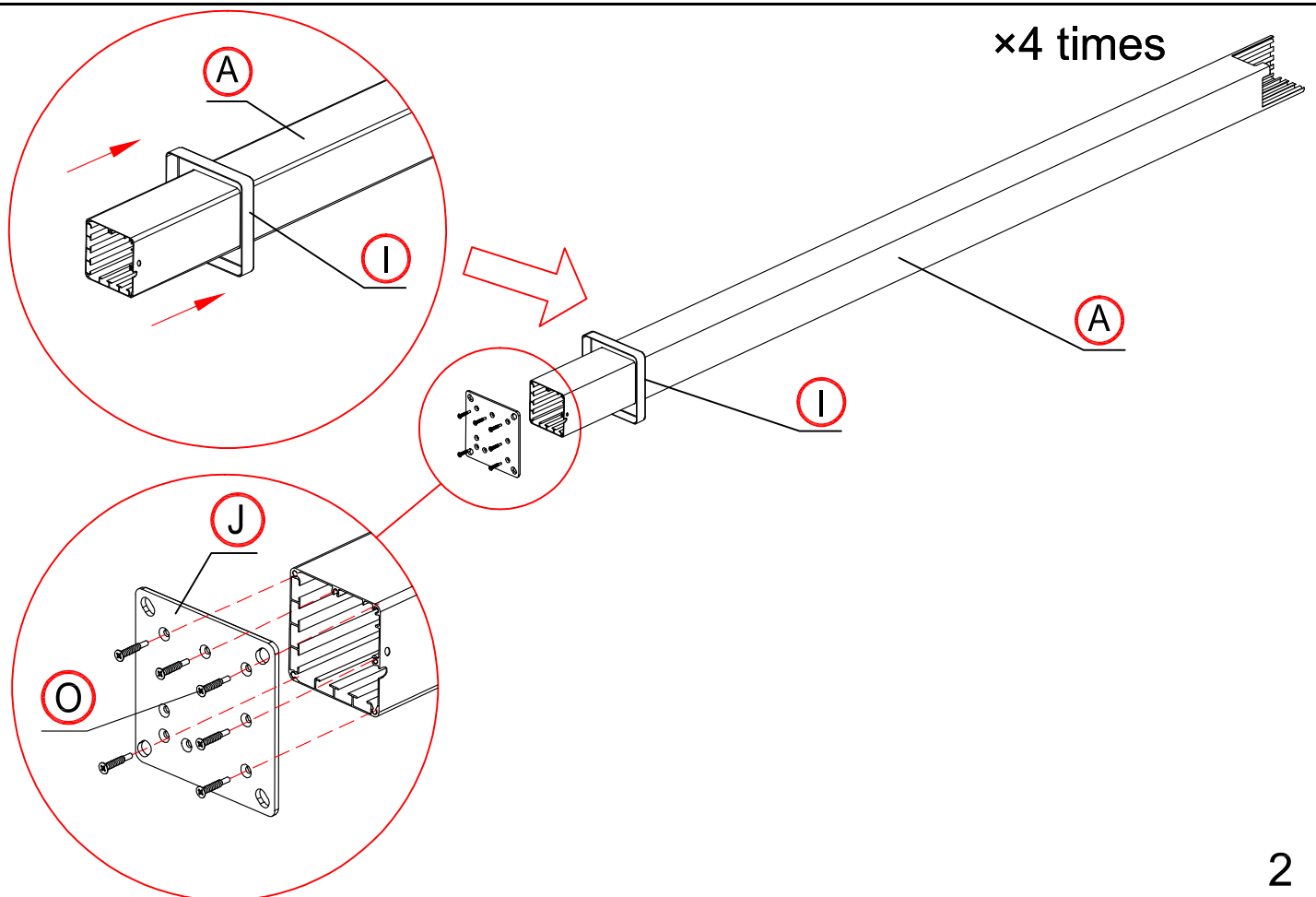


Electric screw driver

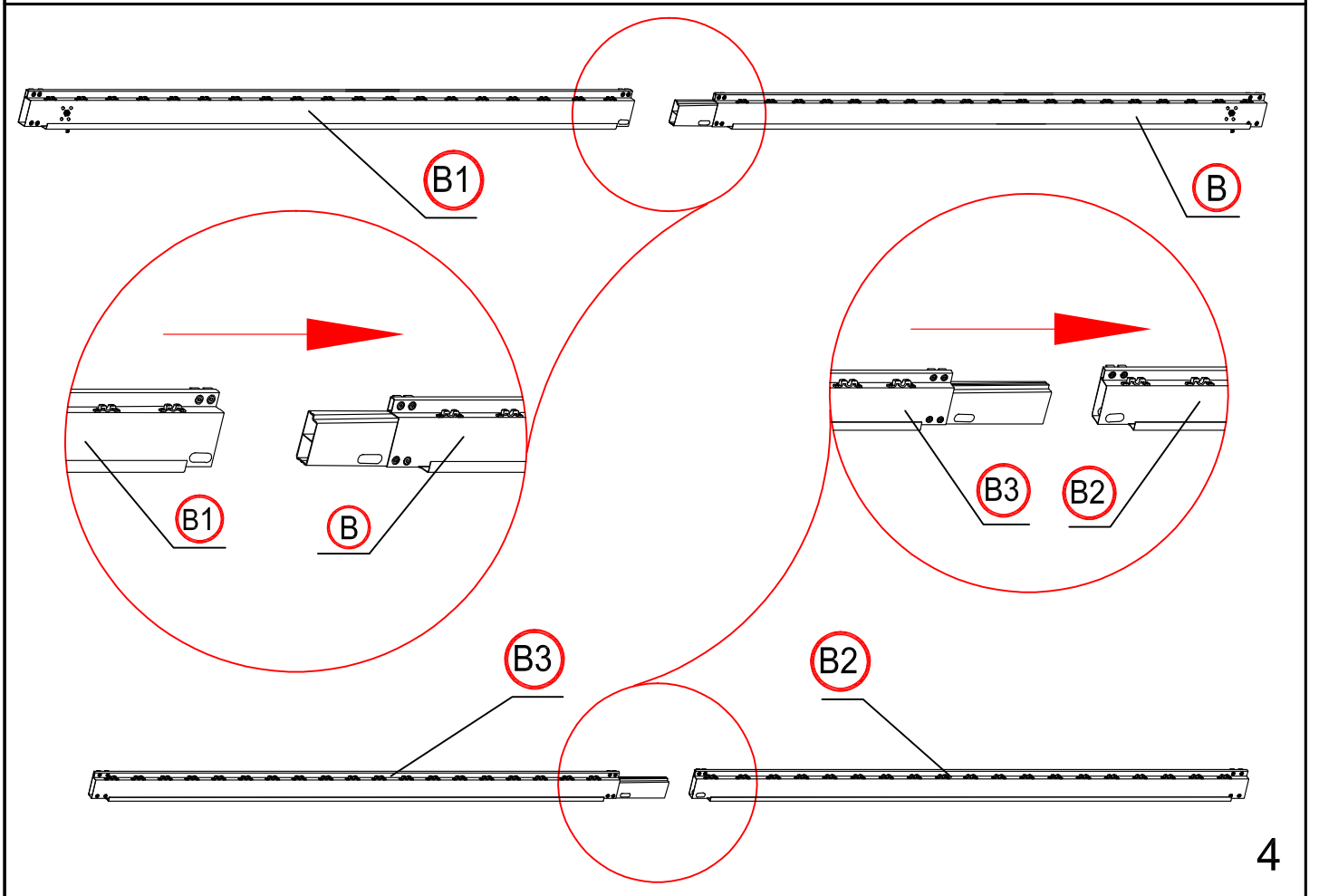
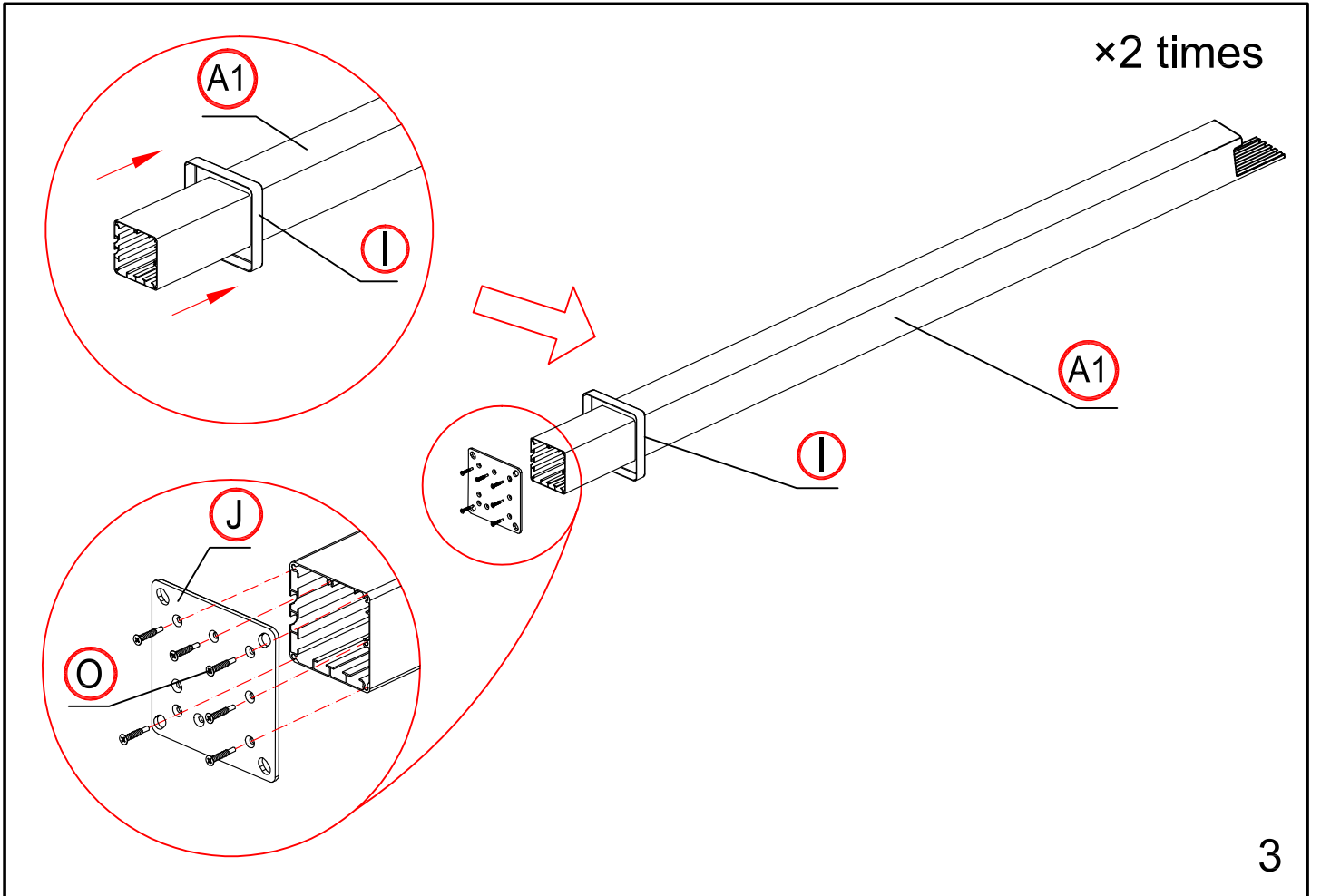


Ladder

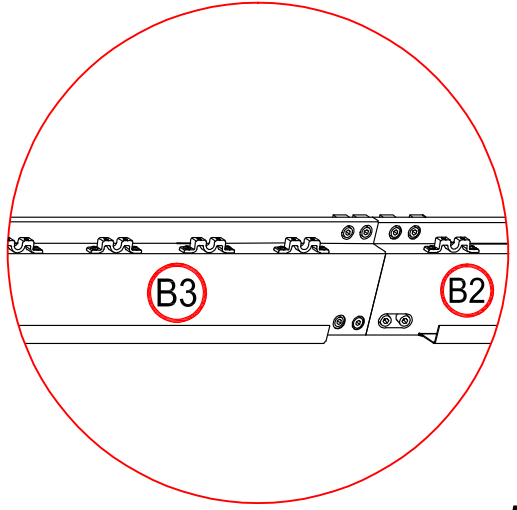
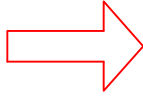
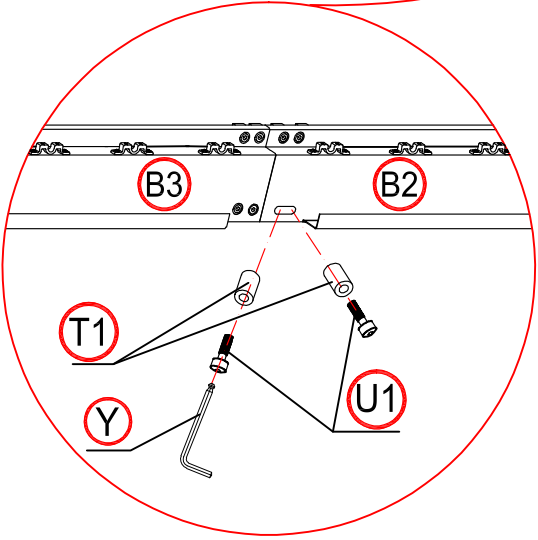
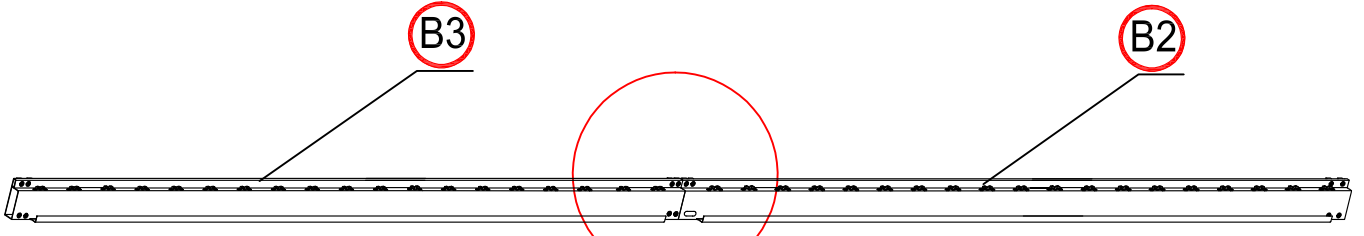
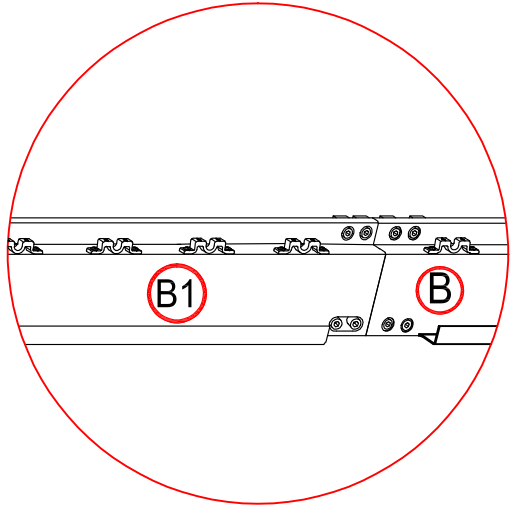
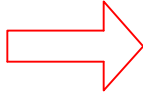
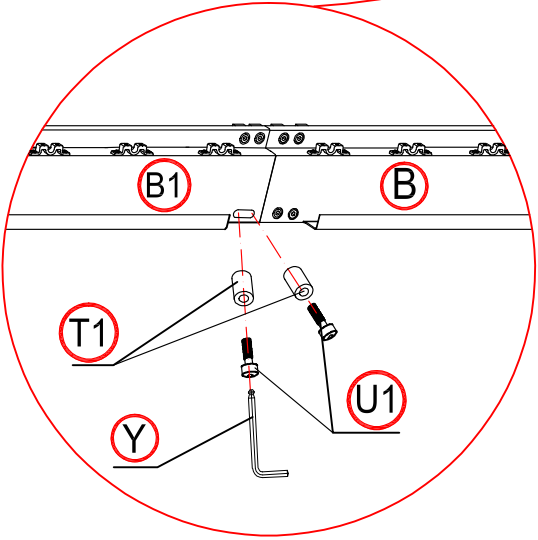
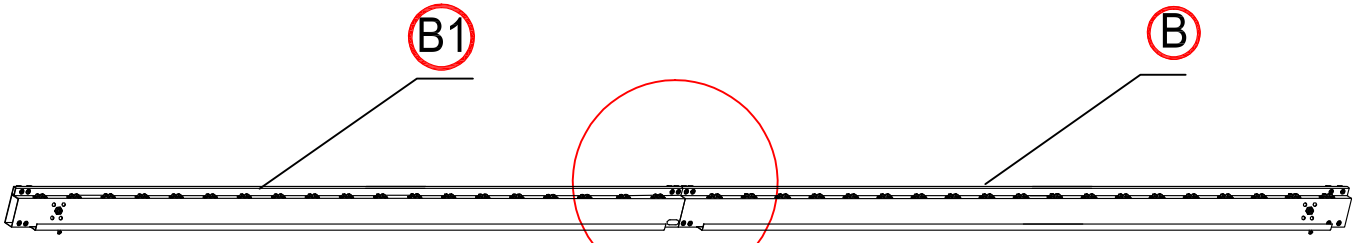
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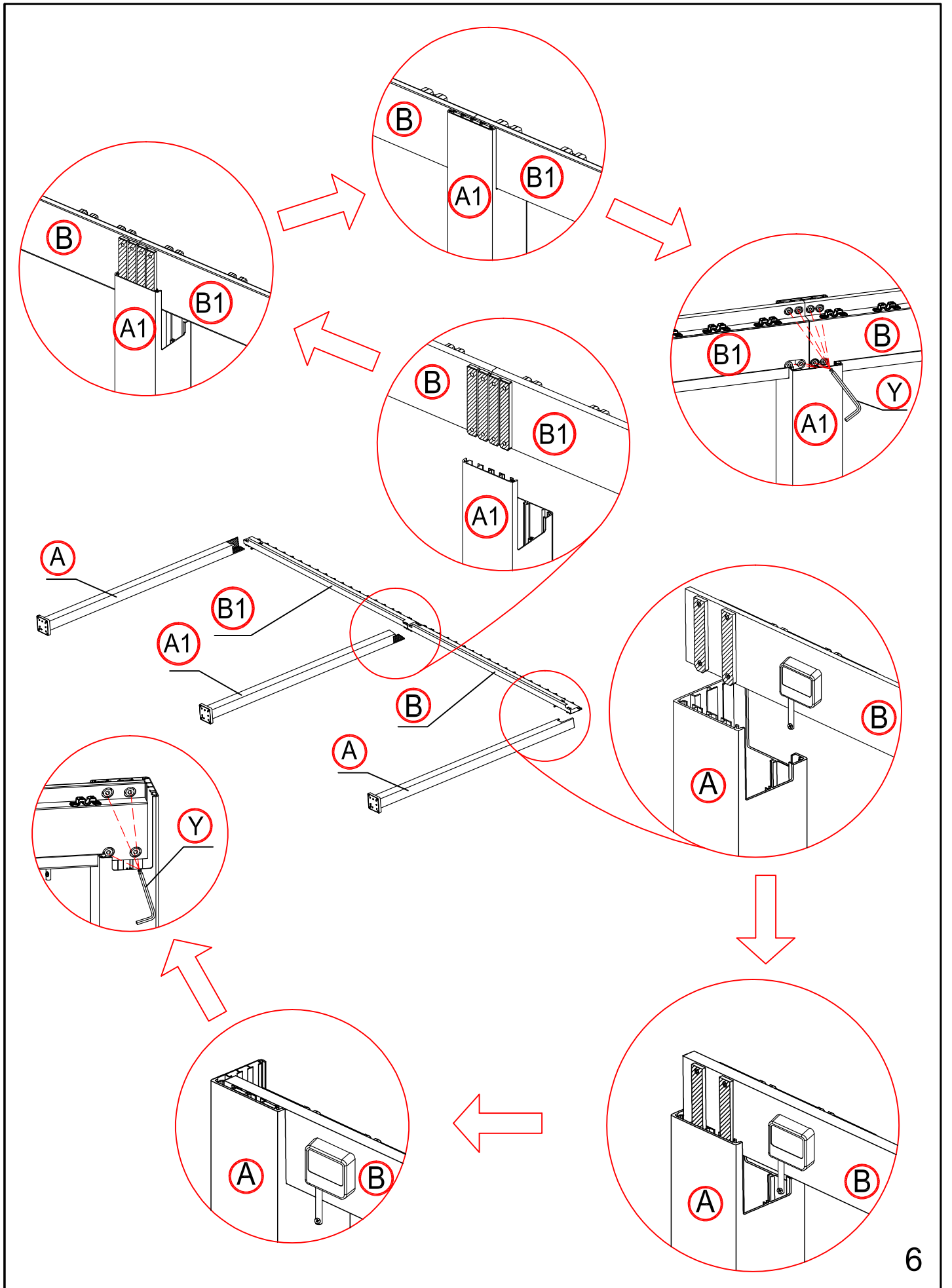


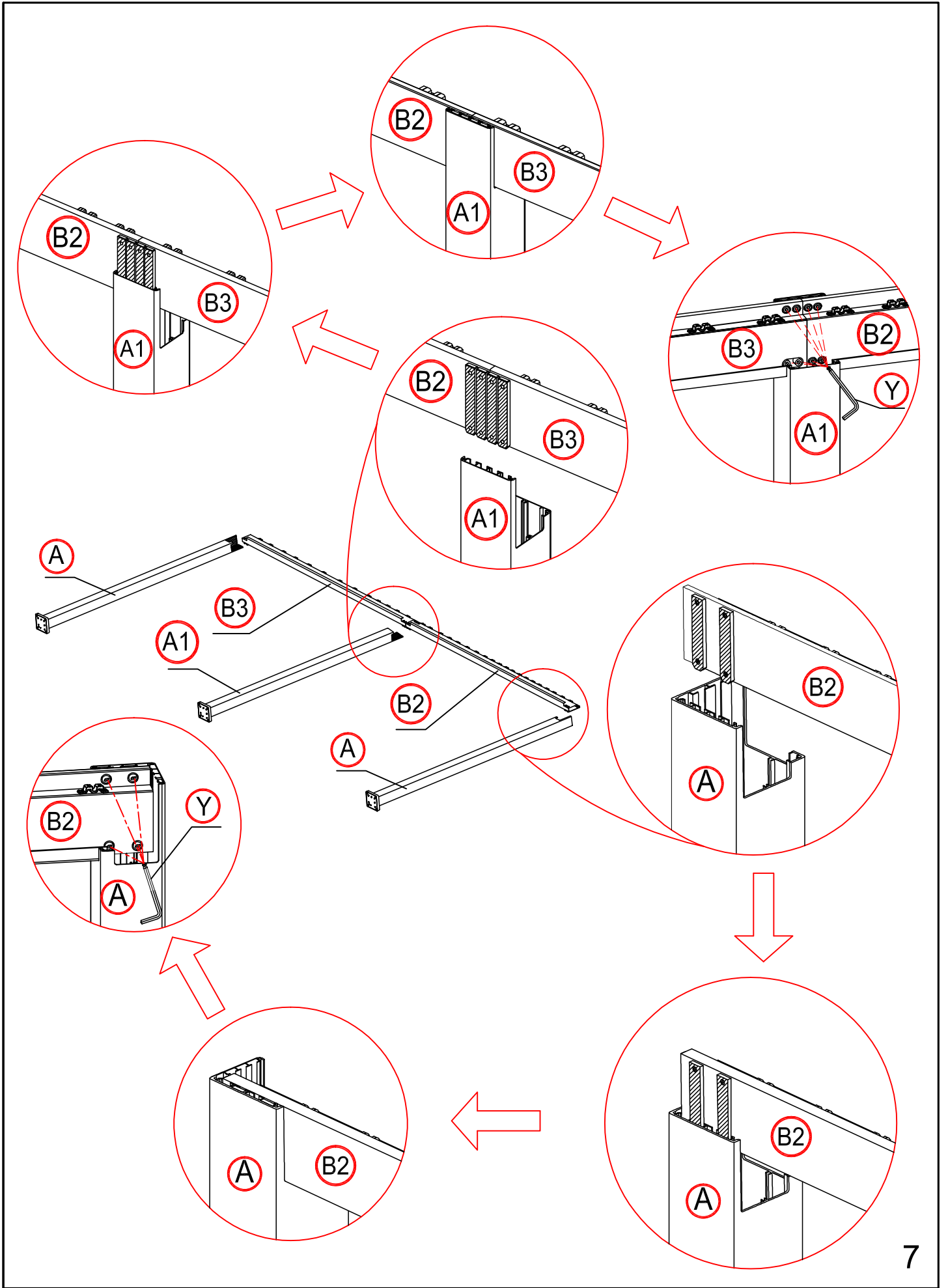
2

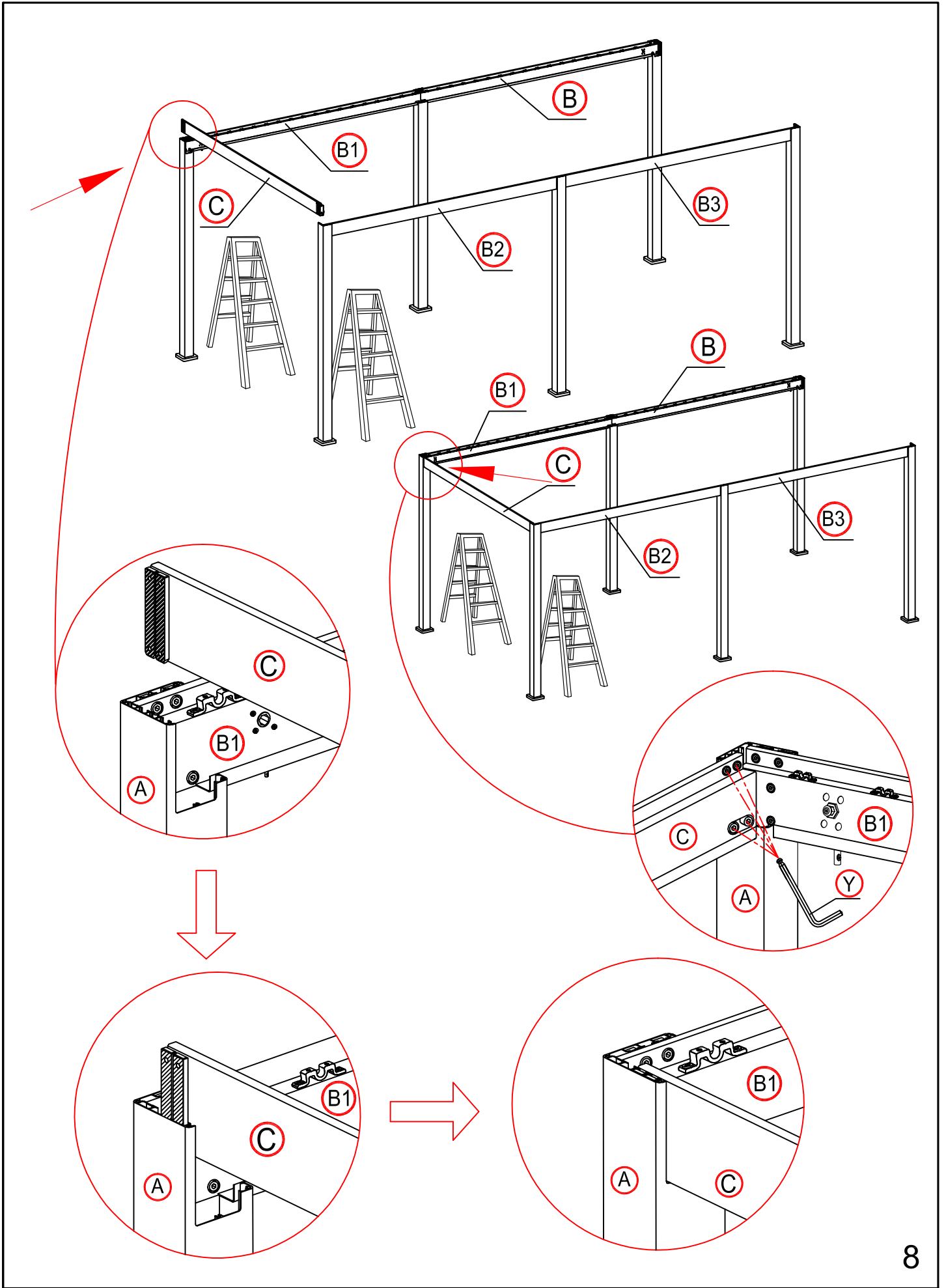


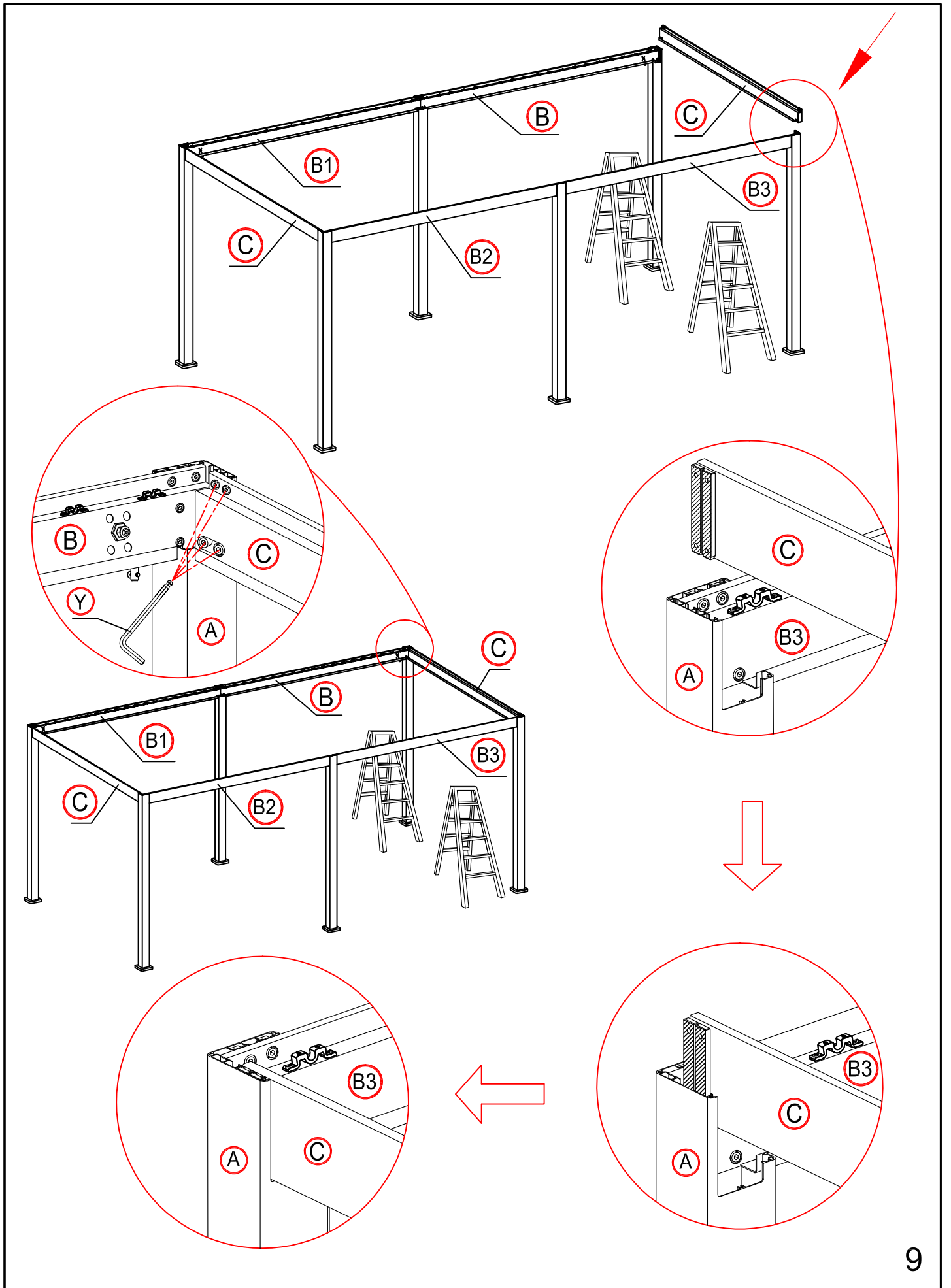
5

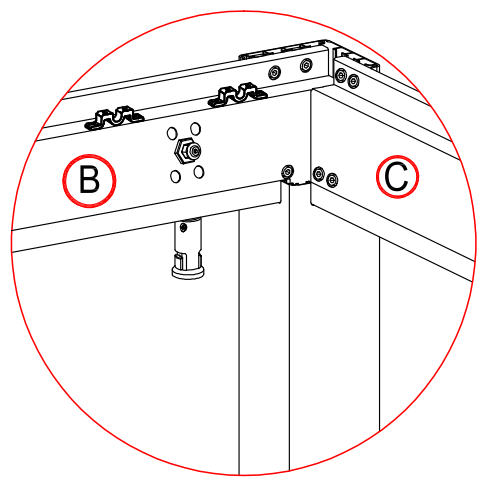
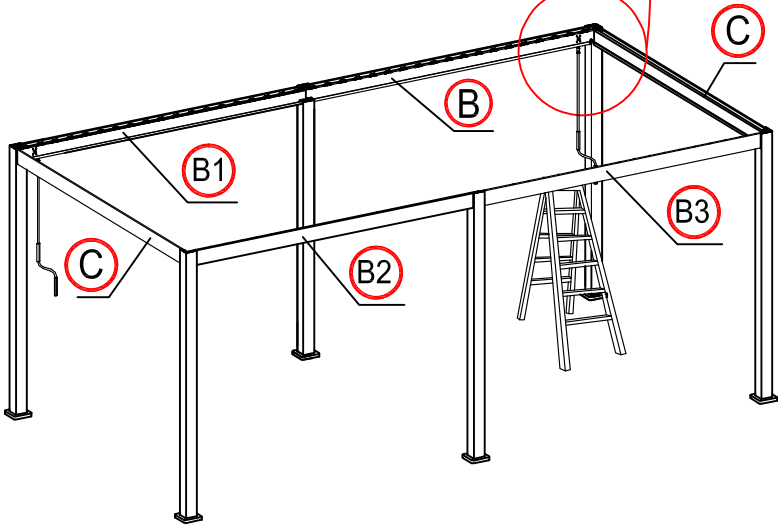
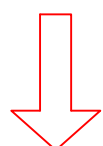
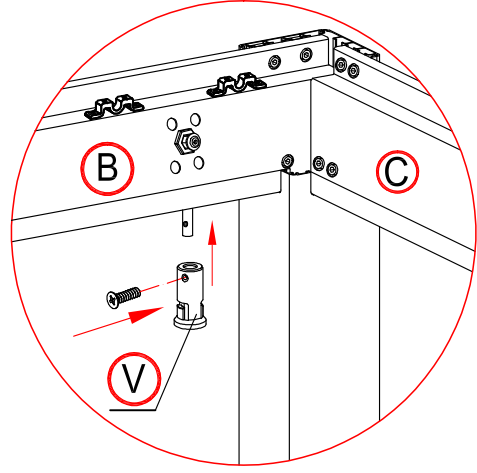
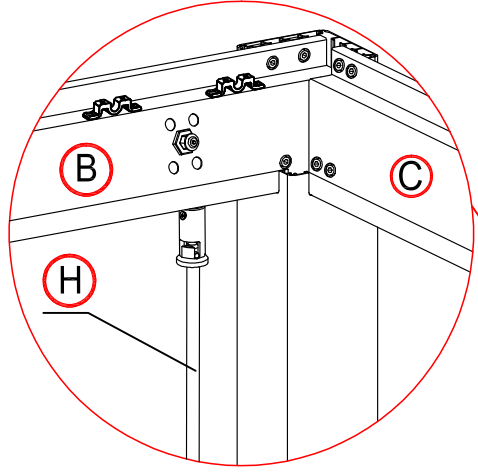
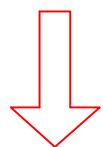
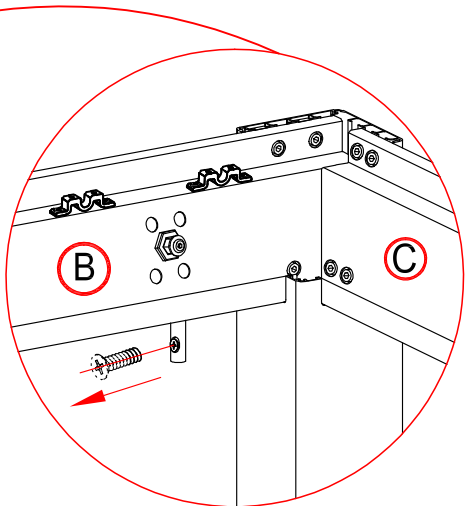
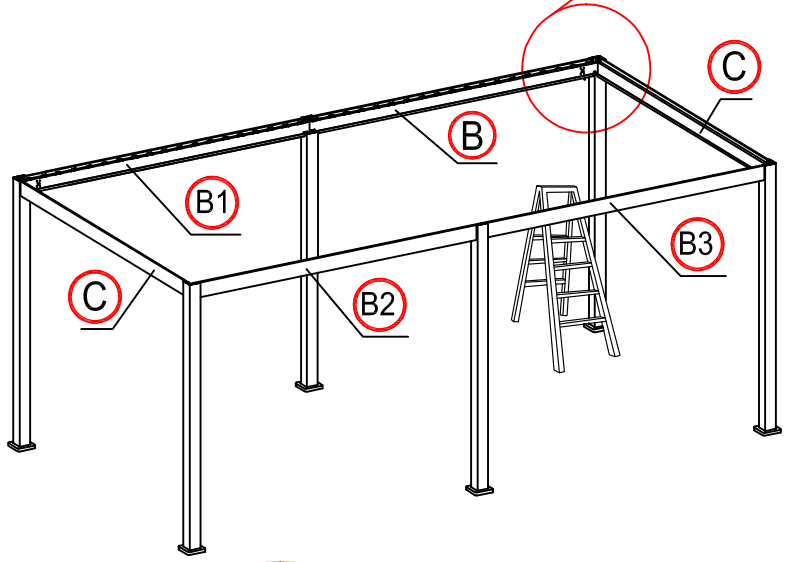




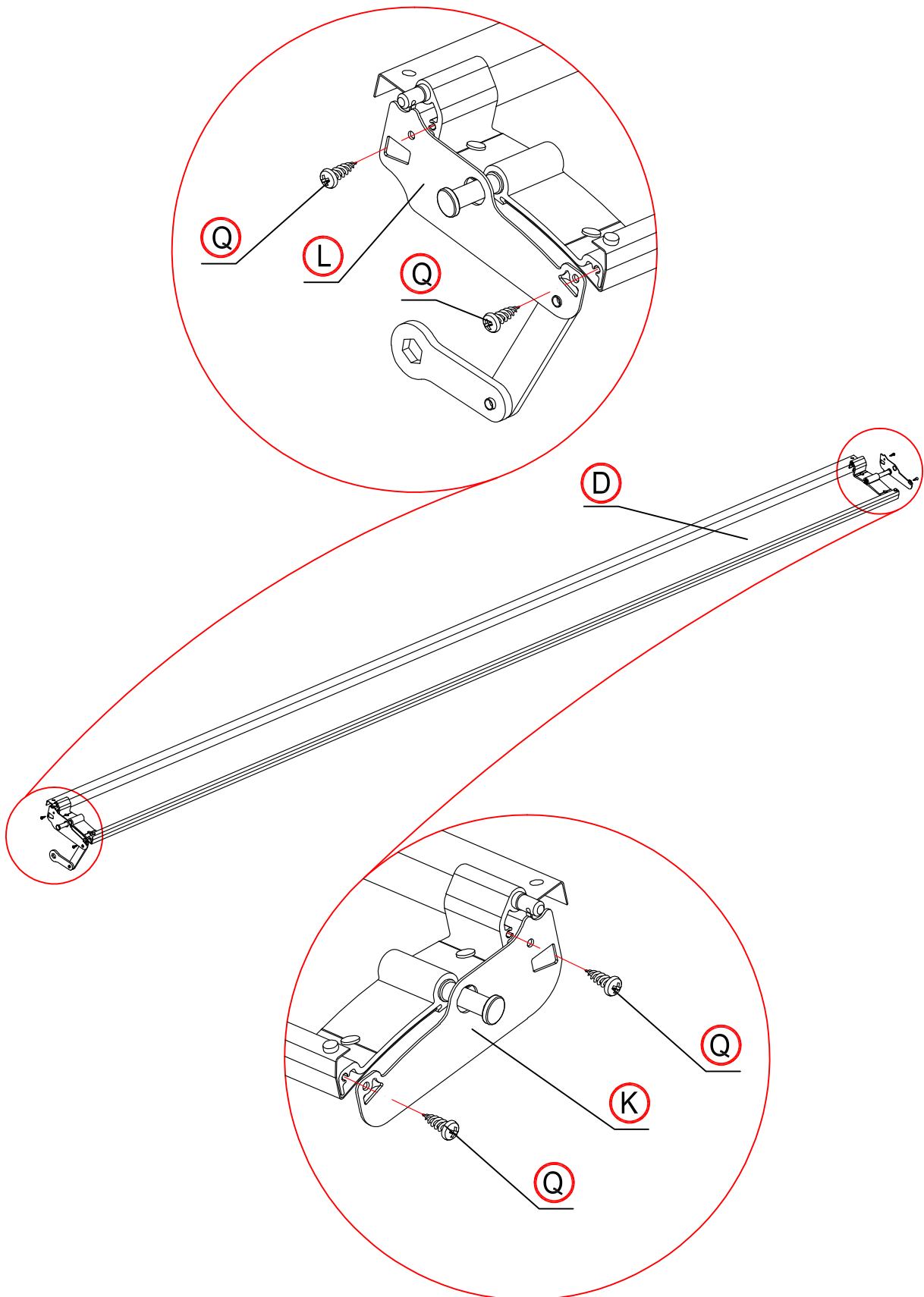




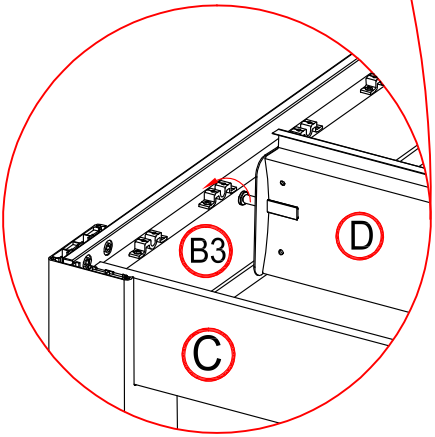
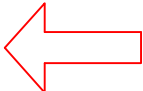
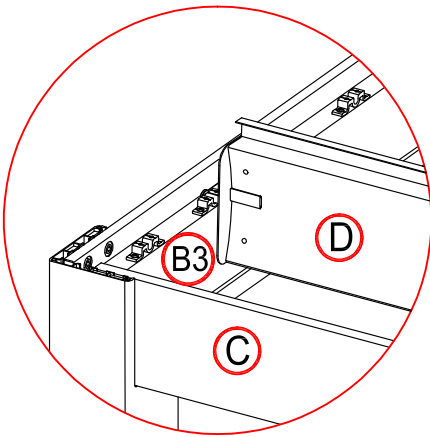
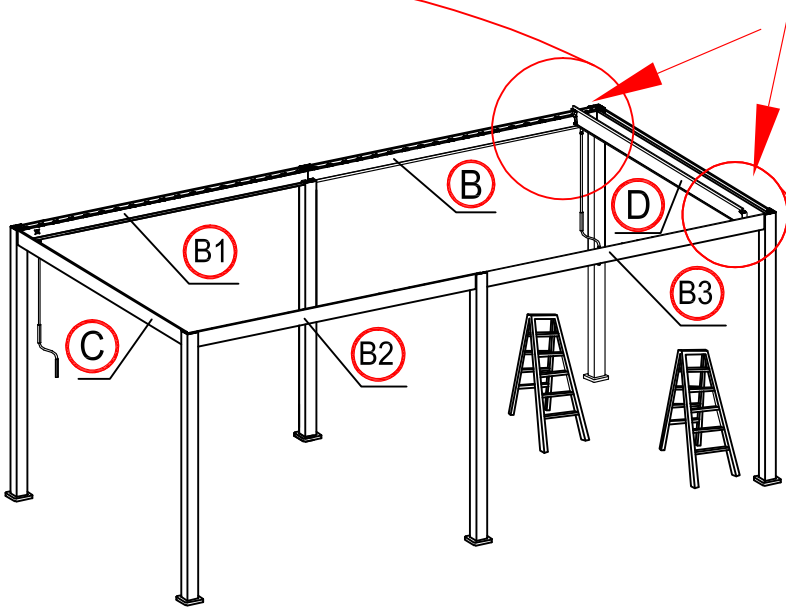
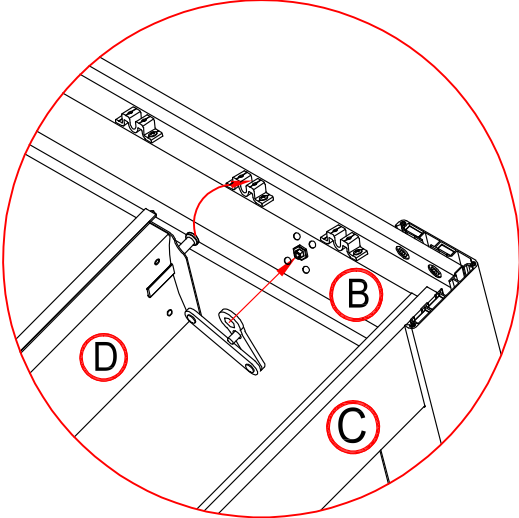
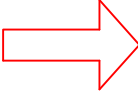
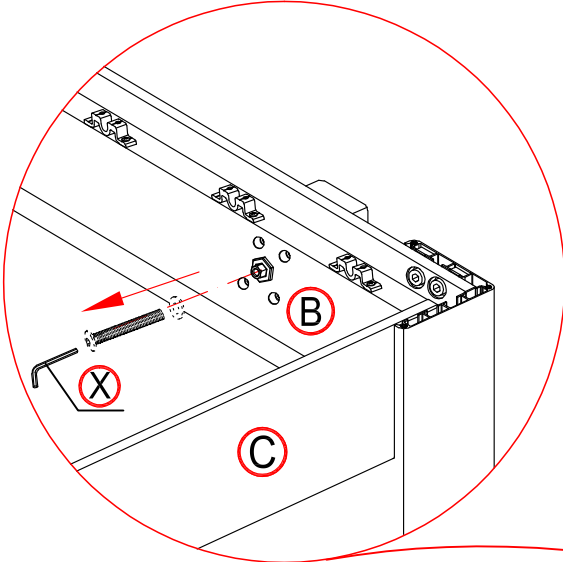


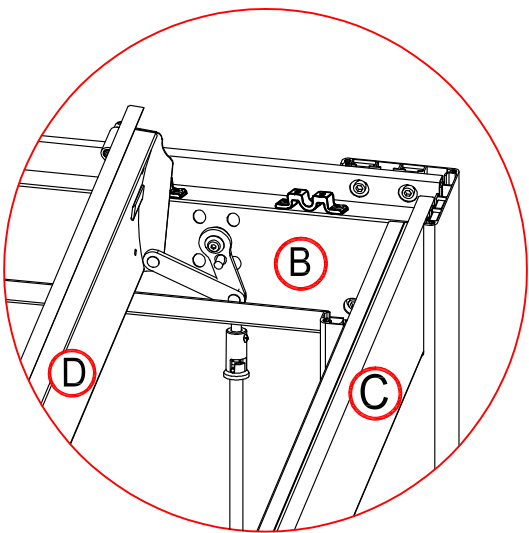
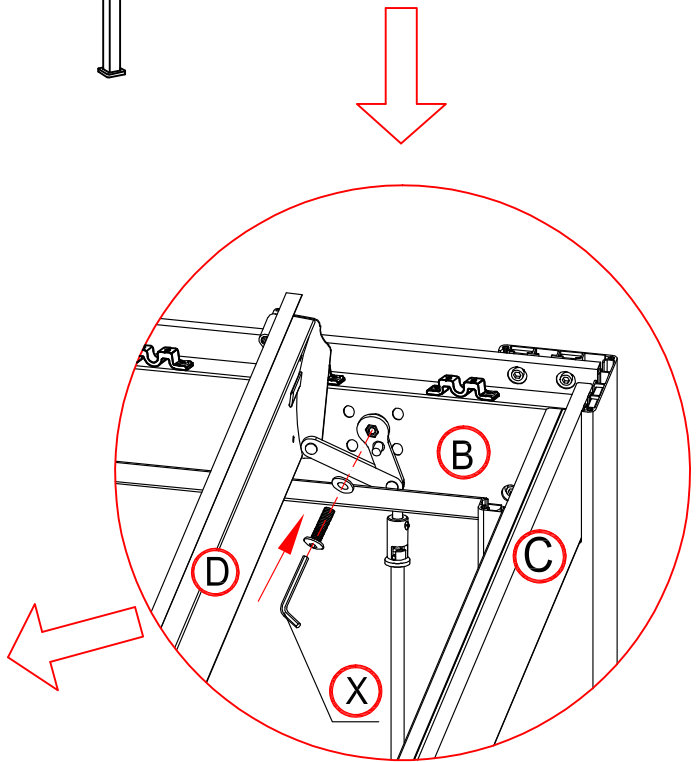
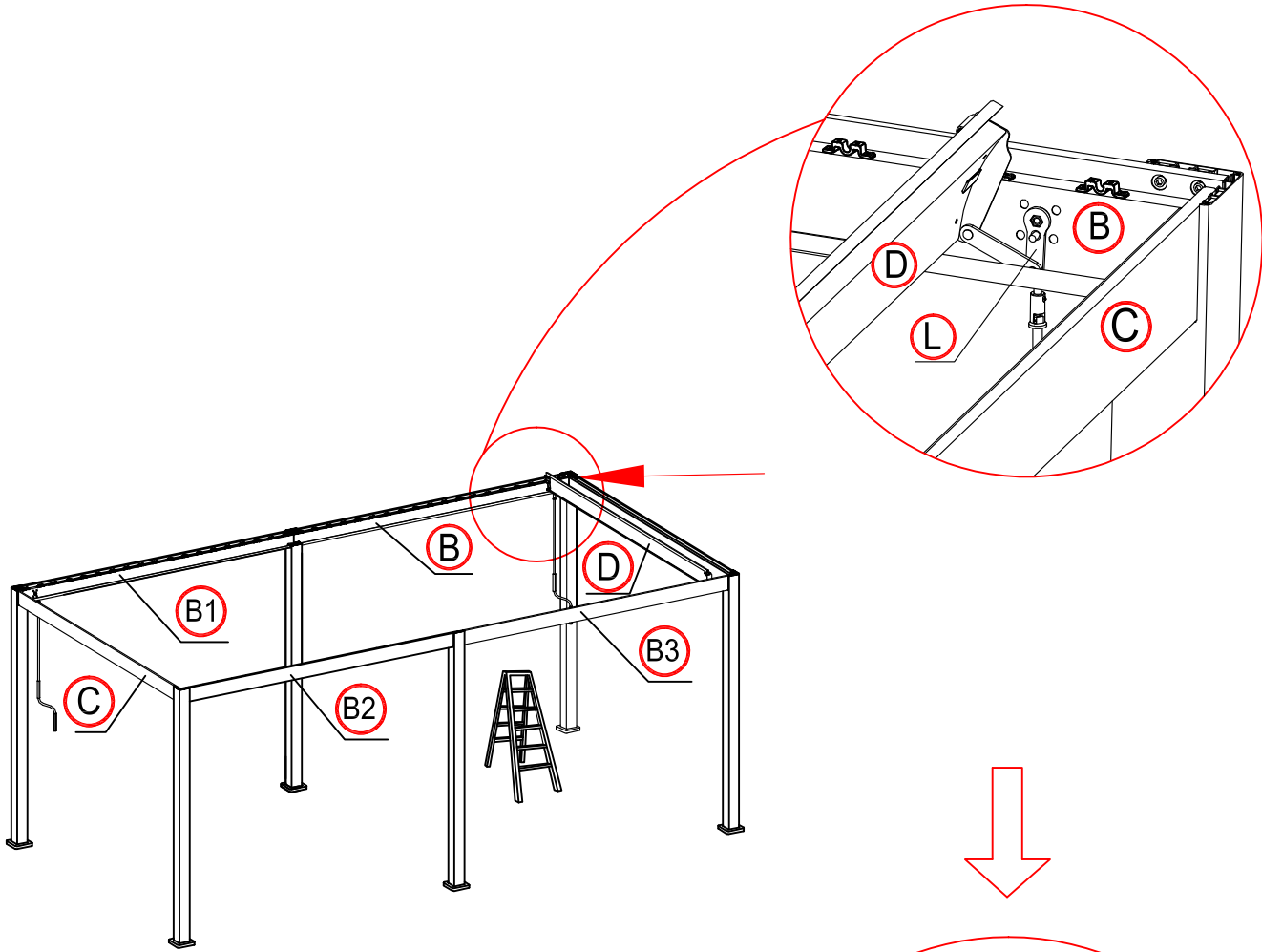


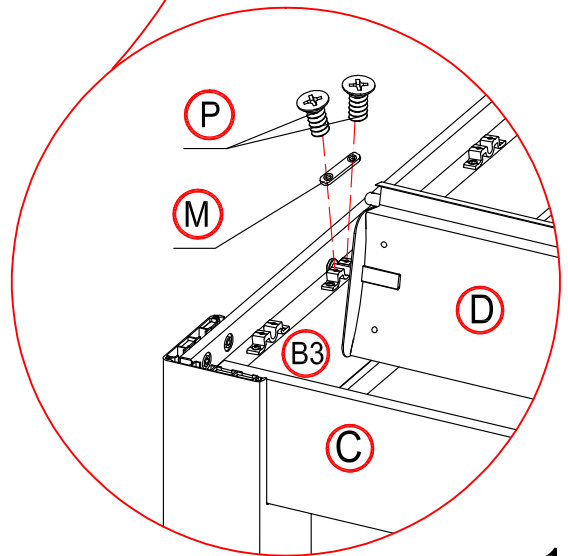
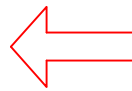
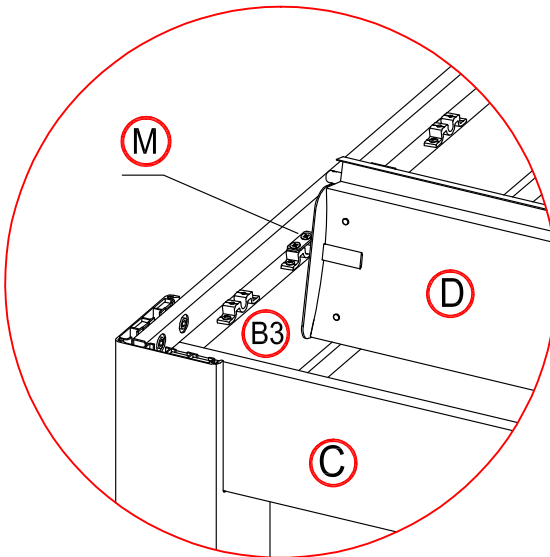
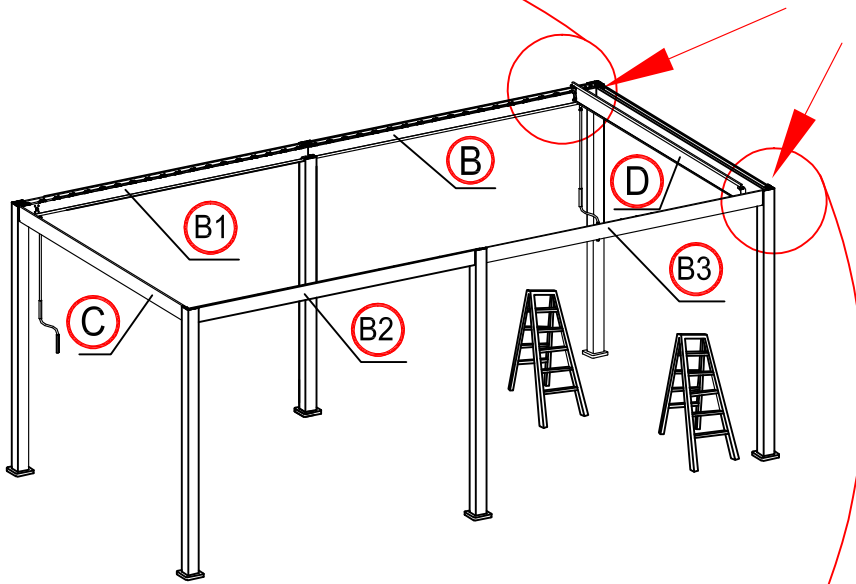
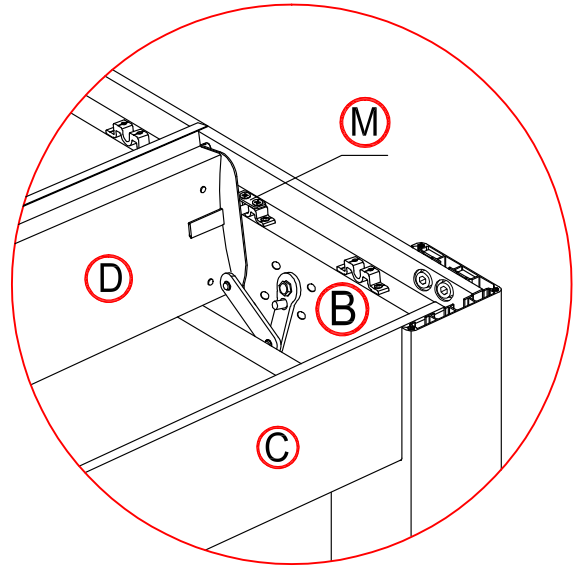
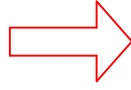
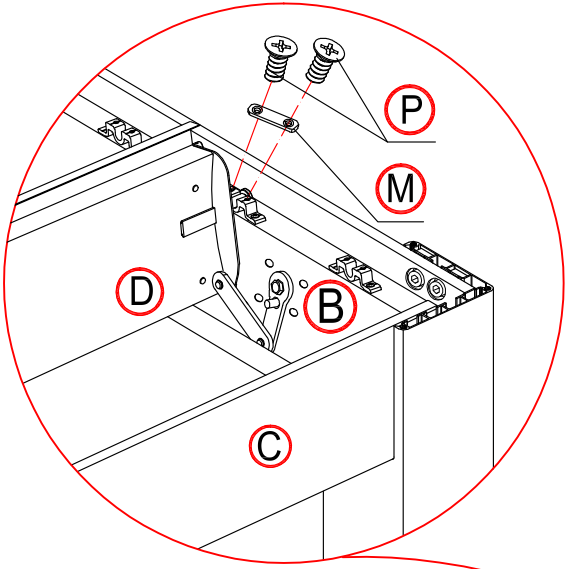
×2 times



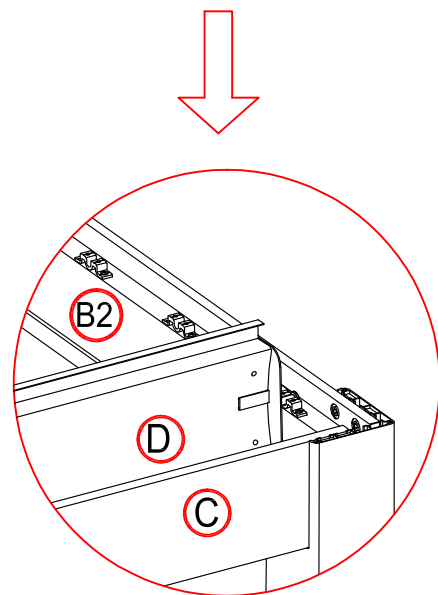
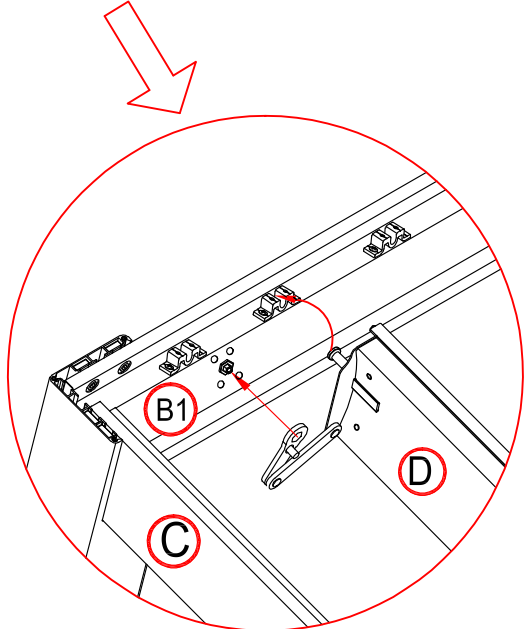
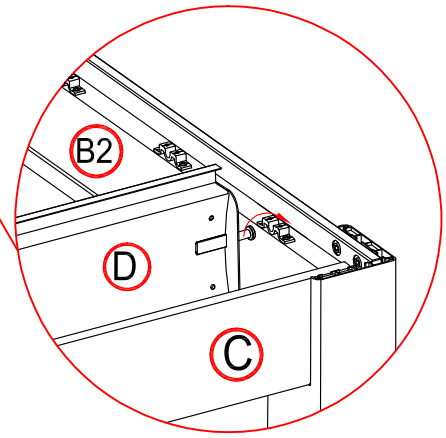
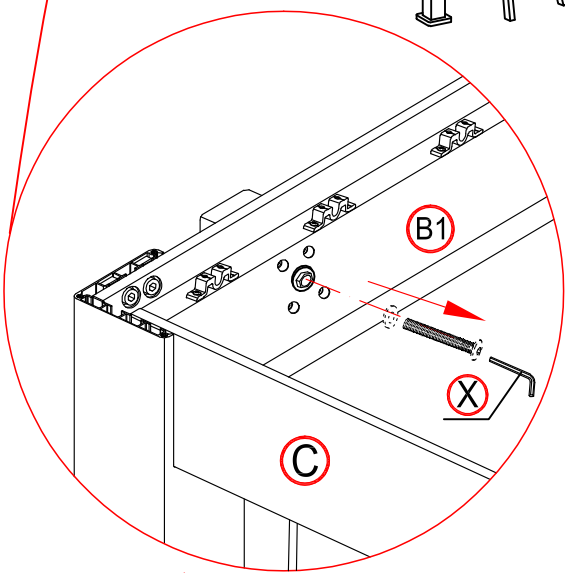
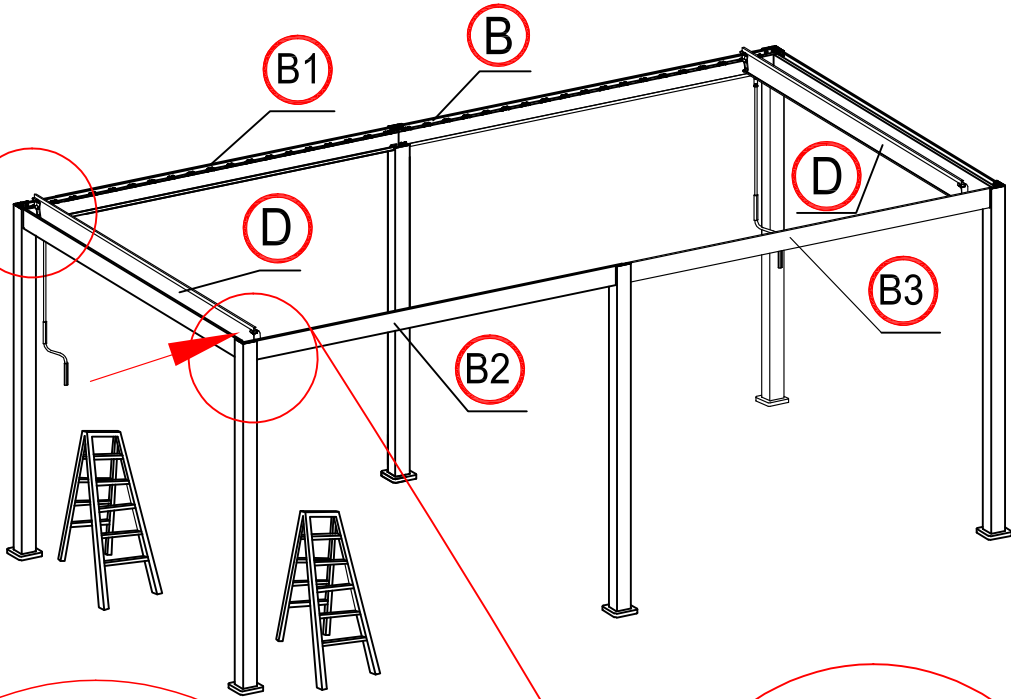
Assemble the second slice to the right.

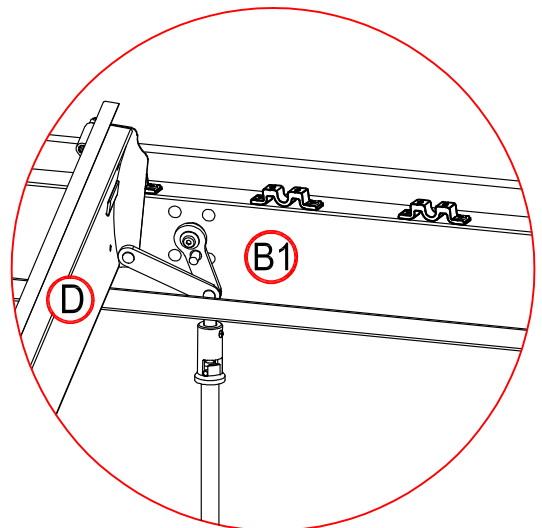
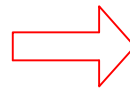
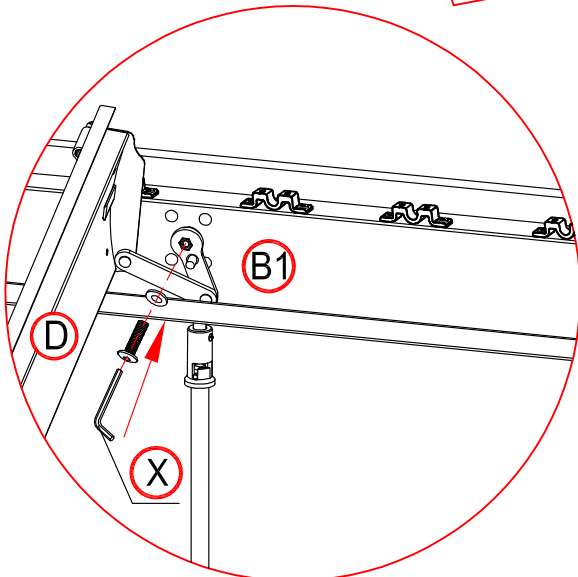
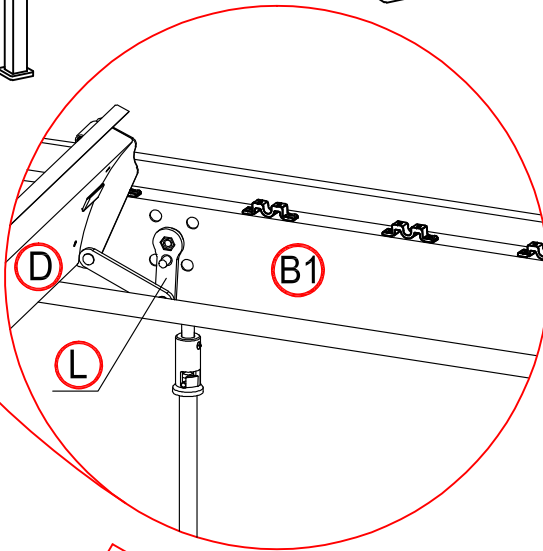
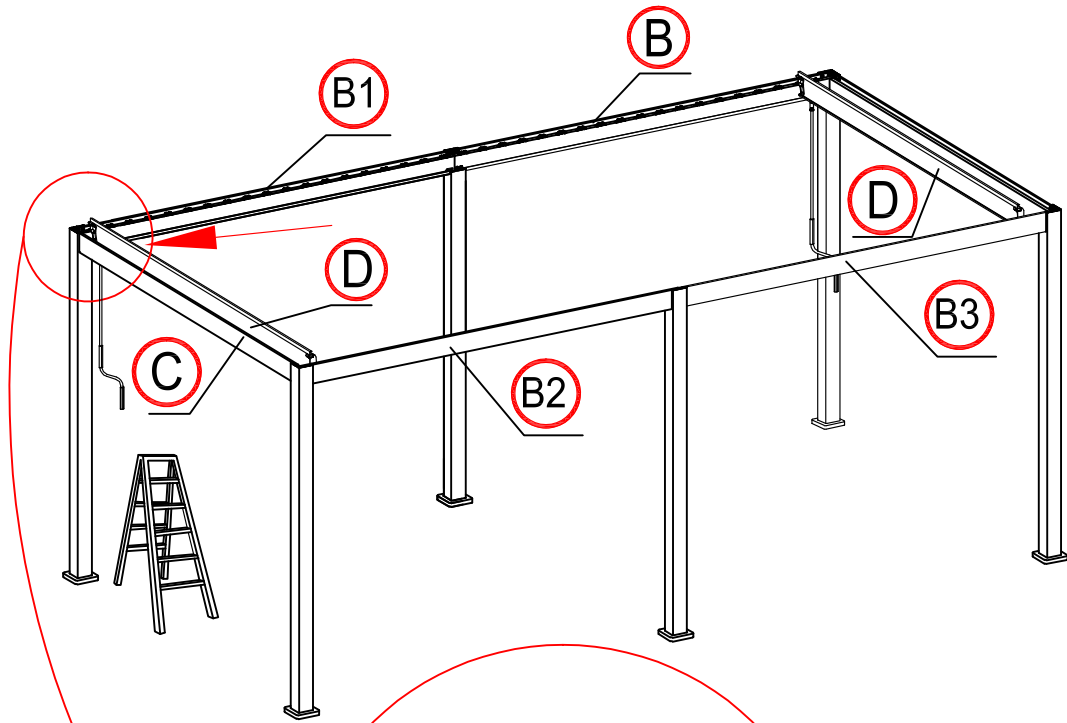


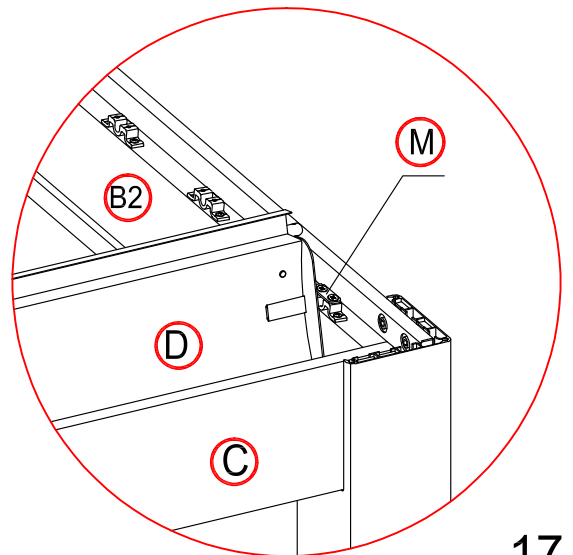
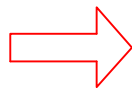
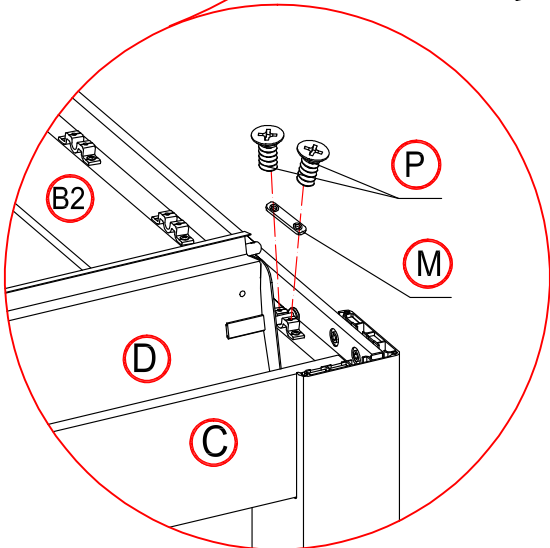
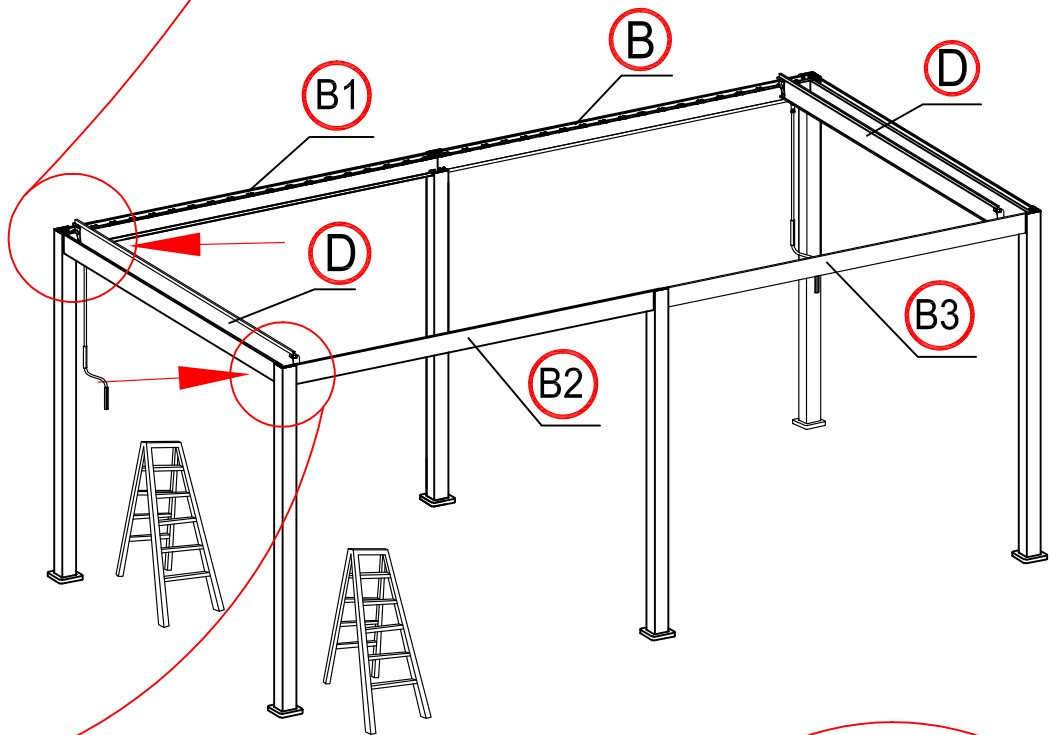
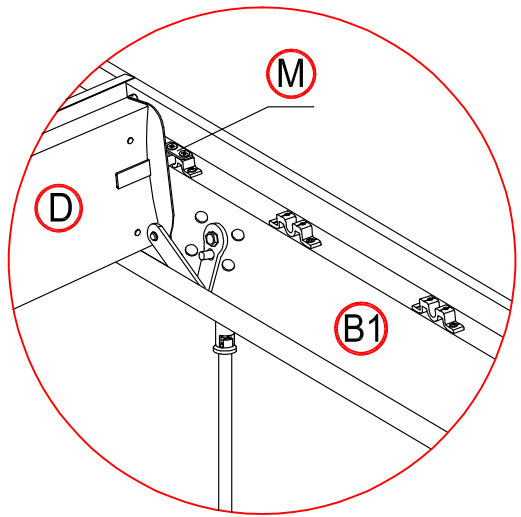
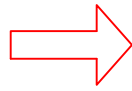
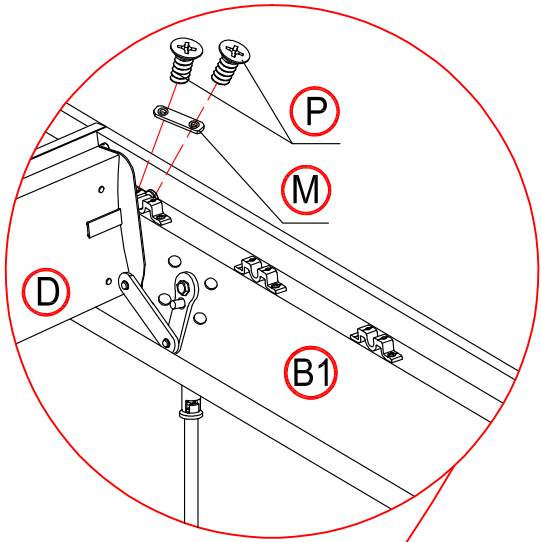




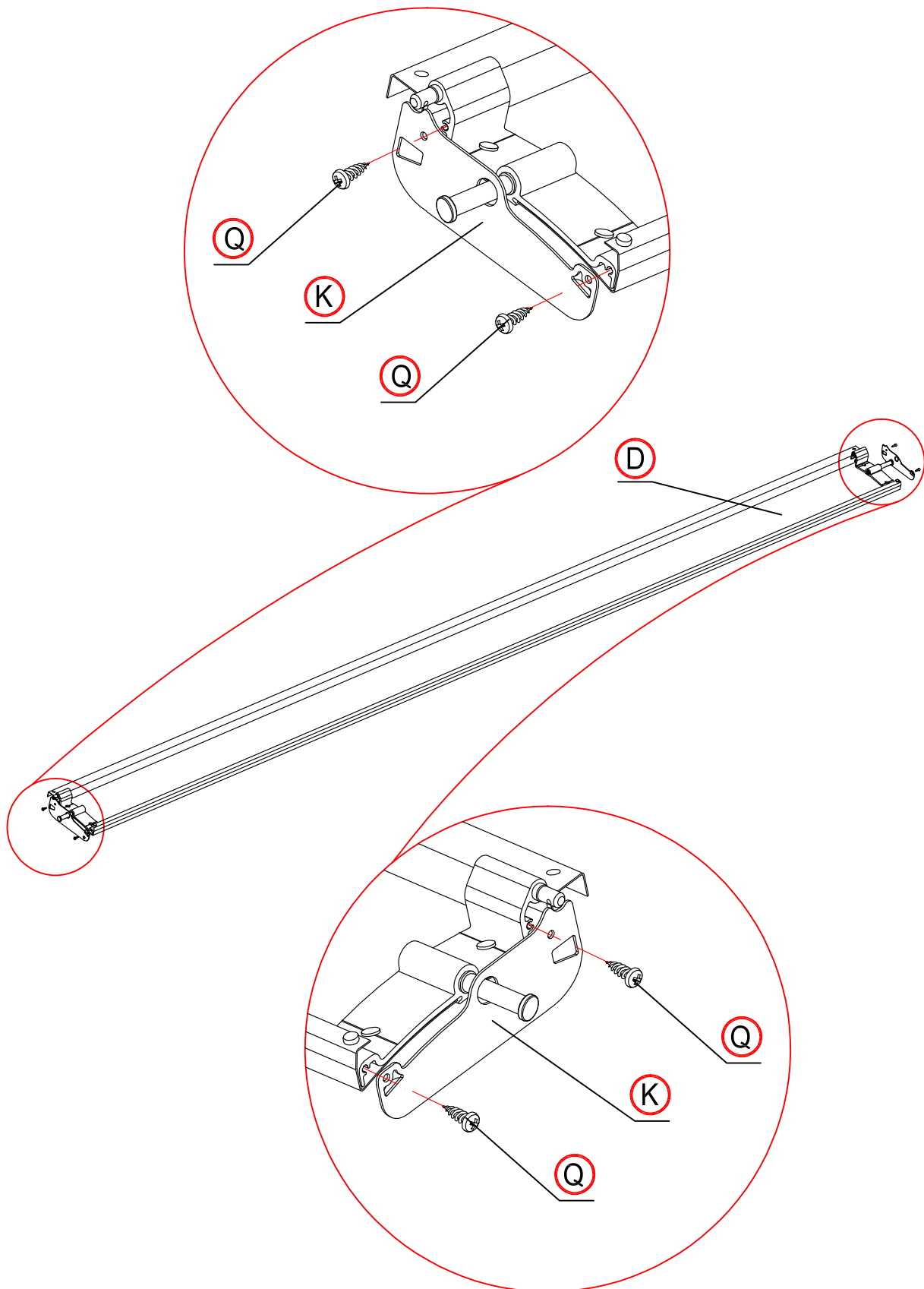
Assemble the first slice to the left.

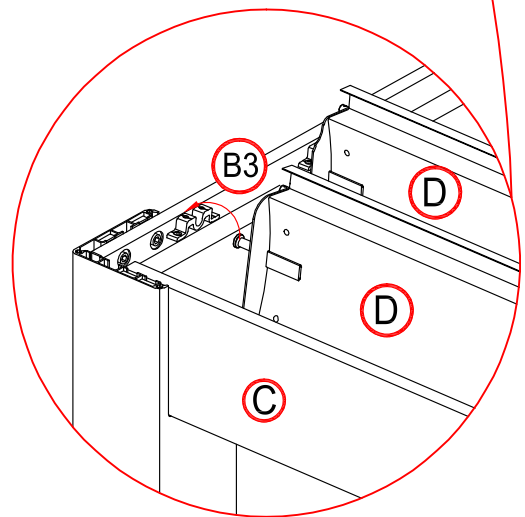
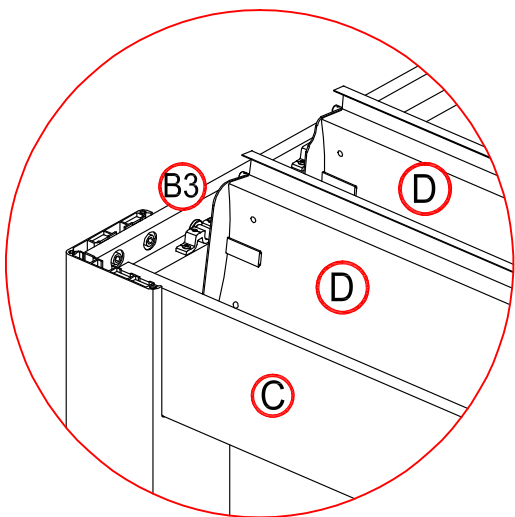
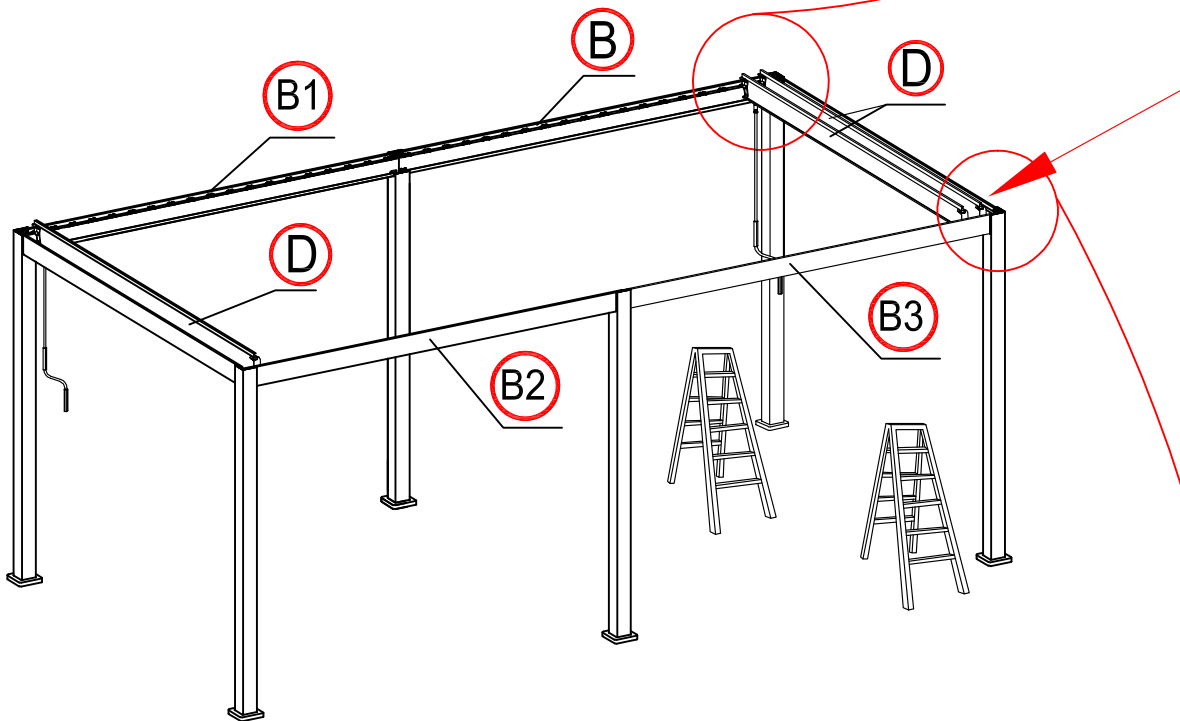
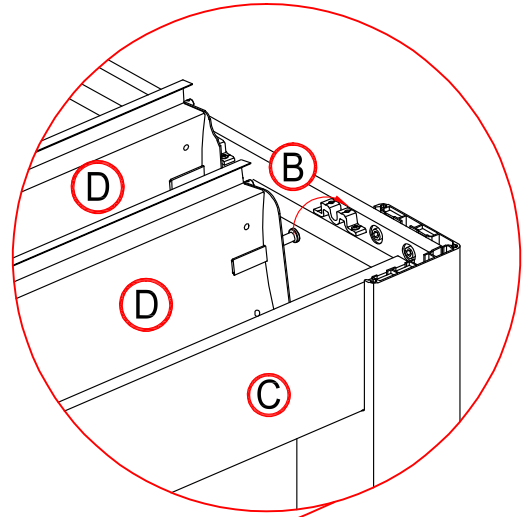
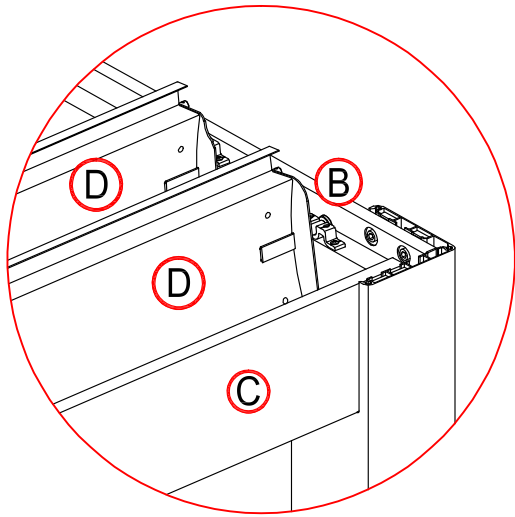


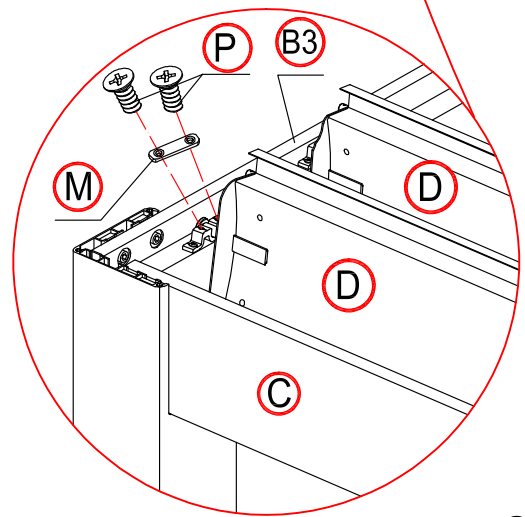
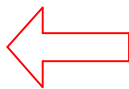
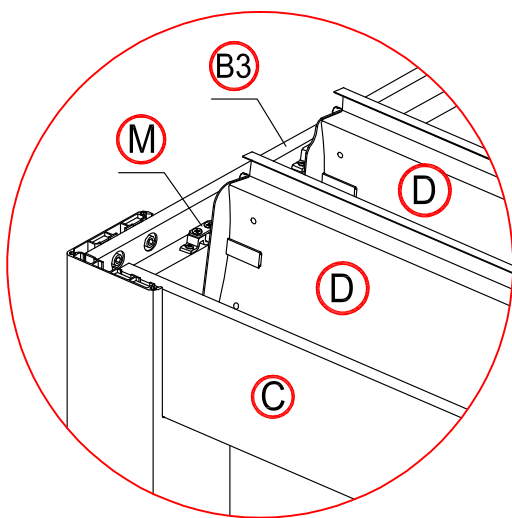
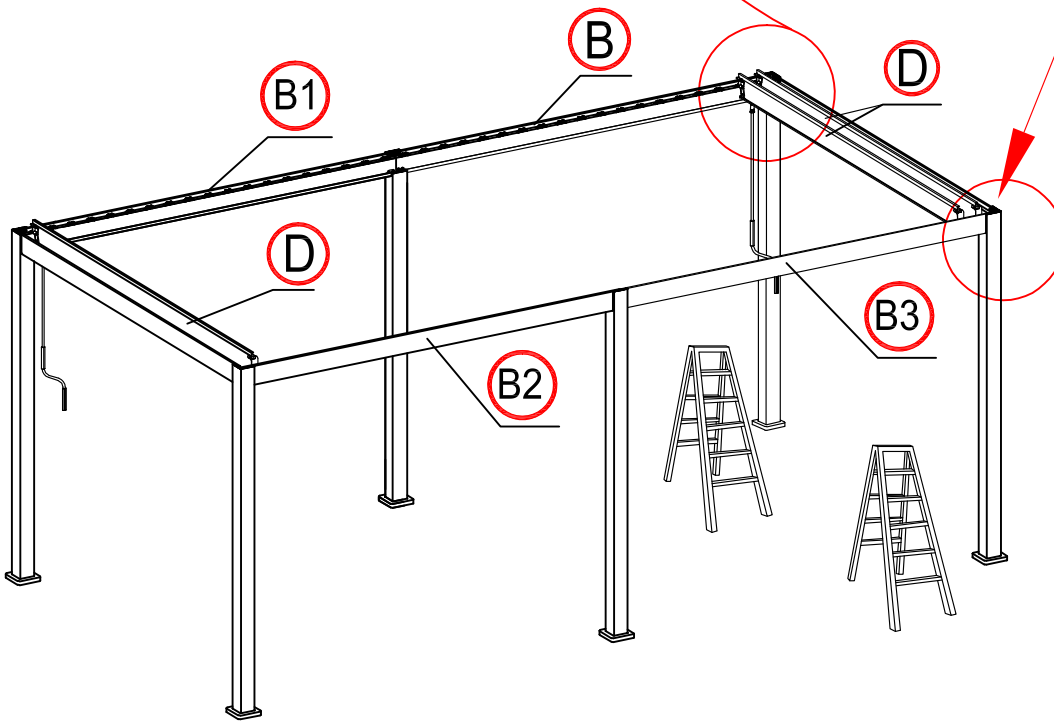
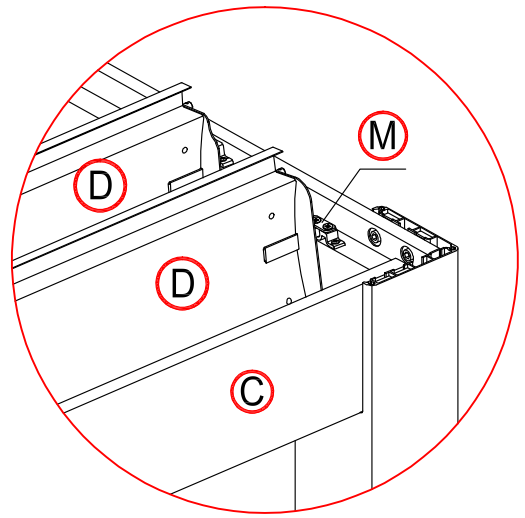
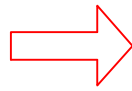
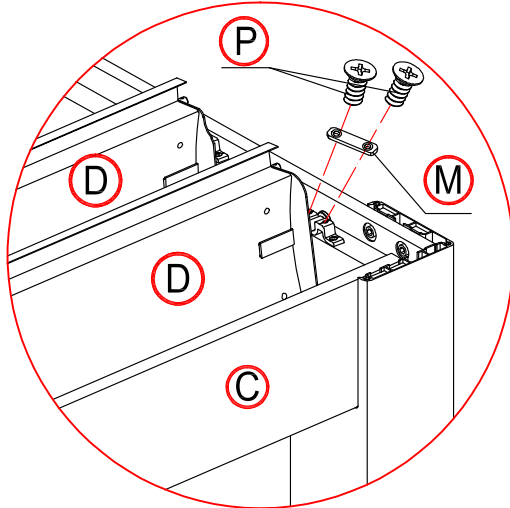




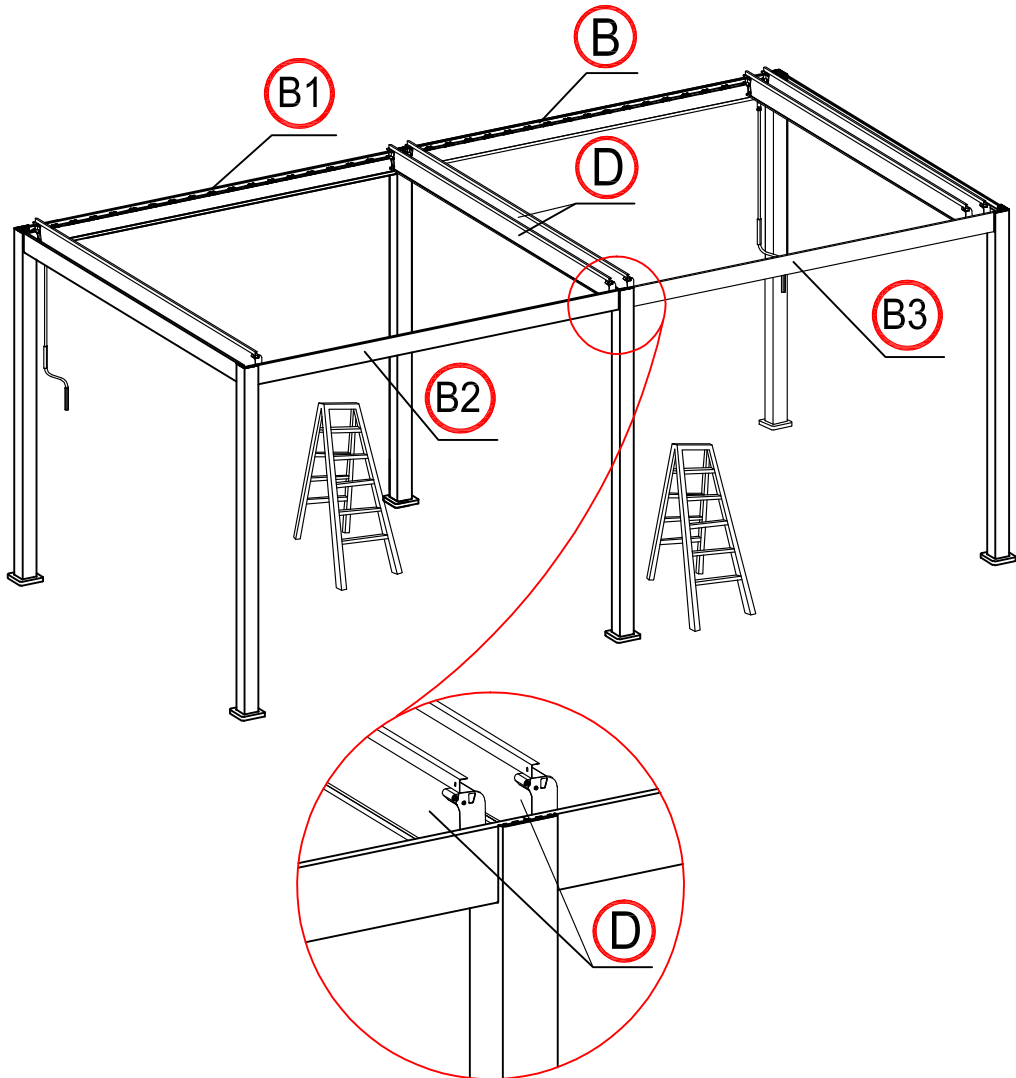
×36 times



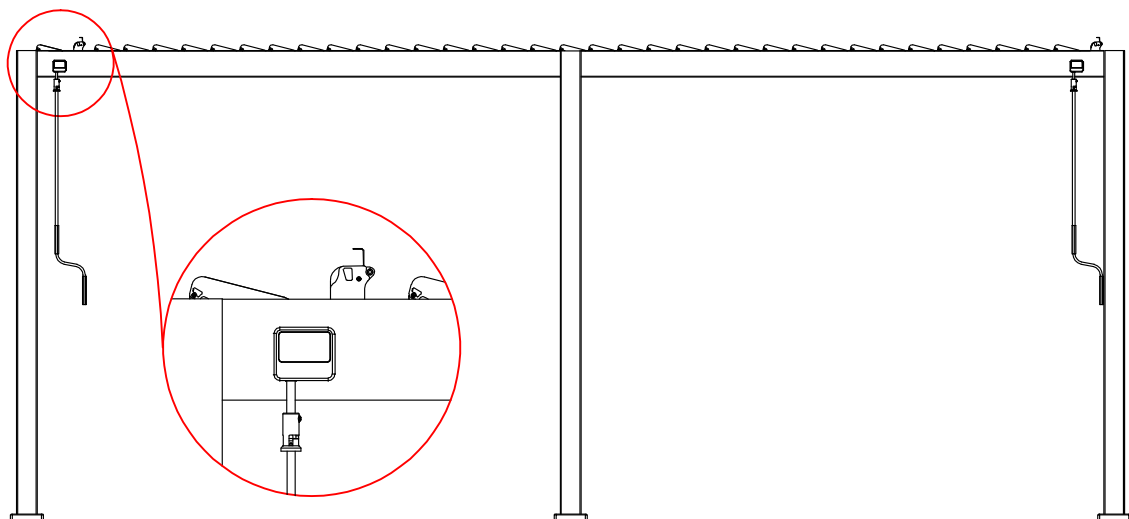


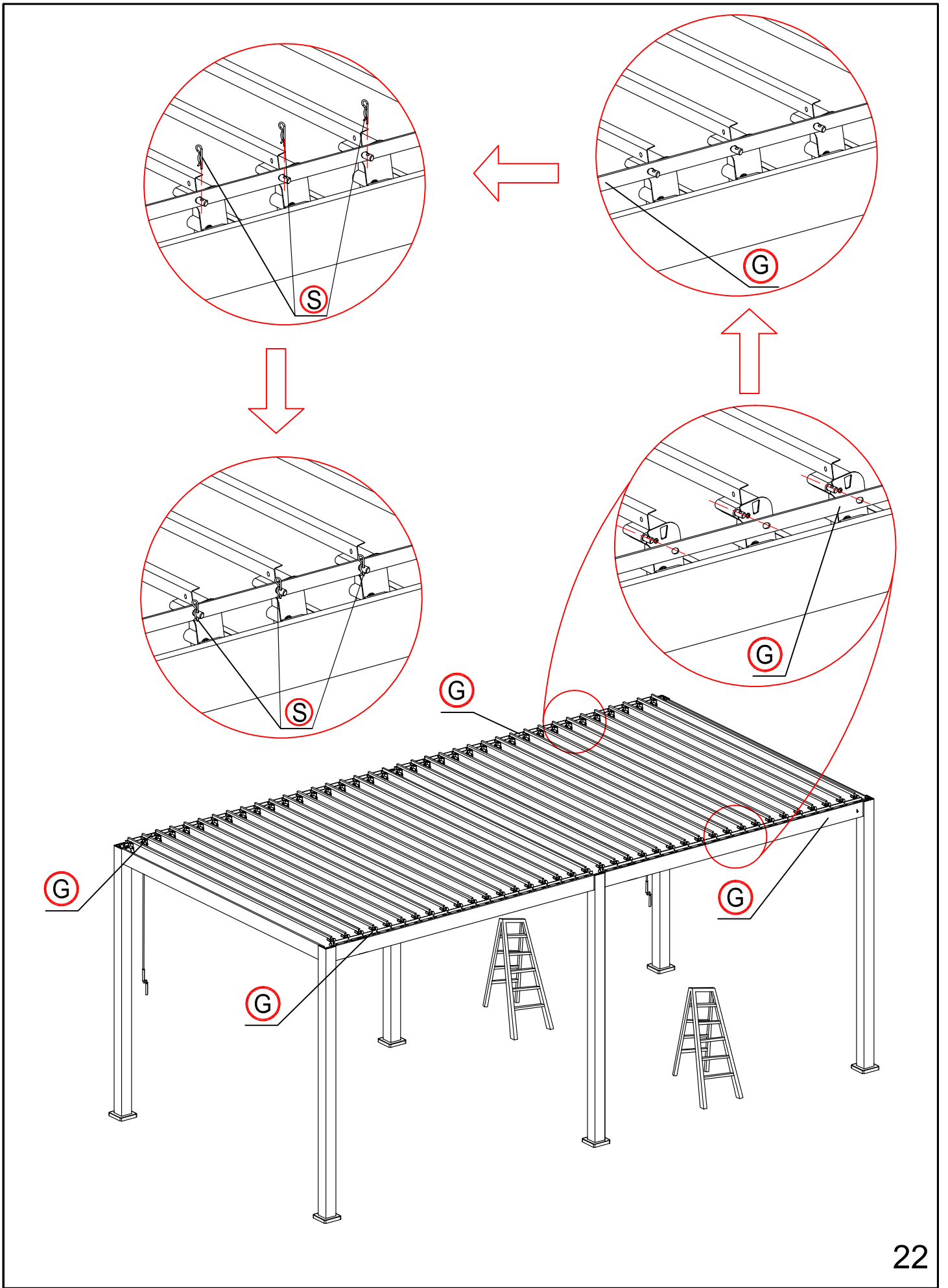


Please install the middle two shutter first.

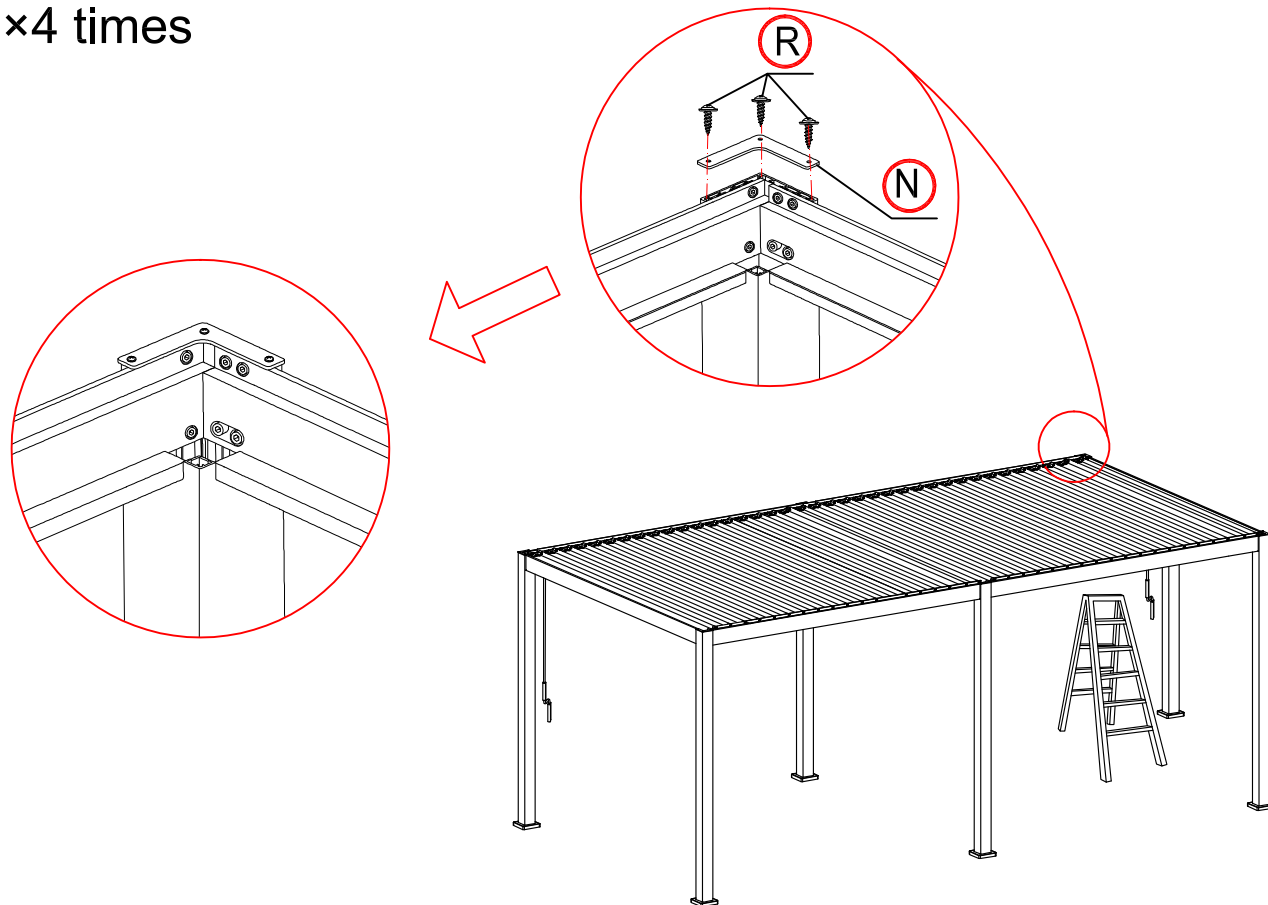


Make the shutter as vertical.

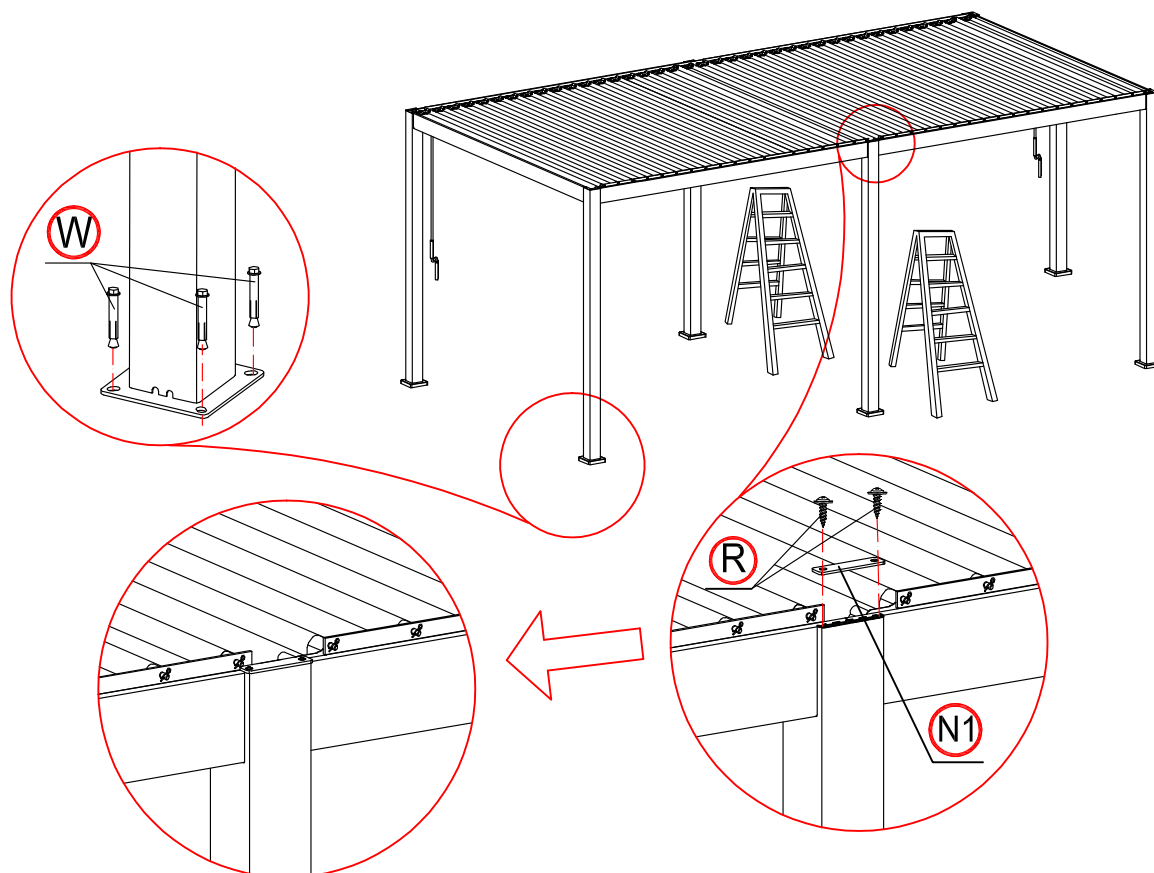




×4 times



23



24

24

