

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

<b>Address:</b>	19 Quincy Street, Chevy Chase	<b>Meeting Date:</b>	6/28/2023
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	6/21/2023
<b>Applicant:</b>	Julia P. Martin and Ignacio Quintana (Jamie Newell/Johnson's Landscaping, Agent)	<b>Public Notice:</b>	6/14/2023
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
		<b>Staff:</b>	John Liebertz

**Permit Number:** 1033066

**PROPOSAL:** Hardscape and fence installation.

**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve with two (2) conditions** the HAWP application with final approval delegated to staff:

1. The applicant shall submit a photograph, elevation, or sketch of the proposed gate.
2. The applicant shall clarify on the submission materials that all post caps would be wood.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1916-1927



*Figure 1: The subject property at 19 Quincy Street (yellow star) is located mid-block on the north side of Quincy Street. The red outline is the boundary of the historic district. Source: Montgomery Planning.*

## PROPOSAL

The applicant proposes the following alterations to: 1) install a concrete paver patio approximately 15' x 20' in the rear yard; 2) remove a damaged 6'-tall, wood, privacy fence along the northern extent (rear) of the property; 3) install a new 6'-tall, wood, privacy fence (approximately 100-linear feet) along the northern extent (rear) of the property; 4) remove the existing fence extending from the west elevation (side) of the house to the western edge of the property; and 5) install a new 3'-tall, wood, round picket fence (approximately 22-linear feet) with a 42"-wide gate from the northwest corner of the screened-in porch (10' south of the existing fence to be removed) to the western extent of the property. The applicant included the installation of a dry-well in the rear yard as part of this proposal; however, this work does not require a Historic Area Work Permit from the HPC and has been removed by staff.

## 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:

- Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences 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 1916 and 1927. Recent Historic Area Work Permits (HAWPS) approved by the HPC include the construction of a rear shed dormer in 2008.<sup>1</sup>



*Figure 2: View of the façade of 19 Quincy Street, 2023.  
Source: Montgomery Planning.*

### ***Fence Installation***

Staff finds the removal, replacement, and installation of the proposed fencing to be consistent with the applicable guidelines and recommends approval with conditions. Staff reviewed the fence installation with “moderate scrutiny” for the side yard fence and “lenient scrutiny” for the rear yard fence per the guidelines. The proposed wood picket fence (in the side yard) would replace an existing wood picket fence located 10’ to the north. The new fence would have limited visibility from the public rights-of-way due to its deep setback from the at the rear corner of a screened-in porch and dense foliage. The design and materials of the proposed fence match the existing fence to be removed. Therefore, the side yard fence would have no adverse effect on the character of the individual resource or the park-like setting of the historic district and should be approved as a matter of course. Staff, however, requests that the applicant submit: 1) a photograph, elevation, or sketch of the proposed gate; and 2) note on the submission materials that the post caps will be wood. The quote from Accokeek Fence Company, Inc. includes a check next to “black post caps” instead of the “wood caps” referenced later in the application.

Similarly, the in-kind replacement of the rear yard fence would have no adverse effect to the character of the individual resource or the park-like setting of the historic district and should be approved as a matter of course.

### ***Patio Installation***

Staff finds that the installation of the concrete paver patio in the rear yard to be consistent with the applicable guidelines and recommends approval. Staff reviewed the patio installation with “lenient scrutiny” per the guidelines. The HPC regularly approves the installation of concrete pavers for rear

<sup>1</sup> For more information see, [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640007/Box051/35-13-08L\\_Chevy%20Chase%20Historic%20District\\_19%20Quincy%20Street\\_04-23-2008.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640007/Box051/35-13-08L_Chevy%20Chase%20Historic%20District_19%20Quincy%20Street_04-23-2008.pdf).

patios. The proposal would neither be visible from the public rights-of-way nor adversely affect the park-like setting of the historic district. The applicant coordinated with a certified arborist to protect the two nearby crape myrtles. Future property owners could remove the patio with no effect to the landscape or setting. Therefore, the proposal should be approved as a matter of course.

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 two (2) conditions** the HAWP application with final approval delegated to staff:

1. The applicant shall submit a photograph, elevation, or sketch of the proposed gate.
2. The applicant shall clarify on the submission materials that all post caps would be wood.

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](mailto: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#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
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

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]

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

**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:









AG Quincey St.

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

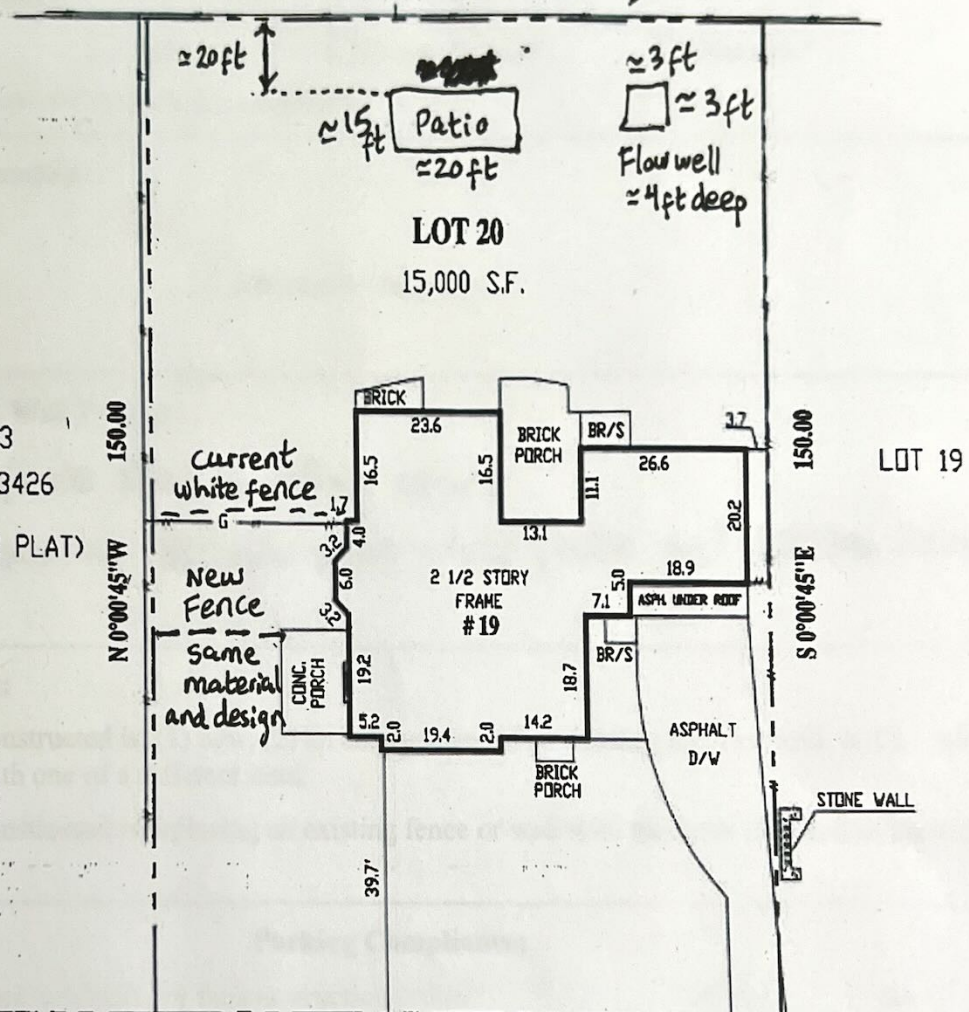
1. Flood zone "C" per H.U.D. panel No. 0175 C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot

LOT 22

LOT 23

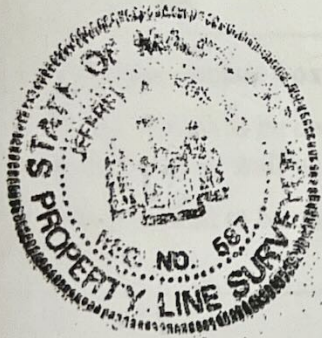
N 89°59'15"E 100.00

Replace fence like-for-like



LOT 33  
P.B.45 P.3426  
(LOT 21-PER PLAT)

LOT 19



LOCATION DRAWING

S 89°59'15"W 100.00

LOT 20, BLOCK 61, SECTION 2  
CHEVY CHASE

QUINCY STREET  
(60' R/W)

MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

REFERENCES



SNIDER & ASSOCIATES  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS  
2 Professional Drive, Suite 216  
Gaithersburg, Maryland 20879  
301/948-5100, Fax 301/948-1288

"THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

PLAT BK. 2  
PLAT NO. 106

DATE OF LOCATIONS

SCALE: 1" = 30'

LIBER

WALL CHECK:

DRAWN BY: E.M.G.

FOLIO

HSE. LOC.: 10-31-02

JOB NO.: 2002-6808

Jeffrey A. Foster

587

MARYLAND PROPERTY LINE SURVEYOR REG. NO.

Residential Proposal

ACCOKEEK FENCE COMPANY, INC.

VA Class B Contractors License
# 2705 012077
classification FIC, HIC, CIC
MD HIC # 8807

5410 Vine Street
Alexandria, Virginia 22310
(703) 971-0660
Fax: (703) 971-0662



BUY FROM THE PROFESSIONALS

Email: accokeekfence@msn.com
www.accokeekfence.com



Martin Paris
19 QUINCY ST
charvy chase md

Date 04-25-23, 20
Home Phone
Work Phone
Cell 973-801-9037
Fax

3% service fee when paying with credit card.

Email ParisMartin19@gmail.com

- Accokeek Fence Company [X] Will [ ] Will Not Clear and haul old fence. [ ] N/A
[X] CUSTOMER IS RESPONSIBLE FOR PROPERTY LINES
ACCOKEEK FENCE IS NOT RESPONSIBLE FOR ANY PRIVATE UNDERGROUND LINES (SPRINKLER LINES, PRIVATE GAS LINES, PRIVATE ELECTRICAL LINES. AND POOL PLUMBING). (Initial)
[X] CUSTOMER MUST BE ON-SITE AT START OF JOB APPROX. ONE HOUR, TO GO OVER PROPERTY LINES & GATE PLACEMENT.
[ ] Wood Caps [X] Black Post Caps
[ ] Copper Post Caps [ ] Colonial Gothic Point
[ ] No Post Caps [X] 3" [X] 1 3/4" Galv. Nails
[ ] Wood/Copper Caps [ ] 3" [ ] 1 3/4" Stainless Steel Nails

Cross Street

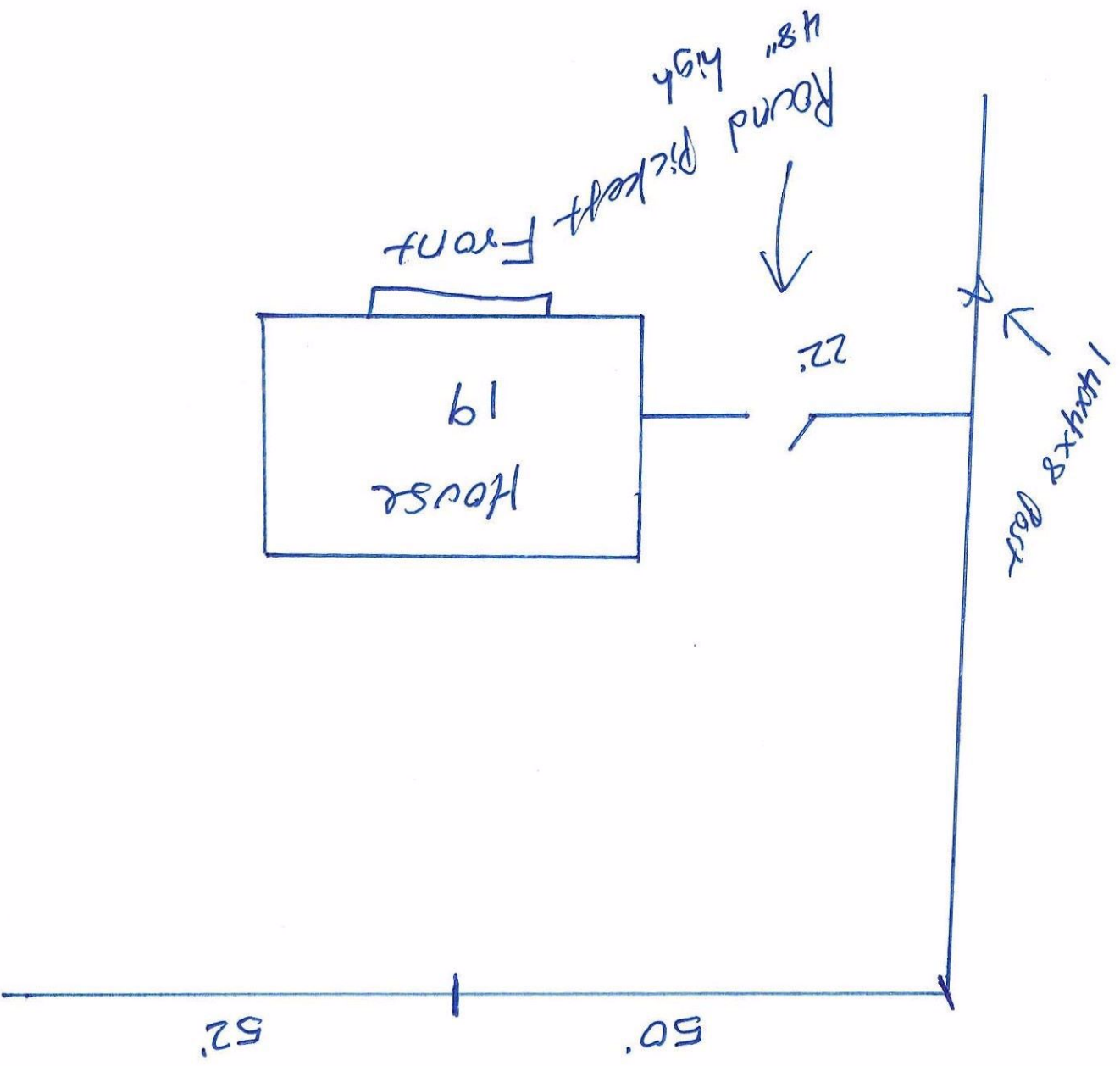
Remove & Replace 52' OF 6' high spruce stockade fence. 4x4 post \$1,768.00
For 50' of same fence style \$1,700.00
Replace 1 4x4x8 post on existing fence \$150.00
22' of 36" high round pickett cedar 2x4 over top & bottom, 4x4 post.
1 42" sq gate with 6x6 post \$2,775.00

ESTIMATOR: Marvin
Accokeek Fence Company [X] Will [ ] Will Not Call Miss Utility
Accokeek Fence Company [ ] Will [ ] Will Not obtain permit
[ ] Customer to get permit [X] Permit not needed

Total Price
Deposit
BALANCE
(Due at completion)

SPECIFICATIONS:
All work will be performed in a workmanlike manner and in accordance with standard practice. All gate adjustments and post alignments - no charge, 90 days - except for damage due to high winds. Fence guaranteed against defects in workmanship or materials for one year. PRESSURE TREATED WOOD - NO WARRANTY AGAINST WARPING, CHECKING, OR SHRINKING.

Signature Date Est. Start Date Est. Completion





ACCOKEEK FENCE  
Estimator Info Sheet

Schedule Date: 4/24/2023 Schedule time frame: 10-11am

HOW DID YOU HEAR ABOUT US? \_\_\_\_\_

NAME: ~~TH~~ Martin, Paris

ADDRESS: 19 Quincy st  
Chevy chase, MD

PHONE #'S: 973-801-9037

EMAIL: Paris martin 19@gmail.com

FENCING NEEDS: Need either repair or  
Replacement

Height: \_\_\_\_\_ # of gates (sgl/dbl) \_\_\_\_\_

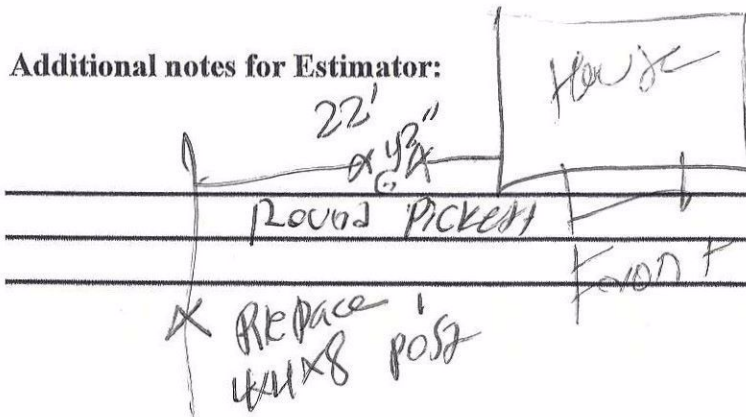
Townhouse (TH) /Single family home (SFH)? Single family

Plat /Survey requested: 50' | 52'

Address Cross Street: \_\_\_\_\_

COUNTY: \_\_\_\_\_

Additional notes for Estimator:



Option 1  
6" Spindle  
SPRUCE 4x4 post  
1x6x6 solid board  
1x4 cap, 4x4 post  
with wood cap



## DESIGN & INSTALLATION CONSIDERATIONS FOR BELGARD® SLABS & PLANKS

Belgard slabs and planks are an excellent choice for a variety of hardscaping solutions. These products come in many different shapes and thicknesses, and in a variety of colors and textures. Large format paving slab units have aspect ratios (length divided by thickness)  $> 4$  and structurally perform differently than traditional pavers. Planks have plan ratios (length divided by width)  $\geq 4$  and perform similar to slabs under loading. Vehicular traffic can crack slabs and planks due to high bending forces or simply movement in a sand setting bed. In general, slabs and planks are not designed for vehicular traffic loading unless a project-specific design is developed. In addition to sand set on dense-graded aggregate (DGA), commercial slab assemblies may include a concrete base for a sand set or bituminous set, and in some cases, an adhered solution. This Technical Note provides design and installation considerations when installing slabs and planks.

### Product Definitions

Paving slabs are defined in ASTM C1782 *Standard Specification for Utility Segmental Concrete Paving Slabs* and in Canada by CSA A231.1 *Precast Concrete Paving Slabs*. Belgard paving units 12" x 12" and larger meet the dimensional requirements of these standards. Both standards require an aspect ratio  $> 4$  and have other requirements including minimum and maximum thickness, and flexural strength requirements. While no product manufacturing specification currently exist for planks, the industry does define a plank as a linear concrete paving unit having an aspect ratio and plan ratio  $\geq 4$ . In addition, a plank has a minimum width of 3" with a maximum width of 6", and a minimum length of 11.75" with a maximum length of 48". Finally, the face area must be  $\leq 288$  in.<sup>2</sup>

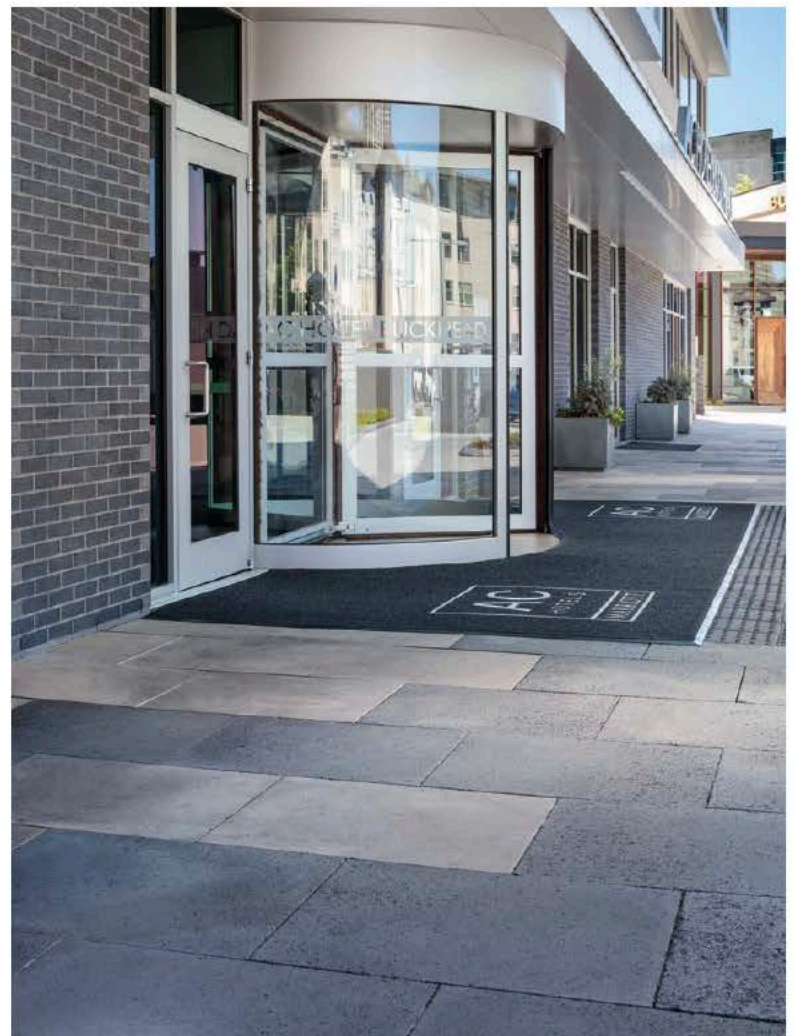
The load limit of paving slabs and planks is much lower than conventional pavers. Due to slabs and planks being relatively thin when compared to their length (aspect ratio), the mode of failure or breakage is different from pavers and is why ASTM C1782 uses a minimum average flexural strength of 725 psi (5 MPa) instead of compressive strength. In addition, the slab or plank must be freeze-thaw durable for cold weather climates. While slabs and planks can be subjected to some vehicular loading, proper design and assembly is required. Contact a Belgard representative if there is any question regarding the suitability of a paver and slab for vehicular use.

### Installation

The following information addresses the most important considerations when installing Belgard slabs and planks. For a detailed overview of slab and plank construction review ICPI's *Tech Spec 25 Construction Guidelines for Segmental Concrete Paving Slabs and Planks in Non-Vehicular Residential Applications*.

### Assembly Options

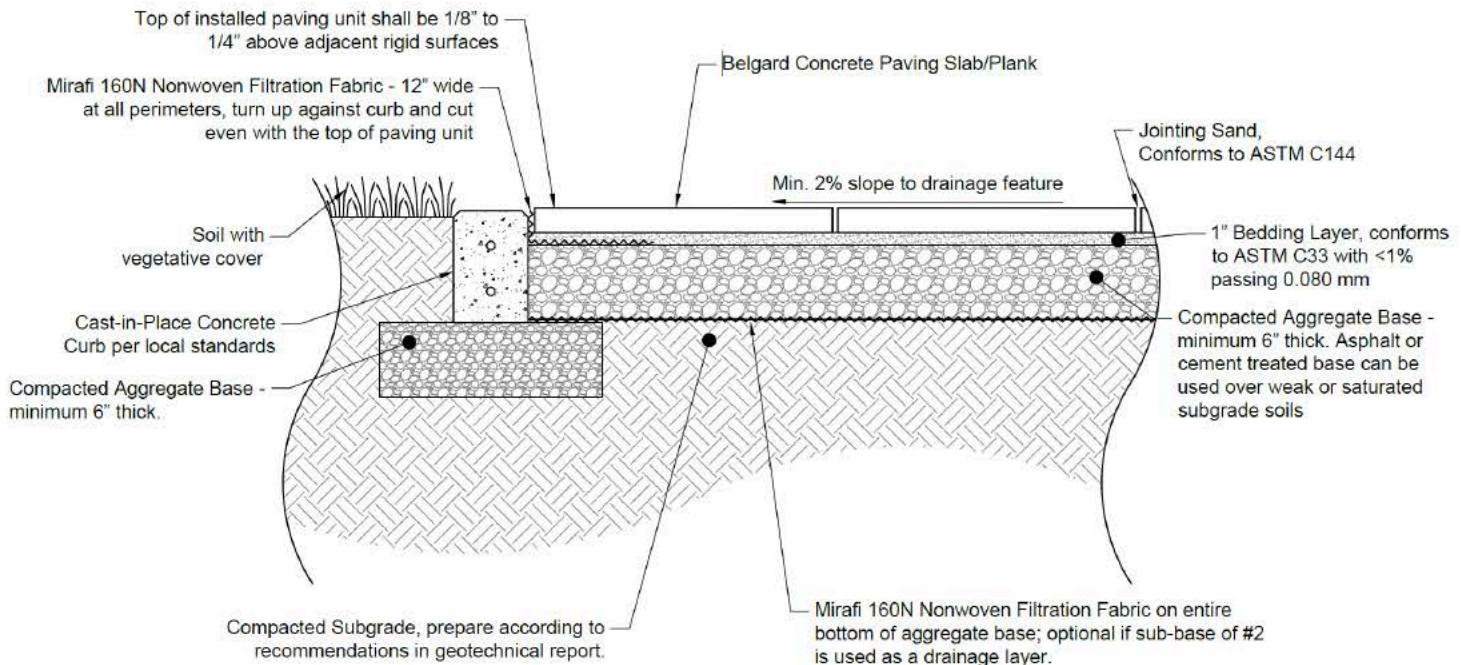
Belgard slabs and planks require different design solutions and installation methods compared to traditional pavers. Site-specific conditions dictate the appropriate shape, unit thickness, and overall assembly including base thickness design.



DESIGN AND INSTALLATION CONSIDERATIONS FOR BELGARD SLABS AND PLANKS

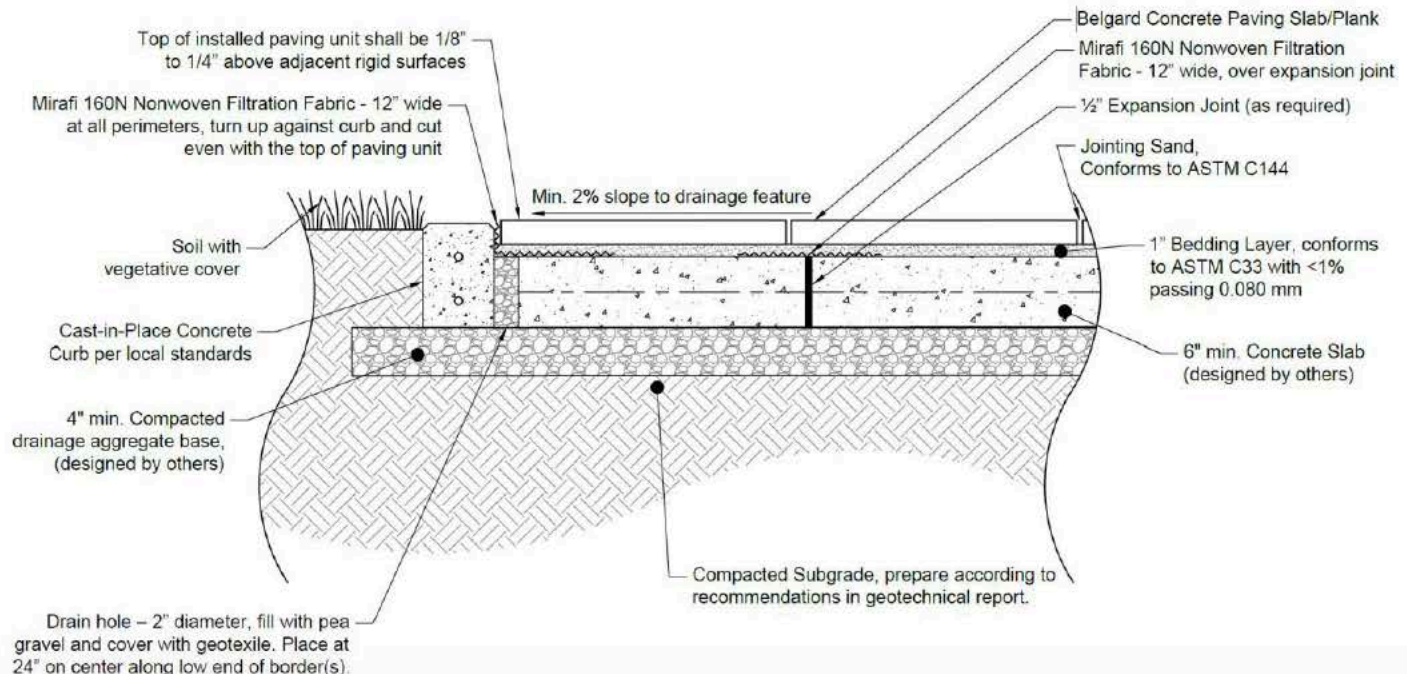
**Sand-set on Dense-graded Aggregate**

The most common base option is the use of locally available road base material over compacted subgrade. A minimum thickness of 6" DGA base course compacted to 98% standard Proctor density is required. Actual base thickness should be designed based on site-specific subgrade properties, climatic conditions, and application. A 1" thick bedding layer of washed concrete sand is used to seat the slabs or planks. A nonwoven filtration fabric is recommended on the bottom and sides of the excavation, and in many applications, for setting bed containment at the perimeters. Pre-compaction of the bedding sand is an option for slabs and planks. However, it is recommended to seat the units in uncompacted sand with a vibratory roller compactor.



**Sand-set on Concrete Base**

A minimum 6" thick concrete base over a minimum of 4" thick drainage aggregate is recommended above subgrade prepared based on site-specific conditions. A 1" thick bedding layer of washed concrete sand is used to seat the slabs and planks. Drain holes in the concrete base are required at low spots to allow water to escape.



Thank you so much for inviting me out to your property to discuss the proposed location for the patio in the rear yard. The trees that would potentially be most affected by the patio construction are the (2) mature crape myrtles. After a brief discussion with the landscaper, it is my understanding that to install the patio, they will need to excavate ~6" down and lightly tamp the area to make a solid base for the pavers/stones. This can be done with minimal damage to the trees by restricting any excavation within 10' of the base of the trees. This will ensure that the main structural root zone is undisturbed. Roots 3" or less in diameter that grow into the proposed excavation area can be cut cleanly with a handsaw to promote proper healing. The crape myrtles are currently in good health. They have been routinely treated for pests and fertilized the past several years so I am confident they will be able to tolerate the scope of work described by the landscaper. If any problems or questions should arise, please let me know.

Thank you,

*Thomas Kolick*

Thomas Kolick | Arborist Representative | ISA Certified Arborist # MA-6285A  
MD Licensed Tree Expert #2401  
Davey Tree Experts | Washington, DC  
8100 Cessna Ave. Gaithersburg, MD 20879  
O: 301.869.6884 | C: 410.443.3275 | F: 301.444.9049