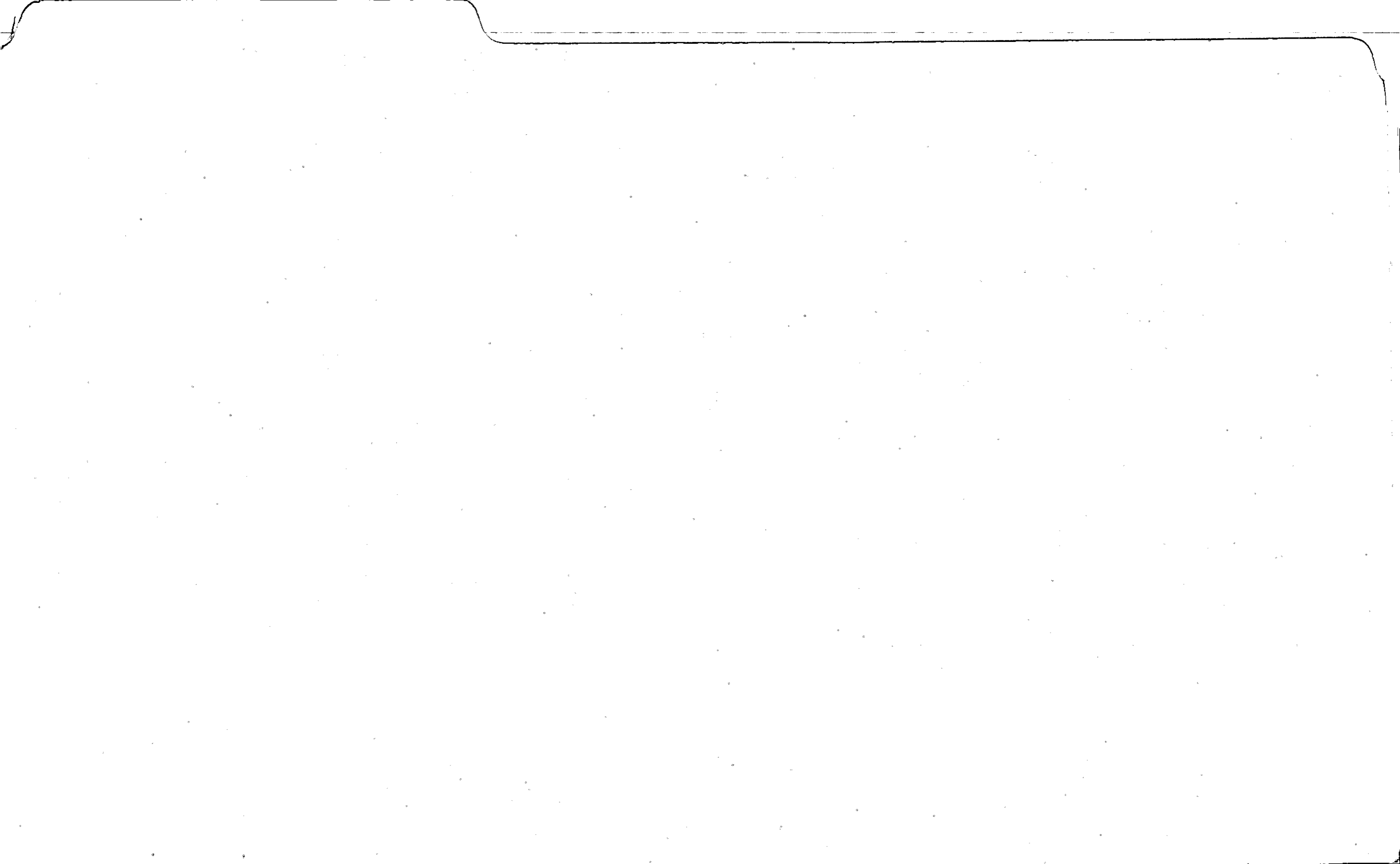


33 Quincy Street, Chevy Chase  
[HPC Case# 35/13-114]

Chevy Chase H.O.





## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 6/23/11

### MEMORANDUM

TO: Jennifer Hughes, Acting Director  
Department of Permitting Services

FROM: Anne Fothergill   
Planner Coordinator  
Historic Preservation Section-Planning Department  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #569720—walkway and patio installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on June 22, 2011.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Thomas Williams  
Address: 33 Quincy Street, Chevy Chase

This HAWP approval is subject to 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES, 255 POWELL EPHRATA CONFEDOR ROAD, ELLEMDORF, MD 20757

DPS - #8 569720

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: TOM WILLIAMS
Daytime Phone No.: 703-681-3629
571-309-3649

Tax Account No.:
Name of Property Owner: THOMAS WILLIAMS
Address: 33 QUINCY ST CHEVY CHASE 20815
Contractor:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 33 QUINCY ST Street: CHEVY CHASE QUINCY ST
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE
Lot: 16 Block: 61 Subdivision: SECT NO 2 CHEVY CHASE
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [x] Extend [ ] Alter/Renovate [ ] A/C [ ] Slab [ ] Room Addition [ ] Porch [ ] Deck [ ] Shed [ ]
Move [ ] Install [x] Wreck/Raze [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family [ ]
Revision [ ] Repair [ ] Revocable [ ] Fence/Wall (complete Section 4) [ ] Other: patio & walkway
1B. Construction cost estimate: \$ 7000 ea.
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [ ] WSSC 02 [ ] Septic 03 [ ] Other:
2B. Type of water supply: 01 [ ] WSSC 02 [ ] Well 03 [ ] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[ ] On party line/property line [ ] Entirely on land of owner [ ] On public right of way/easement

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

Signature of owner or authorized agent: [Signature] Date: 26 May 2011
Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date: 6/23/11
Application/Permit No.: 569720 Date Filed: Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

install a flagstone patio per drawing (attached)

install a entrance walkway, flagstone per drawing (also attached)

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

installation would enhance livability of my non-contributing home and make the home look nice

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

## **Manarolla, Kevin**

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Monday, June 20, 2011 9:50 AM  
**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy  
**Subject:** LAP comments - HPC hearing 6/22/11 - 33 Q

The following are the comments of the Chevy Chase Village Local Advisory Panel for items before the HPC:

Item C: 33 Quincy St

Non-contributing Resource

Walkway and patio installation

Staff gave "Expedited Approval"

LAP concurs with Staff recommendation of expedited Approval, and as we always note, we encourage the use of expedited Approvals wherever possible to ease the administrative burden on residents.

Submitted on behalf of the LAP

by Tom Bourke, Chair

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

<b>Address:</b>	33 Quincy Street, Chevy Chase	<b>Meeting Date:</b>	6/22/11
<b>Resource:</b>	Non-Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	6/15/11
<b>Applicant:</b>	Thomas Williams	<b>Public Notice:</b>	6/8/11
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Numbers:</b>	35/13-11U	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Walkway and patio installation		

---

**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Modern  
**DATE:** 1952

**PROPOSAL**

The applicant is proposing to remove a small concrete walkway that runs from the existing driveway to the front door and will install a new flagstone walkway from the front to the sidewalk. The applicant also proposes to install a new 350 SF flagstone patio behind the house and to replace an existing brick walkway with brick in the same location. Any other work listed in the estimates that were included in the application is not being proposed.

**APPLICABLE GUIDELINES**

**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2);

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCK HILL PIKE 2ND FLOOR ROCK HILL MD 20850  
24 777 4 77

DPS - #8 569720

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: TOM WILLIAMS  
Daytime Phone No.: 703-681-3629  
571-309-3649

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: THOMAS WILLIAMS Daytime Phone No.: \_\_\_\_\_  
Address: 33 QUINCY ST CHEVY CHASE 20815  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 33 QUINCY ST. Street: CHEVY CHASE QUINCY ST  
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE  
Lot: 16 Block: 61 Subdivision: SECT No 2. CHEVY CHASE  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Stab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: patio & walkway  
1B. Construction cost estimate: \$ \$ 7000 ea.  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

[Signature] 26 May 2011  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 569720 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

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a. Description of existing structure(s) and environmental setting, including their historical features and significance:

*install a flagstone patio per drawing (attached)*

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*installation would enhance livability of my non-contributing home and make the home look nice*

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

<p><b>Owner's mailing address</b>                  Thomas Williams                  33 QUINCY ST                  Chevy Chase MD 20815</p>	<p><b>Owner's Agent's mailing address</b>                  Not applicable</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p><b>BACK CONFRONT:</b>                  Evelyn Prettyman                  3708 Bradley Lane                  Chevy Chase, MD 20815</p>	<p><b>FRONT CONFRONT:</b>                  David Abbey                  34 QUINCY STREET                  Chevy Chase, MD 20815</p>
<p><b>Adjacent:</b>                  Steve Sacks                  35 QUINCY ST                  Chevy Chase, MD 20815</p>	<p><b>Adjacent:</b>                  Carmel Semmes                  31 QUINCY ST.                  Chevy Chase, MD 20815</p>

SIBERIA  
OK  
-THE F

ANDRO.  
OK AZALEA

Gate

PROPOSED PATIO

= 350 sq ft

WILLIAM RESIDENCE

J. BYRON LANDSCAPE

1111 14 1'

16'-5" set  
back  
walkway  
curb

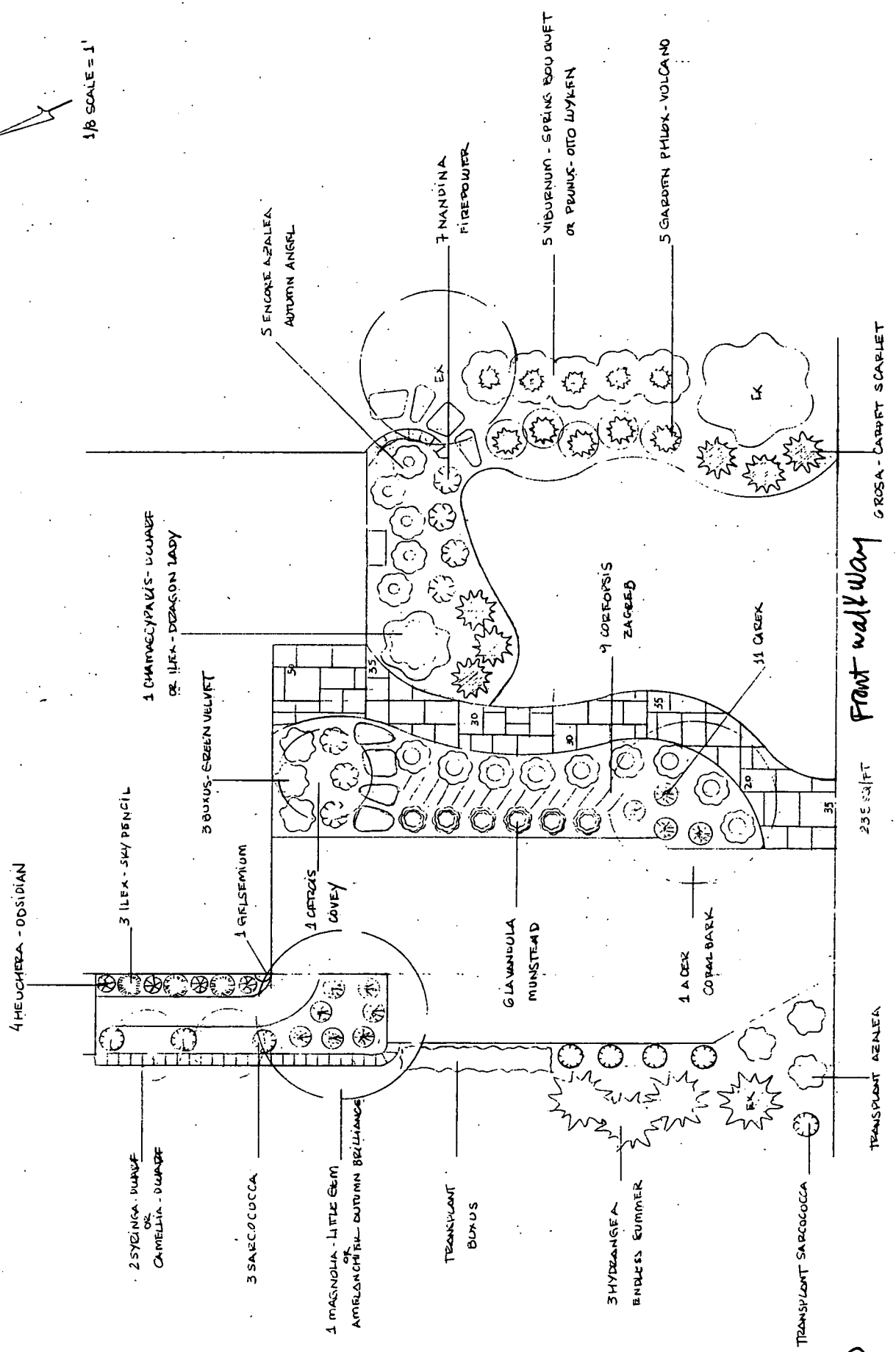
HOSTA VAR.  
GULF STREAM NANDING  
PRONY  
HOSTA, VARIEGATED

35

Gate



1/8" SCALE = 1'



C.J.CONSTRUCTION LLC  
P.O.OBOX 4842  
WOODBIDGE, VA 22194  
OFFICE# (703) 497-1440  
FAX# (703) 497-1440  
CELL# (571) 437-4824

PROPOSAL TO: TOM WILLIAMS  
33 QUINCY ST  
CHEVY CHASE, MD 20815  
PHONE # (301) 215-6920  
MOBILE #(571) 309-3649  
THOMAS.WILLIAMS55@YAHOO.COM

JOB# 112210

DATE: 11/22/10

**Job description:**

**FRONT SIDEWALK**

- Make a new flagstone sidewalk
- Make a four inches of concrete slab, then we will cover the slab with flagstone
- We will use the same flagstone as the existing porch has.

**FRONT LANDING**

- Make a new 6'10" long by 6'10" wide flagstone landing
- Make a four inches concrete slab, then cover the slab with the same stone as the existing porch has.
- Make a 11ft by 8ft flagstone circle in the front
- Make four inches of concrete slab, and then cover the slab with flagstone.
- All this three jobs listing above will be \$8,470.00

**PATIO**

- Make a new 20ft by 15ft flagstone patio on the back
- Make four inches of concrete slab, and then cover the slab with the same stone as the existing porch in the front has.
- This job will cost \$6,600.00

*\$1200 discount (4 MAR per Carlos)*

**BRICK SIDEWALK**

- Remove existing brick sidewalk
- Install gravel (stone dusting) and install back the same brick on new sidewalk
- Sidewalk is 50ft long by 3.5ft wide
- This job will be \$2,450.00

**FLAGSTONE SIDEWALK**

- Make a new flagstone sidewalk
- Stones will be seat on stone dusting only,
- This sidewalk will Not have concrete base
- Install some flagstone on the window, and then install the metal
- This job will be \$1,056.00

Notice: Any extra job will be additional price to this contract.  
This price includes labor and material.

C.J. Construction will take around 2-3 weeks to perform this work if the weather permits.  
C.J. Construction requires the 50% of the money before starting the job.  
C.J. Construction requires the rest of the money after the job is completely done.

Customer \_\_\_\_\_  
DATE \_\_\_\_\_

Carlos Joya \_\_\_\_\_  
DATE \_\_\_\_\_

(9)

# Proposal



12507 LEE HIGHWAY  
FAIRFAX, VIRGINIA 22030  
(703) 830-8687

PROPOSAL SUBMITTED TO <b>WILLIAMS</b>		PHONE	DATE <b>12/1/2010</b>
STREET		JOB NAME	
CITY, STATE and ZIP CODE		JOB LOCATION	
ARCHITECT <b>RENATA DUARTE</b>	DATE OF PLANS	JOB PHONE	

**We Propose** hereby to furnish material and labor complete in accordance with specifications below, for the sum of:

dollars (\$ 12,130.00 )

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

*Renata Duarte*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

~~OPTIONAL WALLS :~~

~~LEFT SIDE 25' x 2' = 2,750.00  
RIGHT SIDE 9' x 26" = 990.00~~

> VERSA LOK BLOCK

TOTAL WALLS = 3,740.00

235 sq/ft RANDOM FLAGSTONES ON CONCRETE BASE = ~~7,990.00~~ 7,990.00

CONCRETE REMOVAL = 250.00

DISPOSAL FEE = 150.00

TOTAL WALK WAY = 8,390.00

(10)

Full one year guarantee on initial planting is terminated if full payment is 30 days past due or if standard maintenance practices such as watering are inadequate. No guarantee on replacement plants or plants being transplanted but not purchased. Full payment due on receipt of invoice following any portion of work completion or subject to 2% monthly interest plus any and all collection expenses, legal or otherwise. Work or products not itemized on proposal are not included in contract. Betty's reserves the rights to all photography and the right to substitute to maintain availability. There is a 10% cancellation penalty.

**Acceptance of Proposal** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

