meny chase vinage H.D. 2013 HAWP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive William Kirwan
Chairman

Date: 6/27/13

MEMORANDUM

TO:

Diane Schwartz Jones, 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 #636027—alterations to house and fence enclosure installation

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 26, 2013.

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.





HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Agent for Owner:	THOMAS AH	MANN	Daytime Phone No.:	301-86	4-1334
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SEE REVERSE SIDE FOR INSTRUCTIONS

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:
	BUILT IN 1952 2-STORY BRICK STRUGTURE
	WITH BASEMENT AUD A FRAMED ADBITION
	ON REAR WITH BASE MENT WALL ABOVE GRADE.
	b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: 1) REPLACE 5144LE DOUBLE HUVA FRONT WILDOW
	WITH 9' WIDE BAY WINDOW STREET IMPACE
	2) ADD 2 CASEMENT WINDOWS TO REAR BASEMENT
	WALL THAT MATCH EXIST WINDOWS, - INCREASE WIN
	OF WINDOWS AT REAR.
	3) REPLACE DETERIORATED SIDE FENCE WITH 6'TAU
2.	
	Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
	a the scale, north arrow, and date; SEE SITE PLAN
	b. dimensions of all existing and proposed structures; and
	c. site features such as walkways, driveweys, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.
	IN AND AUD ET PLATIONS
J.	PLANS AND FLEVATIONS SEE PLANS ! FIEU.
	You must submit 2 copies of plans and elevations in a formet 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 walts, 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 SEE PLANC, ELEV & CUT CHESTS.
	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 SEE PLANS & ELEV
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	 Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
	b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All tabels should be placed on
	the front of photographs.
6.	TOCK MINUSY
u.	THEE SURVEY 14
	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 SEE COUER SHEET

the street/highway from the parcel in question.

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 percel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across

EXPEDITED MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

33 Ouincy Street, Chevy Chase

Chevy Chase Village Historic District

Meeting Date:

6/26/13

Resource:

Non-Contributing Resource

Report Date:

6/19/13

Applicant:

Thomas Williams

Public Notice:

6/12/13

Review:

HAWP

Tax Credit:

None

Case Numbers: 35/13-11T

Staff:

Anne Fothergill

Proposal:

Alterations to house and fence enclosure 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:

- 1. remove the existing window on the front elevation and install a 9' wide bay window; the new windows will be aluminum clad with standing seam metal roofing and Azek pilasters
- 2. install two clad wood casement windows to the rear elevation at the basement level
- 3. relocate the rear stairs to the deck with new wood steps and railing
- 4. remove existing 6' tall privacy fencing at the west side of the house and install a 4' tall wooden enclosure for garbage cans adjacent to the garage on the west side of the house
- 5. remove columns in front of garage and install framed and sided archway

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

The commission shall instruct the director to deny a permit if it finds, based on the evidence and (a) 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 <u>approve the HAWP application</u> as being consistent with Chapter 24A-8(b) (1) and (d);

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 <u>contact the staff person</u> assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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	b. dimensions of all existing and proposed stru	ctures; and				
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	c. Mile restures such as walkways, driveways, i	fences, ponds, streams, trash dumpsters, mechanical eq	upment, and landscaping.			
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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

6.

7.

the street/highway from the parcel in question.

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

SIT COUR SHIET

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SUPPORTING DOCUMENTS TO MONTGOMERY COUNTY HISTORIC AREA WORK PERMIT APPLICATION

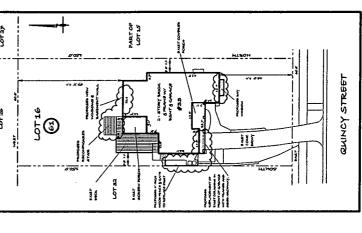
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SUBMITTED: 7 JUNE 2013

SUBJECT PROPERTY 33 QUINCY STREET CHEVY CHASE, MD 20185

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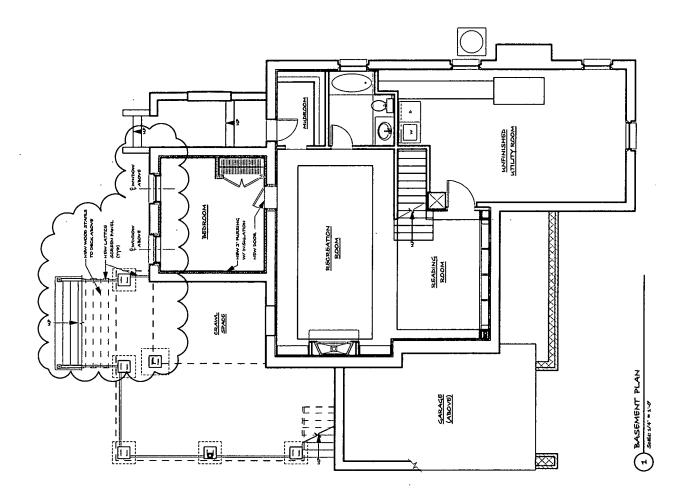
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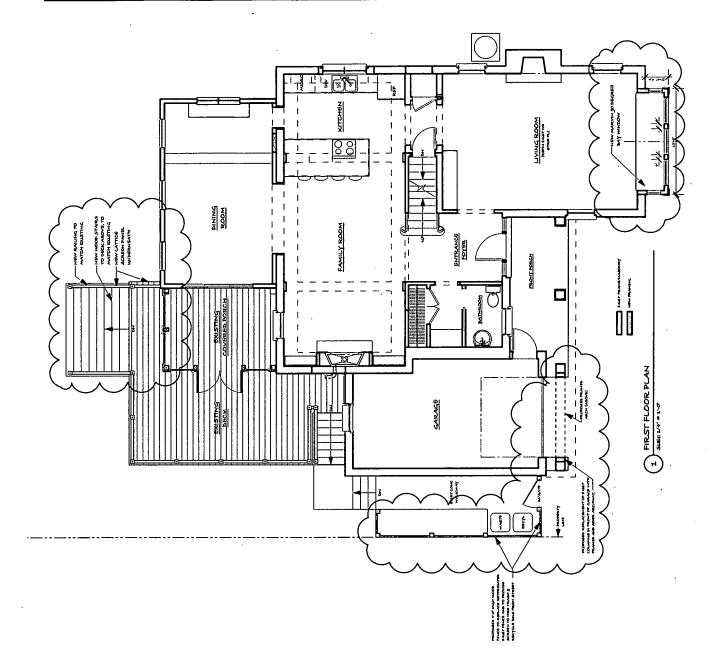
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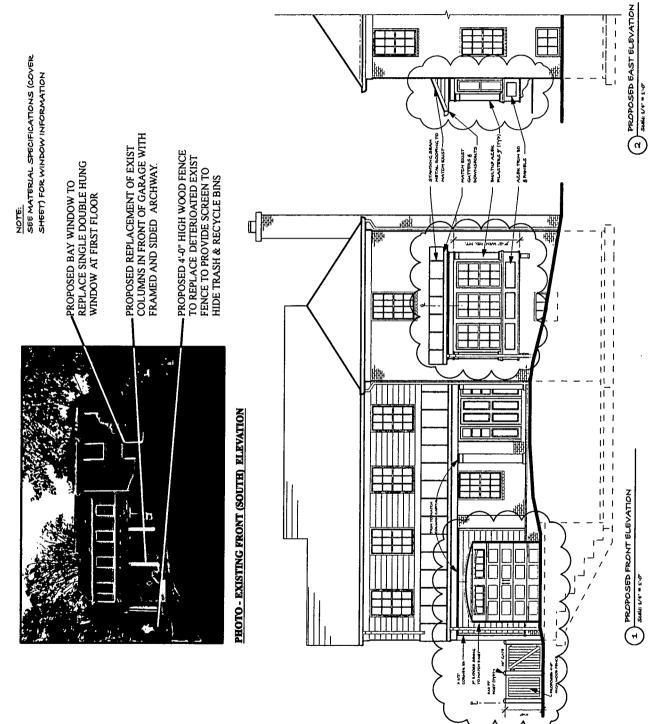


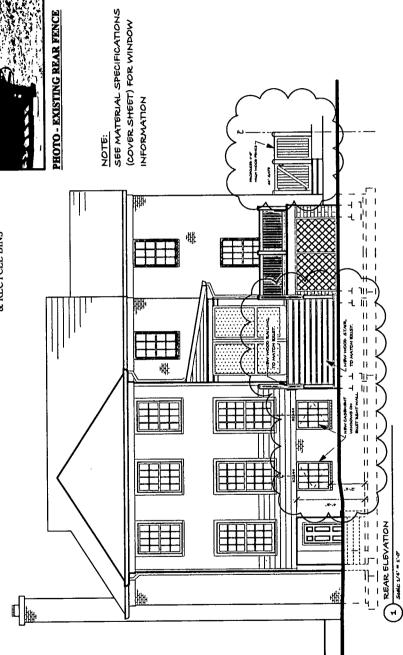
HESTORIC STUBILITY TURNE 2013

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ADDITION LLC

O 2013





RECONFIGURATION OF DECK STAIR (TO EXPOSE BASEMENT WALL FOR WINDOWS) PROPOSED



33 Quincy



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