

28 QUINCY  
CRAWFORD VILLAG. H.D.

2012 HAMP  
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## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 5/10/12

### MEMORANDUM

TO: Diane Schwartz Jones, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #595315—hardscape alterations

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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 May 9, 2012.

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: Deirdre and David Baule  
Address: 28 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

Contact Email: DEIRDRE.BAULE@HBGUSA.com Contact Person: DEIRDRE BAULE
Daytime Phone No.: 201-966-3704
Tax Account No.: 00454297
Name of Property Owner: DEIRDRE + DAVID BAULE Daytime Phone No.: 201-966-3704
Address: 28 QUINCY ST CHEVY CHASE MD 20815
Contractor: J+G LANDSCAPE DESIGN Phone No.: 301-476-7600
Contractor Registration No.: MHIC 124599
Agent for Owner: JEFF POTTER Daytime Phone No.: 301-476-7600

LOCATION OF PROPOSED WORK

House Number: 28 Street: QUINCY STREET
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD
Lot: 22 Block: S8 Subdivision: CHEVY CHASE VILLAGE
Liber: Folio: Parcel:

PART ONE: TYPE OF PROPOSED ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate Move Install Whack/Raze Revision Repair Revocable

CHECK ALL APPLICABLE:

- AC Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 75,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

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

Date 4-1-12

Approved:

Signature of Chairperson, Historic Preservation Commission

Disapproved:

Signature

Date

Application/Permit No.: 595315

Date Filed

Date Issued: 5/10/12

**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:

Single family wood frame home built in 1906. There is a wood fence around the perimeter of the backyard and a detached garage on the right back side of the property. According to the 1962 plat the house was previously square with a wrap around porch. As of the 1991 plat a ~~sq~~ 2 story side addition was made and the wrap around porch was reduced to a 10x10 front porch on the right side of the house.

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

In the front yard we want to renovate the front walkway to be more user friendly and functional using period correct Calvert style brick. In the process we rebuild the step in the walkway to meet code because it has too tall of a riser currently. In the left side and rear yards, we are trying to eliminate as much ~~the~~ unused hardscape as possible when creating a more family friendly yard for us to use and enjoy.

**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 affected 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, (301/278-1355).

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

<b>Address:</b>	28 Quincy Street, Chevy Chase	<b>Meeting Date:</b>	5/9/12
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	5/2/12
<b>Applicant:</b>	Deirdre and David Baule	<b>Public Notice:</b>	4/25/12
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-12K	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Hardscape and fencing alterations

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**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Craftsman  
**DATE:** 1906

**PROPOSAL**

The applicants are proposing to:

- replace the front walkway with brick and adjust the height of the step to the sidewalk
- replace the existing asphalt driveway with two paver strips leading to a paver pad in front of the garage
- extend the existing stone seat wall
- slightly relocate existing fence to enlarge trash/storage area

Chevy Chase Village has approved this proposal. The removal of dead, dying and hazardous trees has been approved by Chevy Chase Village and received a waiver from the Historic Area Work Permit requirement.

**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.



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# APPLICATION FOR HISTORIC AREA WORK PERMIT

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**LOCATION OF BUILDING/PERMIT**

House Number: 28 Street: QUINCY STREET  
 Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD  
 Lot: 22 Block: S8 Subdivision: CHEVY CHASE ~~SE~~ VILLAGE  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION REQUEST**

1A. CHECK ALL APPLICABLE

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 75,000

1C. If this is a revision of a previously approved active permit, see Permit # N/A

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

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 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
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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.

David P. Baule Signature of owner or authorized agent  
 Date: 4-1-12

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 595315 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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**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
Deirdre + David Baule 28 Quincy Street Cherry Chase, MD 20815	
Adjacent and confronting Property Owners mailing addresses	
Edward + Cardyn Dunne 30 Quincy Street Cherry Chase, MD 20815	Scott + Joann Falcy 25 Primrose St Cherry Chase, MD 20815
Henry Goldberg + Kim Hetherington 26 Quincy Street Cherry Chase, MD 20815	Michael + Pamela Mc Carthy 23 Primrose St. Cherry Chase, MD 20815

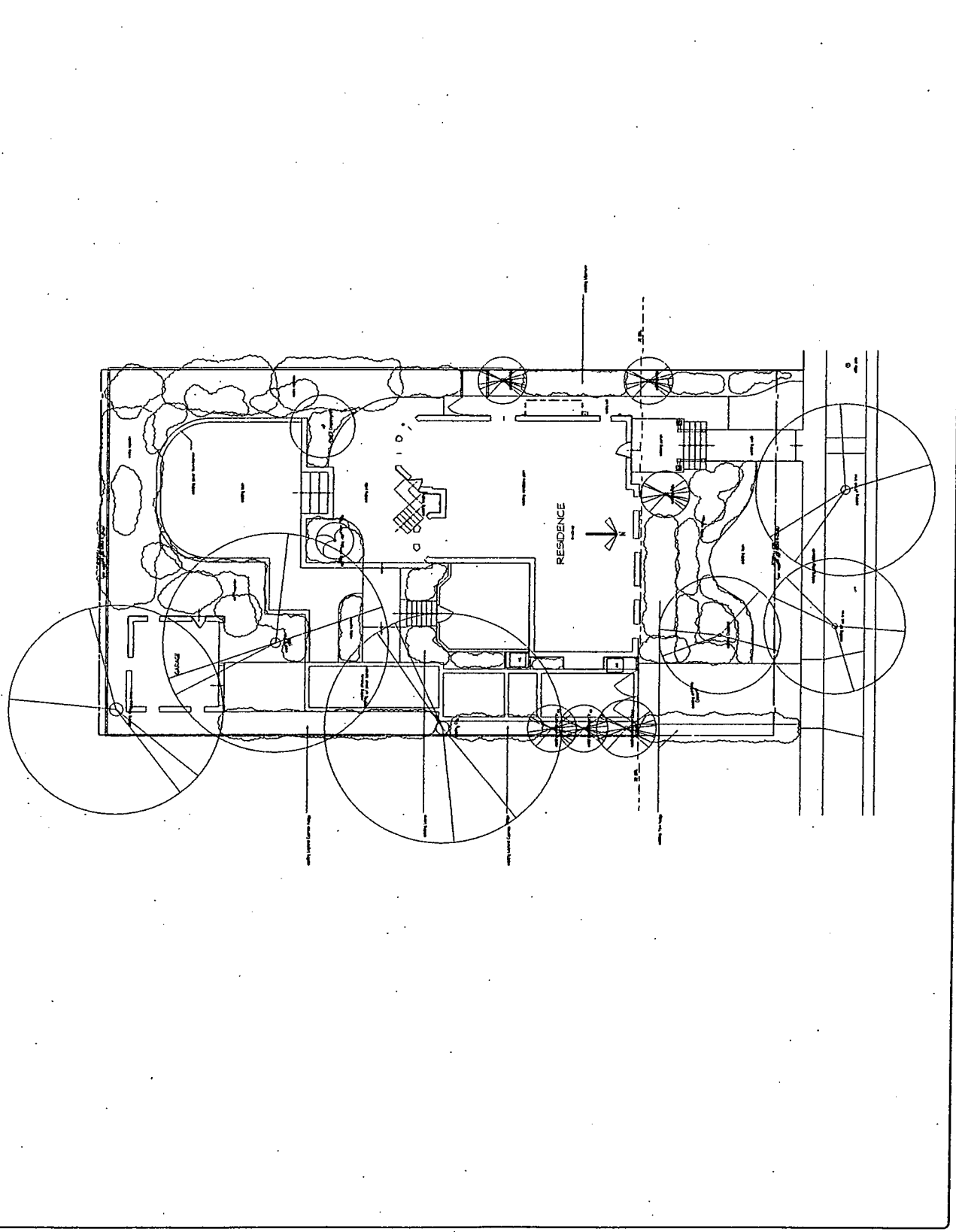
NOTES




EXISTING CONDITIONS PLAN

**Boule Residence**  
 28 Quincy Street  
 Cherry Creek, MD 20809

DATE	1.11.11
DRAWN BY	PHILIP
CHECKED BY	
SCALE	1:1
SHEET NO.	10
TOTAL SHEETS	14



NOTES

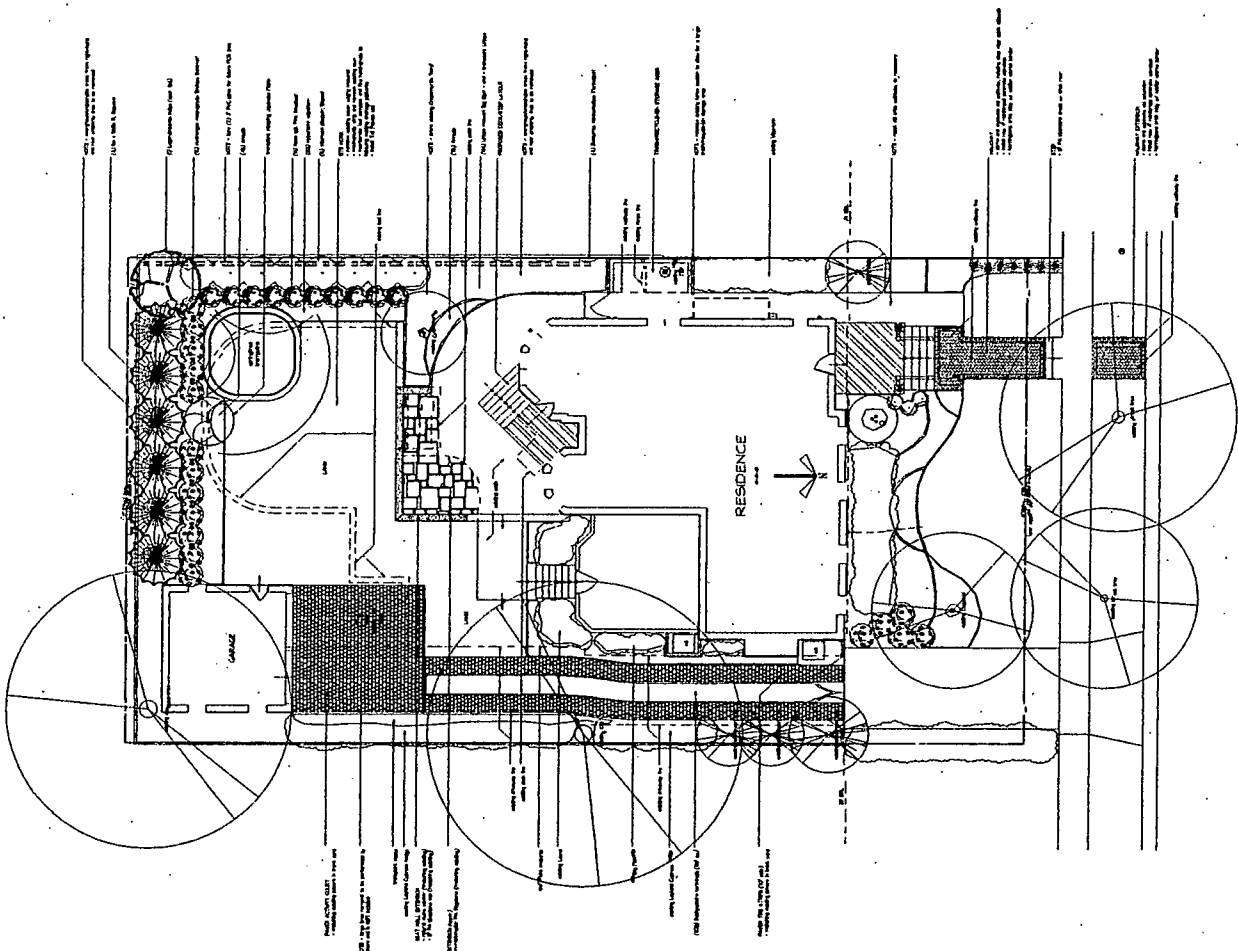
1	10/24/02	Revisions per meeting on 10/24/02
2	11/14/02	Revisions per meeting on 11/14/02
3		
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10		



LANDSCAPE PLAN

Boule Residence  
28 Cursey Street  
Chevy Chase, MD 20815

DATE	1.18.03
SCALE	1/8" = 1'-0"
DESIGNER	MD
CHECKED	MD
DATE	1.18.03

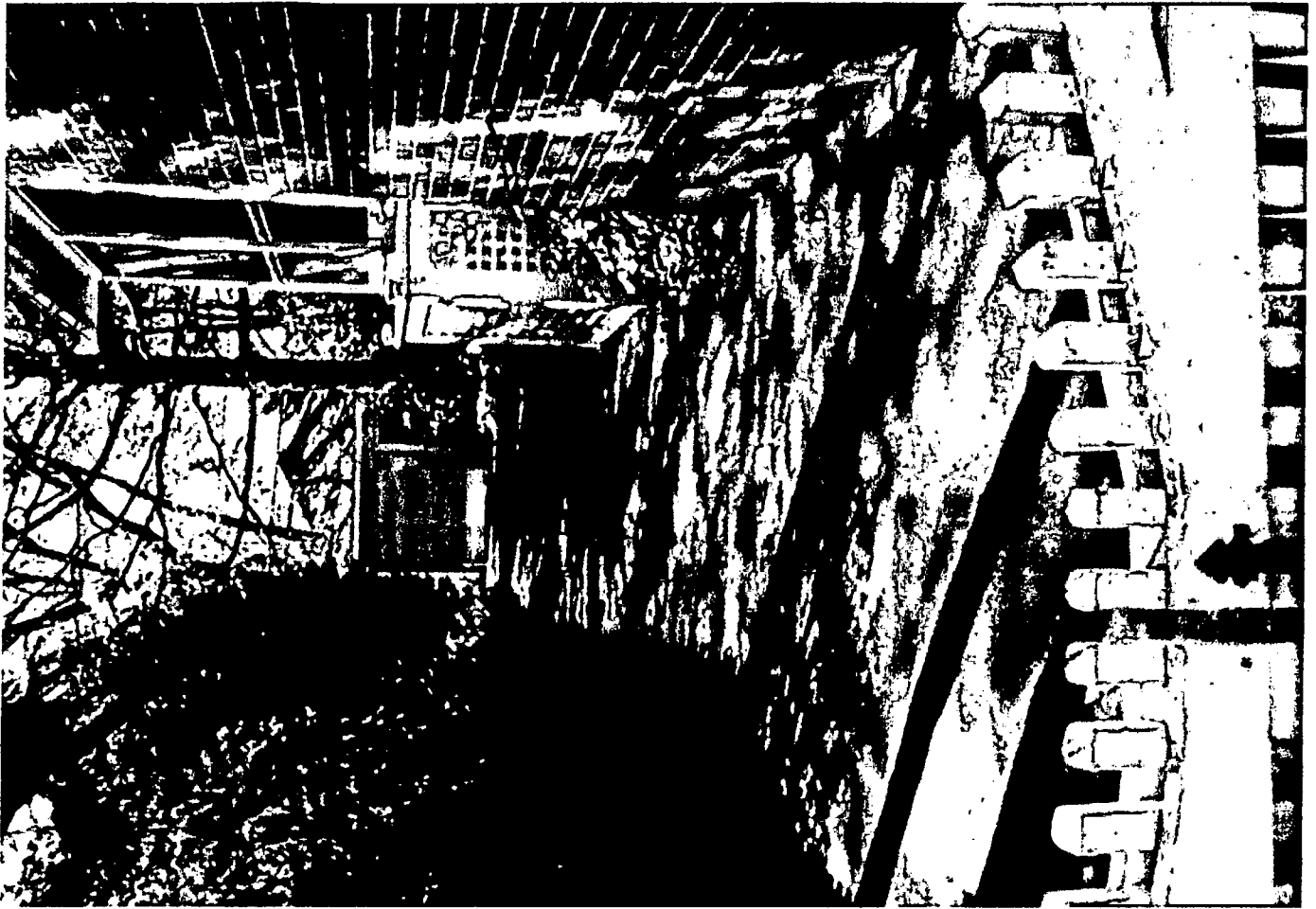




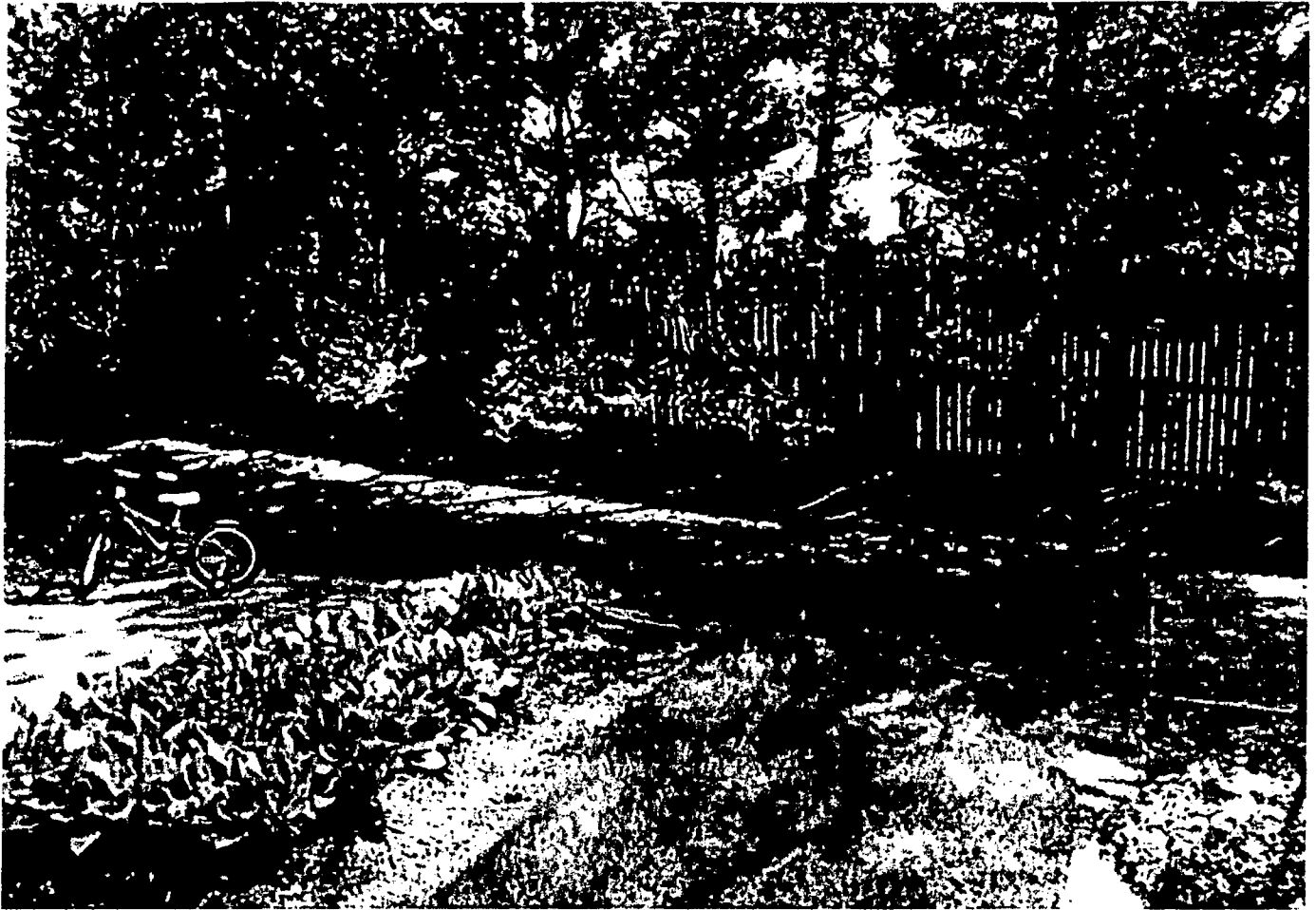
Front walkway

to be replaced with  
Calvert style brick

riser is too high



Backyard Driveway from the viewpoint of the front of the house



Backyard driveway from the viewpoint of the  
backyard



Backyard Patio

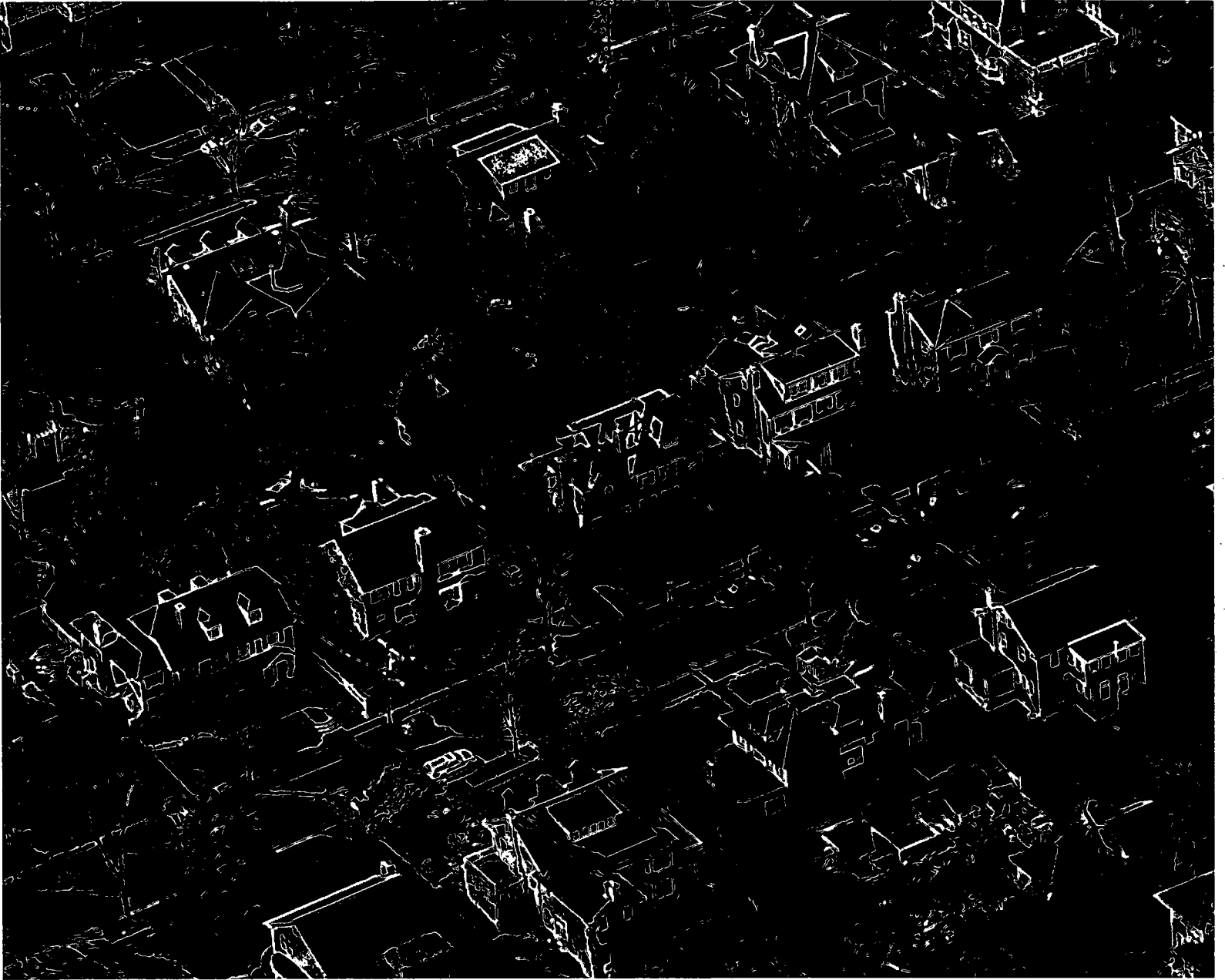
28 QUINCY



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28 QUINCY



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28 QUINCY

rear



front





## Manarolla, Kevin

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>  
**Sent:** Wednesday, May 09, 2012 4:42 PM  
**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 for HPC Hearing 5/9/12 - 3 Oxford; 28 Quincy; 22 Hesketh

The following are the LAP comments for items on the HPC agenda for May 9, 2012:

3 Oxford St  
Contributing Resource  
Driveway apron – replace concrete with brick  
Staff recommended Expedited Approval

LAP concurs with staff recommendation

28 Quincy  
Contributing Resource  
Hardscape and fencing alterations  
Staff recommended Expedited Approval

LAP concurs with staff recommendation

22 Hesketh  
Contributing Resource  
Two story rear addition and second story side addition  
2<sup>nd</sup> Preliminary Consultation  
Staff was supportive in April 2012 and continues to be supportive. Concern appeared to be primarily on the side addition as it was visible from the street. Staff recommended lowered roof line to differentiate new from old, and the applicant complied. Staff now recommends approval for applicant to proceed.

LAP concurs with Staff recommendation for approval and thanks the applicant for working with Staff. LAP suggests since the applicant has complied, that this be considered to be an approval rather than a "Consultation" or at least that the future application be "Expedited" to assist the applicant.

Submitted on behalf of LAP by  
Tom Bourke, Chair

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THOMAS K. BOURKE | VICE PRESIDENT | LAND ACQUISITION | WINCHESTER HOMES

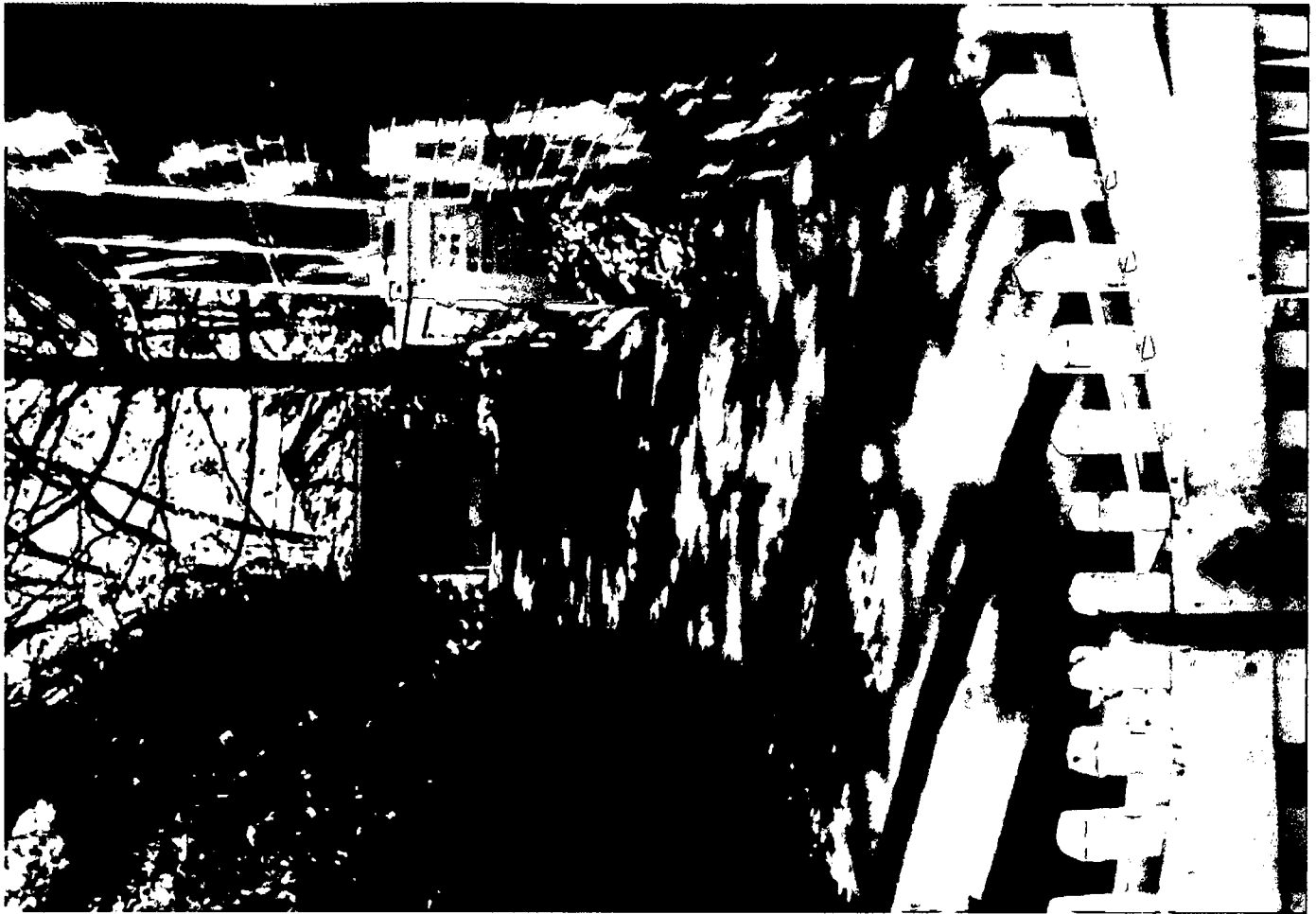
6905 ROCKLEDGE DR, SUITE 800, BETHESDA, MD 20817  
OFFICE: 301-803-4901 | CELL: 301-252-9931 | [TOM.BOURKE@WHIHOMES.COM](mailto:TOM.BOURKE@WHIHOMES.COM)



Front walkway

to be replaced with  
Calvert style brick

riser is too high



Backyard Driveway from the viewpoint of the front of the house



Backyard driveway from the viewpoint of the  
backyard



Backyard Patio



28 QUINCY  
CROWY CROSS VILLAGE H.D.

2012 HAWK