

31 Quincy Street, Chevy Chase
[HPC Case # 35/13-13 FF]
CHEVY CHASE VILLAGE H.O.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: October 9, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner (P)
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #648585, fencing installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the October 9, 2013 meeting.

Applicant: Justin and Samantha Guilder

Address: 31 Quincy Street, Chevy Chase



648585



DPS - 88

RECEIVED
SEP 13 2013
By *[Signature]*

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Samanthaguilder@gmail.com Contact Person: Samantha Guilder
 Tax Account No.: 00454515 Daytime Phone No.: 202.297.2519
 Name of Property Owner: Justin and samantha Guilder Telephone No.: 202.297.2519
 Address: 5441 32nd Street NW, Washington, DC 20015
 Contractor: Jeffco Development Phone No.: 240.832.5020
 Contractor Registration No.: BC2714
 Agent for Owner: Josh Robins Daytime Phone No.: 240.832.5038

LOCATION OF BUILDING/PREMISES

House Number: 31 Street: Quincy Street
 Town/City: Chevy Chase Nearest Cross Street: Quincy and Brookville Rd.
 Lot: 32 Block: 61 Subdivision: Section 2
 Liber: 3 Folio: 211 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 2,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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 6 feet 0 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

Approved: *[Signature]* For: Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: *[Signature]* Date: 10/9/13
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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:

The existing house is 2 1/2 story tall colonial with characteristics similar to those of a center-hall, but with an off-axis entry. It has a painted cedar shingle exterior, with a stone base, wood window

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

The scope of work includes adding a fence from the corner of the new addition to the garage. Also running a fence from the neighbor to the house to enclose the backyard.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features 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

- a. 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 labels should be placed on the front of photographs.

6. TREE SURVEY

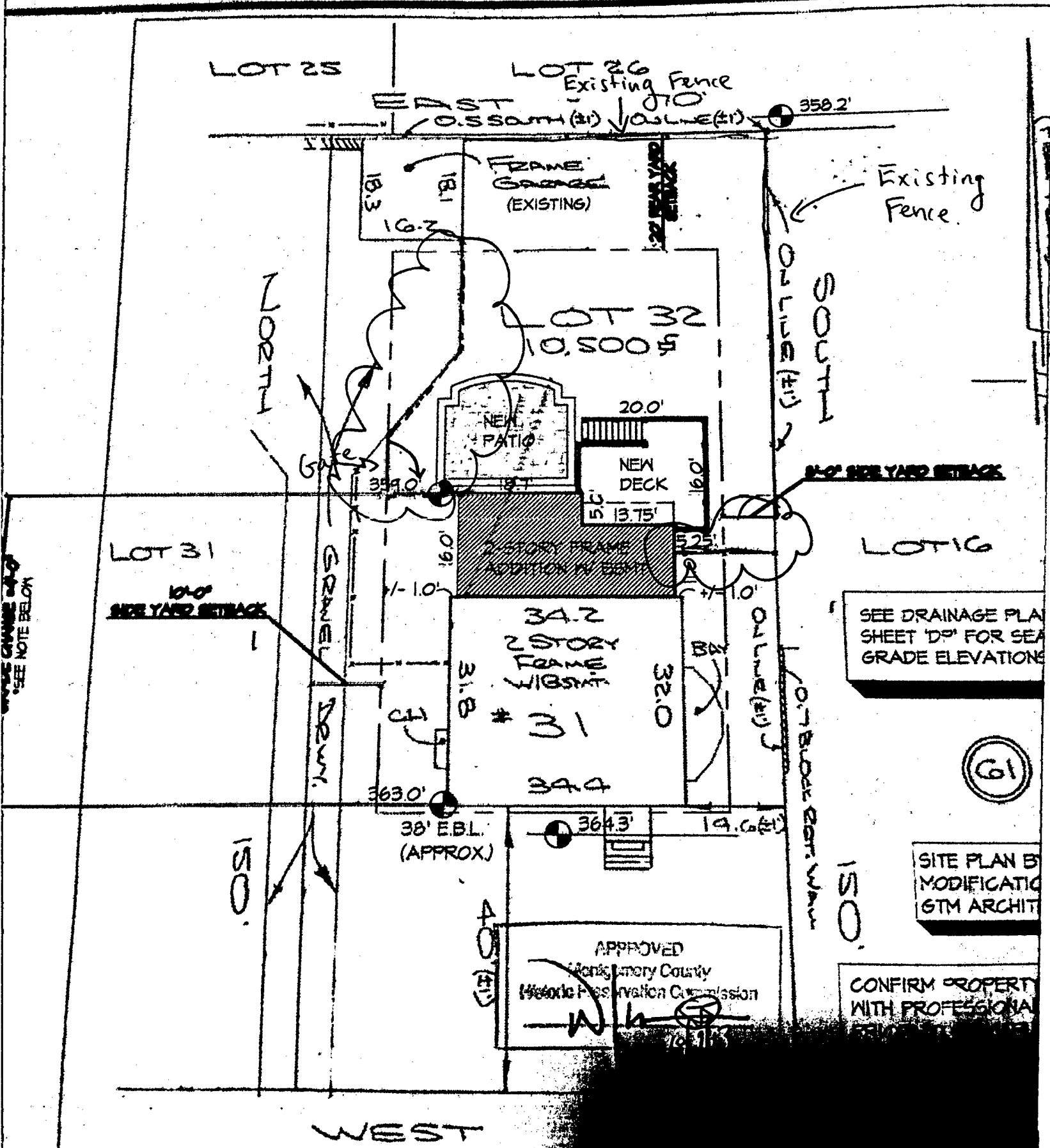
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

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SITE PLAN



SEE NOTE BELOW

SEE DRAINAGE PLAN SHEET 'D' FOR SEA GRADE ELEVATIONS

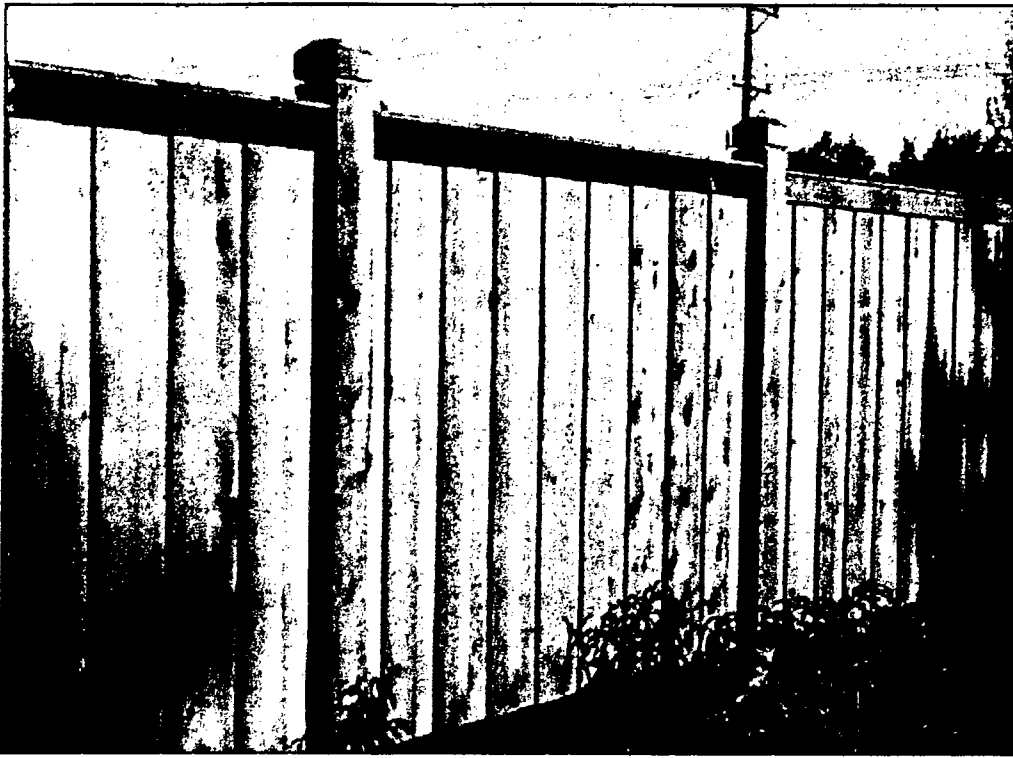
61

SITE PLAN BY MODIFICATION STM ARCHIT

CONFIRM PROPERTY WITH PROFESSIONAL

APPROVED
 Henry County
 Historic Preservation Commission
 [Signature]

WEST



APPROVED
Montgomery County
Historic Preservation Commission
W. H. [Signature]
10/1/13

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	31 Quincy Street, Chevy Chase	Meeting Date:	10/9/2013
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/2/2013
Applicant:	Justin and Samantha Guilder	Public Notice:	9/25/2013
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-13FF	Staff:	Josh Silver

PROPOSAL: Fencing installation

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1916-27

PROPOSAL

The applicants are proposing to install 43 linear feet of 6' high, vertical board, wooden privacy fencing in the rear of the north side yard (left) of the subject property. A gate of the same material, height and style is proposed within the fencing which will provide access between the rear yard and an existing driveway.

The proposal also includes the installation of two 16 linear foot sections of fencing with details that match the above on both the north (left) and south (right) sides of the addition section of the house. Both fence sections run horizontal to the street and are setback considerably from the public right-of-way.

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.)

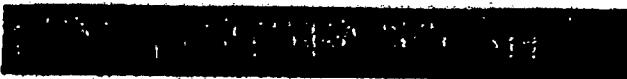
STAFF RECOMMENDATION

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 to schedule a follow-up site visit.

648585



DPS - #8

RECEIVED
SEP 13 2013
By SW

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Lot: 32 Block: 61 Subdivision: Section 2
Liber: 3 Folio: all Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 2,000

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Signature of owner or authorized agent _____ Date _____

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

3

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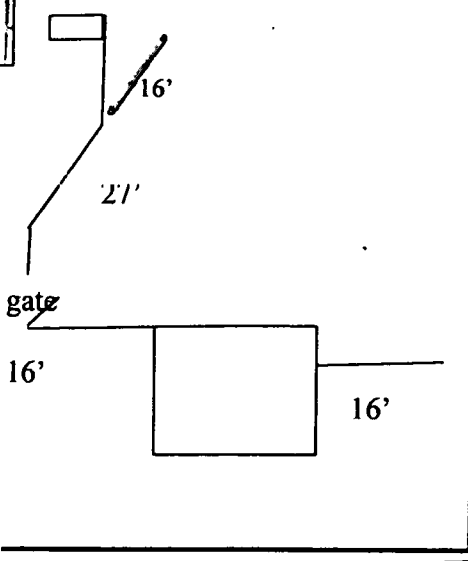
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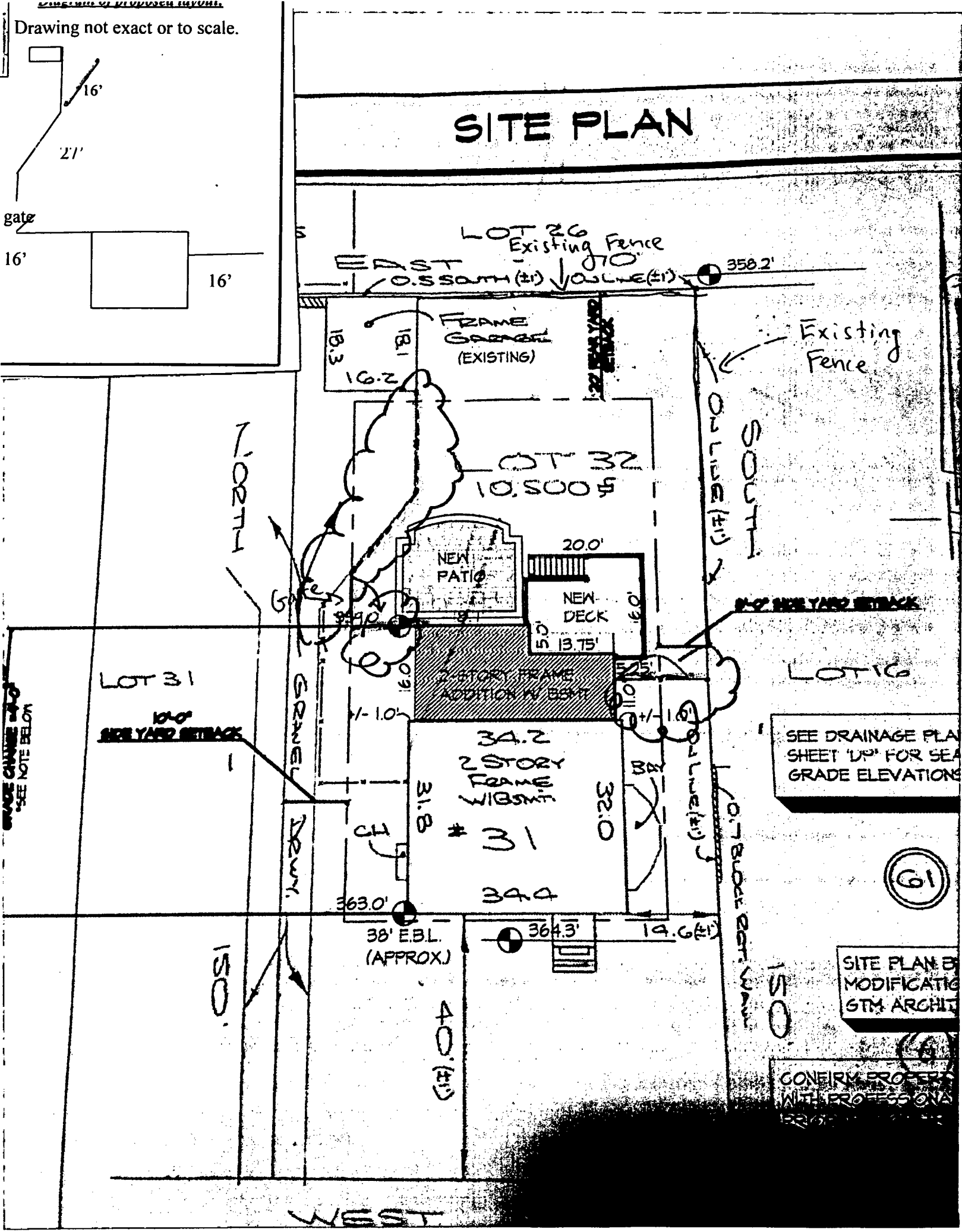
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Justin & Samantha Guilder 5441 3rd Street N.W. Washington, D.C. 20015</p>	<p>Owner's Agent's mailing address Josh Robins 1119 Arroyo Dr. Rockville, MD 20852</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>David M. & C.B. Abbey 34 Quincy St. Chevy Chase, MD 20815-4227</p>	<p>Diana D. Mysliwiec 32 Quincy St. Chevy Chase, MD 20815-4227</p>
<p>Stephen P. & J.F. Hills 29 Quincy St. Chevy Chase, MD 20815</p>	<p>Thomas V. & Frances M. Williams 33 Quincy St. Chevy Chase, MD 20815-4226</p>
<p>John Mikhail & Sarah Shohet 3708 Bradley Ln. Chevy Chase, MD 20815</p>	<p>Robert C. & J.B. Goodwin 3710 Bradley Ln. Chevy Chase, MD 20815.</p>

Drawing not exact or to scale.



SITE PLAN



LOT 26
Existing Fence

WEST
0.550m (±) ↓ 0.51m (±) 358.2'

FRAME GARAGE (EXISTING)

Existing Fence

LOT 32
10,500 SF

NEW PATIO

NEW DECK

2 STORY FRAME ADDITION 14' 8 1/2" x 32' 0"

34.2
2 STORY FRAME W/BSMN # 31

31

34.4

LOT 31

150' SEE YARD SETBACK

LOT 16

SEE DRAINAGE PLAN SHEET 'D' FOR SEA GRADE ELEVATIONS

61

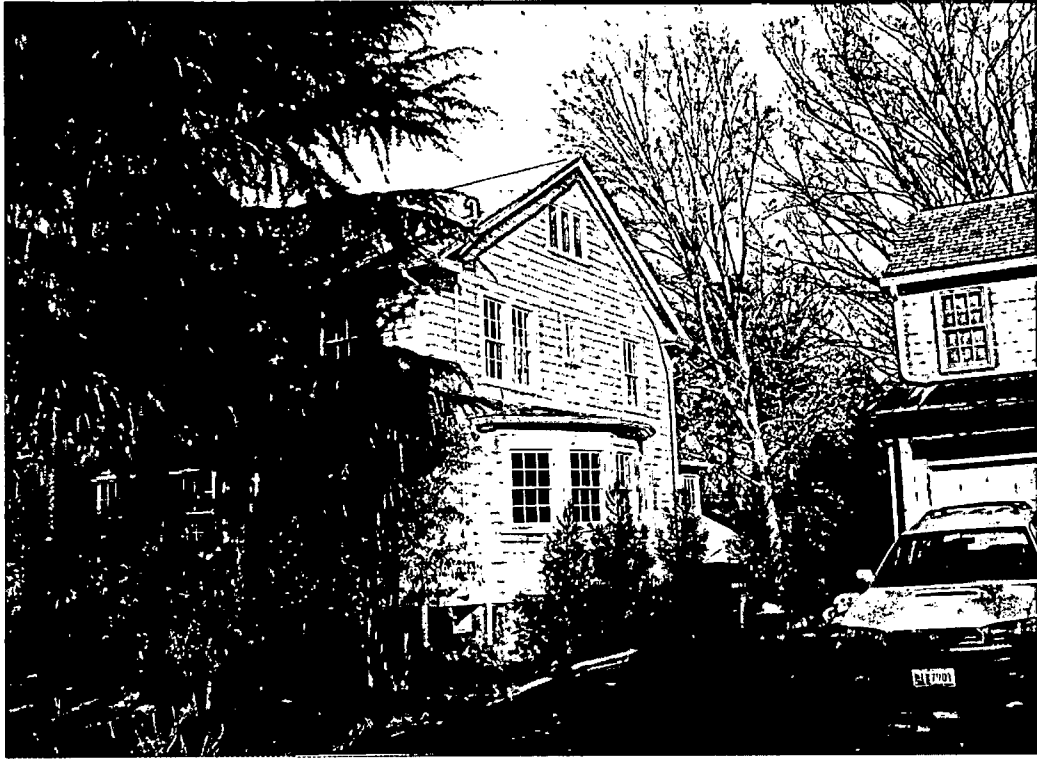
SITE PLAN BY MODIFICATION STM ARCHIT

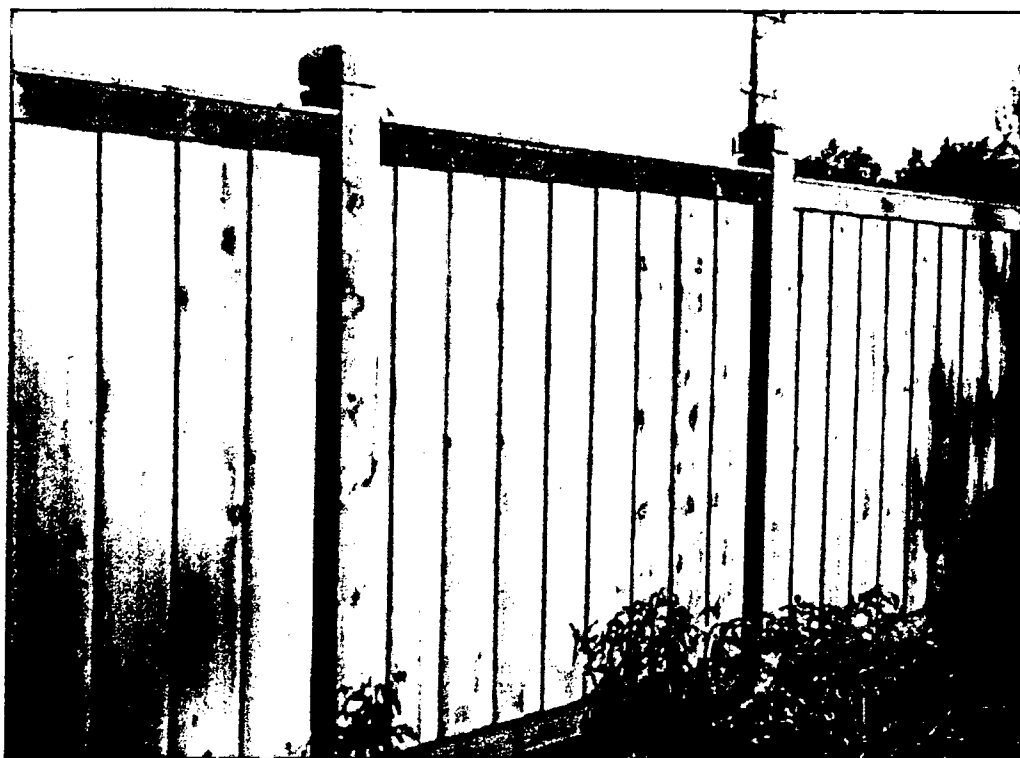
CONFIRM PROPERTY WITH PROFESSIONAL SURVEYOR

WEST









Silver, Joshua

From: Bourke, Tom(Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Wednesday, October 09, 2013 11:06 AM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: Bourke, Tom(Winchester Homes, Inc.)(Tom); CCV Permitting Coordinator (Ellen Sands); ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Mark Nadel; Myra Kovey; P. Wellington; Stephens, Betsy
Subject: CCV LAP comments for HPC 10-9-13: 31 Quincy; 15 W Lenox

The following are the comments of the Chevy Chase Village LAP for items before the HPC on 10-9-13:

31 Quincy St

Contributing Resource

Fencing installation – side yard fences to enclose back yard

Staff recommended "Expedited Approval" and LAP concurs with staff and supports the use to expedited approvals whenever possible

15 West Lenox St

Contributing Resource

Trash enclosure and other alterations

Staff recommended "Expedited Approval" and LAP concurs with staff and supports the use to expedited approvals whenever possible.

Submitted on behalf of the Chevy Chase Village LAP by
Tom Bourke, Chair

From: Manarolla, Kevin [<mailto:Kevin.Manarolla@montgomeryplanning.org>]

Sent: Friday, October 04, 2013 9:12 AM

To: Betsy Stephens; Bourke, Tom(Winchester Homes, Inc.)(Tom); ChCh Village; Gail Feldman; HBSacks; Mark Nadel; Myra Kovey; P. Wellington

Subject: HPC staff reports for meeting of October 9th

Chevy Chase:

Here are the staff reports for HAWP's in your area.

Kevin Manarolla, Senior Administrative Assistant | Historic Preservation Section
Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC
Office: 8787 Georgia Avenue STE 204 | Silver Spring | Mail: 8787 Georgia Avenue | Silver Spring MD 20910
301-563-3400 phone | 301-563-3412 fax | [Email Me Here](#) | [Our Web Site](#) | M-NCPPC