

35/13-05E 32 Quincy St
Chevy Chase Historic District

35/13-05E 32 Quincy Street REVISION
Chevy Chase Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 28, 2005

MEMORANDUM

TO: Steve and Diana Mysliwec

FROM: Michele Oaks, Senior Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 375130 **REVISION**

The Historic Preservation Commission at its April 27, 2005 meeting **approved with condition** your *Revised* Historic Area Work Permit application for landscape alterations at 32 Quincy Street, Chevy Chase.

When you file for your building permit at DPS, if applicable, you must take with you the attached stamped drawings, the approval letter and the signed HAWP application. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your County building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.


Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 28, 2005

MEMORANDUM

TO: Robert Hubbard, Director 

FROM: Michele Oaks, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # **375130 REVISION**

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED** with a **condition**. The condition of approval is:

The proposed cheek walls are built to grade.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Steve and Diana Mysliwicz

Address: 32 Quincy Street, Chevy Chase Village Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
235 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
340/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Daniel Law
Daytime Phone No.: 301.924.4133

Tax Account No.: _____
Name of Property Owner: Steve & Diana Mysliwiec Daytime Phone No.: _____
Address: 32 QUINCY Street CHEVY CHASE MD 21042
Street Number City State Zip Code
Contractor: Garden Gate Landscaping LLC Phone No.: 301-924-4133
Contractor Registration No.: 4100 MHIC
Agent for Owner: Daniel Law Daytime Phone No.: 301 924-4133

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: QUINCY ST
Town/City: CHEVY CHASE Nearest Cross Street: CONN. AVE
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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: PAVING - PATHWAYS, CHECK WALLS, TERRACE

1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # 375130

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.

Daniel Law
Signature of owner or authorized agent

Apr. 7, 2005
Date

Approved: X W/CONDITION For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 4/28/05
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

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

FLAGSTONE PATHWAY THROUGH BED FROM LAWN TO DRIVEWAY
FLAGSTONE PATHWAY THROUGH BED FROM LAWN TO RIGHT SIDE OF HOUSE
BRICK CHEEKWALLS FLANKING FRONT STEPS - 15-18" HEIGHT WITH
PIERS
REAR TERRACES OF BRICK TO REPLACE EXISTING FLAGSTONE

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 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

- 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.

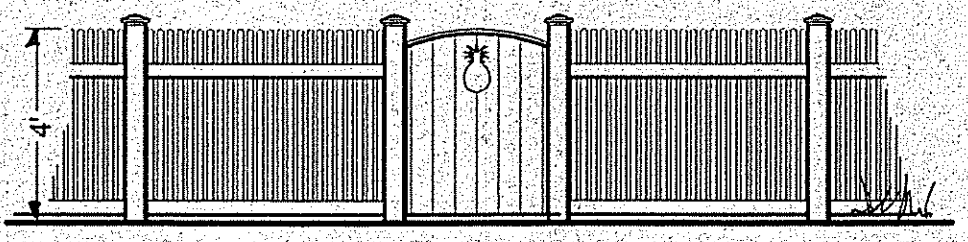
6. TREE SURVEY

If you are proposing construction adjacent to or within the decline 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.

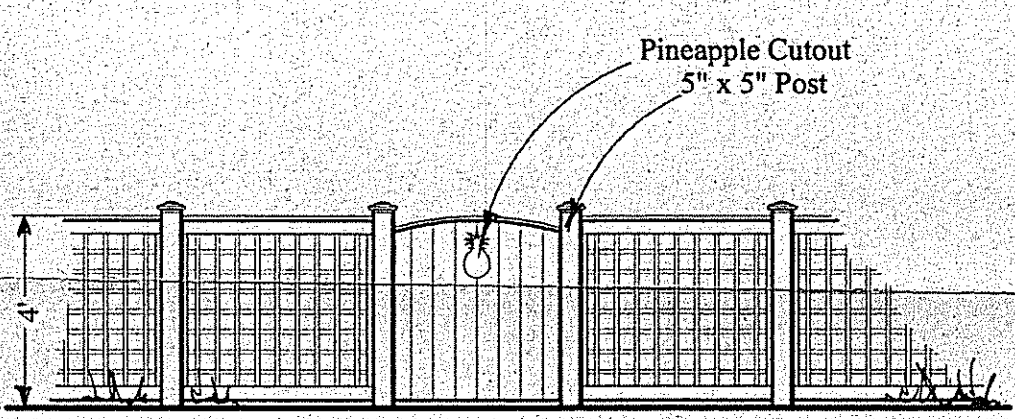
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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).

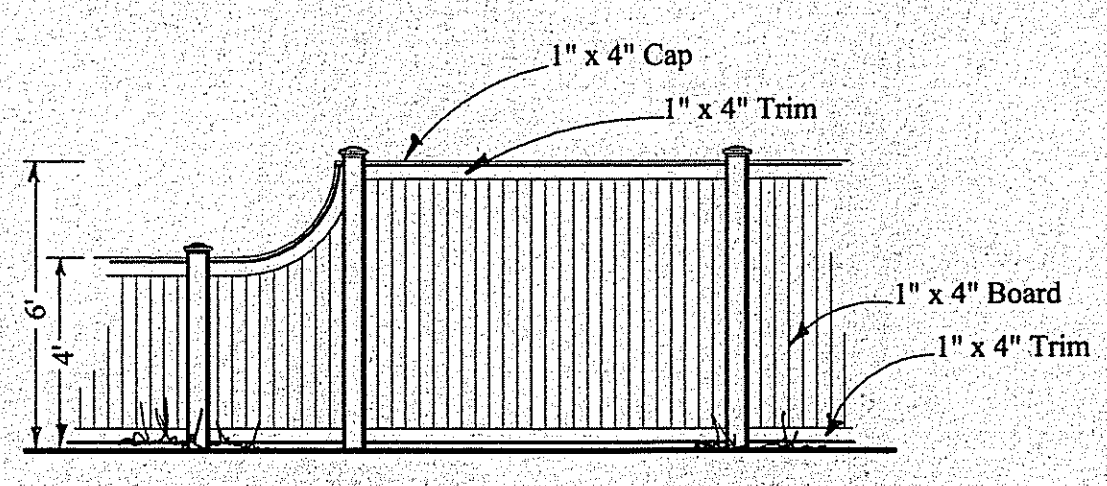
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



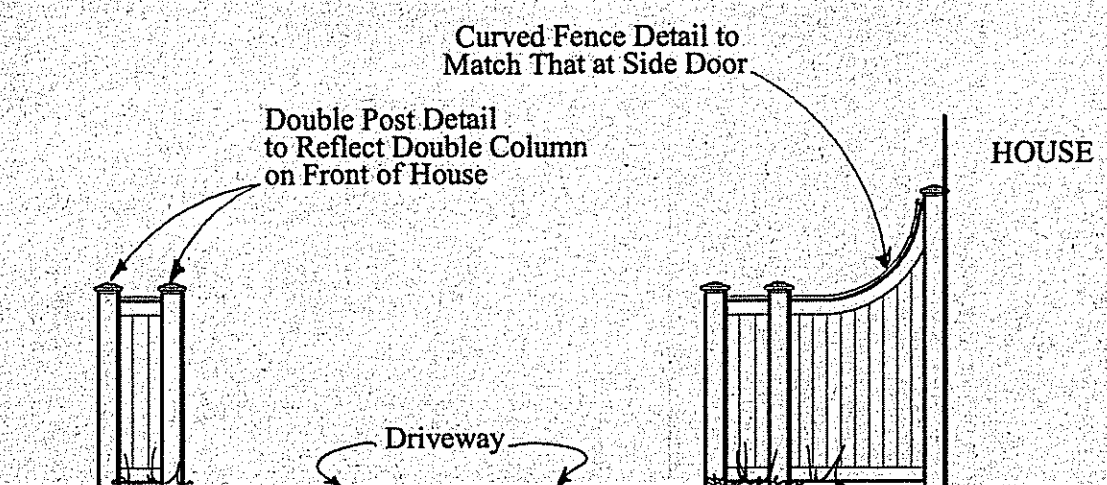
PICKET FENCE and GATE ELEVATION
Scale 1/4" = 1'



LATTICE FENCE and GATE ELEVATION
Scale 1/4" = 1'



SIDE YARD BOARD FENCE ELEVATION
Scale 1/4" = 1'

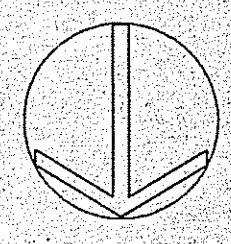
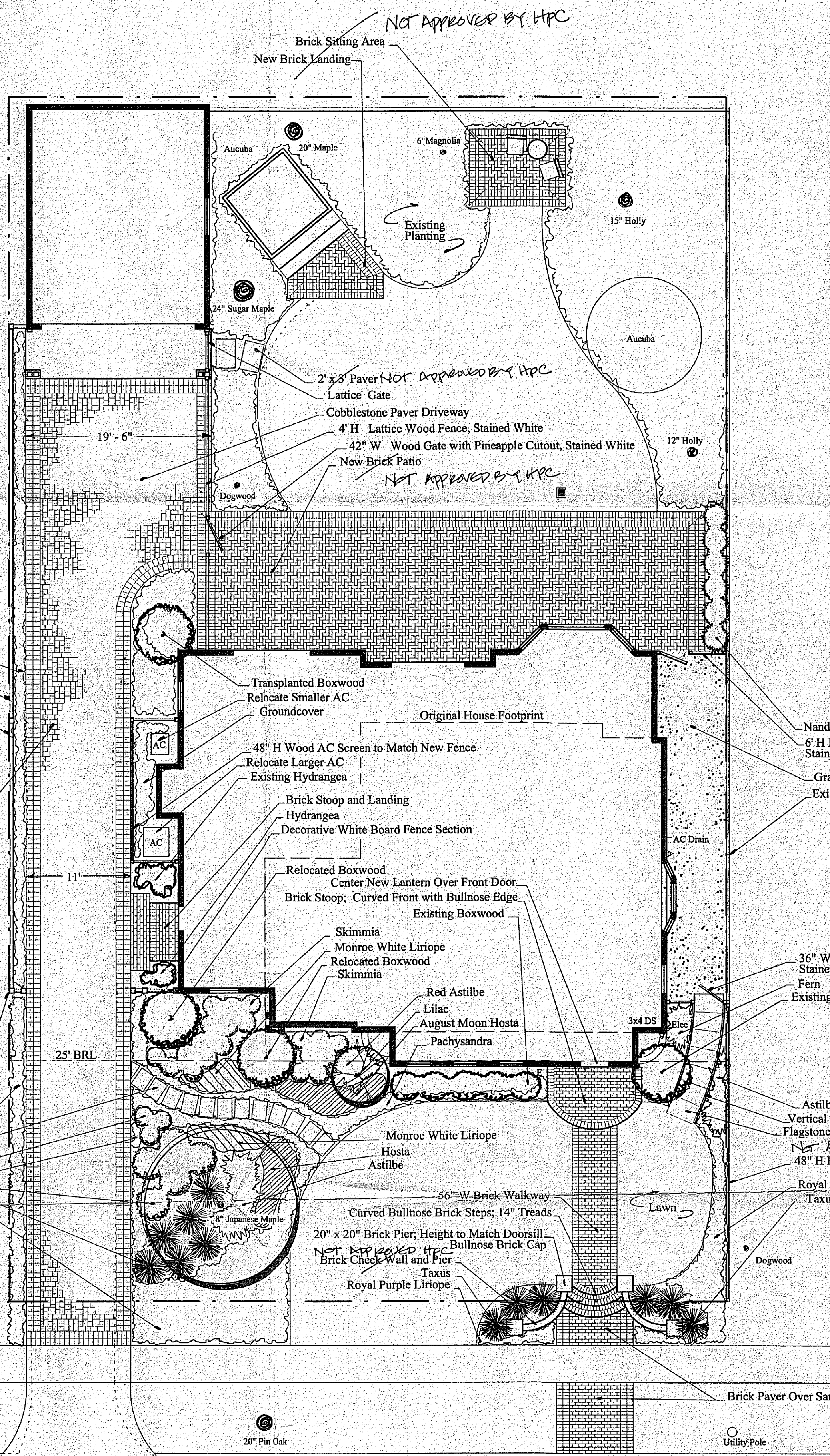


FENCE ELEVATION at HOUSE CORNER
Scale 1/4" = 1'

Groundcover or Perennials
6' H White Solid Board Fence
4' H White Solid Board Fence

Concrete Paver Driveway:
Appian Blend Hanover Paver,
Gettysburg Grey, "K" Pattern Infill,
Double 6" x 9" Paver Border.

Decorative White Board Fence Section
Groundcover or Perennials
Flagstone Path
Skimmia
Pachysandra
Pieris
Taxus
Pachysandra



APPROVED
Montgomery County
Historic Preservation Commission
MILICIA CARL
3/10/05 approved on 4/20/05

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	32 Quincy Street, Chevy Chase	Meeting Date:	04/20/05
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	04/13/05
Review:	HAWP	Public Notice:	04/06/05
Case Number:	35/13-05E REVISION	Tax Credit:	None
Applicant:	Steve and Diana Mysliwicz (Dan Law, Agent)	Staff:	Michele Oaks
Proposal:	Landscape Modifications		
Recommendation:	Approval with Condition		

RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the condition that:

- the proposed cheek walls are built to grade.

BACKGROUND:

The applicant applied for and received approval from the HPC at its March 23, 2005 meeting for these items on the attached plan:

1. Replace the existing (9' driveway) asphalt driveway with 11' wide drive constructed of tumbled pavers (the length of the driveway is not being altered).
2. Replace the existing concrete apron within the ROW— *subject to review and approval by the Chevy Chase Village.*
3. Construct a 8' long brick landing within ROW – *subject to review and approval by the Chevy Chase Village.*
4. Replace the front (4'9" wide) flagstone walkway with brick.
5. Replace the existing front and side flagstone stoop with brick.
6. Enclose the existing A/C units with a 4' high, painted or stained, wood, semi-open board fence.
7. Replace the existing 6'6" high, board fence along the rear/east side property line, as located in the attached plan, with a new painted or stained, wood, board fence.
8. Install a new 4' high solid board fence along the front/east side property line, as located in the attached plan.
9. Install a new, 4' high picket fence along the front/west side property line with a painted or stained, wood, square picket fence.
10. Install a new 6.5' high lattice fence along the rear/west side elevation of the house to the property line with a painted or stained, wood square picket fence.
11. Install a 4' high lattice fence with gate from the front western corner of the garage to the rear, eastern corner of the house, as located on the attached plan.

As the plan has evolved, the owner has modified the plan to include the items that are subject of this revised HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival
PERIOD OF SIGNIFICANCE: 1916-1927

PROPOSAL

The applicants are proposing to:

1. Install an 8' x 10' brick patio at the rear of the yard for extra seating.
2. Install a 53' x 16' brick patio at the rear of the house.
3. Install an approx 7' x 10' brick landing in front of the existing shed on the property.
4. Replace the existing gravel/pavers on the west side of the house with gravel.
5. Install a flagstone "stepping stone" path from the front yard leading to the new driveway.
6. Install 2 – 20" x 20" brick piers with 15"-18" high cheek walls flanking the front steps.
7. Install a flagstone walkway from the front yard leading to the west side of the house.
8. Install two, 2' x 3' pavers leading from the rear yard to the garage.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to contributing resources within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997 and the *Montgomery County Code Chapter 24A (Chapter 24A)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

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* that pertain to this contributing resource are as follows:

Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.

Sidewalks should be subject to strict scrutiny with regard to their impact on landscaping,

particularly mature trees. In addition, sidewalk pertaining to outstanding resources should be subject to strict scrutiny. In all other respects, sidewalks should be subject to moderate scrutiny.

Gazebos and other garden structures should be subject of moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

STAFF DISCUSSION

Staff feels that the proposed design meets the criteria outlined in the Chevy Chase Village Guidelines. Chevy Chase Village has reviewed the proposed plan and recommends that the Commission approve the concept of the front cheek walls, but build them at grade height, not the 15-18” above grade as proposed. Staff supports the Village’s recommendation.

STAFF RECOMMENDATION:

Staff recommends that the Commission ***approve with the above stated condition*** the HAWP application as being consistent with Chapter 25A-8(b) 1 & 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

The proposal is compatible in character and nature with the historical, archaeological, architectural or cultural features of the historic site or district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter

and with the *Chevy Chase Village Guidelines*, adopted April 1998.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, if applicable, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Daniel Law
Daytime Phone No.: 301.924.4133

Tax Account No.: _____
Name of Property Owner: Steve & Diana Mysliwiec Daytime Phone No.: _____
Address: 32 QUINCY Street CHEVY CHASE MD 21042
Street Number City State Zip Code
Contractor: Garden Gate Landscaping Inc Phone No.: 301-924-4133
Contractor Registration No.: 4400 MHIC
Agent for Owner: Daniel Law Daytime Phone No.: 301 924-4133

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: QUINCY ST
Town/City: CHEVY CHASE Nearest Cross Street: CONN. AVE
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|--|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <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 type="checkbox"/> Fence/Well (complete Section 4) | <input type="checkbox"/> Other: <u>PAVING - PATHWAYS, CHECK WALLS, TERRACE</u> | | | | |

1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # 375190

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.

Daniel Law
Signature of owner or authorized agent

April 7, 2005
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ 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:

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

FLAGSTONE PATHWAY THROUGH BED FROM LAWN TO DRIVEWAY
FLAGSTONE PATHWAY THROUGH BED FROM LAWN TO RIGHT SIDE OF HOUSE
BRICK CHEEKWALLS FLANKING FRONT STEPS - 15-18" HEIGHT WITH
PIERS
REAR TERRACES OF BRICK TO REPLACE EXISTING FLAGSTONE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.
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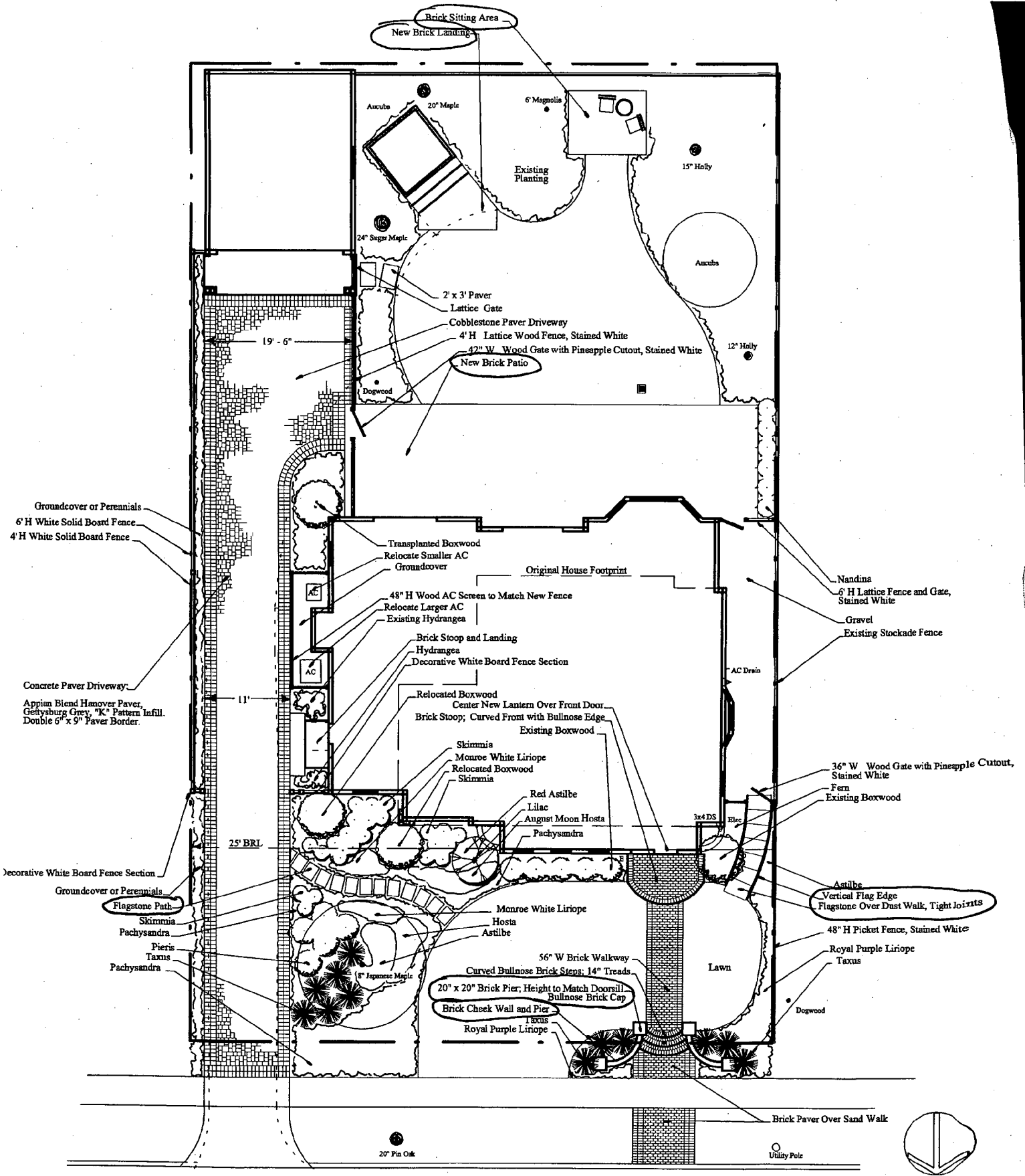
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



NOTICE
 This drawing and the original landscape design, specifications and details depicted herein, as instruments of service, are the sole and exclusive property of Garden Gate Landscaping, Inc. and no reproduction or use of this drawing and/or the said design, specifications and details depicted herein shall be made without the express written permission of Garden Gate Landscaping, Inc.

SCALE: 1/16" = 1'
DESIGNER: DAL
DATE: 4-4-05

MYSLIWIEC RES.
 32 QUINCY ST
 CHEVY CHASE, MD (6)

TTC

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 32 Quincy Street, Chevy Chase **Meeting Date:** 03/23/05

Resource: Contributing Resource **Report Date:** 03/16/05
Chevy Chase Village Historic District

Review: HAWP **Public Notice:** 03/09/05

Case Number: 35/13-05E **Tax Credit:** None

Applicant: Steve and Diana Mysliwicz **Staff:** Michele Oaks
(Dan Law, Agent)

Proposal: Fence installation and Landscape Modifications

Recommendation: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival
PERIOD OF SIGNIFICANCE: 1916-1927

PROPOSAL

The applicants are proposing to:

1. Replace the existing (9' driveway) asphalt driveway with 11' wide drive constructed of tumbled pavers (the length of the driveway is not being altered).
2. Replace the existing concrete apron within the ROW- *subject to review and approval by the Chevy Chase Village.*
3. Construct a 8' long brick landing within ROW - *subject to review and approval by the Chevy Chase Village.*
4. Replace the front (4'9" wide) flagstone walkway with brick.
5. Replace the existing front and side flagstone stoop with brick.
6. Enclose the existing A/C units with a 4' high, painted or stained, wood, semi-open board fence.
7. Replace the existing 6'6" high, board fence along the rear/east side property line, as located in the attached plan, with a new painted or stained, wood, board fence.
8. Install a new 4' high solid board fence along the front/east side property line, as located in the attached plan.
9. Install a new, 4' high picket fence along the front/west side property line with a painted or stained, wood, square picket fence.
10. Install a new 6.5' high lattice fence along the rear/west side elevation of the house to the property line with a painted or stained, wood square picket fence.

11. Install a 4' high lattice fence with gate from the front western corner of the garage to the rear, eastern corner of the house, as located on the attached plan.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to contributing resources within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997 and the *Montgomery County Code Chapter 24A (Chapter 24A)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

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* that pertain to this contributing resource are as follows:

Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

Fences should be subject to strict scrutiny if they detract significantly from the existing 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.

Sidewalks should be subject to strict scrutiny with regard to their impact on landscaping, particularly mature trees. In addition, sidewalk pertaining to outstanding resources should be subject to strict scrutiny. In all other respects, sidewalks should be subject to moderate scrutiny.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

STAFF DISCUSSION

Staff feels that the proposed design meets the criteria outlined in the Chevy Chase Village Guidelines. Staff recommends approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 25A-8(b) 1 & 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

The proposal is compatible in character and nature with the historical, archaeological, architectural or cultural features of the historic site or district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter

and with the *Chevy Chase Village Guidelines*, adopted April 1998.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, if applicable, five days prior to commencement of work, and within two weeks following completion of work.

8787 SCARSA, LLC



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Daniel Law
Daytime Phone No.: 301-924-4133

Tax Account No.: _____
Name of Property Owner: Steve & Diana Myslinovic Daytime Phone No.: 301-656-7097
Address: 32 QUINCY ST CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: Garden Gate Landscaping Inc Phone No.: 301,924,4131
Contractor Registration No.: MHC # 4400
Agent for Owner: Daniel Law Daytime Phone No.: 301 924 4133

LOCATION OF BUILDING/PREMISE
House Number: 32 QUINCY Street: QUINCY STREET
Town/City: CHEVY CHASE Nearest Cross Street: CONN. AVE
Lot: 23424 Block: _____ Subdivision: _____
Liber: _____ Folio: _____ 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: DRIVEWALK, WALK & LANDSCAPING
1B. Construction cost estimate: \$ 90,000
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 6 feet 6 inches AND 4'0"
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.

Daniel Law 3/1/05
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No. 375130 Date Filed: 3/1/05 Date Issued: _____
Emc

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

4

**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 OWNERS OF THIS HOME WISH TO REPLACE THE
EXISTING ASPHALT DRIVE WITH TUMBLED PAVERS
REPLACE THE FLAGSTONE WALK WITH BRICK
REPLACE FLAGSTONE STOP WITH BRICK
ENCLOSE A/C UNITS WITH FENCING
REPLACE BOARD FENCE WITH NEW BOARD FENCE
REPLACE (DEMOLISHED) PICKET FENCE WITH PYRAMID TOP PICKET FENCE

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

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 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

- 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.

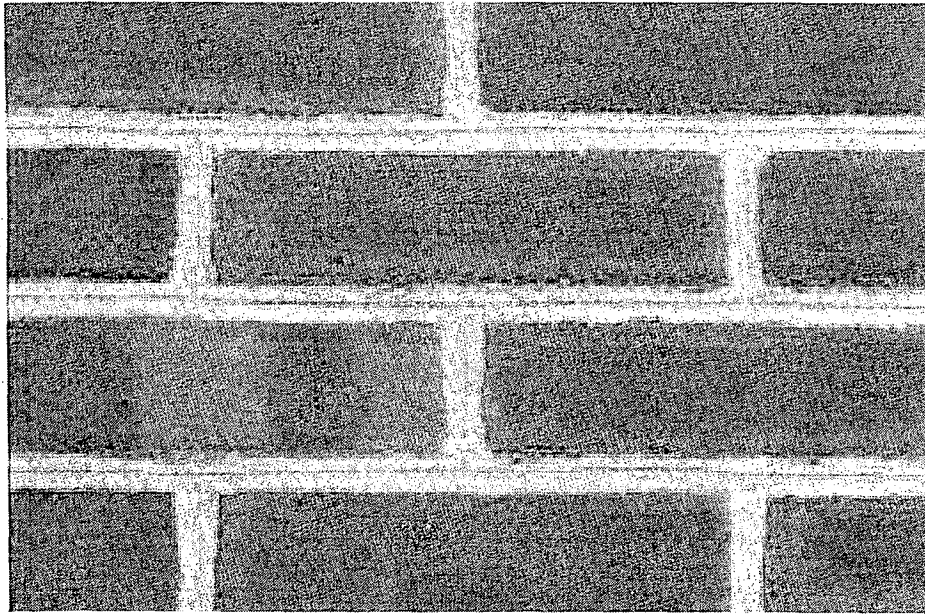
6. TREE SURVEY

If you are proposing construction adjacent to or within the shade 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.



Cushwa Machine Moulded #103 Georgian

THIS PHOTOGRAPHIC IMAGE OF A BRICK SAMPLE GENERALLY DEPICTS THE COLOR OF THE BRICK RANGE FEATURED, BUT IS NOT SUITABLE FOR SELECTION OR PURCHASE OF BRICK. FOR A MORE ACCURATE REPRESENTATION OF THE COLOR AND TEXTURE OF ANY BRICK, AN ACTUAL SAMPLE OF THE BRICK MUST BE VIEWED. THE APPROPRIATE TYPE AND SIZE OF THE SAMPLE VARIES WITH THE CIRCUMSTANCES, AND SHOULD BE RECOMMENDED BY REDLAND BRICK OR ITS AUTHORIZED DISTRIBUTOR.



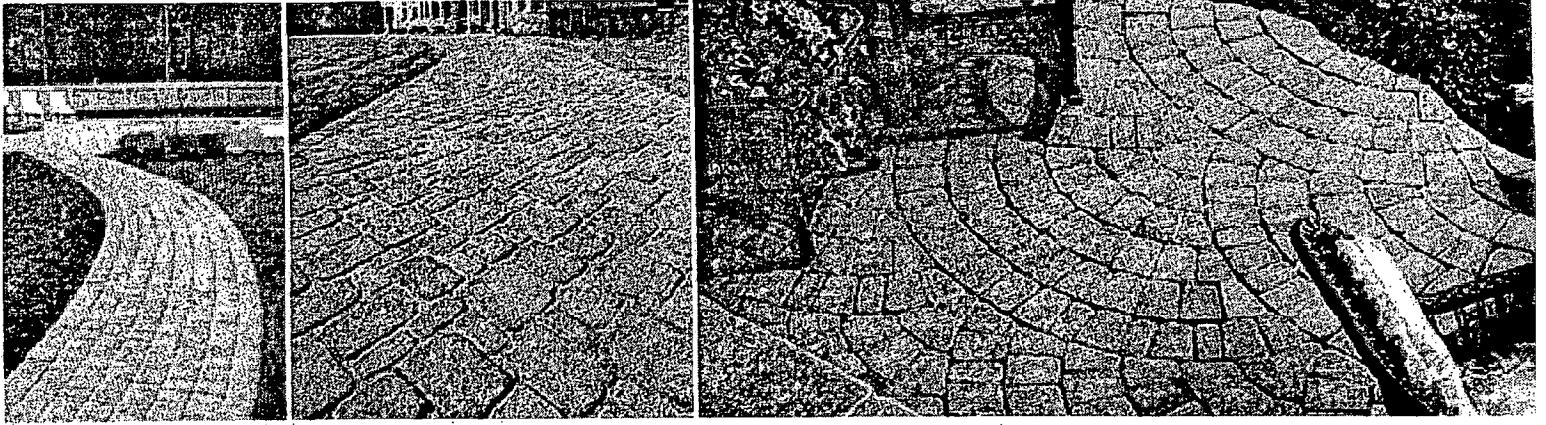
Previous sample

Start  Over

Next sample



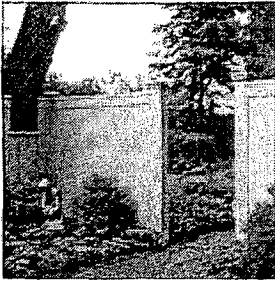
BRICK selection for Front walkway



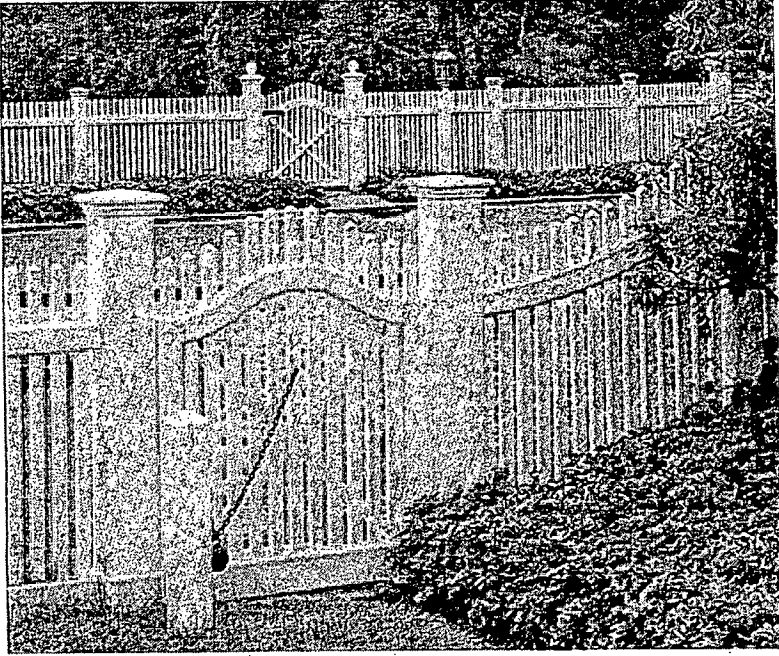
tumbled prest® brick

celebrating the weathered effects of time

DRIVEWAY MATERIAL

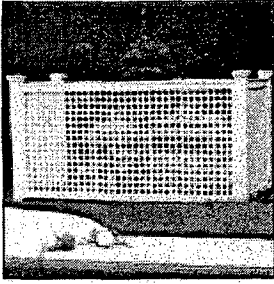


REAR SOLID BOARD FENCE
6'6" TO REAR LINE OF HOUSES
4' FORWARD OF REAR OF
HOUSE



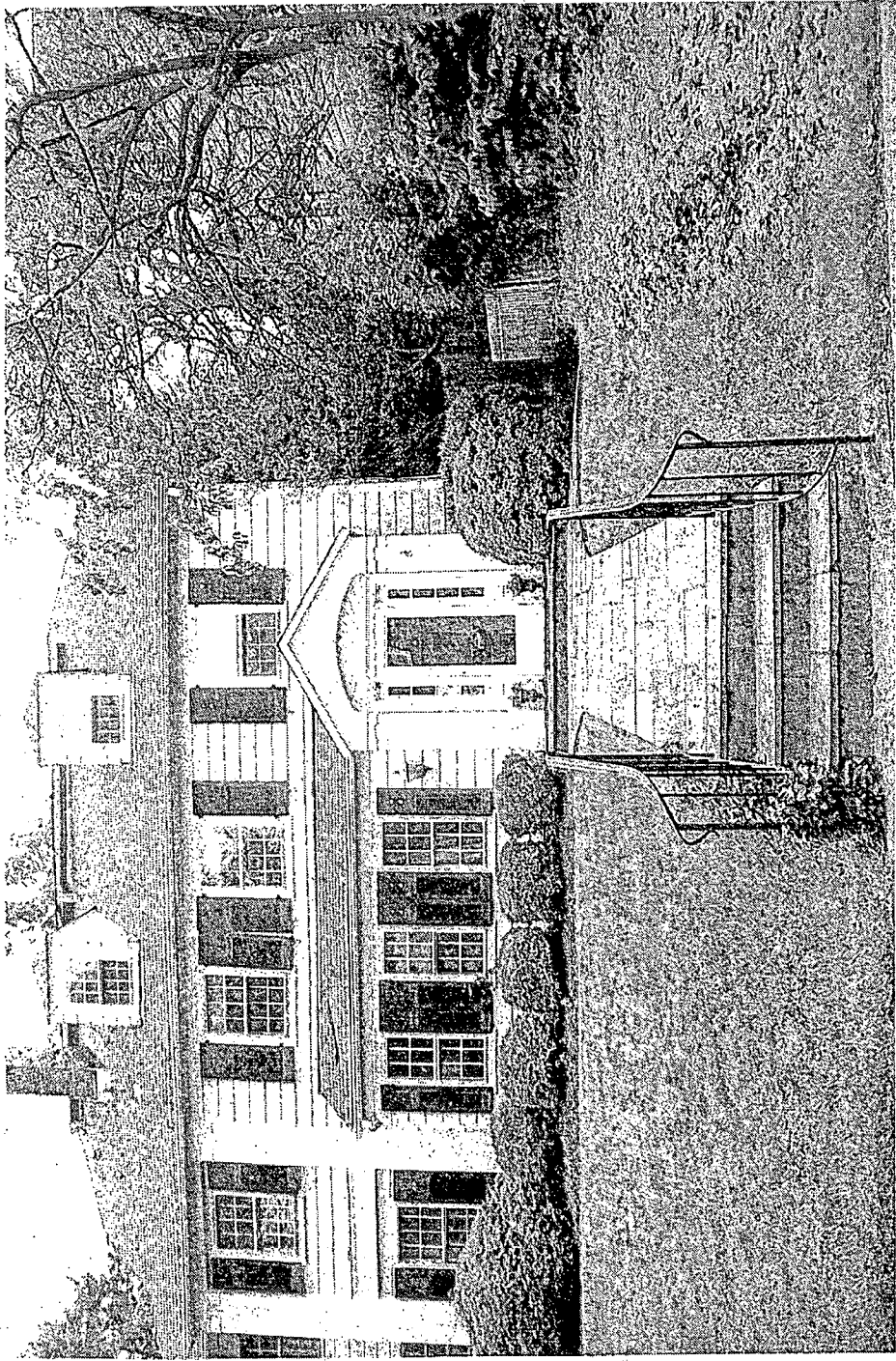
FRONT PICKET FENCE

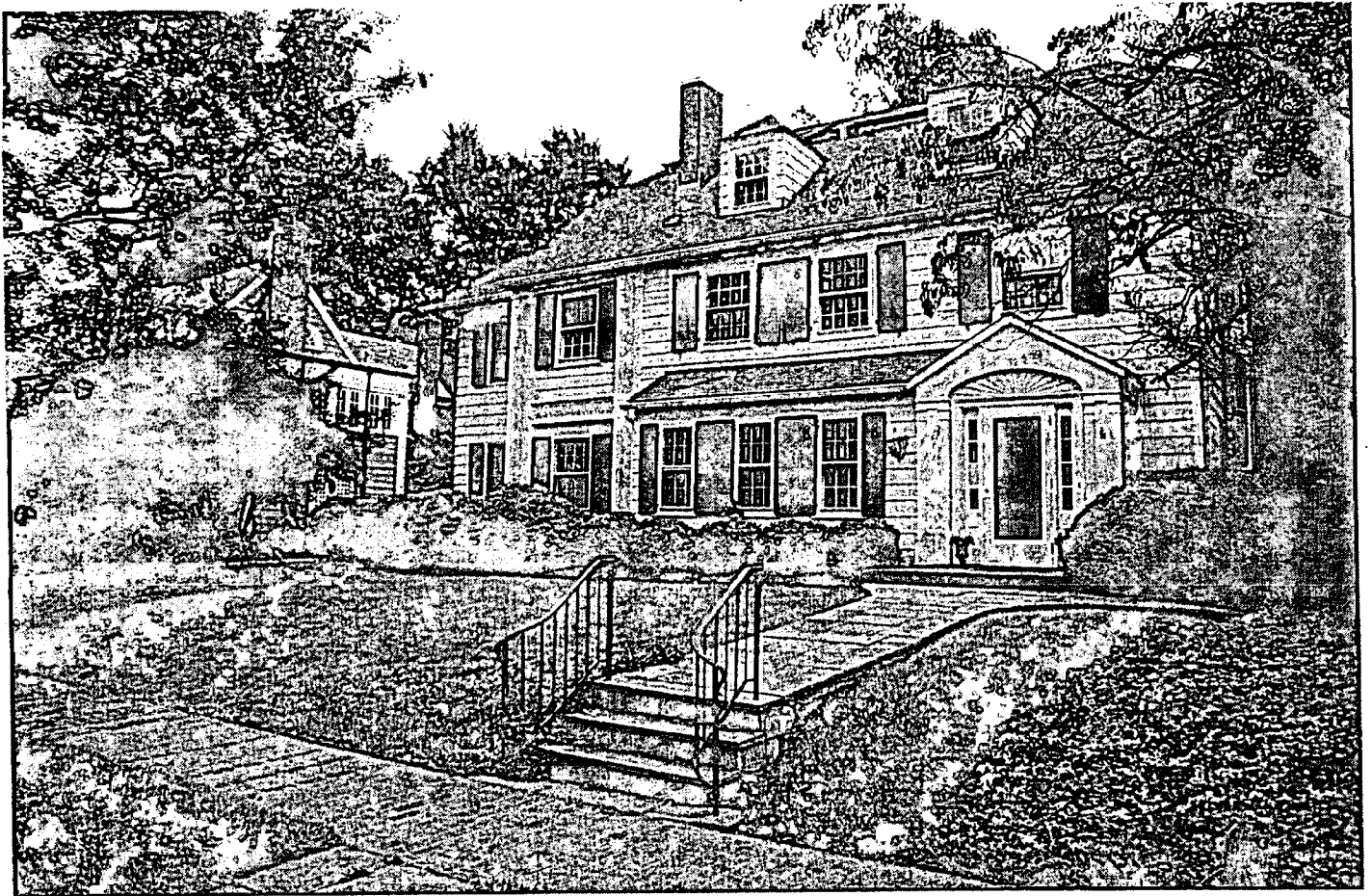
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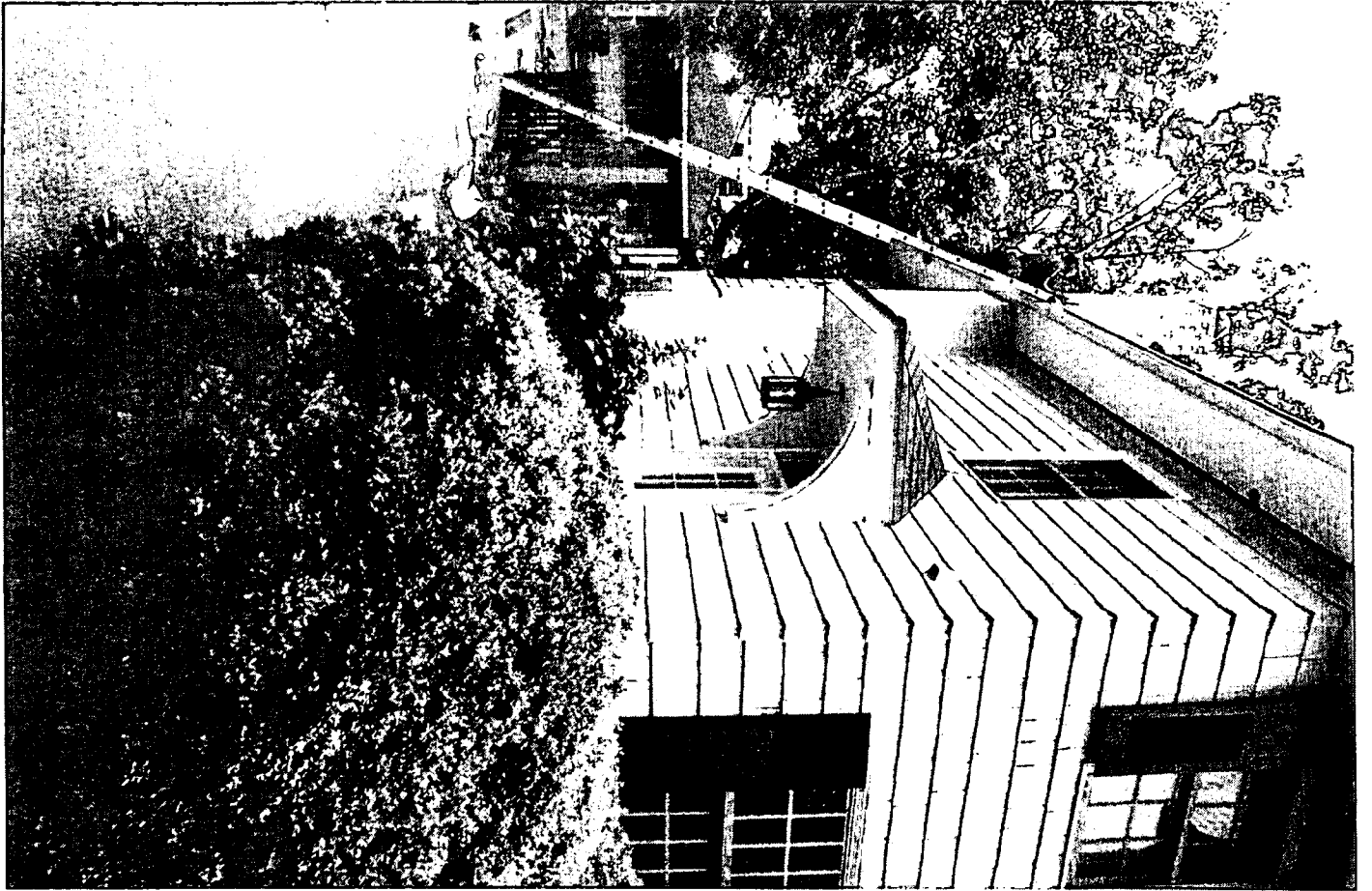


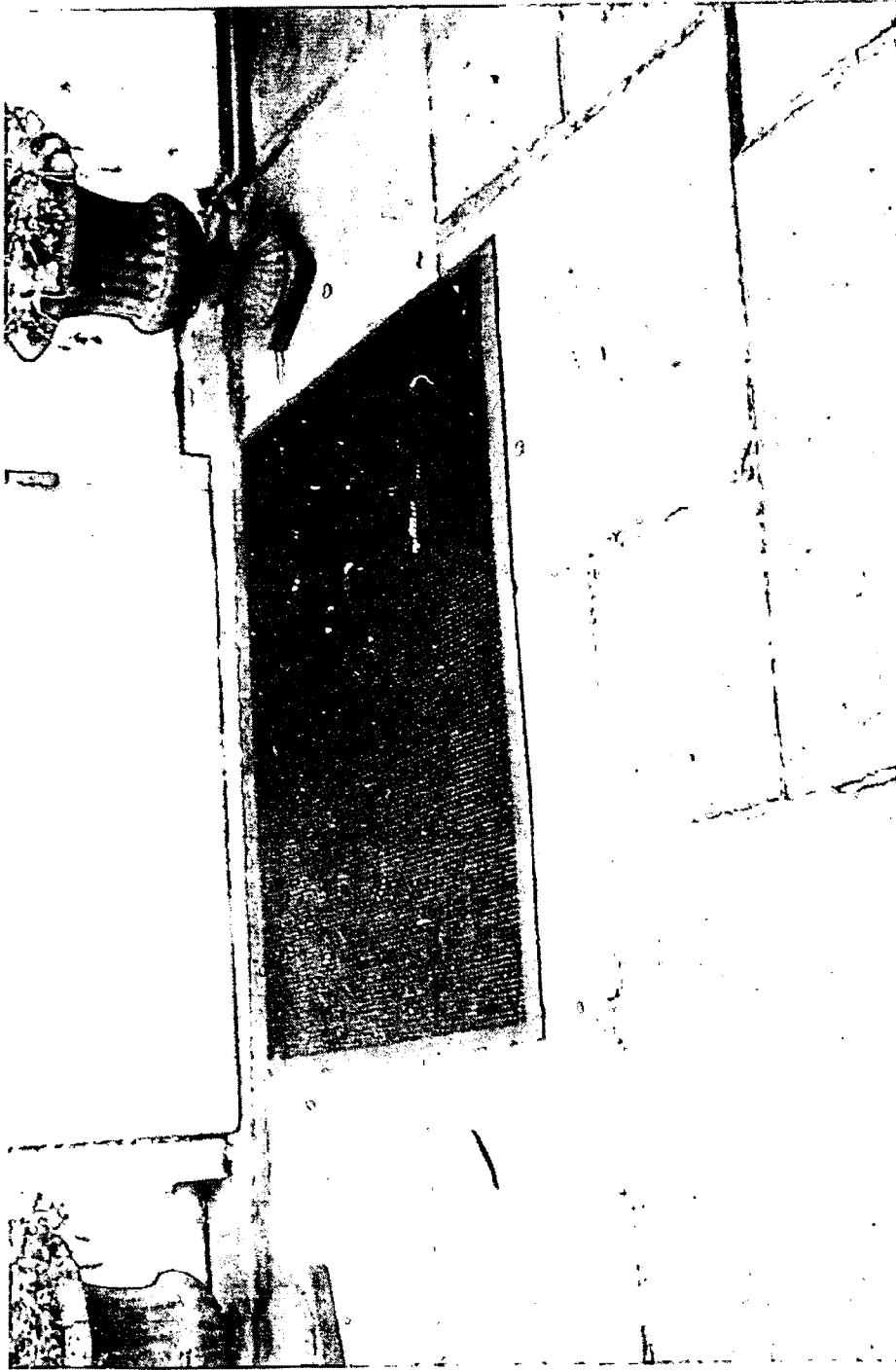
40" FENCE LOCATED BETWEEN REAR OF
HOUSE AND GARAGE



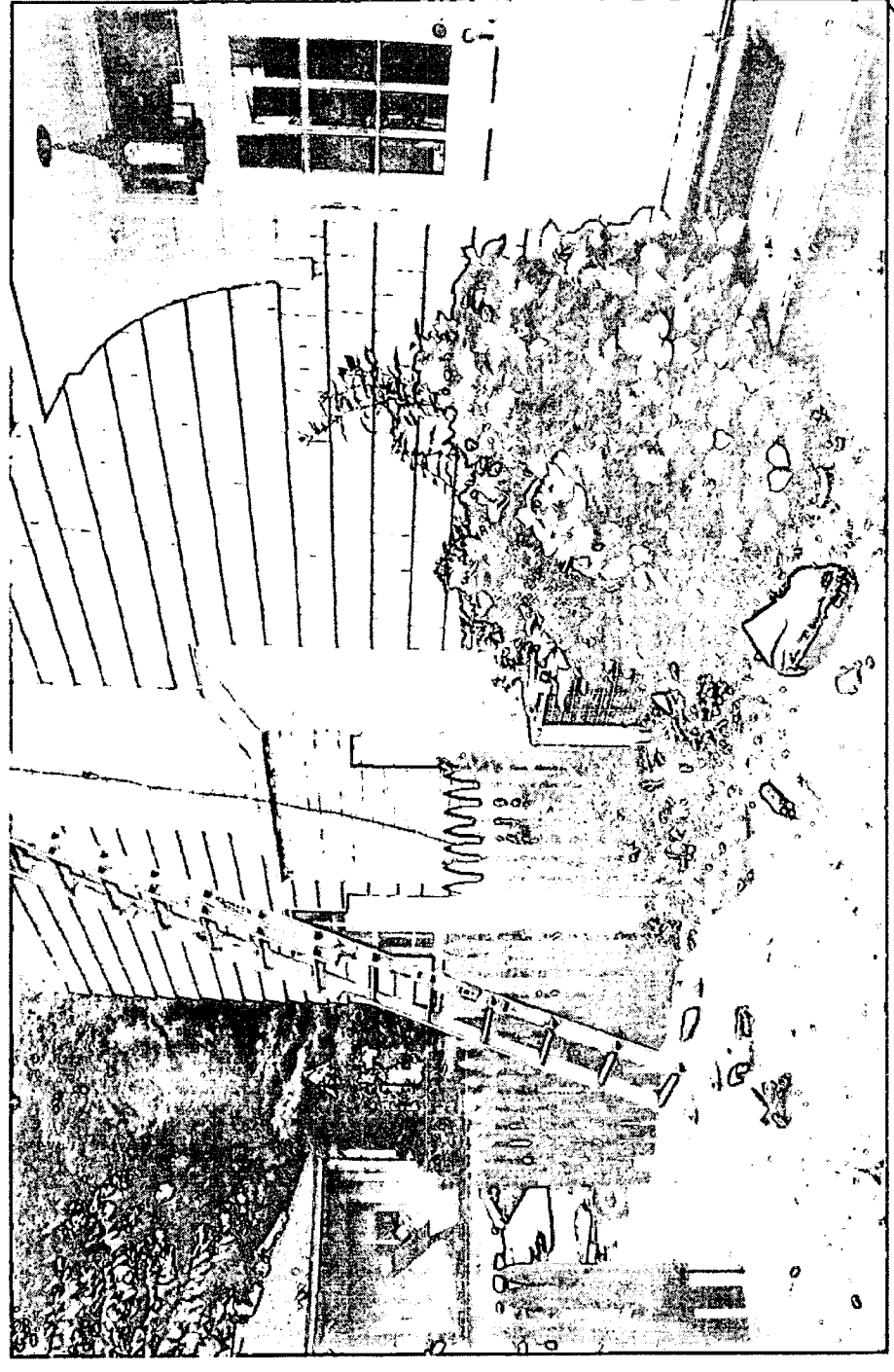
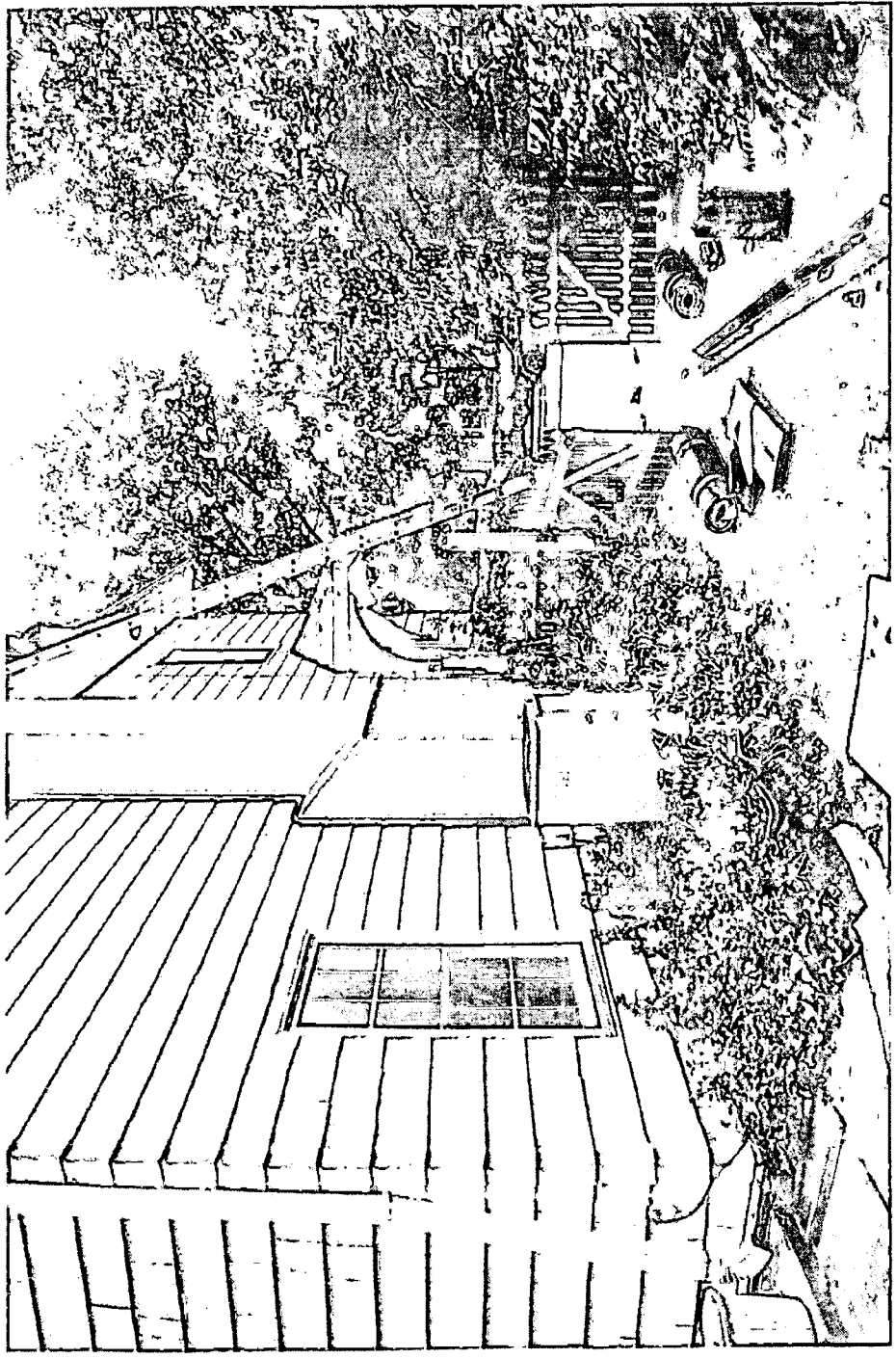


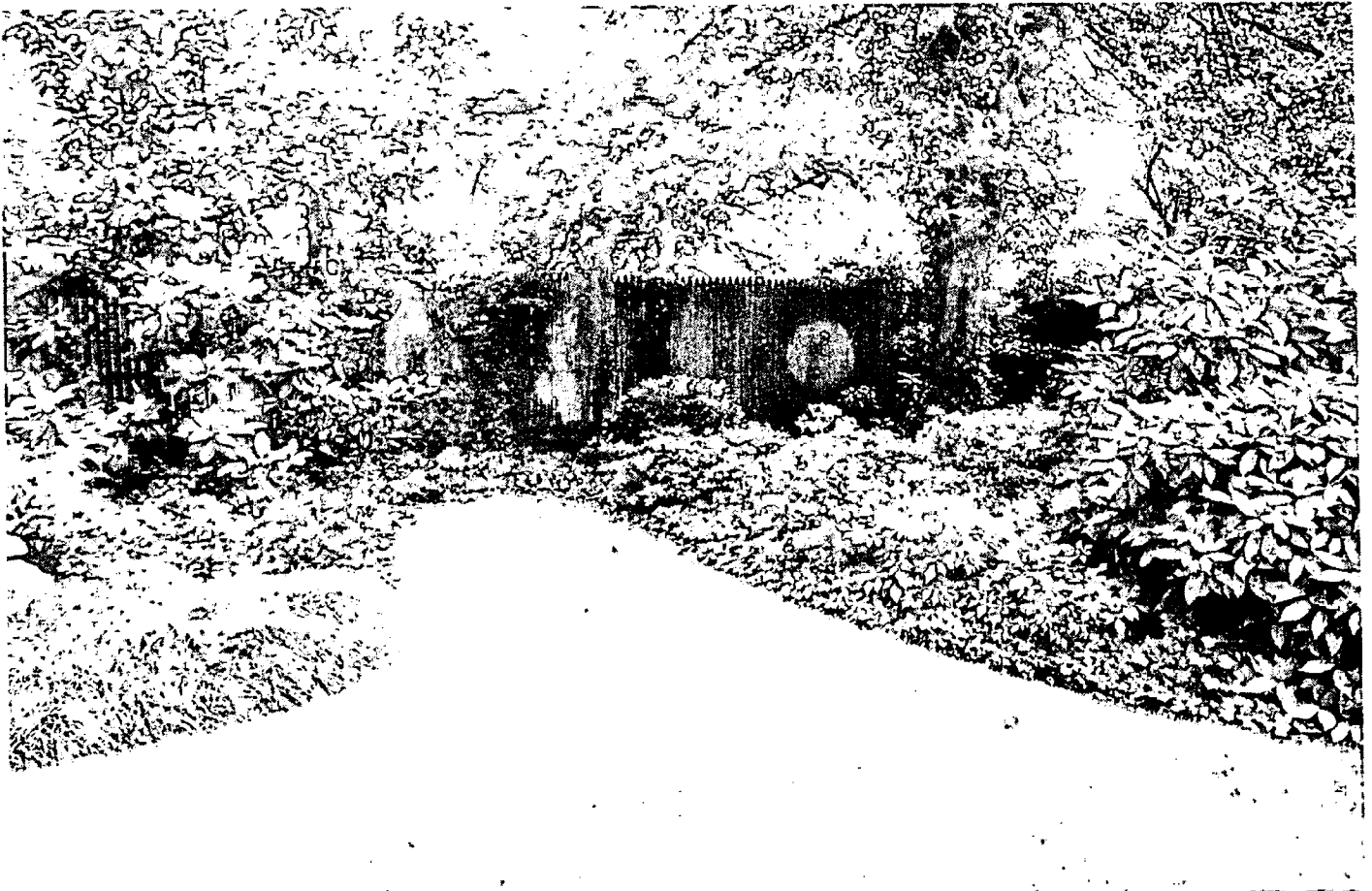


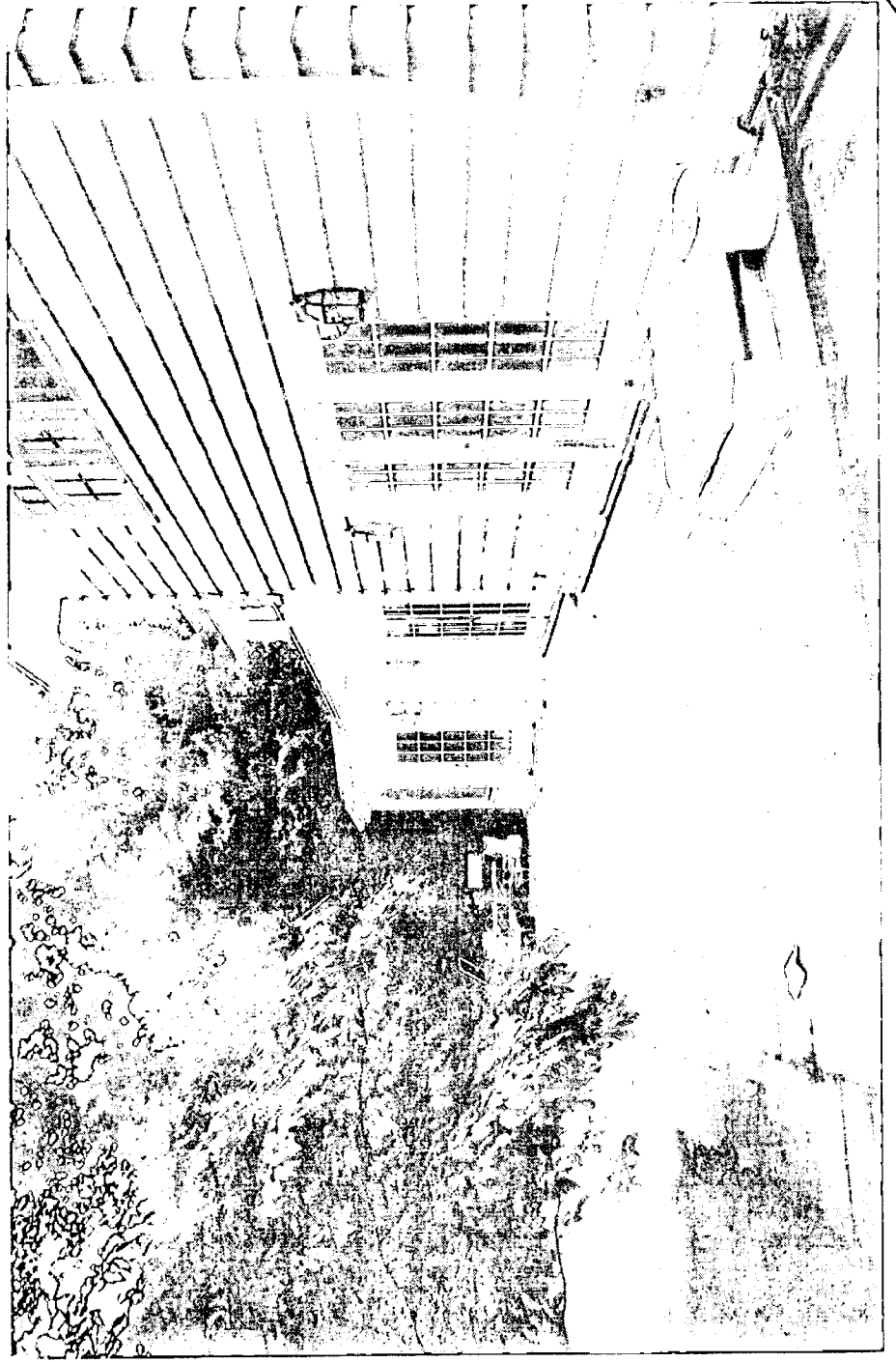
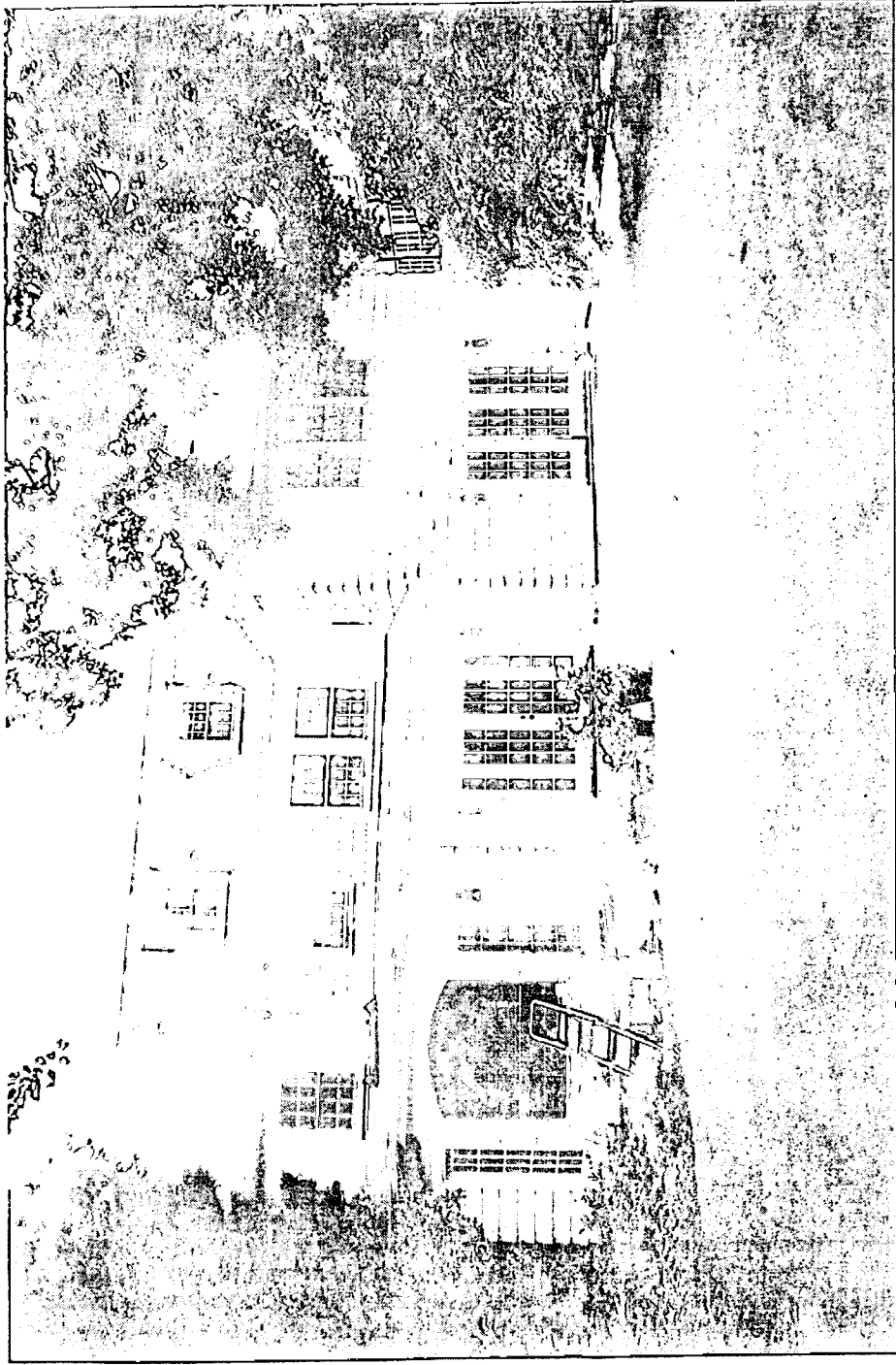


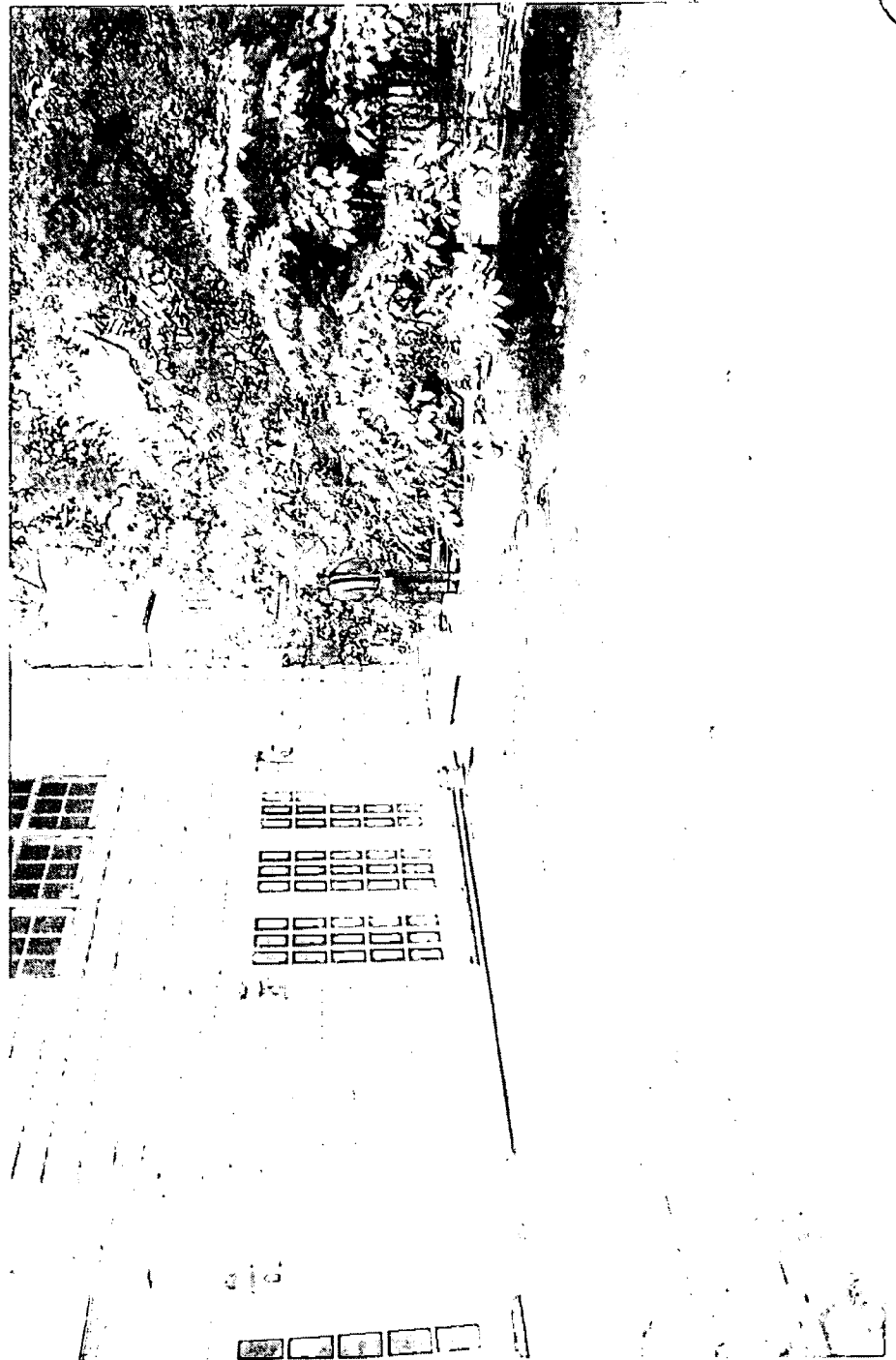
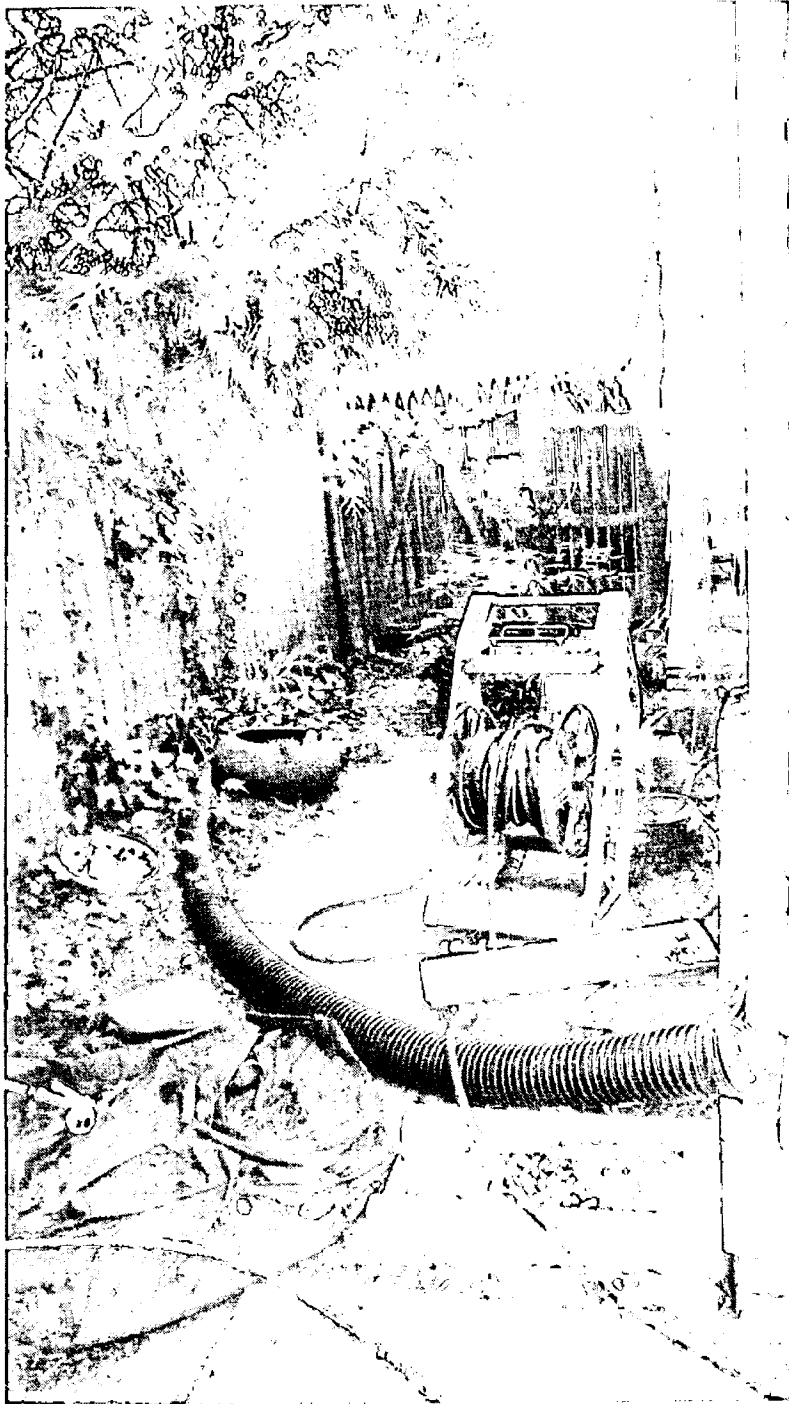


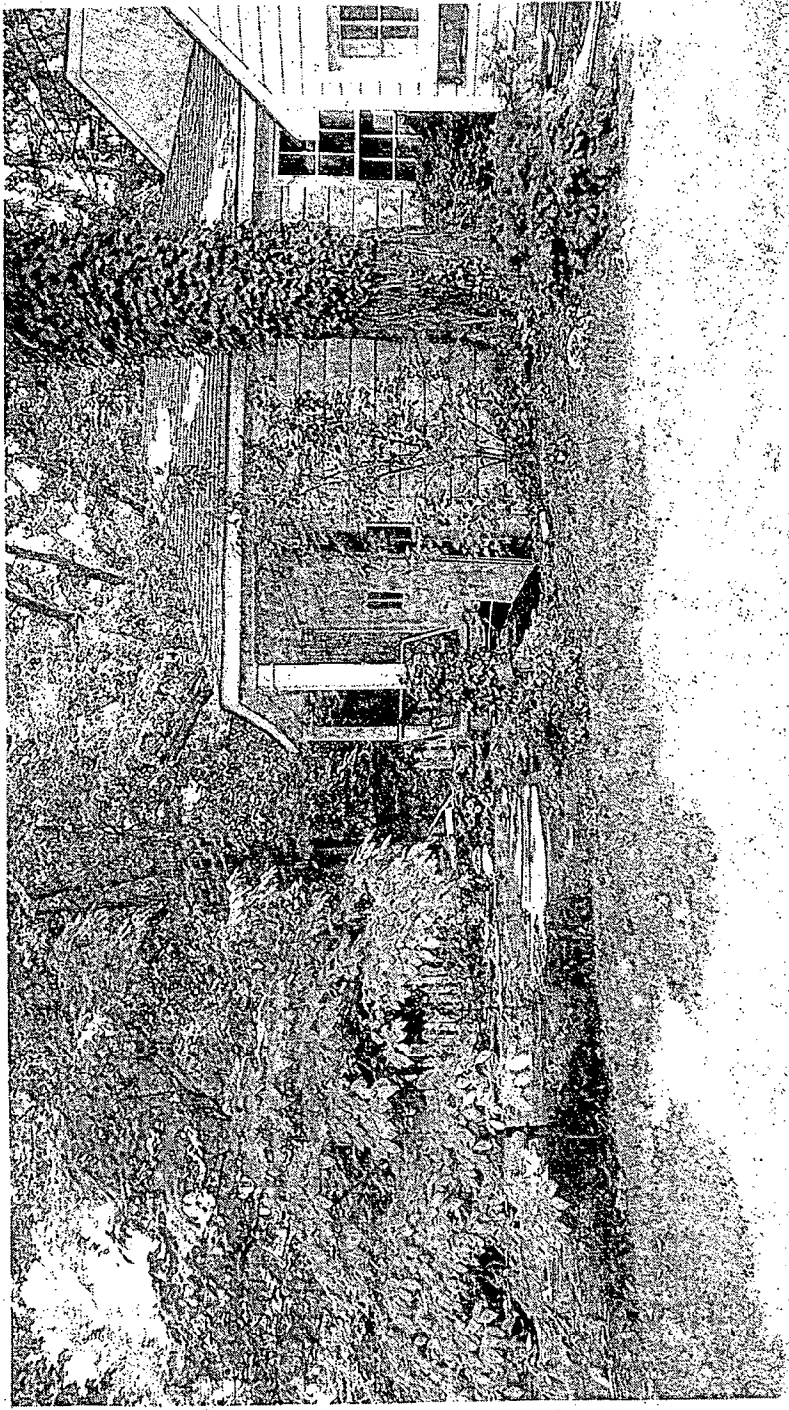
51














THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 24, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 375130

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**.

The HPC staff will review and stamp the construction drawings, if applicable, prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Steve and Diana Mysliwicz (Dan Law, Agent)

Address: 32 Quincy Street, Chevy Chase Village Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work

8787 GEARSA, 11C



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Daniel Law
Daytime Phone No.: 301-924-4133 / 701-570-3212 (F)

Tax Account No.: _____
Name of Property Owner: Steve & Diana Mysliwiec Daytime Phone No.: 301-656-7097
Address: 32 QUINCY ST CHEVY CHASE MD 20815
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Contractor: Garden Gate Landscaping Inc Phone No.: 301,924,4131
Contractor Registration No.: MXR # 4400
Agent for Owner: Daniel Law Daytime Phone No.: 301.924.4133

LOCATION OF BUILDING/PREMISE

House Number: 32 QUINCY Street: QUINCY STREET
Town/City: CHEVY CHASE Nearest Cross Street: CONN. AVE
Lot: 23+24 Block: _____ Subdivision: _____
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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/Tear Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: DAIRY WALK, WALK & LANDSCAPING

1B. Construction cost estimate: \$ 40,000

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

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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.

Daniel Law
Signature of owner or authorized agent

3/1/05
Date

Approved: X For Chairperson, Historic Preservation Commission
Disapproved: _____
Signature: Julia O'Malley Date: 3/24/05
Application/Permit No.: 375130 Date Filed: 3/1/05 Date Issued: _____
Emc

SEE REVERSE SIDE FOR INSTRUCTIONS

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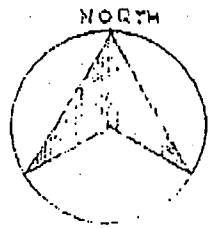
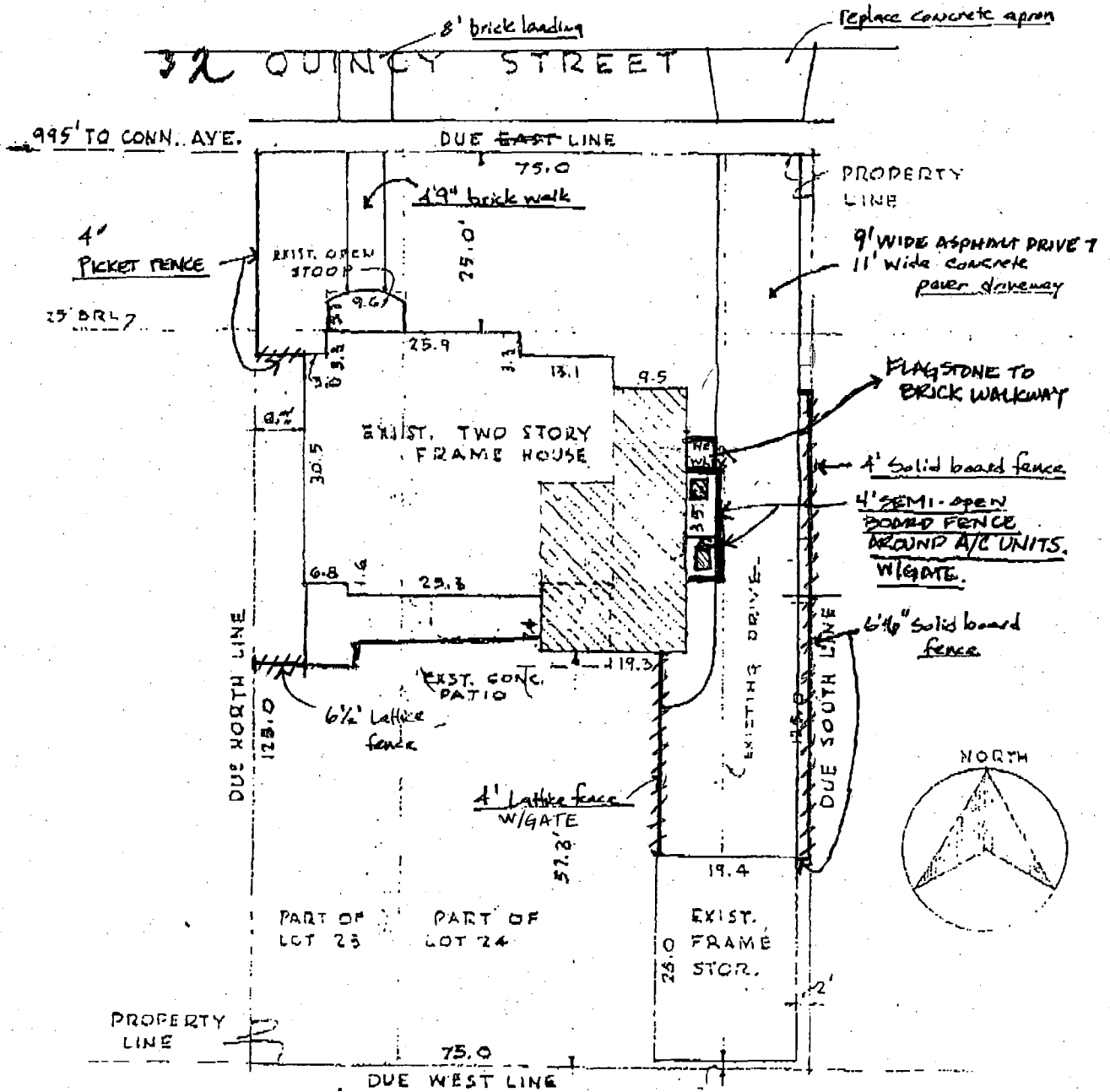
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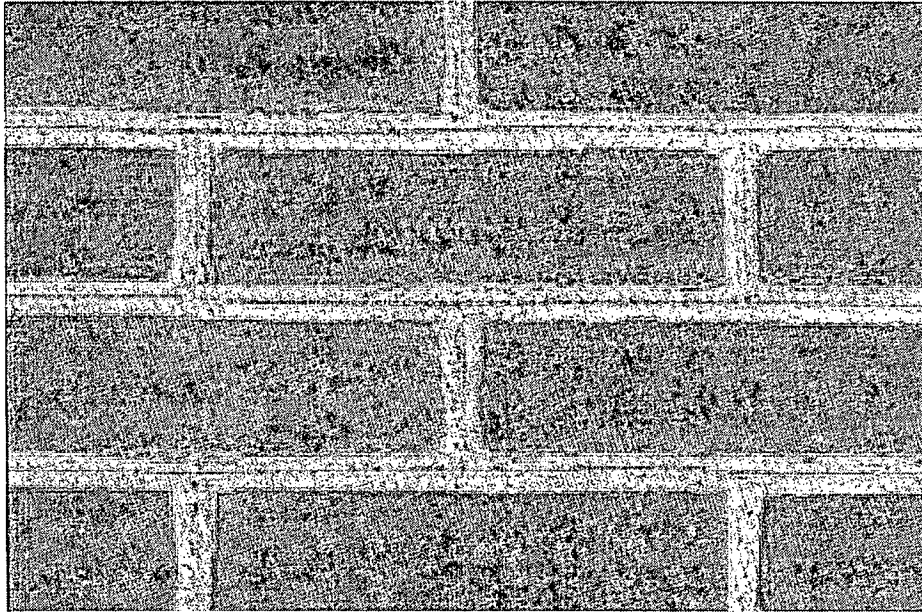
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SITE PLAN
SCALE 1" = 20'

PART OF LOT 23 & 24 BLOCK 58
CHEVY CHASE, SECTION 2
MONTGOMERY CO., MARYLAND
PLAT 2 AT 105





Cushwa Machine Moulded #103 Georgian

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Previous sample

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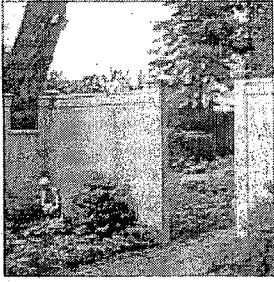


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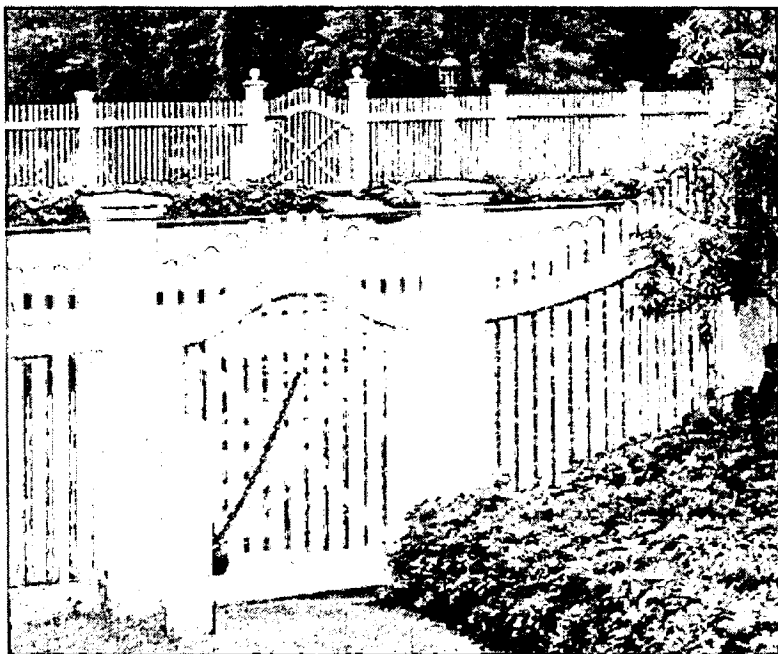
Next sample



BRICK selection for Front walkway



REAR SOLID BOARD FENCE
6'6" TO REAR LINE OF HOUSE
4' FORWARD OF REAR OF
HOUSE



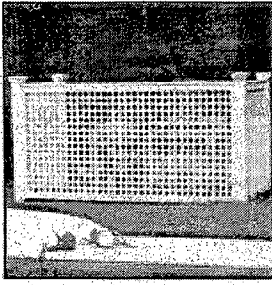
FRONT PICKET FENCE



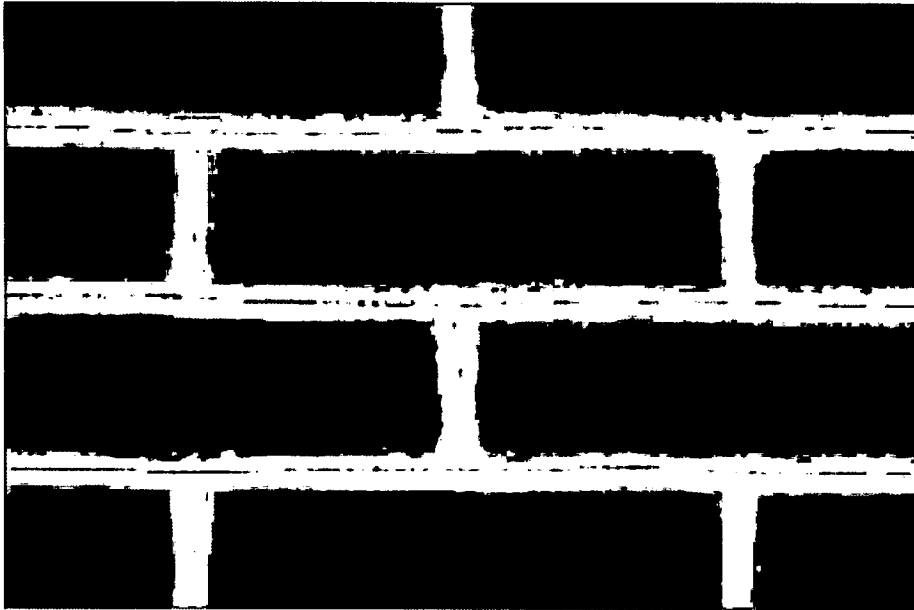
tumbled prest® brick

celebrating the weathered effects of time

DRIVEWAY MATERIAL



40" FENCE LOCATED BETWEEN REAR OF
HOUSE AND GARAGE



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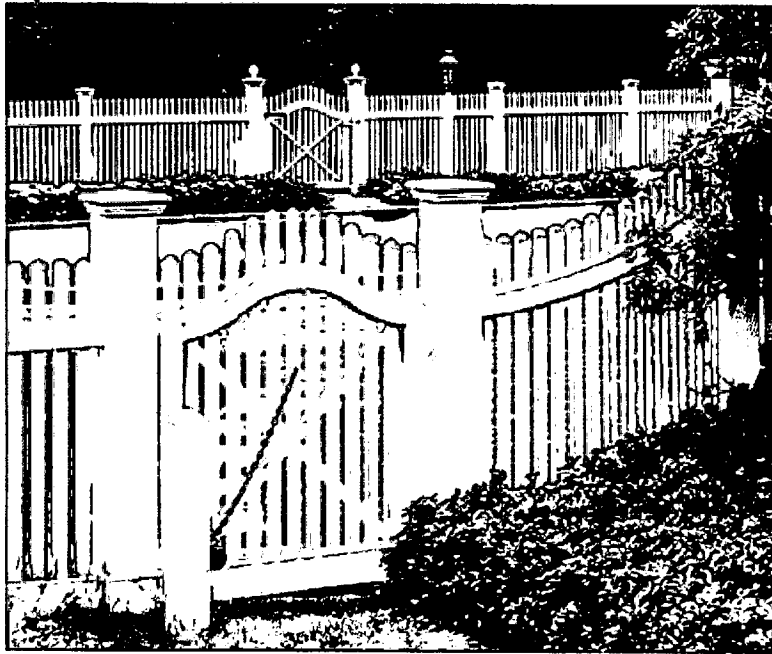
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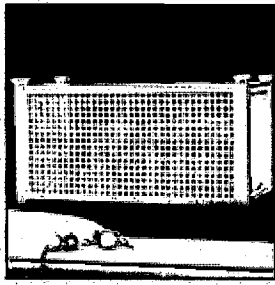
FRONT PICKET FENCE



tumbled prest® brick

celebrating the weathered effects of time

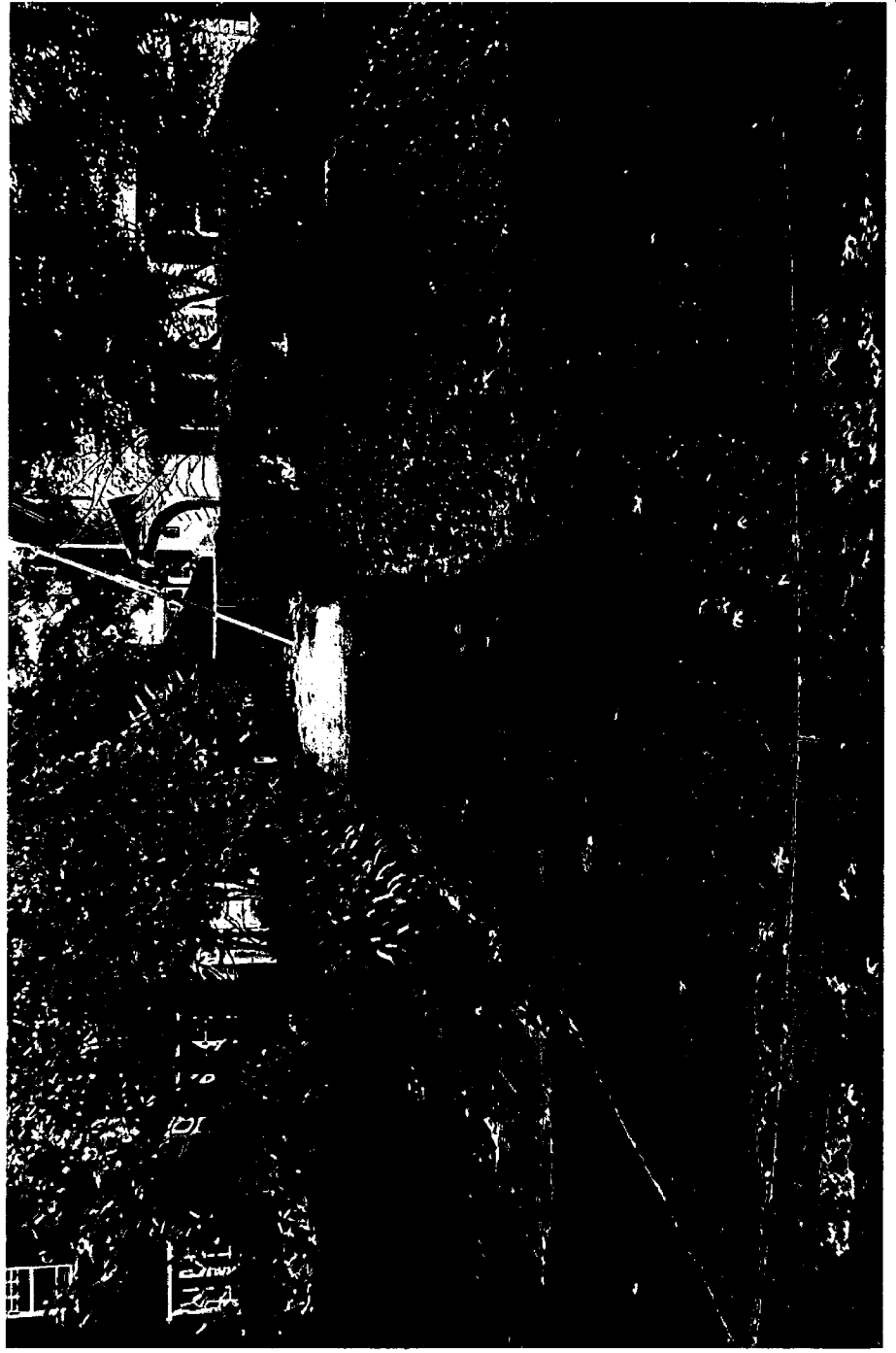
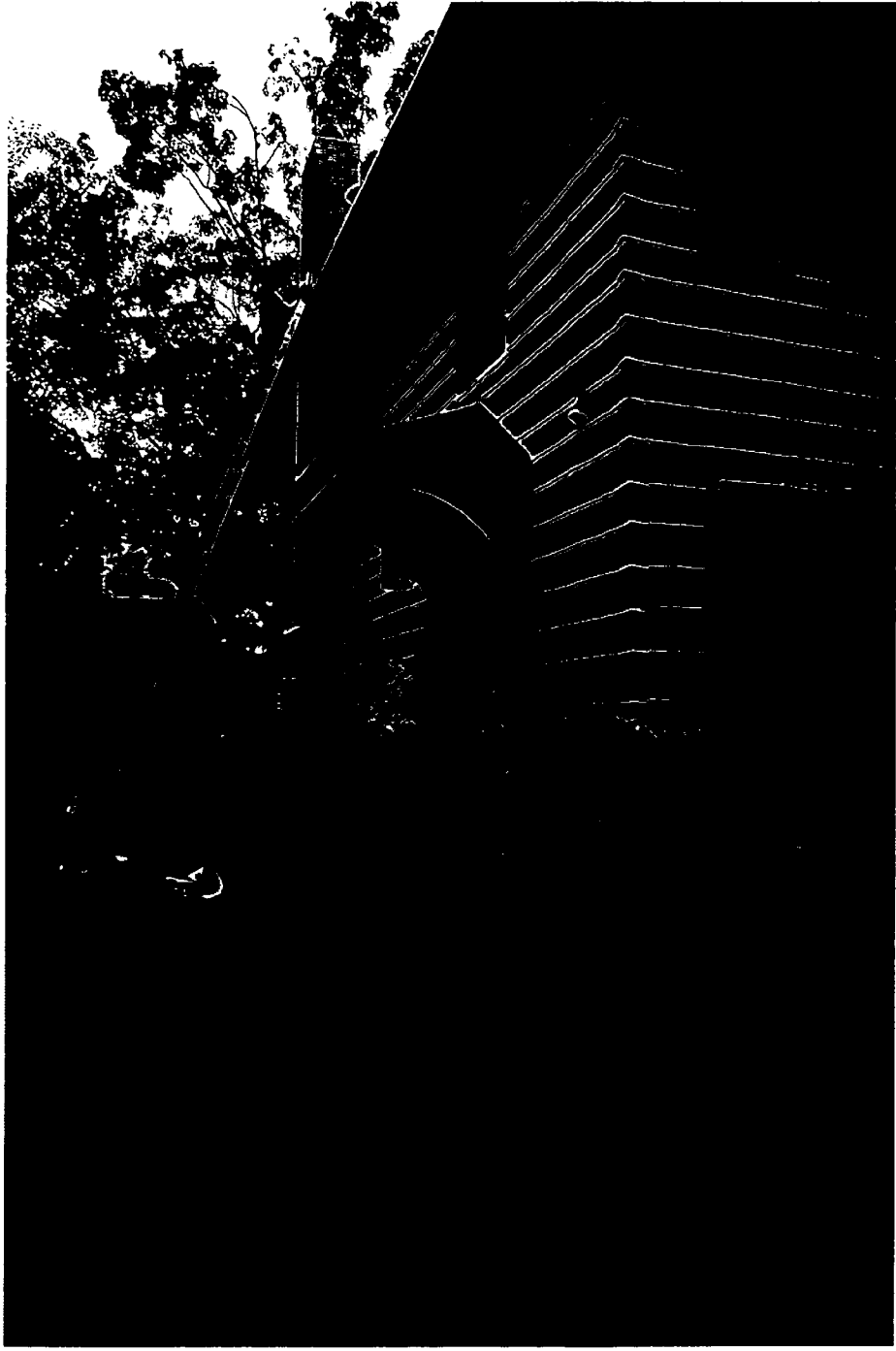
DRIVEWAY MATERIAL



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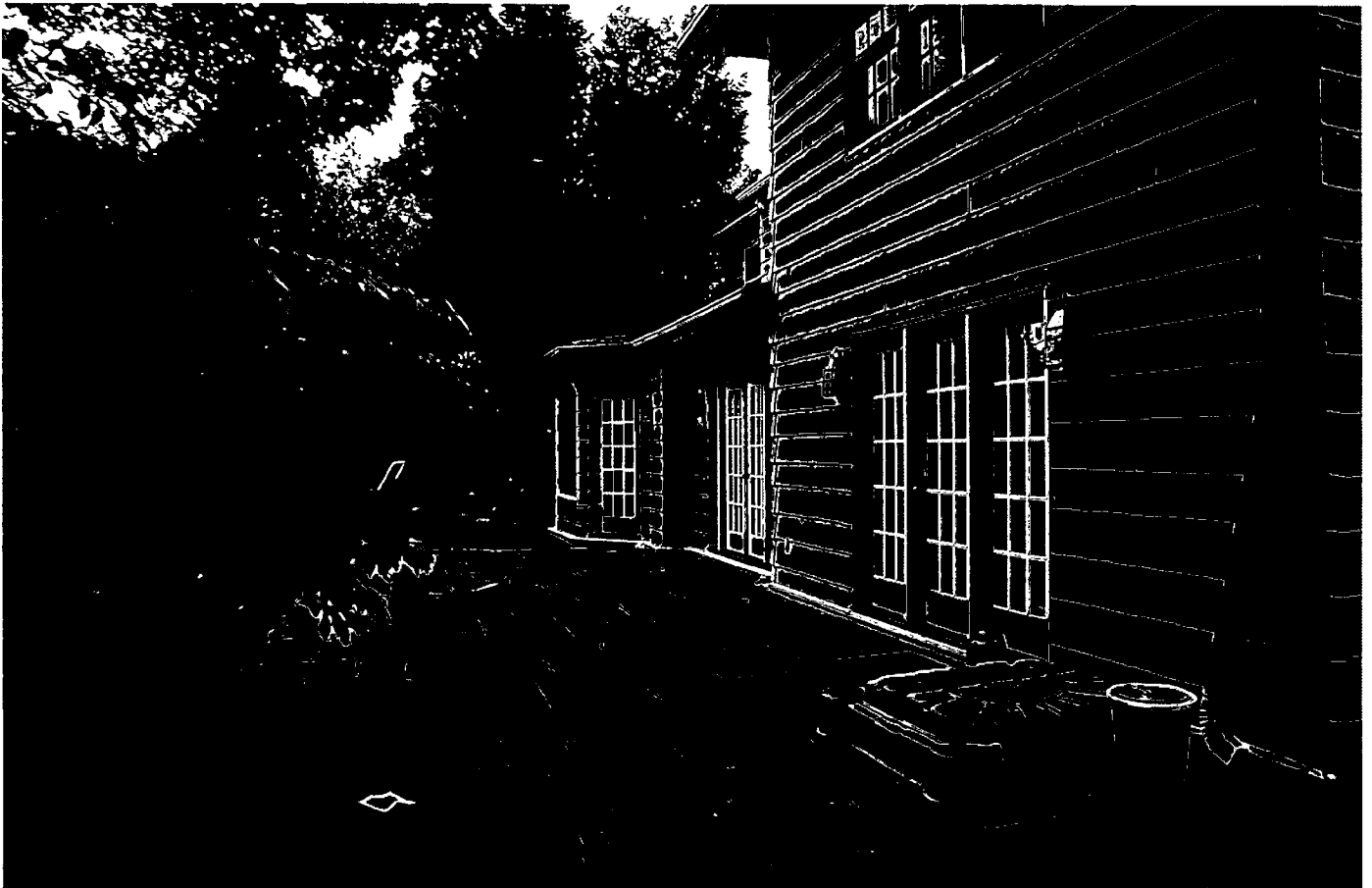




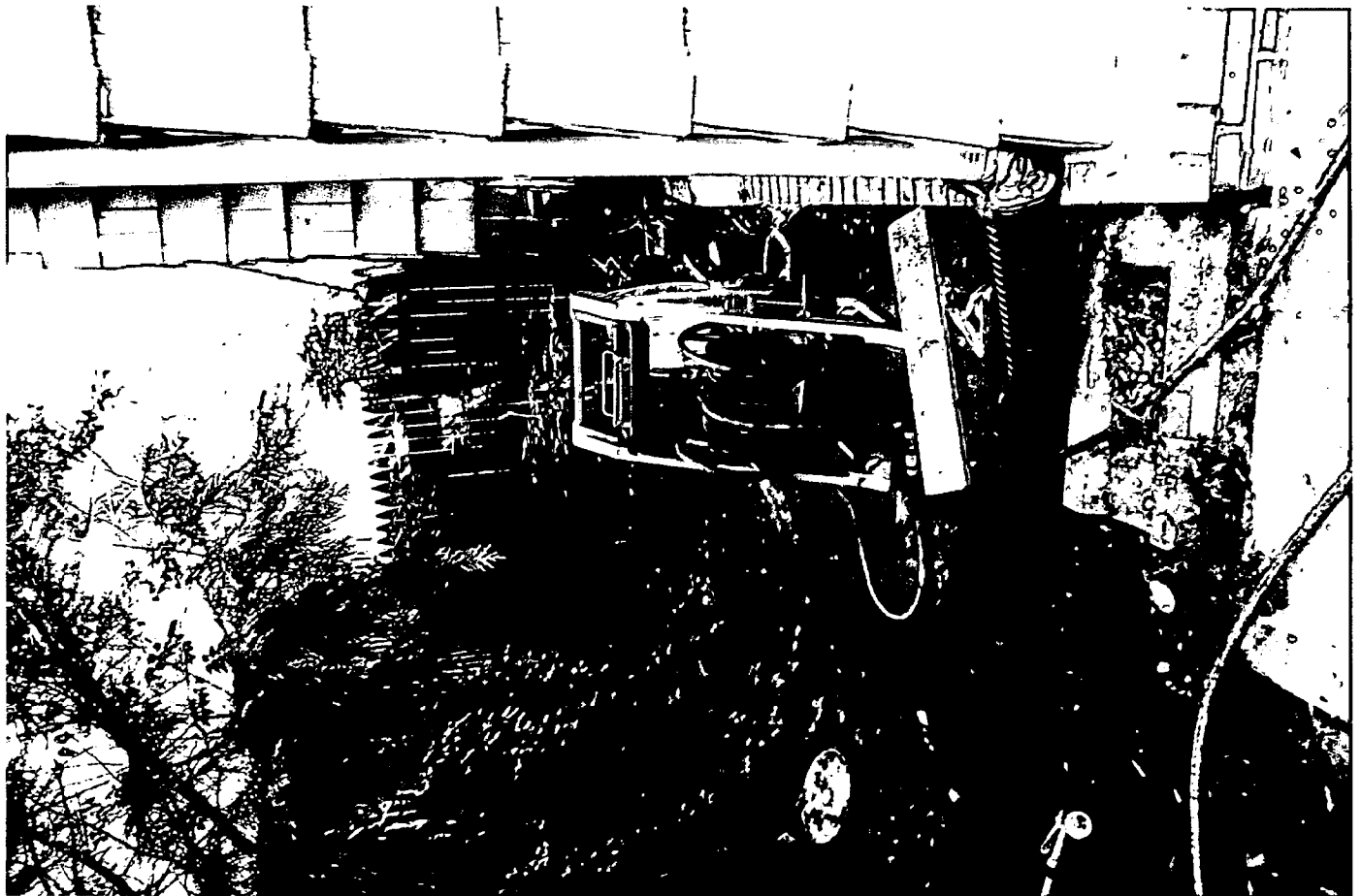
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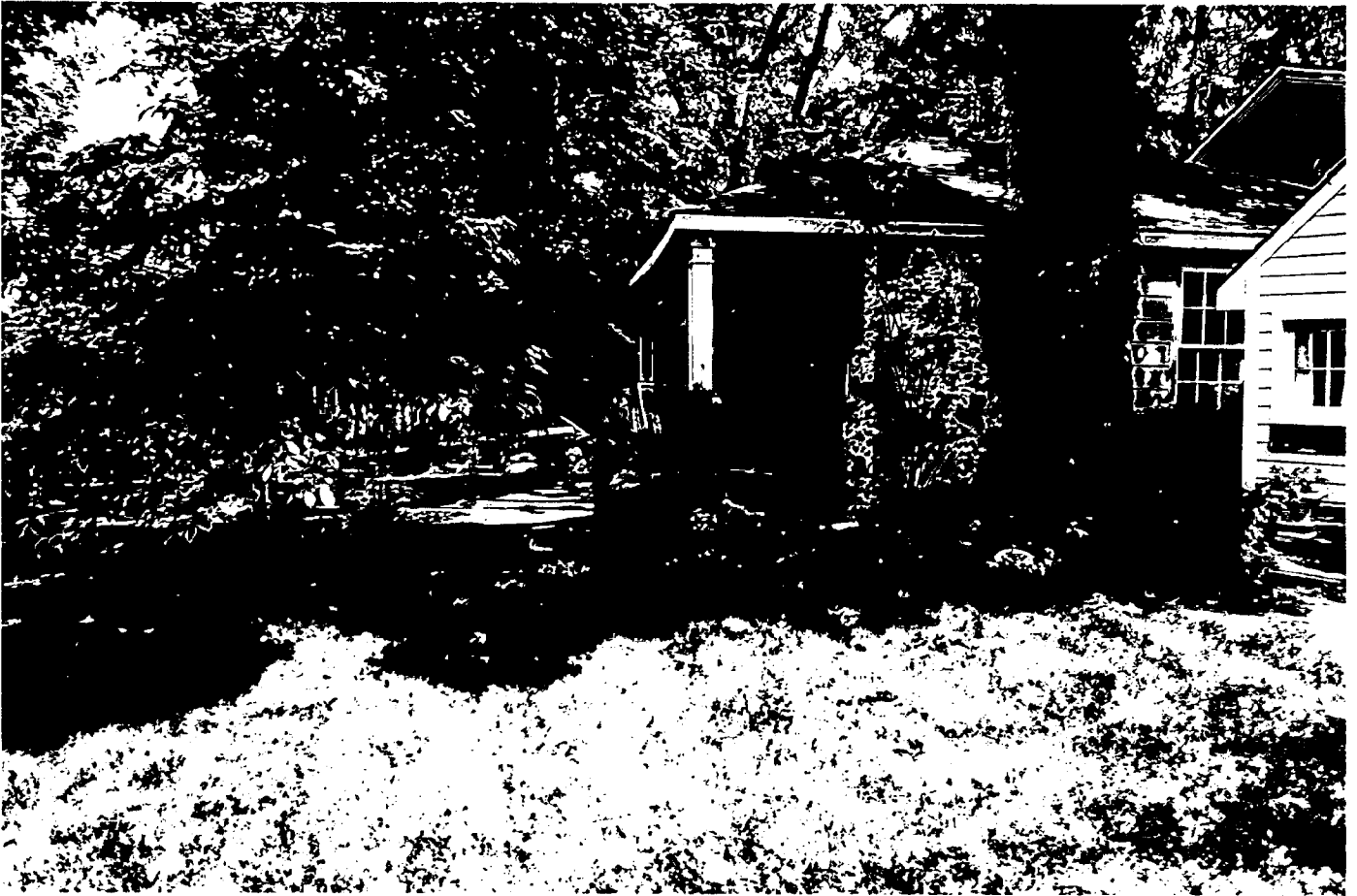






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hp fax 1240

Log for

MNCPPC Historic Preservation 301-563-3412 -- 3/11/2005 11:40AM

Last 30 Transactions

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03/03	11:24a	Fax Sent	92407776262	0:46	2	OK
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