

2 Quincy Street, Chevy Chase  
(HPC Case # 35/13-100)  
Chevy Chase Village Historic District

10/11

- stamped plans for  
owner

- mailed approval  
paperwork to  
DPS

LAP / village

copy



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: September 9, 2010

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #546208, window replacement

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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 September 7, 2010, meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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: Richard Miller and Nancy Stone

Address: 2 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 complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
155 ROCKVILLE PIKE 4TH FLOOR ROCKVILLE MD 20850

DPS - #8

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

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

Contact Person: Nancy Stone

Daytime Phone No.: 202-669-8747

Tax Account No.: 00458078

Name of Property Owner: Richard C. Miller/N. Stone Daytime Phone No.: 202-778-9372

Address: 2 Quincy St. Chevy Chase MD 20815  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

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

**LOCATION OF BUILDING/PREMISE**

House Number: 2 Street: Quincy Street

Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue

Lot: 8 Block: 58 Subdivision: 9

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: renovate kitchen & replace 2 windows with 3 new windows

1B. Construction cost estimate: \$ 100,000

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 \_\_\_\_\_ 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/assessment

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.

Nancy B. Stone  
Signature of Owner or authorized agent

8-5-10  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 546208 Date Filed: 8/12/2010 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:

The house is a Spanish style stucco house with a red tile roof located in Chevy Chase village. It was built in 1931. The kitchen and kitchen windows were part of a later addition and are not in keeping with the character of the remainder of the house. The house borders on Connecticut Avenue but faces Quincy. The kitchen and windows are on the rear of the

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

We want to renovate the interior of the kitchen to update it and bring it in line with the style of the house. We want to replace two mismatched windows with 3 windows that are stylistically consistent with the house. There will be no impact on the environmental setting or the part of the house

house and not visible from the street.

visible from Quincy St.

**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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

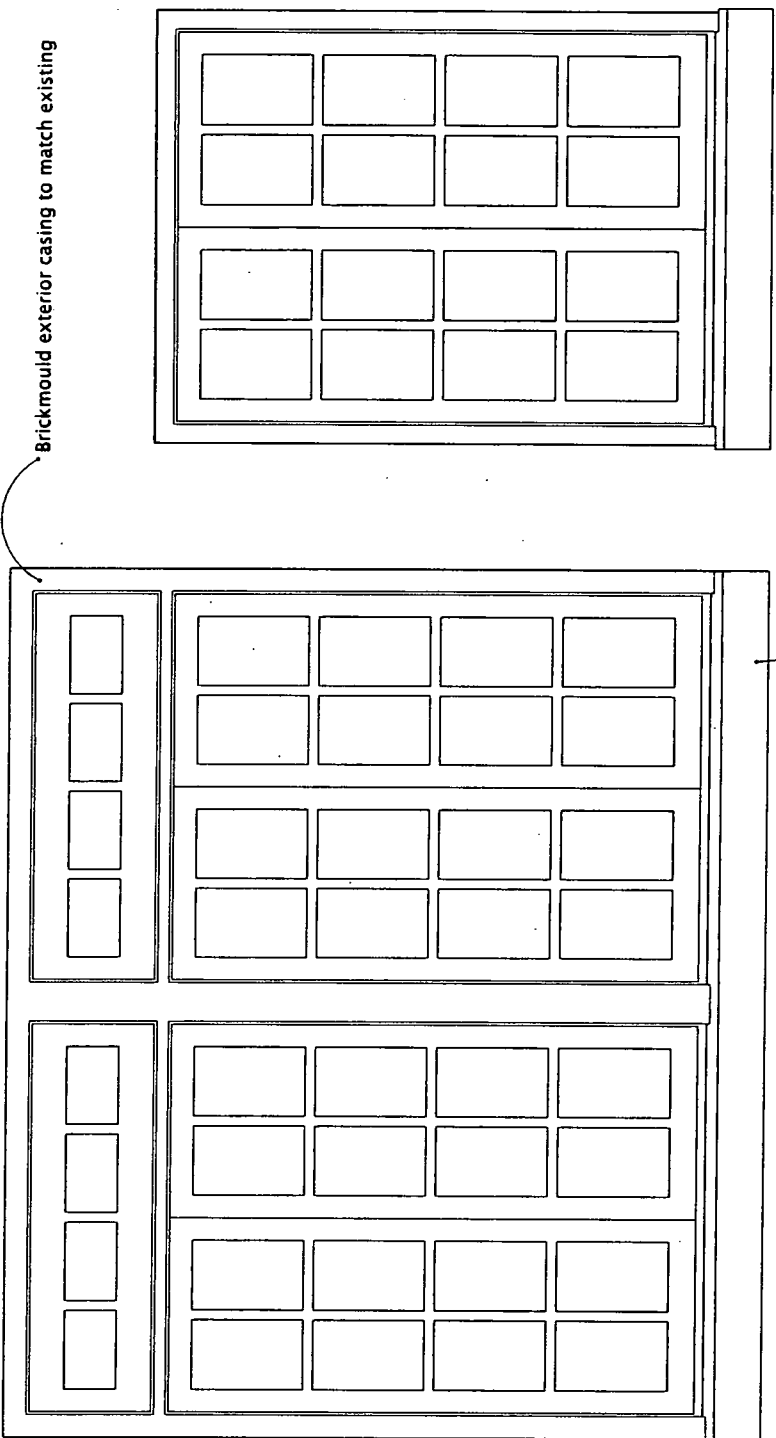
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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

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

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

AP  
10/11/10



Brickmould exterior casing to match existing

Brick sills to match existing

2019 Wilson Lane  
Bethesda, Maryland 20814  
410.330.6500 or 410.330.6125  
www.jameskennedyarchitect.com

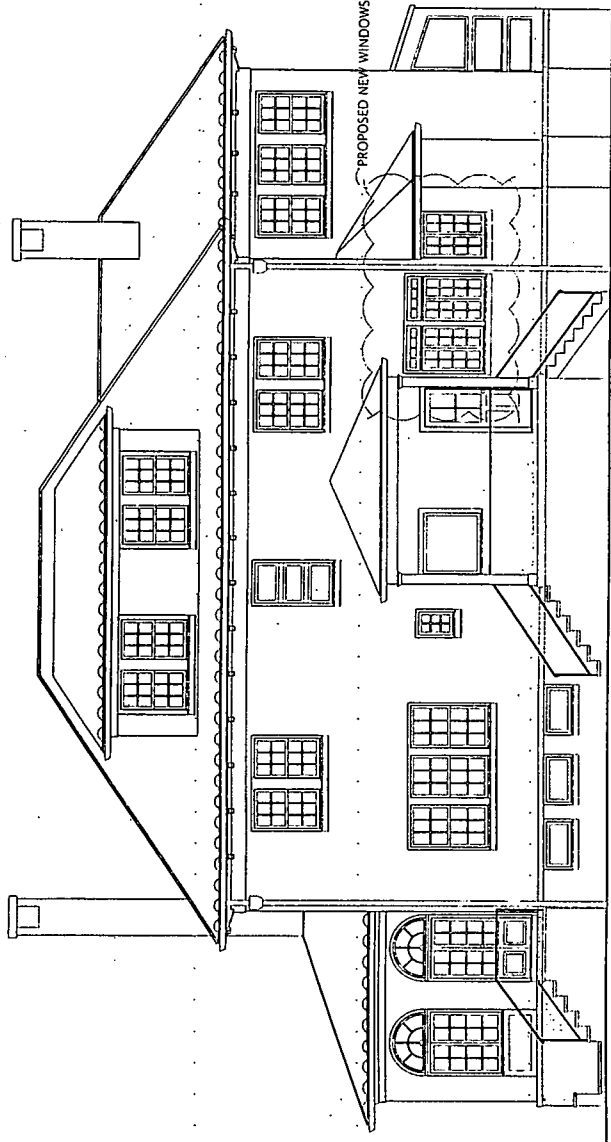
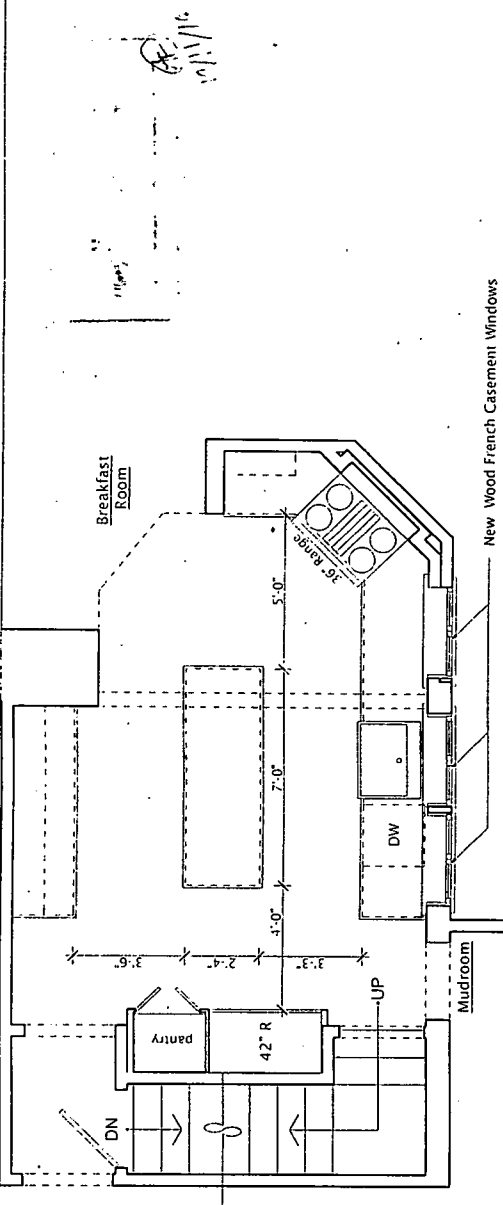
Stone - Miller  
Residence

2 Quincey Street  
Chevy Chase, MD, 20815

J. Stone, James Kennedy Architects, LLC  
20 JUNE 2010

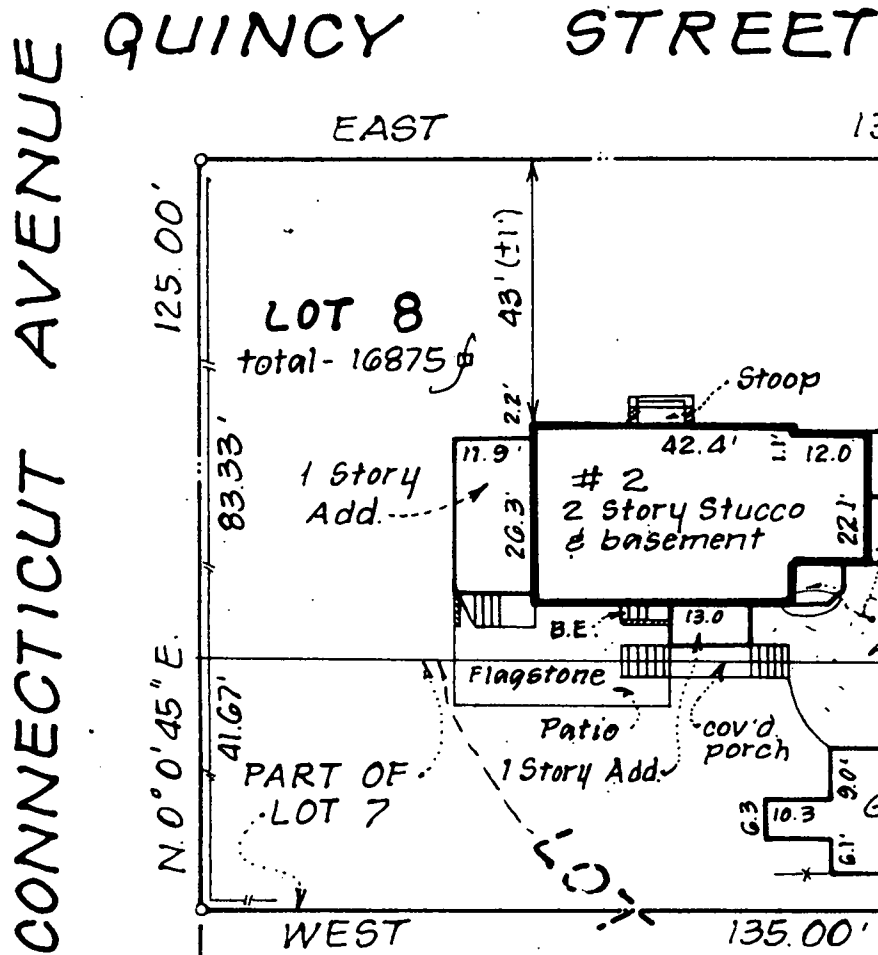
Proposed

A-1





LANDTECH ASSOCIATES, INC.  
 7307 BALTIMORE AVENUE SUITE 214  
 COLLEGE PARK, MARYLAND 20740



**NOTES:**

- The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.



10/11/10

NO TITLE REPORT FURNISHED

LOCATION PLAT OF:  
 2 QUINCY STREET

LOT: North Half of LOT 7 &  
 All of LOT 8

BLOCK: 58  
 furnished

office copy



HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

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1500 ROCKVILLE PIKE SUITE 200F ROCKVILLE MD 20851

DPS - #8

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Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

- 1A. CHECK ALL APPLICABLE:
- |                                    |   |  |  |   |  |  |                               |                               |
|------------------------------------|---|--|--|---|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend             | <input checked="" 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 checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Reuse               | <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/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>renovate kitchen &amp; replace 2 windows with 3 new windows</u> |  |  |                               |                               |

1B. Construction cost estimate: \$ 100,000

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Signature of owner or authorized agent

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Nancy B. Stone  
R. Charles Miller  
2 Quincy Street  
Chevy Chase, MD 20815

September 27, 2010

Josh Silver  
Montgomery County Historic Preservation  
Commission  
c/o Department of Permitting Services  
255 Rockville Pike  
Rockville, MD 20850

Re: HPC Case No. 35/13-100 – 2 Quincy Street, Chevy Chase, MD – Window Replacement

Mr. Silver:

Our case was approved at the hearing on September 7, 2010, with the condition that the HPC staff approve the dimensions of the muntins in the windows that we propose to install.

Enclosed are materials relating to the proposed windows. The larger drawing (marked A) shows what the French casement windows will actually look like on the rear of the house. Two will have transoms above them. We intend to purchase Loewen windows. They will be made of painted wood with 7/8" true divided lite muntins, wood jambs, *UltraVue* screen frames and oil rubbed bronze hardware. The pages from the Loewen catalogue (marked B) show general examples of the types of windows we propose to use. The Loewen diagram (marked C) show the detail of the profile on the munting bars that we will use – the "Carmelo" style (which is circled in red). The page marked D shows an enlargement of the Carmelo style munting bar with the precise dimensions.

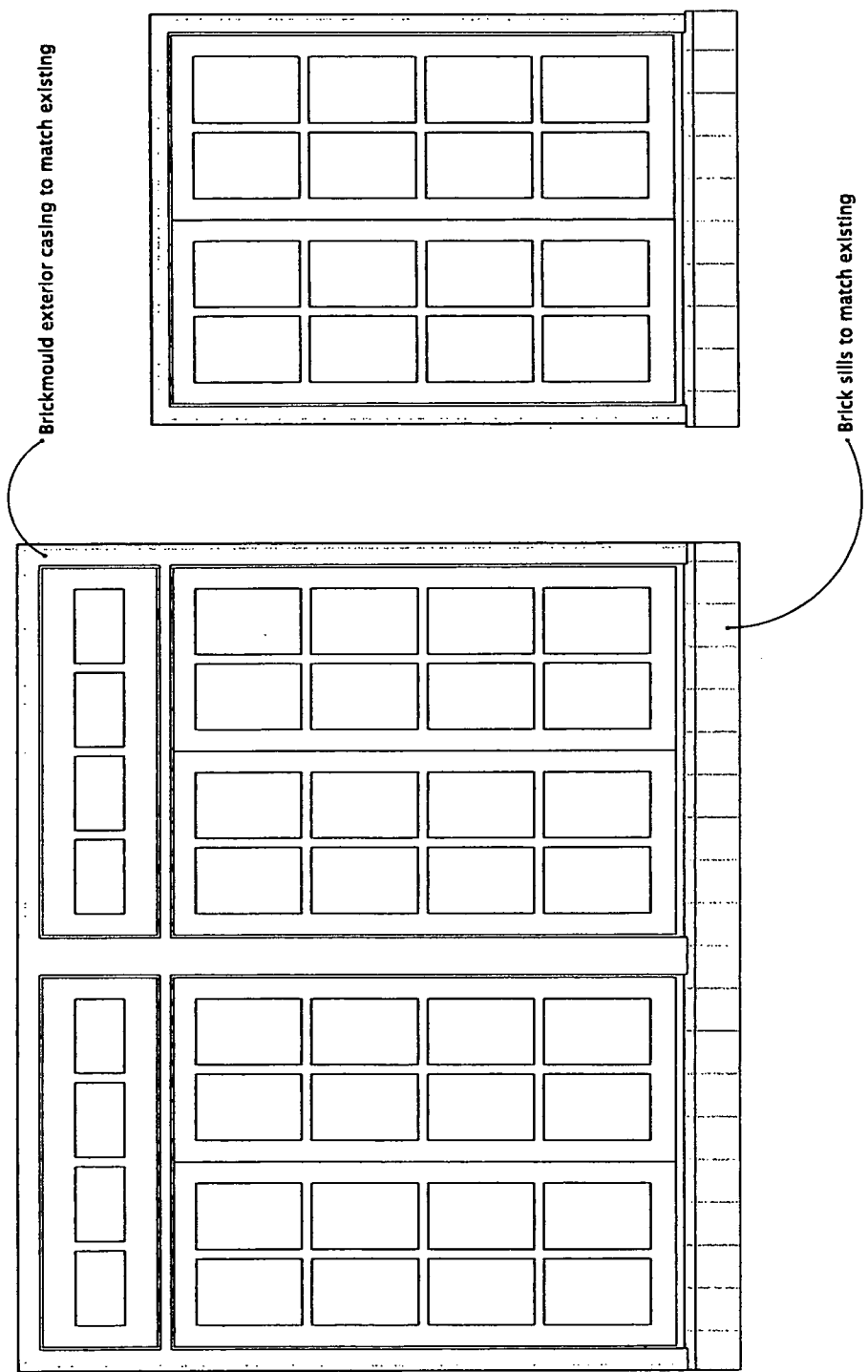
Please telephone me at 202-669-8747 and let me know if these materials provide you with all of the information you need in order to approve our project. If so, I will bring over the drawings to be stamped so that we can proceed with submitting our application to the Montgomery County Department of Permitting Services.

Thank you so much.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy B. Stone".

Nancy B. Stone



TRADITIONAL CASEMENT WINDOW ELEVATIONS

**FRENCH CASEMENT WINDOWS**

Rough Opening	48	55 7/8	59 13/16	63 3/4	71 5/8				
mm	1219	1419	1519	1619	1819				
Unit	in.	55 1/8	59 1/16	63	70 7/8				
O.S.M.	mm	1400	1500	1600	1800				
32 1/4 819	31 1/2 800						25 1/4 642		
36 3/16 919	35 7/16 900							29 3/16 742	30 1/4 768
40 1/8 1019	39 3/8 1000							33 1/8 842	34 3/16 868
48 1219	47 1/4 1200							41 1042	42 1/16 1068
55 7/8 1419	55 1/8 1400							48 7/8 1242	41 15/16 1268
59 13/16 1519	59 1/16 1500							52 13/16 1342	53 7/8 1368
63 3/4 1619	63 1600							56 3/4 1442	57 13/16 1468
71 5/8 1819	70 7/8 1800							64 5/8 1642	65 11/16 1668
		in. 14 7/16	18 3/8	22 5/16	24 5/16	26 1/4	30 3/16	Visible Glass	
		mm 368	468	568	618	668	768	Glass Size	
		in. 15 1/2	19 7/16	23 3/8	25 5/16	27 1/4	31 1/4		
		mm 393	493	593	643	693	793		

Note: • For a unit with a Mission sash, subtract 3/4" (20 mm) from the vertical glass measurement.  
 • SDU/Grille patterns are dependent on SDU/Grille type. All patterns shown in this catalog are for illustration purposes only - please verify SDU/Grille patterns before confirming your order.  
 • Available with Push Out hardware.  
 • Available with Mission sash.  
 • For egress information, contact your Authorized Loewen Dealer.



Casement Windows



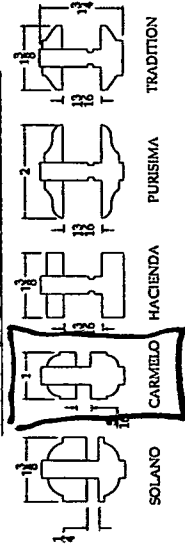
B



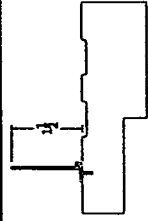


C

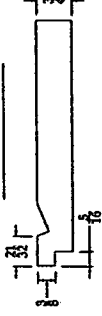
PROFILES ON MUNTING BARS



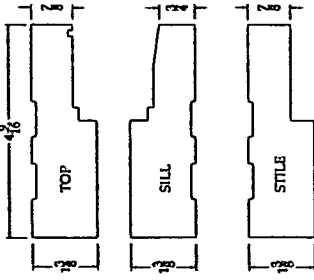
STANDARD VINYL NAILING FIN



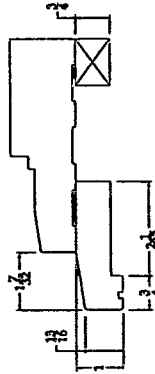
STANDARD WINDOW EXTENDER



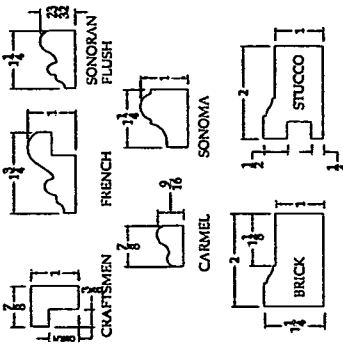
STANDARD WINDOW JAMB



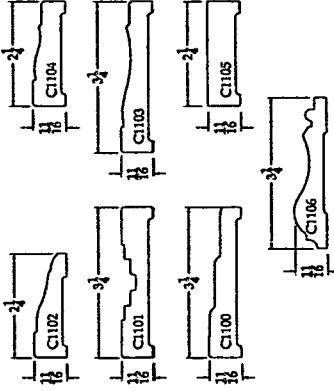
STANDARD SUB SILL



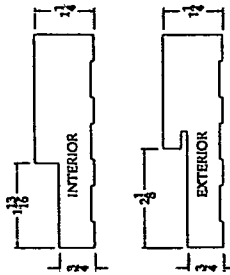
STANDARD MOLDINGS



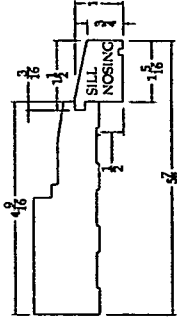
STANDARD CASINGS



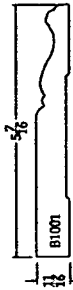
STANDARD RABBETED DOOR JAMBS



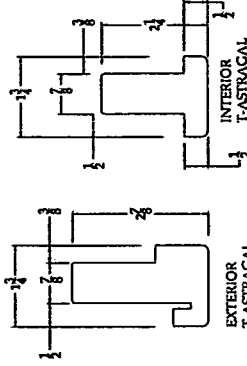
STANDARD SILL NOSING



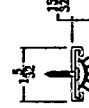
STANDARD BASE



STANDARD T-ASTRAGAL



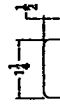
STANDARD SWEEP  
USED ON ALL WOOD THRESHOLDERS ONLY



STANDARD METAL NAILING FIN

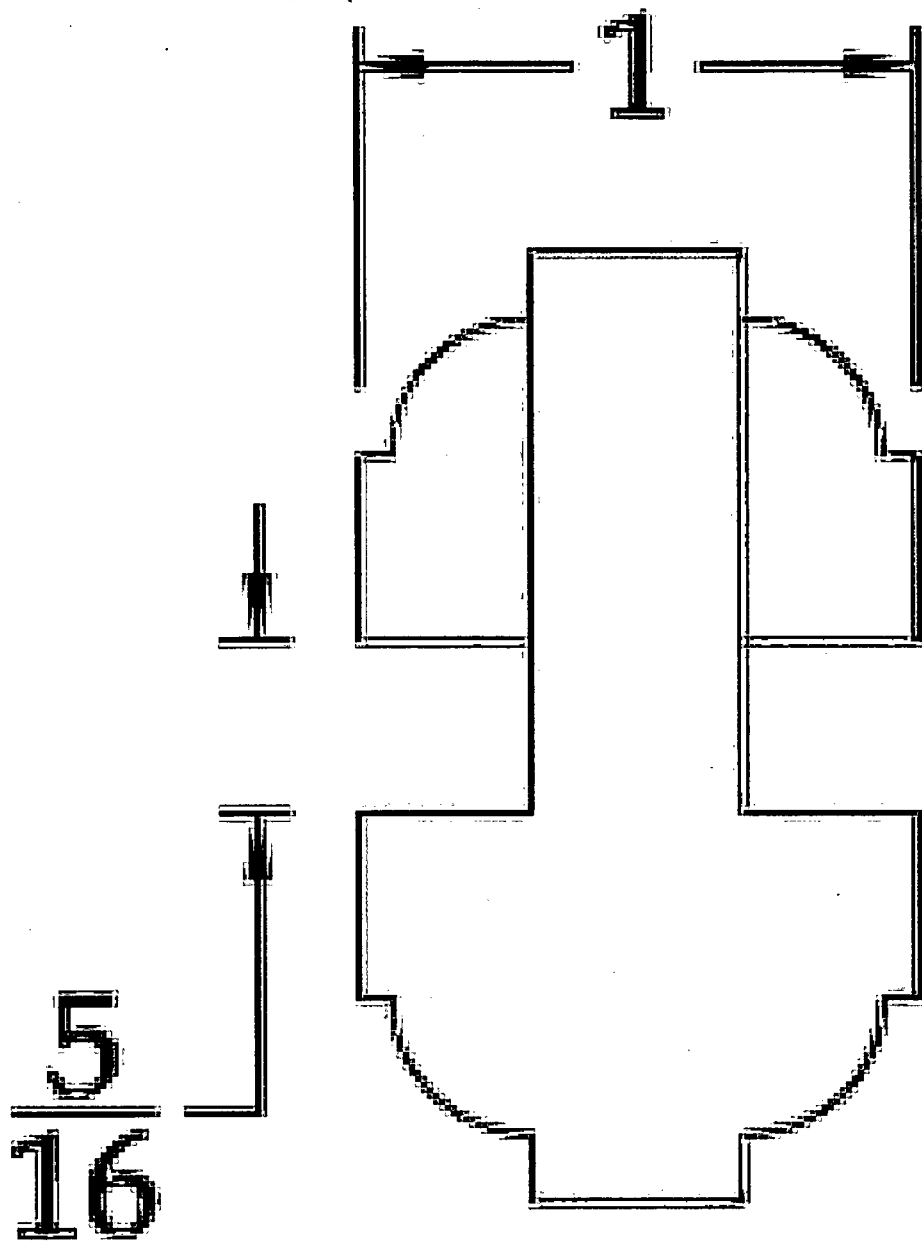


STANDARD MULL COVER



STANDARD KERF FOR BULLNOSE





CARMELO

A

## **MATERIALS SPECIFICATIONS**

New French casement windows will be made of wood and glass.

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

<p><b>Owner's mailing address</b>                  2 Quincy St.                  Chevy Chase, MD                  20815                  (Re Miller &amp; NB Stone)</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Saul, B. Francis 2nd &amp; P.E.                  1 Quincy St.                  Chevy Chase, MD                  20815</p>	<p>Marital Trust/Otto J. Ruesch                  et al.                  c/o Jeanette Weaver Ruesch                  1 Primrose St.                  Chevy Chase, MD 20815</p>
<p>4 Quincy St. LLC                  4 Quincy St.                  Chevy Chase, MD                  20815</p>	<p>Builder is:                  Sandy Spring Classic Homes                  4302 East West Hwy.                  Bethesda MD 20814</p>

# CHEVY CHASE VILLAGE

ESTABLISHED 1890

## Municipality Letter for Proposed Construction Project

**Subject Property:** 2 Quincy St, Chevy Chase, MD 20815  
**Property Owner:** R. Charles Miller and Nancy B. Stone  
**Project Manager/Contractor:** Anne Decker Architects  
**Proposed Work:** Kitchen renovation and replacement of kitchen windows

July 7, 2010

Carla Reid, Director  
Department of Permitting Services of Montgomery County  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850

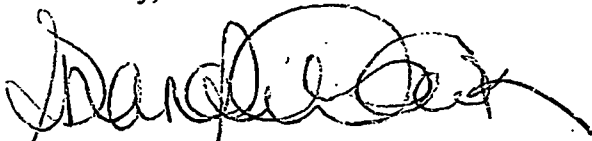
Dear Ms. Reid,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at [ccvpermitting@montgomerycountymd.gov](mailto:ccvpermitting@montgomerycountymd.gov).

Sincerely,



Shana R. Davis-Cook  
Chevy Chase Village Manager

### CHEVY CHASE VILLAGE

906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
Phone (301) 654-7300  
Fax (301) 907-9721  
Email [ccv@montgomerycountymd.gov](mailto:ccv@montgomerycountymd.gov)  
Website [www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)

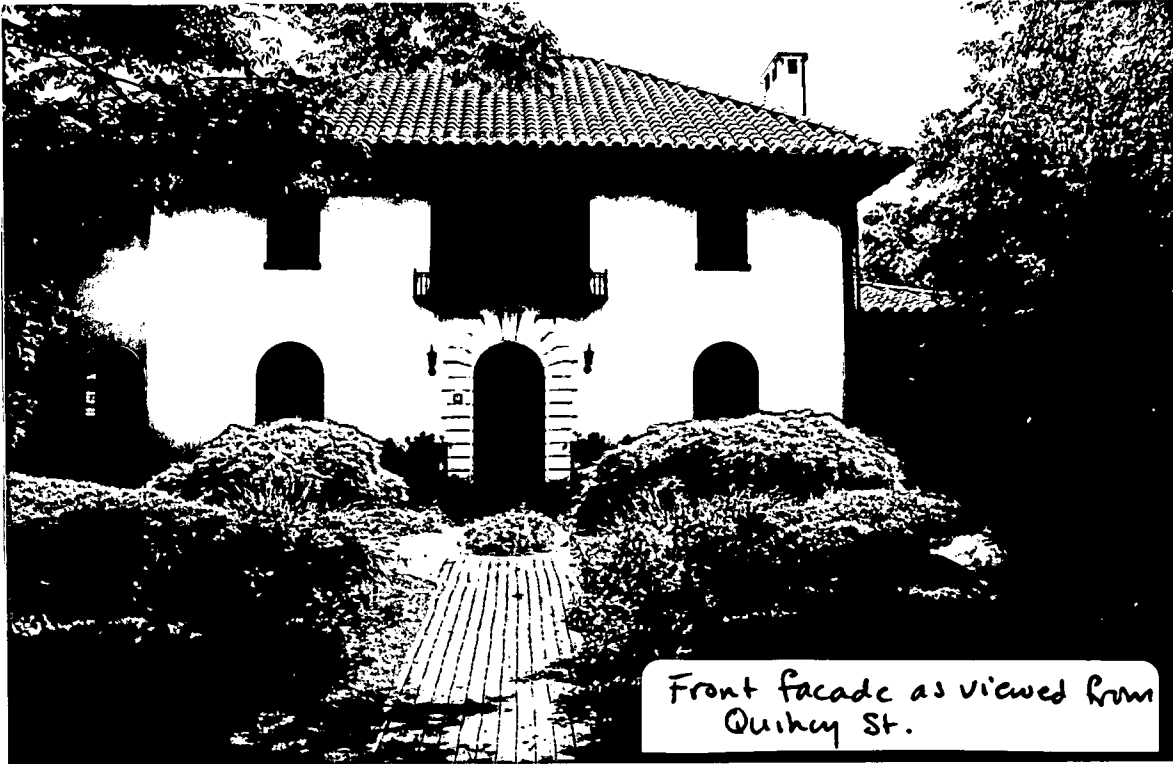
SHANA R. DAVIS-COOK  
*Village Manager*  
DAVID R. PODOLSKY  
*Legal Counsel*

### BOARD OF MANAGERS

DOUGLAS KAMEROW  
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*Treasurer*  
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*Assistant Treasurer*  
LAWRENCE C. HEILMAN  
*Board Member*

Existing Property Condition Photographs (duplicate as needed)

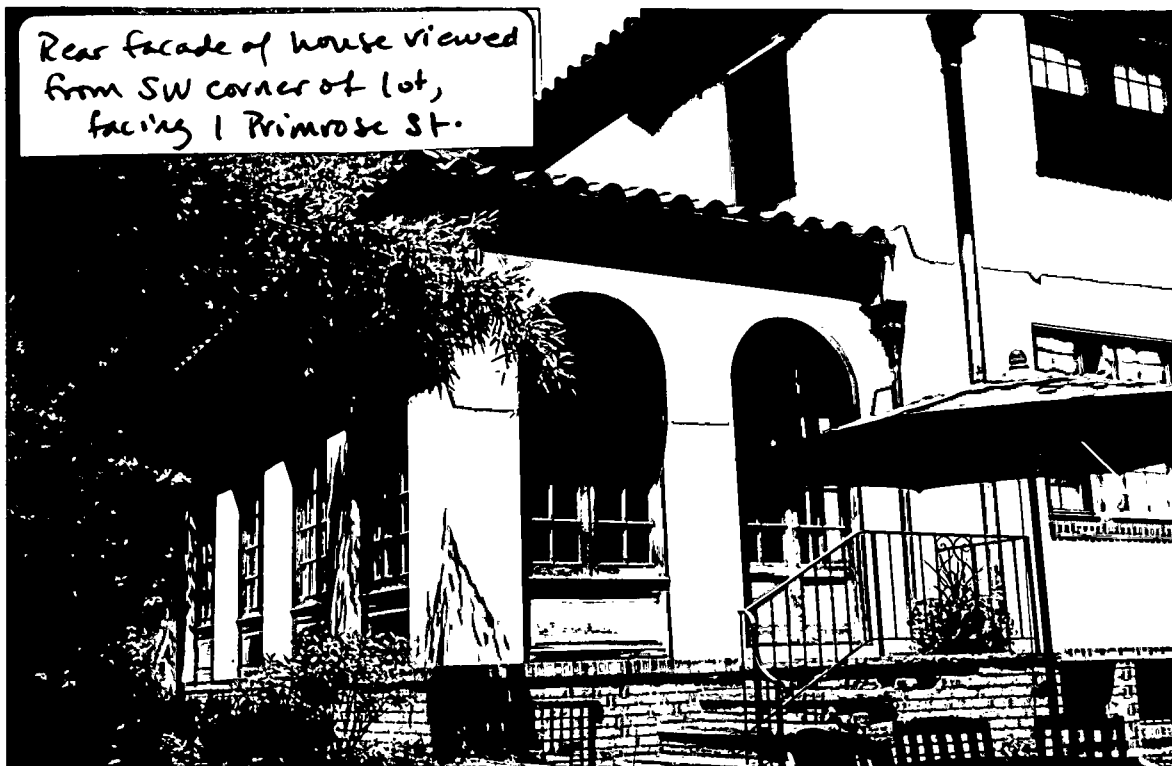


Front facade as viewed from Quincey St.



Rear facade of house (middle section), facing Primrose St.

Existing Property Condition Photographs (duplicate as needed)



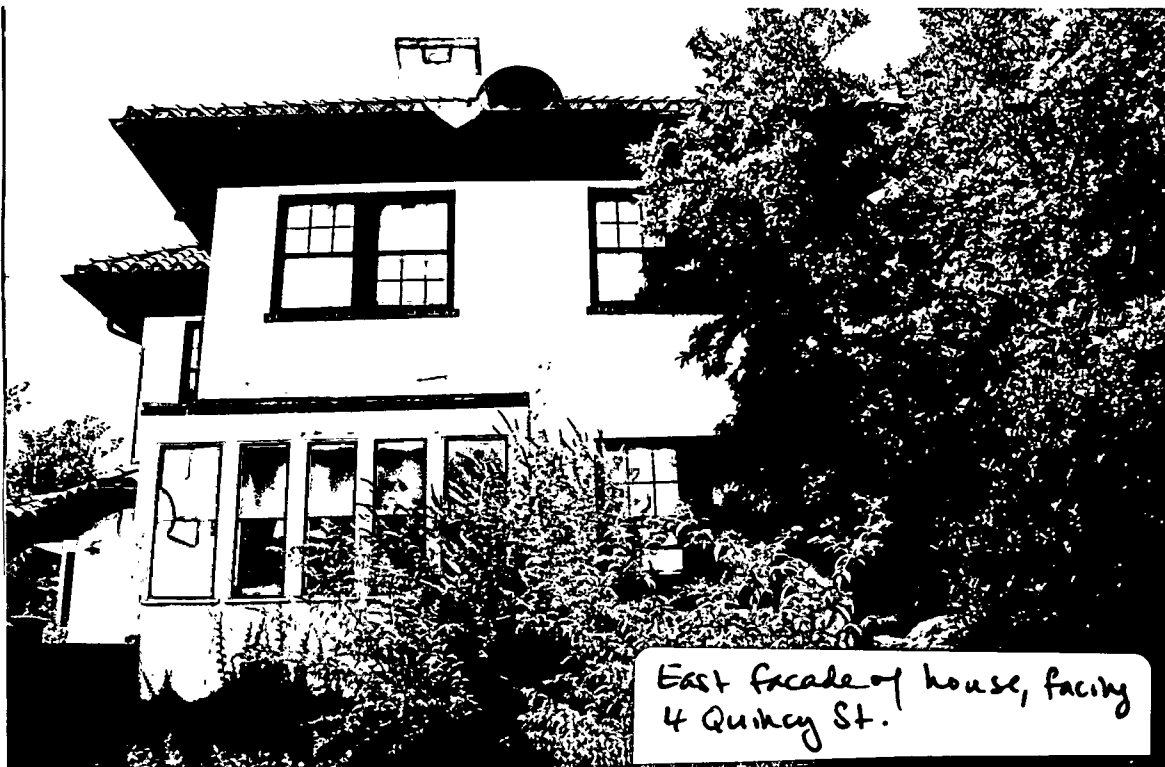
Detail:



Applicant: Nancy Stone

Page: 2

Existing Property Condition Photographs (duplicate as needed)



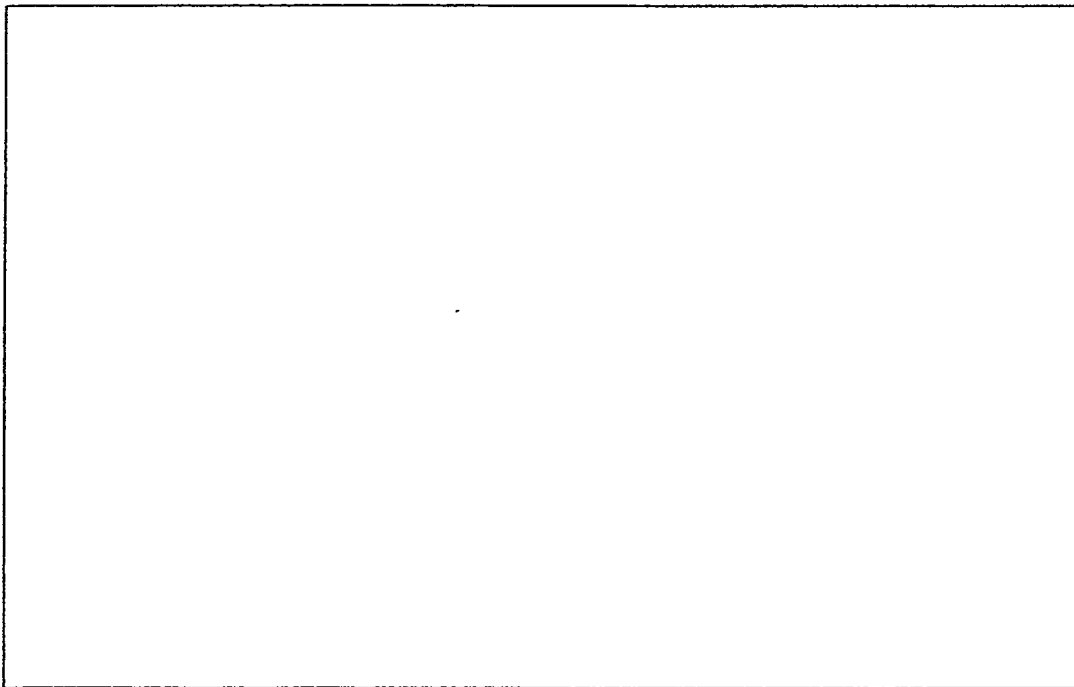
East facade of house, facing  
4 Quincy St.



West facade of house, facing  
Connecticut Ave.



Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_

Applicant: Nancy Stone

Page: 4

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

<b>Address:</b>	2 Quincy Street, Chevy Chase	<b>Meeting Date:</b>	9/7/10
<b>Resource:</b>	<b>Outstanding Resource</b> Chevy Chase Village Historic District	<b>Report Date:</b>	9/1/10
<b>Applicant:</b>	Richard Miller and Nancy Stone	<b>Public Notice:</b>	8/25/10
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-100	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Window replacement		

**STAFF RECOMMENDATION**

Staff recommends that the IIPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Chevy Chase Village Historic District  
**STYLE:** Mediterranean Revival/Eclectic  
**DATE:** 1916-27

**PROPOSAL**

The applicants are proposing to remove two non-historic windows from the rear elevation of a non-historic addition and install three true divided light wooden casement windows in new openings on the same elevation.

**APPLICABLE GUIDELINES**

When reviewing alterations 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, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined as follows:

***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* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

**Windows-** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny.

***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.)

***Secretary of the Interior's Standards for Rehabilitation:***

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

Staff supports the proposed window replacement project. The proposed project replaces non-historic windows with new windows that are appropriate for the resource type and style on the rear elevation of a non-historic addition. The proposed work is consistent with the Chapter 24A-8(a) (b), *Standards and Guidelines* outlined above.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the JIAWP 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 – if applicable – 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 [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Nancy Stone  
Daytime Phone No.: 202-669-8747

Tax Account No.: 00458078

Name of Property Owner: Richard C. Miller/N. Stone Daytime Phone No.: 202-778-9372

Address: 2 Quincy St. Chevy Chase MD 20815  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

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

LOCATION OF BUILDING/PREMISE

House Number: 2 Street: Quincy Street

Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue

Lot: 8 Block: 58 Subdivision: 9

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: renovate kitchen & replace 2 windows with 3 new windows

1B. Construction cost estimate: \$ 100,000

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 \_\_\_\_\_ 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.

Nancy B. P.  
Signature of Owner or authorized agent

8-5-10  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 546208 Date Filed: 8/12/2010 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:

The house is a Spanish style stucco house with a red tile roof located in Chevy Chase village. It was built in 1931. The kitchen and kitchen windows were part of a later addition and are not in keeping with the character of the remainder of the house. The house borders on Connecticut Avenue but faces Quincy. The kitchen and windows are on the rear of the house and not visible from the street.

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

We want to renovate the interior of the kitchen to update it and bring it in line with the style of the house. We want to replace two mismatched windows with 3 windows that are stylistically consistent with the house. There will be no impact on the environmental setting or the part of the house visible from Quincy St.

**2. SITE PLAN**

- a. 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 as 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, (301/279-1355).

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.

3

**MATERIALS SPECIFICATIONS**

New French casement windows will be made of wood and glass. TRUE DIVIDED LIGHTS

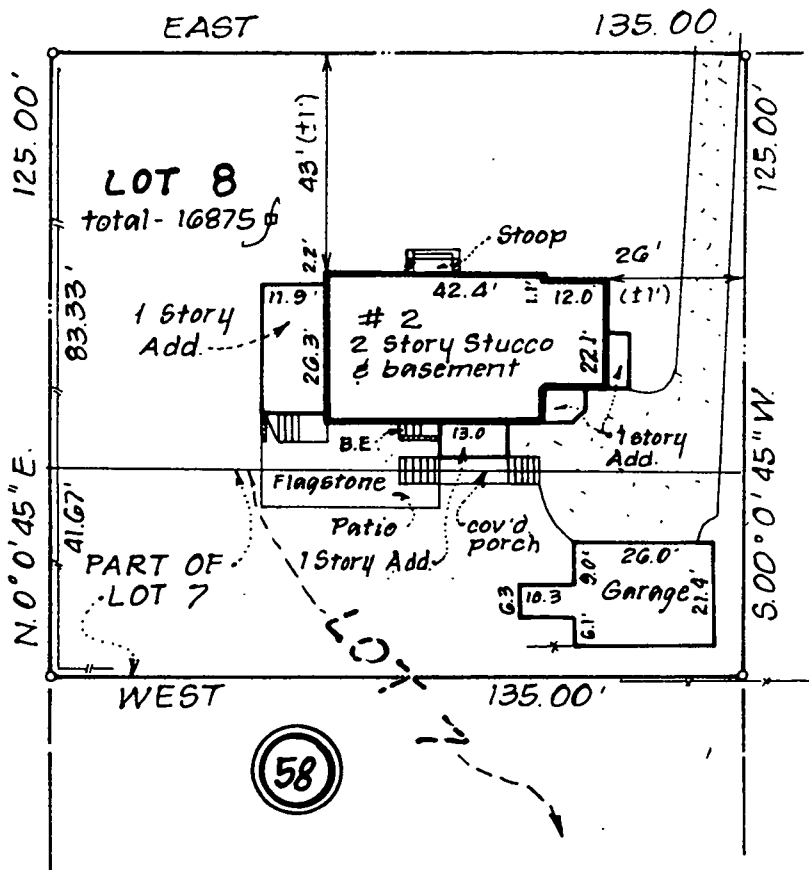
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b>                  2 Quincy St.                  Chevy Chase, MD                  20815                  (RC Miller &amp; NB Stone)</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Saul, B. Francis 2nd &amp; P.E.                  1 Quincy St.                  Chevy Chase, MD                  20815</p>	<p>Maritz Trust/Otto J. Ruesch                  et al.                  c/o Jeanette Weaver Ruesch                  1 Primrose St.                  Chevy Chase, MD 20815</p>
<p>4 Quincy St. LLC                  4 Quincy St.                  Chevy Chase, MD                  20815</p>	<p>Builder is:                  Sandy Spring Classic Homes                  4302 East West Hwy.                  Bethesda MD 20814</p>



CONNECTICUT AVENUE

QUINCY STREET



**NOTES:**

1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.



NO TITLE REPORT FURNISHED

LOCATION PLAT OF:  
 #2 QUINCY STREET  
 MONTGOMERY COUNTY, MD.  
 SUBDIVISION Section No 2  
**CHEVY CHASE**

LOT: North half of Lot 7 & All of Lot 8  
 PLAT BOOK: per descr.  
 DATE: 8-7-95  
 CASE NO: 951339

BLOCK: 58  
 PLAT NO: furnished  
 SCALE: 1" = 30'  
 FILE NO: GP95012

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property, has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

*Graden A. Rogers*  
 GRADEN A. ROGERS - PROP. & S. MD. LIC. NO. 119

(8)

UNIVERSITY  
1-11-11

5000A Town Line  
Beltsville, Maryland 20814  
P 301.270.0800 F 301.270.0125  
www.universitiesearch.com

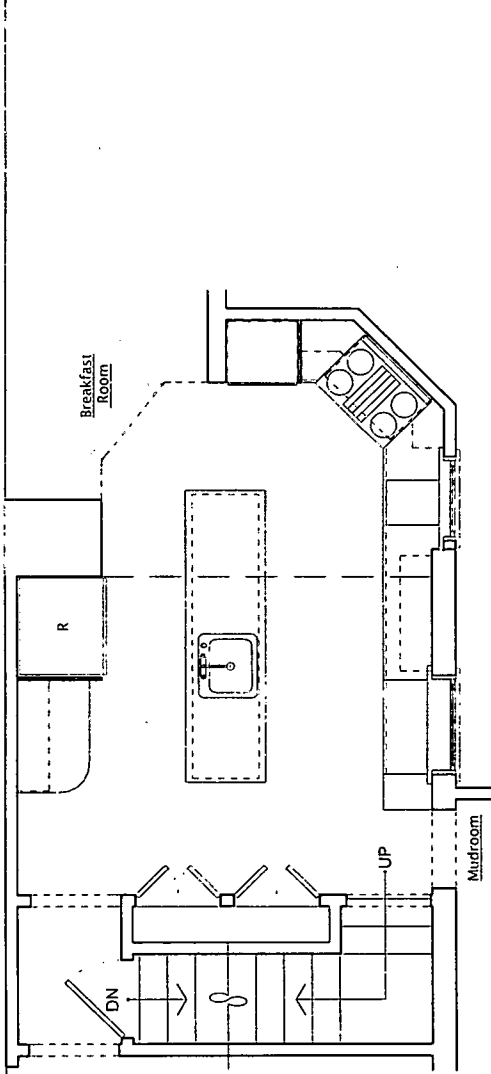
Stone - Miller  
Residence

2-Princy Street  
Cherry Hill, NJ 08034

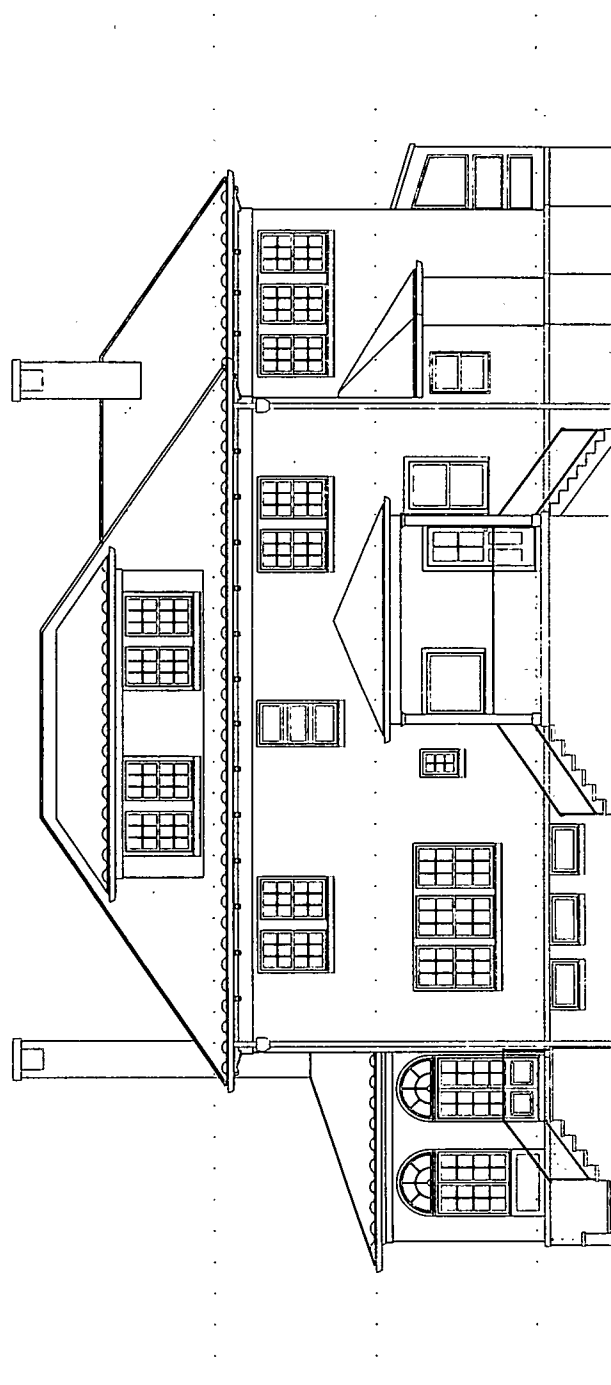
4-300A, 300B, 300C, 300D, 300E, 300F, 300G, 300H, 300I, 300J, 300K, 300L, 300M, 300N, 300O, 300P, 300Q, 300R, 300S, 300T, 300U, 300V, 300W, 300X, 300Y, 300Z

Existing

EX-1

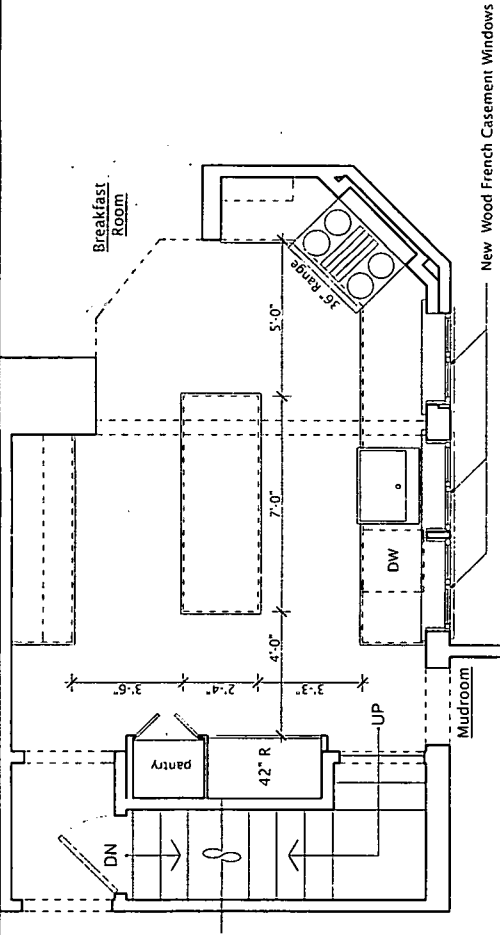


**1** Existing Kitchen Plan  
1/4" = 1'-0"



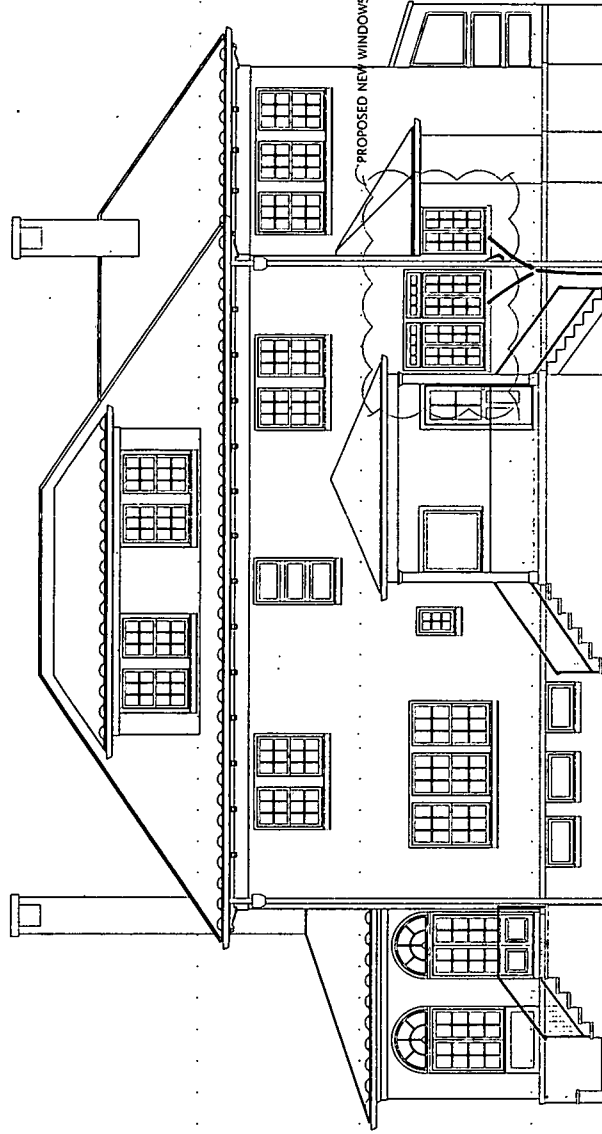
**2** Existing Rear Elevation  
1/8" = 1'-0"

9



1 Proposed Kitchen Plan

1/4" = 1'-0"



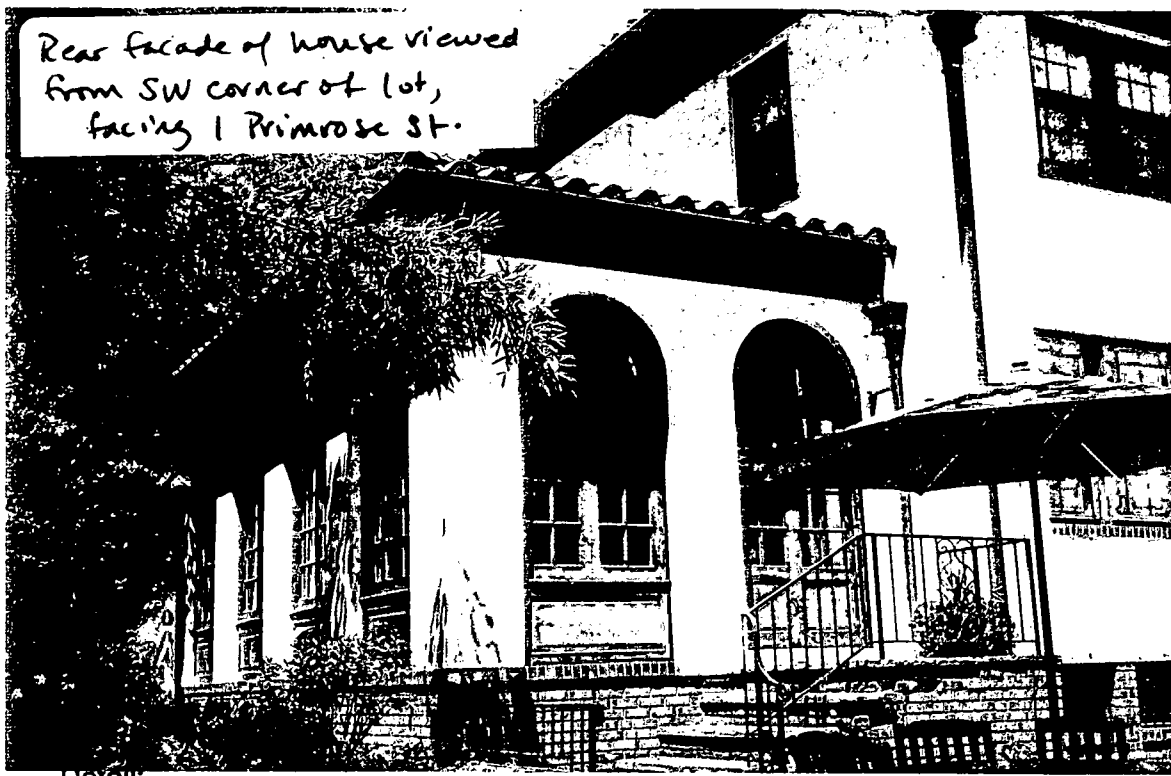
2 Proposed Rear Elevation

1/8" = 1'-0"

TRUE DIVIDED LIGHT WOODEN CASEMENT WINDOWS



Existing Property Condition Photographs (duplicate as needed)



Detail:



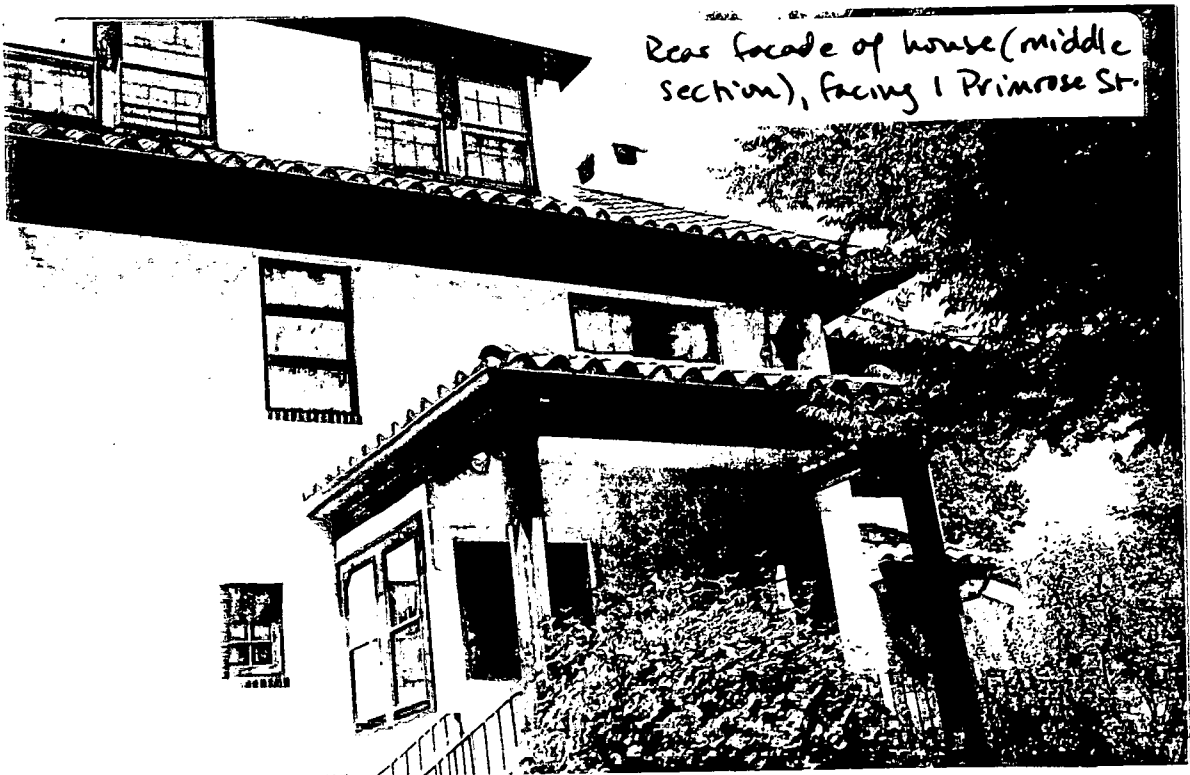
Applicant: Nancy Stone



Existing Property Condition Photographs (duplicate as needed)



Front facade as viewed from Quincey St.



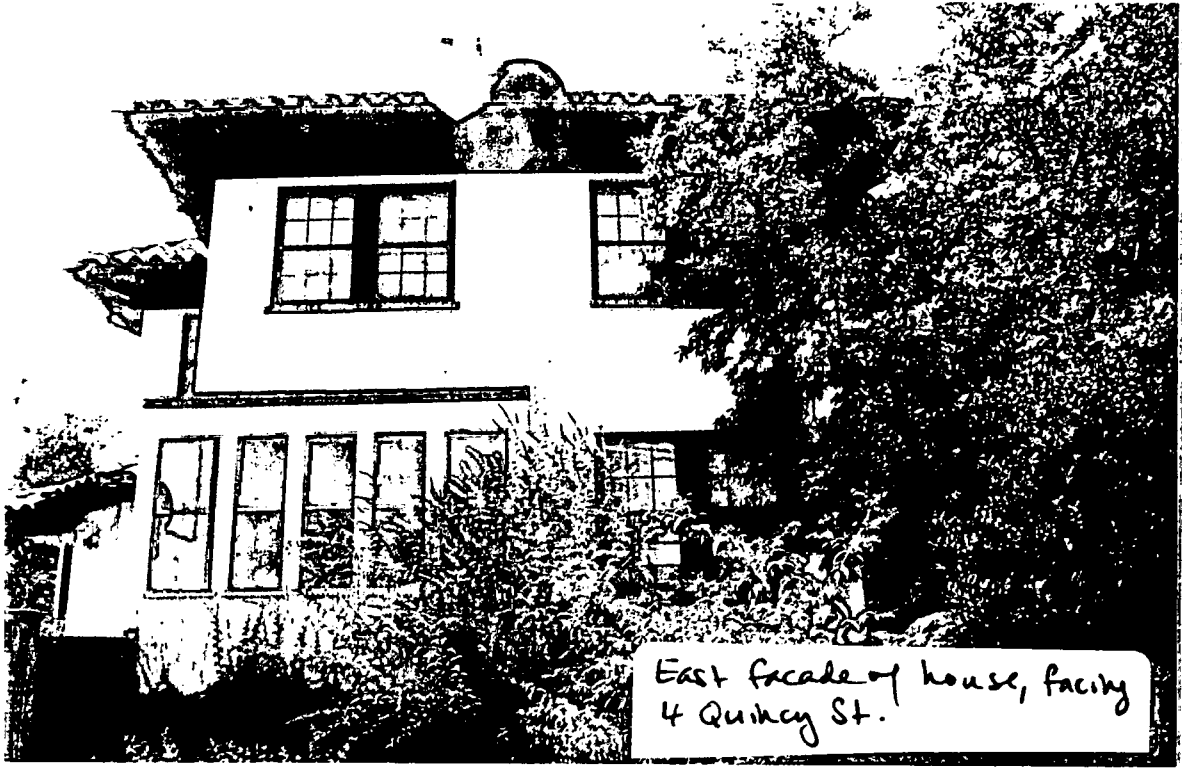
Rear facade of house (middle section), facing Primrose St.

Applicant: Nancy Stone

Page: 1

12

Existing Property Condition Photographs (duplicate as needed)

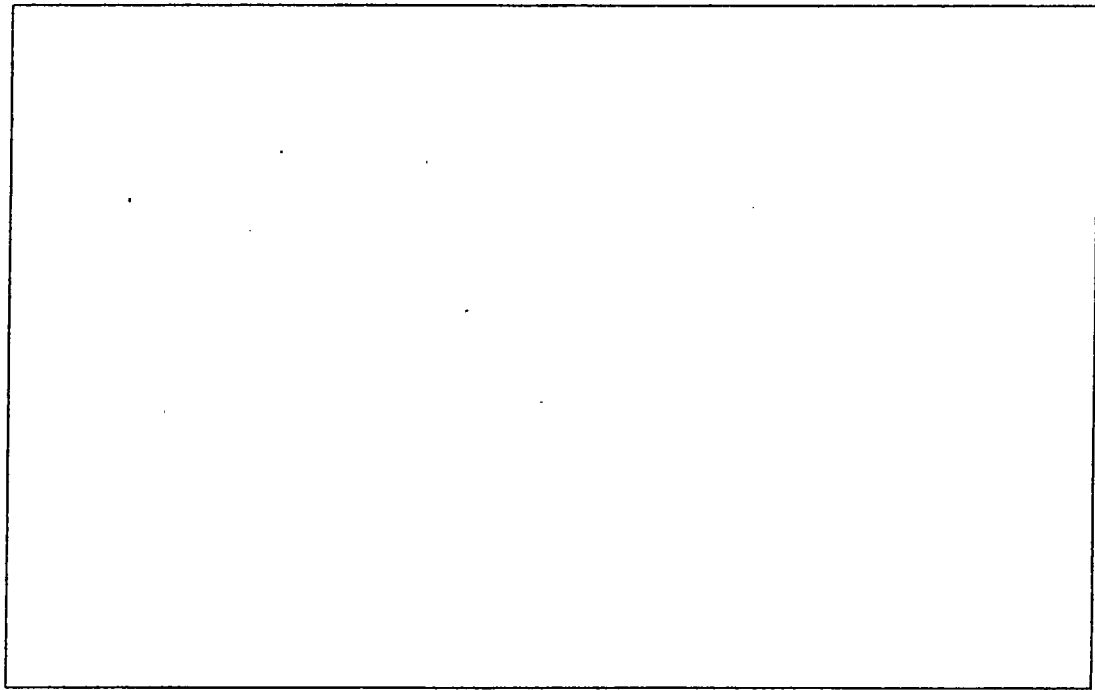
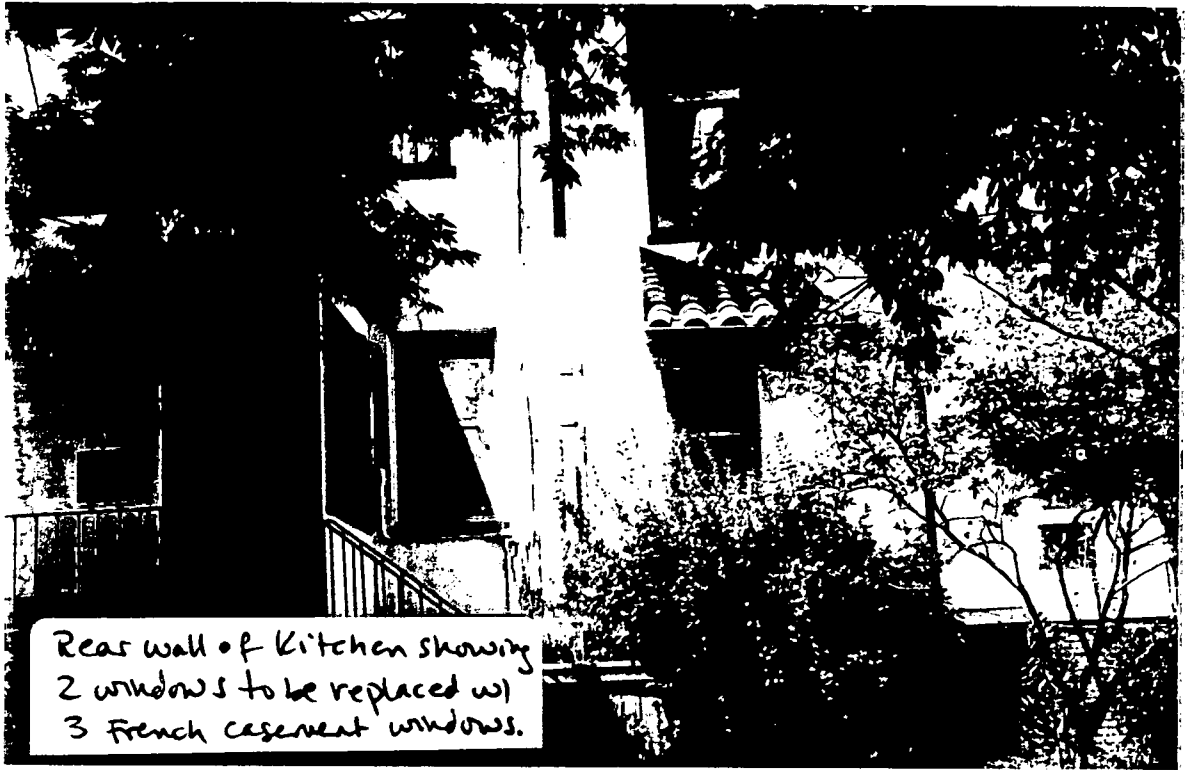


Applicant: Nancy Stone

Page: 3

13

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_

Applicant: Nancy Stone

Page: 4

(14)

# CHEVY CHASE VILLAGE

ESTABLISHED 1890

## Municipality Letter for Proposed Construction Project

**Subject Property:** 2 Quincy St, Chevy Chase, MD 20815  
**Property Owner:** R. Charles Miller and Nancy B. Stone  
**Project Manager/Contractor:** Anne Decker Architects  
**Proposed Work:** Kitchen renovation and replacement of kitchen windows

July 7, 2010

Carla Reid, Director  
Department of Permitting Services of Montgomery County  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850

Dear Ms. Reid,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at [ccvpermitting@montgomerycountymd.gov](mailto:ccvpermitting@montgomerycountymd.gov).

Sincerely,



Shana R. Davis-Cook  
Chevy Chase Village Manager

### CHEVY CHASE VILLAGE

906 Connecticut Avenue  
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

[ccv@montgomerycountymd.gov](mailto:ccv@montgomerycountymd.gov)  
[www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)

SHANA R. DAVIS-COOK  
*Village Manager*

DAVID R. PODOLSKY  
*Legal Counsel*

### BOARD OF MANAGERS

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*Treasurer*

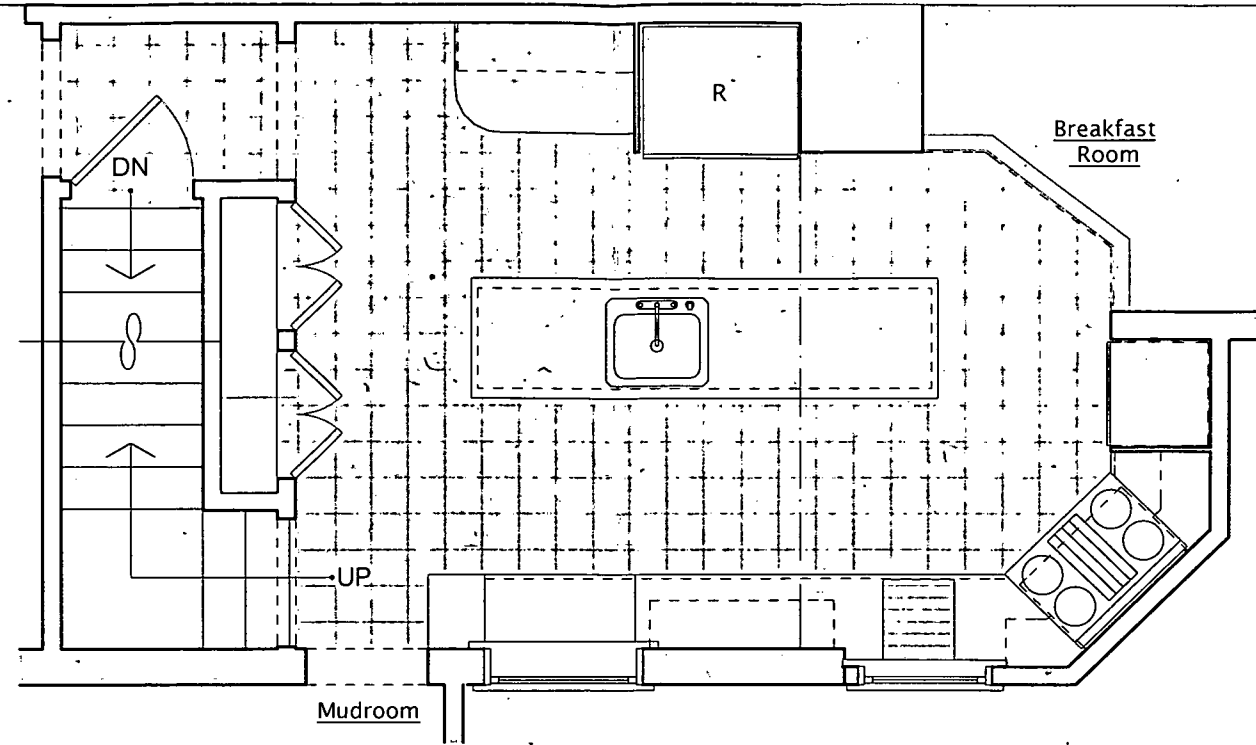
ALLISON W. SHUREN  
*Assistant Treasurer*

LAWRENCE C. HEILMAN  
*Board Member*



OS

2



**1** Existing Kitchen Plan  
 1/4" = 1'-0"



**2** Existing Rear Elevation  
 1/8" = 1'-0"

ANNE DECKER  
 ARCHITECTS

5019 Wilson Lane  
 Bethesda, Maryland 20814  
 (P) 301.652.0106 (F) 301.652.0125  
 www.annedeckerarchitects.com

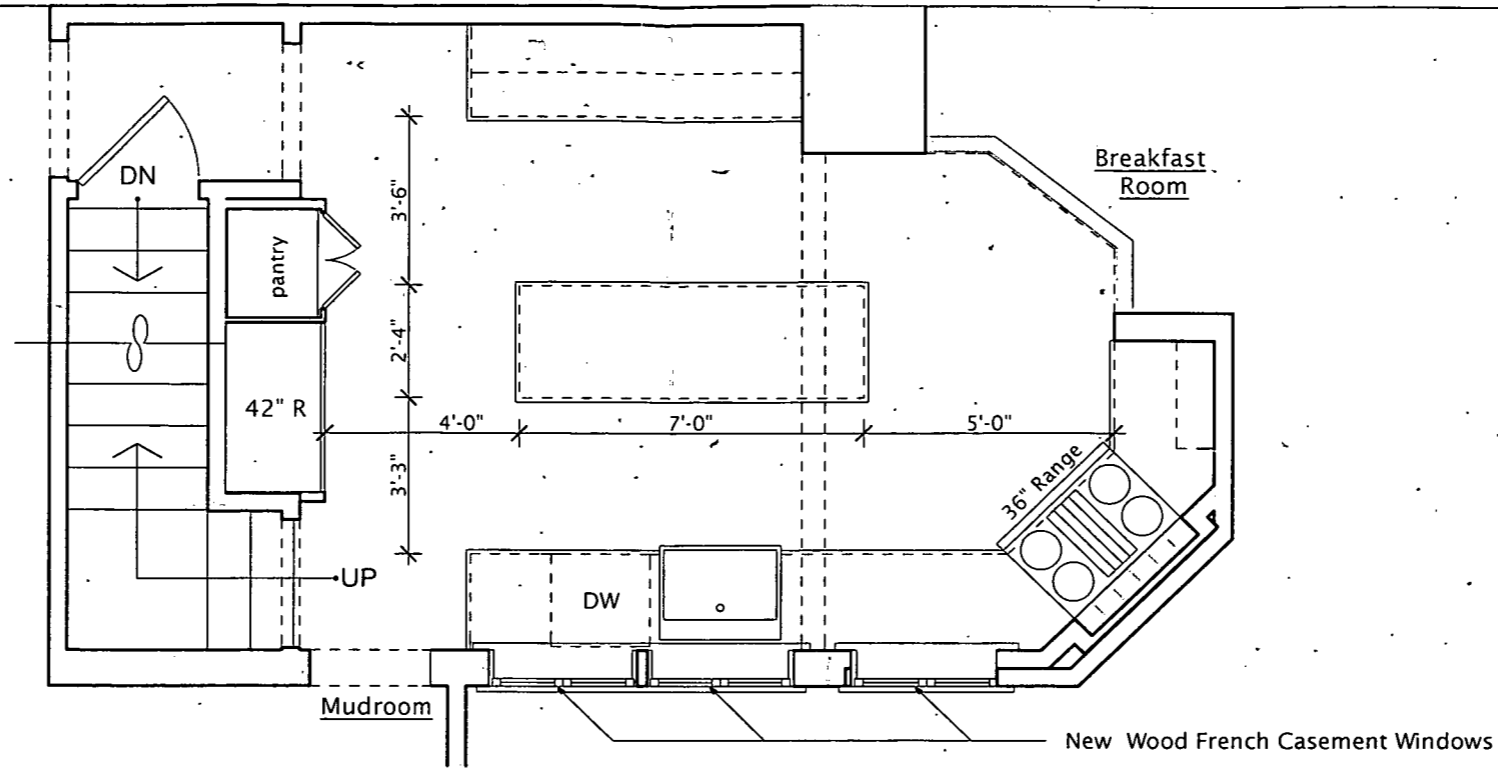
Stone - Miller  
 Residence

2 Quincy Street  
 Chevy Chase, MD 20815

© 2010 Anne Decker Architects, LLC  
 28 JUNE 2010

Existing

EX-1



**1** Proposed Kitchen Plan  
1/4" = 1'-0"



**2** Proposed Rear Elevation  
1/8" = 1'-0"

Stone - Miller Residence

2 Quincy Street  
Chevy Chase, MD 20815

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28 JUNE 2010

Proposed

A-1