

3 Quincy Street, Chevy Chase

[HPC CASE # 35/13-10A]

Cherry Chase Village H.D.

(410) 489-7305



O'Neill & Associates, Inc.
CUSTOM BUILDERS

KEVIN F. O'NEILL
President

858 HOODS MILL ROAD
COOKSVILLE, MARYLAND 21723



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: January 7, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #526971, new garage construction

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 January 6, 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: Thomas Jarrett

Address: 3 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 to schedule a follow-up site visit.



A/P # 526971



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: KEVIN O'NEILL

Daytime Phone No.: 410 984 8282

Tax Account No.: _____

Name of Property Owner: JARRETT Daytime Phone No.: _____

Address: 3 QUINCY ST CHERRY CRASS 20815
Street Number City State Zip Code

Contractor: O'NEILL ASSOC INC. Phone No.: 410 4897305

Contractor Registration No.: MHICR 9588

Agent for Owner: KEVIN O'NEILL Daytime Phone No.: 410 984 8282

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: QUINCY ST

Town/City: CHERRY CRASS Nearest Cross Street: CONNECTICUT AVE

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|---|--|--|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input checked="" 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/Wall (complete Section 4) | | <input type="checkbox"/> Other: <u>DETACHED GARAGE</u> | | | |

1B. Construction cost estimate: \$ 40 000

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

Application/Permit No.: 526971 Date Filed: 12-03-2009 Date Issued:

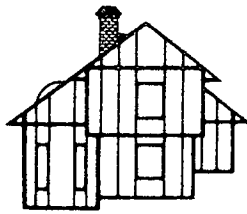
Disapproved: _____ Signature: _____ Date: 1/12/2010

Approved: _____ For Chairperson, Historic Preservation Commission

Signature of owner or authorized agent _____ Date _____

12.3.09

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the conservation 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.



O'Neill & Associates, Inc.

BUILDERS
858 HOODS MILL ROAD COOKSVILLE, MARYLAND 21723
(410) 489-7305

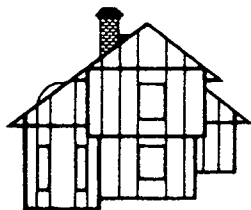
DETACHED GARAGE FOR 3 QUINCY ST CHEVY CHASE MD.

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE
INTERNATIONAL RESIDENTIAL CODE (IRC), 2006 EDITION
AS AMENDED BY MONTGOMERY COUNTY EXECUTIVE REGULATION
NO. 28-07

PAGE 1	FRONT AND SIDE ELEVATIONS
2	PLAN VIEW
3	REAR ELEVATION AND SIDE VIEW SECTION
4	ROOF TRUSS WORKSHEET
5	FRONT VIEW SECTION AT WINDOW
6	FRONT SHEAR PANEL ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission

J. M. [Signature] 1/12/10



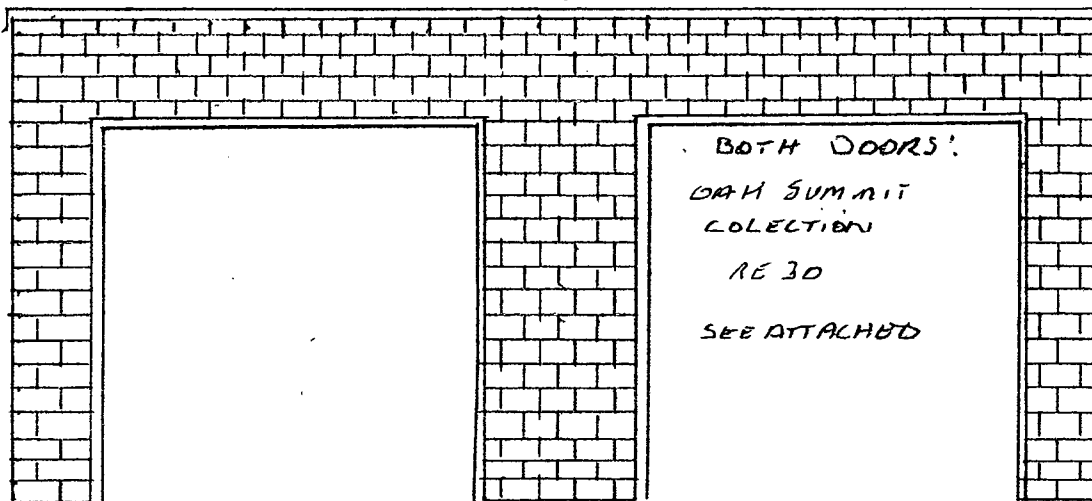
O'Neill & Associates, Inc.

BUILDERS
858 HOODS MILL ROAD COOKSVILLE, MARYLAND 21723
(410) 489-7305

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 1/12/10

PROPOSED GARAGE FOR:
3 QUINCY STREET
CHEVY CHASE, MARYLAND

METAL CAP PAINTED ↴

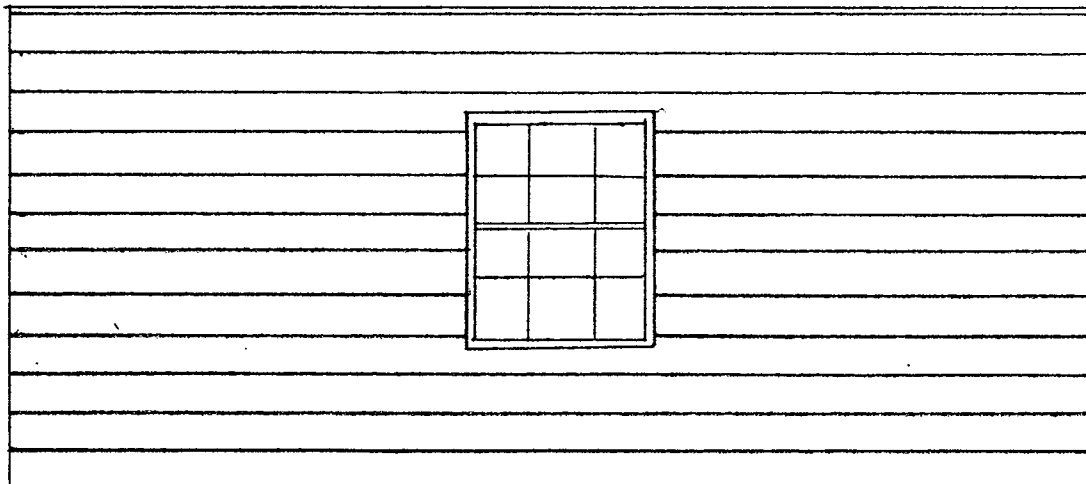


BRICK VENEER
FRONT PAINTED
TO MATCH HOUSE

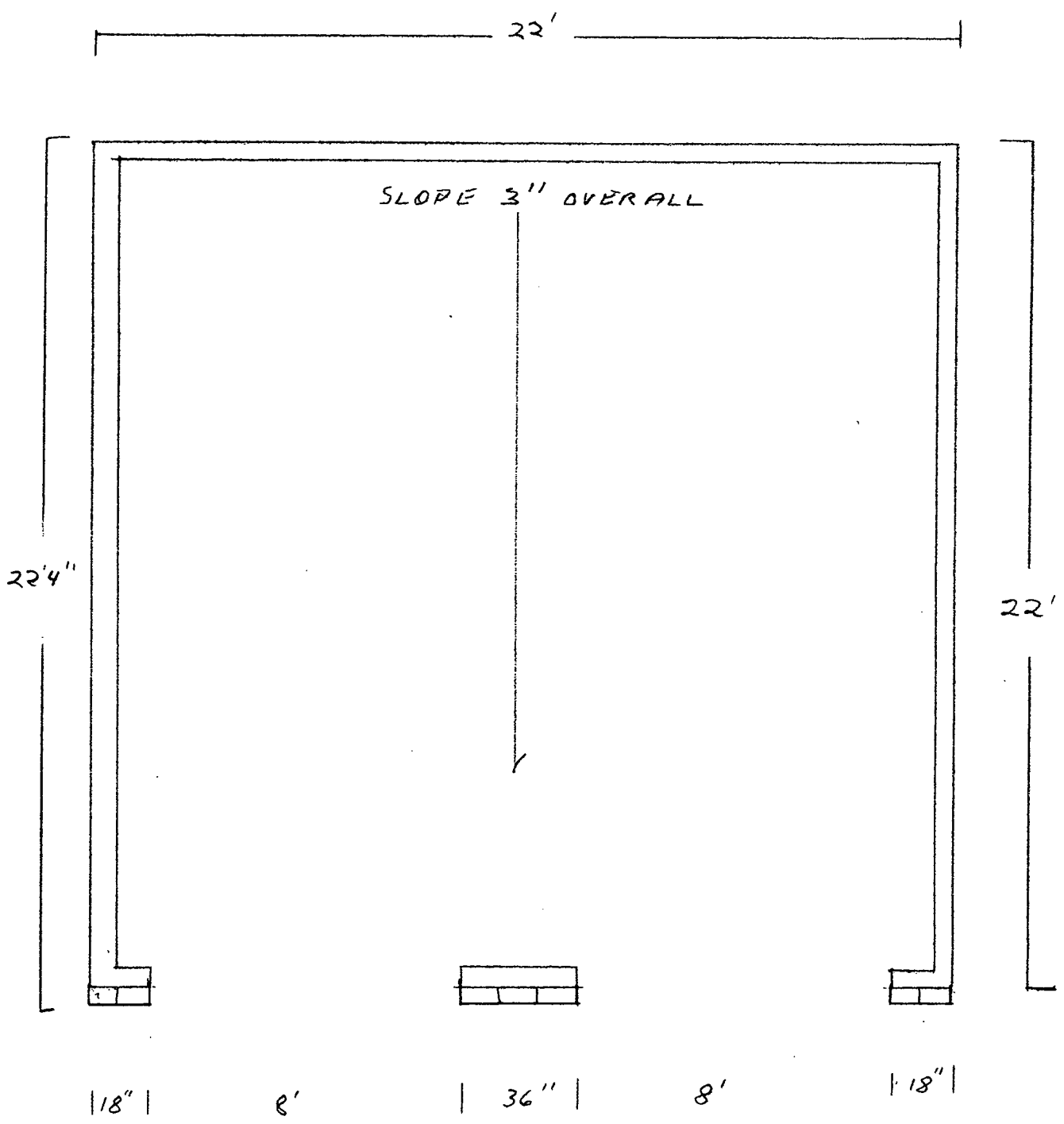
BOTH DOORS:
OAK SUMMIT
COLLECTION
RE 30
SEE ATTACHED

FRONT ELEVATION
VIEWED FROM QUINCY ST

METAL CAP PAINTED



HARDIPLANK
9" EXPOSURE
SMOOTH

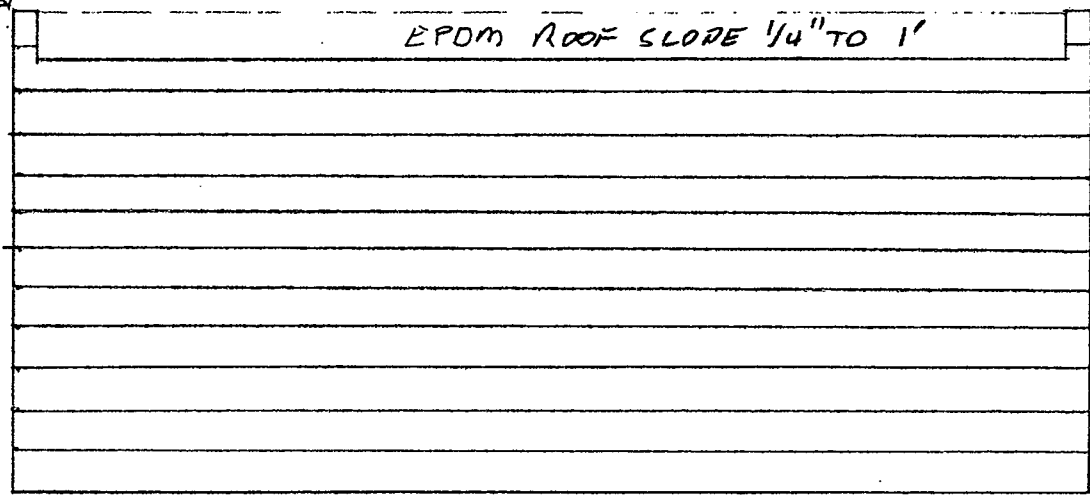


APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 11/2/10

3 QUINCY ST

PARAPET WALL TO ALLOW ROOF LEADS WITHIN TO REAR DRAINAGE

METAL CAP PAINTED



HARDIPLANK
9" EXPOSURE
SMOOTH

REAR ELEVATION

HANT SAG HANGERS
JL 210

EPDM OVER
3/4 TO 6 PLYWOOD

3 RICH VENTURE
FRONT ONLY

MANUFACTURED TRUSSES SEE ATTACHED

2' OC

1-3/8 X 4" LAGS
Ø 16" O.C. STAGGERED
1 X 12 LEDGER

8'6"

4" CONCRETE

6 MIL PLASTIC

4" GRAVEL

32"

12" X 24"

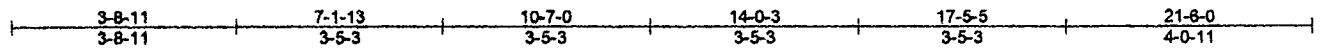
2 #4 BAR
CONTINUOUS

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 1/12/10

O'Neill & Assoc Inc
858 Hooda Hill Rd.
Cockeville, MD 21723

Job MD100005	Truss T01	Truss Type MONO TRUSS	Qty 12	Ply 3	QUINCY STREET
Job Reference (optional)					

BRADY FABRICATIONS INC., Woodbine, MD 21797, BRADY FABRICATIONS INC. 7.140 s Jun 24 2009 MiTek Industries, Inc. Mon Jan 04 12:19:06 2010 Page 1



Scale = 1:36.7

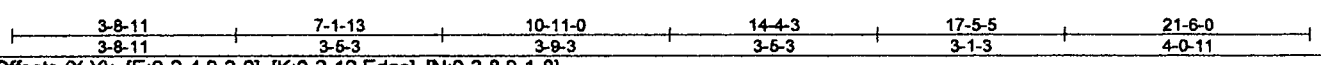
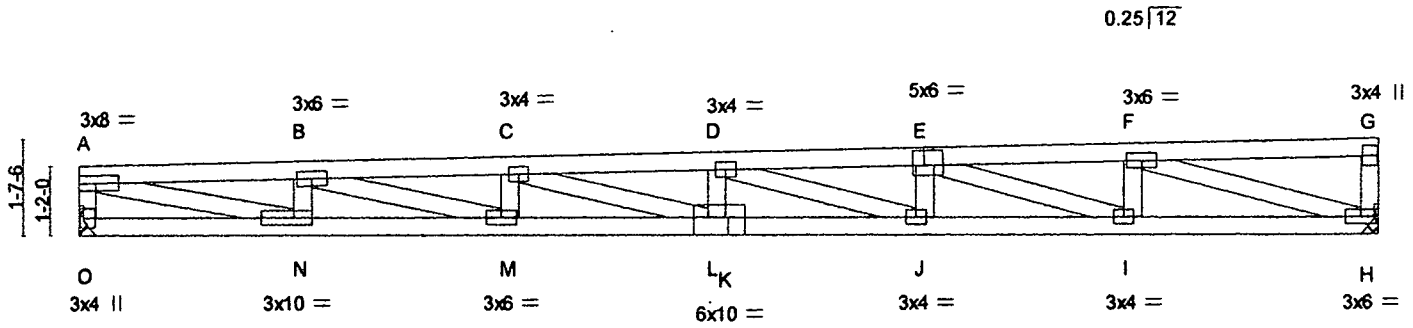


Plate Offsets (X,Y): [E:0-2-4,0-3-0], [K:0-2-12,Edge], [N:0-3-8,0-1-8]

LOADING (psf)	SPACING	2-0-0	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 30.0	Plates Increase	1.15	TC 0.49	Vert(LL)	-0.42	L >603	360	MT20	244/190
TCDL 10.0	Lumber Increase	1.15	BC 0.57	Vert(TL)	-0.84	L-M >301	180		
BCLL 0.0	Rep Stress Incr	YES	WB 0.68	Horz(TL)	0.11	H n/a	n/a		
BCDL 10.0	Code IRC2006/TPI2002		(Matrix)	Wind(LL)	0.22	L >999	240		Weight: 102 lb

LUMBER
 TOP CHORD 2 X 4 SYP No.2
 BOT CHORD 2 X 4 SYP SS
 WEBS 2 X 4 SYP No.2

BRACING
 TOP CHORD Structural wood sheathing directly applied or 2-4-14 oc purtins, except end verticals.
 BOT CHORD Rigid ceiling directly applied or 9-0-2 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) O=1060/Mechanical, H=1060/Mechanical
 Max Horz O=39(LC 5)
 Max Uplift O=-111(LC 4), H=-111(LC 6)

FORCES (lb) - Maximum Compression/Maximum Tension
 TOP CHORD A-O=-962/132, A-B=-3217/372, B-C=-4814/552, C-D=-5081/583, D-E=-4352/503, E-F=-2728/321, F-G=-190/37, G-H=-180/46
 BOT CHORD N-O=-38/356, M-N=-349/3213, L-M=-527/4811, K-L=-556/5077, J-K=-556/5077, I-J=-473/4355, H-I=-290/2725
 WEBS A-N=-327/2941, B-N=-702/130, B-M=-185/1659, C-M=-365/89, C-L=-30/277, D-L=-20/85, D-J=-764/86, E-J=0/311, E-I=-1720/194, F-I=-11/585, F-H=-2662/300

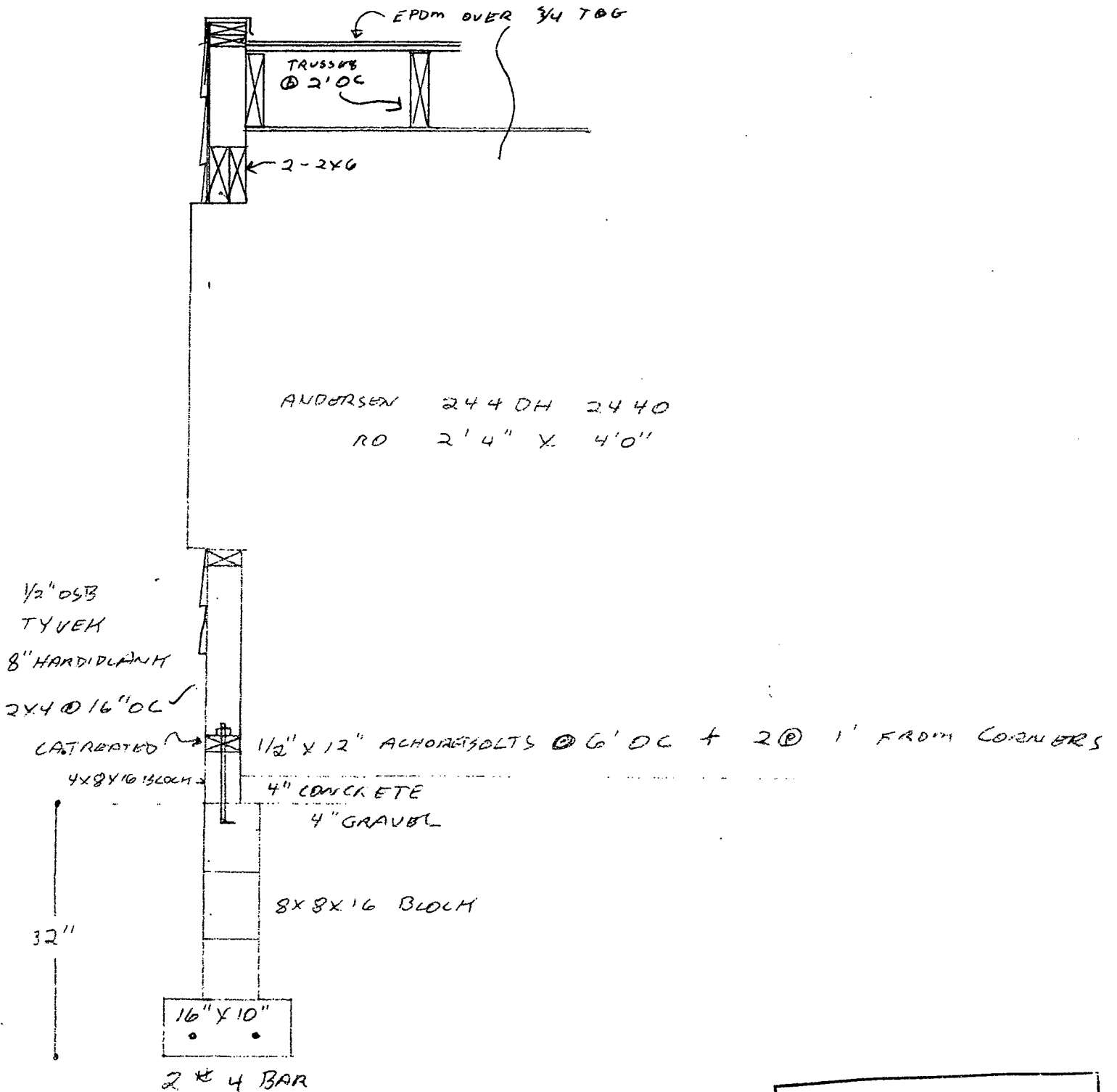
JOINT STRESS INDEX
 A = 0.81, B = 0.80, C = 0.39, D = 0.39, E = 0.67, F = 0.74, G = 0.59, H = 0.79, I = 0.71, J = 0.39, K = 0.99, L = 0.00, M = 0.80, N = 0.69 and O = 0.65

- NOTES**
- 1) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; enclosed; MWFRS (low-rise) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.33 plate grip DOL=1.33
 - 2) Provide adequate drainage to prevent water ponding.
 - 3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 4) Refer to girder(s) for truss to truss connections.
 - 5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 111 lb uplift at joint O and 111 lb uplift at joint H.
 - 6) This truss is designed in accordance with the 2006 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

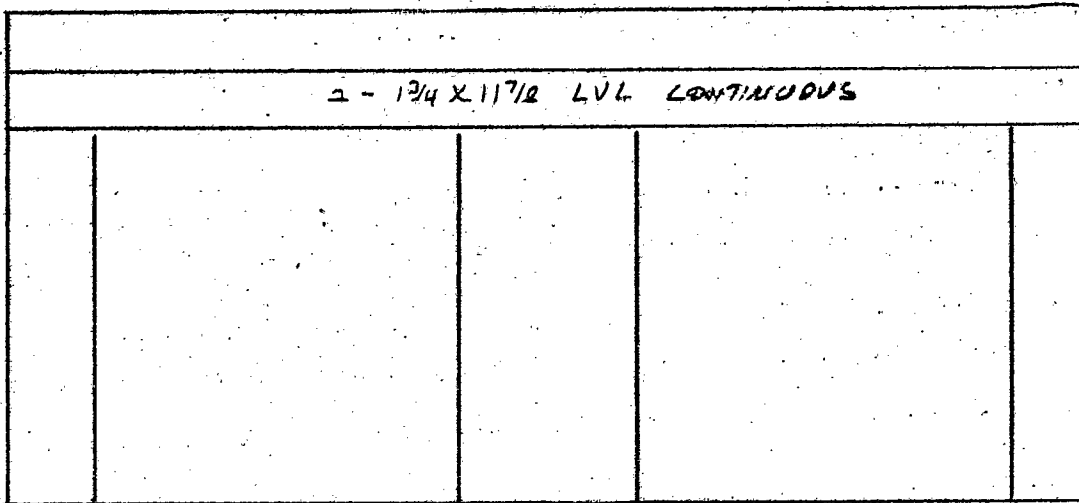
LOAD CASE(S) Standard

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 1/13/10

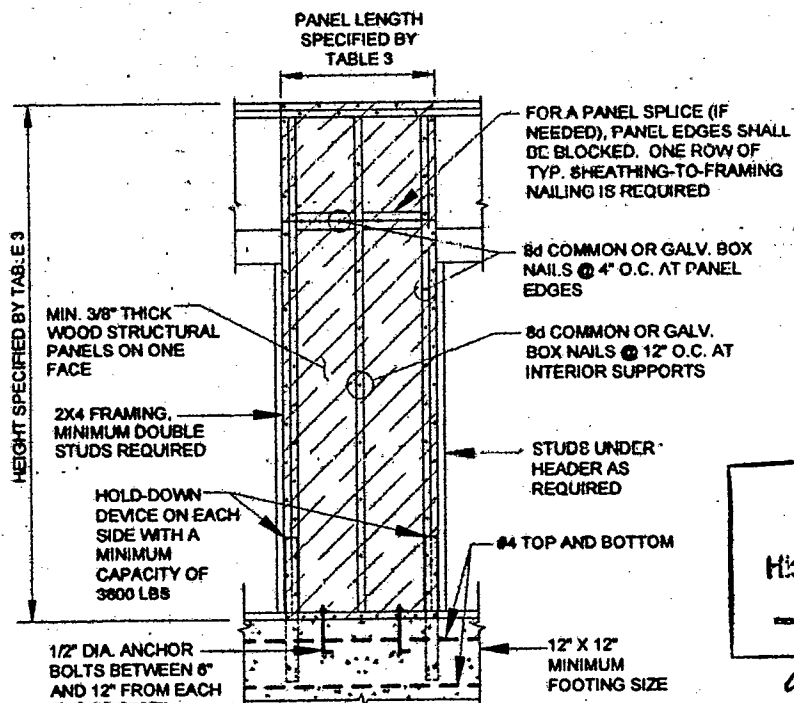


APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 1/12/10



←
SHEAR PANEL
NAILING AT
BOTH ENDS

FRONT ELEVATION

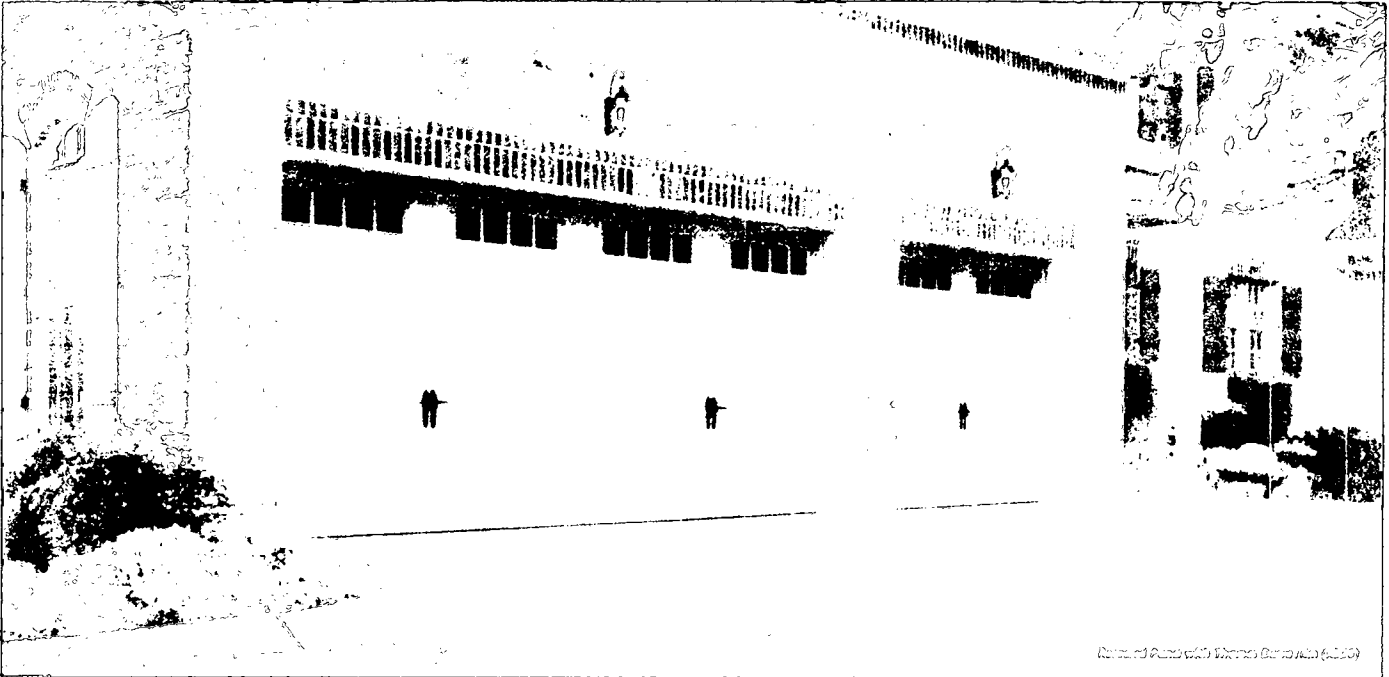


APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 1/12/10

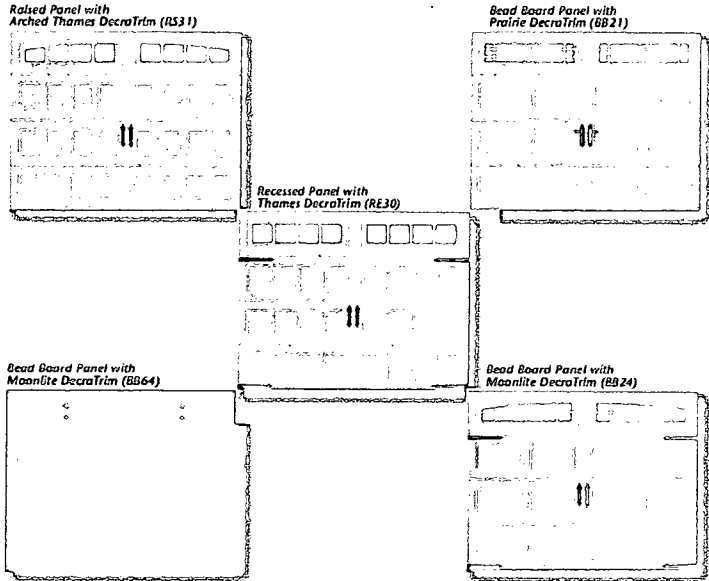
OAK SUMMIT COLLECTION

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 11/2/10



Recessed Panel with Thames DecraTrim (RE30)

Self-expression shouldn't cost a fortune. With Amarr's Oak Summit Collection, it won't. These durable steel doors offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents. Customize your home with Amarr's most affordable carriage house door.



Raised Panel with Arched Thames DecraTrim (RS31)

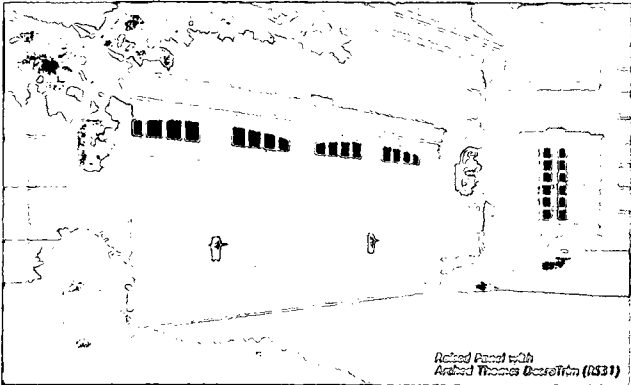
Bead Board Panel with Prairie DecraTrim (BB21)

Recessed Panel with Thames DecraTrim (RE30)

Bead Board Panel with Moonlite DecraTrim (BB64)

Bead Board Panel with Moonlite DecraTrim (BB24)

Photos shown with optional decorative hardware or locks.



Recessed Panel with Arched Thames DecraTrim (RS31)

PANEL DESIGNS

BB - BEAD BOARD PANEL

RE - RECESSED PANEL

RS - RAISED PANEL



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3 Quincy Street, Chevy Chase	Meeting Date:	1/6/10
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	12/30/09
Applicant:	Thomas Jarrett (Kevin O'Neill, Agent)	Public Notice:	12/23/09
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-10A	Staff:	Josh Silver
PROPOSAL: New garage construction			

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Modern
DATE: 1941-96

PROPOSAL

The applicant is proposing to remove a non-historic metal carport from the rear yard of the property and construct a 484 s.f., one-story, flat roof, two-car garage in the same approximate location. The proposed garage is setback approximately 120' from the public right-of-way and in close proximity to the adjacent property on the right.

Materials for the proposed garage consist of a brick veneer front façade, smooth fiber cement siding on the secondary elevations, rubber roof, carriage-style steel garage doors and double-hung, vinyl clad exterior wooden windows. No additional changes are proposed at the property.

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

(1)

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:

Non-Contributing/Out-of-Period Resources

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district’s primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

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 removal of the non-historic metal carport and construction of a two-car garage at the rear of the subject property. The proposed work is consistent with Chapter 24-8(b) 1 and 2 and the *Guidelines* and *Standards* outlined above.

The proposed garage style and materials are compatible with the primary structure. The mass and scale of the garage are in proportion to the primary structure. The flat roof design with parapet walls is similar to the front section of the primary structure. The use of brick veneer for the front elevation is consistent with the material type of the primary structure. Staff supports the proposed use of fiber cement cladding

on the secondary elevations because this is non-contributing resource property and these elevations will not be readily visible from the public right-of-way. The location of the garage setback approximately 120' from the public right-of-way, wide lot size and close proximity to the adjacent property mitigate any impact new construction would have on the streetscape of the historic district. The installation of a carriage-style garage door system is consistent with the general vernacular of garage door styles found within the historic district. *Staff recommends that the Commission approve this HAWP application.*

The proposed garage construction project is also in keeping with guidance for accessory structures and outbuildings found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

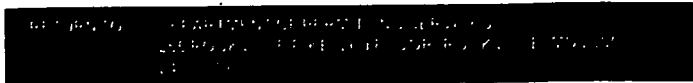
14.0 Accessory Structures & Outbuildings

- New accessory structures and outbuildings should be compatible with the primary structure.
- Architectural details, materials, and style should be compatible with the primary structure.
- The mass and scale should be in proportion to the primary structure.
- New accessory structures should be located in the rear yard and conform to Montgomery County and municipality zoning and building regulations.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)1 and 2:

and with the general condition that the applicant shall present the **3 permit sets of drawings – 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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: HEVIN ONOY 11

Daytime Phone No.: 410 984 8282

Tax Account No.:

Name of Property Owner: JARRETT Daytime Phone No.:

Address: 3 QUINCY ST CHRY CHASE 20815
Street Number City State Zip Code

Contractor: ONOY 11 ASSOC INC Phone No.: 410 4897305

Contractor Registration No.: MHIC 9588

Agent for Owner: HEVIN ONOY 11 Daytime Phone No.: 410 984 8282

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: QUINCY ST

Town/City: CHRY CHASE Nearest Cross Street: CONNELL ST AVENUE

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:

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

1B. Construction cost estimate: \$ 40 000

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.

Signature of owner or authorized agent

Date 12.3.09

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 526971 Date Filed: 12-03-2009 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:

WE INTEND TO REMOVE AN EXISTING OPEN METAL
CARPORT AND CONSTRUCT DETACHED 2 CAR
GARAGE WITH GARAGE END FACING QUINCY ST
NO HISTORICAL FEATURES AS HOME CONSTRUCTED 1970

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

DETACHED 2 CAR GARAGE NO EFFECT ON
HISTORICAL RESOURCE HOME CONSTRUCTED 1970
POSITIVE EFFECT ON HISTORICAL DISTRICT AS DEGRADATED
CARPORT TO BE REMOVED

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected 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).

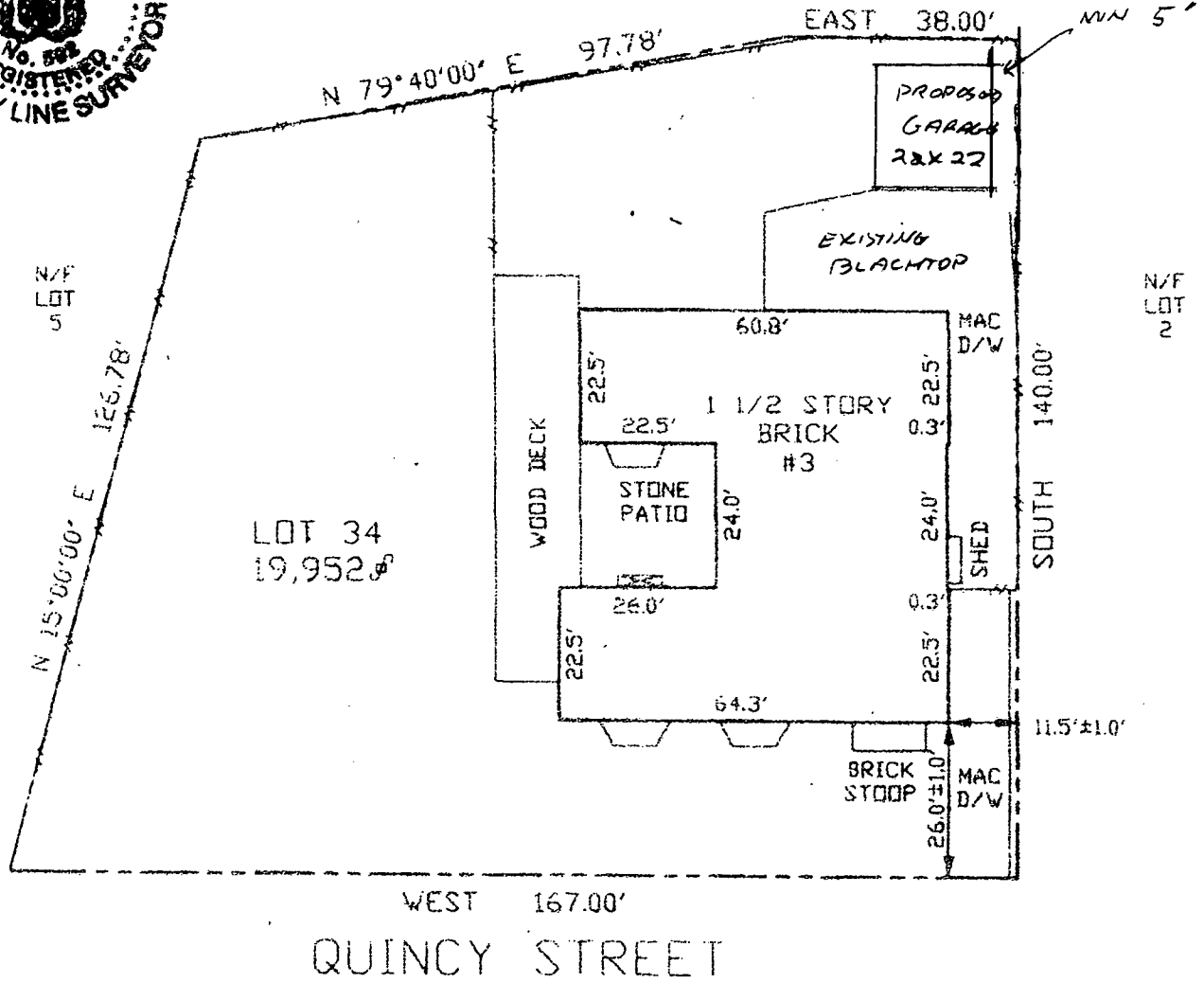
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6



RECEIVED
 12.03.09
 R.60

DET. GARAGE



No evidence of property corners was found.
 Apparent occupation is shown.

Date: 05-17-08 Scale: 1"=30' Dwn: RWF
 Plat Book: 88
 Plat No.: 3484 NO TITLE REPORT FURNISHED
 Work Order: 06-2751
 Address: 3 QUINCY STREET
 District: 7
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Keith W. Leu

LOCATION DRAWING
 LOT 34
 BLOCK 81
 CHEVY CHASE

NOTE: This 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 refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but

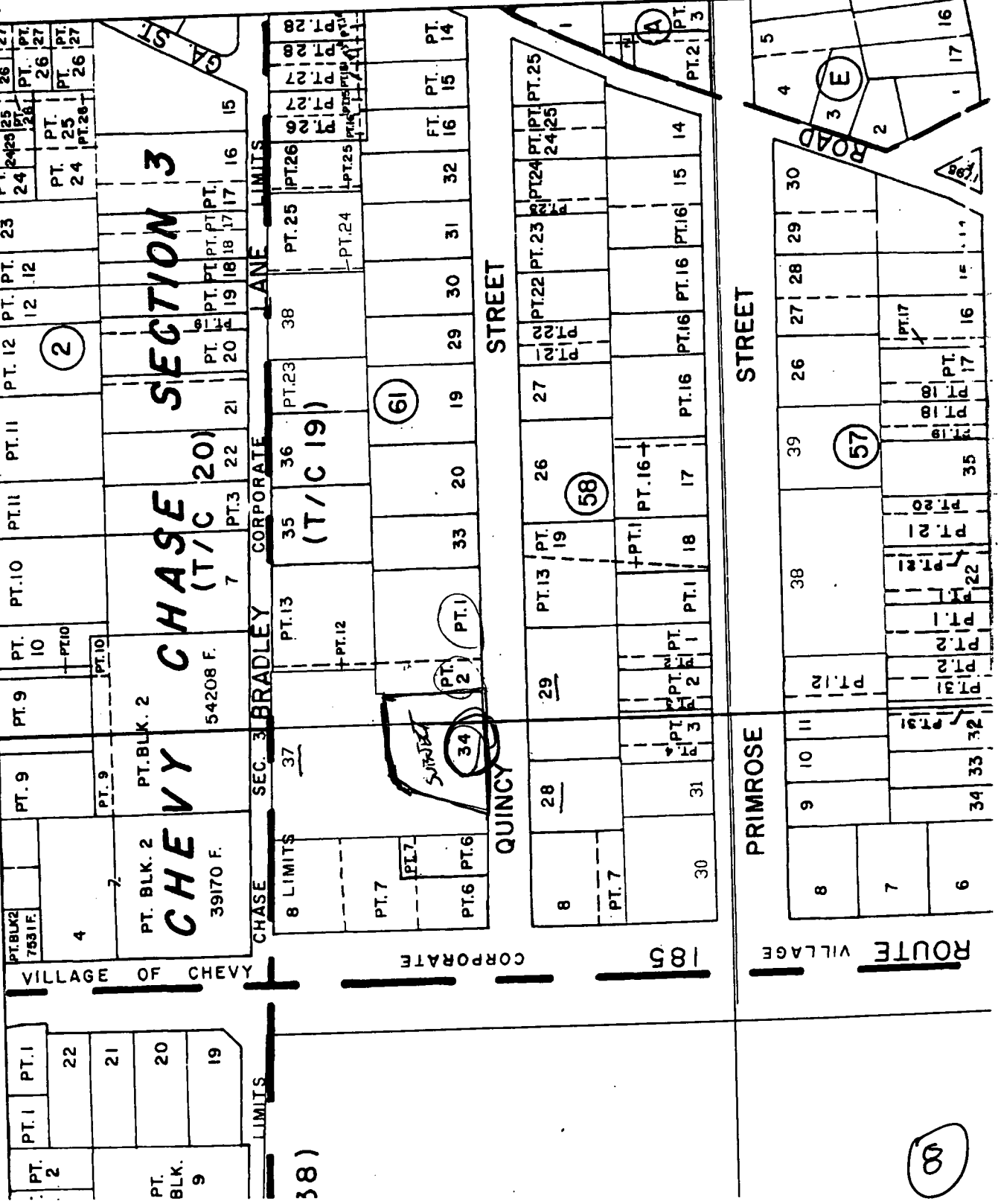
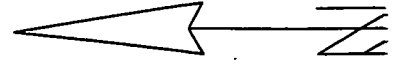


Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 794-0400

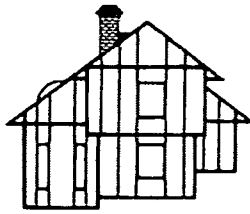
H 4

W18000

N32000



8

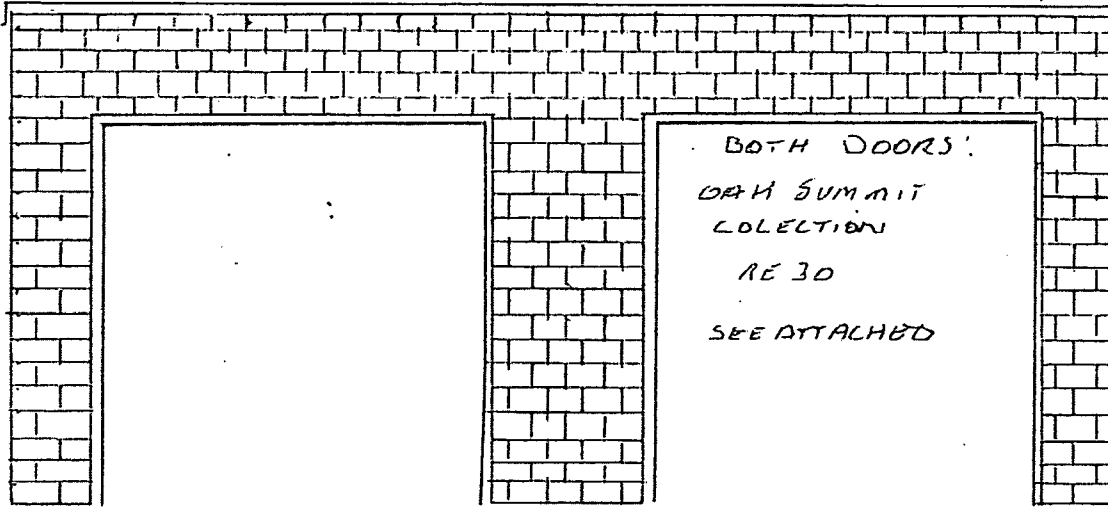


O'Neill & Associates, Inc.

BUILDERS
858 HOODS MILL ROAD COOKSVILLE, MARYLAND 21723
(410) 489-7305

PROPOSED GARAGE FOR:
3 QUINCY STREET
CHEVY CHASE, MARYLAND

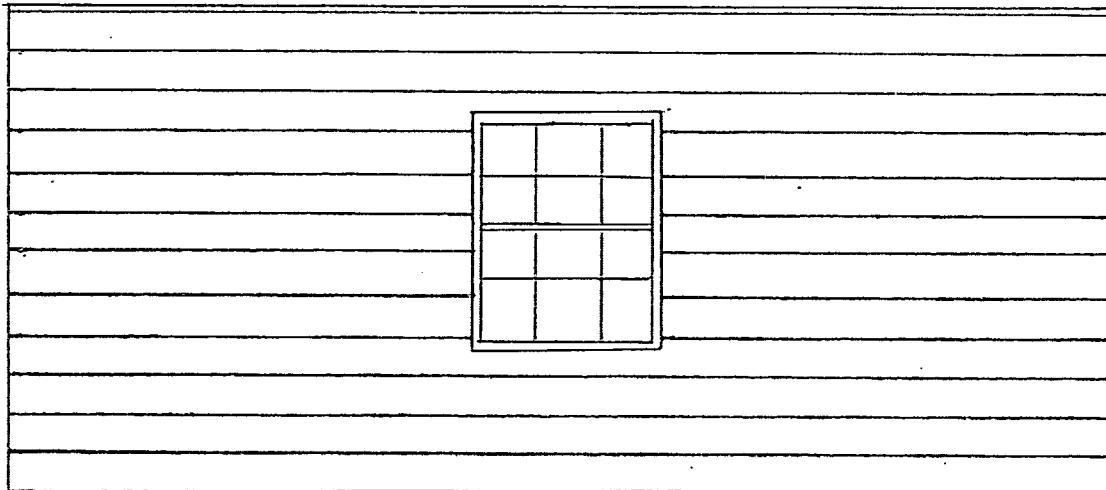
METAL LAP PAINTED



BRICK VENEER
FRONT PAINTED
TO MATCH HDQ.

FRONT ELEVATION
VIEWED FROM QUINCY ST

METAL LAP PAINTED



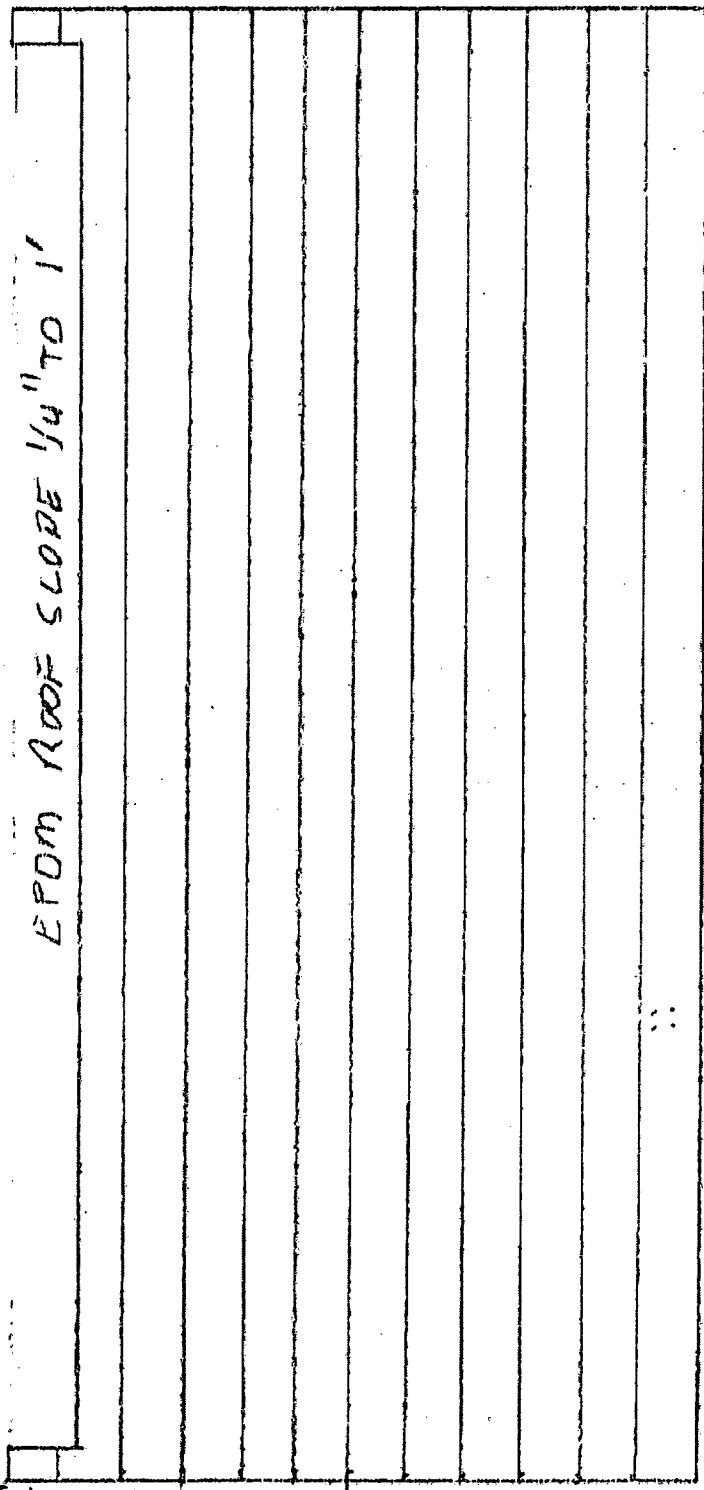
HARDIPLANK
9" EXPOSURE
SMOOTH

LEFT AND RIGHT ELEVATIONS (MIRROR)

30 WINEY ST

PARAPET WALL TO ALLOW
WITHIN TO REAR

ALL CAP PAINTED



EPDM ROOF SLOPE 1/4" TO 1"

REAR ELEVATION

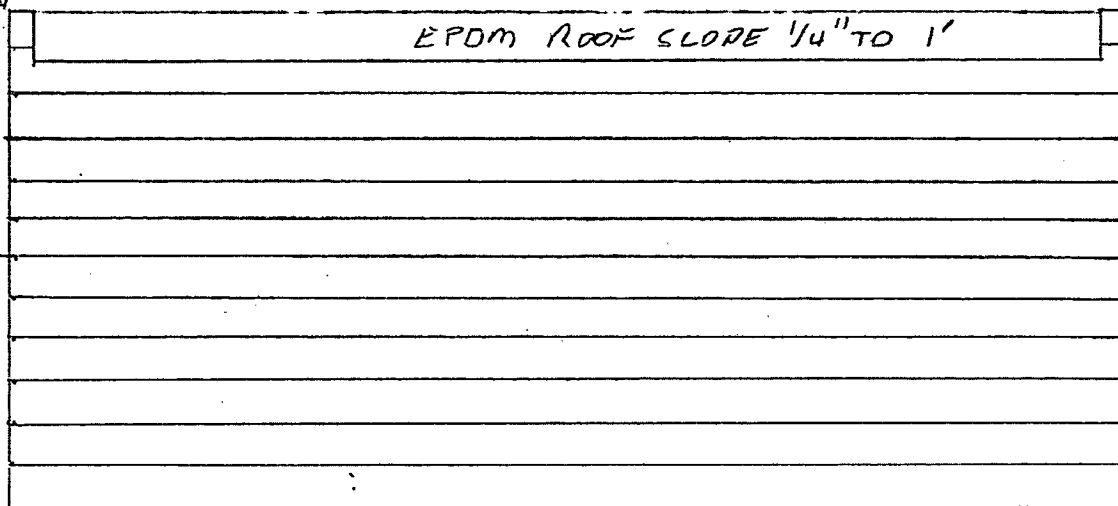
4
9

EPDM OVER
2/8" FLOOR

3 QUINCY ST

PARAPET WALL TO ALLOW ROOF GUTTER WITHIN TO REAR DRAINAGE

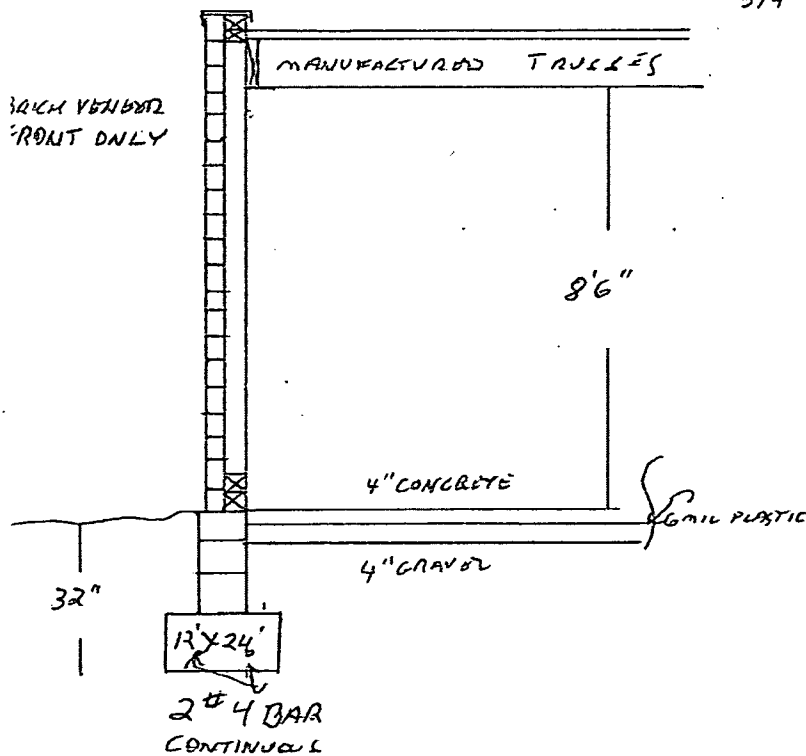
METALLIC CAP PAINTED



HARDIPLANK
9" EXPOSURE
SMOOTH

REAR ELEVATION

EPDM OVER
3/4 TO 6 PLYWOOD



BACK VENTILATED
ROOF ONLY

MANUFACTURED TRUSSES

8'6"

4" CONCRETE

6 MIL PLASTIC

4" GRAVEL

32"

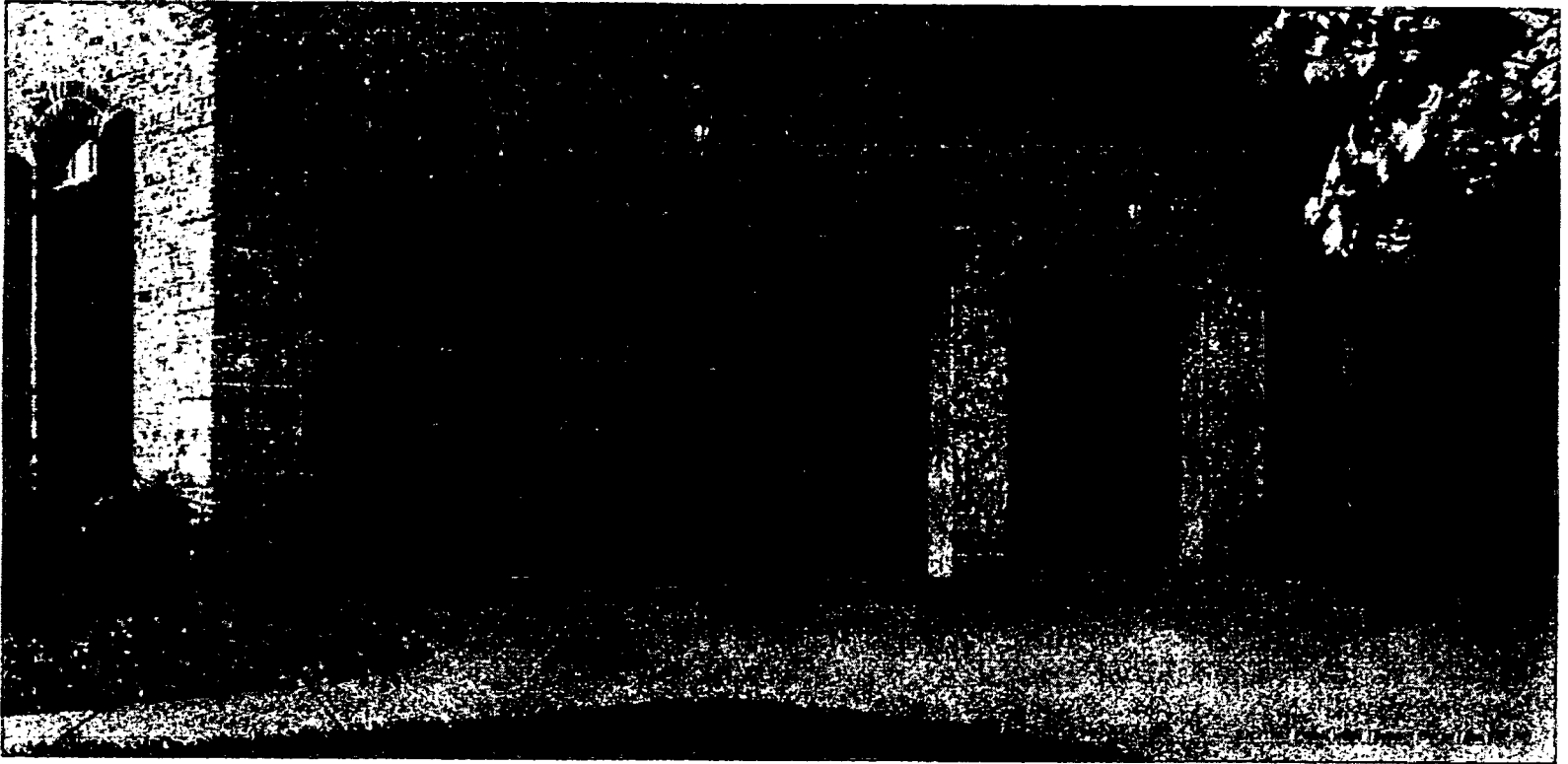
13' x 24'

2 # 4 BAR
CONTINUOUS

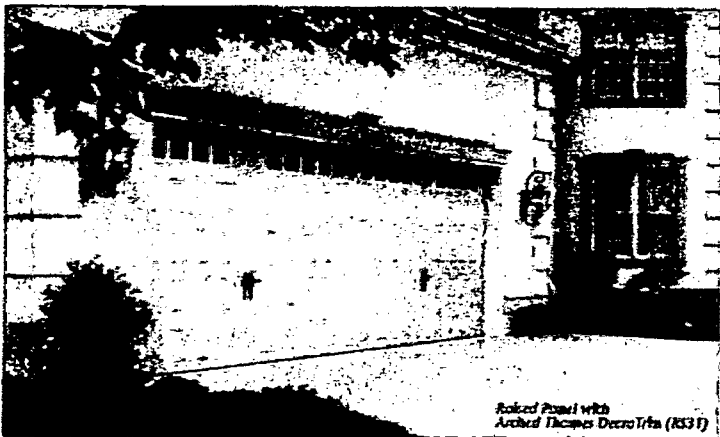


O'NEILL & ASSOCIATES
852 HOODS MILL RD
COOKSVILLE MD 2102
MHIL # 9588

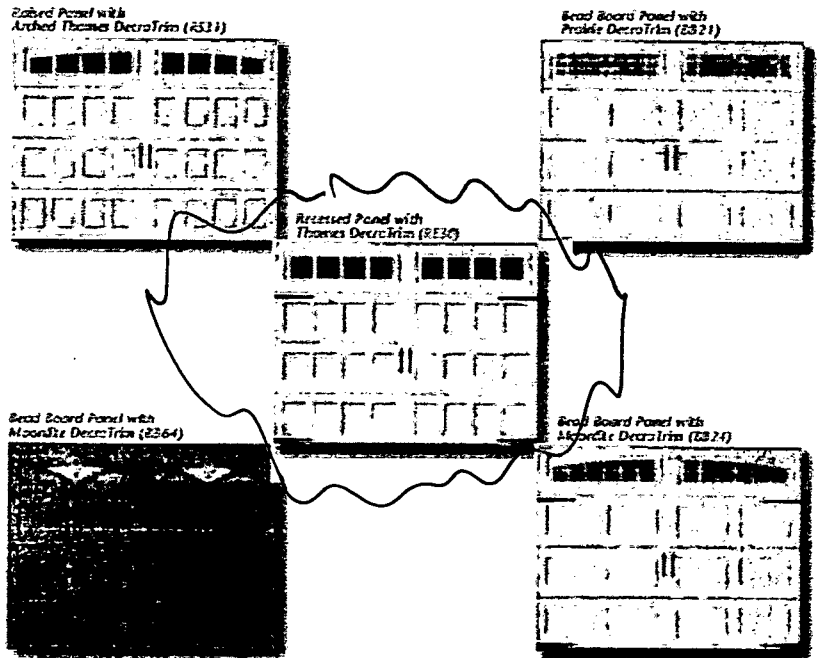
OAK SUMMIT COLLECTION



Self-expression shouldn't cost a fortune. With Amarr's Oak Summit Collection, it won't. These durable steel doors offer an attractive carriage house look. Choose from a variety of door colors, decorative hardware, and window accents. Customize your home with Amarr's most affordable carriage house door.

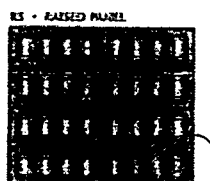
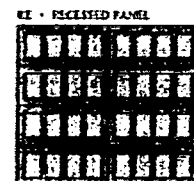
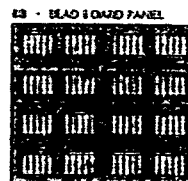


Raised Panel with Arched Thomas DecraTrim (R331)

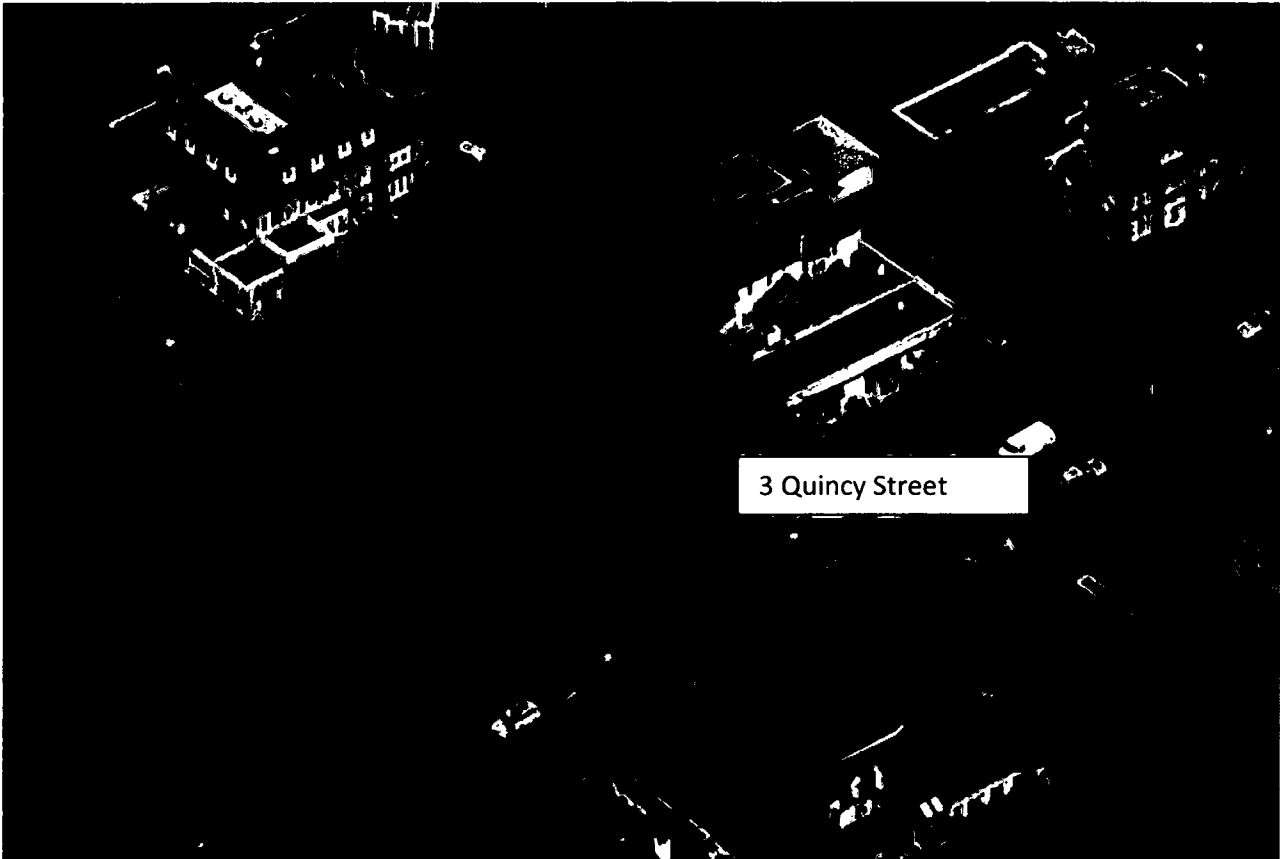


Photos shown with optional decorative hardware or locks.

PANEL DESIGNS



**3 Quincy Street, Chevy Chase
Chevy Chase Village Historic District**

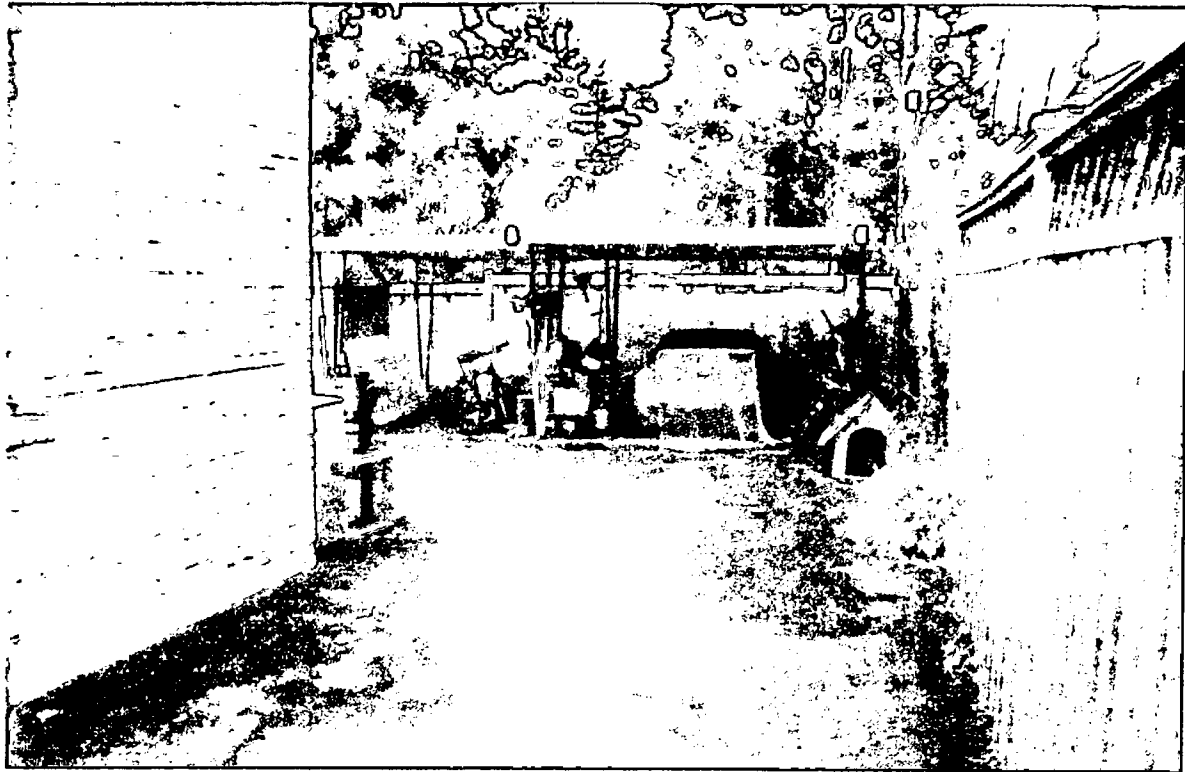




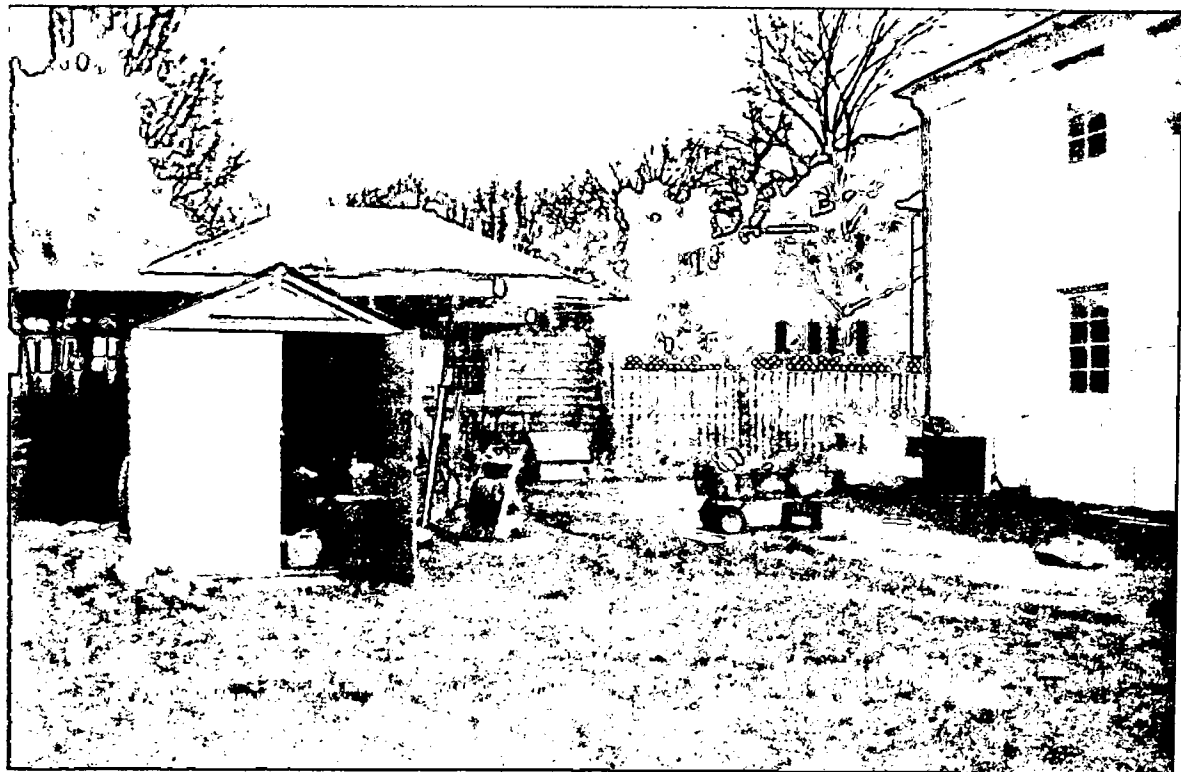
3 QUINCY ST FRONT



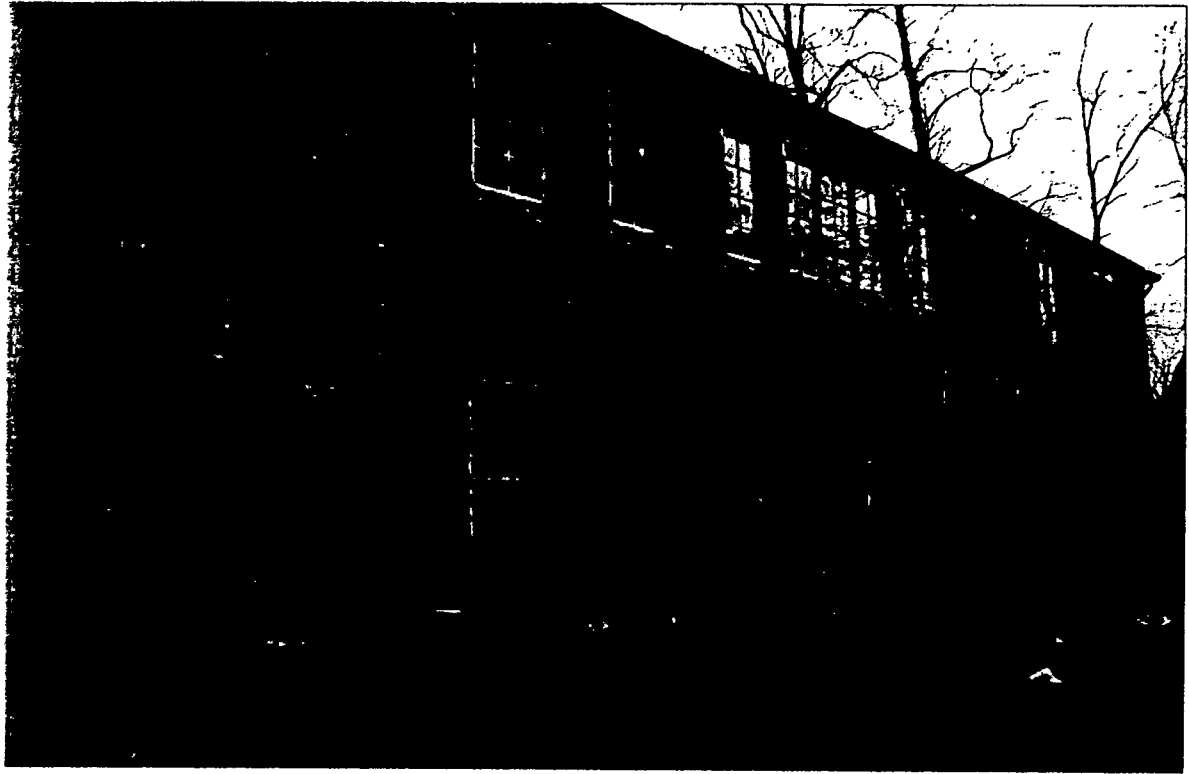
RIGHT SIDE AS VIEWED FROM QUINCY ST



3 QUINCY ST
CARPORT TO BE REMOVED/REPLACED WITH GARAGE



ROAD VIEW LOOKING EAST



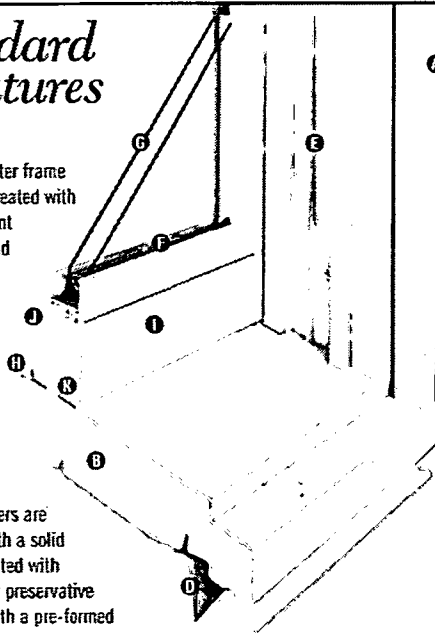
3 QUINCY ST REAR LOOKING WEST

Narroline® Double-Hung Windows

Standard Features

FRAME

- A** Exterior outer frame members are treated with a water-repellent preservative and covered with a pre-formed rigid vinyl PVC cladding, minimizing maintenance and providing an attractive appearance.
- B** Sill members are constructed with a solid wood core, treated with water-repellent preservative and covered with a pre-formed rigid vinyl PVC cover.
- C** A factory-applied rigid vinyl anchoring flange on the head and sides of the outer frame helps secure the unit to the structure. Flanges are reversible to accommodate 4-1/2" (114) and 4-1/8" (105) wall thickness.
- D** A flexible vinyl windbreak, which is factory-applied to the sill, provides a reliable weather seal under the sill.
- E** White rigid vinyl jamb liners provide smooth, easy movement.

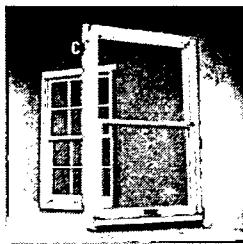


GLASS

- F** A rigid vinyl or CPVC glazing bead features a flexible lip that, combined with silicone glazing, provides superior weathertightness.
- G** Choose Low-E or dual-pane insulating glass. (Glass option must be specified.)

SILL STOP

- H** Andersen sill stops are available in prefinished white color. (Use in drywall return & picture frame trim installations.)



SASH

- I** A patented white Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.
 - J** Sash interior surfaces are unfinished clear pine. Low-maintenance prefinished white interiors are also available on units with White exteriors.
 - K** A variety of weatherstripping, including pile weatherstrips on the jamb liners, vinyl-wrapped foam weatherstrip between the sash and the frame, and a compressible bulb weatherstrip on the check rail, maximize weathertightness and energy efficiency.
- Overhead counterbalances provide ease of operation for upper and lower sash.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Products in Sandstone color may be painted any color lighter than Terratone using quality oil-base or latex paint. Submit color samples to Andersen for approval when painting White. Submit color samples to Andersen for approval when painting Sandstone any color darker than Terratone.
- Cresote-based stains should not come in contact with Andersen products.
- Do not paint weatherstripping.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Andersen does not warrant the adhesion of paint to vinyl.

Options

FRAME



Pine Stool*

A clear pine stool is available and ready for finishing. The Narroline® stool is available for 4-9/16" (116) and 6-9/16" (167) wall thicknesses. In addition, a high inside sill stop is available as an upgrade for Andersen Narroline units, allowing the windows to achieve design pressure 50 performance. Specify pine sill stop and sash lift packages. Use of this package will subtract 7/8" (22) from clear opening height. 72 and 76 height units require the 1/2" x 1/2" (13mm x 13mm) sill stop or stool and the optional high sill inside stop to achieve DP30 performance.

Prefinished Interior

200 Series Narroline windows with White exteriors are available with a prefinished white interior.

HARDWARE



Standard Lock & Keeper - Classic Series™ Hardware

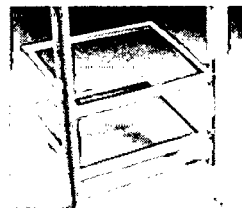
The standard cam-operated lock/keeper is made of engineered composite resin for smooth operation and long life. Stone color is standard. The hardware finish on units with a prefinished white interior is white.

COLOR

Specify White or Sandstone color.

Accessories

FRAME



Double-Hung Conversion Kit*
Designed to convert 1968 and newer Narroline windows to tilt-wash style double-hungs.

BAY WINDOWS



Andersen® 200 Series Narroline double-hung windows are available in standard bay window configurations. See pages 77 and 78 for sizes and detail illustrations.

HARDWARE

Contemporary Sash Lifts*

Classic Series™ Hardware
Shown in white finish.
Also available in stone.

* Sold separately.

For More Information

See pages 6-10 for more about
Glazing
Grilles
Insect Screens
Installation Accessories

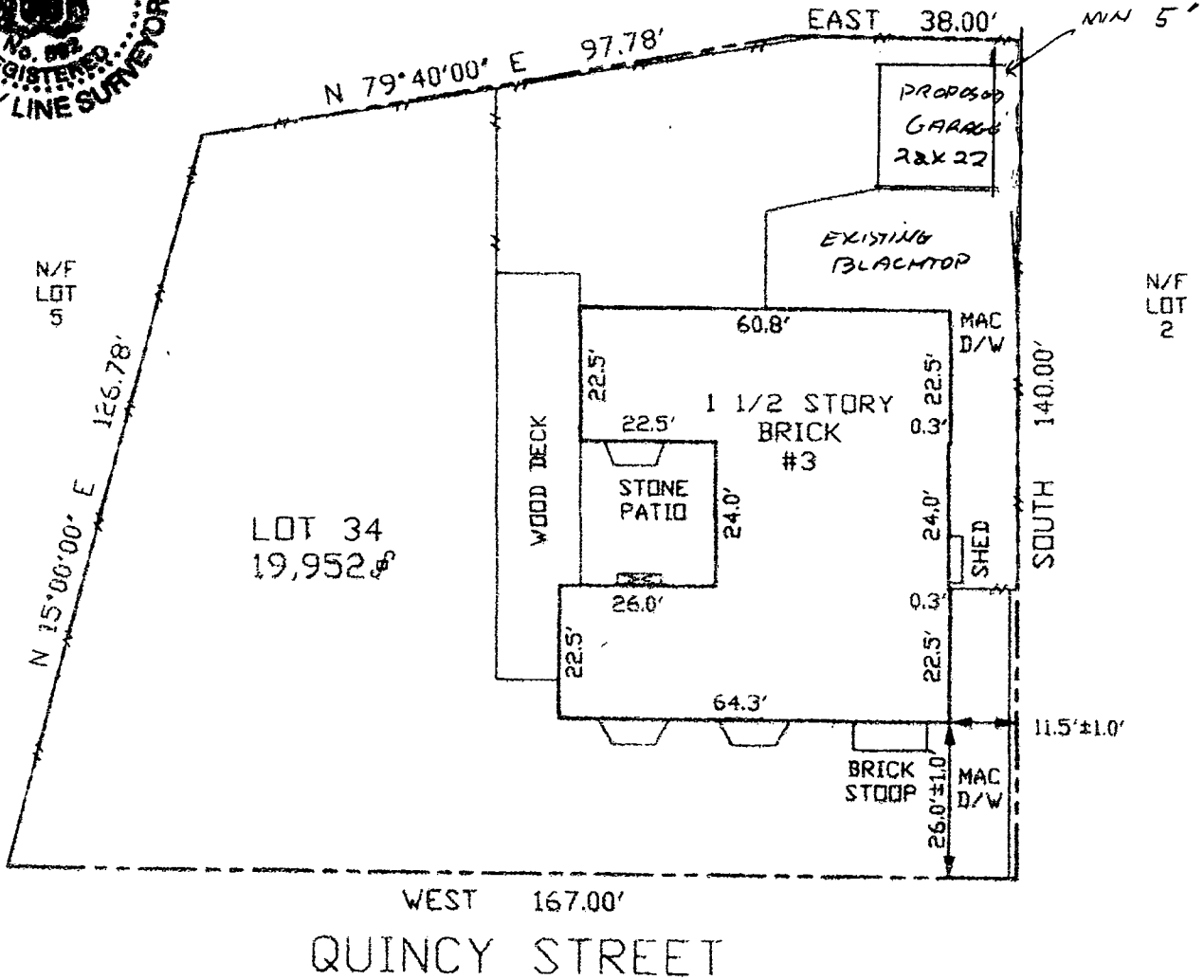


*Flexacron® is a registered trademark of PPG Industries, Inc.

Tabl
3-1 1/4"
3-5 1/4"
4-1 1/4"
4-5 1/4"
4-9 1/4"
5-3 1/4"
5-9 1/4"
6-5 1/4"
7-5 1/4"
7-9 1/4"



MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED *KW Leu* DATE *12-03-09*
 ZONING CLASS *R-60* PAGE _____
 BOARD OF APPEALS CASE _____
DET. GARAGE



No evidence of property corners was found.
 Apparent occupation is shown.

Date: 05-17-06 Scale: 1"=30' Dm: *PWF*
 Plat Book: 88
 Plat No.: 9464 NO TITLE REPORT FURNISHED
 Work Order: 06-2751
 Address: 3 QUINCY STREET
 District: 7
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Keith W. Leu

LOCATION DRAWING
 LOT 34
 BLOCK 61
 CHEVY CHASE

NOTE: This 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 refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 704 0400



3 QUINCY ST REAR LOOKING WEST





3 QUINCY ST FRONT



RIGHT SIDE AS VIEWED FROM QUINCY ST

1870
1871
1872
1873
1874
1875
1876
1877
1878
1879
1880
1881
1882
1883
1884
1885
1886
1887
1888
1889
1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900

1901
1902
1903
1904
1905
1906
1907
1908
1909
1910
1911
1912
1913
1914
1915
1916
1917
1918
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1930
1931
1932
1933
1934
1935
1936
1937
1938
1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950