

33 QUINCY STREET  
CHERRY CHASE VILLAGE H.D.

2013 HAWP



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

William Kirwan  
Chairman

Date: 6/27/13

### MEMORANDUM

TO: Diane Schwartz Jones, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #636027—alterations to house and fence enclosure installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on June 26, 2013.

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 Williams  
Address: 33 Quincy Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: TAMMANN@AHMANNLLC.COM Contact Person: THOMAS AHMANN  
 Daytime Phone No.: 301-864-1334  
 Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: THOMAS WILLIAMS Daytime Phone No.: 301-215-6920  
 Address: 33 CHEVY CHASE QUINCY ST 20815  
Street Number City State Zip Code  
 Contractor: OWNER/T.B.D. Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: THOMAS AHMANN Daytime Phone No.: 301-864-1334

**LOCATION OF BUILDING/PERMIT**

House Number: 33 Street: QUINCY ST  
 Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD  
 Lot: 16 Block: 61 Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

**1A. CHECK ALL APPLICABLE:**

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

**CHECK ALL APPLICABLE:**

- AC  Stair  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fenestration (complete Section 4)  Other: NEW WINDOWS

1B. Construction cost estimate: \$ \_\_\_\_\_

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

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

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: N/A

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height 6 feet 0 inches

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

- On party line/property line
- Entirely on land of owner
- On public right of way/roadment

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 faced and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 5/22/2013

Approved: \_\_\_\_\_ Secretary, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 6/27/13

Application/Permit No.: 036027 Case Filed: 5/22/13 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:

BUILT IN 1952. 2-STORY BRICK STRUCTURE  
WITH BASEMENT AND A FRAMED ADDITION  
ON REAR WITH BASEMENT WALLS ABOVE GRADE.

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

1) REPLACE SINGLE DOUBLE HUNG FRONT WINDOW  
WITH 9' WIDE BAY WINDOW. - STREET IMPACT  
2) ADD 2 CASEMENT WINDOWS TO REAR BASEMENT  
WALL THAT MATCH EXIST WINDOWS. - INCREASE NUMBER  
OF WINDOWS AT REAR.  
3) REPLACE DEGRADED SIDE FENCE WITH 6' TALL  
NEW FENCE - PARTIALLY VISIBLE FROM STREET.

**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; SEE SITE PLAN  
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**

SEE PLANS & ELEV.

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**

SEE PLANS, ELEV & CUT SHEETS.

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**

SEE PLANS & ELEV

- 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**

N/A

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**

SEE COVER SHEET

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.

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

<b>Address:</b>	33 Quincy Street, Chevy Chase	<b>Meeting Date:</b>	6/26/13
<b>Resource:</b>	Non-Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	6/19/13
<b>Applicant:</b>	Thomas Williams	<b>Public Notice:</b>	6/12/13
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Numbers:</b>	35/13-11T	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Alterations to house and fence enclosure installation		

**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Modern  
**DATE:** 1952

**PROPOSAL**

The applicant is proposing to:

1. remove the existing window on the front elevation and install a 9' wide bay window; the new windows will be aluminum clad with standing seam metal roofing and Azek pilasters
2. install two clad wood casement windows to the rear elevation at the basement level
3. relocate the rear stairs to the deck with new wood steps and railing
4. remove existing 6' tall privacy fencing at the west side of the house and install a 4' tall wooden enclosure for garbage cans adjacent to the garage on the west side of the house
5. remove columns in front of garage and install framed and sided archway

**APPLICABLE GUIDELINES**

**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### **STAFF RECOMMENDATION**

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

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.



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

**ANYONE TYPE OF PRESERVATION WORKING**

1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Restore
- Move  Install  Whack/Rem
- Revision  Repair  Reroofing

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ \_\_\_\_\_  
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[Signature]  
Signature of owner or authorized agent

5/22/2013  
Date

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

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

Application/Permit No.: 036027 Date Filed: 5/22/13 Date Issued: \_\_\_\_\_

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

SEE COVER SHEET

**Owner's mailing address**

33 QUINCY STREET  
CHEVY CHASE, MD 20185

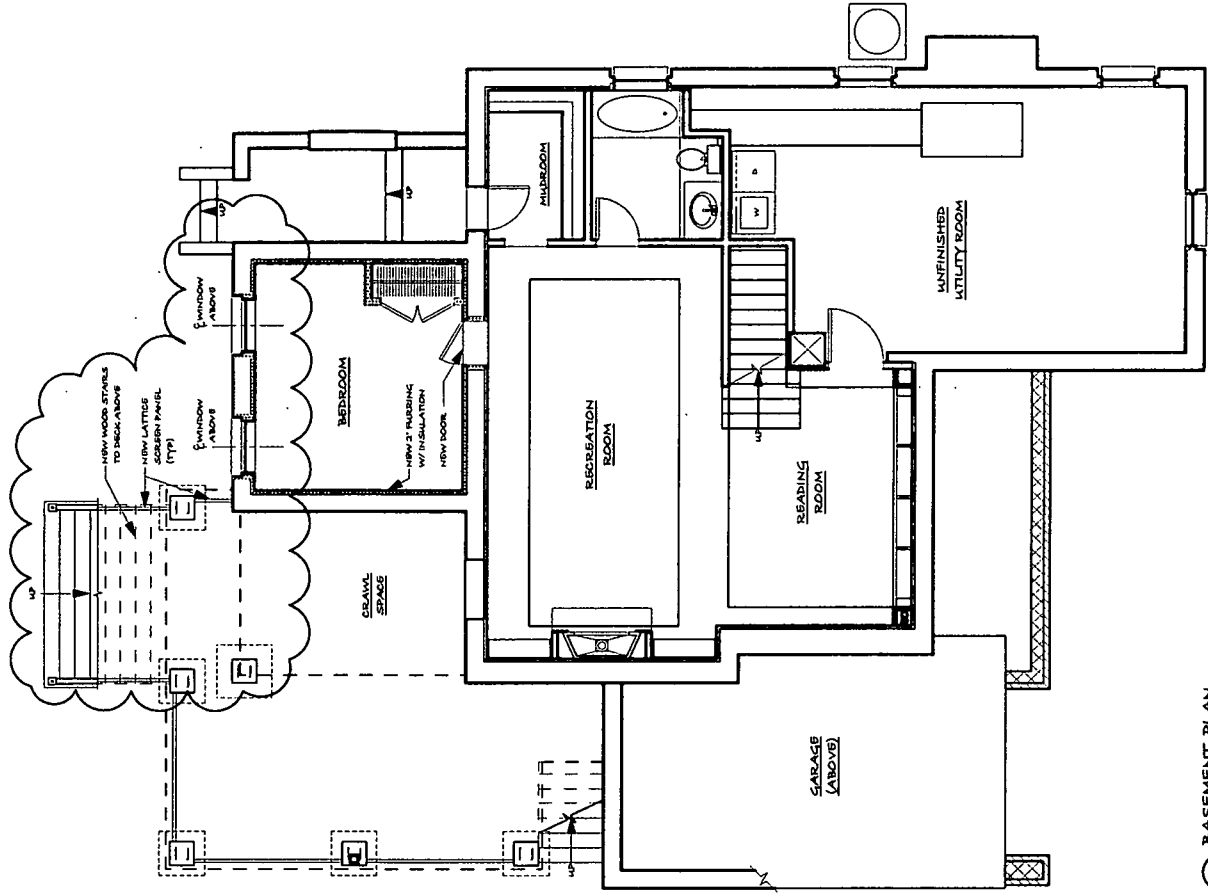
**Owner's Agent's mailing address**

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MD  
20782

**Adjacent and confronting Property Owners mailing addresses**

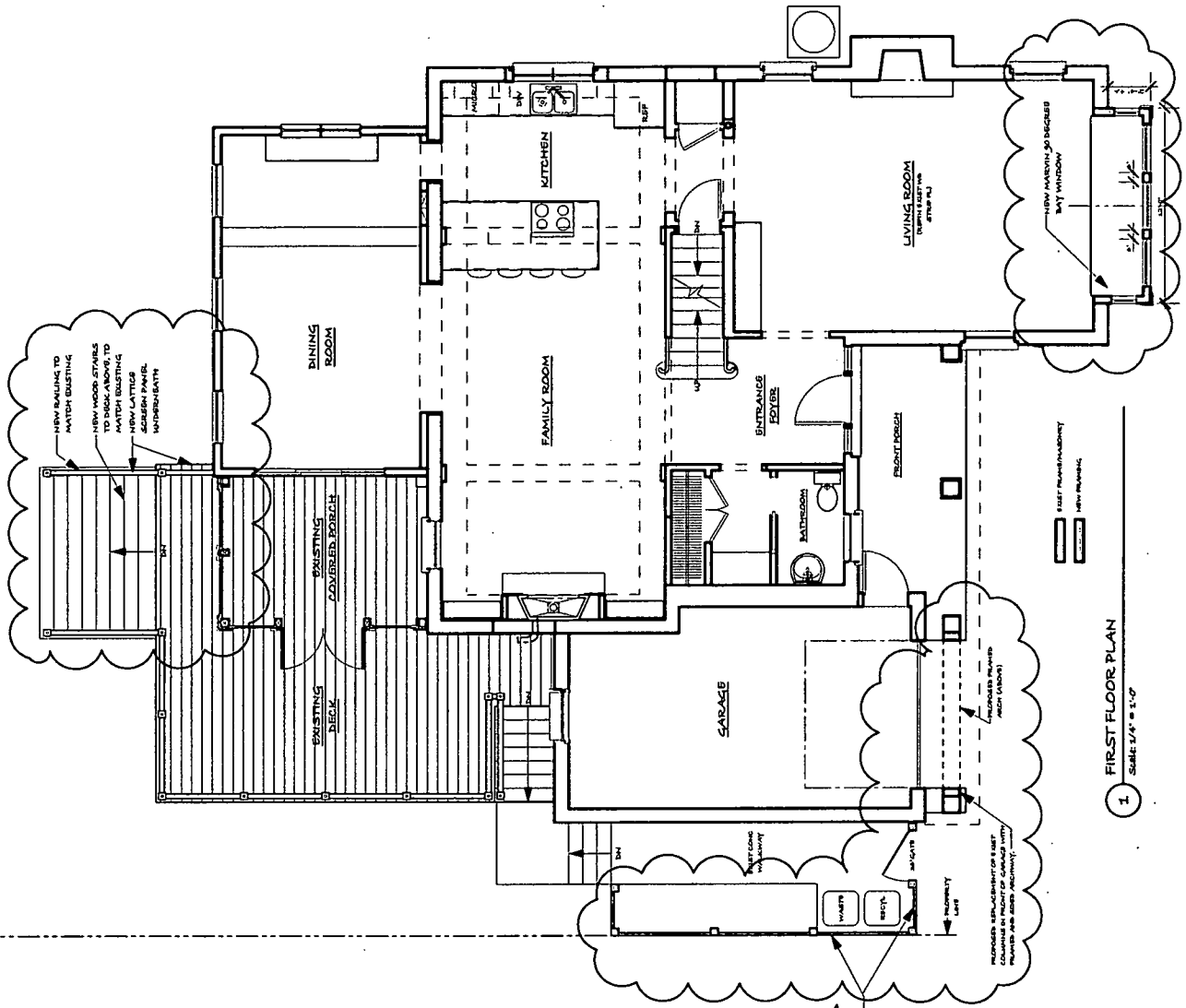


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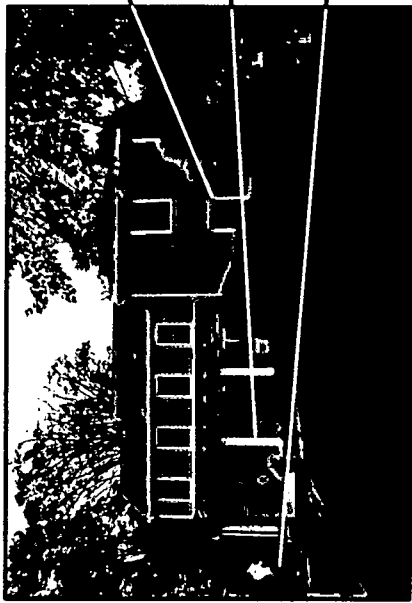


**1** BASEMENT PLAN  
 Scale: 1/4" = 1'-0"

These drawings are prepared for the project described above and are not to be used for any other project without the written consent of Ahmann LLC.



**1. FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



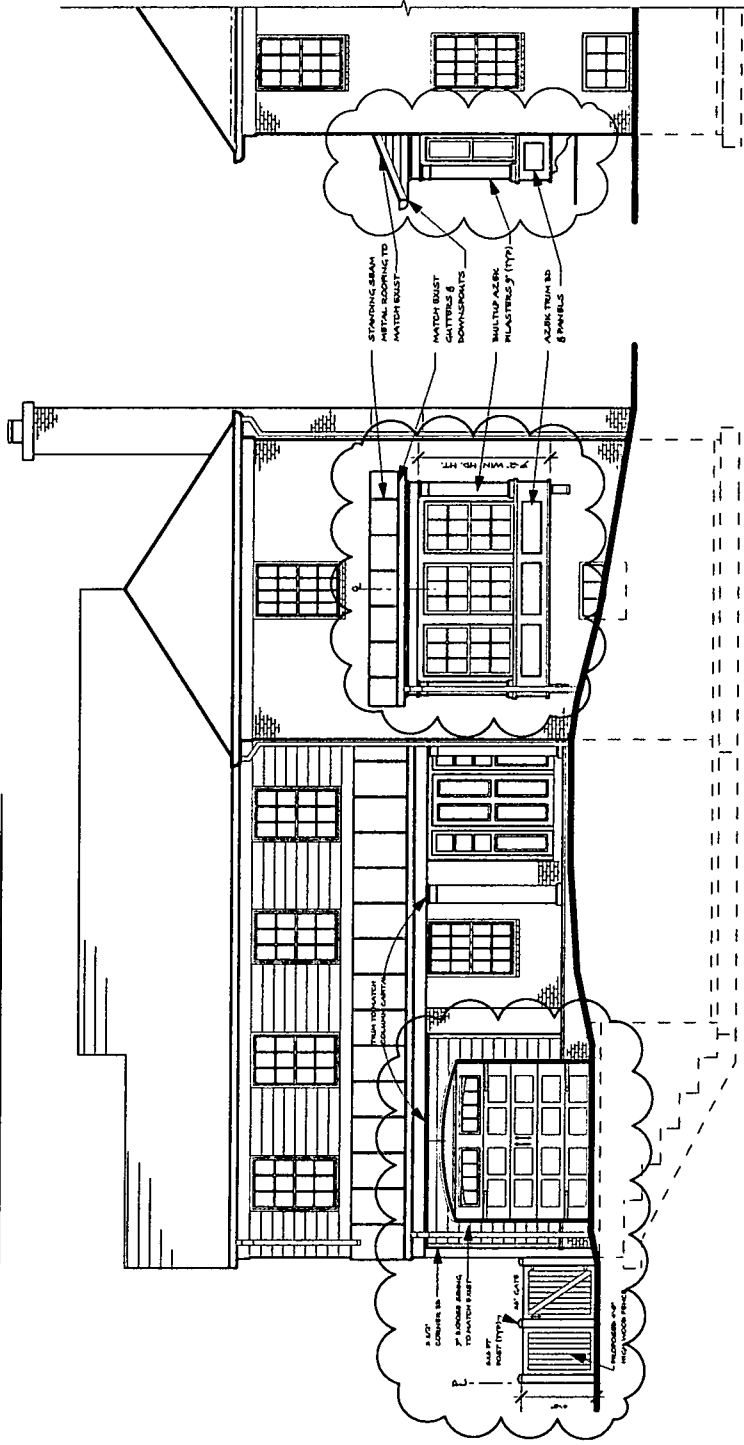
NOTE:  
SEE MATERIAL SPECIFICATIONS (COVER SHEET) FOR WINDOW INFORMATION

PROPOSED BAY WINDOW TO REPLACE SINGLE DOUBLE HUNG WINDOW AT FIRST FLOOR

PROPOSED REPLACEMENT OF EXISTING COLUMNS IN FRONT OF GARAGE WITH FRAMED AND SIDED ARCHWAY.

PROPOSED 4'-0" HIGH WOOD FENCE TO REPLACE DETERIOATED EXIST FENCE TO PROVIDE SCREEN TO HIDE TRASH & RECYCLE BINS

PHOTO - EXISTING FRONT (SOUTH) ELEVATION



1. PROPOSED FRONT ELEVATION  
Scale: 1/4" = 1'-0"

2. PROPOSED EAST ELEVATION  
Scale: 1/4" = 1'-0"

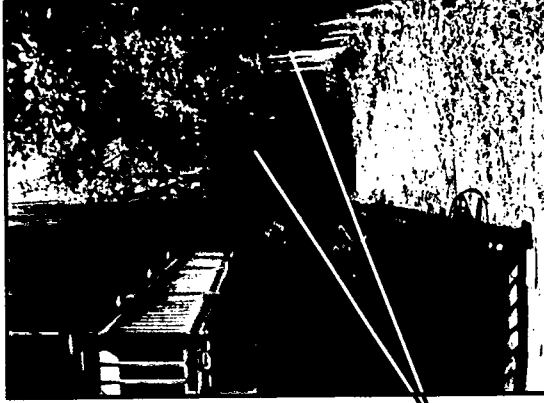
AHMANN LLC  
ARCHITECTURAL SERVICES  
1001 MITCHELL ROAD SUITE 100  
PHONE 301 864 1334  
FAX 301 864 6818

HOUSE ELEVATIONS  
FRONT & PARTIAL SIDE  
SCALE: 1/4" = 1'-0"

WILLIAMS RESIDENCE  
MODIFICATIONS  
33 QUINCY STREET  
CHEVY CHASE, MD 20815

Client: Williams Residence  
Project: Williams Residence  
Architect: Ahmann LLC  
Date: 7/1/2013

ISSUING  
PRESERVATION ISSUE  
7 JUNE 2013  
**A-3**  
Ahmann LLC  
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**PHOTO - EXISTING REAR FENCE**



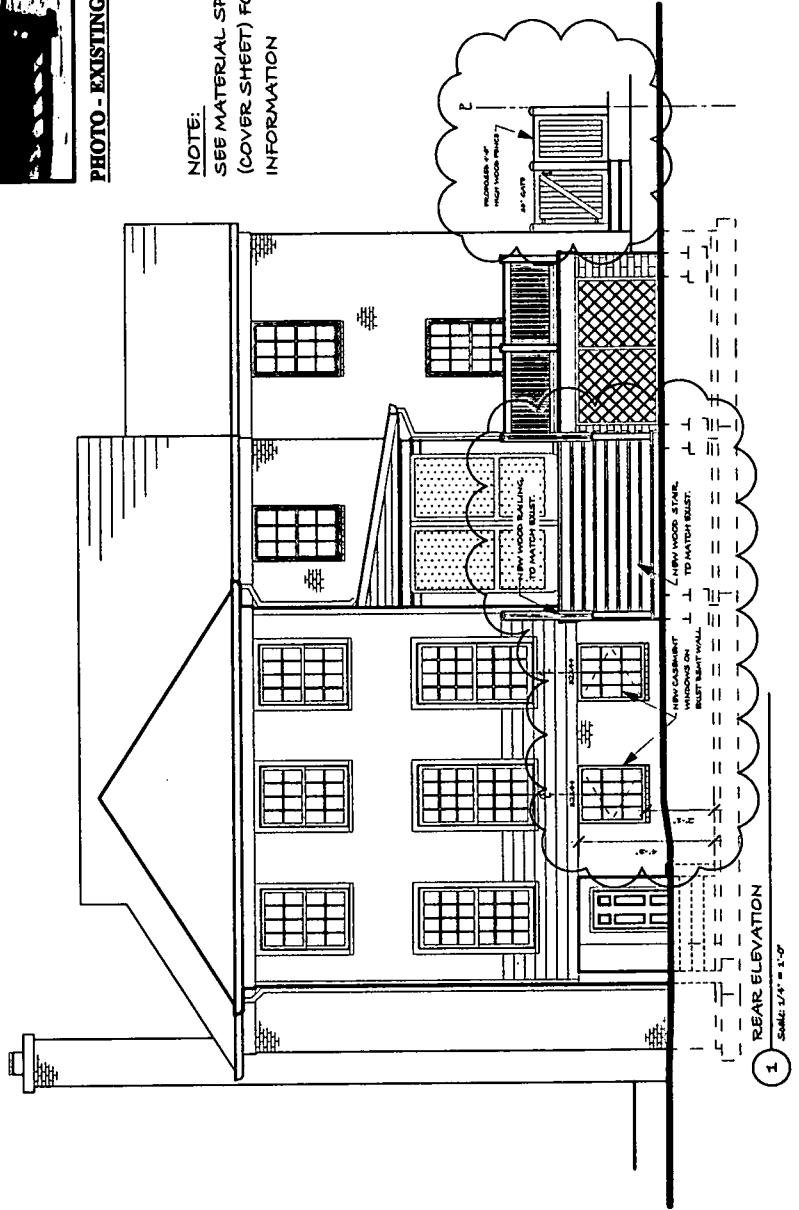
**PHOTO - EXISTING REAR (NORTH) ELEVATION**

PROPOSED RECONFIGURATION OF DECK STAIR (TO EXPOSE BASEMENT WALL FOR WINDOWS)

PROPOSED 4'-0" HIGH WOOD FENCE TO REPLACE DETERIORATED EXIST FENCE TO PROVIDE SCREEN TO HIDE TRASH & RECYCLE BINS

PROPOSED NEW CASEMENT WINDOWS AT BASEMENT WALL

**NOTE:**  
 SEE MATERIAL SPECIFICATIONS (COVER SHEET) FOR WINDOW INFORMATION



33 QUINCY



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