

37 QUINCY STREET, CHEVY CHASE

[HPL CASE # 35/13-136]

CHEVY CHASE HISTORIC DISTRICT



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

William Kirwin  
Acting-Chairperson

Date: May 2, 2013

### MEMORANDUM

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

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

SUBJECT: Historic Area Work Permit #624132, demolition of rear addition and construction of 2 story addition, screen porch and deck, and addition of three dormers on front facade

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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 February 13, 2013 meeting.

Applicant: Justin and Samantha Guilder  
Address: 31 Quincy Street, Chevy Chase





DPS - 88

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LOLSON@GTMARCHITECTS.COM Contact Person: LUKE OLSON

Daytime Phone No.: (240) 333-2021

Tax Account No.: 00454515

Name of Property Owner: JUSTIN AND SAMANTHA GUILDER Daytime Phone No.: (240) 333-2021

Address: 5441 32ND STREET NW, WASHINGTON DC 20015  
Street Number City State Zip Code

Contractor: TO BE SELECTED Phone No.: \_\_\_\_\_

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

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

### LOCATION OF BUILDING/PROJECT

House Number: 31 Street: QUINCY STREET

Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD

Lot: 32 Block: 61 Subdivision: SECTION 2

Liber: 3 Folio: 211 Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT/ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

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

#### CHECK ALL APPLICABLE:

- A/C  Slab  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 315,000

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

### PART TWO: COMPLETE FOR NEW/RENOVATION AND EXISTING WALLS

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.*

Signature of owner or authorized agent

Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 5/2/13

Application/Permit No.: 024132 Date Filed: 1/23/13 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:

The existing house is 2 1/2 story tall Colonial with characteristics similar to those of a center-hall, but with an off-axis entry. It has a painted cedar shingle exterior, with a stone base, wood windows, trim and detailing. There is an existing non-conforming garage in the rear with a shared driveway.

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

The scope of work includes the demolition of the existing Breakfast Room, Screened Porch and Sitting Room on the rear of the house. In their place, we propose a two-story addition, consisting of a Family Room & Breakfast Room, a Screened Porch, Deck, a Master Bedroom Suite above and an Areaway below. The addition steps in from the sides of the existing house to retain the significance of the original structure, and is massed to be subordinate in scale to the original house. The addition will match existing materials as closely as possible. The base will be parged or stuccoed and painted to match the existing stone. New trim and details will either match the existing details, or be consistent with historical/traditional details of the house style. The garage is to remain.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 8" 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. The 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.

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

<b>Address:</b>	31 Quincy Street, Chevy Chase	<b>Meeting Date:</b>	2/13/13
<b>Resource:</b>	<b>Contributing Resource</b> Chevy Chase Village Historic District	<b>Report Date:</b>	2/6/13
<b>Applicant:</b>	Justin and Samantha Guildler	<b>Public Notice:</b>	1/31/13
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/13-13G	<b>Staff:</b>	Karen Theimer Brown

**PROPOSAL:** Demolition of rear addition and construction of 2 story addition, screen porch and deck, and addition of three dormers on front facade

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1916-1927

**PROPOSAL**

The applicant is proposing to alter the historic house and expand it with a two-story addition to the rear of the house.

The proposed changes to the house include:

- Demolish a two-story feature and a one-story addition on the rear of the house, and replace with a two-story addition
- Add three dormers on the side gable roof, front facade
- Remove two side glass panels and front door/sidelight panel in first floor portico.
- Replace asphalt roof shingles in-kind
- Restore and paint existing shutters
- Rehabilitate existing cedar wood shingle siding, and replace in kind where rehabilitation is not feasible

**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*

The *Guidelines* define a Contributing Resource as “A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

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.

Specifically, the *Guidelines* state:

- Decks should be subject to moderate scrutiny if they are visible from the public right of way, lenient scrutiny if they are not.
- Dormers should be subject to moderate scrutiny if they are visible from the public right of way, lenient scrutiny if they are not.
- Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right of way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- Porches should be subject to moderate scrutiny if they are visible from the public right of way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied to additions above existing front porches.
- Siding should be subject to moderate scrutiny if it is visible from a public right of way, lenient if it is not. Artificial siding on areas visible from the public right of way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.

The *Guidelines* state additional basic policies that should be adhered to, including:

Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.

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

### **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 one 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:***

#6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color,

texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

- #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**

The historic resource is contributing to the Chevy Chase Village Historic District and therefore subject to moderate scrutiny. This discussion is organized into two parts: changes that are visible from the front or side public right of way, and changes that are proposed to the rear of the property.

The guidelines state that 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. Changes proposed to the front façade include the addition of three dormers on the side gable roof, changes to the front entry portico, restoration of the existing shutters, in-kind replacement of roof materials, and rehabilitation/replacement of cedar shingle siding.

The proposed dormers will match the historic trim details typical of this architectural style. Moreover, in the immediate vicinity, there are examples of contributing properties with side gable roofs that include 2 to 3 evenly spaced dormers. The applicant has also proposed to restore and paint existing shutters and replace asphalt roof shingles in kind. Regarding the siding, the applicant has proposed to rehabilitate the existing cedar shingle siding. Based on site visits, it appears that some of the siding can be rehabilitated and full-scale replacement is not necessary. Where siding cannot be preserved or rehabilitated, the applicant will replace in kind with new cedar shingles that is matching in scale, texture, material, size and details. Staff supports rehabilitation of siding, or in-kind replacement for materials that cannot be rehabilitated.

The front entry portico is a character defining feature, and is included in the 1927 Sandborn map. Over time, the portico was altered by adding multi-pane side glass panels to the sides of the portico, a multi-pane divided light door, and sidelight panels. Based on the way the top glass enclosure meets the portico beam and how it is disengaged from the rest of the porch structure, the applicant does not believe these glass enclosures are original to this architectural feature. The applicant is proposing to remove all three sides of the glass enclosure so that it is a typical portico with the pediment and entablature sitting on the existing freestanding columns. Staff supports the removal of the panels and the restoration of this feature.

As noted in the Applicable Guidelines, most changes to the rear of the properties should be approved as a matter of course. At the rear, the applicant is proposing to remove the existing 2-story feature on the right rear and a one-story feature on the left rear. In their place, the applicant is proposing a two-story addition and basement. The addition will include a rec room (16'8" x 15'), a mud room (13'9" x 10') on the basement level, a family room (17'8" x 15'6") and a breakfast room (13'8" x 11') on the first floor, and a master bedroom (17'8" x 15'6") and suite (13'8" x 11") on the second floor. The application includes a screened porch (16'10" x 12'6") and a deck (13' x 18'8") on the first floor, with steps off the deck leading to the basement and areaway below. The addition runs the full expanse of the width of the house but is set in one foot on both sides. The non-contributing freestanding garage and existing tree are to



remain.

The 1927 Sandborn map indicates the two-story feature on the right rear of the house is original, but that it may have been an open porch and thus altered over time. Per the applicant, based on the change in materials and window style, the first floor porch was later screened in and the second floor porch was enclosed to create a sleeping porch. While the Sandborn map indicates there was a two-story feature on the left rear side as well, it is staff's understanding that the existing one-story addition is not an original feature. Unlike the right rear addition, it is supported by wood posts instead of stone piers.

Staff supports the proposed rear addition for the following reasons:

- Use of compatible materials. The base (foundation) will be parged or stuccoed to match the existing stone foundation of the historic block. New trim and details will either match the existing details, or be consistent with the historic/traditional details of the house style. Asphalt roof shingles will be compatible with the shingles on the historic block. Proposed windows and wood trim will match existing. *The applicant provided specifications for the proposed windows, which will be wood and true divided light. (still waiting on spec sheet)* Proposed treatment meets the Secretary of the Interior Standard #6.
- Subordination. The massing of the rear addition steps in from the sides of the house to retain the original block and to differentiate the new from the old. The roofline will fall below the gable peak and will not be visible from the public right of way. The design is appropriate for this colonial revival style house and meets the Secretary of the Interior Standards #9 and #10.

### **STAFF RECOMMENDATION**

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

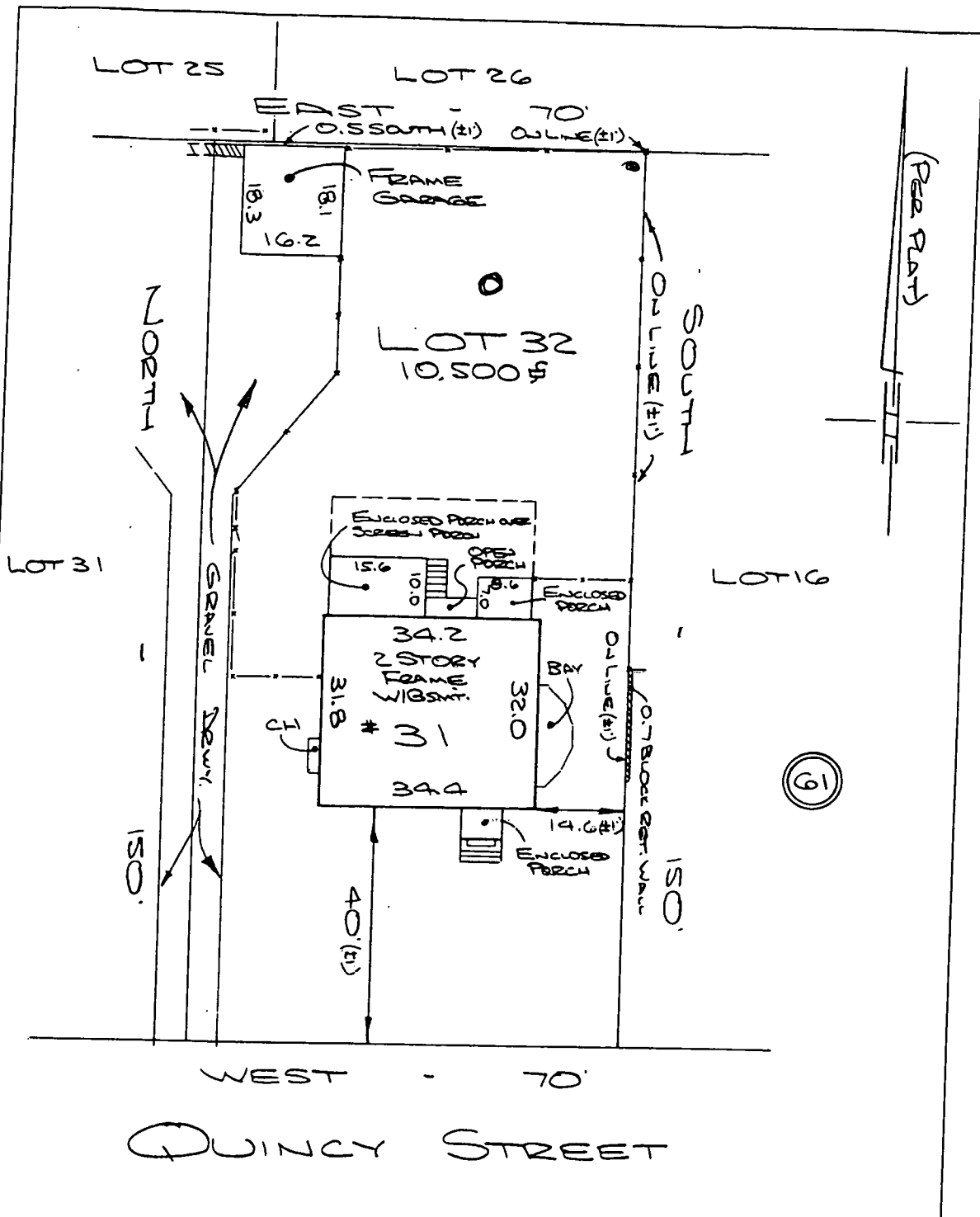
and with the Chevy Chase Village Historic District Guidelines and the Secretary of the Interior's Standards for Rehabilitation;

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 to schedule a follow-up site visit.

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
JUSTIN & SAMANTHA GUILDER 5441 32ND STREET N.W. WASHINGTON, D.C. 20015	GTM ARCHITECTS C/O LUKE OLSON 7735 OLD GEORGETOWN ROAD SUITE 700 BETHESDA, MD 20814
<b>Adjacent and confronting Property Owners mailing addresses</b>	
DAVID M. & C.B. ABBEY 34 QUINCY STREET CHEVY CHASE, MD 20815-4227	DIANA D MYSLIWIEC 32 QUINCY STREET CHEVY CHASE, MD 20815-4227
STEPHEN P. & J.F. HILLS 29 QUINCY STREET CHEVY CHASE, MD 20815	THOMAS V. & FRANCES M. WILLIAMS 33 QUINCY STREET CHEVY CHASE, MD 20815-4226
JOHN MIKHAIL & SARAH SHOHEIT 3708 BRADLEY LANE CHEVY CHASE, MD 20815	ROBERT C. & J.B. GOODWIN 3710 BRADLEY LANE CHEVY CHASE, MD 20815
PAUL S. & SARA A. RUSSELL 3712 BRADLEY LANE CHEVY CHASE, MD 20815-4257	



Capitol Surveys, Inc.  
 10762 Rhode Island Avenue  
 Beltsville, Maryland 20705  
 Phone 301-931-1350  
 Fax 301-931-1352

NOTES: 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; and 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 refinancing.

LOCATION DRAWING  
 LOT 32      BLOCK 61  
 SECTION 2  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 3      Plat 211      Scale 1" = 20'

CASE: 1184-11      FILE: 94394

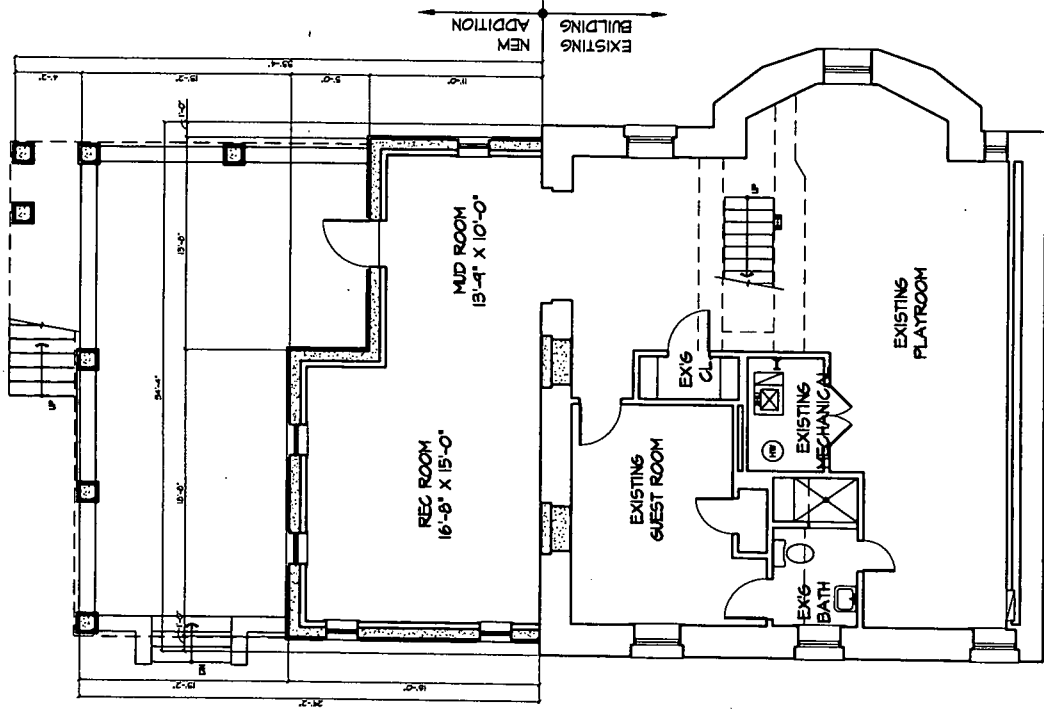
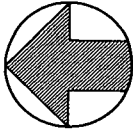
DATE: SEPTEMBER 26, 2011

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and physically observed.

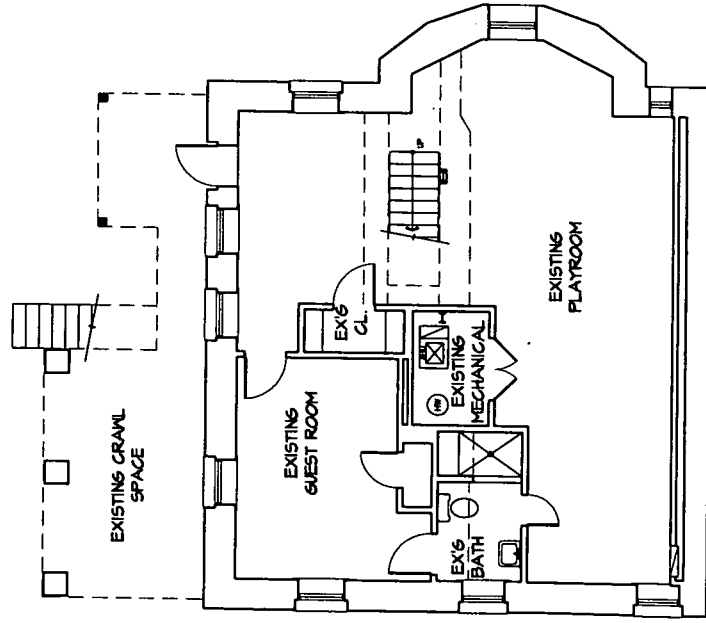
*Edward L. Lopez, Jr.*  
 Edward L. Lopez, Jr.  
 Maryland Property Line Surveyor No. 522  
 License Current Through February 13, 2013



PLAN NORTH



PROPOSED BASEMENT PLAN



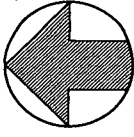
EXISTING BASEMENT PLAN

A-1

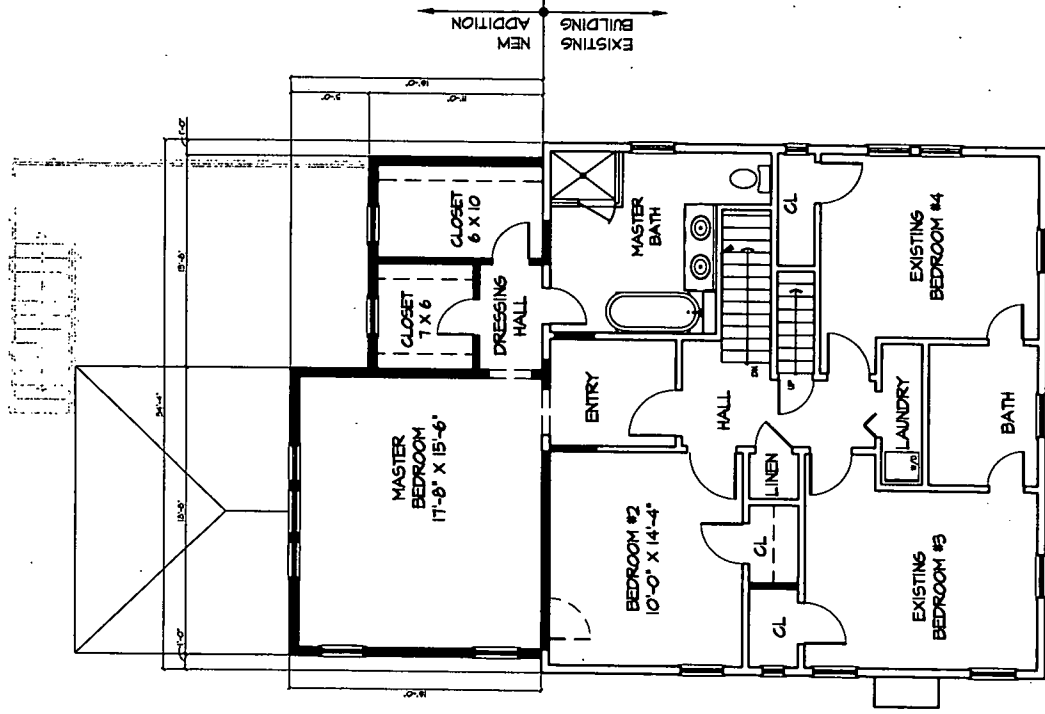


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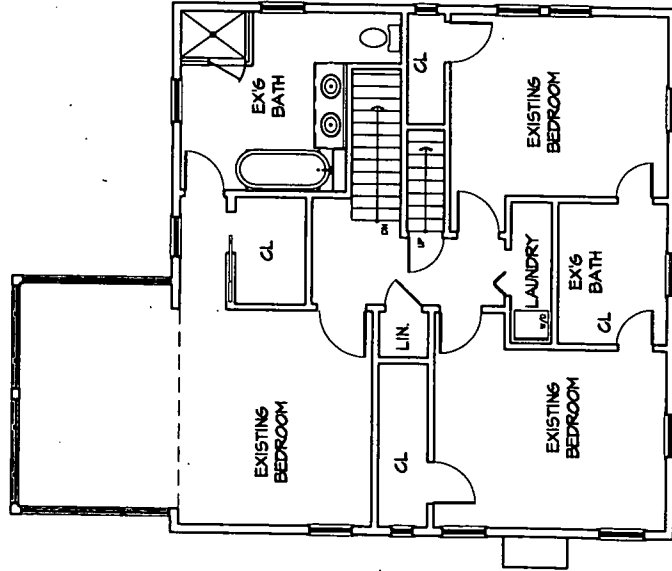
PLAN NORTH



A-II

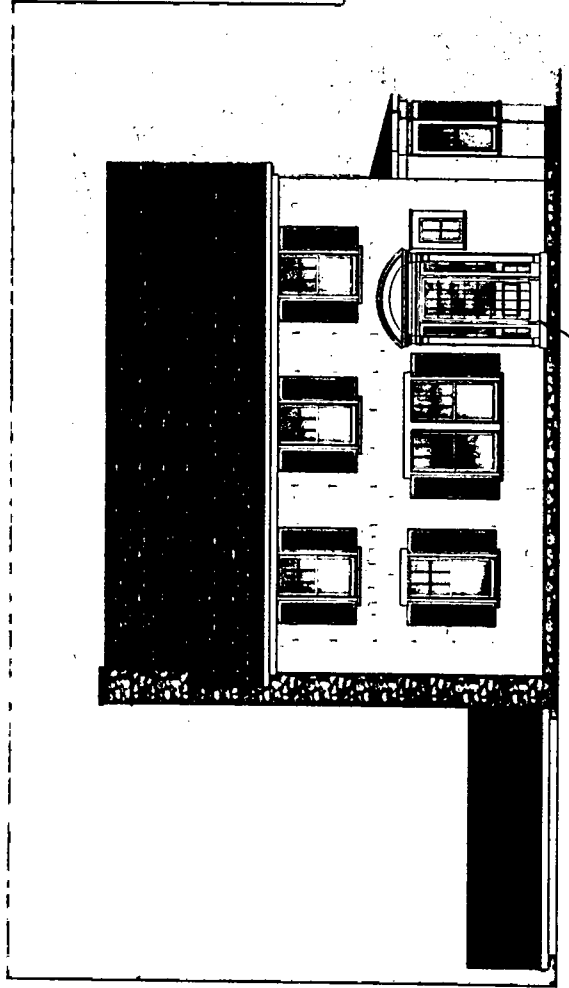


PROPOSED SECOND FLOOR PLAN



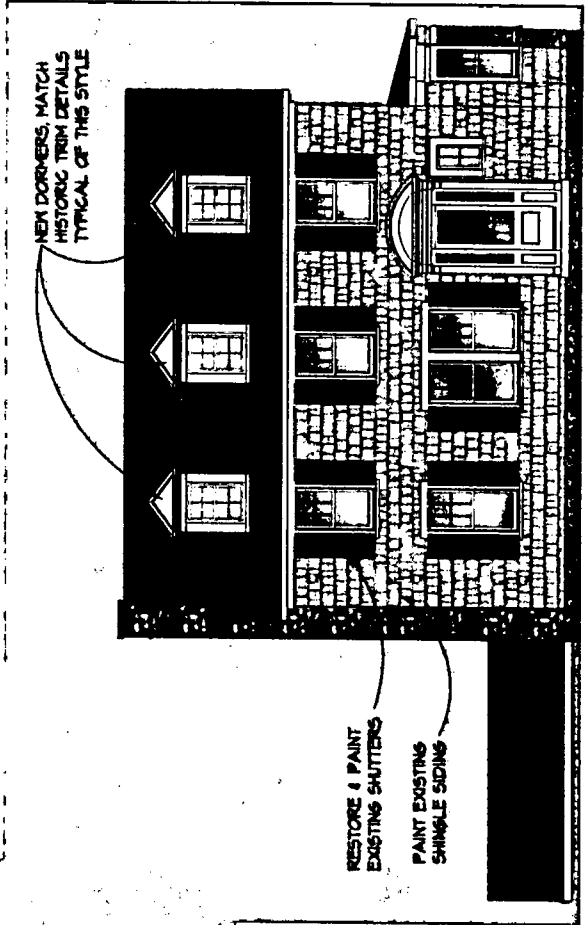
EXISTING SECOND FLOOR PLAN





DEMO EXS. GLASS ENCLOSURE  
RESTORE EXISTING PORTICO

EXISTING FRONT  
ELEVATION



NEW DORMERS MATCH  
HISTORIC TRIM DETAILS  
TYPICAL OF THIS STYLE

RESTORE & PAINT  
EXISTING SHUTTERS

PAINT EXISTING  
SHINGLE SIDING

PROPOSED FRONT  
ELEVATION

A-12



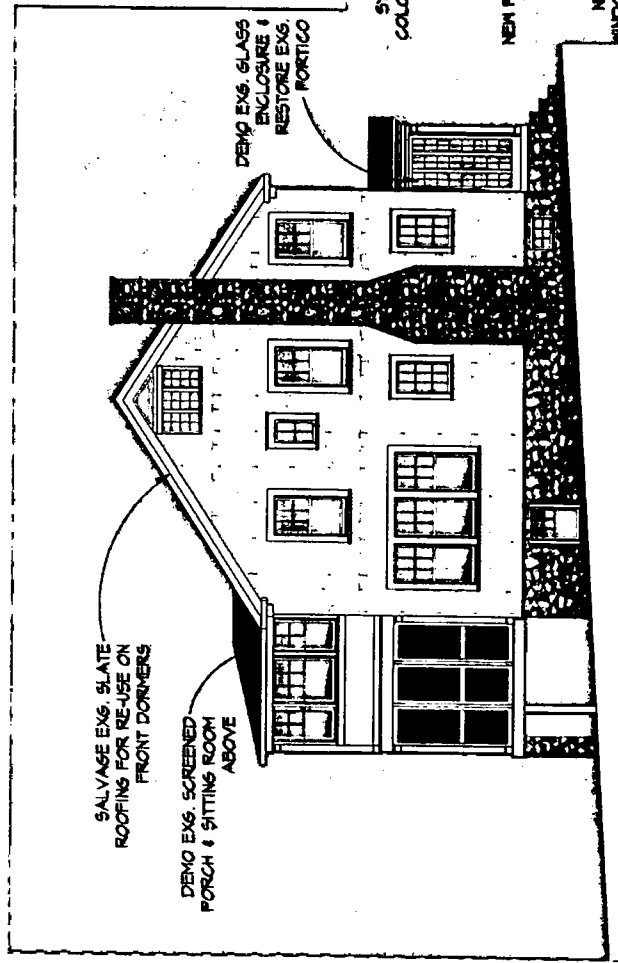
GUILDER RESIDENCE - HPC MEETING 02/13/2013

31 QUINCY STREET, CHEVY CHASE, MD JANUARY 23RD, 2013 #12.0468

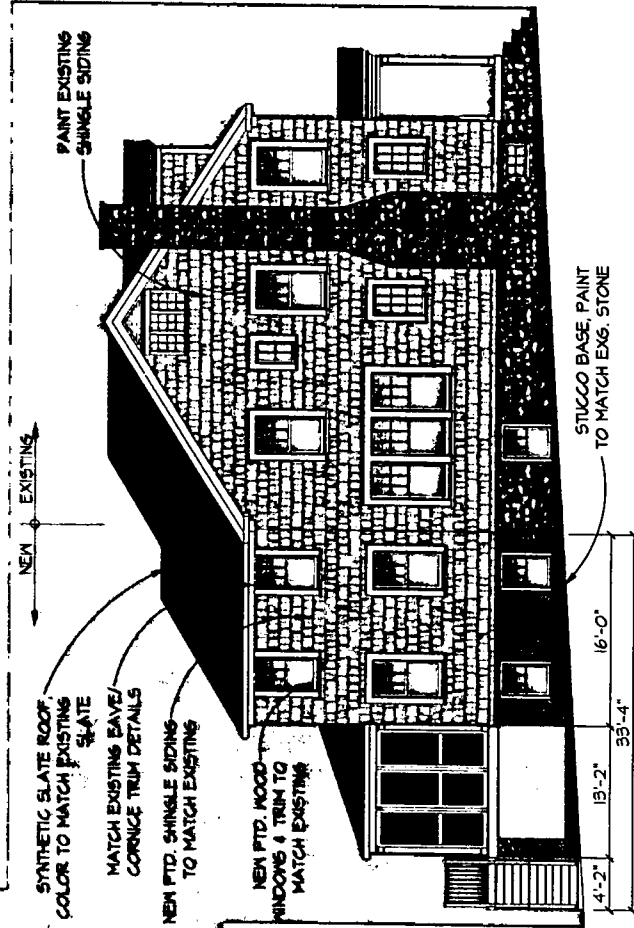
COPYRIGHT 2011, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

G T M



EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

A-15

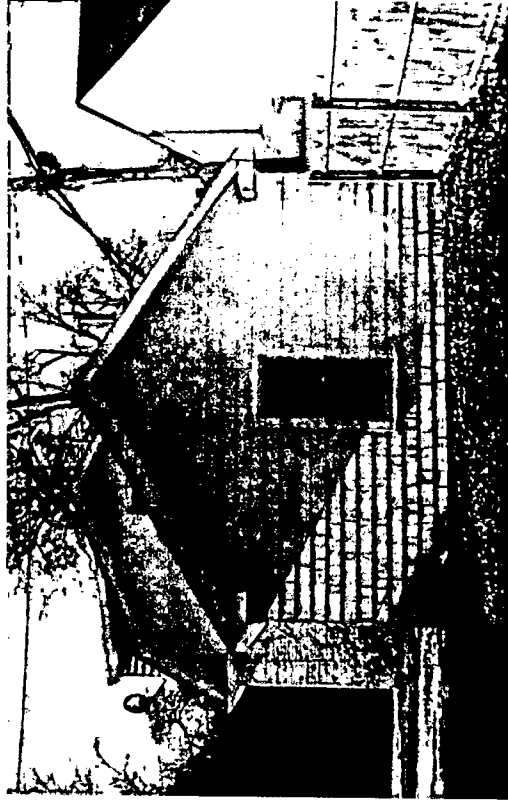
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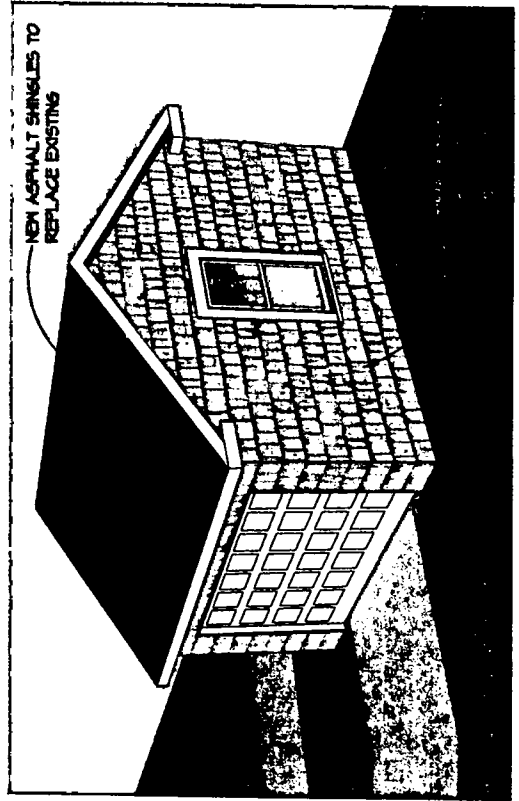




FRONT VIEW OF EXISTING GARAGE



SIDE VIEW OF EXISTING GARAGE

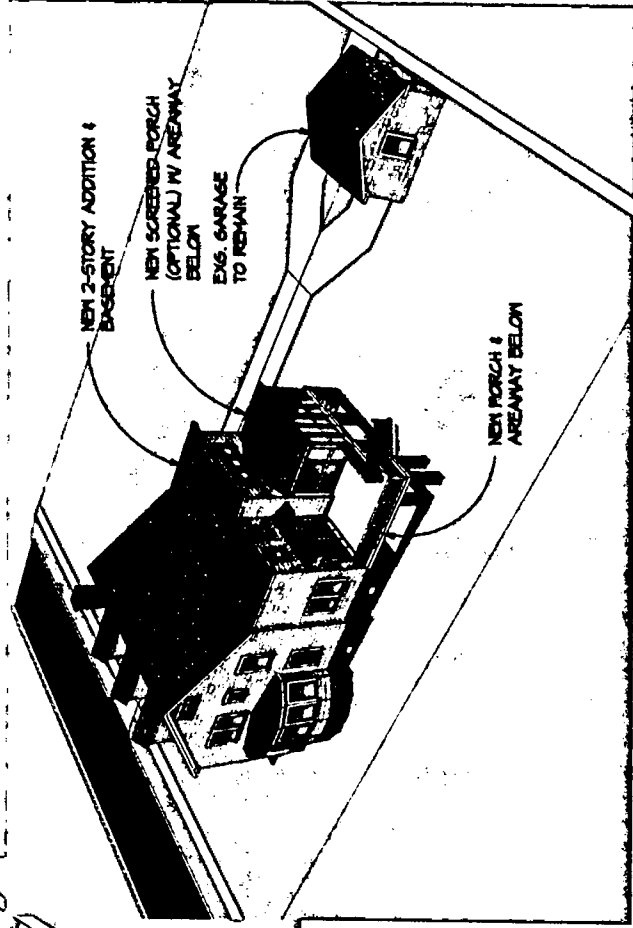
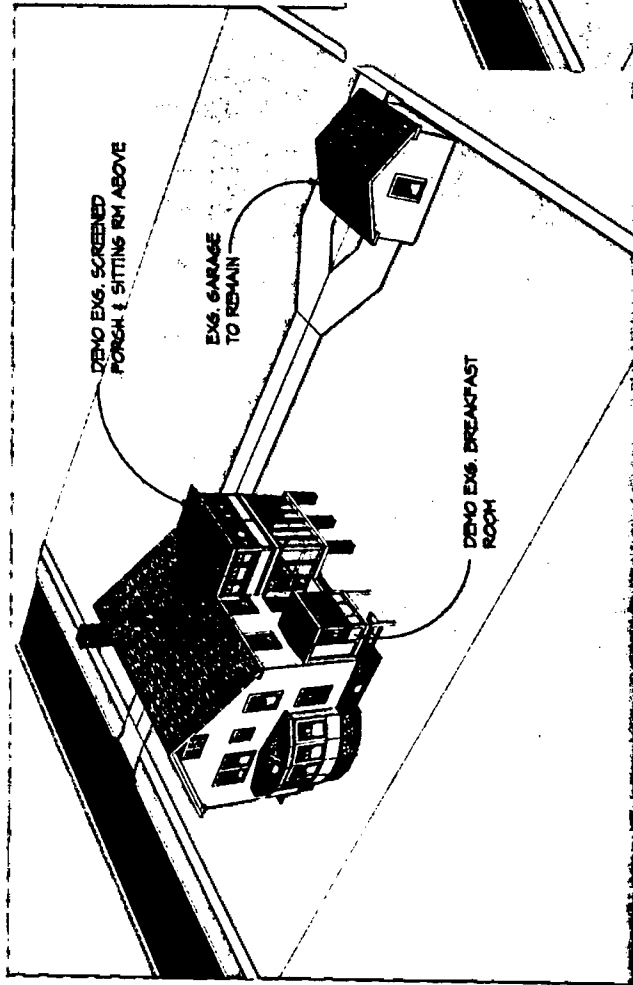


GARAGE SCOPE OF WORK

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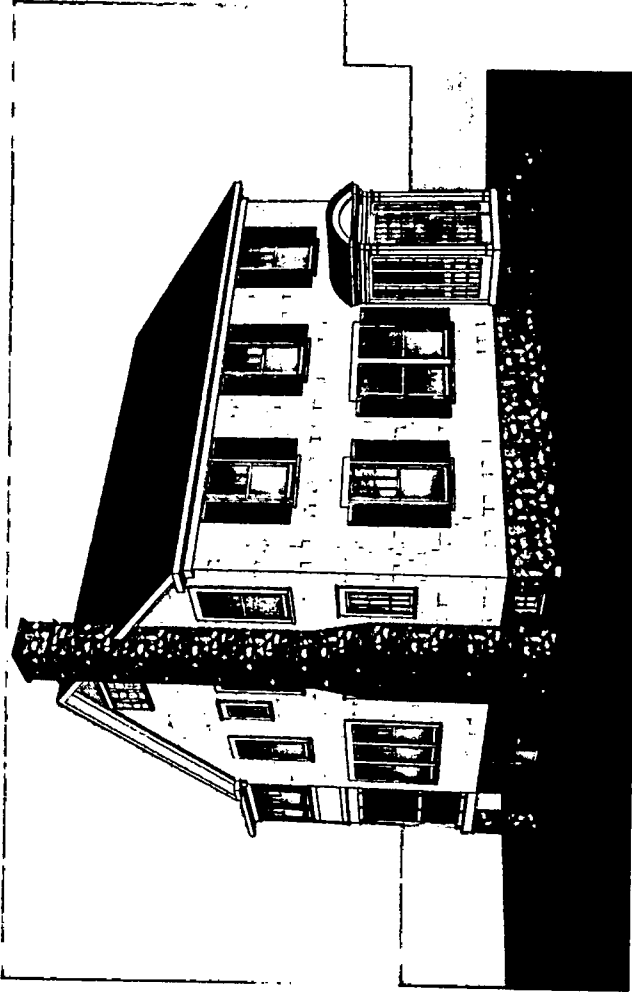


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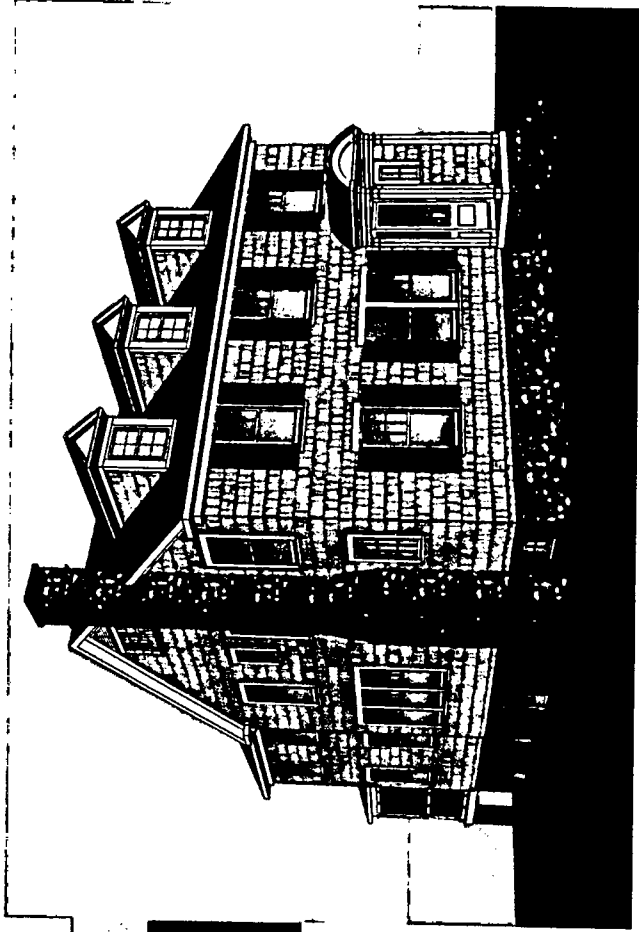


A-3





EXISTING VIEW FROM  
FRONT LEFT

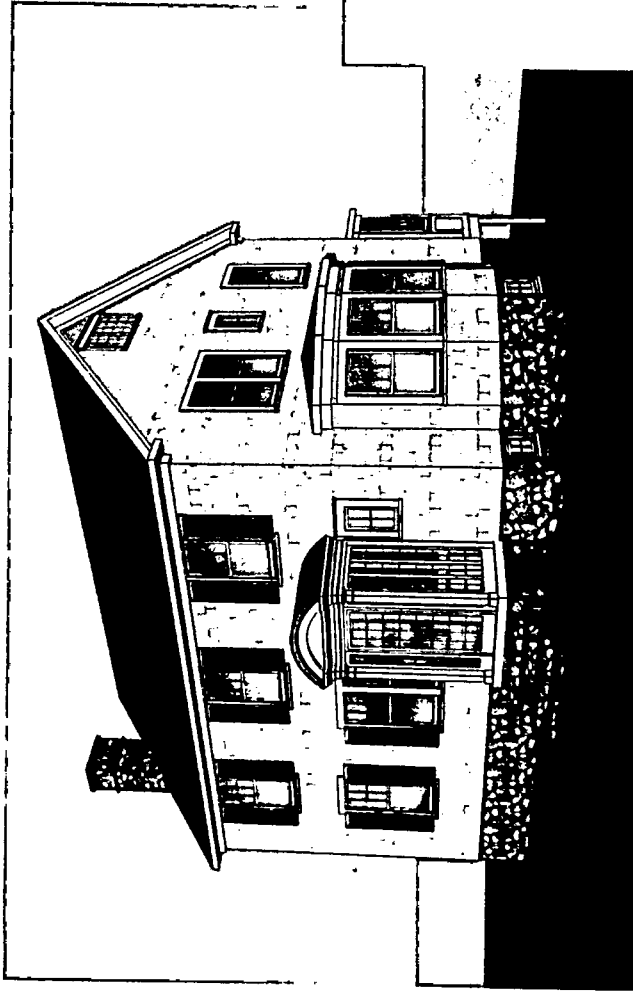


PROPOSED VIEW FROM  
FRONT LEFT

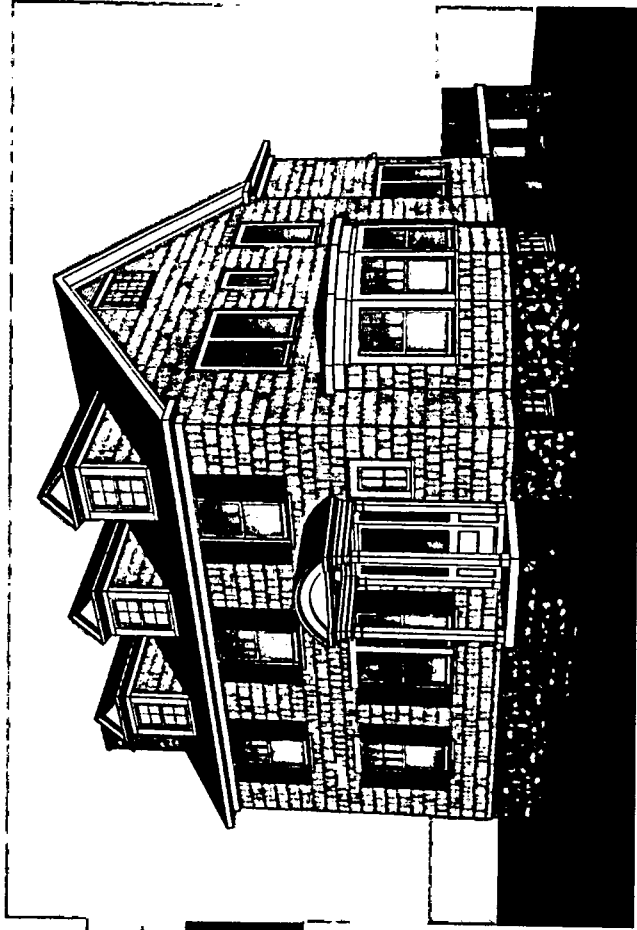
A-4



20



EXISTING VIEW FROM  
FRONT RIGHT

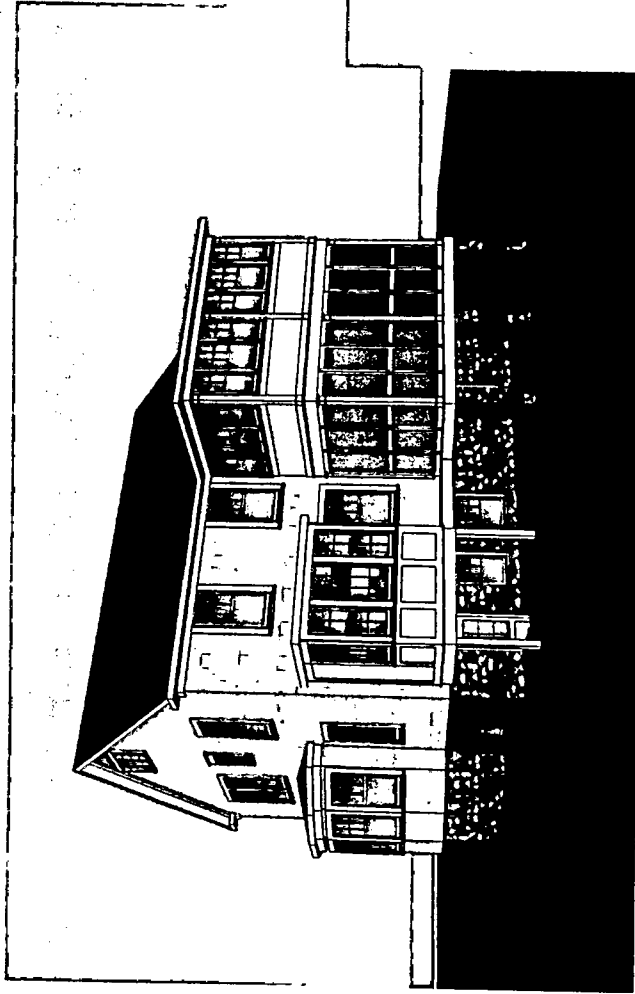


PROPOSED VIEW FROM  
FRONT RIGHT

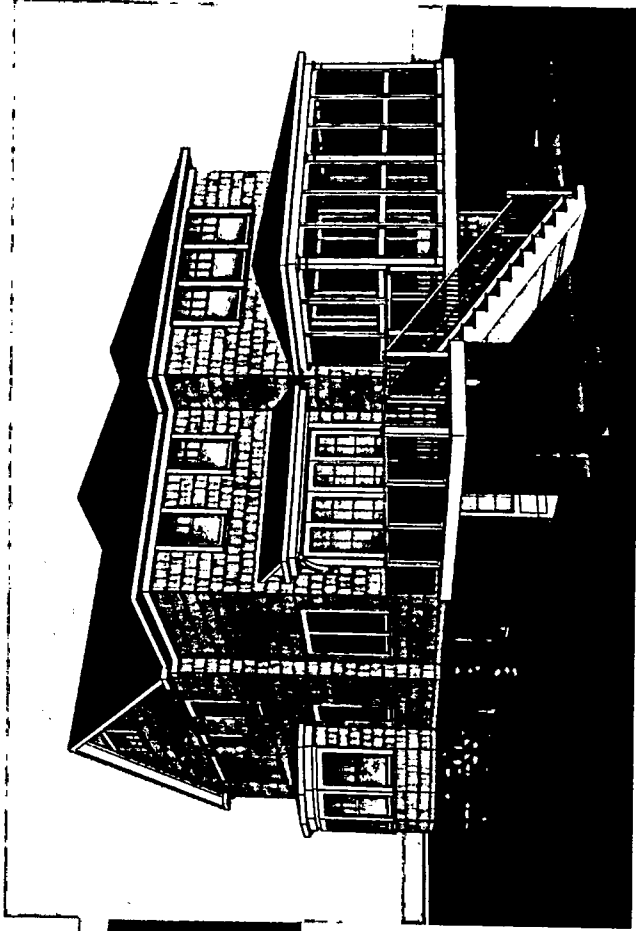
A-5

12





EXISTING VIEW FROM  
REAR RIGHT

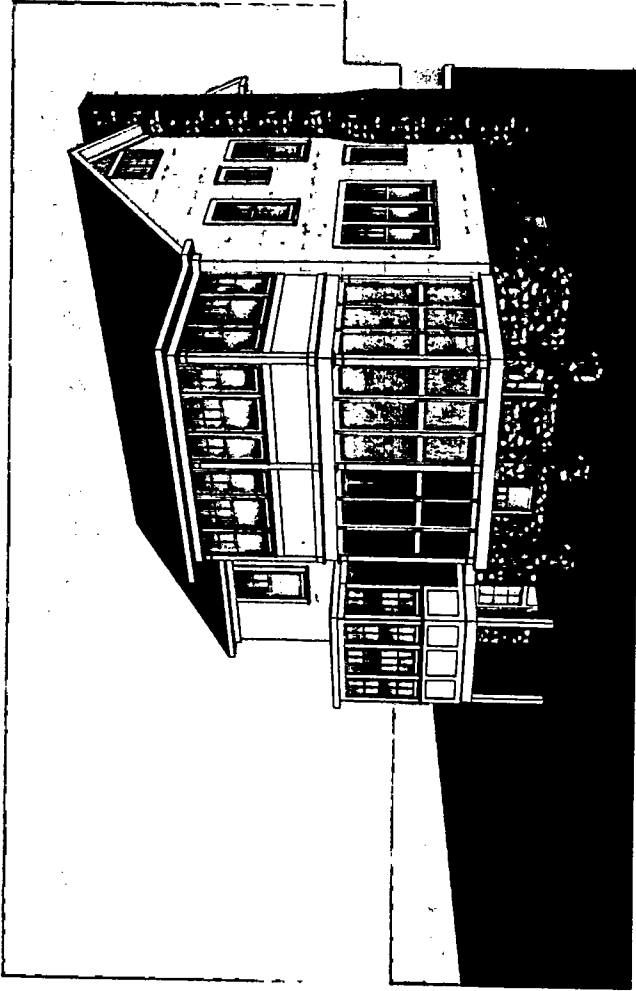


PROPOSED VIEW FROM  
REAR RIGHT

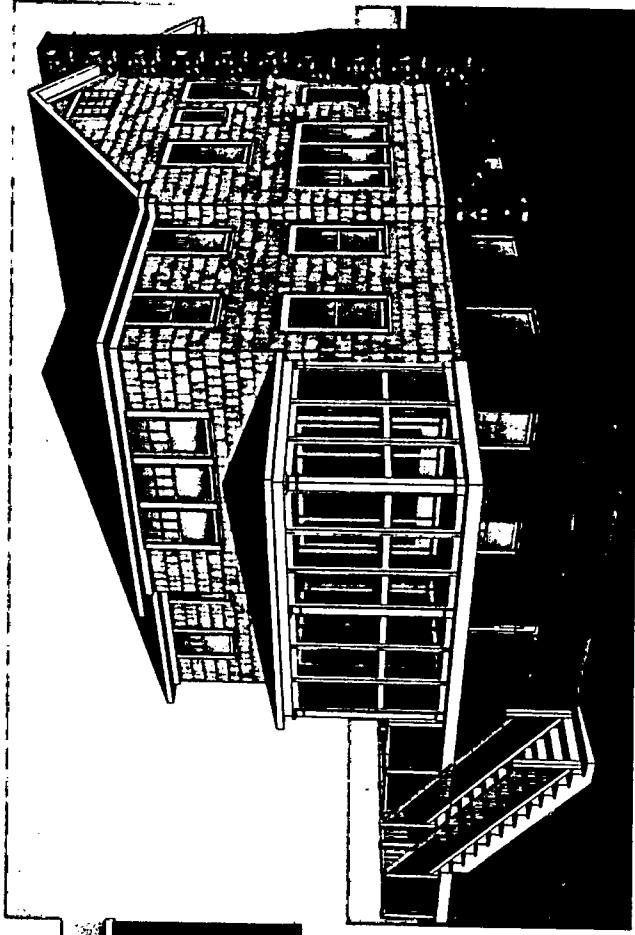
A-6



22



EXISTING VIEW FROM  
REAR LEFT



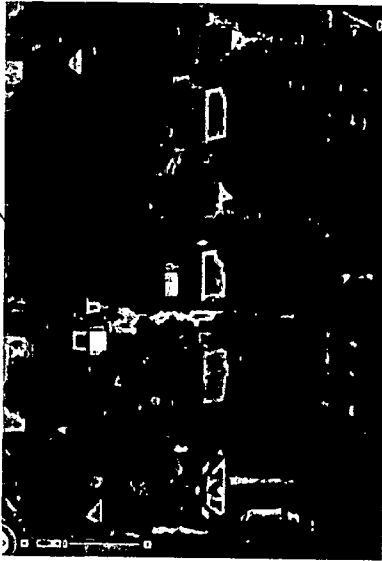
PROPOSED VIEW FROM  
REAR LEFT

A-7



23

31 QUINCY ST



AERIAL VIEW



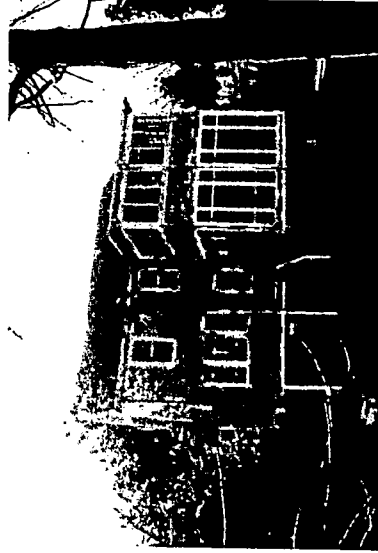
VIEW OF FRONT



BIRD'S-EYE VIEW



PARTIAL RIGHT SIDE VIEW



VIEW OF REAR



PARTIAL LEFT SIDE VIEW

A-1

24





34 QUINCY STREET



29 QUINCY STREET



32 QUINCY STREET

A-2



25



31 QUINCY



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92

OK

**STAFF ITEM**

**STAFF MEMBER: KAREN THEIMER BROWN**

**SUBJECT:** Revision to approved HAWP (HPC Case No. 35/13-13G), for alterations and additions to house, at 31 Quincy Street, Chevy Chase, a Contributing Resource within the **Chevy Chase Village Historic District**

**DATE:** March 11, 2013

**BACKGROUND:** On February 13, 2013 the HPC approved the demolition of a rear addition and construction of a two story addition, screened porch and deck at the subject property.

**REVISED PROPOSAL:** The applicants are requesting approval to:

- Remove the screened porch (16'10" x 12'6") from the addition.
- Revise the size of the new deck from 13' x 18'8" to 17' x 18'8". The revised deck has been reoriented and now projects 5' out past the right side of the historic block. The applicant has held it within the line of the existing bay window, which extends approximately an additional 2', so it is screened from the streetscape. There is also mature vegetation and trees on this part of the lot to further screen the addition.

**STAFF RECOMMENDATION:** Staff recommends that the Commission approve the revised proposal described above finding it as being consistent with Chapter 24A-8(b)(1) & (2):

- (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;

The revised proposal is also consistent with the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in 1997. The proposal adheres to these basic policies:

- (1). Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
- (2). Preserving the integrity of 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.

**HPC DECISION:**



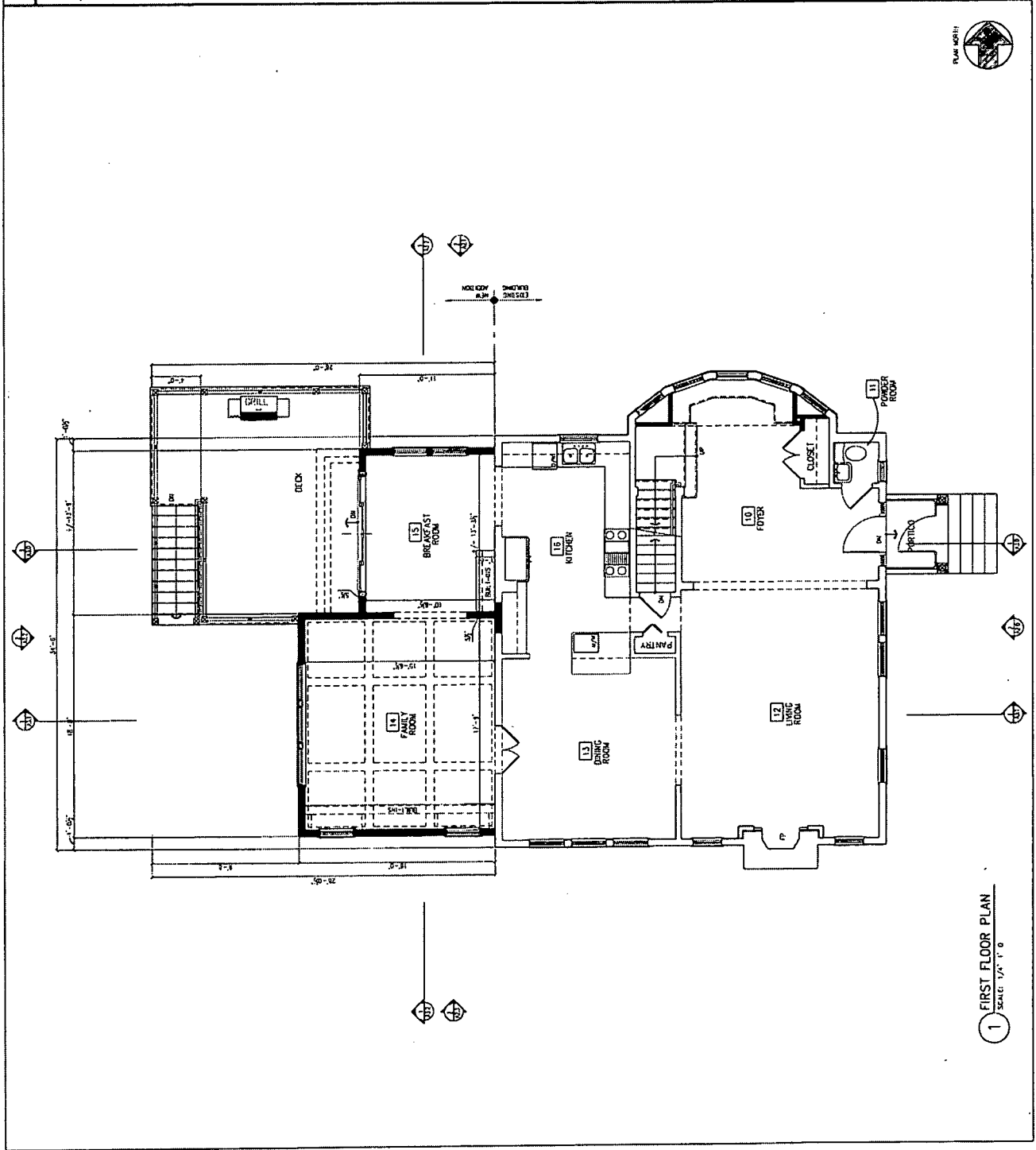


G.T.M. 775 OLD CONSTRUCTION ROAD WILMINGTON, DE 38404 (302) 431-2020 (302) 431-1000 FAX	31 QUINCY STREET CHEVY CHASE, MD FIRST FLOOR PLAN	<b>GUILDER RESIDENCE</b>	
	PROJECT NO. 110 DRAWN BY: RW SCALE: 1/4" = 1'-0" DATE: AS NOTED PROJECT: 12.04.05 DRAWING NO.	<b>A1.1</b>	

**CONSTRUCTION NOTES**

**WALL TYPES**

1. EXTERIOR WALL: 2x6 WOOD STUDS @ O.C. w/ 2x12 INSULATION & 1/2" GYP. BOARD SHEATHING. INTERIOR FINISH TO BE: 5/8" GYP. BOARD (1/2") OVER 1/2" GYP. BOARD. SEE WALL TYPES FOR DETAILS. WALL FINISHES AS SHOWN TO MATCH FINISHES WHERE SHOWN.



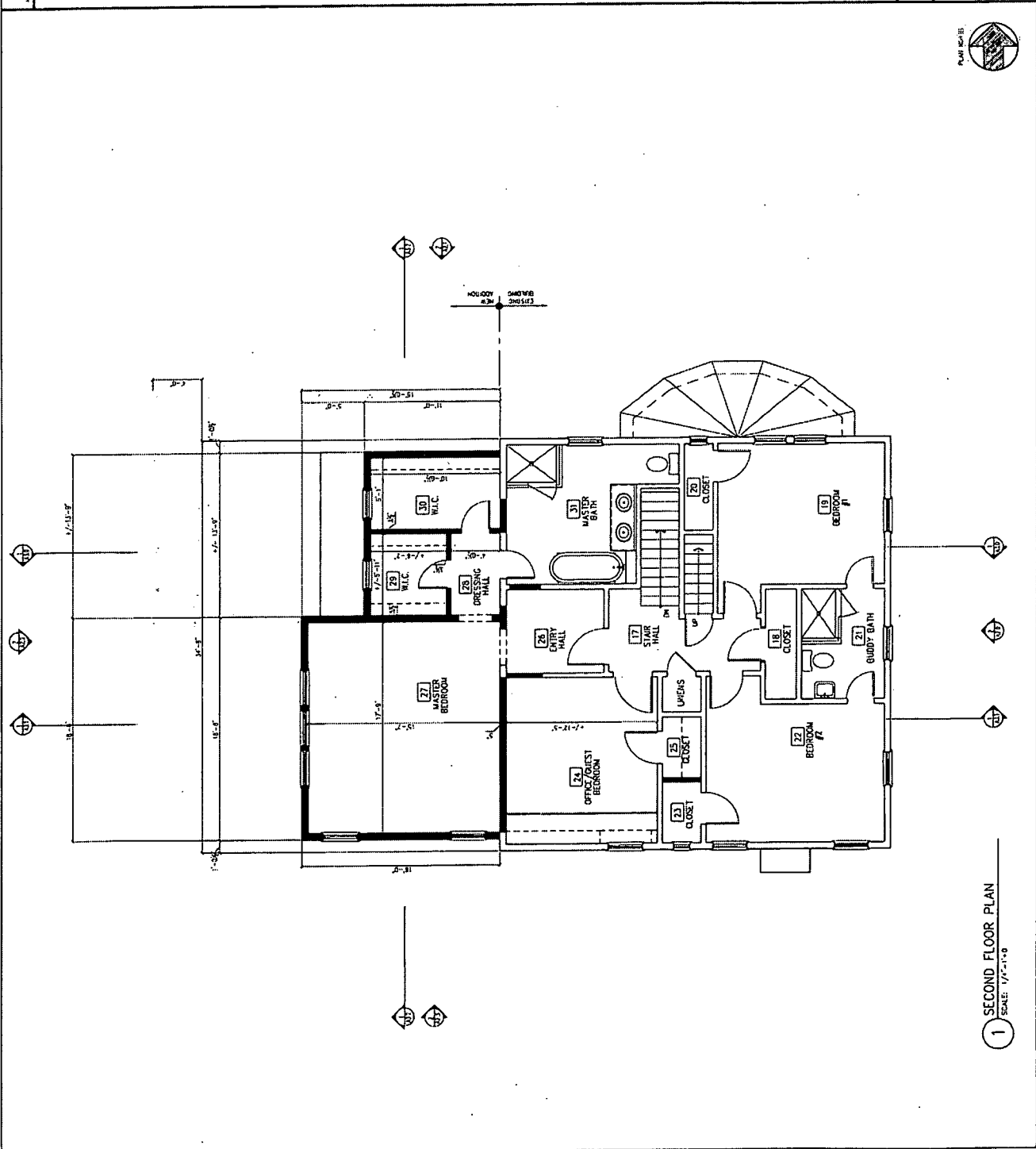
Revision

**CONSTRUCTION NOTES**

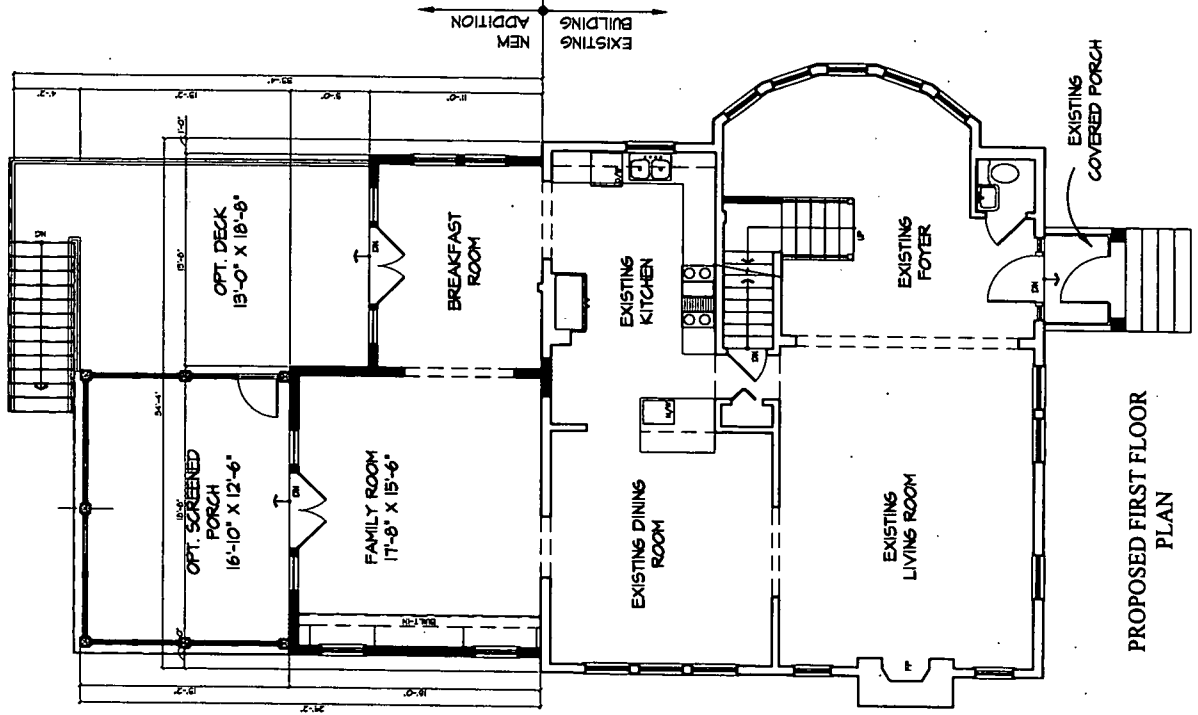
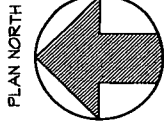
**WALL TYPES**

VERTICAL CURTAIN WALL: 2x6 WOOD STUDS 16" O.C. W/ 8-12 INSULATION & 1/2" ASPOR BARBER, 1/2" GRS SHEATHING, 1/4" GYPSUM BOARD, & SET ULTIMAXOS, INTERIOR FINISH TO BE C.P.F. 80. (1/7)

UPPER LEVEL-BLASE INTERIOR PARTITION: 2"x4" STUDS 16" O.C. W/ 1/2" G.P.F. 80. EACH SIDE. INTERIOR FINISH TO BE SHEATHING & SHEATHING TO ALUM. TRACKS. MAKE SURE.

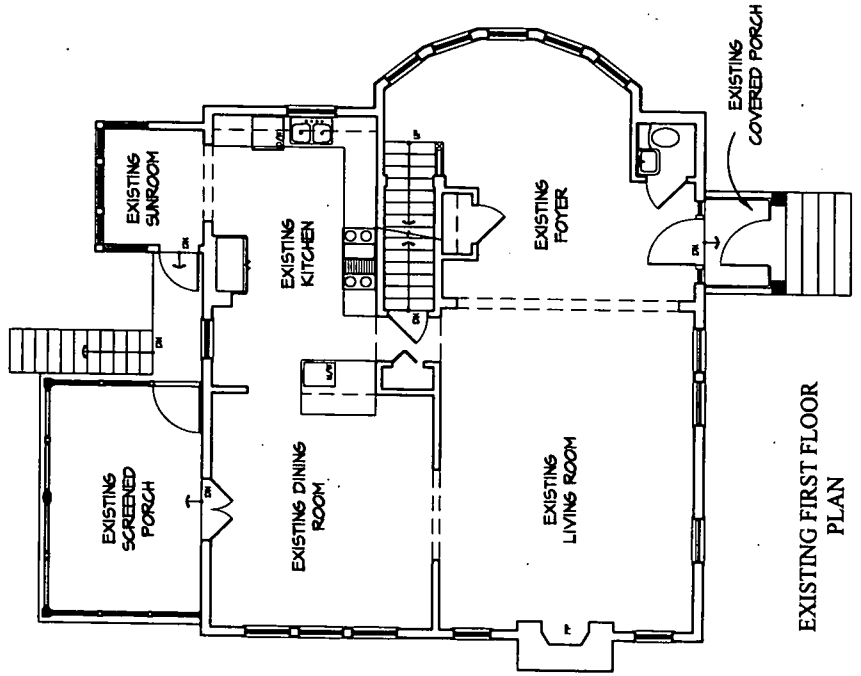


**1 SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

A-10



EXISTING FIRST FLOOR PLAN

*Approved*

GTM

GUILDER RESIDENCE - HPC MEETING 02/13/2013

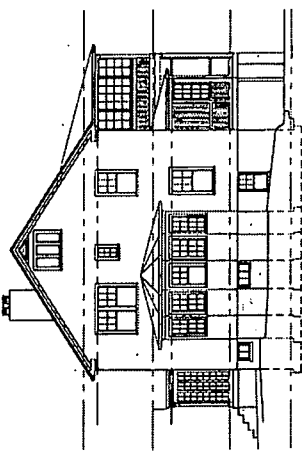
COPYRIGHT 2011, GTM ARCHITECTS, INC.

JANUARY 23RD, 2013 #12.0488

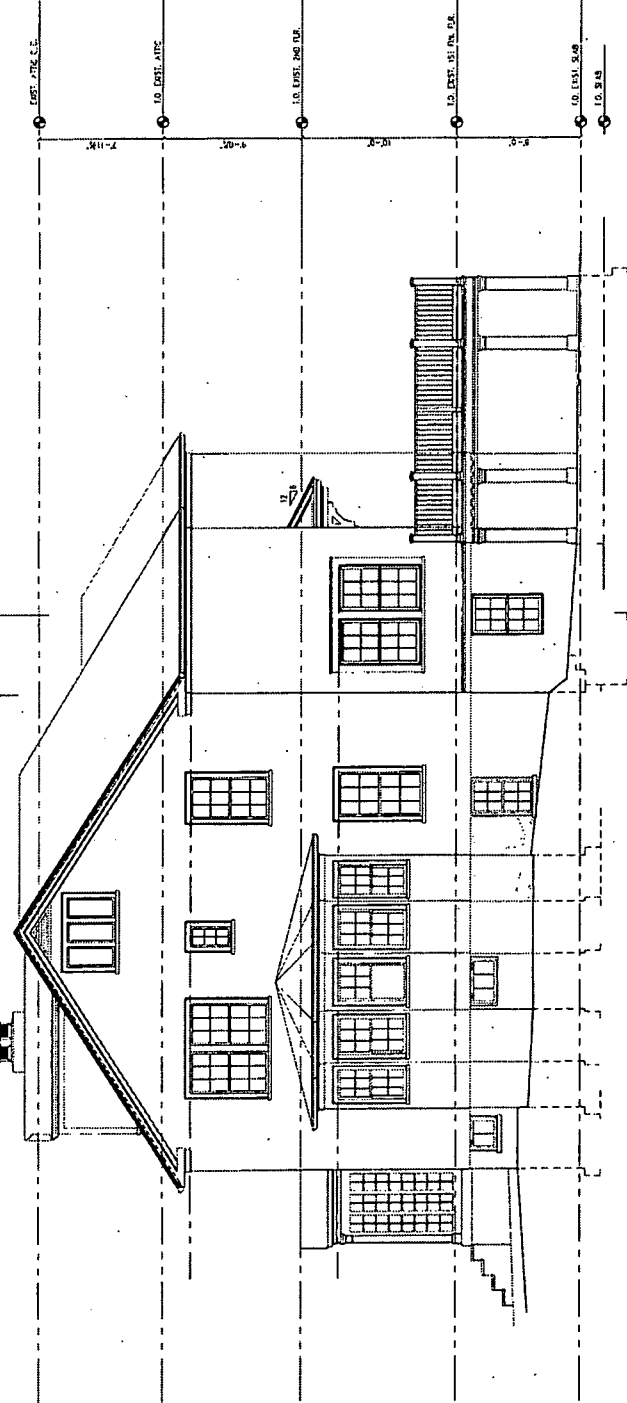
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

2

ELEVATION NOTES



1 EXISTING RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



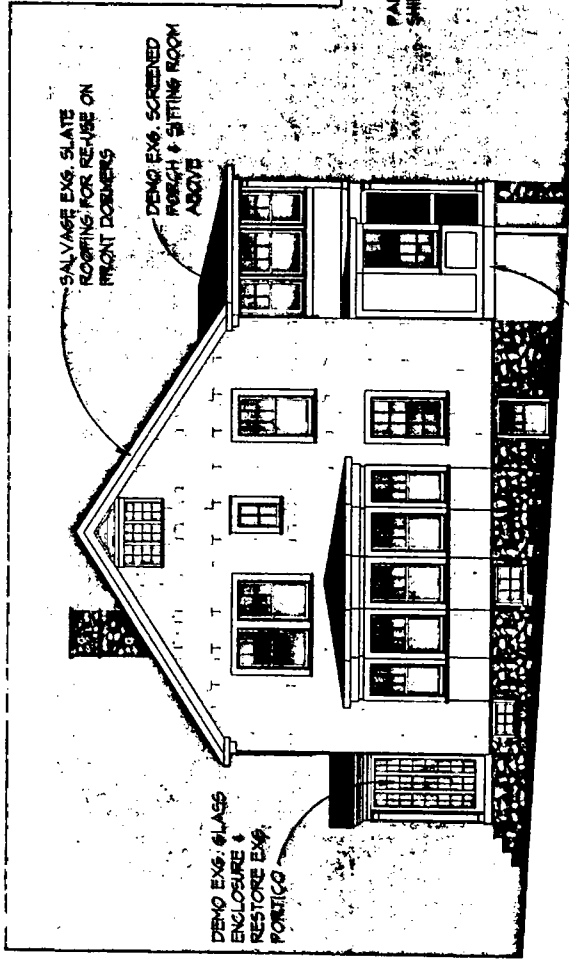
2 RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

*Revision*

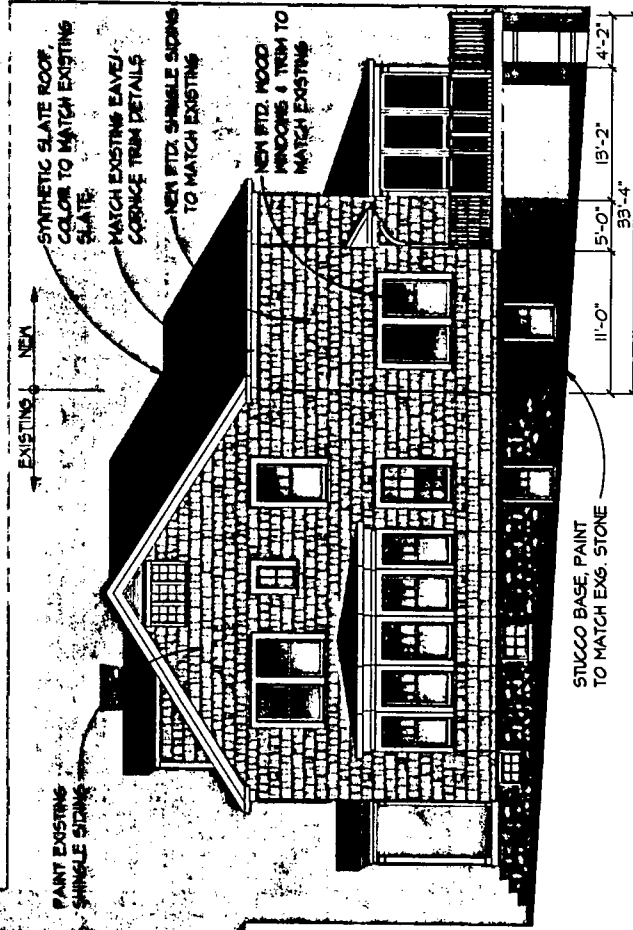
C.T.M. ARCHITECTURE AND INTERIORS 31 QUINCY STREET CHEVY CHASE, MD 20815 (301) 251-1100 WWW.CTMARCHITECTURE.COM	RIGHT SIDE ELEVATIONS	<b>GILDER RESIDENCE</b>	PROJECT NO. DATE SCALE SHEET NO.	PROJECT NO. AS NOTED DATE 1/4/11-0- SCALE 1/4" = 1'-0" SHEET NO. 10	<b>A2.1</b>
	PROJECT NO. DATE SCALE SHEET NO.	PROJECT NO. AS NOTED DATE 1/4/11-0- SCALE 1/4" = 1'-0" SHEET NO. 10	PROJECT NO. DATE SCALE SHEET NO.	PROJECT NO. AS NOTED DATE 1/4/11-0- SCALE 1/4" = 1'-0" SHEET NO. 10	<b>A2.1</b>







EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

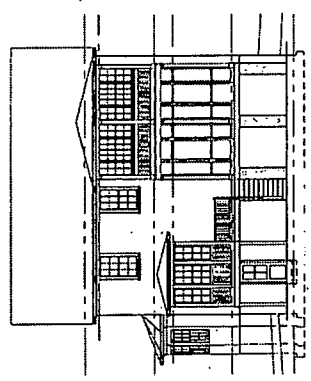
A-13



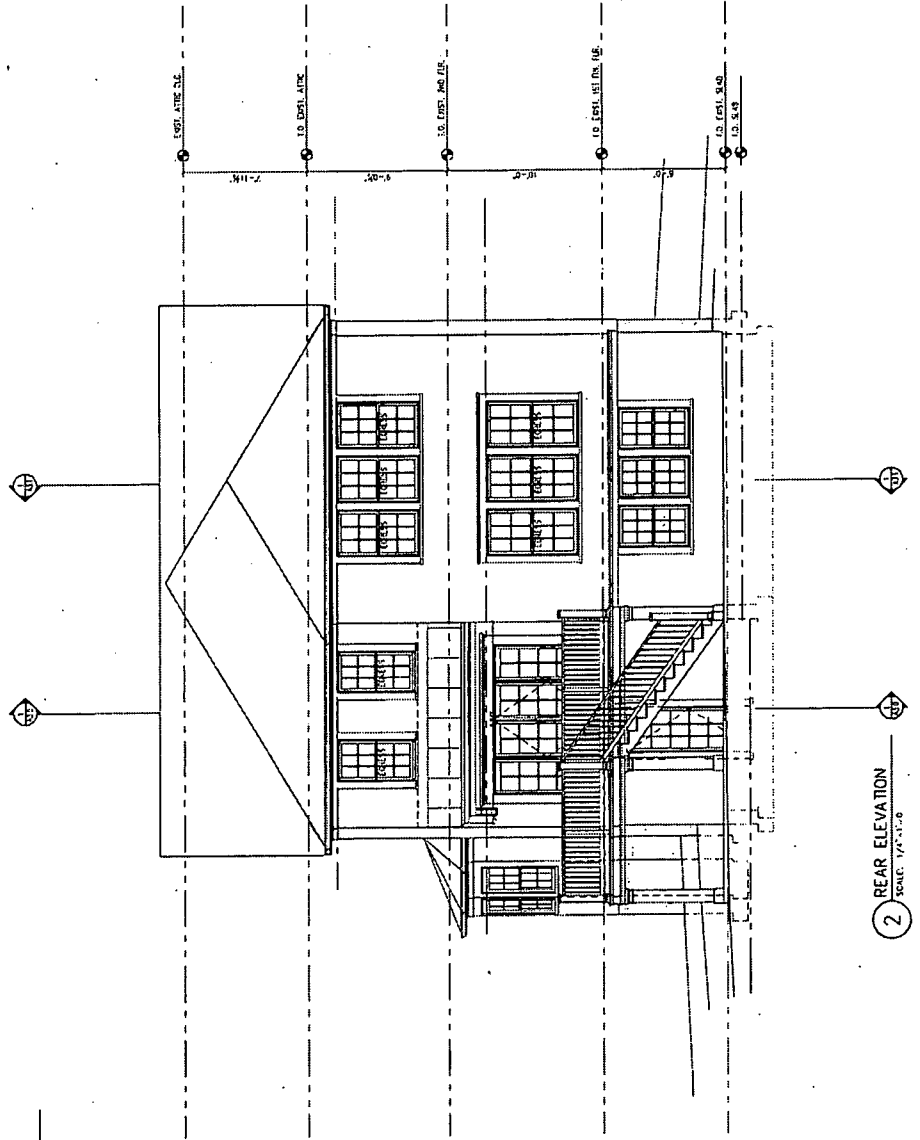
*Approved*

5

ELEVATION NOTES



1 EXISTING REAR ELEVATION  
SCALE: 1/8" = 1'-0"



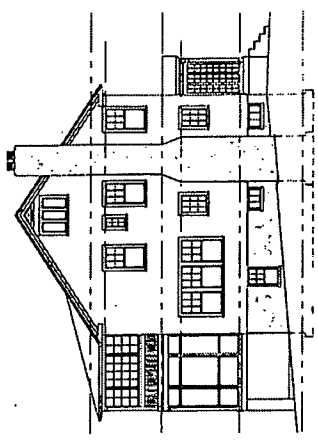
2 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

*revision*

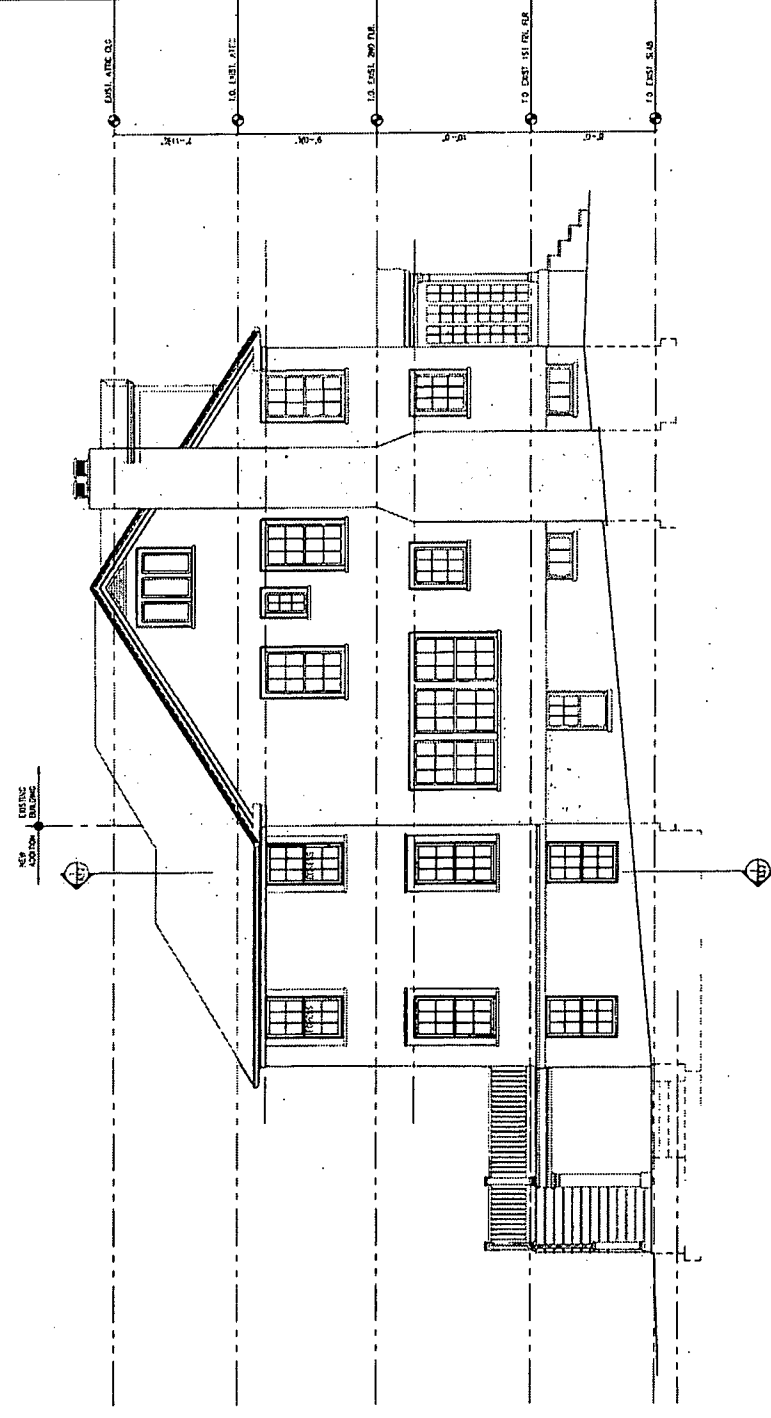
<p>31 QUINCY STREET CHEVY CHASE, MD REAR ELEVATIONS</p>	<p><b>GILDER RESIDENCE</b></p>	
	<p>DATE: AS NOTED PROJECT: 12.0458 DRAWING NO.</p>	<p>SCALE: 1/4" = 1'-0" PROJECT: 12.0458 DRAWING NO.</p>

ELEVATION NOTES

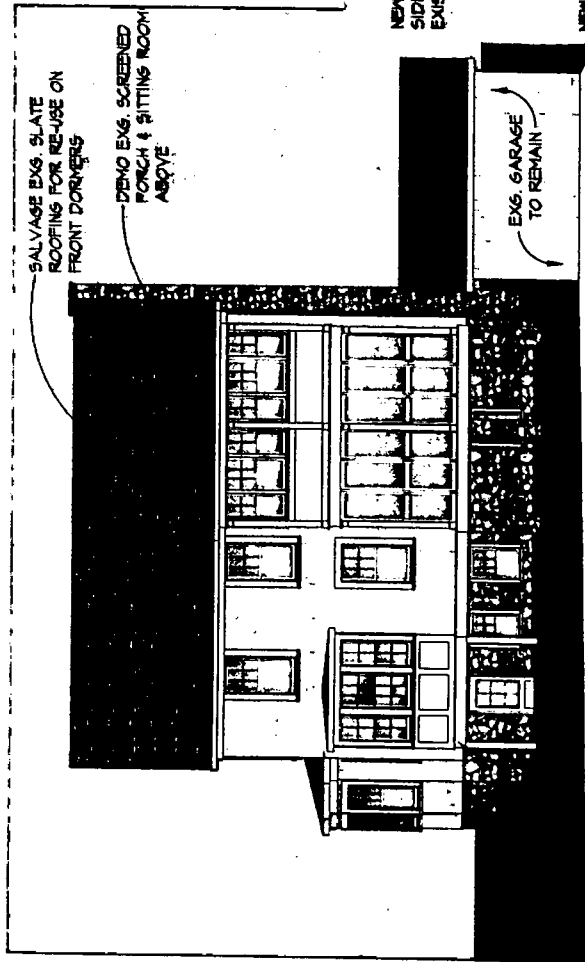
31 QUINCY STREET CHEVY CHASE, MD LEFT SIDE ELEVATIONS	<b>GILDER</b> <b>RESIDENCE</b>	PROJECT NO. 21046E DRAWING NO. A2.3
		DATE: AS NOTED SCALE: 1/4"=1'-0" DRAWN BY: LEO CHECKED BY: RV PROJECT NO. 21046E DRAWING NO. A2.3



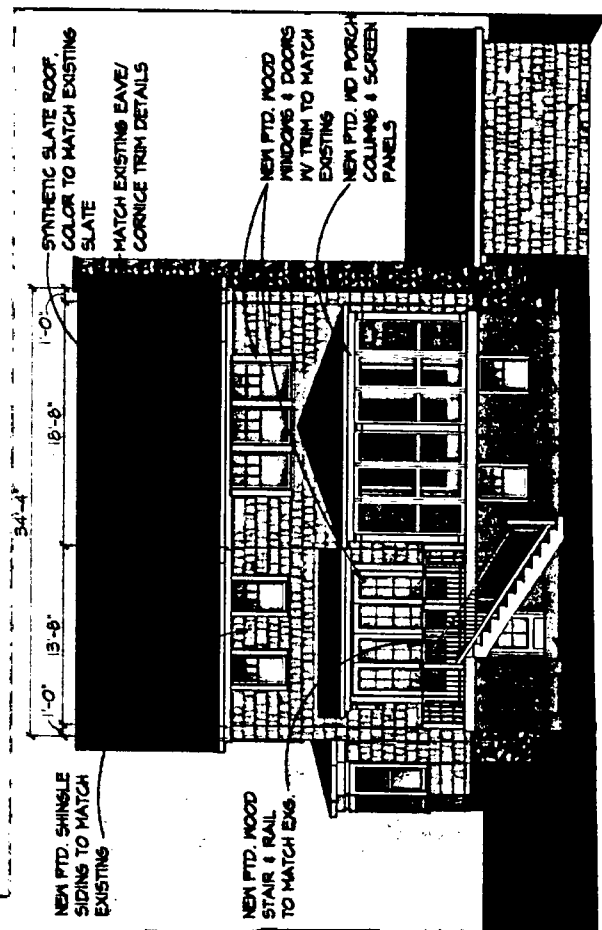
1 EXISTING LEFT SIDE ELEVATION  
SCALE: 1/8"=1'-0"



2 LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

*Approved*

A-14



**RE: 12.0468 Guilder HAWP application**

Luke Olson [lolson@GTMArchitects.com]

**Sent:** Thursday, January 31, 2013 1:43 PM**To:** Brown, Karen**Cc:** George Myers [gmyers@GTMArchitects.com]; jguilder@gmail.com; samanthaguild@gmail.com

Hi Karen,

Please see my responses below. I hope I was able to sufficiently answer your questions. If you'd like I can provide photos of the existing conditions for your reference. Please let us know if you have any further questions or comments, and we will do our best to answer them for you.

Thanks,

**Luke Olson**

Project Coordinator

**GTMArchitects**

7735 Old Georgetown Road

Suite 700

Bethesda, MD 20814

240-333-2021 direct

240-333-2001 fax

<mailto:lolson@gtmarchitects.com>[www.gtmarchitects.com](http://www.gtmarchitects.com)

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**From:** Brown, Karen [mailto:karen.brown@montgomeryplanning.org]**Sent:** Thursday, January 31, 2013 11:45 AM**To:** Luke Olson**Subject:** RE: 12.0468 Guilder HAWP application

Hi Luke, my name is Karen Theimer Brown and I am taking over the review of the 31 Quincy Street HWAP application from Josh Silver. I have a few questions that relate to this project.

1. The elevations read that the application includes the demolition of the existing glass enclosure and restore existing portico. Can you please clarify what this means - does this mean that the glass side panels will be removed or that you simply want to take out the glass? We would like to remove all three side of the glass enclosure, the two side glass panels and the front door/sidelite panel, so that it is a typical portico with the pediment and entablature sitting on the existing freestanding columns. Based on the awkward way in which the top of the glass enclosure meets the portico beam and how it is disengaged from the rest of the porch structure; I do not believe it to be original to the house.

2. Can you speak about the 2 story and one story features on the rear of the house that will be demolished for the new addition. Do you have any evidence that these are not original features to the house? Is there any indication

whether they have been altered over time? Did you consider incorporating these features in the new addition? It looks like the original house had a two story porch on the rear. Based on the change in materials and window style, the First Floor Porch was later screened-in and the Second Floor Porch enclosed to create a Sleeping Porch. Recently, the Second Floor has been further remodeled so that the Sleeping Porch is completely enclosed and part of the Master Bedroom. Based on the different materials and construction methods used, the Breakfast Room is not an original structure. Unlike the Porches, it is supported by p/t wood posts instead of stone piers. There is a change in deck materials between the Screened Porch and the connector to the Breakfast room, and the Breakfast Room and Sleeping Porch have different details, signifying that they were renovated & enclosed at different times.

It was our understanding that, in general, you are able to selectively demolish and add on to the rear of the residence. Both structures are entirely on the rear of the house and not visible from the street. Both the Breakfast Room and the enclosed Screened Porch do not have insulated floors and have no heating or cooling. I very much doubt there is insulation in the walls based on the thickness and apparent construction methods. Given our clients program and intended use for the space created by the addition, we would be unable to execute it by incorporating the existing structures. In addition the construction quality of the existing structures is such that we would probably have to demolish and rebuild them to do so. Given all of these factor, we thought it best to remove these structures and construct an addition that would not only improve the usability and value of the home, but also be more in line with the aesthetic of the original house and beneficial to the overall character of the neighborhood.

3. Josh said that you have clarified that the roof is not slate, and that shingles are proposed. I just want to confirm this is correct - that the new dormers do not include any reused slate, and only asphalt shingles are proposed for the entire roof, not synthetic slate. Yes, the existing roofing material is asphalt shingles. We'd like to replace the existing asphalt shingles, and the new dormers would have asphalt shingles to match those on the rest of the house.

Should you have any questions, please feel free to contact me at this address. If you could get a response to me by Monday it would be most appreciated.

Thanks Karen

---

**From:** Silver, Joshua  
**Sent:** Thursday, January 31, 2013 9:41 AM  
**To:** Brown, Karen  
**Subject:** FW: 12.0468 Guilder HAWP application

---

**From:** Luke Olson [<mailto:lolson@GTMarchitects.com>]  
**Sent:** Wednesday, January 30, 2013 6:15 PM  
**To:** Silver, Joshua  
**Cc:** [samanthaguilder@gmail.com](mailto:samanthaguilder@gmail.com); [jquilder@gmail.com](mailto:jquilder@gmail.com); George Myers

**Subject:** RE: 12.0468 Guilder HAWP application

Josh,

Attached are the revised sheets for the Guilder HAWP application set. I've added a note outlining the steps to verify and rehab/replace the existing cedar shingle siding, and have revised the roofing material notes to reflect the existing asphalt shingles. If you'd prefer, I can incorporate these into the rest of the application set and send the entire package over in the morning.

Thanks,

**Luke Olson**

**GTMARCHITECTS**

240-333-2021 direct

240-333-2001 fax

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**From:** Silver, Joshua [<mailto:Joshua.Silver@montgomeryplanning.org>]

**Sent:** Tuesday, January 29, 2013 12:45 PM

**To:** Luke Olson

**Subject:** RE: 12.0468 Guilder HAWP application

Hi Luke,

There is a two-step approach for dealing with original siding:

Step 1: Determine the feasibility of preserving the original siding through rehabilitation. For those sections where rehabilitation is not feasible, new siding matching the existing in scale, texture, material, size and details is required. In essence what I'm saying is preserve and rehabilitate and replace "in-kind" sections where rehabilitation is not feasible. Siding rehabilitation and select in-kind replacement is eligible for the county historic preservation tax credit (10%).

Step 2: If it can be established that the original siding cannot be preserved and rehabilitated, it must be replaced in-kind, following the guidance referred to above. This could be considered an eligible expense for the tax credit assuming step 1 above is not feasible and the right materials are utilized.

Lastly, I was at the property today. Based on my visual observations of the front and side elevations it appears at a minimum some of the siding can be rehabilitated.

Josh

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**From:** Luke Olson [<mailto:lolson@GTMarchitects.com>]

**Sent:** Monday, January 28, 2013 5:20 PM

**To:** Silver, Joshua

**Subject:** RE: 12.0468 Guilder HAWP application

Josh,

The Guilders would also like to replace the existing cedar shingle siding at 31 Quincy Street as the old siding is in pretty rough shape. They would like to replace it "in kind" with new cedar shingles to match



1/31/13

RE: 12.0468 Guilder HAWP application

existing. I didn't think this would be a problem, but wanted to run it by you. I'll update the application set to reflect the change and get color copies out to you prior to the meeting. Have you had a chance to give the set a thorough review?

Thanks,

**Luke Olson**

**GTMARCHITECTS**

240-333-2021 direct

240-333-2001 fax

**FW: Just thought of one more thing..**

Silver, Joshua

Sent: Thursday, January 31, 2013 9:41 AM

To: Brown, Karen

FYI re: 31 Quincy.

-----Original Message-----

From: Luke Olson [<mailto:lolson@GTMarchitects.com>]

Sent: Wednesday, January 30, 2013 2:43 PM

To: Silver, Joshua

Subject: RE: Just thought of one more thing..

OK, will do. Thanks Josh.

Just FYI, I noticed an error on the Guilder HAWP set. The existing roof is asphalt shingle, not slate. We'll be replacing the existing roofing materials with new asphalt shingles and providing new asphalt shingles to match over the addition, unless you have any objections. I will revise that set and resubmit as well.

Luke Olson

GTMARCHITECTS

240-333-2021 direct

240-333-2001 fax

-----Original Message-----

From: Silver, Joshua [<mailto:Joshua.Silver@montgomeryplanning.org>]

Sent: Wednesday, January 30, 2013 1:46 PM

To: Luke Olson

Cc: George Myers; Paul Eckert; Deb Eckert

Subject: RE: Just thought of one more thing..

Luke,

I don't see the HPC having any problem with replacing the concrete stairs. My recommendation is to move forward with the painted wood stair option versus using brick. A wood stair unit was probably there originally based on the what I can tell from the photos. I don't have any comments about the revised application plan yet. Please amend the plans accordingly showing the stair change and send them to me.

Josh

-----Original Message-----

From: Luke Olson [<mailto:lolson@GTMarchitects.com>]

Sent: Tuesday, January 29, 2013 5:12 PM

To: Silver, Joshua

Cc: George Myers; Paul Eckert; Deb Eckert

Subject: RE: Just thought of one more thing..

Josh,

The Eckerts have requested a small revision to their HAWP set that I wanted to run by you. They would like to replace the existing concrete Front Porch stair with something a bit nicer and more appropriate. We could replace with either brick stairs to match the existing base and new walkways, or painted wood stairs to match the existing porch trim & detailing. Do you foresee the HPC having a problem with



**Municipality Letter for  
Proposed Construction Project**

**Subject Property:** 31 Quincy Street, Chevy Chase, MD 20815  
**Property Owner:** Samantha & Justin Gilder  
**Project Manager/Contractor:** GTM Architects  
**Proposed Work:** Construct 2-story rear addition with new porch, deck & dormers; interior renovation

1/14/2013

Diane R. Schwartz Jones, Director  
Department of Permitting Services of Montgomery County  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850

Dear Ms. Jones,

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**

5906 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)