

6 Quincy
Chevy Chase H.D.

35/13

2011
MAWP

stamped
plans in bin

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, August 18, 2011 10:58 AM
To: 'Dan Evans'
Cc: 'CCV Permitting'
Subject: 6 Quincy Street

Last night the HPC approved the garage roof replacement at 6 Quincy. This additional workscope has been added to the existing Historic Area Work Permit #557988 and no additional approval paperwork will be sent. I am copying Chevy Chase Village on this email.

thanks,
Anne

Anne Fothergill
Planner Coordinator
Functional Planning and Policy Division | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
<http://www.montgomeryplanning.org/historic>
1400 Spring Street, Suite 500 W
Silver Spring, MD 20910

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6 Quincy Street, Chevy Chase	Meeting Date:	8/17/11
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	8/10/11
Applicant:	Patrick and J.N. Regan (Dan Evans, Agent)	Public Notice:	8/3/11
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-11F REVISION	Staff:	Anne Fothergill
PROPOSAL: Replacement of roof on non-historic garage			

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Georgian Revival
DATE: 1913

PROPOSAL

The applicants are proposing to replace the asphalt roofing on the non-historic garage built in 1972 with synthetic slate roofing material. A sample of the material will be provided to the Commission. The applicants are currently building an addition approved by the HPC in January 2011 and this would be additional work under that Historic Area Work Permit.

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 (2);

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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: DAN EVANS
Daytime Phone No.: 240-367-6491

Tax Account No.: _____
Name of Property Owner: PAT REGAN Daytime Phone No.: 202-997-1742
Address: 6 Quincy St. Chevy Chase MD 20815
Street Number City Street Zip Code
Contractor: SANDY SPRING BUILDERS Phone No.: 301-913-5995
Contractor Registration No.: BC# 2763
Agent for Owner: DAN EVANS Daytime Phone No.: 240-367-6491

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: QUINCY STREET
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVENUE
Lot: 29 Block: 58 Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Other: Replace Roofing

1B. Construction cost estimate: \$ 7,000 ON DETACHED GARAGE

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] 7/27/11
Signature of owner or authorized agent Date

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



July 26, 2011

Anne Fothergill
Historic Preservation Commission – Montgomery County, MD

RE: 6 Quincy Street, Chevy Chase, MD

Dear Ms. Fothergill:

We hereby request that the HPC place us on the agenda for their August 17, 2011 meeting. Our client who lives at 6 Quincy Street in Chevy Chase, MD is currently approved by HPC and the Village of Chevy Chase for an addition that we are building. He would like to replace the old asphalt shingle roof on his detached garage and replace it with Tamko Lamarite Slate Composite shingle in "Dusk Grey".

We are providing you with a sample of the shingle and photographs of the existing garage. Please let us know if there is anything else you will need, and also what time the meeting will be held on August 17.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Mimi Brodsky Kress".

Mimi Brodsky Kress
Managing Member

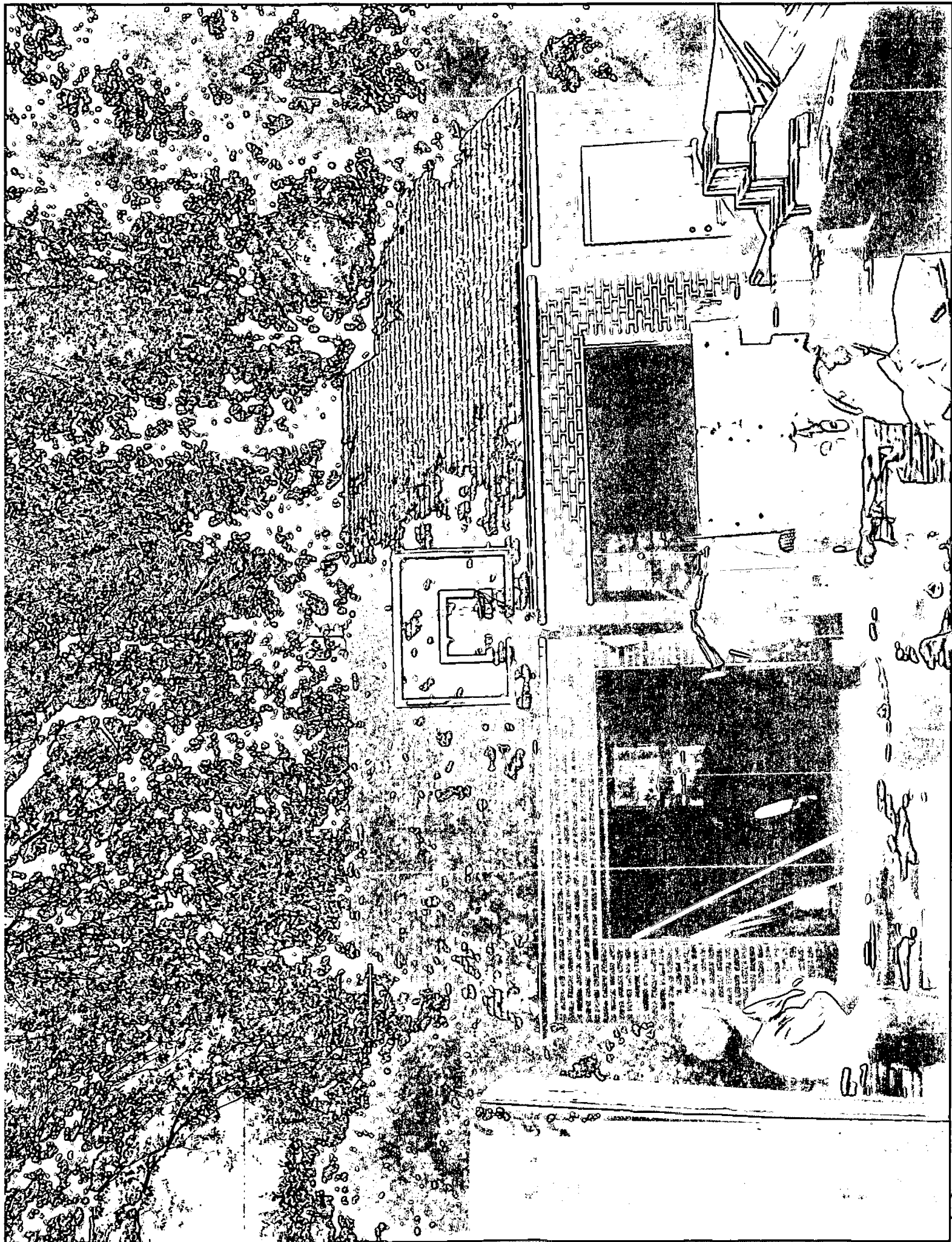
4302 East West Highway
Bethesda, MD 20814

301.913.5995

301.913.2882 fax

SandySpringBuilders.com

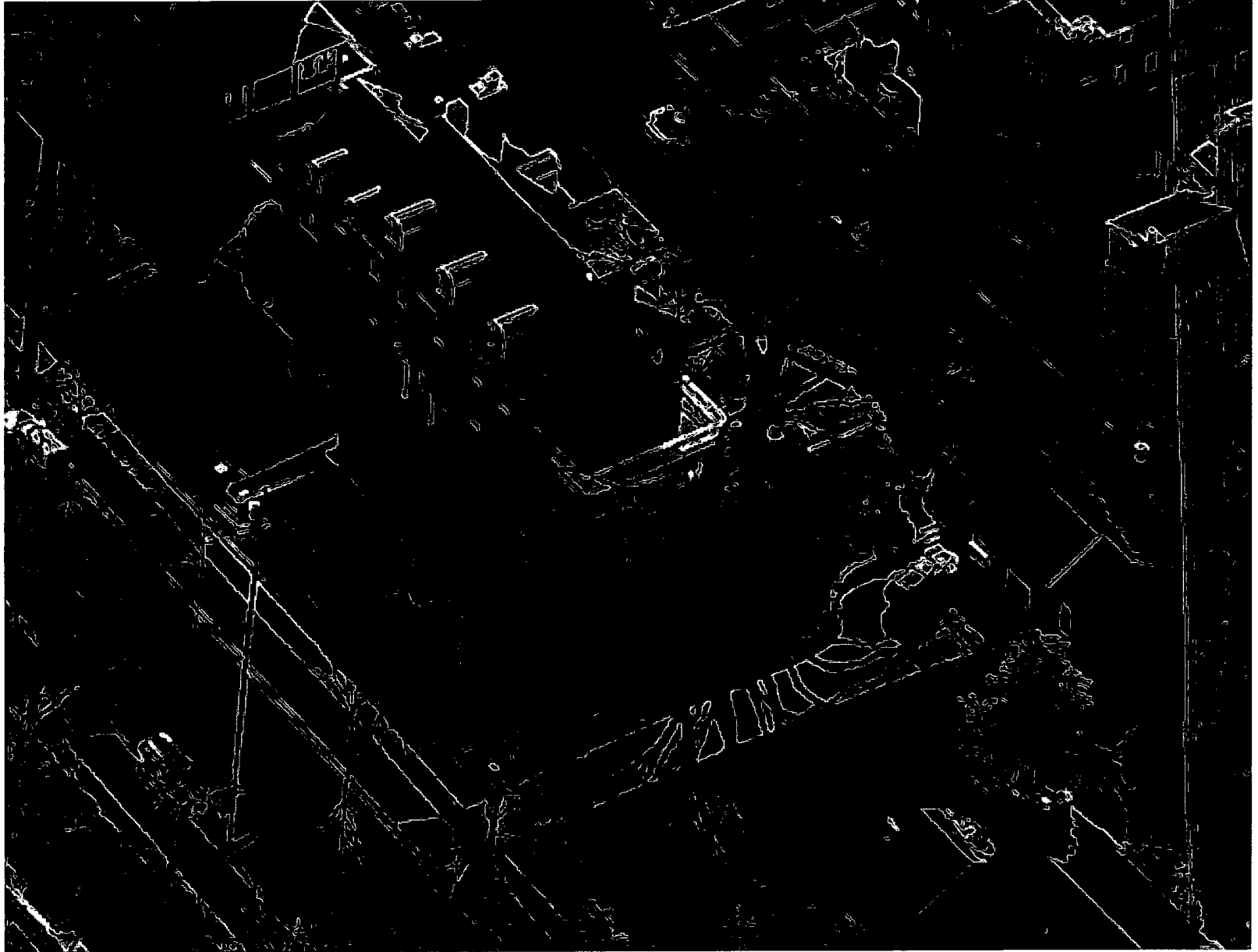
4





6 QUINCY

garage ↘



(c) Copyright 2008, Pictometry International

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6 Quincy Street, Chevy Chase	Meeting Date:	1/26/11
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	1/19/11
Applicant:	Patrick and J.N. Regan (Jack McCartney, Architect)	Public Notice:	1/12/11
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-11F	Staff:	Anne Fothergill

PROPOSAL: Expansion of existing rear addition

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Georgian Revival
DATE: 1913

PROPOSAL

The applicants are proposing to:

1. Remove the back wall of an existing one-story rear addition that was constructed in 1993.
2. Extend the rear addition six feet and enlarge the brick chimney on the left (east) side. The enlarged addition will have tongue and groove vertical siding, fiberglass columns, wood doors with true divided lights, a standing seam metal roof and a pergola coming off the addition.

See existing and proposed plans in Circles 9-14 and photos of existing conditions in Circles 16-21.

APPLICABLE GUIDELINES

When reviewing alterations and new construction 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 historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *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 below.

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:

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

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:

- # 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- #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 proposed alteration and small expansion of the existing one-story rear addition that was built in 1993 are changes that are in keeping with the Chevy Chase Village *Guidelines* and the Secretary of the Interior's *Standards for Rehabilitation*. The changes are entirely at the rear and don't impact any historic fabric. Staff recommends approval of the proposed application.

STAFF RECOMMENDATION

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

and with 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.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

E

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jack McCartney // Robert Gwynn
Daytime Phone No.: 202.328.0200

Tax Account No.: 01732211
Name of Property Owner: REGAN, PATRICK M JON Daytime Phone No.: 301.654.6060
Address: 6 QUINCY ST, CHEVY CHASE MD 20815
Street Number City Street Zip Code
Contractor: SANDY SPRING BUILDERS Phone No.: 301.913.5995
Contractor Registration No.: MARYLAND BC2763
Agent for Owner: McCartney Architects Daytime Phone No.: 202.328.5414

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: QUINCY STREET
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE
Lot: 29 Block: 58 Subdivision: 009
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Patio repair

1B. Construction cost estimate: \$ 200,000

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

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 NA

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.

Robert Gwynn Signature of owner or authorized agent DECEMBER 23, 2010 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 557988 Date Filed: 1/3/2011 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:

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

2. SITE PLAN 11x17

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 11x17

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 ARE 11x17 PLANS & ELEVATIONS

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 ARE ATTACHED

- a. 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.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way end 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.

WRITTEN DESCRIPTION OF THE PROJECT

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

The existing residence, built in 1913, is a well maintained Georgian revival home in Chevy Chase Village. The brick three story home occupies a large landscaped property with mature trees along the rear perimeters of the property, near the garage and in the front yard. The home was remodeled by McCartney Architects in the 1993 -1994. This renovation opened up the rear of the house, at the kitchen wing, to the rear garden and provided a naturally lit kitchen/ family/ garden room. This one story renovation featured doric columns and large wood and glass garden doors that open onto a stone paved terrace.

This renovation echoed the details of the existing home by taking cues from the trim details and geometry found on the eaves and on the front entry portico of the original house. The massing of the addition does not overwhelm the original home as the pitched copper roof was held low so that the roof of the original home and it's arched dormer windows are still visible above and beyond the addition. The original size of the addition responded to a large elm by remaining close to the original house and staying away from the root structure. Unfortunately, the tree has recently died and has been removed.

b. General description of it's effect on the historical resource(s), the environmental setting, and, where applicable, the historic district.

Again McCartney Architects proposes to remove and extend the rear of the kitchen wing however at this time, the 90's addition will be modified to create living space. The renovation will repeat the approach that successfully blended the 90's renovation to the existing home. New Doric columns and new wood & glass garden room doors with true divided lights will be built back in a similar fashion continue to sympathetically provide an extended living room space off the kitchen. This renovation will extend the addition an additional six feet out toward the rear property line and will renovate and enlarge the fireplace while maintaining the chimney height. This modest sized addition will occupy a portion of the existing stone terrace and will lie well behind the rear set back lines.

The trim will again reflect the details found on the original home by reproducing the dentil moulding found on the frieze of the existing house, the original portico and the renovation that McCartney Architects designed in 1993. In addition, there will be a pergola added to the rear of the proposed extension providing the renovated terrace with some shade and creating an outdoor living area. Once more, the roof of the addition and the height of the pergola will be held low in proportion to the original home so that the existing roof lines and the arched dormers will continue to be visible and not compromise the original characteristics of the home. This home is in the Chevy Chase Village Historic District

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

<p>Owner's mailing address REGAN RESIDENCE #6 QUINCY STREET CHEVY CHASE MD 20815</p>	<p>Owner's Agent's mailing address McCARTNEY ARCHITECTS 1608 20th Street N.W., 200 WASHINGTON D.C. 20009</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>#3 JARRETT, THOMAS W. #3 QUINCY STREET CHEVY CHASE, MD 20815</p>	<p>GOLDMAN, LESLIE J & S.A. #5 QUINCY STREET CHEVY CHASE, MD 20815</p>
<p>4 QUINCY L.L.C. #4 QUINCY STREET CHEVY CHASE, MD 20815</p>	<p>Flaney, GAEL M & P.D. #8 QUINCY STREET CHEVY CHASE, MD 20815</p>
<p>HARRRELD, MICHAEL & SUSAN #3 PRIMROSE STREET CHEVY CHASE MD 20815</p>	<p>GELLER, ALAN B & SONDRAL #5 PRIMROSE STREET CHEVY CHASE, MD 20815</p>

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

Owner's mailing address

Owner's Agent's mailing address

← SEE OTHER SHEET →

Adjacent and confronting Property Owners mailing addresses

Kline, RICHARD D.
#7 PRIMROSE St.
Chevy Chase MD 20815

PATTERSON, Chancellor
9 Primrose St.
Chevy Chase MD 20815

MARANO, ANDREW
#11 PRIMROSE Street.
Chevy Chase MD 20815

PART OF
LOTS 1 & 18
PLAT No. 196

PART OF
LOTS 1 & 2
PLAT No. 196

PART OF
LOTS 2 & 3
PLAT No. 196

PART OF
LOTS 3 & 4
PLAT No. 196

LOT 31
PLAT No. 20982

SEE
INFORMATION FOR THIS SITE PLAN
WAS TAKEN FROM PROPERTY SURVEY
LOT 24 BLOCK 58 SECTION 2,
CHEVY CHASE ELECTION DISTRICT, N.T.,
MONTGOMERY COUNTY, MARYLAND, 06/09/2010
PREPARED BY MADDOX ENGINEERS & SURVEYORS
REGISTERED LAND SURVEYORS, STATE OF MARYLAND.

INFORMATION FOR THIS SURVEY WAS
ALSO TAKEN FROM THE DEED FOR THIS PROPERTY.

LOT 28
PLAT No. 11172

PART OF
LOT 13
PLAT No. 196

#6 QUINCY ST.
EXISTING 2 1/2 STORY
BRICK HOUSE
W/BASEMENT

LOT #29, BLOCK38
SECTION 2
23,125 S.F.
PLAT No. 11172

ZONING INFORMATION

ZONE: R-60

MAXIMUM HEIGHT: 40 FT. (WITH PLANNING BOARD APPROVAL)

EXISTING HEIGHT: 34.75 FT (EXISTING TO REMAIN)

MIN LOT AREA: 6,000 SQ. FT.

EXISTING LOT AREA: 23,125 SQ. FT.

MIN. WIDTH OF LOT: 60 FEET

EXISTING MIDTH OF LOT: 105 FEET

MIN. FRONT YARD SETBACK: 25 FEET

EXISTING FRONT YARD SETBACK: 42.8 FEET

MIN. MIDTH OF SIDE YARD: 8' OR THE SUM OF BOTH SIDES 18'

MIN. DEPTH OF REAR YARD: 20 FEET

MAXIMUM PERCENTAGE OF LOT COVERAGE: 35%

EXISTING LOT COVERAGE

HOUSE 3,041 SQ. FT.

ACCESS BUILDING 625 SQ. FT.

TOTAL EXISTING 3,666 SQ. FT.

3,666 SQ. FT. / 23,125 SQ. FT. = 0.158

EXISTING LOT COVERAGE= 16 %

NEW ADDITION 56. FT6.

152 SQ. FT.

TOTAL EXIST 56. FT6 + NEW 56 FT6. 3,818 SQ. FT.

3,818 SQ. FT. / 23,125 SQ. FT. = 0.165

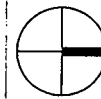
NEW LOT COVERAGE = 17 %

REGAN RESIDENCE

6 QUINCY STREET, CHEVY CHASE MD

12/23/2010

McCartney Architects
1638 20th Street, NW Washington DC 20009

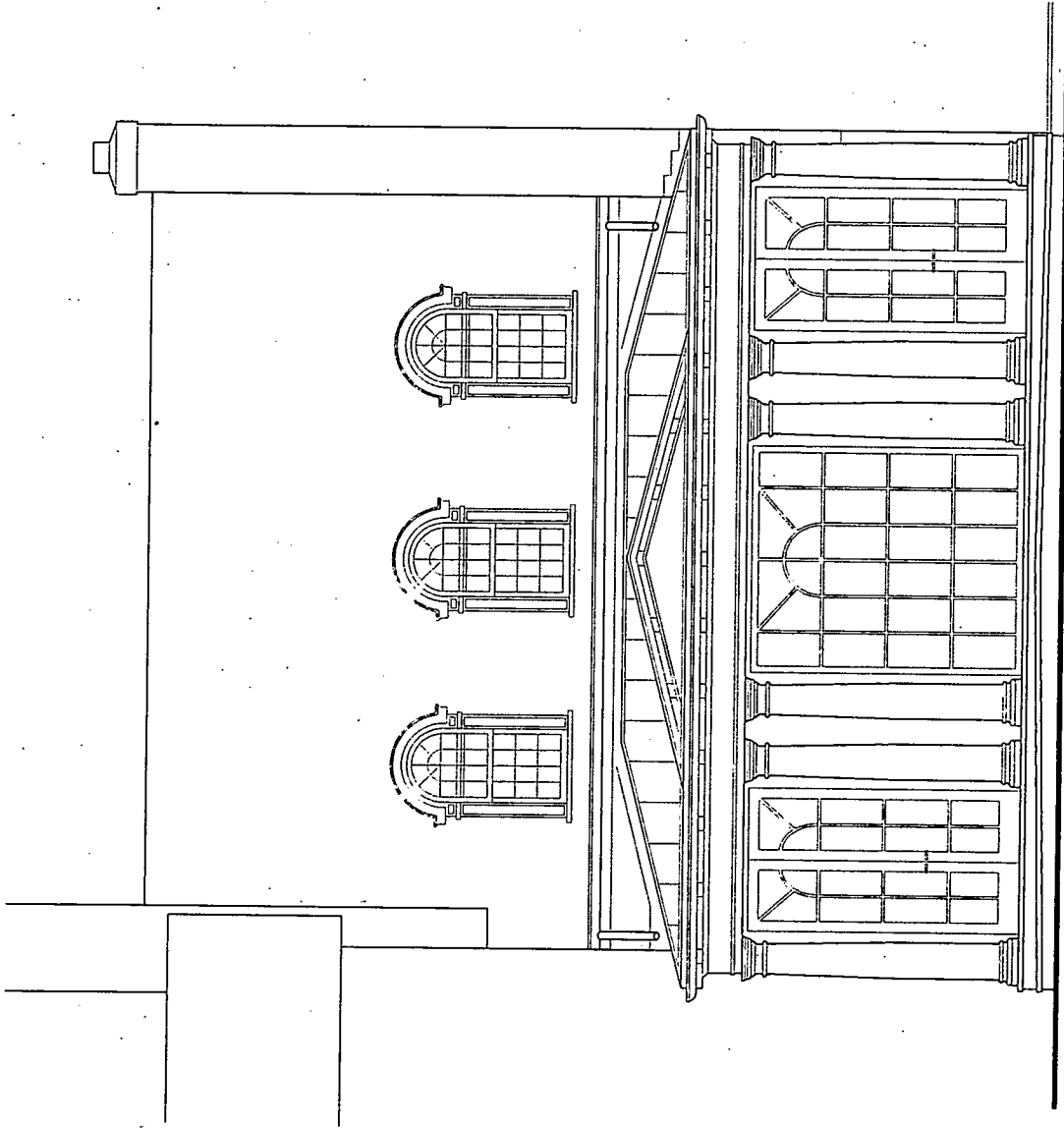


SITE PLAN
1" = 20'-0"

QUINCY STREET
60' WIDE R/W Dedicated by PLAT No. 108

9

1



EXISTING SOUTH ELEVATION
1/4" = 1'-0"

REGAN RESIDENCE

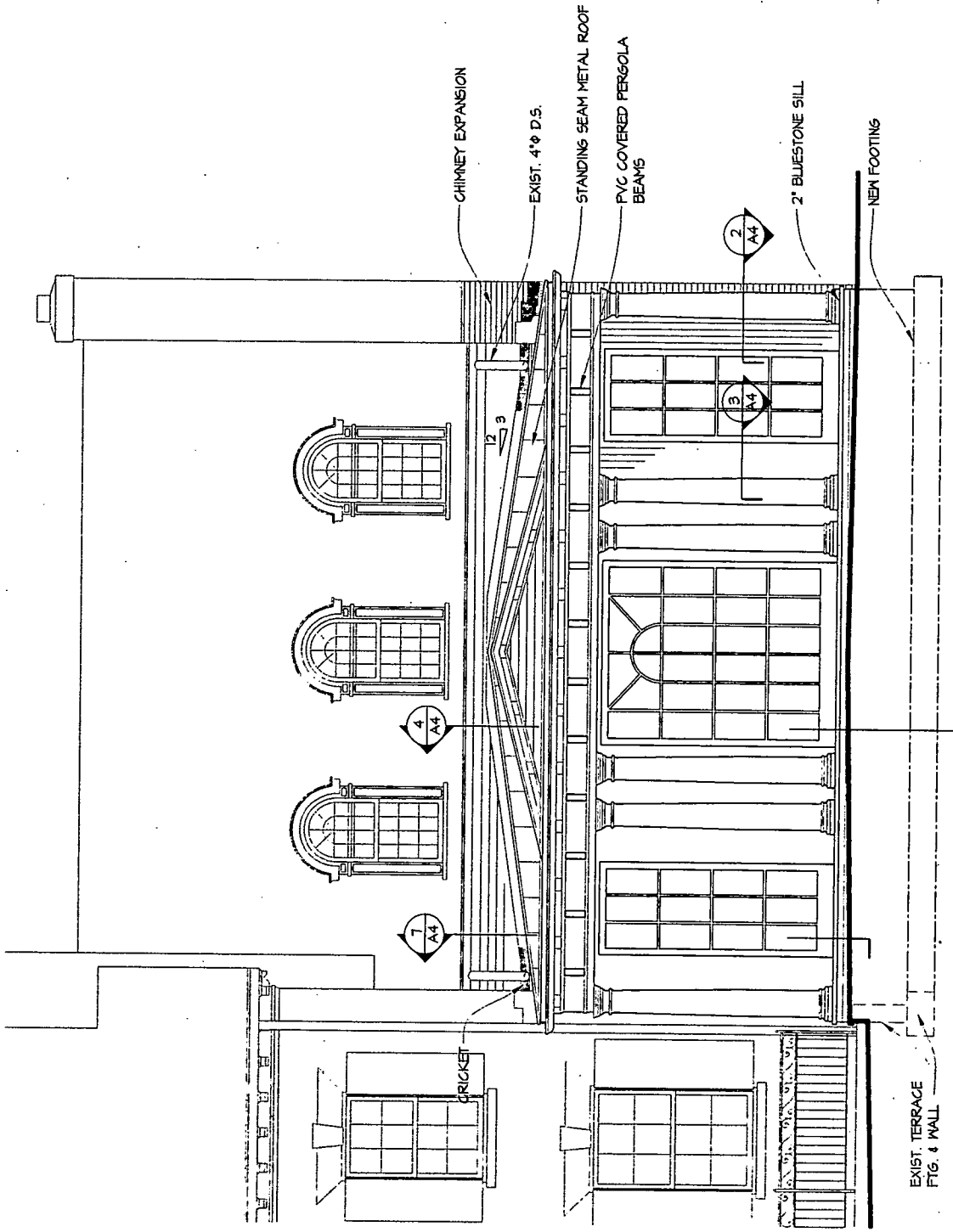
6 QUINCY STREET, CHEVY CHASE MD

12/23/2010

McCartney Architects
1009 20th Street, NW Washington, DC 20009

3

10



EXIST. TERRACE
FIG. 4 WALL

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

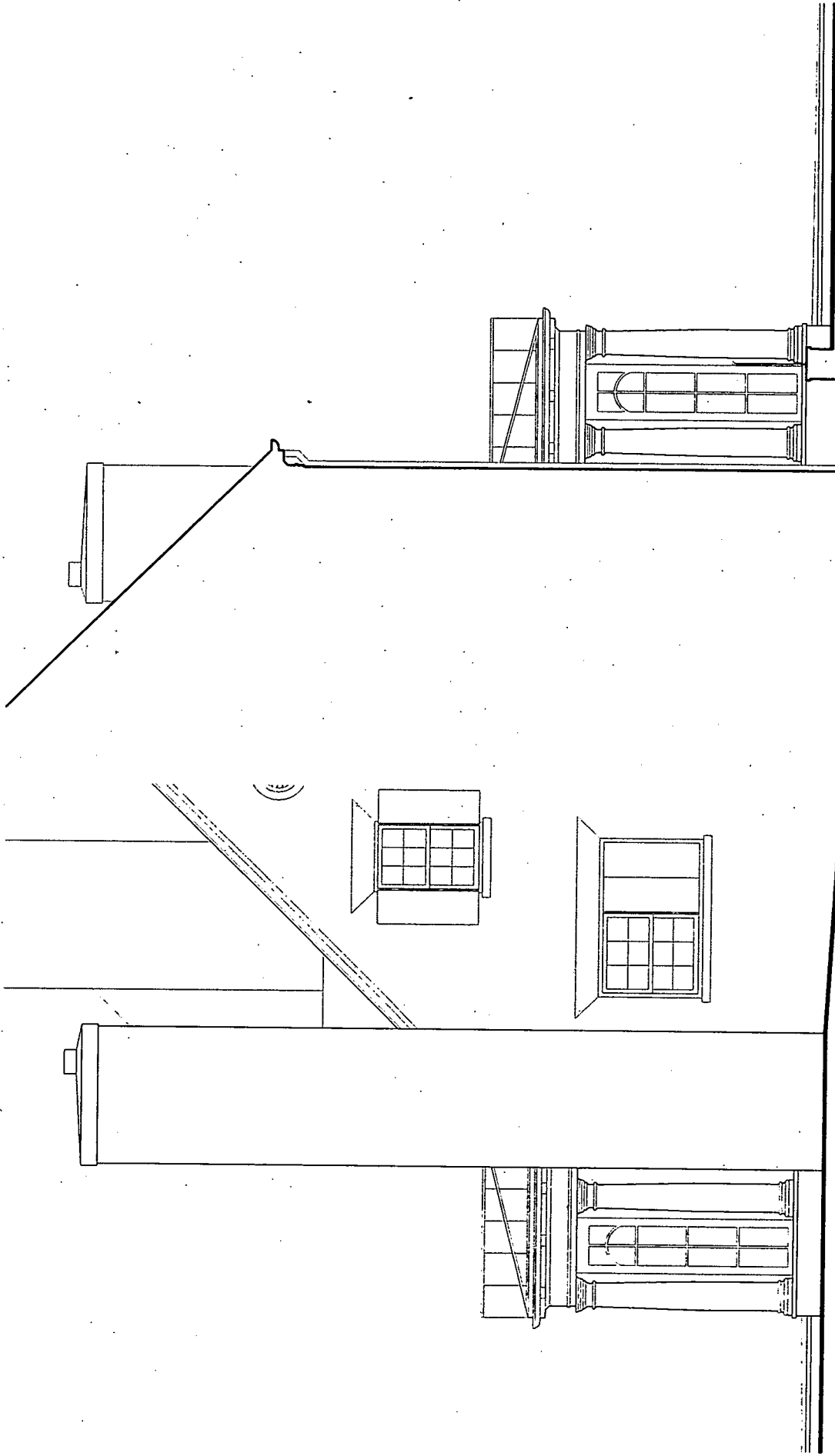
REGAN RESIDENCE

6 QUINCY STREET, CHEVY CHASE MD

12/23/2010

McCarthey Architects
1008 20th Street, NW Washington DC 20009





EXISTING EAST ELEVATION
1/4" = 1'-0"

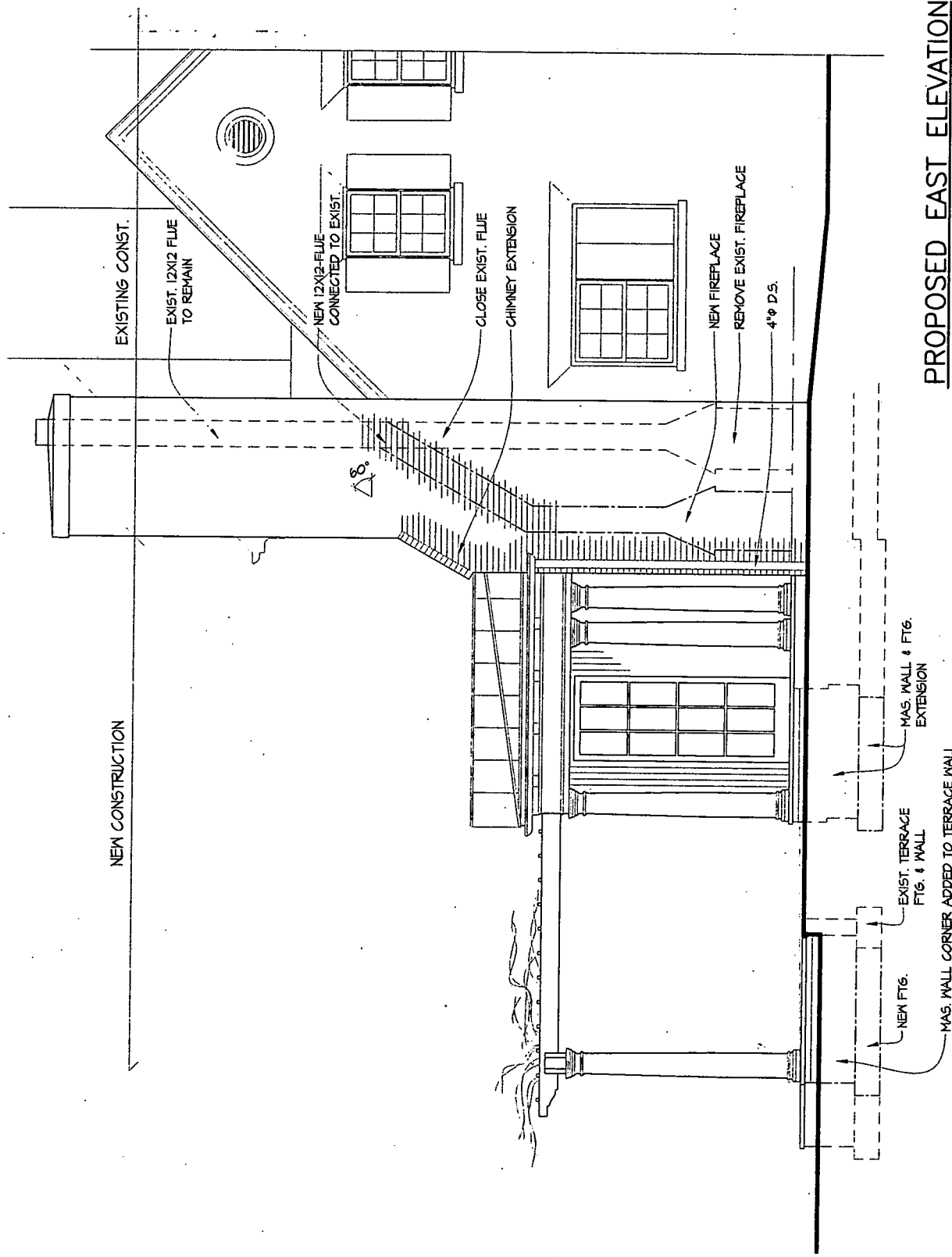
EXISTING WEST ELEVATION
1/4" = 1'-0"

REGAN RESIDENCE

6 QUINCY STREET, CHEVY CHASE MD

12/23/2010

McCartney Architects
1608 20th Street, NW Washington DC 20009



PROPOSED EAST ELEVATION
 1/4" = 1'-0"

REGAN RESIDENCE

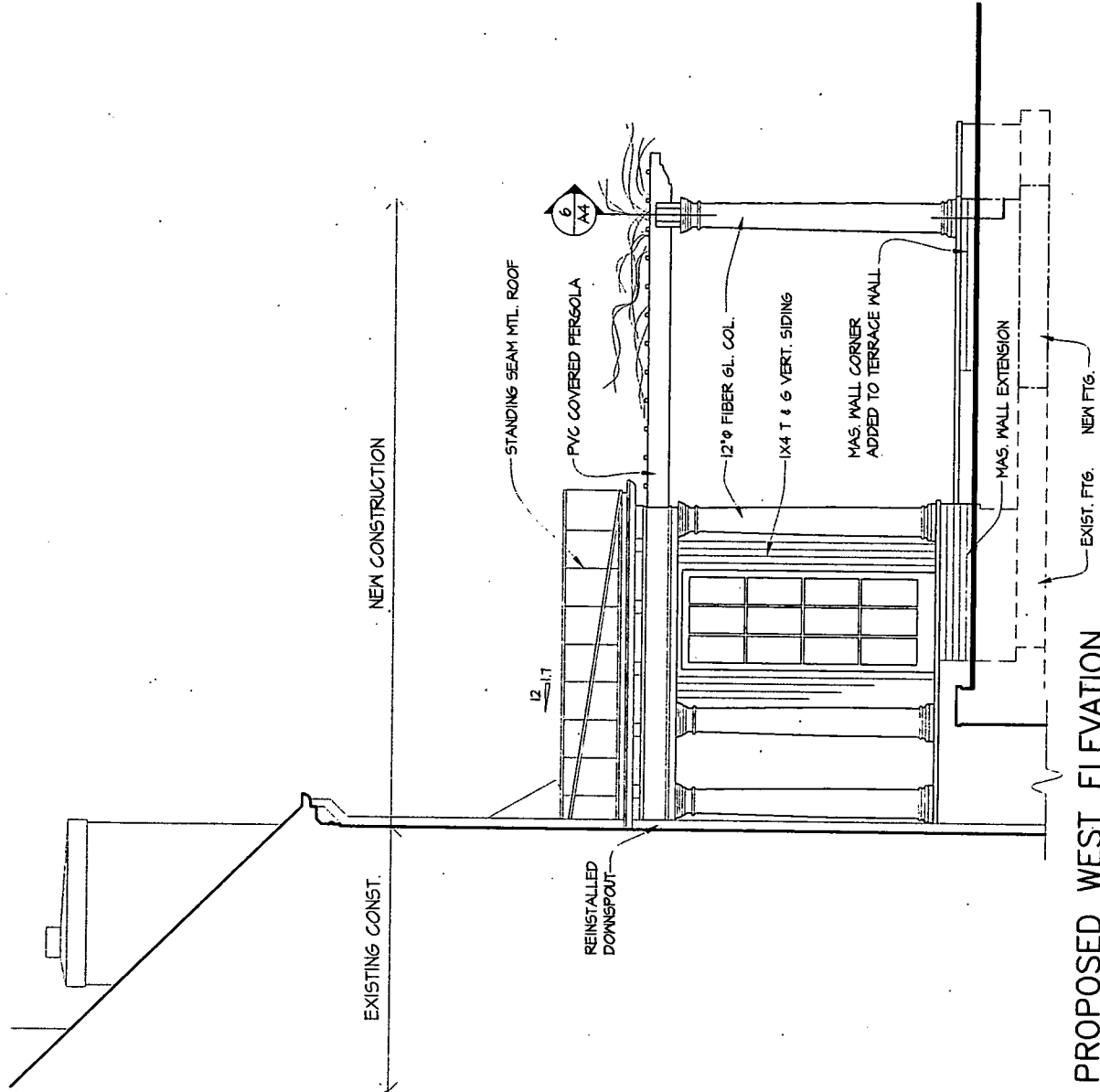
6 QUINCY STREET, CHEVY CHASE MD

12/23/2010

McCartney Architects
 1608 20th Street, NW Washington, DC 20009

6

13



PROPOSED WEST ELEVATION
 1/4" = 1'-0"

REGAN RESIDENCE

6 QUINCY STREET, CHEVY CHASE MD

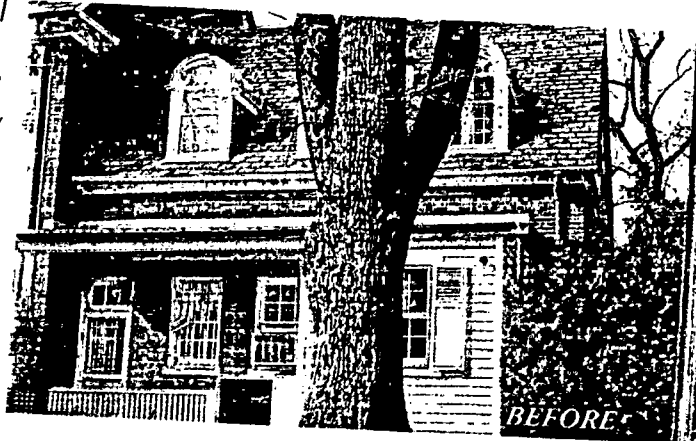
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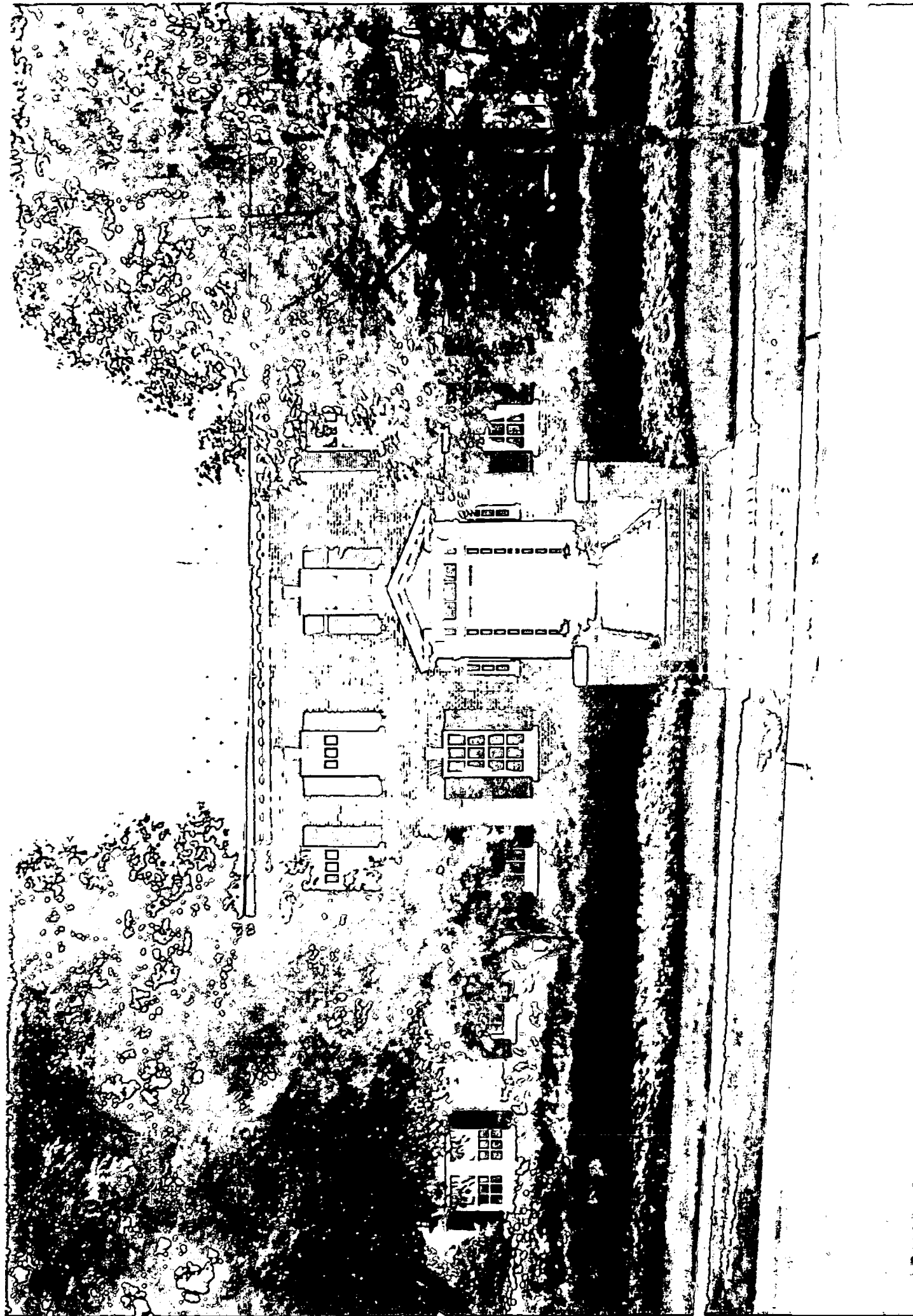
McCartney Architects
 1608 23rd Street NW Washington DC 20009

A CAPITAL IMPROVEMENT

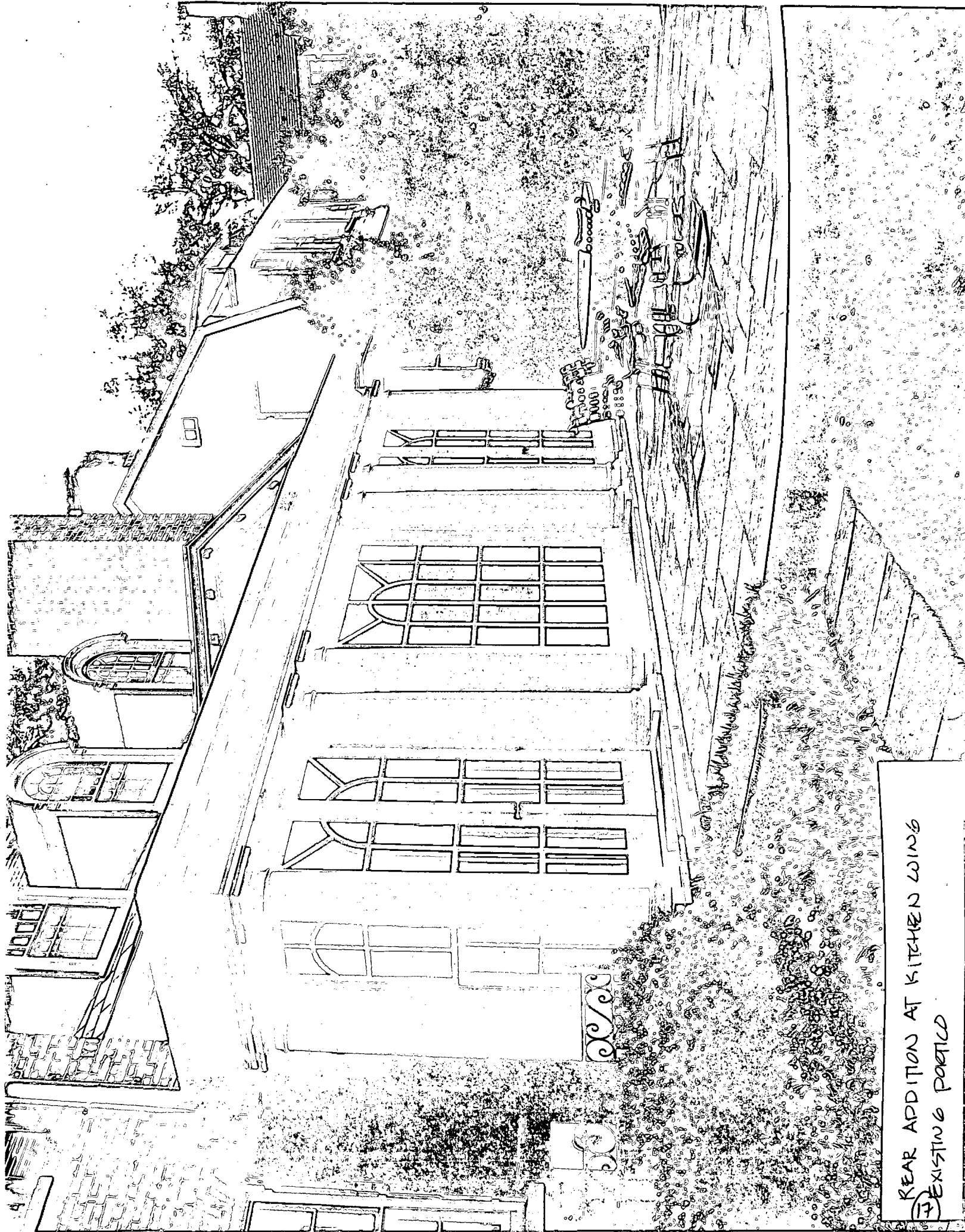
Built in 1913, this Georgian Revival house is located in a Washington, D.C., suburb where elegant homes sit on lushly landscaped plots dotted with majestic elm trees. When updating their kitchen and adding a family room, owners Patrick and Janet Regan had a wish list typical of many remodelers: Respect the existing

architecture; provide a fireplace, more light, and views of the garden; and create a floor plan that fosters an informal lifestyle. And, preserve the majestic elm tree that dominates the backyard. Architect Jack McCartney's design did it all, taking inspiration from the front porch's arches, Doric columns, and dentil moldings.





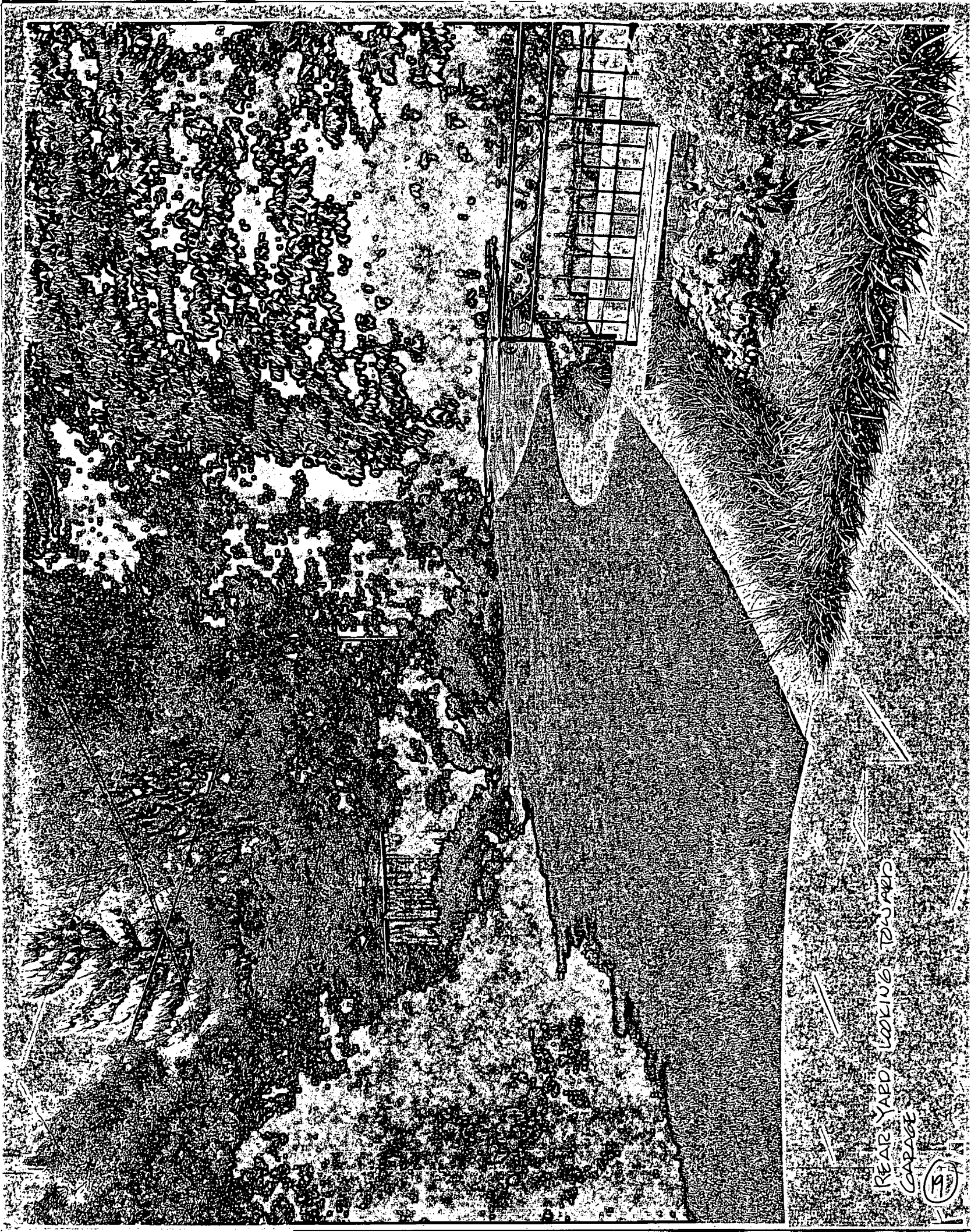
⑥ FRONT YARD AND FRONT ELEVATION
WITH EXISTING ORIGINAL PORCH



REAR ADDITION AT KITCHEN WING
EXISTING PORTICO



REAR ELEVATION



REAR YARD LOOKING TOWARD GARAGE

6 Quincy street



(c) Copyright 2008, Pictometry International



(c) Copyright 2008, Pictometry International

Case I-B, I-F, I-G and I-I

Manarolla, Kevin

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]
Sent: Wednesday, January 26, 2011 2:10 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy
Subject: LAP Comments for HPC 1-26-11 26 Hesketh; 3702 Brad; 6 Quincy; 23 Grafton; 22 W Irving

The following are the LAP Comments for HPC hearing of 1-26-11

26 Hesketh

Non-contributing Resource

Fence replacement

Staff recommends approval and LAP concurs. We also support the use of "expedited" approval process

3702 Bradley

Contributing Resource

Fence replacement

Staff recommends approval with wood rather than vinyl/PVC and staff did not approve the 5'6" fence from the west property line to the porch corner.

Our interpretation is that this was not approved because of its height and because it faces Bradley Lane; Staff suggested 4' open picket fence in wood.

The majority of the LAP concurred with Staff recommendations. One member felt that if the residents need privacy then they should be allowed the higher fence. Another member suggested that he would support the higher fence if it was set back further from the front façade of the house.

6 Quincy

Contributing Resource

Expansion of existing rear addition

Staff recommends approval

LAP concurs with Staff recommendation for approval

23 Grafton

Contributing Resource

Construction of new garage

Staff recommends approval

LAP concurs with Staff. We also note that tree removal may require Village approvals

22 W Irving

Contributing resource

Construction of rear addition

Staff supports addition with condition that rear stairs be wood or composite

LAP could not determine what other material the applicant may have proposed, but we can support the recommendation of Staff.

We commend Staff for a reasonable review of new window.

Submitted on behalf of the LAP by

Tom Bourke, Chair



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 2/10/11

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #558980—rear addition

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 February 9, 2011.

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: Patrick and J. N. Regan
Address: 6 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.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

E

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Deck McCartney // Robert Gwynn
Daytime Phone No.: 202.328.0200

Tax Account No.: 01732211
Name of Property Owner: REGAN, PATRICK M JUN Daytime Phone No.: 301.654.6060
Address: 6 QUINCY ST, CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: SANDY SPRING BUILDERS Phone No.: 301.913.5995
Contractor Registration No.: MARYLAND BC2763
Agent for Owner: MCCARTNEY ARCHITECTS Daytime Phone No.: 202.328.5414

LOCATION OF BUILDING/PENITISE

House Number: 6 Street: QUINCY STREET
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE
Lot: 29 Block: 58 Subdivision: 009
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: PAVO repair

1B. Construction cost estimate: \$ 200,000

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

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: _____

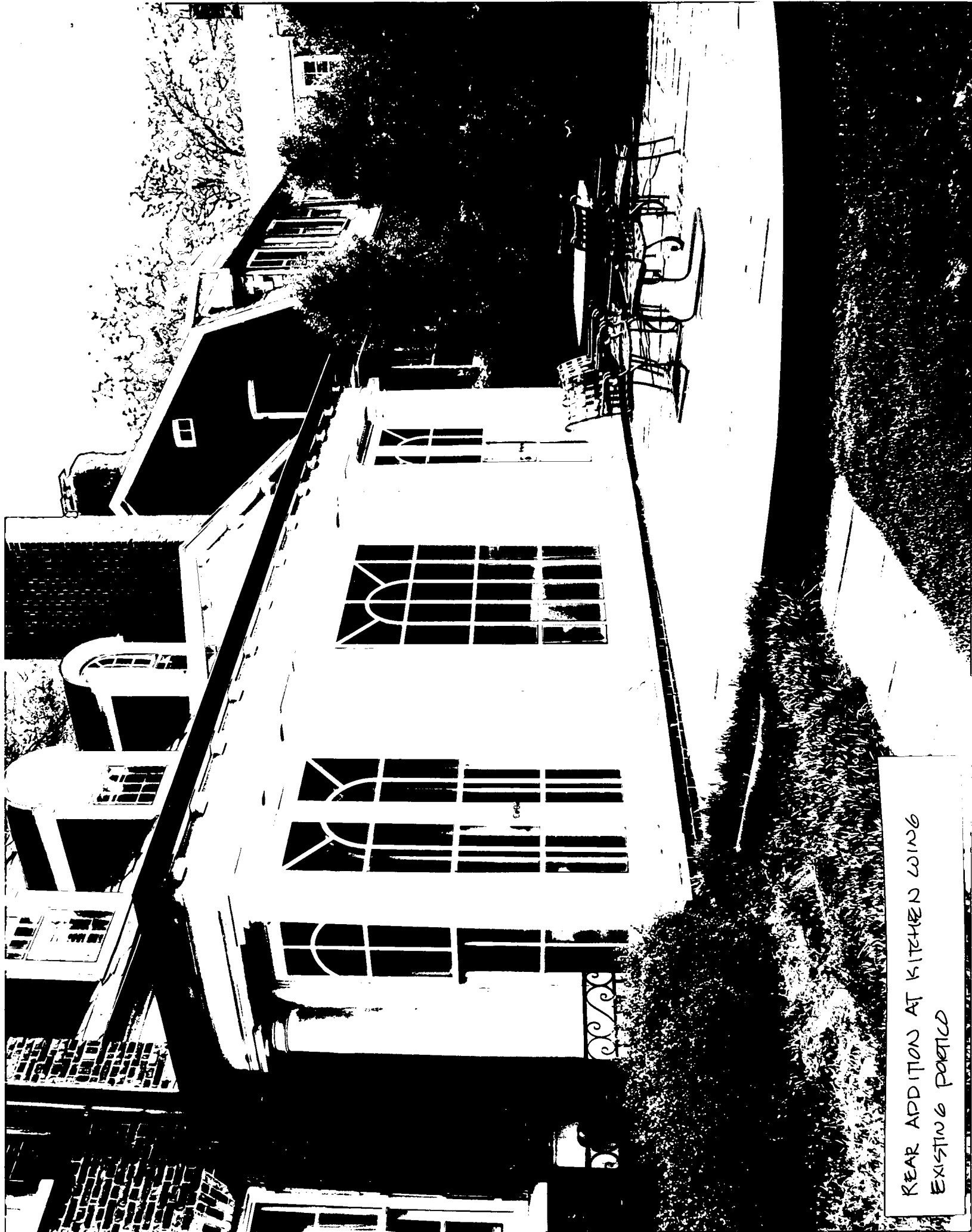
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL NA

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/assessmant

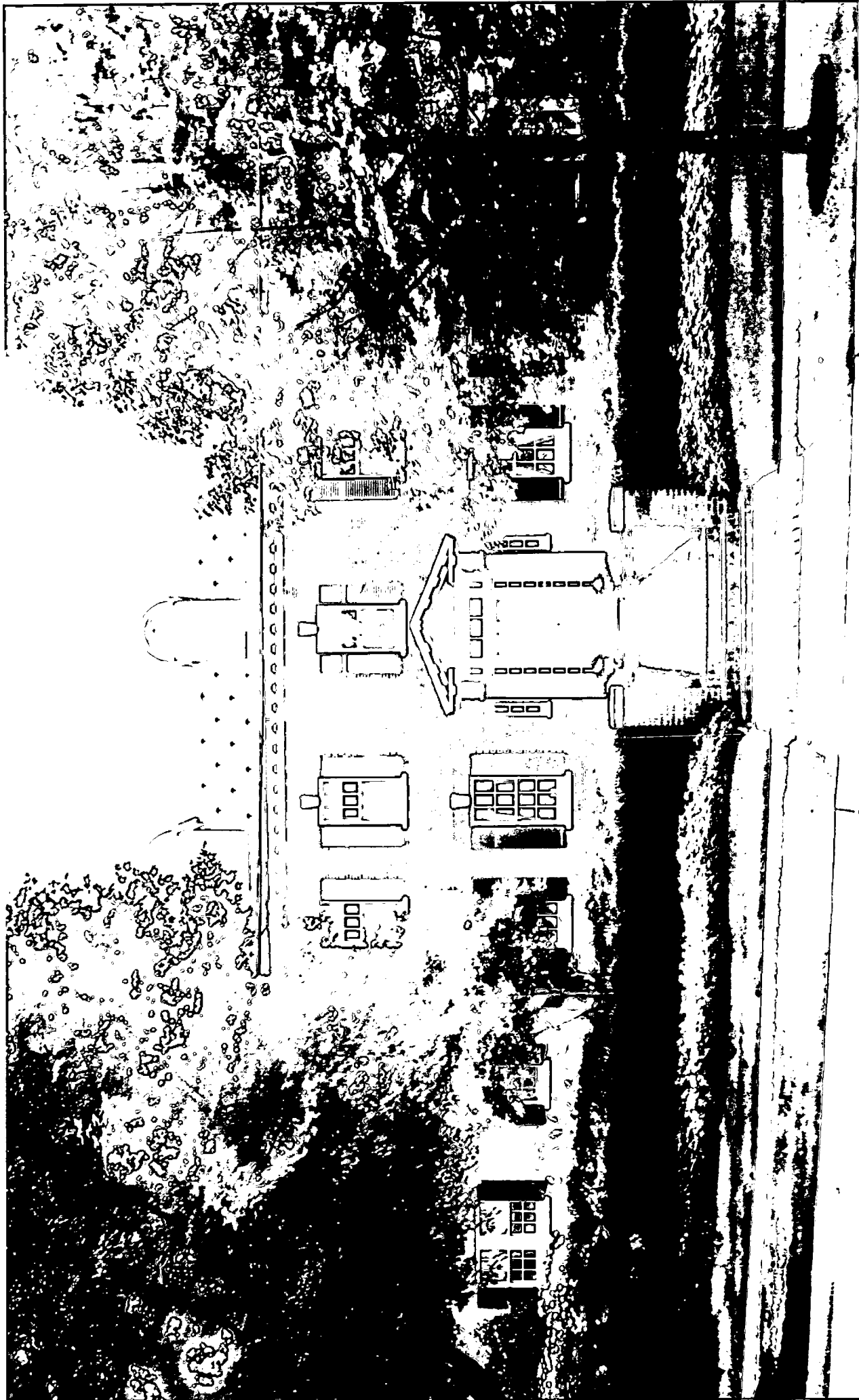
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Robert Gwynn ROBERT GWYNN DECEMBER 23, 2010
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 2/10/11
Application/Permit No.: 557488 Date Filed: 1/3/2011 Date issued: _____



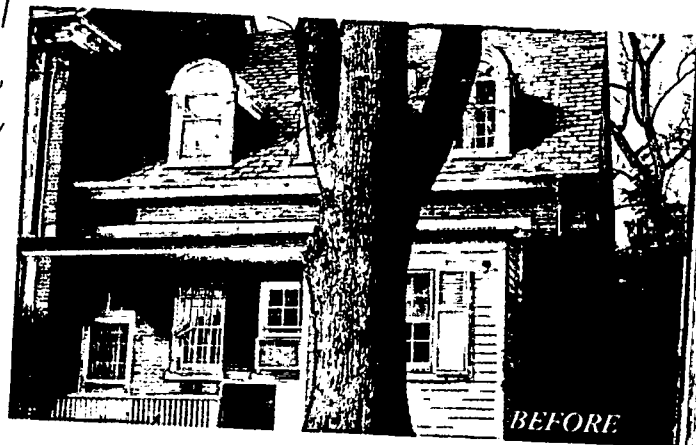
REAR ADDITION AT KITCHEN WING
EXISTING PORTICO



FRONT YARD AND FRONT ELEVATION
WITH EXISTING ORIGINAL PORCH

A CAPITAL IMPROVEMENT

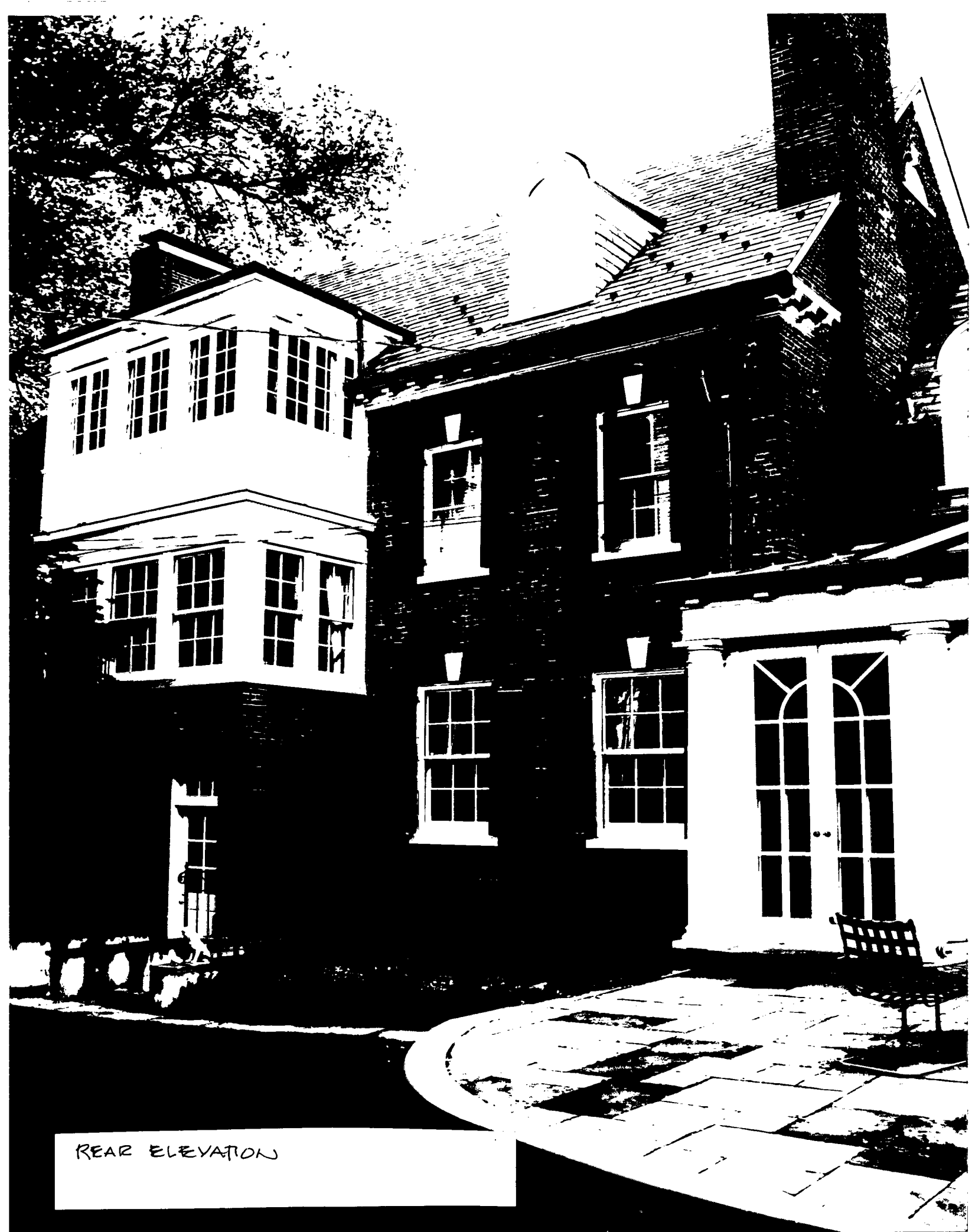
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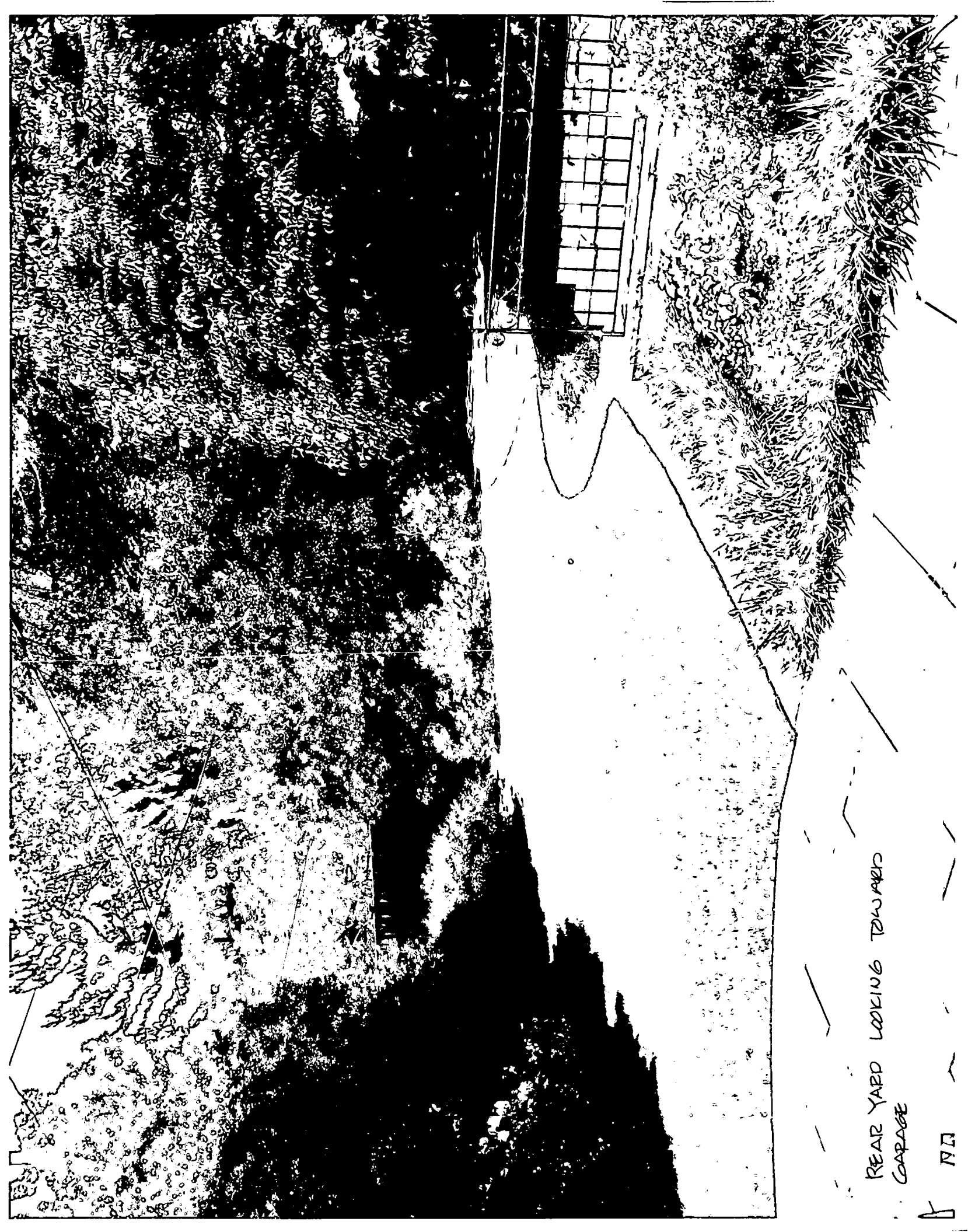
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FURNITURE BROWN JONES
ACCESSORIES MARIPOSA



REAR ELEVATION



REAR YARD LOOKING TOWARD
GARAGE

177