

24 Quincy St.
Cherry Chase Village H.D.

3/13 2013 HAWP



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: igorodetzky@gtmarchitects.com Contact Person: Tamara Gorodetzky
Daytime Phone No.: 240-333-2043

Tax Account No.: 00456638
Name of Property Owner: Michael & Holley Meers Daytime Phone No.: 301-562-1669
Address: 24 CHEVY CHASE QUINCY 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: GEORGE T. MYERS Daytime Phone No.: 240-333-2043

LOCATION OF BUILDING/PREMISE

House Number: 24 Street: QUINCY
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD
Lot: 27 Block: 5B Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable

CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimator: \$ 450,000.00

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] Signature of owner or authorized agent 07-31-13 Date

Approved: [Signature] for the person, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 5/28/14
Application/Permit No.: 643836 Date Filed: _____ Date Issued: _____



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: May 28, 2014

MEMORANDUM

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

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

SUBJECT: Historic Area Work Permit #643836, construction of side addition and rear screened porch

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the September 23, 2013 meeting.

Applicant: Michael and Holley Meers
Address: 24 Quincy Street, Chevy Chase



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|-----------------|
| Address: | 24 Quincy Street, Chevy Chase | Meeting Date: | 9/25/13 |
| Resource: | Non-Contributing Resource Chevy Chase Village Historic District | Report Date: | 9/18/13 |
| Applicant: | Michael and Holley Meers | Public Notice: | 9/11/13 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | 35/13-13BB | Staff: | Anne Fothergill |

PROPOSAL: Construction of side addition and rear screened porch

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Modern/Colonial Revival
DATE: 1958

PROPOSAL

The applicants propose to remove an existing one-story 12' wide addition on the west side and construct a two-story side addition in the same location. The proposed addition is 15.5' wide and 38.5' deep (in two sections) with two cantilevered bays and garage access at the rear. The proposed materials are fiber cement siding, aluminum-clad wood windows, paintable synthetic trim, painted brick or concrete foundation, and a slate roof. The applicants also propose an 11' x 33' screened porch on brick piers at the rear of the house with an expanded flagstone patio below at grade.

Existing and proposed plans and photos can be found in Circles 7-23.

Chevy Chase Village has reviewed and approved the proposal.

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 Non-Contributing or Out-of-Period Resource as “A resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource’s original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district’s primary historical and architectural context.”

The Guidelines state:

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

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

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 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 or 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 Chevy Chase Guidelines state: "Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole."

Chapter 24A-8(d) states: "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."

The design of the proposed addition to this non-contributing resource is compatible with the house and the proposed expansion of this house with a two-story side addition and rear screened porch would not impair the character of the historic district. Staff recommends that the HPC approve the HAWP application.

STAFF RECOMMENDATION

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

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.



HISTORIC PRESERVATION COMMISSION
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Lot: 27 Block: 5B Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

| | | | | | | | | |
|---|----------------------------------|--|--|--|---|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimator: \$ 450,000.00

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

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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] 07-31-13
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 643836 Date Filed: _____ 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 a two story painted brick colonial. It has a pediment centered over a portion of wall that is bumped out from the main facade. The brick has quoins at the edges and there is a traditional columned covered entry porch. The house has a 1-story frame addition on the side with siding over a painted brick foundation. The roof is slate.

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

Our plan is to remove the existing one-story addition and construct a new two story piece. The materials will match the original house with painted siding over painted brick foundation & slate roof. This addition will be set-back and have a lower roof line to offset it from the brick structure.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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 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**

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 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.

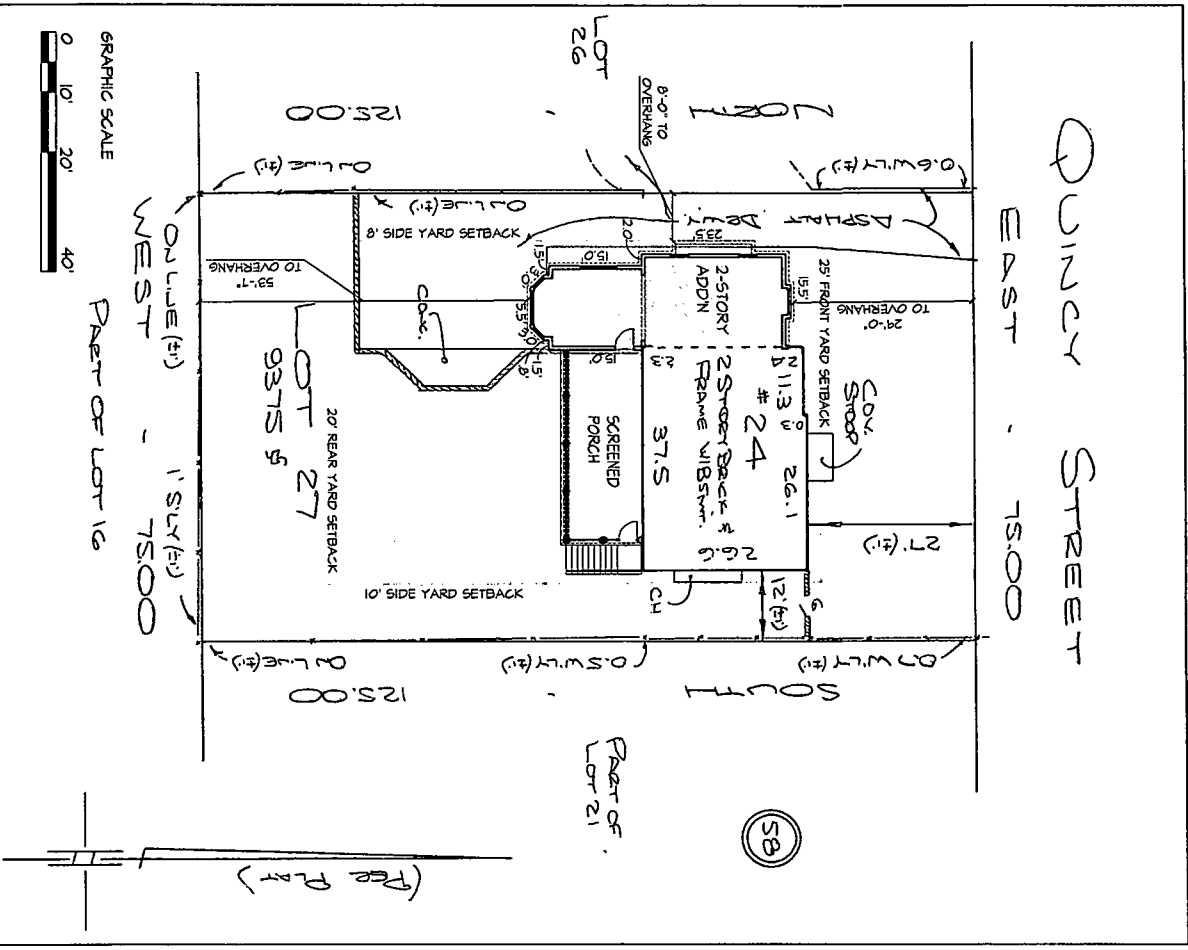
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

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.

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 |
|---|---|
| Michael & Holly Meers 24 Quincy St Chevy Chase MD 20815 | GTM Architects 7735 old Georgetown Rd Bethesda MD 20814 |
| Adjacent and confronting Property Owners mailing addresses | |
| Edmund & Kathryn Wellington 10 Quincy St Chevy Chase MD 20815 | Henry Goldberg 26 Quincy St Chevy Chase MD 20815 |
| Frederick Knickerbocker 25 Quincy St Chevy Chase MD 20815 | Christine Weiner 21 Quincy St Chevy Chase MD 20815 |
| Robert Toth 21 Primrose St Chevy Chase MD 20815 | Michael McCarthy 23 Primrose St Chevy Chase MD 20815 |



MEERS RESIDENCE

24 QUINCY STREET CHEVY CHASE, MD #130146

AUGUST 9, 2013

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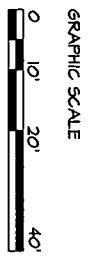
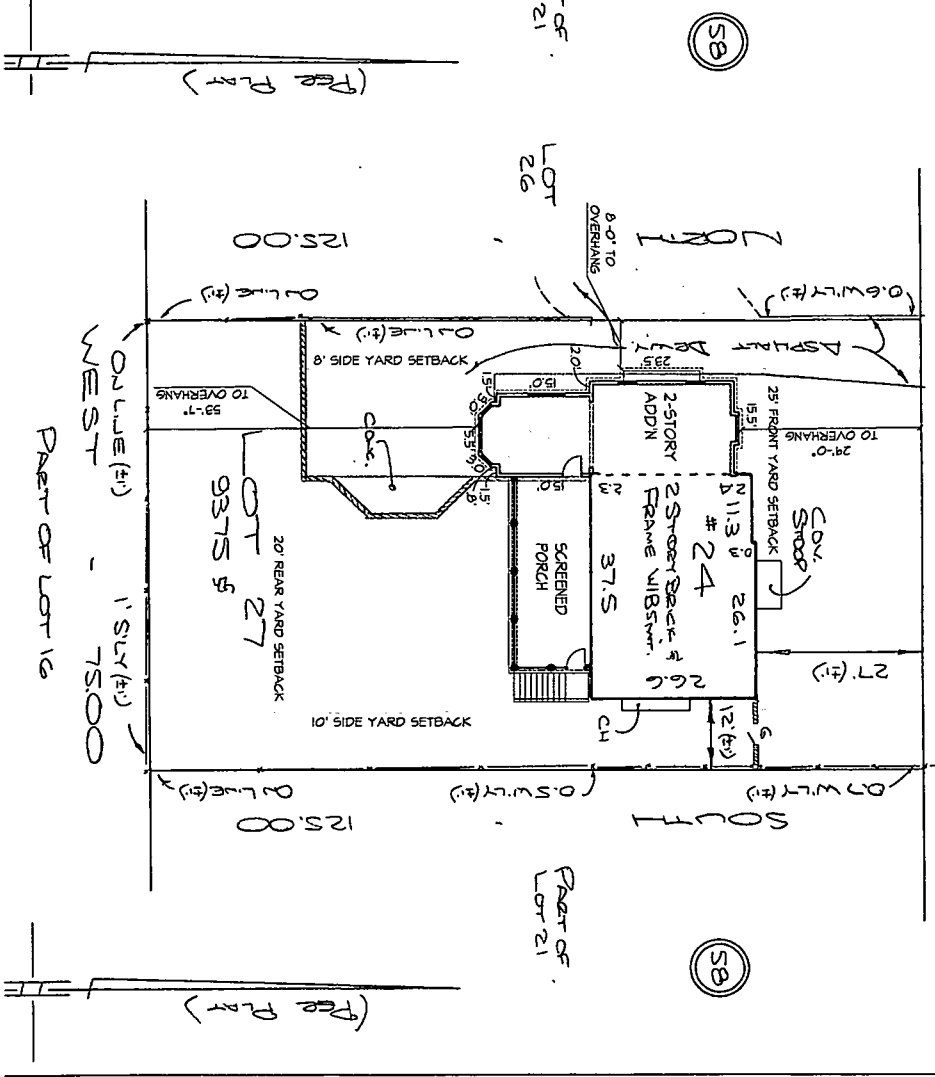
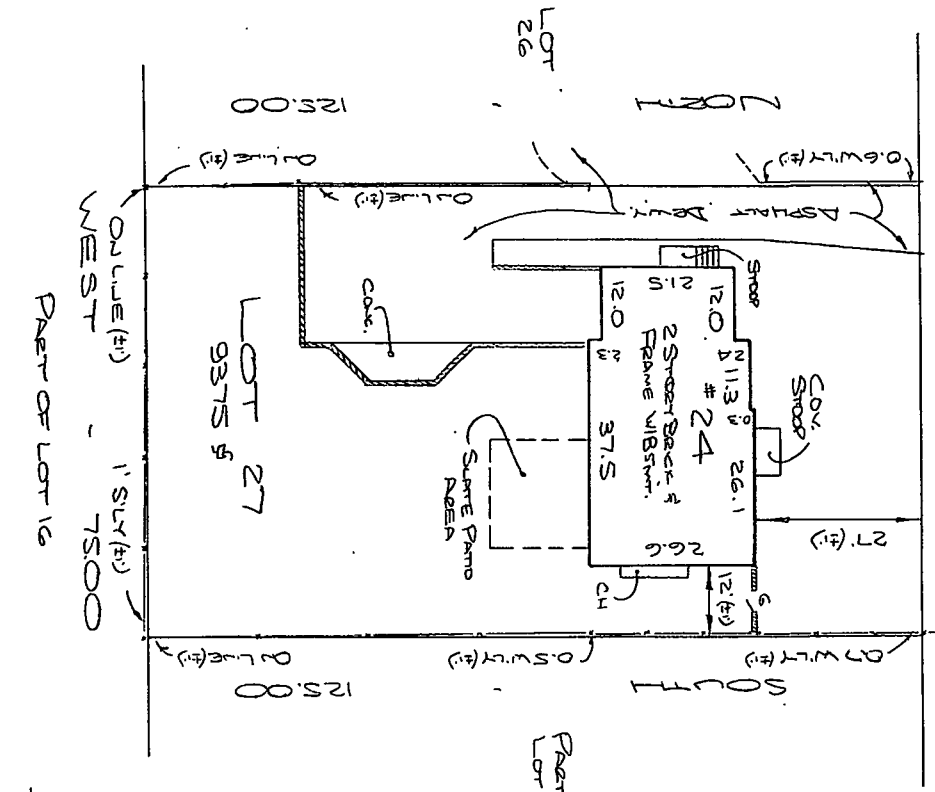
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

GTM ARCHITECTS



QUINCY STREET
EAST - 75.00

QUINCY STREET
EAST - 75.00



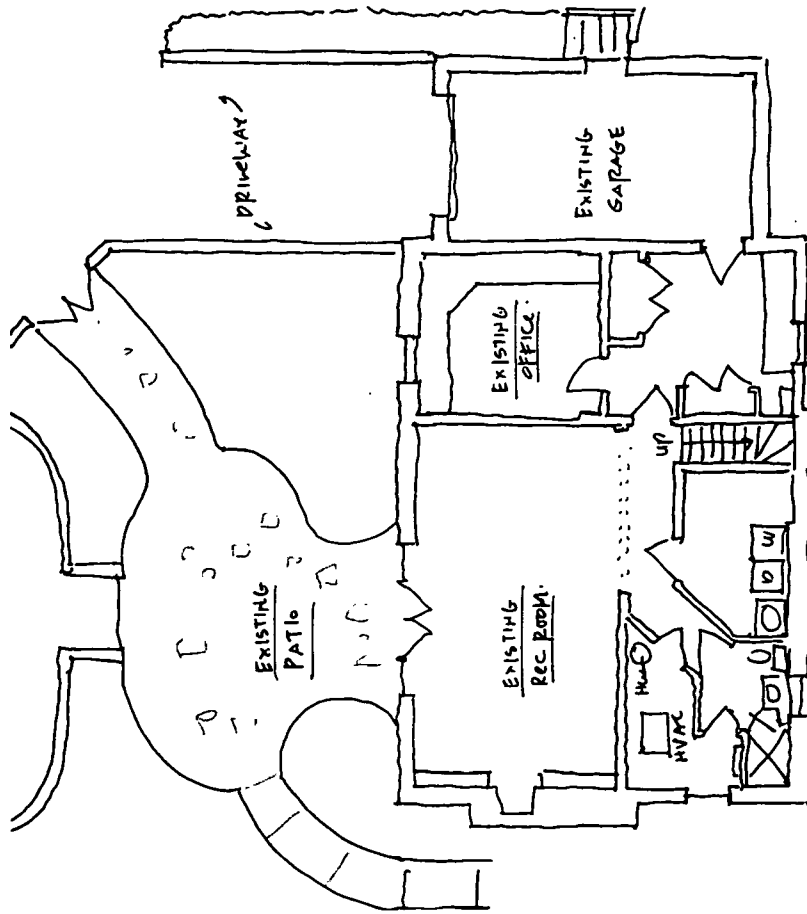
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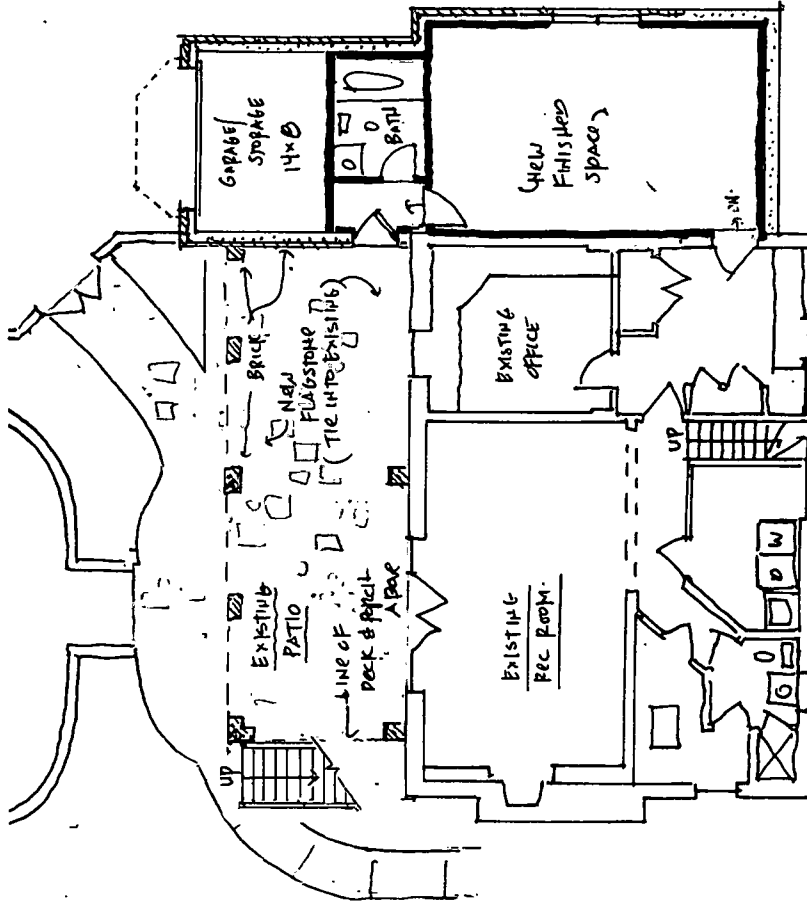
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SITE PLAN



EXISTING BASEMENT PLAN.
 1/8"=1'-0"



PROPOSED BASEMENT PLAN.
 1/8"=1'-0" (REVISED 6.0.13)

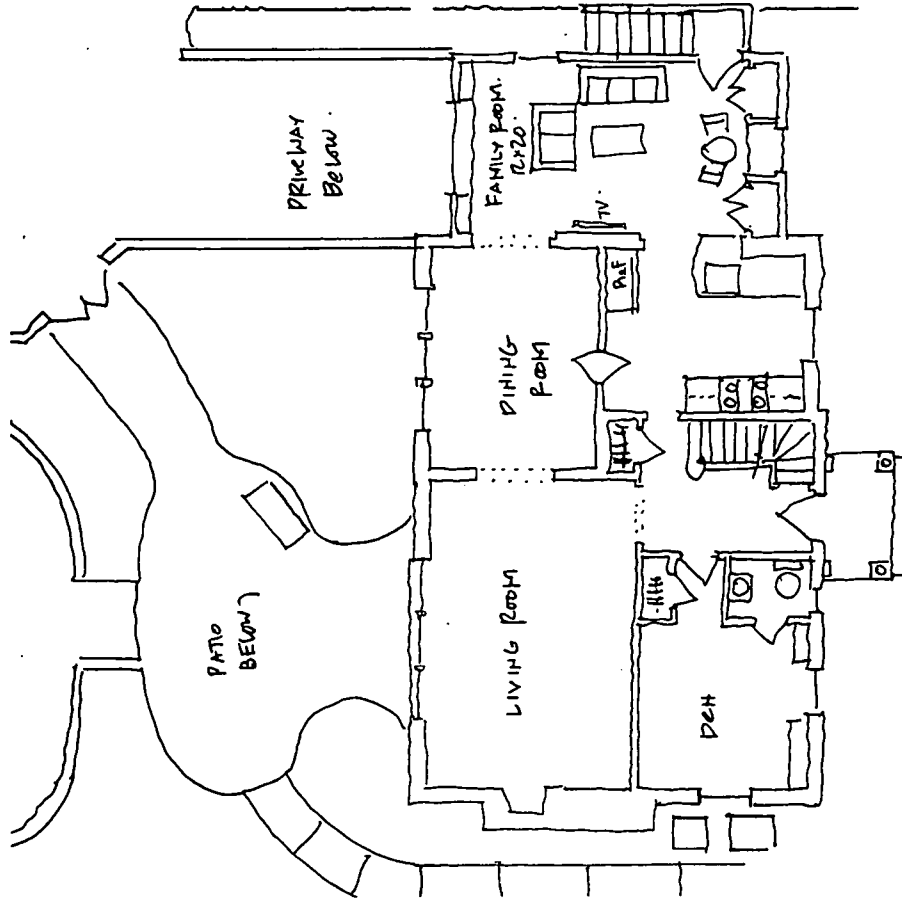
A-3



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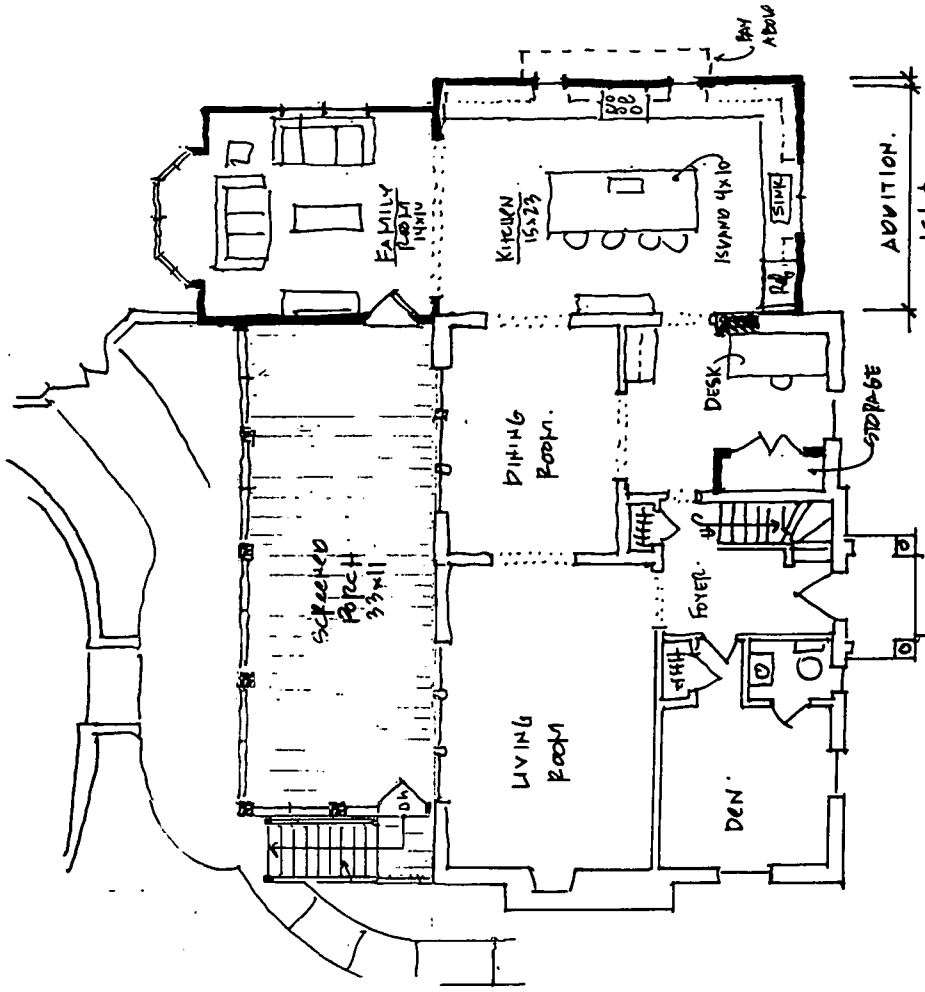
MEERS RESIDENCE

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FIRST FLOOR PLAN - EXISTING

1/8" = 1'-0" 1,125 SF ±



FIRST FLOOR PLAN - PROPOSED

1/8" = 1'-0"

865 SF EXISTING
580 SF NEW
1445 SF ± TOTAL

REVISED 0.13.

A-4



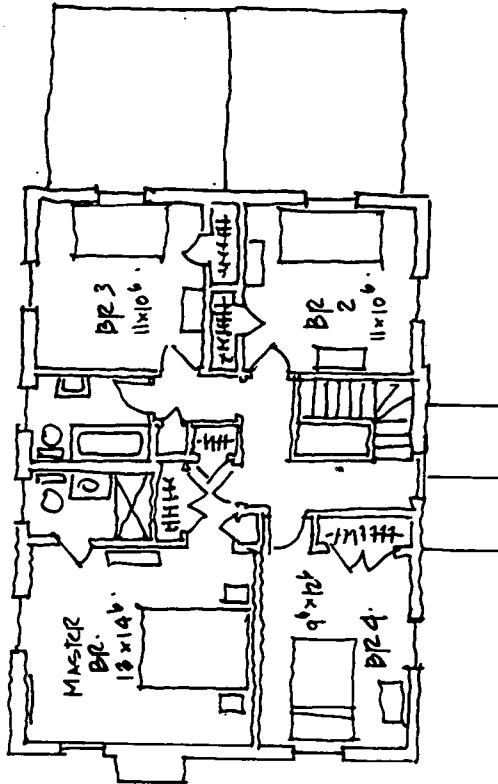
MEERS RESIDENCE

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24 QUINCY STREET CHEVY CHASE, MD #13.0146 SEPTEMBER 3, 2013

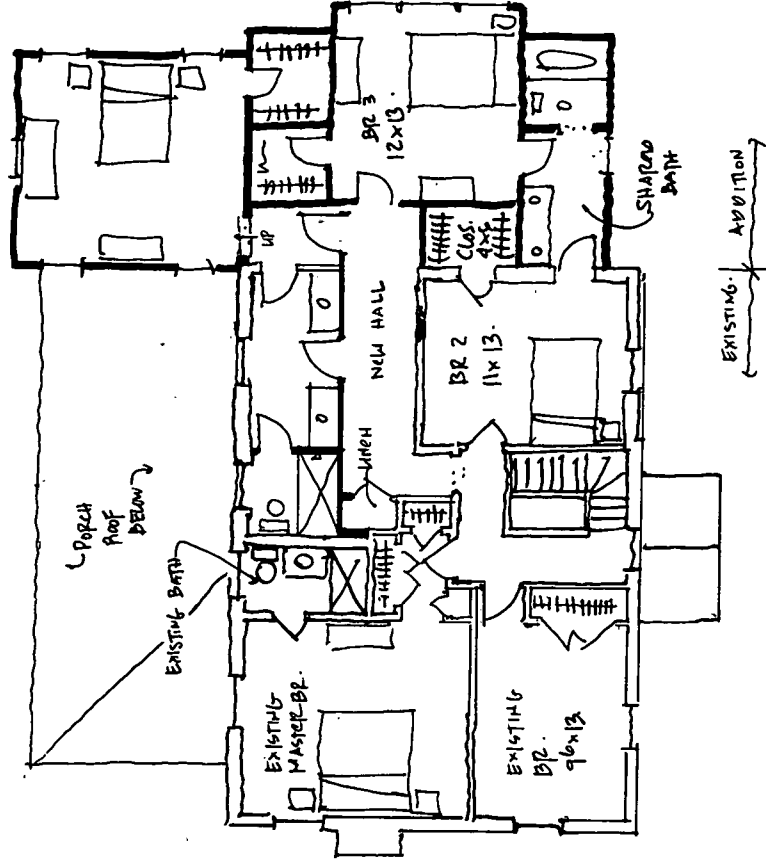
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EXISTING SECOND FLOOR PLAN.

1/8" = 1'-0" 865 SF ±



PROPOSED SECOND FLOOR PLAN.

1/8" = 1'-0" 865 SF EXISTING B.O.B. 13
 500 SF NEW. (REVISION)
 1445 SF TOTAL.

A-5

GTM

MEERS RESIDENCE

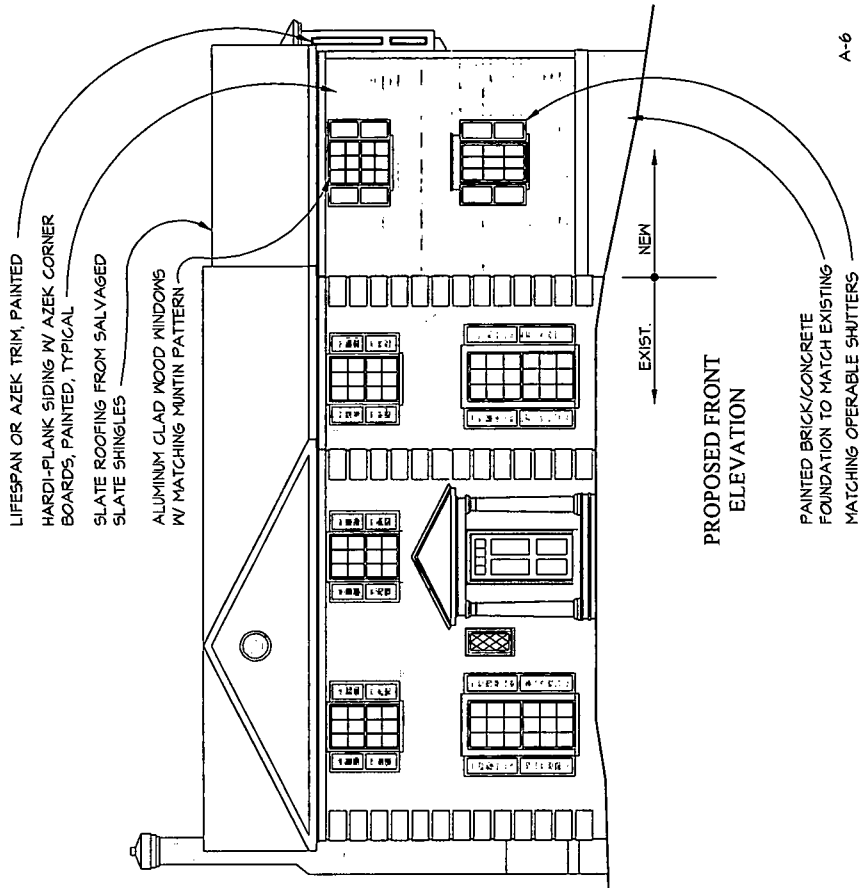
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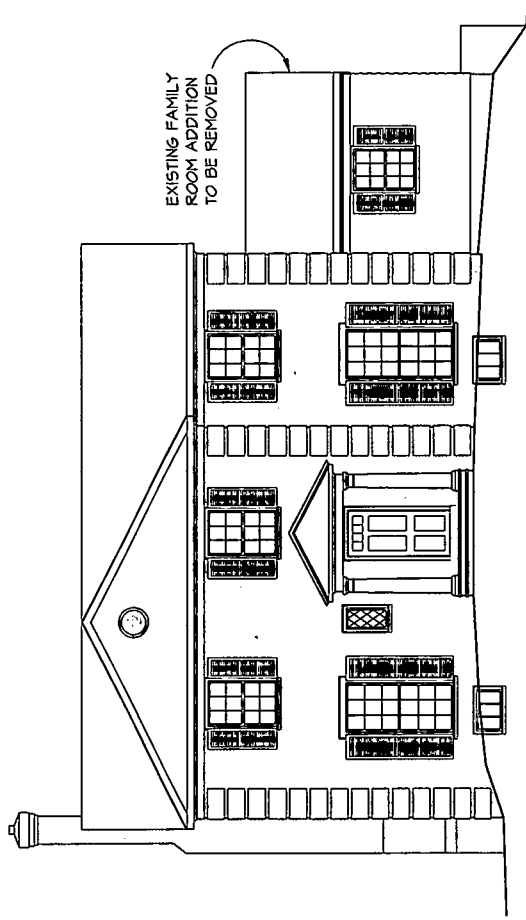


A-6



G T M A R C H I T E C T S

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EXISTING FRONT ELEVATION

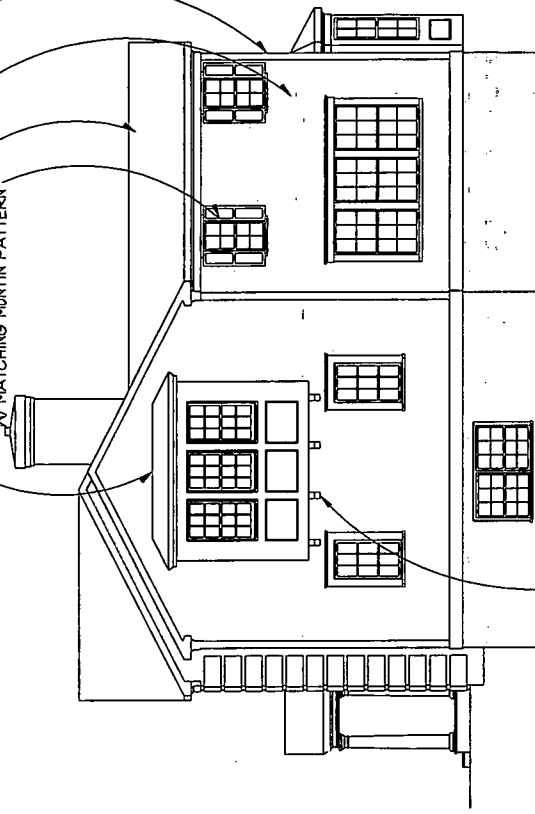


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LIFESPAN OR AZEK TRIM, PAINTED
 HARDI-PLANK SIDING W/ AZEK CORNER
 BOARDS, PAINTED, TYPICAL
 SYNTHETIC SLATE ROOFING TO
 MATCH EXISTING
 ALUMINUM GLAD WOOD WINDOWS
 W/ MATCHING MUNTIN PATTERN



PROPOSED RIGHT SIDE
 ELEVATION

PAINTED BRICK/CONCRETE
 FOUNDATION TO MATCH EXISTING
 PVC BRACKETS

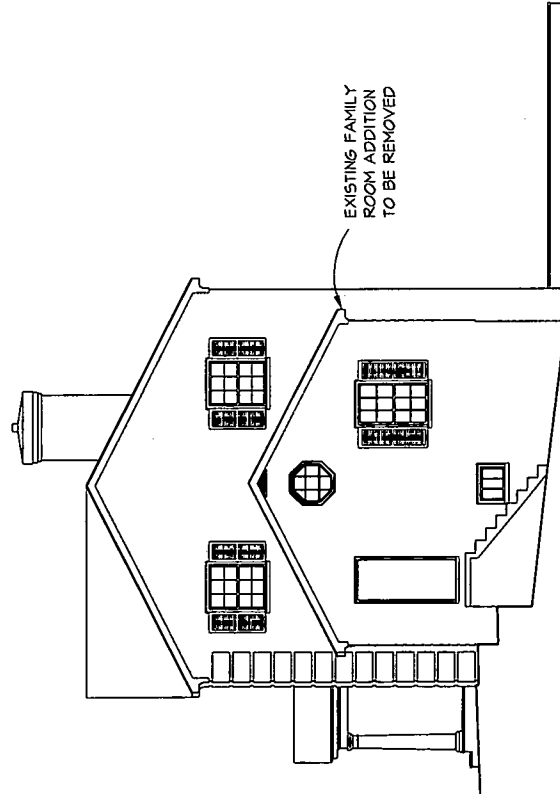
A-T



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EXISTING FAMILY
 ROOM ADDITION
 TO BE REMOVED



EXISTING RIGHT SIDE
 ELEVATION

GRAPHIC SCALE



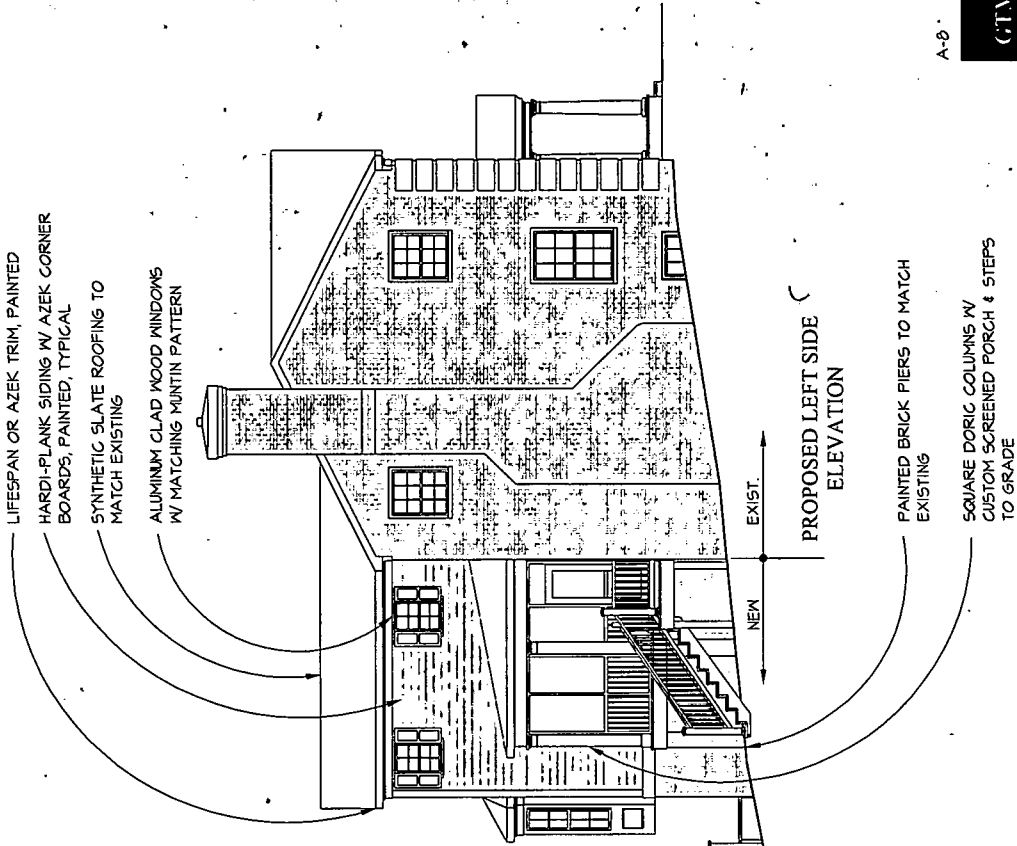
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13

LIFESPAN OR AZEK TRIM, PAINTED
 HARD-PLANK SIDING W/ AZEK CORNER
 BOARDS, PAINTED, TYPICAL
 SYNTHETIC SLATE ROOFING TO
 MATCH EXISTING
 ALUMINUM CLAD WOOD WINDOWS
 W/ MATCHING MUNTIN PATTERN



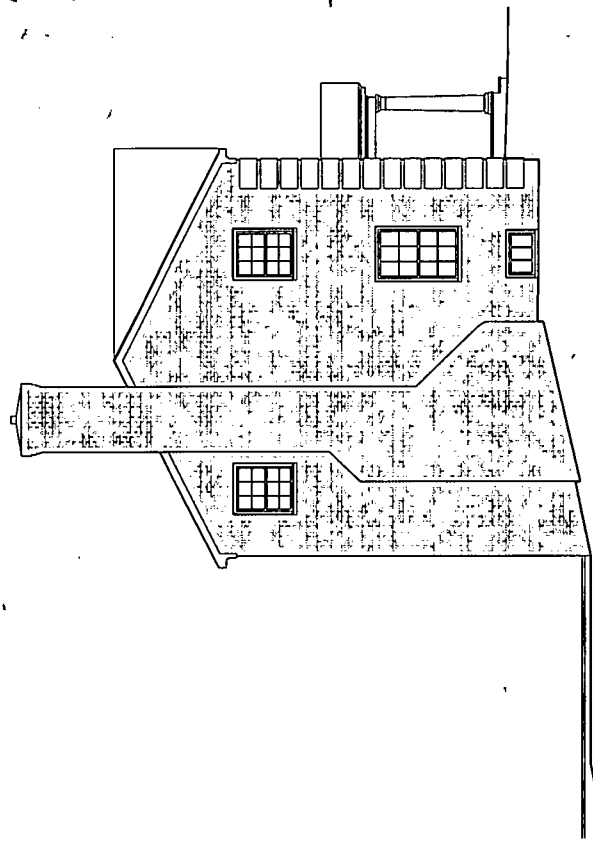
PROPOSED LEFT SIDE
 ELEVATION

PAINTED BRICK PIERS TO MATCH
 EXISTING
 SQUARE DORIC COLUMNS W/
 CUSTOM SCREENED PORCH & STEPS
 TO GRADE

A-B



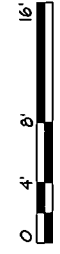
GTM ARCHITECTS



EXISTING LEFT SIDE
 ELEVATION

EXISTING LANDSCAPE
 WALLS TO REMAIN
 INTACT

GRAPHIC SCALE



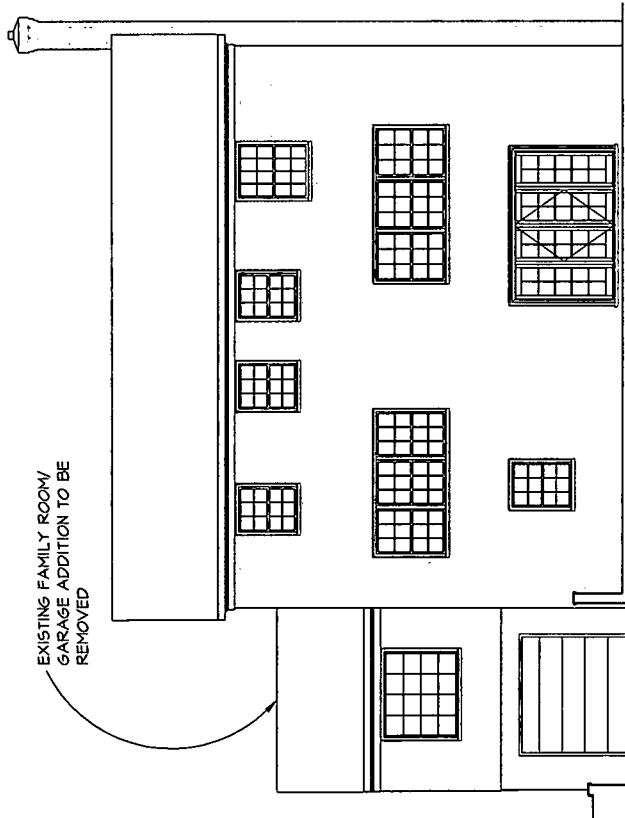
MEERS RESIDENCE

24 QUINCY STREET CHEVY CHASE, MD #13.0146

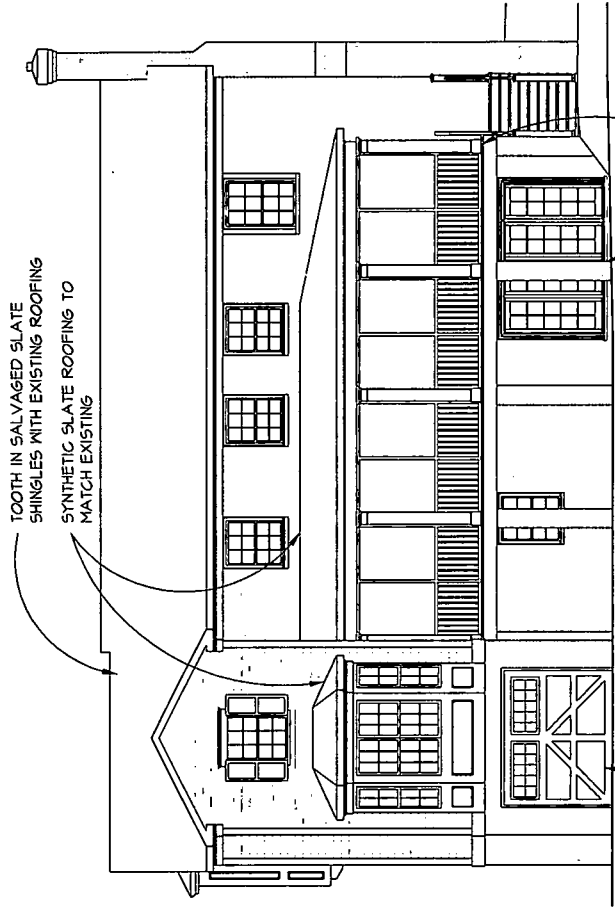
SEPTEMBER 3, 2013

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14



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

- PAINTED BRICK PIERS TO MATCH EXISTING
- SQUARE DORIC COLUMNS W/ CUSTOM SCREENED PORCH & STEPS TO GRADE
- TRADITIONAL CARRIAGE STYLE GARAGE DOOR, PAINTED

A-9



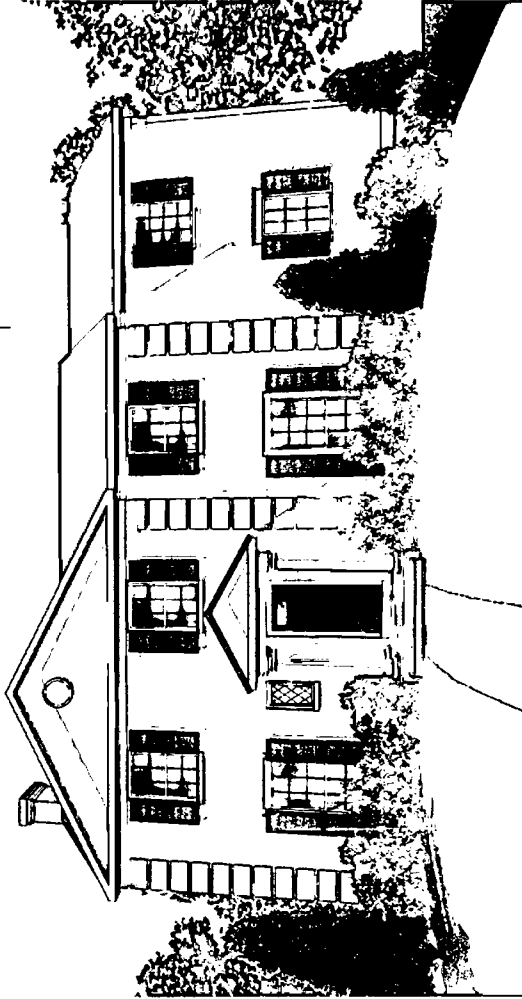
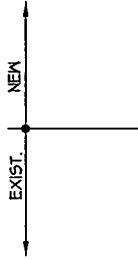
MEERS RESIDENCE

GTM ARCHITECTS

15



EXISTING FRONT VIEW



PROPOSED FRONT VIEW

COVER



GTM ARCHITECTS

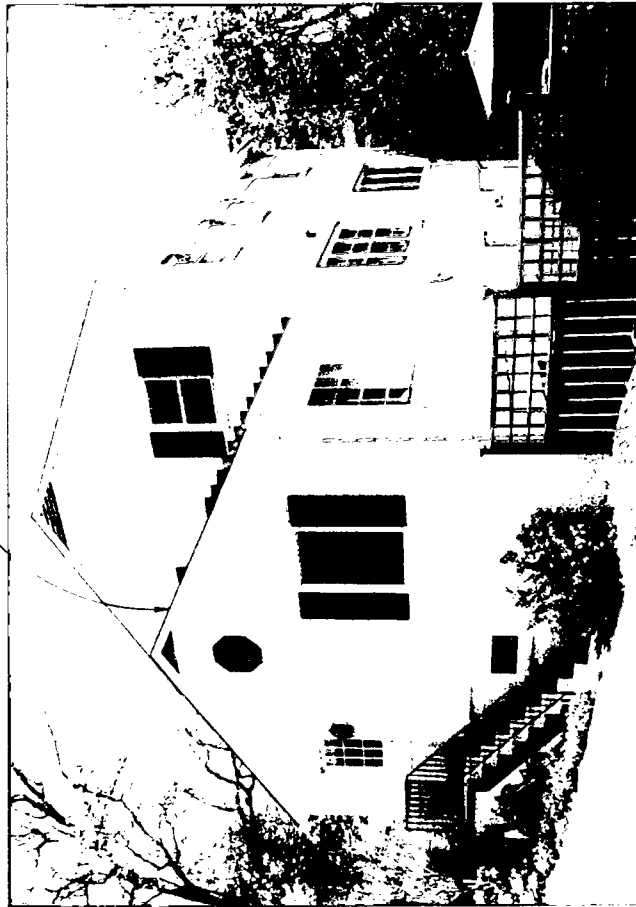
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24 QUINCY STREET CHEVY CHASE, MD #13.0146 SEPTEMBER 3, 2013

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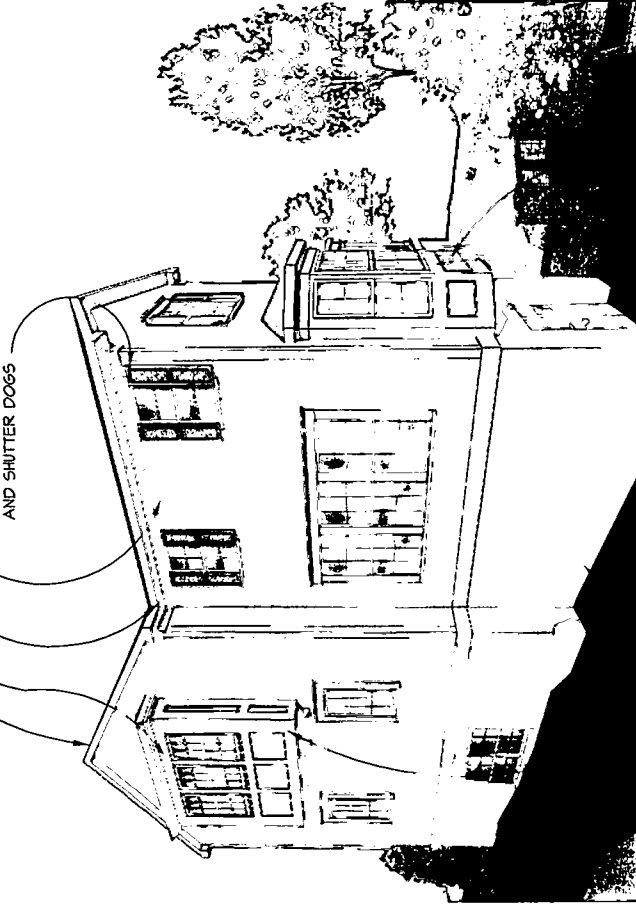
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EXISTING FAMILY ROOM
ADDITION TO BE REMOVED,
SALVAGE SLATE ROOFING



EXISTING RIGHT SIDE
VIEW

SYNTHETIC SLATE ROOFING TO MATCH EXISTING
ALUMINUM GLAD MOOD WINDOWS
LIFESPAN OR AZEK TRIM, PAINTED
HARDI-PLANK SIDING W/ AZEK CORNER
BOARDS, PAINTED, TYPICAL
OPERABLE CEDAR SHUTTERS W/ HINGES
AND SHUTTER DOGS



PROPOSED RIGHT SIDE
VIEW

NEW CARRIAGE STYLE GARAGE
DOOR, PAINTED
PAINTED BRICK/CONCRETE FOUNDATION
TO MATCH EXISTING
AZEK PANEL DETAILING, PAINTED
LANDSCAPE WALLS TO REMAIN

A-1



MEERS RESIDENCE

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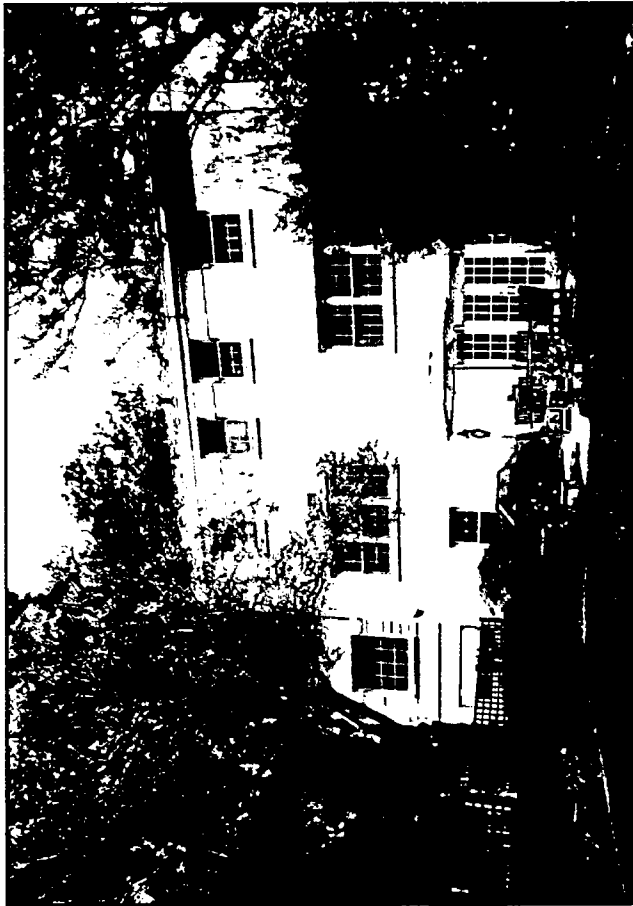
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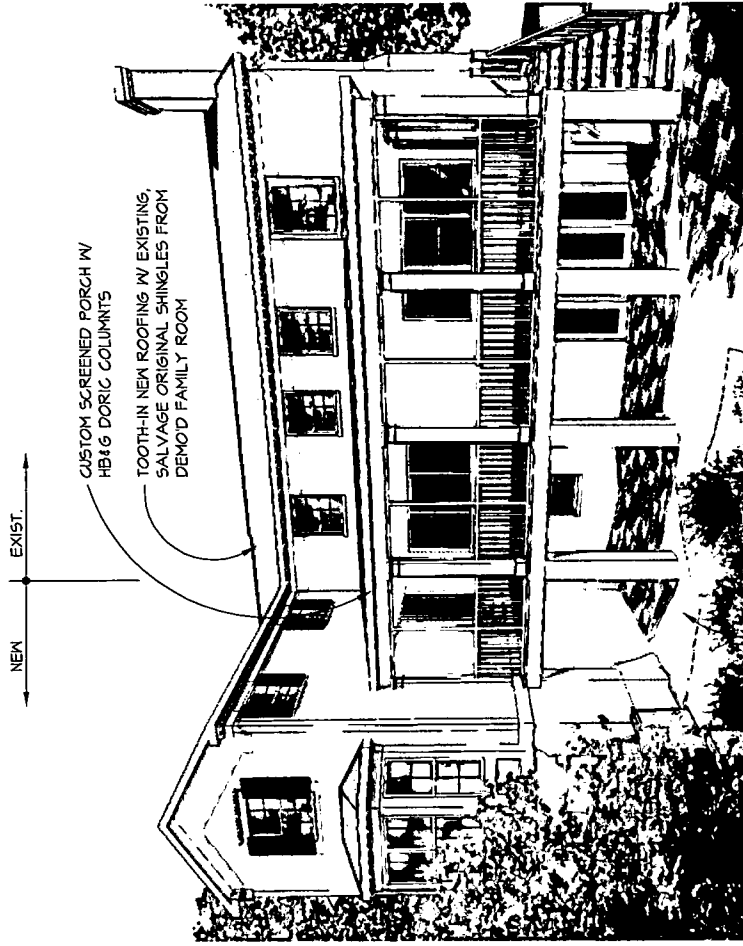
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EXISTING REAR VIEW



NEW
EXIST.

CUSTOM SCREENED PORCH W/
H&G DORIC COLUMNS
TOOTH-IN NEW ROOFING W/ EXISTING,
SALVAGE ORIGINAL SHINGLES FROM
DEM'D FAMILY ROOM

PROPOSED REAR VIEW

EXTEND PATIO AREA BELOW DECK PER
PLANS
EXISTING LANDSCAPE WALLS TO
REMAIN

A-2



G T M A R C H I T E C T S

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EXISTING STREETSCAPE VIEW



PROPOSED STREETSCAPE VIEW

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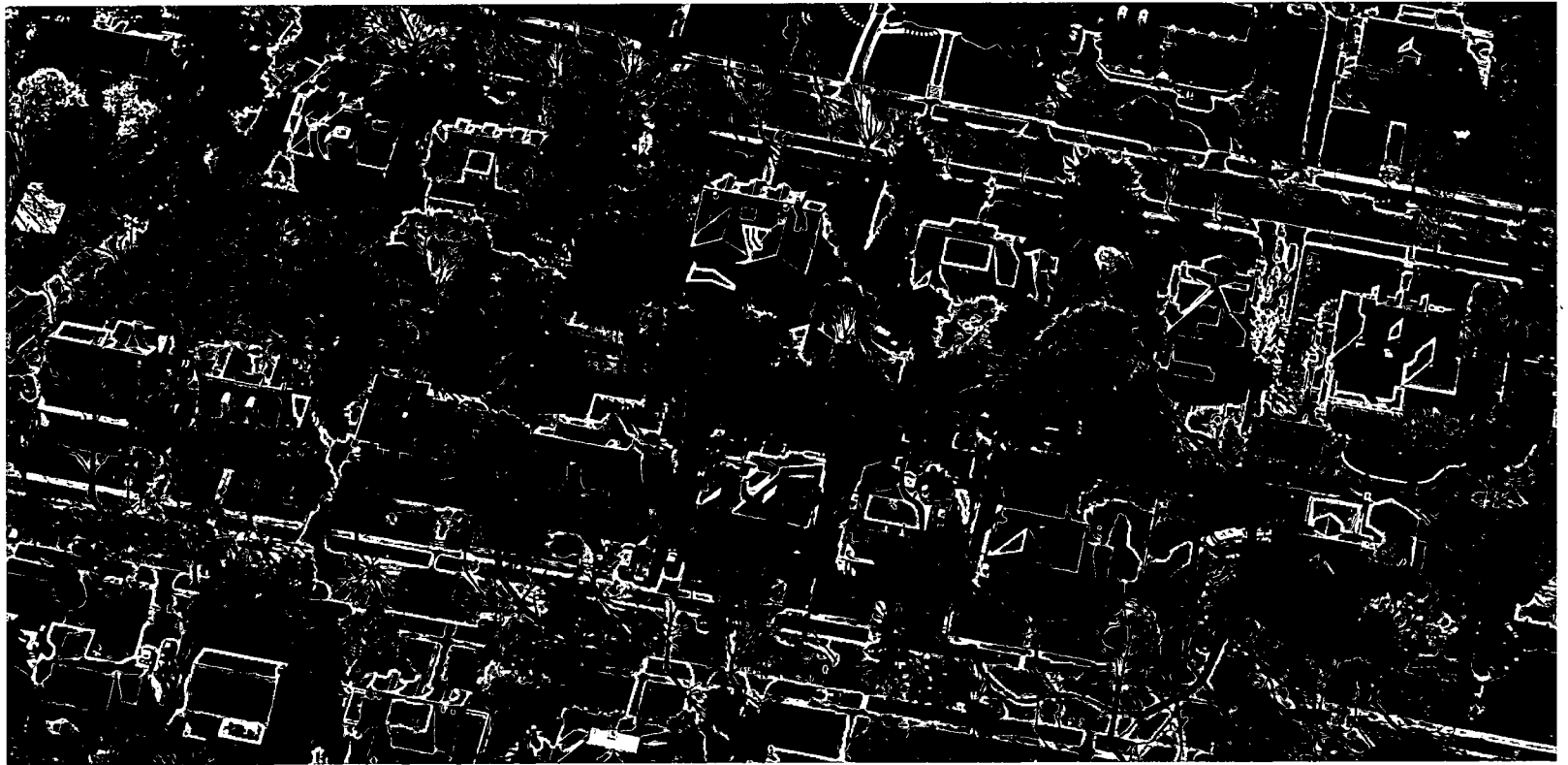
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24 QUINCY STREET CHEVY CHASE, MD

#13.0146 SEPTEMBER 3, 2013

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24 Quincy

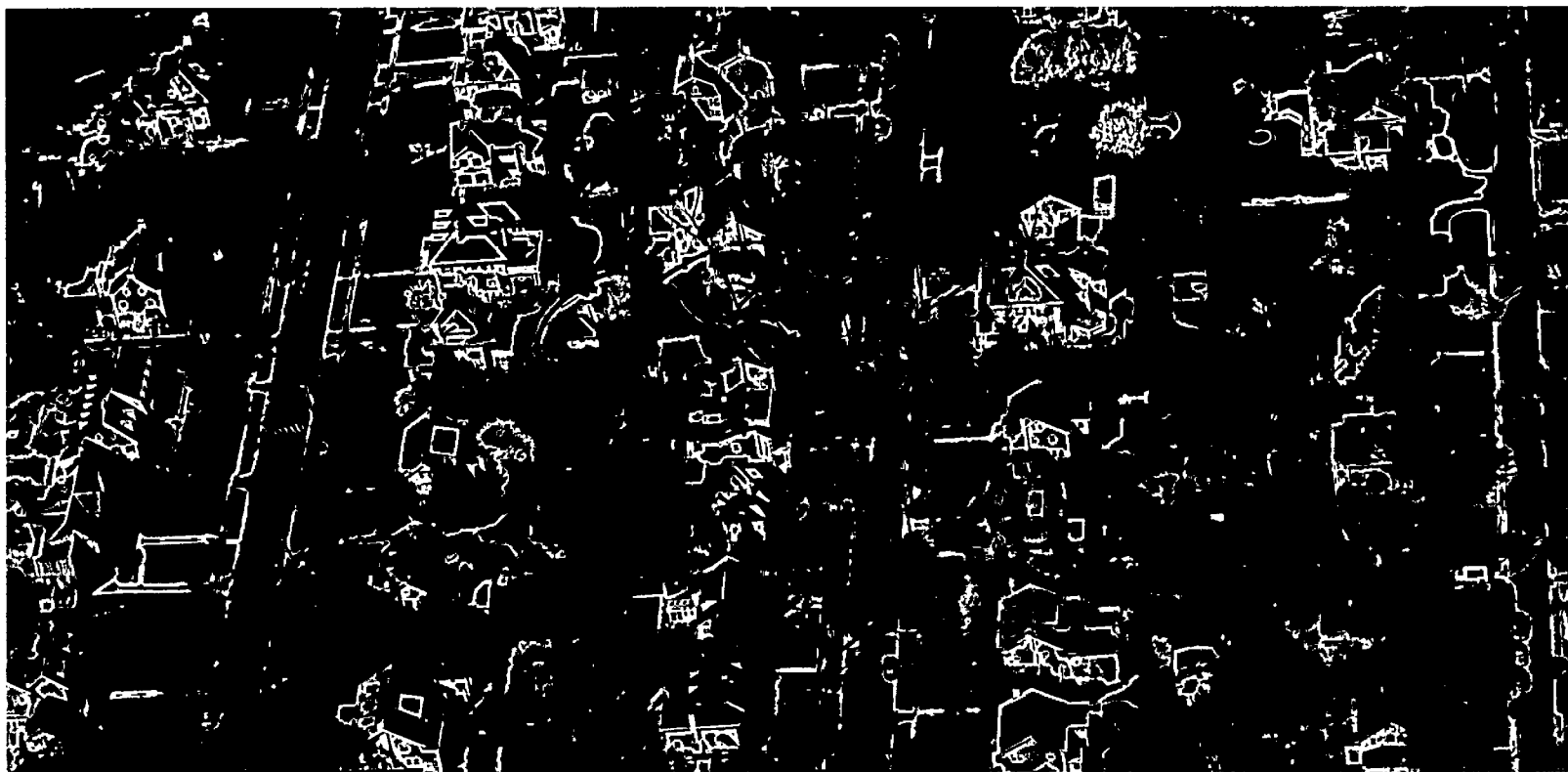
24 Quincy



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Fothergill, Anne

From: Bourke, Tom(Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Wednesday, September 25, 2013 10:56 AM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: Bourke, Tom(Winchester Homes, Inc.)(Tom); CCV Permitting Coordinator (Ellen Sands); ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Mark Nadel; Myra Kovey; P. Wellington; Stephens, Betsy
Subject: LAP comments for HPC 9-25-13: 12 Prim; 24 Quincy

The following are the comments of the Chevy Chase Village LAP for items before HPC on 9/25/13:

12 Primrose

Contributing Resource

Fence replacement and tree removal

Staff recommends "Expedited" Approval. LAP concurs with staff.

The fence application for 12 Primrose seems very straightforward, and actually an improvement over the existing fence. Staff noted that CC Village had reviewed and approved the proposal – which we assume is for fence location/height and tree removal

As is our usual comment, we encourage Staff to utilize the "Expedited Approval" process whenever possible.

24 Quincy St

Non-contributing Resource

Construction of side addition and rear screened porch

Staff recommends approval, and LAP concurs with staff.

Based on the Guidelines, we also recommend approval. The addition is completely in keeping with the style of the house. Because this addition is "compatible with the streetscape" as called for in the Guidelines, we concur with Staff and recommend that the Commission approve it.

Submitted on behalf of the LAP by

Tom Bourke, Chair