

21 QUINCY STREET
CHEN Y CHAE H. D.

2011 HAWK



Isiah Leggett
County Executive

HISTORIC PRESERVATION COMMISSION

Leslie Miles
Chairperson

MEMORANDUM

Date: 9/28/11

TO: Jennifer Hughes, Acting 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 #579017—roof replacement and other alterations

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 September 27, 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: Richard Paisner and Christine Weiner
Address: 21 Quincy Street, Chevy Chase

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





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: danmorales@gilday.com Contact Person: DANIEL MORALES
Daytime Phone No.: 301 565 4600 x95
Tax Account No.: 00454548
Name of Property Owner: RICHARD PAISNER & CHRISTINE WEINER Daytime Phone No.: (301) 654-7575
Address: 21 ~~QUINCY STREET~~ CHEVY CHASE QUINCY STREET 20815
Street Number City Street Zip Code
Contractor: GILDAY CO. INC. Phone No.: 301 565 4600 x95
Contractor Registration No.: 10131
Agent for Owner: DANIEL MORALES Daytime Phone No.: 301 565 4600 x95

LOCATION OF BUILDING/PREMISE

House Number: 21 Street: QUINCY STREET
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD
Lot: 19 Block: 61 Subdivision: VILLAGE of CHEVY CHASE (SECT. 2)
Liber: _____ Folio: _____ Parcel: 0000 MAP H N 41

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: ROOF

1B. Construction cost estimate: \$ 15,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/essament

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.

Daniel Morales Signature of owner or authorized agent Date: 8/31/11

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 9/28/11
Application/Permit No.: 579017 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 MAIN STRUCTURE DATES FROM THE EARLY 20TH CENTURY BUILT IN THE NEO-CLASSICAL STYLE APPLIED TO A 4-SQUARE HOUSE TYPE. SYMMETRICAL EXCEPT FOR THE WRAP AROUND PORCH WHICH HAS A PORT-A-COCHERE ON ONE SIDE, THE PYRAMIDAL ROOF HAS OVERSIZED EAVES WITH TWO FLANKING BAYS BELOW AT EACH SIDE OF A CLASSICALLY PEDIMENTED ENTRANCE. IN 1987 A HEXAGONAL 2 STORY KITCHEN & MASTER BED ROOM ADDITION WITH A ONE STORY BREAKFAST ROOM ADDITION WAS BUILT TO THE REAR OF THE HOUSE. THE LOT IS WIDE & DEEP LIKE MANY IN THE CORE AREA OF HISTORIC CHEVY CHASE VILLAGE. THE HOUSE & SETTING ARE CLASSIC CHEVY CHASE & INTEGRAL TO ITS CHARACTER.

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

WE ARE PROPOSING TO REMOVE A 2ND FLOOR RAILING ON A 1987 REAR ONE STORY ADDITION BECAUSE OF WATER LEAKS & BUILDING A SHED (NON-STRUCTURAL) COPPER SHAM ROOF. WE ARE ALSO ADDING TO A RUBBER (FLAT) ROOF TO A SECOND STORY 1987 ADDITION WHICH CONNECTS A 2-STORY HEXAGONAL ADDITION TO THE ORIGINAL EARLY 20TH CENTURY STRUCTURE. THERE WILL BE NO EFFECT TO THE HISTORIC & ENVIRONMENTAL RESOURCE & HISTORIC DISTRICT BECAUSE THE WORK IS ALL MAINTENANCE RELATED, IN THE REAR & DOES NOT TOUCH THE HISTORIC PORTION OF THE PRESENT HOUSE.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

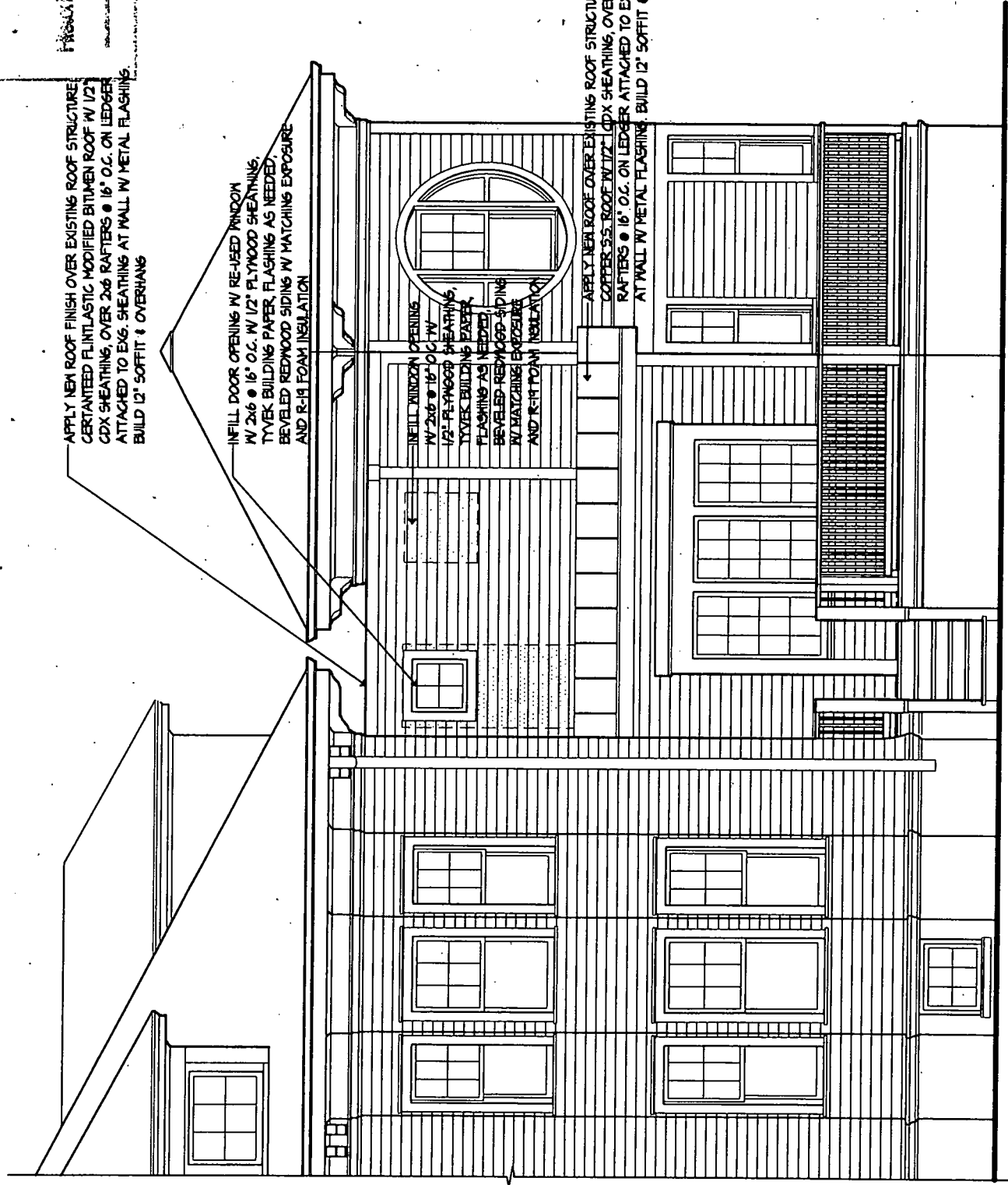
ADRIAN...
FRANK...
[Signature]

APPLY NEW ROOF FINISH OVER EXISTING ROOF STRUCTURE
CERTAINTED FLINTLASTIC MODIFIED BITUMEN ROOF W/ 1/2"
CDX SHEATHING, OVER 2x6 RAFTERS @ 16" O.C. ON LEDGER
ATTACHED TO EXG. SHEATHING AT WALL W/ METAL FLASHING
BUILD 12" SOFFIT & OVERHANG

INFILL DOOR OPENING W/ RE-JUED TRIM
W/ 2x6 @ 16" O.C. W/ 1/2" PLYWOOD SHEATHING,
TYVEK BUILDING PAPER FLASHING AS NEEDED,
BEVELED REDWOOD SIDING W/ MATCHING EXPOSURE
AND R-19 FOAM INSULATION

INFILL WINDOW OPENING
W/ 2x6 @ 16" O.C. W/
1/2" PLYWOOD SHEATHING,
TYVEK BUILDING PAPER
FLASHING AS NEEDED,
BEVELED REDWOOD SIDING
W/ MATCHING EXPOSURE
AND R-19 FOAM INSULATION

APPLY NEW ROOF OVER EXISTING ROOF STRUCTURE:
COPPER 35. ROOF W/ 1/2" CDX SHEATHING, OVER 2x6
RAFTERS @ 16" O.C. ON LEDGER ATTACHED TO EXG. SHEATHING
AT WALL W/ METAL FLASHING. BUILD 12" SOFFIT & OVERHANG



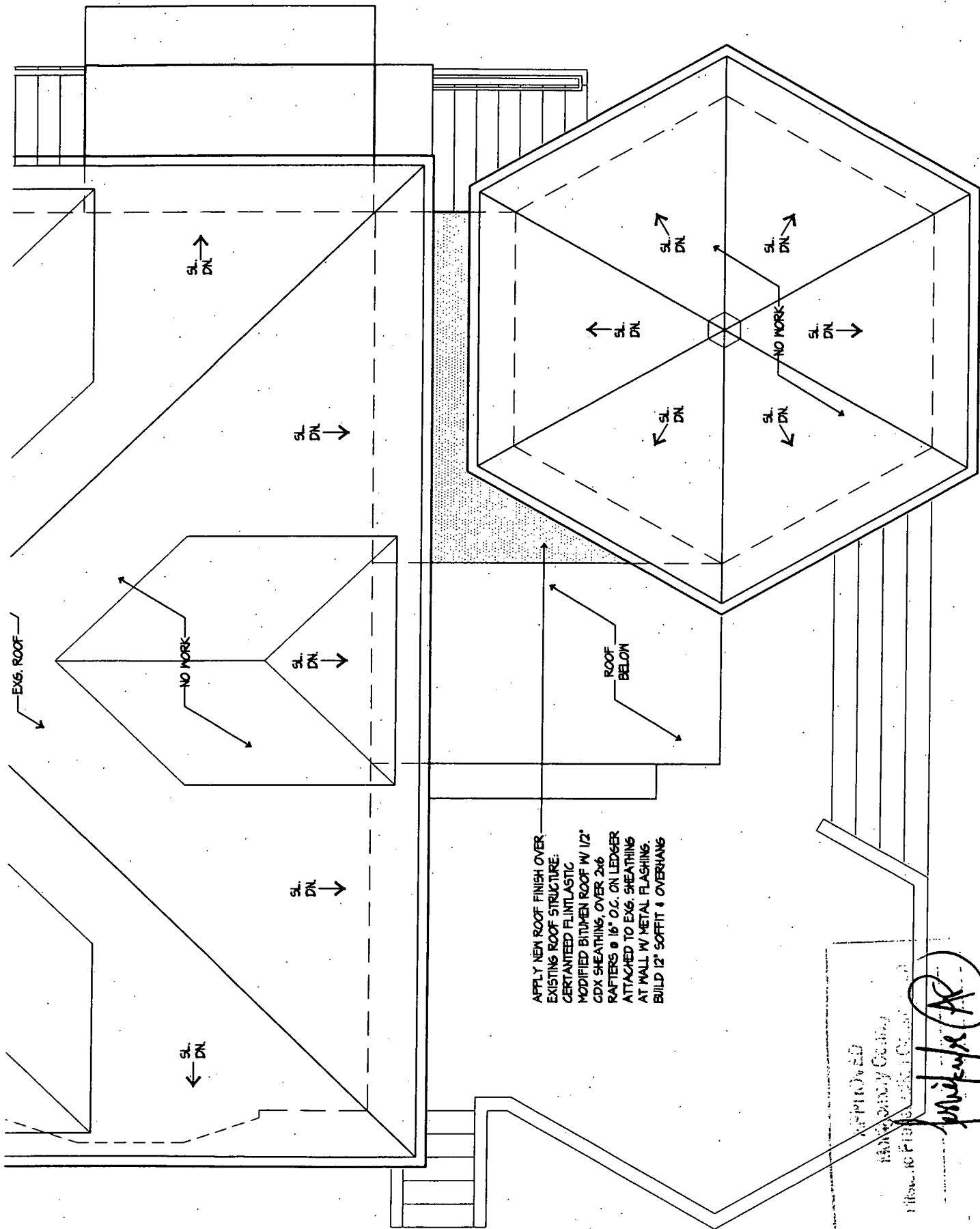
21 QUINCY STREET • PROPOSED RIGHT ELEVATION

GILDAY RENOVATIONS

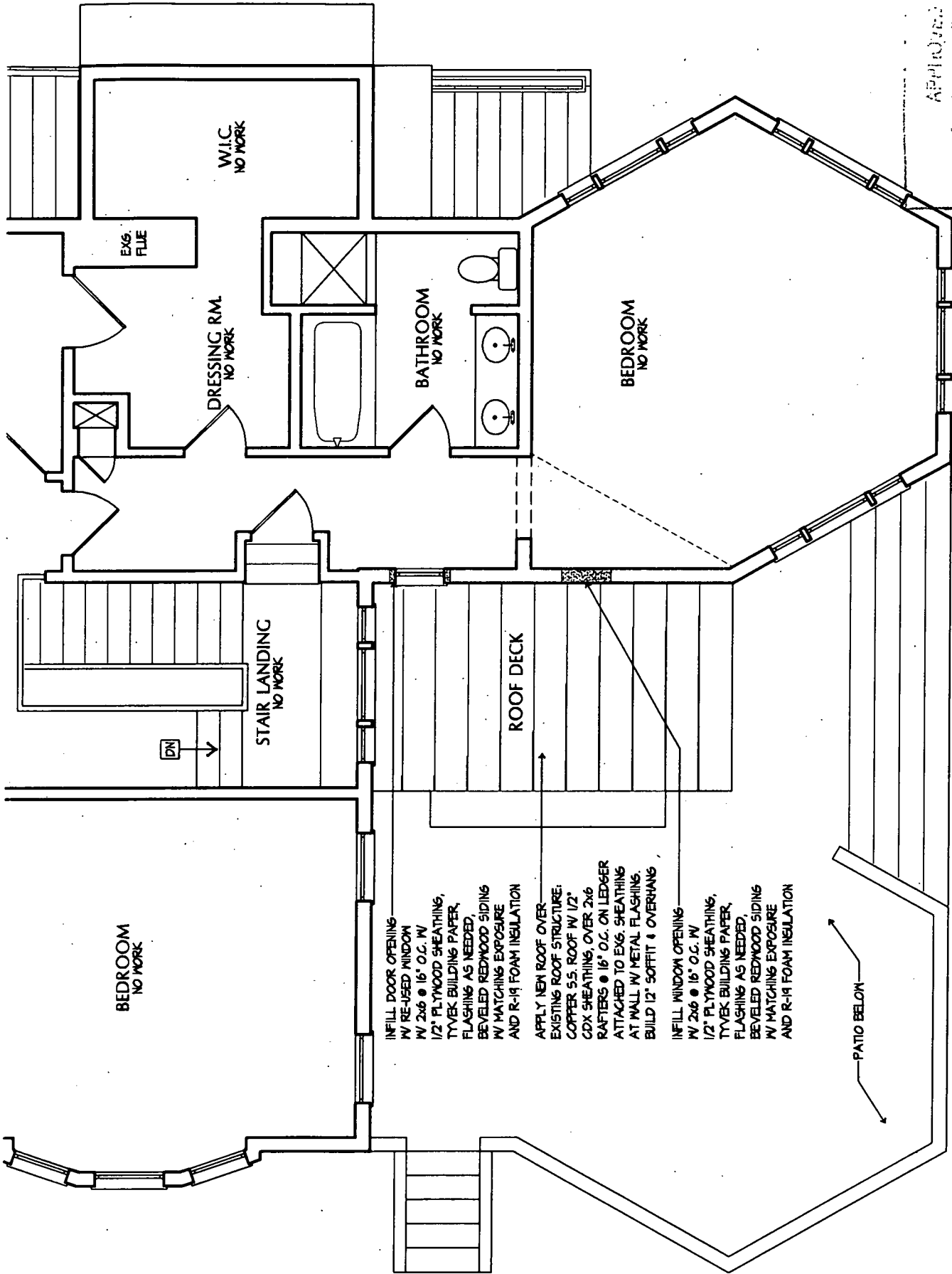
3/16" = 1'-0"

9-15-11





21 QUINCY STREET - PROPOSED ROOF PLAN
 3/16" = 1'-0" GILDAY RENOVATIONS 9-15-11



APPLICANT:
 Building Safety Council
 1100 10th Street, Suite 1000
 Seattle, WA 98101
 [Signature]

21 QUINCY STREET · PROPOSED SECOND FLOOR PLAN
 GILDAY RENOVATIONS 9-15-11

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	21 Quincy Street, Chevy Chase	Meeting Date:	9/27/11
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	9/20/11
Applicant:	Richard Paisner and Christine Weiner (Daniel Morales, Agent)	Public Notice:	9/13/11
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-11BB	Staff:	Anne Fothergill
PROPOSAL: Non-historic roof replacement			

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Neo-Classical
DATE: 1905

PROPOSAL

The applicants are proposing to replace the roof on two rear additions that were constructed in 1987. On the one story rear addition, they propose to remove the railing and construct a shed copper seam roof. Since this will no longer be used as a balcony, they will remove the door and relocate one window within the 1987 addition. On the two-story rear addition they propose to install a small section of flat rubber roof for the connection between the addition and the historic house.

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

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 Lot: 19 Block: 61 Subdivision: VILLAGE of CHEVY CHASE (SECT. 2)
 Liber: _____ Folio: _____ Parcel: 0000 MAP H N 41

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- Other: ROOF

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Daniel Morales 8/31/11
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 579017 Date Filed: _____ Date Issued: _____

(3)

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2. SITE PLAN HISTORIC PORTION OF THE PRE HOUSE.

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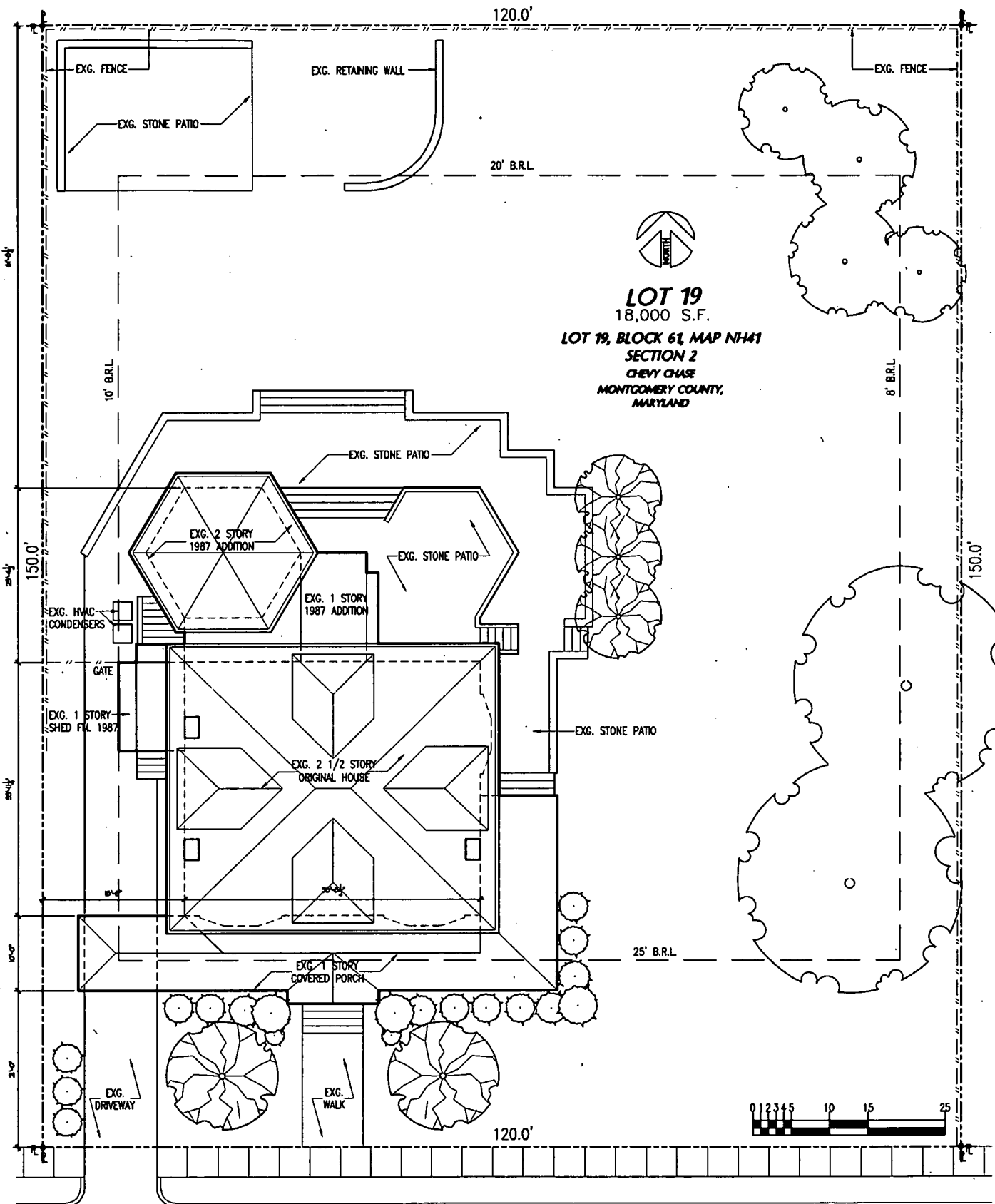
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

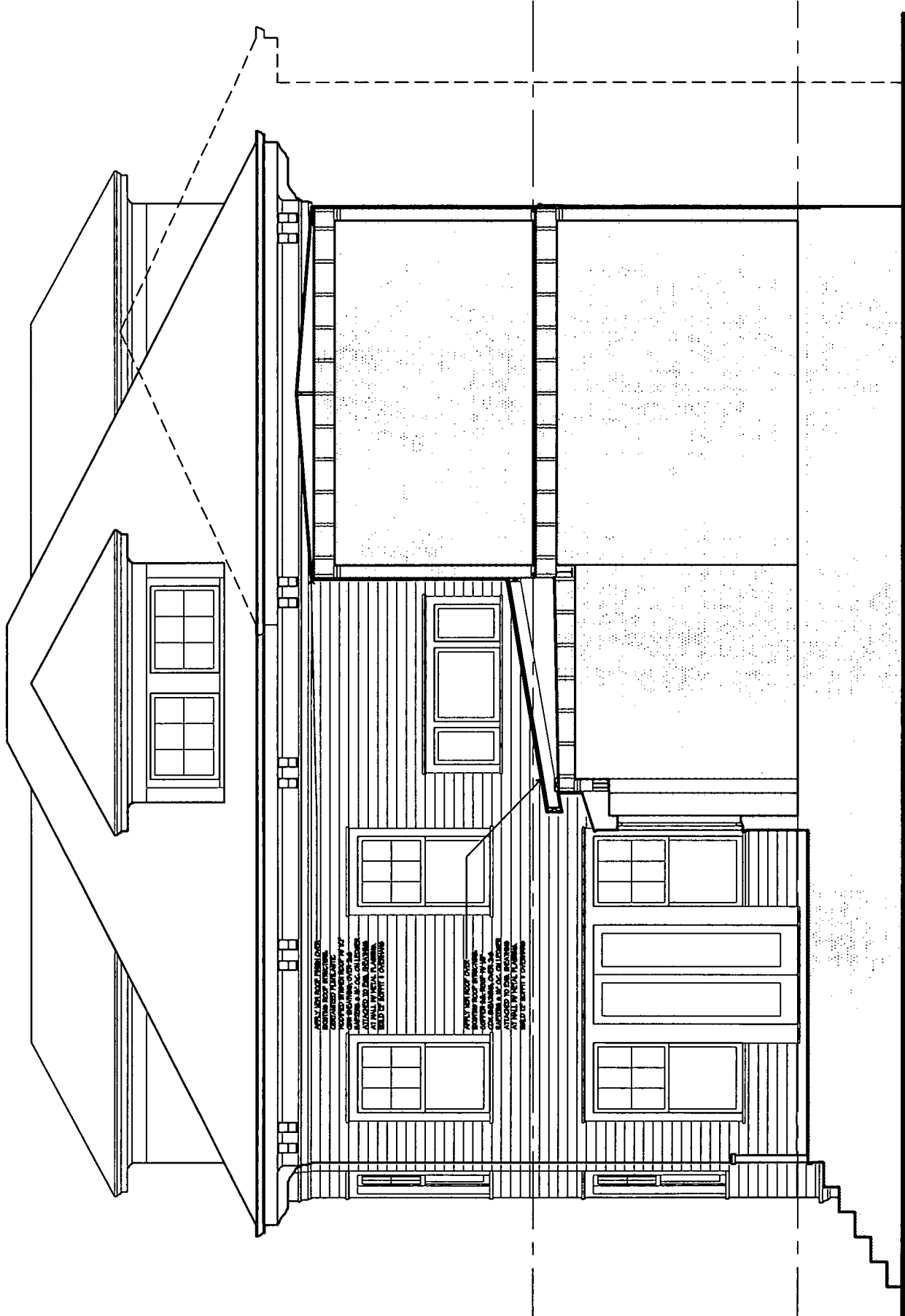
<p>Owner's mailing address CHRISTINE WEINER & RICHARD PAISNER 21 QUINCY STREET CHEVY CHASE, MD. 20815</p>	<p>Owner's Agent's mailing address GILDAY RENOVATIONS 9162 BROOKVILLE ROAD SILVER SPRING MD. 20910</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>MARMET, ROGER D & ELIZABETH T 19 QUINCY STREET CHEVY CHASE MD. 20815</p>	<p>MEERS, MICHAEL S. & HOLLEY COUSINS MEERS 24 QUINCY STREET CHEVY CHASE MD 20815 (opp)</p>
<p>KNICKERBOCKER, FREDERICK T. 25 QUINCY STREET CHEVY CHASE MD 20815</p>	<p>WELLINGTON, EDMUND 3rd & KATHERYN PHILLIPS WELLINGTON 10 QUINCY STREET CHEVY CHASE, MD. 20815 (opp)</p>



LOT 19
 18,000 S.F.
LOT 19, BLOCK 61, MAP NH41
SECTION 2
 CHEVY CHASE
 MONTGOMERY COUNTY,
 MARYLAND

WEINER-PAISNER RESIDENCE SITE PLAN - 21 QUINCY STREET, CHEVY CHASE MD. 20815
 GILDAY RENOVATIONS DATE: 9-6-11

6

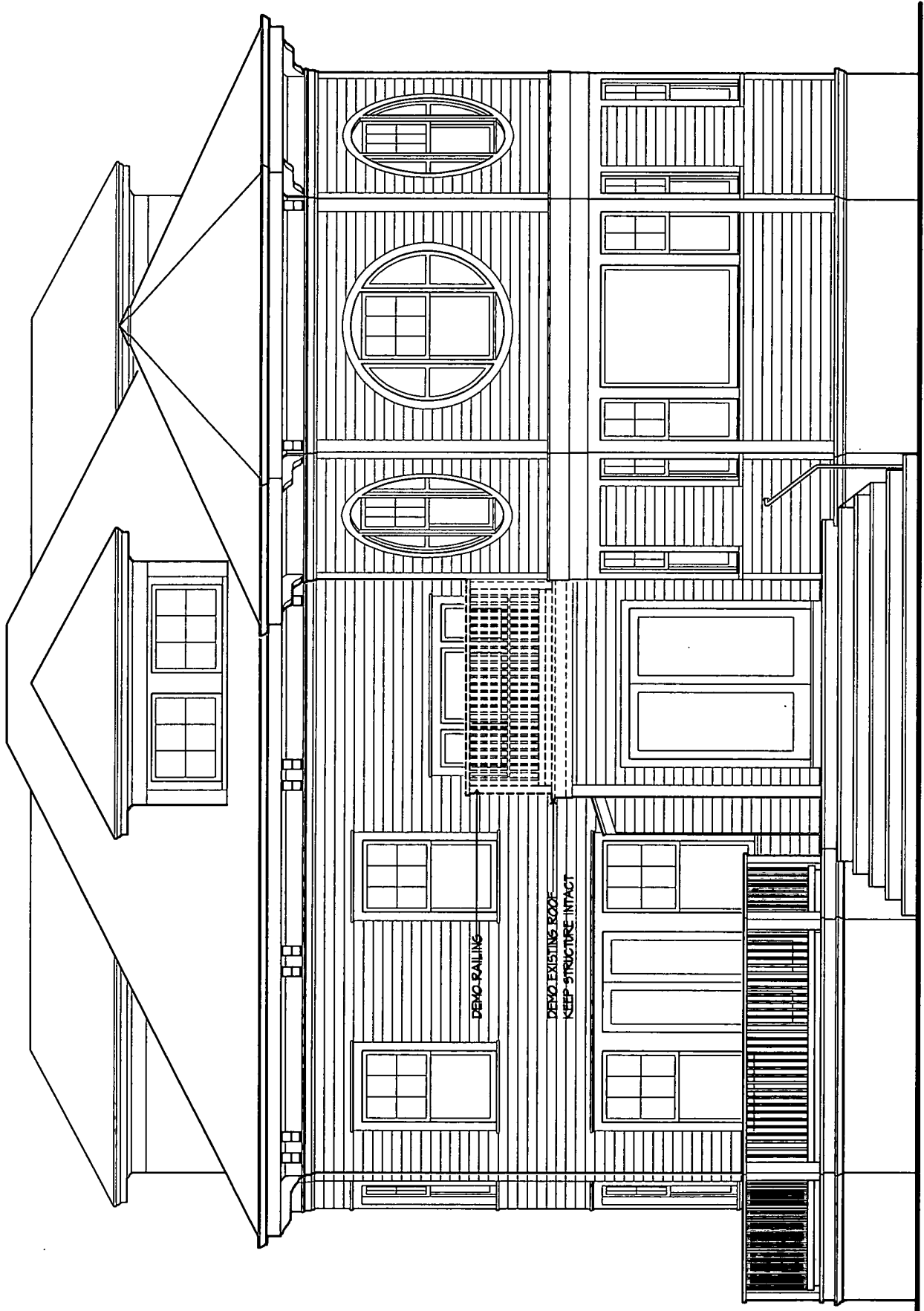


ALL VISIBLE FINISHES
 SHALL BE AS SHOWN
 UNLESS OTHERWISE NOTED
 ROOFING SHALL BE 1/2" OSB
 ATTACHED TO JOIST BRACING
 BATTENS & 3/8" GAL. OR LEMER
 SHEET METAL FLASHING

ONLY ONE ROOF FLOOR
 SHALL BE SHOWN
 ATTACHED TO JOIST BRACING
 BATTENS & 3/8" GAL. OR LEMER
 SHEET METAL FLASHING

21 QUINCY STREET · **PROPOSED BUILDING SECTION**
 3/16" = 1'-0" GILDAY RENOVATIONS 9-15-11

7

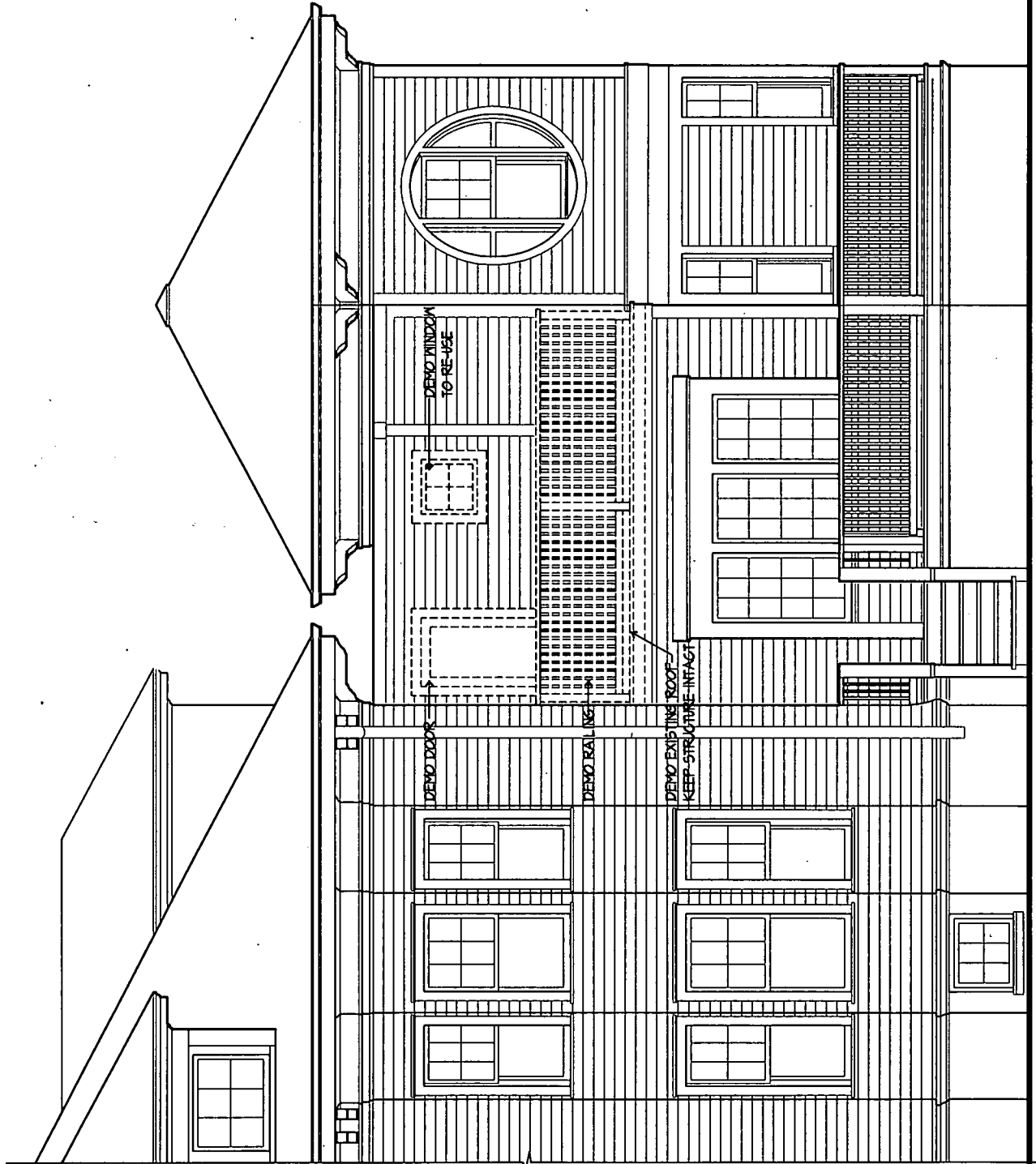


21 QUINCY STREET · EXISTING REAR ELEVATION

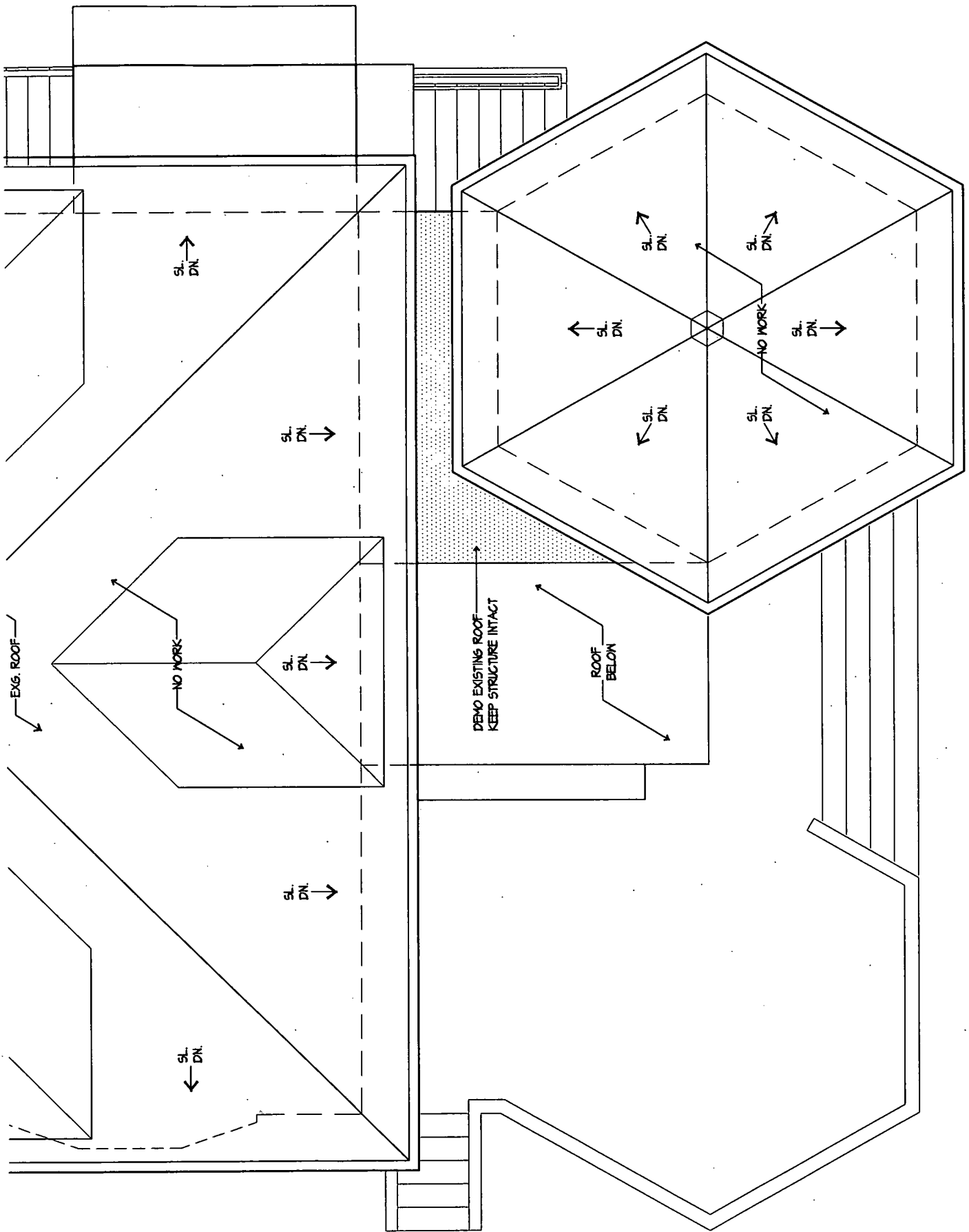
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GILDAY RENOVATIONS

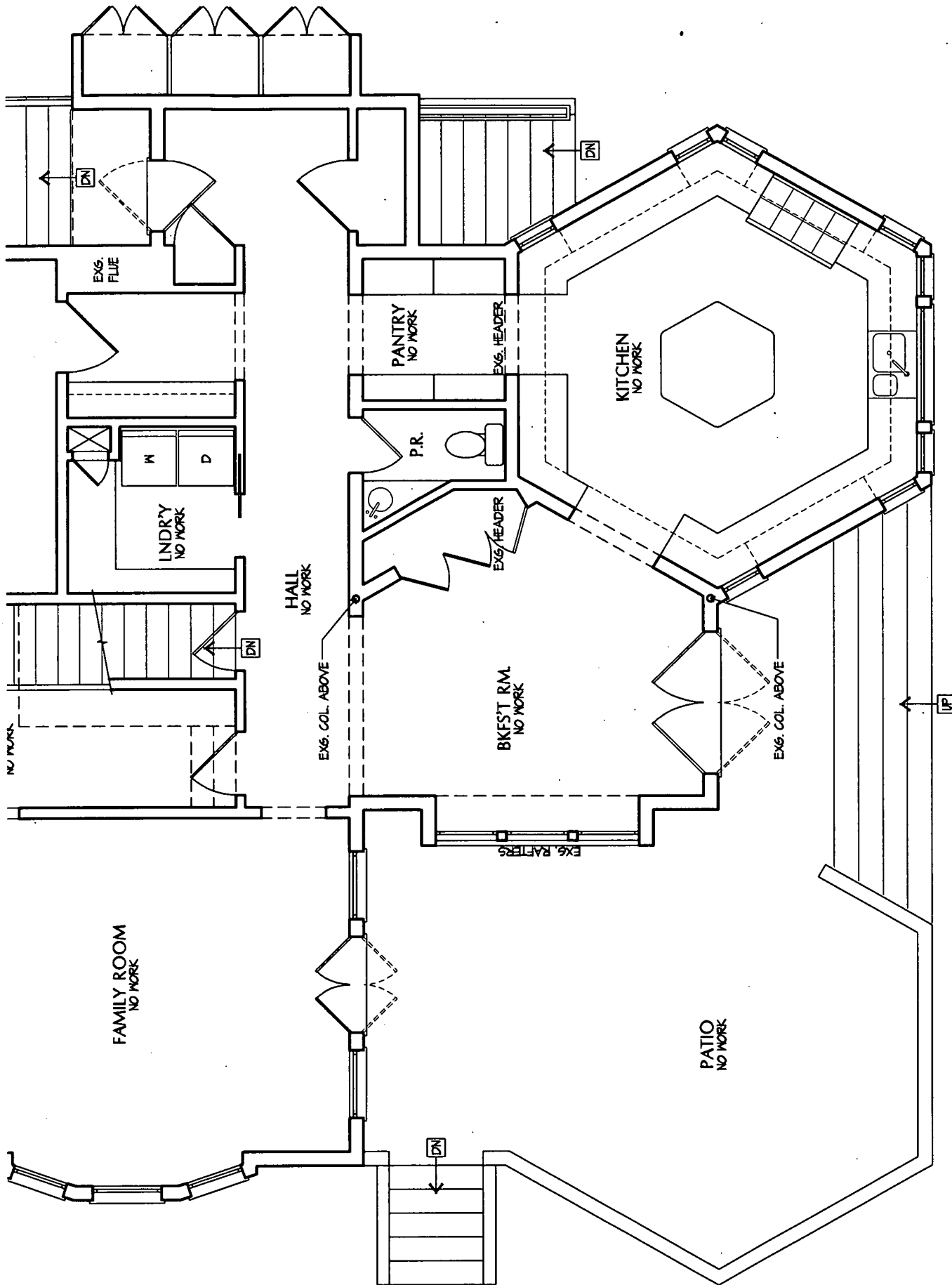
3/16" = 1'-0"



21 QUINCY STREET · EXISTING RIGHT ELEVATION
3/16" = 1'-0" GILDAY RENOVATIONS 9-15-11

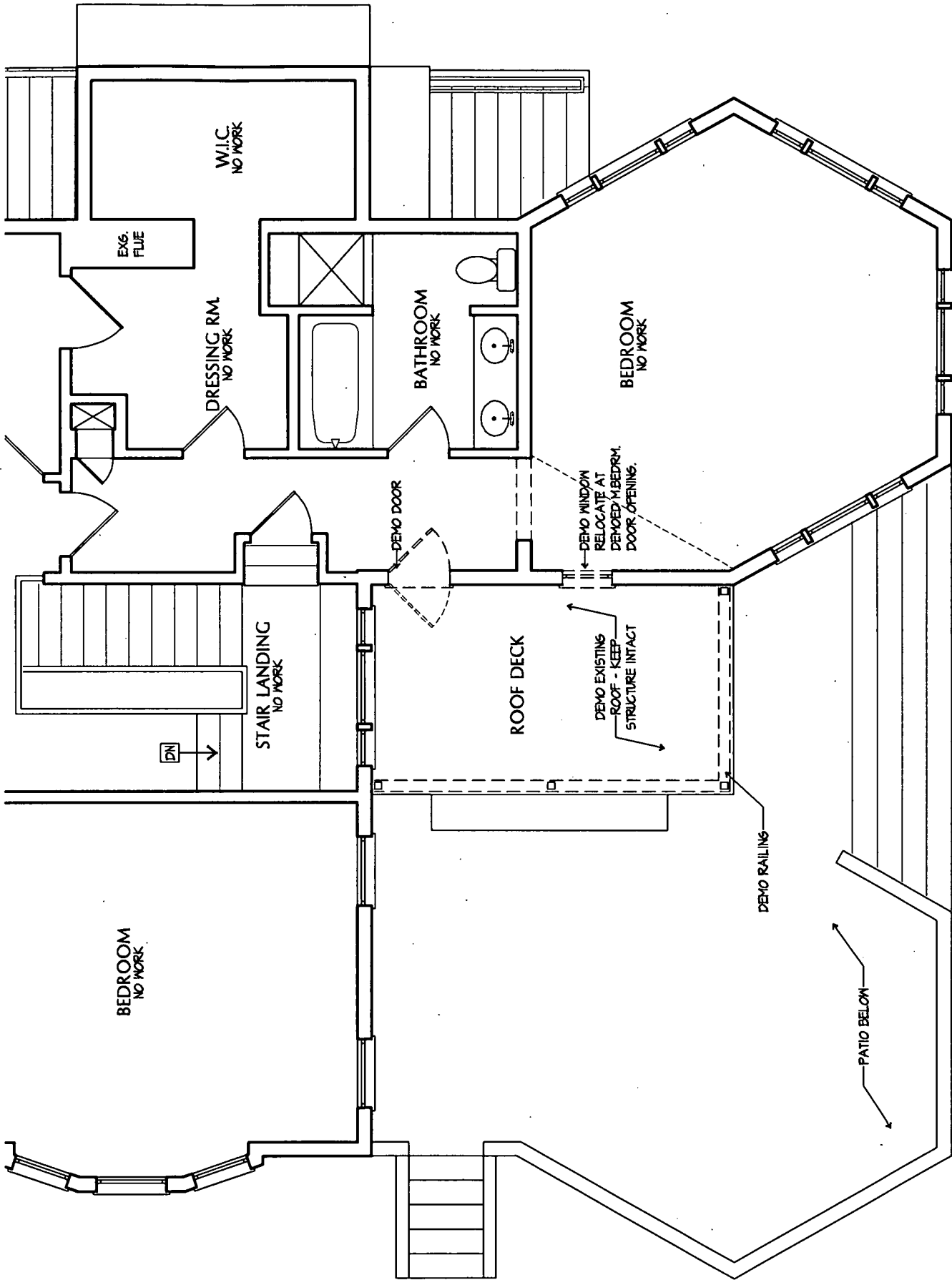


21 QUINCY STREET · EXISTING ROOF PLAN
 3/16" = 1'-0" GILDAY RENOVATIONS 9-15-11



21 QUINCY STREET - EXISTING FIRST FLOOR PLAN

3/16" = 1'-0" GILDAY RENOVATIONS 9-15-11



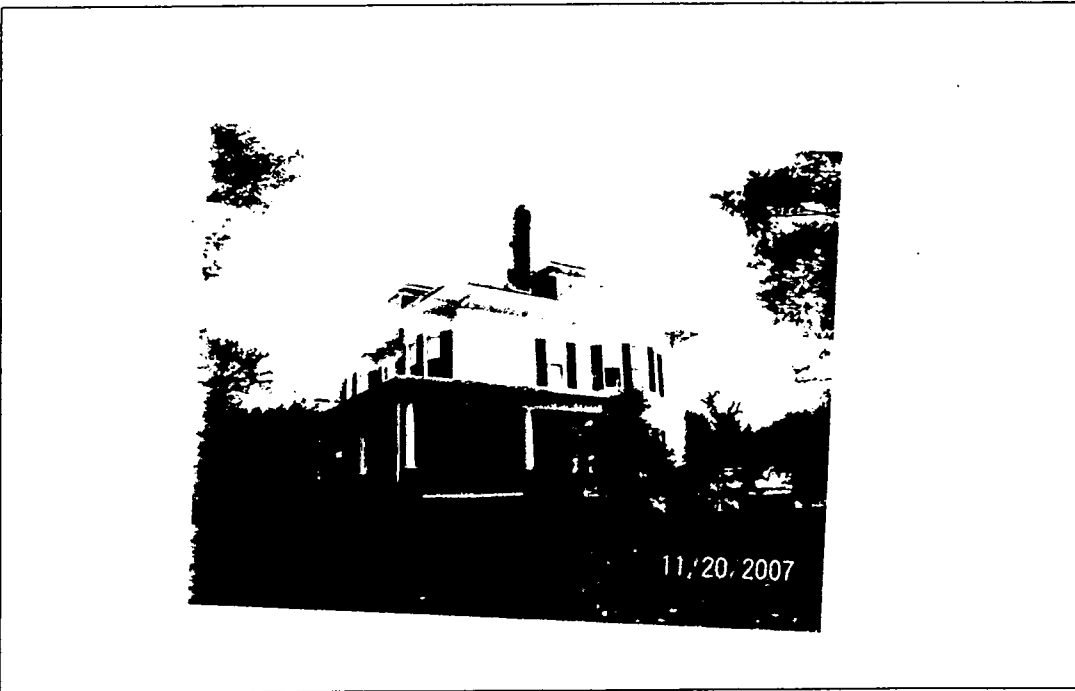
21 QUINCY STREET · EXISTING SECOND FLOOR PLAN

3/16" = 1'-0" GILDAY RENOVATIONS 9-15-11

Detail: _____



Detail: _____



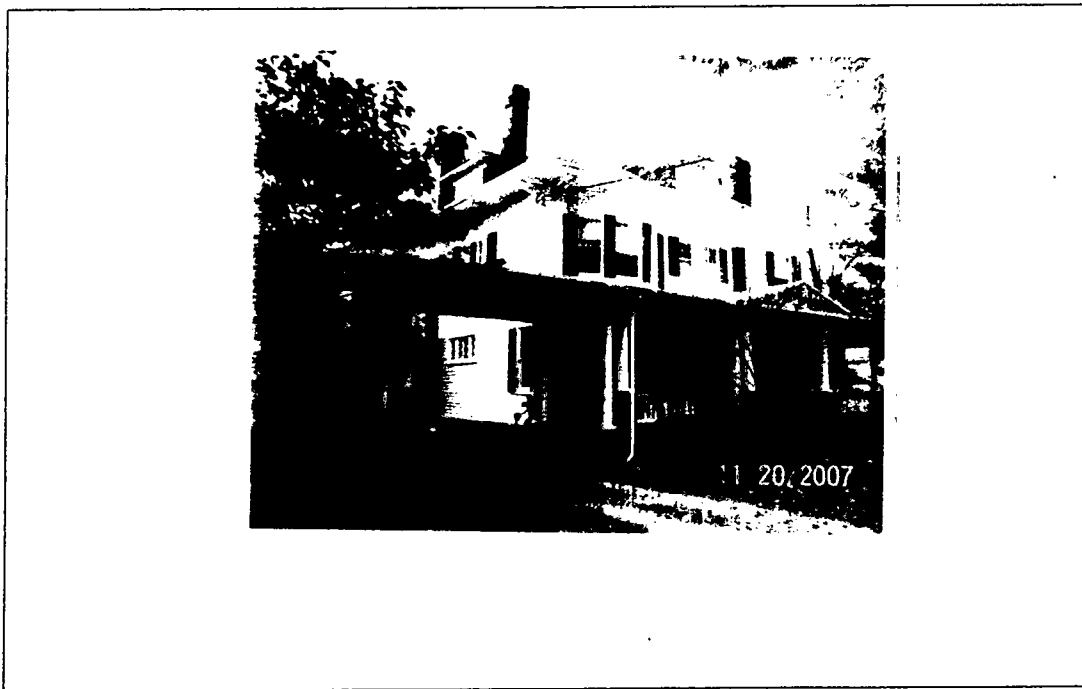
Existing Property Condition Photographs (duplicate as needed)

71

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

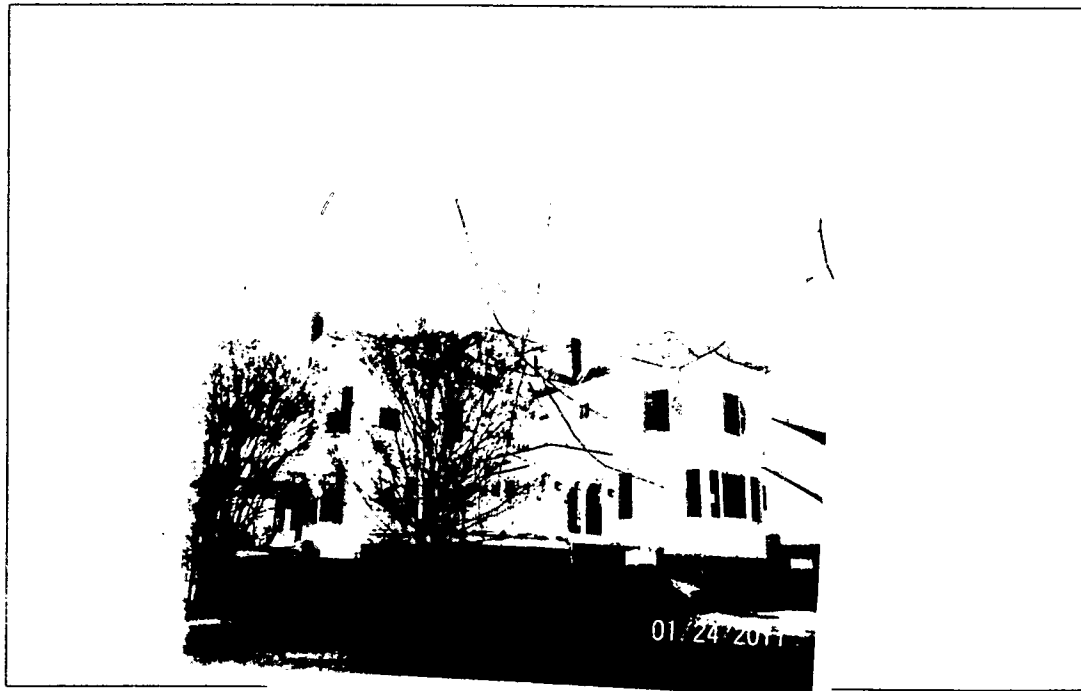
Applicant: DANIEL MORALES

Page: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

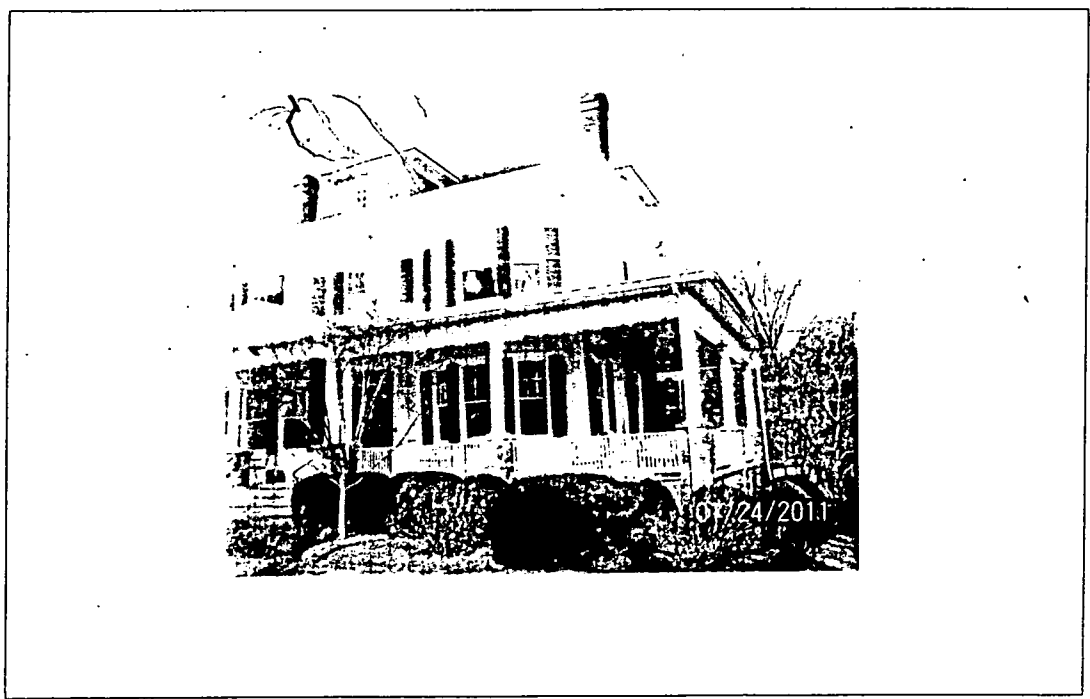
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Detail: _____

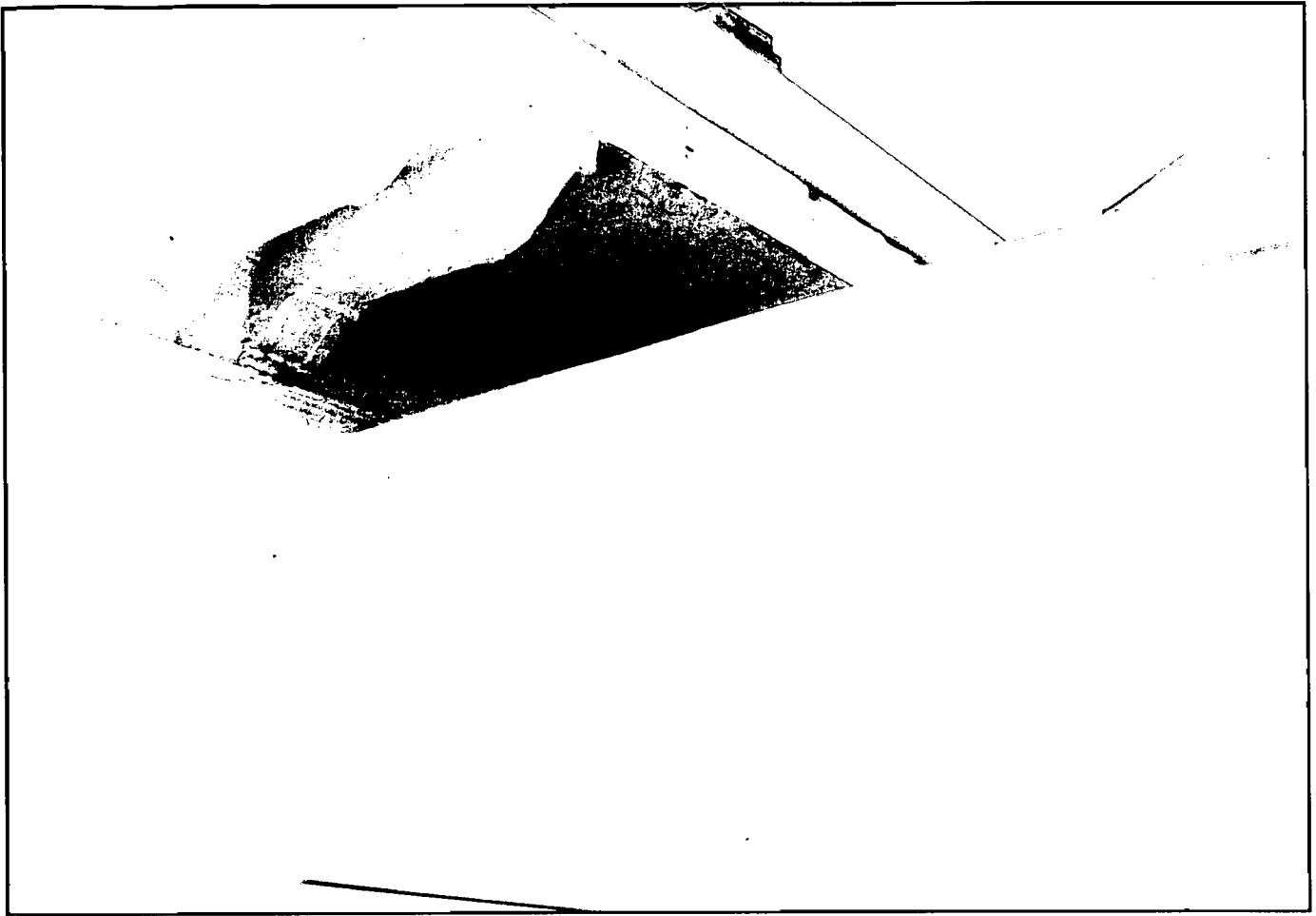


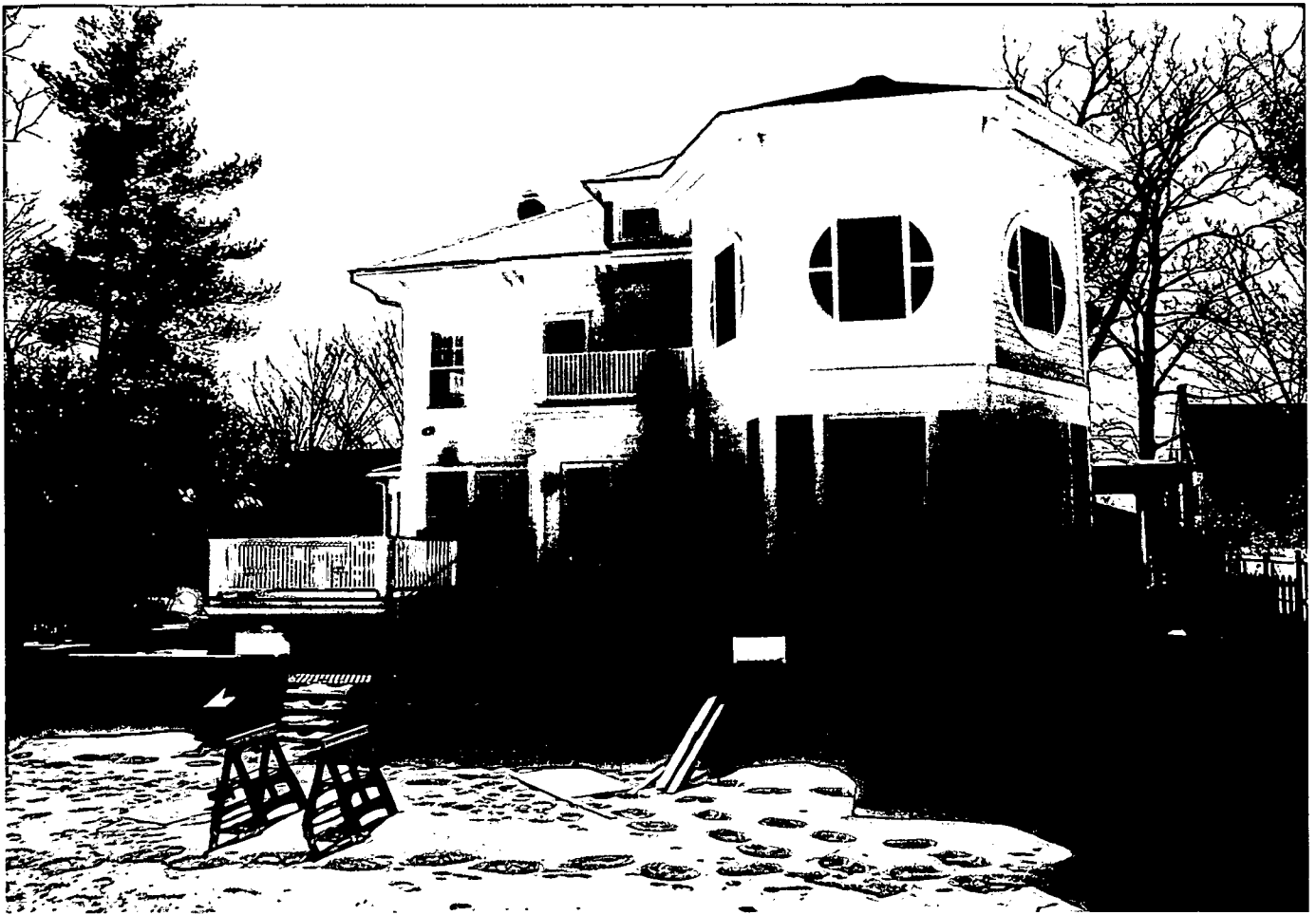
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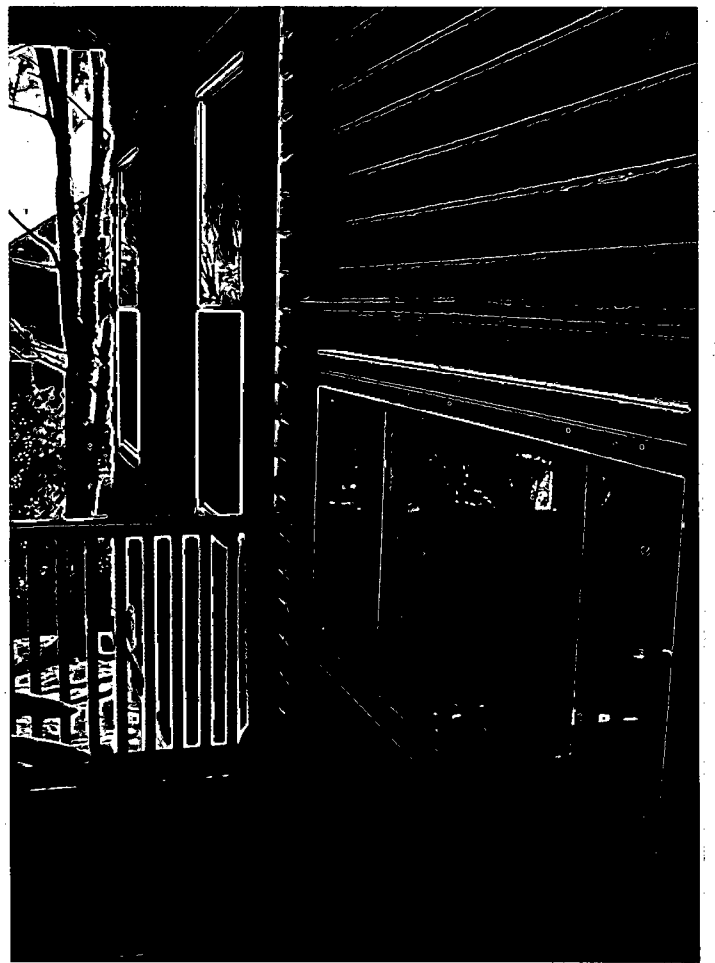
Existing Property Condition Photographs (duplicate as needed)













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