

PRELIMINARY 27 QUINCY ST
Chevy Chase Village Historic District

27 QUINCY
Cherry Chase II - I

Oaks, Michele

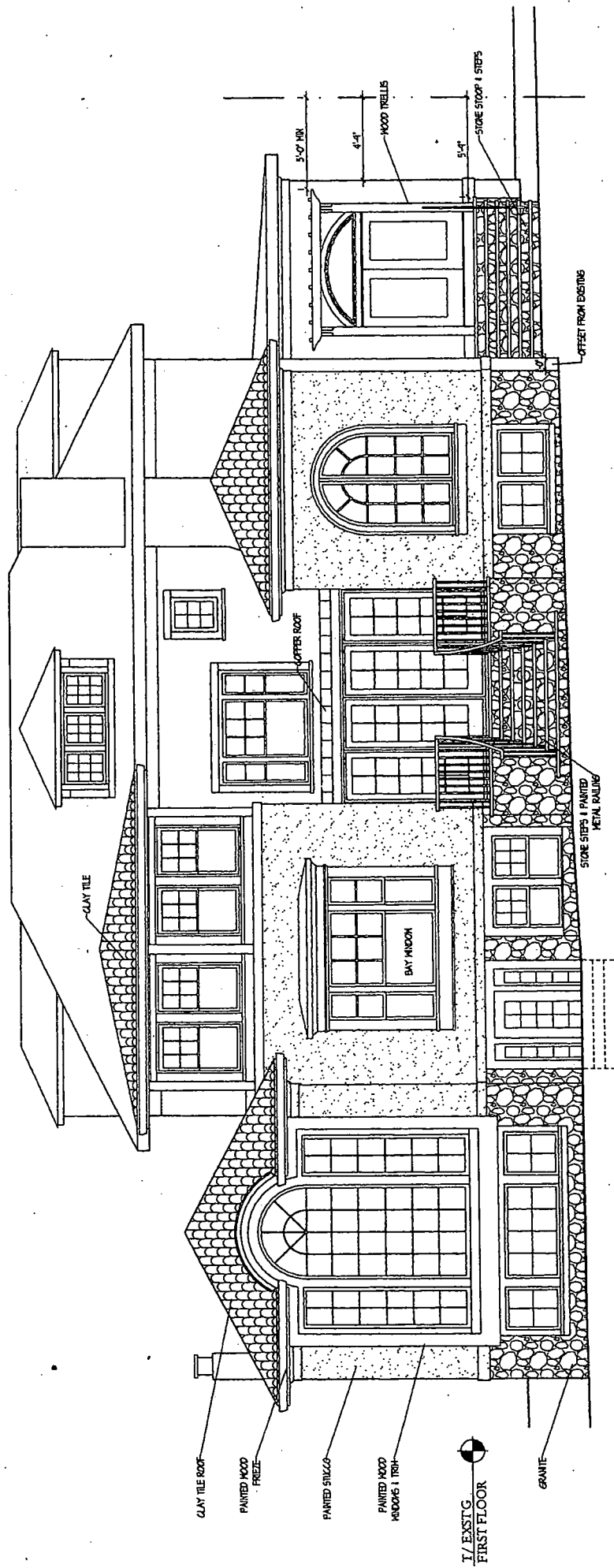
From: Alexandra Kolakowski [akolakowski@kbarchitecture.com]
Sent: Friday, December 15, 2006 10:28 AM
To: Oaks, Michele
Cc: jkatinas@kbarchitecture.com
Subject: 27 Quincy Bay Modification

Michelle,

We have finalized a plan for the bay in the family room addition for the Landau residence at 27 Quincy Street. The modification deepens the bay shown in the current scheme and continues the projection in the basement bedroom below. We hope for your recommendation on how to proceed, seeing as we currently have an alteration in for historic approval, and this one is in addition to that change. I have attached a pdf file including the current scheme as well as the final scheme I described above. If there is more we can do, please let us know. Thank you.

Happy Holidays,

Alexandra Kolakowski, Intern Architect
Katinas Bruckwick Architecture
4520 East-West Highway, Suite 430
Bethesda Maryland 20814
301.652.8300 office
301.652.8306 fax
www.KBArchitecture.com

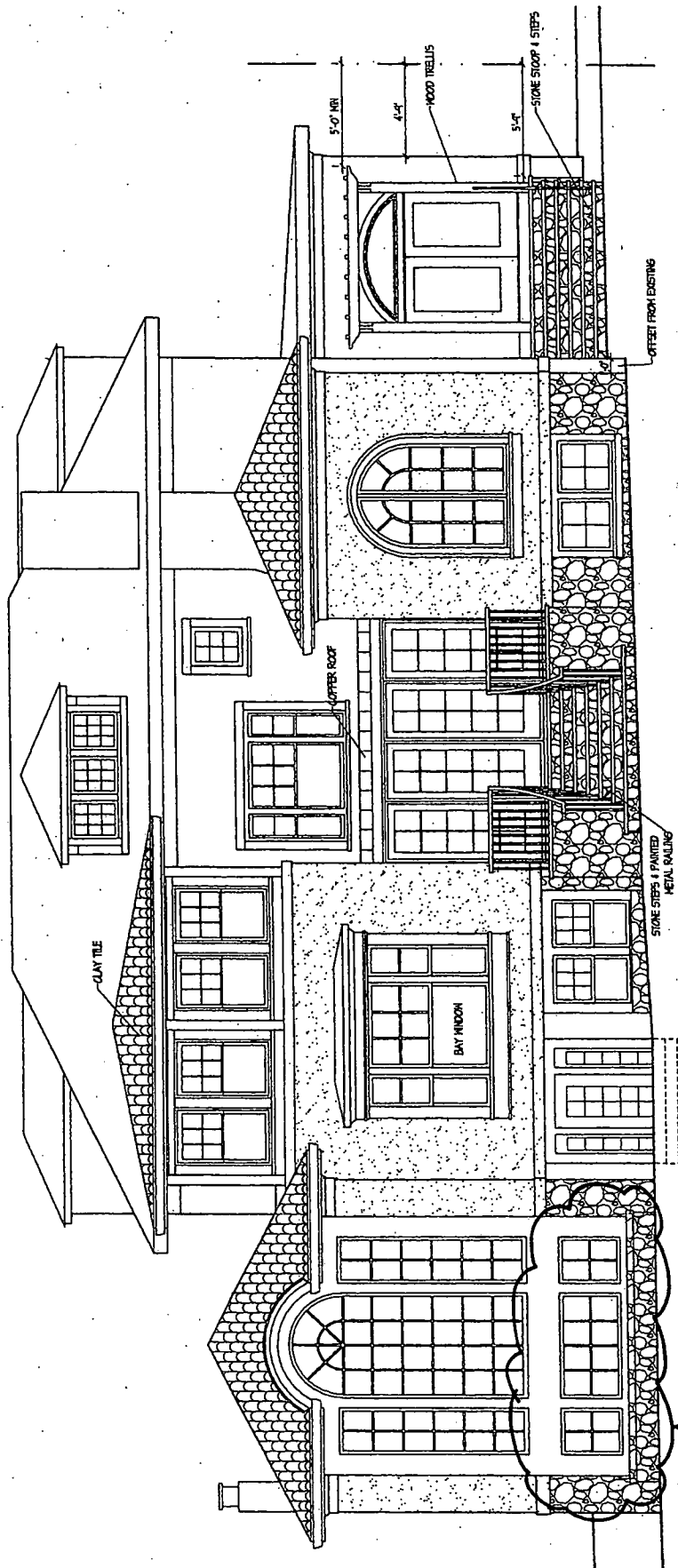


3/16" = 1'-0"
7 DEC 06

REAR ELEVATION
CURRENT SCHEME

LANDAU
KOA

1/2 EXISTG
FIRST FLOOR



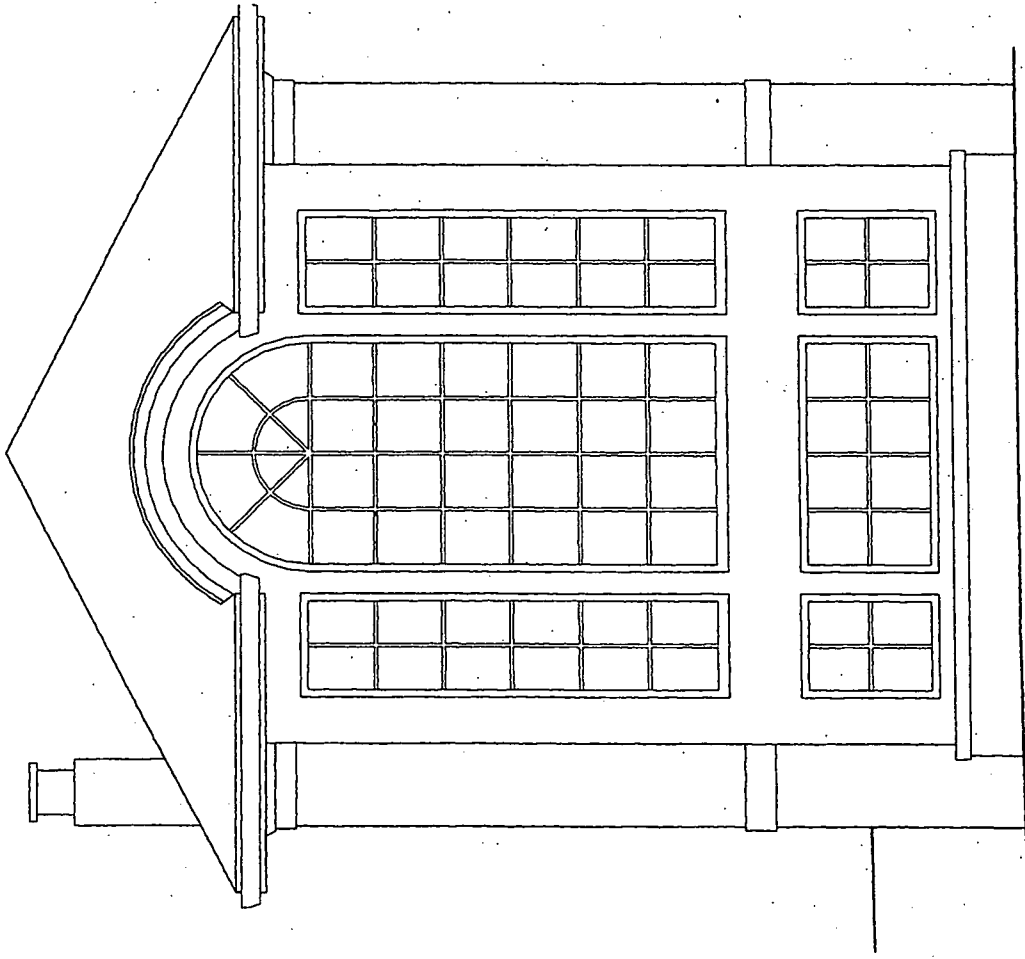
1/1 EASTG
FIRST FLOOR

PROPOSED
BAY MODIFICATION

REAR ELEVATION
PROPOSED BAY

3/16" = 1'-0"
7 DEC 06

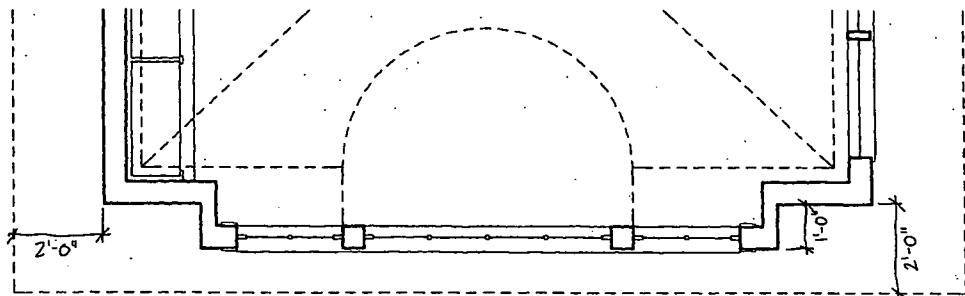
LANDAU
KBA



3/8" = 1'-0"
7 DEC 06

REAR ELEVATION
PROPOSED DAY

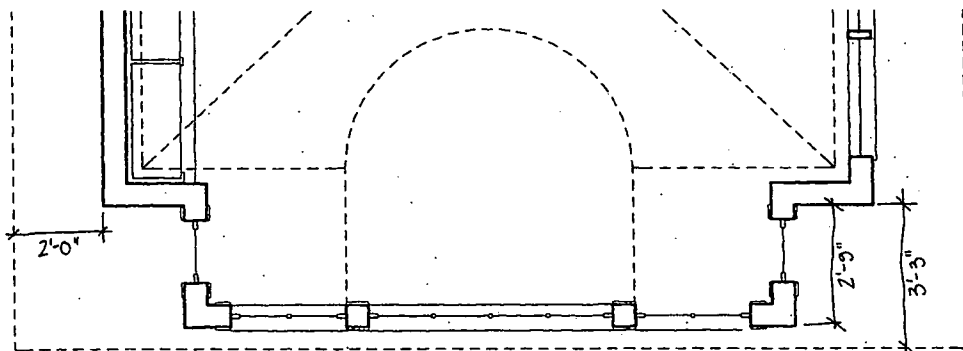
LANDAU
KBA



LANDAU
KBA

PLAN
CURRENT SCHEME

$\frac{3}{8}'' = 1'-0''$
7 DEC 00



LANDAU
KBA

PLAN
PROPOSED BAY

$\frac{3}{8}'' = 1'-0''$
7 DEC 06

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 27 Quincy Street, Chevy Chase Meeting Date: 11/15/06
 Resource: Contributing Resource Report Date: 11/08/06
 Chevy Chase Village Historic District
 Review: Preliminary Consultation Public Notice: 11/01/06
 Applicant: Mr. and Mrs. Christopher Landau Tax Credit: None
 (John Katinas, Architect)
 Staff: Michele Oaks
 Proposal: Major additions to a contributing resource

Recommendation: Proceed to HAWP

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
 STYLE: Mediterranean Revival
 DATE OF CONSTRUCTION: 1920

The existing house is a five-bay, stucco dwelling ornamented with a hip roof sheathed in Spanish clay tile with each plane of the roof containing a hipped roof dormer. The first and second stories are detailed with 6/1, double-hung windows flanked with louvered paneled shutters. The center entry is detailed with a pedimented entry portico, supported by round, Doric columns and a wood door flanked by sidelights.

The current lot that the house is sited is 79.5' wide and 155' long. The house is currently sited approximately in the center of the lot, providing a 40' front yard setback, and a 70' rear yard set back to the existing sunroom. An 8' wide joint driveway runs along the left property line. The property contains several large, mature trees.

PROPOSAL:

The project consists of:

1. Changing the details on the existing, rear, two-story, sunroom massing by installing a Spanish clay tile hip roof, a stucco exterior and a new bay window in the first level.
2. Extending the one-story, non-contributing, right addition to accommodate a new, family room.
3. Adding a flat roof, enclosed porch with a new stone terrace to the rear of the foyer.
4. Constructing a one-story, rear addition to house an office behind the existing living room.
5. Installing a stone stoop with a wood trellis behind the existing, one-story, sunroom extension.
6. Installing a new, stone patio in the rear yard of the subject house.
7. Removing seven (7) trees greater than 6" in diameter (see site plan circle 10A).

3 coat portland cement - smooth

Jeff - sunset back
Sim - inset
good application
ref. visible?
from front
consistency in
material

The proposed material specifications for the new additions are true, Portland cement 3-coat stucco, Spanish clay tile roofs, stone veneer foundations, and wood windows and trim.

Existing Footprint	2,040 sq.ft.
Proposed Footprint	2,704 sq.ft.
Lot size	12,322 sq.ft.
Existing Lot Coverage	17%
Proposed Lot Coverage	22%

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 *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 below.

Chevy Chase Village Historic District Master Plan

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.

The *Guidelines* that pertain to this project are as follows:

- 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.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- 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.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character. It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

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 the property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #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 RECOMMENDATION

All of the proposed changes to historic fabric are located at the rear of the subject house, as recommended in the above guidelines. The new "Gallery" addition will require penetration into the original façade for a first floor access. Additionally, the existing, two-story sunroom is thought to have been an open porch/sleeping porch historically. The current design alludes to some of this original historic fabric. The proposed design will completely alter the current configuration of this massing.

The remaining changes to the building are either adding additions onto existing non-contributing additions or constructing additions at the rear of the house, which do not impact historic fabric nor visually impact the historic character of the existing streetscape. The Chevy Chase Village Guidelines encourage leniency when reviewing alterations and changes to portions of the building, which are not visible from the public right-of-way, and have no historic significance. Additionally, the proposed changes and additions are compatible with the house's existing architectural style.

The proposed modifications to the landscape including the new patio and the proposed removal of seven (7) trees ranging from 11"- 9" DBH are consistent with the guidelines. The Chevy Chase Village arborist has preliminarily approved the removal of the subject trees from the property (see circle 9). Staff will recommend as part of the HAWP submittal, the applicant be required to replant one (1) tree for every healthy tree being removed from the site.

Staff recommends that the applicant finalize the design and return to the Commission with a HAWP application.

KATINAS BRUCKWICK ARCHITECTURE

4520 East-West Highway Suite 430 Bethesda Maryland 20814

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Landau Residence Addition
Caroline and Christopher Landau
27 Quincy Street
Chevy Chase Village
Chevy Chase, MD 20815

This project creates a first floor rear addition of approximately 664 square feet to an existing 2 story home with finished attic and partially finished basement in Chevy Chase Village. The circa 1920 Renaissance Revival Style house has an existing footprint of approximately 2040 square feet and with its terra cotta roof, pronounced overhangs, dormer windows, stucco exterior, painted wood cornice, windows and shutters, and granite foundation sits comfortable on a 12,000 SF lot. New work includes an interior kitchen / breakfast room renovation and an addition with family room, breakfast room bay window, office, gallery, and terrace with staircase to rear patio and yard. Additional work includes a new roof over existing rear porch, stoop with wood trellis and stairs to rear yard from the existing sun porch and new painted wood windows and/or doors for the sun porch.

Overall the addition will harmonize with the existing house by the use of like materials and characteristic elements of the Renaissance Revival Style. The exterior finish of the addition will be cement stucco finish above granite foundation wall with painted wood cornice & trim, finishes will match existing textures and colors. Windows will be high quality double-hung and / or casements with painted wood exterior, low-E glazing, and SDL grilles. The roofing material on sloping roofs will match existing terra cotta roof. In the low slope areas the roof will be metal roof to match existing. Terrace, stoop, steps and patio will be stone.

END

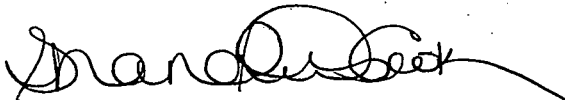
John G Katinas, AIA
Principal
Katinas Bruckwick Architecture

MAILING LIST FOR APPEAL A-5170

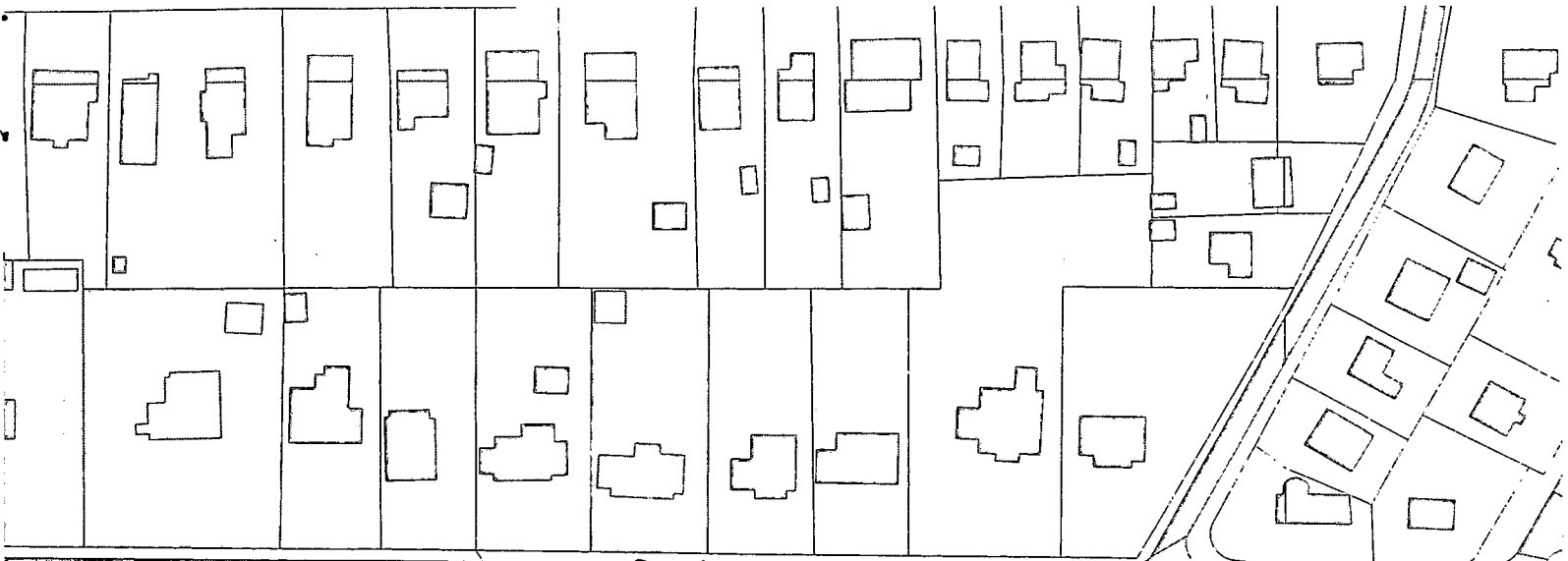
MR. AND MRS. CHRISTOPHER LANDAU
27 QUINCY STREET
CHEVY CHASE, MARYLAND 20815

Adjoining and confronting property owners	
Mr. and Mrs. Frederick T. Knickerbocker Or Current Resident 25 Quincy Street Chevy Chase, MD 20815	Mr. Henry Goldberg Ms. Kim Hetherington Or Current Resident 26 Quincy Street Chevy Chase, MD 20815
Mr. and Mrs. Thomas W. Brunner Or Current Resident 28 Quincy Street Chevy Chase, MD 20815	Mr. and Mrs. Stephen P. Hills Or Current Resident 29 Quincy Street Chevy Chase, MD 20815
Mr. Christopher E. Putala Or Current Resident 30 Quincy Street Chevy Chase, MD 20815	Mr. and Mrs. Stephen R. Mysliwicz Or Current Resident 32 Quincy Street Chevy Chase, MD 20815
Mr. and Mrs. William B. Senhauser Or Current Resident 3712 Bradley Lane Chevy Chase, MD 20815	Mr. and Mrs. Roland W. Olson Or Current Resident 3718 Bradley Lane Chevy Chase, MD 20815

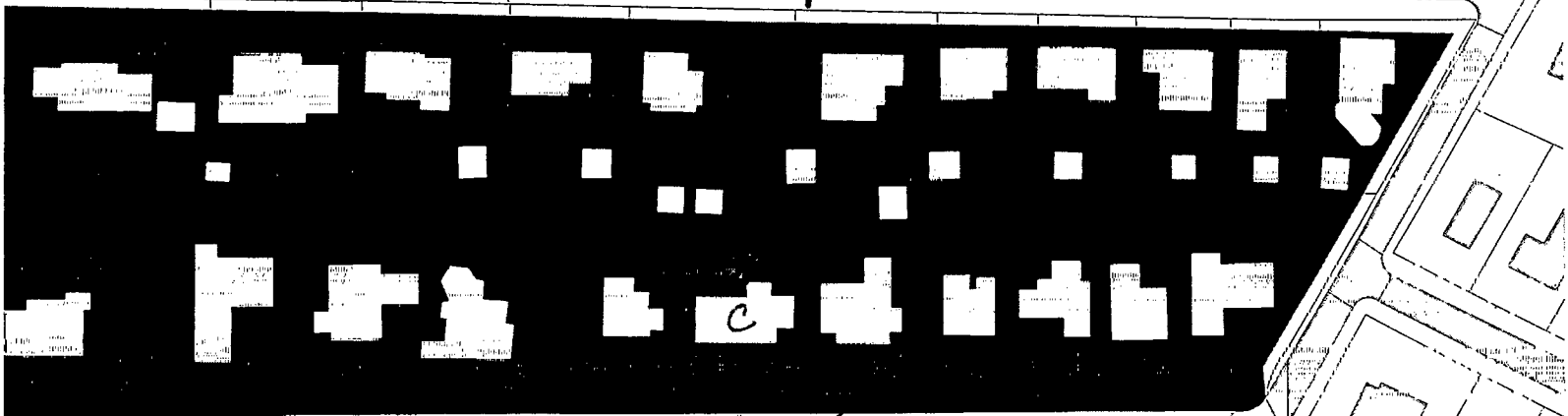
I hereby certify that a public notice was mailed to the aforementioned property owners on the 28th day of September, 2006.



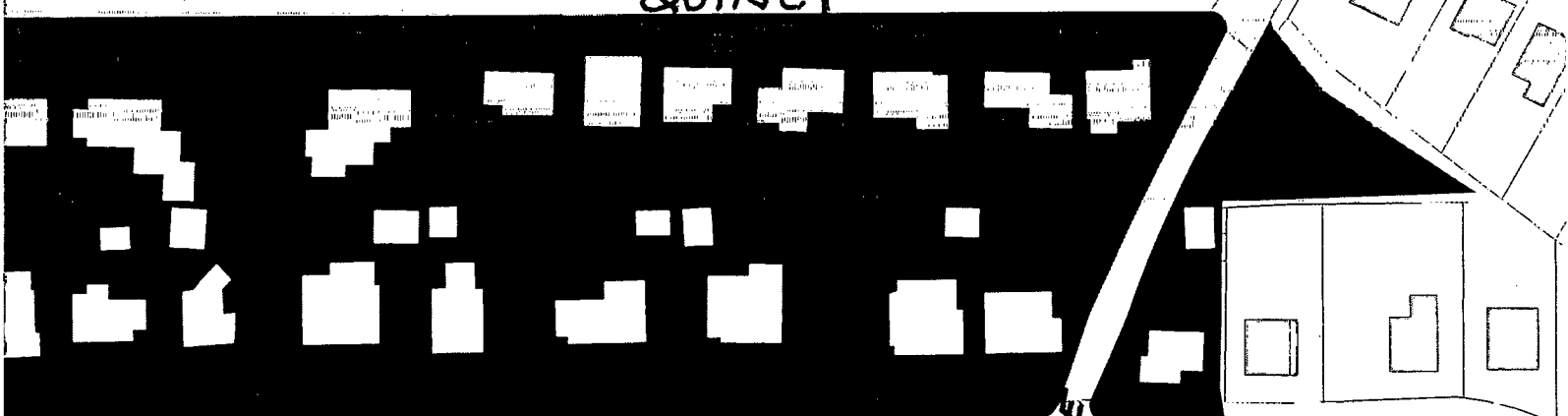
Shana R. Davis-Cook
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815



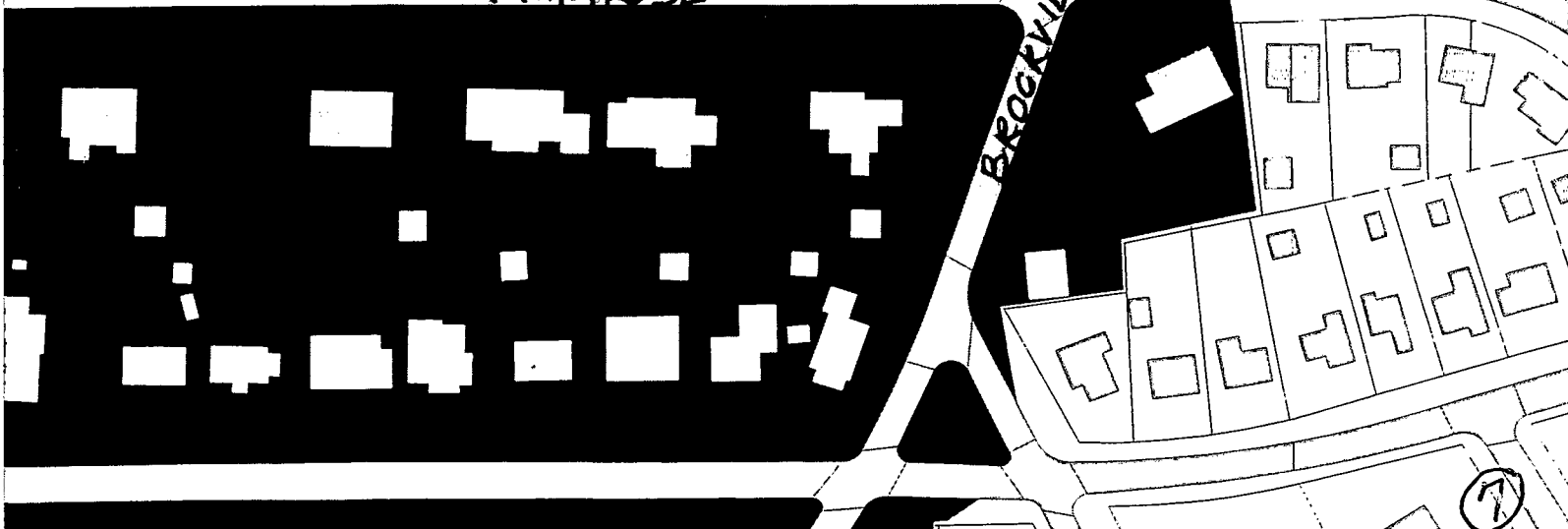
BRADLEY



QUINCY

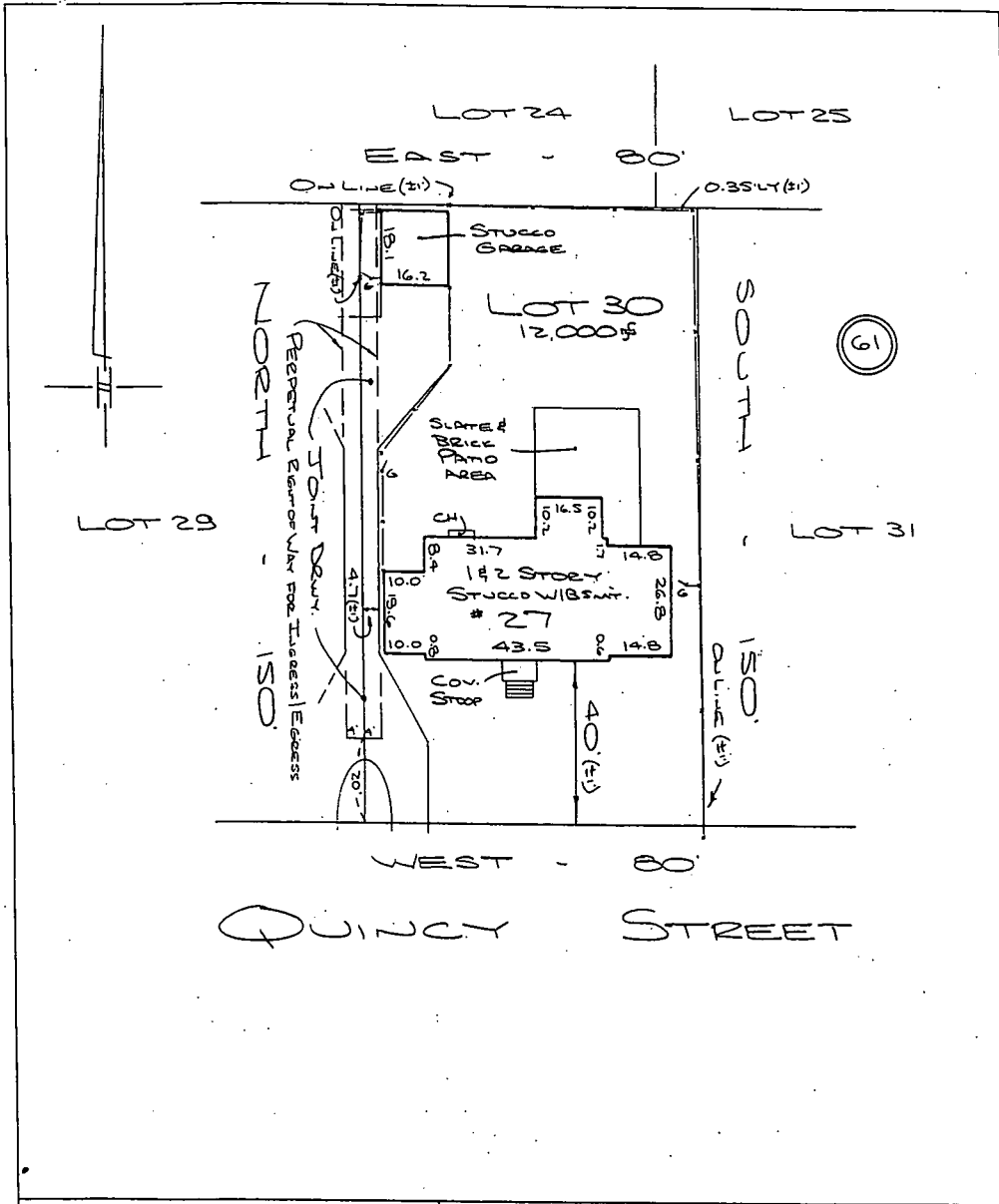


PRIMROSE



BROCKVILLE

7

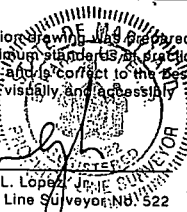


Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

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.
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
LOT 30 BLOCK G1
SECTION 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book **3** Plat **211** Scale **1" = 30'**
 CASE: **2623-03** FILE: **74443**
 DATE: **SEPTEMBER 15, 2003**

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 accessibly observed.

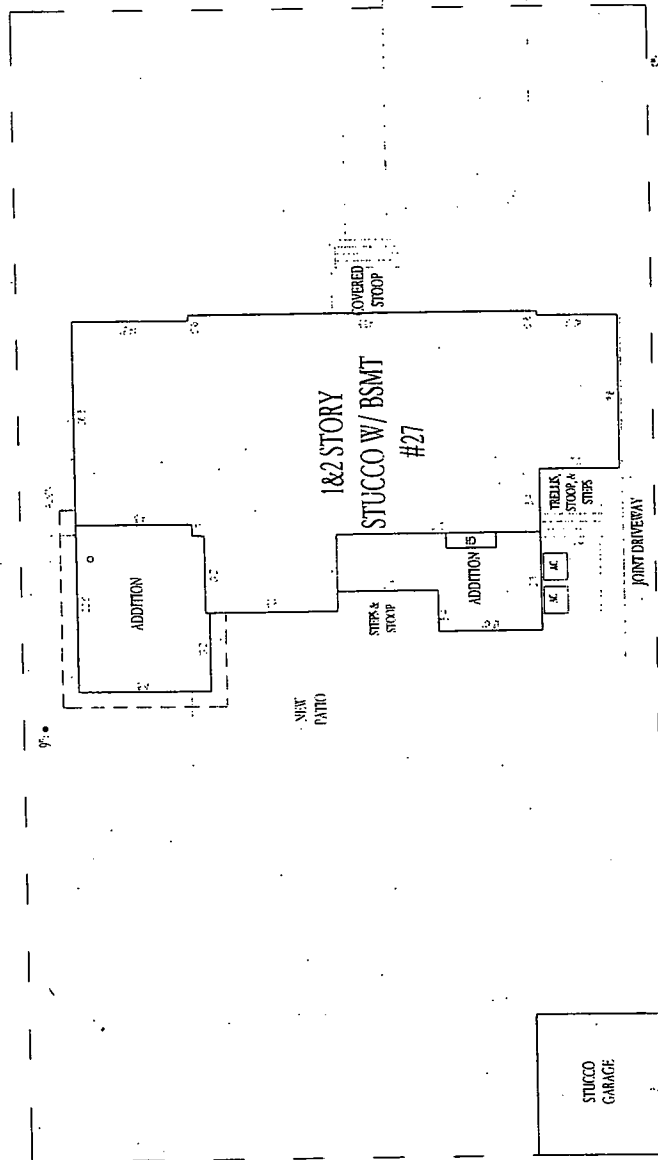

 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor, No. 1522

KATINAS BRUCKWICK
ARCHITECTURE
4931 SAINT ELMO AVENUE
BETHESDA MARYLAND 20814
TEL 301.652.8300 FAX 301.652.8306

LANDAU RESIDENCE
ADDITION
27 QUINCY STREET
CHEVY CHASE, MD 20815

06-140
ISSUE DATE
HISTORICAL REVIEW
25 OCT 06

QUINCY STREET



PROJ. ALL RIGHTS RESERVED

8A

Handwritten notes: "P.O. # 2000-11-13-0000" and "Tree Pr. B. 10/2006"

Tree Inspection Request

Address 27 QUINCY STREET

Date 9/11/06

Resident's Name CHRIS + CAROLINE LANDAU

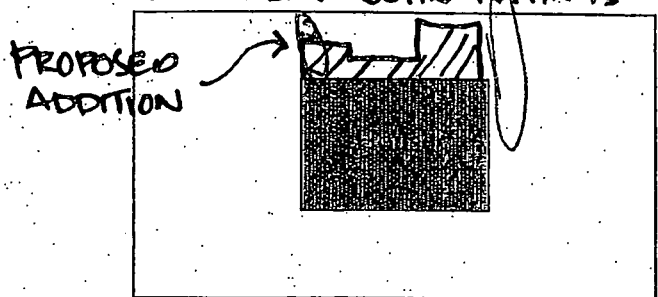
Phone #'s 301-654-6363

Circle One: Private Property

Village Street/Park Tree _____

Concern(s) OWNERS ARE PLANNING AN ADDITION FOR THE REAR OF THEIR HOME. ARE ANY EXISTING TREES IMPACTED BY THEIR PLANNED ADDITION? PLEASE CONTACT ARCHITECT JOHN KATINAS 301-652-8300 TO SCHEDULE SITE VISIT.

Call taker to indicate location of tree(s) using "plat" and Number designation itemized below.



#1 _____

#2 SEE _____

#3 DRAWING _____

(Please list no more than three trees per page)

*****To be completed by arborist*****

Tree #1: Type and Diameter Hemlock 11.0 DBH

Assessment: Healthy

Tree #2: Type and Diameter 6 Hemlocks 11.5, 7.5, 8.5, 5.5, 8.0, 8.0 DBH

Assessment: Declining

Tree #3: Type and Diameter Foster Holly

Assessment: Neighbor tree

If removal requested. - Approved Denied

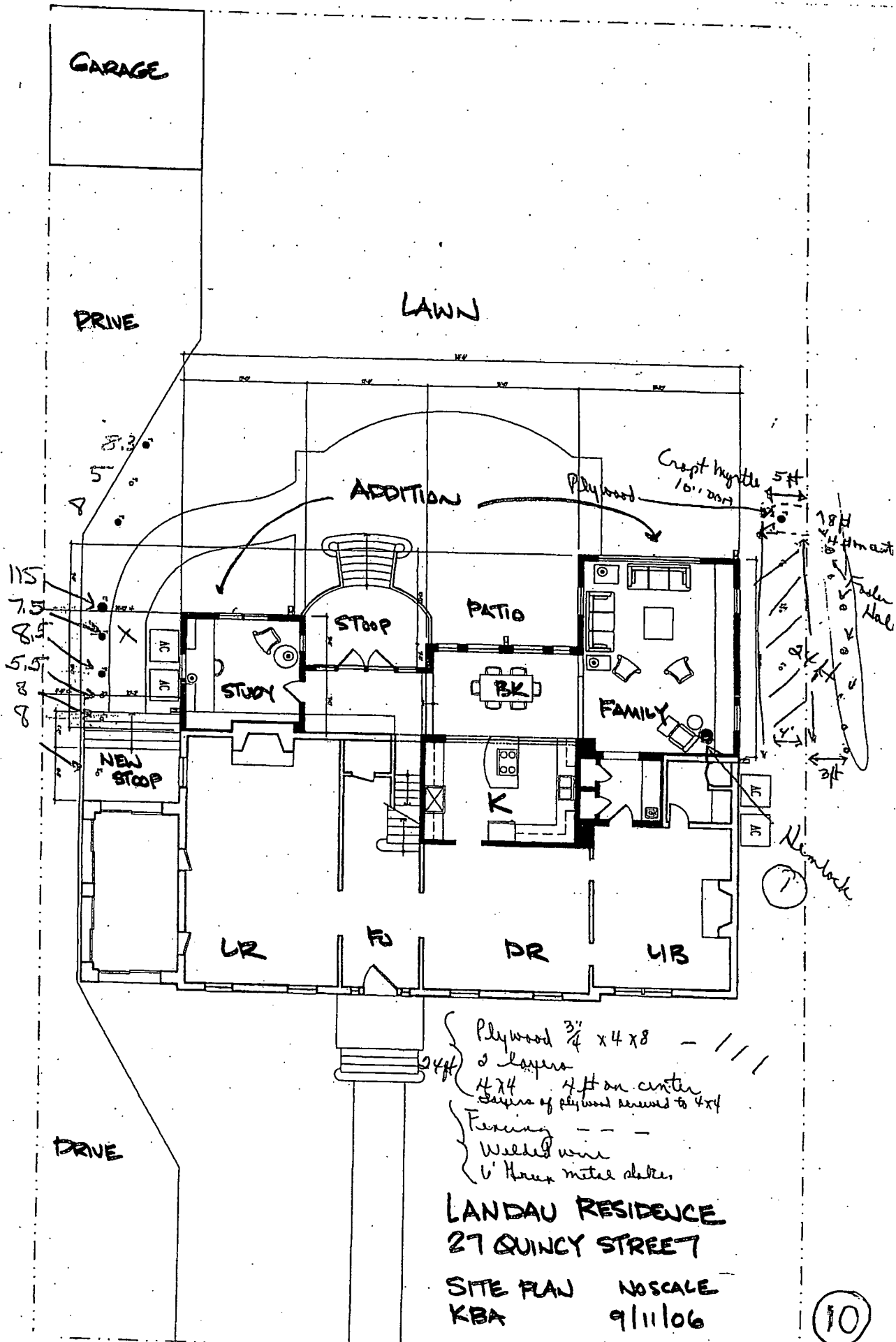
Tree #1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree #3	<input type="checkbox"/>	<input type="checkbox"/>

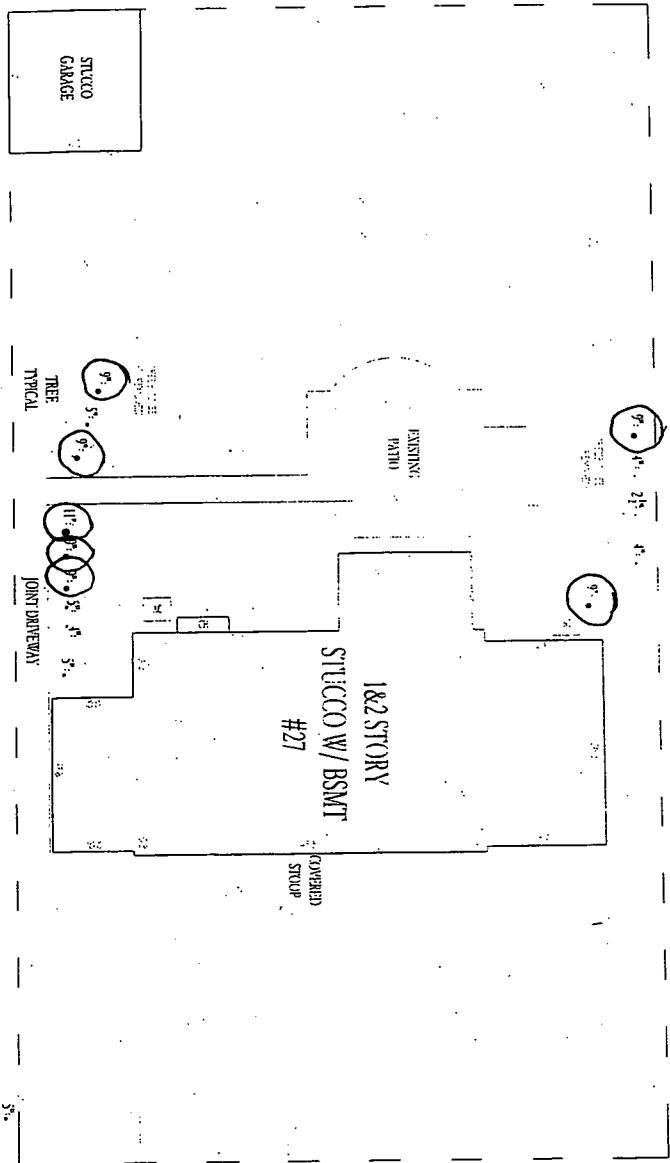
Permit Required? Y N

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Signature [Handwritten Signature]

Date 9-19-06





QUINCY STREET

TREES PROPOSED TO
BE REMOVED

ISSUE DATE 06-14-06 HISTORICAL REVIEW 21 DEC 06		LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4931 SAINT ELMO AVENUE BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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10A

THIS PAGE

WAS INTENTIONALLY

LEFT

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EXISTING RIGHT ELEVATION

$\frac{2}{1/8" = 1'-0"}$



EXISTING FRONT ELEVATION

$\frac{1}{1/8" = 1'-0"}$

ELEVATIONS

3

EXISTING

HISTORIC 11.6.06

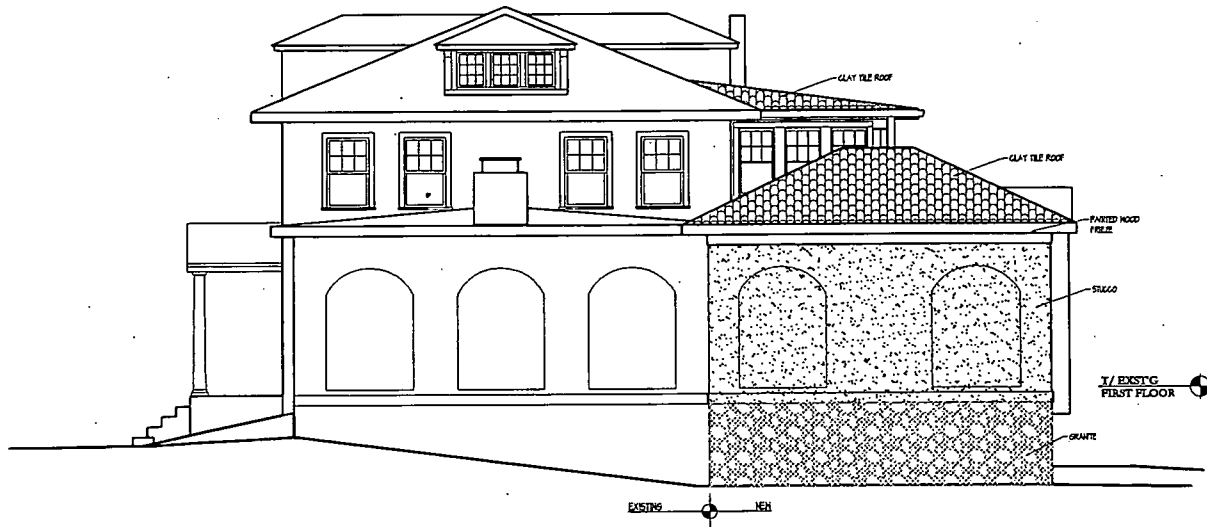
06-140

**LANDAU RESIDENCE
ADDITION**

27 QUINCY STREET
CHEVY CHASE, MD 20815

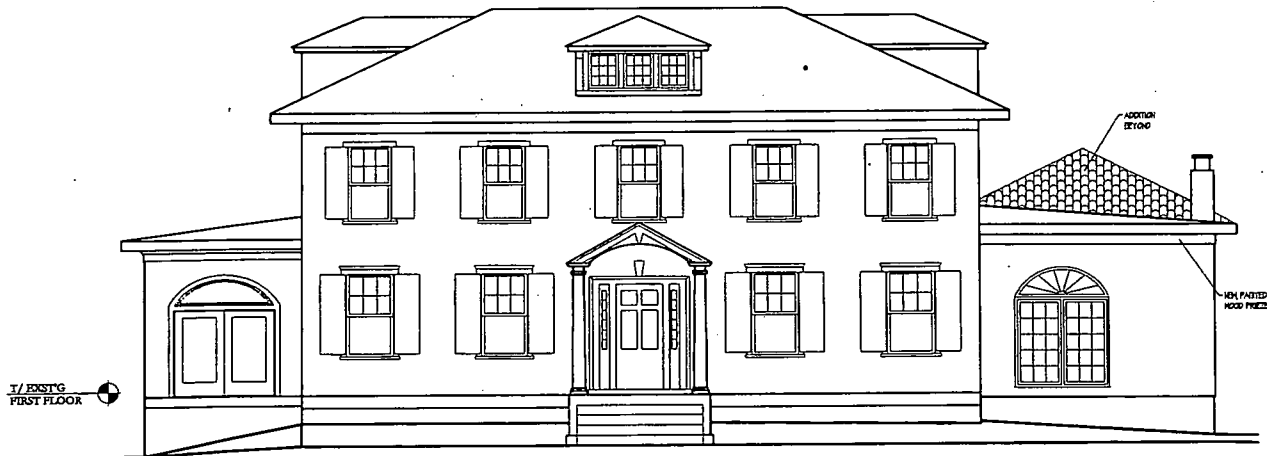
**KATINAS BRUCKWICK
ARCHITECTURE.**

4520 EAST-WEST HIGHWAY STE 430
BETHESDA MARYLAND 20814
TEL 301.652.8300 FAX 301.652.8306



PROPOSED RIGHT ELEVATION

$\frac{2}{1/8" = 1'-0"$



PROPOSED FRONT ELEVATION

$\frac{1}{1/8" = 1'-0"$

ELEVATIONS

8

PROPOSED

HISTORIC 11.6.06

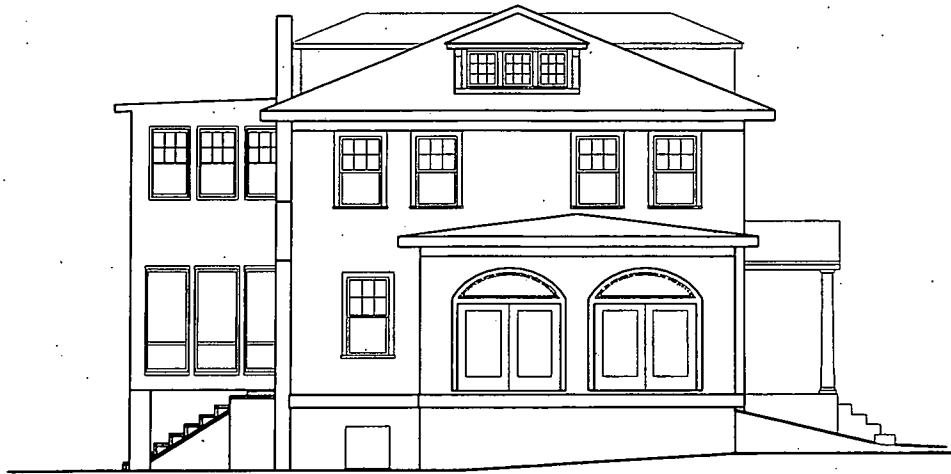
06-140

**LANDAU RESIDENCE
ADDITION**

27 QUINCY STREET
CHEVY CHASE, MD 20815

**KATINAS BRUCKWICK
ARCHITECTURE**

4520 EAST-WEST HIGHWAY STE 430
BETHESDA MARYLAND 20814
TEL 301.652.8300 FAX 301.652.8306



EXISTING LEFT ELEVATION

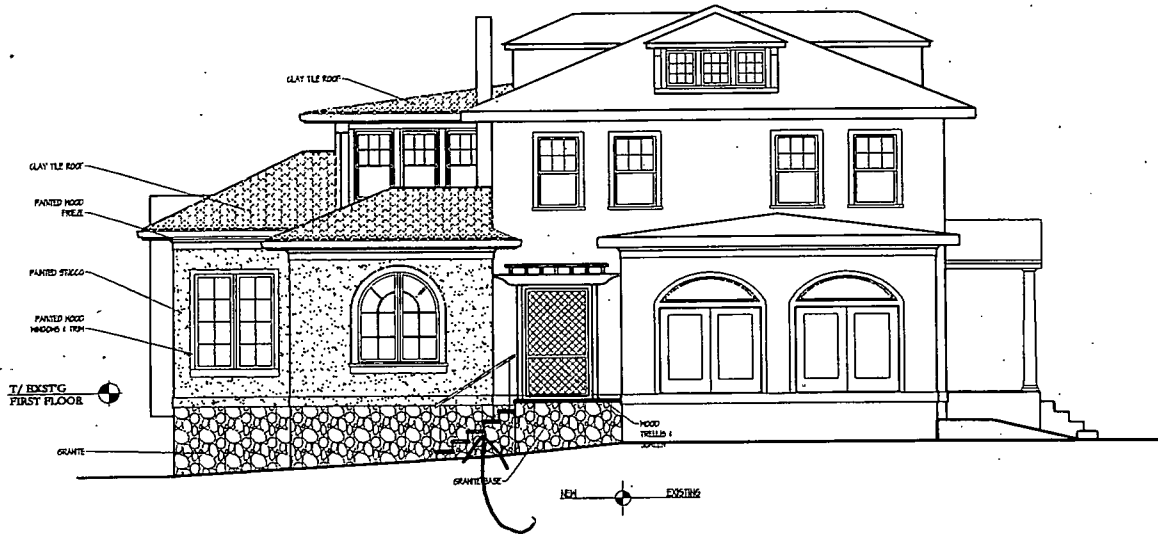
$\frac{2}{1/8" = 1'-0"$



EXISTING REAR ELEVATION

$\frac{1}{1/8" = 1'-0"$

ELEVATIONS 4 EXISTING HISTORIC 11.6.06	06-140	LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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PROPOSED LEFT ELEVATION

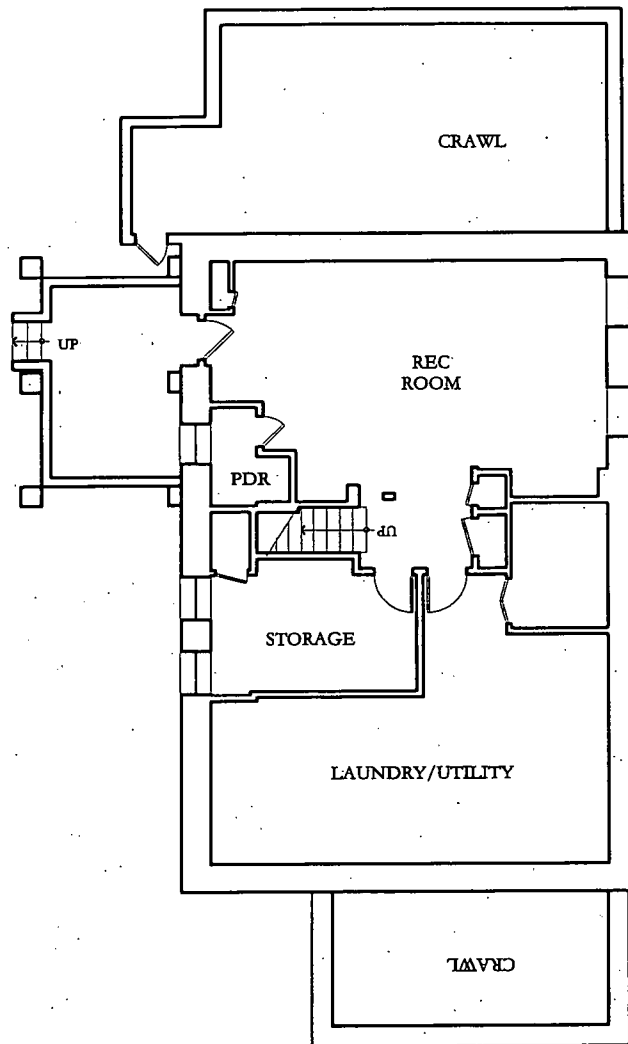
1/8" = 1'-0"



PROPOSED REAR ELEVATION

1/8" = 1'-0"

ELEVATIONS 9 PROPOSED HISTORIC 11.6.06 06-140	LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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EXISTING BASEMENT

1/8" = 1'-0"

BASEMENT

2

EXISTING

HISTORIC 11.6.06

06-140

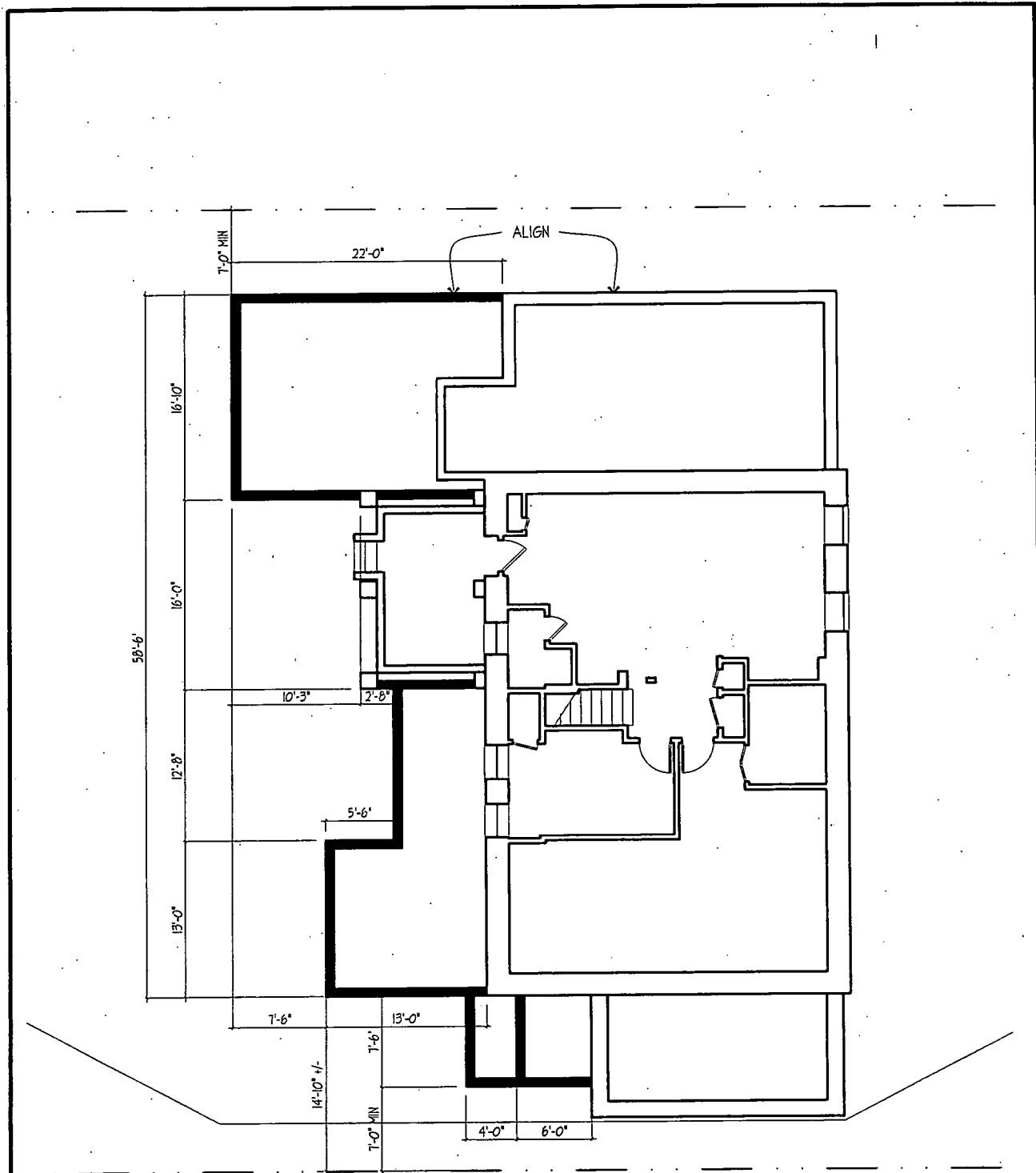
**LANDAU RESIDENCE
ADDITION**

27 QUINCY STREET
CHEVY CHASE, MD 20815

**KATINAS BRUCKWICK
ARCHITECTURE**

4520 EAST-WEST HIGHWAY STE 430
BETHESDA MARYLAND 20814
TEL 301.652.8300 FAX 301.652.8306

15

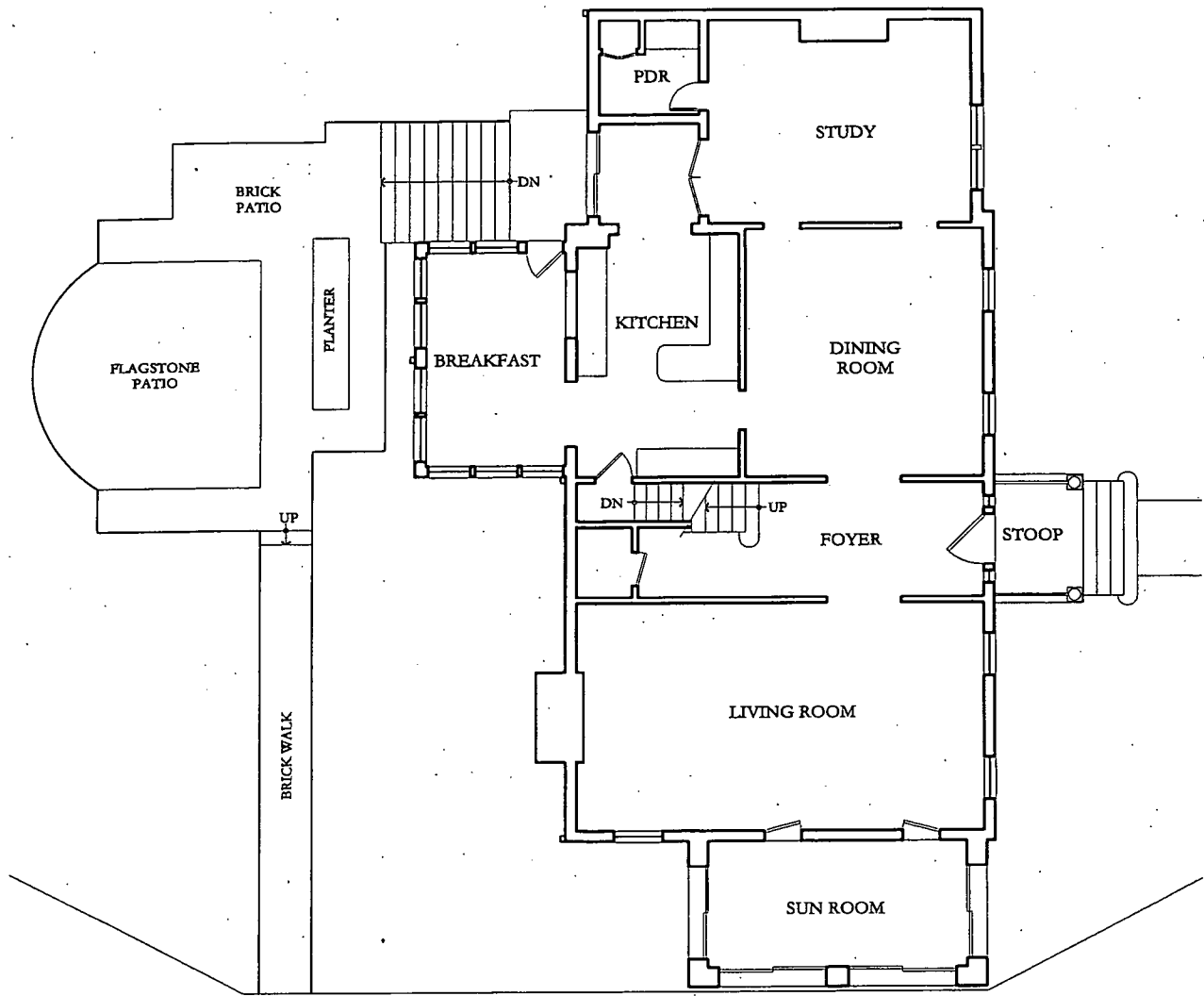


PROPOSED BASEMENT PLAN

1/8" = 1'-0"

BASEMENT 6 PROPOSED HISTORIC 11.6.06 06-140	LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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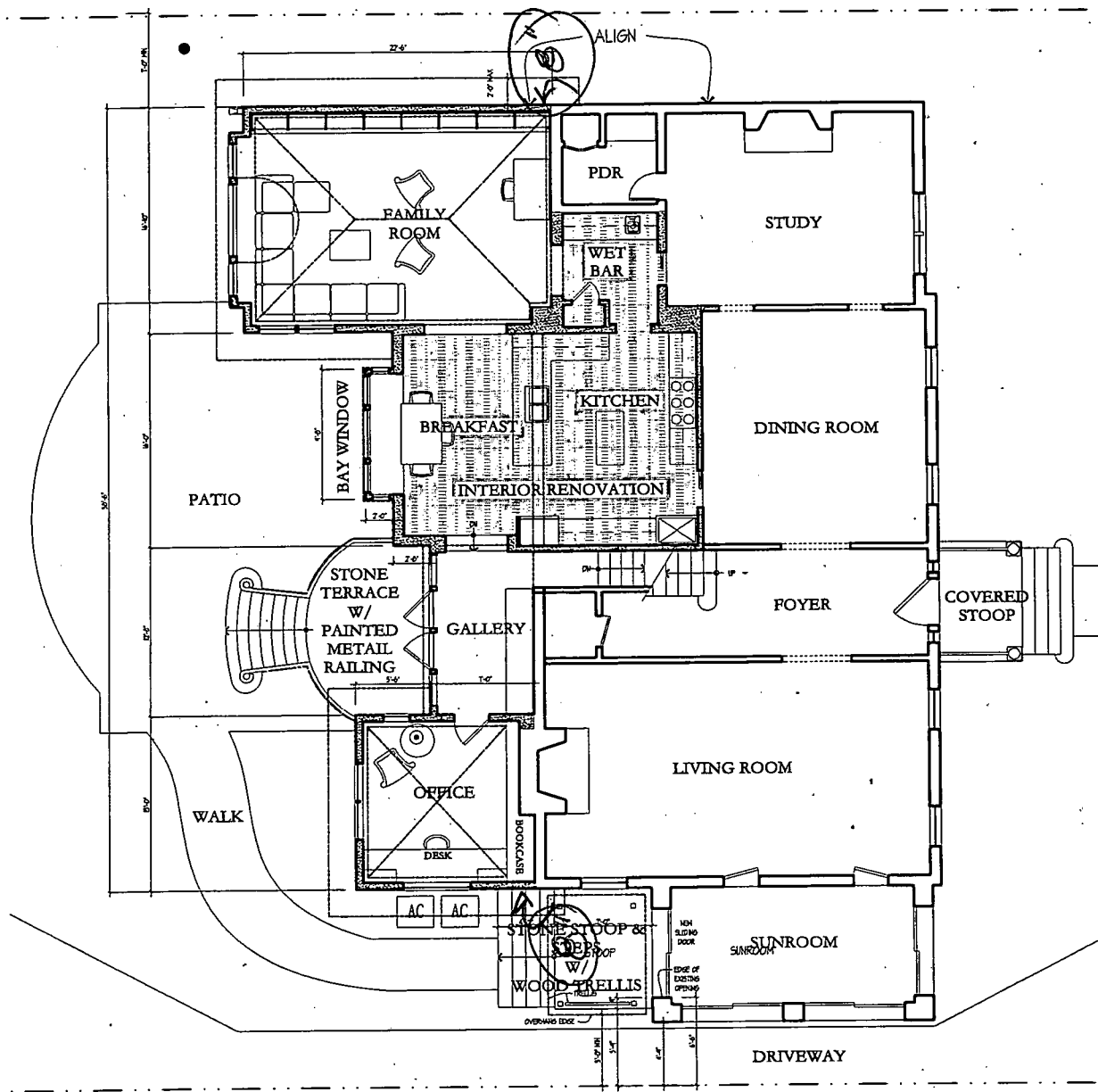
9" •



EXISTING 1ST FLOOR PLANS

1/8" = 1'-0"

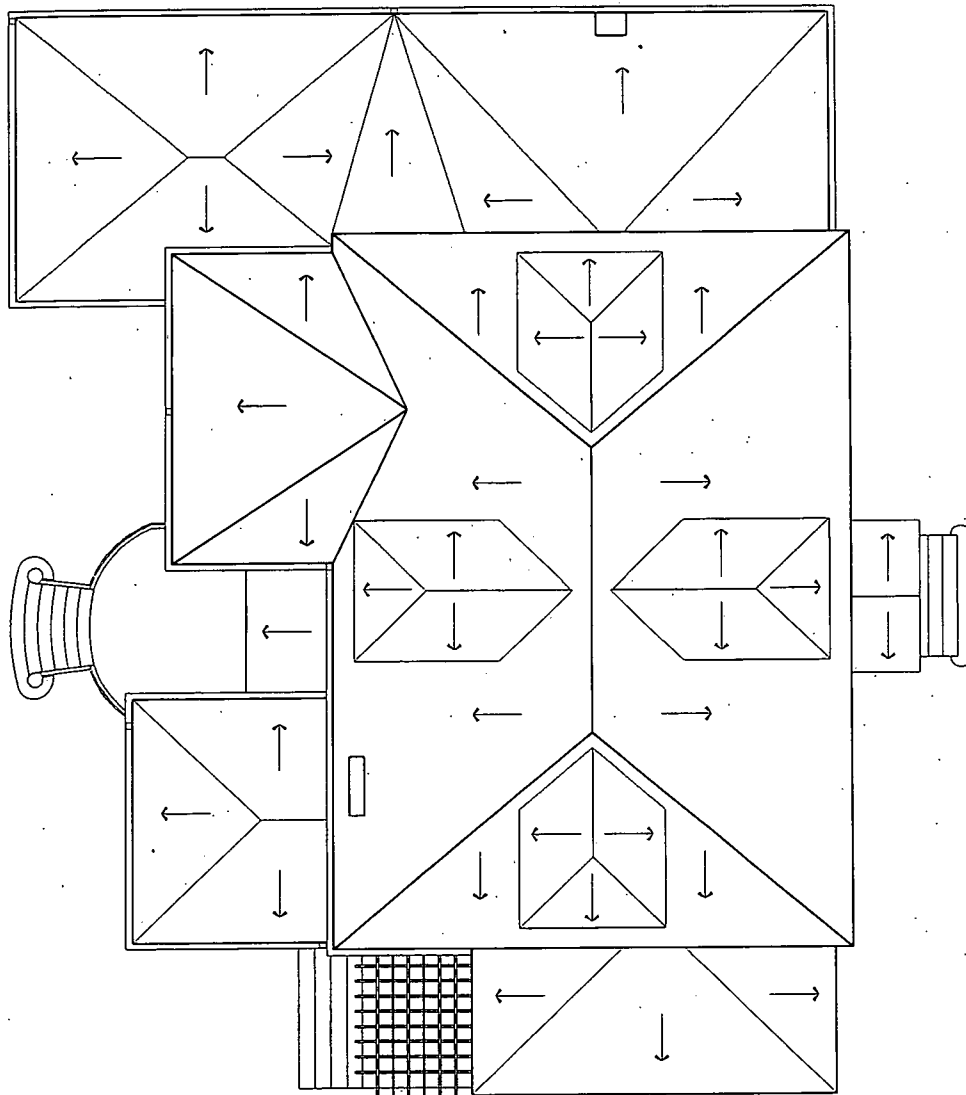
FIRST FLOOR 1 EXISTING	HISTORIC 11.6.06 06-140	LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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PROPOSED 1ST FLOOR PLAN

1/8" = 1'-0"

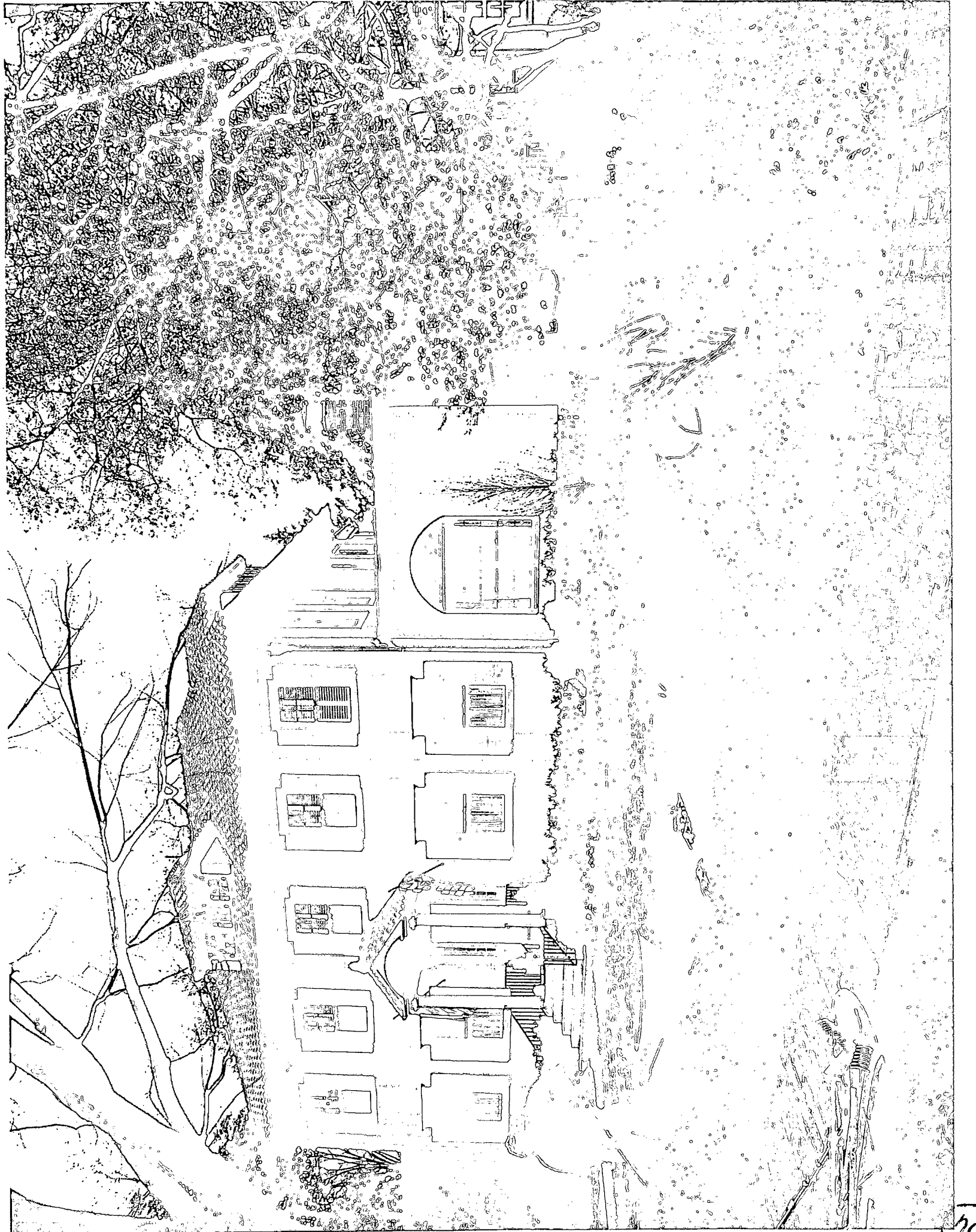
HISTORIC PROPOSED 5 FIRST FLOOR	06-140 LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20814	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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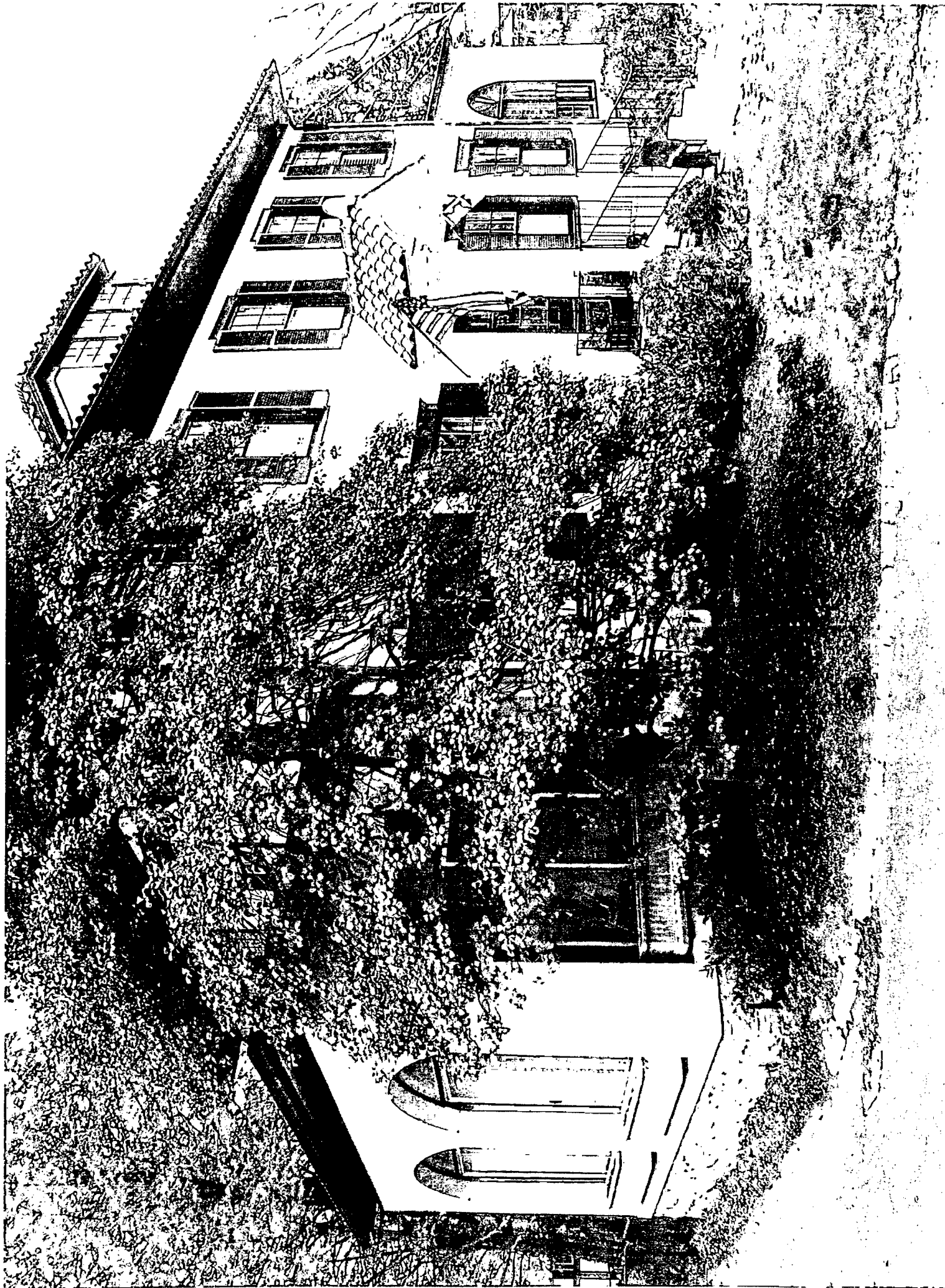


PROPOSED ROOF PLAN

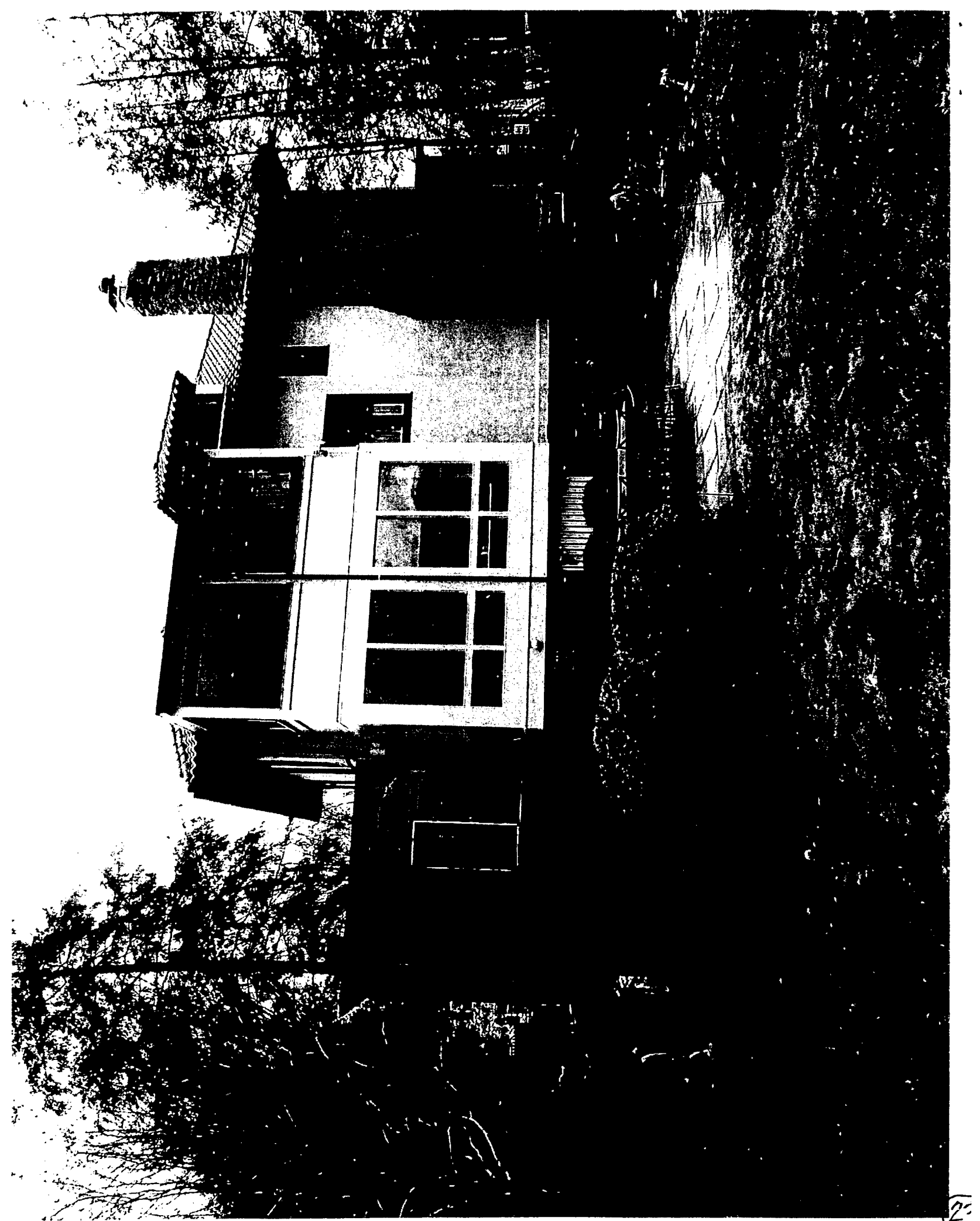
1/8" = 1'-0"

ROOF PLAN 7 PROPOSED HISTORIC 11.6.06	06-140 LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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27



(2)



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	27 Quincy Street, Chevy Chase	Meeting Date:	11/15/06
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	11/08/06
Review:	Preliminary Consultation	Public Notice:	11/01/06
Applicant:	Mr. and Mrs. Christopher Landau (John Katinas, Architect)	Tax Credit:	None
		Staff:	Michele Oaks

Proposal: Major additions to a contributing resource

Recommendation: Proceed to HAWP

PROJECT DESCRIPTION

SIGNIFICANCE:	Contributing Resource
STYLE:	Mediterranean Revival
DATE OF CONSTRUCTION:	1920

The existing house is a five-bay, stucco dwelling ornamented with a hip roof sheathed in Spanish clay tile with each plane of the roof containing a hipped roof dormer. The first and second stories are detailed with 6/1, double-hung windows flanked with louvered paneled shutters. The center entry is detailed with a pedimented entry portico, supported by round, Doric columns and a wood door flanked by sidelights.

The current lot that the house is sited is 79.5' wide and 155' long. The house is currently sited approximately in the center of the lot, providing a 40' front yard setback, and a 70' rear yard set back to the existing sunroom. An 8' wide joint driveway runs along the left property line. The property contains several large, mature trees.

PROPOSAL:

The project consists of:

1. Changing the details on the existing, rear, two-story, sunroom massing by installing a Spanish clay tile hip roof, a stucco exterior and a new bay window in the first level.
2. Extending the one-story, non-contributing, right addition to accommodate a new, family room.
3. Adding a flat roof, enclosed porch with a new stone terrace to the rear of the foyer.
4. Constructing a one-story, rear addition to house an office behind the existing living room.
5. Installing a stone stoop with a wood trellis behind the existing, one-story, sunroom extension.
6. Installing a new, stone patio in the rear yard of the subject house.
7. Removing seven (7) trees greater than 6" in diameter (see site plan circle 10A).

The proposed material specifications for the new additions are true, Portland cement 3-coat stucco, Spanish clay tile roofs, stone veneer foundations, and wood windows and trim.

Existing Footprint	2,040 sq.ft.
Proposed Footprint	2,704 sq.ft.
Lot size	12,322 sq.ft.
Existing Lot Coverage	17%
Proposed Lot Coverage	22%

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 *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 below.

Chevy Chase Village Historic District Master Plan

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.

The *Guidelines* that pertain to this project are as follows:

- 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.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- 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.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character. It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

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 the property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #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 RECOMMENDATION

All of the proposed changes to historic fabric are located at the rear of the subject house, as recommended in the above guidelines. The new "Gallery" addition will require penetration into the original façade for a first floor access. Additionally, the existing, two-story sunroom is thought to have been an open porch/sleeping porch historically. The current design alludes to some of this original historic fabric. The proposed design will completely alter the current configuration of this massing.

The remaining changes to the building are either adding additions onto existing non-contributing additions or constructing additions at the rear of the house, which do not impact historic fabric nor visually impact the historic character of the existing streetscape. The Chevy Chase Village Guidelines encourage leniency when reviewing alterations and changes to portions of the building, which are not visible from the public right-of-way, and have no historic significance. Additionally, the proposed changes and additions are compatible with the house's existing architectural style.

The proposed modifications to the landscape including the new patio and the proposed removal of seven (7) trees ranging from 11"- 9" DBH are consistent with the guidelines. The Chevy Chase Village arborist has preliminarily approved the removal of the subject trees from the property (see circle 9). Staff will recommend as part of the HAWP submittal, the applicant be required to replant one (1) tree for every healthy tree being removed from the site.

Staff recommends that the applicant finalize the design and return to the Commission with a HAWP application.

KATINAS BRUCKWICK ARCHITECTURE

4520 East-West Highway Suite 430 Bethesda Maryland 20814
301.652.8300 office 301.652-8306 fax
www.KBArchitecture.com

Landau Residence Addition
Caroline and Christopher Landau
27 Quincy Street
Chevy Chase Village
Chevy Chase, MD 20815

This project creates a first floor rear addition of approximately 664 square feet to an existing 2 story home with finished attic and partially finished basement in Chevy Chase Village. The circa 1920 Renaissance Revival Style house has an existing footprint of approximately 2040 square feet and with its terra cotta roof, pronounced overhangs, dormer windows, stucco exterior, painted wood cornice, windows and shutters, and granite foundation sits comfortable on a 12,000 SF lot. New work includes an interior kitchen / breakfast room renovation and an addition with family room, breakfast room bay window, office, gallery, and terrace with staircase to rear patio and yard. Additional work includes a new roof over existing rear porch, stoop with wood trellis and stairs to rear yard from the existing sun porch and new painted wood windows and/or doors for the sun porch.

Overall the addition will harmonize with the existing house by the use of like materials and characteristic elements of the Renaissance Revival Style. The exterior finish of the addition will be cement stucco finish above granite foundation wall with painted wood cornice & trim, finishes will match existing textures and colors. Windows will be high quality double-hung and / or casements with painted wood exterior, low E glazing, and SDL grilles. The roofing material on sloping roofs will match existing terra cotta roof. In the low slope areas the roof will be metal roof to match existing. Terrace, stoop, steps and patio will be stone.

END

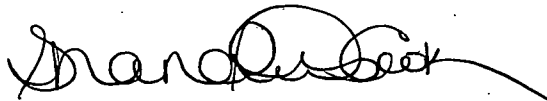
John G Katinas, AIA
Principal
Katinas Bruckwick Architecture

MAILING LIST FOR APPEAL A-5170

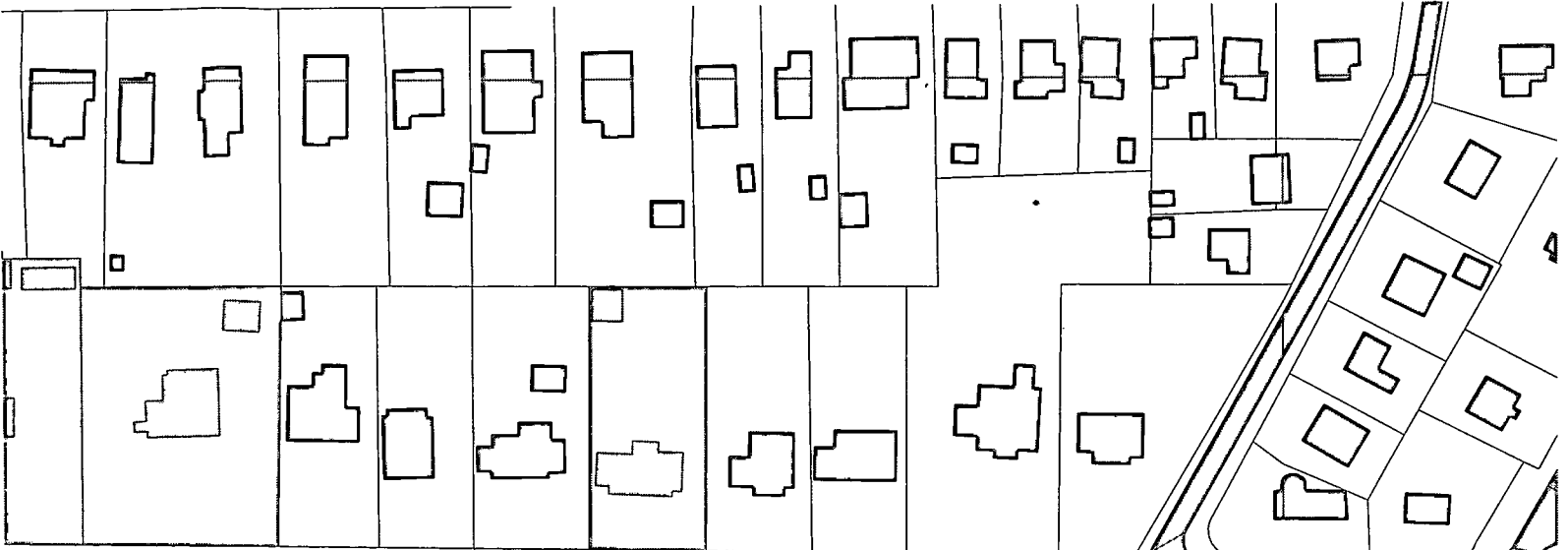
MR. AND MRS. CHRISTOPHER LANDAU
27 QUINCY STREET
CHEVY CHASE, MARYLAND 20815

Adjoining and confronting property owners	
Mr. and Mrs. Frederick T. Knickerbocker Or Current Resident 25 Quincy Street Chevy Chase, MD 20815	Mr. Henry Goldberg Ms. Kim Hetherington Or Current Resident 26 Quincy Street Chevy Chase, MD 20815
Mr. and Mrs. Thomas W. Brunner Or Current Resident 28 Quincy Street Chevy Chase, MD 20815	Mr. and Mrs. Stephen P. Hills Or Current Resident 29 Quincy Street Chevy Chase, MD 20815
Mr. Christopher E. Putala Or Current Resident 30 Quincy Street Chevy Chase, MD 20815	Mr. and Mrs. Stephen R. Mysliwiec Or Current Resident 32 Quincy Street Chevy Chase, MD 20815
Mr. and Mrs. William B. Senhauser Or Current Resident 3712 Bradley Lane Chevy Chase, MD 20815	Mr. and Mrs. Roland W. Olson Or Current Resident 3718 Bradley Lane Chevy Chase, MD 20815

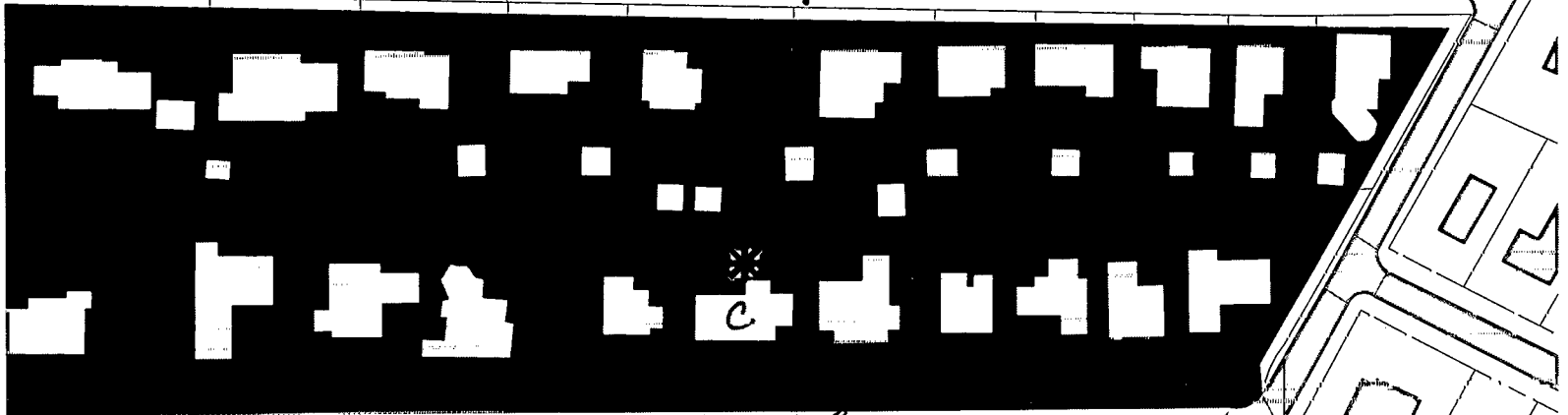
I hereby certify that a public notice was mailed to the aforementioned property owners on the 28th day of September, 2006.



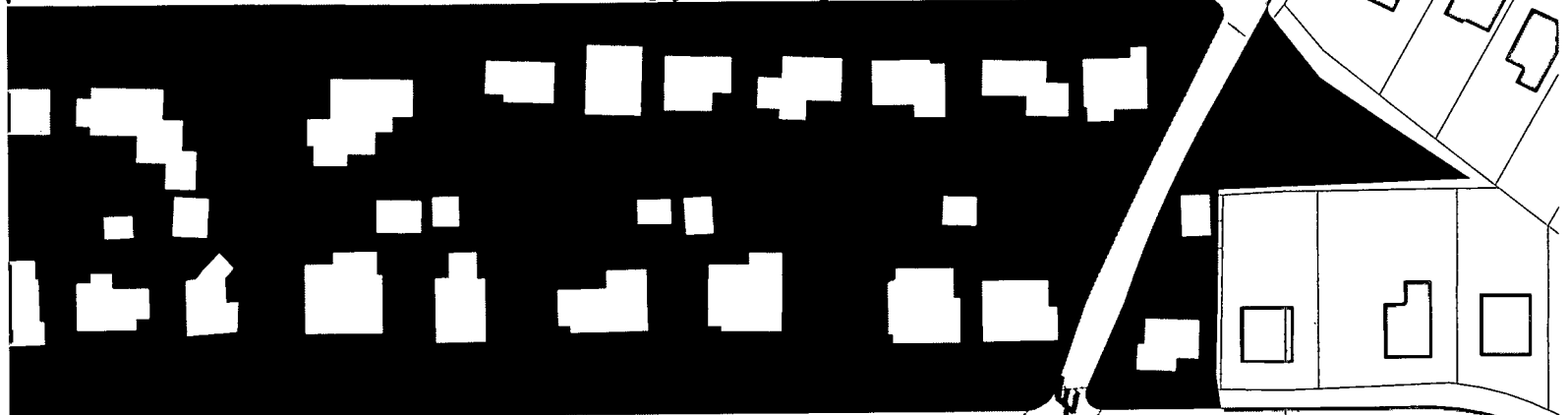
Shana R. Davis-Cook
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815



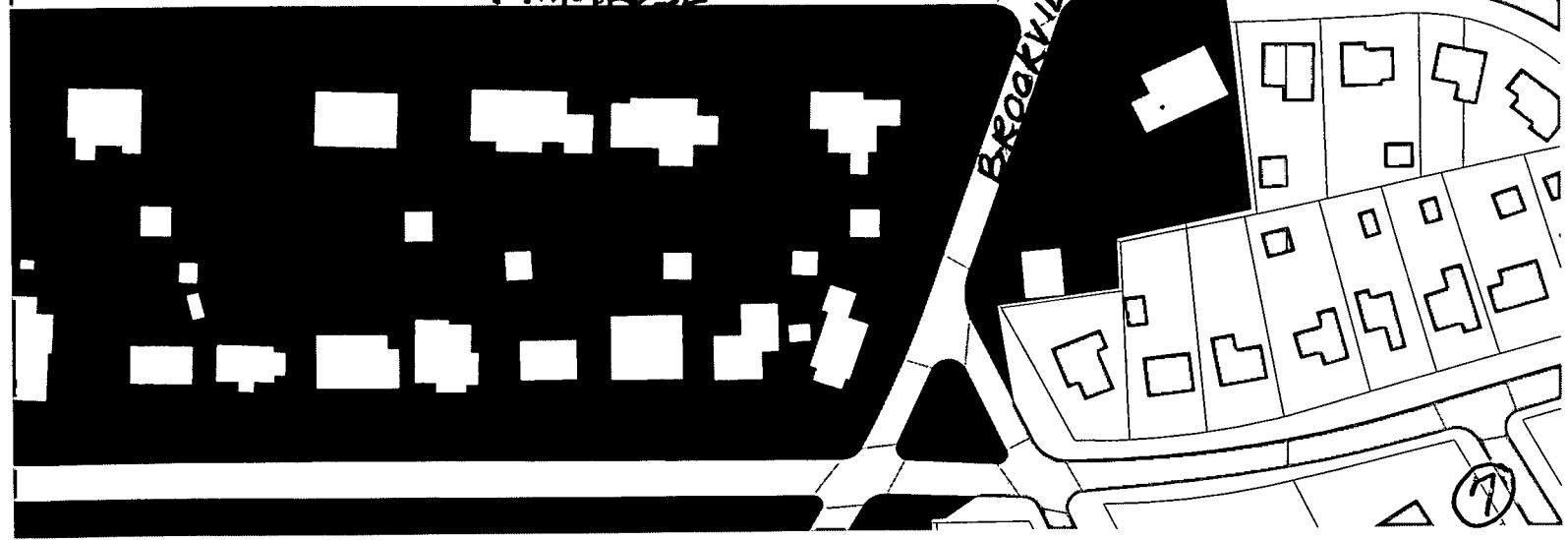
BRADLEY



QUINCY

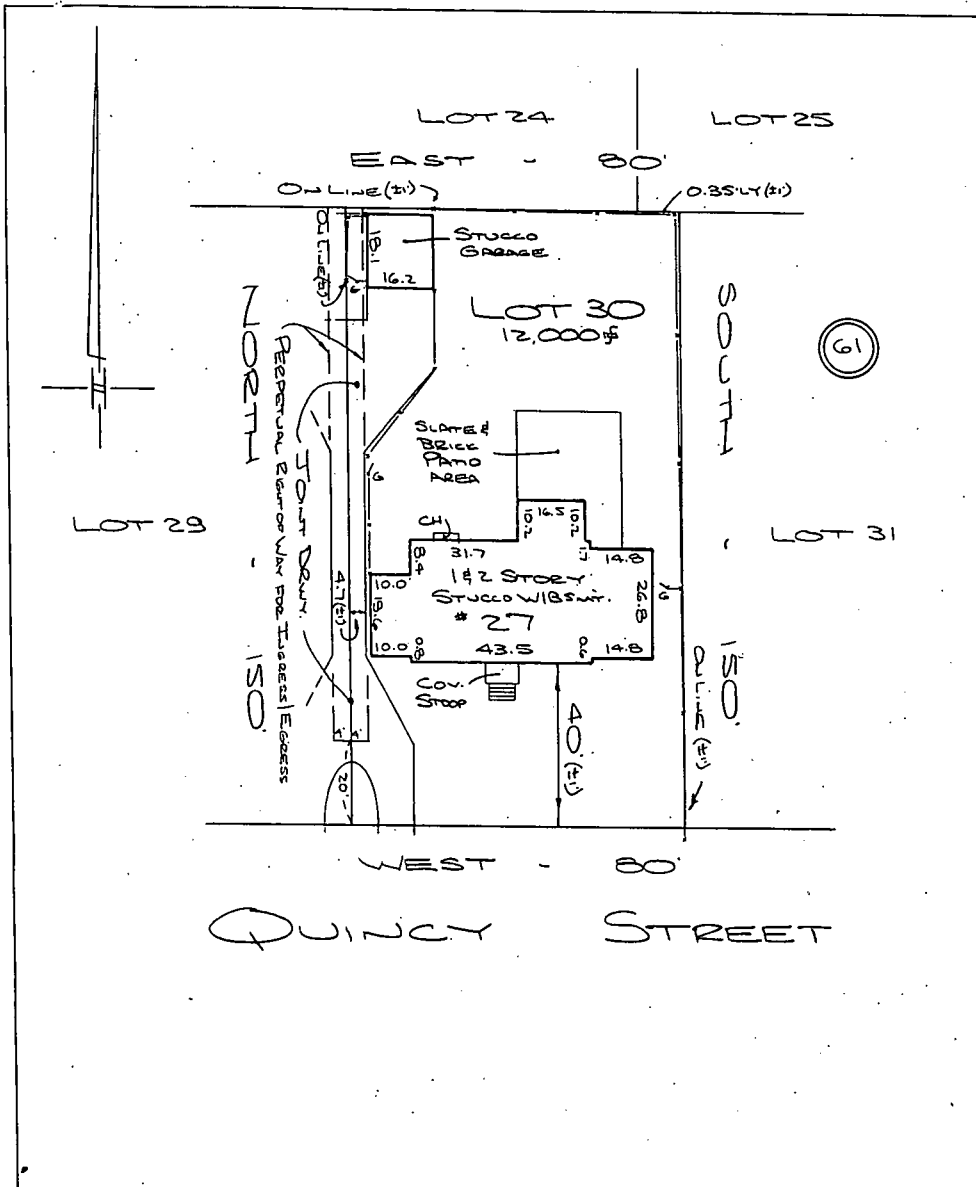


PRIMROSE



BROOKVILLE

7



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 re-financing.
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOT 30 BLOCK G1
 SECTION 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

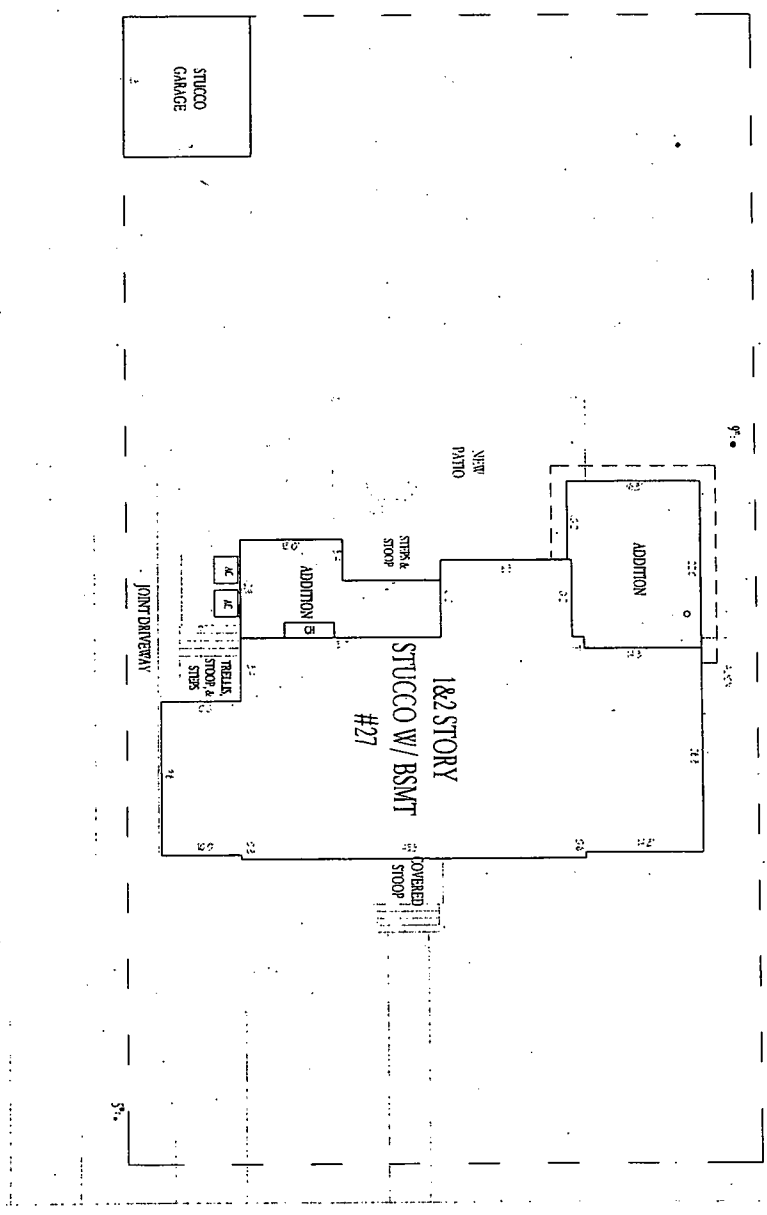
Recorded in Plat Book 3 Plat 211 Scale 1" = 30'
 CASE: 2623-03 FILE: 74443
 DATE: SEPTEMBER 15, 2003

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 accessibly observed.

Edward L. Lopez
 Edward L. Lopez, JUNE 2003
 Maryland Property Line Surveyor No. 522

8A

SECTION 4 OF PLAN



QUINCY STREET

ISSUE DATE HISTORICAL REVIEW 27 OCT 88 06-140	LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4931 SAINT ELMO AVENUE BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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Tree Inspection Request

Address 27 QUINCY STREET

Date 9/11/06

Resident's Name CHRIS + CAROLINE LANDAU

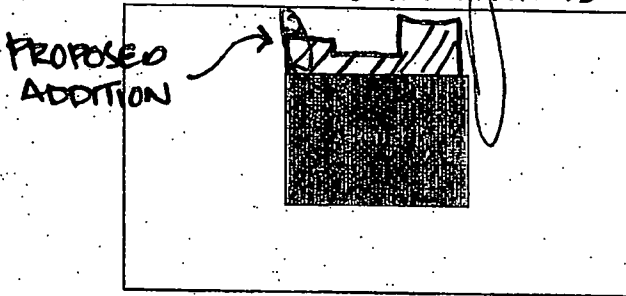
Phone #'s 301.654.6363

Circle One: Private Property

Village Street/Park Tree _____

Concern(s) OWNERS ARE PLANNING AN ADDITION FOR THE REAR OF THEIR HOME. ARE ANY EXISTING TREES IMPACTED BY THEIR PLANNED ADDITION? PLEASE CONTACT ARCHITECT JOHN KATINAS 301.652.8300 TO SCHEDULE SITE VISIT.

Call taker to indicate location of tree(s) using "plat" and Number designation itemized below.



#1 _____

#2 SEE

#3 DRAWING

(Please list no more than three trees per page)

*****To be completed by arborist*****

Tree #1: Type and Diameter Hemlock 11.0 DBH
Assessment: Healthy

Tree #2: Type and Diameter 6 Hemlock 11.5, 7.5, 8.5, 5.5, 8.0, 8.0 DBH
Assessment: declining

Tree #3: Type and Diameter Foster Holly
Assessment: neighbor tree

If removal requested. - Approved Denied

Tree #1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree #3	<input type="checkbox"/>	<input type="checkbox"/>

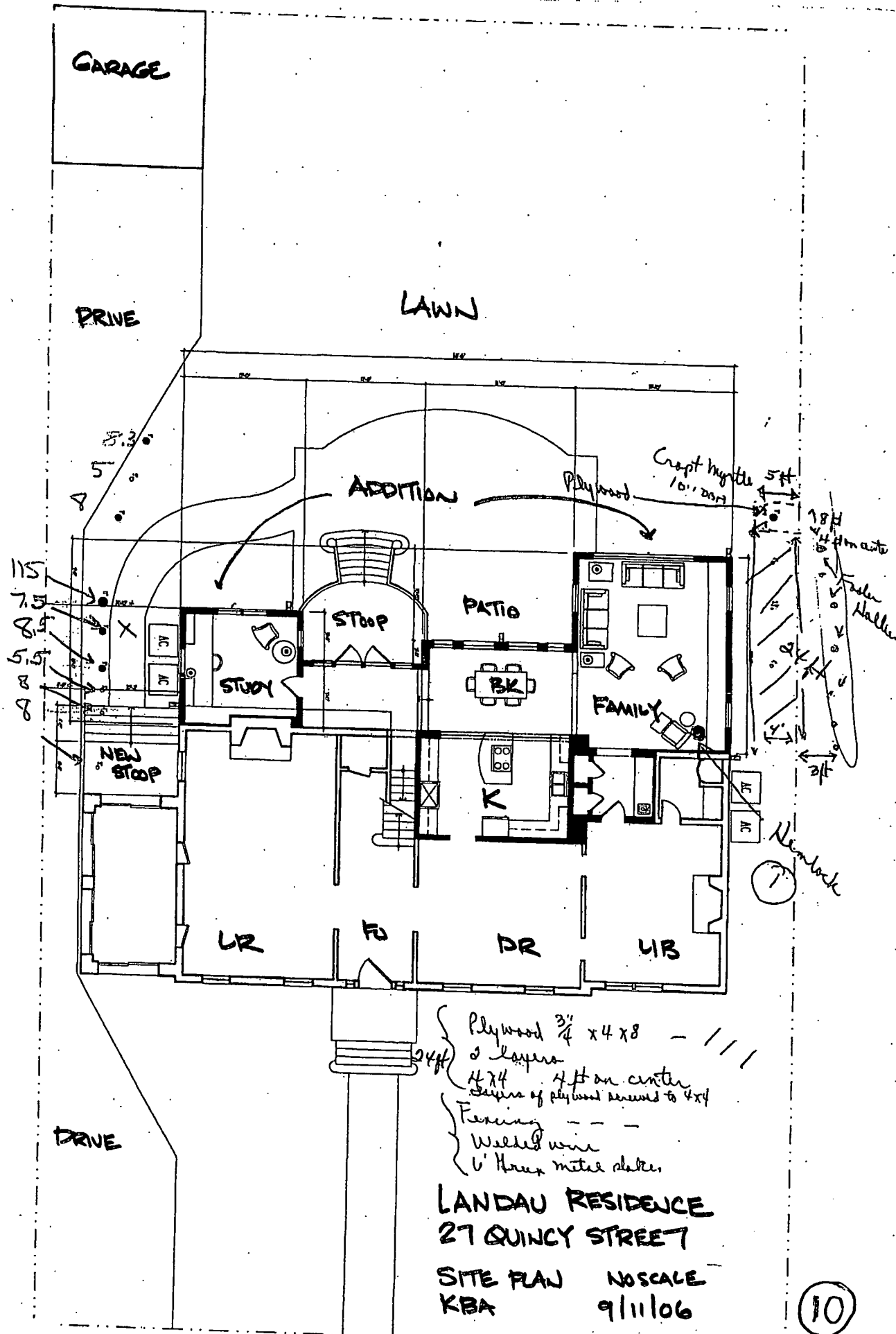
Permit Required? Y N

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Signature [Signature]

Date 9-19-06

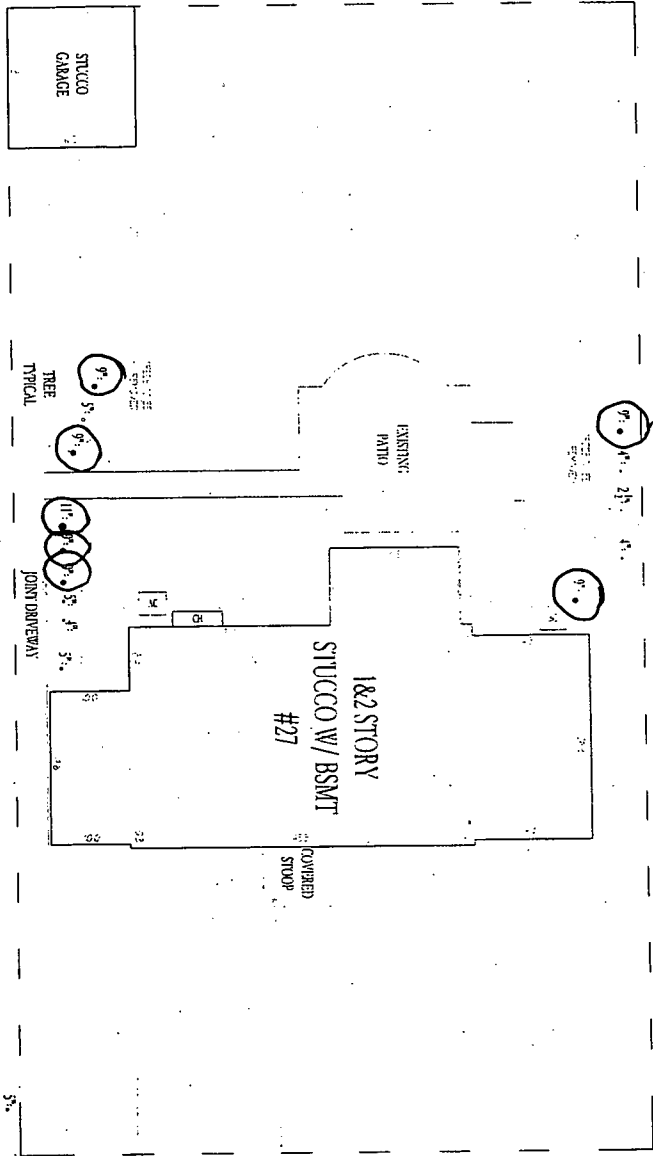
Tree #100
Tree #101
Tree #102



Plywood $\frac{3}{4}$ x 4 x 8
 2 layers
 4x4 4ft on center
 Sides of plywood secured to 4x4
 Fencing
 Welded wire
 6" Hex nut metal plates

LANDAU RESIDENCE
27 QUINCY STREET

SITE PLAN NO SCALE
 KBA 9/11/06



QUINCY STREET

TREES PROPOSED TO
BE REMOVED

ISSUE DATE HISTORICAL REVIEW 23 OCT 18 06-140	LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4931 SAINT ELMO AVENUE BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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10A

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EXISTING RIGHT ELEVATION

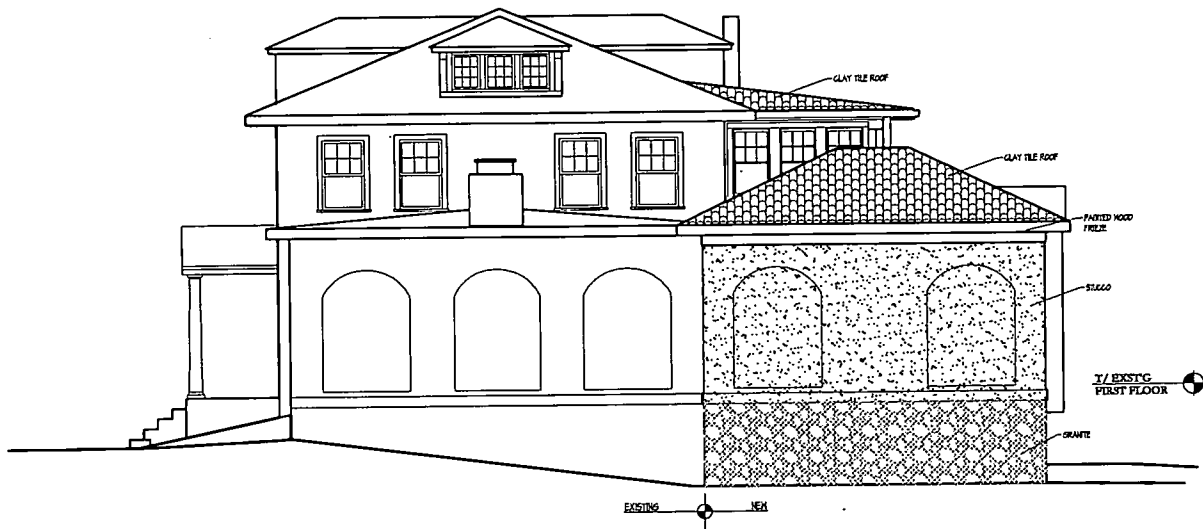
$\frac{2}{1/8" = 1'-0"}$



EXISTING FRONT ELEVATION

$\frac{1}{1/8" = 1'-0"}$

ELEVATIONS	3 EXISTING	HISTORIC 11.6.06	06-140	LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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PROPOSED RIGHT ELEVATION

$\frac{1}{8}'' = 1'-0''$ 2



PROPOSED FRONT ELEVATION

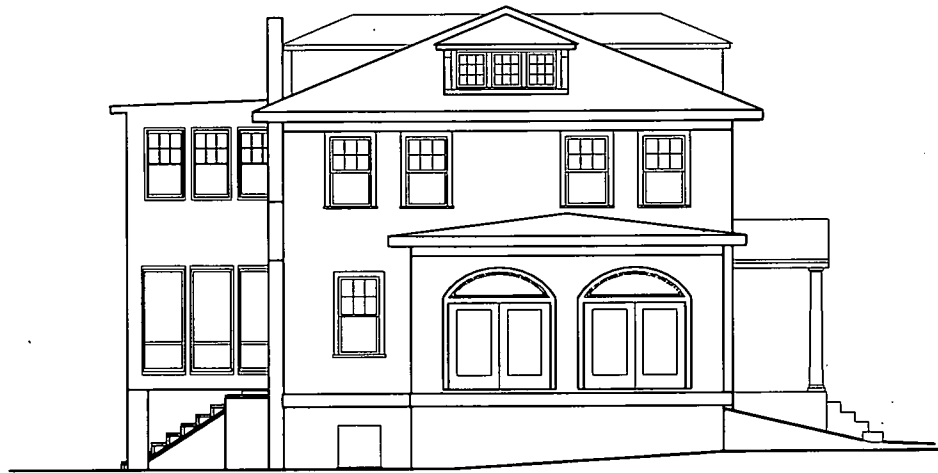
$\frac{1}{8}'' = 1'-0''$ 1

ELEVATIONS

8 PROPOSED HISTORIC 11.6.06

LANDAU RESIDENCE ADDITION
 27 QUINCY STREET
 CHEVY CHASE, MD 20815

KATINAS BRUCKWICK ARCHITECTURE
 4520 EAST-WEST HIGHWAY STE 430
 BETHESDA MARYLAND 20814
 TEL 301.652.8300 FAX 301.652.8306



EXISTING LEFT ELEVATION

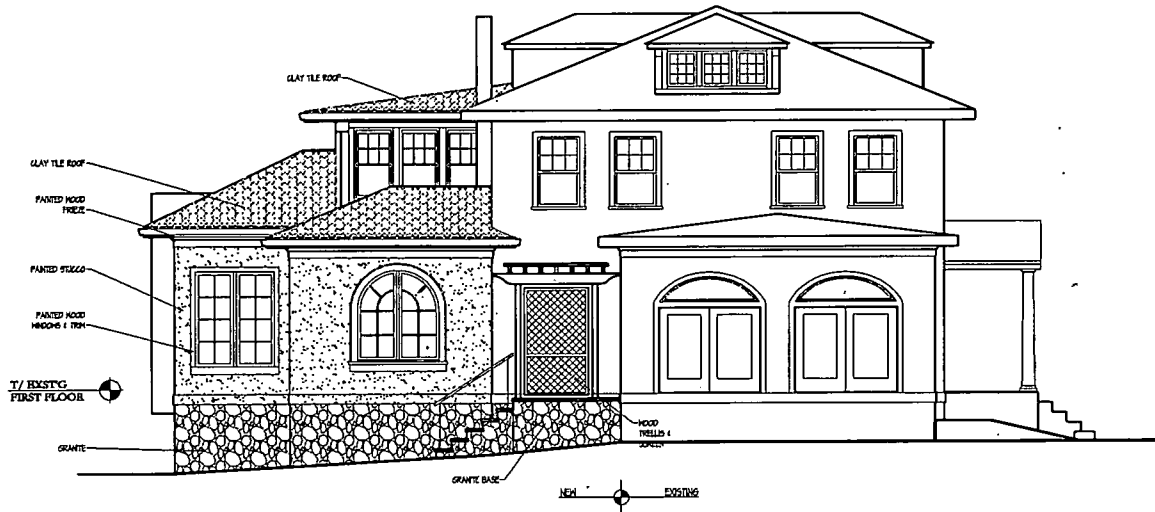
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EXISTING REAR ELEVATION

$\frac{1}{1/8" = 1'-0"}$

ELEVATIONS	4 EXISTING HISTORIC 11.6.06	06-140 LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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PROPOSED LEFT ELEVATION

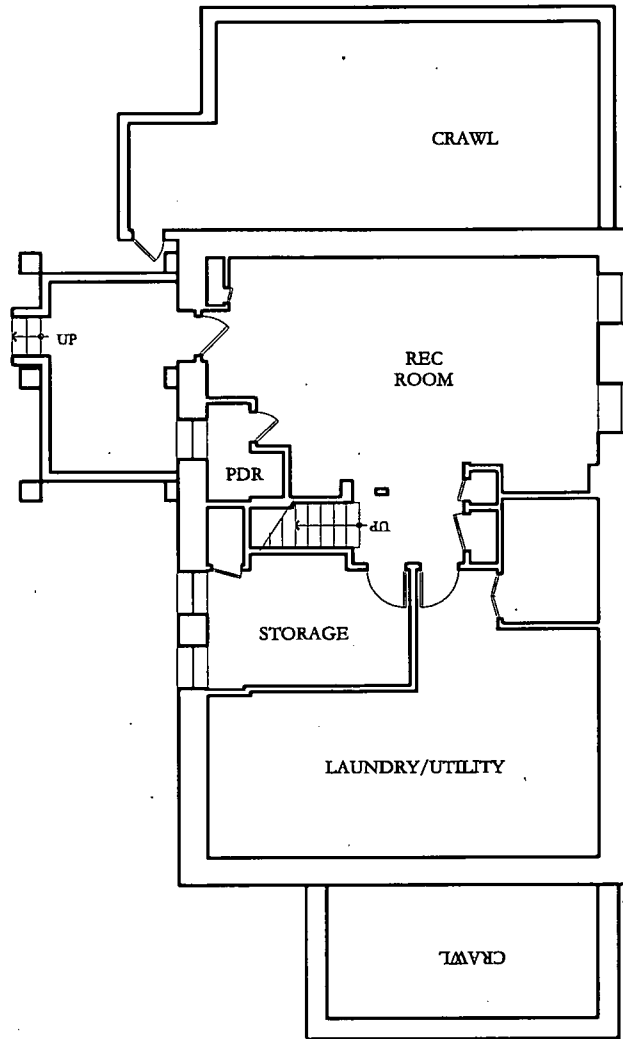
1/8" = 1'-0"



PROPOSED REAR ELEVATION

1/8" = 1'-0"

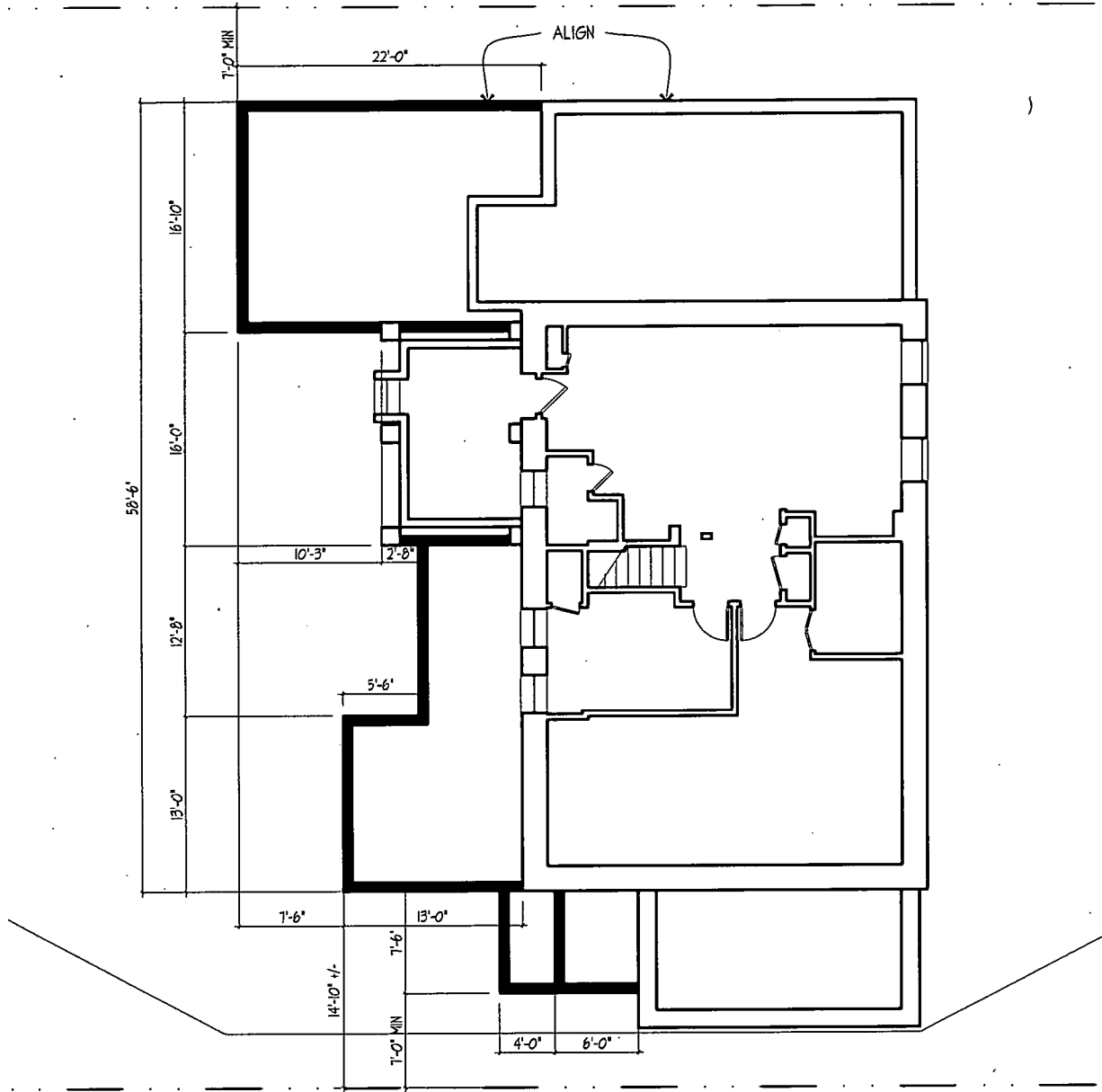
ELEVATIONS 9	HISTORIC 11.6.06 PROPOSED	06-140	LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306



EXISTING BASEMENT

1/8" = 1'-0"

BASEMENT 2 EXISTING	HISTORIC 11.6.06 06-140	LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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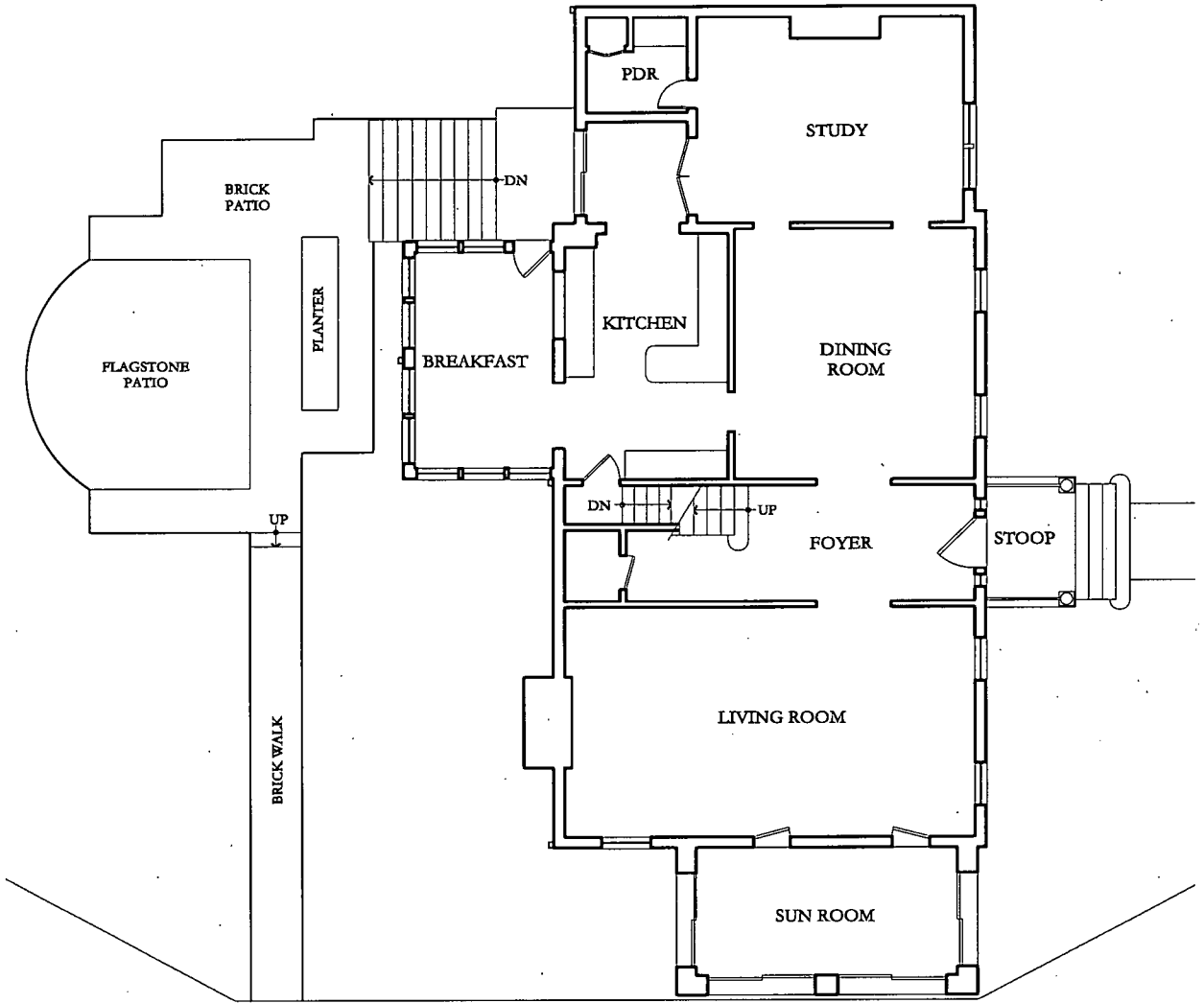


PROPOSED BASEMENT PLAN

1
1/8" = 1'-0"

9 PROPOSED HISTORIC 11.606 BASEMENT	06-140 LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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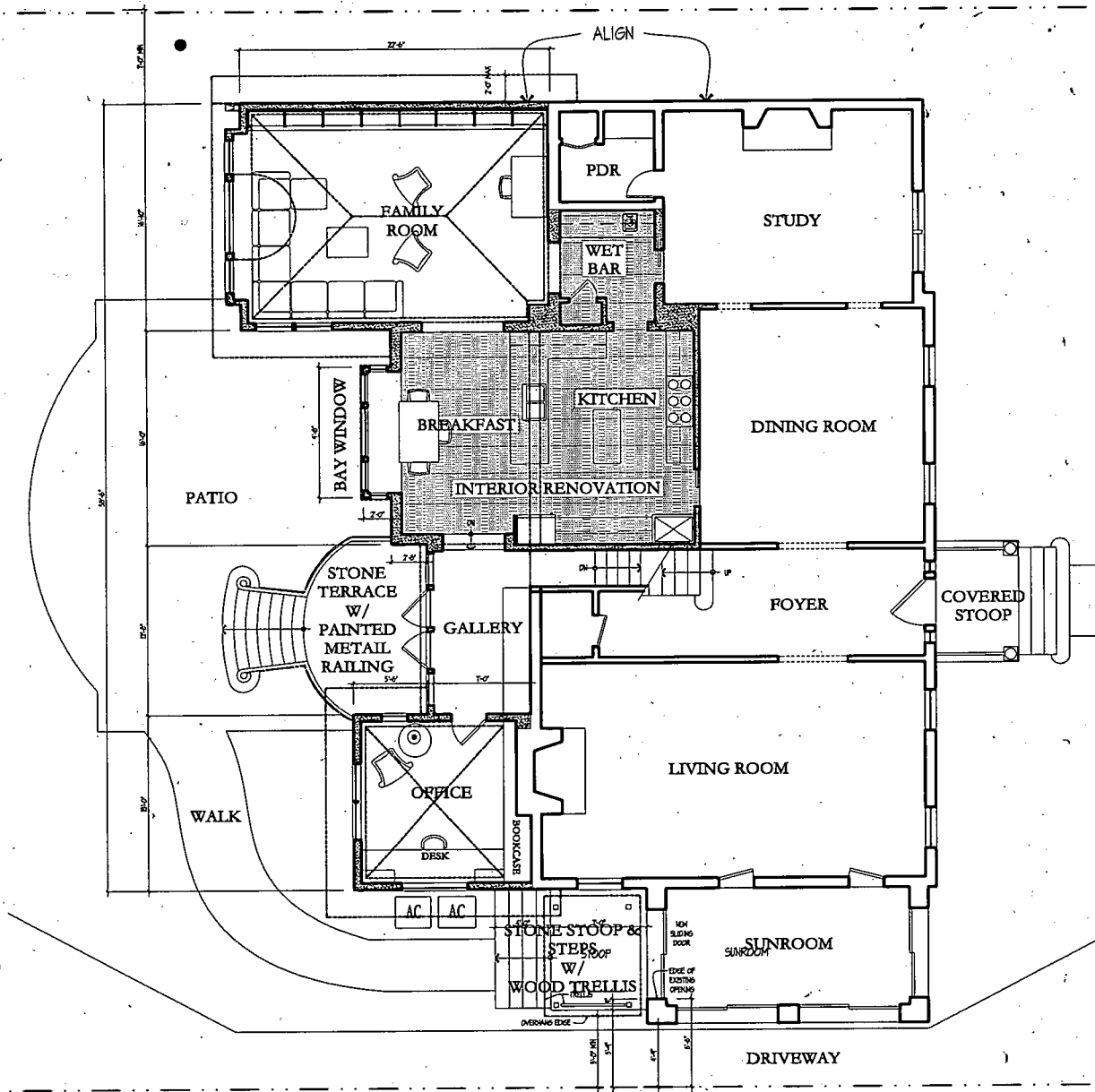
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EXISTING 1ST FLOOR PLANS

1/8" = 1'-0"

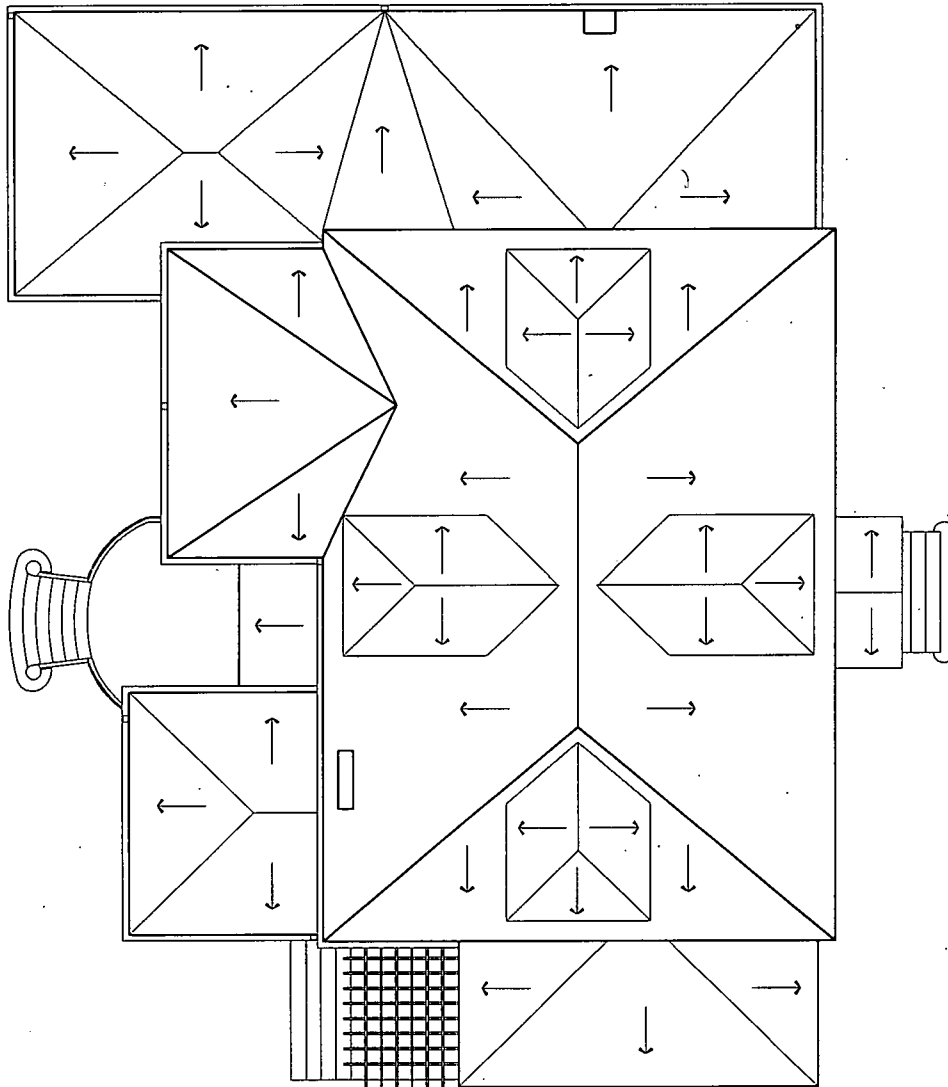
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PROPOSED 1ST FLOOR PLAN

1/8" = 1'-0"

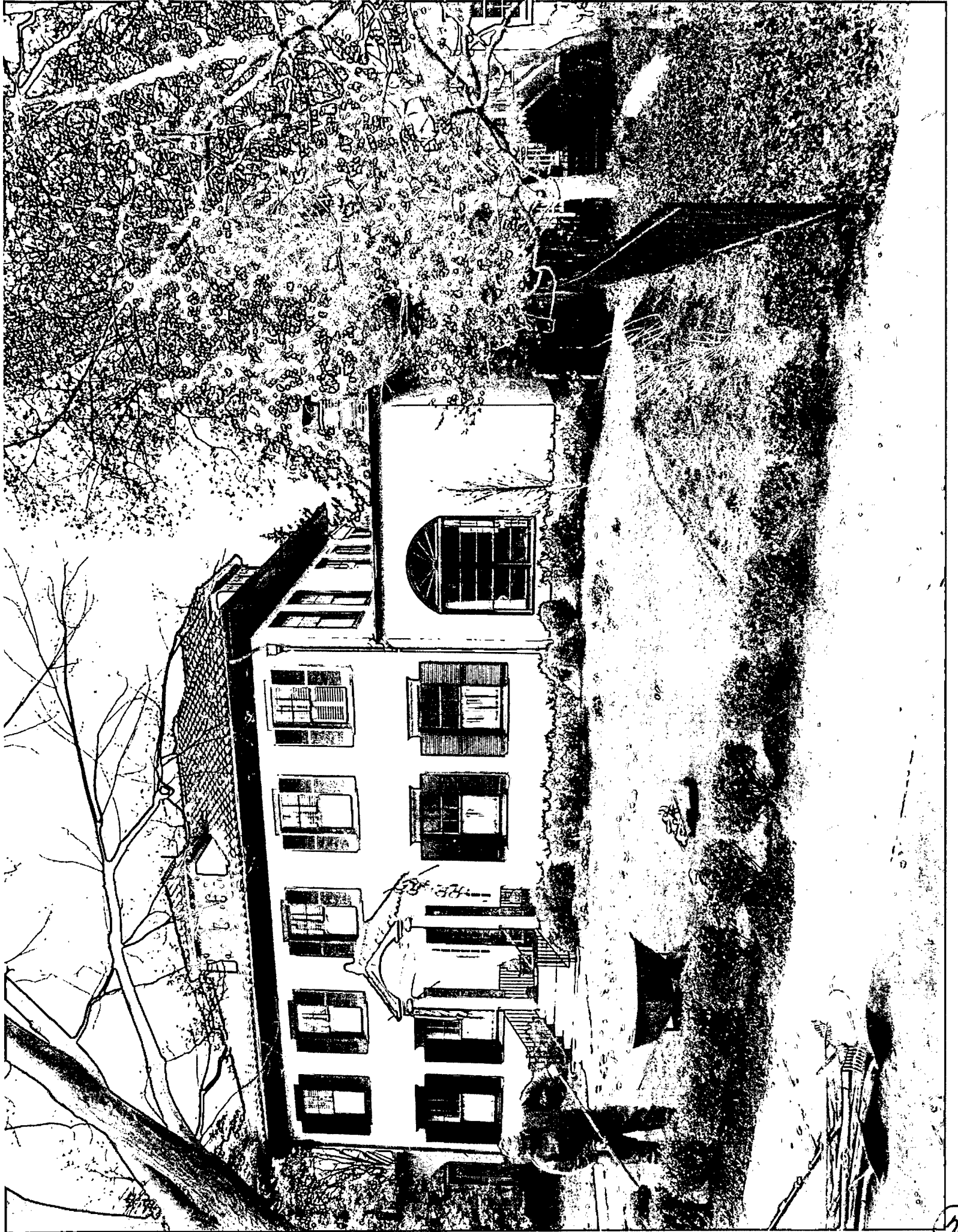
HISTORIC 11.6.06 PROPOSED 5 FIRST FLOOR	06-140 LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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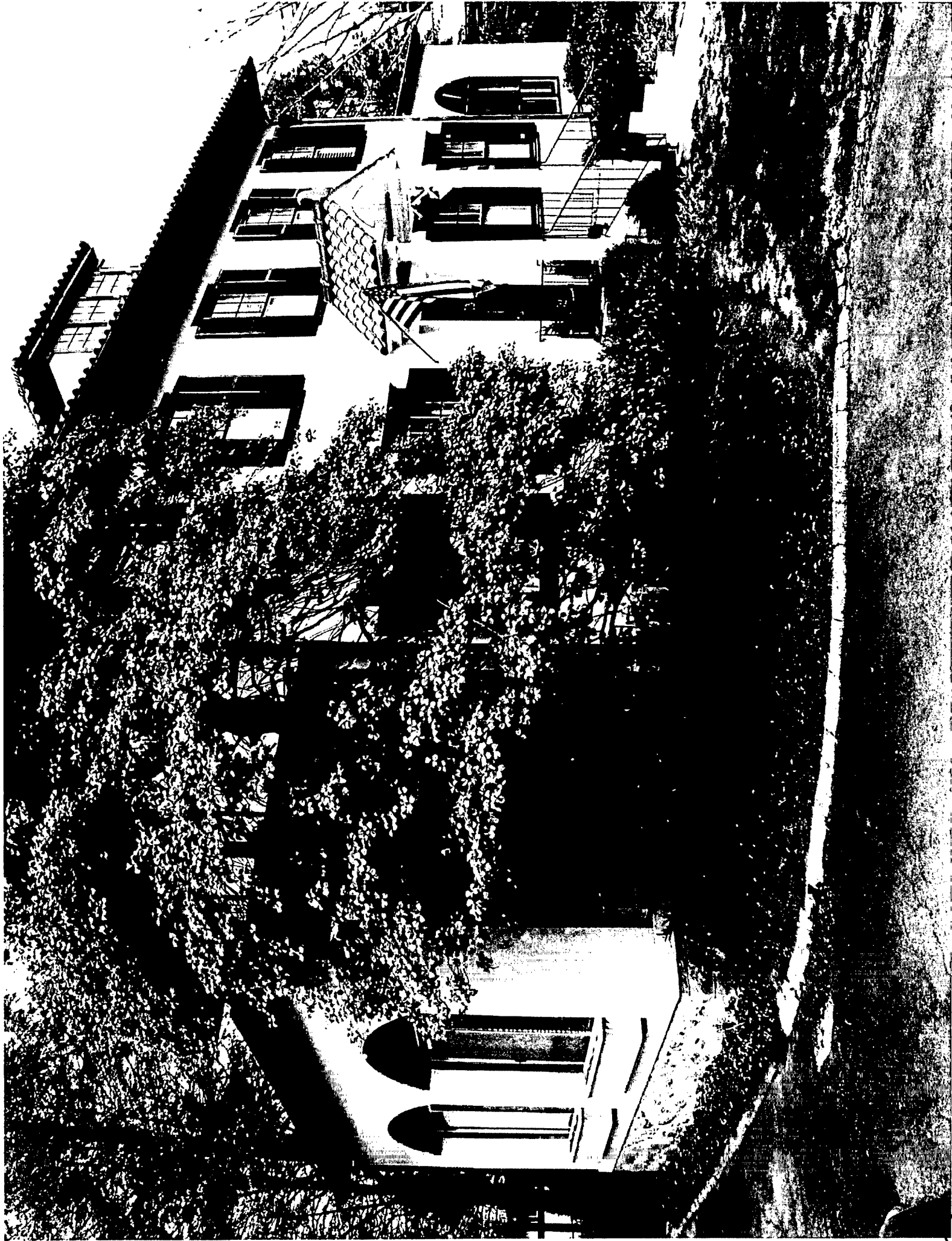


PROPOSED ROOF PLAN

1
1/8" = 1'-0"

HISTORIC PROPOSED 7 ROOF PLAN	06-140 LANDAU RESIDENCE ADDITION 27 QUINCY STREET CHEVY CHASE, MD 20815	KATINAS BRUCKWICK ARCHITECTURE 4520 EAST-WEST HIGHWAY STE 430 BETHESDA MARYLAND 20814 TEL 301.652.8300 FAX 301.652.8306
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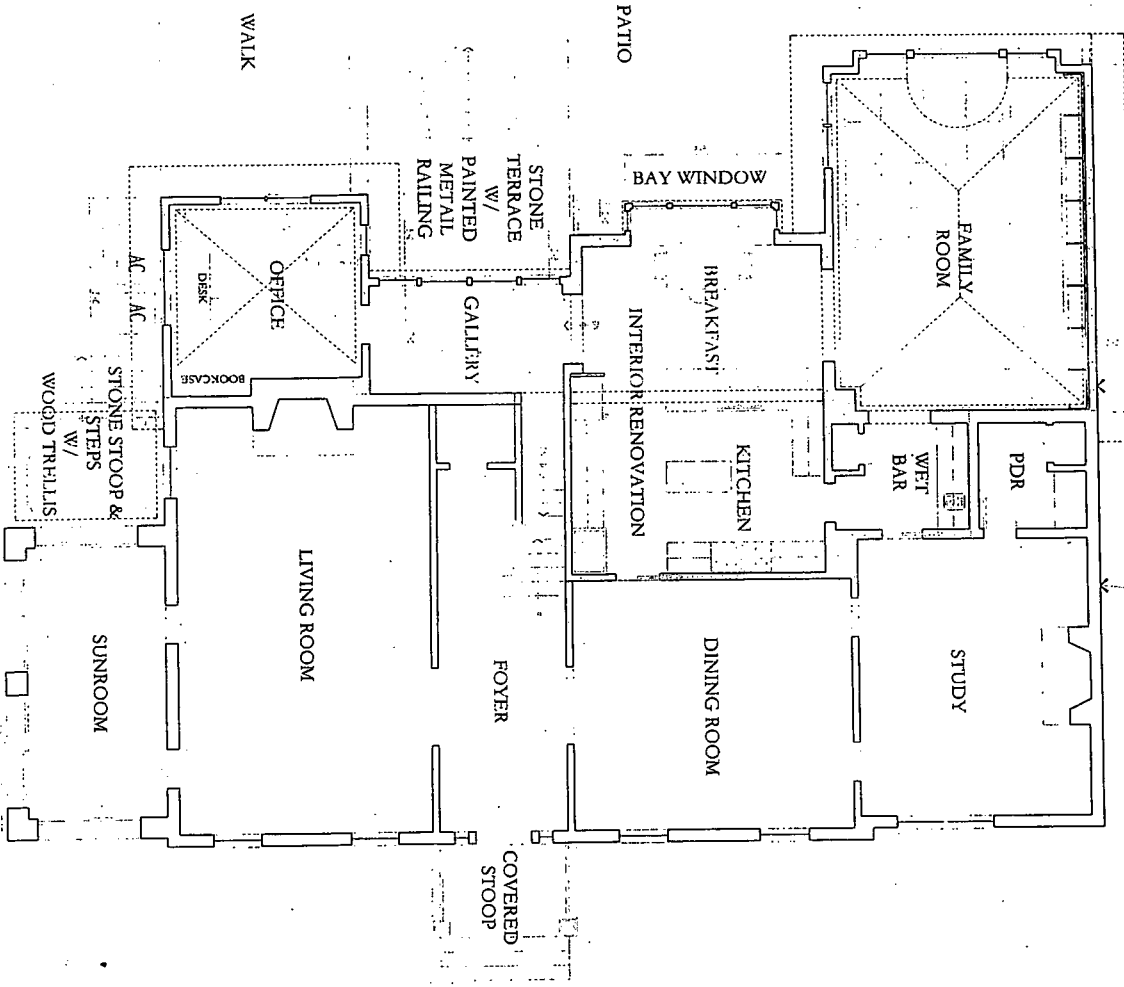












**LANDAU RESIDENCE
ADDITION**

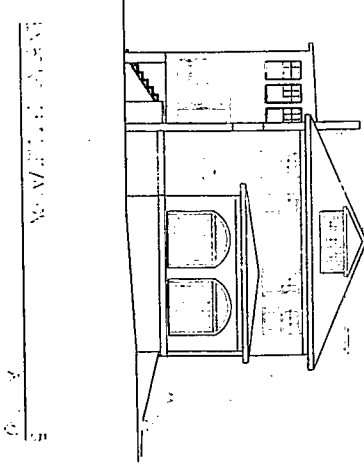
27 QUINCY STREET
CHEVY CHASE, MD 20815

**KATINAS BRUCKWICK
ARCHITECTURE**

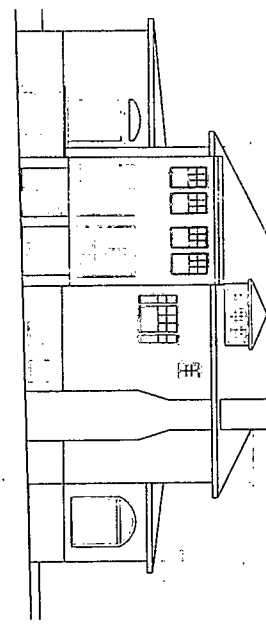
4931 SAINT ELMO AVENUE
BETHESDA MARYLAND 20814
TEL. 301.652.8300 FAX 301.652.8306

06-140

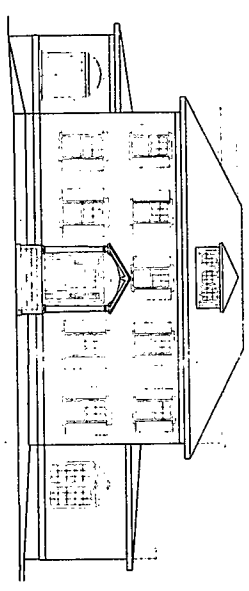
ISSUE DATE
HISTORICAL REVIEW
21 OCT 88



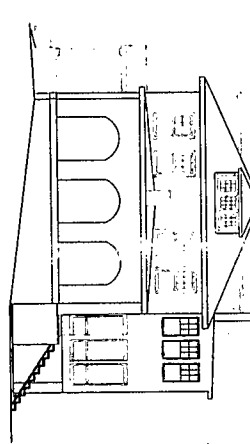
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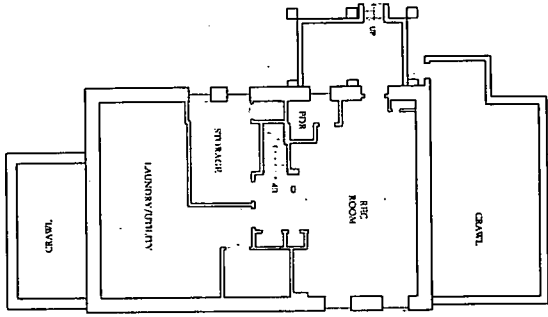
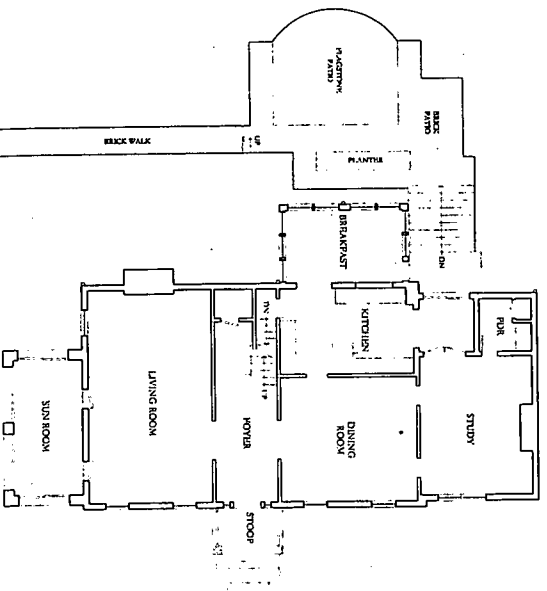
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION

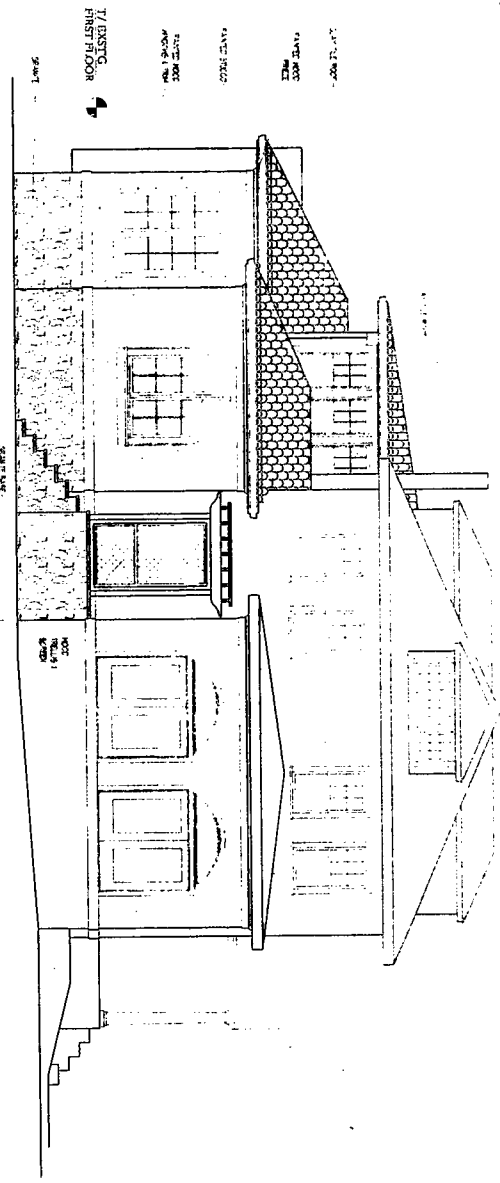


EXISTING BASEMENT FLOOR PLAN

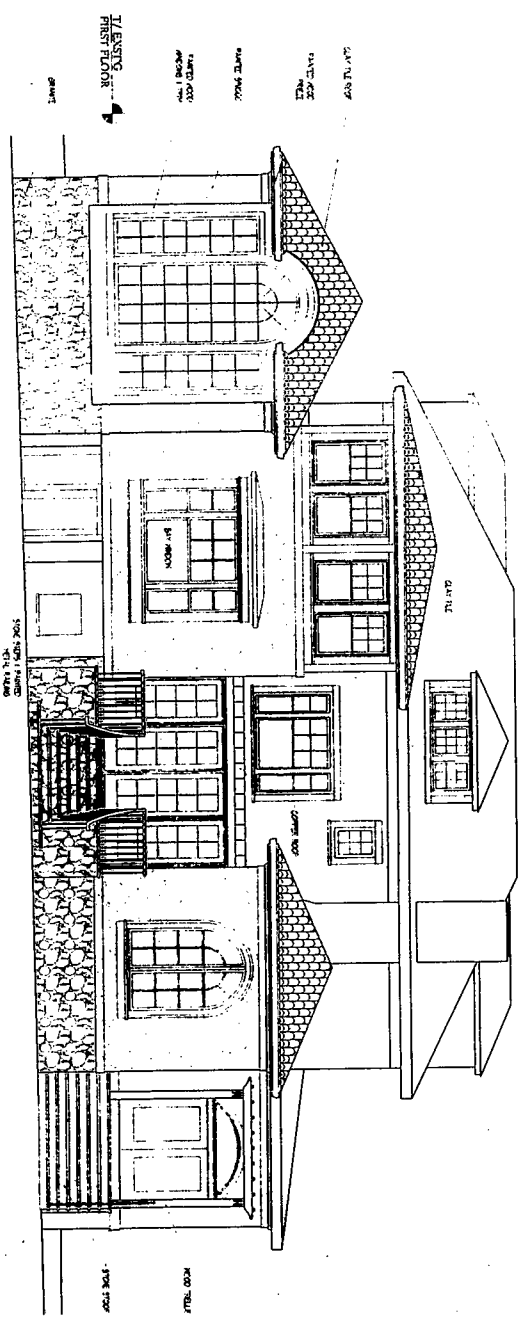
EXISTING	06-1-10	ISSUE DATE
		HISTORICAL REVIEW
		5/15/06

LANDAU RESIDENCE ADDITION
 27 QUINCY STREET
 CHEVY CHASE, MD 20815

KATINAS BRUCKWICK ARCHITECTURE
 4931 SAINT ELMO AVENUE
 BETHESDA MARYLAND 20814
 TEL 301.652.8300 FAX 301.652.8306



ELEVATION



FIRST FLOOR

DATE: 06-14-08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

LANDAU RESIDENCE ADDITION
 27 QUINCY STREET
 CHEVY CHASE, MD 20815

KATINAS BRUCKWICK ARCHITECTURE
 4931 SAINT ELMO AVENUE
 BETHESDA MARYLAND 20814
 TEL 301.652.8300 FAX 301.652.8306

ISSUE DATE: 06-14-08
 HISTORICAL REVIEW: 2/20/08
 PROPOSED

KATINAS BRUCKWICK ARCHITECTURE

4520 East West Highway Suite 430 Bethesda Maryland 20814
301.652.8300 office: 301.652-8306 fax
www.KBArchitecture.com

Date: 10/23/06

TO: Michele Oaks
Senior Planner
Historic Preservation
1109 Spring Street, Suite 801
Silver Spring, MD 20910.

RE: Landau Residence Historical Review Submittal

Dear Ms. Oaks,

Enclosed are the drawings sets and paperwork needed to fulfill the 7 requirements for a preliminary historic review. We have also included a CD with the drawings and photographs in digital format.

Please do not hesitate to contact us if you have any questions or need further information included in this submittal.

Regards,



Matt McDonald

KATINAS BRUCKWICK ARCHITECTURE

4520 East-West Highway Suite 430 Bethesda Maryland 20814

301.652.8300 office 301.652-8306 fax

www.KBArchitecture.com

Landau Residence Addition
Caroline and Christopher Landau
27 Quincy Street
Chevy Chase Village
Chevy Chase, MD 20815

This project creates a first floor rear addition of approximately 664 square feet to an existing 2 story home with finished attic and partially finished basement in Chevy Chase Village. The circa 1920 Renaissance Revival Style house has an existing footprint of approximately 2040 square feet and with its terra cotta roof, pronounced overhangs, dormer windows, stucco exterior, painted wood cornice, windows and shutters, and granite foundation sits comfortable on a 12,000 SF lot. New work includes an interior kitchen / breakfast room renovation and an addition with family room, breakfast room bay window, office, gallery, and terrace with staircase to rear patio and yard. Additional work includes a new roof over existing rear porch, stoop with wood trellis and stairs to rear yard from the existing sun porch and new painted wood windows and/or doors for the sun porch.

Overall the addition will harmonize with the existing house by the use of like materials and characteristic elements of the Renaissance Revival Style. The exterior finish of the addition will be cement stucco finish above granite foundation wall with painted wood cornice & trim, finishes will match existing textures and colors. Windows will be high quality double-hung and / or casements with painted wood exterior, low E glazing, and SDL grilles. The roofing material on sloping roofs will match existing terra cotta roof. In the low slope areas the roof will be metal roof to match existing. Terrace, stoop, steps and patio will be stone.

END

John G Katinas, AIA
Principal
Katinas Bruckwick Architecture

MAILING LIST FOR APPEAL A-5170

MR. AND MRS. CHRISTOPHER LANDAU
27 QUINCY STREET
CHEVY CHASE, MARYLAND 20815

Adjoining and confronting property owners	
Mr. and Mrs. Frederick T. Knickerbocker Or Current Resident 25 Quincy Street Chevy Chase, MD 20815	Mr. Henry Goldberg Ms. Kim Hetherington Or Current Resident 26 Quincy Street Chevy Chase, MD 20815
Mr. and Mrs. Thomas W. Brunner Or Current Resident 28 Quincy Street Chevy Chase, MD 20815	Mr. and Mrs. Stephen P. Hills Or Current Resident 29 Quincy Street Chevy Chase, MD 20815
Mr. Christopher E. Putala Or Current Resident 30 Quincy Street Chevy Chase, MD 20815	Mr. and Mrs. Stephen R. Mysliwicz Or Current Resident 32 Quincy Street Chevy Chase, MD 20815
Mr. and Mrs. William B. Senhauser Or Current Resident 3712 Bradley Lane Chevy Chase, MD 20815	Mr. and Mrs. Roland W. Olson Or Current Resident 3718 Bradley Lane Chevy Chase, MD 20815

I hereby certify that a public notice was mailed to the aforementioned property owners on the 28th day of September, 2006.



Shana R. Davis-Cook
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815

PD 150
+ Rep. 15

Tree Inspection Request

Address 27 QUINCY STREET

Date 9/11/06

Resident's Name CHRIS + CAROLINE LANDAU

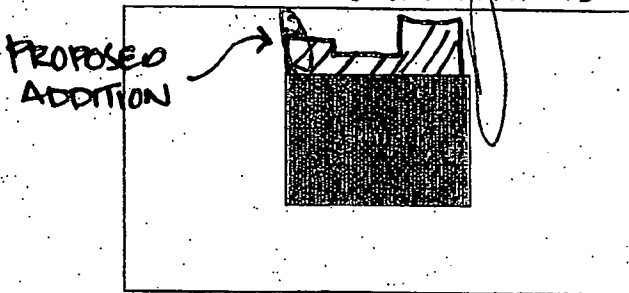
Phone #'s 301.654.6363

Circle One: Private Property

Village Street/Park Tree _____

Concern(s) OWNERS ARE PLANNING AN ADDITION FOR THE REAR OF THEIR HOME. ARE ANY EXISTING TREES IMPACTED BY THEIR PLANNED ADDITION? PLEASE CONTACT ARCHITECT JOHN KATINAS 301.652.8300 TO SCHEDULE SITE VISIT.

Call taker to indicate location of tree(s) using "plat" and Number designation itemized below.



#1 _____

#2 SEE

#3 DRAWING

(Please list no more than three trees per page)

*****To be completed by arborist*****

Tree #1: Type and Diameter Hemlock 11.0 DBH

Assessment: Healthy

Tree #2: Type and Diameter 6 Hemlocks 11.5, 7.5, 8.5, 5.5, 8.0, 8.0 DBH

Assessment: Declining

Tree #3: Type and Diameter Foster Holly

Assessment: Neighbor tree

If removal requested. - Approved Denied

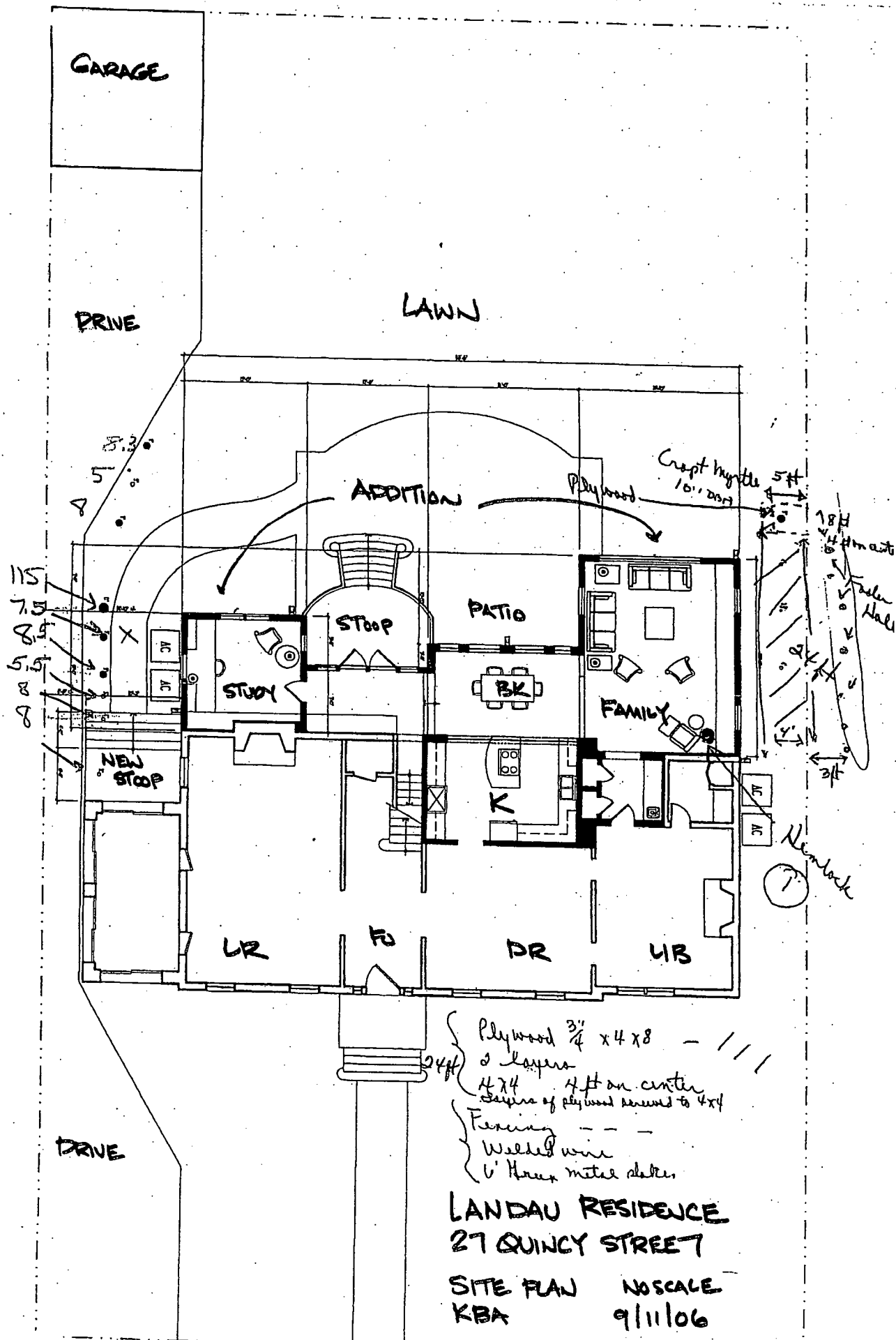
Tree #1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree #3	<input type="checkbox"/>	<input type="checkbox"/>

Permit Required? Y N

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Signature [Signature]

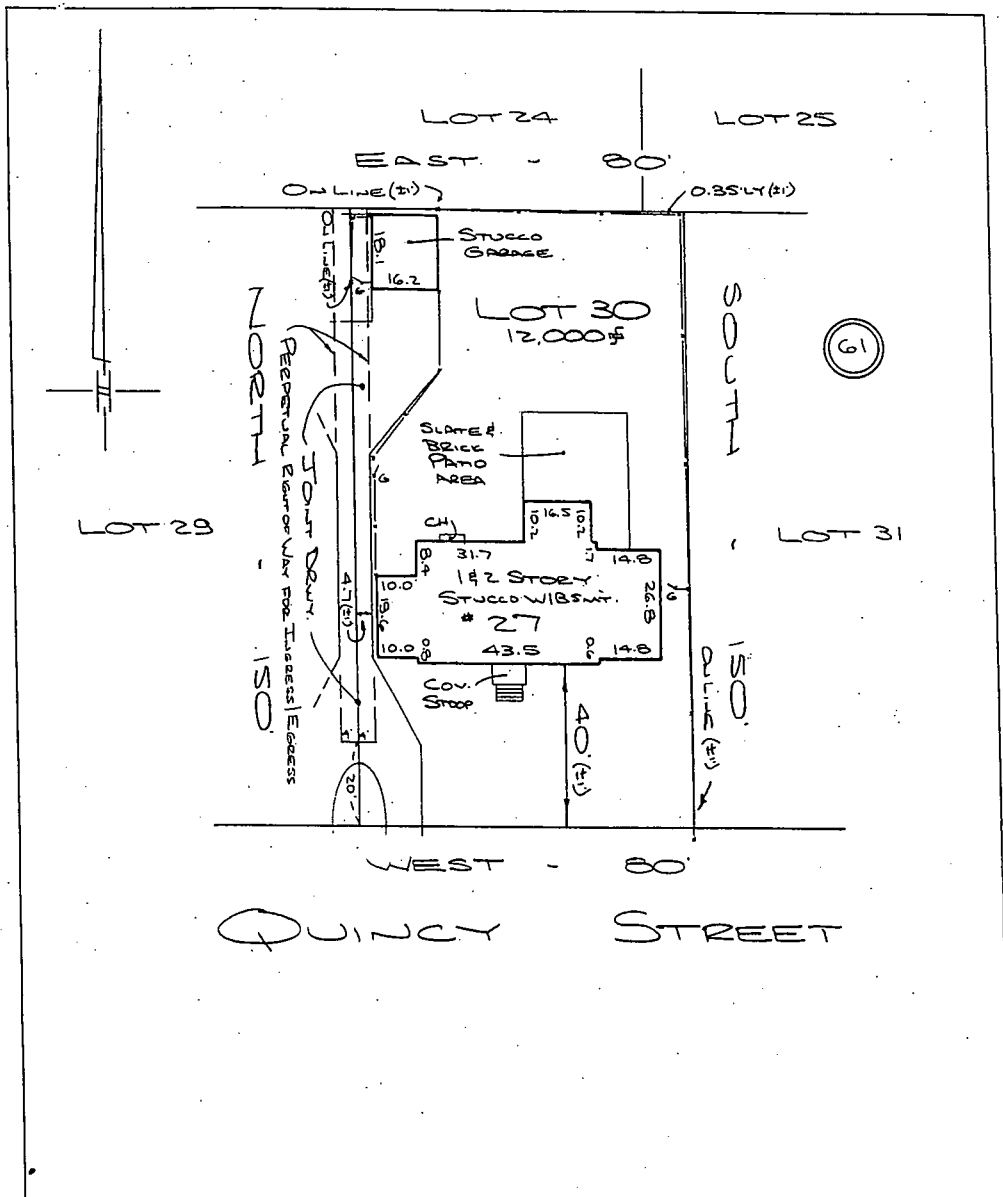
Date 9-19-06



Plywood $\frac{3}{4}$ x 4 x 8
 2 layers
 4x4 4ft on center
 layers of plywood removed to 4x4
 Fencing
 Waxed wire
 6" Hoop metal stakes

LANDAU RESIDENCE
27 QUINCY STREET

SITE PLAN NOSCALE
 KBA 9/11/06



Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Bellville, 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.

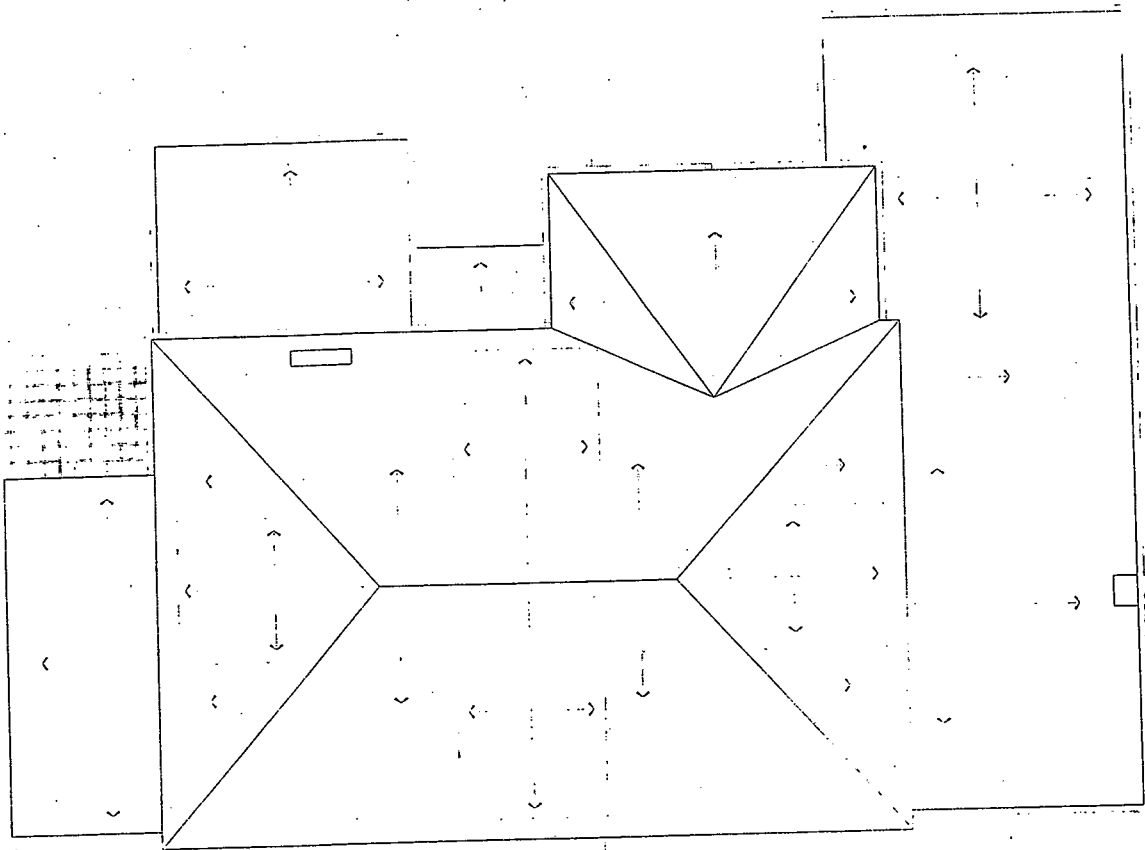
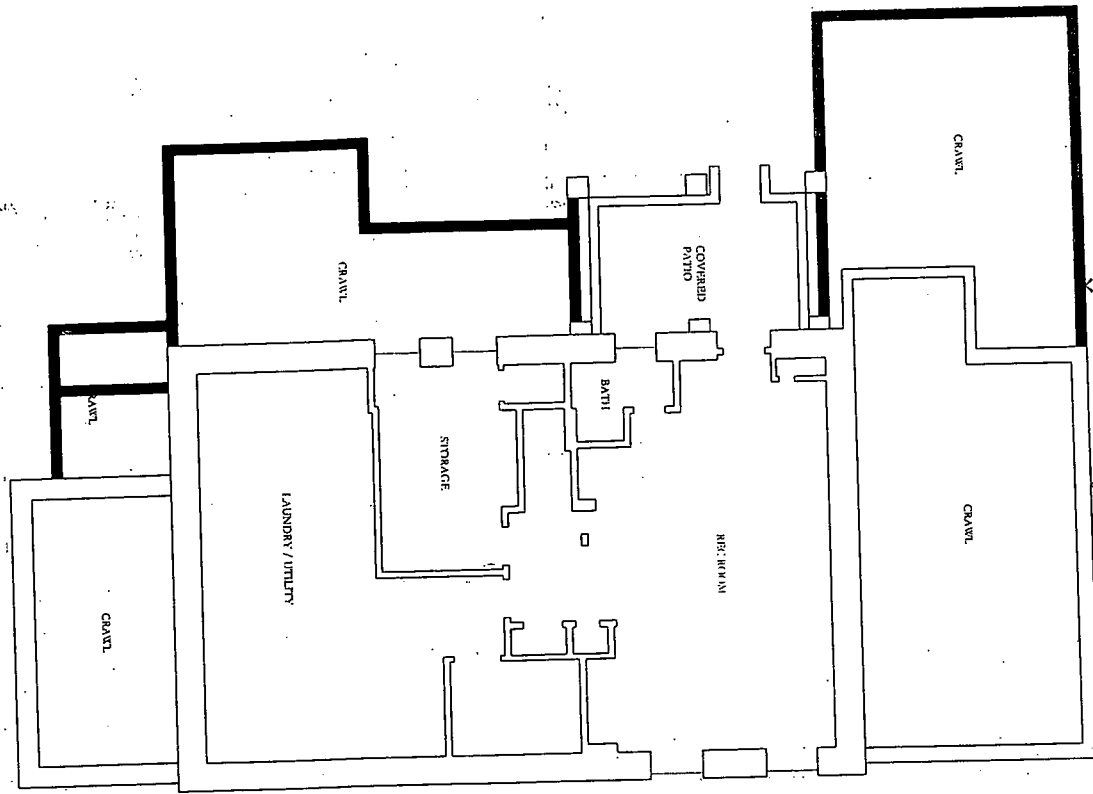
This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOT 30 BLOCK 61
 SECTION 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book	3	Plat	211	Scale	1" = 30'
CASE:	2623-03	FILE:	74443		
DATE:	SEPTEMBER 15, 2003				

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

Edward L. Lopez, Jr.
 Maryland Property Line Surveyor, No. 522



06-140

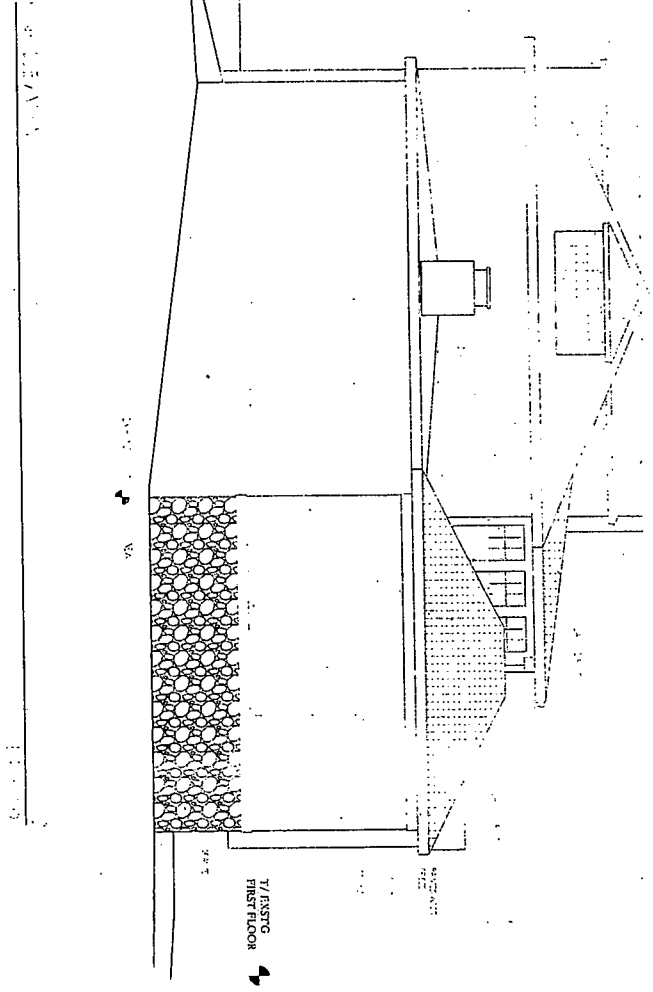
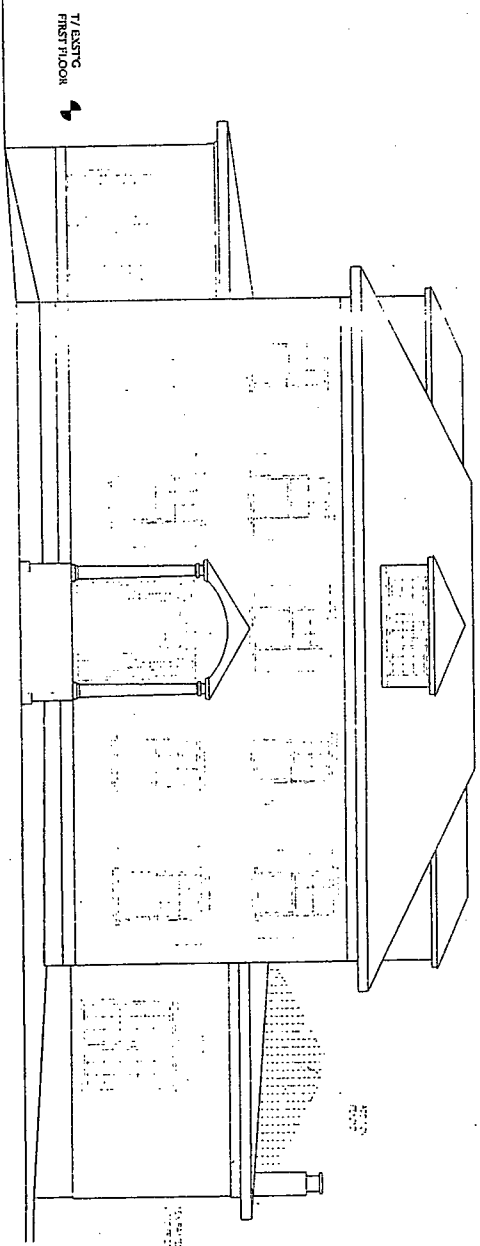
ISSUE DATE
HISTORICAL REVIEW
23 OCT 06

**LANDAU RESIDENCE
ADDITION**

27 QUINCY STREET
CHEVY CHASE, MD 20815

**KATINAS BRUCKWICK
ARCHITECTURE**

4931 SAINT ELMO AVENUE
BETHESDA MARYLAND 20814
TEL 301.652.8300 FAX 301.652.8306



**LANDAU RESIDENCE
ADDITION**

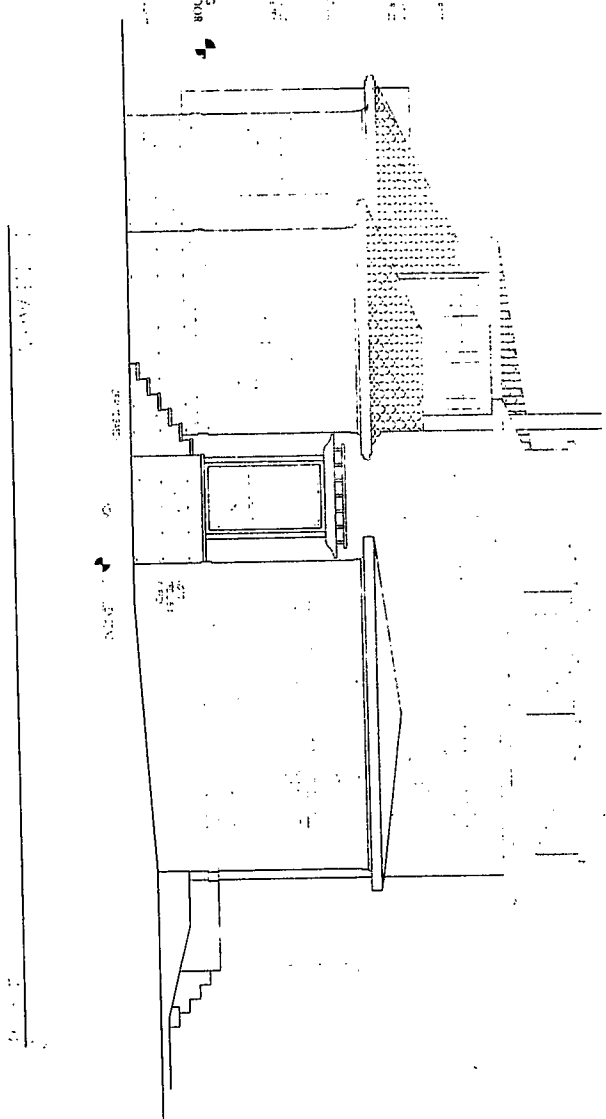
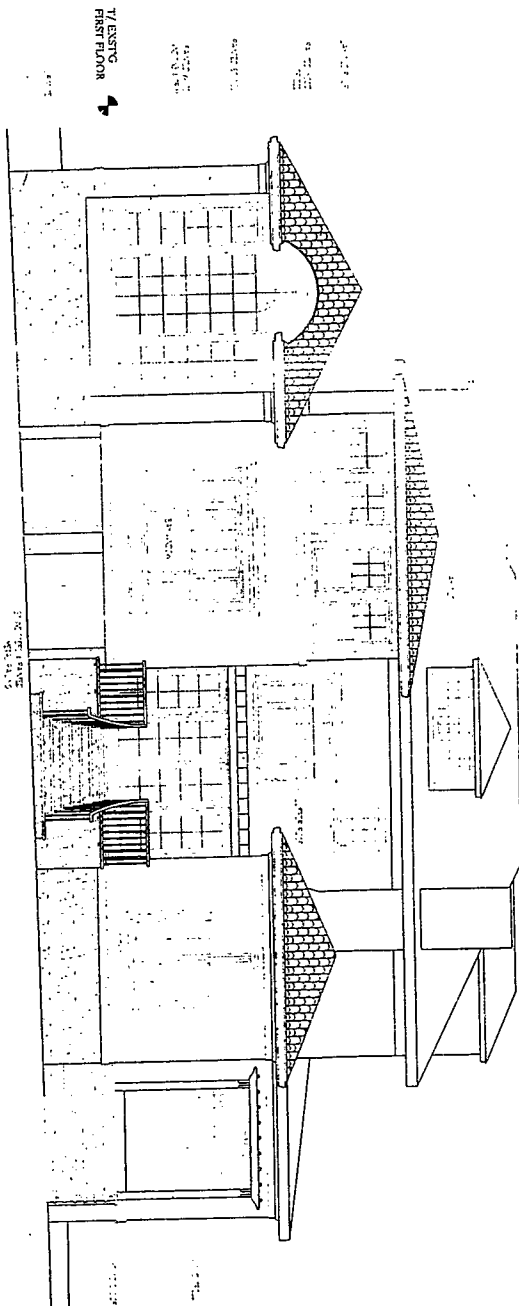
27 QUINCY STREET
CHEVY CHASE, MD 20815

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06-140

ISSUE DATE
HISTORICAL REVIEW
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27 QUINCY STREET
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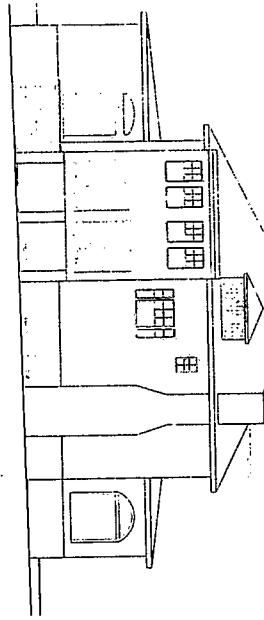
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4931 SAINT ELMO AVENUE
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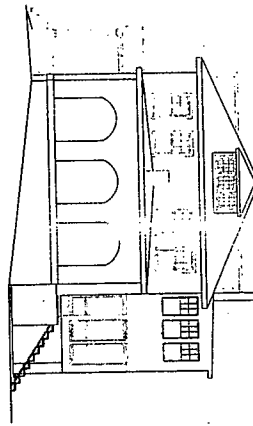
06-140

ISSUE DATE
HISTORICAL REVIEW
23 OCT 06

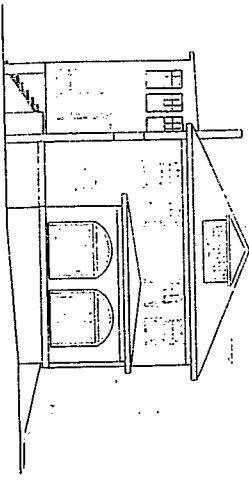
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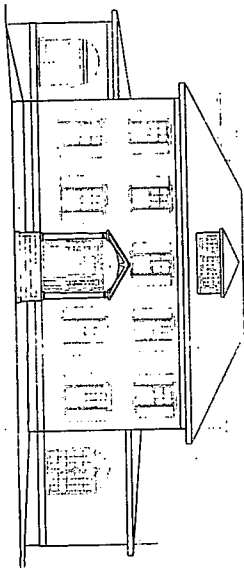
EASTING SIDE ELEVATION



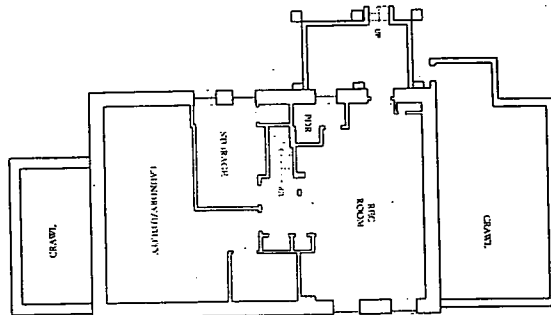
EASTING SIDE ELEVATION



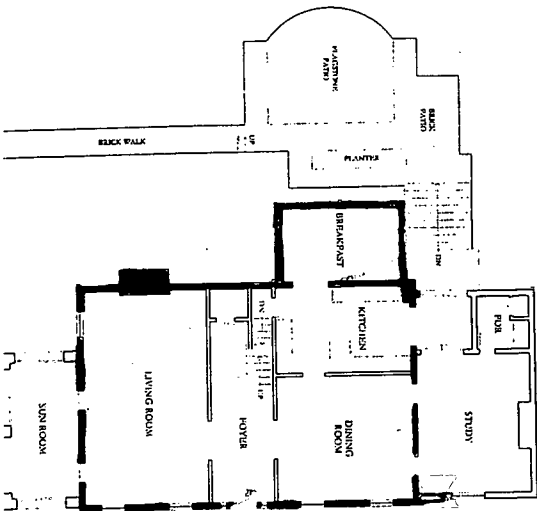
EASTING SIDE ELEVATION



EASTING SIDE ELEVATION



EASTING SIDE ELEVATION



EASTING SIDE ELEVATION

**LANDAU RESIDENCE
ADDITION**

27 QUINCY STREET
CHEVY CHASE, MD 20815

**KATINAS BRUCKWICK
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4931 SAINT ELMO AVENUE
BETHESDA MARYLAND 20814
TEL 301.652.8300 FAX 301.652.8306

06-140

ISSUE DATE
HISTORICAL DRAWING
23 OCT 88

KATINAS BRUCKWICK ARCHITECTURE

4520 East West Highway Suite 430 Bethesda Maryland 20814
301.652.8300 office: 301.652-8306 fax
www.KBArchitecture.com

Date: 10/23/06

TO: Michele Oaks
Senior Planner
Historic Preservation
1109 Spring Street, Suite 801
Silver Spring, MD 20910

RE: Landau Residence Historical Review Submittal

Dear Ms. Oaks,

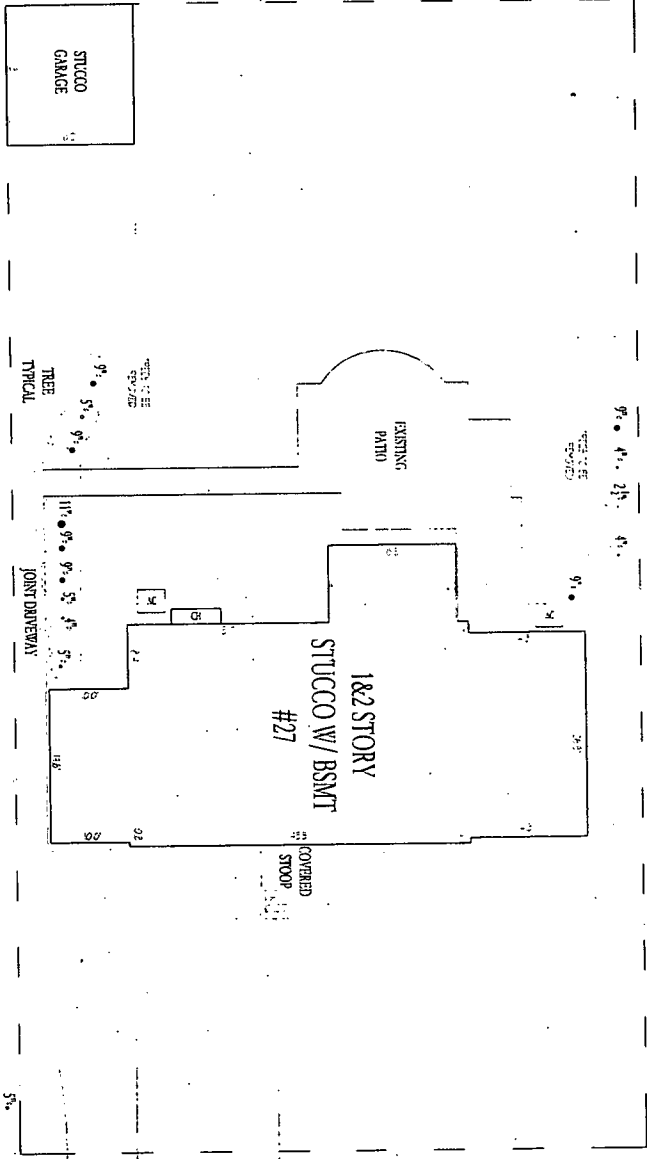
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Please do not hesitate to contact us if you have any questions or need further information included in this submittal.

Regards,



Matt McDonald



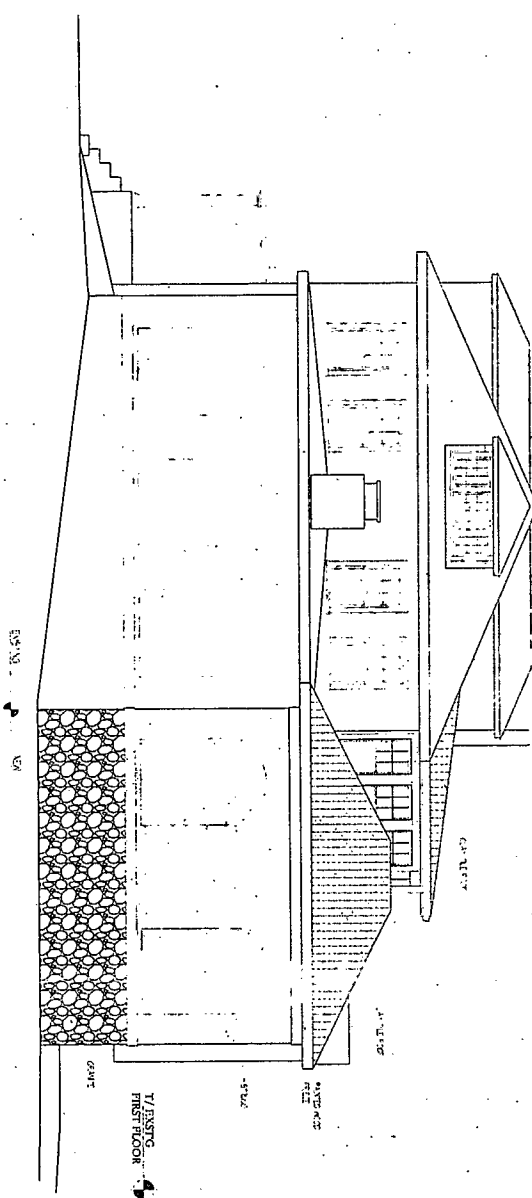
QUINCY STREET

EXISTING	06-140	ISSUE DATE PROLOGICAL REVIEW
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**LANDAU RESIDENCE
ADDITION**
27 QUINCY STREET
CHEVY CHASE, MD 20815

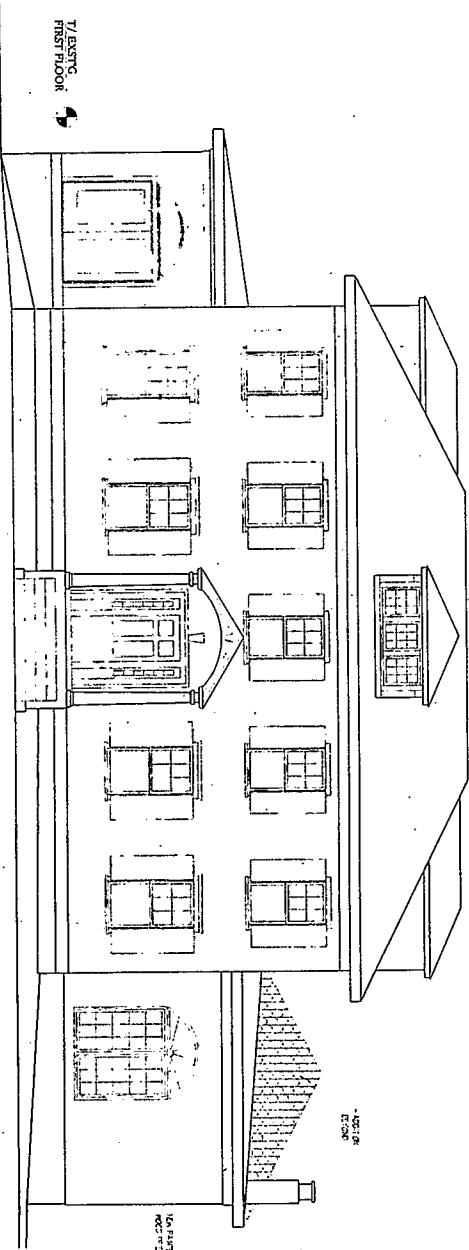
**KATINAS BRUCKWICK
ARCHITECTURE**
4931 SAINT ELMO AVENUE
BETHESDA MARYLAND 20814
TEL 301.652.8300 FAX 301.652.8306

9th FLOOR ELEVATION



11'-0"

EXISTING FIRST FLOOR



10'-0"

NEW

LANDAU RESIDENCE ADDITION

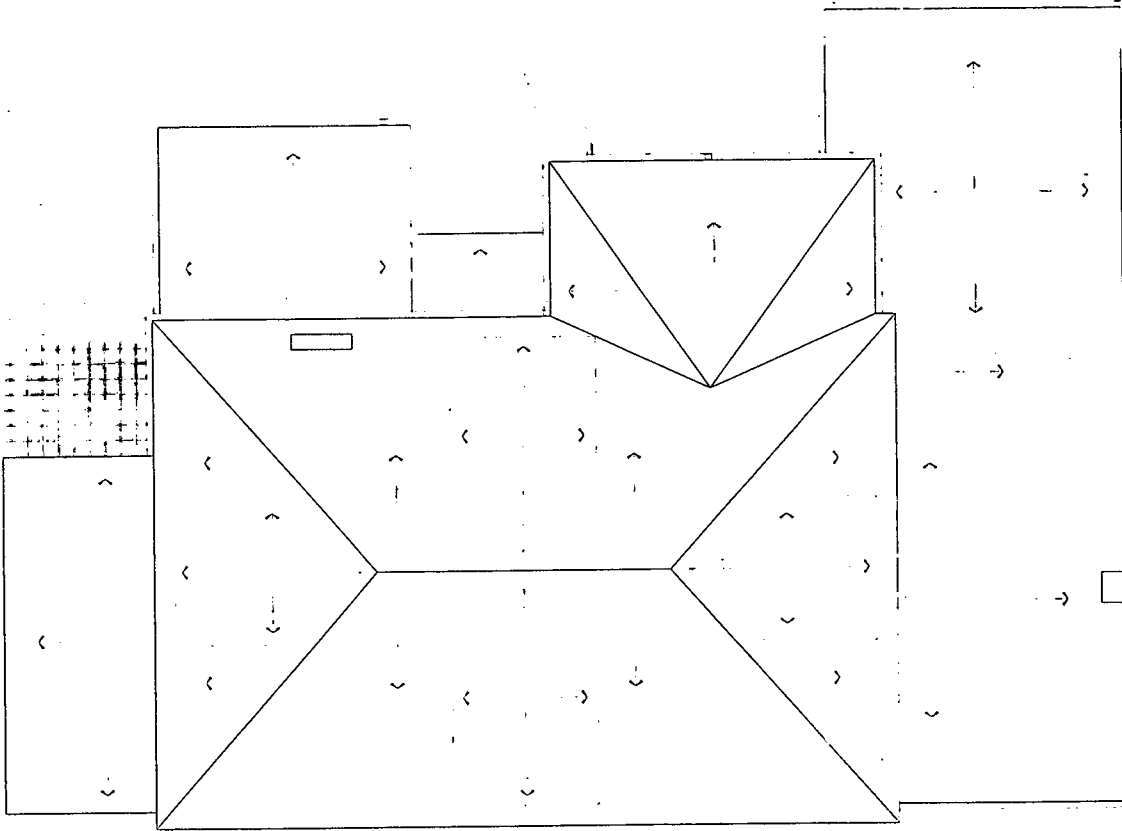
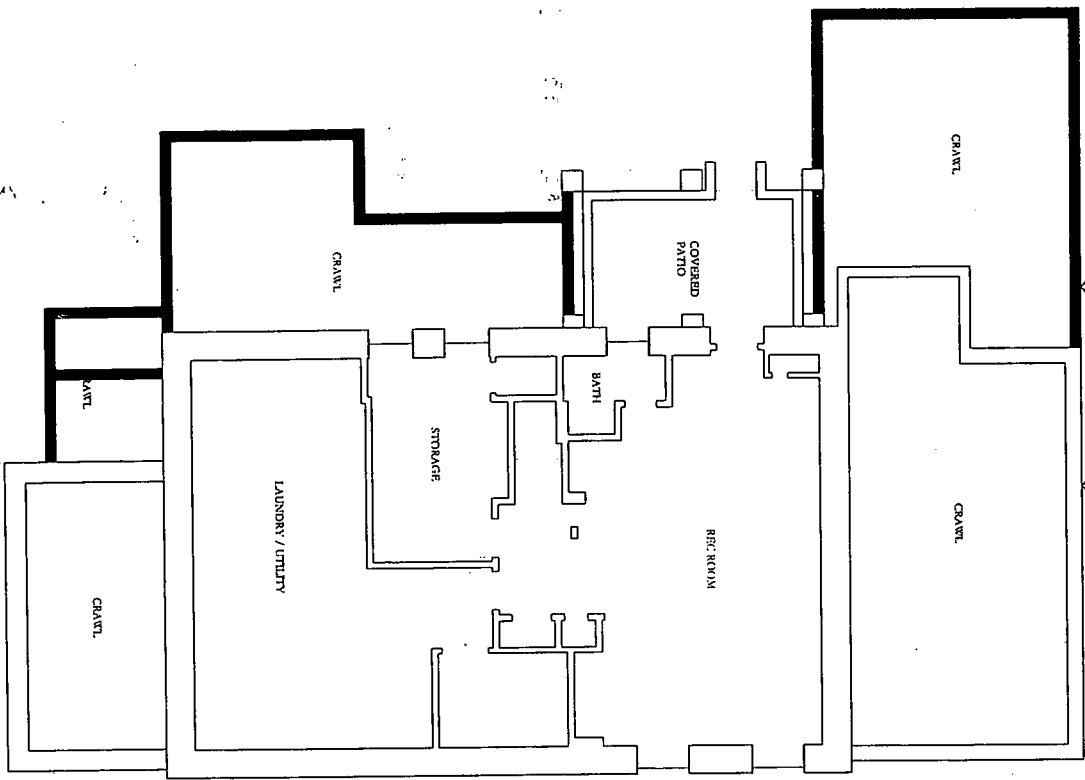
27 QUINCY STREET
CHEVY CHASE, MD 20815

KATINAS BRUCKWICK ARCHITECTURE

4931 SAINT ELMO AVENUE
BETHESDA MARYLAND 20814
TEL 301.652.8300 FAX 301.652.8306

06-140

ISSUE DATE
HISTORICAL REVIEW
23 OCT 08



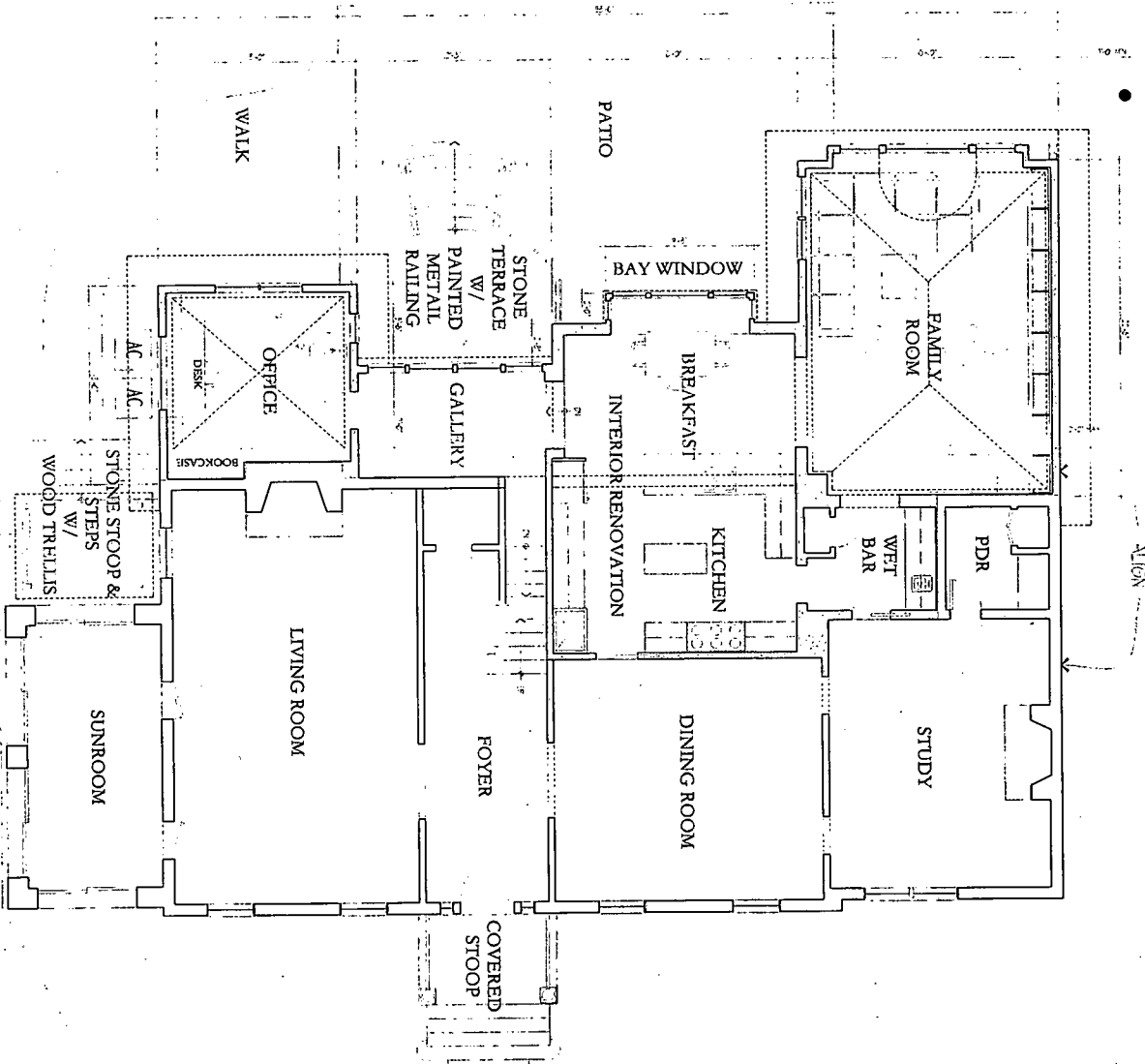
**LANDAU RESIDENCE
ADDITION**

27 QUINCY STREET
CHEVY CHASE, MD 20815

**KATINAS BRUCKWICK
ARCHITECTURE**

4931 SAINT ELMO AVENUE
BETHESDA MARYLAND 20814
TEL. 301.652.8300 FAX 301.652.8306

06-140
ISSUE DATE
HISTORICAL REVIEW
21 OCT 06



DRIVEWAY

WALK

PATIO

BAY WINDOW

OFFICE

DESK

BOOKCASE

STONE TERRACE
w/
PAINTED METAL
RAILING

GALLERY

BREAKFAST

INTERIOR RENOVATION

KITCHEN

WET BAR

PDR

FAMILY ROOM

ALIGN

LIVING ROOM

FOYER

DINING ROOM

STUDY

SUNROOM

STONE STOOP &
STEPS
w/
WOOD TRILLIS

COVERED
STOOP

**LANDAU RESIDENCE
ADDITION**

27 QUINCY STREET
CHEVY CHASE, MD 20815

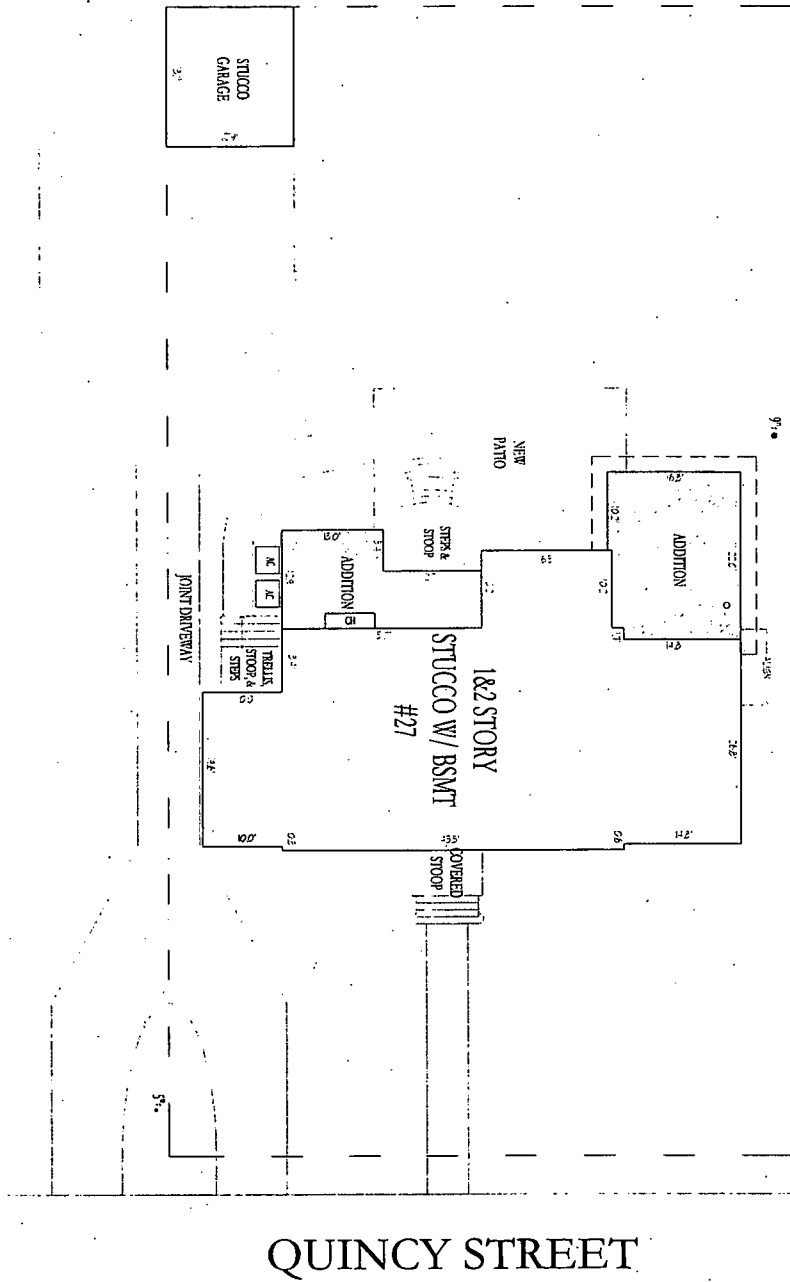
**KATINAS BRUCKWICK
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4931 SAINT ELMO AVENUE
BETHESDA MARYLAND 20814
TEL 301.652.8300 FAX 301.652.8306

06-140

ISSUE DATE
HISTORICAL REVIEW
21 OCT 86

PROPOSED SITE PLAN



1/8" = 1'-0"

**LANDAU RESIDENCE
ADDITION**

27 QUINCY STREET
CHEVY CHASE, MD 20815

**KATINAS BRUCKWICK
ARCHITECTURE**

4931 SAINT ELMO AVENUE
BETHESDA MARYLAND 20814
TEL. 301.652.8300 FAX 301.652.8306

06-140

ISSUE DATE
HISTORICAL REVIEW
27 OCT 05

LANDAU RESIDENCE ADDITION

27 QUINCY STREET
CHEVY CHASE, MD 20815

ARCHITECT:

KATINAS BRUCKWICK ARCHITECTURE
4931 SAINT ELMO AVENUE, SUITE 2
BETHESDA MARYLAND 20814
TEL 301.652.8300 FAX 301.652.8306

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE 2003 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), THE 2003 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE AND ALL OTHER APPLICABLE CODES, REGULATIONS & ORDINANCES.
2. ALL WORK SHALL BE COMPLETED BY EXPERIENCED TRADESMEN.
3. ANY INCONSISTENCIES FOUND BETWEEN THE DRAWINGS AND EXISTING CONDITIONS OR BETWEEN THE DRAWINGS THEMSELVES SHALL BE REPORTED TO THE ARCHITECT. ANY WORK DONE WITHOUT NOTIFICATION OF THE ARCHITECT WILL BE AT THE CONTRACTOR'S RISK AND EXPENSE.
4. DRAWINGS ARE TO BE READ AND NEVER SCALED.
5. PROTECT ALL JOBSITE CONDITIONS NOT SPECIFICALLY AFFECTED BY THE WORK.
6. THE CONTRACTOR SHALL MAINTAIN THE JOBSITE FREE AND CLEAR OF TRASH & DEBRIS.
7. ALL METAL FLASHING INSTALLATIONS PER SMACNA.
8. FOLLOW INDUSTRY GUIDELINES & REGULATIONS FOR SELECTION, APPLICATION AND INSTALLATION OF EACH MATERIAL.
9. ONE YEAR WARRANTY SHALL BEGIN AT SUBSTANTIAL COMPLETION.
10. FIELD VERIFY ALL DIMENSIONS BEFORE BEGINNING THE WORK.
11. THE CONTRACTORS SHALL BE REQUIRED TO MAKE PLURAL AND COMPLETE WORK WHICH IS SHOWN SINGLE OR PARTIALLY INDICATED TO AVOID NEEDLESS REPETITION FOR THE SAKE OF BREVITY AND FOR REASONS OF CLARITY.
12. CONTRACTORS SHALL FURNISH AND INSTALL ALL WORK AND MATERIALS AS MAY BE PROPER AND SUITABLE PREPARATION BASIS, SUPPORT OR FINISH FOR THE WORK WHICH IS SHOWN ON THE DRAWINGS WHETHER OR NOT THE SAME IS SPECIFICALLY MENTIONED.

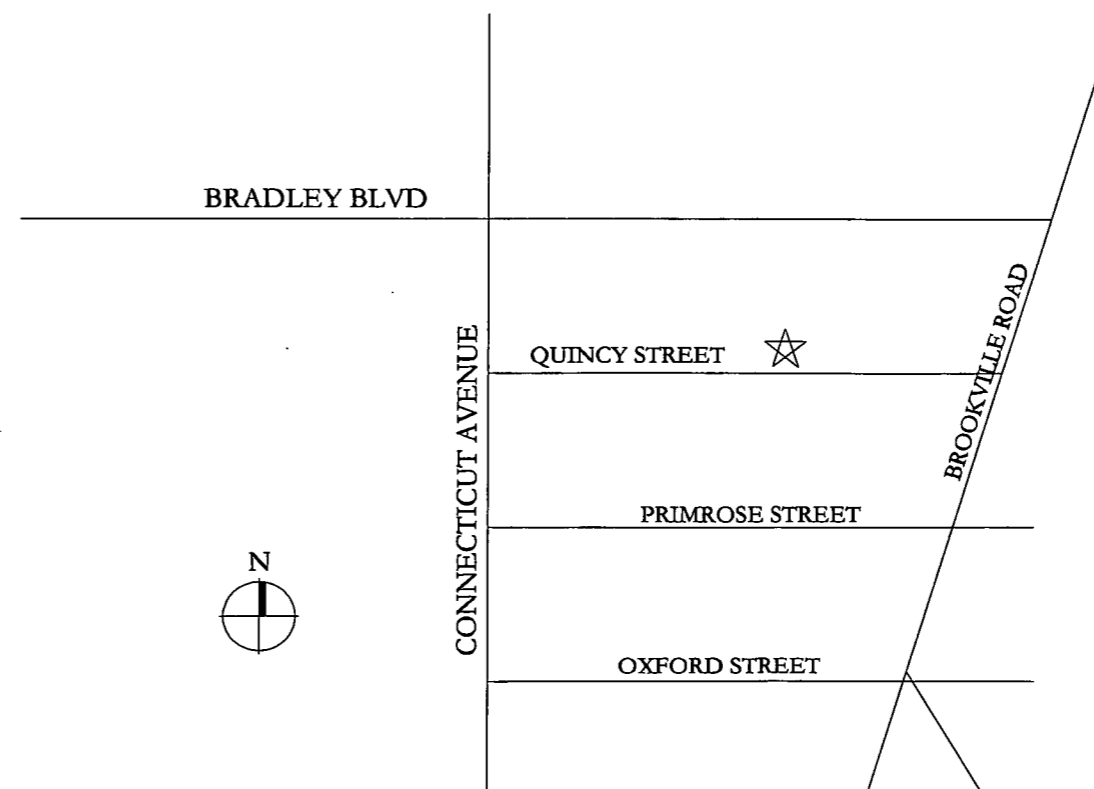
CODES

CONSTRUCTION:

IRC 2003

DRAWING INDEX

- CS COVER SHEET
- A-1 EXISTING SITE PLAN
- A-2 EXISTING PLANS & ELEVATIONS
- A-3 PROPOSED SITE PLAN
- A-4 PROPOSED FLOOR PLAN
- A-5 PROPOSED ROOF & FOUNDATION PLANS
- A-6 PROPOSED ELEVATIONS
- A-7 PROPOSED ELEVATIONS



KATINAS BRUCKWICK
ARCHITECTURE

4931 SAINT ELMO AVENUE
BETHESDA MARYLAND 20814
TEL 301.652.8300 FAX 301.652.8306

LANDAU RESIDENCE
ADDITION

27 QUINCY STREET
CHEVY CHASE, MD 20815

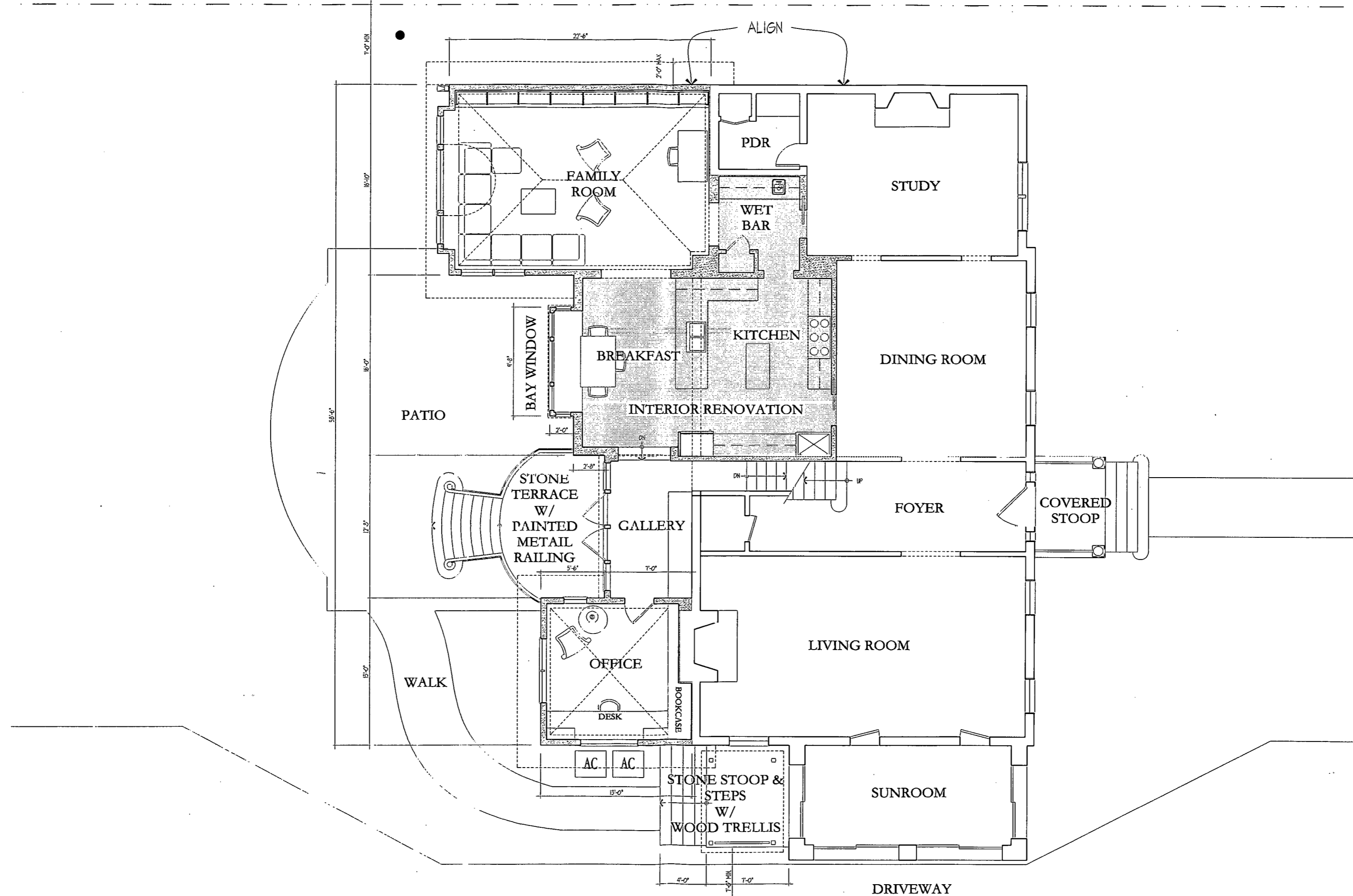
06-140

ISSUE DATE
HISTORICAL REVIEW
23 OCT 06

COVER

CS

SHEET



PROPOSED 1ST FLOOR 2704 S.F.

1/4" = 1'-0"

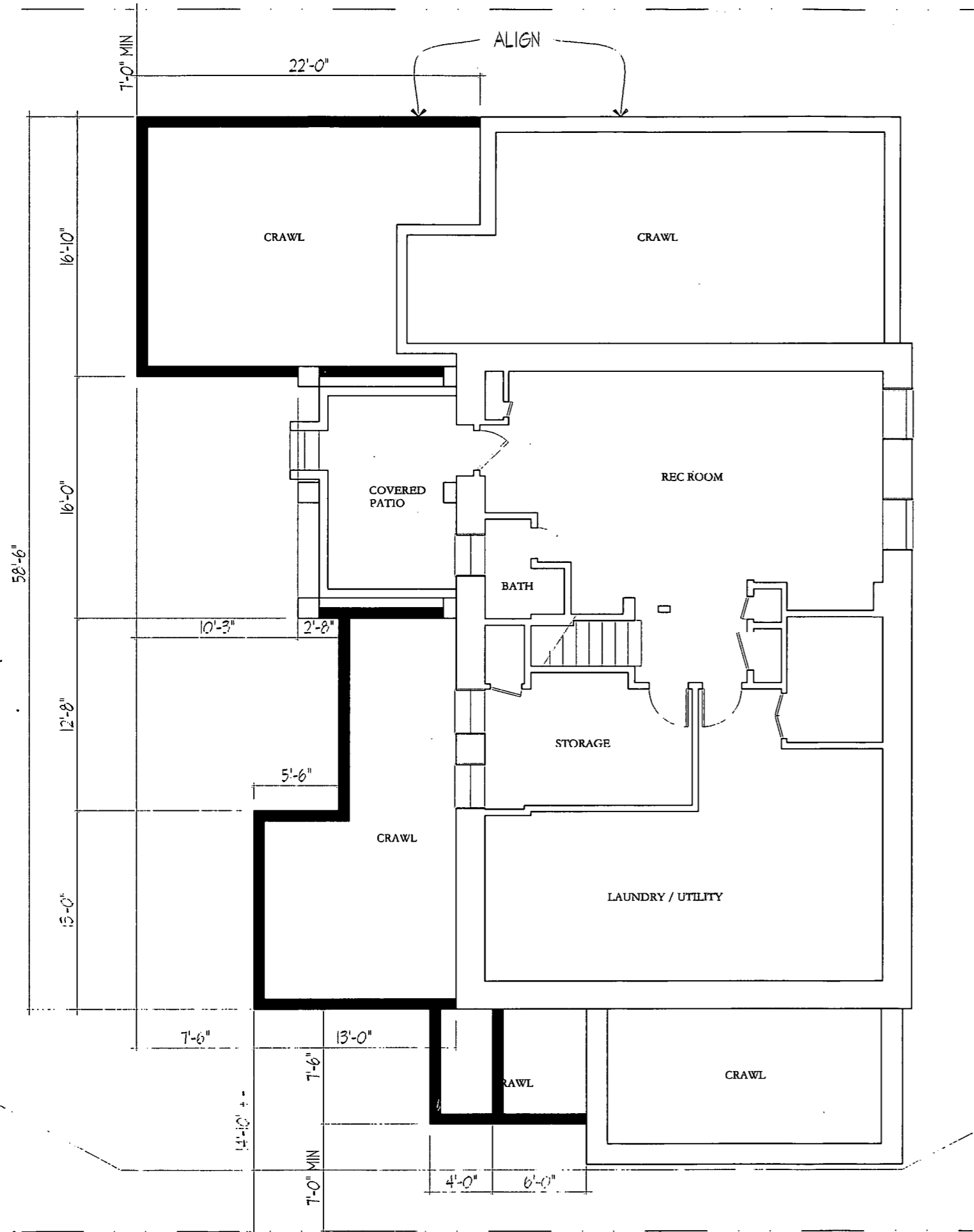
**KATINAS BRUCKWICK
ARCHITECTURE**
4931 SAINT ELMO AVENUE
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**LANDAU RESIDENCE
ADDITION**
27 QUINCY STREET
CHEVY CHASE, MD 20815

06-140

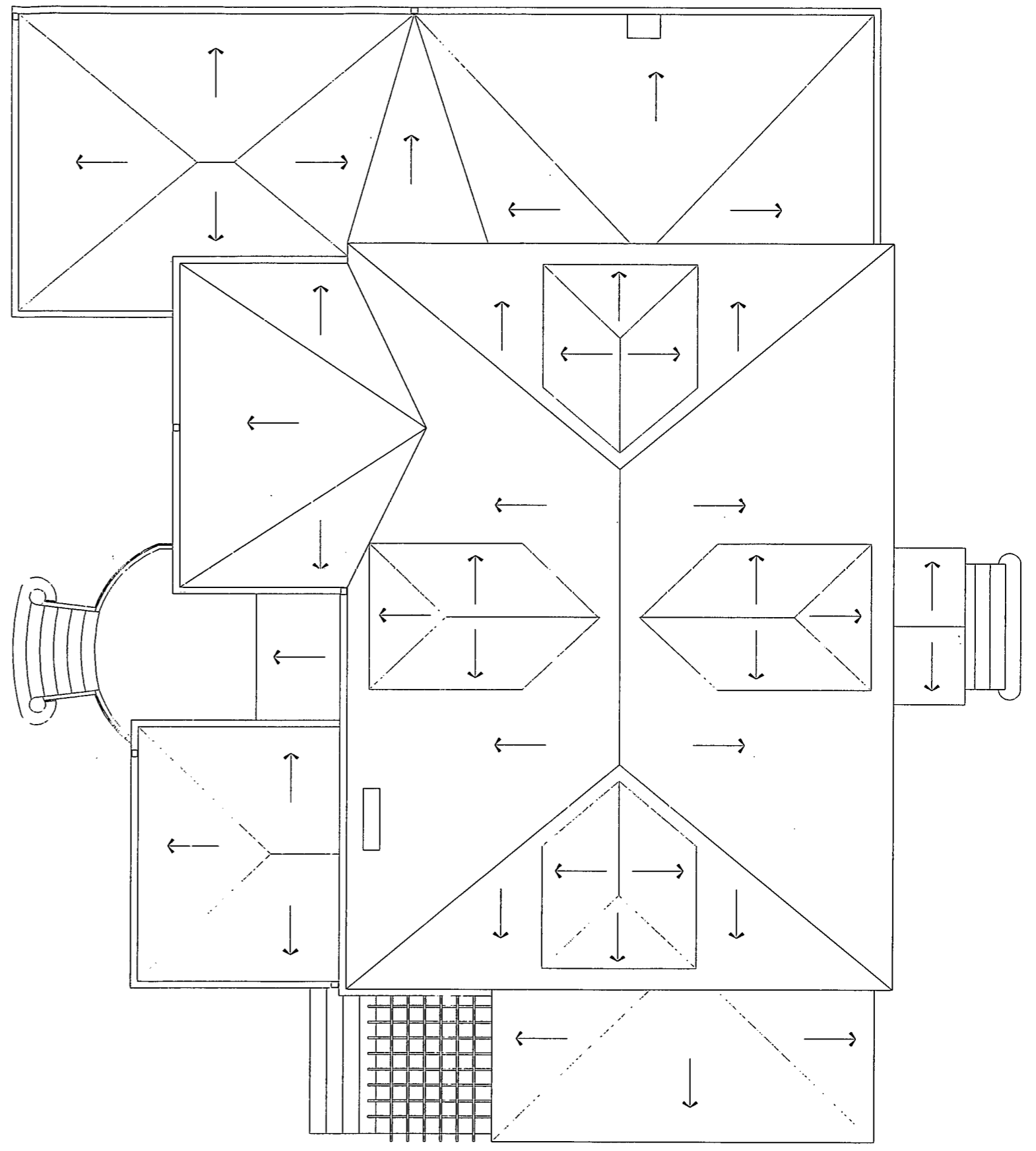
ISSUE DATE
HISTORICAL REVIEW
23 OCT 06

PROPOSED
A-4
PLANS



PROPOSED FOUNDATION PLAN

2
1/4" = 1'-0"



PROPOSED ROOF PLAN

1
1/4" = 1'-0"

**KATINAS BRUCKWICK
ARCHITECTURE**

4931 SAINT ELMO AVENUE
BETHESDA MARYLAND 20814
TEL. 301.652.8300 FAX 301.652.8306

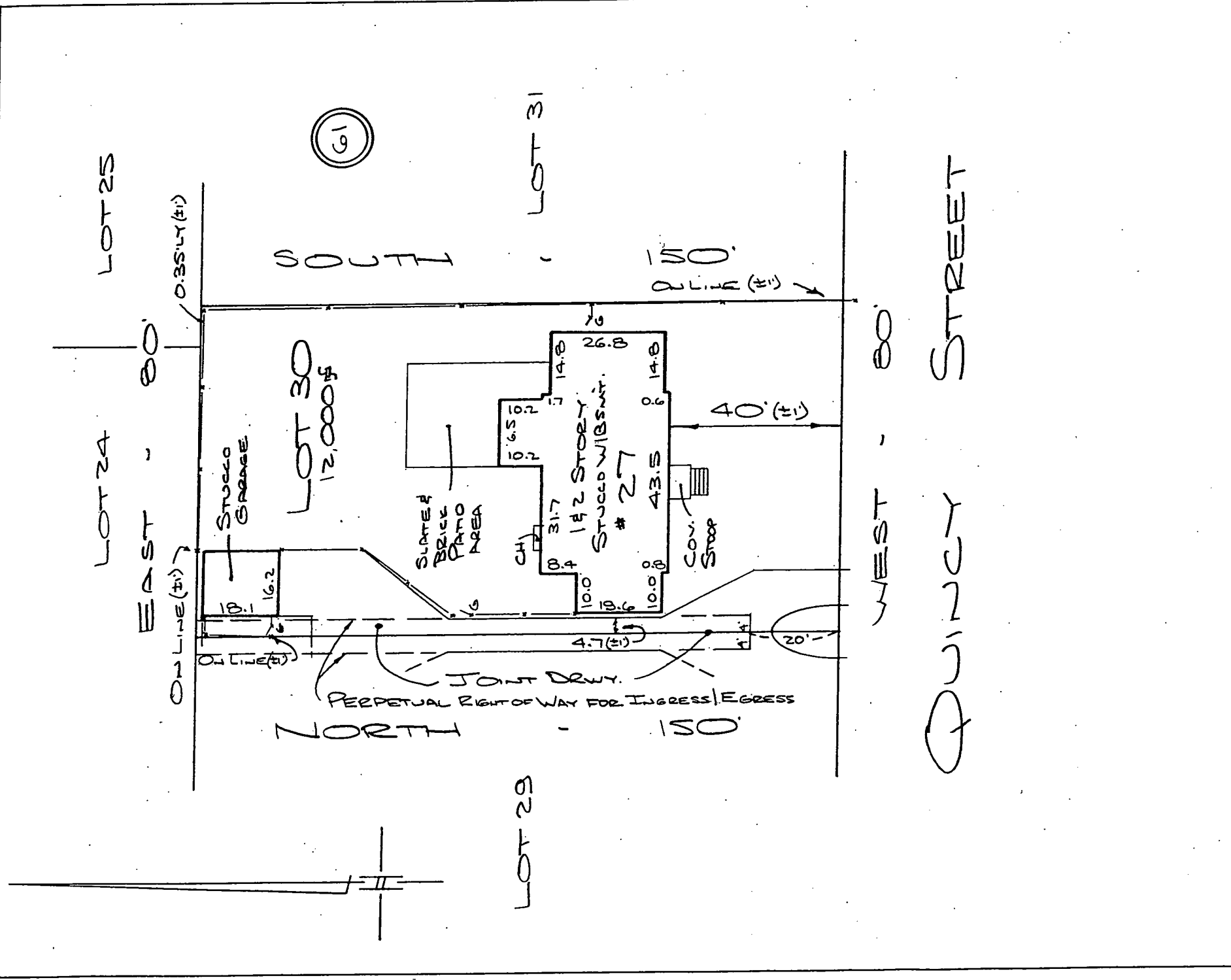
**LANDAU RESIDENCE
ADDITION**

27 QUINCY STREET
CHEVY CHASE, MD 20815

06-140

ISSUE DATE
HISTORICAL REVIEW
23 OCT 06

PROPOSED
A-5
ROOF PLAN



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

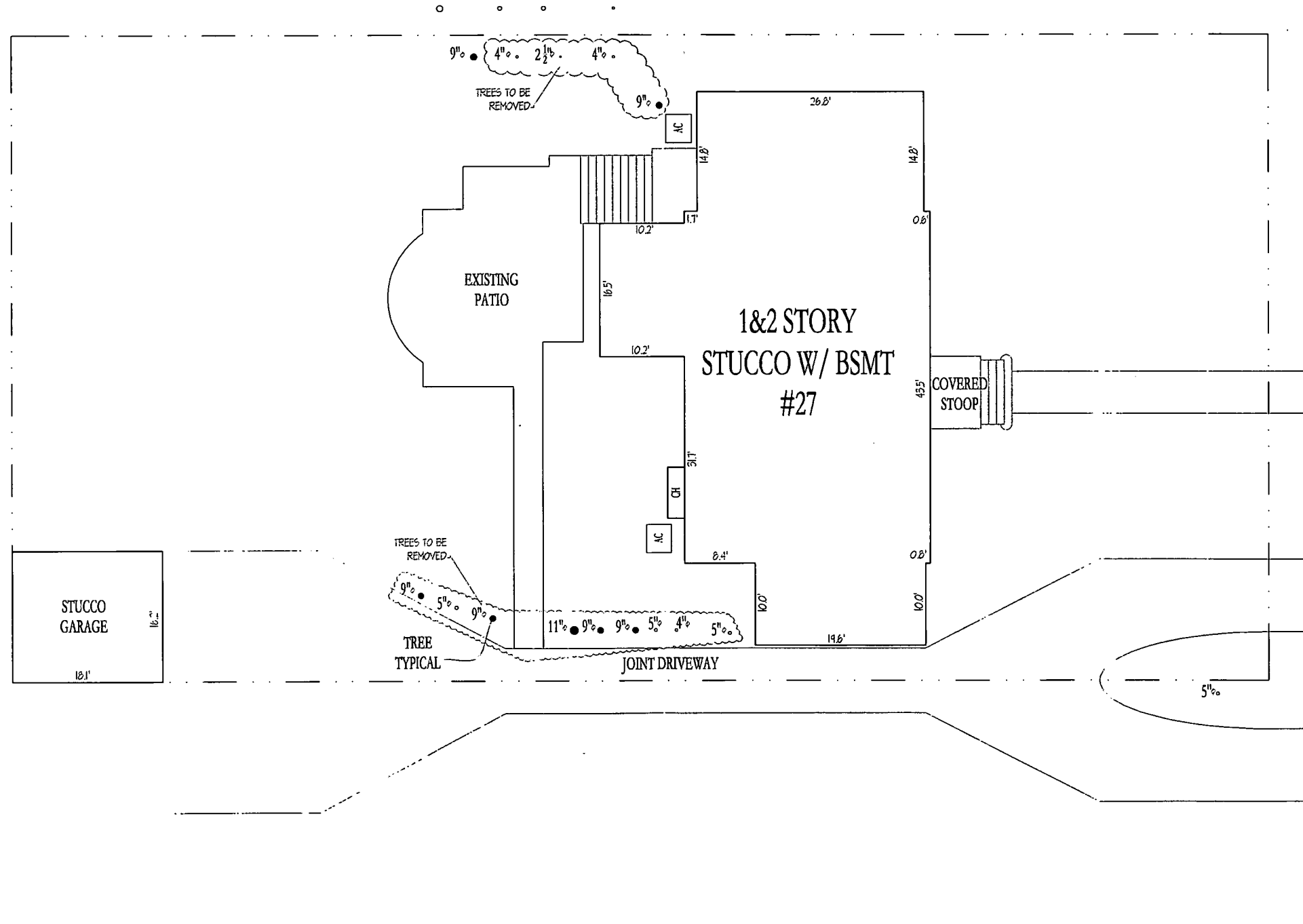
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 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

Recorded in Plat Book 3 Plat 2.11 Scale 1" = 30'
 CASE: 2623-03 FILE: 74443
 DATE: SEPTEMBER 15, 2003

LOCATION DRAWING
 LOT 30 BLOCK 61
 SECTION 2
 CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

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
 Edward L. Lopez, JUNE 22, 2003
 Maryland Property Line Surveyor NB 522



EXISTING SITE PLAN

1/8" = 1'-0"

QUINCY STREET

**KATINAS BRUCKWICK
ARCHITECTURE**

4931 SAINT ELMO AVENUE
BETHESDA MARYLAND 20814
TEL 301.652.8300 FAX 301.652.8306

**LANDAU RESIDENCE
ADDITION**

27 QUINCY STREET
CHEVY CHASE, MD 20815

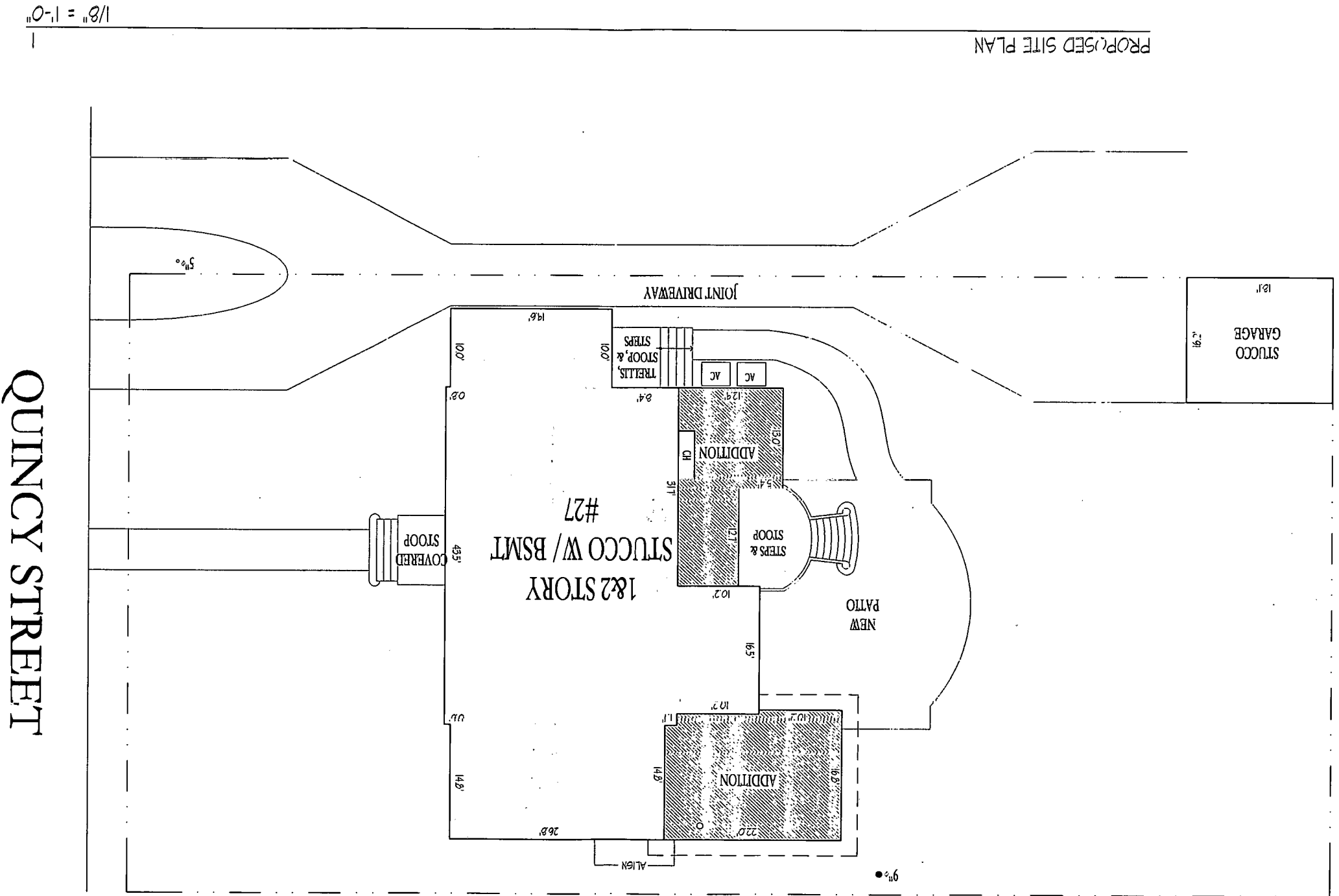
06-140

ISSUE DATE
HISTORICAL REVIEW
23 OCT 06

EXISTING

A-1

SITE PLAN



SITE PLAN
A-3
 PROPOSED

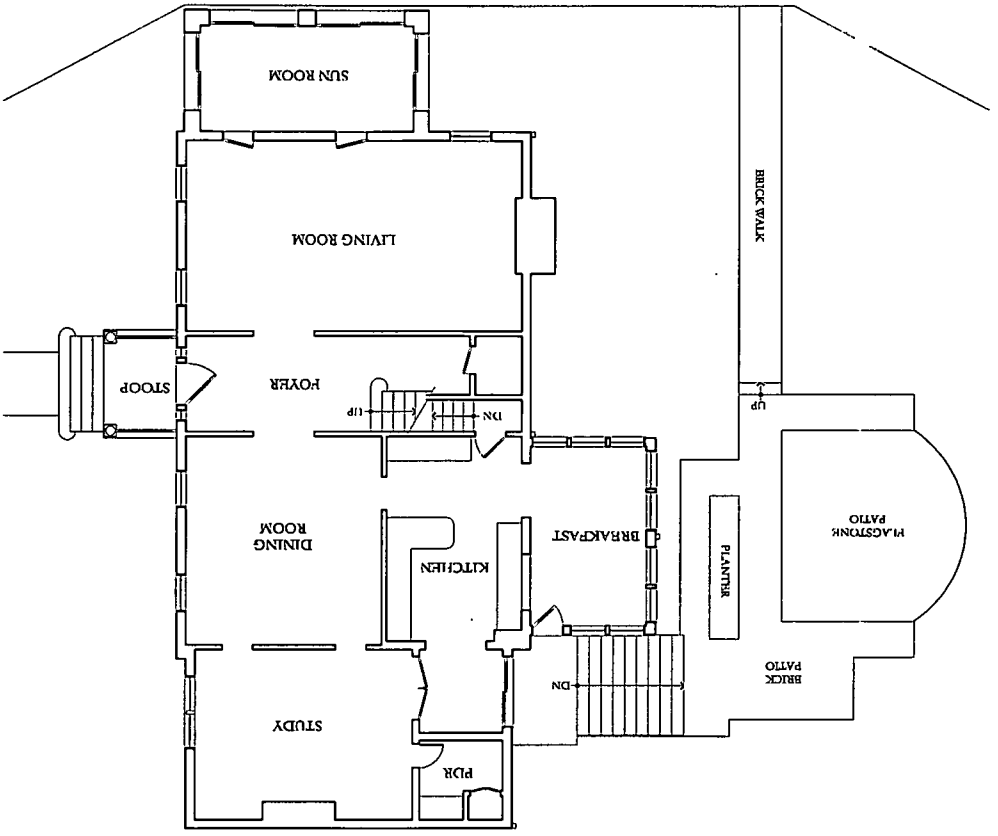
ISSUE DATE
 HISTORICAL REVIEW
 23 OCT 06

06-140

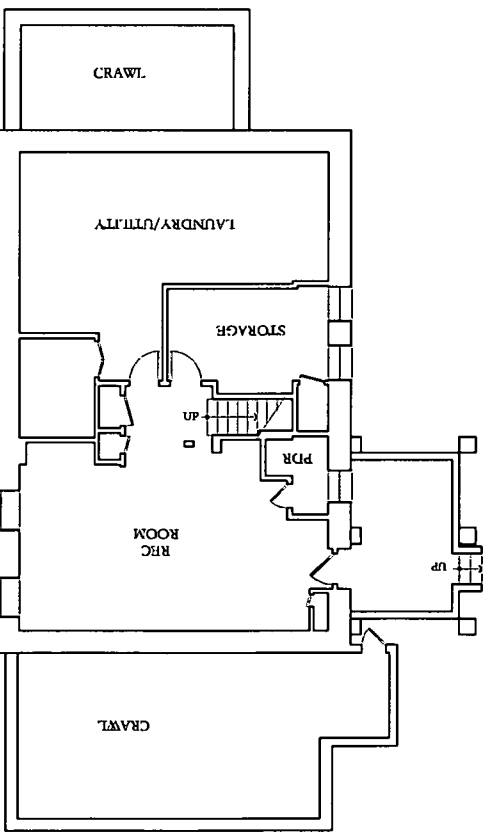
LANDAU RESIDENCE
 ADDITION
 27 QUINCY STREET
 CHEVY CHASE, MD 20815

KATINAS BRUCKWICK
 ARCHITECTURE
 4931 SAINT ELMO AVENUE
 BETHESDA MARYLAND 20814
 TEL 301.652.8300 FAX 301.652.8306

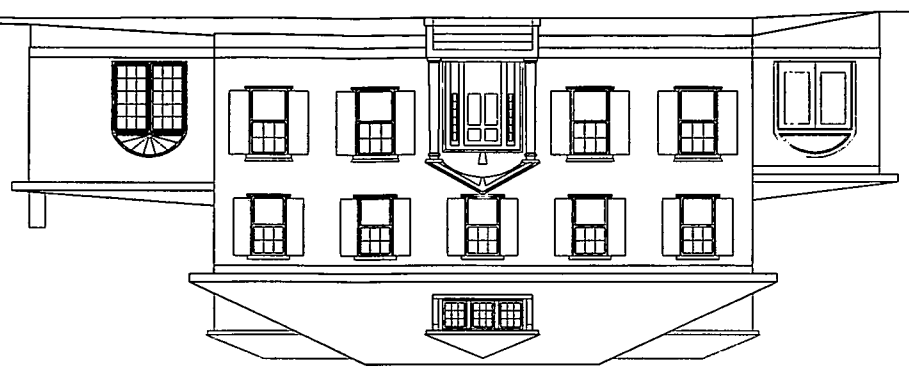
EXISTING 1ST FLOOR PLANS 2040 S.F. 1/8" = 1'-0"



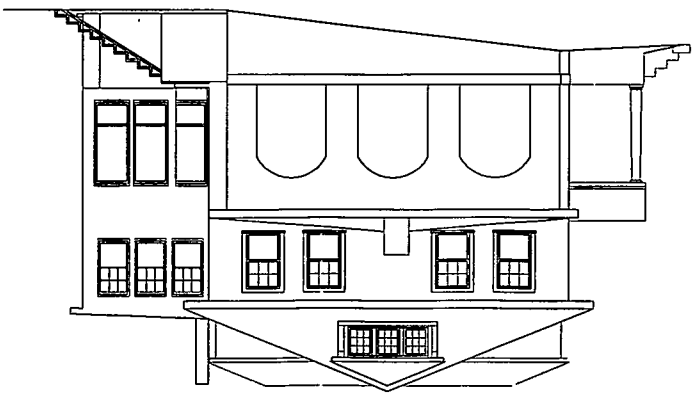
EXISTING BASEMENT FLOOR PLANS 1/8" = 1'-0"



EXISTING FRONT ELEVATION 1/8" = 1'-0"



EXISTING RIGHT ELEVATION 1/8" = 1'-0"



EXISTING LEFT ELEVATION 1/8" = 1'-0"



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





LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

KATINAS BRUNO ARCHITECTS

4931 SAVA
BETHESDA
TEL 301

LANDAU RESIDENCE
ADDITION
27 QUINCY STREET
CHEVY CHASE, MD 20815

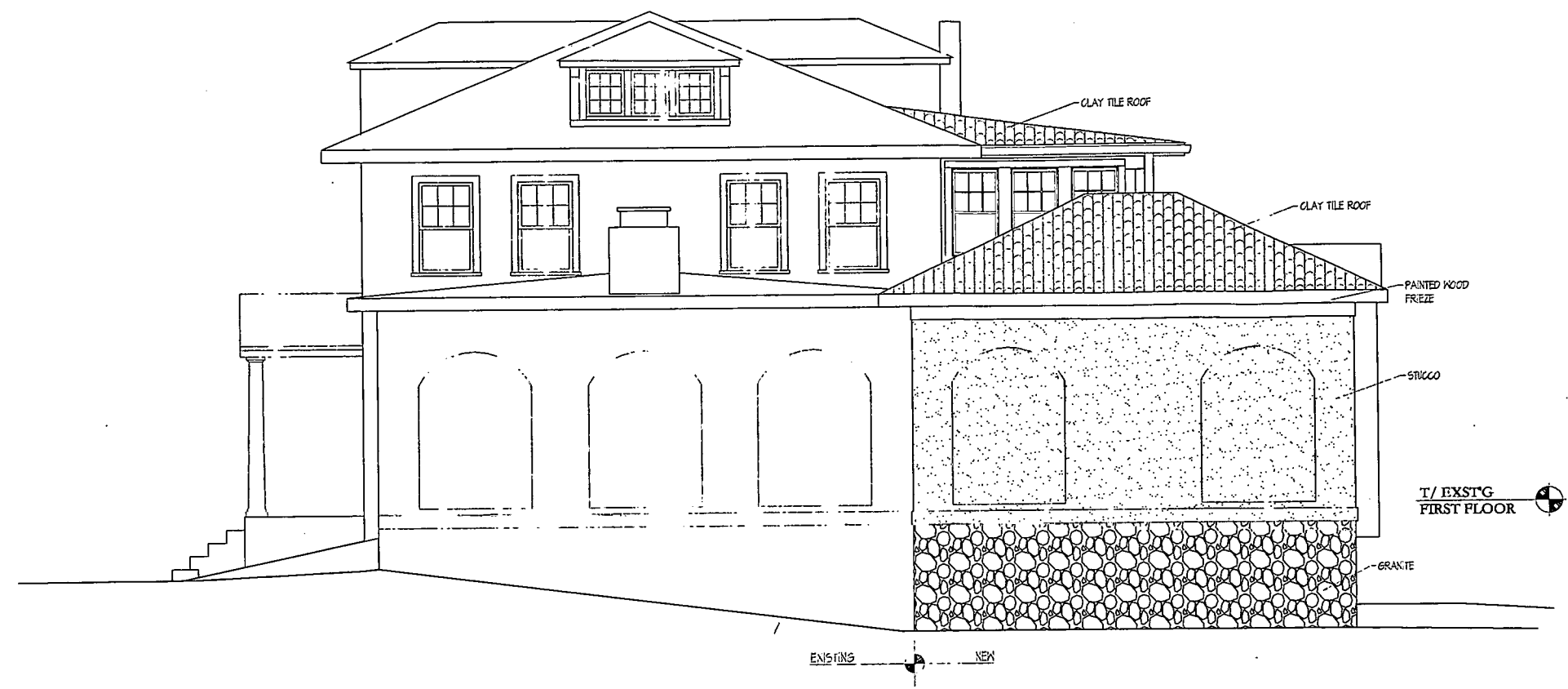
06-140

ISSUE DATE
HISTORICAL REVIEW
23 OCT 06

PROPOSED

A-7

ELEVATIONS



RIGHT ELEVATION

$\frac{1}{4}'' = 1'-0''$



FRONT ELEVATION

$\frac{1}{4}'' = 1'-0''$

**KATINAS BRUCKWICK
ARCHITECTURE**

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**LANDAU RESIDENCE
ADDITION**

27 QUINCY STREET
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06-140

ISSUE DATE
HISTORICAL REVIEW
23 OCT 06

PROPOSED

A-6

ELEVATIONS