

35/13-06KK 27 QUINCY ST  
Chevy Chase Village Historic District

AF stamped  
plans 11-5-07

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 27 Quincy Street, Chevy Chase      **Meeting Date:** 12/20/06  
**Resource:** Contributing Resource      **Report Date:** 12/13/06  
                  **Chevy Chase Village Historic District**  
**Review:** ~~Preliminary Consultation~~ <sup>HAWP</sup>      **Public Notice:** 12/06/06  
**Applicant:** Mr. and Mrs. Christopher Landau      **Tax Credit:** None  
                  (John Katinas, Architect)      **Staff:** Michele Oaks  
**Case Number:** 35/13-06KK

**Proposal:** Major additions to a contributing resource

**Recommendation:** Approve with condition

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**STAFF RECOMMENDATION** : Staff recommends that the Commission approve this HAWP with the condition that:

The tree removal and protection plan will be approved by the Village arborist prior to the permit drawings being submitted to HPC staff for stamping. This plan will be implemented prior to any work beginning on the property.

**BACKGROUND**

This proposal was reviewed as a Preliminary Consultation at the Commission's November 15, 2006 public hearing. The Commission was supportive of the proposed program with the recommendation that the architect study the junction points of the new, rear one-story additions, which will protrude from the existing one-story, non-contributing addition on the right side of the house, and the left/rear façade of the house. The HPC specified in the hearing a differentiation between the existing, and the proposed massings was an important detail to be added to the program.

The applicants and their architect are returning with a HAWP application, which addresses the Commission's requests.

**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 // ).

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**

Responding to the Commission's concerns regarding differentiation between the addition and the existing non-contributing one-story massing on the right elevation and the existing house and the new rear addition on the left elevation, the applicant and their architect have revised their plans as follows:

East (right) elevation

- A 8" x 2" slot will be installed to differentiate the existing, non-contributing addition from the proposed one-story addition, which will house the new family room.
- The depth of the eave overhang will vary where the two eaves join.

- The existing and proposed foundations will be of different material. The existing is a block foundation and the proposed will be granite.

West (left) elevation

- A one-foot (1') offset will be installed between the existing house and the proposed one-story rear addition, which will house the new office.

All of the proposed changes to historic fabric are located at the rear of the subject house or the changes are on existing non-contributing additions, which do not 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 circles 11 + 12). Staff is recommending that the tree removal and protection plan will be approved by the Village arborist prior to the permit drawings being submitted to staff for stamping. This plan will be implemented prior to any work beginning on the property.

**STAFF RECOMMENDATION:**

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

and with the *Chevy Chase Village Guidelines*, adopted in 1997;

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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JOHN KATINAS, AIA  
Daytime Phone No.: 301-652-8300

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: CAROLINE + CHRISTOPHER LANDAU Phone No.: 301.  
Address: 27 QUINCY STREET CHEVY CHASE MD 20815  
Street Number City State Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: JOHN KATINAS, AIA Daytime Phone No.: 301-652-8300  
KATINAS BRICKWICK ARCHITECTURE

**LOCATION OF BUILDING/PREMISE**

House Number: 27 Street: QUINCY STREET  
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD  
Lot: 30 Block: 61 Subdivision: SECTION 2 CHEVY CHASE  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 400,000.00

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 of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 439752 Date Filed: 11/27/06 Date Issued: \_\_\_\_\_

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**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:

SEE ATTACHED

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

SEE ATTACHED

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

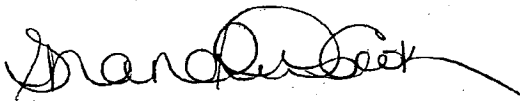
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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 28<sup>th</sup> day of September, 2006.



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

## KATINAS BRUCKWICK ARCHITECTURE

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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

## KATINAS BRUCKWICK ARCHITECTURE

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

Date: 4 December, 2006

TO: Michelle Oaks  
Historic Preservation Commission  
1109 Spring Street  
Silver Spring, MD 20910

RE: Landau Residence Addition  
27 Quincy Street  
Chevy Chase, MD 20815

Michelle,

We have revised the plans for differentiation between the addition and the existing house after further review of the drawings with the owners. To describe the clouded changes on the drawings, on the east side there will be an 8"x 2" slot which will set apart the faces of new and existing wall, the depth of the eave overhang varies where the two come together, and the material will change from an existing block foundation to the new granite foundation wall on the basement level. The west side of the addition now will sit 1'-0" away from the face of the existing house in order to set them apart further.

Our intention is for this to be the final submittal to be reviewed by the Historic Preservation Commission. We would be happy to provide a smaller drawing set if this presentation set is too large. Please let us know if there is more we can do for this revision to be accepted.

Regards,

Alexandra Kolakowski, Intern Architect

Tree #1  
Tree #2  
Tree #3

### Tree Inspection Request

Address 27 QUINCY STREET

Date 9/11/06

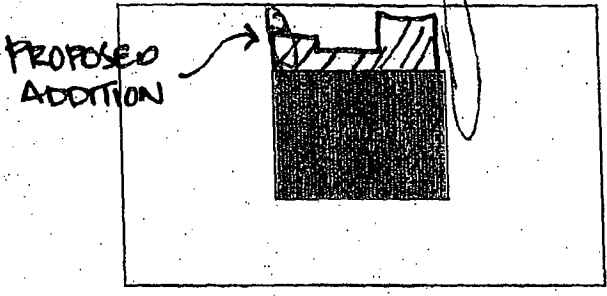
Resident's Name CHRIS + CAROLINE LANDAU

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

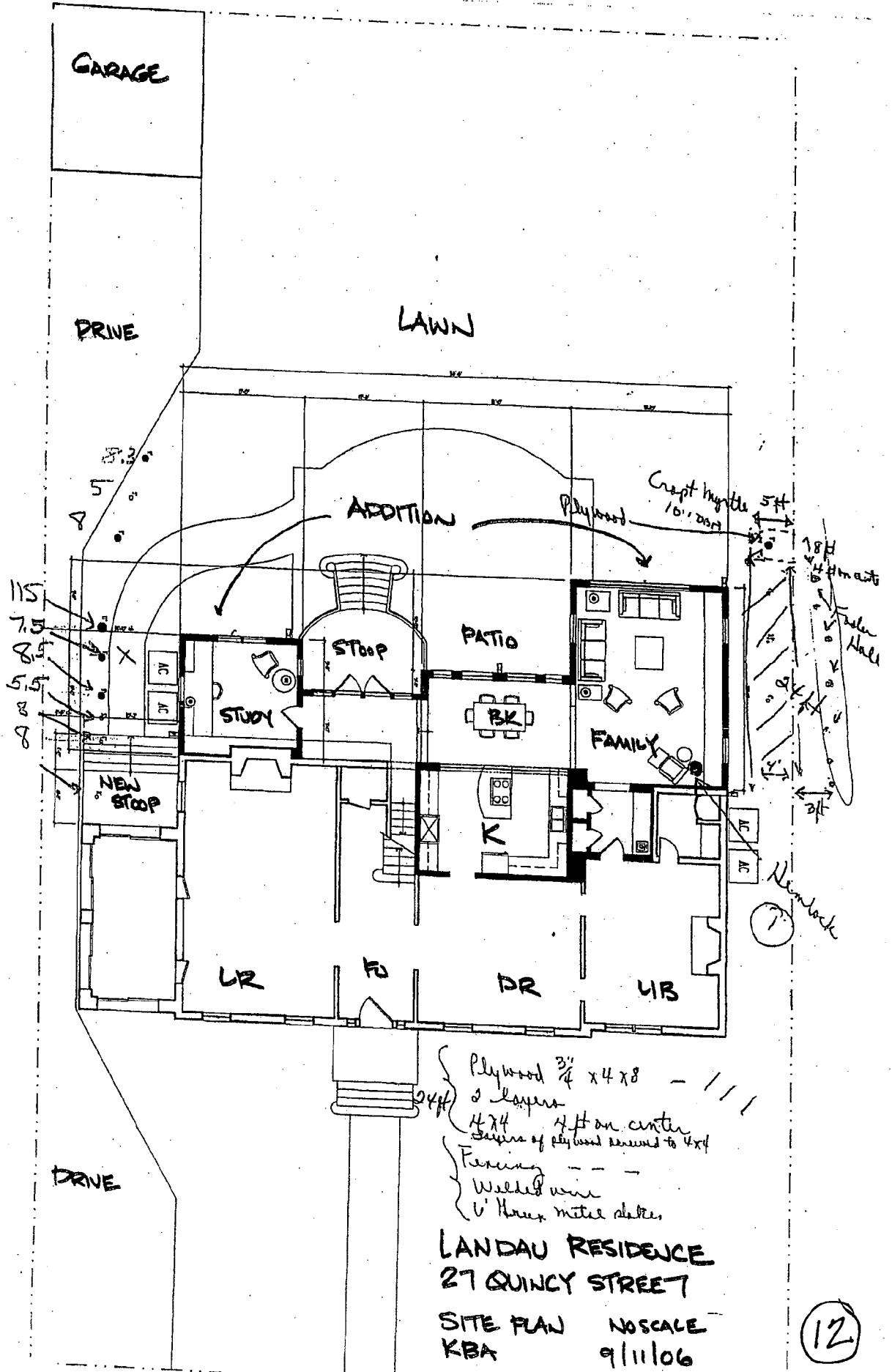
Tree #2: Type and Diameter 6 Hemlocks 11.5, 7.5, 8.5, 5.5, 8.0, 8.0 DBH  
 Assessment: declining

Tree #3: Type and Diameter Fraxinus Holly  
 Assessment: Neighbor tree

	If removal requested. --		Permit Required?	
	Approved	Denied	Y	N
Tree #1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree #3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Signature [Handwritten Signature]

Date 9-19-06



# LANDAU RESIDENCE ADDITION

27 QUINCY STREET  
CHEVY CHASE, MD 20815

## ARCHITECT:

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

## GENERAL NOTES:

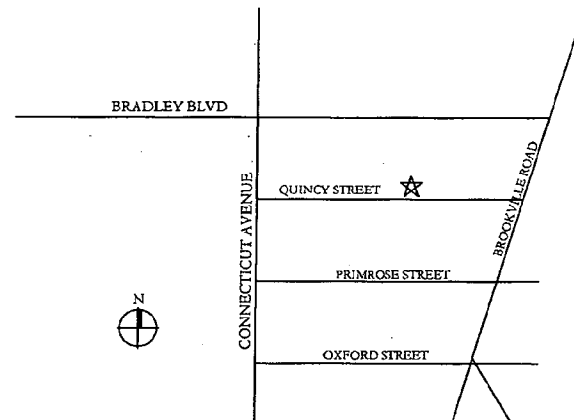
1. ALL WORK SHALL COMPLY WITH THE 2003 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), THE 2003 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE AND ALL OTHER APPLICABLE CODES, REGULATIONS & ORDINANCES.
2. ALL WORK SHALL BE COMPLETED BY EXPERIENCED TRADESMEN.
3. ANY INCONSISTENCIES FOUND BETWEEN 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 PLANS & ELEVATIONS
- A-2 PROPOSED SITE PLAN
- A-3 PROPOSED FIRST FLOOR PLAN
- A-4 PROPOSED ROOF & BASEMENT PLANS
- A-5 PROPOSED ELEVATIONS
- A-6 PROPOSED ELEVATIONS



KATINAS BRUCKWICK  
ARCHITECTURE

4520 EAST-WEST HIGHWAY SUITE 430  
BETHESDA, MARYLAND  
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

HISTORICAL REVIEW  
4 DEC 06

COVER

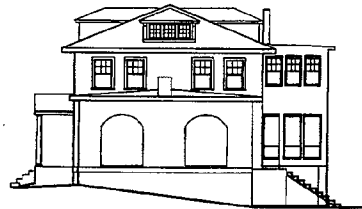
**CS**

SHEET

123



EXISTING REAR ELEVATION 6  
 $1/8" = 1'-0"$



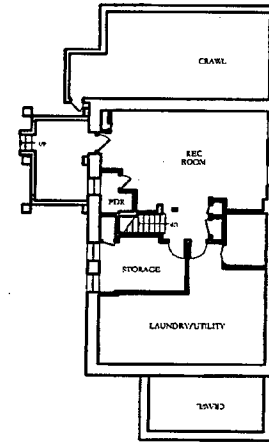
EXISTING RIGHT ELEVATION 4  
 $1/8" = 1'-0"$



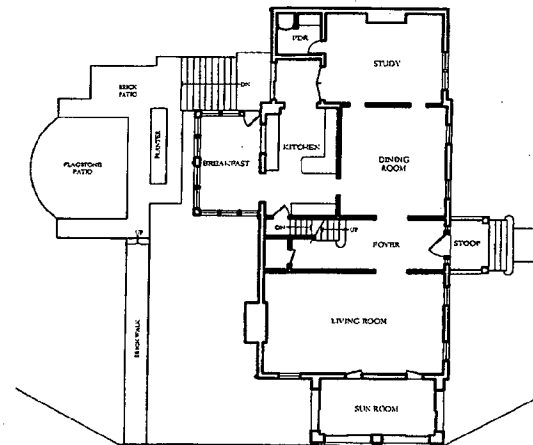
EXISTING LEFT ELEVATION 5  
 $1/8" = 1'-0"$



EXISTING FRONT ELEVATION 3  
 $1/8" = 1'-0"$



EXISTING BASEMENT FLOOR PLANS 2  
 $1/8" = 1'-0"$



EXISTING 1ST FLOOR PLANS 2040 SF. 1  
 $1/8" = 1'-0"$

**KATINAS BRUCKWICK  
 ARCHITECTURE**  
 4520 EAST WREST LICKWAY, SUITE 310  
 BETHESDA, MARYLAND 20814  
 TEL: 301.657.8300 FAX: 301.657.8306

**LANDAU RESIDENCE  
 ADDITION**  
 27 QUINCY STREET  
 CHEVY CHASE, MD 20815

06-140

ISSUE DATE  
 HISTORICAL REVIEW  
 23 OCT 06

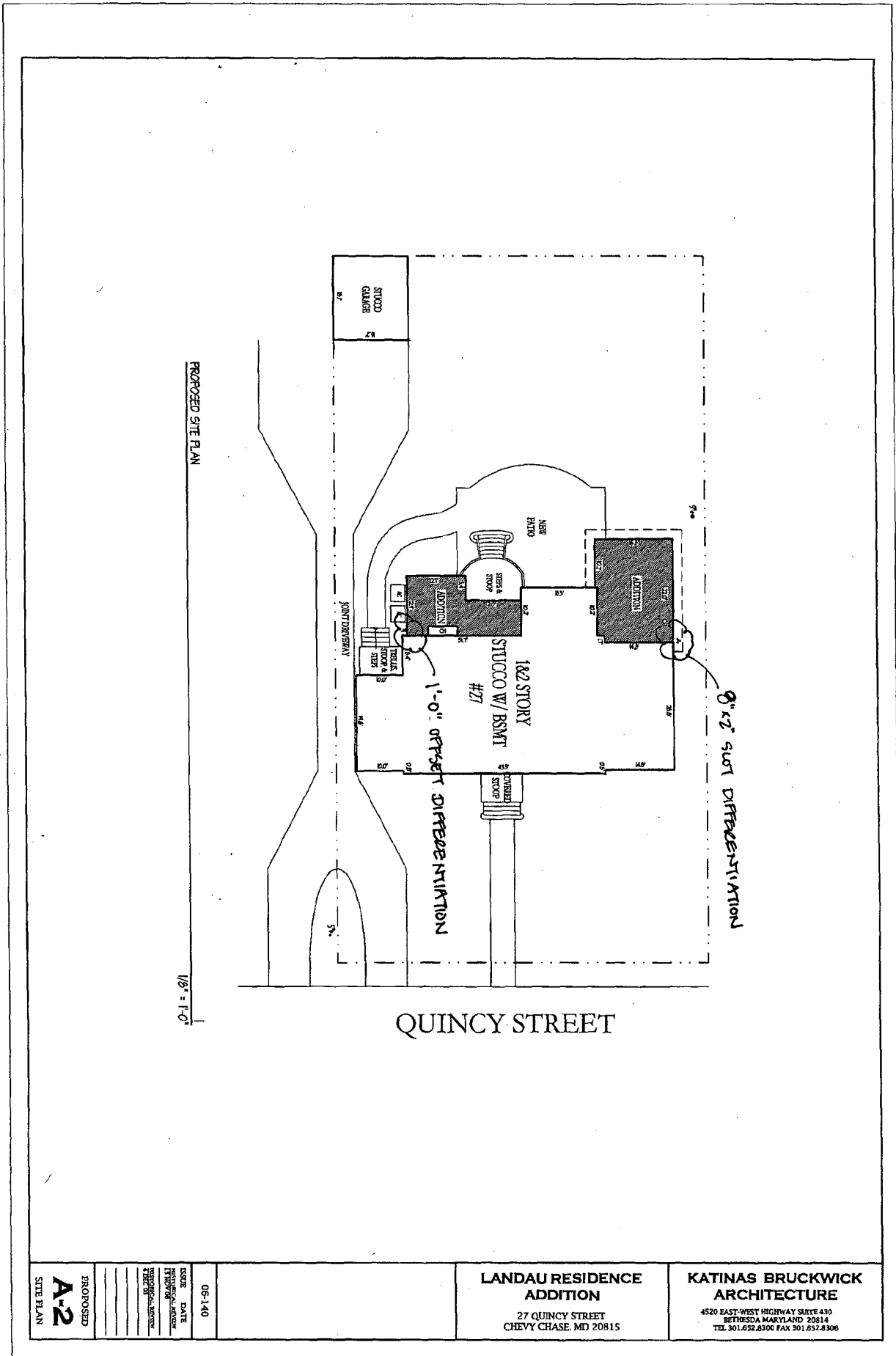
HISTORICAL REVIEW  
 4 DEC 06

EXISTING  
**A-1**  
 PLANS  
 ELEVATIONS

174



15

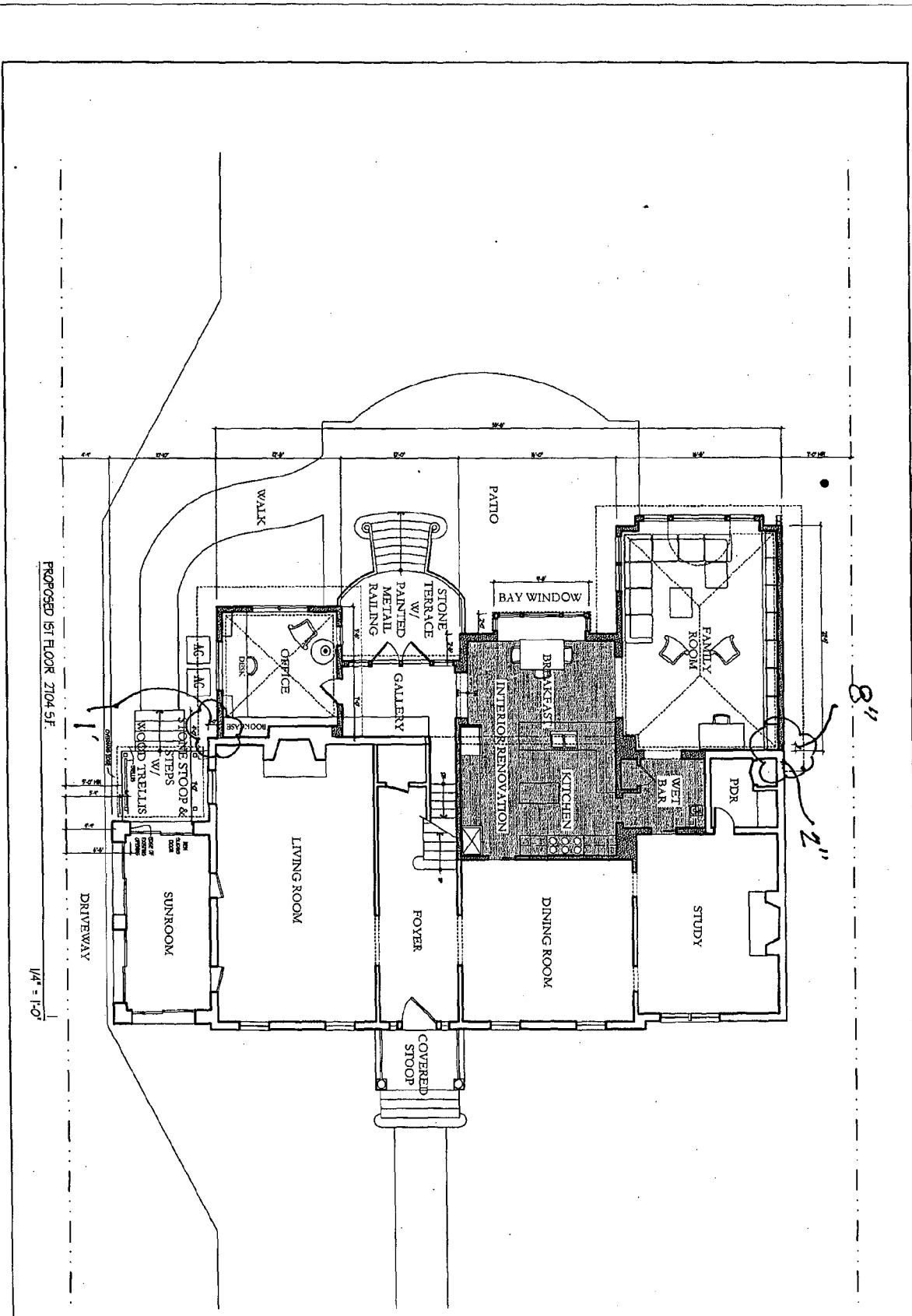


SCALE DATE  
 06-14-0  
 PROPOSED  
 A-2  
 SITE PLAN

LANDAU RESIDENCE  
 ADDITION  
 27 QUINCY STREET  
 CHEVY CHASE, MD 20815

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

101



PROPOSED 1ST FLOOR 2104 SF.

1/4" = 1'-0"

PROPOSED  
**A-3**  
PLANS

06-140

ISSUE DATE  
06-14-06

DATE  
06-14-06

PROJECT  
LANDAU RESIDENCE

ARCHITECT  
KATINAS BRUCKWICK ARCHITECTURE

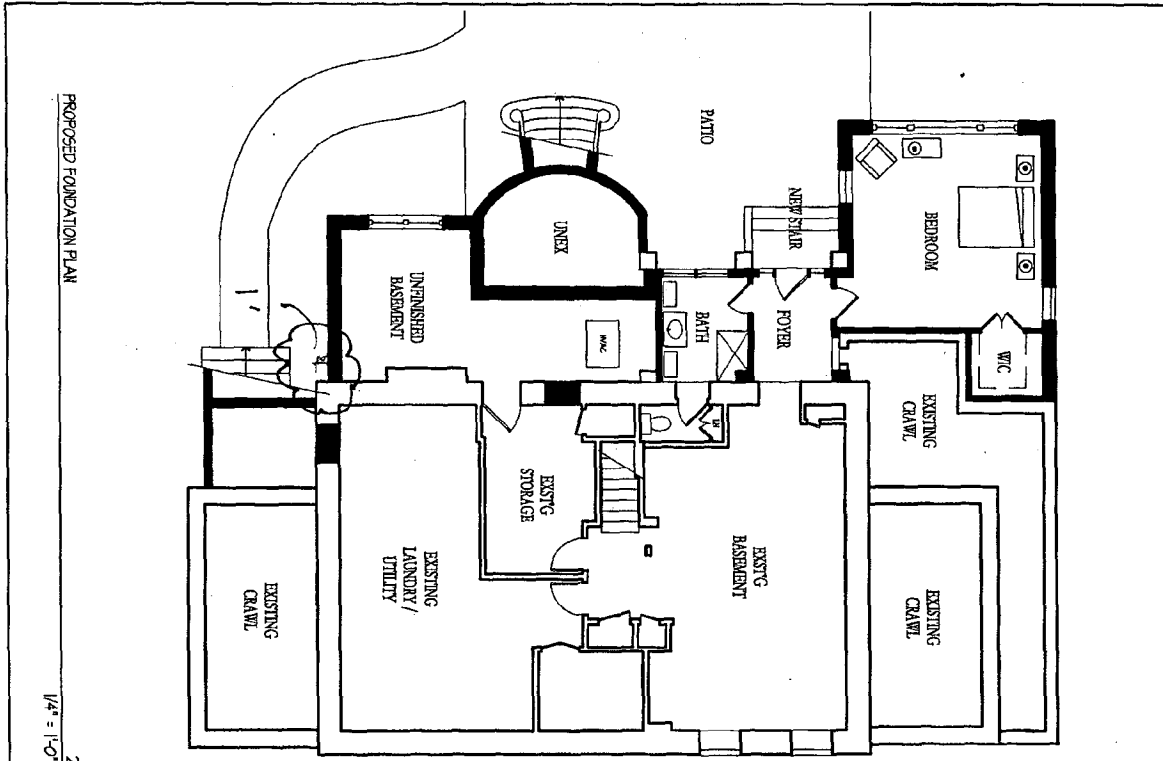
**LANDAU RESIDENCE  
ADDITION**

27 QUINCY STREET  
CHEVY CHASE, MD 20815

**KATINAS BRUCKWICK  
ARCHITECTURE**

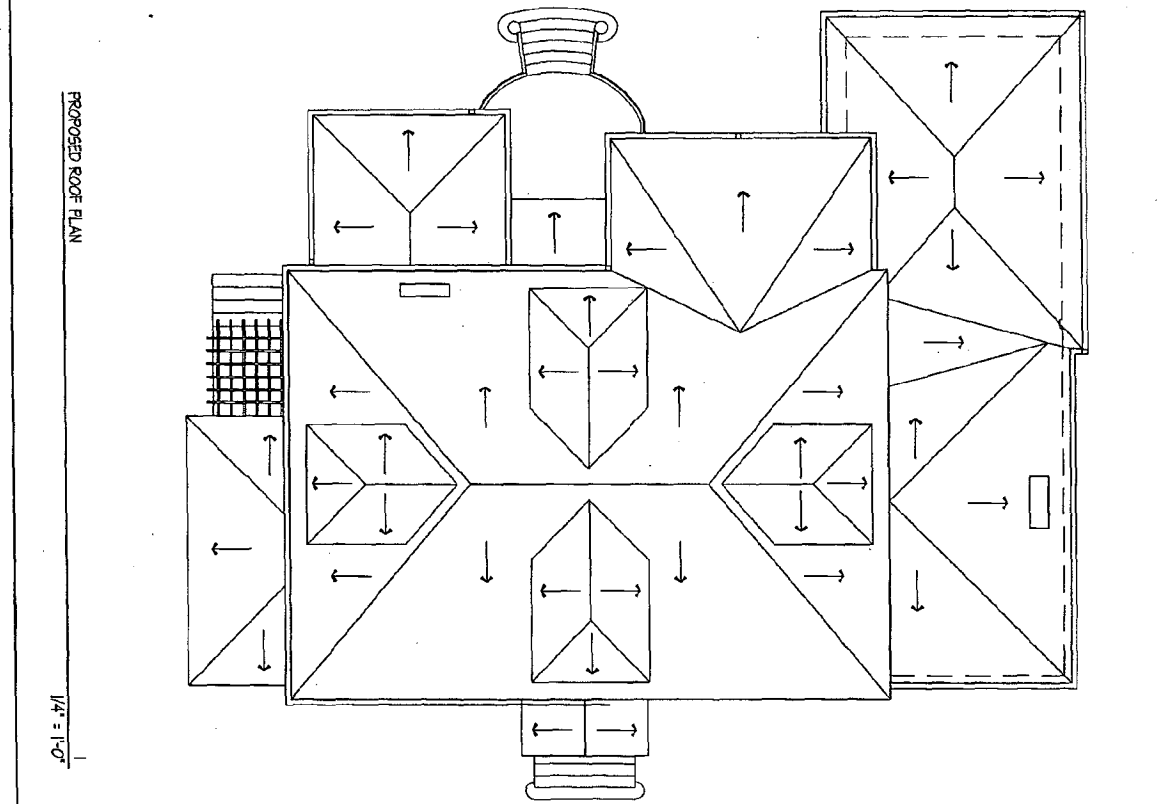
4520 EAST-WEST HIGHWAY SUITE 430  
BETHESDA MARYLAND 20814  
TEL 301.632.8300 FAX 301.632.8308

171



PROPOSED FOUNDATION PLAN

1/4" = 1'-0"



PROPOSED ROOF PLAN

1/4" = 1'-0"

ISSUE DATE	06-14-00
ISSUE BY	ARCHITECT
REVISIONS	
DATE	
BY	
REASON	

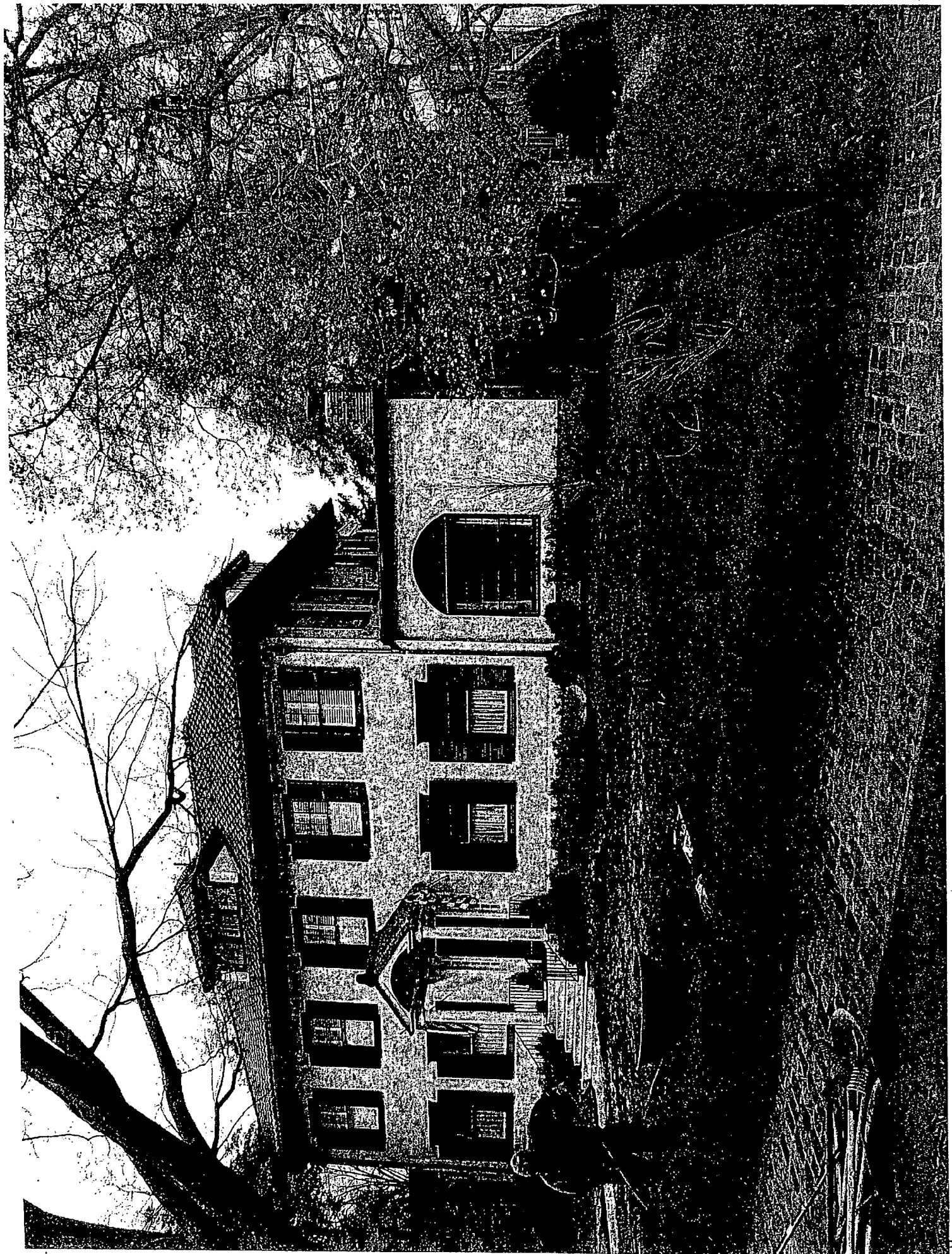
PROPOSED  
**A-4**  
ROOF PLAN

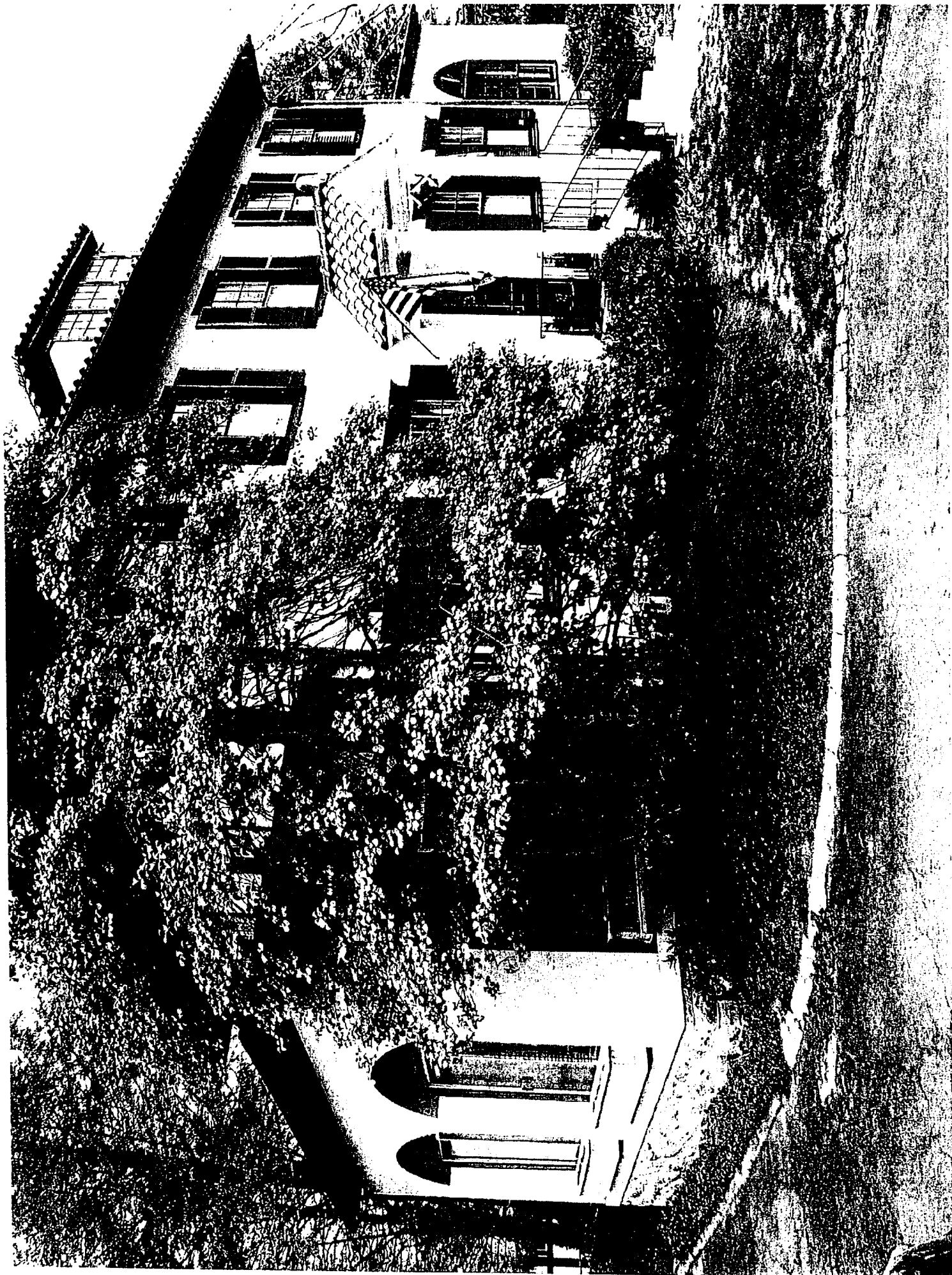
**LANDAU RESIDENCE ADDITION**  
27 QUINCY STREET  
CHEVY CHASE, MD 20815

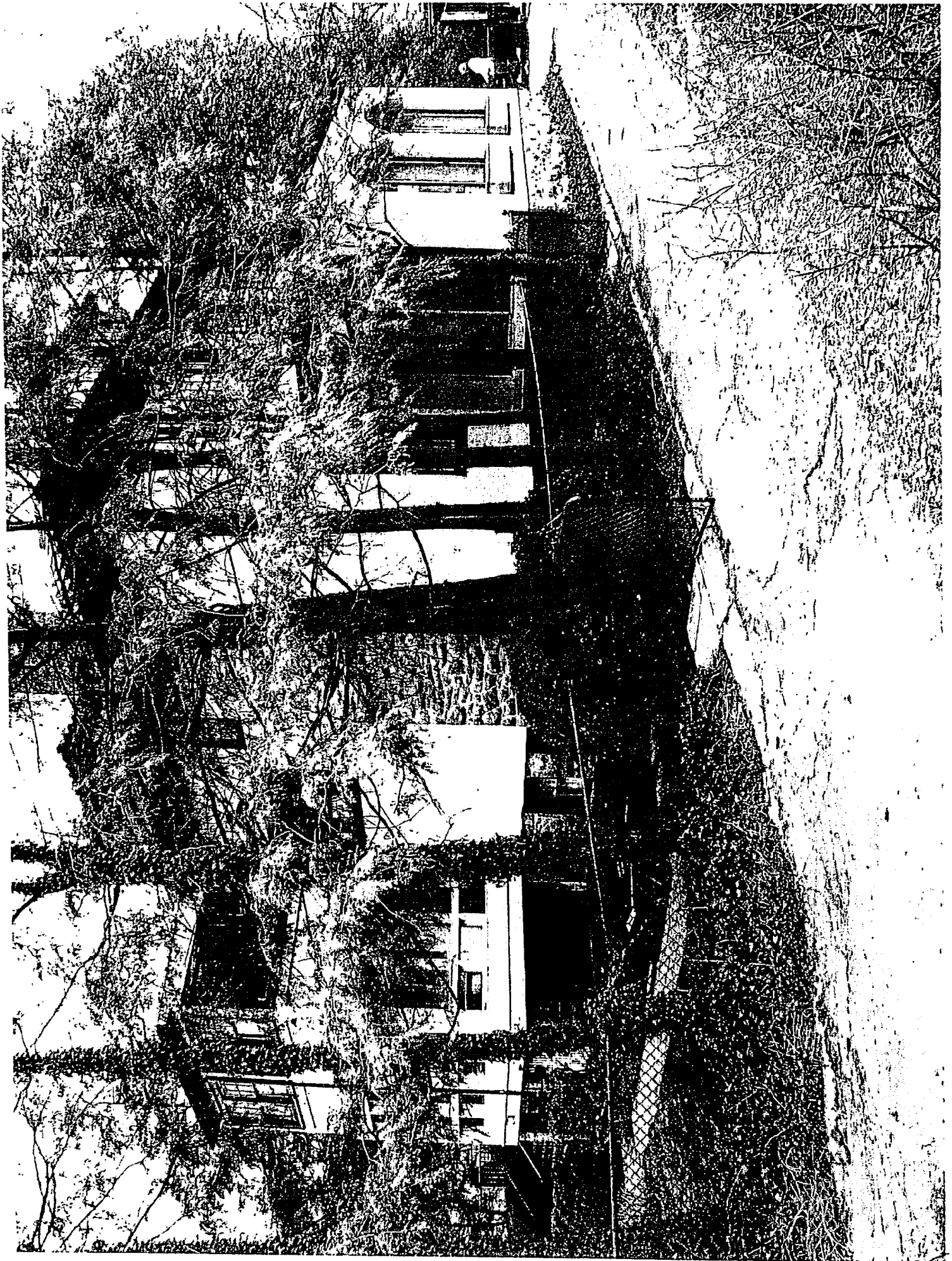
**KATINAS BRUCKWICK ARCHITECTURE**  
4520 EAST WEST HIGHWAY SUITE 430  
BETHESDA MARYLAND 20814  
TEL 301.652.8300 FAX 301.652.8306



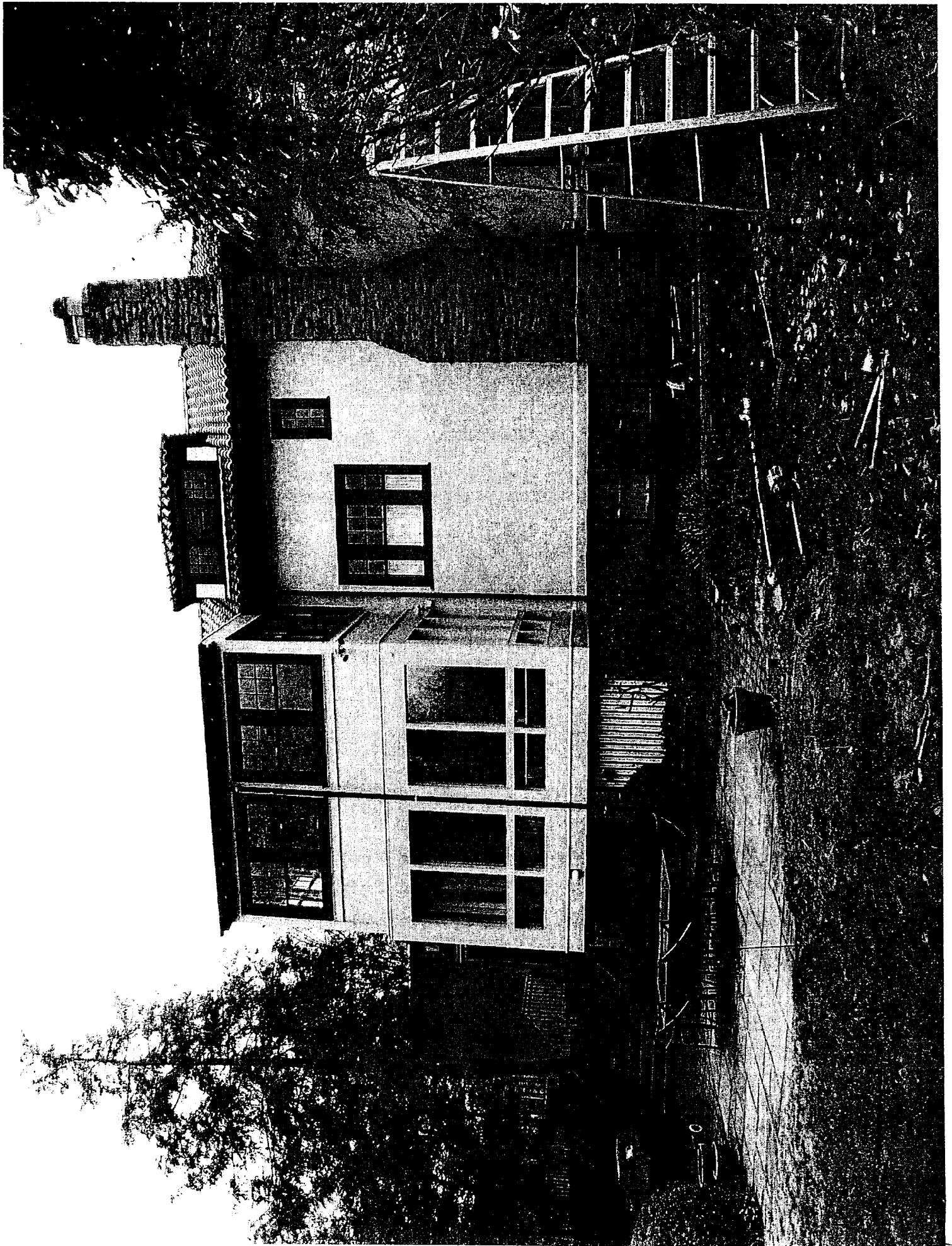






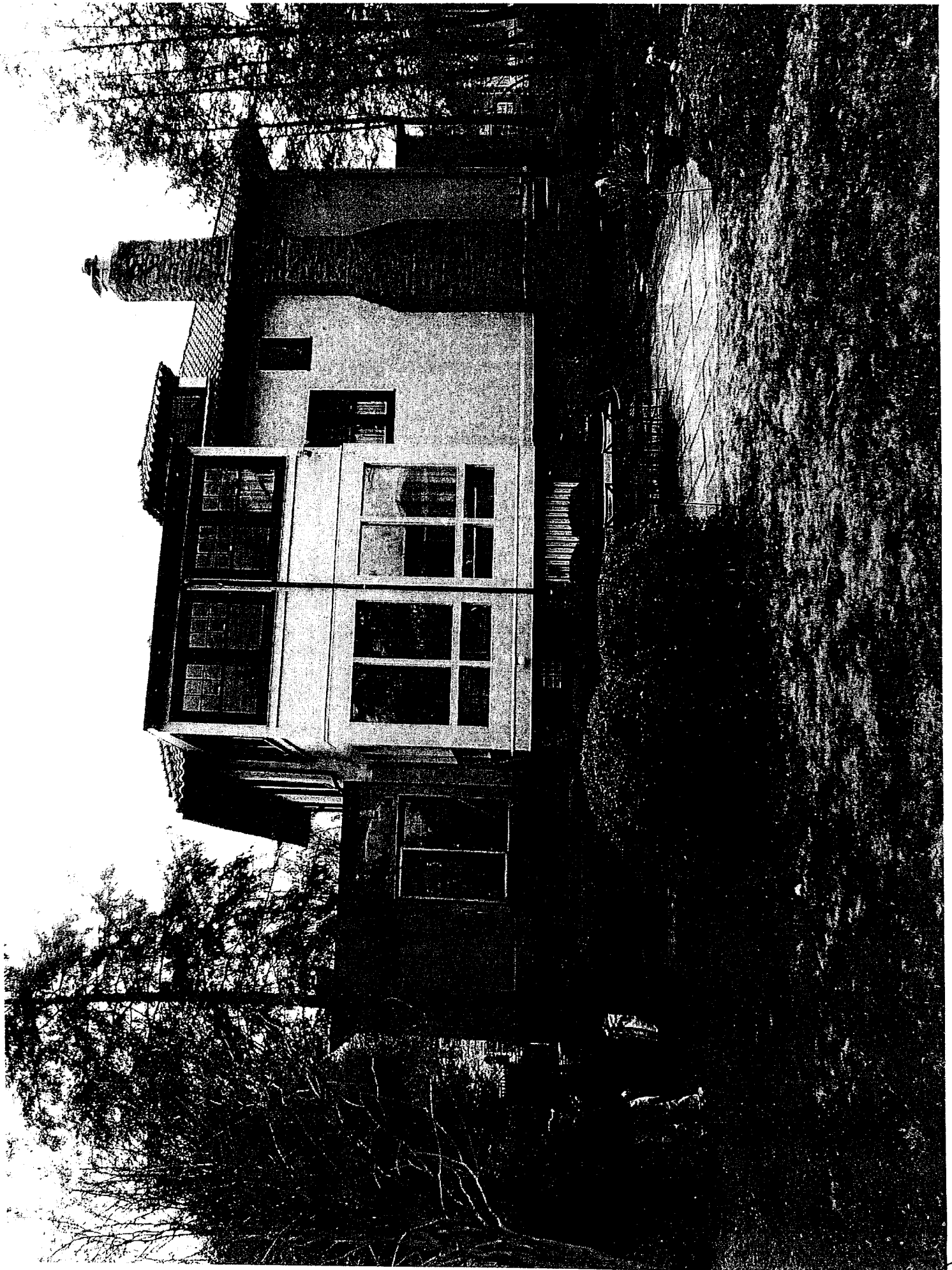








(24)



1 architect are here, and I'll be happy to answer any  
2 questions you might have.

3 MS. O'MALLEY: Any questions for staff? Would the  
4 applicants come up, please.

5 MR. BURSTYN: Staff, do you know why this is a  
6 contributing resource versus?

7 MS. OAKS: It's a period of significance. It was  
8 built in 1920. The second wave of construction in Chevy  
9 Chase Village, but it has, you know, I would say, if you  
10 were delineating it in terms of integrity within that second  
11 period, it's an outstanding resource within that second wave  
12 of construction. It has all of its integrity certainly.  
13 But like I said, it's probably one of my favorite buildings  
14 in Chevy Chase.

15 MR. BURSTYN: Thank you.

16 MS. O'MALLEY: Welcome. State your name for the  
17 record.

18 MR. LANDAU: I'm Chris Landau, my wife and I own  
19 the house.

20 MR. KATINAS: John Katinas, Architect.

21 MS. O'MALLEY: And did you want to comment any  
22 about the staff's comments?

23 MR. KATINAS: Well, I think we agree with the  
24 staff's report in that we feel that our addition does comply  
25 with many of the guidelines. And it is in keeping with the  
26 hope of, of the proper treatment of historic structure

1 within a historic area. We have done our best, you know,  
2 the Landau's have a desire to really extenuate their house  
3 and we've worked hard to bring together the pieces of the  
4 changes to the house in a way that will improve the  
5 structure.

6           The only additions, we have been moving forward  
7 through the Chevy Chase preliminary reviews. We've been  
8 approved there, so this is our first presentation to this  
9 board. And the project is still, you know, evolving. And  
10 the only additional aspect of the design that we could talk  
11 about tonight, that I'd like to bring up now, would be some  
12 additional windows at the basement level, or what will be a  
13 basement level underneath the addition. And so I have  
14 drawings, right, exactly.

15           Then below the sunroom area, that will be closed  
16 in and become a basement versus an open areaway entrance.  
17 So those are additional aspects of the design. Other than  
18 that, it's really what we'd like to do. I know the, I've  
19 got an illustration of what would be seen from the front and  
20 it's very, very minimal. Which is the drawing here. You  
21 know, standing from across the street which is, and trying  
22 to view the ridge beyond, you can see, I've got a little  
23 white dot here on the photograph. I mean from their side of  
24 the sidewalk it's really unseen, so I think as far as the  
25 streetscape this addition does not affect it at all.

26           As far as the rear elevation, any changes there, I

1 can illustrate in this drawing here, windows closing in the  
2 space, the door and the window, and that window underneath  
3 the new space which is the office. This is an office. This  
4 is the gallery or porch entrance with the terrace. This is  
5 the breakfast room and this is the family room.

6 MS. O'MALLEY: I don't see any problem with the  
7 additional windows.

8 MR. KATINAS: As was mentioned, the use of like  
9 materials is very much the desire of the owners. That, you  
10 know, I'm glad that the report of capping or recapping the  
11 existing sunroom sounds acceptable. We certainly think it's  
12 an improvement to the rear elevation.

13 MR. FULLER: I think in general I like the  
14 addition. It's broken up. It's not massive. I think my  
15 only real concerns are that the addition doesn't really  
16 differentiate itself enough from the house, and whether  
17 reveal between the new and the old could be done, or whether  
18 you could set back, in particular on the, looking at the  
19 house from sort of the front, the left side, where it looks  
20 like a real corner of that house, and you're just sort of  
21 building straight on the back of it. I'd prefer to see some  
22 kind of reveal on there or a setback.

23 MR. KATINAS: Right. Well, I understand that.  
24 These are flush or aligned as we've proposed. As far as,  
25 this is actually an addition, this piece of it, and that's  
26 what Michele was reporting that this is really a

1 noncontributing addition. But I do understand that as well.

2 So setting back would really not be desired for just the  
3 space of the room. But if there was a way to create a  
4 reveal, I would definitely think that would be --

5 MR. FULLER: To me both sides, but the side in  
6 particular I was talking about was the left side, which I  
7 think, at least from the plan I'm looking at the other side.

8 MR. KATINAS: Okay, I understand what you're  
9 saying. You're talking about this point right here.

10 MR. FULLER: What I can see through the light  
11 there. Yes.

12 MS. OAKS: That's on the first floor plan you're  
13 talking about the office?

14 MR. FULLER: Exactly. It's where the office abuts  
15 the living room is the most important to me, and then where  
16 the family room abuts the powder room. If there could be  
17 some kind of a notch or just something to differentiate the  
18 spaces and the views --

19 MR. KATINAS: I understand setback, can you say  
20 something more about notches?

21 MR. FULLER: Say an 8 by 8 reveal or something  
22 that goes up and down.

23 MR. KATINAS: Okay.

24 MS. O'MALLEY: I had a question about the roof of  
25 the family room and how it connects with the breakfast room.

26 MR. KATINAS: Right. It would be a cricket.

1 MS. O'MALLEY: I couldn't quite see it on the  
2 roof plan. Other commissioners feel the same way about some  
3 definition at the corners?

4 MR. DUFFY: I tend to agree that even though those  
5 corners are attaching to noncontributing or nonoriginal  
6 parts, I think it would be preferable to have an inset. It  
7 would be best to have the new not on the same plane as the  
8 existing. Overall, I think it's a good application or  
9 preliminary, but the roof at the back on the right side kind  
10 of bothers me. It does have a funny way of meeting the  
11 existing, and even though it won't be highly visible from  
12 the public right of way, it'll still be visible.

13 I think it would preferable in my mind anyway, on  
14 the front elevation, the new roof that you can see on the  
15 right, if it were not visible from the front.

16 MS. O'MALLEY: Well that was the part that, how  
17 about your display again.

18 MR. KATINAS: This diagram here was from across  
19 the street on the sidewalk viewing the ridge beyond of the  
20 addition. And the dot there would represent the addition.  
21 Again, it's 130 feet away from this person here. Dot from  
22 the position here.

23 MR. DUFFY: What about --

24 MR. KATINAS: And then from their side of the  
25 sidewalk, it's unseeable. You'd strike the eave of the  
26 existing. It's this line.



1 MS. O'MALLEY: So it would be as you walked down  
2 the street to the right and looked back, that's where you  
3 would have a view of it.

4 MR. KATINAS: Well, the houses are rather close  
5 together, so maybe some view, trees and all. The volume of  
6 the new space, choosing to align existing eaves, the desire  
7 to have the Terra Cotta roof, sort of puts it at a minimum  
8 pitch. That pitch being very similar to existing house.

9 MR. DUFFY: Why is it important to --

10 MR. KATINAS: Have the Terra Cotta?

11 MR. DUFFY: Well no, to align the existing eaves?

12 MR. KATINAS: Special space.

13 MS. O'MALLEY: Then your addition would be only 6  
14 feet from the property line?

15 MR. KATINAS: No. It's 7 feet. The addition  
16 seven, the overhang is five. The way Chevy Chase sets up  
17 side yards.

18 MS. O'MALLEY: Although your plat --

19 MR. KATINAS: It's a G at the gate.

20 MR. BURSTYN: While they're looking at that, I was  
21 wondering, are you going take out the chain link fence and  
22 do something with that?

23 MR. KATINAS: Yes. The landscaping plan is  
24 planned. We also wanted to understand a little bit about  
25 the staff comment on trees and landscaping. Where the  
26 arborist of Chevy Chase Village, you know, gave us

1 permission to remove those trees on the left side, I guess  
2 there's seven of those, which I guess the key word in the  
3 phrases are the healthy trees. How many healthy trees are  
4 actually removed, and is the requirement really to put one  
5 for one back in. And that seems like a lot, especially for  
6 trees of the size that they currently are.

7           You know there is a desire to do a new landscaping  
8 plan.

9           MR. LANDAU: What we'd like to do is open that up  
10 a little bit more so that the driveway and the garage in the  
11 back, which also has a nice red roof, kind of becomes more  
12 part of the whole house and plays in. So I really, I can't  
13 wait to get rid of that chain link fence, to be honest with  
14 you.

15           MR. KATINAS: Right. And to feel the accessory  
16 building from the house. Right now it's really screened  
17 off.

18           MS. O'MALLEY: So your driveway is interesting.

19           MR. LANDAU: For sure. It's a shared driveway,  
20 yes.

21           MS. O'MALLEY: It's an interesting layout.

22           MR. LANDAU: Yeah, then it opens up in the back  
23 and there's two garages, kind of side by side, both of which  
24 have lovely red tile roofs.

25           MS. O'MALLEY: Well it's not necessarily that you  
26 would have to replace the trees in the same location.

1 MS. OAKS: What I would suggest is when you bring  
2 the historic area work permit and develop a landscape plan,  
3 you know, show the removal of the trees and then develop the  
4 plan that you're proposing for the new, and maybe identify  
5 where you proposed to put some new trees, and have the  
6 commission evaluate it at that time, and the overall plan  
7 that you're proposing.

8 Your vision of what the new design looks like, and  
9 have them evaluate it as part of the historic area work  
10 permit. And if they, you know, they might not, they might  
11 agree with you and find it might not be necessary for seven.

12 And we can evaluate when the arborist does make its final  
13 evaluation about health and so forth. Typically with the  
14 dying trees we don't require the replacement. It's only the  
15 removal of the healthy trees that we do require the  
16 replacement. And I certainly can work with you on that.

17 MR. DUFFY: I think you're right about the roof.  
18 It'll hardly be visible from the public right of way. The  
19 neighbor across the street will see it from the second  
20 floor, but that's not public right of way. I don't think  
21 it's a problem. It would be nice, as Commissioner Fuller  
22 mentioned, to have a differentiation between the new and the  
23 existing on the sides. Overall, I think it's pretty good.

24 MR. KATINAS: I have a question.

25 MS. O'MALLEY: Yes.

26 MR. KATINAS: Maybe you want to finish comments

27

1 first.

2 MS. O'MALLEY: No, I think actually, I don't think  
3 we have any other comments.

4 MR. KATINAS: We want to use stucco. You know, I  
5 was wondering what the criteria for using stucco is. As far  
6 as using it, what is the most important part of the  
7 characteristic of the material used? Obviously, not drive  
8 it, or is that, meaning that's on the Styrofoam base, and  
9 it's a coating that appears to be stucco, right. So is  
10 there any other guideline or description of the --

11 MS. O'MALLEY: Isn't it typically three coats?

12 MR. DUFFY: Well, what we would want to see would  
13 be a true precoat for it with cement, stucco. On this  
14 house, is the original a pea gravel type?

15 MR. KATINAS: It's smooth, so no.

16 MR. DUFFY: It's smooth?

17 MR. KATINAS: It's smooth, and it's over frame, so  
18 it's a frame house with the stucco. Smooth stucco.

19 MR. DUFFY: Really, typically, that's what we  
20 recommend, a three coat Portland cement, true stucco.

21 MS. OAKS: If you choose to go that venue. I  
22 mean, you know, commissioners were saying that they wanted  
23 differentiation, and you certainly, we see alternate  
24 materials all the time. So, if you decided alternate  
25 materials, but yes, we typically do require --

26 MR. DUFFY: One comment that I would make is a lot

34

1 of, you know, we like to see differentiation between new and  
2 existing. There are different ways to achieve it, and other  
3 commissioners might have other comments about this, but  
4 you've created a lot of differentiation between new and  
5 existing by the massing, and by having larger areas of  
6 glass. I think the new is consistent with the existing, but  
7 it's, in my view, sufficiently differentiated by its massing  
8 and its composition that the material differences are not  
9 crucial.

10 I wonder if, so to me, I think it would be  
11 preferable to have consistency of material.

12 MR. KATINAS: We agree.

13 MS. O'MALLEY: Well, I think then the next time we  
14 see you, you could come back with a work permit. And I  
15 think that would be helpful if you had your landscape  
16 design.

17 MR. KATINAS: Thank you.

18 MS. O'MALLEY: All right, then we will move on to  
19 the subdivision, and that would be for 22415 Clarksburg  
20 Road.

21 MS. OAKS: This site plan is identified as Cabin  
22 Branch. The applicants are proposing to, this is part of a  
23 larger park site development that is shown on Circle 4 in  
24 your packet. You might remember that you saw that a year,  
25 year and a half ago a preliminary consultation for a  
26 proposed development plan for this park, and it was similar

27



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Julia O'Malley  
Chairperson

Date: February 16, 2007

### MEMORANDUM

TO: Reggie Jetter, Acting Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #439752, Rear Additions

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approve with Conditions** at the December 20, 2006 meeting.

- 1. Project approved with the revised rear bay design as shown in the December 15th memo.*
- 2. Tree removal and protection plan will be approved by the Village arborist. This plan will be implemented prior to any work beginning on the property.*

The HPC staff has reviewed and stamped the attached construction drawings.

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: Caroline & Christopher Landau

Address: 27 Quincy St, 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

M

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: JOHN KATINAS, AIA  
Daytime Phone No.: 301-652-8300

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: CAROLINE + CHRISTOPHER LANDAU Phone No.: 301-  
Address: 27 QUINCY STREET CHEVY CHASE MD 20815  
Street Number City State Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: JOHN KATINAS, AIA Daytime Phone No.: 301-652-8300  
KATINAS BRICKWICK ARCHITECTURE

**LOCATION OF BUILDING/PREMISE**  
House Number: 27 Street: QUINCY STREET  
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD  
Lot: 30 Block: 61 Subdivision: SECTION 2 CHEVY CHASE  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

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

1B. Construction cost estimate: \$ 400,000.00

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 of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

Approved: X W/CONDITION For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 12/21/06  
Application/Permit No.: 439752 Date Filed: 11/27/06 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:

SEE ATTACHED

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

SEE ATTACHED

**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. 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.



**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,

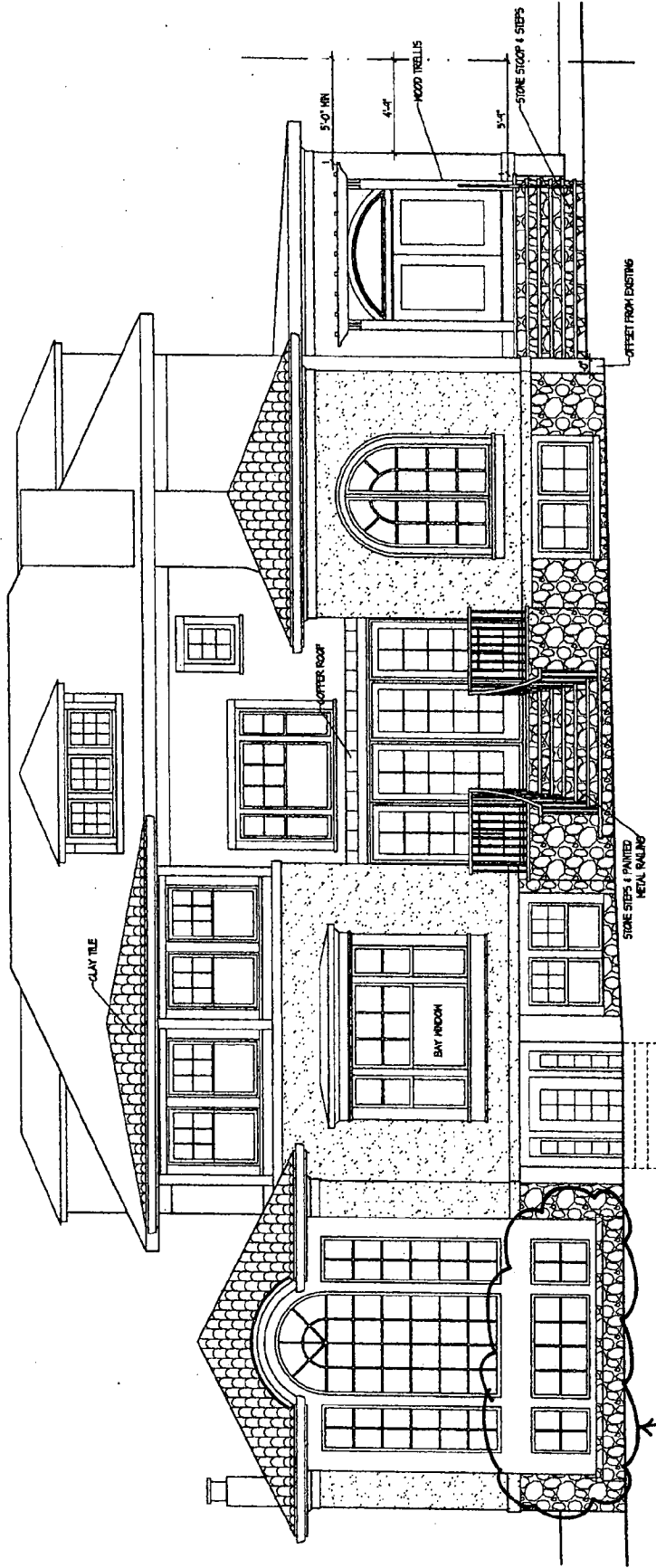
We have finalized a plan for the bay in the family room addition for the Landau residence at 27 Quincy Street. The modification deepens the bay shown in the current scheme and continues the projection in the basement bedroom below. We hope for your recommendation on how to proceed, seeing as we currently 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](http://www.KBArchitecture.com)

*okd  
change  
on 12/15  
email  
response  
HPC app'd*





T/ EXSTG  
FIRST FLOOR

PROPOSED  
BAY MODIFICATION

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

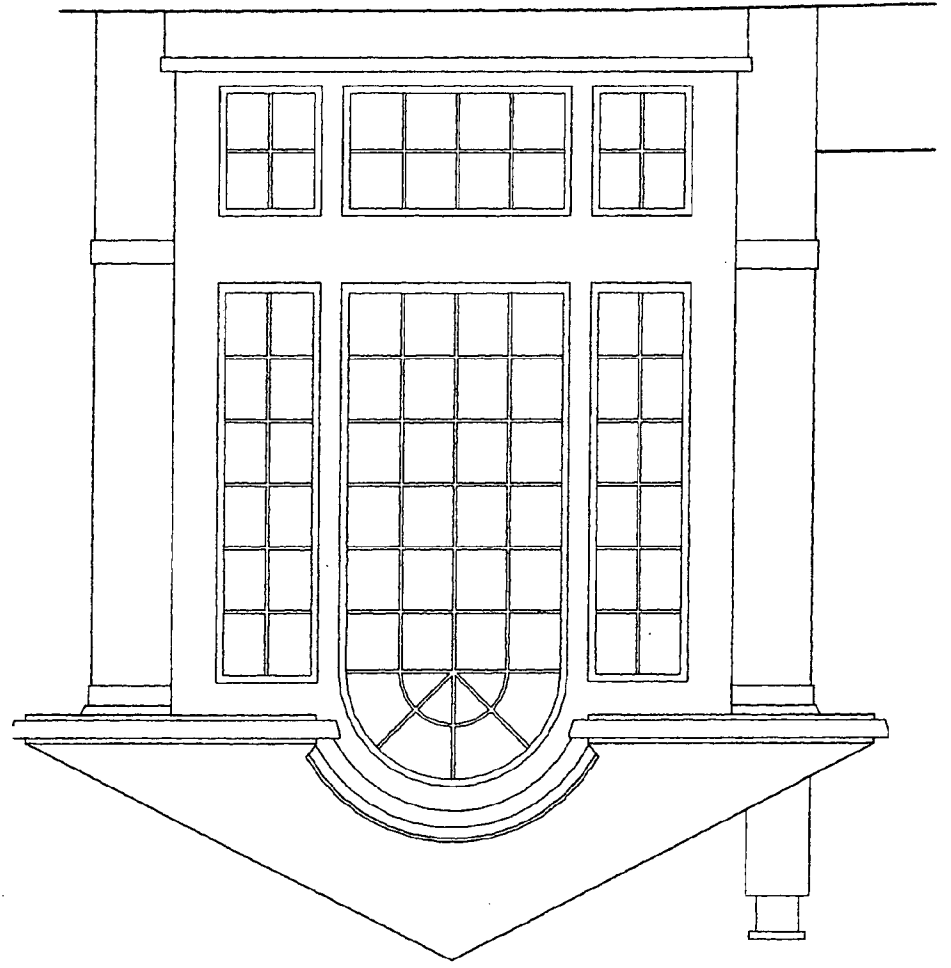
REAR ELEVATION  
PROPOSED BAY

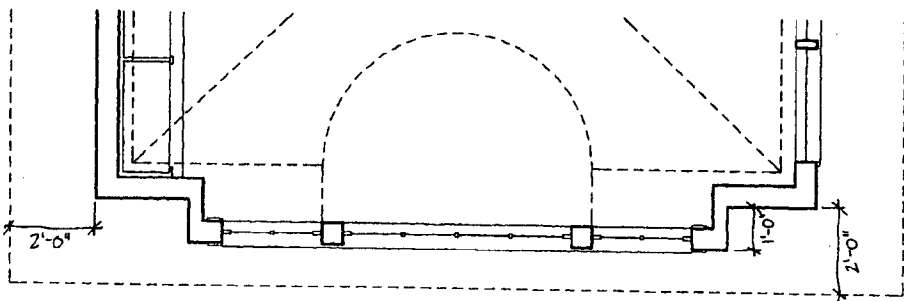
LANDAU  
KBA

LANDAU  
K&A

REAR ELEVATION  
PROPOSED BAY

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

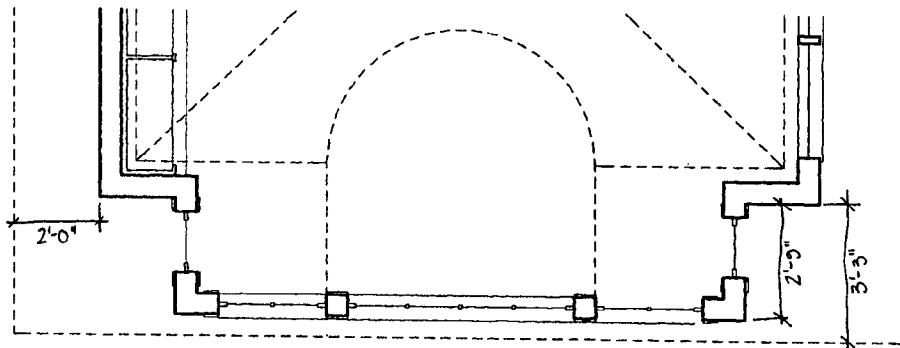




LANDAU  
KBA

PLAN  
CURRENT SCHEME

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



LANDAU  
KBA

PLAN  
PROPOSED DAY

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

**Oaks, Michele**

---

**From:** Oaks, Michele  
**Sent:** Thursday, July 12, 2007 11:03 AM  
**To:** 'John Katinas'  
**Subject:** RE: Landau Residence - Terrace Revision

John,

Good news. The HPC supported the change in the patio/terrace design in their worksession last night. Please make the changes to the permit drawings and submit them to my office before the end of August for stamping.

Thanks!

---

Michele Oaks, Planner Coordinator  
Historic Preservation Section  
Montgomery County Department of Planning  
Maryland-National Capital Park and Planning Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
(301) 563-3400 (phone)  
(301) 563-3412 (fax)  
[michele.oaks@mncppc-mc.org](mailto:michele.oaks@mncppc-mc.org)  
[www.montgomeryplanning.org](http://www.montgomeryplanning.org)

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

**From:** John Katinas [mailto:[jkatinas@kbarchitecture.com](mailto:jkatinas@kbarchitecture.com)]  
**Sent:** Monday, July 09, 2007 12:10 PM  
**To:** Oaks, Michele  
**Cc:** 'Caroline Landau'; 'Christopher Landau'  
**Subject:** Landau Residence - Terrace Revision

Hi Michele,

I am sending you here attached a fresh set of drawings showing the proposed Landau terrace revision. I hope this set clarifies the scope of work proposed and previously permitted. Please don't hesitate to contact me if you need further information.

Regards

John G Katinas, AIA  
Principal

Katinas Bruckwick Architecture  
4520 East-West Highway, Suite 430  
Bethesda Maryland 20814  
301.652.8300 office  
301.652.8306 fax

7/12/2007

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF ITEM**

**HEARING DATE:** 7/11/07

**SUBJECT PROPERTY:**

27 Quincy Street, Contributing Resource  
Chevy Chase Village Historic District

**APPROVED HAWP FOR:**

New Addition, Landscape alterations

**PROPOSAL:**

Applicant is requesting modifications to the approved HAWP. The requested modifications are:

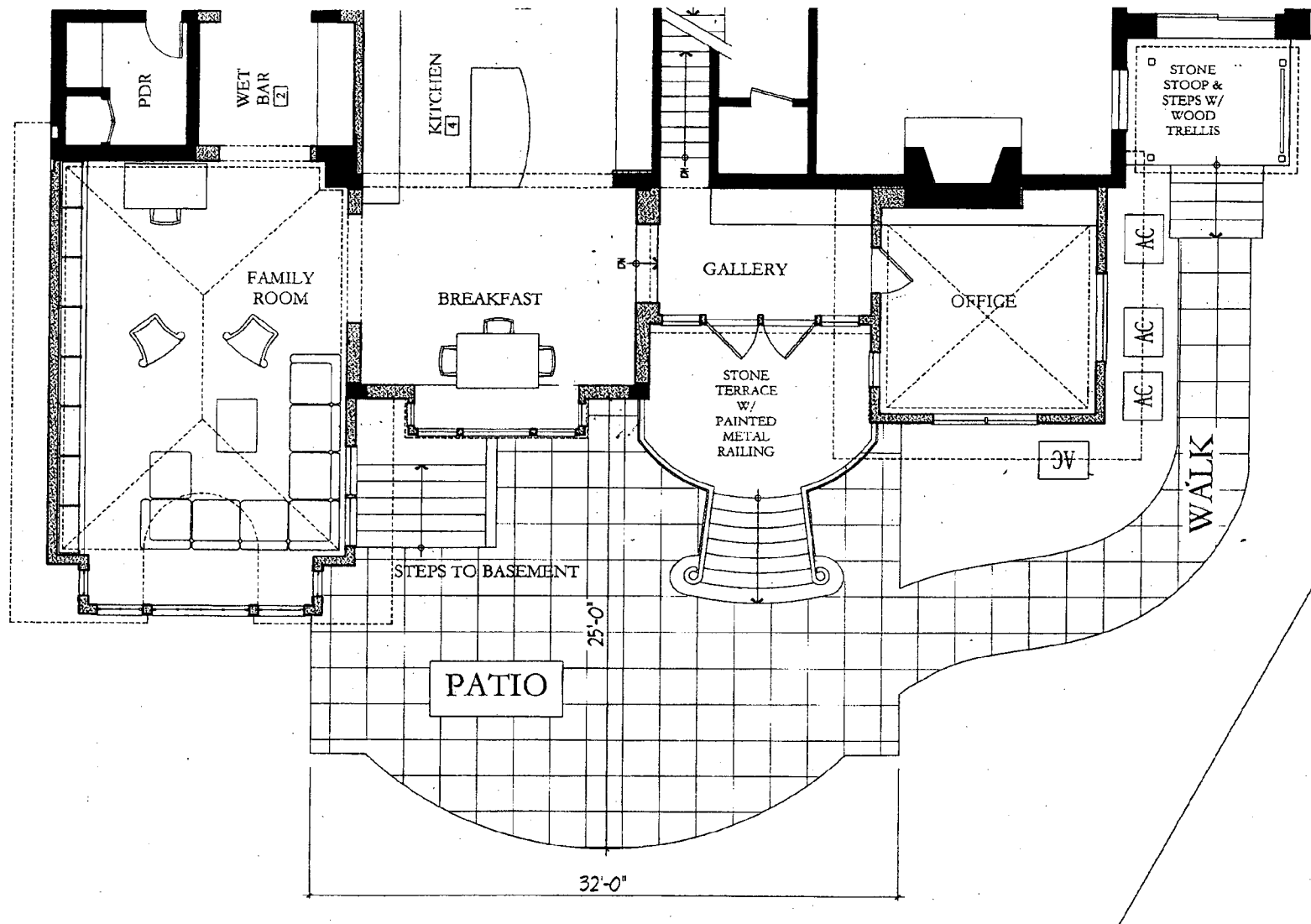
- Alterations to the configuration of the Terrace/Patio to be located at the rear of the property. Total width of the project will be reduced in size by 2' in width and 3' in length.
- Remove the solid walk leading from the side addition to the rear yard and replace it with stone "stepping stones".

**STAFF RECOMMENDATION:**

Staff is recommending that the Commission support this design change as it decreases lot coverage and increases permeable surface and give the staff authority to approve these changes as these are considered minor alterations to the already approved design for the rear addition and landscape.

**COMMISSION'S DECISION:**





LANDAU RESIDENCE

AS PERMITTED STAIR AND PATIO PLAN

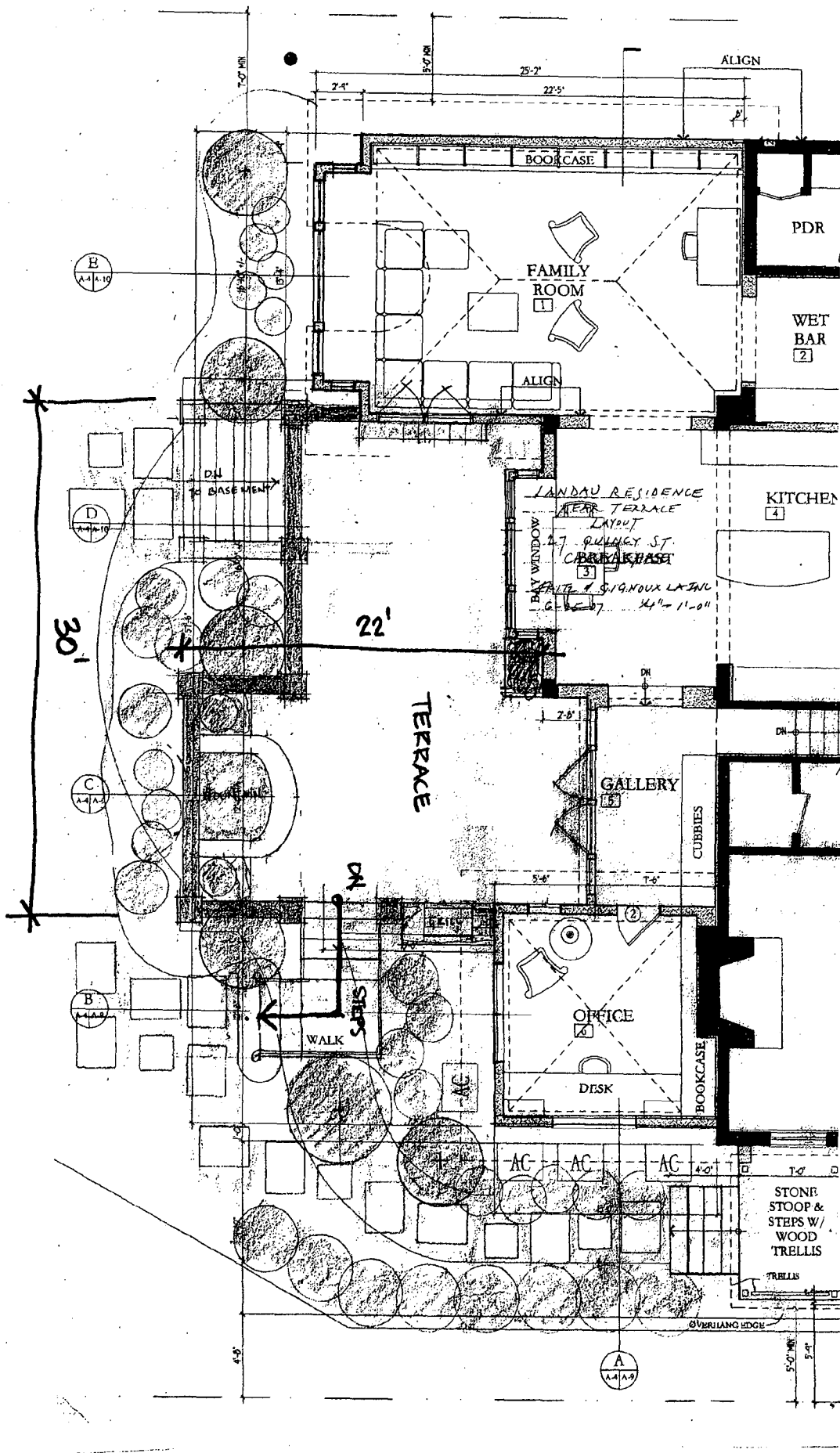
KATINAS BRUCKWICK ARCHITECTURE

5 JULY 2007

LANDAU RESIDENCE  
KATINAS BRUCKWICK ARCHITECTURE

PROPOSED TERRACE PLAN

5 JULY 2007





LANDAU RESIDENCE

AS PERMITTED REAR ELEVATION

KATINAS BRUCKWICK ARCHITECTURE

5 JULY 2007



LANDAU RESIDENCE

PROPOSED REAR ELEVATION

KATINAS BRUCKWICK ARCHITECTURE

5 JULY 2007

**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](http://www.KBArchitecture.com)

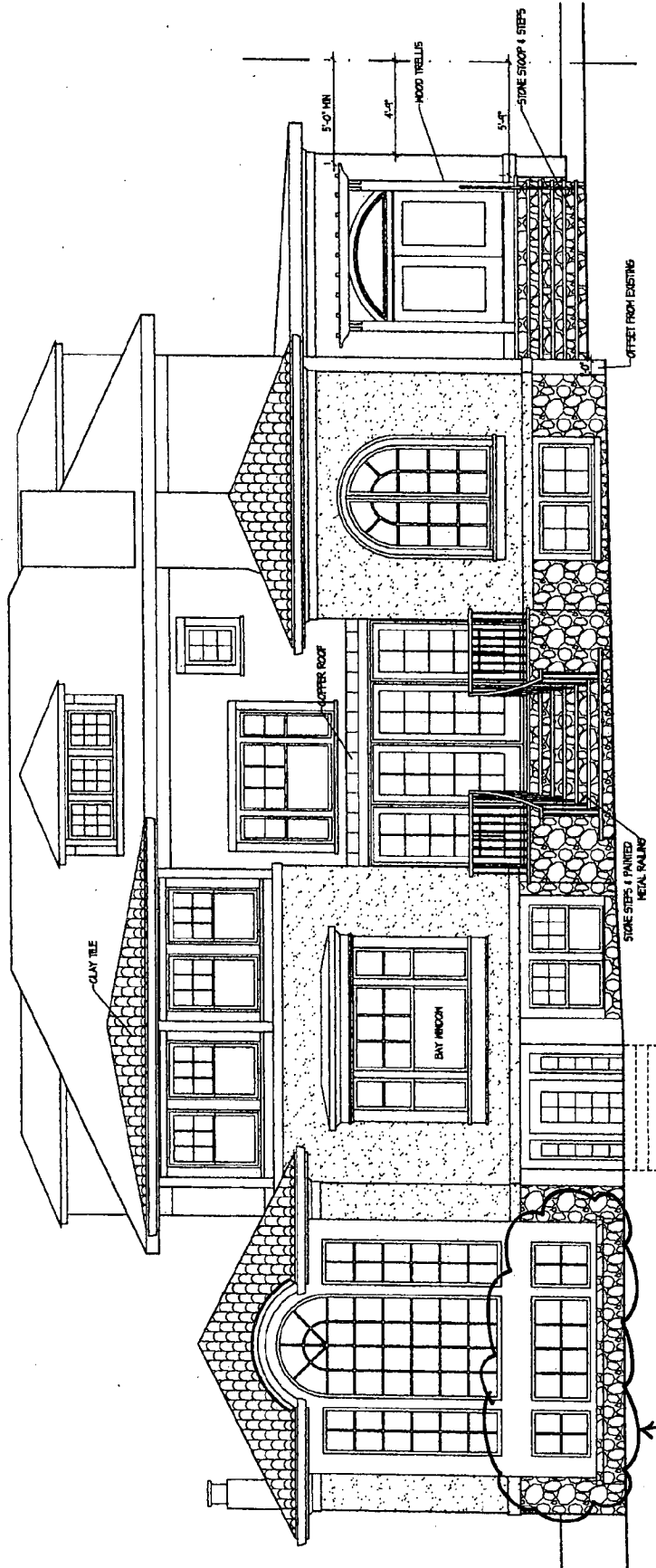
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LANDAU  
KBA

REAR ELEVATION  
CURRENT SCHEME

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





T/ EXISTG  
FIRST FLOOR

PROPOSED  
BAY MODIFICATION

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

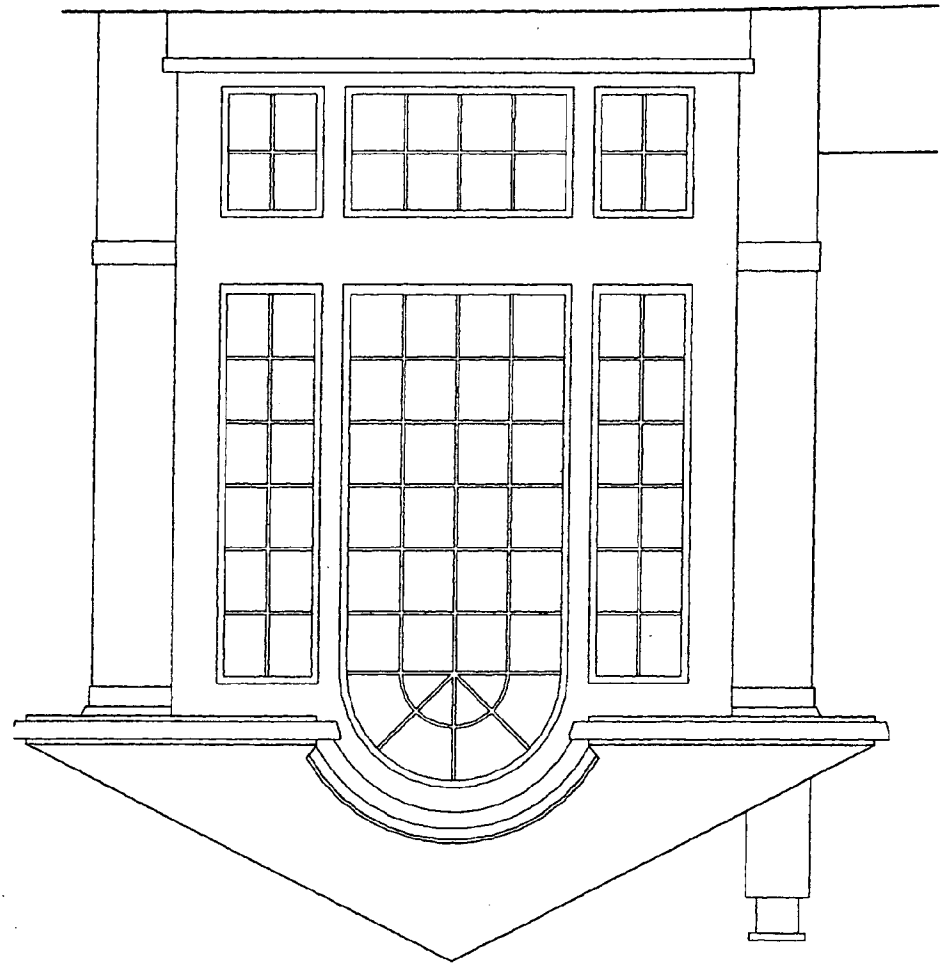
REAR ELEVATION  
PROPOSED BAY

LANDAU  
KBA

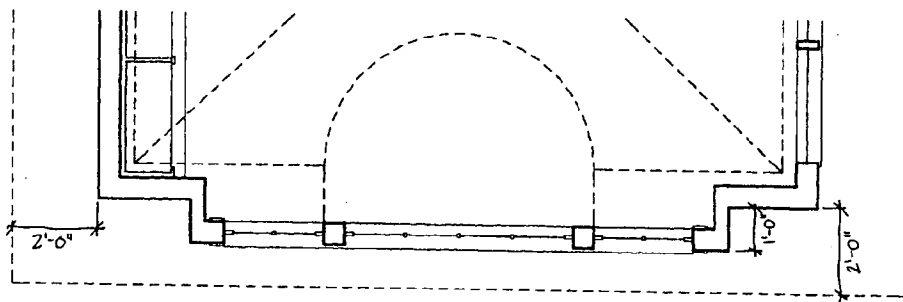
LANDAU  
KSA

REAR ELEVATION  
PROPOSED DAY

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



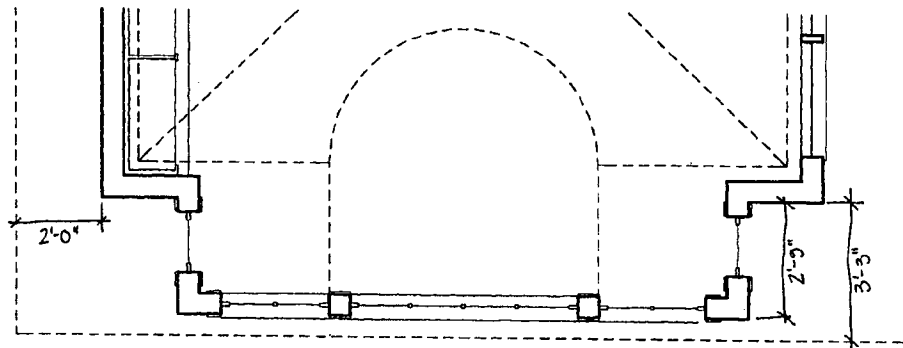




LANDAU  
KBA

PLAN  
CURRENT SCHEME

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



LANDAU  
KBA

PLAN  
PROPOSED BAY

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

**Oaks, Michele**

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Happy Holidays,

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*I ok'd  
change  
on 12/15  
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response  
HPA app'd*





PROPOSED  
BAY MODIFICATION

LANDAU  
KBA

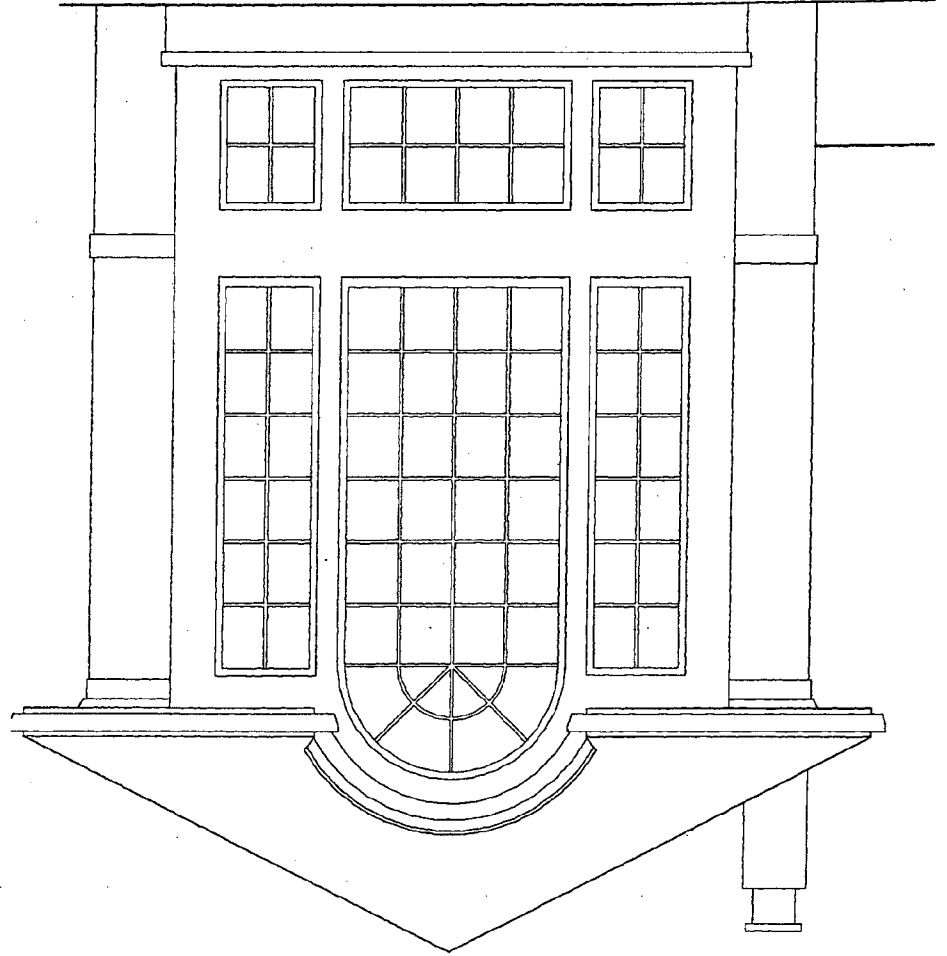
REAR ELEVATION  
PROPOSED BAY

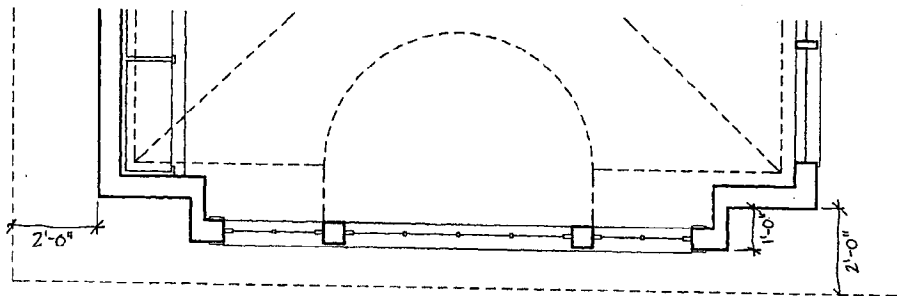
3/16" = 1'-0"  
7 DEC 06

LANDAU  
KBA

REAR ELEVATION  
PROPOSED DAY

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

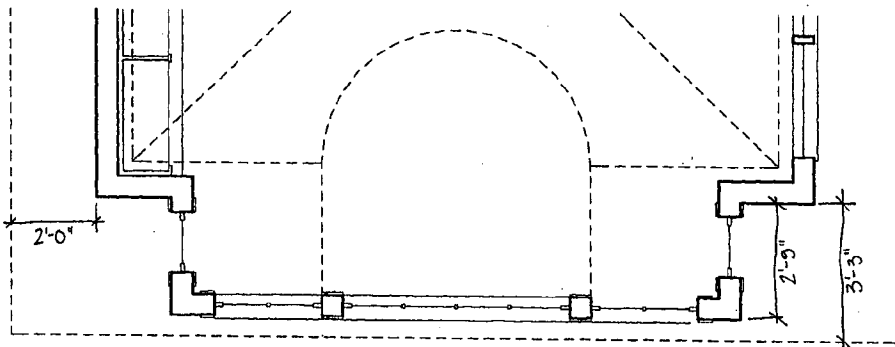




LANDAU  
KBA

PLAN  
CURRENT SCHEME

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



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:** 12/20/06  
**Resource:** Contributing Resource      **Report Date:** 12/13/06  
                  Chevy Chase Village Historic District  
**Review:** ~~Preliminary Consultation~~      **Public Notice:** 12/06/06  
                  *HAWP*  
**Applicant:** Mr. and Mrs. Christopher Landau      **Tax Credit:** None  
                  (John Katinas, Architect)  
**Staff:** Michele Oaks  
**Case Number:** 35/13-06KK

**Proposal:** Major additions to a contributing resource

**Recommendation:** Approve with condition

*if revised rear bay design  
as shown in Dec 15th  
memo*

**STAFF RECOMMENDATION** : Staff recommends that the Commission approve this HAWP with the condition that:

The tree removal and protection plan will be approved by the Village arborist prior to the permit drawings being submitted to HPC staff for stamping. This plan will be implemented prior to any work beginning on the property.

**BACKGROUND**

This proposal was reviewed as a Preliminary Consultation at the Commission's November 15, 2006 public hearing. The Commission was supportive of the proposed program with the recommendation that the architect study the junction points of the new, rear one-story additions, which will protrude from the existing one-story, non-contributing addition on the right side of the house, and the left/rear facade of the house. The HPC specified in the hearing a differentiation between the existing, and the proposed massings was an important detail to be added to the program.

The applicants and their architect are returning with a HAWP application, which addresses the Commission's requests.

**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 // ).

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**

Responding to the Commission's concerns regarding differentiation between the addition and the existing non-contributing one-story massing on the right elevation and the existing house and the new rear addition on the left elevation, the applicant and their architect have revised their plans as follows:

East (right) elevation

- A 8" x 2" slot will be installed to differentiate the existing, non-contributing addition from the proposed one-story addition, which will house the new family room.
- The depth of the eave overhang will vary where the two eaves join.

- The existing and proposed foundations will be of different material. The existing is a block foundation and the proposed will be granite.

West (left) elevation

- A one-foot (1') offset will be installed between the existing house and the proposed one-story rear addition, which will house the new office.

All of the proposed changes to historic fabric are located at the rear of the subject house or the changes are on existing non-contributing additions, which do not 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 circles 11 + 12). Staff is recommending that the tree removal and protection plan will be approved by the Village arborist prior to the permit drawings being submitted to staff for stamping. This plan will be implemented prior to any work beginning on the property.

**STAFF RECOMMENDATION:**

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

and with the *Chevy Chase Village Guidelines*, adopted in 1997;

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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: JOHN KATINAS, AIA  
Daytime Phone No.: 301-652-8300

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: CAROLINE + CHRISTOPHER LANDAU Telephone No.: 301  
Address: 27 QUINCY STREET CHEVY CHASE MD 20815  
Street Number City Street Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: JOHN KATINAS, AIA Daytime Phone No.: 301-652-8300  
KATINAS BRICKWICK ARCHITECTURE

LOCATION OF BUILDING/PREMISE  
House Number: 27 Street: QUINCY STREET  
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD  
Lot: 30 Block: 61 Subdivision: SECTION 2 CHEVY CHASE  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 400,000.00  
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 of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 439752 Date Filed: 11/27/06 Date Issued: \_\_\_\_\_

6

**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:

SEE ATTACHED

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

SEE ATTACHED

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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 affected 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).

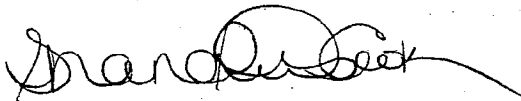
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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 28<sup>th</sup> day of September, 2006.



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



## KATINAS BRUCKWICK ARCHITECTURE

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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

## KATINAS BRUCKWICK ARCHITECTURE

---

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

Date: 4 December, 2006

TO: Michelle Oaks  
Historic Preservation Commission  
1109 Spring Street  
Silver Spring, MD 20910

RE: Landau Residence Addition  
27 Quincy Street  
Chevy Chase, MD 20815

Michelle,

We have revised the plans for differentiation between the addition and the existing house after further review of the drawings with the owners. To describe the clouded changes on the drawings, on the east side there will be an 8"x 2" slot which will set apart the faces of new and existing wall, the depth of the eave overhang varies where the two come together, and the material will change from an existing block foundation to the new granite foundation wall on the basement level. The west side of the addition now will sit 1'-0" away from the face of the existing house in order to set them apart further.

Our intention is for this to be the final submittal to be reviewed by the Historic Preservation Commission. We would be happy to provide a smaller drawing set if this presentation set is too large. Please let us know if there is more we can do for this revision to be accepted.

Regards,

Alexandra Kolakowski, Intern Architect

Tree #20  
Tree #21  
Tree #22  
Tree #23  
Tree #24

### Tree Inspection Request

Address 27 QUINCY STREET

Date 9/11/06

Resident's Name CHRIS + CAROLINE LANDAU

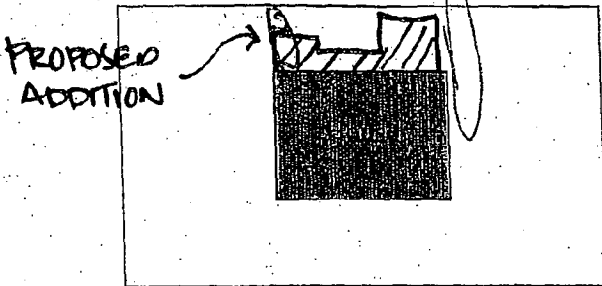
Phone #'s 301.654.6363

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

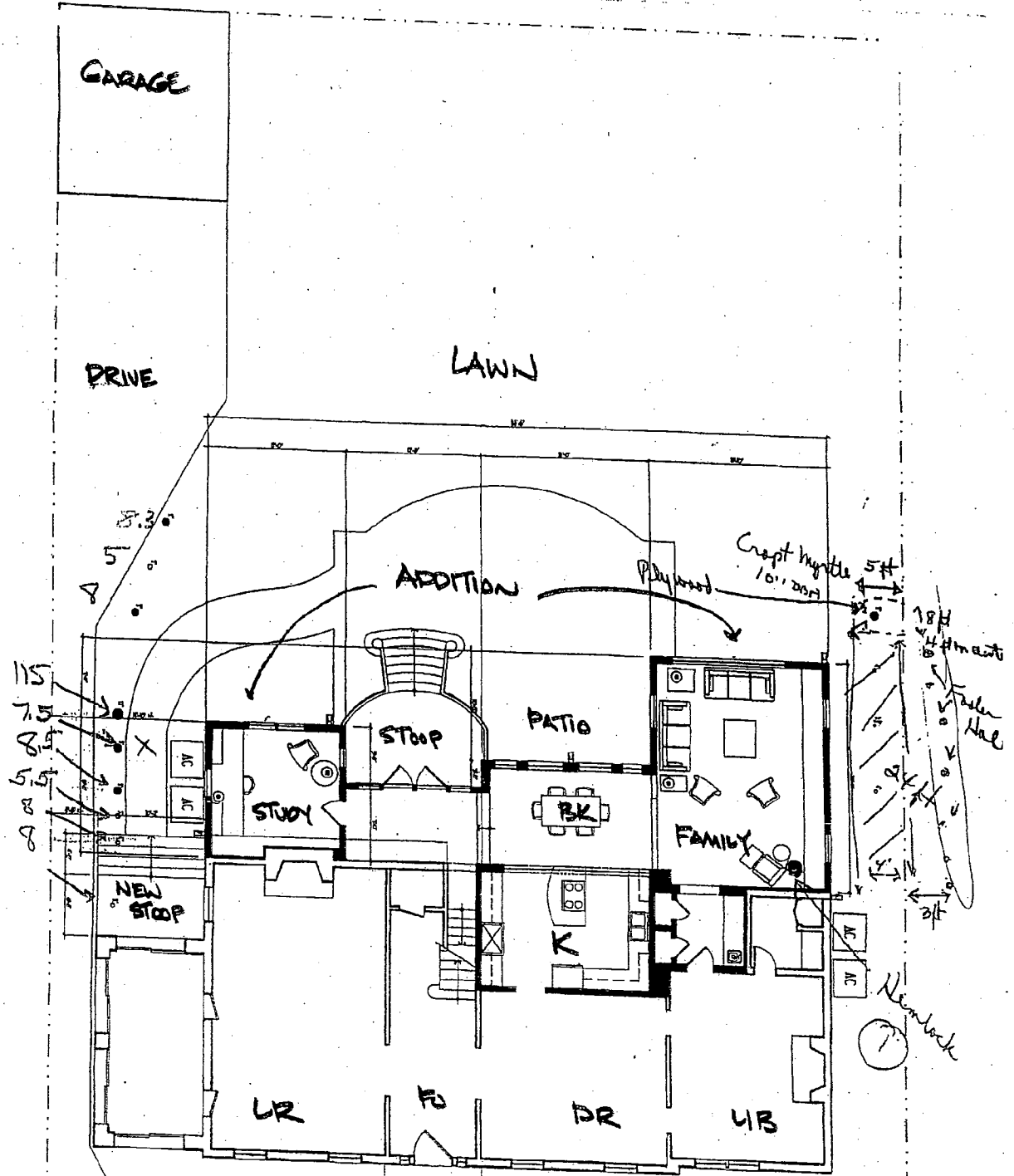
Tree #2: Type and Diameter Hemlock 11.5, 7.5, 8.5, 5.5, 8.0, 8.0 DBH  
 Assessment: declining

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

	If removal requested. -		Permit Required?	
	Approved	Denied	Y	N
Tree #1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree #3	<input 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  
 edges of plywood secured to 4x4  
 Fencing  
 Welded wire  
 6" heavy metal plates

**LANDAU RESIDENCE**  
**27 QUINCY STREET**

SITE PLAN NOSCALE  
 KBA 9/11/06

# LANDAU RESIDENCE ADDITION

27 QUINCY STREET  
CHEVY CHASE, MD 20815

## ARCHITECT:

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

## GENERAL NOTES:

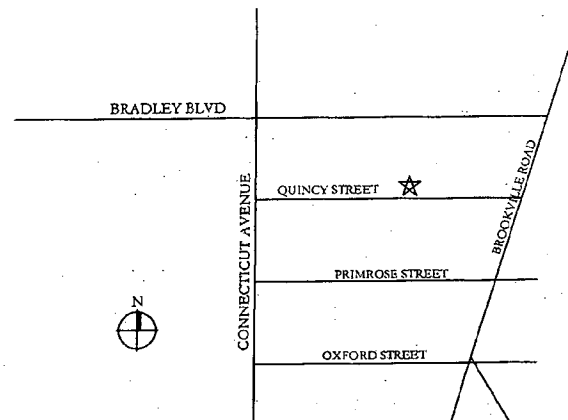
1. ALL WORK SHALL COMPLY WITH THE 2003 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), THE 2003 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE AND ALL OTHER APPLICABLE CODES, REGULATIONS & ORDINANCES.
2. ALL WORK SHALL BE COMPLETED BY EXPERIENCED TRADESMEN.
3. ANY INCONSISTENCIES FOUND BETWEEN 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 PLANS & ELEVATIONS  
A-2 PROPOSED SITE PLAN  
A-3 PROPOSED FIRST FLOOR PLAN  
A-4 PROPOSED ROOF & BASEMENT PLANS  
A-5 PROPOSED ELEVATIONS  
A-6 PROPOSED ELEVATIONS



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LANDAU RESIDENCE  
ADDITION

27 QUINCY STREET  
CHEVY CHASE, MD 20815

06-140

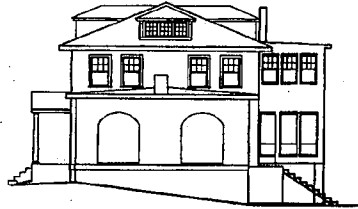
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REVISIONAL REVIEW  
4 DEC 06

COVER  
CS  
SHEET

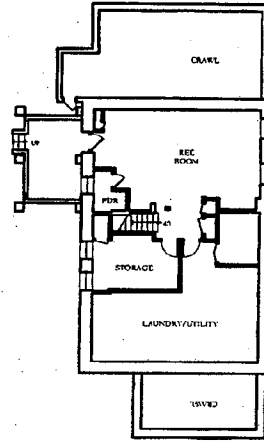
12/1



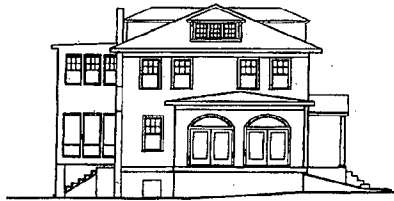
EXISTING REAR ELEVATION 6  
 $\frac{1}{8}'' = 1'-0''$



EXISTING RIGHT ELEVATION 4  
 $\frac{1}{8}'' = 1'-0''$



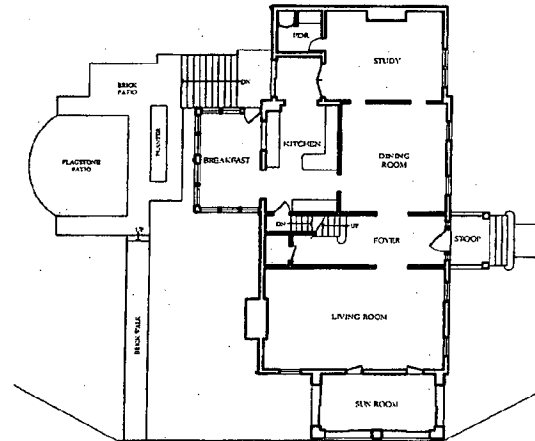
EXISTING BASEMENT FLOOR PLANS 2  
 $\frac{1}{8}'' = 1'-0''$



EXISTING LEFT ELEVATION 5  
 $\frac{1}{8}'' = 1'-0''$



EXISTING FRONT ELEVATION 3  
 $\frac{1}{8}'' = 1'-0''$



EXISTING 1ST FLOOR PLANS 2040 S.F. 1  
 $\frac{1}{8}'' = 1'-0''$

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**LANDAU RESIDENCE  
 ADDITION**  
 27 QUINCY STREET  
 CHEVY CHASE, MD 20815

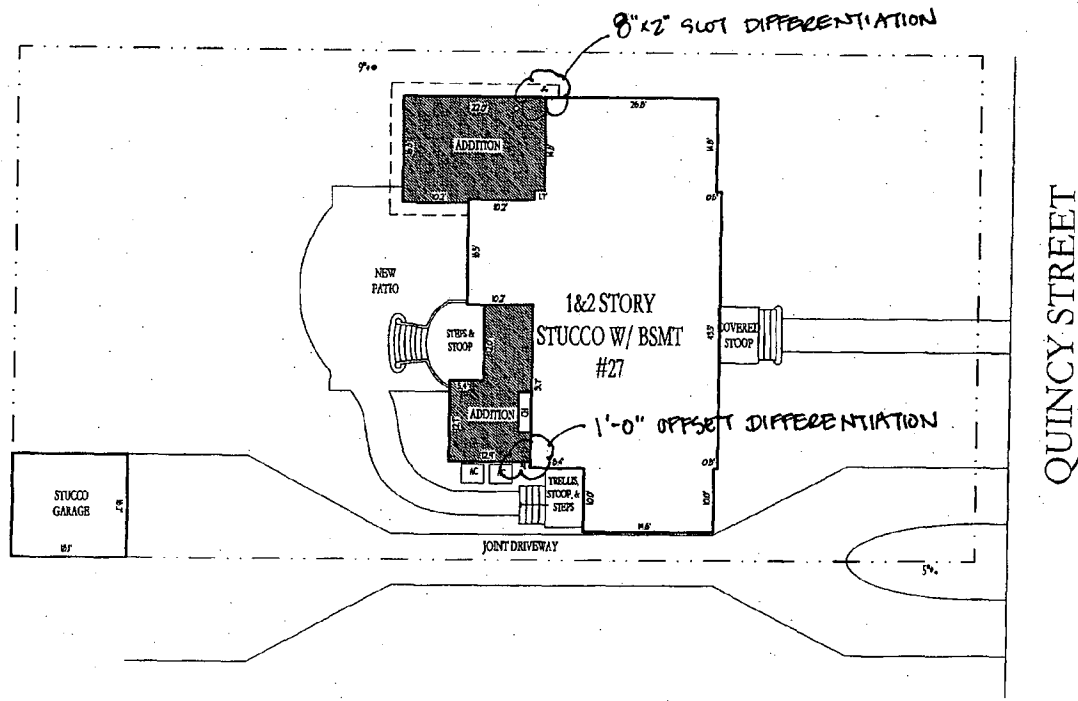
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ISSUE DATE  
 HISTORICAL REVIEW  
 13 OCT 06

HISTORICAL REVIEW  
 1 DEC 06

EXISTING  
**A-1**  
 PLANS  
 ELEVATIONS

17



PROPOSED SITE PLAN

1/8" = 1'-0"

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**LANDAU RESIDENCE  
ADDITION**  
27 QUINCY STREET  
CHEVY CHASE, MD 20815

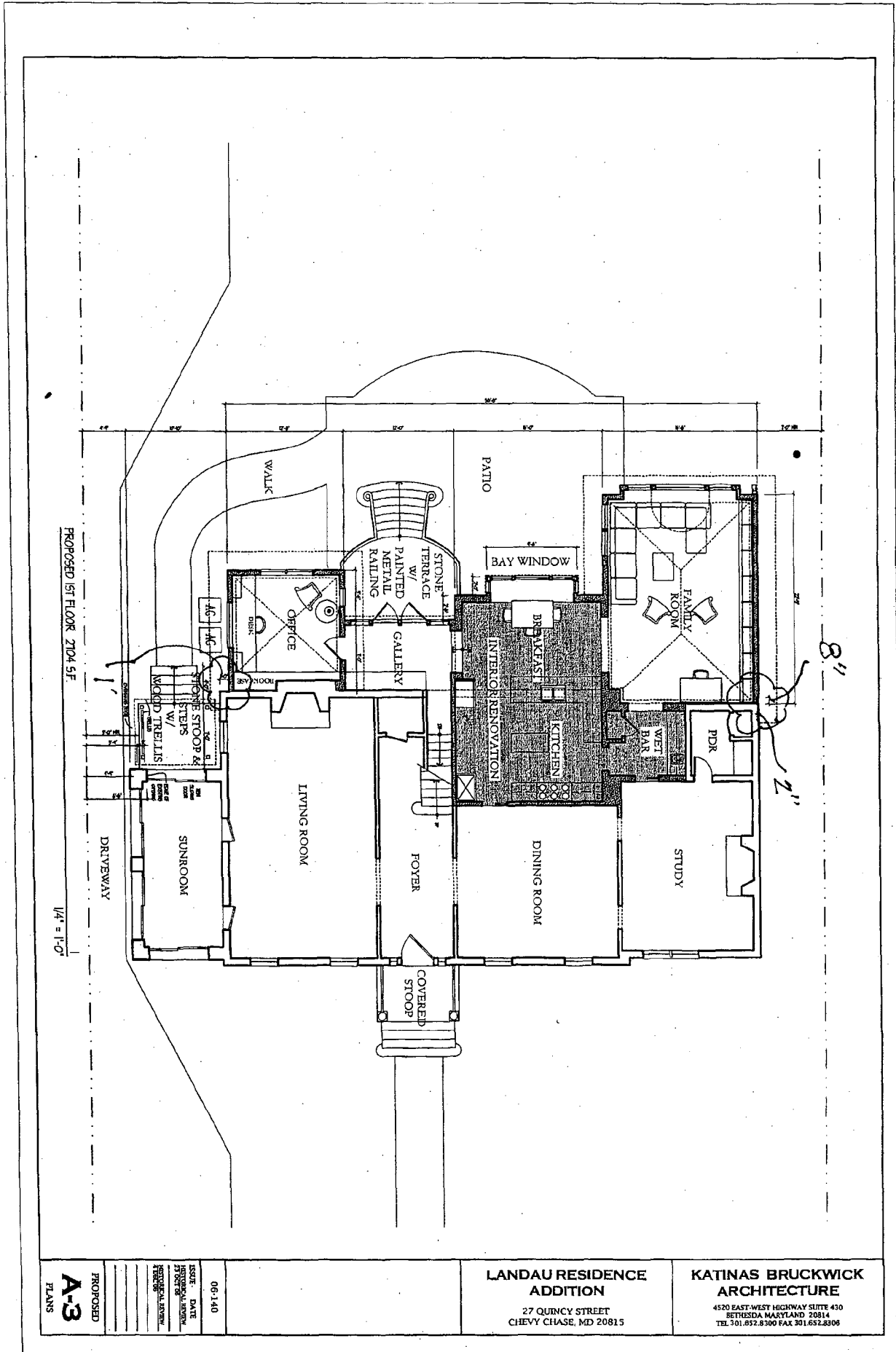
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ISSUE	DATE
HISTORICAL REVIEW	15 NOV 06
HISTORICAL REVIEW	4 DEC 06

PROPOSED  
**A-2**  
SITE PLAN

15

161



PROPOSED 1ST FLOOR 2704 SF

1/4" = 1'-0"

PROPOSED  
A-3  
PLANS

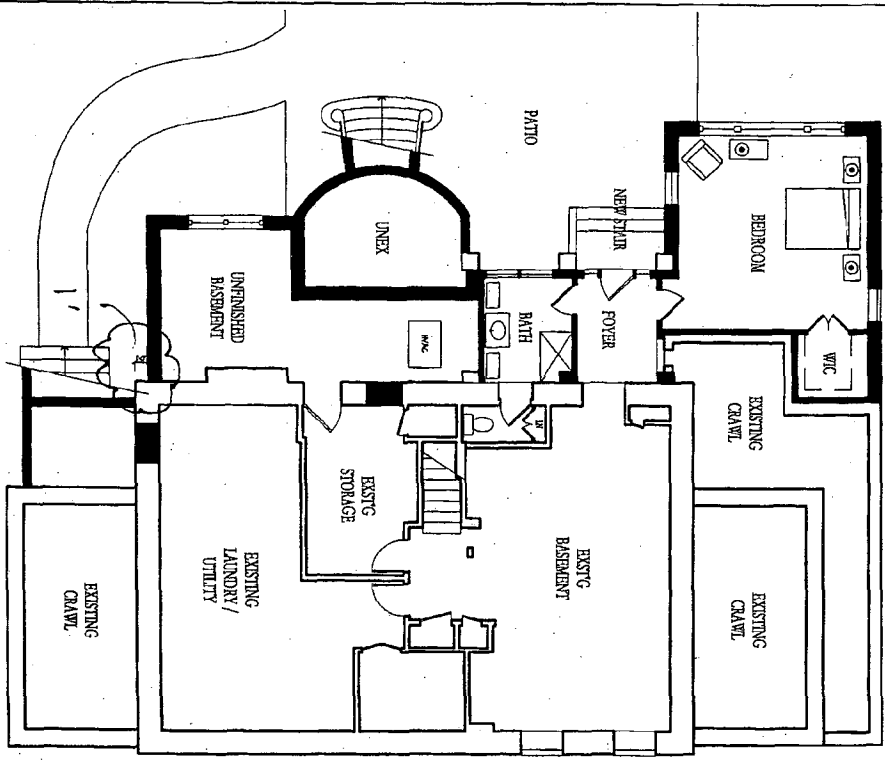
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**LANDAU RESIDENCE  
ADDITION**  
27 QUINCY STREET  
CHEVY CHASE, MD 20815

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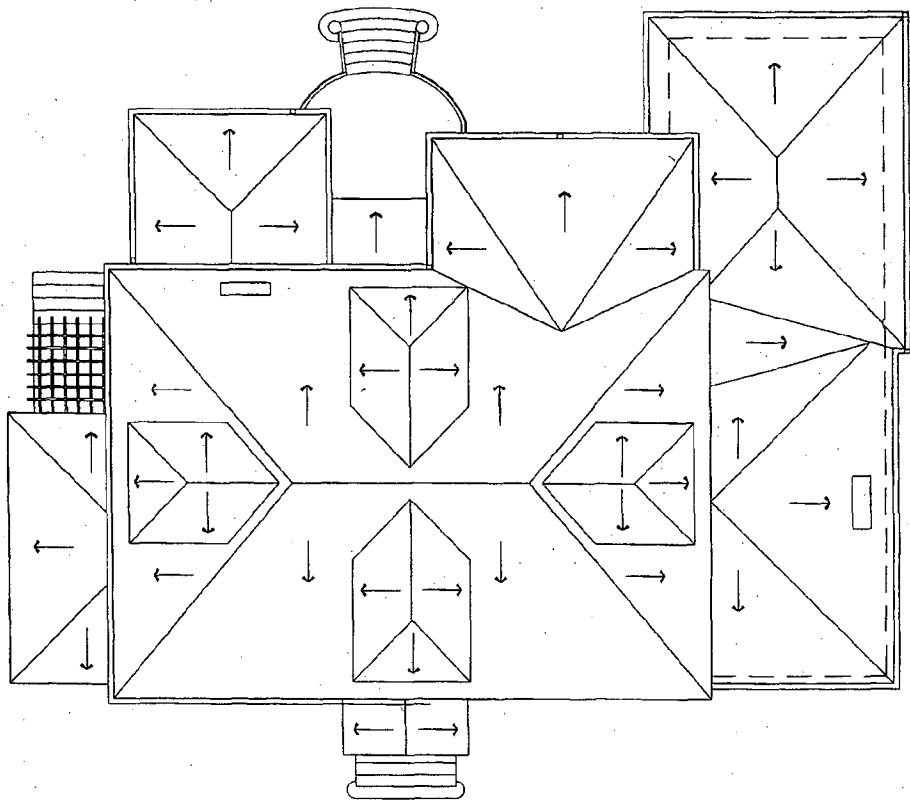


17



PROPOSED FOUNDATION PLAN

1/4" = 1'-0"  
2



PROPOSED ROOF PLAN

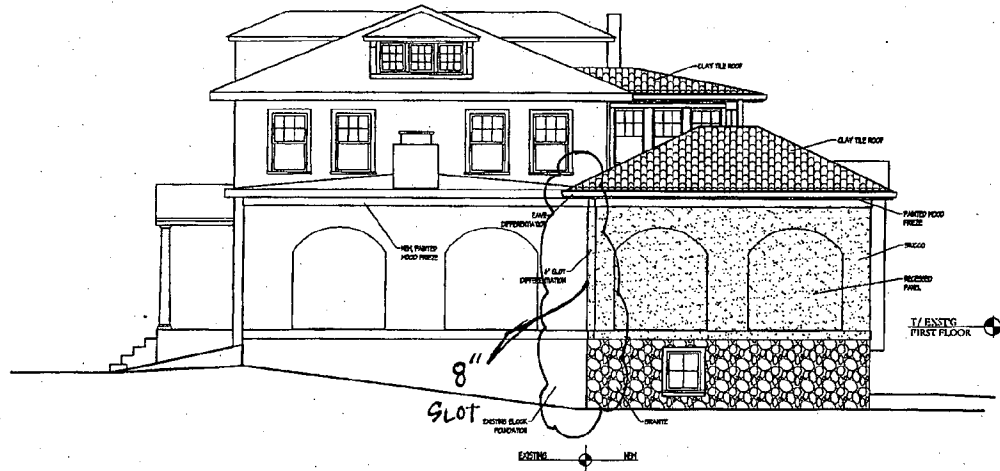
1/4" = 1'-0"

PROPOSED  
**A-4**  
ROOF PLAN

06-140
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**LANDAU RESIDENCE  
ADDITDN**  
27 QUINCY STREET  
CHEVY CHASE, MD 20815

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RIGHT ELEVATION

$\frac{2}{1/4" = 1'-0"$



FRONT ELEVATION

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

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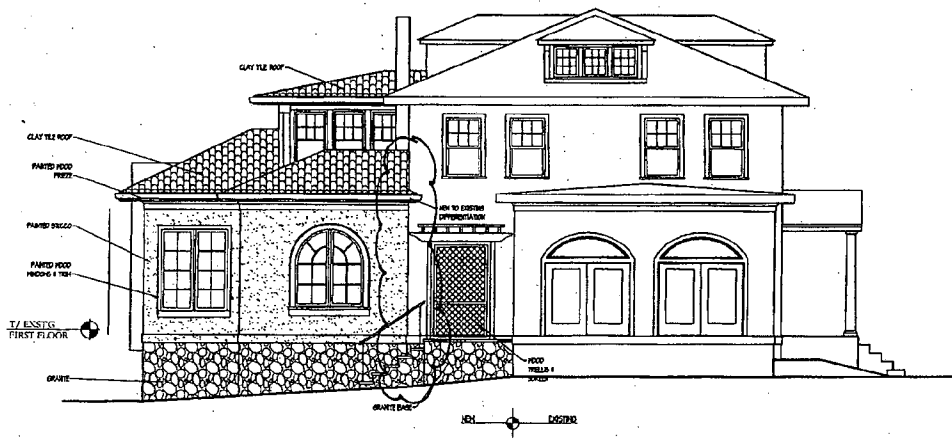
**LANDAU RESIDENCE  
ADDITION**

27 QUINCY STREET  
CHEVY CHASE, MD 20815

06-140

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HISTORICAL REVIEW  
4 13 06

PROPOSED  
**A-5**  
ELEVATIONS



RIGHT ELEVATION

$\frac{2}{1/4"} = 1'-0"$



FRONT ELEVATION

1' OFFSET

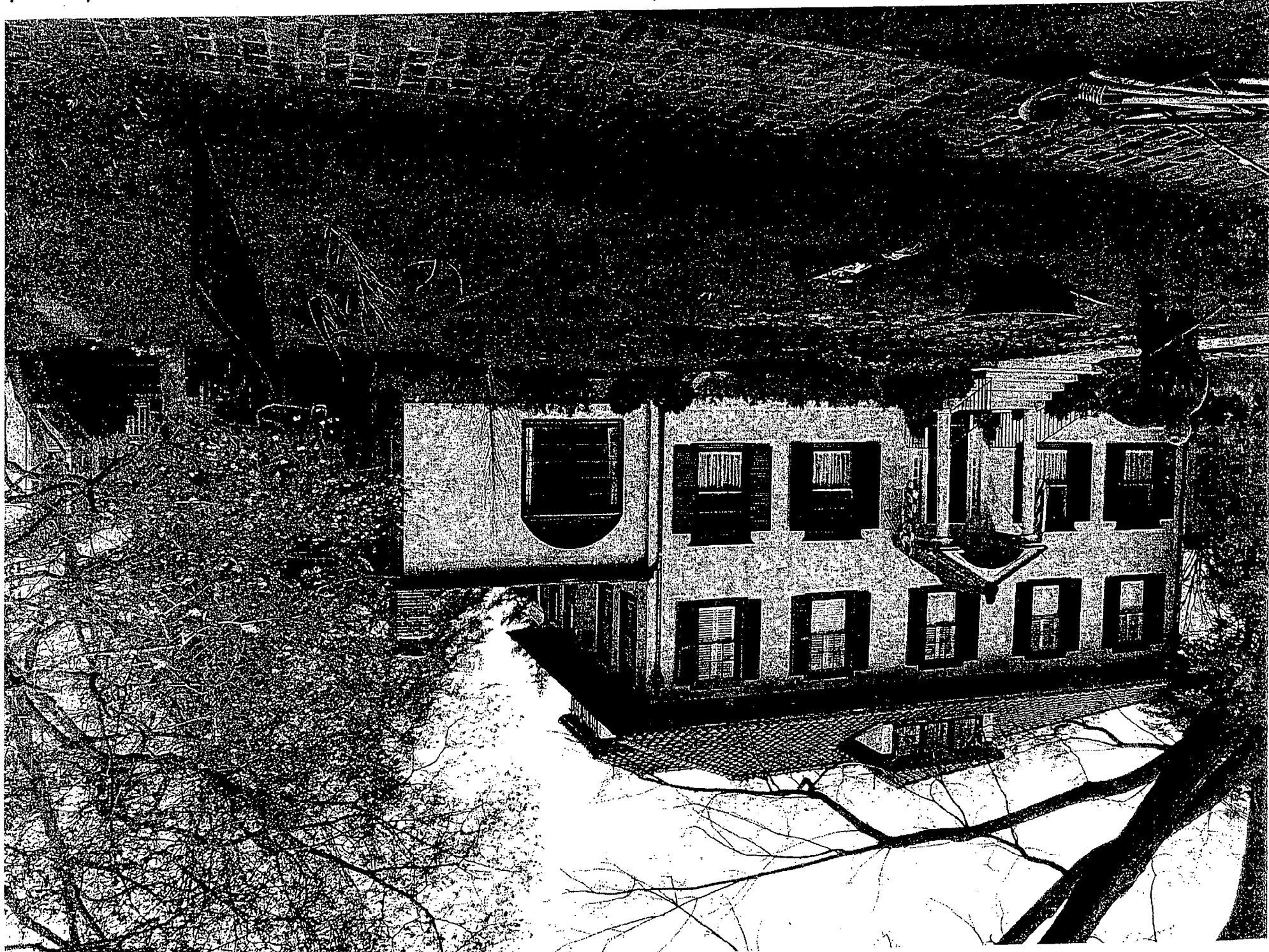
$\frac{1}{4"} = 1'-0"$

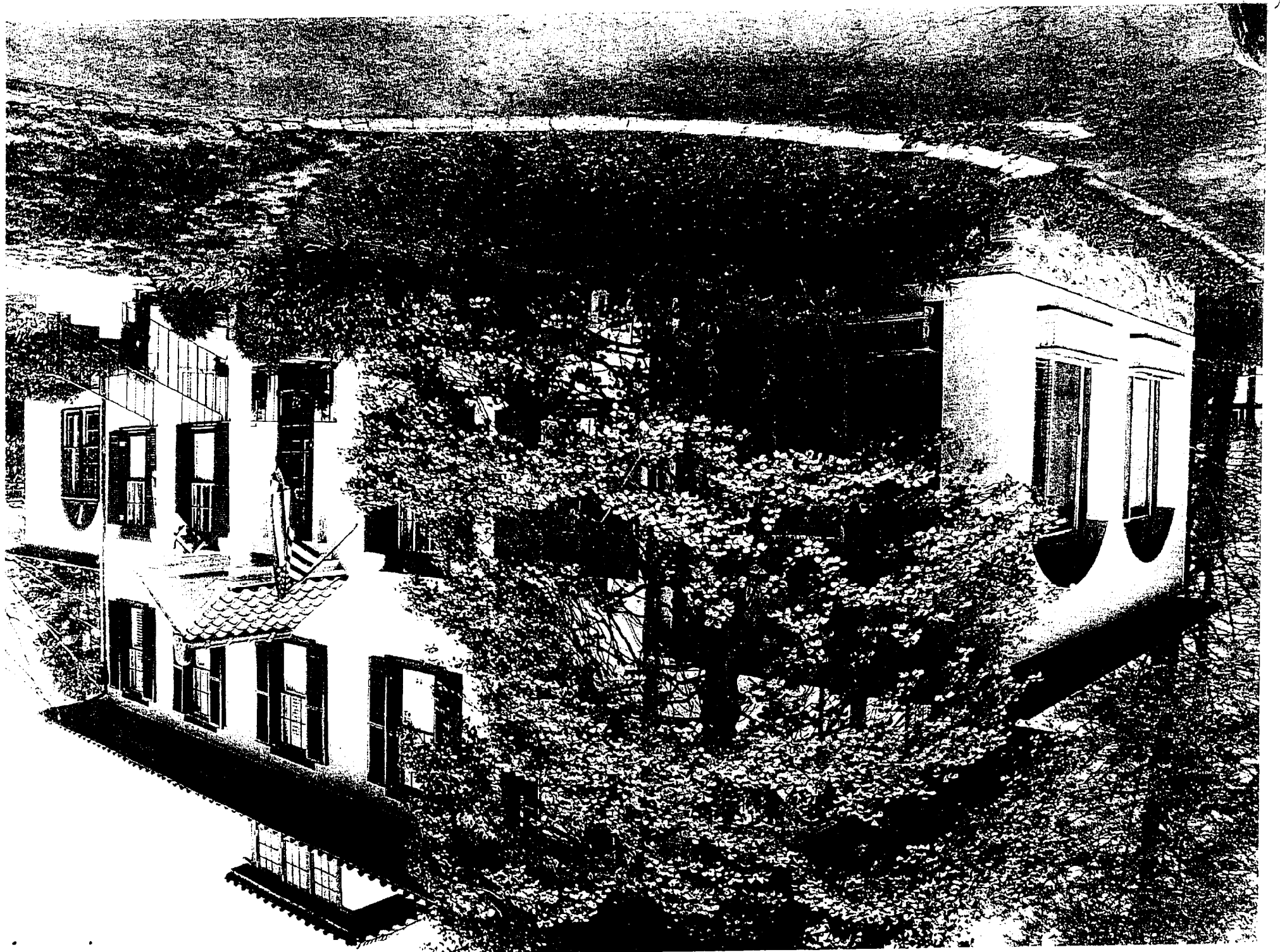
**KATINAS BRUCKWICK  
ARCHITECTURE**  
4630 EAST-WEST HIGHWAY SUITE 450  
BETHESDA, MARYLAND 20814  
TEL. 301.952.8300 FAX 301.952.8306

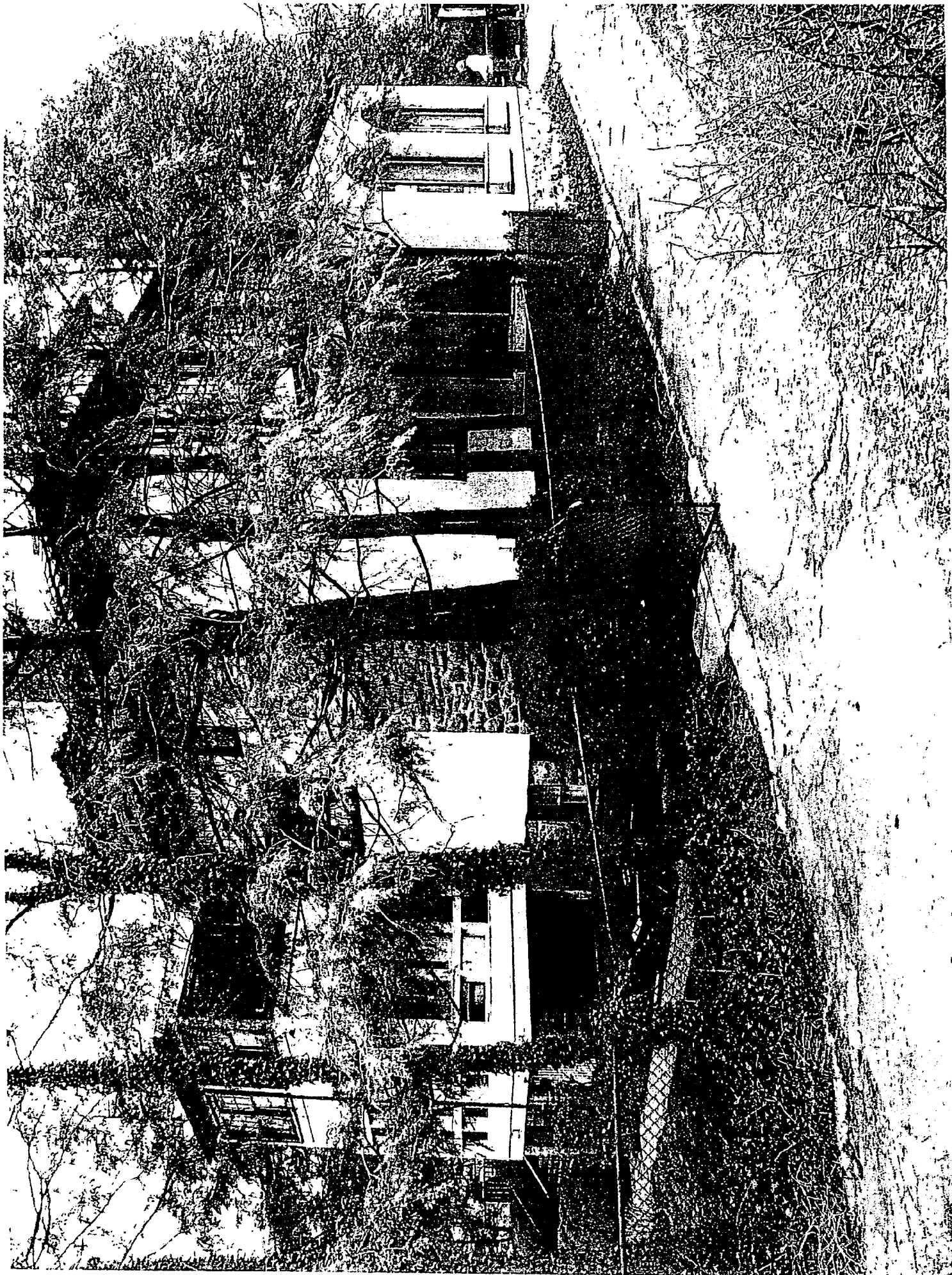
**LANDAU RESIDENCE  
ADDITION**  
37 QUINCY STREET  
CHEVY CHASE, MD 20815

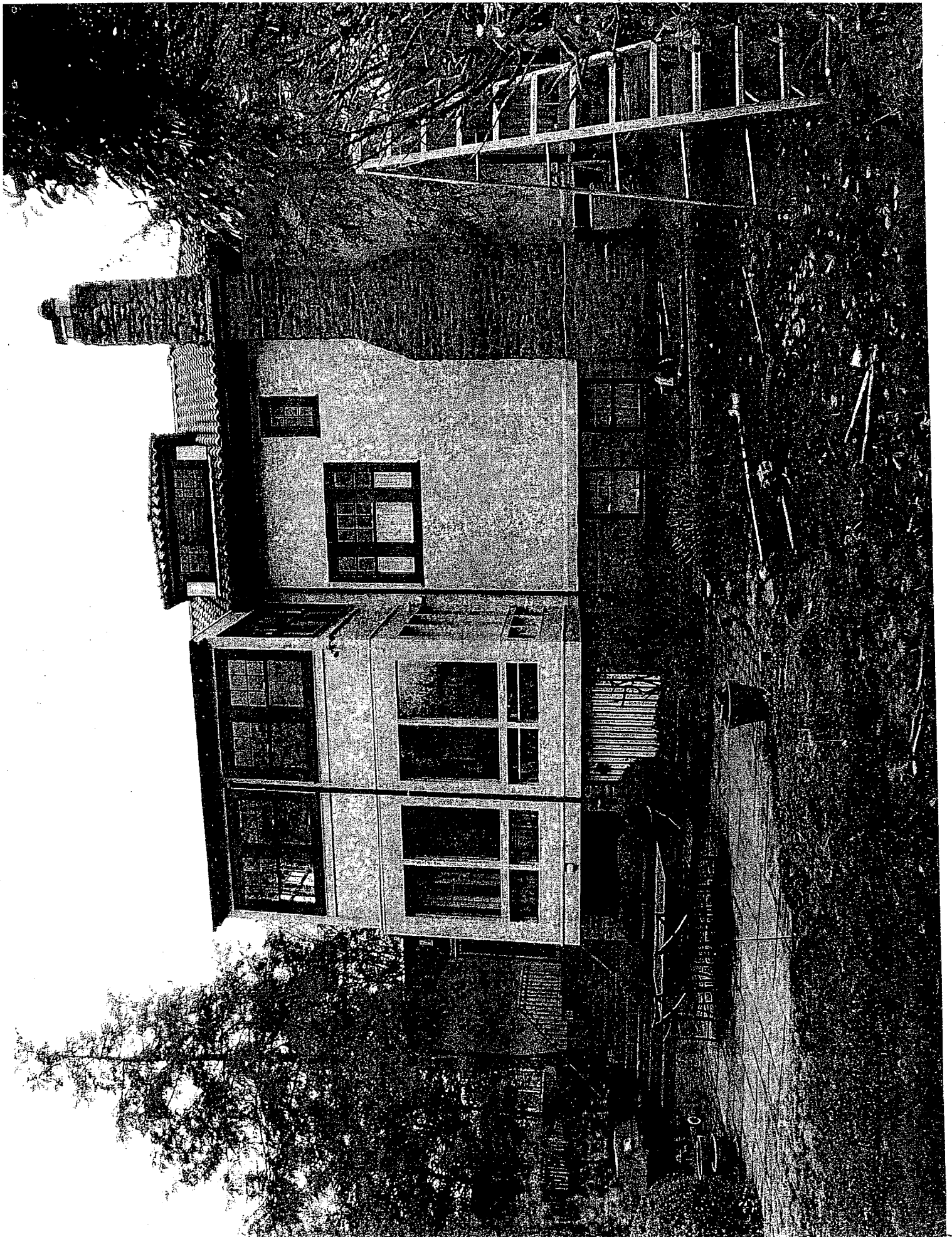
06-140	ISSUE DATE
	HISTORICAL REVIEW 23 OCT 06
	HISTORICAL REVIEW 4 DEC 06
PROPOSED	
<b>A-6</b>	
ELEVATIONS	

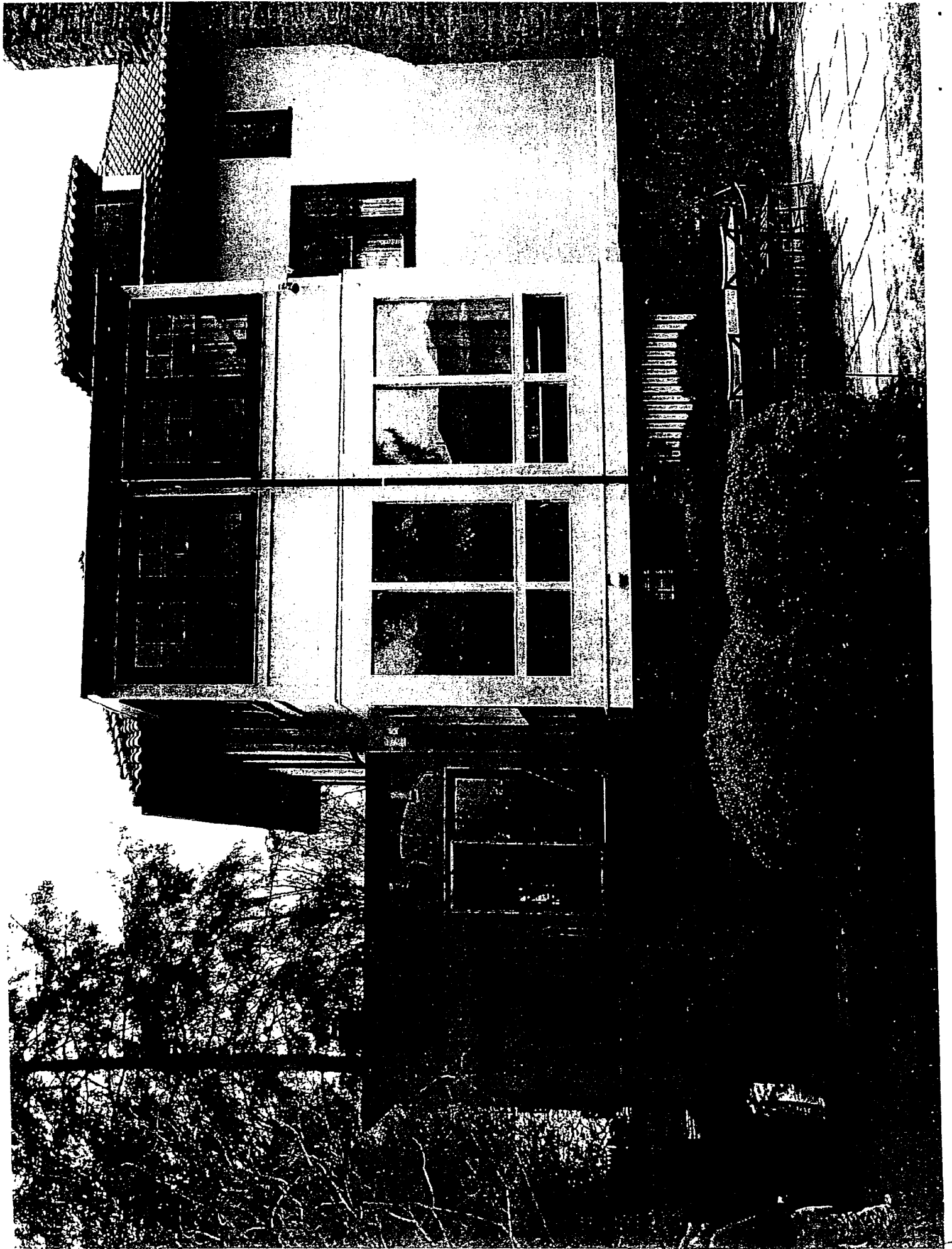
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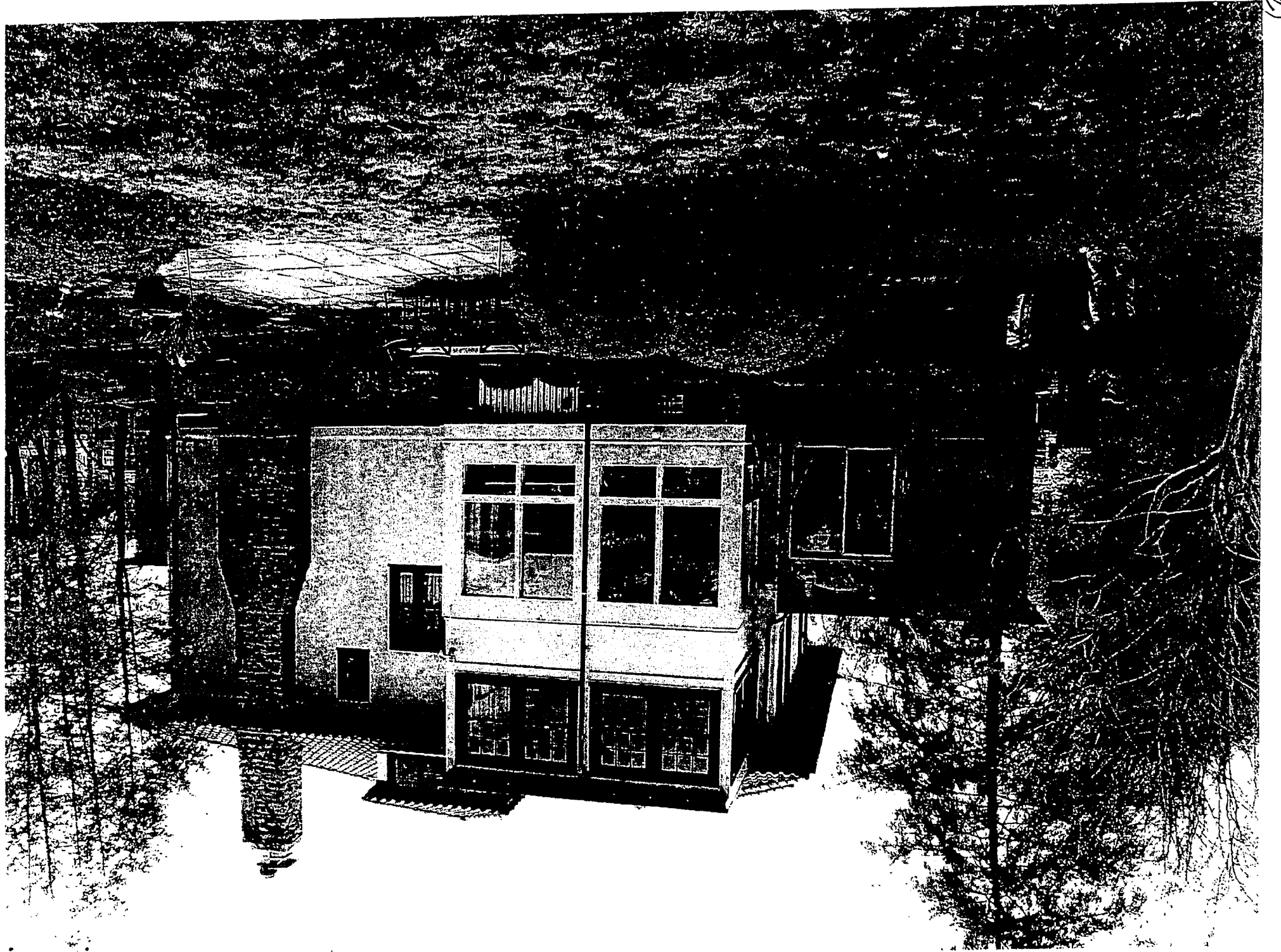






MA





1 architect are here, and I'll be happy to answer any  
2 questions you might have.

3 MS. O'MALLEY: Any questions for staff? Would the  
4 applicants come up, please.

5 MR. BURSTYN: Staff, do you know why this is a  
6 contributing resource versus?

7 MS. OAKS: It's a period of significance. It was  
8 built in 1920. The second wave of construction in Chevy  
9 Chase Village, but it has, you know, I would say, if you  
10 were delineating it in terms of integrity within that second  
11 period, it's an outstanding resource within that second wave  
12 of construction. It has all of its integrity certainly.  
13 But like I said, it's probably one of my favorite buildings  
14 in Chevy Chase.

15 MR. BURSTYN: Thank you.

16 MS. O'MALLEY: Welcome. State your name for the  
17 record.

18 MR. LANDAU: I'm Chris Landau, my wife and I own  
19 the house.

20 MR. KATINAS: John Katinas, Architect.

21 MS. O'MALLEY: And did you want to comment any  
22 about the staff's comments?

23 MR. KATINAS: Well, I think we agree with the  
24 staff's report in that we feel that our addition does comply  
25 with many of the guidelines. And it is in keeping with the  
26 hope of, of the proper treatment of historic structure

1 within a historic area. We have done our best, you know,  
2 the Landau's have a desire to really extenuate their house  
3 and we've worked hard to bring together the pieces of the  
4 changes to the house in a way that will improve the  
5 structure.

6 The only additions, we have been moving forward  
7 through the Chevy Chase preliminary reviews. We've been  
8 approved there, so this is our first presentation to this  
9 board. And the project is still, you know, evolving. And  
10 the only additional aspect of the design that we could talk  
11 about tonight, that I'd like to bring up now, would be some  
12 additional windows at the basement level, or what will be a  
13 basement level underneath the addition. And so I have  
14 drawings, right, exactly.

15 Then below the sunroom area, that will be closed  
16 in and become a basement versus an open areaway entrance.  
17 So those are additional aspects of the design. Other than  
18 that, it's really what we'd like to do. I know the, I've  
19 got an illustration of what would be seen from the front and  
20 it's very, very minimal. Which is the drawing here. You  
21 know, standing from across the street which is, and trying  
22 to view the ridge beyond, you can see, I've got a little  
23 white dot here on the photograph. I mean from their side of  
24 the sidewalk it's really unseen, so I think as far as the  
25 streetscape this addition does not affect it at all.

26 As far as the rear elevation, any changes there, I

1 can illustrate in this drawing here, windows closing in the  
2 space, the door and the window, and that window underneath  
3 the new space which is the office. This is an office. This  
4 is the gallery or porch entrance with the terrace. This is  
5 the breakfast room and this is the family room.

6 MS. O'MALLEY: I don't see any problem with the  
7 additional windows.

8 MR. KATINAS: As was mentioned, the use of like  
9 materials is very much the desire of the owners. That, you  
10 know, I'm glad that the report of capping or recapping the  
11 existing sunroom sounds acceptable. We certainly think it's  
12 an improvement to the rear elevation.

13 MR. FULLER: I think in general I like the  
14 addition. It's broken up. It's not massive. I think my  
15 only real concerns are that the addition doesn't really  
16 differentiate itself enough from the house, and whether  
17 reveal between the new and the old could be done, or whether  
18 you could set back, in particular on the, looking at the  
19 house from sort of the front, the left side, where it looks  
20 like a real corner of that house, and you're just sort of  
21 building straight on the back of it. I'd prefer to see some  
22 kind of reveal on there or a setback.

23 MR. KATINAS: Right. Well, I understand that.  
24 These are flush or aligned as we've proposed. As far as,  
25 this is actually an addition, this piece of it, and that's  
26 what Michele was reporting that this is really a

1 noncontributing addition. But I do understand that as well.

2 So setting back would really not be desired for just the  
3 space of the room. But if there was a way to create a  
4 reveal, I would definitely think that would be --

5 MR. FULLER: To me both sides, but the side in  
6 particular I was talking about was the left side, which I  
7 think, at least from the plan I'm looking at the other side.

8 MR. KATINAS: Okay, I understand what you're  
9 saying. You're talking about this point right here.

10 MR. FULLER: What I can see through the light  
11 there. Yes.

12 MS. OAKS: That's on the first floor plan you're  
13 talking about the office?

14 MR. FULLER: Exactly. It's where the office abuts  
15 the living room is the most important to me, and then where  
16 the family room abuts the powder room. If there could be  
17 some kind of a notch or just something to differentiate the  
18 spaces and the views --

19 MR. KATINAS: I understand setback, can you say  
20 something more about notches?

21 MR. FULLER: Say an 8 by 8 reveal or something  
22 that goes up and down.

23 MR. KATINAS: Okay.

24 MS. O'MALLEY: I had a question about the roof of  
25 the family room and how it connects with the breakfast room.

26 MR. KATINAS: Right. It would be a cricket.

1 MS. O'MALLEY: I couldn't quite see it on the  
2 roof plan. Other commissioners feel the same way about some  
3 definition at the corners?

4 MR. DUFFY: I tend to agree that even though those  
5 corners are attaching to noncontributing or nonoriginal  
6 parts, I think it would be preferable to have an inset. It  
7 would be best to have the new not on the same plane as the  
8 existing. Overall, I think it's a good application or  
9 preliminary, but the roof at the back on the right side kind  
10 of bothers me. It does have a funny way of meeting the  
11 existing, and even though it won't be highly visible from  
12 the public right of way, it'll still be visible.

13 I think it would preferable in my mind anyway, on  
14 the front elevation, the new roof that you can see on the  
15 right, if it were not visible from the front.

16 MS. O'MALLEY: Well that was the part that, how  
17 about your display again.

18 MR. KATINAS: This diagram here was from across  
19 the street on the sidewalk viewing the ridge beyond of the  
20 addition. And the dot there would represent the addition.  
21 Again, it's 130 feet away from this person here. Dot from  
22 the position here.

23 MR. DUFFY: What about --

24 MR. KATINAS: And then from their side of the  
25 sidewalk, it's unseeable. You'd strike the eave of the  
26 existing. It's this line.

1 MS. O'MALLEY: So it would be as you walked down  
2 the street to the right and looked back, that's where you  
3 would have a view of it.

4 MR. KATINAS: Well, the houses are rather close  
5 together, so maybe some view, trees and all. The volume of  
6 the new space, choosing to align existing eaves, the desire  
7 to have the Terra Cotta roof, sort of puts it at a minimum  
8 pitch. That pitch being very similar to existing house.

9 MR. DUFFY: Why is it important to --

10 MR. KATINAS: Have the Terra Cotta?

11 MR. DUFFY: Well no, to align the existing eaves?

12 MR. KATINAS: Special space.

13 MS. O'MALLEY: Then your addition would be only 6  
14 feet from the property line?

15 MR. KATINAS: No. It's 7 feet. The addition  
16 seven, the overhang is five. The way Chevy Chase sets up  
17 side yards.

18 MS. O'MALLEY: Although your plat --

19 MR. KATINAS: It's a G at the gate.

20 MR. BURSTYN: While they're looking at that, I was  
21 wondering, are you going take out the chain link fence and  
22 do something with that?

23 MR. KATINAS: Yes. The landscaping plan is  
24 planned. We also wanted to understand a little bit about  
25 the staff comment on trees and landscaping. Where the  
26 arborist of Chevy Chase Village, you know, gave us

1 permission to remove those trees on the left side, I guess  
2 there's seven of those, which I guess the key word in the  
3 phrases are the healthy trees. How many healthy trees are  
4 actually removed, and is the requirement really to put one  
5 for one back in. And that seems like a lot, especially for  
6 trees of the size that they currently are.

7           You know there is a desire to do a new landscaping  
8 plan.

9           MR. LANDAU: What we'd like to do is open that up  
10 a little bit more so that the driveway and the garage in the  
11 back, which also has a nice red roof, kind of becomes more  
12 part of the whole house and plays in. So I really, I can't  
13 wait to get rid of that chain link fence, to be honest with  
14 you.

15           MR. KATINAS: Right. And to feel the accessory  
16 building from the house. Right now it's really screened  
17 off.

18           MS. O'MALLEY: So your driveway is interesting.

19           MR. LANDAU: For sure. It's a shared driveway,  
20 yes.

21           MS. O'MALLEY: It's an interesting layout.

22           MR. LANDAU: Yeah, then it opens up in the back  
23 and there's two garages, kind of side by side, both of which  
24 have lovely red tile roofs.

25           MS. O'MALLEY: Well it's not necessarily that you  
26 would have to replace the trees in the same location.

32



1 MS. OAKS: What I would suggest is when you bring  
2 the historic area work permit and develop a landscape plan,  
3 you know, show the removal of the trees and then develop the  
4 plan that you're proposing for the new, and maybe identify  
5 where you proposed to put some new trees, and have the  
6 commission evaluate it at that time, and the overall plan  
7 that you're proposing.

8 Your vision of what the new design looks like, and  
9 have them evaluate it as part of the historic area work  
10 permit. And if they, you know, they might not, they might  
11 agree with you and find it might not be necessary for seven.

12 And we can evaluate when the arborist does make its final  
13 evaluation about health and so forth. Typically with the  
14 dying trees we don't require the replacement. It's only the  
15 removal of the healthy trees that we do require the  
16 replacement. And I certainly can work with you on that.

17 MR. DUFFY: I think you're right about the roof.  
18 It'll hardly be visible from the public right of way. The  
19 neighbor across the street will see it from the second  
20 floor, but that's not public right of way. I don't think  
21 it's a problem. It would be nice, as Commissioner Fuller  
22 mentioned, to have a differentiation between the new and the  
23 existing on the sides. Overall, I think it's pretty good.

24 MR. KATINAS: I have a question.

25 MS. O'MALLEY: Yes.

26 MR. KATINAS: Maybe you want to finish comments

37

1 first.

2 MS. O'MALLEY: No, I think actually, I don't think  
3 we have any other comments.

4 MR. KATINAS: We want to use stucco. You know, I  
5 was wondering what the criteria for using stucco is. As far  
6 as using it, what is the most important part of the  
7 characteristic of the material used? Obviously, not drive  
8 it, or is that, meaning that's on the Styrofoam base, and  
9 it's a coating that appears to be stucco, right. So is  
10 there any other guideline or description of the --

11 MS. O'MALLEY: Isn't it typically three coats?

12 MR. DUFFY: Well, what we would want to see would  
13 be a true precoat for it with cement, stucco. On this  
14 house, is the original a pea gravel type?

15 MR. KATINAS: It's smooth, so no.

16 MR. DUFFY: It's smooth?

17 MR. KATINAS: It's smooth, and it's over frame, so  
18 it's a frame house with the stucco. Smooth stucco.

19 MR. DUFFY: Really, typically, that's what we  
20 recommend, a three coat Portland cement, true stucco.

21 MS. OAKS: If you choose to go that venue. I  
22 mean, you know, commissioners were saying that they wanted  
23 differentiation, and you certainly, we see alternate  
24 materials all the time. So, if you decided alternate  
25 materials, but yes, we typically do require --

26 MR. DUFFY: One comment that I would make is a lot

(34)

1 of, you know, we like to see differentiation between new and  
2 existing. There are different ways to achieve it, and other  
3 commissioners might have other comments about this, but  
4 you've created a lot of differentiation between new and  
5 existing by the massing, and by having larger areas of  
6 glass. I think the new is consistent with the existing, but  
7 it's, in my view, sufficiently differentiated by its massing  
8 and its composition that the material differences are not  
9 crucial.

10 I wonder if, so to me, I think it would be  
11 preferable to have consistency of material.

12 MR. KATINAS: We agree.

13 MS. O'MALLEY: Well, I think then the next time we  
14 see you, you could come back with a work permit. And I  
15 think that would be helpful if you had your landscape  
16 design.

17 MR. KATINAS: Thank you.

18 MS. O'MALLEY: All right, then we will move on to  
19 the subdivision, and that would be for 22415 Clarksburg  
20 Road.

21 MS. OAKS: This site plan is identified as Cabin  
22 Branch. The applicants are proposing to, this is part of a  
23 larger park site development that is shown on Circle 4 in  
24 your packet. You might remember that you saw that a year,  
25 year and a half ago a preliminary consultation for a  
26 proposed development plan for this park, and it was similar

257

**KATINAS BRUCKWICK ARCHITECTURE**

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

Date: 2/7/07

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 3 sets of the permit drawings for the Landau Residence for your review. One set is for your records, and we will need the other two sets to turn into the county. Please contact us when you have finished your review/approval.

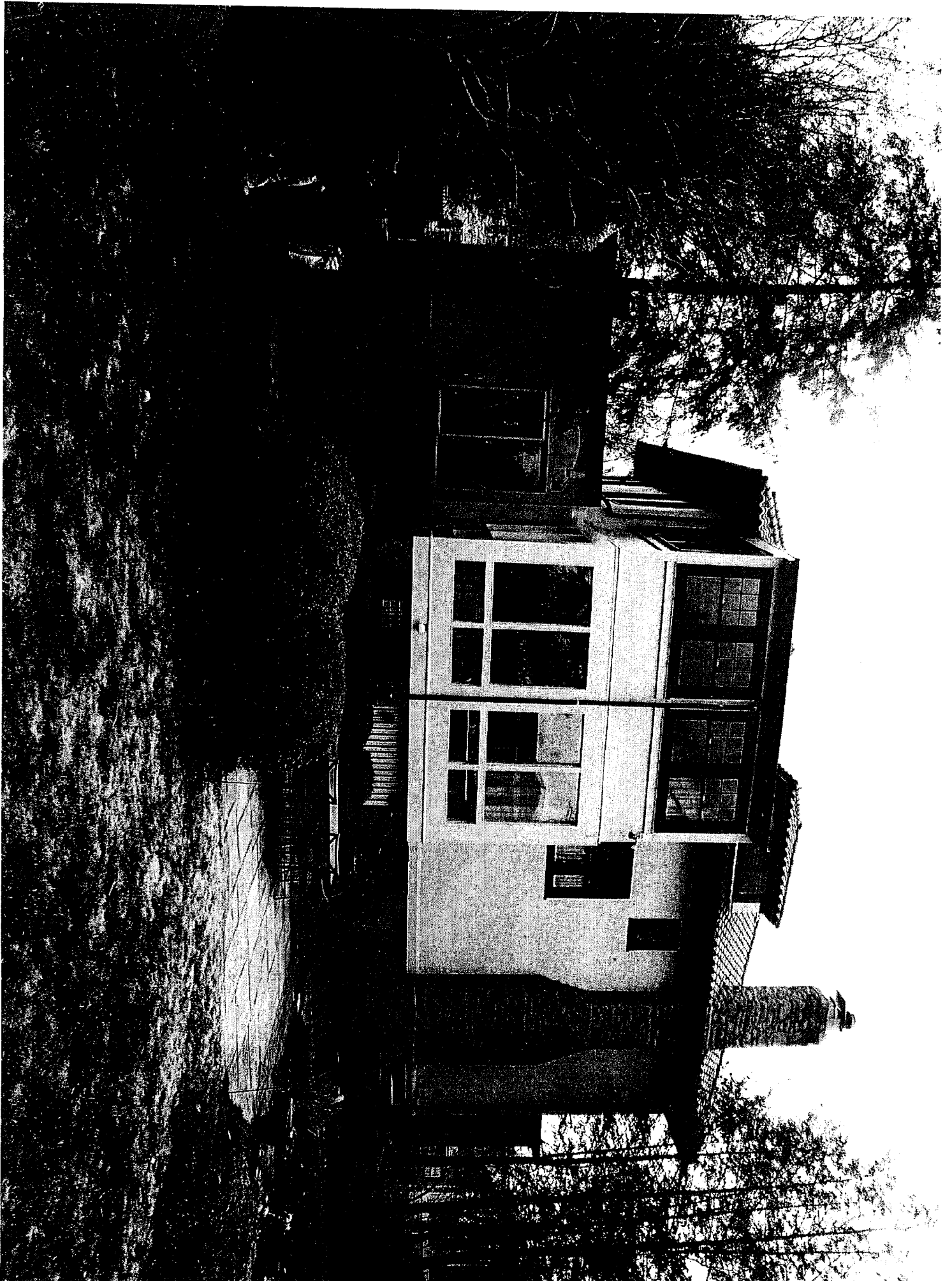
Please do not hesitate to contact us if you have any questions or need further information included in this submittal.

Regards,



Matt McDonald





**MAILING LIST FOR APPEAL A-5170**

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

<b>Adjoining and confronting property owners</b>	
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 28<sup>th</sup> day of September, 2006.



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

PAID  
+ REPROCESSED

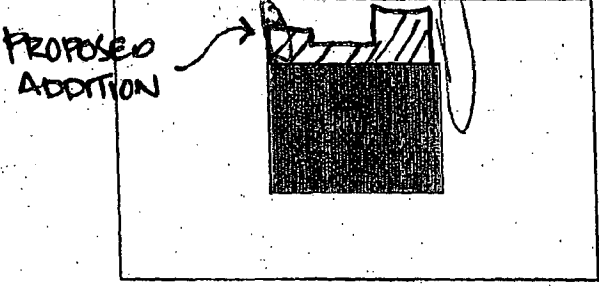
### Tree Inspection Request

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

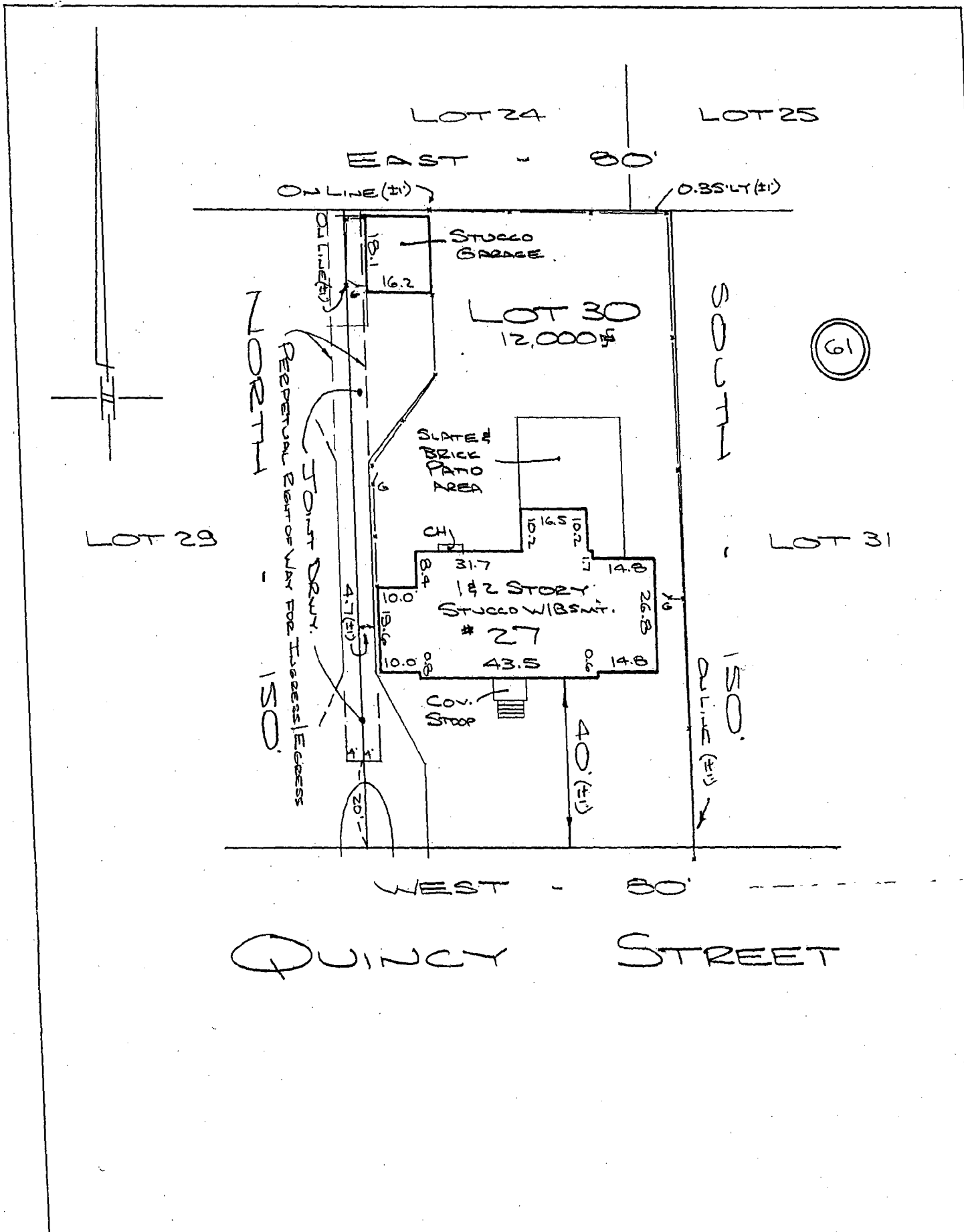
Tree #2: Type and Diameter 6 Hemlocks 11.5, 7.5, 8.5, 5.5, 8.0, 8.0 DBH  
Assessment: declining

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

If removal requested. -	Approved	Denied	Permit Required?	Y	N
Tree #1	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree #3	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

Signature [Signature] Date 9-19-06





**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 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 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  
 Maryland Property Line Surveyor No. 522

## KATINAS BRUCKWICK ARCHITECTURE

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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



