

19 QUINCY STREET, CRAWFORD
HAMP 35/13-08L



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

DPS - #8

A

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: CHRIS SNOWBER

Daytime Phone No.: 202-332-5416

Tax Account No.: _____

Name of Property Owner: ROGER + ELIZABETH MARMET Daytime Phone No.: 202-332-5416

Address: 19 QUINCY ST CHEVY CHASE MD 20815-4226
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: CHRIS SNOWBER Daytime Phone No.: 202-332-5416

LOCATION OF BUILDING/PREMISE

House Number: 19 Street: QUINCY

Town/City: CHEVY CHASE VILLAGE Nearest Cross Street: CONNECTICUT AVE

Lot: 20 Block: 61 Subdivision: 9

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: \$ 100,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

4-23-08
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 483461 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

AP # 483461

Silver, Joshua

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]
Sent: Wednesday, May 14, 2008 2:19 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: CCV@montgomerycountymd.gov; Bob Elliott; FeldmanGS@aol.com; abjdoe@gmail.com; r.marshes@verizon.net; Stephens, Betsy; Wellington, P. (ccv)
Subject: LAP - 15 Magnolia, 19 Quincy, 21 E Melrose

The following are the comments of the Chevy Chase Village LAP for items on the 5/14/08 HPC Agenda:

15 Magnolia Parkway

window replacement

Contributing resource

Staff recommends approval and the LAP concurs with the recommendation for approval.

19 Quincy St

rear dormer construction

Contributing Resource

Staff recommends approval and the LAP concurs with the recommendation for approval.

21 E Melrose

rear addition and alterations to windows left side of house

Contributing Resource

Staff did not recommend approval of two relocated windows on second floor, left side of house

LAP recommends that the alterations to 21 E Melrose be approved in their entirety.

Members stated:

"I do not agree with the Staff's conclusion concerning the two second story windows on the left side of the house. Granted, the new window openings will create a change in the construction and appearance of the left side, but the neighbors seem to feel that the proposal is consistent with the character of the neighborhood. The care that will be taken to re-use salvaged materials should help in that regard. In addition, the new windows will relate to a new bedroom and bath on the second floor. (Page 10, items 4 + 5- Staff report)."

"I believe that prohibiting the new windows on the second floor would impose a hardship on the applicants. Given that the house is only a contributing resource and that relevant sections of our guidelines advise moderate scrutiny in this case, the design requirements of the applicants take priority. The "historic character" of the house will not be adversely affected, especially since, as Eph points out, they will be re-using the old windows."

"The windows should clearly be subject to Moderate Scrutiny since they are on the side of the house, and the house is a "Contributing Resource". I do agree with the Staff's efforts to work with the residents on the main alterations, but feel that the issue on the windows should be reviewed more flexibly."

Another member visited the site today and concurs with the above comments and added: "Since the new windows are opening on a bath and bedroom, they seem essential. It does make for a crowded appearance on that facade, but the use of salvaged windows should give it a nice appearance."

We also note that staff's recommendation regarding the windows places undue reliance on the Secretary of the Interior's guidelines. Section 1.5(b) of the HPC's own regulations clearly states that "When guidance in an applicable Master Plan . . . is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, the Master Plan shall take precedence." It appears that HPC staff may have overlooked the fact that the Chevy Chase Village Historic District's Guidelines were incorporated into the Master Plan and therefore, pursuant to Section 1.5(b), they trump the Secretary of the Interior's guidelines if they conflict. Here, the Chevy Chase Village Guidelines state that windows should be subject to Moderate Scrutiny if they are visible from the public right-of-way and Lenient Scrutiny if they are not. The relocated windows will be compatible with the house's existing design and the house as altered will still contribute to the district, so approval should be granted under Moderate Scrutiny.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 19 Quincy Street, Chevy Chase **Meeting Date:** 5/14/08
Resource: Contributing Resource **Report Date:** 5/07/08
 Chevy Chase Village Historic District
Applicant: Roger and Elizabeth Marmet (Chris Snowber, Architect) **Public Notice:** 4/30/08
Review: HAWP **Tax Credit:** None
Case Number: 35/13-08L **Staff:** Anne Fothergill
PROPOSAL: Rear dormer construction

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1923

PROPOSAL

The applicants are proposing to construct one shed dormer with three wood windows at the rear of the house. The dormer will have copper roofing, wood siding, and wood operable shutters to match the house.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

The Guidelines define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character."

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

Specifically, the *Guidelines* state:

- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources they should be subject to strict scrutiny if they are visible from the public right-of-way.
- Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale issues in the Village.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior’s Standards for Rehabilitation:

- # 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The design, location, and materials of the proposed dormer are sensitive to the historic house and the

streetscape and staff recommends that the HPC approve this application.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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[Signature]
Signature of owner or authorized agent

4-23-08
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 483461 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

AP # 483461

9

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The house is an early 20th century 2-story wood frame Colonial Revival home with a gable roof. There is a full basement and an unoccupied attic. The rear porch on the North Elevation has been converted into an enclosed sun room utilizing painted wood finishes and a classical style to match the existing residence. There are currently no dormers in the roof, making the attic space usable only as mechanical and storage space.

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

The proposed shed dormer at the rear (north) of the house would provide space for a bedroom, bathroom, and mechanical and storage room. The existing chimney on the north roof will be extended above the new shed roof of the proposed dormer. Three new windows matching the double hung windows of the existing house will be installed in the proposed dormer. The shed dormer will be set back approximately three feet from the north face of the existing house, and set in more than 7 feet on either side to maintain proportions that complement the existing house.

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.

5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

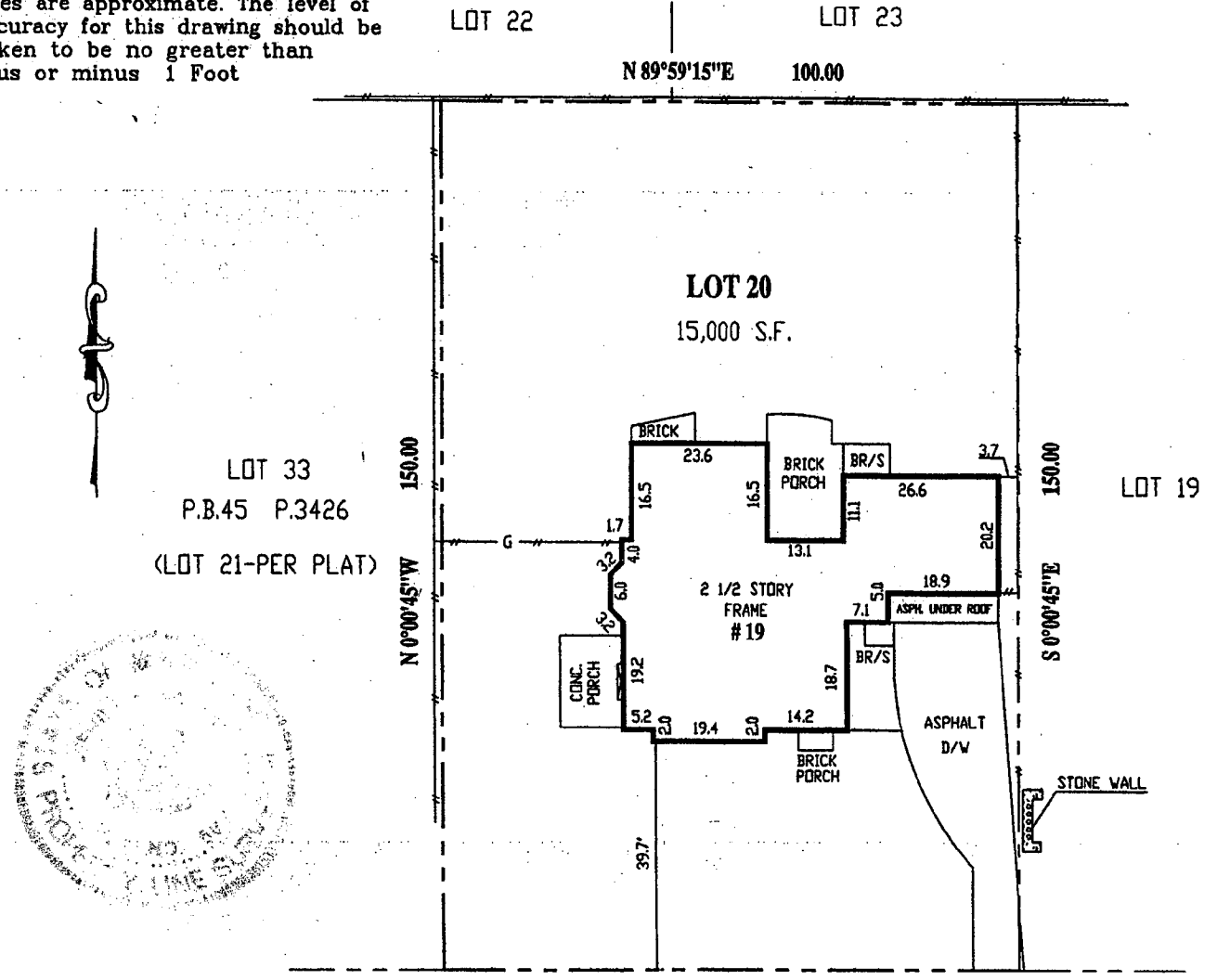
Owner's mailing address ROGER + ELIZABETH MARMET 19 QUINCY STREET CHEVY CHASE, MD 20815	Owner's Agent's mailing address CHRIS SNOWER 2741 WOODLEY PLACE NW WASHINGTON, DC 20008
Adjacent and confronting Property Owners mailing addresses	
EDMUND + KATHRYN WELINGTON 10 QUINCY ST CHEVY CHASE MD 20815	JAMES WORSLEY 11 QUINCY ST CHEVY CHASE MD 20815
CHRISTINE WEINER 21 QUINCY ST CHEVY CHASE MD 20815	EARLE SILBER 3720 BRADLEY LN CHEVY CHASE MD 20815
ROBERT FOGARTY 3804 BRADLEY LN CHEVY CHASE MD 20815	MICHAEL + HOLLEY MEERS 24 QUINCY ST CHEVY CHASE MD 20815
GAEL DELANY 8 QUINCY ST CHEVY CHASE MD 20815	

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer 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.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

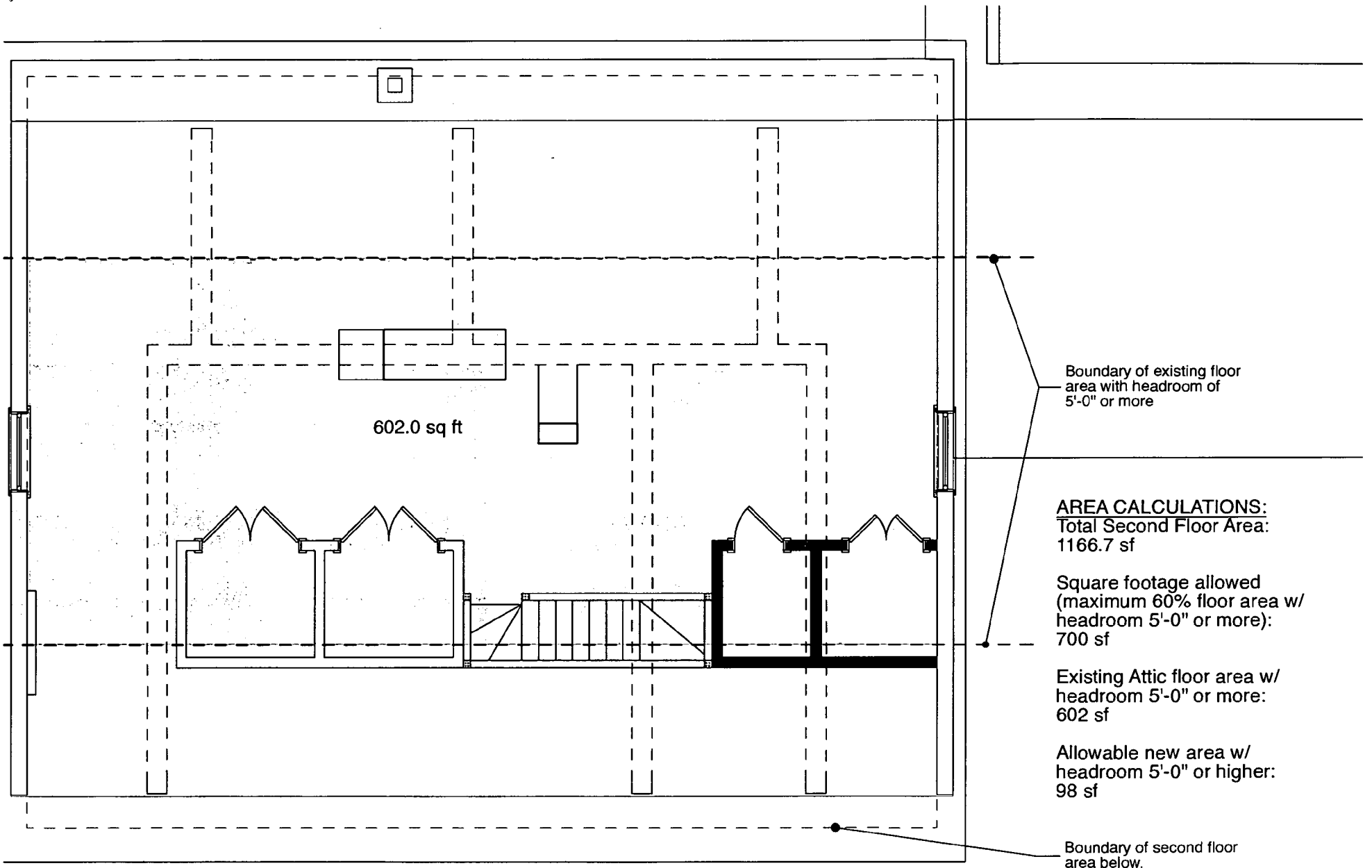
1. Flood zone "C" per H.U.D. panel No. 0175 C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot



LOCATION DRAWING
LOT 20, BLOCK 61, SECTION 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

S 89°59'15"W 100.00
QUINCY STREET
 (60' R/W)

<p align="center">SURVEYOR'S CERTIFICATE</p> <p>THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.</p> <p align="right"><i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587</p>	<p align="center">REFERENCES</p> <p>PLAT BK. 2 PLAT NO. 106</p>		<p align="center">SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286</p>		
	<p>LIBER</p>		<p>DATE OF LOCATIONS</p>		<p>SCALE: 1" = 30'</p>
	<p>FOLIO</p>		<p>WALL CHECK:</p>		<p>DRAWN BY: E.M.G.</p>
			<p>HSE. LOC.: 10-31-02</p>		<p>JOB NO.: 2002-6808</p>



Boundary of existing floor area with headroom of 5'-0" or more

AREA CALCULATIONS:
 Total Second Floor Area:
 1166.7 sf

Square footage allowed
 (maximum 60% floor area w/
 headroom 5'-0" or more):
 700 sf

Existing Attic floor area w/
 headroom 5'-0" or more:
 602 sf

Allowable new area w/
 headroom 5'-0" or higher:
 98 sf

Boundary of second floor area below.

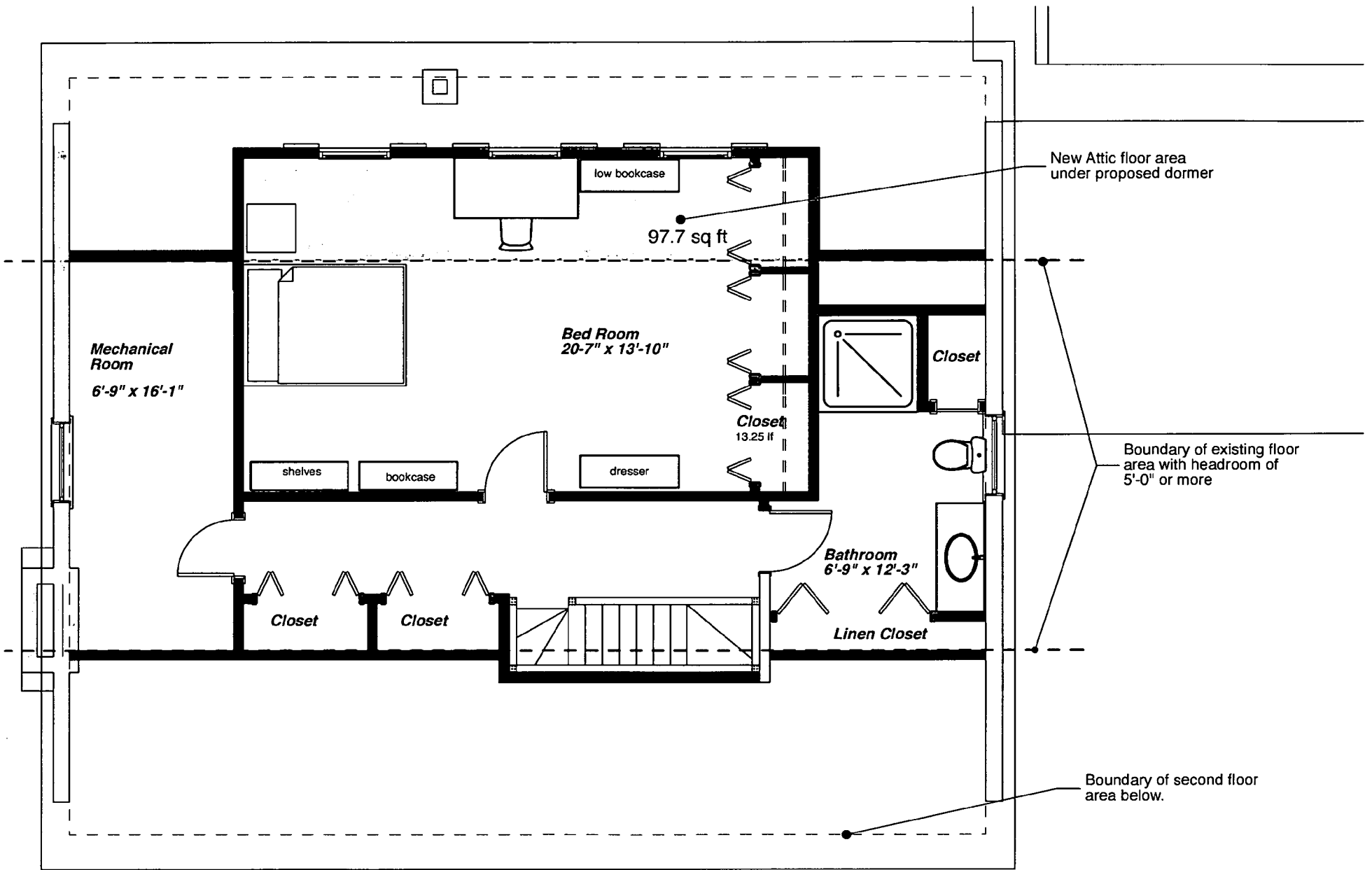
HAMILTON
 SNOWBER

Architects

Existing Attic Plan

Marmet Residence
 19 Quincy Street
 Chevy Chase, MD 20815

April 23, 2008
 3/16" = 1'-0"



HAMILTON
SNOWBER

(6)

Architects

Proposed Attic Plan

Marmet Residence

19 Quincy Street
Chevy Chase, MD 20815

April 23, 2008

3/16" = 1'-0"

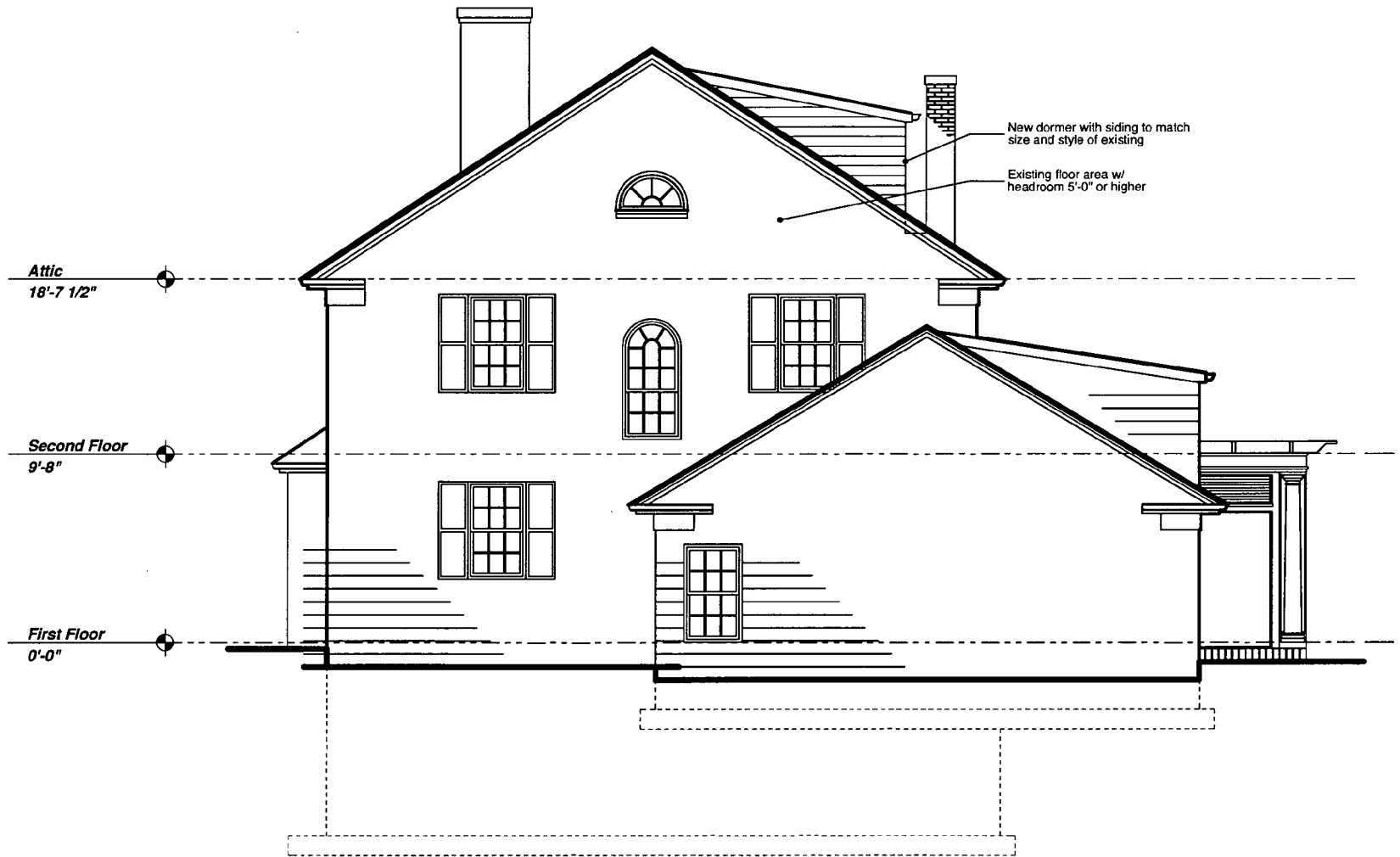


HAMILTON
SNOWBER
10
Architects

Proposed North Elevation

Marmet Residence
19 Quincy Street
Chevy Chase, MD 20815

April 23, 2008
1/8" = 1'-0"



HAMILTON
SNOWBER



Architects

Proposed West Elevation

Marmet Residence

19 Quincy Street
Chevy Chase, MD 20815

February 1, 2008
April 23, 2008

1/8" = 1'-0"

Window & Exterior Door Schedule

Mark	Item	Order No.	Rough Opening	Jamb	Qty.	Remarks
A	Double Hung Rec Room	WUDH3026	3'-0 3/8" x 5'-1 1/2"	4 9/16"	3	Lite: 3w2h/3w2h

Exterior Door and Window Schedule Notes:

1. All exterior windows by Marvin (double-hung). Glazing System: 7/8" simulated divided lites w/ grilles-between-the-glass, insulated clear Low E II w/ argon; Hardware: color: white; casement: fold down. Screens: white. Double hungs: No integral plow in sashes. Jamb liners: white. Provide custom sill extensions (w/ drip edge) for windows as required (see details). Provide extended sill horns as required.
2. Contractor and window supplier to review schedule for conflicts between order numbers and specified sizes and notify Architect of any discrepancies. Contractor to provide Architect window supplier's order form for review prior to confirming purchase.



Window Schedule

Marmet Residence
19 Quincy Street
Chevy Chase, MD 20815
April 23, 2008

Existing Property Condition Photographs (duplicate as needed)



Detail: _____ *North Elevation*



Detail: _____ *South Elevation*

Applicant: CHRIS SNOWER

Page: _____



North Elevation



South Elevation

19 QUINCY



