

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1 Quincy St., Chevy Chase	Meeting Date:	2/27/2019
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	2/20/2019
Applicant:	B. Francis Saul II (John Martinez, Architect)	Public Notice:	2/13/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-19F	Staff:	Michael Kyne
PROPOSAL:	Building addition		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Colonial Revival/Craftsman
DATE: c. 1892-1916



Fig. 1: Subject property.

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Remove portions of an existing historic railing on the second floor of the wraparound covered porch.
- Remove a historic second-floor window from the south (right) elevation of the historic house.
- Remove first-floor French doors from the south (right) elevation of the historic house.
- Construct a three-story elevator tower in the front/right (southwest) corner of the historic 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.

Sec. 24A-8. Same-Criteria for issuance.

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate

protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

Chevy Chase Historic District Guidelines

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 and 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 state three basic policies that should be adhered to, including:

- Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

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

Doors 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. Addition of compatible storm doors should be encouraged.

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 it is not. Exterior trim on outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.

Major additions should, where feasible, be placed to 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. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

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. Strict scrutiny should be applied to additions above existing front porches.

Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated. For example, replacement of slate roofs in kind is usually required. However, this application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in kind, and the reviewing agency should be open to consideration of these alternative solutions.

Shutters 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, however, they should be subject to strict scrutiny if they are visible from the public right-of-way.

Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.

Windows (including window replacement) 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. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right of way or not.

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a c. 1892-1916 Colonial Revival/Craftsman-style Outstanding Resource within the Chevy Chase Village Historic District. The house is located on a corner lot with its front (west) elevation facing Connecticut Avenue and its right (south) elevation facing Quincy Street. The house has a deep setback from both Connecticut Avenue and Quincy Street and is moderately forested and landscaped. The house is stucco-clad with multiple roof dormers on all elevations. The house has a wraparound covered porch at the front, with Tuscan columns, stucco-clad pillars, exposed rafter tails, and second-floor balconies. There is a one-story enclosed porch at the rear (east elevation).

The applicant proposes to construct a second-floor addition above the footprint of the enclosed porch at the rear (east elevation). The porch is a historic feature (see *Fig. 2*), but it has undergone previous additions and alterations. The porch is stucco-clad, with tiered pediments and five ganged windows on its rear-facing (east) elevation. There is a door on both the left (south) and right (north) elevation, and the porch can be accessed via stairs from grade on either side. All existing windows within the porch are non-historic 6-over-6 wooden SDL double-hung windows, and the doors are non-historic 10-lite SDL doors.

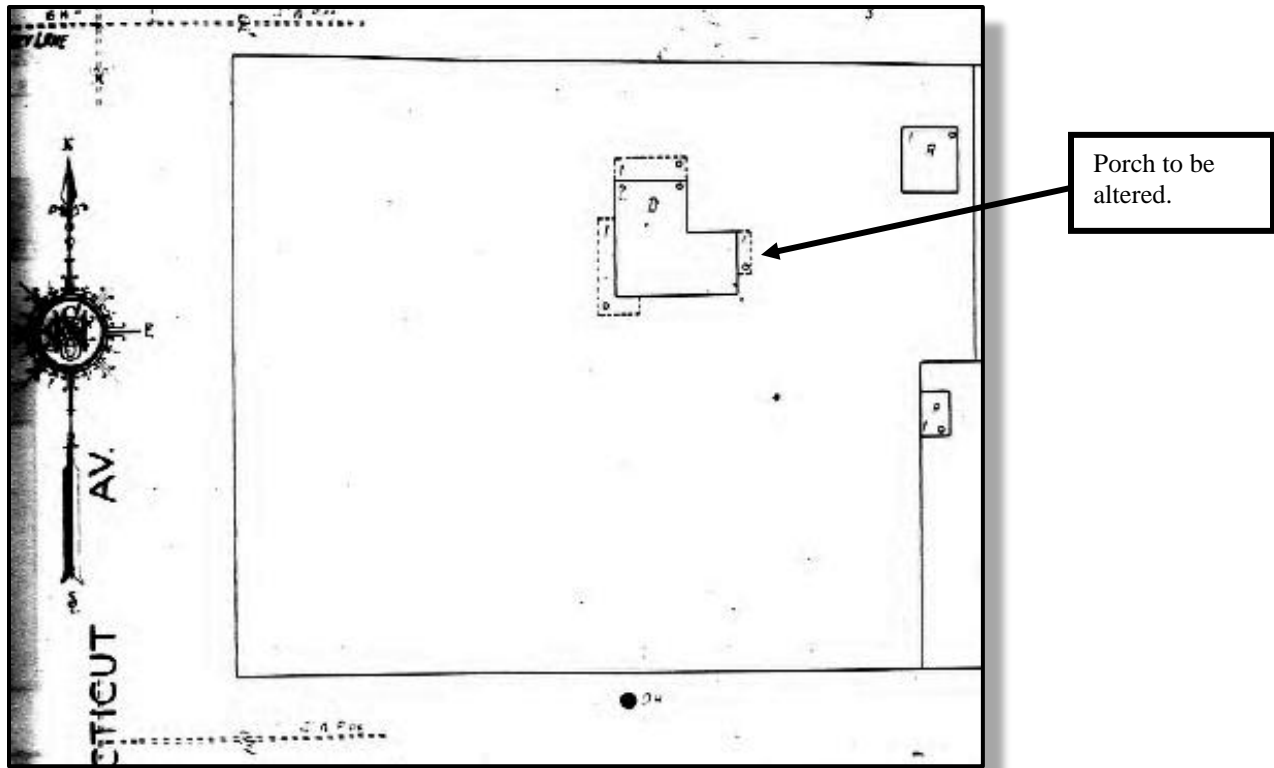


Fig. 2: Subject property, as depicted in 1927 Sanborn map.

To accommodate the proposed second-floor addition, the scope of work includes demolition of the existing roofs and trim on the one-story enclosed porch, and removal of two original window openings (containing non-historic 6-over-6 wooden SDL double-hung windows) on the second-floor of the historic house. The proposed addition will contain a new bathroom, with access from the second-floor master bedroom and a new interior elevator vestibule. Staff notes that the new elevator will be constructed entirely within the existing footprint of the historic house.

Regarding materials, the proposed addition will be stucco-clad, with a slate roof and exposed rafter tails, taking cues from the historic house. The proposed windows will be two 6-over-6 wooden SDL double-hung windows to match those on the historic house, with two on the east (rear) elevation, one on the south elevation, and one on the north elevation. Operable wooden shutters will be installed to match those on the historic house.

On the first-floor of the enclosed porch, the five rear-facing ganged windows will be replaced with three 6-over-6 wooden SDL double-hung windows. The proposed new windows will be equally spaced for enhanced symmetry with the proposed second-floor windows. Wooden panels will be added above the first-floor windows, and a wooden balustrade will be placed directly above the first-floor. The wooden balustrade takes visual cues from existing balustrades found elsewhere on the historic house.

An existing doorway on the first-floor of the east (rear) elevation of the historic house is proposed to be converted to a window. The doorway is located directly north of the porch to be altered. Currently there is a non-historic 6-lite wooden SDL door with sidelights in the doorway. The existing door will be replaced with a 6-lite wooden SDL casement window, with fixed wooden panels below. The sidelights will remain. The doorway is being altered to accommodate the relocation of a first-floor powder room, which will in turn accommodate the proposed new interior elevator.

Staff fully supports the applicant's proposal, finding that the proposed addition is in the appropriate location, in accordance with the *Guidelines*. Due to the location of the proposed alterations at the rear and the deep setback of the historic house, the proposal will not be visible from the public right-of-way and has no potential to detract from the streetscape of the surrounding historic district. The proposed materials and alterations are compatible with the historic house; and, in accordance with the *Standards*, the proposal will not alter or remove character-defining features of the subject property.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Chevy Chase Village Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

865465
2.6.19



HISTORIC PRESERVATION COMMISSION

301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jmartinez@musearchitects.com Contact Person: John Martinez; Muse Architects
Daytime Phone No.: 301.718.8118
Tax Account No.: _____
Name of Property Owner: B. Francis Saul II Daytime Phone No.: 301.879.8300
Address: 1 Quincy Street, Chevy Chase, Maryland 20815
Street Number City State Zip Code
Contractor: n/a Phone No.: n/a
Contractor Registration No.: _____
Agent for Owner: Stephen Muse, FAIA; Muse Architects Daytime Phone No.: 301.718.8118

LOCATION OF BUILDING/PREMISE

House Number: 1 Street: Quincy Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: 37 Block: 61 Subdivision: 0009, Chevy Chase Village
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: \$ n/a

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.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**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 separately attached page.

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

See separately attached page.

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.

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.

Principals

STEPHEN MUSE FAIA
WILLIAM KIRWAN AIA

Associates

KUK-JA C. KIM AIA
R. WARREN SHORT AIA
SCOTT MOONEY IIDA ASID

HISTORIC AREA WORK PERMIT APPLICATION

File date: February 6, 2019

Project site: 1 Quincy Street
Chevy Chase, MD 20815

Written description of project (1a):

The subject property is a c. 1892-1916 Colonial Revival/Craftsman-style Outstanding Resource within the Chevy Chase Village Historic District. The house is located on a through lot with its front (west) elevation facing Connecticut Avenue, its right (south) elevation facing Quincy Street, and its left (north) elevation facing Bradley Lane. The house has a deep setback from both Connecticut Avenue and Quincy Street and is moderately forested and landscaped. The house is stucco-clad with multiple roof dormers on all elevations. The house has a wraparound covered porch at the front with Tuscan columns, stucco-clad pillars, exposed rafter tails, and second-floor balconies.

The house has an enclosed one-story porch addition at the rear, which had been added onto in the past and greatly modified. While the stucco and window/door trim on the existing rear enclosed porch match those around the house, the asphalt shingle gable roofs and window proportions on it do not. The windows/doors throughout the house appear to be non-historic replacements, typically. The views of the existing rear covered porch are very limited from the public way.

Written description of project (1b):

The project scope is to construct a new second story addition above the footprint of an existing one-story enclosed porch located at the rear of the house. The original porch had been added onto in the past and greatly modified. This scope entails demolition of the existing gable roof, trim, and associated structure, and removal of two existing non-historic replacement windows at the second floor. The program within the addition is a new en suite bathroom at the owner's second floor bedroom with additional access from a new elevator vestibule. The new elevator is to be located within the footprint of the existing floor plan. The addition proposes to match features of the existing house: pebble-dash stucco exterior, slate roof with exposed rafter tails, and window proportions and details with corresponding shutters. To enhance the relationship between the new second story east elevation and the existing elevation below, the scope proposes to remove the existing fenestration of the existing one-story elevation (totaling five non-historic replacement windows) and add three equally spaced double hung windows symmetrical with the new windows proposed at the second story addition. Additional alterations include painted paneled wood trim above the window heads and painted wood trim flanking the windows. The portion of roof directly above this altered elevation proposes to add a balustrade that is to be a simplified version of the existing rooftop balustrades found elsewhere on the one-story porch structures.

An additional interior renovation proposes to relocate the first floor powder room to the area of the existing vestibule located below the primary stair. The exterior door that provided entry into this vestibule is proposed to be removed and in its place be replaced with a casement window and chair rail trim and paneling below on the east elevation beyond.

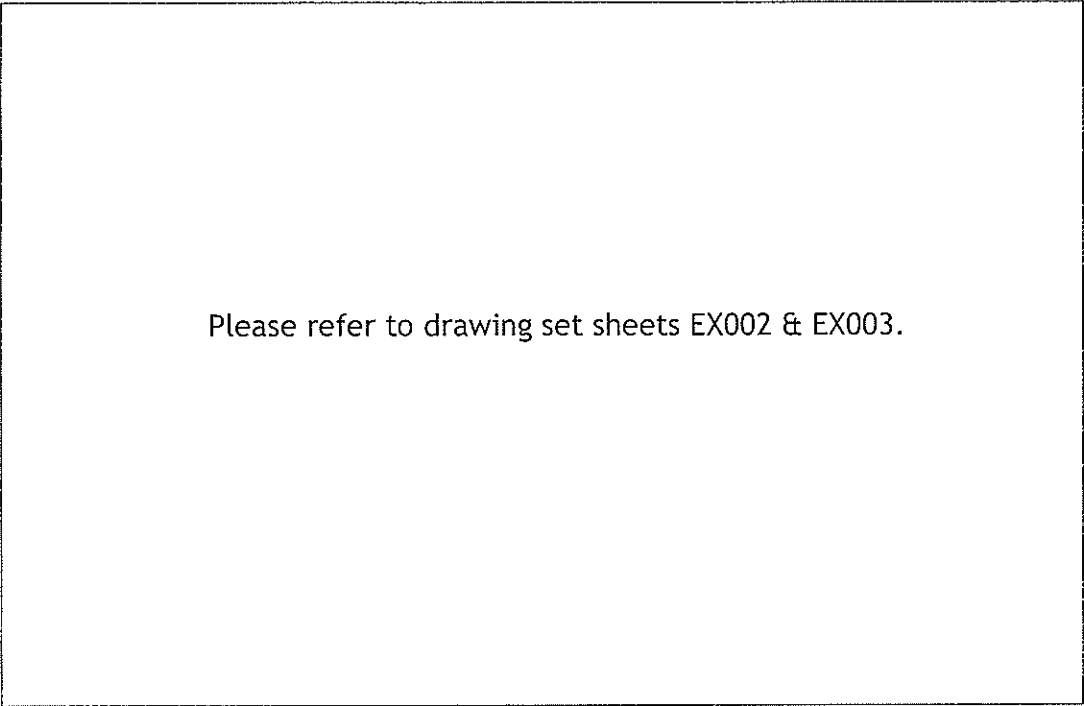
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
B. Francis Saul II 1 Quincy Street Chevy Chase, MD 20815	Stephen Muse, FAIA 7401 Wisconsin Avenue Suite 500 Bethesda, MD 20814
Adjacent and confronting Property Owners mailing addresses	
Barry Lasala 3821 Bradley Lane Chevy Chase, MD 20815	Richard Miller 2 Quincy Street Chevy Chase, MD 20815
Revocable Trust 3815 Bradley Lane Chevy Chase, MD 20815	Thomas Jarrett 3 Quincy Street Chevy Chase, MD 20815
Stephen Best 3810 Bradley Lane Chevy Chase, MD 20815	Jeffrey Allan Black 4 Quincy Street Chevy Chase, MD 20815

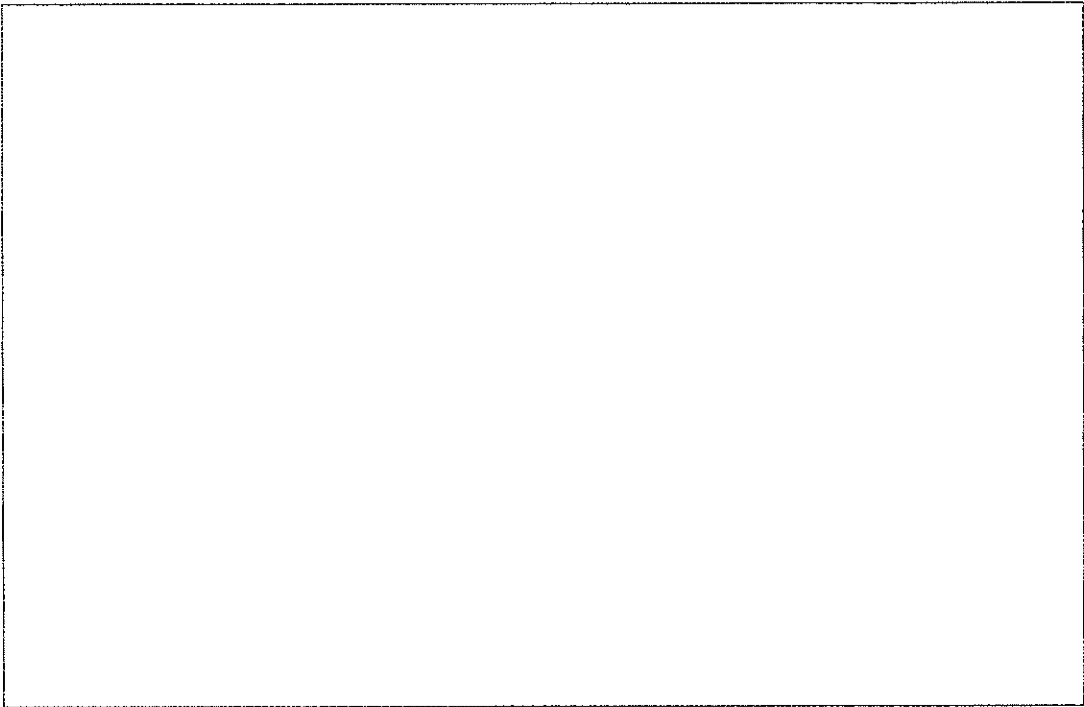
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Chevy Chase Club Inc. 6100 Connecticut Avenue Chevy Chase, MD 20815	Leslie Goldman 5 Quincy Street Chevy Chase, MD 20815

Existing Property Condition Photographs (duplicate as needed)



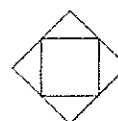
Detail: _____



Detail: _____

Site Plan

Please refer to drawing set sheet EX001.



Shade portion to indicate North

Applicant:_____

Page:__

3821 BRADLEY LANE
CHEVY CHASE, MD 20815

3815 BRADLEY LANE
CHEVY CHASE, MD 20815

3810 BRADLEY LANE
CHEVY CHASE, MD 20815

6100 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815

CONNECTICUT AVENUE

1 QUINCY STREET
CHEVY CHASE, MD 20815
LOT 35/ BLOCK 61

3 QUINCY STREET
CHEVY CHASE, MD 20815

5 QUINCY STREET
CHEVY CHASE, MD 20815

2 QUINCY STREET
CHEVY CHASE, MD 20815

4 QUINCY STREET
CHEVY CHASE, MD 20815

BRADLEY LANE

QUINCY STREET

MAIN GRAVEL DRIVEWAY

REAR GRAVEL DRIVEWAY

6

7

5

4

3

9

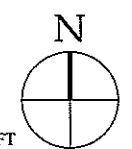
LOCATION OF NEW
SECOND STORY
ADDITION ABOVE
EXISTING ONE-STORY
STRUCTURE

10

1
EX001

EXISTING SITE PLAN

SCALE: 1" = 40' - 0"



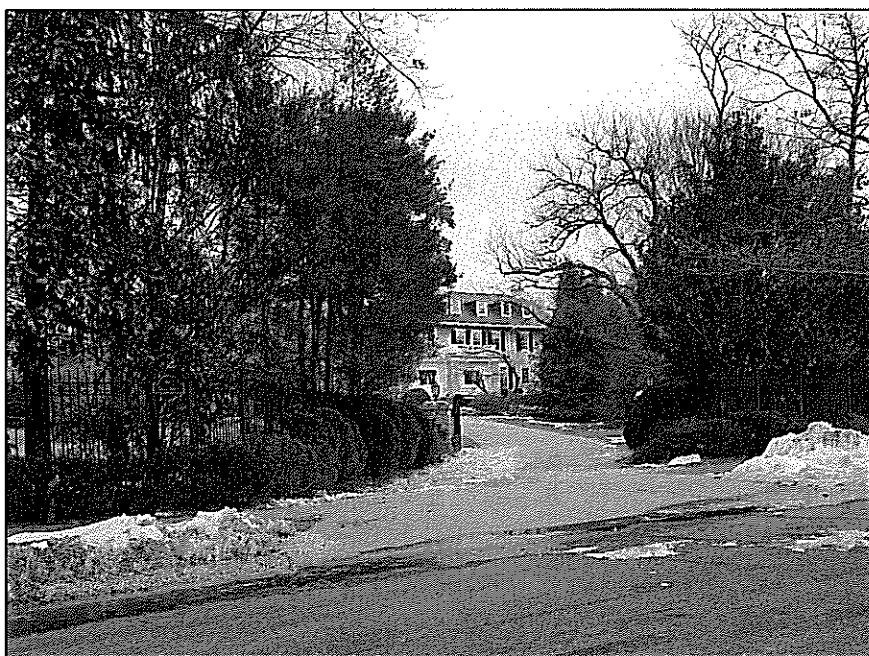
MUSE ARCHITECTS, PC
Architecture and Interior Design
7401 Wisconsin Avenue, Suite 500 Bethesda, MD 20814
Phone 301.718.8118 www.musearchitects.com

RENOVATION OF & ADDITION TO
1 QUINCY STREET
CHEVY CHASE, MARYLAND 20815

19.03
HAWP APPLICATION
SUBMISSION
2019 FEBRUARY 6

EXISTING SITE PLAN
SCALE: AS NOTED

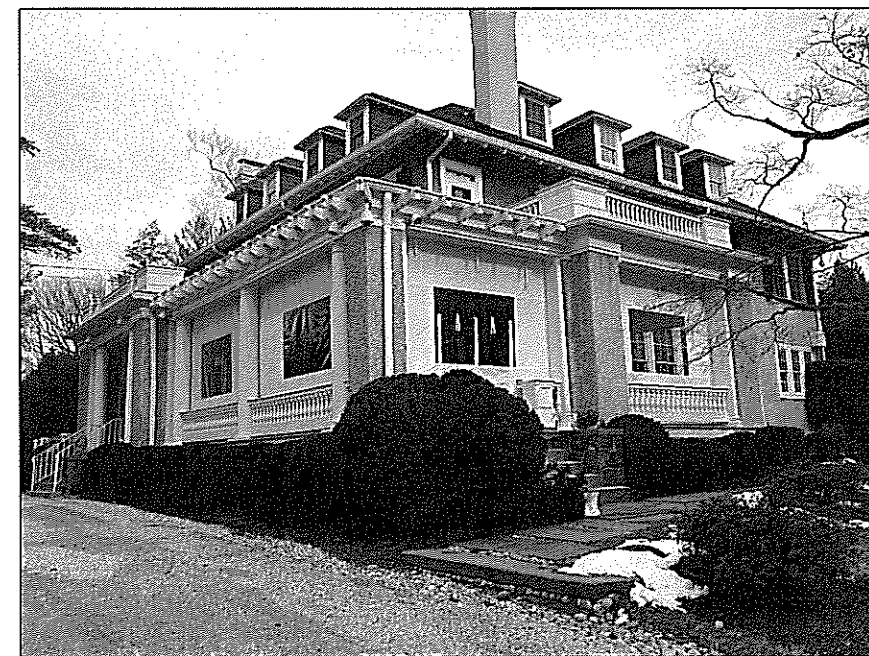
SHEET NO.
EX001



① QUINCY STREET MAIN DRIVEWAY ENTRANCE VIEW



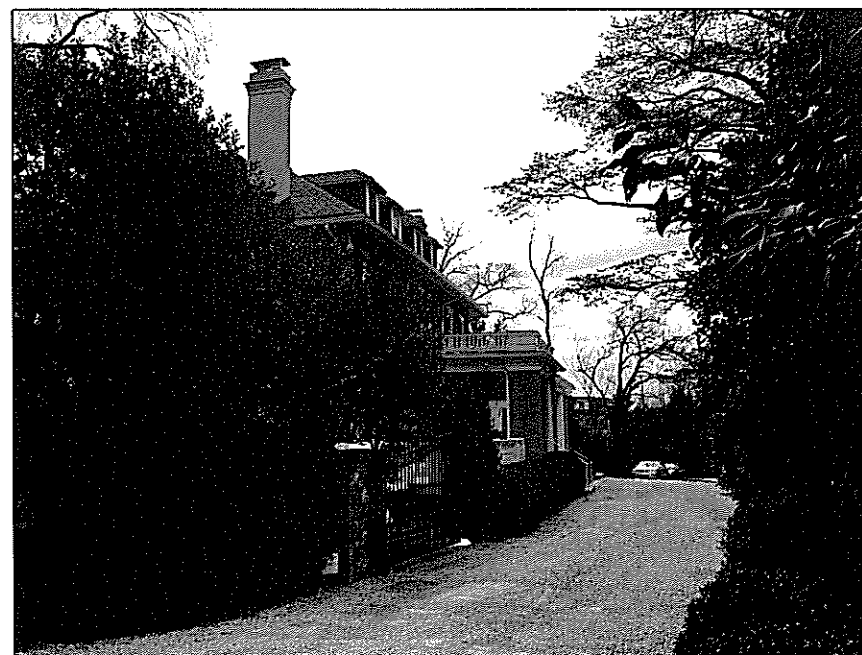
② QUINCY STREET MAIN DRIVEWAY VIEW @ SIDEWALK



③ SOUTHWEST CORNER VIEW OF EXISTING RESIDENCE



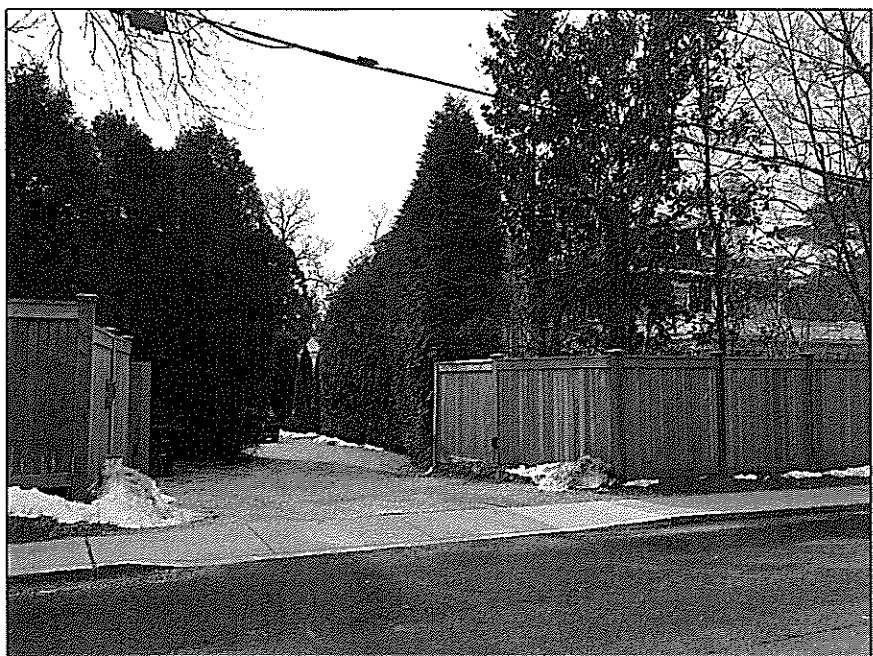
④ VIEW OF WEST ELEVATION OF EXISTING RESIDENCE



⑤ NORTHWEST CORNER VIEW OF EXISTING RESIDENCE



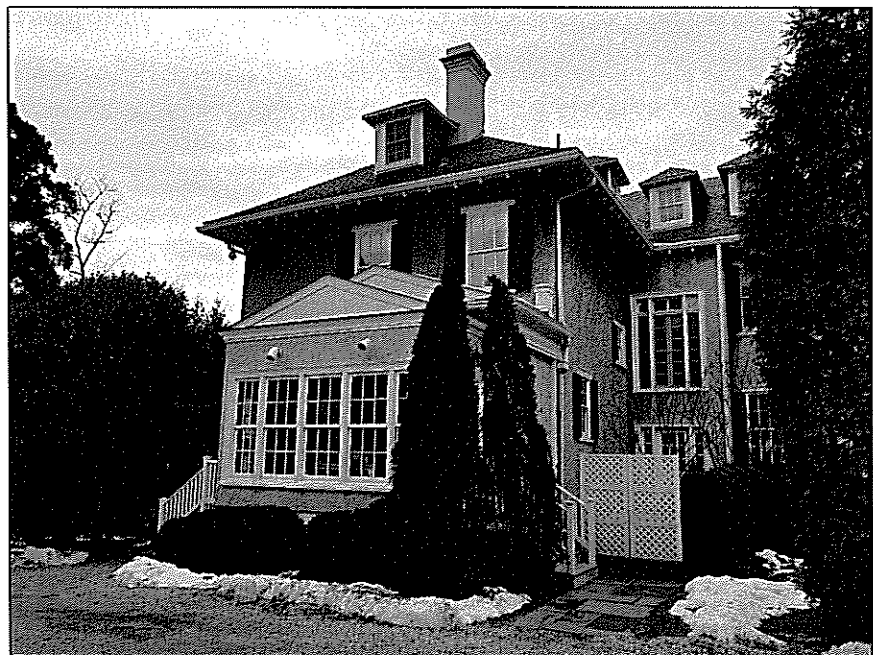
⑥ BRADLEY LANE DRIVEWAY ENTRANCE VIEW



⑦ BRADLEY LANE REAR DRIVEWAY VIEW



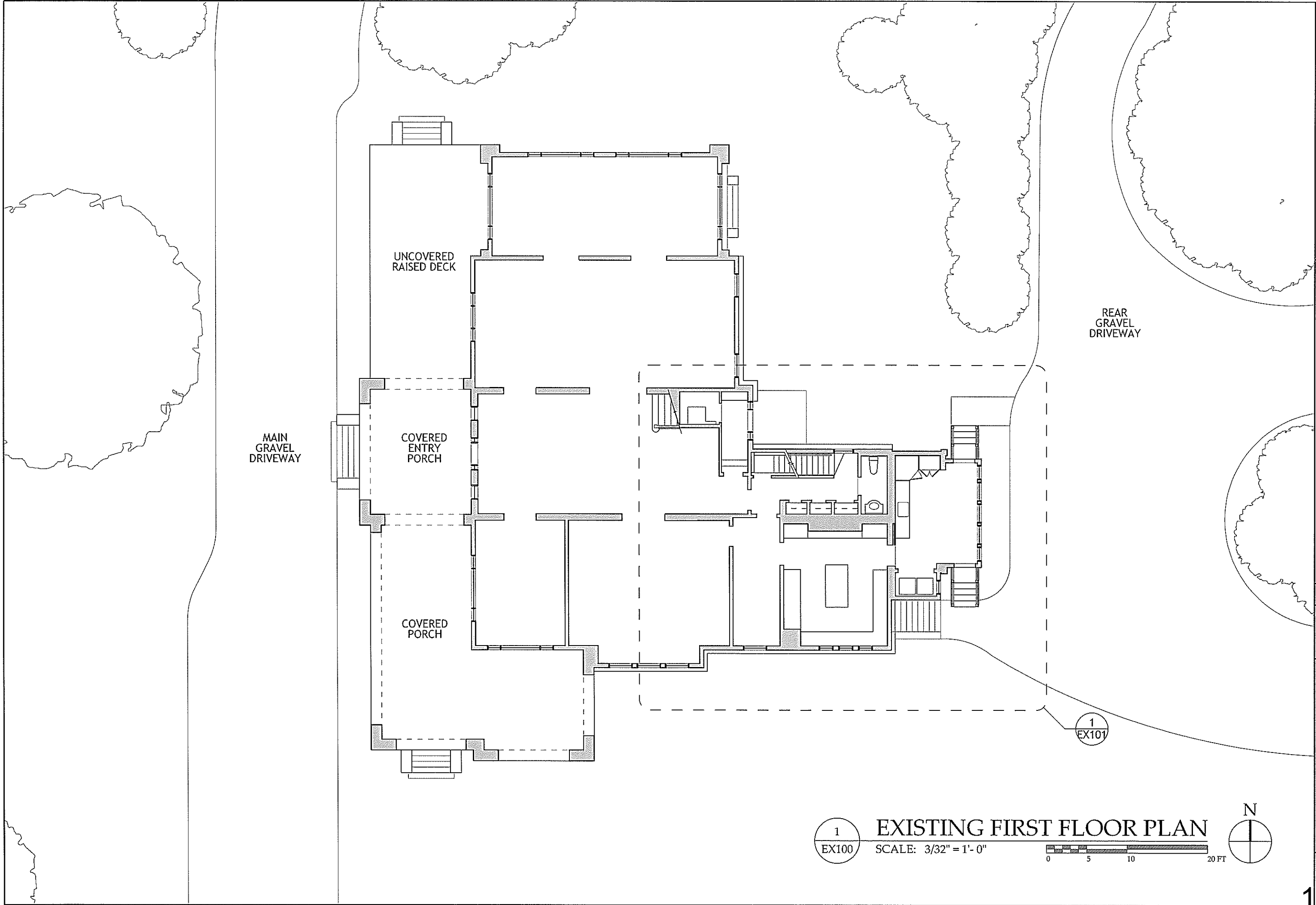
⑧ REAR DRIVEWAY APPROACH TO RESIDENCE



⑨ EAST ELEVATION OF EXISTING RESIDENCE



⑩ EAST ELEVATION OF EXISTING RESIDENCE



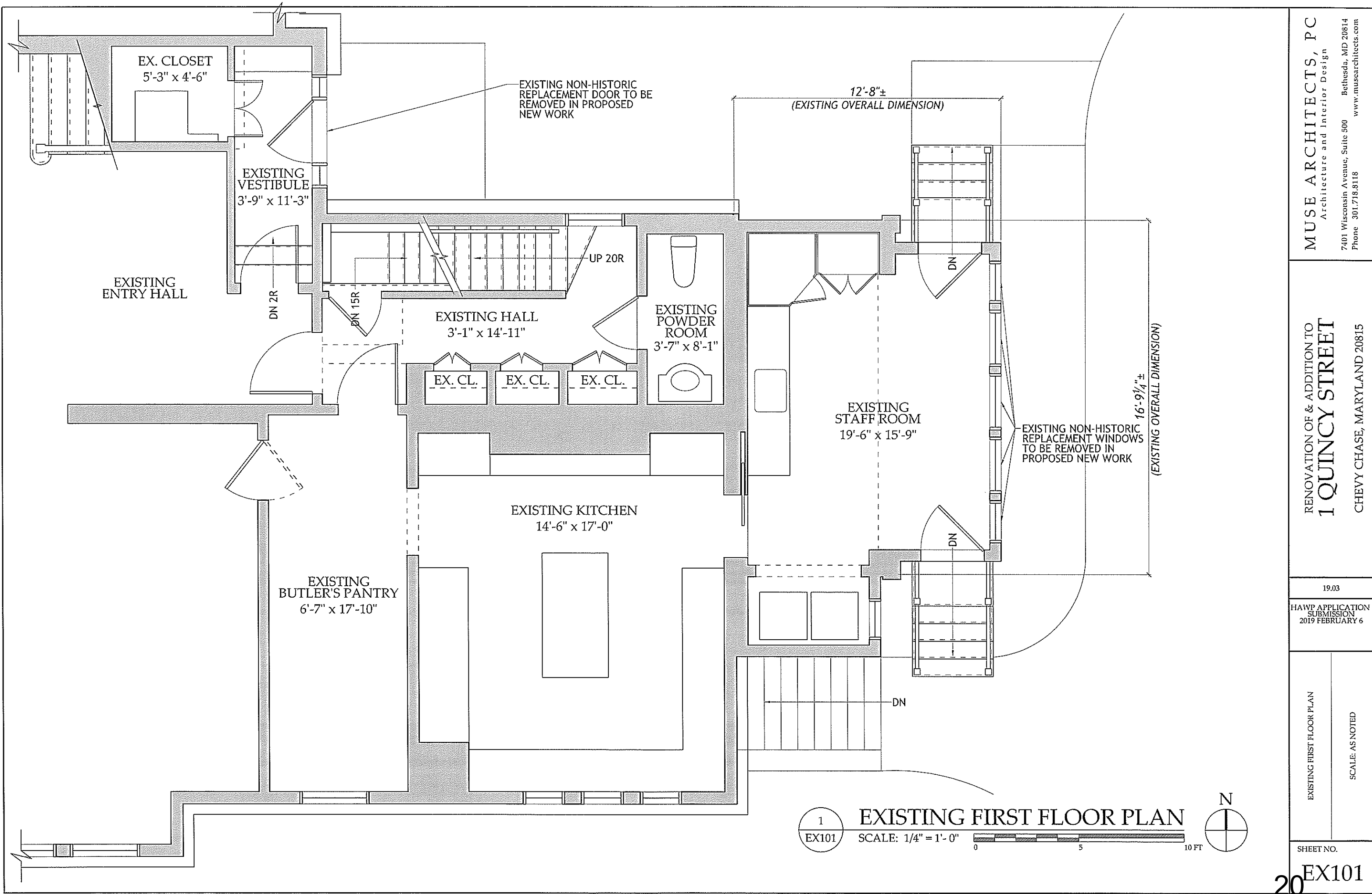
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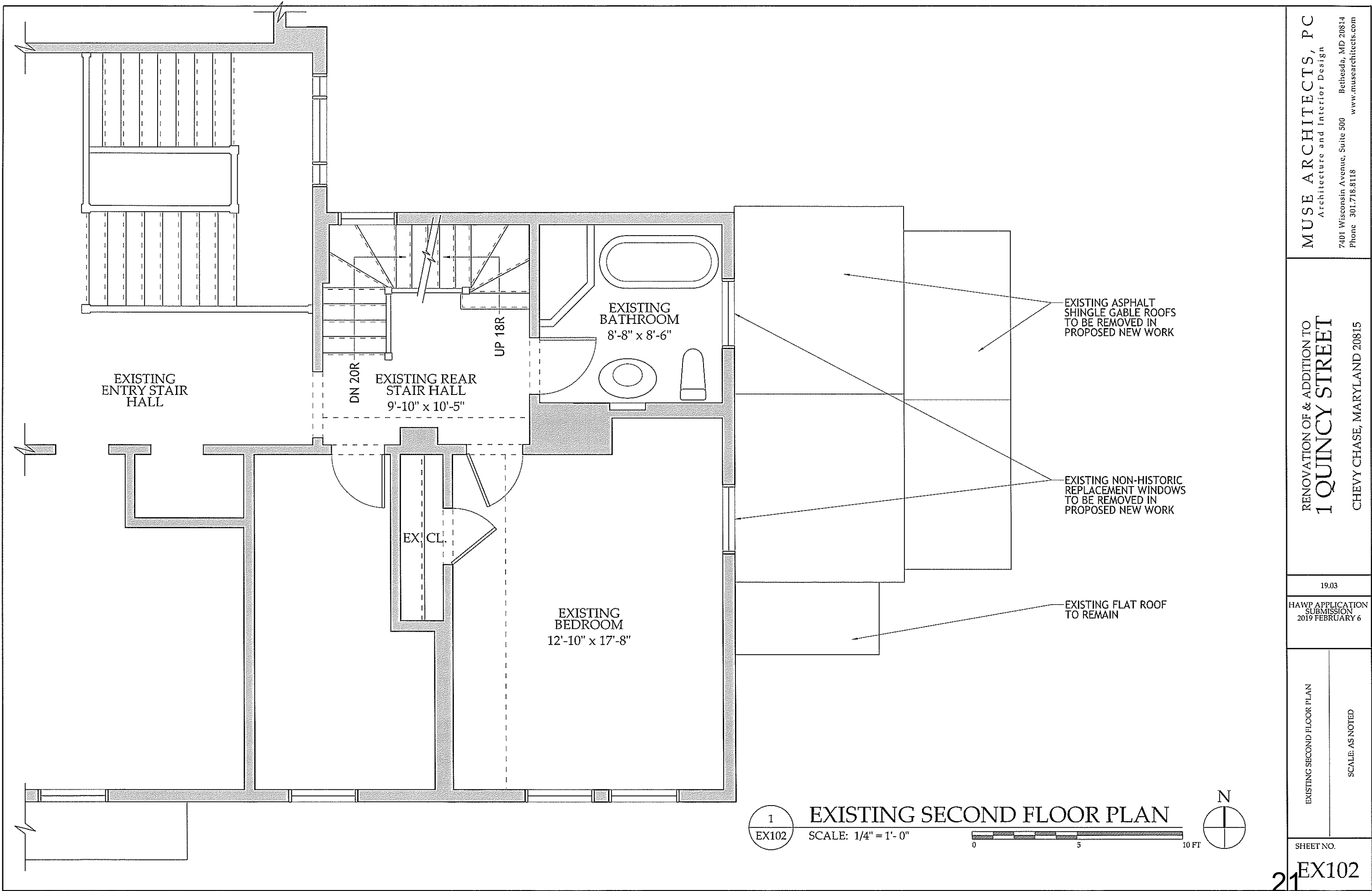
RENOVATION OF & ADDITION TO
1 QUINCY STREET
CHEVY CHASE, MARYLAND 20815

19.03
HAWP APPLICATION
SUBMISSION
2019 FEBRUARY 6

EXISTING FIRST FLOOR PLAN
SCALE: AS NOTED

SHEET NO.
EX100

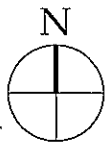




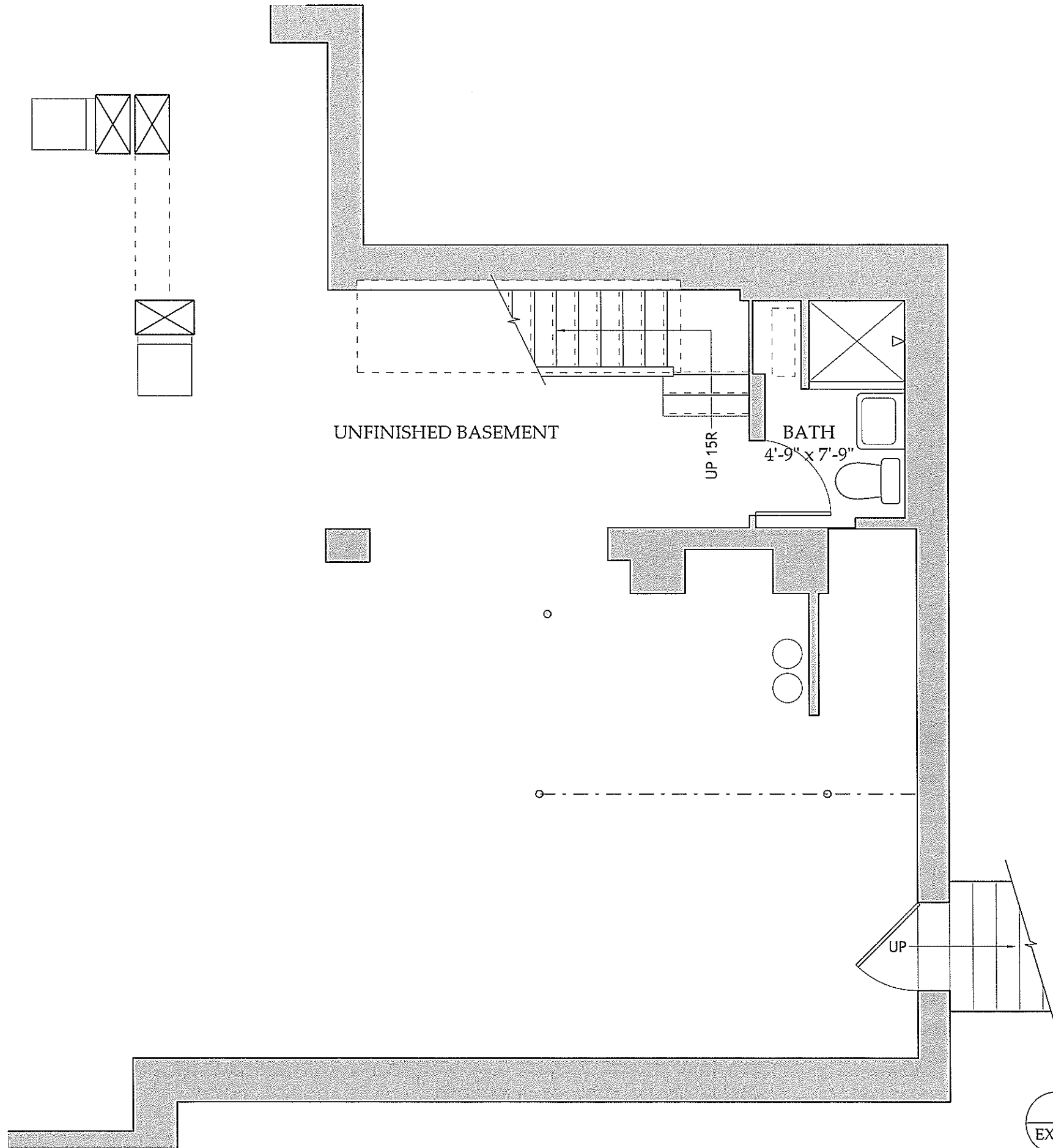
1
EX102

EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



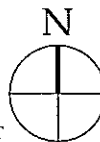
MUSE ARCHITECTS, PC Architecture and Interior Design 7401 Wisconsin Avenue, Suite 500 Bethesda, MD 20814 Phone 301.718.8118 www.musearchitects.com	
RENOVATION OF & ADDITION TO 1 QUINCY STREET CHEVY CHASE, MARYLAND 20815	
19.03	
HAWP APPLICATION SUBMISSION 2019 FEBRUARY 6	
EXISTING SECOND FLOOR PLAN	SCALE: AS NOTED
SHEET NO. 21 EX102	



1
EX103

EXISTING BASEMENT PLAN

SCALE: 1/4" = 1'-0"



RENOVATION OF & ADDITION TO 1 QUINCY STREET

CHEVY CHASE, MARYLAND 20815

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2019 FEBRUARY 6

EXISTING BASEMENT PLAN

SCALE: AS NOTED

SHEET NO.

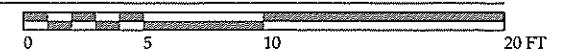
EX103



1
EX201

EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"



NOTE: SEE EX202, EX204, & EX206 FOR EXISTING MATERIAL SPECIFICATIONS

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19.03

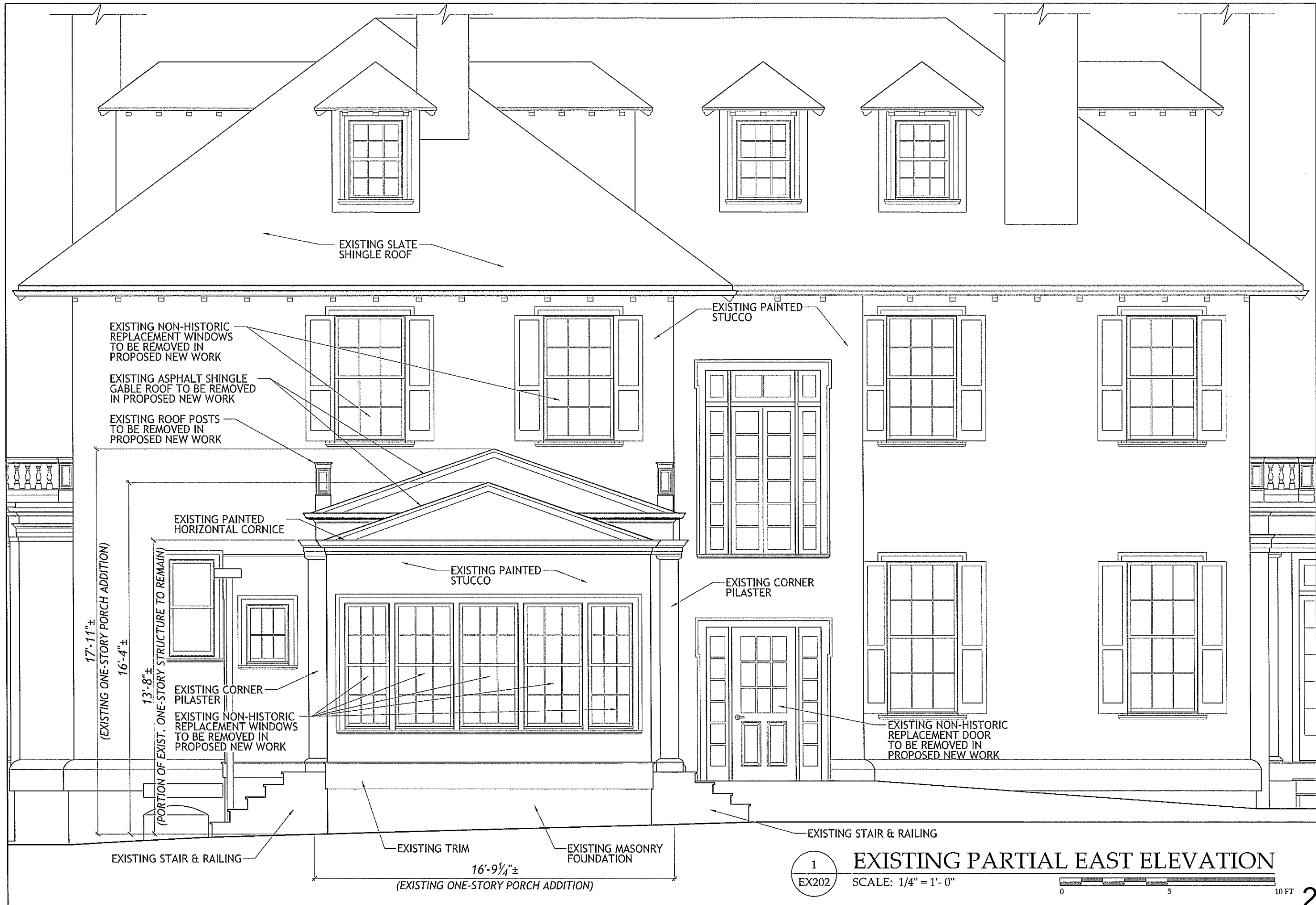
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EXISTING EAST ELEVATION

SCALE: AS NOTED

SHEET NO.

23 EX201





1
EX203

EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



NOTE: SEE EX202, EX204, & EX206 FOR EXISTING MATERIAL SPECIFICATIONS

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RENOVATION OF & ADDITION TO
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PROPOSED NORTH ELEVATION

SCALE: AS NOTED

SHEET NO.

25 EX203



1
EX204

EXISTING PARTIAL NORTH ELEVATION

SCALE: 1/4" = 1'- 0"



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EXISTING PARTIAL NORTH ELEVATION	SCALE: AS NOTED
SHEET NO. EX204	



1
EX205

EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NOTE: SEE EX202, EX204, & EX206 FOR EXISTING MATERIAL SPECIFICATIONS

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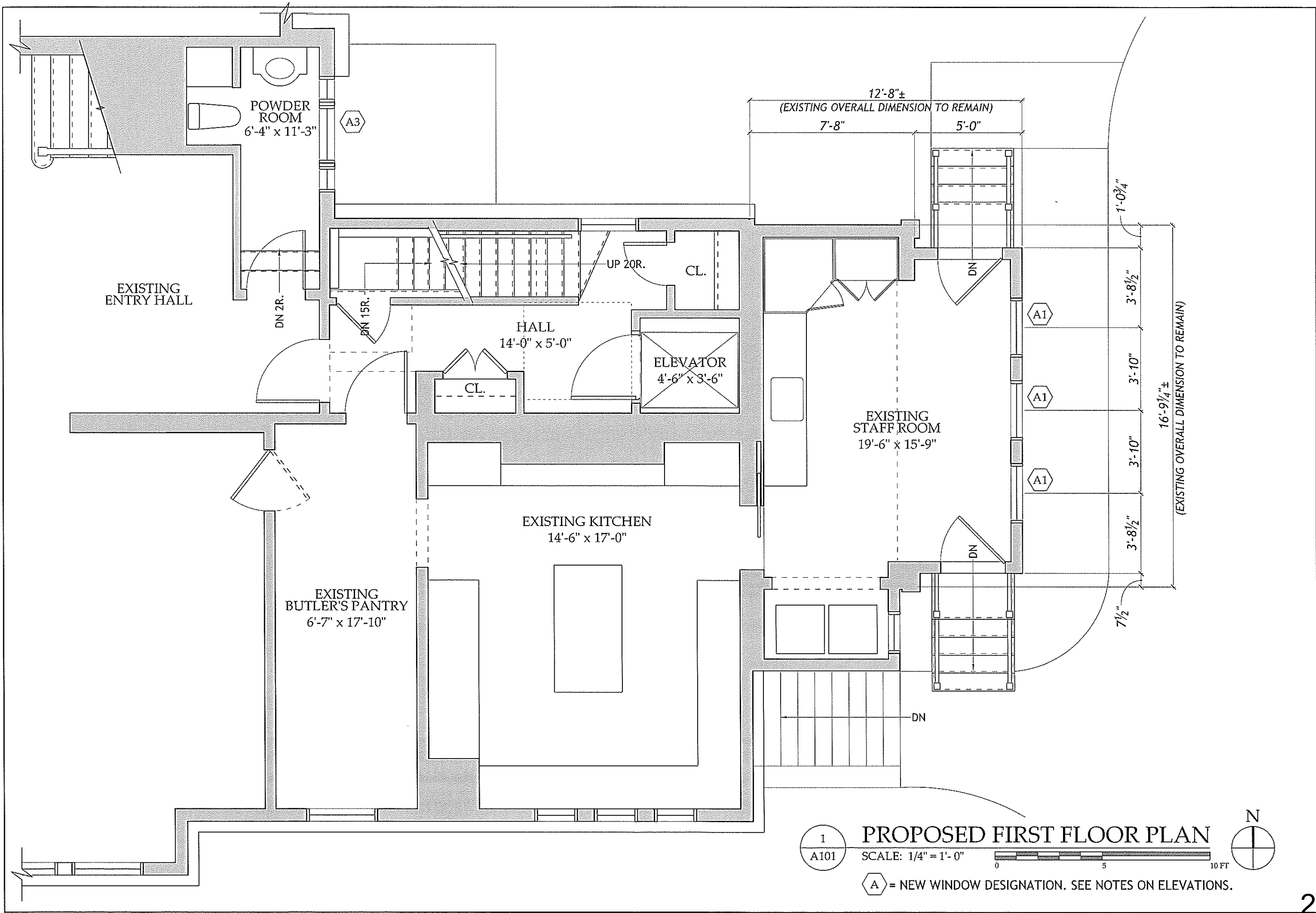
EXISTING SOUTH ELEVATION

SCALE: AS NOTED

SHEET NO.

27 EX205

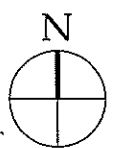
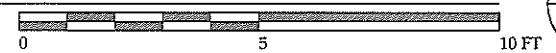




1
A101

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



A = NEW WINDOW DESIGNATION. SEE NOTES ON ELEVATIONS.

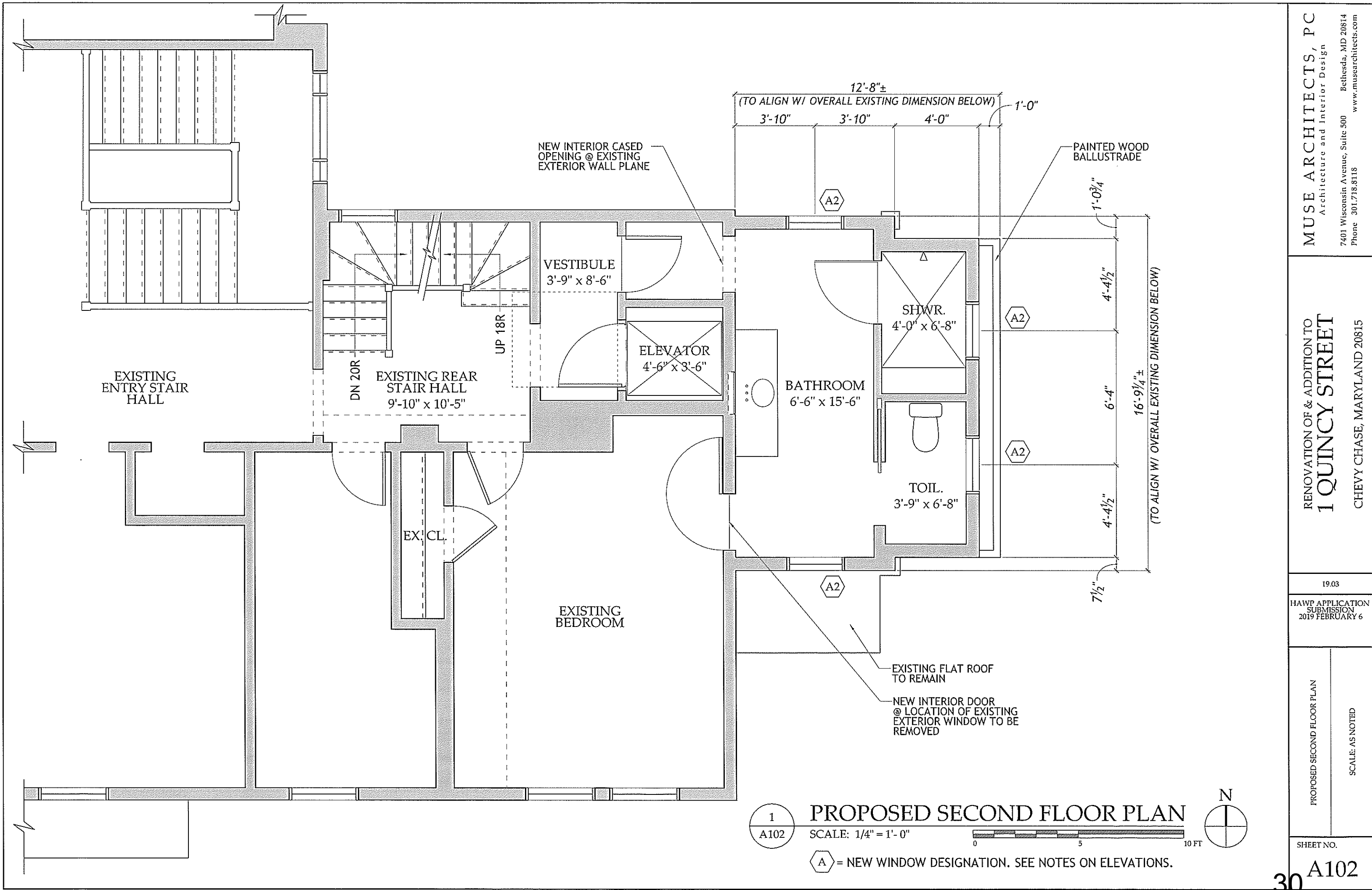
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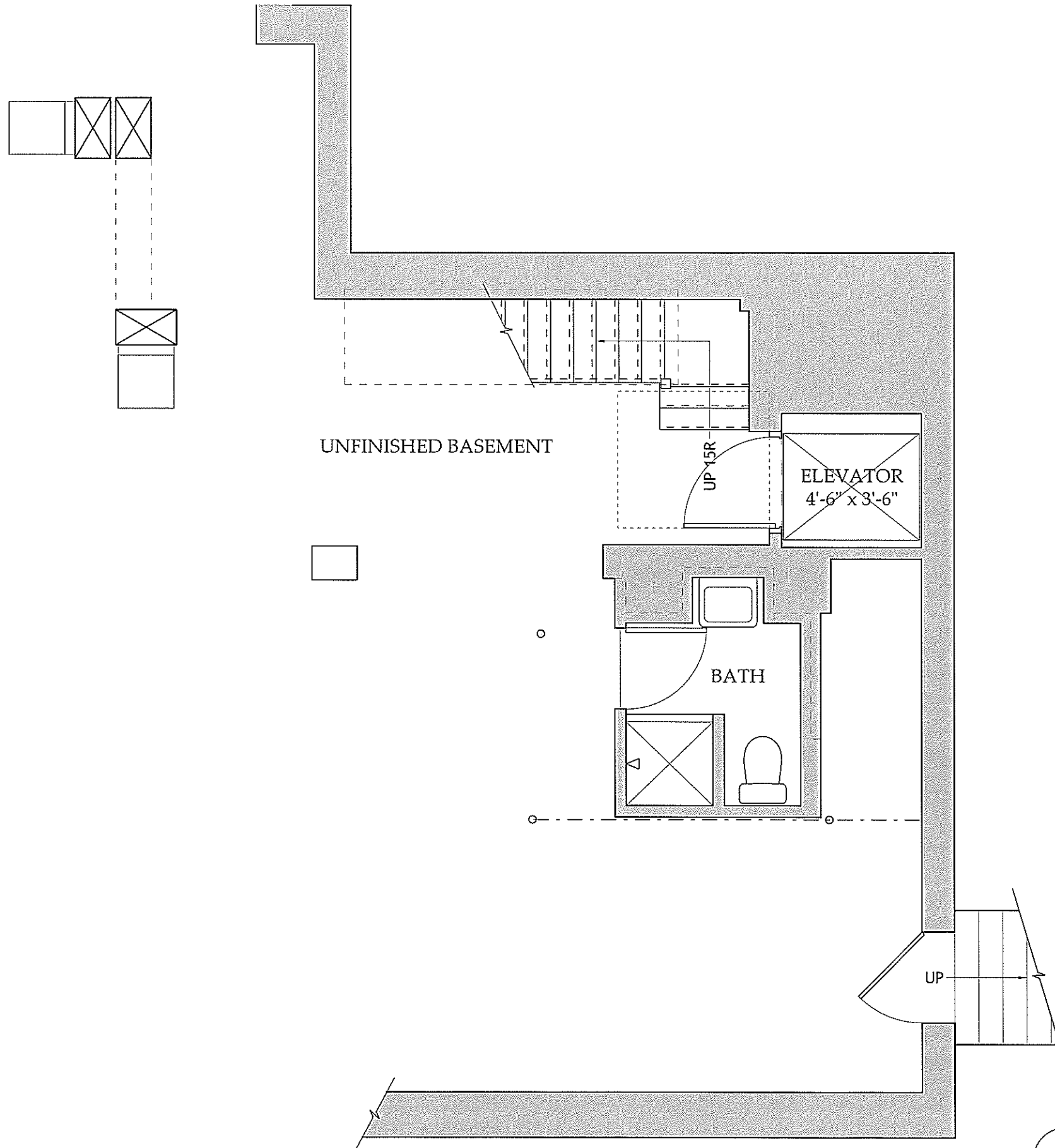
RENOVATION OF & ADDITION TO
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2019 FEBRUARY 6

PROPOSED FIRST FLOOR PLAN
SCALE: AS NOTED

SHEET NO.

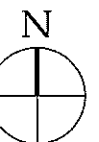




1
A103

PROPOSED BASEMENT PLAN

SCALE: 1/4" = 1'-0"



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2019 FEBRUARY 6

PROPOSED BASEMENT PLAN

SCALE: AS NOTED

SHEET NO.

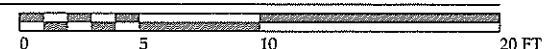
A103



1
A201

PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



NOTE: SEE A202, A204, & A206 FOR PROPOSED MATERIAL SPECIFICATIONS

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PROPOSED EAST ELEVATION

SCALE: AS NOTED

SHEET NO.

A201

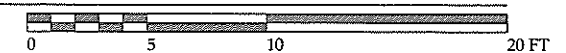




1
A203

PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



NOTE: SEE A202, A204, & A206 FOR PROPOSED MATERIAL SPECIFICATIONS

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PROPOSED NORTH ELEVATION

SCALE: AS NOTED

SHEET NO.

34 A203



SLATE SHINGLE HIP ROOF,
TO MATCH EXISTING
SLOPE & COLOR

ALUMINUM GUTTERS
& DOWNSPOUTS TO
MATCH EXISTING

PAINTED WOOD RAFTER TAILS
TO MATCH EXISTING

PAINTED STUCCO,
TO MATCH EXISTING
TEXTURE & COLOR

PAINTED WOOD
BALLUSTRADE

EXISTING
HORIZONTAL
CORNICE
TRIM TO
REMAIN

EXISTING STUCCO
TO REMAIN

EXISTING CORNER
PILASTER TO
REMAIN

EXISTING NON-HISTORIC
REPLACEMENT DOOR
TO REMAIN

EXISTING STAIR & RAILING
TO REMAIN

EXISTING TRIM
TO REMAIN

EXISTING MASONRY
FOUNDATION
TO REMAIN

MARVIN ULTIMATE PAINTED
DOUBLE HUNG WOOD WINDOW
W/ SIMULATED DIVIDED LITES,
TO MATCH EXISTING WINDOW
PROPORTIONS & DETAILS

PAINTED WOOD SHUTTERS,
TO MATCH EXISTING

12'-8"±
(EXISTING ONE-STORY W/ NEW
SECOND STORY ADDITION ABOVE)

1
A204

PROPOSED PARTIAL NORTH ELEVATION

SCALE: 1/4" = 1'- 0"

0 5 10 FT

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PROPOSED NORTH ELEVATION
SCALE: AS NOTED

SHEET NO.
A204



1
A205
PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 5 10 20 FT

NOTE: SEE A202, A204, & A206 FOR PROPOSED MATERIAL SPECIFICATIONS

