

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	8 Quincy St., Chevy Chase	<b>Meeting Date:</b>	7/10/2019
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	7/3/2019
<b>Applicant:</b>	James Cassidy	<b>Public Notice:</b>	6/26/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-19BB	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Demolition and New Construction		

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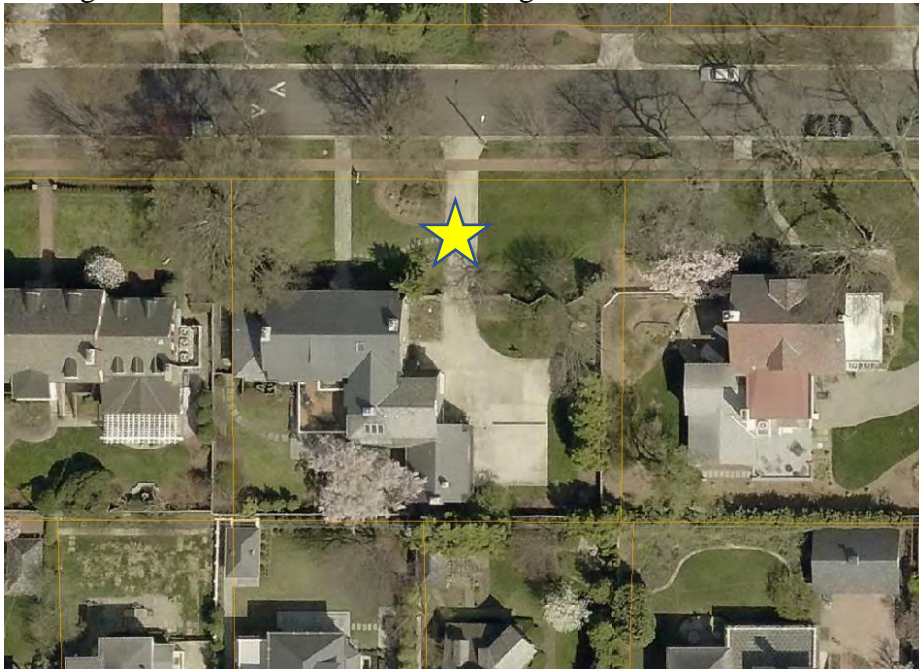
**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Dutch Colonial  
**DATE:** 1930

The subject property is a Dutch Colonial house, five bays wide, with stone and shingle siding, and a gambrel roof. The windows throughout the house are all six-over-six sash windows.



*Figure 1: A non-historic addition connects the garage to the historic house.*

## **PROPOSAL**

The applicant proposes to remove the existing non-historic rear addition and construct a new addition in its place, to construct a new rear deck, and to make modifications to an existing enclosed porch.

## **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 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 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.

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

- Dormers 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 it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”
- Gutters are not currently subject to review and should not be reviewed.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- 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.
- 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.
- 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, the 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 reviewed 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.
- Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- Skylights should be subject to strict scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- 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. 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.

The *Guidelines* state five basic policies that should be adhered to, including:

- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
- Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- 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 a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

#### **Montgomery County Code; Chapter 24A-8(b)**

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

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

#### **Secretary of the Interior's Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
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 proportions, 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 DISCUSSION**

The applicant proposes to demolish the c.1991 rear addition to the house and construct a new

addition in its place. The applicant further proposes to construct a rear deck and to make modifications to an existing enclosed porch. Staff finds that the proposal will reduce the visual impact of construction and recommends approval of this HAWP.

### **Building Addition**

The existing rear building addition is two stories tall with an exposed basement and has a side gambrel that projects beyond the existing historic wall plane. This addition was constructed c.1991 and was likely permitted before the establishment of the Chevy Chase Historic District. The applicant proposes to demolish the existing addition. This addition is not historic and while the form is compatible with the historic house, it does not contribute to the historic character of the house or surrounding district. Staff supports approval of the demolition under 24A-8(b)(2).

In place of the existing addition, the applicant proposes to construct a new, full-width addition to the rear. In place of the side-projecting, two story, gambrel, the applicant proposes to construct a one-story, sunroom with a hipped, copper roof. The exposed basement level of this addition will be clad in stone veneer to match the appearance of the historic house. The side projecting addition is being built over the existing foundation and will not expand beyond the existing construction. The new addition will also allow more of the garage roof to be visible from the public right-of-way, providing a visual separation between the house and garage roof lines. Staff finds that the new design will have less visual impact than the existing two-story construction, and is compatible in size, scale, massing, and materials with the existing building. Staff additionally finds the use of a copper roof consistent with the district *Design Guidelines* policy of promoting architectural excellence.

At the rear, the applicant proposes to construct a nearly, full-width addition with a pair of rear facing gambrel roofs covered in synthetic slate roofing. The addition will be inset from the historic wall planes by approximately 2' (two feet). The basement level of the proposed addition will be clad in a stone veneer to match the historic house, with the first and second floor clad in painted cedar siding. Staff finds the proposed exterior material sufficient to differentiate the new construction from the historic (per Standard 9). The proposed roof at the rear will have an EcoStar Majestic Slate, synthetic roofing material. This roof will be partially visible from the right-of-way and subject to "moderate scrutiny." The *Design Guidelines* go even further, stating, "in general, materials differing from the original should be approved for contributing resources." Staff finds that the proposed material for the roof over the proposed addition is compatible with the historic building for two primary reasons. First, because Staff finds the appearance of the proposed replacement material is an appropriate substitute for replacement on new construction or additions (per the *Design Guidelines*); and second, because the addition roof will only be minimally visible from the public right-of-way (see the submitted perspective drawings), limiting its impact on the historic resource and surrounding historic district.

The applicant proposes to install Loewen Wood casement windows (specifications attached in the application) in a variety of lite configurations. Staff finds the windows are an appropriate material and configuration to be compatible with the six-over-six wood sash windows found throughout the historic house (per 24A-8(b)(2) and the *Design Guidelines* review of replacement windows under "Moderate Scrutiny"). The window configuration at the rear has a much higher ratio of glazing-to-solid wall than would be appropriate on a street-facing or side elevation,

however, the *Design Guidelines* dictate that the rear of properties are to be subject to a “very lenient review” and that “most changes at the rear of the properties should be approved as a matter of course.” Staff finds that the proposed massing will be less visible from the public right-of-way than the existing configuration and finds the proposed addition to be appropriate under the guidance referenced above.

There are two additional elements proposed for the rear addition that warrant discussion. The first is a proposed shed dormer at the rear. This dormer will have a low-sloped shed roof in a membrane roof, with a skylight and three rear-facing casement windows. Staff finds this feature will not be visible from the public right-of-way and, per the *Design Guidelines*, should be reviewed under lenient scrutiny. Staff finds that the scale and massing of the proposal is appropriate and will not impact the surrounding streetscape and recommends approval for the proposed dormer. The other new feature proposed for the rear addition is the introduction of a new chimney on the right (west) elevation. The chimney will be clad in a veneer to match the existing house foundation. The *Design Guidelines* do not provide guidance on what level of scrutiny to review chimneys, however, they do state that review should be undertaken in a manner that is consistent with the two paramount principles for the district, “fostering the Village’s shared commitment to evolving eclecticism” and “maintaining the open, park-like character.” Staff finds that the proposed chimney will not negatively impact either of these principles and recommends approval of the chimney under the *Design Guidelines* 24A-8(b)(2).

Staff finds that the proposed rear addition demolition and new rear addition are consistent with the *Design Guidelines*, Standards 9 and 10, and 24A-8(b)(2) and recommends approval.

### **Rear Deck Construction**

To the rear of the proposed addition, the applicant proposes constructing a deck off of the first floor. Due to the rearward slope of the lot, the porch will be one full floor above grade. The proposed decking will be wood (ipe, specifically), with a 36” (thirty-six inch) tall wood railing with 2” (two inch) pickets. The applicant proposes to support the deck with PVC wrapped deck post. The stairs for the deck will project to the west, but due to the change in grade, and enclosed porch, the stairs and deck will not be visible from the public right-of-way. Under the *Design Guidelines* decks not visible from the right-of-way are to be reviewed under lenient scrutiny. Staff finds that the size and massing of the proposed stairs are appropriate for the house and surrounding district and recommends approval of the proposed deck.

### **Side Porch Alteration**

On the right (west) side of the house there is a one-story porch. Based on the placement, materials and the Sanborn map, it appears as though this porch is a historic feature of the house.

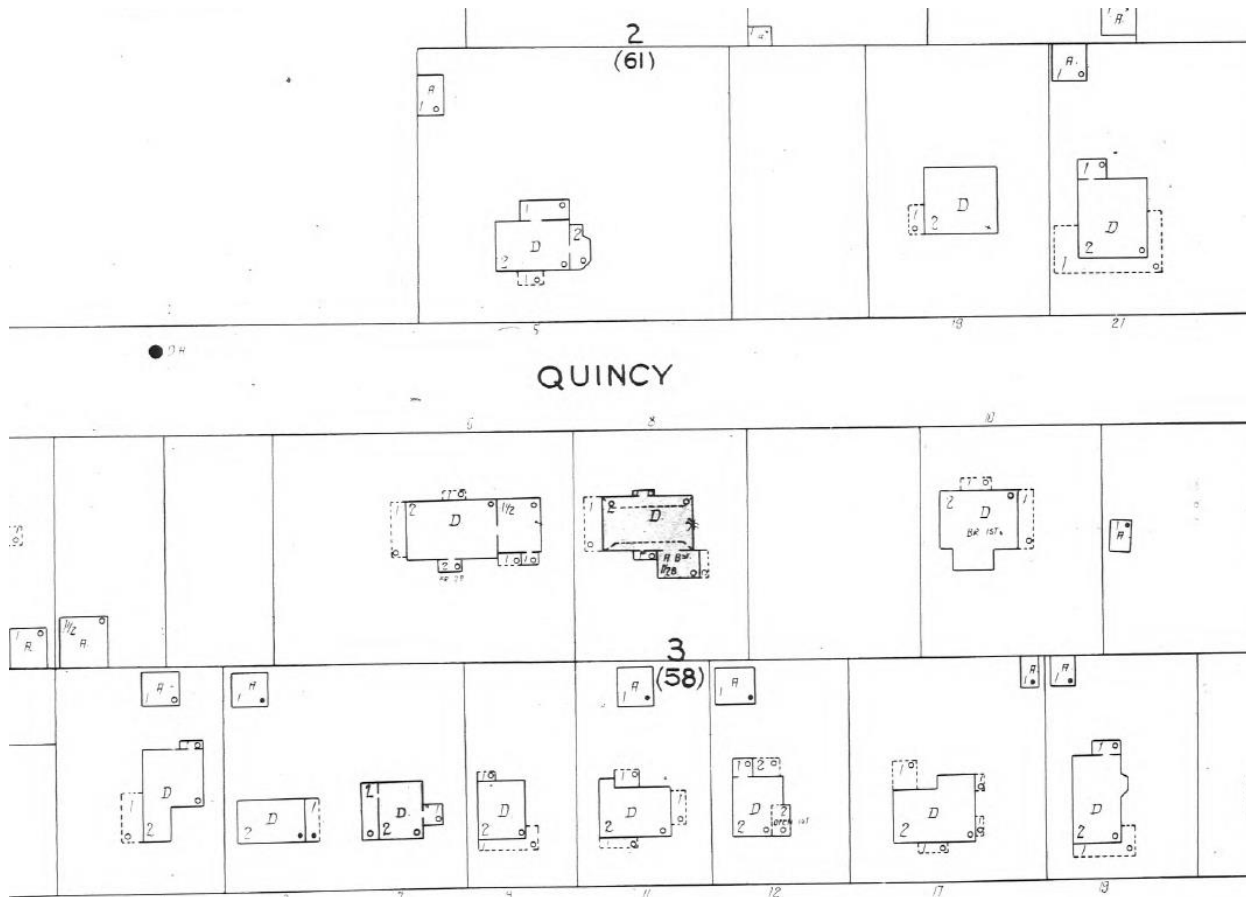


Figure 2: 8 Quincy St. had a side porch addition by 1927.

At some point, the porch was filled in with six-over-six sash windows with solid panels below. The applicant proposes to remove the existing windows and panels and to install a new wood guardrail, in a Chippendale pattern, and install screens above. Porches that are visible from the public right-of-way are to be reviewed under “moderate scrutiny.” Staff finds that the proposed treatment of the side porch is appropriate and will not impact the integrity of the historic house. Staff additionally, finds the materials to be consistent with a historic side porch and the house. Staff recommends approval of the porch reconfiguration as being consistent with the *Design Guidelines* and 24A-8(b)(2) and recommends approval.

### Garage Door Replacement

Finally, the applicant proposes to remove the existing garage doors and install new doors in new openings and to install new windows. As the garage is attached to the house, and will remain attached under the work proposed, these changes are to be reviewed under “Moderate Scrutiny.” The existing garage doors are roll-up wood or fiberglass doors facing east. The doors are not historic, and their removal will not impact the historic character of the property. The applicant proposes to remove the first-floor sash window, and re-center the two garage doors and install two new, wood, carriage-style doors. Details and specifications for the proposed doors is included on page T7 of the application materials. Staff finds that the alteration proposed will reconfigure the openings of the garage, but finds that the location is sufficiently removed from the streetscape so as not to have a significant impact on the historic character of the garage. Additionally, Staff finds that even with the alteration, the garage still contributes to the character

of the house. The simply detailed doors are compatible in both design and material, per the *Design Guidelines*, and Staff recommends approval.

In addition to the replacement garage doors, the applicant proposes to remove several windows and install several new windows in the garage. Staff has been unable to determine if the existing windows are historic based on their condition and placement, plus some are inaccessible, but finds that the windows work proposed will not impact the historic character or contribution of the garage to the character of the surrounding district. On the east (left) elevation, the applicant proposes to remove the single first floor, six-over-six window and the pair of six-over-six sash windows in the gambrel. In place of the paired windows, the applicant proposes installing a triple set of nine-lite, wood casement windows. These windows will be placed to the center of the east elevation and will introduce (or re-introduce) symmetry to the east elevation. Staff finds that the garage will still contribute to the historic character of the house and surrounding district; and that in this location the retaining the massing of the garage is more important than retaining individual architectural details.

On the south (rear) elevation of the garage, the applicant proposes removing the existing six-over-six sash window and installing two nine-lite, wood casement windows. The windows will be placed on either side of the existing chimney. Staff finds this alteration to be appropriate and while the garage is to be reviewed under “moderate scrutiny” this work will not be visible from the right-of-way, and Staff finds it should be approved as a matter of course.

On the west elevation of the garage the applicant proposes removing the existing door, the three casement windows and the small four-over-four sash window in the gambrel. While Staff cannot make a determination on the age of the four-over-four sash window, the existing casement window is assuredly not historic. In place of these windows, the applicant proposes to install a triple set of nine-lite, wood casement windows to mirror the windows proposed on the east elevation. The existing door will be replaced with a new wood door. Staff finds this proposed work will not significantly alter the historic character of the garage and, as this is not visible from the right-of-way, finds that it should be approved as a matter of course.

### **STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: derek@thomsoncooke.com Contact Person: Derek Binsted  
Tax Account No.: 00457187 Daytime Phone No.: 202-674-8234  
Name of Property Owner: James P Cassidy Daytime Phone No.: 202-686-6583  
Address: 8 Quincy Street Chevy Chase, MD 20815  
Street Number City Street Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Thomson & Cooke Architects Daytime Phone No.: 202-686-6583

## LOCATION OF BUILDING/PREMISE

House Number: 8 Street: Quincy Street  
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave  
Lot: PT 13 Block: 58 Subdivision: Chevy Chase Village  
Liber: 50452 Folio: 093 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: \$ 600,000

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.

Derek Binsted  
Signature of owner or authorized agent

06-17-2019

Date

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

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

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. The existing single family home, built in 1930, occupies an interior lot in the Chevy Chase Village Historic District. The original 2-1/2 story stone house with gambrel roof exhibits identifying features of the Dutch Colonial Revival style. A presumed originally detached garage exists in the rear yard in a similar style. This garage has since been connected to the main house in an addition circa 1991, and records show alterations made to the garage in 1996. There is an enclosed porch on the right side of the house, which appears to have been unenclosed in its original form. This property fronts on Quincy Street.

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

Demolish existing addition that connects main house and garage, down to the foundation. Construct new 1-story addition over that existing footprint/foundation. Demolish rear deck and existing rear addition, and construct new 2 rear story addition and deck with flagstone terrace below. Remove the non original fenestration and paneling on the existing enclosed porch on the right side of the house. Enlarge non-contributing rear attic dormer.

**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.

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

**Owner's mailing address**

James Cassidy  
 8 Quincy Street  
 Chevy Chase, MD 20815

**Owner's Agent's mailing address**

Thomson & Cooke Architects  
 5155 MacArthur Blvd NW  
 Washington, DC 20016

**Adjacent and confronting Property Owners mailing addresses**

6 Quincy Street  
 Chevy Chase, MD 20815

10 Quincy Street  
 Chevy Chase, MD 20815

5 Quincy Street  
 Chevy Chase, MD 20815

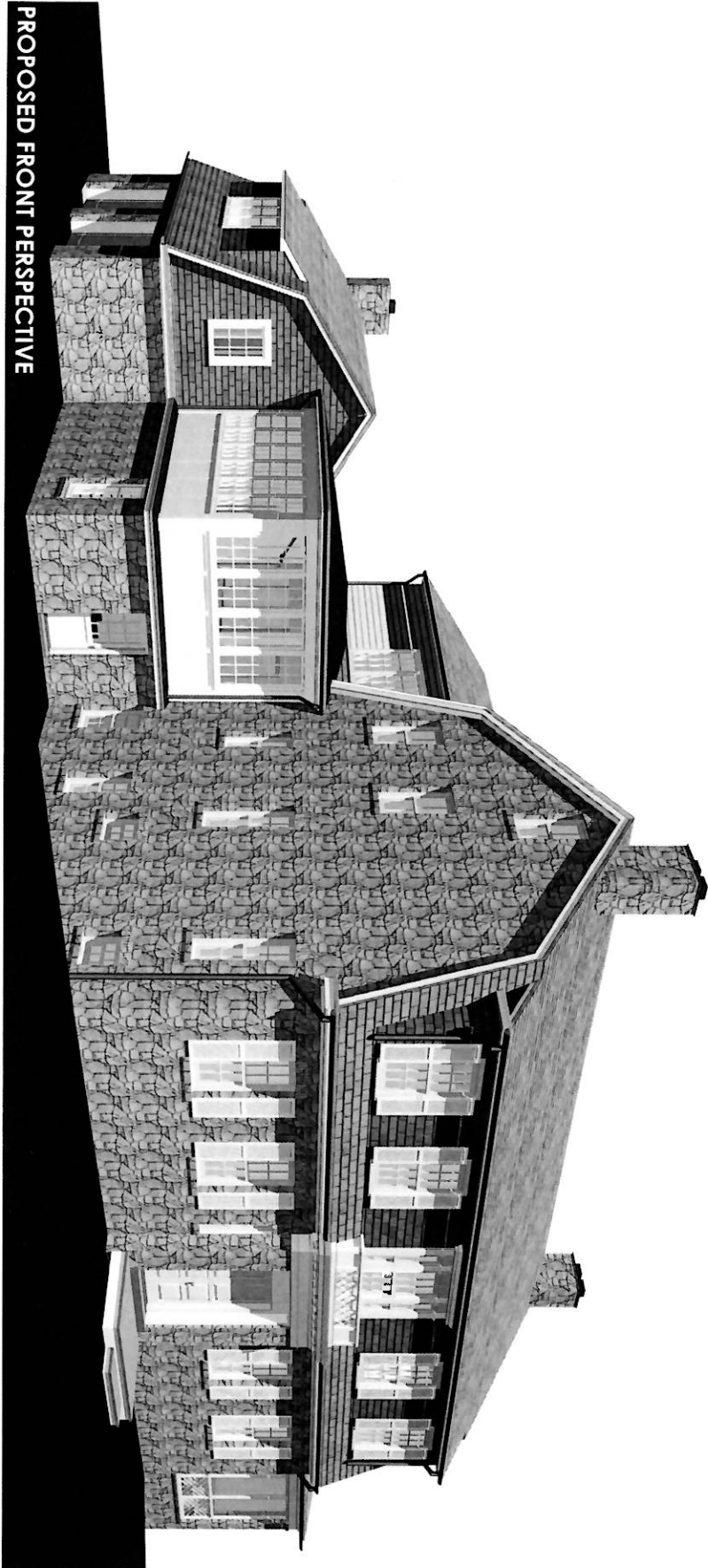
11 Quincy Street  
 Chevy Chase, MD 20815

19 Quincy Street  
 Chevy Chase, MD 20815

3 Quincy Street  
 Chevy Chase, MD 20815

# HISTORIC AREA WORK PERMIT APPLICATION

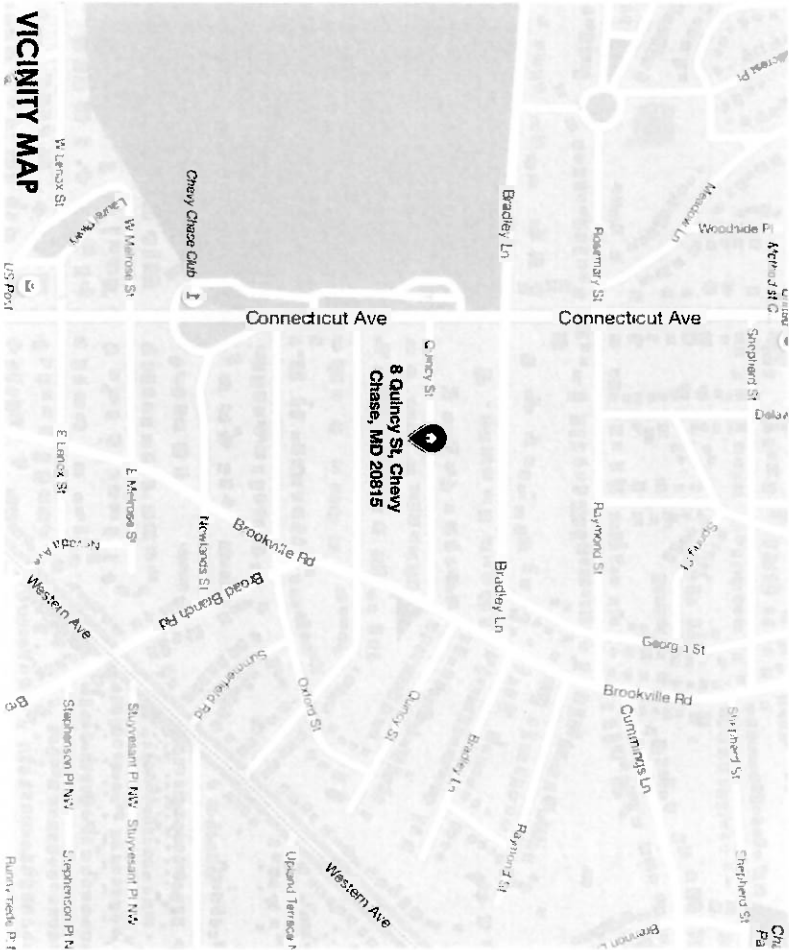
8 QUINCY STREET  
CHEVY CHASE, MD 20815



PROPOSED FRONT PERSPECTIVE



PROPOSED REAR PERSPECTIVE



VICINITY MAP

**PROJECT SCOPE:**

Demolish existing addition that connects main house and garage, down to the foundation. Construct new 1-story addition w/ basement over that existing footprint/foundation. Demolish rear deck and existing rear addition, and construct new 2 rear story addition and deck with flagstone terrace below. Remove the non original fenestration and paneling on the existing enclosed porch on the right side of the house. Enlarge non-contributing rear attic dormer. Interior alterations at all levels.

**ADDRESS:**

8 Quincy Street  
Chevy Chase, MD 20815

**LOCATION:**

LOT P13 , BLOCK 58  
CHEVY CHASE SECTION 2  
(CHEVY CHASE VILLAGE)

**ZONING:**

R-60

**SETBACKS:**

25' FRONT EBL, 7' SIDE SETBACKS, 20' REAR SETBACK

**LOT AREA:**

18,125 SF

**BUILDING HEIGHT:**

30'

**LOT COVERAGE:**

35% (6,344 SF)      ~26'-6"      ~18% (3,258 SF)

**BUILDING AREA:**

	EXISTING:	PROPOSED:	NEW:
BASEMENT FLOOR AREA:	2,799 SF	3,351 SF	552 SF
FIRST FLOOR AREA:	3,258 SF	3,696 SF	438 SF
SECOND FLOOR AREA:	1,775 SF	2,441 SF	666 SF
ATTIC FLOOR AREA:	792 SF	872 SF	80 SF
TOTAL FLOOR AREA:	8,642 SF	10,378 SF	1,736 SF

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW  
WASHINGTON DC 20016  
202 686 6583  
WWW.THOMSONCOOKE.COM

Cassidy Residence  
8 Quincy Street Chevy Chase MD 20815

HAWP APPLICATION

Cover

06/19/19 HAWP Issue

12

NANCY GRISCOM ET AL  
1,558.00' ± 100'

ANDRI W. MARRINO ET UX  
1,378.8' ± 40.5'

CHEVY CHASE  
Ref. 2, Ref. 106

NORTHING: 4788.00' ± 5.55'  
EASTING: 12688.00' ± 11.17'

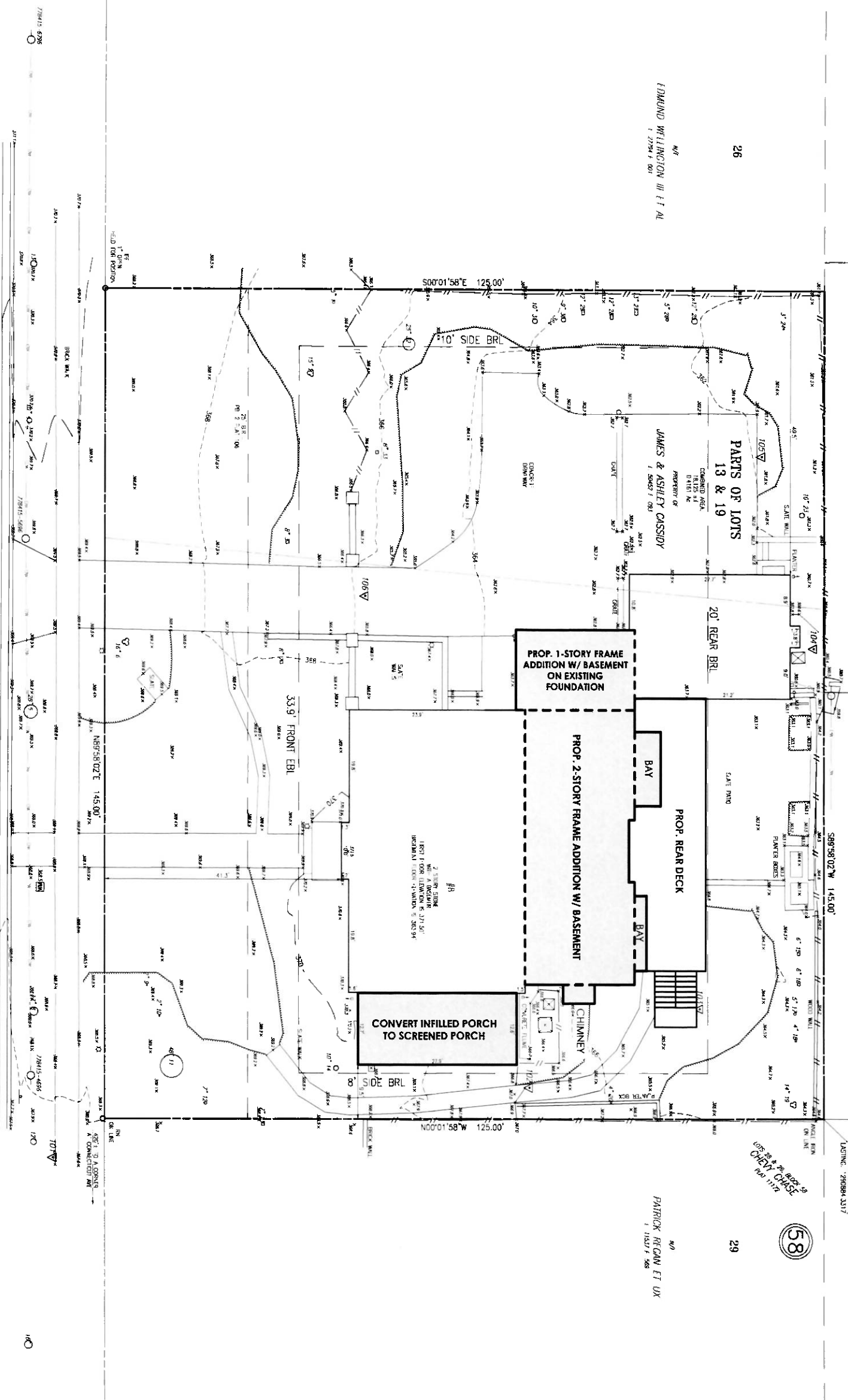
58

29

EDWARD WILLINGTON III ET AL  
1,279.4' ± 0.01'

26

PATRICK REICAN ET UX  
1,153.0' ± 5.65'



LEGEND

- 5-W-2 MANHOLE
- ROOF DRAIN SPOUT
- UTILITY POLE
- GRASS WELLS
- ICOLL
- ELECTRIC BOX
- SCOR
- WATER METER
- ONE WATER
- WOOD TRUNK
- CHURN PAK TANK
- OVER HEAD WHT
- LANDSCAPE AREA
- AIR COND TOWER UNIT
- RISHAN AIR NO CAP
- IRON PIPE
- SEWER
- SEWER TIE IN SIZE & TYPE
- WATER TIE IN SIZE & TYPE
- 2" RIGID PIPE WITH TYP. & SIZE
- QUADRANT TIE TUBE WITH TYP. & SIZE

Proposed Site Plan

1" = 20'

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW  
WASHINGTON DC 20016  
202 686 6583  
WWW.THOMSONCOOKE.COM

Cassidy Residence  
8 Quincy Street Chevy Chase MD 20815

HAWP APPLICATION

Proposed Site  
Plan

06/19/19 HAWP Issue

T3



**NOTE:** ALL DOORS TO BE PRIMED & FIRST COAT WHITE PINE INTERIOR & EXTERIOR. ALL EXTERIOR SILLS TO BE BRONZE. INSULATED GLASS, BRONZE SPACER BAR, 5/8" SDL. **SEE SPEC ON T6.**

Exterior Door Schedule								
ID	Qty	Model/Size	Type	Manufacturer	Lites	Ext Casing	Location	Note
D001	1	(2)2-6x7-0	French	See Spec.	See Elevation	Bkmlid	Rec Room	
D002	1	3-0x6-8	Glazed/Paneled	See Spec.	See Elevation	Bkmlid	Mudroom	
D100	1	(2)3-0x8-0	French	See Spec.	See Elevation	5/4x6	Family Room	
D101	1	3-0x8-0	French	See Spec.	See Elevation	none	Breckfast Room	
D102	1	(2)2-0x8-0	French	See Spec.	See Elevation	5/4x4	Living Room	
D103	1	(2)2-0x8-0	French	See Spec.	See Elevation	5/4x4	Living Room	
G001	1	9-0x8-0	Glazed/Paneled	See Spec.	4W2H	Bkmlid	Garage	
G002	1	9-0x8-0	Glazed/Paneled	See Spec.	4W2H	Bkmlid	Garage	

**NOTE:** ALL WINDOWS TO BE PRIMED & FIRST COAT WHITE PINE INTERIOR & EXTERIOR. ALL SILLS TO BE 2 1/4" HISTORIC PRIMED MAHOGANY WITH 6" SILL HORN EXTENSIONS. INSULATED GLASS, BRONZE SPACER BAR, 5/8" SDL. UNLACQUERED BRASS TRADITIONAL HARDWARE. RETRACTABLE SCREENS, U.N.O. **SEE SPEC ON T5**

Window Schedule								
ID	Qty	Units	Model/Size	Type	Manuf.	Ext Casing	Location	Note
W001	1	1	3-0x4-6	Casement	See Spec.	Bkmlid	Rec Room	
W002	1	1	3-0x4-6	Casement	See Spec.	Bkmlid	Rec Room	
W003	1	3	3-0x6-0 3W	Casement	See Spec.	Bkmlid	Rec Room	
W004	1	3	3-0x6-0 3W	Casement	See Spec.	Bkmlid	Game Room	
W005	1	1	3-0x5-0	Casement	See Spec.	Bkmlid	Mudroom	
W006	1	1	2-8x4-3	Double Hung	See Spec.	Bkmlid	Laundry	
W100	1	1	3-0x6-0	Casement	See Spec.	5/4x6	Family Room	
W101	1	1	3-0x6-0	Casement	See Spec.	5/4x6	Family Room	
W102	1	1	2-10x8-0	Casement	See Spec.		Family Room	
W103	1	1	2-10x8-0	Casement	See Spec.		Family Room	
W104	1	1	2-10x8-0	Casement	See Spec.		Family Room	
W105	1	1	2-10x8-0	Casement	See Spec.		Breakfast Bay	
W106	1	1	2-10x8-0	Casement	See Spec.		Breakfast Bay	
W107	1	1	2-10x8-0	Casement	See Spec.		Breakfast Bay	
W108	1	1	2-10x8-0	Casement	See Spec.		Breakfast Bay	
W109	1	3	3-0x4-2 3W	Casement	See Spec.	5/4x6	In-Low Suite	
W110	1	1	3-0x5-0	Casement	See Spec.	5/4x6	In-Low Suite	
W111	1	1	3-0x5-0	Casement	See Spec.	5/4x6	In-Low Suite	
W112	1	3	3-0x4-2 3W	Casement	See Spec.	5/4x6	In-Low Suite	
W113	1	1	2-6x4-0	Casement	See Spec.	5/4x6	Bath 5	
W114	1	6	2-9x6-0 6W	Casement	See Spec.	1x4	Back Hall	
W115	1	4	2-9x6-0 4W	Casement	See Spec.		Back Hall	
W200	1	1	2-0x5-0	Casement	See Spec.	5/4x6	Master Bedroom	
W201	1	1	2-0x5-0	Casement	See Spec.	1x6	Master Bedroom	
W202	1	2	3-0x6-0 2W	Casement	See Spec.	5/4x6	Master Bedroom	
W203	1	1	2-6x4-6	Casement	See Spec.		Vest.	
W204	1	2	3-6x6-0 2W	Casement	See Spec.		Master Bath	*Tempered
W205	1	2	3-0x5-0 2W	Casement	See Spec.	5/4x4	Bedroom 2	
W300	1	3	3-0x3-4 3W	Casement	See Spec.	5/4x4	Attic Stair Hall	*Tempered

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Schedules

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T4

LOEWEN BASICS

LOEWEN WINDOWS ARE HIGHLY CUSTOMIZABLE. WHETHER YOU ARE LOOKING TO RETROFIT AN ELEGANT, TRADITIONAL-STYLE HOME, OR AIMING FOR A HIGHLY CONTEMPORARY LOOK, LOEWEN HAS THE IDEAL SOLUTION.

LOEWEN ENGINEERING RESULTS IN UNCOMMON STRENGTH AND DURABILITY, ENABLING DRAMATIC DESIGN, INNOVATION AND INSPIRATION.

- 1 Coastal Douglas Fir for strength and rigidity (Mahogany available).
- 2 Laminated sash for enhanced structural stability and a tight weather seal.
- 3 Dual seal on glass units for long hermetic seal life.
- 4 Natural clear wood interior, ideal for staining or painting.
- 5 Profiled sash edge for a finished look and integration with Simulated Divided Lite (SDL) bars.

~~6 Optional extruded aluminum cladding for low maintenance, available in a wide range of colours (Cypress cladding available)~~

- 7 Minimal use of exposed exterior caulking on glass surface
- 8 No metal-to-glass contact, for improved energy efficiency.
- 9 Triple seal glazing system on metal clad units to effectively block moisture infiltration.
- 10 Hidden venting channel to allow built-up condensation to escape, increasing seal and sash life.
- 11 Authentic stile and rail construction. No miters.
- 12 Mortise and tenon sash corner joinery, for structural stability.

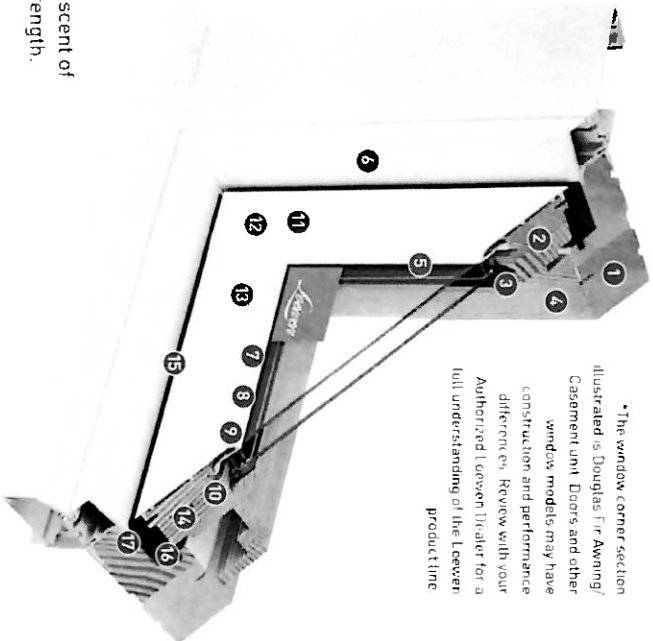
13 Tall bottom rail to create a custom architectural look reminiscent of traditional joinery and to enhance structural stability and strength.

14 Airspace between wood and window cladding, for air circulation and added insulation value.

15 Secondary weatherstrip to deflect wind-driven rain from primary seal

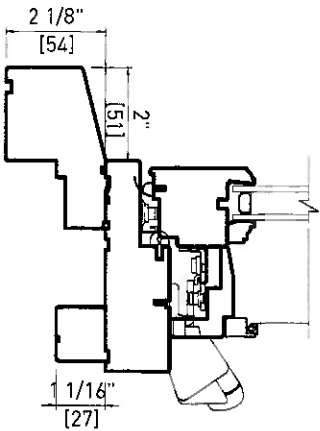
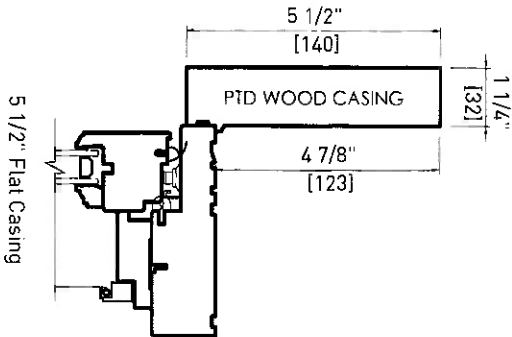
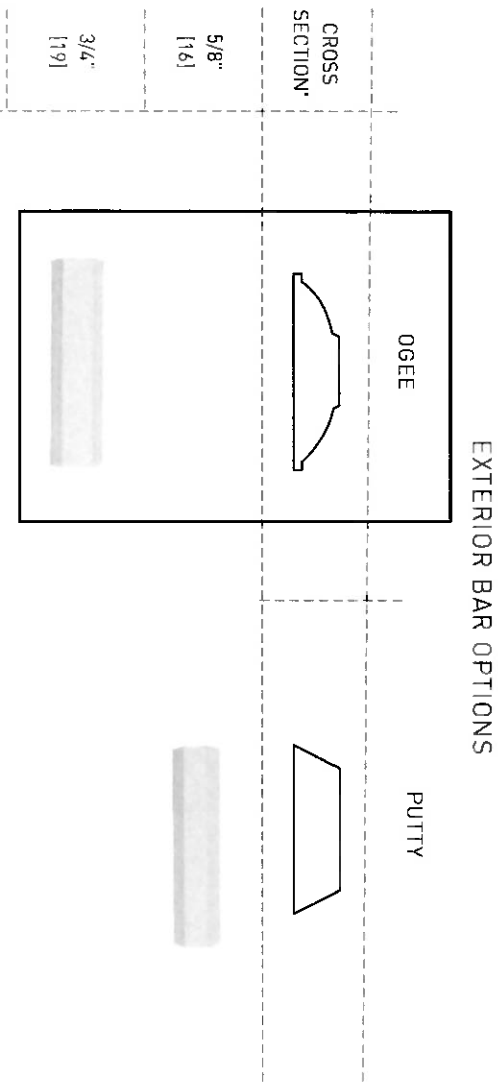
16 Continuous primary weather-stripping, for maximum protection against air and water infiltration.

17 Polypropylene liner for added protection from the weather.



SIMULATED DIVIDED LITES & GRILLES

SDL BARS ADD A DISTINCTIVE DESIGN FEATURE to full-size panes of glass. Wood or metal bars securely bonded to the outer surfaces of the sealed glass unit simulate the appearance of traditional true divided lites. Available with straight or radius bars.



Loewen Wood Window Spec

Head & Sill Detail

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Window Specifications

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T5



PRODUCT FEATURES

STYLES

Traditional, French, Camber Top, Quarter Round and Full Radius options.

STANDARD FEATURES

- Natural Douglas Fir interior (no visible finger joints)
- Full Jamb – 6 9/16 (166 mm) construction is an option
- 4 mm Low E insulated tempered glazing
- Multi-point locking hardware, complete with solid brass core handle set, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

HARDWARE

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

GLAZING

Heat Smart® Double, Heat Smart® Triple and StormForce™.

SIMULATED DIVIDED LITES (SDL)

- Ogee Profile — 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm).
- Putty Profile — 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm).
- Square Profile (interior only) — 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm).

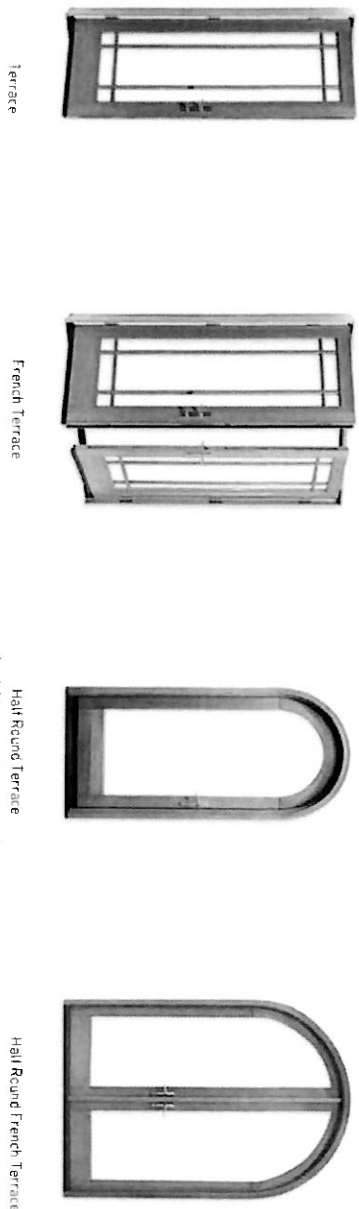
CASING

WOOD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

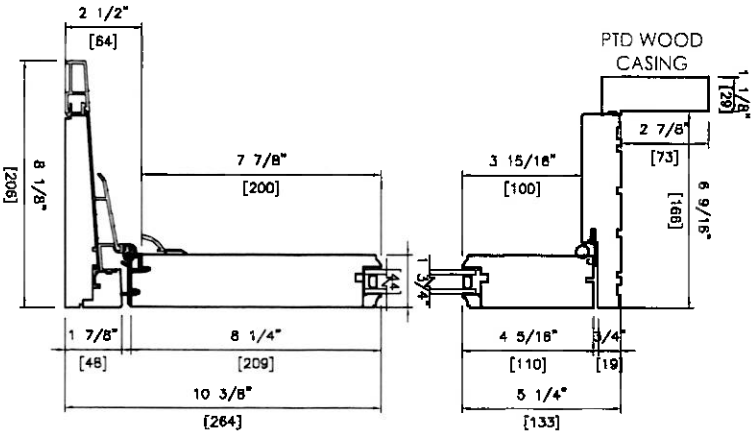
METAL CLAD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, Nose & Cove, Adams, Williamsburg and Contemporary.

METAL CLAD COLOR SPECTRUM

Standard and Architectural Palette colors, including anodized finishes. Available in Cyprium Collection (see section P).



Loewen Wood French Door Spec.  
TYP. DOOR SPEC



Head & Sill Detail

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Door  
Specifications

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MEDALLION SERIES

OFFERS FEXIBILITY

THERE'S NOTHING LIKE THE WARMTH AND BEAUTY OF A WELL-CRAFTED WOOD CARRIAGE DOOR – ABUNDANT WITH RICH DETAILING AND STYLING - TO ENHANCE YOUR HOME'S CURB APPEAL. YOUR MEDALLION SERIES DOOR CAN BE CREATED TO TRANSFORM A TOTALLY UNIQUE IDEA INTO REALITY WITH UNCOMPROMISING ARTISAN QUALITY.

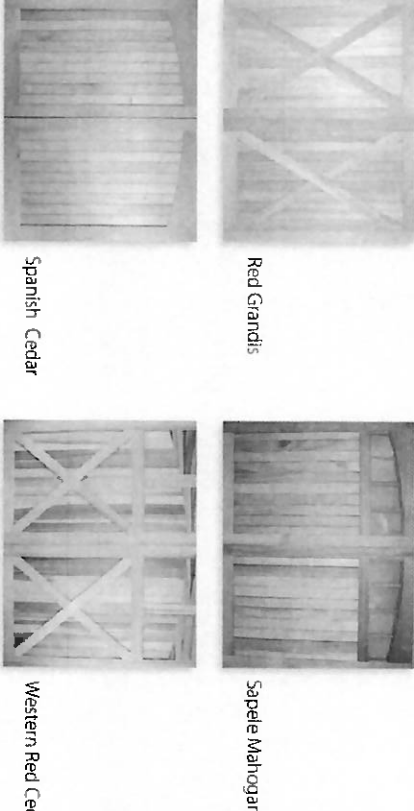
FEATURES

- A Medallion door is our finest wood door delivering the elegance and beauty of a stained, real-wood door or a carefully crafted paint-grade door.
- Our stain-grade doors are available in our standard, select wood species that include Red Grandis, Sapele Mahogany, Spanish Cedar and Western Red Cedar.
- Custom wood species are easily accommodated depending upon your design and the availability of appropriate sizes. Just ask for the species of your choice.
- Need a custom-size door? No problem. A wood door is easily customized to fit any size opening.

STANDARD CONSTRUCTION SPECIFICATIONS

- Core frames are constructed using LVL stiles and rails with a urethane insulated foam core. Mahogany Luan backer panels are pressure laminated to both sides for added strength.
- Frame overlay stiles and rails are coped and mechanically joined with hidden joinery for tight seams and are high-pressure bonded to the core frame.
- Artisan's proprietary lamination process allows the face frame and core frame attachment to eliminate exterior fastener filler marks.
- Simulated divided lites with both exterior and interior grilles have profiled edge milling for a rich, architectural look. True divided lites are also available.
- Standard glazing is double-strength clear glass.
- Bottom astragal is an EPDM rubber mounted in an aluminum retainer.

ARTISAN STANDARD WOOD SPECIES



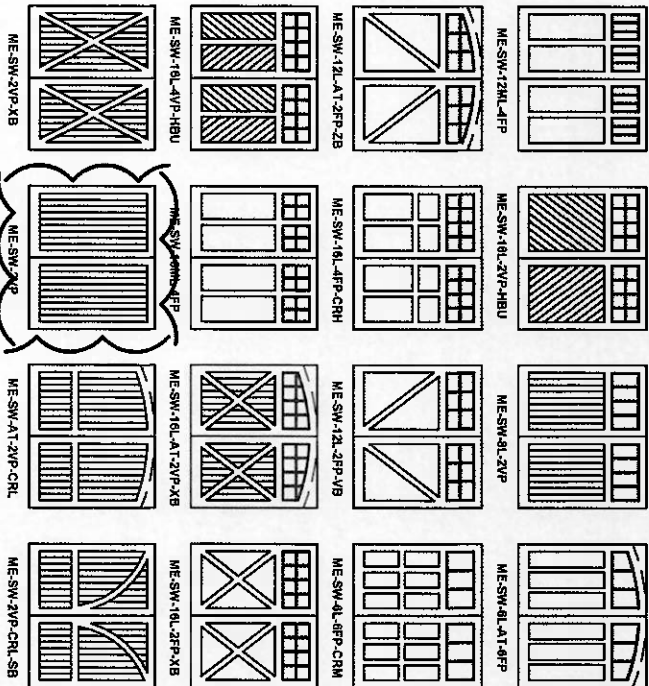
On the cover: The doors are custom swing style with 16 lites, 2 herringbone panels with oversized boards and custom decorative hardware.

THE MEDALLION SERIES IS ARTISAN'S TRULY FLEXIBLE, WOOD CARRIAGE-STYLE DOOR. FROM PAINT GRADE TO STAIN GRADE, FROM TRADITIONAL STYLE TO MODERN STYLE, FROM WOOD SPECIES TO METAL ACCENTS, YOUR MEDALLION DOOR CAN BE CUSTOMIZED YOUR WAY.

SAMPLE DESIGN OPTIONS:

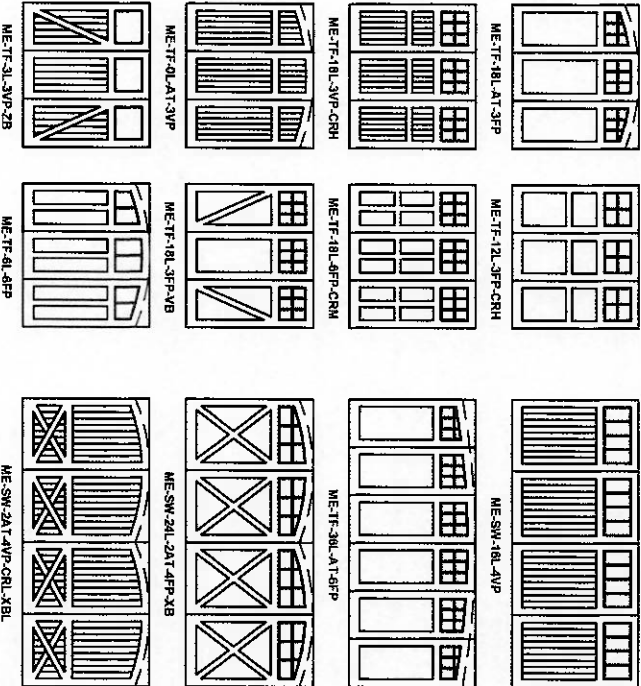
Please inquire about additional designs or let us customize one for you.

Swing Style



Trifold Style

Double Doors



Note: A double door is 12'-0" or wider.

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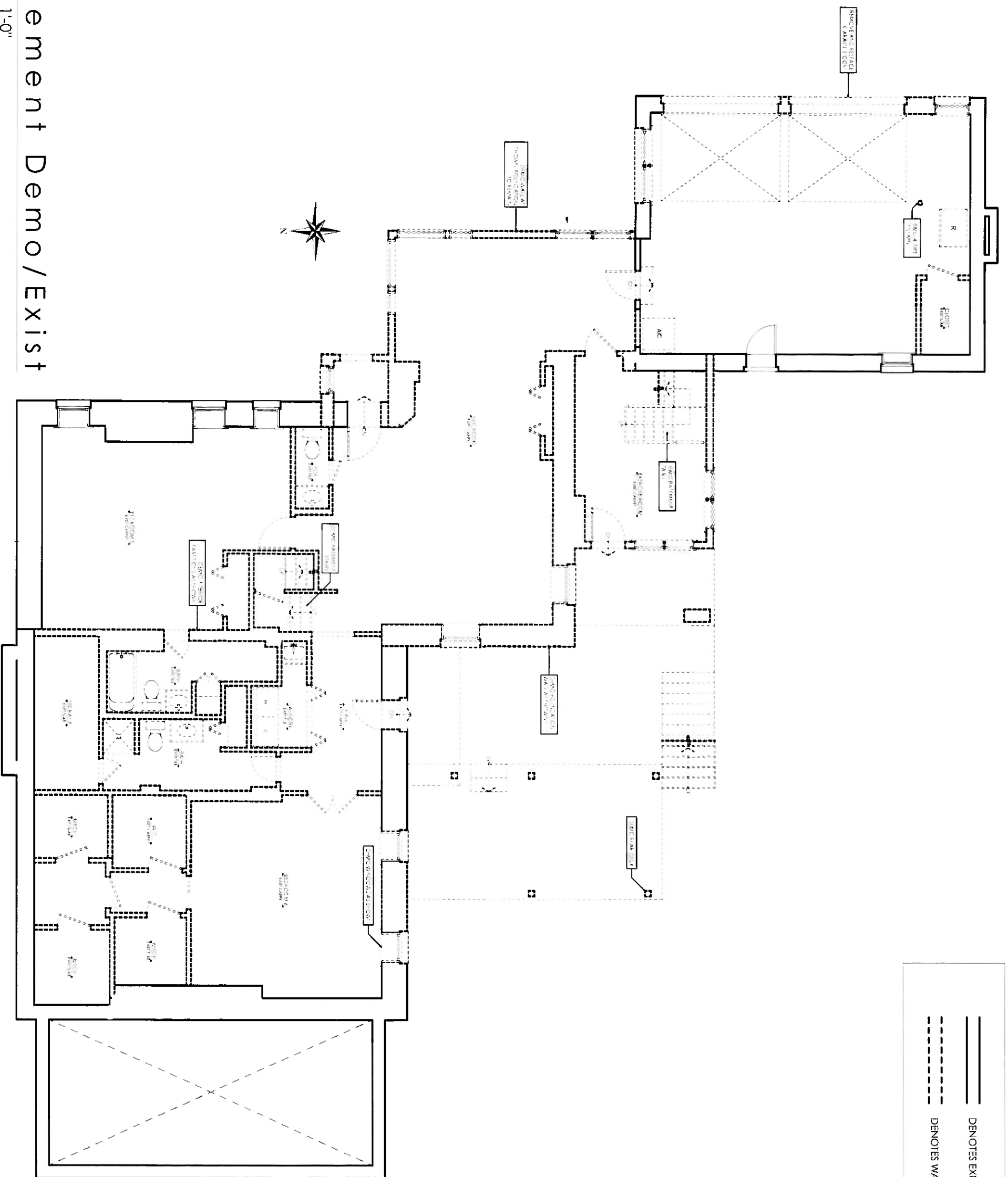
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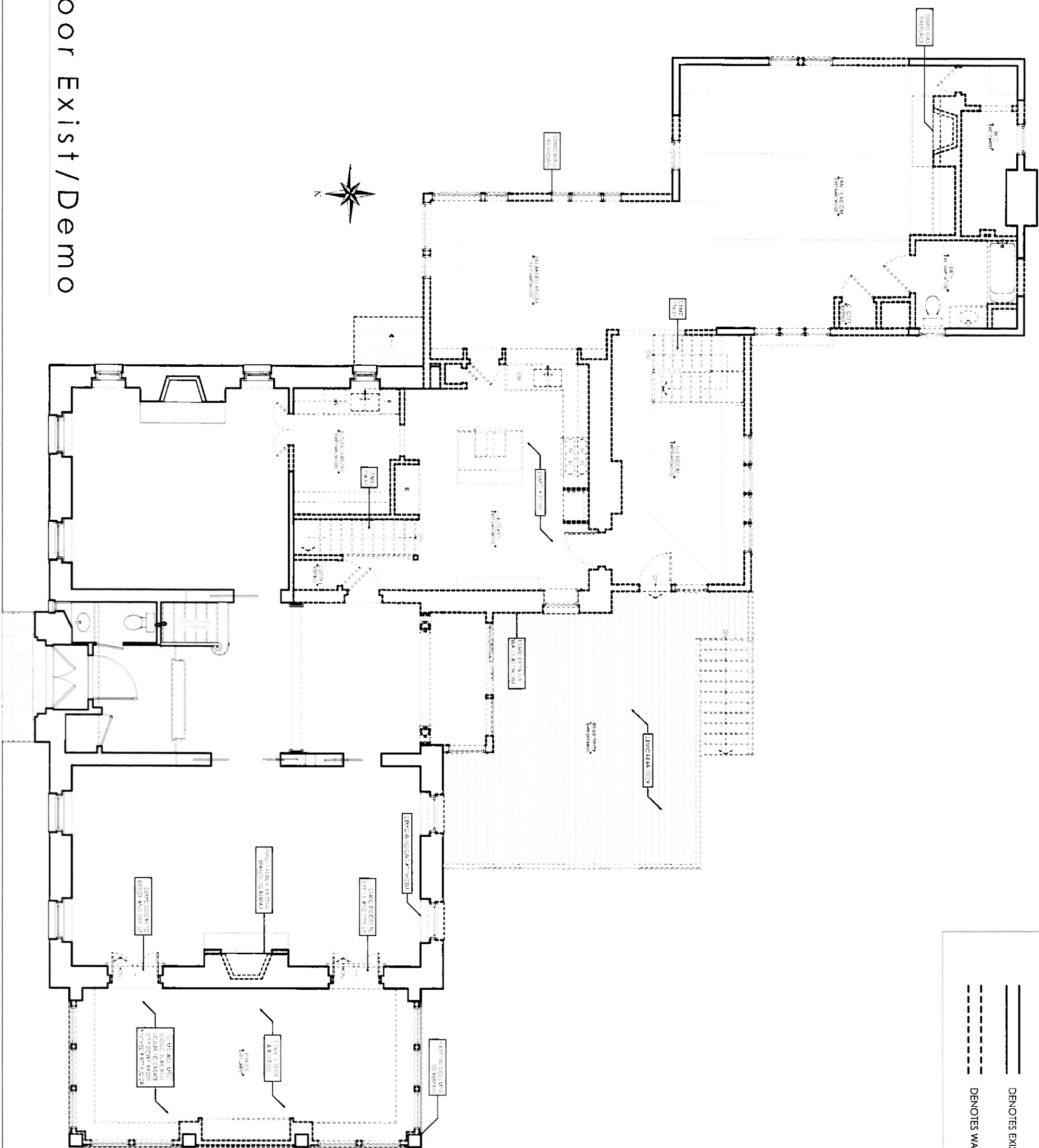
Garage Door  
Specification

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T7



 DENOTES EXISTING WALLS  
 DENOTES WALLS TO BE DEMOLISHED



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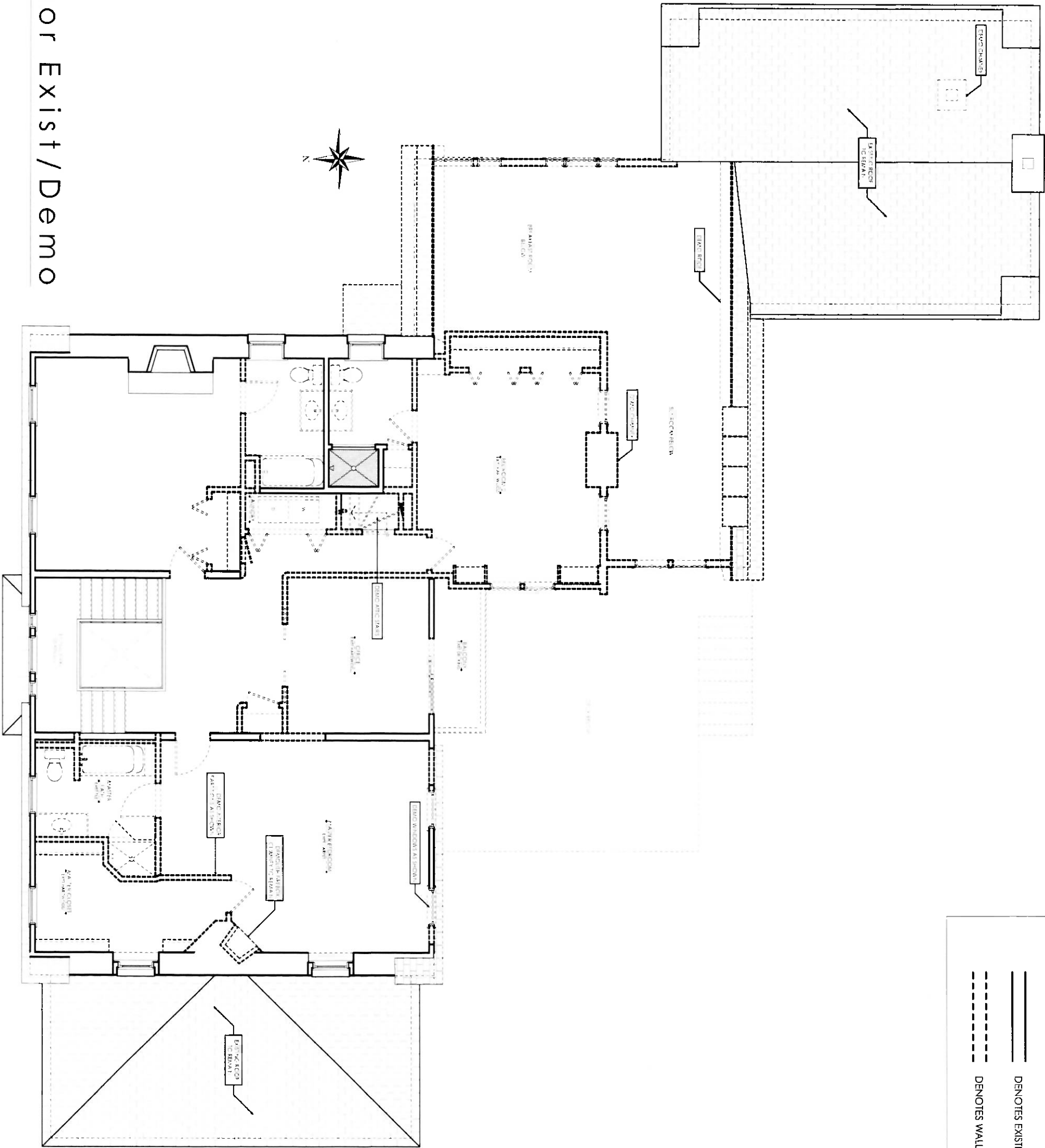
**D1**

# 1st Floor Exist/Demo

$$1/8'' = 1'-0''$$

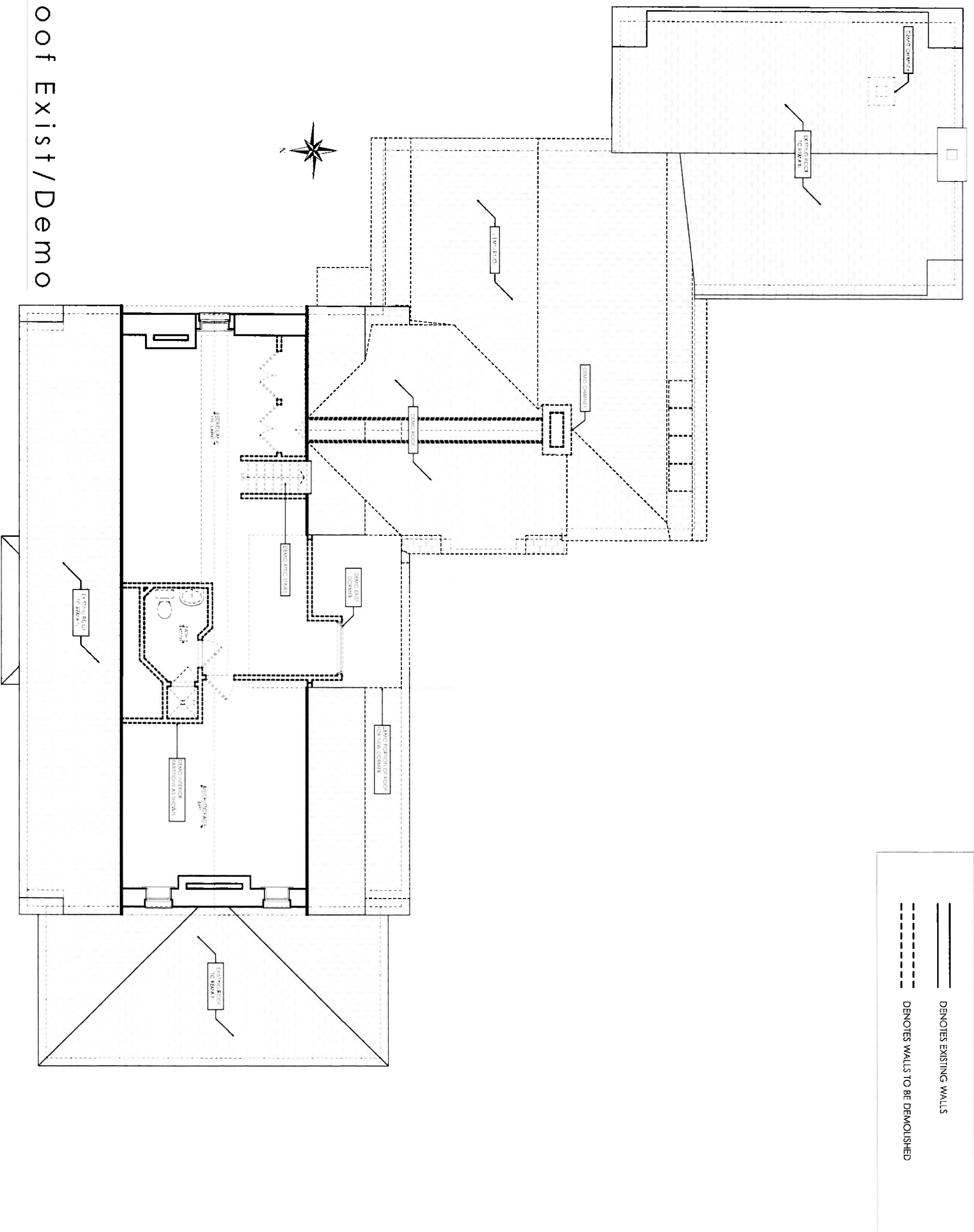
DENOTES EXISTING WALLS

DENOTES WALLS TO BE DEMOLISHED



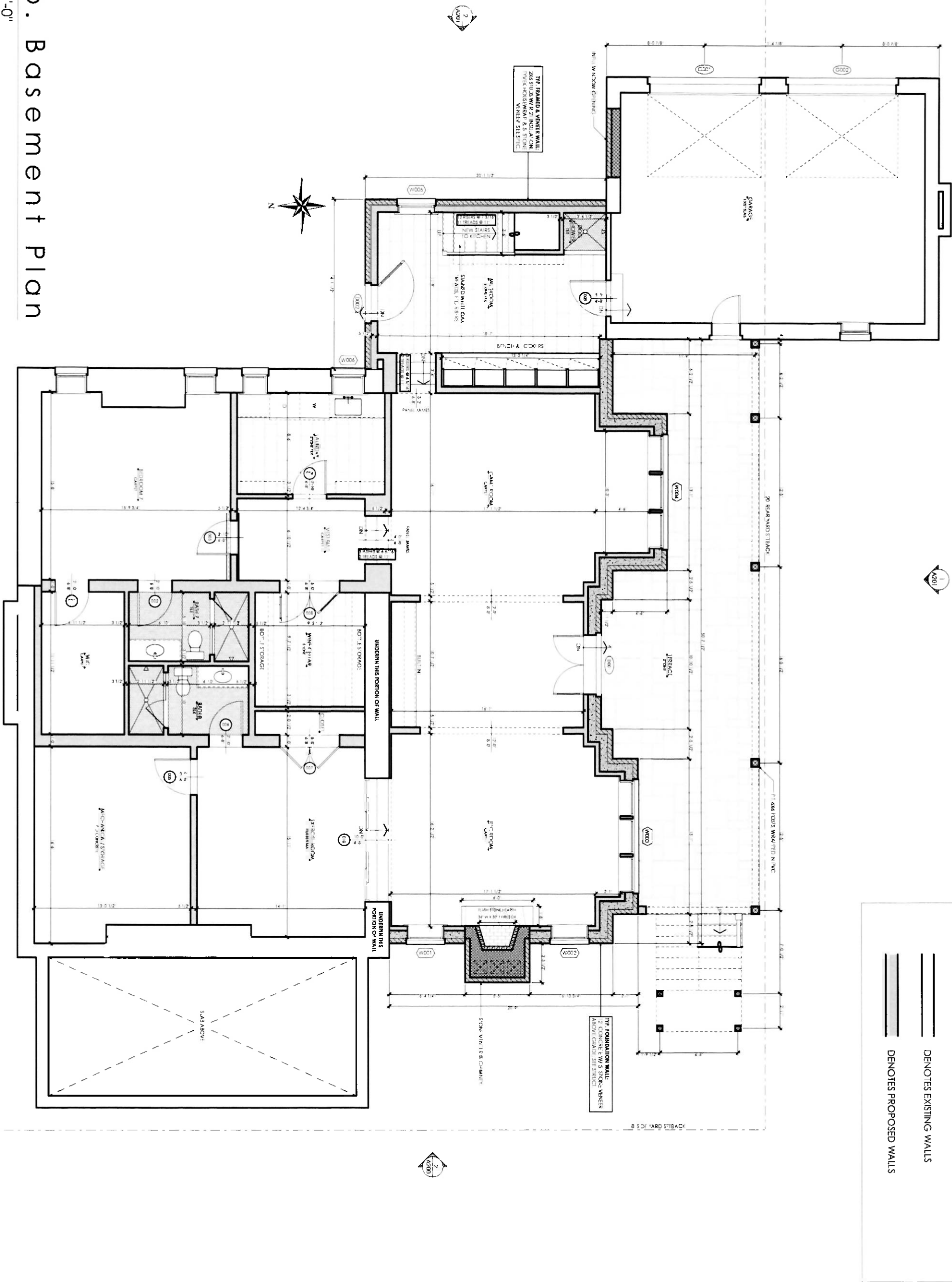
1 2nd Floor Exist/Demo

1/8" = 1'-0"





1 Prop. Basement Plan  
1/8" = 1'-0"



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Basement Plan

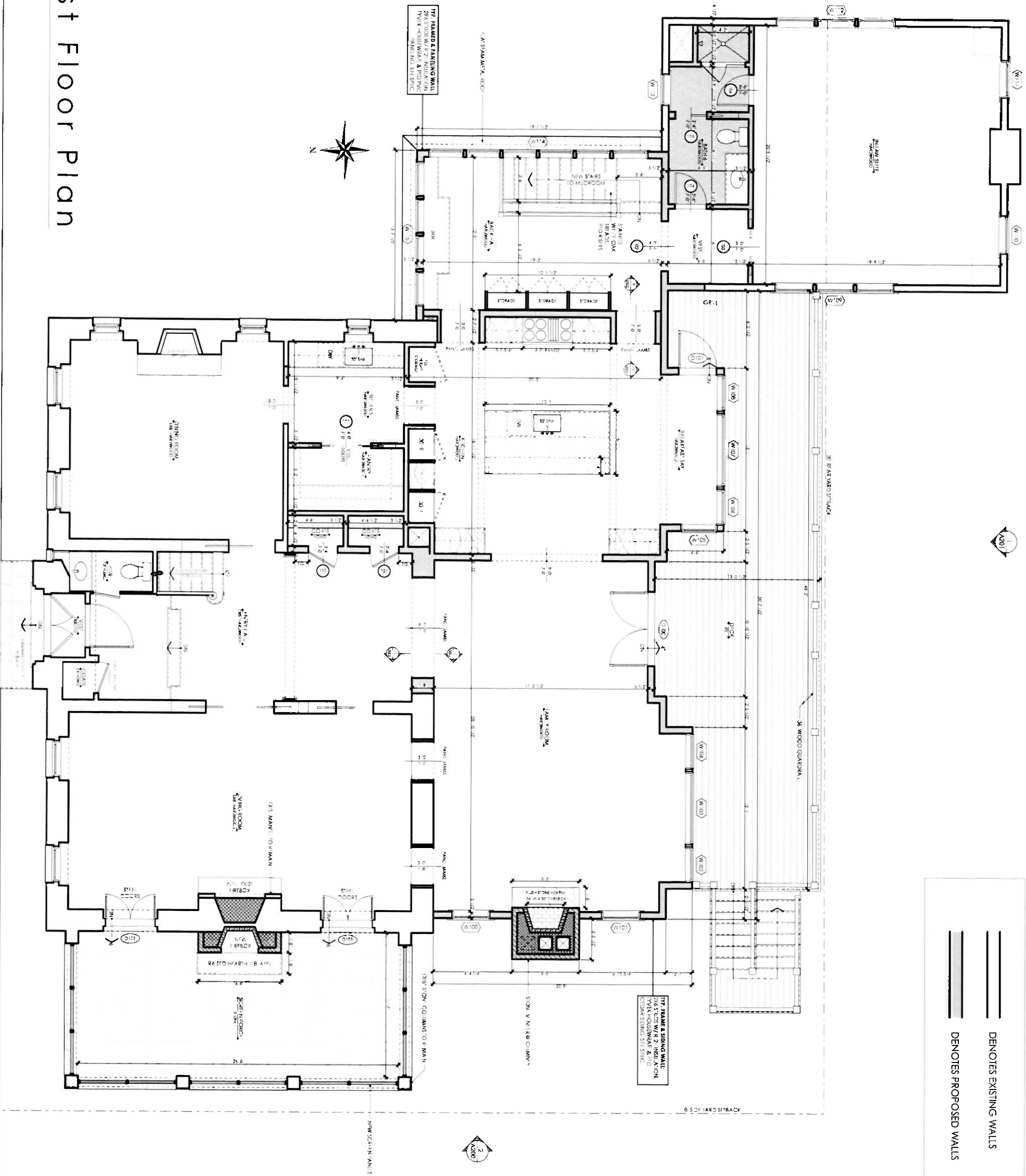
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A1-0

DENOTES EXISTING WALLS

DENOTES PROPOSED WALLS



1 Prop. 1st Floor Plan  
1/8" = 1'-0"

First Floor Plan	
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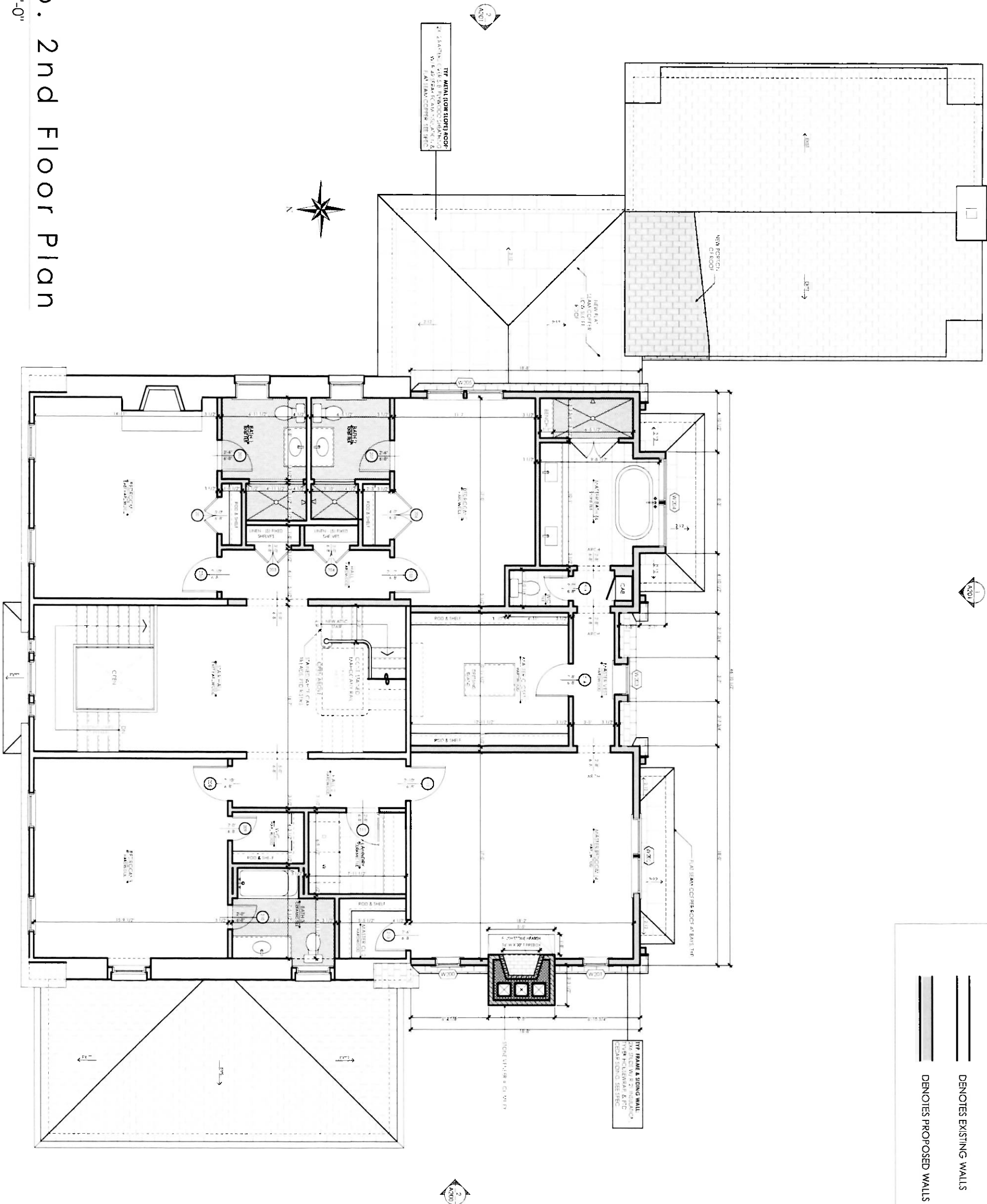
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1 Prop. 2nd Floor Plan  
1/8" = 1'-0"



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Second Floor Plan		
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A1-2		

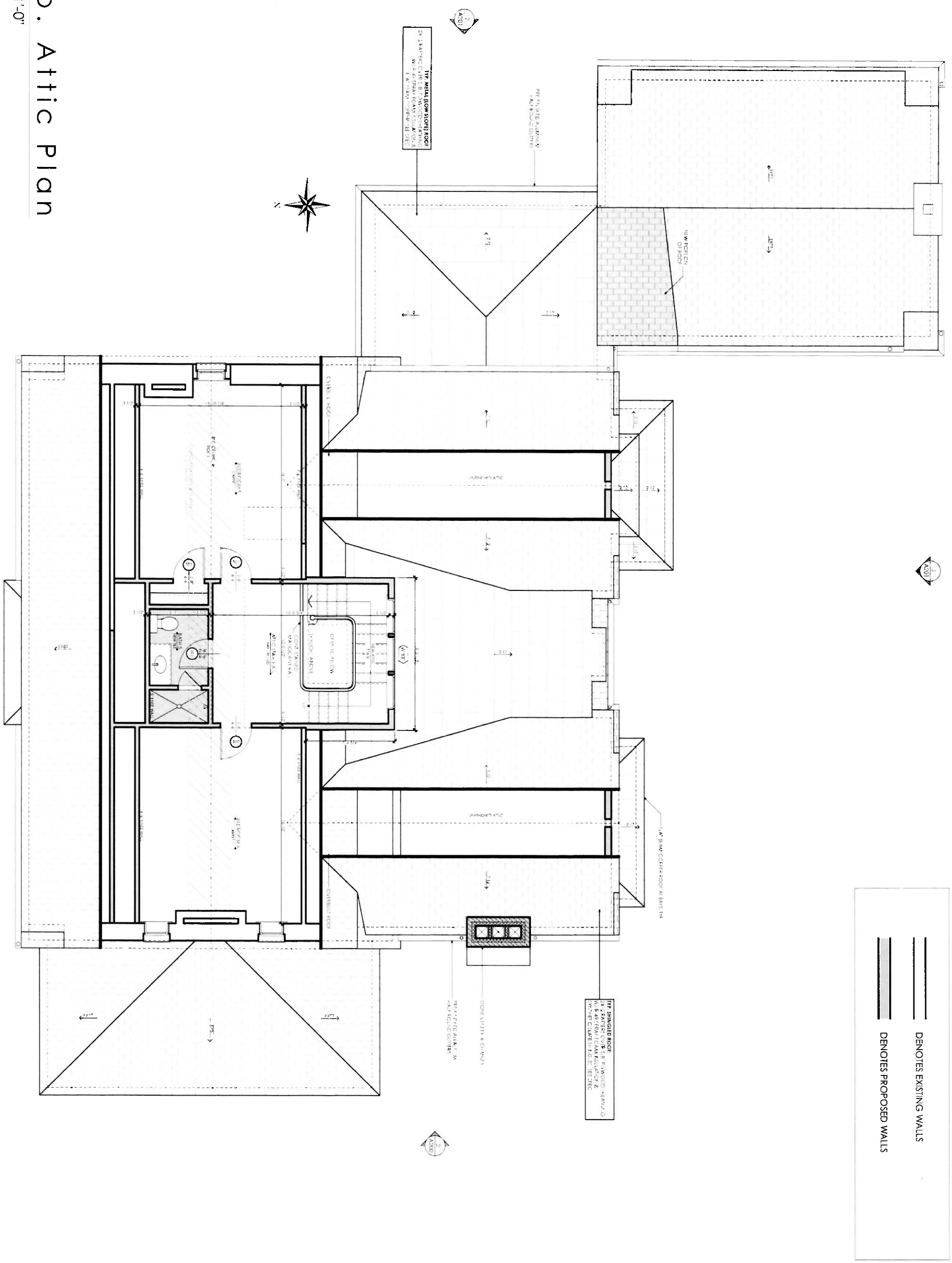
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1 Prop. Attic Plan

1/8" = 1'-0"



— DENOTES EXISTING WALLS  
--- DENOTES PROPOSED WALLS

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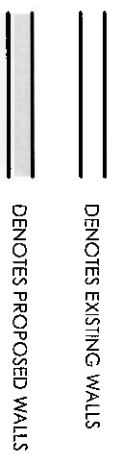
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Attic Plan

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A1-3

$$1'-0'' = 8/8''$$




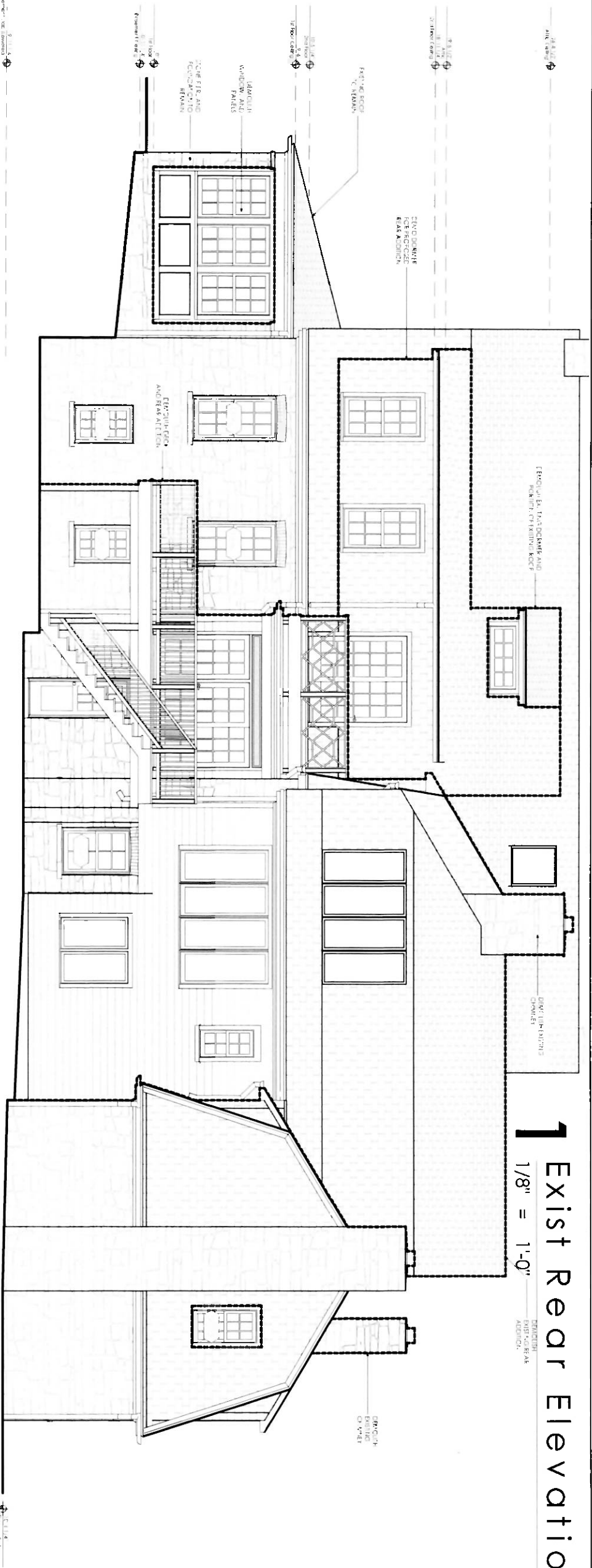
$$1/8'' = 1'-0''$$


## Prop 1/8" = 1'-0"

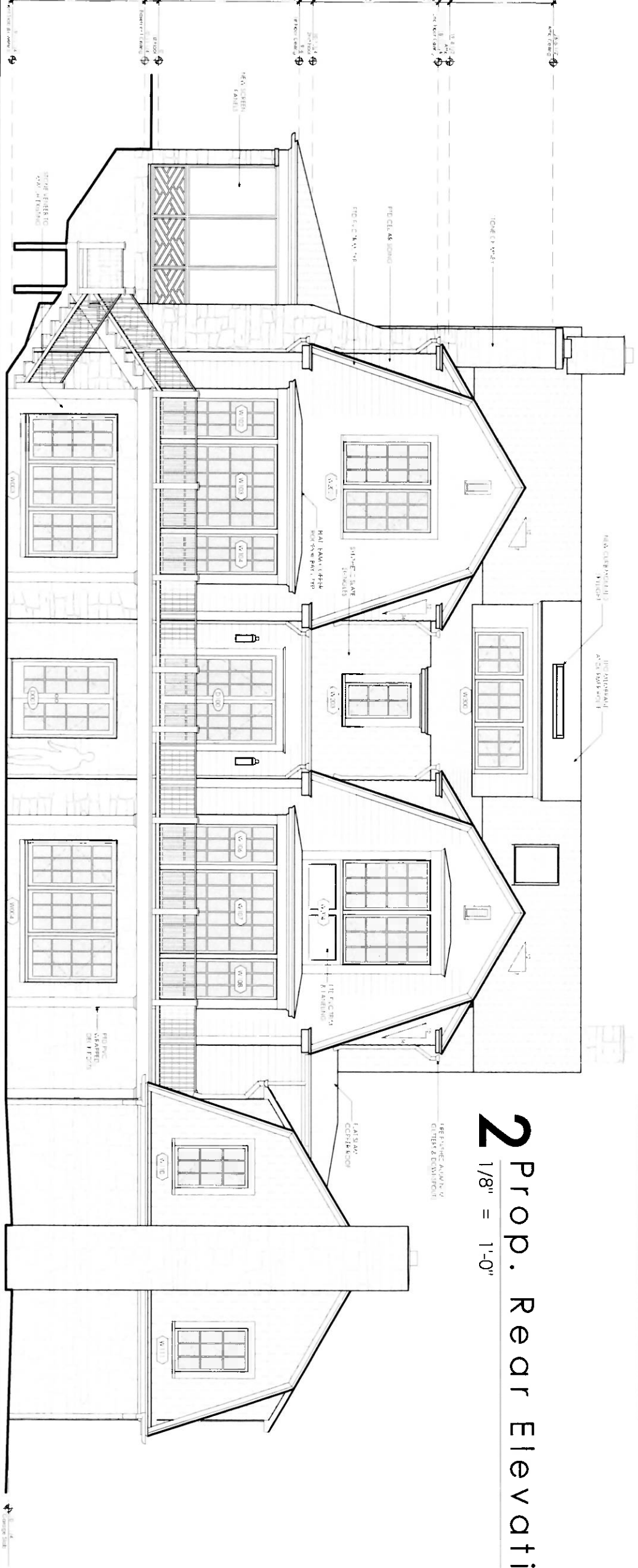




1 Exist Rear Elevation  
1/8" = 1'-0"



2 Prop. Rear Elevation  
1/8" = 1'-0"



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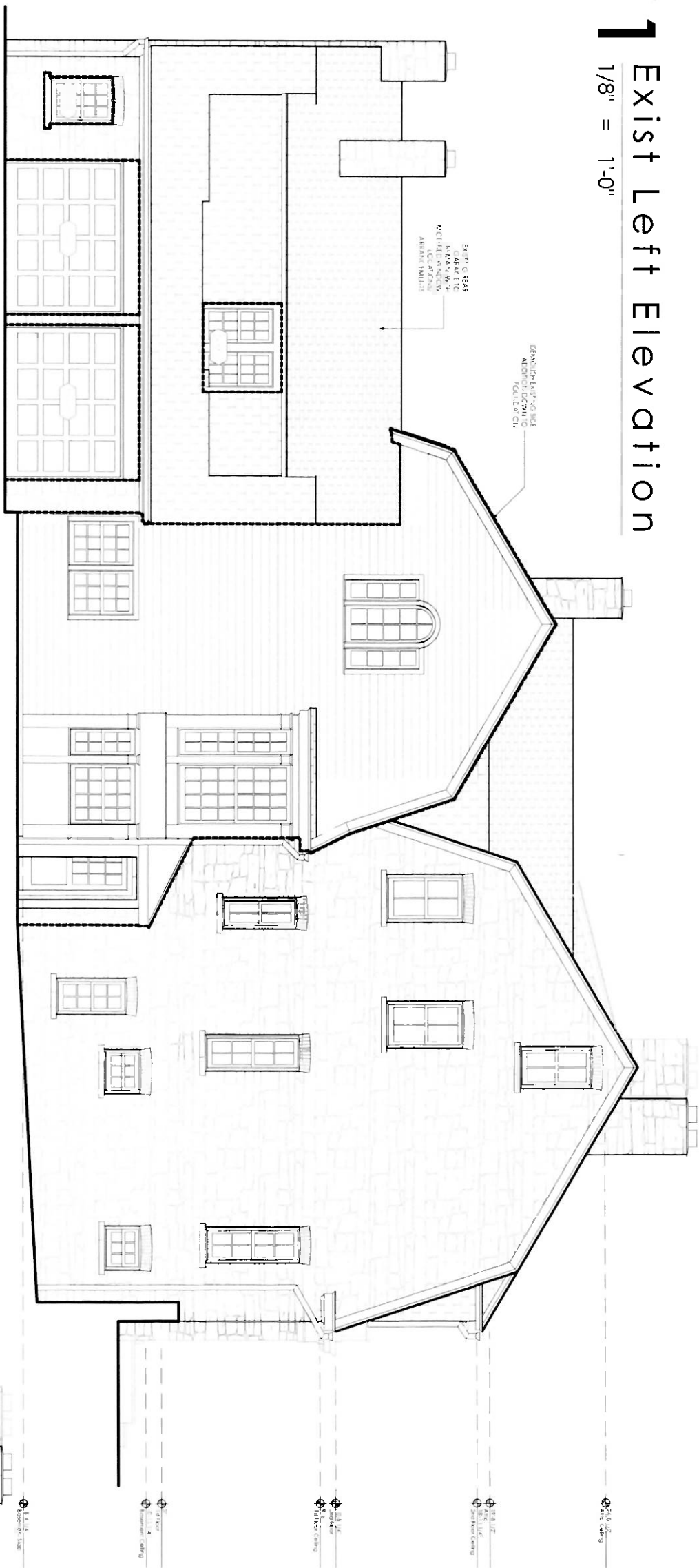
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Rear Elevations

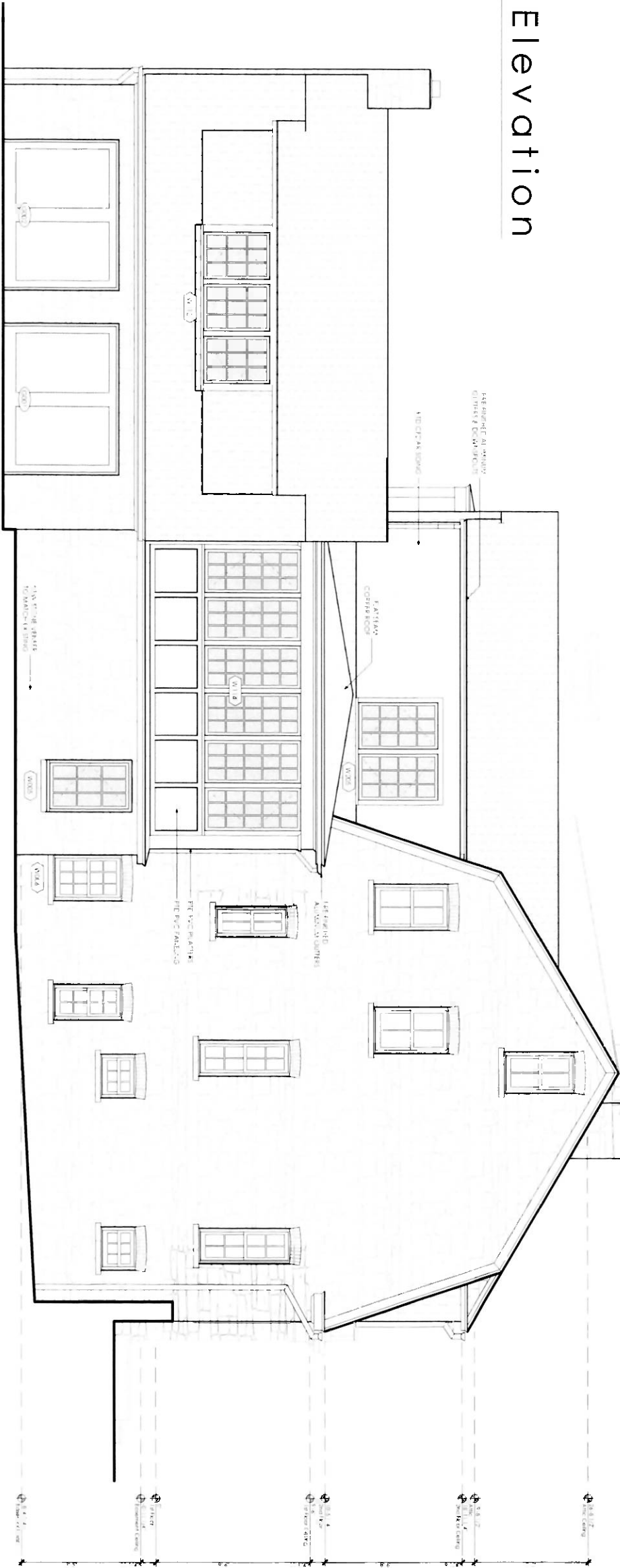
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A2-3

1 Exist Left Elevation  
1/8" = 1'-0"



2 Prop. Left Elevation  
1/8" = 1'-0"



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Left Elevations

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A2-4





FRONT ELEVATION

REMOVE INFILLED PORCH  
WINDOWS AND PANELS & ALL (3)  
SIDES OF PORCH.  
EXISTING STONE PIERS TO REMAIN



SIDE PORCH



LEFT ELEVATION

DEMOLISH EXISTING SIDE ADDITION,  
BETWEEN ORIGINAL HOUSE AND GARAGE  
PROPOSED ADDITION ON THIS FOOTPRINT/FOUNDATION

NEW DORMER WINDOW CONFIGURATION  
SEE ELEVATION

DEMOLISH EXISTING SIDE ADDITION,  
BETWEEN ORIGINAL HOUSE AND GARAGE  
PROPOSED ADDITION ON THIS FOOTPRINT/FOUNDATION

NEW GARAGE DOOR CONFIGURATION, SEE ELEVATION



LEFT ELEVATION

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Photos - Front &  
Left

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A3-1





REAR ELEVATION

DEMOLISH DECK



REAR GARAGE ELEVATION

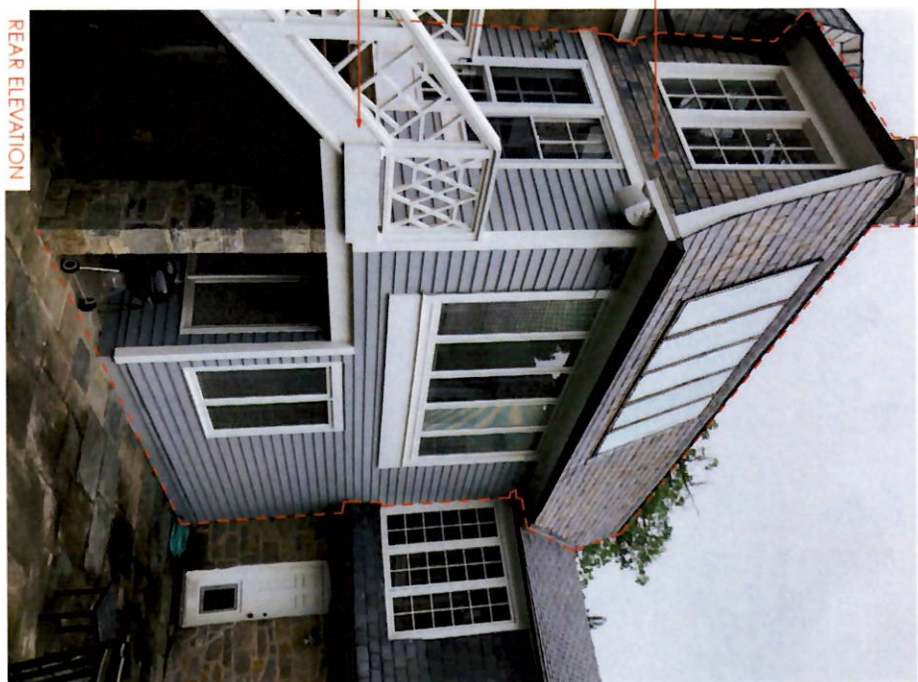
RECONFIGURE DORMER  
WINDOWS, SEE PROPOSED  
ELEVATIONS

EXISTING GARAGE  
TO REMAIN



RIGHT SIDE PORCH

REMOVE INFILLED PORCH  
WINDOWS AND PANELS @ ALL (3)  
SIDES OF PORCH,  
EXISTING STONE PIERS TO REMAIN



REAR ELEVATION

DEMOLISH EXISTING  
ADDITION

DEMOLISH DECK

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A3-2