

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|-------------------|--|-----------------------|---------------|
| Address: | 24 Quincy St., Chevy Chase | Meeting Date: | 1/8/2025 |
| Resource: | Non-Contributing Resource Chevy Chase Village Historic District | Report Date: | 12/31/2024 |
| Applicant: | Holly Meers (David Easterday, Architect) | Public Notice: | 12/25/2024 |
| Review: | 1096917 | Tax Credit: | n/a |
| Proposal: | Partial Demolition and Construction of New Addition | | |
| | | Staff: | Dan Bruechert |

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1941

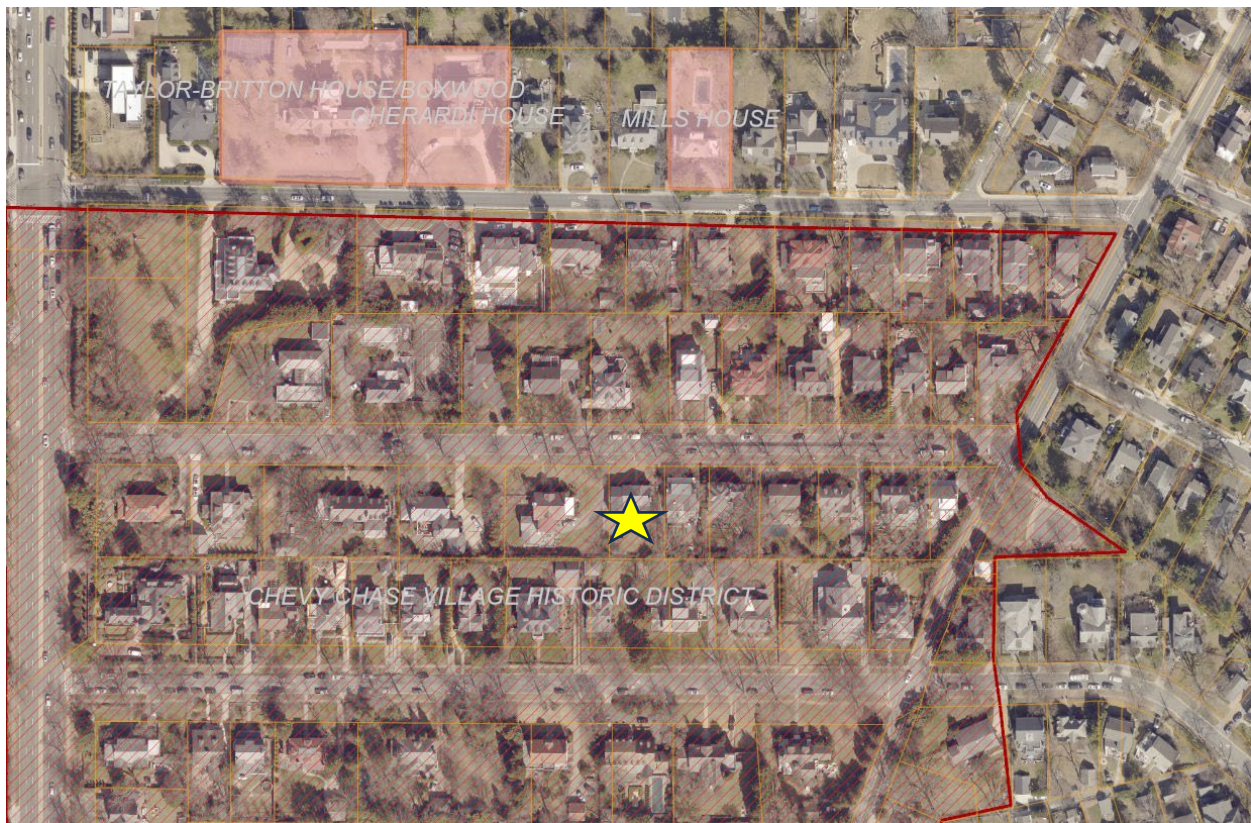


Figure 1: 24 Quincy St. is located on the south side of Quincy Street on an interior lot.

PROPOSAL

The applicant proposes to partially demolish a rear porch and to construct a new rear addition.

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

Non-Contributing/Out-of-Period Resources

Non-Contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/pr additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exception would be major additions and alterations to the scale and massing to the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

- 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 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) 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
- (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.

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.

#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 subject property is a two-story painted brick Colonial Revival house categorized as a 'Non-contributing resource' to the Chevy Chase Village Historic District. At the rear, there is a nearly full-width screened-in porch with a standing seam metal roof with skylights.¹ The applicant proposes to demolish a section of the existing porch to accommodate the construction a small rear gable addition with a brick chimney above. Other changes proposed include, relocating the exterior stairs, and removing a basement-level brick column. Staff finds the proposed changes to this non-contributing resource will not be visible from the public right-of-way; and will not impact the scale or massing of the subject property to the detriment of the surrounding district and, Staff finds, should be approved as a matter of course.

Rear Addition

Above the existing rear porch, the applicant proposes to construct a second floor addition. The addition measures 17' 5" × 17' 1" (seventeen feet, five inches deep by seventeen feet, one inch wide) with a rear-facing gable roof covered in asphalt shingles to match the existing house, and a brick chimney along the left (east) elevation. Other materials for the addition include painted wood siding which matches the non-historic addition, wood pilasters and wall panels, wood windows, and composite trim. To accommodate this addition, the applicants are proposing to demolish the right half of the existing rear porch and reconstruct it approximately 4' 7" (four feet, seven inches) deeper.

Staff finds the existing rear porch is not a historic feature that is not visible from the public right-of-way and its demolition will not negatively impact the character of the site or surrounding district. Staff finds the proposed addition and its associated chimney will be partially visible from an oblique angle along Quincy St. (see below). While visibility of a feature is a consideration, the larger factor is how that mass and scale of that feature affect the surrounding district. In this instance, Staff finds it will not impact the character of the district, largely because the proposed addition will be inset from the existing wall plane by 3' 7" (three feet, seven inches). Regardless of the addition's visibility, Staff finds its design is in keeping with the subject property's Colonial Revival architecture. Additionally, all of the materials

¹ The side addition and rear screened-in porch were approved by the HPC on September 25, 2013. The HAWP file is available here:

https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/HAWP_Archive/3513_CHEVY%20CHASE%20VILLAGE%20H.D_24%20QUINCY%20ST_07312013.PDF.

proposed for the addition are already present either in the original mass of the building or its later addition. Staff recommends the HPC approve the HAWP under 24A-8(b)(2) and (d) and *Standards 2, 9, and 10*.

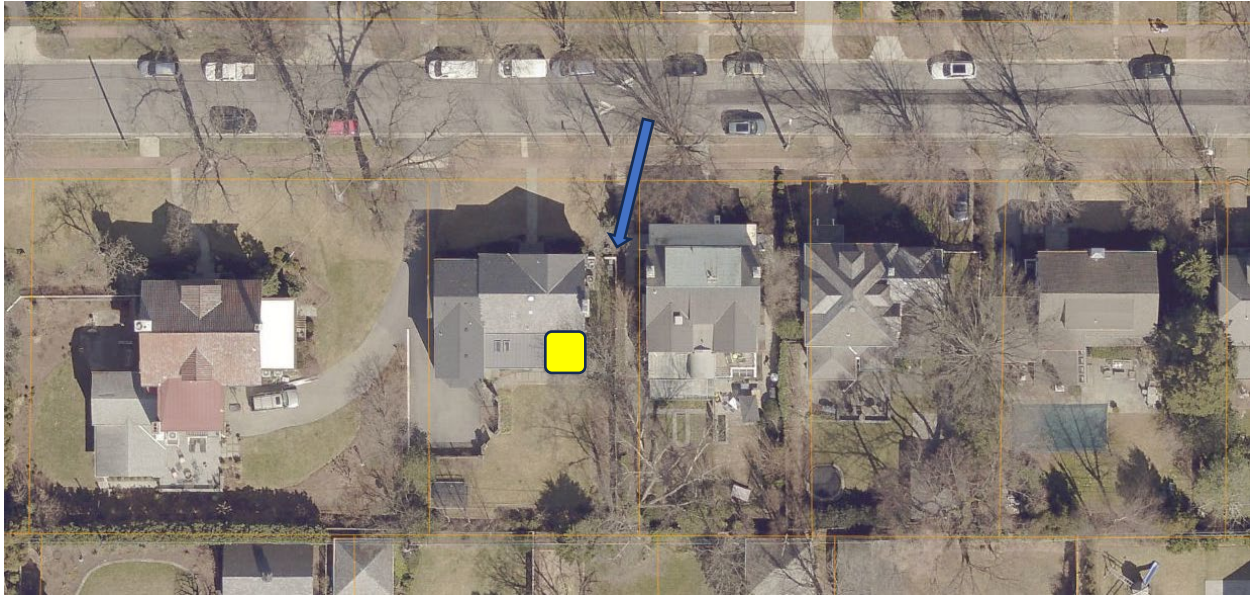


Figure 2: *The proposed addition will only be visible from a very limited angle.*

Porch Alterations

The applicant also proposes to modify the existing porch by relocating the existing stairs and converting the previous stair location into a balcony. The existing stairs run along the east (left) elevation and are wood with a metal railing. The applicant proposes to install a new set of stairs along the rear of the existing porch. A new wood screen door will be installed in the left-most bay of the existing screened-in porch.

Staff finds the porch modifications will not be at all visible from the public right-of-way. Staff finds the replacement porch railing will match the design of the existing, which the HPC found to be appropriate as part of the 2013 HAWP approving the construction of the rear addition. Finally, Staff finds the new wood screen door is compatible with the design of the house. Regardless, all of these changes will not be visible from the right-of-way and should be approved under the *Design Guidelines* and 24A-8(d).

Basement Pier Removal

At the basement level, the applicant proposes to remove three of the brick piers that support the porch. Two of the piers will be reconstructed to support the new porch and addition above. The applicant proposes to eliminate the central painted brick pier.

Staff finds this feature only dates to 2014, so it is not historic. Additionally, as a basement feature on the rear of the house, it will not be at all visible from the public right-of-way. For these reasons, Staff finds that the brick pier removal should be approved as a matter of course per 24A-8(d) and the *Design Guidelines*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) having found that the proposal 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 an electronic set 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

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

Signature of owner or authorized agent

Date

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 | |
| | |
| | |
| | |

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

| | |
|-----------------------------------|----------------|
| Work Item 1: _____ | |
| Description of Current Condition: | Proposed Work: |

| | |
|-----------------------------------|----------------|
| Work Item 2: _____ | |
| Description of Current Condition: | Proposed Work: |

| | |
|-----------------------------------|----------------|
| Work Item 3: _____ | |
| Description of Current Condition: | Proposed Work: |

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

| | Required Attachments | | | | | | |
|------------------------------------|------------------------|--------------|-------------------------|----------------------------|----------------|----------------|-----------------------------|
| Proposed Work | I. Written Description | 2. Site Plan | 3. Plans/ Elevations | 4. Material Specifications | 5. Photographs | 6. Tree Survey | 7. Property Owner Addresses |
| New Construction | * | * | * | * | * | * | * |
| Additions/ Alterations | * | * | * | * | * | * | * |
| Demolition | * | * | * | | * | | * |
| Deck/Porch | * | * | * | * | * | * | * |
| Fence/Wall | * | * | * | * | * | * | * |
| Driveway/ Parking Area | * | * | | * | * | * | * |
| Grading/Excavation/ Landscaping | * | * | | * | * | * | * |
| Tree Removal | * | * | | * | * | * | * |
| Siding/ Roof Changes | * | * | * | * | * | | * |
| Window/ Door Changes | * | * | * | * | * | | * |
| Masonry Repair/ Repoint | * | * | * | * | * | | * |
| Signs | * | * | * | * | * | | * |

Meers Residence

24 Quincy St
Chevy Chase, MD 20815

THOMSON & COOKE ARCHITECTS

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WWW.THOMSONCOOKE.COM

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PROJECT INFO :

REAR SCREEN PORCH ADDITION AND SECOND FLOOR ADDITION TO EXISTING TWO STORY SINGLE FAMILY HOME WITH BASEMENT.

ADDRESS: 24 Quincy St
Chevy Chase, MD 20815

LOCATION: LOT 27, BLOCK 58
SECTION 2 - CHEVY CHASE VILLAGE
CHEVY CHASE VILLAGE HISTORIC DISTRICT

ZONING: R-60

SETBACKS: FRONT: 25', SIDE: 7', REAR: 20'

LOT AREA: 9,375 SF

| | ALLOWED: | EXISTING: | PROPOSED: |
|------------------|------------|------------|------------------------|
| BUILDING HEIGHT: | 35' (PEAK) | 26'-4 1/2" | 26'-4 1/2" (NO CHANGE) |
| | 30' (MEAN) | 22'-8 3/4" | 22'-8 3/4" (NO CHANGE) |

| | 35% | 22.9% | 24.4% |
|---------------|------------|------------|------------|
| LOT COVERAGE: | (3,281 SF) | (2,148 SF) | (2,285 SF) |

BUILDING AREA:

| | EXISTING: | PROPOSED: |
|--------------------------|-----------------|---------------------------|
| BASEMENT AREA: | 1,672 SF | 1,672 SF (+0 SF) |
| FIRST FL AREA: | 1,665 SF | 1,665 SF (+0 SF) |
| SECOND FL AREA: | 1,655 SF | 1,965 SF (+310 SF) |
| TOTAL FLOOR AREA: | 4,992 SF | 5,302 SF (+310 SF) |
| FRONT STOOP: | 34 SF | 34 SF (+0 SF) |
| REAR SCREEN PORCH: | 442 SF | 579 SF (+137 SF) |

PLANS PREPARED BASED ON THE FOLLOWING CODES:

MONTGOMERY COUNTY MD
2018 INTERNATIONAL RESIDENTIAL CODE AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY MONTGOMERY COUNTY EXECUTIVE REGULATION 31-19.

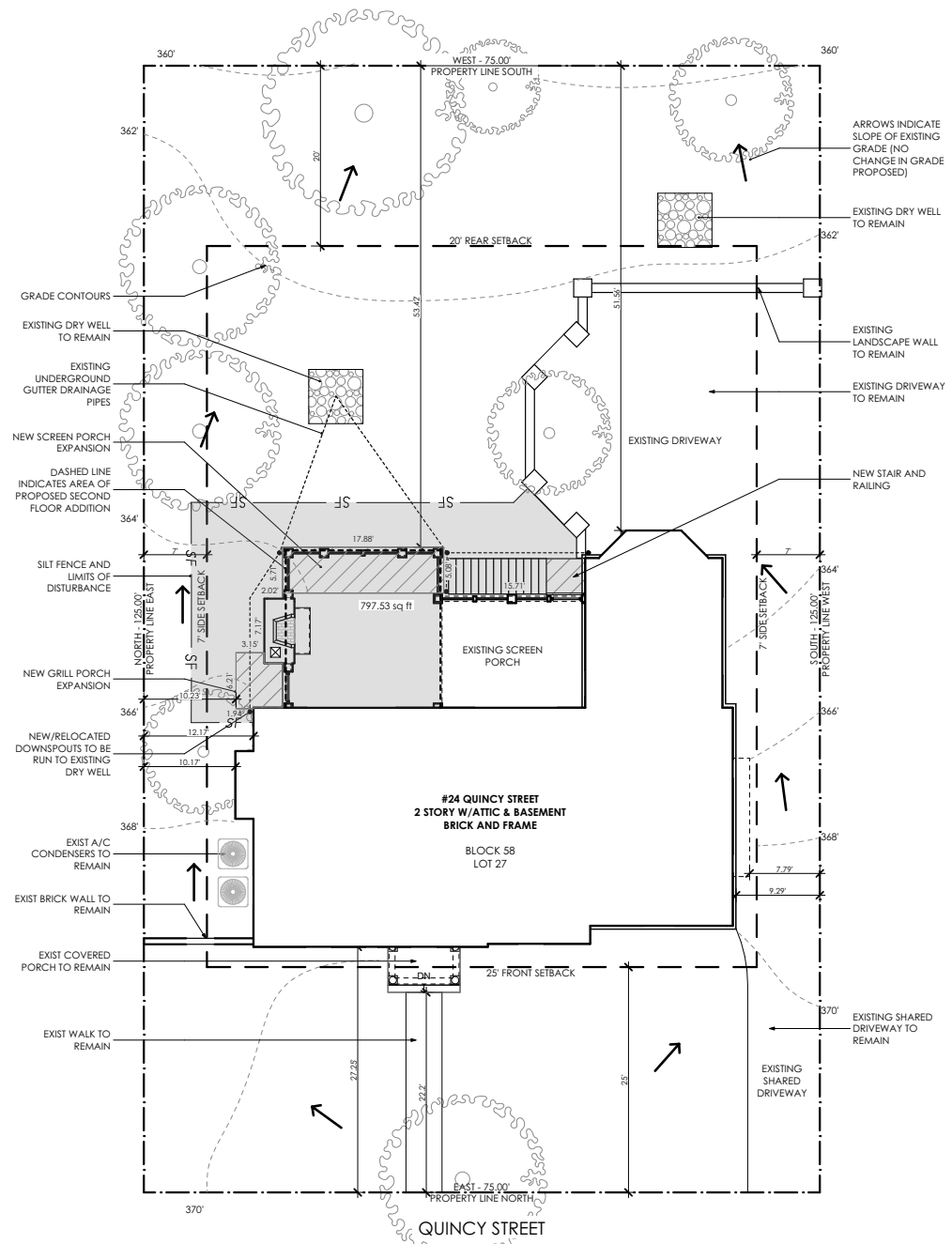
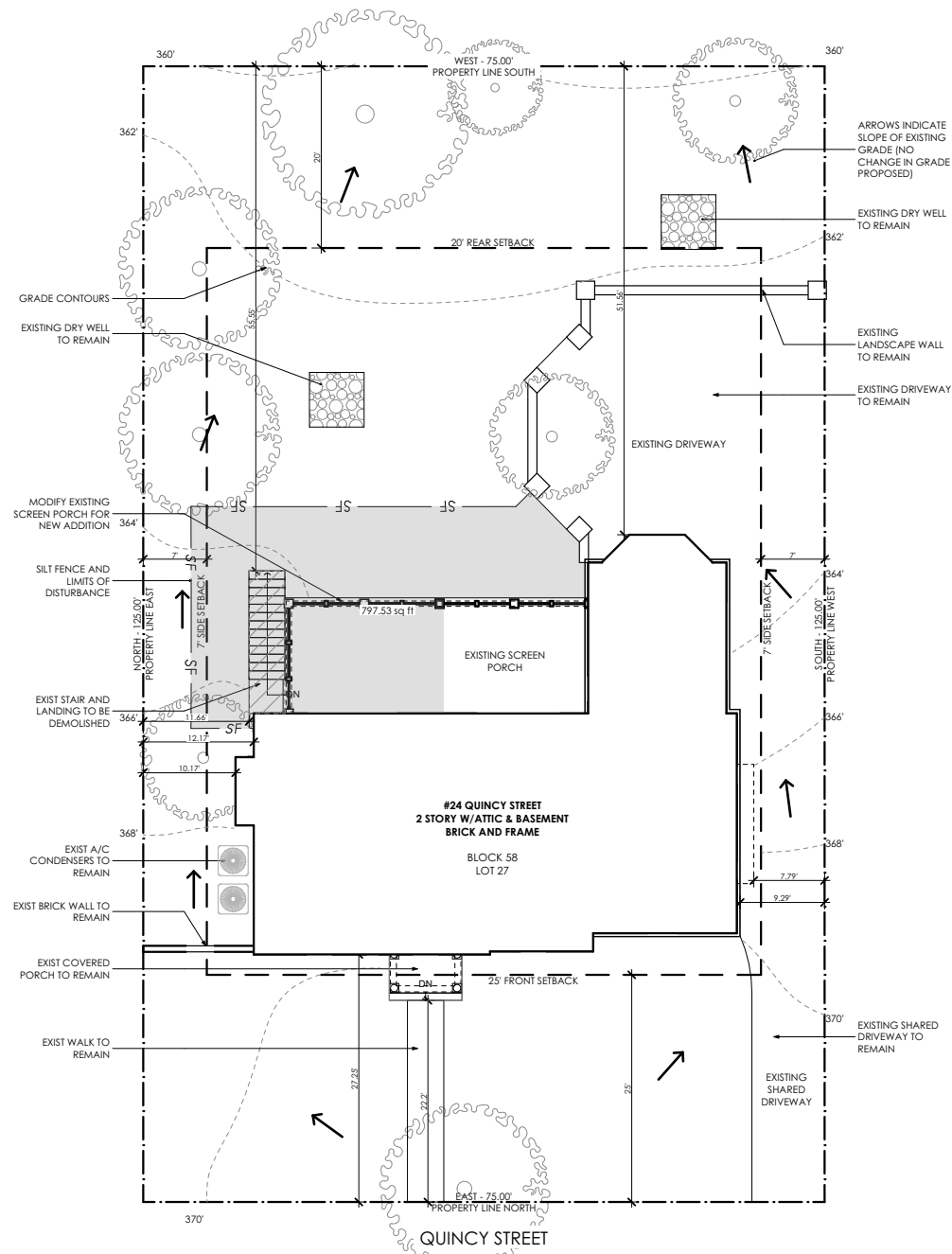


Cover

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| 12/12/24 | HAWP Review |
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T1

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1 Existing Site Plan
1" = 20'

2 Proposed Site Plan
1" = 20'



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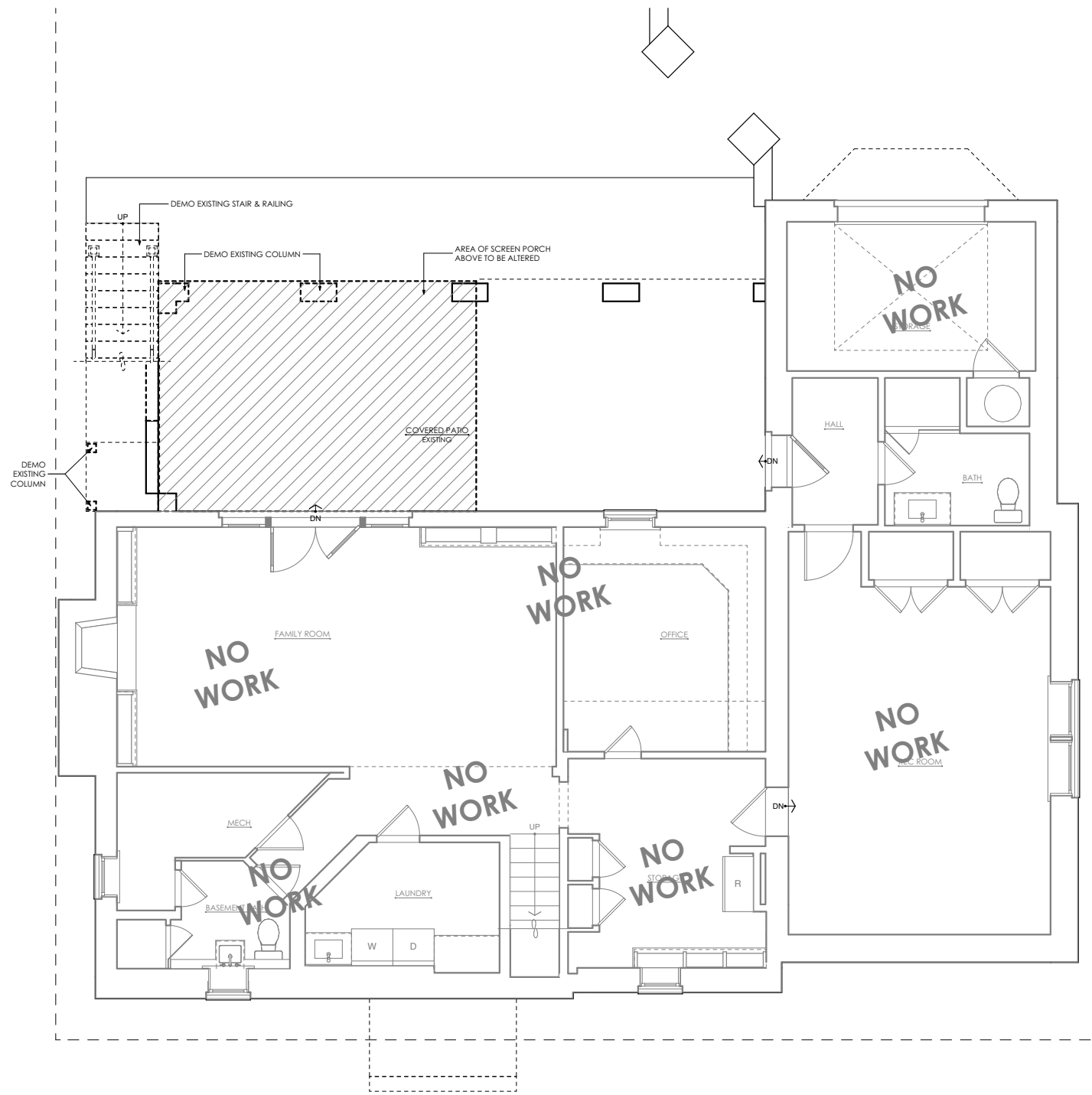
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Existing and Proposed Site Plans

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T2

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1 Basement Existing/Demo Plan
 1/8" = 1'-0"



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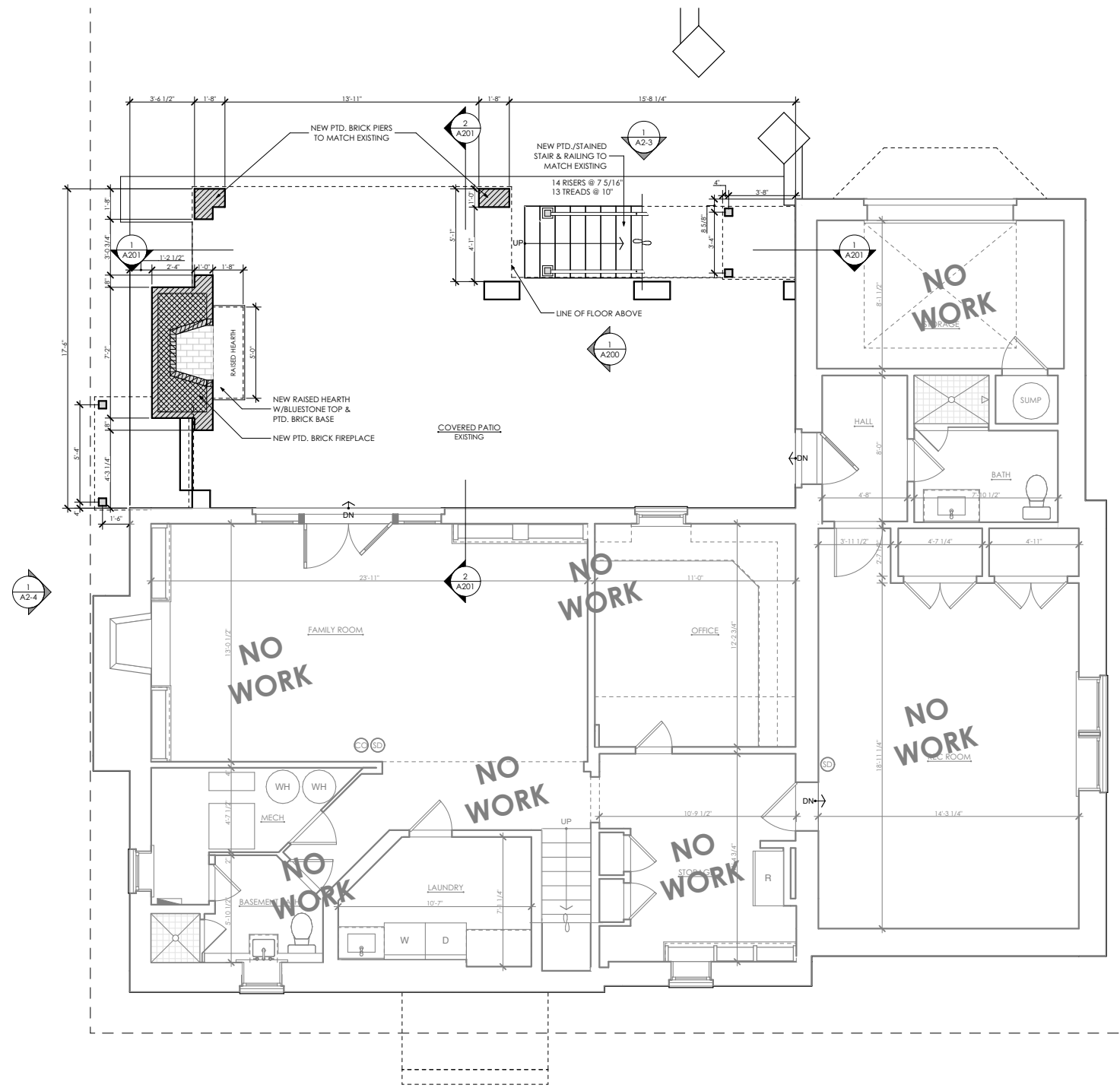
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Basement Existing/
 Demo Plan

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1 Proposed Basement Plan

1/8" = 1'-0"



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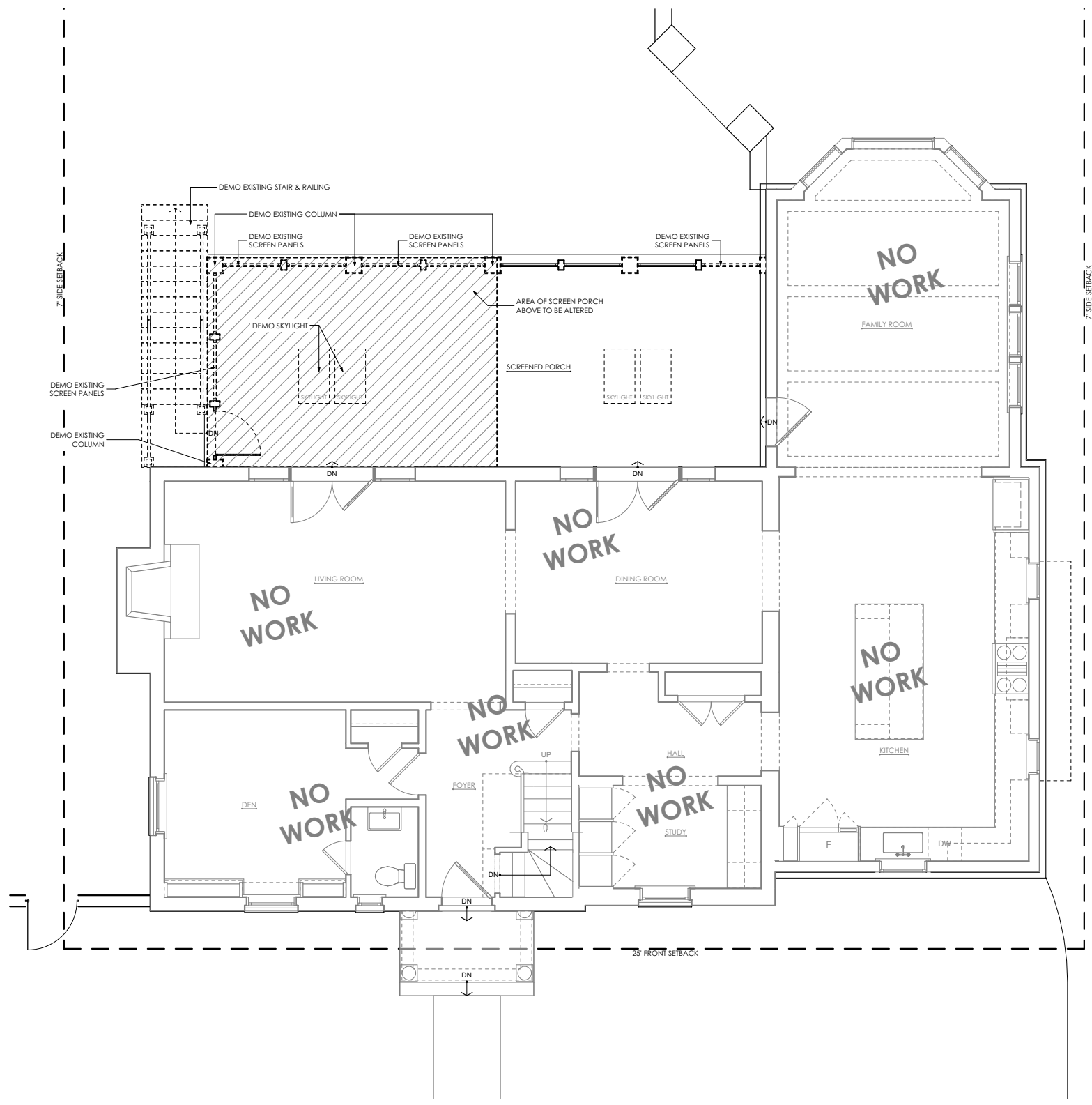
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Proposed Basement Plan

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1 First Floor Existing/Demo Plan
 1/8" = 1'-0"

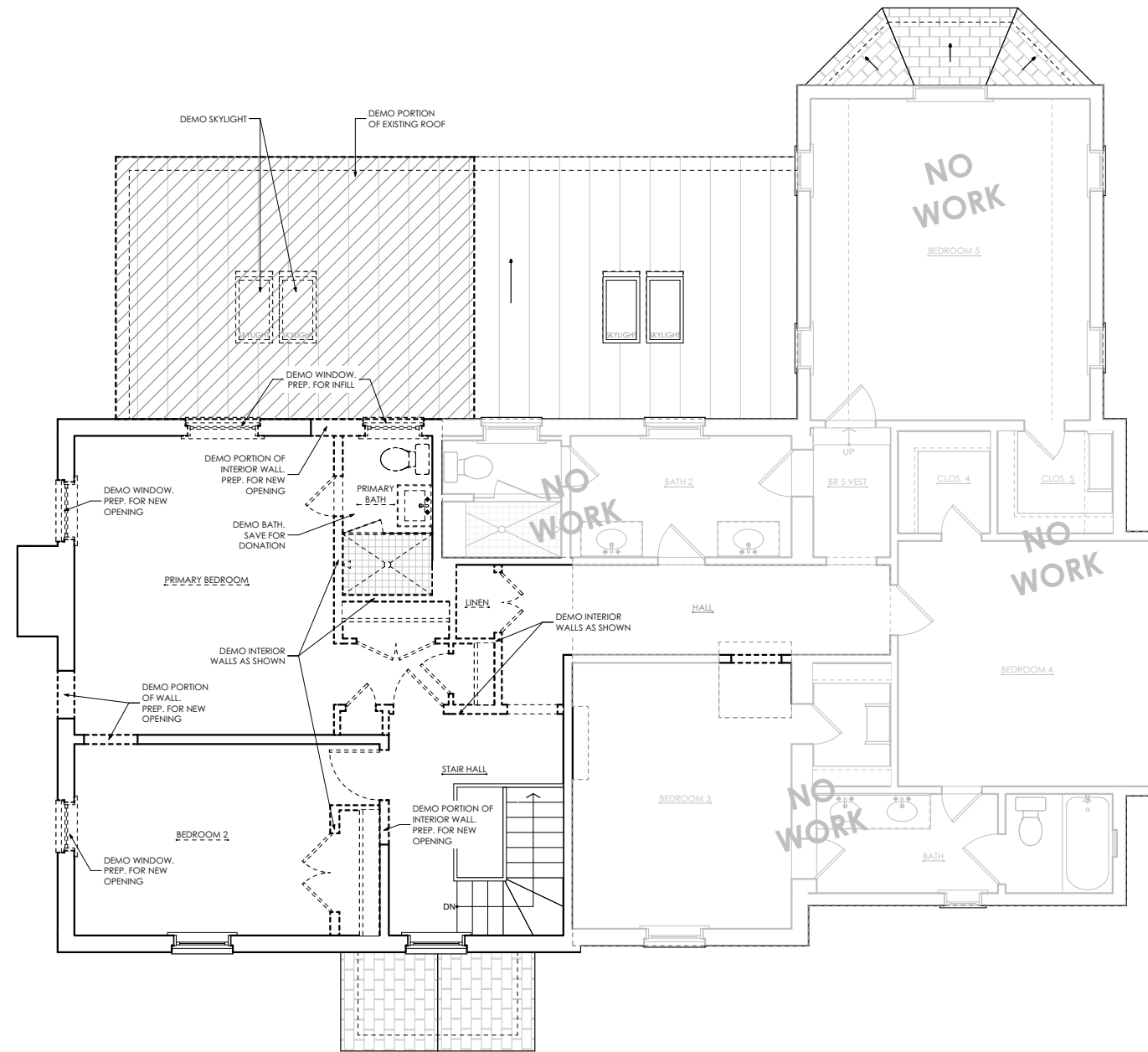


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| First Floor Existing/ Demo Plan | |
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1 Second Floor Existing/Demo Plan

1/8" = 1'-0"



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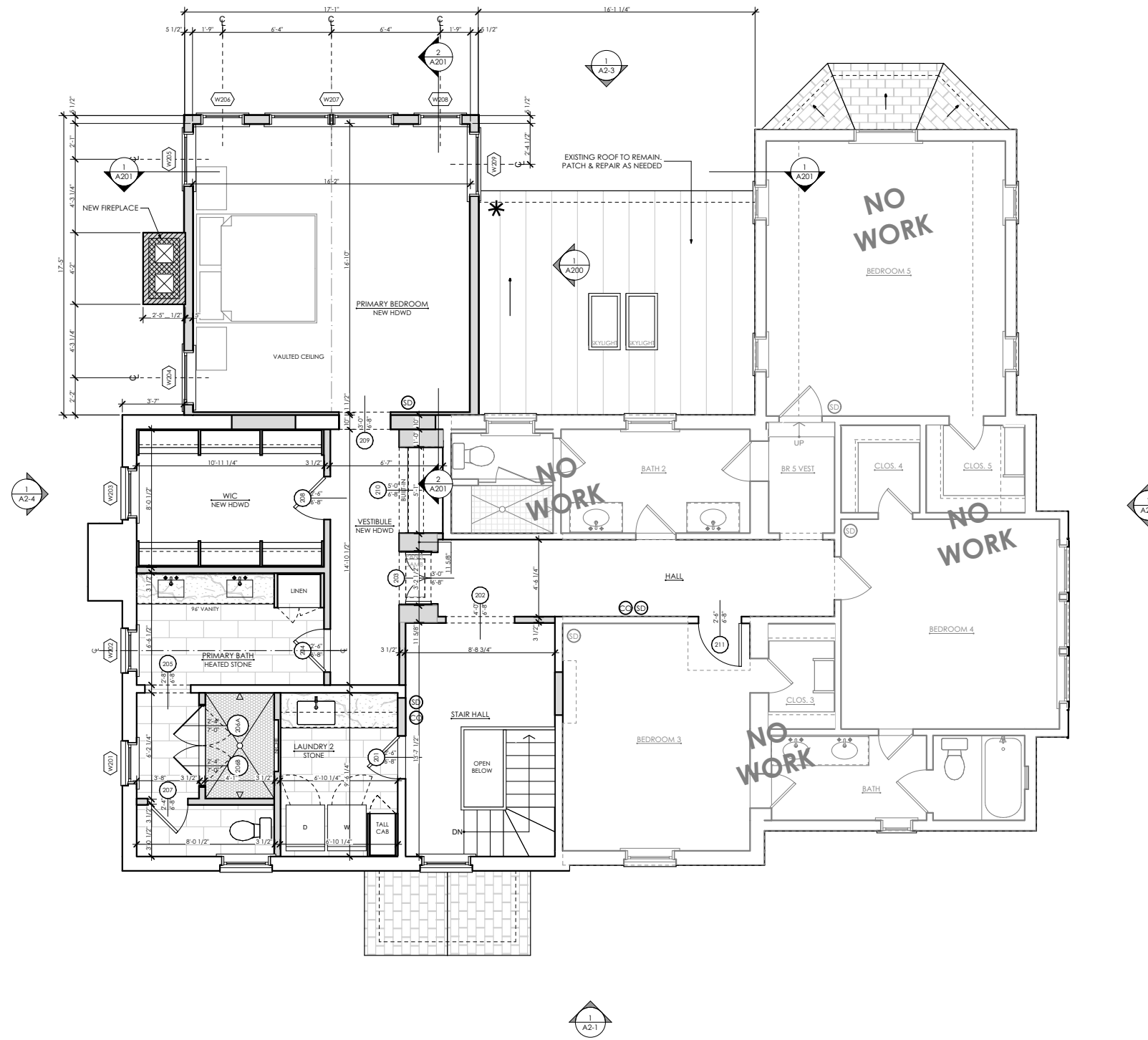
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Second Floor Existing/
Demo Plan

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1 Proposed Second Floor Plan

1/8" = 1'-0"



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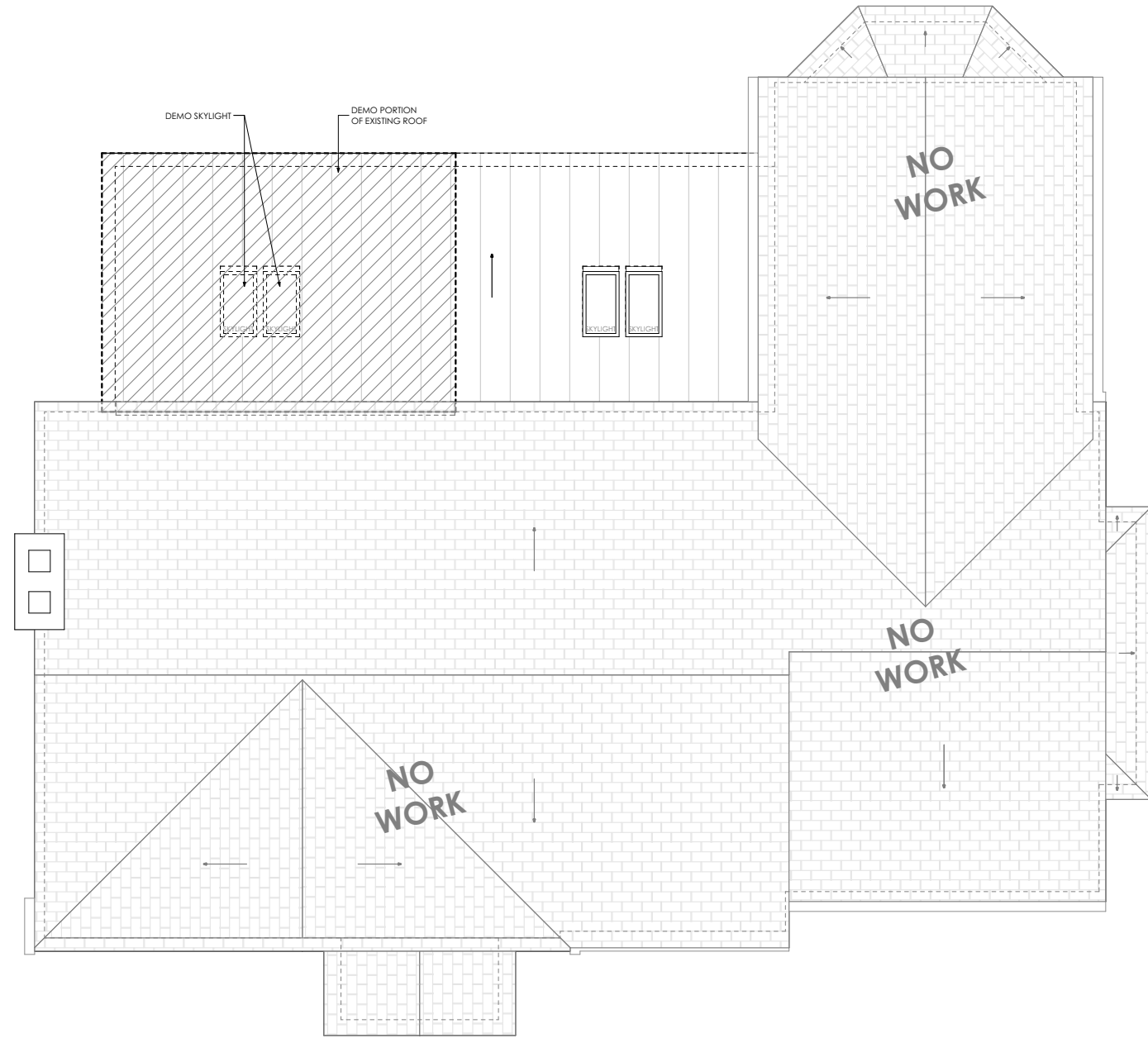
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Proposed Second Floor Plan

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1 Roof Existing/Demo Plan
 1/8" = 1'-0"



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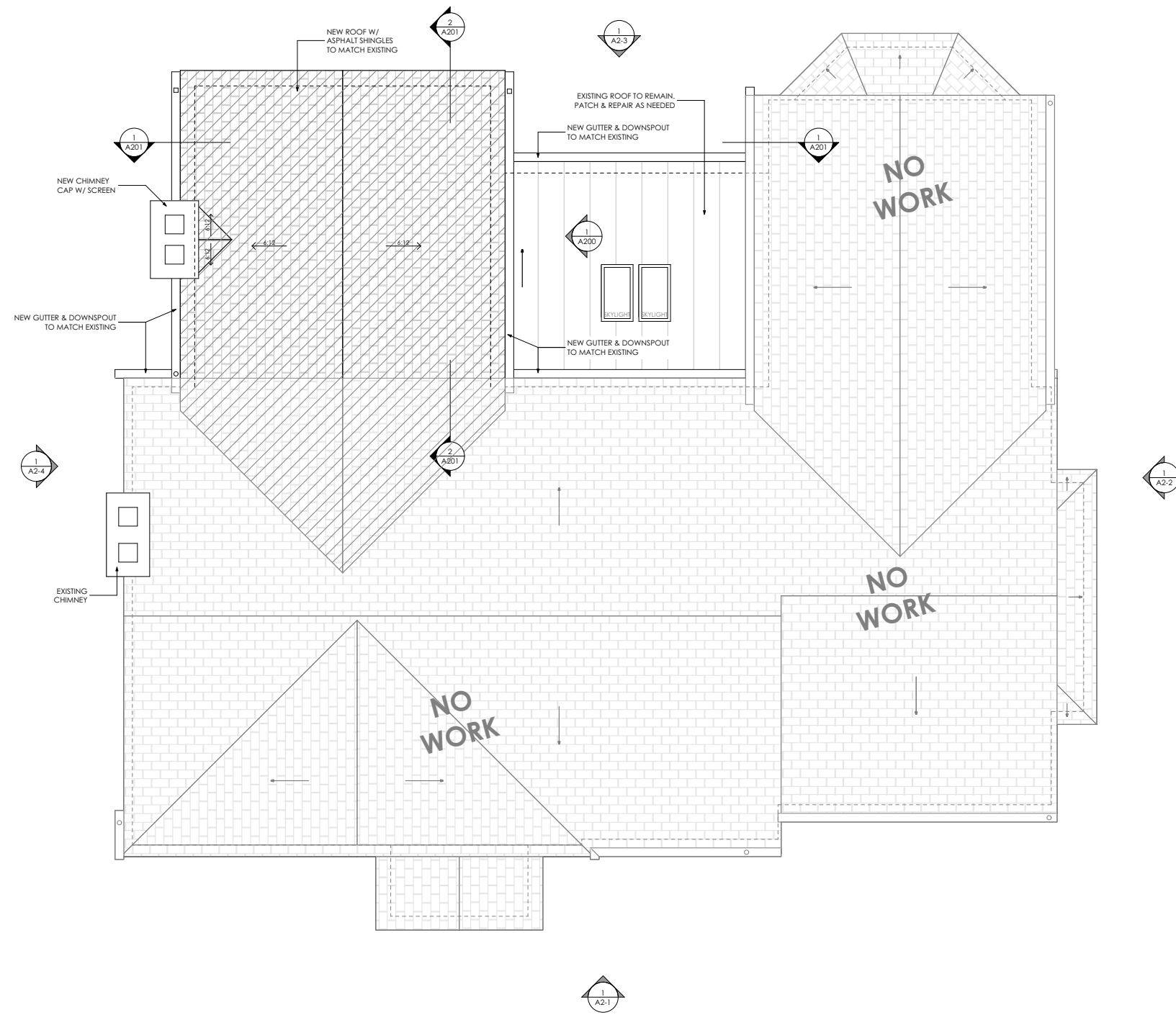
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Roof Existing/Demo Plan

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1 Proposed Roof Plan

1/8" = 1'-0"



Proposed Roof Plan

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1 Existing Front Elevation
 1/8" = 1'-0"



2 Proposed Front Elevation
 1/8" = 1'-0"

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Existing and Proposed
 Front Elevation

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1 Existing Right Elevation
 $1/8" = 1'-0"$



2 Proposed Right Elevation
 $1/8" = 1'-0"$

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Existing and Proposed
 Right Elevation

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



2 Proposed Rear Elevation
1/8" = 1'-0"

Existing and Proposed
Rear Elevation

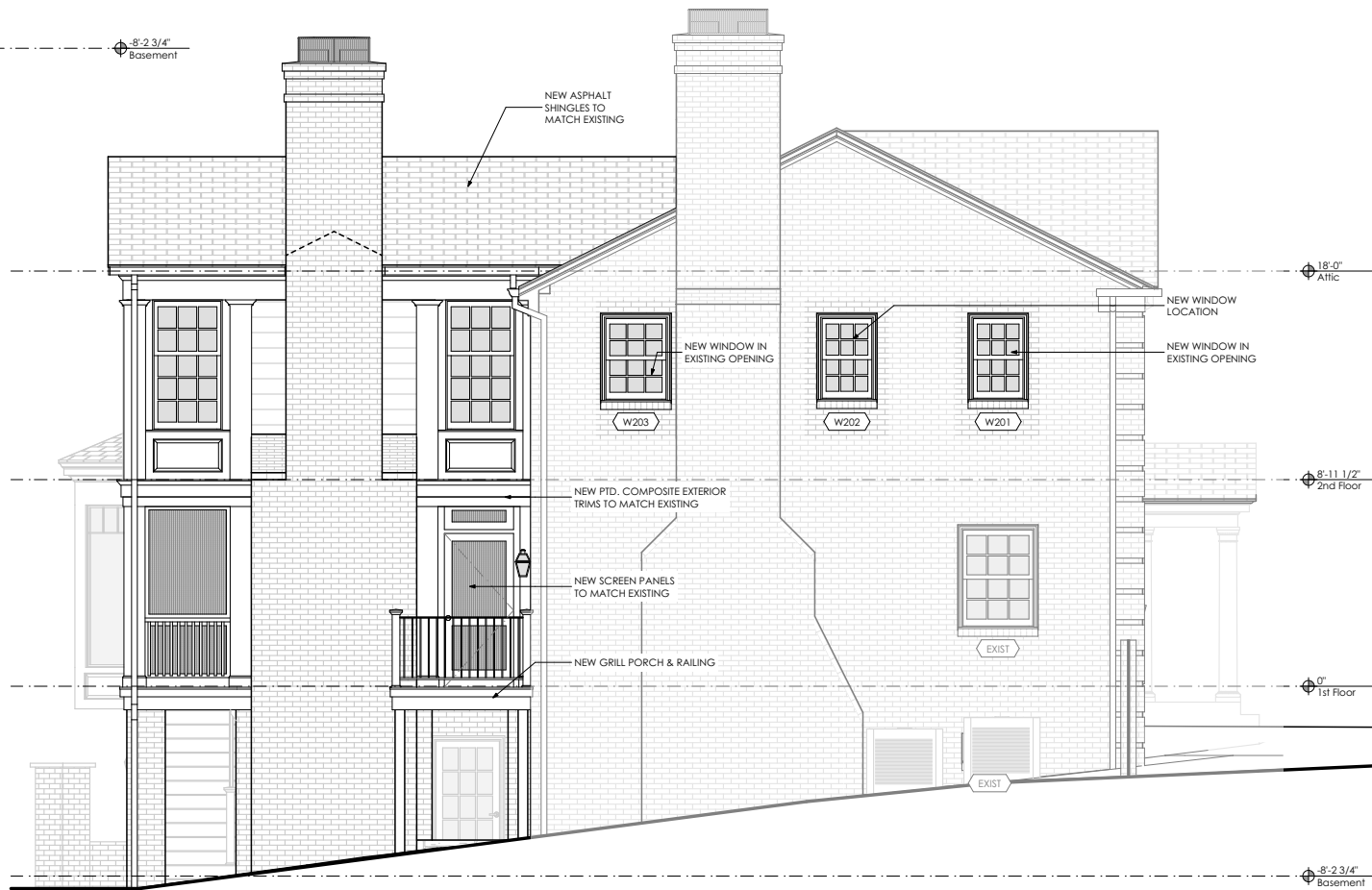
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1 Existing Left Elevation
1/8" = 1'-0"



2 Proposed Left Elevation
1/8" = 1'-0"

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Existing and Proposed
Left Elevation

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1 Front-Left Existing



3 Front-Right Existing



2 Front-Left Proposed



4 Front-Right Proposed

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Front Perspectives

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1 Rear Existing



2 Rear Proposed

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Rear Perspectives

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| Existing Photos | |
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Meers Residence
24 Quincy Street
Chevy Chase, MD 20815

December 12, 2024

PRELIMINARY SPECIFICATIONS

DESCRIPTION: Rear screen porch addition and second floor addition to existing two story single-family home with basement.

First Floor: Ceiling Height: 8'-0"
Screen Porch

Second Floor: Ceiling Height: Main House 8'-0"
Stair Hall, Hall, Primary Bedroom (1), Primary Bath (1), WIC, Vestibule, Laundry

Basement: Ceiling Height: Varies 8'-0"
Covered Porch/Patio

GENERAL

- Exterior Walls: 2 x 6 stud walls 16" O.C. *Icynene* spray foam insulation to R-21 thickness or to meet performance method requirements of local jurisdiction and 1/2" ZIP systems sheathing. Exterior to be ptd. siding to match existing or ptd. brick veneer to match existing per plans. Interior to be drywall. R-13 batt insulation at all Bathrooms, Laundry Room and Mechanical Room walls, all bedroom walls and floors for sound insulation. Note: Pilasters and trim details per elevations.
- Foundation: Existing to remain.
- Chimneys: New wood burning fireplace on 1st floor Screen Porch and lower level Covered Patio.
- Roof: Assumed 2x12 roof framing with 5/8" plywood sheathing. Provide *Icynene* spray foam insulation to meet performance method requirements of local jurisdiction (R49). See plans for materials and locations.
- Windows: New windows to be *LePage* painted wood 100 series SDL w/ 5/8" SDL w/bronze spacer bar, insulated glass, white jamb liners and screens with unlacquered brass hardware. Pushout casements to have *Phelps CF2MP* handles.
Note: Option to match existing windows and doors.
- Exterior Trim: Ptd Boral composite or equal - see plans for details. NOTE: Painted Sapele trim for all trim profiles not available in composite, consult architect for any substitutions. Pilasters and columns to be Ptd Sapele.
- Gutters & Downspouts: Match existing.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/12/2024

Application No: 1096917
AP Type: HISTORIC
Customer No: 1392150

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 24 QUINCY ST
CHEVY CHASE, MD 20815

Othercontact Easterday (Primary)

Historic Area Work Permit Details

Work Type ADD

Scope of Work Rear screen porch addition and second floor addition to existing two story single-family home with basement.