

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	36 Quincy Street, Chevy Chase	Meeting Date:	1/25/2023
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/18/2023
Applicant:	William Glading	Public Notice:	1/11/2023
Review:	Historic Area Work Permit	Tax Credit:	n/a
Case Number:	1017436	Staff:	Dan Bruechert
Proposal:	Fenestration Alteration and Accessory Structure Construction		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1918

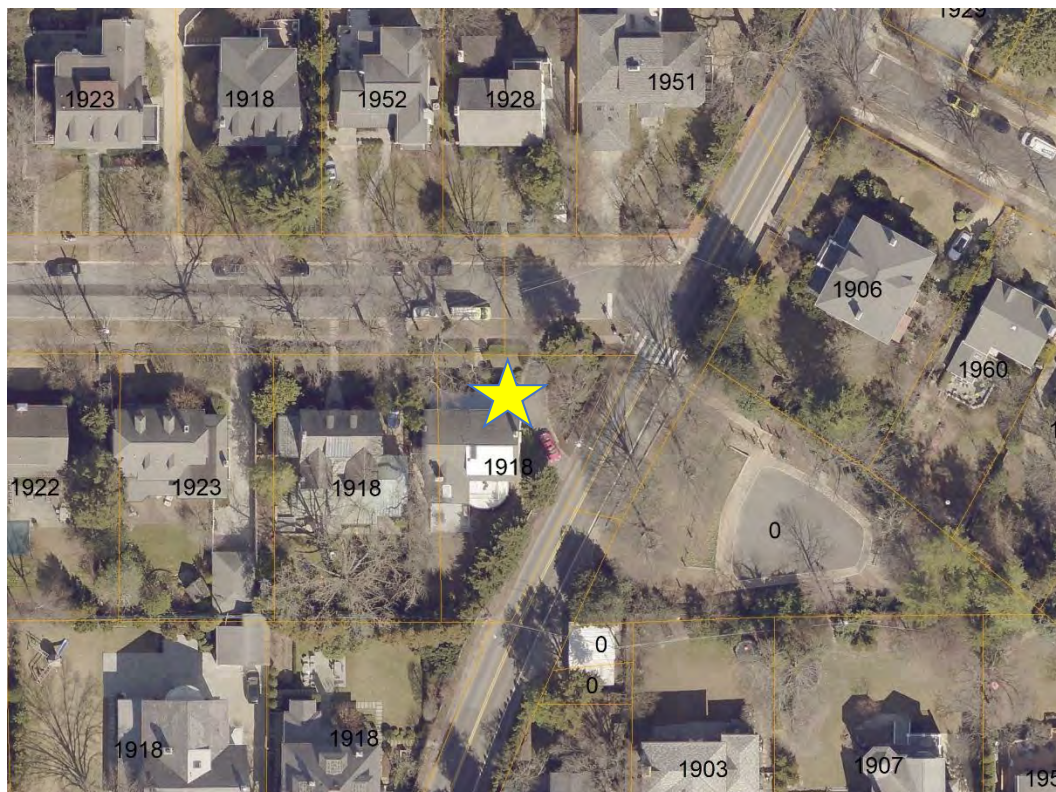


Figure 1: 36 Quincy St.

PROPOSAL

The applicant proposes to remove and replace several windows and install a storage shed.

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.

- *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...
 - *Lot coverage* should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
 - *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 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 clapboard-sided Colonial Revival house at the intersection of Quincy St. and Brookeville Rd. The applicant proposes two changes as part of the HAWP: removing and replacing several windows in the right rear corner of the house and constructing a storage shed in the rear yard. Staff finds the proposed changes will not have a substantial impact on the character of the property or surrounding district and recommends the HPC approve the HAWP.

Fenestration Alteration

The existing kitchen is located on the right side of the house, towards the rear. As part of a kitchen renovation, the applicants propose to remove two existing, historic, sash windows and install three windows in their place. Additionally, the applicants propose to remove and replace a non-historic steel window assembly with a new fixed multi-lite aluminum-clad wood window assembly in its place. (The existing side door and transom will be replaced, however, Staff finds that change is an in-kind replacement that does not require a HAWP.) At the rear, the applicants propose to install a French Door assembly and remove an existing door. The door opening will be patched and repaired with matching siding.

Staff finds that the location of the window replacement is not visible from the public right-of-way, so the proposed window and door replacement is subject to lenient scrutiny. Staff finds the two historic windows (the third and fourth bay to the rear) are not significant to the historic character of the house or surrounding district and their removal is appropriate under the *Design Guidelines*. Staff additionally finds the changes to the steel window assembly and rear elevation are non-historic alterations that are not readily visible from the right of way (see Sanborn Map, below). Staff further finds the proposed multi-lite aluminum-clad wood windows and doors are compatible with the house design and the surrounding district. Staff recommends the HPC approve the window and door replacement under the *Design Guidelines*, 24A-8(b)(2) and (d), and Standard 2.

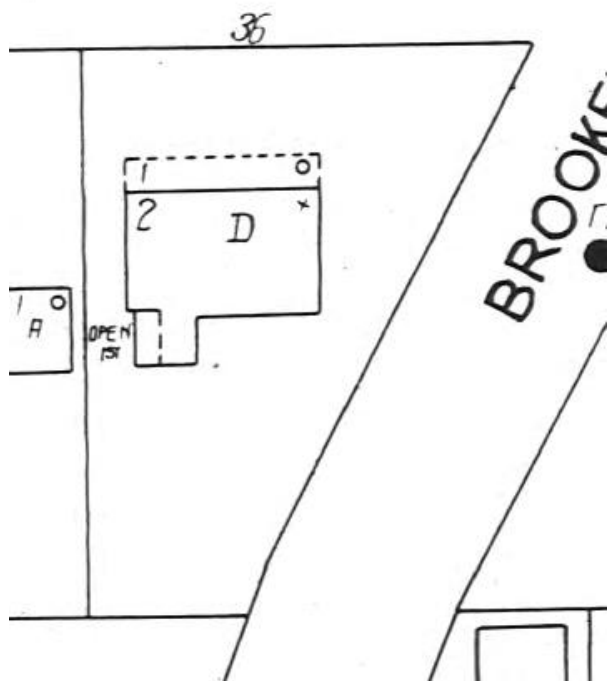


Figure 2: 1927 Sanborn Map noting the rear corner was historically "open" and subsequently enclosed.

Shed Construction

In the southwest corner of the lot, the applicant proposes to install a 12' × 14' (twelve foot by fourteen foot) shed. The simple rectangular shed will have engineered wood clapboard siding, wood doors, and an architectural shingle roof. The tall privacy fence that encloses the rear of the property will limit visibility from the public right-of-way and no trees will be impacted by the proposed accessory structure.

Staff finds that under the *Design Guidelines*, the detached accessory structure should be reviewed under lenient scrutiny. Staff finds the size, location, design, and materials are all compatible with the historic character of the house and surrounding district. Staff further finds the freestanding structure can be removed without impairing the integrity of the site or district. Staff recommends the HPC approve the shed construction under the *Design Guidelines*, 24A-8(b)(2) and (d), and Standard 10.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), and the *Chevy Chase Village Historic District Guidelines*, having found that the proposal 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 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: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ 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:

- | | | |
|---------------------------------------------|----------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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	*	*	*	*	*		*



ALTERATION OF GLADING RESIDENCE

36 QUINCY STREET
CHEVY CHASE, MD 20815

ISSUE DATES:
PERMIT ISSUED 11-21-22

DRAWING NAME:
FIRST FLOOR PLAN - DIMENSIONS/ SCHEDULES

DRAWING NO.

A-001

WALL TYPE LEGEND

	EXISTING WALLS
	INTERIOR WALL: 2X4 STUDS @ 16" O.C. WITH 1/2" GYP. BD. EACH SIDE.
	EXTERIOR WALL: 2X6 STUDS @ 16" O.C. WITH R-20 BATT INSULATION. 1/2" GWB.

FLOOR PLAN NOTES

- 1 CASING OPENING. HEIGHT TO ALIGN WITH EXISTING CASING OPENINGS.
- 2 KITCHEN CABINETS, APPLIANCES AND COUNTERTOPS, TBS. A FINAL KITCHEN CABINETRY SHOP DRAWING SHALL BE PROVIDED. GC SHALL COORDINATE WITH THE HOMEOWNER AND INTERIOR DESIGNER.
- 3 ALL FINISHES, FIXTURES, MOULDING, AND FLOORING SHALL BE SELECTED BY THE INTERIOR DESIGNER. GC TO COORDINATE.
- 4 NEW CUSTOM BUILT-INS WITH EXISTING ANTIQUE DOORS. REFER TO INTERIOR DESIGNER'S DRAWINGS FOR DETAILS AND SPECIFICATION FOR SINK AND BEVERAGE FRIDGE.

DOOR SCHEDULE

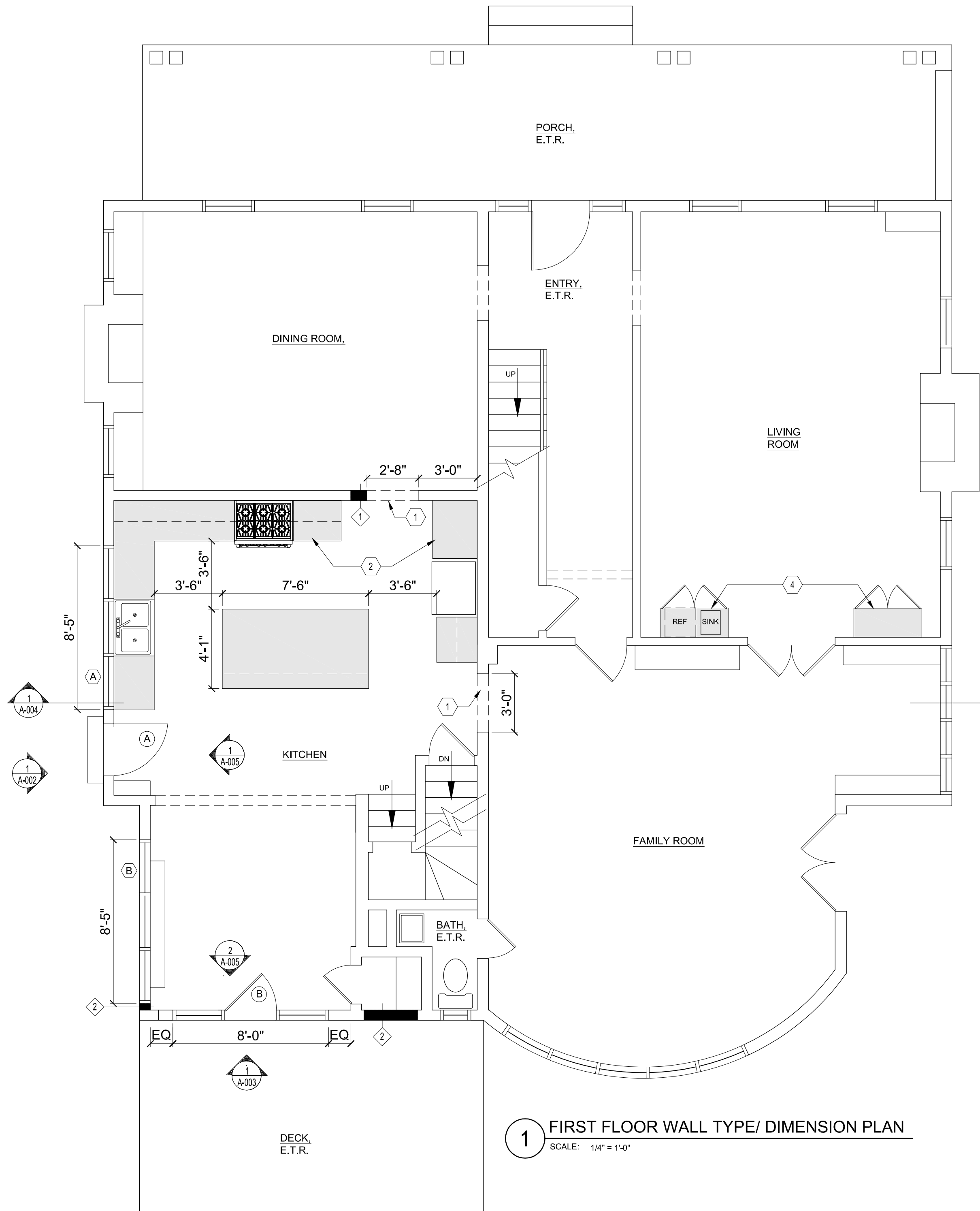
NO.	SIZE	TYPE	REMARKS
A	2'-8" x 6'-8"	DUTCH DOOR WITH TRANSOM ABOVE	VERIFY EXISTING FRAME SIZE IN FIELD
B	8'-0" x 6'-8"	3 PANEL FRENCH DOOR PINNACLE 8068 OR EQUAL WITH TRANSOM ABOVE	

WINDOW SCHEDULE

NO.	SIZE	TYPE	MFGR	GLASS	REMARKS
A	(3) 2'-8"x5'-1"	DOUBLE HUNG	WINDSOR	INSULATED LOW E	NEW DOUBLE HUNG WINDOWS TO REPLACE EXISTING DOUBLE HUNG WINDOWS
B	(3) 2'-8"x5'-10"	CASEMENT (FIXED)	WINDSOR	INSULATED LOW E	NEW CASEMENT WINDOWS TO REPLACE EXISTING CASEMENT WINDOWS

WINDOW NOTES:

1. EXISTING WINDOW SIZES TO BE FIELD VERIFIED.
2. CONFIRM WINDOW SCHEDULE W/ ARCHITECT PRIOR TO ORDER AND SUBMIT SHOP DRAWINGS FOR REVIEW.
3. GANGED WINDOWS TO HAVE 2x4 SPACERS BETWEEN. VERIFY DIMENSIONS PRIOR TO PLACING ORDER.
4. ALL GLAZING TO BE DOUBLE PANED, LOW E, CLEAR INSULATED.
5. CONFIRM HARDWARE FINISH WITH OWNER PRIOR TO ORDER.
6. HEAD HEIGHTS ABOVE FINISH FLOOR TO MATCH HEIGHT OF EXISTING WINDOWS. VERIFY HEIGHTS IN FIELD.



1 FIRST FLOOR WALL TYPE/ DIMENSION PLAN
SCALE: 1/4" = 1'-0"



ALTERATION OF GLADING RESIDENCE

36 QUINCY STREET
CHEVY CHASE, MD 20815

ISSUE DATES:
PERMIT ISSUED 11-21-22

DRAWING NAME:
SIDE ELEVATION

DRAWING NO.

A-002



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

ELEVATION NOTES	
①	NEW WINDOWS HEIGHTS TO ALIGN WITH EXISTING WINDOWS. SILLS OF WINDOW TYPE A TO BE ABOVE COUNTER HEIGHT.
②	SIDING TO BE PATCHED AND REPAIRED AS REQUIRED TO MATCH EXISTING SIDING.



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

ELEVATION NOTES

1	NEW WINDOWS HEIGHTS TO ALIGN WITH EXISTING WINDOWS. SILLS OF WINDOW TYPE A TO BE ABOVE COUNTER HEIGHT.
2	SIDING TO BE PATCHED AND REPAIRED AS REQUIRED TO MATCH EXISTING SIDING.

ALTERATION OF GLADING RESIDENCE

36 QUINCY STREET
CHEVY CHASE, MD 20815

ISSUE DATES:
PERMIT ISSUED 11-21-22

DRAWING NAME:
**REAR
ELEVATION**

DRAWING NO.

A-003



ALTERATION OF GLADING RESIDENCE

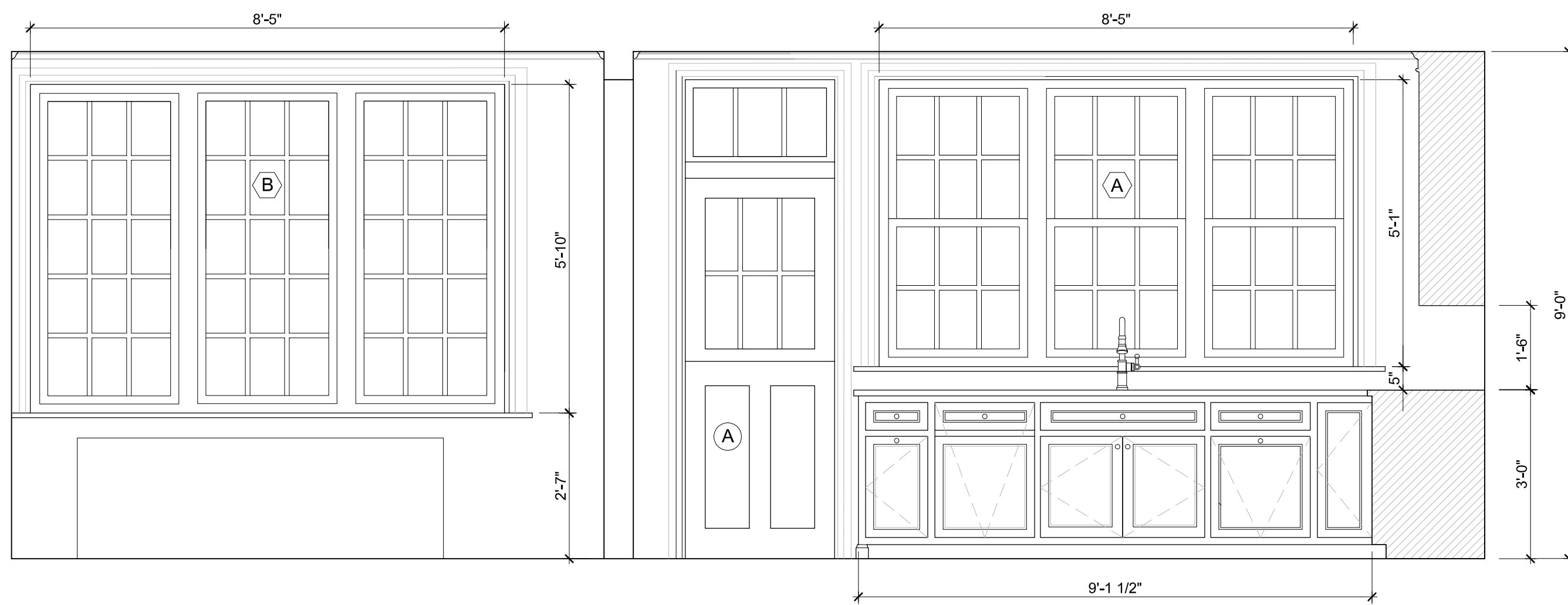
36 QUINCY STREET
CHEVY CHASE, MD 20815

ISSUE DATES:
PERMIT ISSUED 11-21-22

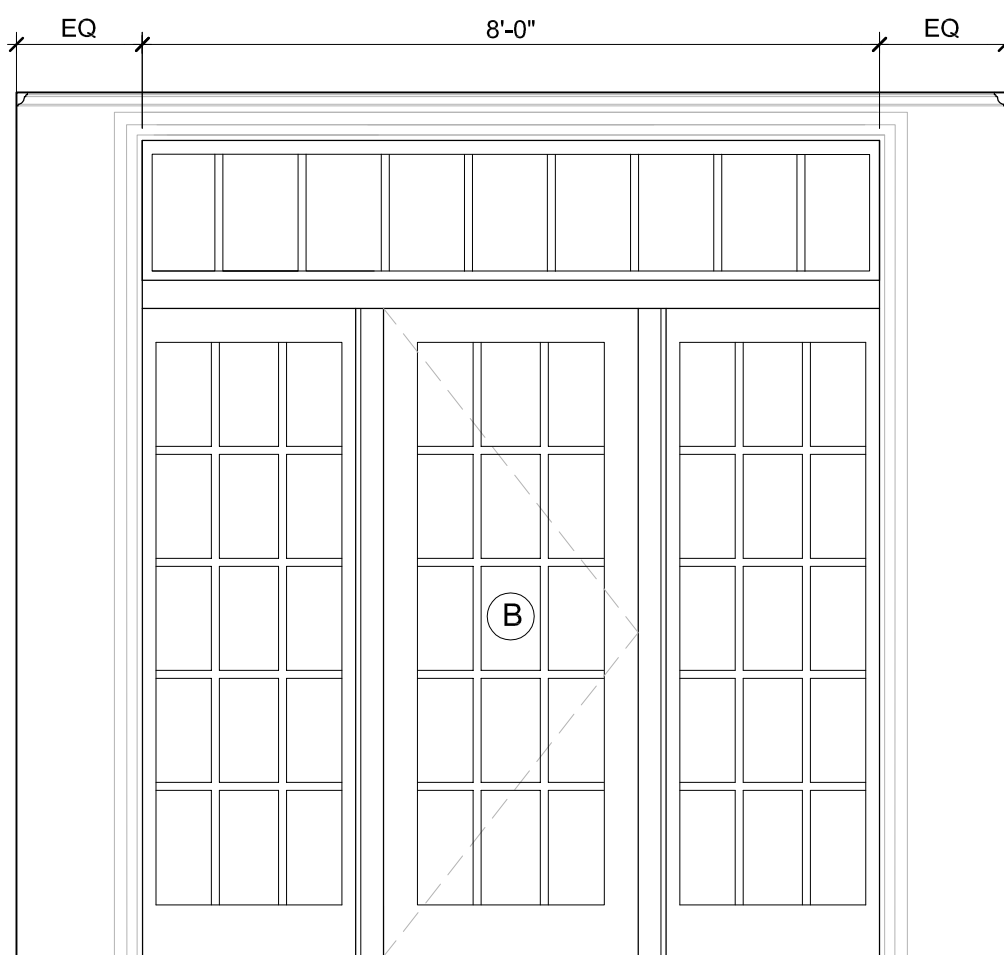
DRAWING NAME:
**INTERIOR
ELEVATIONS**

DRAWING NO.

A-005



1 KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



2 KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"

NOTE: ELEVATIONS ARE FOR REFERNECE ONLY. FINAL WINDOW SIZES SHALL BE COORDINATED BETWEEN THE GC AND THE WINDOW SUPPLIER.

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY
30 PSF	115 MPH	B	SEVERE	30 IN.	MODERATE TO HEAVY	SLIGHT TO MODERATE

GENERAL NOTES

- ALL WORK BY GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, AND SHALL BE LICENSED TO PRACTICE MONTGOMERY COUNTY MD. CONSTRUCTION PERMIT SHALL BE SUPPLIED BY THE OWNERS. CONTRACTOR IS RESPONSIBLE FOR ALL OTHER PERMITS, FEES AND INSPECTIONS NECESSARY FOR THE COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL THOROUGHLY REVIEW THE CONSTRUCTION DOCUMENTS, VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS, MATERIALS, EQUIPMENT FIXTURES AND FINISHES PRIOR TO THE SUBMISSION OF BID. FIELD CONDITIONS NOT AGREEING WITH THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
- SITE WORK: SEDIMENT CONTROL METHODS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PERIOD OF EXCAVATION AND CONSTRUCTION. TAKE ALL MEASURES NECESSARY TO TRAP SEDIMENT ON SITE. SEDIMENT SHALL NOT BE PERMITTED TO ENTER STORM DRAINS. REFER TO EROSION CONTROL DETAILS INCLUDED WITHIN CONSTRUCTION DRAWINGS.
- PROTECT AND SECURE SITE, BUILDING, MATERIALS AND EQUIPMENT FROM THEFT, VANDALISM, AND WEATHERING. PROTECT WORK FROM DAMAGE BY WATER PENETRATION DURING CONSTRUCTION.
- JOB AREAS SHALL BE MAINTAINED IN A CLEAN AND ORDERLY MANNER AT THE END OF EACH DAY'S WORK. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY AND DISPOSED OF LEGALLY. RECYCLE MATERIALS WHERE EVER POSSIBLE.
- ALL DIMENSIONS ARE SHOWN TO THE FACE OF BLOCK OR STUD, UNLESS OTHERWISE NOTED (U.O.N.), DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION, WHETHER OR NOT SUCH WORK IS OR IS NOT INDICATED ON THE DRAWINGS.
- ALL MANUFACTURER'S ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. WARRANTIES, GUARANTEES AND MANUFACTURER'S WRITTEN INSTRUCTIONS/MANUALS SHALL BE GIVEN TO THE OWNER. LEAVE SURPLUS MATERIAL WHERE DIRECTED BY OWNERS.
- CONTRACTOR WARRANTIES: THE CONTRACTOR AND HIS SUBCONTRACTORS WARRANT THAT ALL WORK PERFORMED UNDER THIS CONTRACT WILL PERFORM IN PERFECT CONDITION UNDER NORMAL USE, FOR ONE FULL YEAR BEYOND THE DATE OF SUBSTANTIAL COMPLETION.

SITE WORK - GENERAL NOTES

- THROUGH OUT THE PERIOD OF CONSTRUCTION, ALL NECESSARY MEASURES SHALL BE TAKEN TO MAINTAIN THE PREMISES OF SITE IN A CLEAN AND ORDERLY MANNER. ALL DEBRIS IS TO BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- DUST CONTROL: THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE. IN COMPLIANCE WITH MONTGOMERY COUNTY'S CODES AND ORDINANCES.

ZONING REMARKS - R-60 SINGLE FAMILY RESIDENCE

PLAT DATA:

LOT: P25
 BLOCK: 58
 SUBDIVISION: 0009
 PLAT BOOK:
 PLAT NO:
 ZONED: R60
 LOT AREA: 8,846 SF

GROSS SQUARE FOOTAGE:

	EXISTING	PROPOSED
BASEMENT:	378 SF	NO CHANGE
FIRST FLOOR:	2,134 SF	NO CHANGE
SECOND FLOOR:	1,569 SF	NO CHANGE
THIRD FLOOR:	982 SF	NO CHANGE

LOT SIZE: 8,846 SF
LOT OCCUPANCY ALLOWED: 3,096 SF 35%

EXISTING LOT OCCUPANCY:
 HOUSE: 2,134 SF 24%

PROPOSED LOT OCCUPANCY:
 EXISTING 2,134 SF
 PROPOSED SHED: 168 SF
TOTAL 2,302 SF 26%

ACCESSORY BUILDING SET BACKS:

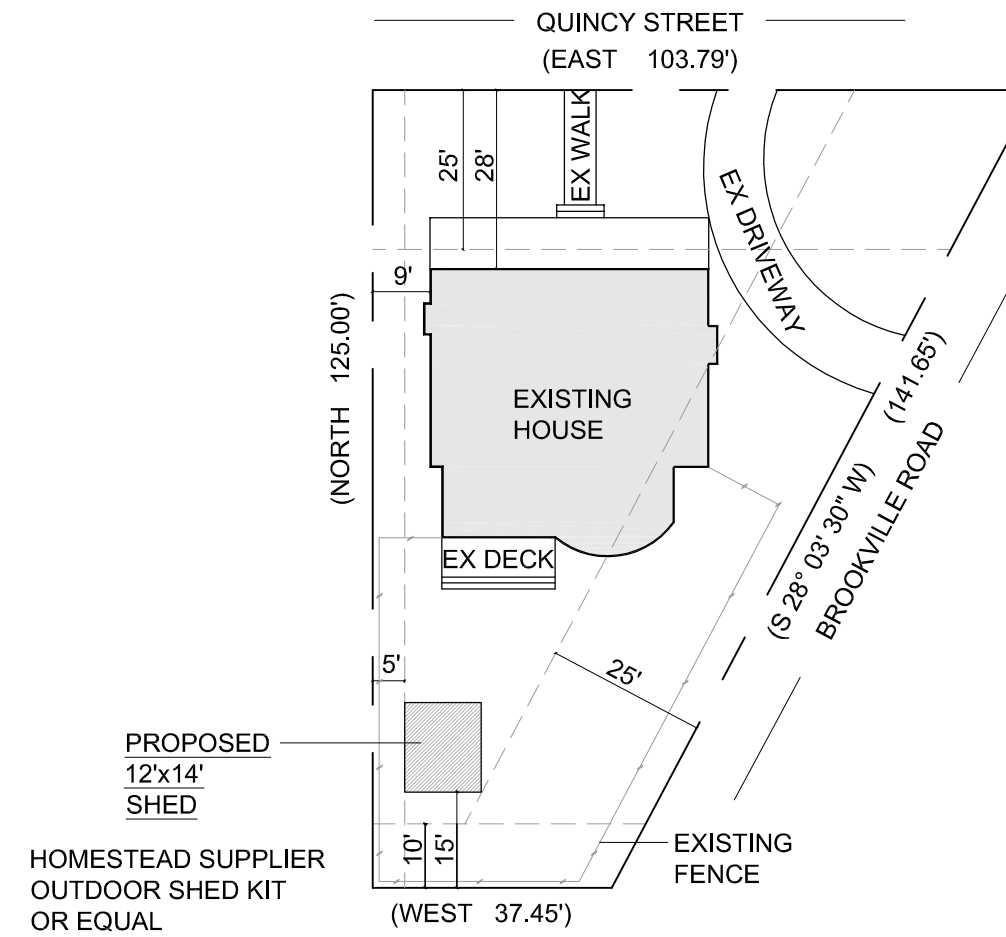
FRONT: 60'
 SIDE: 5'
 REAR: 10'
 SIDE STREET: 25'

NOTE:

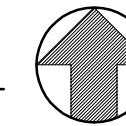
- SITE INFORMATION BASED UPON LOCATION DRAWING PREPARED BY LANDTECH ASSOCIATES - 5/30/86

NOTE:

NO EXTERIOR CONSTRUCTION IS INCLUDED IN THE SCOPE OF WORK ON THE EXISTING HOUSE. THE EXISTING BUILDING FOOTPRINT IS TO REMAIN.



1 SITE PLAN
 SCALE: 1:30



APPLICABLE CODES

2018 International Residential Codes
 Montgomery County Code Chapter 8- Buildings
 Local Building Code Amendments
 Local Existing Building Code Amendments
 Montgomery County Code Chapter 17- Electricity
 Montgomery County Code Chapter 8- Buildings (mechanical)
 2013 NFPA 13D
 Local NFPA 13D Amendments
 Maryland Smoke Alarm Law

ABBREVIATIONS:

ADJ	ADJACENT
CLNG	CEILING
CMU	CONCRETE MASONRY UNIT
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EL	ELEVATION
EX	EXISTING
EXT	EXTERIOR
E.T.R.	EXISTING TO REMAIN
FIN	FINISH
FL	FLOOR
GWB	GYPSUM WALL BOARD
HDR	HEADER
INSUL	INSULATION
LT	LIGHT
MTL	METAL
O.C.	ON CENTER
OH	OVER-HANG
PT	PRESSURE TREATED
PTD	PAINTED
STL	STEEL
T & G	TONGUE AND GROOVE
TYP	TYPICAL
WD	WOOD

INDEX TO DRAWINGS

C-001	COVER SHEET
DM-001	FIRST FLOOR EXISTING/DEMOLITION PLAN
A-001	FIRST FLOOR PLAN - DIMENSIONS/SCHEDULES
A-002	SIDE ELEVATION
A-003	REAR ELEVATION
A-004	CROSS SECTION
A-005	INTERIOR ELEVATIONS
S-000	FRAMING PLANS/ NOTES & DETAILS
E-001	POWER PLAN - POWER/LIGHTING/MECHANICAL/PLUMBING NOTES

SCOPE OF WORK

ALTERATION OF THE KITCHEN ON THE FIRST FLOOR OF AN EXISTING THREE-STORY RESIDENCE AND THE ADDITION OF A SHED.

CONTACTS

ARCHITECTURAL DESIGNER:	STRUCTURAL ENGINEER:	CONTRACTOR:
KEEN DESIGN LLC CONTACT: HOLLY KEEN 240-476-5253	JZ STRUCTURAL CONSULTING INC. CONTACT: WESLEY TAN 703-738-8840	HILLTOP BUILDERS CONTACT: JOSH ROBINS 240-832-5038



ALTERATION OF GLADING RESIDENCE

36 QUINCY STREET
 CHEVY CHASE, MD 20815

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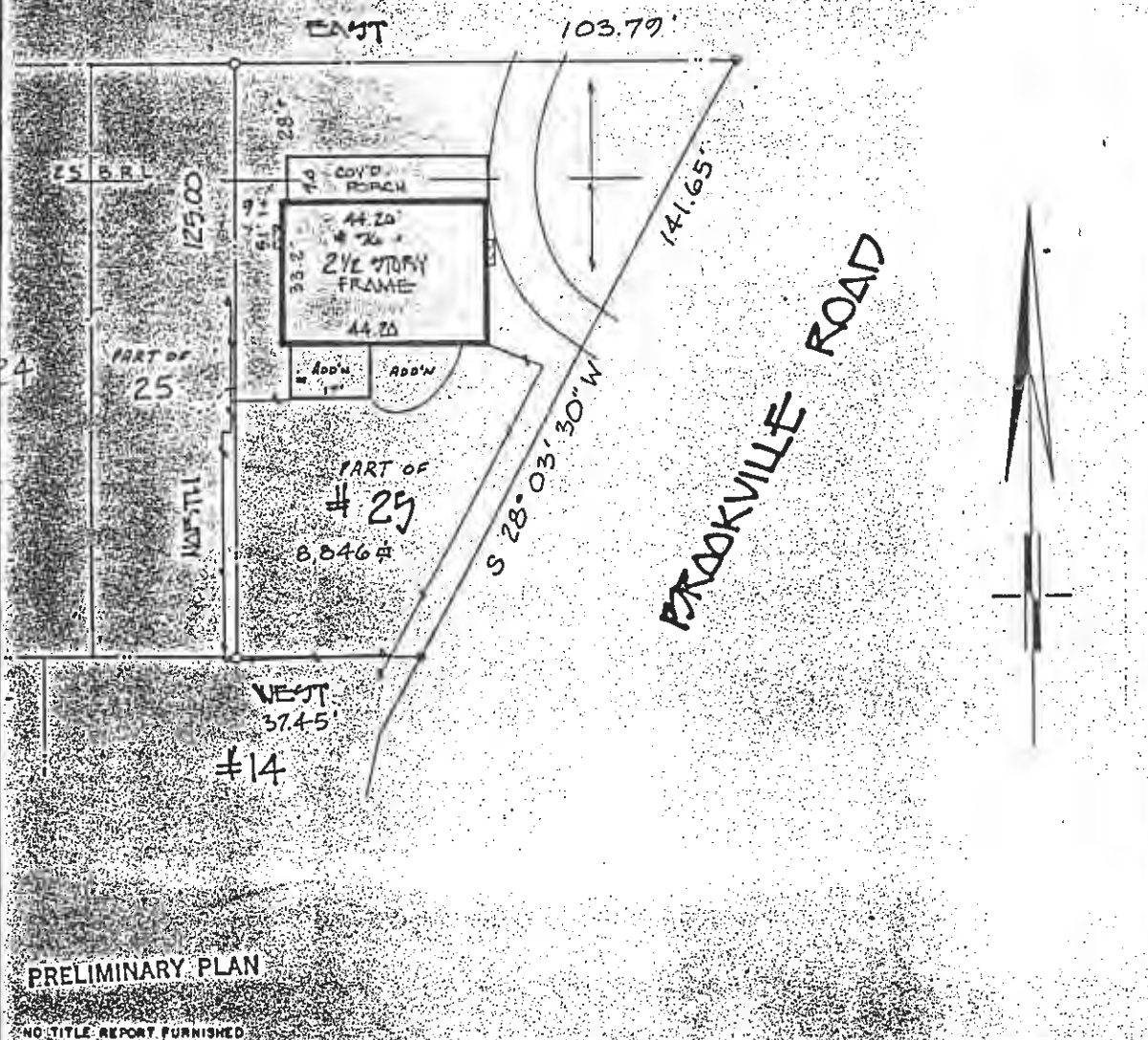
DRAWING NAME:
COVER SHEET

DRAWING NO.

C-001

D. Guez 942-7557

36 QUINCY STREET



PRELIMINARY PLAN

NO TITLE REPORT FURNISHED

LOCATION SURVEY OF 36 QUINCY STREET MONTGOMERY CO., MARYLAND SUBDIVISION SECTION NO 2 "CHEVY CHASE"	LOT: <u>25</u> PLAT BOOK: <u>2</u> DATE: <u>5-30-86</u> CASE NO: <u>-</u>	BLOCK: <u>58</u> PLAT NO: <u>106</u> SCALE: <u>1"=30'</u> FILE NO: <u>RC-86800</u>
-----------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------

CERTIFICATION

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS. THIS IS NOT A PROPERTY LINE SURVEY AND SHOULD NOT BE USED AS SUCH.







DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Ehsan Motazed
Acting Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 1/4/2023

Application No: 1017436
AP Type: HISTORIC
Customer No: 1454667

Comments

A Municipality Letter of Approval has been granted from The Village of Chevy Chase and the plans have been submitted and approved by Montgomery County (permit #1015236). Permit issuance pending HAWP approval.

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 36 Quincy ST
Chevy Chase, MD 20815

Othercontact Flynn (Primary)

Historic Area Work Permit Details

Work Type ALTER

Scope of Work An alteration of the kitchen on the first floor of an existing three-story residence which includes the replacement of two sets of existing windows on the side elevation and an existing door on the rear elevation.



Premier

WORKSHOP SHED

AN OUTDOOR STORAGE SHED IN A CLASS OF ITS OWN



If you believe in bringing beauty to the backyard, the Premier Workshop Shed is for you. Storage space, workspace, even living space...this outdoor shed can handle them all with elegance. Regardless of the use, the Premier Workshop Shed makes one thing certain: your property will never be the same.

[PREMIER WORKSHOP SHED PRICES](#)

[MORE ABOUT THIS SHED](#)

[PHOTO GALLERY](#)



Double Doors



(4) 24×36 windows w/screens



(4) 10×24" Transom Windows



10/12 roof pitch w/8" overhang on all sides

(8/12 on larger buildings)



Engineered Wood Siding

Engineered wood is a great choice for outdoor storage shed siding. Our Premier Workshop Sheds are available with an engineered



Vinyl Siding

Vinyl siding is the go-to option for a maintenance-free outdoor storage shed. A Premier Workshop Shed with our Double 4" Dutchlap vinyl



Clapboard Siding

Clapboard siding is one of our most deluxe outdoor garden shed exteriors. The clapboard siding we use is an engineered wood

[SHOW MORE](#)

[SHOW MORE](#)

[SHOW MORE](#)

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ABOUT THE PREMIER WORKSHOP SHED

PREMIER WORKSHOP SHED PRICES

The Premier Workshop Shed is for those who need the ultimate outdoor garden shed. While there's no lack in utility or functionality, this outdoor storage shed's key feature is its aesthetic appeal.

Some of the Premier Workshop Shed's elegance comes from its roof design. A 10/12 pitch and 8" overhangs on all sides give it a look like a traditional house. This outdoor storage shed comes with a set of double doors for easy access (wood doors with engineered wood siding or fiberglass doors with vinyl siding). Dormers, cupolas, and other exterior features can be added by request.

Inside, the Premier Workshop Shed is like a canvas, ready to be customized. Four screened 24x36 windows and four transom windows bring in plenty of natural light. Add an overhead loft area or built-in shelving for optimal storage. For more advanced uses, electrical packages and other [upgrades](#) are available.

All our Premier Workshop Sheds are built in southeastern Pennsylvania. We offer outdoor storage sheds for sale in PA, NJ, NY, CT, DE, MD, VA, WV, and the surrounding area.

To take your outdoor garden shed to the next level (literally), see our [Legacy Workshop Sheds!](#) For simpler outdoor storage shed options, see our [Classic](#) or [Standard Workshop Sheds](#).

WHAT DOES A PREMIER WORKSHOP SHED LOOK LIKE INSIDE?

SPACE
FOR
LIFE



All our sheds come unfinished inside. Lofts, workbenches, and other structural features can be added to most of the outdoor garden sheds we sell. Many folks keep their outdoor storage sheds unfinished, but some choose to upgrade the interior themselves.

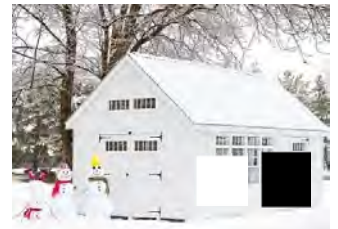
Since our outdoor storage sheds are made from studs and sheathing (just like your house), you can modify the interior as you desire. Add flooring, wall paneling, trim, and/or paint to turn your shed into whatever you want. You can bring your outdoor garden shed to life!



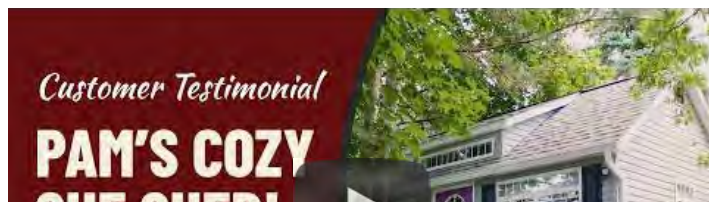


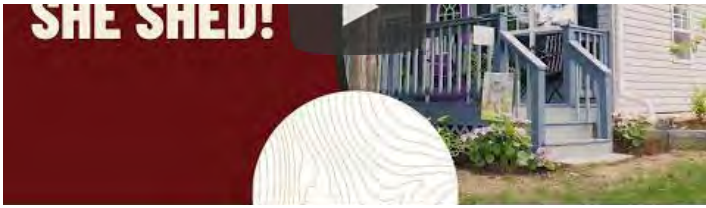
SHED *Inspiration* GALLERY

Here are some outdoor storage shed examples to inspire your own design. Hover over any outdoor garden shed image and click the "heart" icon to save it to your personal "My Saved Photos" gallery. You can log in [here](#) to view your gallery at any time.

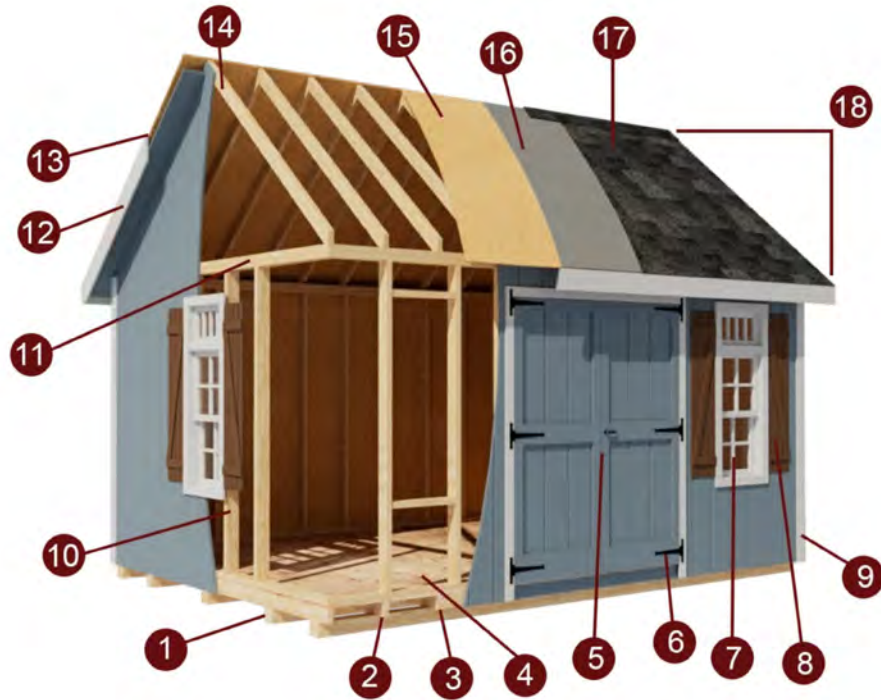


VIEW GALLERY





ARCHITECTURAL SPECIFICATIONS



1. **Skids:** Pressure-treated 4x4s
2. **Joists:** Pressure-treated 2x4s, 16" on-center
3. **Boxing:** Pressure-treated 2x4s
4. **Flooring:** 5/8"; options available
5. **Doors:** Double doors in color of choice
6. **Hinges:** "Classic" style

- **8' Workshop** – 11' 7" high
- **10' Workshop** – 12' high
- **12' Workshop** – 12' 10" high

7. **Windows:** 24x36 w/screen (x4)
8. **Shutters:** Slat (wood) or raised panel (vinyl)
9. **Corner Trim:** Included in color of choice
10. **Studs:** 2x4s, 16" on-center
11. **Top Plate:** Double 2x4s
12. **Fascia:** Included in color of choice
13. **Drip Edge:** Included
14. **Rafters/Trusses:** 2x4s, 16" on-center
15. **Roof Sheathing:** 7/16" OSB
16. **Roof Underlayment:** Synthetic
17. **Roof Material:** 30-yr architectural shingles
18. **Roof Pitch:** 10/12

- **14' Workshop** –
12' 10" high



STANDARD FEATURES



With Wood or Clapboard Siding

Classic Wooden Door w/heavy duty hinges

8' wide shed = 4ft Double Door

10' wide shed = 5ft Double Door

12' wide shed = 6ft Double Door

14' wide shed = 6ft Double Door

16' wide shed = 6ft Double Door





With Vinyl Siding

Fiberglass Door with 9 lite glass and heavy-duty hinges

8' wide shed = 4ft 6in Double Door

10' wide shed = 5ft Double Door

12' wide shed = 6ft Double Door

14' wide shed = 6ft Double Door

16' wide shed = 6ft Double Door



Windows & More

4 – 24x36 windows with trim, shutters, and transom windows with trim

Classic-style gable vents

COLORS & OPTIONS



CUPOLAS & WEATHERVANES



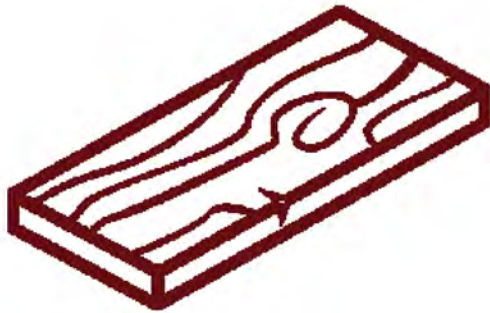
DOORS – FIBERGLASS & PREHUNG



DOORS - WOOD



DORMERS



FLOOR UPGRADES



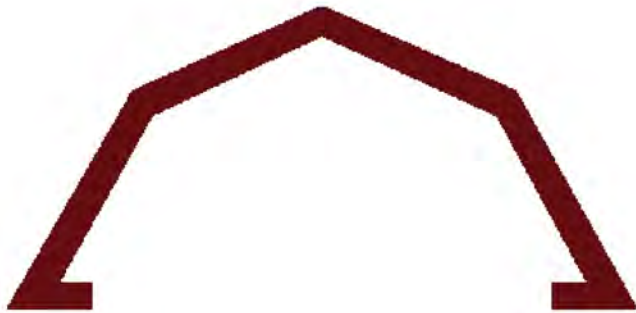
GARAGE DOORS



INTERIOR & ELECTRICAL



RAMPS & VENTS



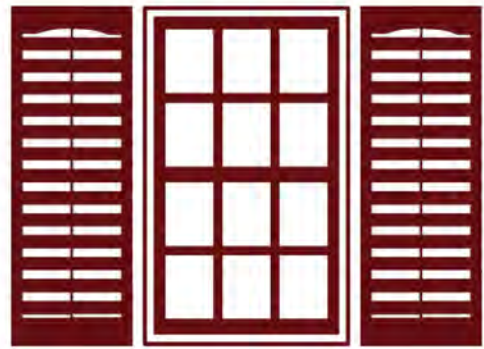
ROOF UPGRADES



SIDING STYLES



**SIDING, TRIM, AND ROOFING
COLORS**



**WINDOWS, SHUTTERS, & FLOWER
BOXES**

FREQUENTLY ASKED QUESTIONS

Can I choose the door and window locations?



Can I put my shed on concrete blocks?



How are shipping charges calculated?



How wide of an opening do I need to get a fully assembled shed into my backyard?



What about site preparation?



What are my payment options?



What areas do you service?



What is the difference between Standard (Economy), Classic, and Premier?



[VIEW ALL FAQs](#)

VIEW OUR IN-STOCK SHEDS



SALE!



10×14 CLASSIC SHED WORKSHOP

\$6,045.94 ~~\$6,364.00~~

STOCK#: 9212





8×12 STANDARD SHED WORKSHOP

\$3,039.43 ~~\$3,199.00~~

STOCK#: 9204



10×16 STANDARD SHED SALTBOX

\$4,868.75 ~~\$5,125.00~~

STOCK#: 9199



12×14 CLASSIC SHED WORKSHOP

- Office Shed.
- 10" higher walls
- Insulated windows
- Prehung door
- Ridge and soffit venting

\$7,932.50 ~~\$8,622.12~~

STOCK#: 9198

[VIEW ALL INVENTORY](#)

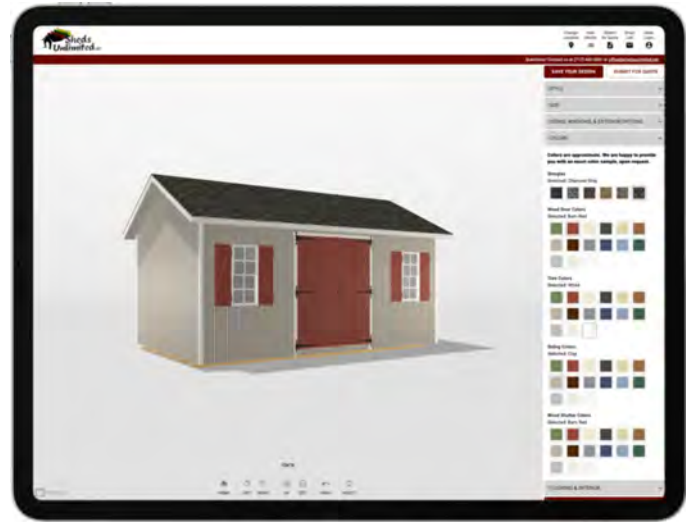
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Create the building of your dreams by requesting a free estimate or customizing your own 3D design. You can also call us at [717-442-3281](tel:717-442-3281).

We're ready to assist you!

[REQUEST A FREE ESTIMATE](#)

[DESIGN IN 3D](#)



TESTIMONIALS

SHEDS UNLIMITED CUSTOMER REVIEWS

See what our past customers have to say about us! (You can also check our third-party [Google reviews](#) and [Facebook reviews](#).)

Exelente!



Antonio Rios
Wilmington, NC
January 4, 2023



[SEE ALL REVIEWS](#)

939
REVIEWS

4.9 AVERAGE
RATING

CONTACT

Sheds Unlimited LLC

2025 Valley Rd, Morgantown, PA 19543

(717) 442-3281

office@shedsunlimited.net

Mon-Fri: 8AM-4PM

Sat: 9AM-1PM

Sun: Closed

PLAN

3D Shed Builder

Free Estimate

Sheds

Garages

Shed Kits

Other Structures

Collections

Options & Colors

Service Area

My Saved Photos

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