

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11 Quincy St., Chevy Chase	Meeting Date:	1/8/2025
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	12/31/2024
Applicant:	Malcolm & Kelly Little (Henry Chuang, Architect)	Public Notice:	12/25/2024
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Demolition of existing house and construction of new single family house		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions recommended by the HPC and return for a HAWP or second preliminary consultation.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Modern Ranch
DATE: c.1941



Figure 1: The subject property is an interior lot located on the north side of Quincy Street.

PROPOSAL

The applicant proposes to demolish the c.1940s Non-Contributing single-story ranch house and construct a new single family house on the lot.

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.

- 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.

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.

Demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

New Construction

The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to and compatible with the fabric of the community, should be supported. The key considerations in reviewing new construction should be the two paramount principles identified above – fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

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 narrow lot near the northern boundary of the Chevy Chase Village Historic District. The existing one-story, L-shaped ranch house has been categorized as a Non-Contributing resource to the district's historic character. The applicant proposes to demolish the existing house and construct a new single-family house on the existing lot.

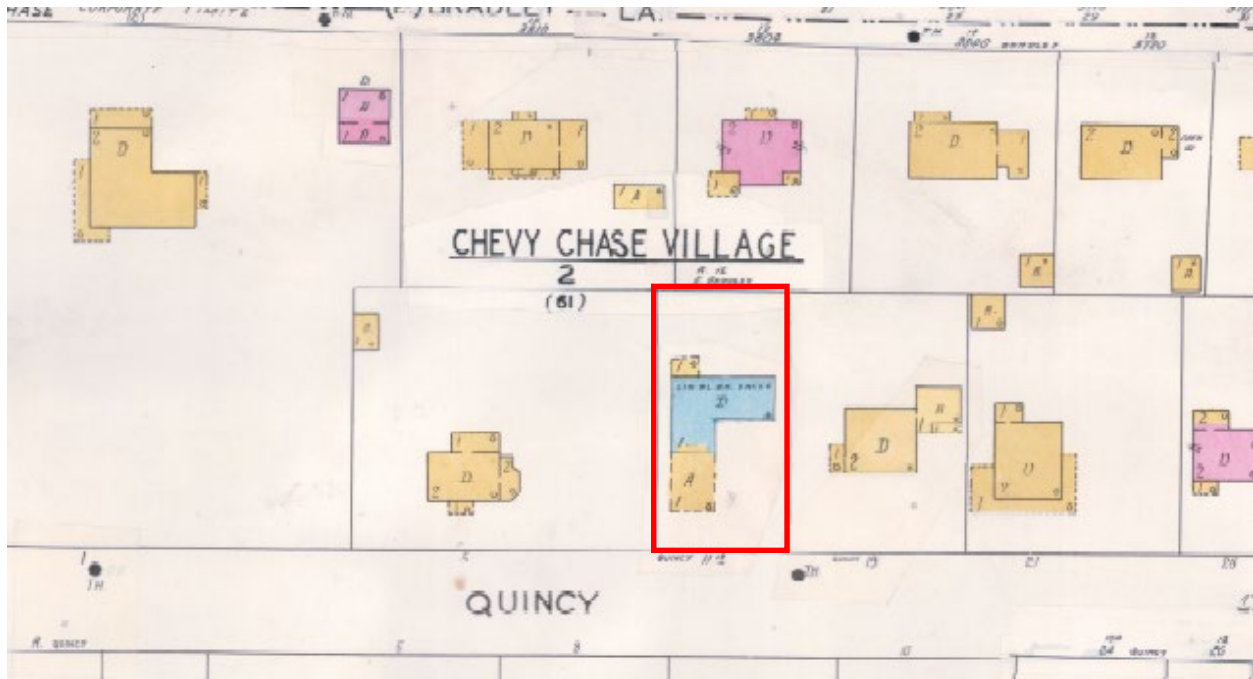


Figure 2: Image from the 1963 Sanborn Fire Insurance Map with the subject property outlined in red.

House Demolition

The existing house is a one-story ranch house with a two-car garage located at the front, categorized as a Non-Contributing Resource in the *Design Guidelines*. The applicant proposes to demolish the existing house.

The *Design Guidelines* state demolition of Non-Contributing Resources should be approved. Staff finds this house has no architectural significance that would serve as a justification to not adhere to this guidance, and Staff would recommend the HPC approve the demolition as a HAWP.

New House Construction

In place of the existing house, the applicants propose to construct a two-and-a-half story single family dwelling. The proposed house is a modern interpretation of Neoclassical architecture. The house's L-shaped plan has a front gable projection, three bays wide, with a dentiled front gable and cornice, with a half-round window in the gable, and pilasters. The one-story front porch is supported by square columns and has a low railing above. The house's main entrance is to the right of the projecting façade and is accessed via a small one-story, flat roofed porch. At the rear of the house, there is a two story, side gable mass, two bays wide. Behind the house the applicant proposes to install a one-story screened in porch. Other landscaping and hardscaping plans are proposed for the subject property. It appears that one 25" d.b.h. (twenty-five inches diameter at breast height) Maple, located behind the house, will be impacted by the proposed construction. Overall dimensions of the property including gross square footage, lot

coverage, and the proposed overall height were not available, and should be included in the next submission.

The front wall plane of the proposed house appears to be located approximately 5' (five feet) further to the rear than the existing house. The setbacks and overall dimensions should be provided with the next submission.

Materials for the proposed house include a concrete foundation, boral trim, slate shingles, wood double-hung and casement windows, copper gutters and downspouts, and brick chimneys. The provided preliminary material specifications only identifies the exterior of the house as 'siding.' Staff is uncertain whether that means it will be a wood siding or fiber cement.

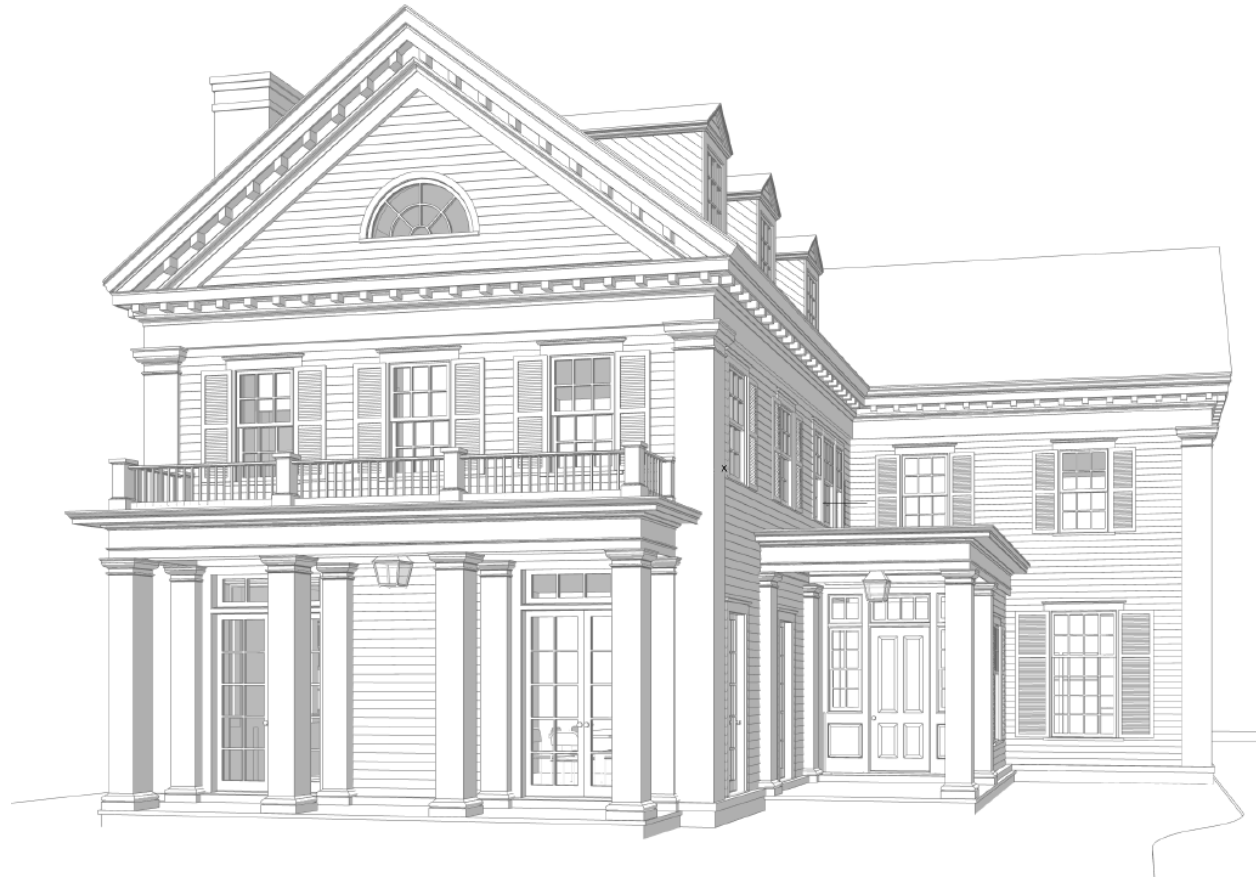


Figure 3: Rendering of the proposed house.

Staff finds the proposed house design and form are generally compatible with the character of the surrounding district. Staff finds the proposed form is similar to a house located at 5914 Cedar Parkway, located at the west end of the historic district, that was constructed in 1923 (see *Figure 4*, below). Furthermore, Staff finds the individual architectural elements including square columns, heavy cornice, dormers, and multi-light sash windows are all found on houses throughout the Chevy Chase Village Historic District.



Figure 4: 5914 Cedar Parkway was constructed in 1923.

In analyzing the size and mass of the house, Staff found that much more information is needed before coming to a conclusion. First, there are no dimensions on the drawings, so while interior heights identified, the overall height, width, and depth were not. Because the primary consideration with new construction is being “sympathetic to the traditional street and building patterns in the district,” an understanding of the characteristics of the adjacent streetscape is necessary. A streetscape study is an effective tool in completing this analysis. Staff recommends that the HPC request that a streetscape study be included with any subsequent submission(s). This information may be more vital because the house form includes a nearly three-story tall wall plane at the front of the house, rather than a more gradual rise in the side gable or hipped-roof house on the streetscape

Staff finds the proposed materials are all compatible with the character of the district and are found on the Contributing and Outstanding resources throughout the district. Additional information about the materials for the siding, columns, and shutters is needed to complete a thorough evaluation. However, Staff finds that wood is the most appropriate material for each of these features and requests feedback from the HPC on the whether a substitute material would be acceptable for any of these features while remaining consistent with the district’s “tradition of architectural excellence.”

Staff requests feedback from the HPC regarding:

- The compatibility of the proposed design;
- The appropriateness of the size and placement of the house; and
- The appropriateness of the materials.

If additional information to evaluate any of these criteria is required, the HPC should be specific in that request.

Staff recommended the applicant supply the following additional materials for all subsequent submissions:

- Streetscape study;
- Notated plans that include dimensions, setbacks, and lot coverage calculations;
- Information on any grading, site alterations, and new hardscape;
- Complete specification packet (for the HAWP) or more specific info on proposed materials (for a

- 2nd Prelim); and,
- Report detailing any tree removals.

STAFF RECOMMENDATION

Staff recommends the applicant make any revisions recommended by the HPC and return for a HAWP or second preliminary consultation as recommended by the HPC.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP#1097543 DATE ASSIGNED

APPLICANT:

Name: Malcom & Kelly Little Address: 11 Quincy St Daytime Phone: 202-686-6583

E-mail: neal@thomsoncooke.com City: Chevy Chase Zip: 20815 Tax Account No.: 00456230

AGENT/CONTACT (if applicable):

Name: Henry Chuang Address: 5155 MacArthur Blvd NW Daytime Phone: 202-686-6583

E-mail: henry@thomsoncooke.com City: Washington, DC Zip: 20016 Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name Chevy Chase Villac 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: 11 Street: Quincy St Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave Lot: 33 Block: 61 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 2024/12/18

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

Owner's mailing address
11 Quincy St
Chevy Chase, MD 20815

Owner's Agent's mailing address
5155 MacArthur Blvd NW
Washington, DC 20016

Adjacent and confronting Property Owners mailing addresses

5 Quincy St
Chevy Chase, MD 20815

8 Quincy St
Chevy Chase, MD 20815

19 Quincy St
Chevy Chase, MD 20815

10 Quincy St
Chevy Chase, MD 20815

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

10,500 SF lot with a brick and frame house. Single story with attic. Garage is an extension on the front of the house that terminates in a gable end. The main mass of the house is set further back, also topped with a gable roof. The driveway is on the right side of the property and leads to the garage as well as two parking spots in front of the main mass of the house. The site is mostly flat lawn with trees and shrubs along the perimeter and near the house.

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

New two-story single family home with attic and cellar. The design is traditional and orderly, in the spirit of the neighborhood. This application is for preliminary consult.

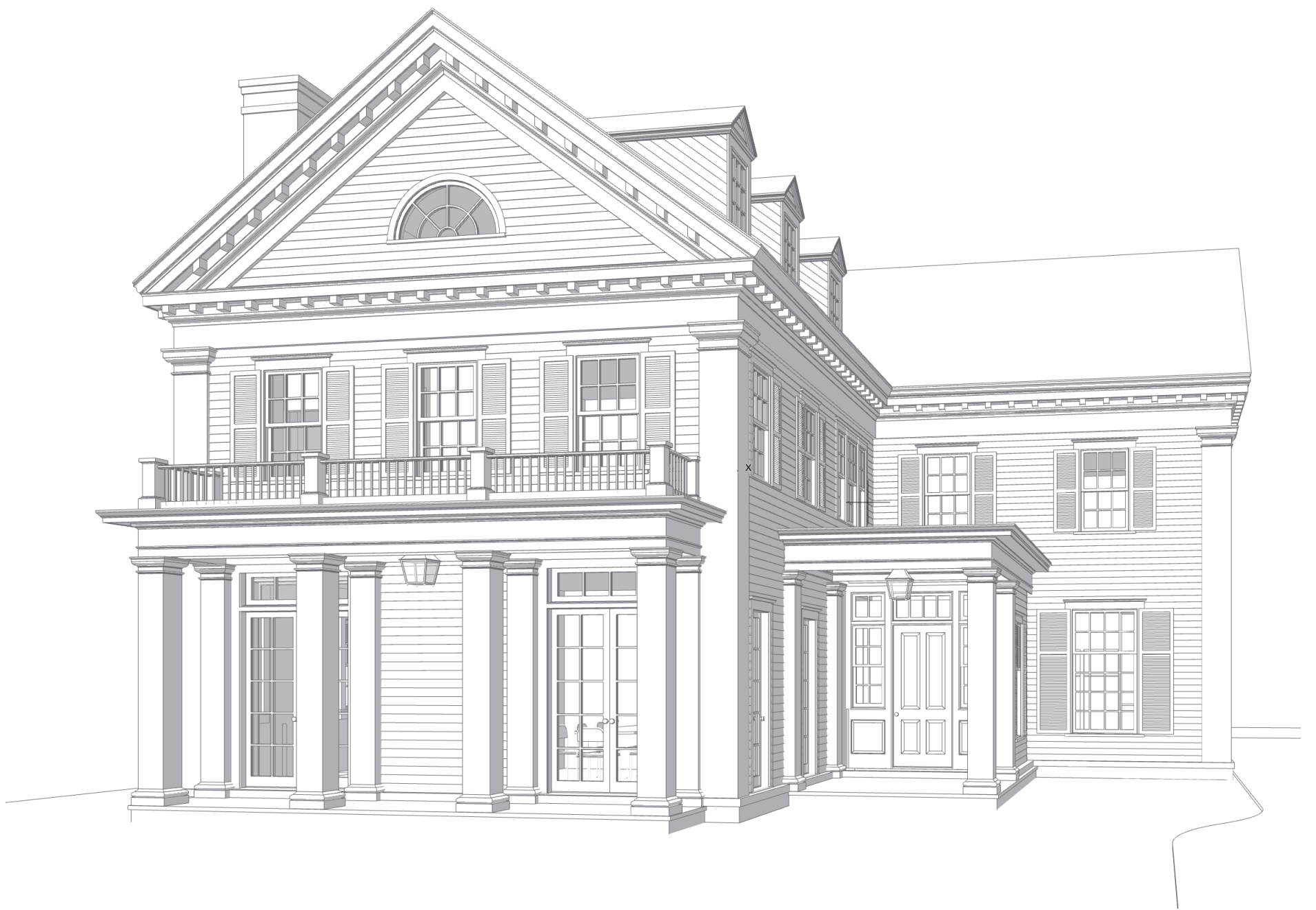
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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	*	*	*	*	*		*

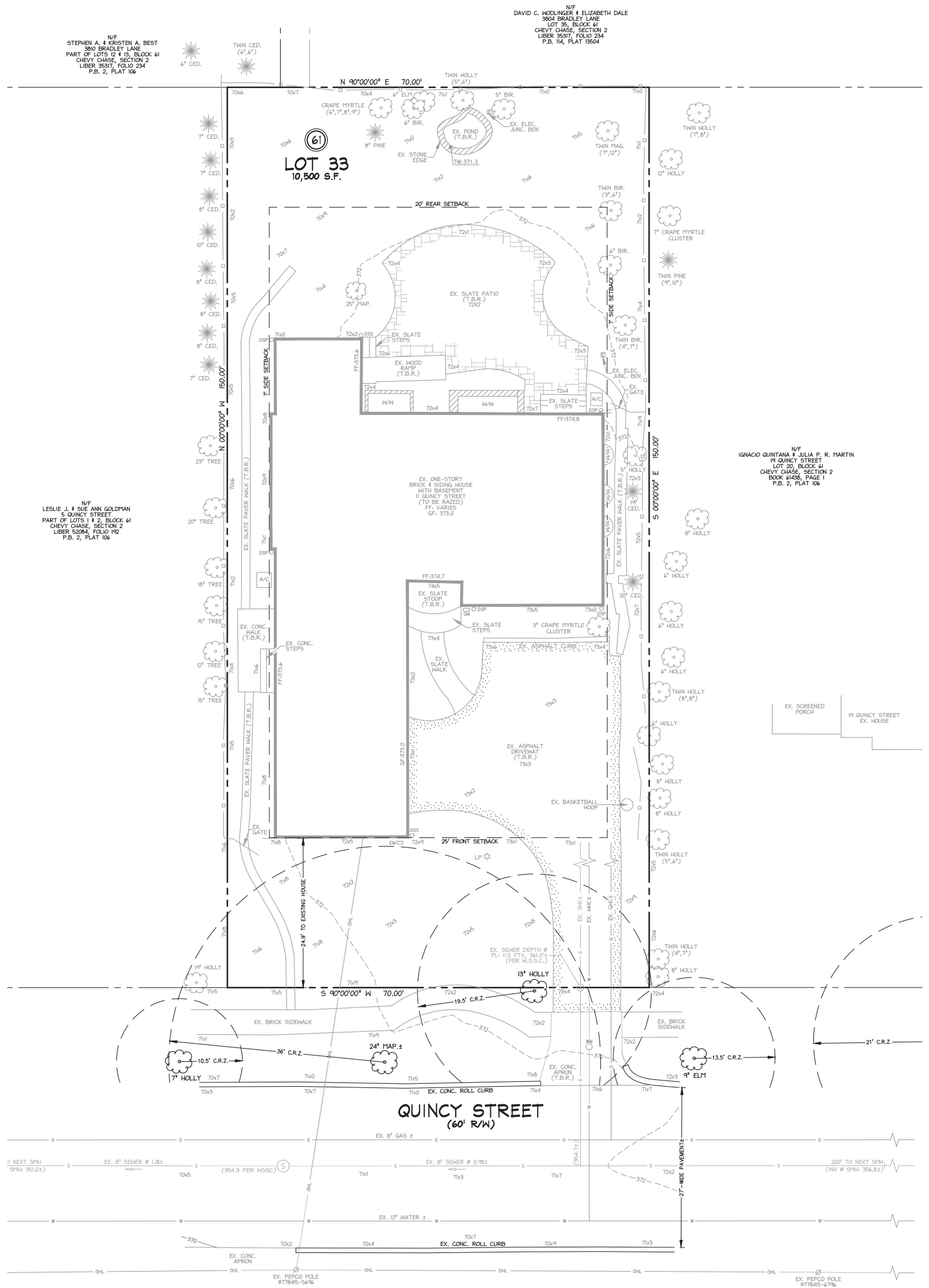


THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW
WASHINGTON DC 20016
202.686.6583
WWW.THOMSONCOOKE.COM

HAWP APPLICATION
PRELIMINARY CONSULTATION

Cover Sheet
Scale: 1/8" = 1'-0"
Little Residence
11 Quincy Street

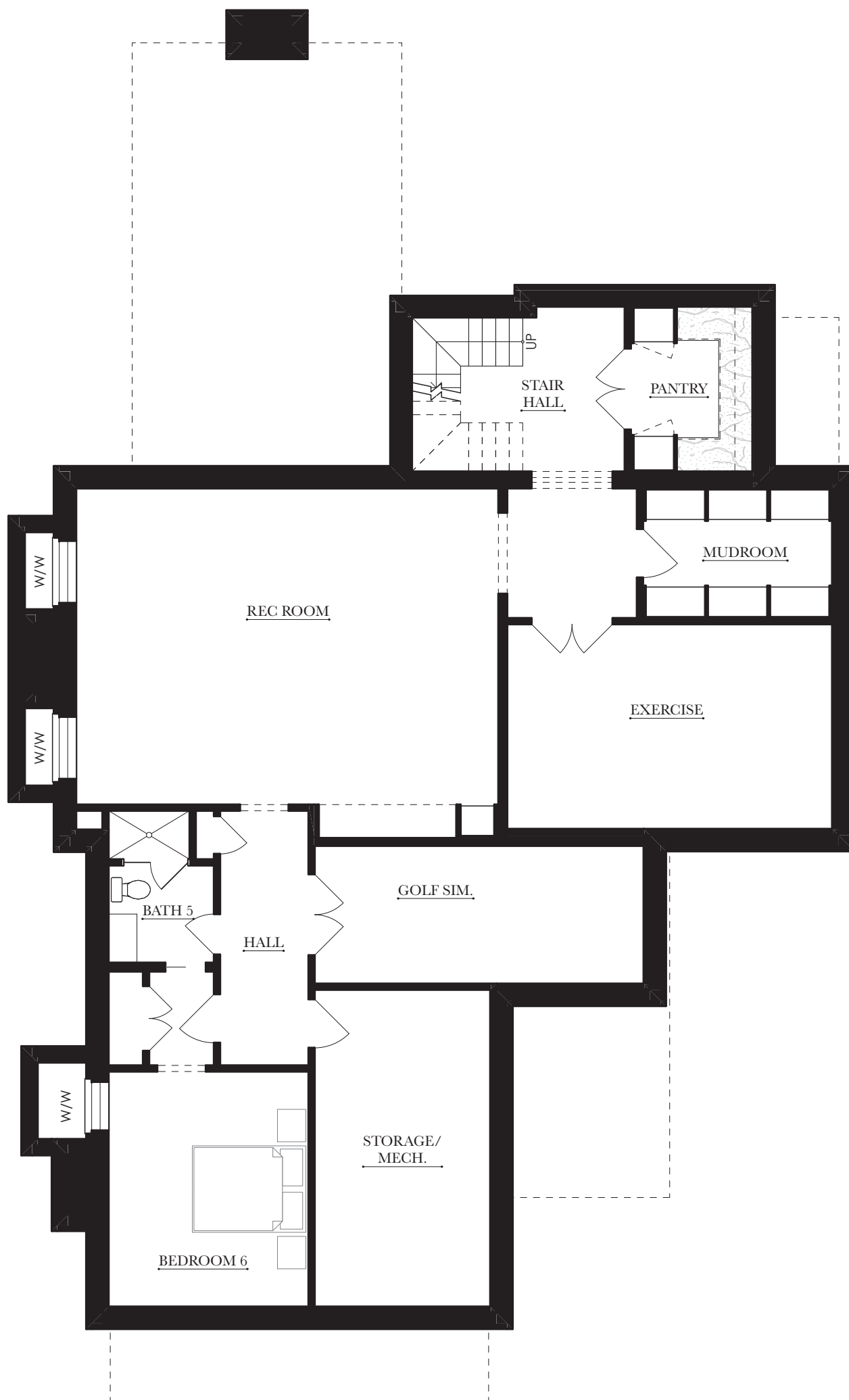


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Existing Site Plan
 Scale: 1" = 20'
 Little Residence
 11 Quincy Street

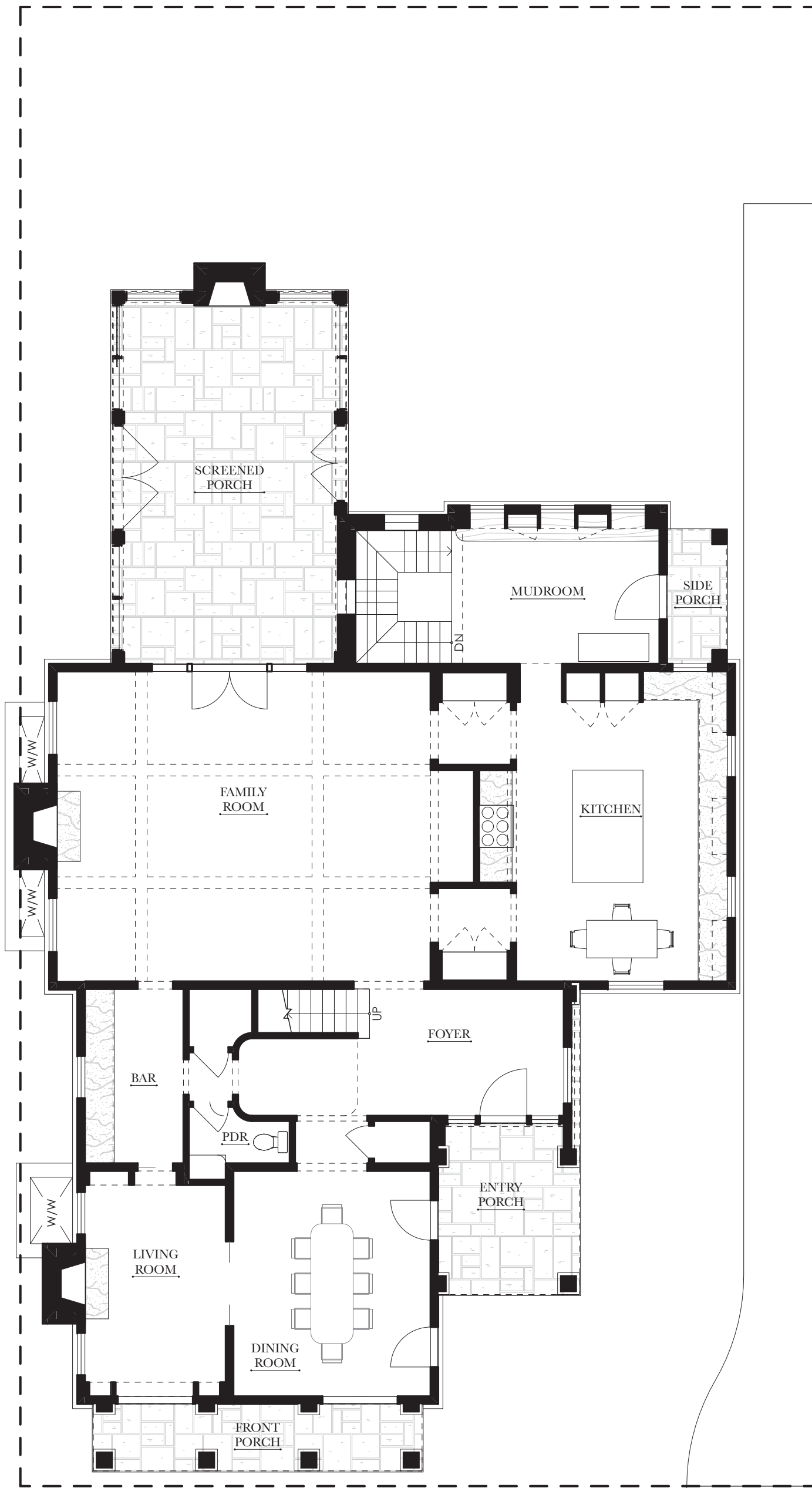


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HAWP APPLICATION
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Basement Plan
 Scale: 1/8" = 1'-0"
 Little Residence
 11 Quincy Street

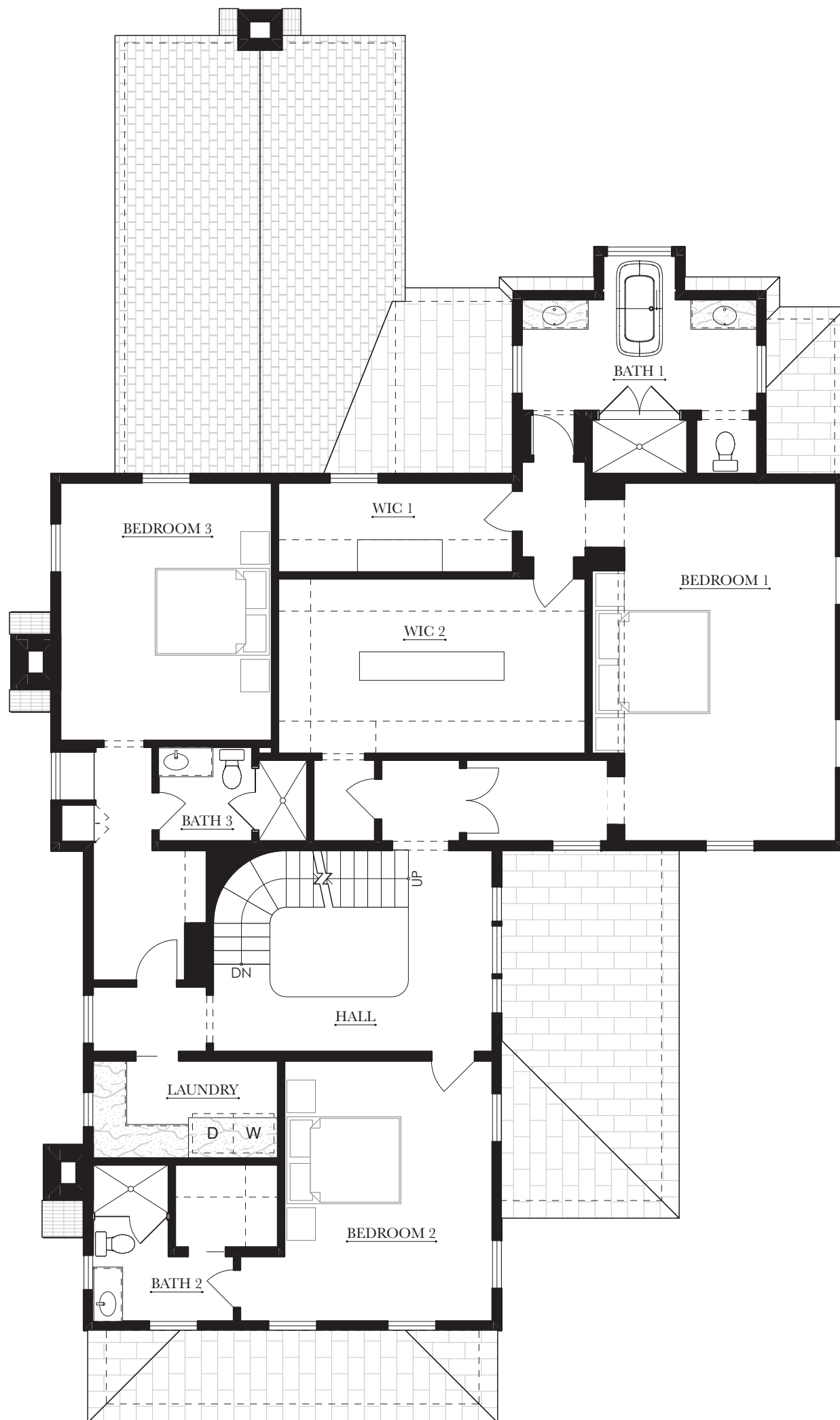


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HAWP APPLICATION
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First Floor Plan
 Scale: 1/8" = 1'-0"
 Little Residence
 11 Quincy Street

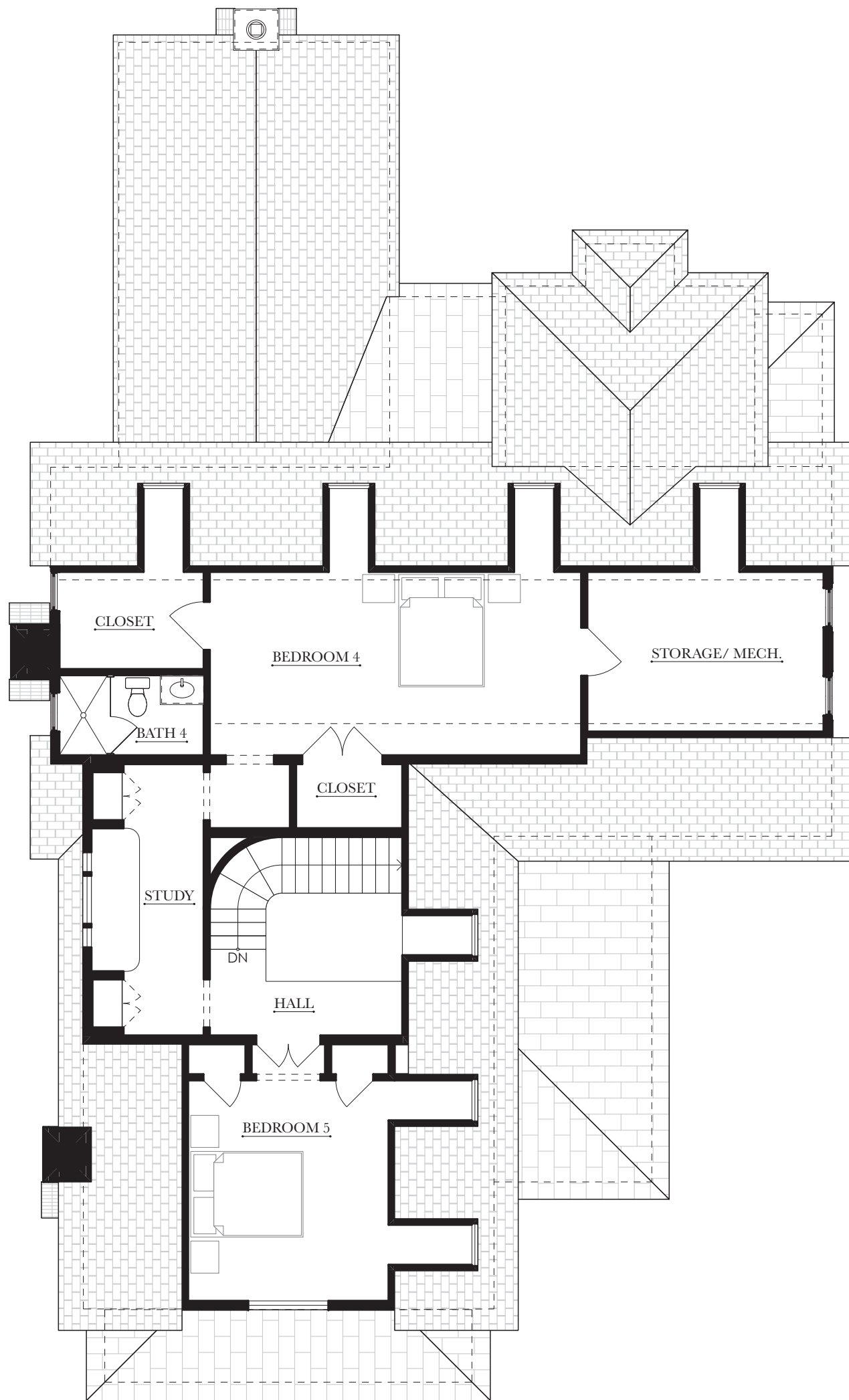


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HAWP APPLICATION
 PRELIMINARY CONSULTATION

Second Floor Plan
 Scale: 1/8" = 1'-0"
 Little Residence
 11 Quincy Street

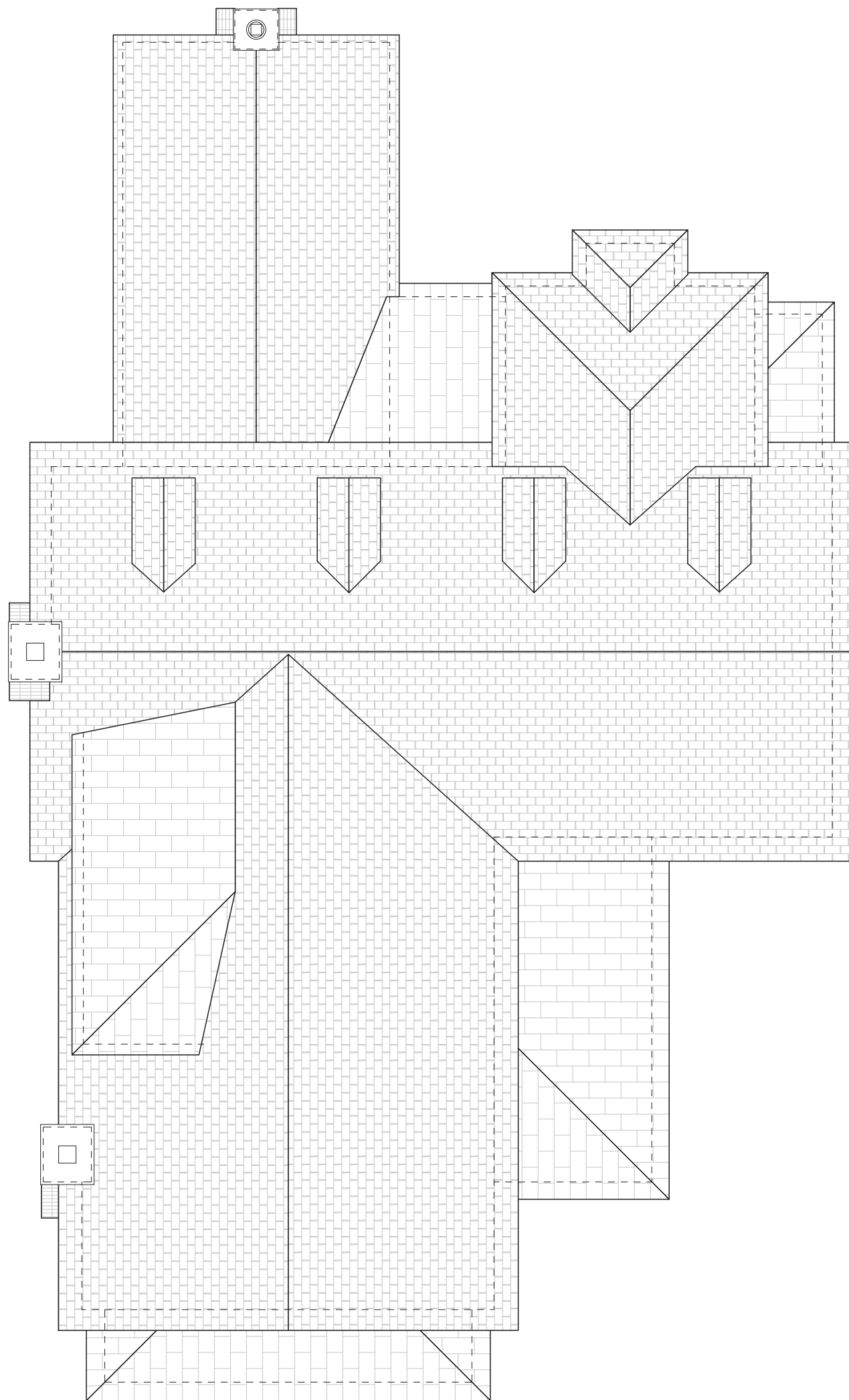


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HAWP APPLICATION
 PRELIMINARY CONSULTATION

Attic Plan
 Scale: 1/8" = 1'-0"
 Little Residence
 11 Quincy Street



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HAWP APPLICATION
PRELIMINARY CONSULTATION

Roof Plan
Scale: 1/8" = 1'-0"
Little Residence
11 Quincy Street



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



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

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HAWP APPLICATION
PRELIMINARY CONSULTATION

Front & Rear
Elevations
Scale: 1/8" = 1'-0"
Little Residence
11 Quincy Street



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HAWP APPLICATION
PRELIMINARY CONSULTATION

Right Elevation
Scale: 1/8" = 1'-0"
Little Residence
11 Quincy Street



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HAWP APPLICATION
PRELIMINARY CONSULTATION

Left Elevation
Scale: 1/8" = 1'-0"
Little Residence
11 Quincy Street



FRONT VIEW



FRONT VIEW

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HAWP APPLICATION
PRELIMINARY CONSULTATION

Existing Photos
Scale: 1/8" = 1'-0"
Little Residence
11 Quincy Street



REAR VIEW



SIDE VIEW



SIDE VIEW

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HAWP APPLICATION
PRELIMINARY CONSULTATION

Existing Photos
Scale: 1/8" = 1'-0"
Little Residence
11 Quincy Street

Little Residence
11 Quincy Street
Chevy Chase, MD 20815

December 18, 2024

PRELIMINARY SPECIFICATIONS

DESCRIPTION: New two-story single family home with attic and cellar.

<u>First Floor:</u>	Ceiling Height: 9'-8" Covered Stoops, Foyer, Dining Room, Living Room, Bar, Powder Room, Family Room, Kitchen, Mudroom
<u>Second Floor:</u>	Ceiling Height: 9'-0" Stair Hall, Bedroom Suite 1, Bedroom Suite 2, Bedroom Suite 3, Laundry
<u>Attic:</u>	Ceiling Height: Varies Study, Bedroom Suite 4, Bedroom 5, Storage
<u>Basement:</u>	Ceiling Height: Varies 8'-10" Stair Hall, Pantry, Rec Room, Mudroom, Exercise, Hall, Bedroom 6, Bath 5, Storage

GENERAL

- Exterior Walls: 2 x 6 stud walls 16" O.C. *Icynene* spray foam insulation to R-21 thickness or to meet performance requirements of local jurisdiction and 1/2" ZIP systems sheathing. Exterior to be painted siding. 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: Concrete foundation walls per structural.
- Chimneys: New wood burning fireplaces at Family Room and Living Room.
- Roof: Roof framing per structural with 5/8" plywood sheathing and Spanish slate shingles. Provide *Icynene* spray foam insulation to meet performance method requirements of local jurisdiction (R49).
- Windows: New windows to be *LePage XL Double Hung* and *LePage Push-out Casement* painted wood windows with 5/8" SDL w/bronze spacer bar, insulated glass, white jamb liners and screens with unlacquered brass hardware.
- Exterior Trim: Painted 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: 5" Copper half-round gutters with 3" round downspouts.

Double Hung Window XL-200 – Wood

Frame:

- Pine, red grandis or mahogany
- Thickness 1 ¼" (32mm) and interior facing including the sash stop : 1 7/8" (48mm)
- Depth 6 9/16" (167mm)

Sash:

- Pine, red grandis or mahogany
- Thickness 2 ¼" (57mm)
- Height 1 13/16" (46mm) / 3 ¼" (82mm)
- Colonial or putty glaze

Interior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Exterior finish:

- Natural, primed, first coat, Lepage stain or paint over 50 colors

Hardware:

- Surface mount: satin nickel, unlaquered brass, polish brass, polish nickel or oil rubbed bronze
- Hybride balance lite-lift class 5
- Sash limiter options

Weather-strip

- Silicone, Q-Lon

Insulated glass:

- Double glaze ¾" (19 mm)
- Triple glaze 1 ¼" (32mm)
- "Technoform" spacer, bronze, white, black.
- Argon

Glass available:

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Tempered
- Laminated

Screen:

- Mesh: invisible fiberglass, grey or black aluminium
- Surround: white, coppertone or Lepage paint over 50 colors
- Wood screen surround
- Retractable

Grilles:

- Internal georgian 3/4", 1" or 1 3/4"
- Internal flat 5/16", 5/8", 3/4" or 1"
- Internal tubular: white, brass or pewter

Simulated Divided Lites (SDL):

- 5/8", 7/8", 1 1/4" or 1 3/4"
- Spacer bars bronze, white or black

True Divided Lites (TDL):

- TDL 1 3/4"
- TDL 1 1/4" (putty glaze sash)

Casing:

- 908
- Colonial
- Flat casing : 1 1/4" x 3 1/2" , 1 1/4" x 4 1/2" , 1 1/4" x 5 1/2"
- See website for others options
- Custom casing available upon request

Sill Extension:

- Standard GB-021 (1" x 1 1/4")
- Standard GB-040 (1" x 3")
- Historical GB-036 (1 3/4" x 2 1/4")
- Historical GB-058 (1 3/4" x 3")

Exterior Jamb Extension:

- Finish and wood species same as exterior frame 1/8" min and 3" max

Interior Jamb Extension:

- Finish and wood species same as interior frame 1/8" min and 6" max

Minimums and Maximums:

Minimum width:	12"	Maximum width:	66"
Minimum height:	26"	Maximum height:	152"

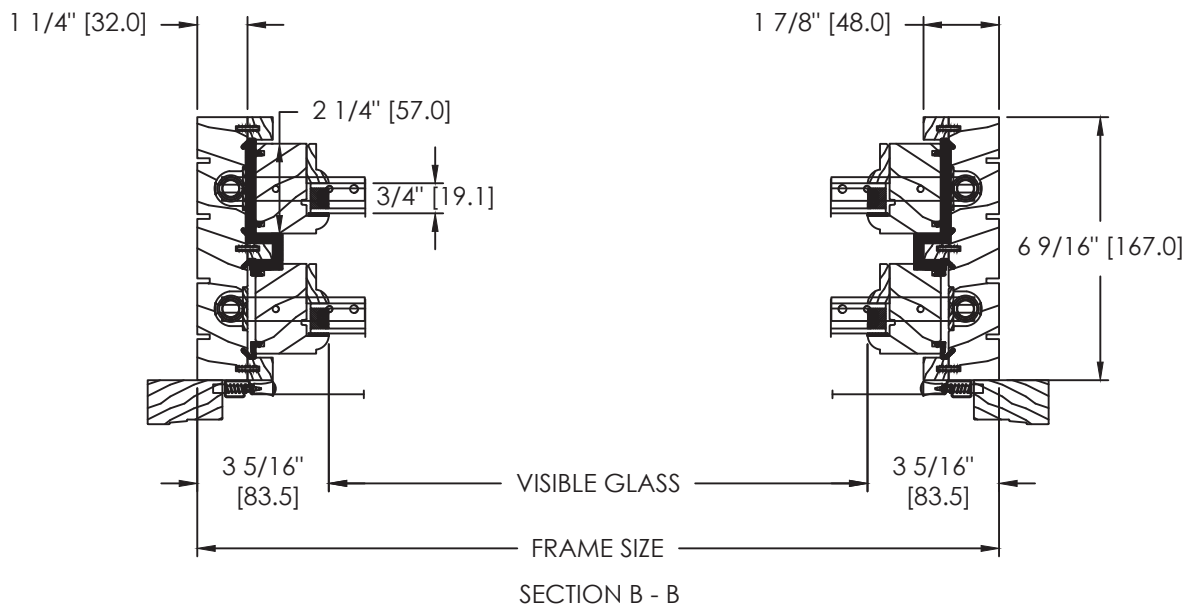
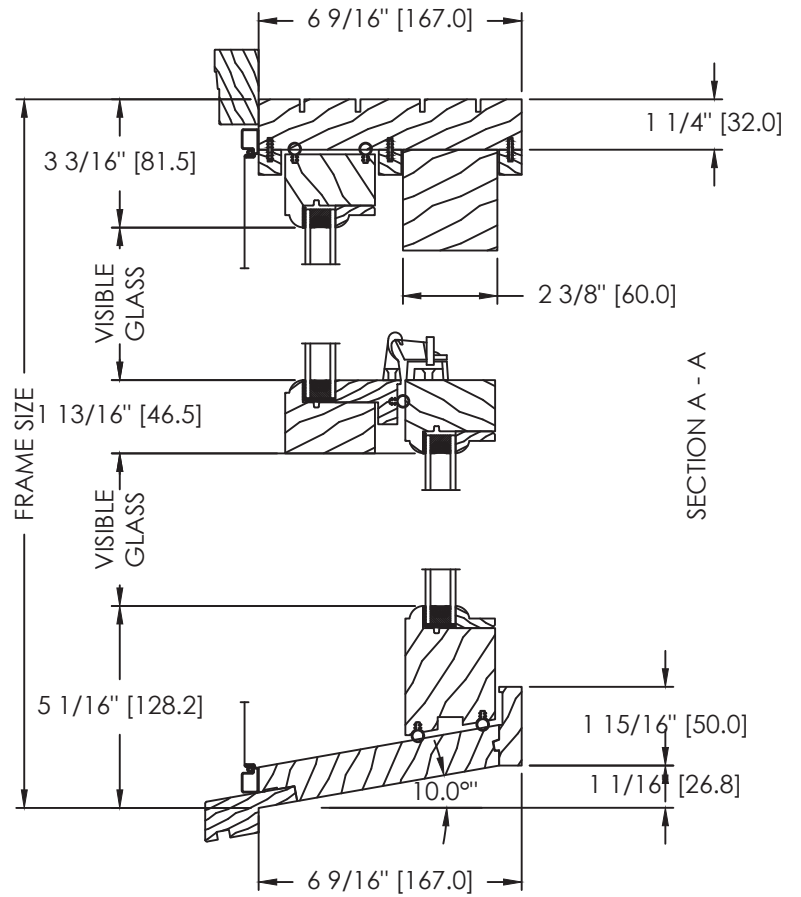
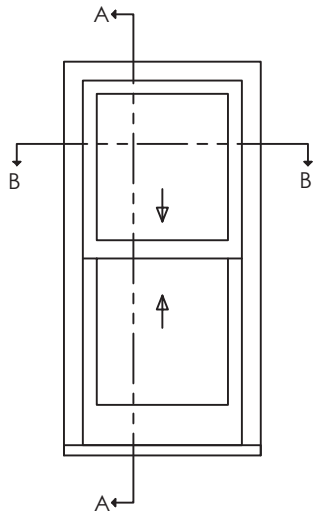
Maximum: 43 square foot – (frame size) for double IG

Maximum: 38 square foot – (frame size) for triple IG

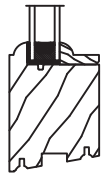
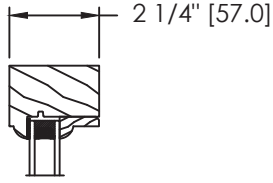
Maximum of 97 lbs per sash

For more information, please visit our web site at www.lepagemillwork.com

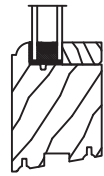
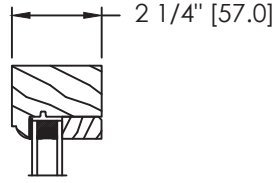
WOOD XL-200 HUNG (2 1/4" SASH, 6 9/16" FRAME)



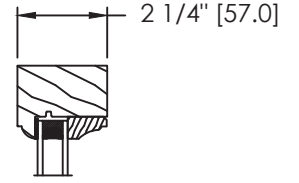
WOOD XL-200 HUNG
SASH AND GLASS STOP OPTIONS



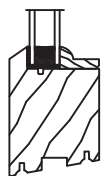
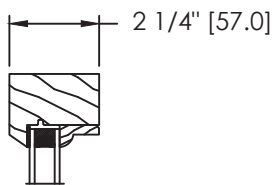
COLONIAL SASH & GLASS STOP



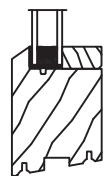
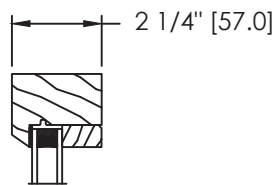
COLONIAL SASH &
SQUARE GLASS STOP



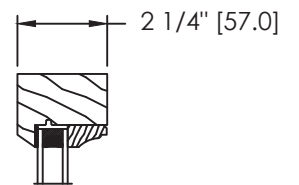
COLONIAL SASH &
DAVIS GLASS STOP



PUTTY GLAZE SASH &
COLONIAL GLASS STOP

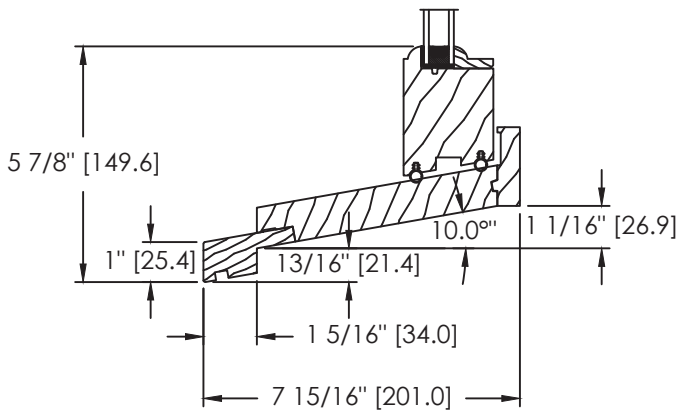


PUTTY GLAZE SASH &
SQUARE GLASS STOP

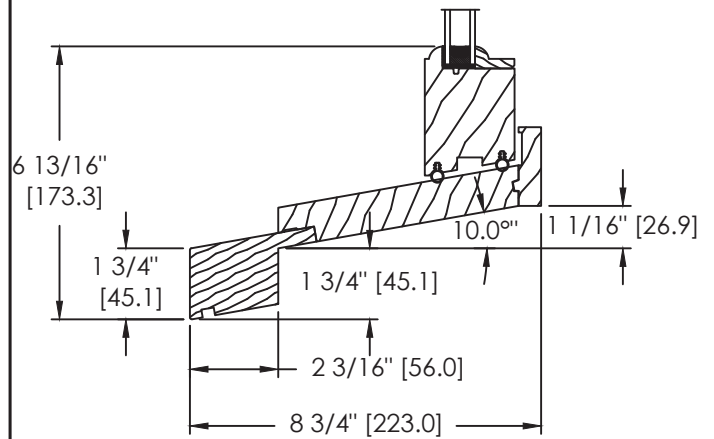


PUTTY GLAZE SASH &
DAVIS GLASS STOP

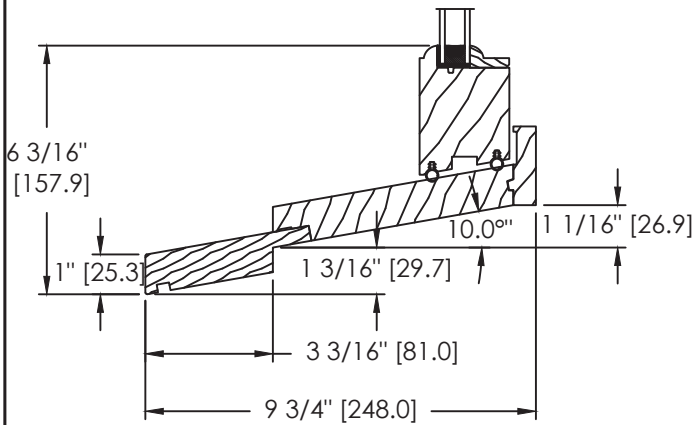
WOOD XL-200 HUNG
SILL EXTENSION OPTIONS



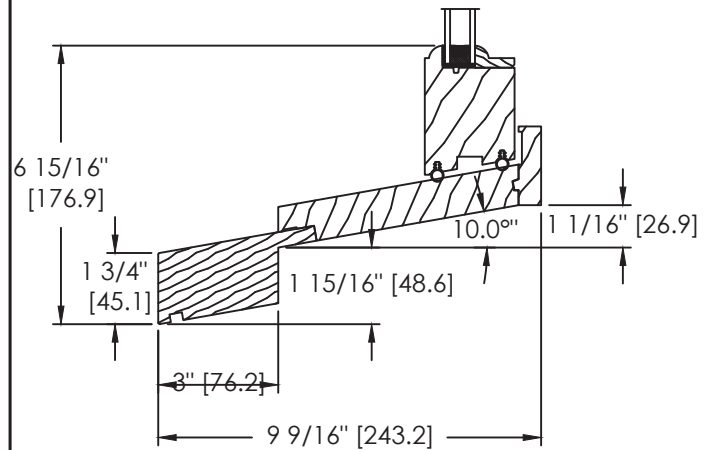
STANDARD SILL EXTENSION (GB-021)



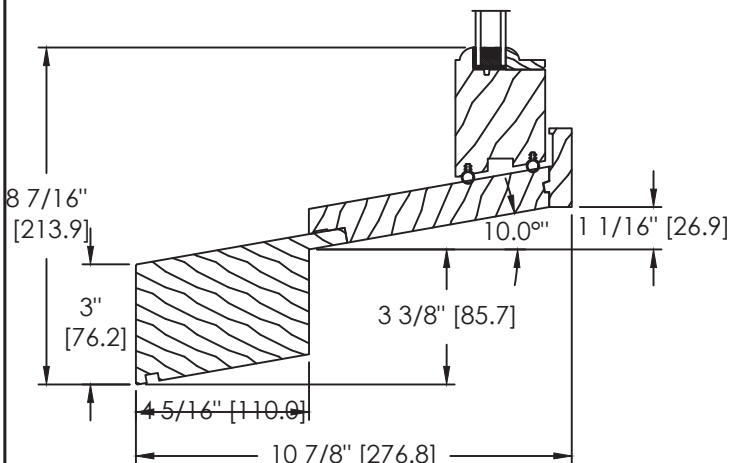
HISTORIC SILL EXTENSION (GB-036)



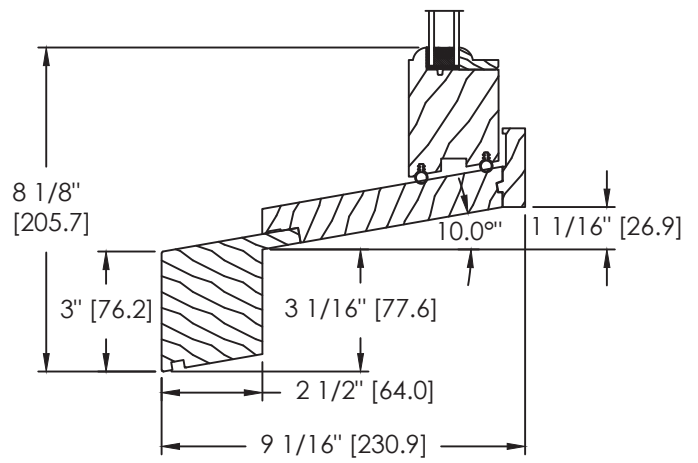
3" SILL EXTENSION (GB-040)



HISTORIC SILL EXTENSION (GB-058)



SPECIAL SILL EXTENSION (DS-072)



SPECIAL SILL EXTENSION (DS-073)



Wood Push-Out Casement

Manu-Data

Frame :

Non Finger-Jointed Pine, Red Grandis or Mahogany
Thickness : 1 1/8" (28 mm)
Depth : 4 9/16" (116mm)
Depth : 5 1/16" (129mm) with 2¼" sash

Sash :

Non Finger-Jointed Pine, Red Grandis or Mahogany
Thickness of 1 ¾" (44,5 mm) or 2¼" (57mm)
Colonial or Putty Glaze Profile
Wide or narrow bottom rails options

Hardware :

Traditionnal or Classic Handle
Multipoint lock system
Casement stay
Many colors options, see website
Frictions Hinges : Egress, Standard or Heavy Duty
Note : the heavy duty hinge is not with friction, so casement stay always required.

Weather Stripping :

2 step barrier :
Wind breaker made of black polyflex
8 mm silicone bulb weather strip

Interior Finish :

-Natural, primed, first coat, Lepage stain or paint over 50 colors

Exterior Finish :

-Natural, primed, first coat, Lepage stain or paint over 50 colors

Insulated Glass :

-Double Glaze ¾" (19 mm)
- Triple Glaze 1 ¼" (32mm) available with 2 ¼" (57mm) sash
-Spacer : "Technoform" bronze, white, grey, black
-Argon
Ohters Glass options :
-Clear, grey, bronze, pinhead, glue-chip
-Low-e: Energy advantage, 272, 366, 189
-Tempered
-Laminated

LEPAGE MILLWORK

lepagemillwork.com



Screen:

- Mesh: invisible fiberglass, grey or black aluminium
- Surround: white, coppertone, beige, oil rubbed bronze or black
- Wood screen surround
- Retractable

Grilles options :

Wide options of grilles between glass (GBG), simulate divided light (SDL) and true divided light (TDL)

[See website for all options](#)

Casing and sill extensions :

[See website for all options](#)

Custom casing also available on request

Minimum and maximum sizes for windows with 1 3/4" or 2 1/4" sash:

Minimum Width : 14" or 18" with casement stay per section

Maximum Width : 40" per section

Minimum Height : 14" par section

Maximum Height : 84" per section

Minimum and maximum sizes for French Push Out Casement :

Minimum Width : 25" per section

Maximum Width : 72" per section

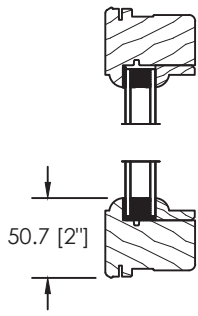
Minimum Height : 26.5" par section

Maximum Height : 84" per section

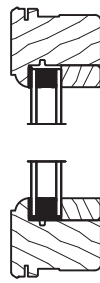
Maximum weight per sash : 130 lbs.

[See our website for more information : www.lepagemillwork.com](http://www.lepagemillwork.com)

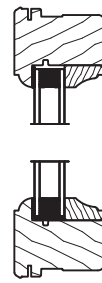
WOOD PUSH OUT CASEMENT POC-100 WINDOW
 SASH AND GLASS STOP MODELS - 2 1/4" SASH



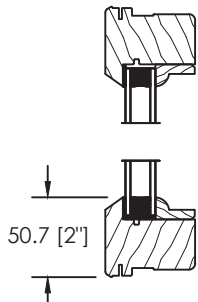
COLONIAL SASH & GLASS STOP



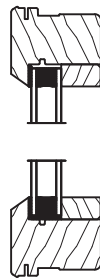
COLONIAL SASH &
 SQUARE GLASS STOP



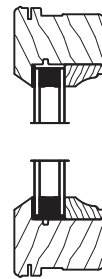
COLONIAL SASH &
 DAVIS GLASS STOP



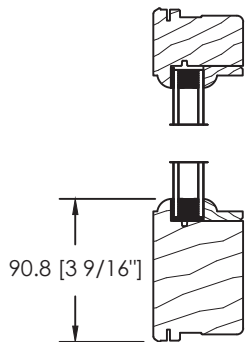
PUTTY GLAZE SASH &
 COLONIAL GLASS STOP



PUTTY GLAZE SASH &
 SQUARE GLASS STOP



PUTTY GLAZE SASH &
 DAVIS GLASS STOP



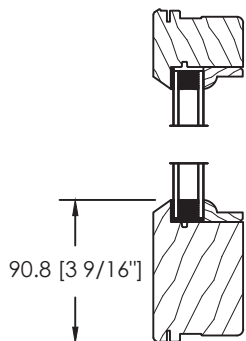
COLONIAL SASH & GLASS STOP
 WIDE BOTTOM RAIL



COLONIAL SASH & SQUARE
 GLASS STOP - WIDE BOTTOM RAIL



COLONIAL SASH & DAVIS
 GLASS STOP - WIDE BOTTOM RAIL



PUTTY GLAZE SASH & COLONIAL
 GLASS STOP - WIDE BOTTOM RAIL

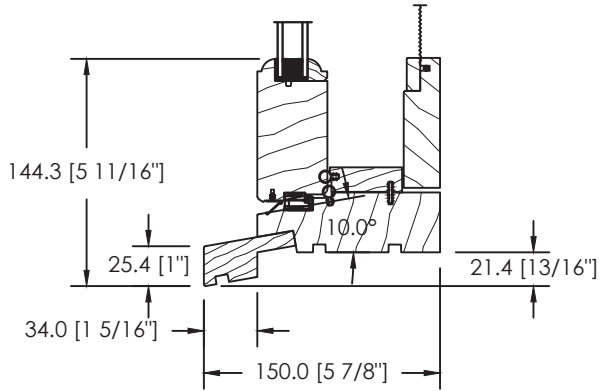


PUTTY GLAZE SASH & SQUARE
 GLASS STOP - WIDE BOTTOM RAIL

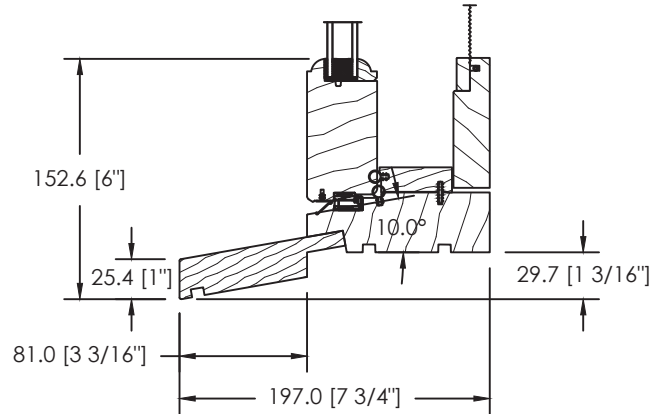


PUTTY GLAZE SASH & DAVIS
 GLASS STOP - WIDE BOTTOM RAIL

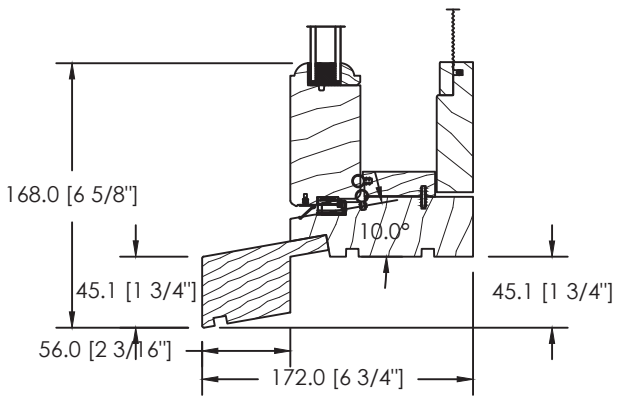
WOOD PUSH OUT CASEMENT POC-100 WINDOW
SILL NOSING OPTIONS



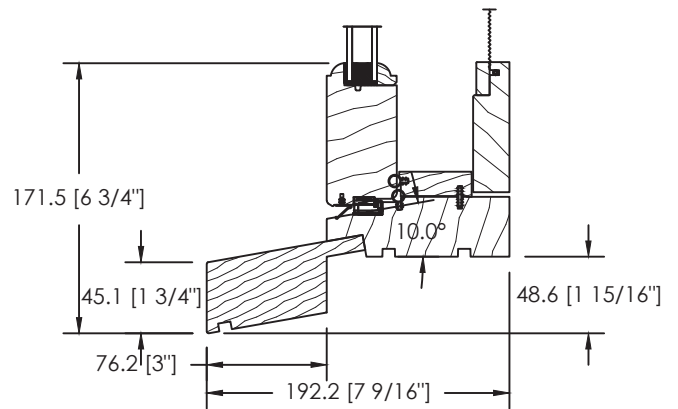
STANDARD 1 1/4" SILL NOSING GB-021



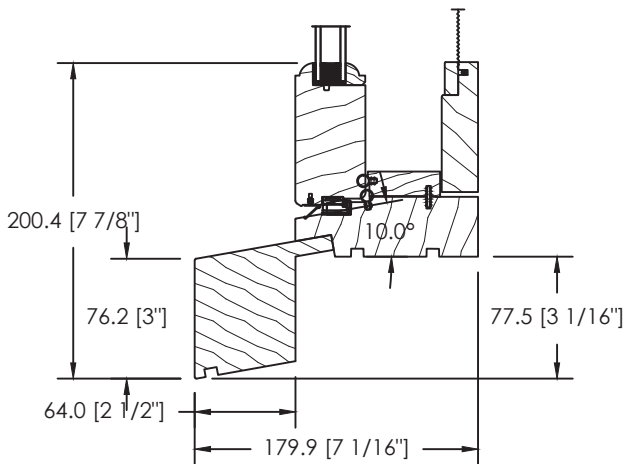
3" LONG SILL NOSING GB-040



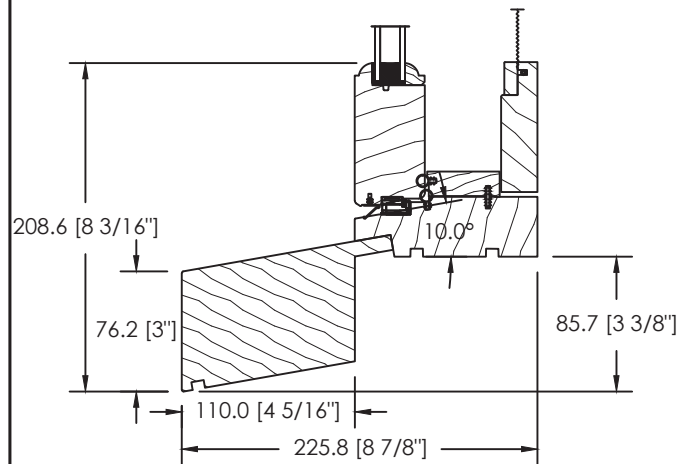
HISTORIC SILL NOSING GB-036



LONG HISTORIC SILL NOSING GB-058



DS-073 SILL NOSING



DS-072 SILL NOSING



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/18/2024

Application No: 1097543
AP Type: HISTORIC
Customer No: 1510058

Comments

For concept review

Affidavit Acknowledgement

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

Primary Applicant Information

Address 11 Quincy ST
Chevy Chase, MD 20815
Othercontact Thomson & Cooke Architects (Primary)

Historic Area Work Permit Details

Work Type CONST
Scope of Work New two-story single family home with attic and cellar