

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

<b>Address:</b>	11 Quincy St., Chevy Chase	<b>Meeting Date:</b>	4/23/2025
<b>Resource:</b>	Non-Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	4/16/2025
<b>Project Contact:</b>	Neal Thomson, Architect	<b>Public Notice:</b>	4/9/2025
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Permit Number:</b>	1111156	<b>Tax Credit:</b>	n/a
<b>Proposal:</b>	Demolition of existing house, construction of new single-family house and garage, and tree removal		

**STAFF RECOMMENDATION**

Staff recommends the HPC **approve with one (1) condition** the HAWP application:

1. Final fencing and landscape plans, which include the planting of two hardwood canopy species must be submitted for review as a separate HAWP.

**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.*

## **BACKGROUND**

The HPC held a Preliminary Consultation at the January 8, 2025 HPC meeting.<sup>1</sup> The HPC uniformly supported the concept and found that the house had effectively broken up the mass so that it did not appear as large as the square footage would suggest. Commissioners recommended revising the left dormer and encouraged the applicant to insert something in the central blank bay.

The applicant has made minor changes to the plan and has provided the requested information and returns for a HAWP.

## **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. The applicant also proposes to construct a detached garage on site and will remove several trees.

## **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.

---

<sup>1</sup> The Staff Report from the January 8, 2025 Preliminary Consultation is available here: <https://montgomeryplanning.org/wp-content/uploads/2024/12/IV.C-11-Quincy-Street-Chevy-Chase-1097543.pdf>. The recording of the hearing is available here: [https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=89b7e818-cf80-11ef-a9e2-005056a89546](https://mncppc.granicus.com/MediaPlayer.php?publish_id=89b7e818-cf80-11ef-a9e2-005056a89546).

- 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.
  - Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”

### **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***

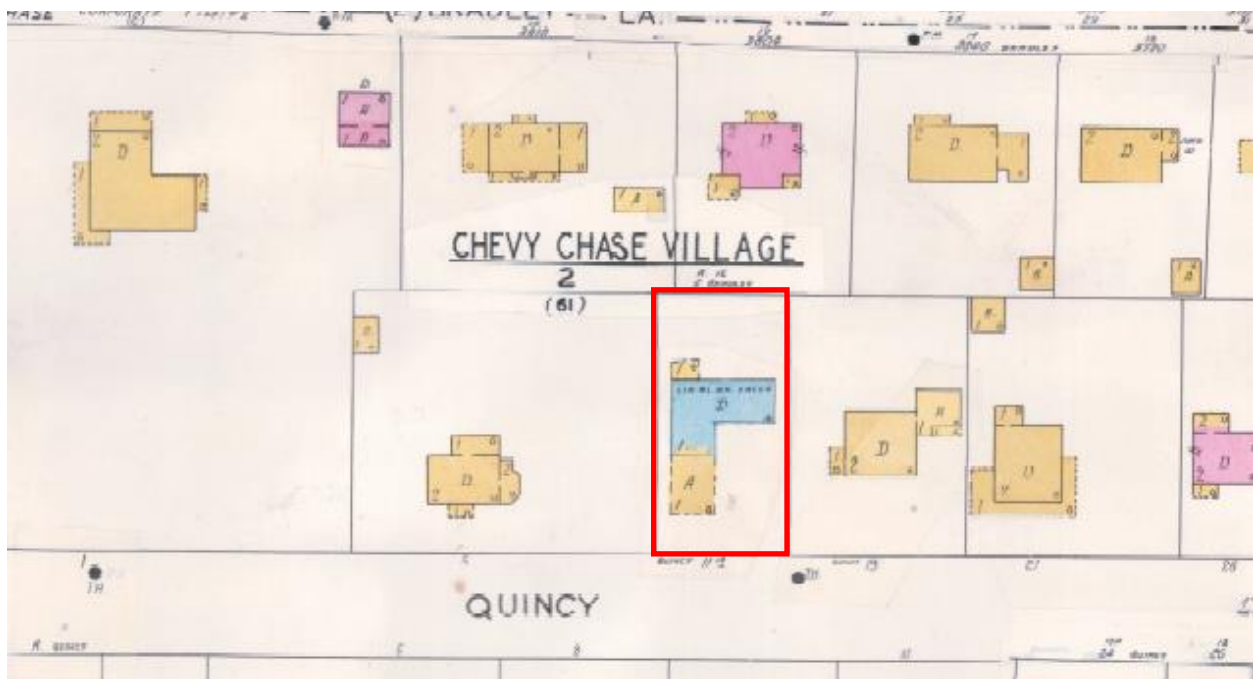
#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#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. The applicant proposes to construct a detached garage in the rear of the lot and remove several trees.



**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 recommends the HPC approve the demolition under the *Design Guidelines*.

### New House Construction and Tree Removal

In place of the existing house, the applicants propose to construct a two-and-a-half story single family house. The proposed design is a refined version of the design presented at the January 2025 Preliminary Consultation. 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. In response to the HPC's feedback, the central bay on the ground floor has been turned into a blank opening with trim to mimic the shape of the French doors to either side. 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.

The left elevation eliminated the attic dormer that some commissioners identified as 'awkward.' That elevation is otherwise unchanged.

The right elevation's fenestration was revised from the Preliminary Consultation, by converting the first two bays on the ground floor from doors to multi-light sash windows. The second floor of the side gable addition was changed from two sash windows to a single, larger, centered sash window.

The most substantial change to the house design is at the rear where the rear hipped roof projection has been reduced in size and now looks like a sleeping porch with large multi-light sash windows.

The front wall plane of the proposed house is set back 30' 6" (thirty feet, six inches) from the front of the property. With the right-of-way, the house is approximately 40' (forty feet) from Quincy St.

Materials for the proposed house include a reclaimed brick veneer foundation, painted sapele lap siding and trim, Lepage wood sash and casement windows, slate shingles, copper roof over the rear hipped projection, and copper gutters and downspouts.

At the rear of the house, the applicant proposes to install a stone terrace with a brick paved landing and stairs. The terrace measures 6' 7" × 26' (six feet, seven inches deep by twenty-six feet wide). Other hardscaping changes include repairing the existing asphalt driveway and installing a brick paved parking court in the rear. The parking court measures 22' 7" × 24' (twenty-two feet, seven inches wide by twenty-four feet deep). Lastly, the applicants proposes to install a new brick front walk from sidewalk to the front entrance. Montgomery County and Chevy Chase Village calculate lot coverage differently, however, the proposed total lot coverage is approximately 4% (four percent) less than the maximum allowed under zoning.

The applicant proposes to remove 7 (seven) trees larger than 6" d.b.h. (six inches diameter at breast height). At the front of the property there is a 13" (thirteen inch) Holly tree. All of the remaining trees are either at the side of the house, in the case of the 20" (twenty inch) cedar, or at the rear of the property

such as the 25" (twenty-five inch) maple. The applicant has provided a landscape plan that shows substantial additional plantings on site; however, no species were identified on the plan.

Along the west (left) property line, the applicants propose to install a 7' (seven foot) privacy fence. Elevations for the fence were not provided.



*Figure 3: Front elevation with the proposed garage to the rear.*

At the Preliminary Consultation Staff found the proposed house design and form are generally compatible with the character of the surrounding district and was similar to the house located at 5914 Cedar Parkway (see *Figure 4*, below). Furthermore, Staff finds the individual architectural elements including square columns and pilasters, heavy cornice, dormers, and multi-light sash windows are all found on houses throughout the Chevy Chase Village Historic District. The *Design Guidelines* state the primary concern for new construction in the Historic District is to be sympathetic to the street and building patterns found through the historic district.



**Figure 4:** 5914 Cedar Parkway was constructed in 1923.

The applicant provided a streetscape study to compare the mass of the subject property to its neighbors at 5 Quincy St. and 19 Quincy St. While the streetscape does not show the spaces between the houses as accurately scaled, it does help to demonstrate that the proposed house is consistent with the massing of its neighbors. While the house is large, it is not out of scale with its neighbors and, as the HPC commented during the Preliminary Consultation, the massing is successfully broken up so that the house does not read as a massive structure. The proposed house is slightly taller than its neighbors, but Staff does not find the 6" (six inch) and 18" (eighteen inch) height difference will substantially impact the character of the surrounding streetscape.



**Figure 5:** Submitted streetscape study.

Staff concurs with the HPC's finding from the Preliminary Consultation that the proposed house design is compatible with the character of the district. The additional information regarding the setbacks and overall dimensions leads Staff to conclude that the proposed house will blend in with the existing streetscape as required by the *Design Guidelines*.

Staff finds most of the proposed hardscaping will not be at all visible from the public right-of-way. While asphalt is not usually a preferred material within the Chevy Chase Village Historic District, Staff finds the applicant proposes to repair the existing driveway, and that will not substantially change the character of the site. Staff finds the brick parking court and stone terrace are both compatible with the character of the site and surrounding historic district.

It is unfortunate that the two largest trees on site are in the location of proposed construction. The screened-in porch is proposed in the location of the 24" (twenty-four inch) maple and 20" (twenty inch) cedar is in the location of the proposed driveway extension. Staff notes, the maple is located behind the existing house and does not substantially contribute to the character of the streetscape; and the driveway cannot be accommodated anywhere else on site. Staff finds that landscape plans at this stage are often largely illustrative and suspects that to be the case in this instance. Staff recommends the HPC permit the removal of the proposed trees, finding they will not significantly detract from the character of the streetscape or surrounding district, and add a condition that the applicant must return for the HPC's review and approval of a landscape plan that includes the planting of two hardwood canopy species.

Lastly, Staff finds the information regarding the proposed privacy fence is inadequate to render a finding and encourages the applicant to submit the fence information with the additional tree removal information discussed above. Staff notes that fences taller than 6' (six feet) are rarely approved in the Chevy Chase Village Historic District as they can impair the district's open park-like setting. Staff recommends the approval of this HAWP not extend to any fencing on site.

Staff finds the proposed house is consistent with the *Design Guidelines*; 24A-8(b)(2) and (d); and *Standards #2 and 9*.

### **Garage Construction**

In the northwest (right rear) corner of the property the applicant proposes to construct a garage. The building will be 20'8" × 12'8" (twenty feet, nine inches wide by twelve feet, eight inches deep) and will be constructed to compliment the proposed house with matching wood siding, a wood 6/6 sash window, wood carriage door, slate roof, and wood trim. Most of the garage will be obscured by the proposed house. The proposed garage is setback by 5'3" (five feet, three inches) from the rear and side property boundaries.

Staff finds the proposed garage is compatible in size with the property and surrounding streetscape. The design and materials are all consistent with what is proposed for the new house as directed by the *Design Guidelines*. Additionally, Staff finds the garage will not overwhelm the character of the site or surrounding district and will have limited visibility from the public right-of-way.

Staff finds the proposed garage is consistent with the *Design Guidelines*; 24A-8(b)(2) and (d); and *Standards #2 and 9*.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one (1) condition** the HAWP application with final approval of all details delegated to staff:

1. Final fencing and landscape plans, which include the planting of two hardwood canopy species



must be submitted for review as a separate HAWP;  
under the Criteria for Issuance in Chapter 24A-8(b)(1), 2), (6), and (d), 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 *Design Guidelines* and the *Secretary of the Interior's Standards for Rehabilitation* #2, #9;

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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 1111156  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## 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: Neal Thomson  
Address: 5155 MacArthur Blvd NW  
Daytime Phone: 202-686-6583

E-mail: neal@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 Village  
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:**

- |  |  |  |
|--|--|--|
| <input checked="" 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

2025/03/31

Date 10

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

<b>Owner's mailing address</b> 11 Quincy St Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b> 5155 MacArthur Blvd NW Washington, DC 20016
<b>Adjacent and confronting Property Owners mailing addresses</b>	
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
3804 Bradley Lane Chevy Chase, MD 20815	3810 Bradley Lane 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:

Demolish the c.1940s Non-Contributing single-story ranch house and construct a new 2 1/2 story single family house on the lot with a detached garage in the rear yard. Tree removal will be required and is noted on the existing site plan. New landscape and hardscape design as shown on the proposed site plan, to include new trees, plantings, driveway, and walks.



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	*	*	*	*	*		*

# HISTORIC AREA WORK PERMIT APPLICATION

11 QUINCY STREET CHEVY CHASE, MD

Permit Application # 1111156

**PROJECT INFO :**

Demolish the c.1940s Non-Contributing single-story ranch house and construct a new 2 1/2 story single family house on the lot with a detached garage in the rear yard. Tree removal will be required and is noted on the existing site plan. New landscape and hardscape design as shown on the proposed site plan, to include new trees, plantings, driveway, and walks.

ADDRESS: 11 Quincy Street  
Chevy Chase, MD 20815

LOCATION: LOT 33, BLOCK 61

**ZONING:**

R-60

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

LOT AREA: 10,500 SF

	ALLOWED:	PROPOSED:
BUILDING HEIGHT:	30'	29.1'

LOT COVERAGE (MoCo):	25.5% (2,678 SF)	21% (2,242 SF)
----------------------	------------------	----------------

LOT COVERAGE (CCV):	35% (3,675 SF)	31% (3,236 SF)
---------------------	----------------	----------------

GROSS FLOOR AREA:	1F	2F	ATTIC	GARAGE	
	2,647 SF	+ 1,991 SF	+ 472 SF	+ (265-240)	
	5,135 SF / 10,500 SF = 0.489				

**BUILDING AREA:**

PROPOSED:

BASEMENT AREA: 2,830 SF

FIRST FLOOR AREA: 2,211 SF

SECOND FLOOR AREA: 1,991 SF

ATTIC AREA: 762 SF

TOTAL FLOOR AREA: 7,794 SF  
(CONDITIONED)

SCREEN PORCH AREA: 448 SF

GARAGE AREA: 265 SF



THOMSON & COOKE ARCHITECTS

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

HISTORIC AREA WORK PERMIT

Cover Sheet  
Scale: 1/8" = 1'-0"  
Little Residence  
11 Quincy Street  
15





FRONT VIEW



FRONT VIEW

THOMSON & COOKE ARCHITECTS

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

HISTORIC AREA WORK PERMIT

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





REAR VIEW



SIDE VIEW



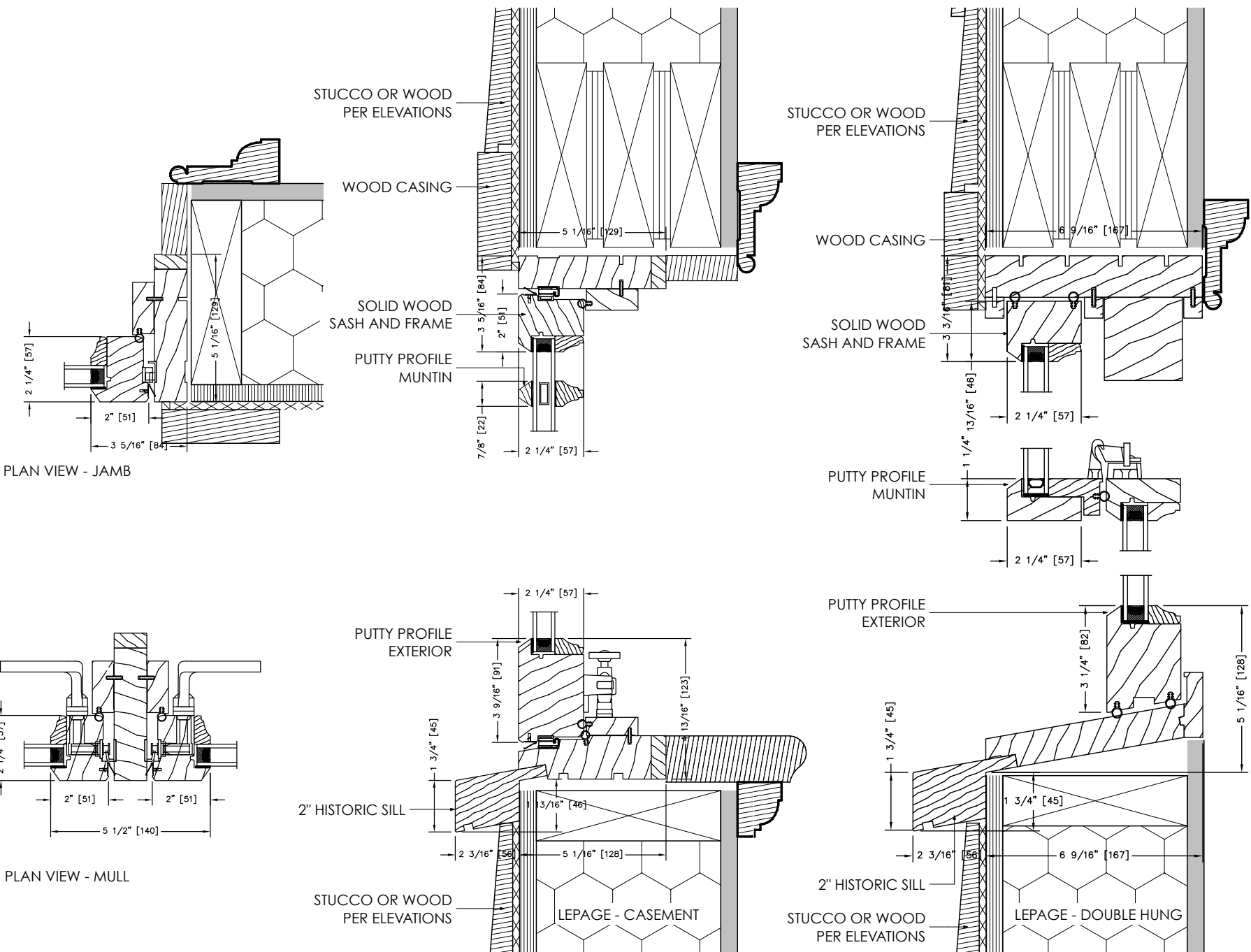
SIDE VIEW



WINDOW SPECIFICATIONS:

**CASEMENT/ AWNING WINDOWS:**  
LEPAGE PUSH-OUT, RED GRANDIS  
4-9/16" FRAME DEPTH  
NARROW BOTTOM RAIL  
EXTERIOR STICKING : PUTTY GLAZE 5/8"  
INTERIOR STICKING: DAVIS  
HISTORIC SILL WITH HORNS, LEFT LONG AND CUT IN FIELD  
EXTERIOR & INTERIOR FIRST-COAT WHITE  
NO SCREENS  
PRESTIGE UN-LACQUERED BRASS HARDWARE  
FIELD APPLIED EXTERIOR TRIM BY G.C.

**DOUBLE HUNG WINDOWS:**  
LEPAGE XL SERIES, RED GRANDIS  
4-9/16" FRAME DEPTH  
EXTERIOR STICKING : PUTTY GLAZE 5/8"  
INTERIOR STICKING: DAVIS  
HISTORIC SILL WITH HORNS, LEFT LONG AND CUT IN FIELD  
EXTERIOR & INTERIOR FIRST-COAT WHITE  
INVISIBLE SCREENS  
PRESTIGE UN-LACQUERED BRASS HARDWARE  
FIELD APPLIED EXTERIOR TRIM BY G.C.



Typ. Window Details  
3" = 1'-0"

THOMSON & COOKE ARCHITECTS

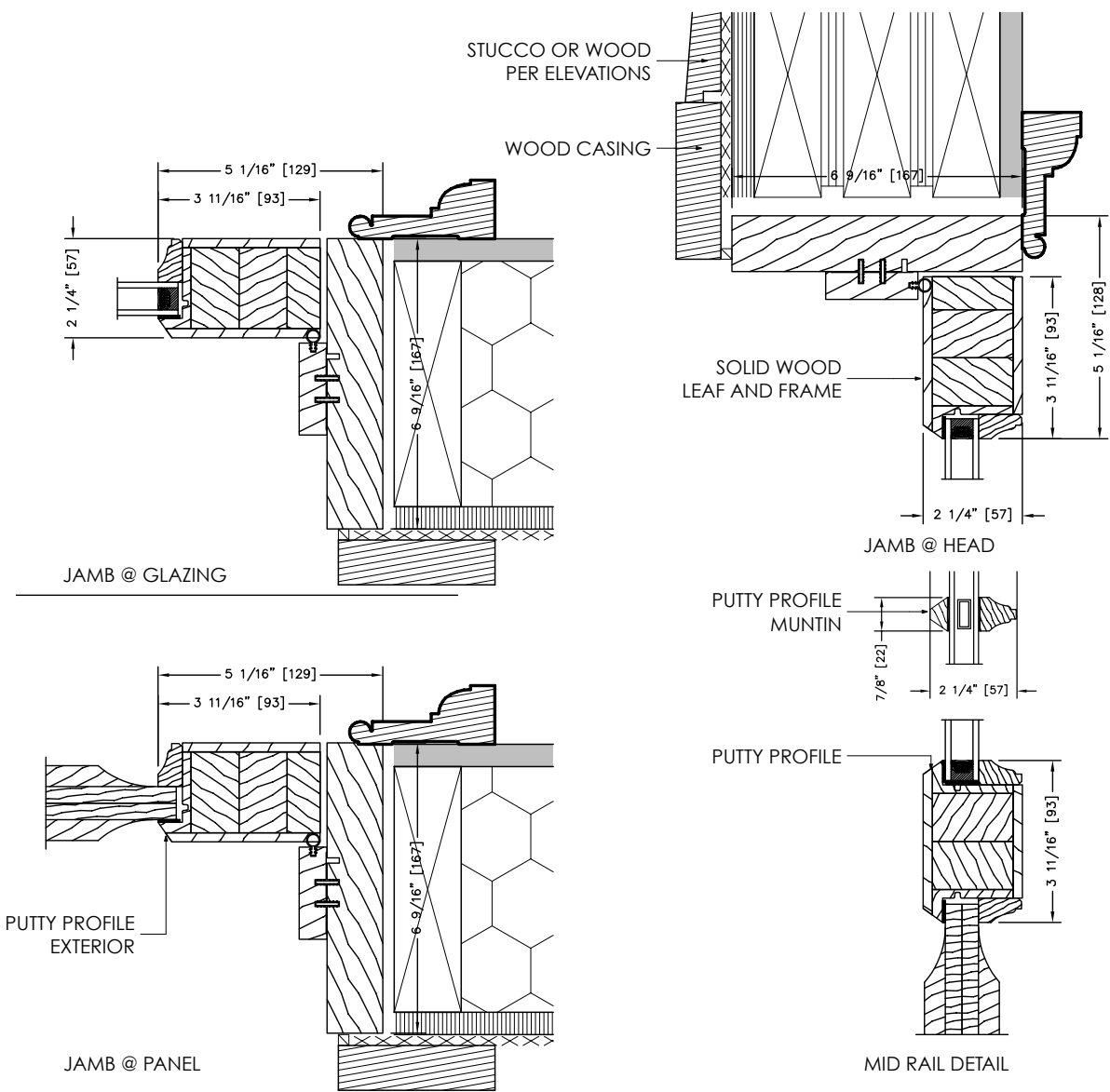
5155 MACARTHUR BLVD NW  
WASHINGTON DC 20016  
202.686.6583  
WWW.THOMSONCOOKE.COM

HISTORIC AREA WORK PERMIT

Window Specifications  
Scale: 1/8" = 1'-0"  
Little Residence  
11 Quincy Street  
18 4

DOOR SPECIFICATIONS:

DOORS:  
2-1/4" LEAF, RED GRANDIS  
EXTERIOR STICKING : PUTTY GLAZE 5/8"  
INTERIOR STICKING: DAVIS  
SOLID WOOD SILL WITH PEMKO INTERLOCKING THRESHOLD  
HEAD RAIL: 3-5/8"  
STILES: 3-5/8"  
BOTTOM RAIL: 5"  
EXTERIOR & INTERIOR FIRST-COAT WHITE



1 Typ. Door Details  
3" = 1'-0"

Specifications

Frame section: 1-1/4" thick  
MDO panels: 3/8" thick  
Urethane foam core: R value of 9.1  
Extra face frame: 3/4" thick with profiled edges  
Overlay boards: 5-3/4" width  
Overall section thickness: 2"  
Interior back: 1/4" mahogany plywood  
Exterior grill: simulated divided lites  
Finish: comes standard factory primed; optional white latex paint top coat

Standard Features

- Torsion springs
- Heavy-duty track
- 11-gauge hinges
- Commercial-grade white nylon rollers
- Vinyl bottom astragal with aluminum retainer

Field Painting

The Benchmark is a paint grade wood composite door that comes factory primed. A field application of high quality exterior

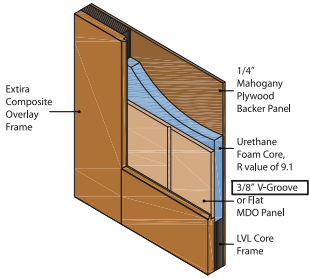
paint is required prior to or immediately following installation in order to comply with the terms of the warranty. An optional factory applied white latex top coat is available.

Window Options

- 4, 6, 8, 12, and 16 lite designs included standard
- Arch top
- Prairie lites
- Solid top (no glass)

Panel and Trim Options

- V-Groove panels
- Diagonal/herringbone panels
- Z, V Brace overlay boards
- X Brace overlay boards



GUARANTEED FOR QUALITY  
Artisan offers a 3-year limited warranty on Benchmark.

975 Hemlock Road, Morgantown, PA 19543  
888-913-9170 • Fax: 610-913-6036  
www.artisandoorworks.com

ARTISAN  
CUSTOM DOORWORKS

2 Garage Door Spec

THOMSON & COOKE ARCHITECTS

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

HISTORIC AREA WORK PERMIT

Door Specifications  
Scale: 1/8" = 1'-0"  
Little Residence  
11 Quincy Street  
19

**Foundation**

4" Reclaimed Brick Veneer (Standard 3 5/8" x 2 1/4" x 8") in Running Bond Pattern.

**Chimneys**

4" Reclaimed Brick Veneer (Standard 3 5/8" x 2 1/4" x 8") in Running Bond Pattern.

**Framed Walls**

Field Painted Sapele Lap Siding- 4 1/2"" Exposure

**Roofing**

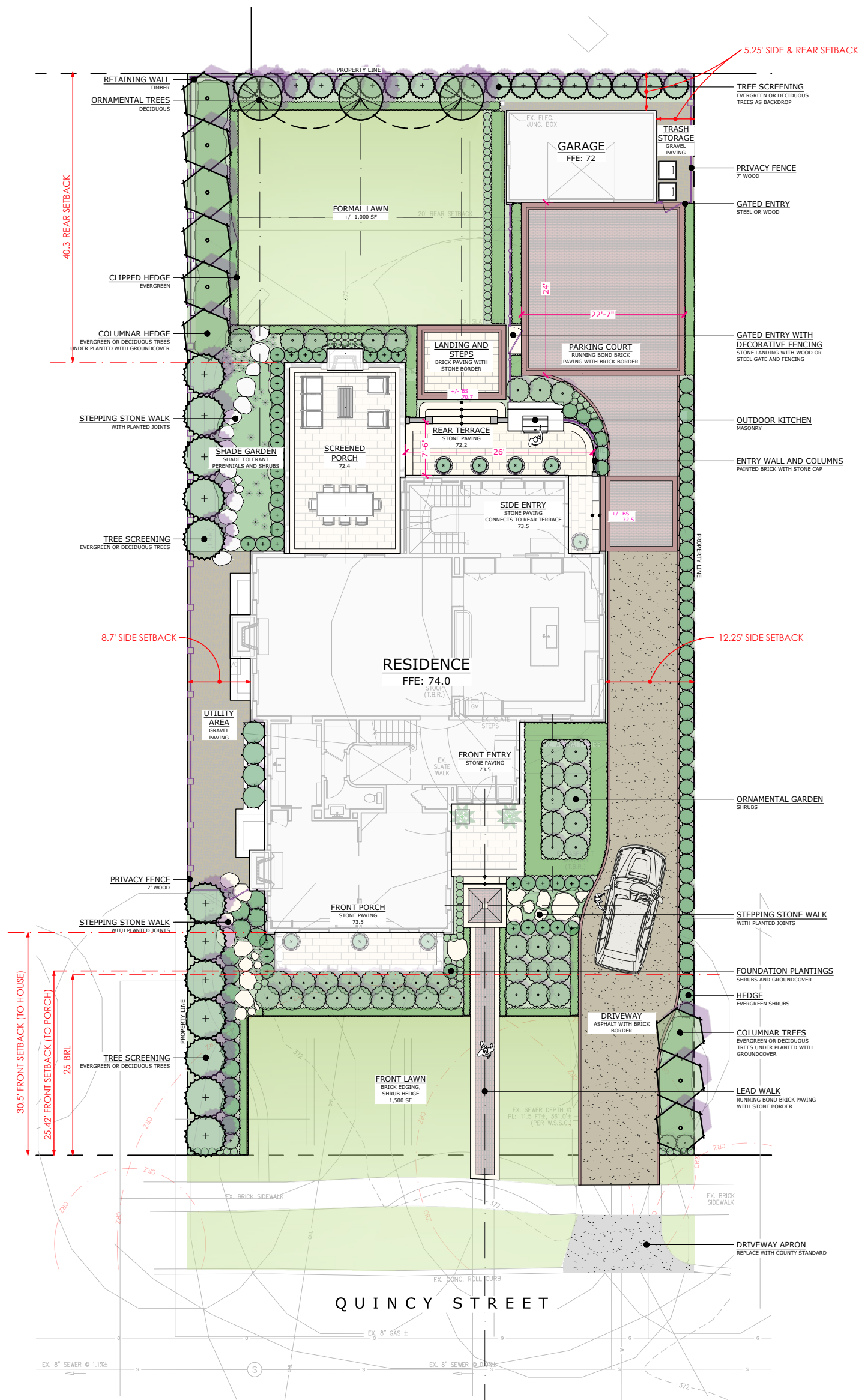
Spanish Slate Shingles  
Flat Seam Copper Roof at Low Slope Locations  
Half Round 6" Copper Gutters and 4" Round Downspouts

**Trim**

Painted Wood (Sapele) Pilasters  
Painted Wood (Sapele) Window/Door casing 5/4x6  
Painted Wood (Sapele) mouldings (at portico, rake, eave, etc..  
Painted Wood 12" Square Tuscan Columns by *Somerset Door & Column*  
Painted Wood (Sapele) Operable Shutters by *Timberlane*







**RICHARDSON & ASSOCIATES**  
LANDSCAPE ARCHITECTURE

WASHINGTON, DC  
202 670-4405 / OFFICE@JRICHARDSONLA.COM

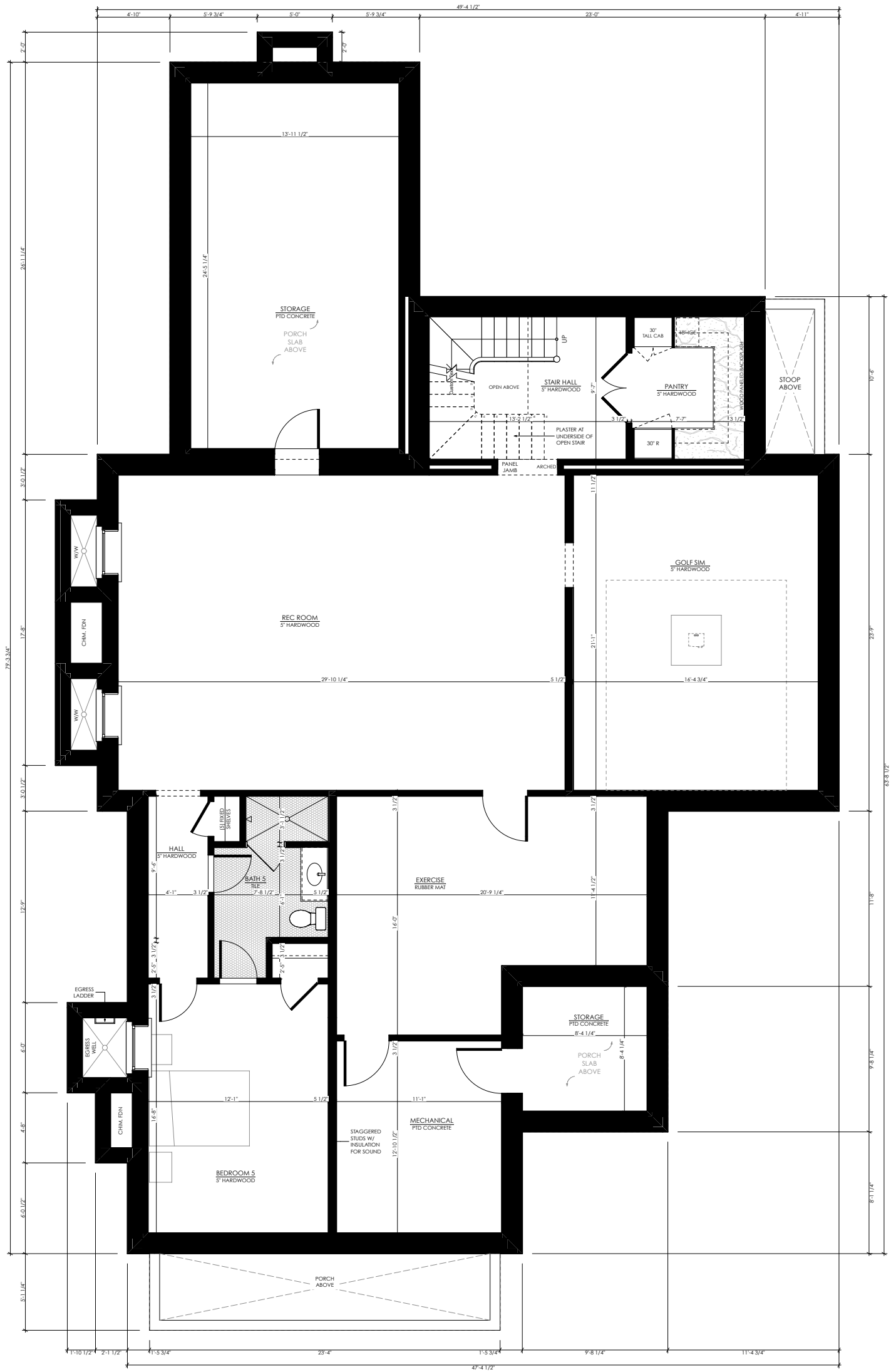
SEE PAGE 20 FOR LANDSCAPE  
MATERIALITY PRECEDENT IMAGES

THOMSON & COOKE ARCHITECTS

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

**HISTORIC AREA WORK PERMIT**

**Proposed Site Plan**  
Scale: 1/16" = 1'-0"  
**Little Residence**  
**11 Quincy Street**

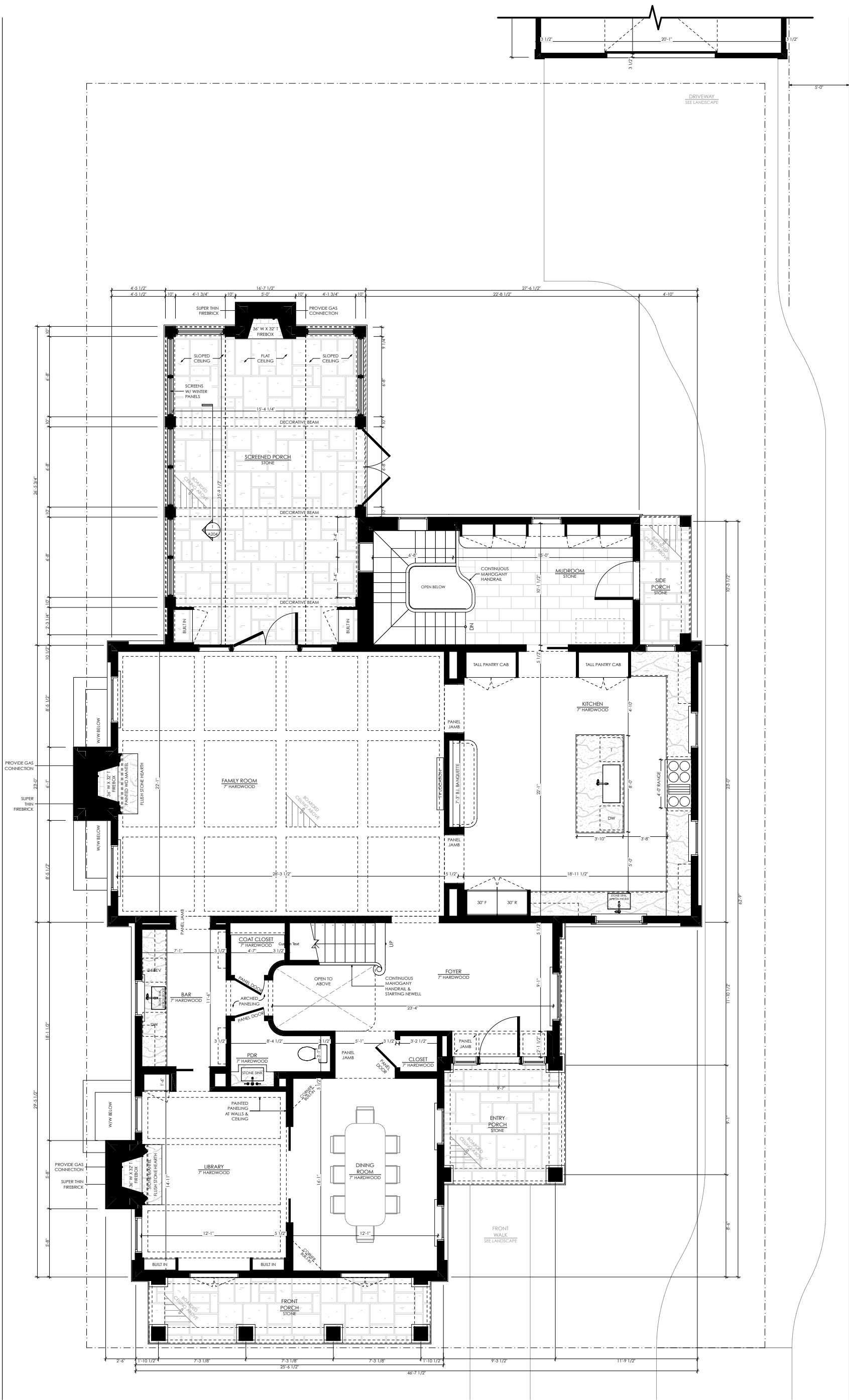


THOMSON & COOKE ARCHITECTS

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

HISTORIC AREA WORK PERMIT

Basement Plan  
Scale: 1/8" = 1'-0"  
Little Residence  
11 Quincy Street  
23

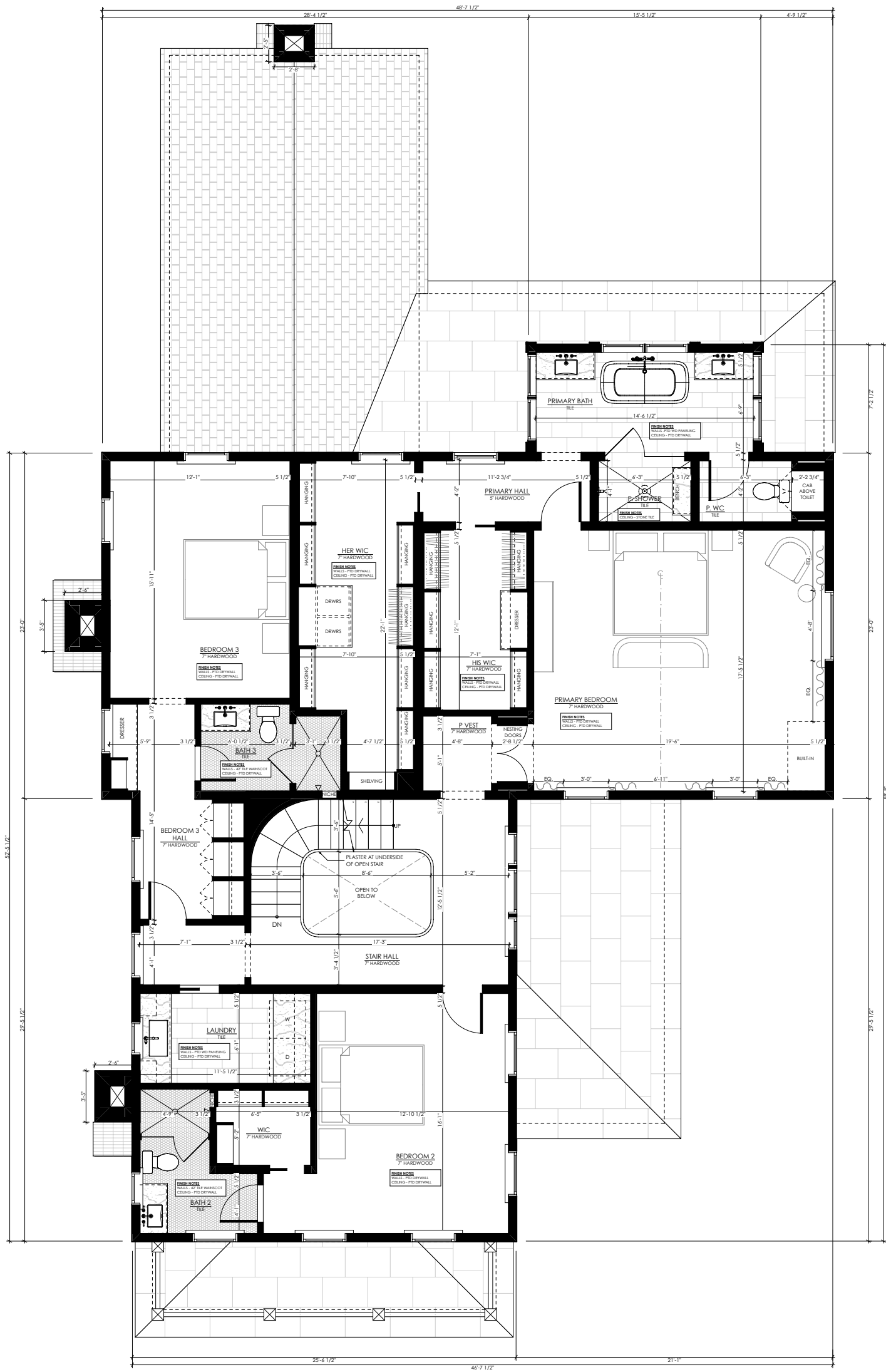
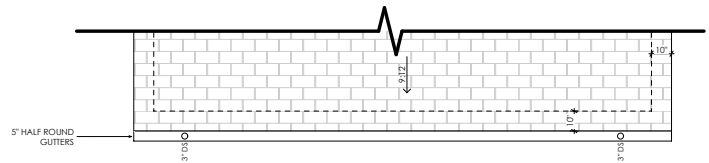


THOMSON & COOKE ARCHITECTS

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

HISTORIC AREA WORK PERMIT

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

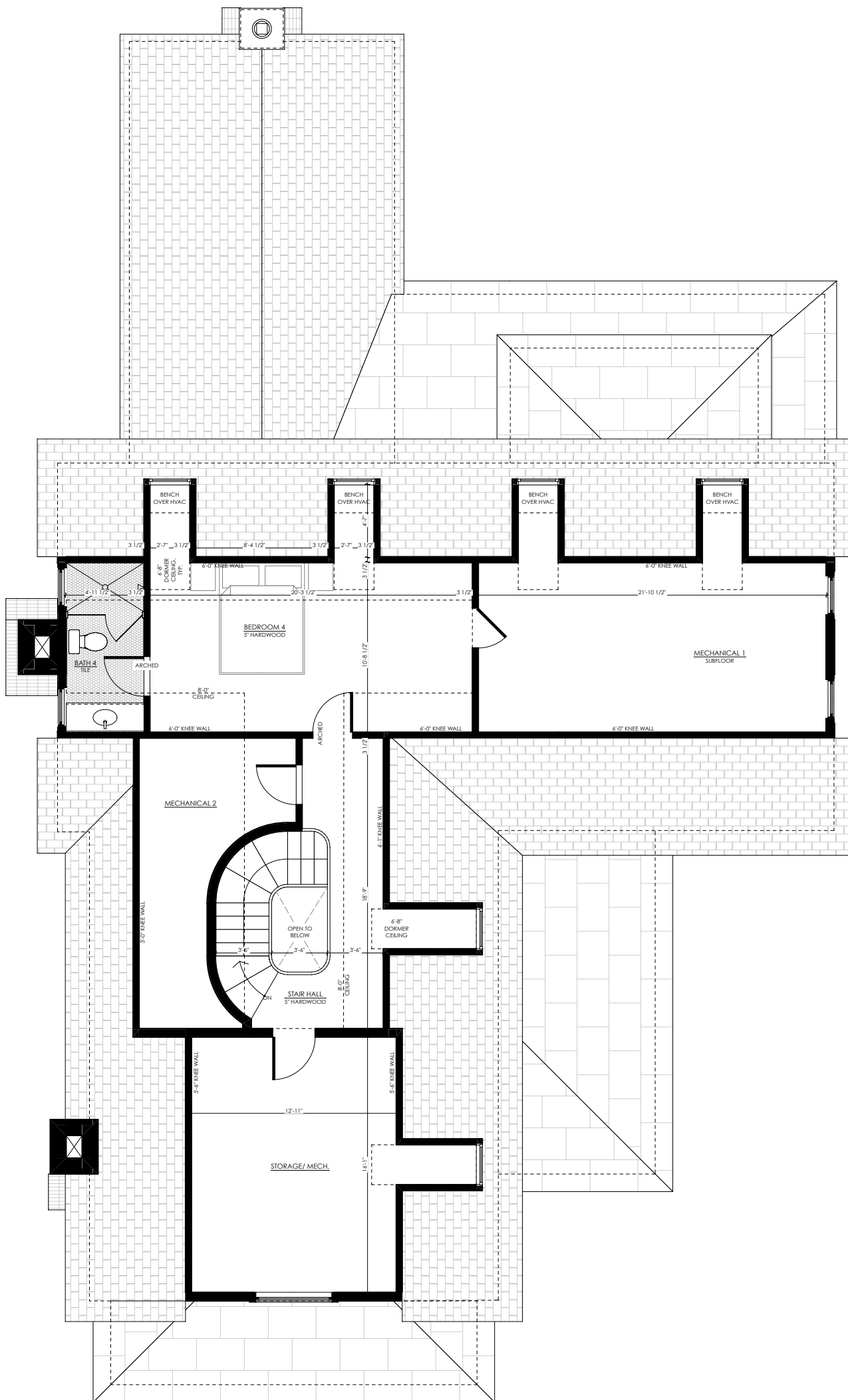


THOMSON & COOKE ARCHITECTS

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

HISTORIC AREA WORK PERMIT

Second Floor Plan  
Scale: 1/8" = 1'-0"  
Little Residence  
11 Quincy Street  
25



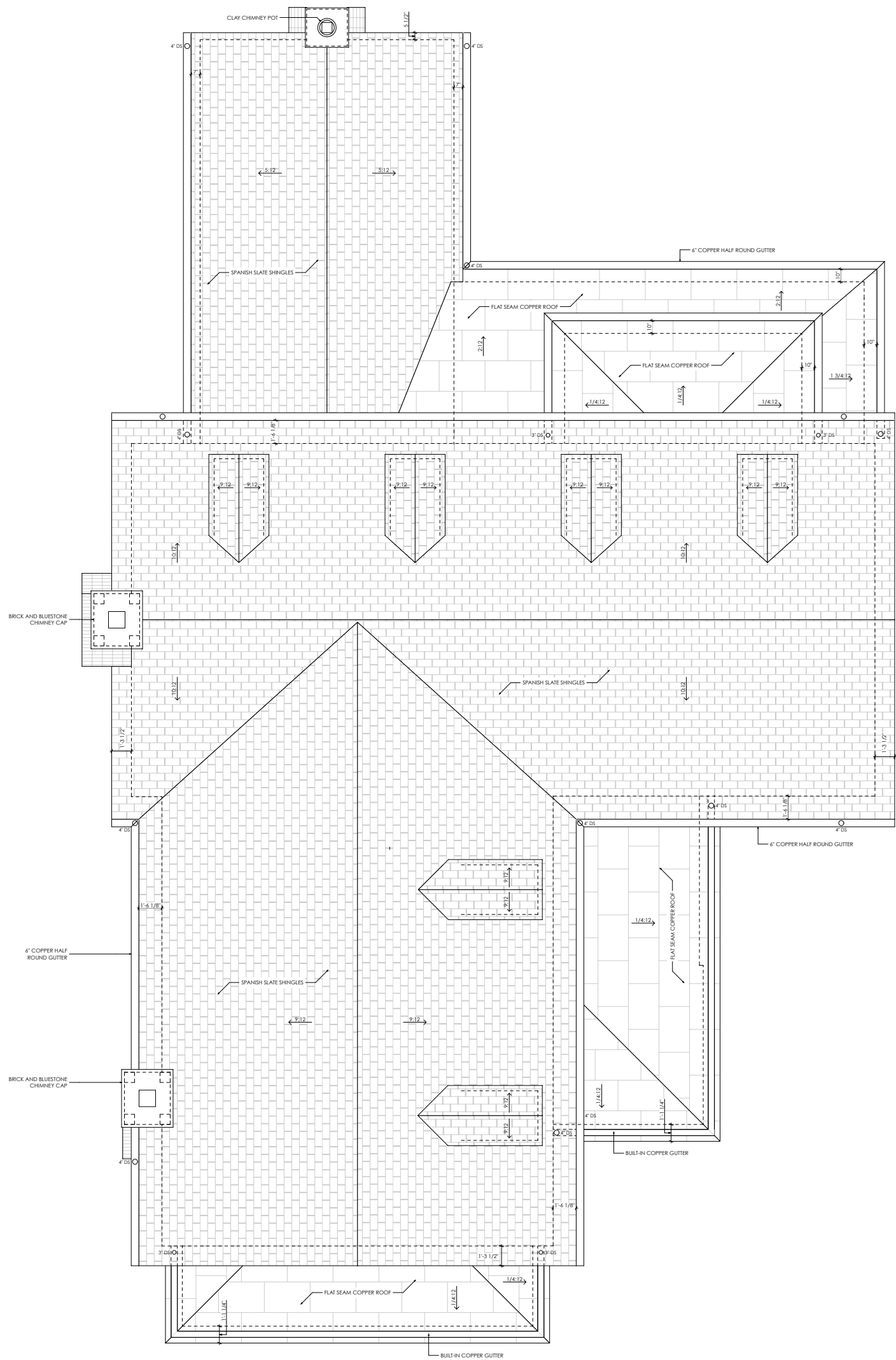
THOMSON & COOKE ARCHITECTS

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

HISTORIC AREA WORK PERMIT

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



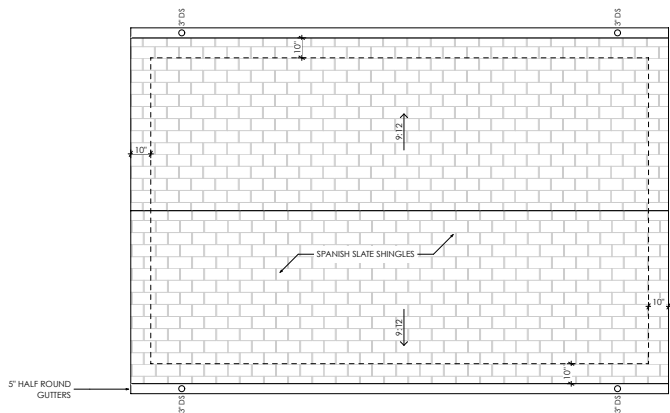


THOMSON & COOKE ARCHITECTS

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

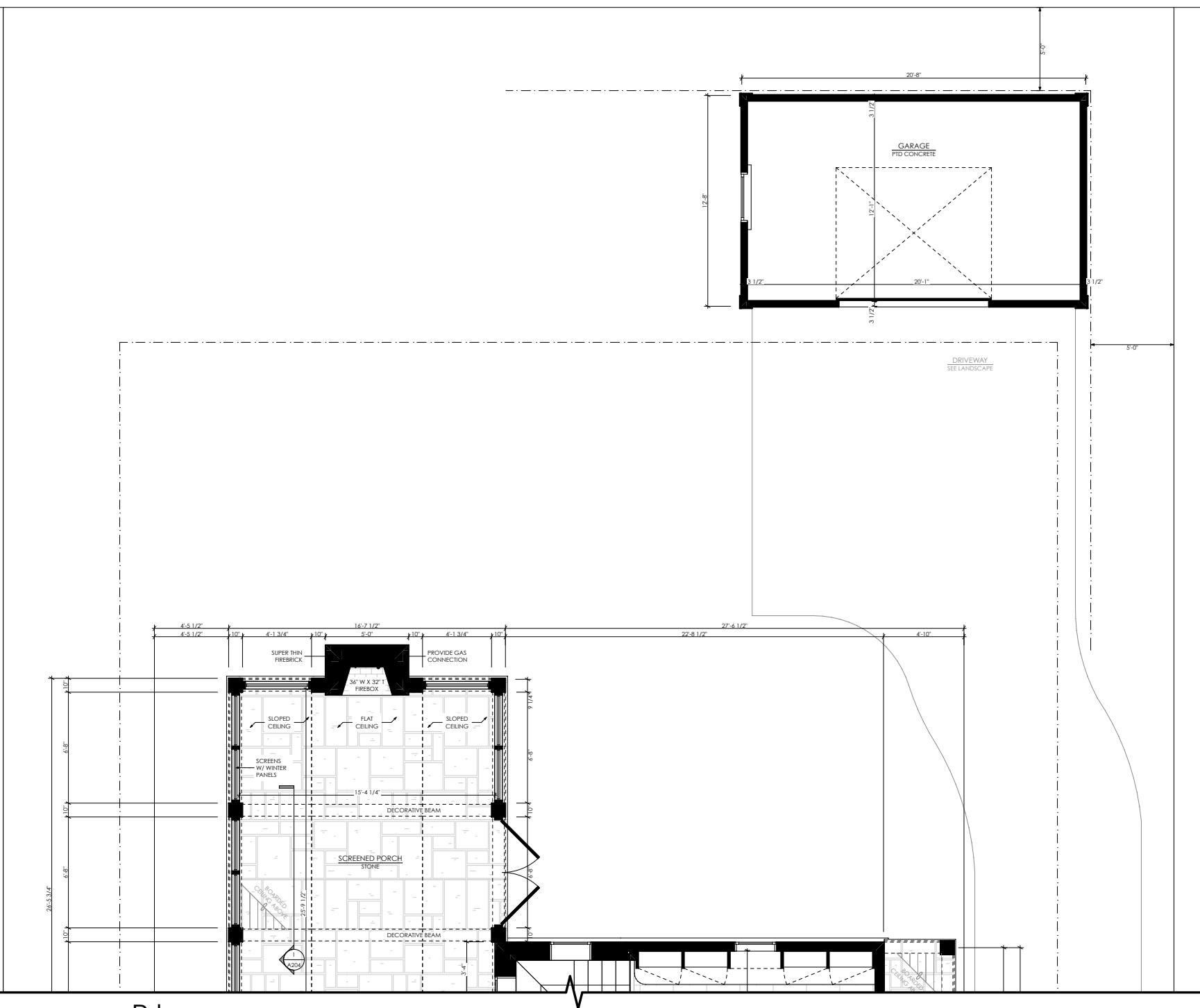
HISTORIC AREA WORK PERMIT

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



## 2 Garage Roof Plan

1/8" = 1'-0"



## 1 Garage Plan

1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

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

HISTORIC AREA WORK PERMIT

Garage Plans  
Scale: 1/8" = 1'-0"  
Little Residence  
11 Quincy Street



## 2 Rear Elevation

1/8" = 1'-0"



## 1 Front Elevation

1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

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

HISTORIC AREA WORK PERMIT

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



# 1 Right Elevation

1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

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

HISTORIC AREA WORK PERMIT

Right Elevation  
Scale: 1/8" = 1'-0"  
Little Residence  
11 Quincy Street  
30 16



# 1 Left Elevation

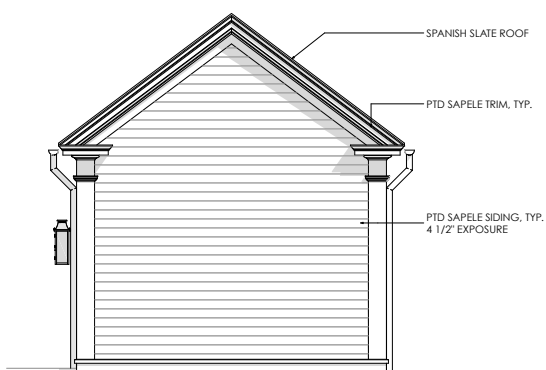
1/8" = 1'-0"

THOMSON & COOKE ARCHITECTS

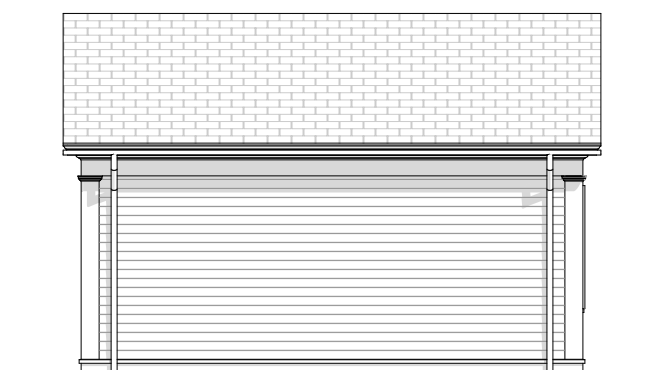
5155 MACARTHUR BLVD NW  
WASHINGTON DC 20016  
202.686.6583  
WWW.THOMSONCOOKE.COM

HISTORIC AREA WORK PERMIT

Left Elevation  
Scale: 1/8" = 1'-0"  
Little Residence  
11 Quincy Street  
31 17



**1** Garage Right Elevation  
1/8" = 1'-0"



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

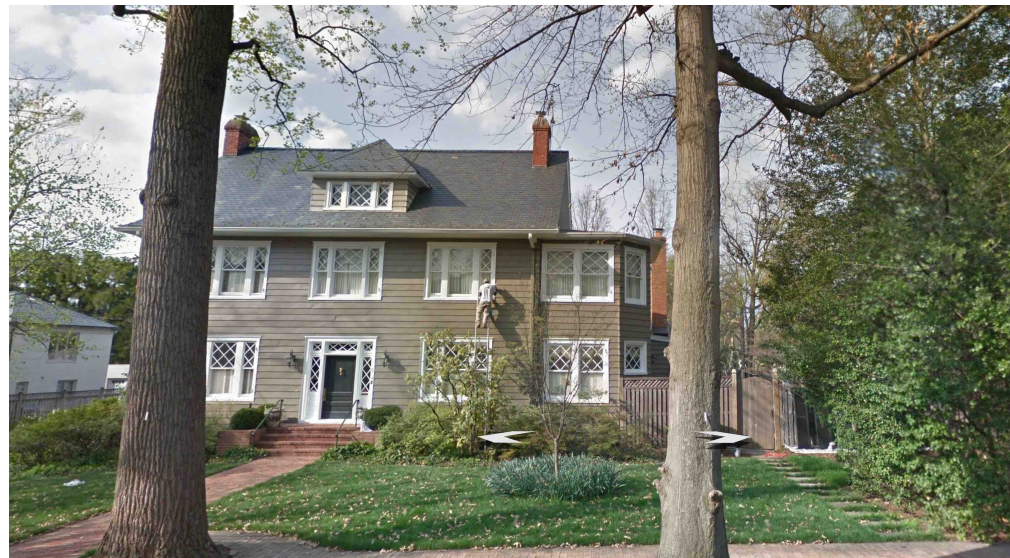


**3** Garage Left Elevation  
1/8" = 1'-0"



**4** Garage Front Elevation  
1/8" = 1'-0"





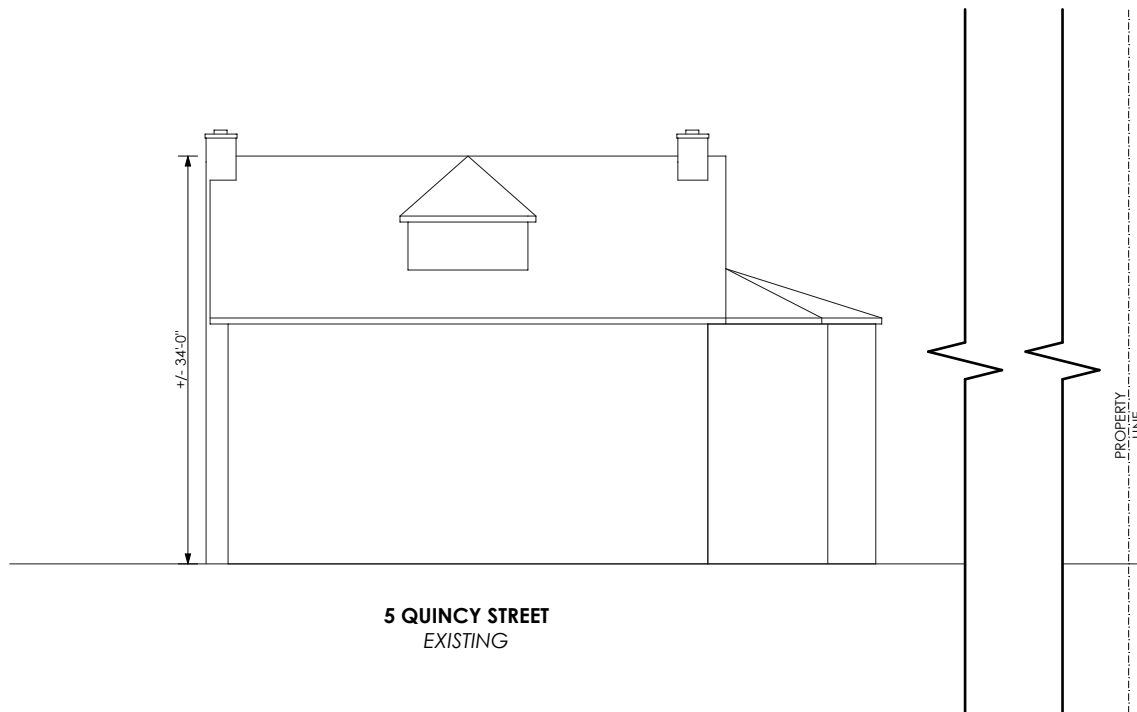
**5 QUINCY STREET**  
*EXISTING*



**11 QUINCY STREET**  
*PROPOSED*



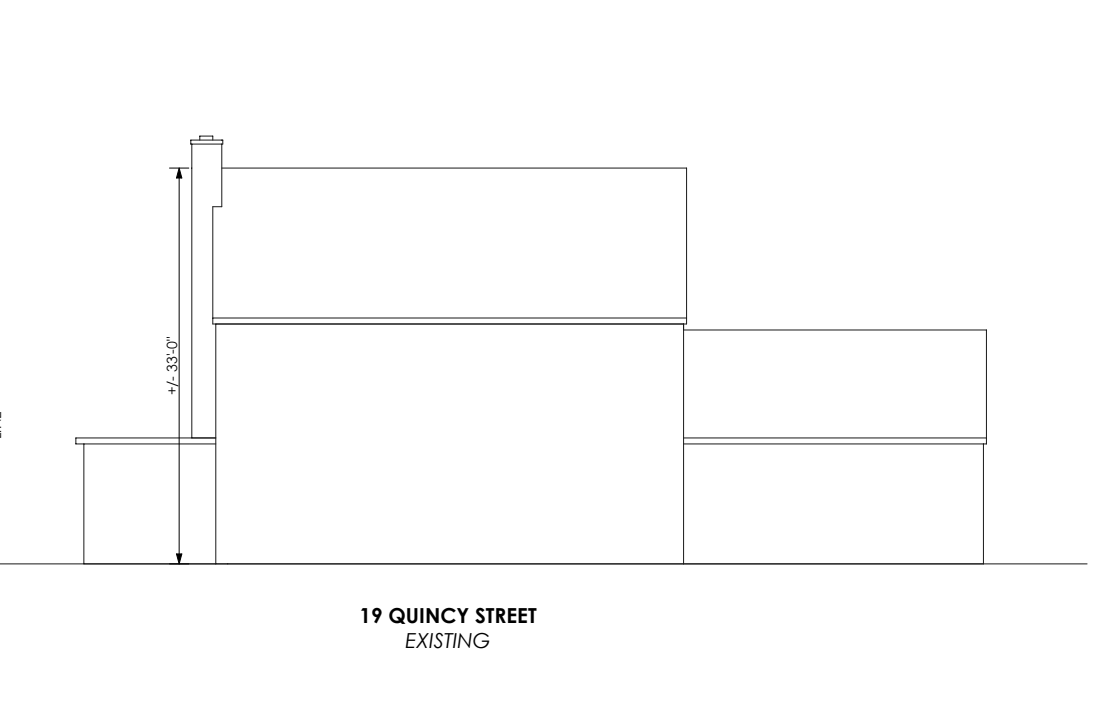
**19 QUINCY STREET**  
*EXISTING*



**5 QUINCY STREET**  
*EXISTING*



**11 QUINCY STREET**  
*PROPOSED*



**19 QUINCY STREET**  
*EXISTING*

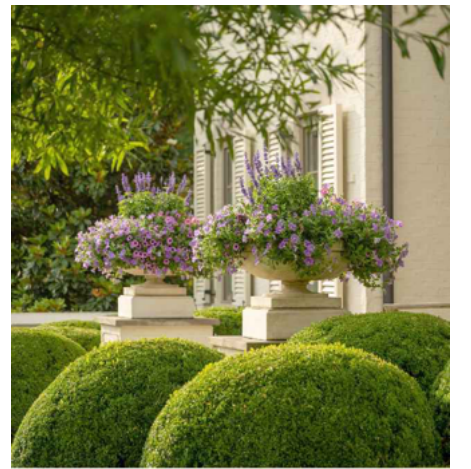
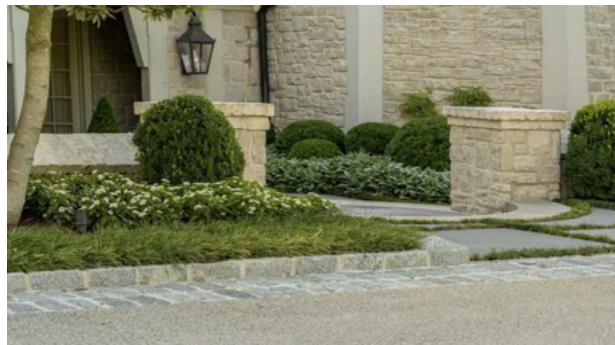
THOMSON & COOKE ARCHITECTS

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

HISTORIC AREA WORK PERMIT

Streetscape Study  
Scale: 1/16" = 1'-0"  
Little Residence  
11 Quincy Street  
33





THOMSON & COOKE ARCHITECTS

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

HISTORIC AREA WORK PERMIT

Landscape Materiality

Little Residence  
11 Quincy Street  
34 20