

Preliminary Consultation
1 Quincy Street Chevy Chase
Chevy Chase Village Historic District

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1 Quincy Street, Chevy Chase	Meeting Date:	3/12/2008
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	3/5/2008
Applicant:	B. Frank Saul (David Steinbraker, Agent)	Public Notice:	2/27/2008
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	N/A	Staff:	Josh Silver
PROPOSAL:	Side porch enclosure, porch reconstruction and other alterations		

STAFF RECOMMENDATION:

Staff recommends the applicants make revisions based on comments from staff and the Historic Preservation Commission and return for a Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival/Craftsman
DATE: c.1909

The subject house is a five bay, 2 ½ -story, cross hipped roof, Colonial Revival/Craftsman dwelling. The house contains a stucco finish on both stories, and is sheathed with a slate roof. The house contains casement windows on the 1st story and is detailed with 6/6 double-hung windows on the 2nd story.

HISTORIC CONTEXT

Chevy Chase Village was Montgomery County's first and most influential streetcar suburb planned and developed between 1892 and 1930. It was the most visionary investment in Montgomery County real estate in the late nineteenth and early twentieth century - representing the Chevy Chase Land Company's prototype for a planned suburb and setting the tone for early twentieth century neighborhoods throughout northwest Washington and southern Montgomery County. Architecturally, Chevy Chase Village contains the county's highest concentration of outstanding architect-designed and builder vernacular suburban houses rendered in post-Victorian styles of the period 1890-1930. Together, the surviving plan and architecture of Chevy Chase Village represents one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.

PROPOSAL:

The applicant is proposing to:

- Restore an original open style front porch at the subject property. The proposed design is based on a historic photo provided by the applicant that documents an open style porch once existed at the property
- Enclose an existing open style covered porch on the north elevation of the house
- Reconfigure and extend the existing non-historic rear addition to accommodate a new interior space program. The exterior changes that will result from this project include the enclosure of the existing stairs and landing, construction of two side loading stair units, and the removal of one non-historic window on the north elevation and two non-historic picture windows with sidelights on the east elevation. This project also includes the installation of new double-hung wooden windows, and a gable roof.

APPLICABLE GUIDELINES:

When reviewing alterations 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *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 as follows:

Chevy Chase Village Historic District Master Plan

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 three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied to additions above existing front porches.

Montgomery County Code; Chapter 24A

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

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

Secretary of the Interior's Standards for Rehabilitation

#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

Staff met with the applicant's agent to discuss the design strategy for the proposed side porch enclosure. As this property is an outstanding resource staff expressed some concern with enclosing the existing side porch and recommended the applicant submit their proposal as a preliminary consultation to discuss the design strategy with the Commission before proceeding to a HAWP to ensure the design is accurate and consistent with the style of the house and associated porches.

Side porch enclosure

Although staff is not opposed to the applicant enclosing the porch and generally supports the proposed design because of its transparency and retention of some original features, it is important that the Commission reviews this alteration because this is change to a character defining feature on an outstanding resource.

The *Guidelines* state porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied to additions above existing front porches.

Although the side porch is visible from the public right-of-way, the considerable setback of the house and expansive front yard mitigate the impact these proposed alterations would have on streetscape of the historic district. The proposal is in agreement with the *Guidelines* for a side porch enclosure to an outstanding resource. The design for the side porch enclosure is sympathetic to the style of the house, and will have little or no adverse impact on the character of the house or historic district. The installation of operable and fixed French doors with sidelights provides transparency and the retention of the existing balustrade and columns preserves the structural composition of the original open porch style for the possibility of future reconstruction.

Front porch restoration

Staff is pleased the applicant is proposing to restore an open style porch at the front of the house, consistent with an original front porch. The proposed design is based on a historical photo and is sympathetic to the existing porch and style of the house. The reuse of the existing railing, balustrade and stone from the proposed porch enclosure on the west elevation of the house allows the restored porch to read with a high level of historical accuracy. *SEE CORRECTION ON PG. 12 OF TRANSCRIPT.*

Rear addition reconfiguration/extension

STONE WILL COME FROM WALL/ENTRANCE GATE ON PROPERTY.

Staff supports the proposed reconfiguration and extension of the existing non-historic rear addition. The proposed work is confined to the rear of the house and will have no adverse impact to the historic massing. The proposed construction of two new wooden side loading stair units and the installation of wooden windows and doors are appropriate treatments for a contemporary rear addition.

Staff supports the use wooden windows and doors for the proposed side porch enclosure and rear addition reconfiguration. However, staff wants to ensure all windows and doors on the side porch enclosure are true divided light in profile and notes that it may be appropriate for the rear addition to contain windows and doors with a simulated divided light profile. Staff recommends the applicant develop a window and door schedule before proceeding to HAWP.

STAFF RECOMMENDATION:

Staff recommends the applicants make revisions based on comments from staff and the Historic Preservation Commission and return for a Historic Area Work Permit.



DEPARTMENT OF PERMITTING SERVICES
 25 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
 301/777-5370

DPS - #6

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

STEINBRCKER@VERIZON.NET

Contact Person: DAVID STEINBRCKER
 Daytime Phone No.: 202 333 1790

Tax Account No: _____
 Name of Property Owner: B. FRANK SPAUL Daytime Phone No.: 301 652 2633
 Address: #1 QUINCY ST. CHEVY CHASE MD. 20925
Street Number City State Zip Code
 Contractor: G. MORRIS STEINBRCKER 1501 INC Phone No.: 202 333 1790
 Contractor Registration No.: 2357
 Agent for Owner: G. DAVID STEINBRCKER Daytime Phone No.: 202 333 1790

LOCATION OF BUILDING/PREMISE

House Number: #1 QUINCY Street: QUINCY
 Town/City: CHEVY CHASE Nearest Cross Street: COMMERCIAL DR
 Lot: 37 Block: 61 Subdivision: CHEVY CHASE
 Litter: 8271 Folio: 251 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate Add Slab Room Addition Porch Deck Shed
 Move Install Wreck/Dismantle Solar Fireplace Woodburning Stove Single Family
 Reconstruct Repair Reversible Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 200,000.00

1C. If this is a revision of a previously approved permit, see permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Ent rely on land of owner On public right of way/easement

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

David Steinbrcker
 Signature of owner or authorized agent

2/14/09
 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____
 Application Form #10 _____ Date Filed _____ Date Issued _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

LARGE SINGLE FAMILY DWELLING ON LARGE
TREE FILLED LOT. HOUSE NAMED "DUDMAN" IS
SET WELL BACK FROM COMM. AVE.

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

ENCLOSED EXISTING NORTH SIDE OPEN PORCH, SALVAGING
EXISTING BALUSTRADE FOR REUSE ON PROPOSED NEW RESTORED
DECK. MATCH EXISTING COLUMN DETAILS AND INSTALL AS
HALF COLUMNS. CONSTRUCT / RESTORE OPEN DECK AT
WEST SIDE EXTENDING EXISTING PORCH DECK. REUSE
SALVAGED BALUSTRADE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the crown of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, 1301/279-1355.

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6

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

Owner's mailing address

#1 QUINCY STREET
CHEVY CHASE, MD. 20825

Owner's Agent's mailing address

3207 GRACE ST., N.W.
WASHINGTON DC 20007

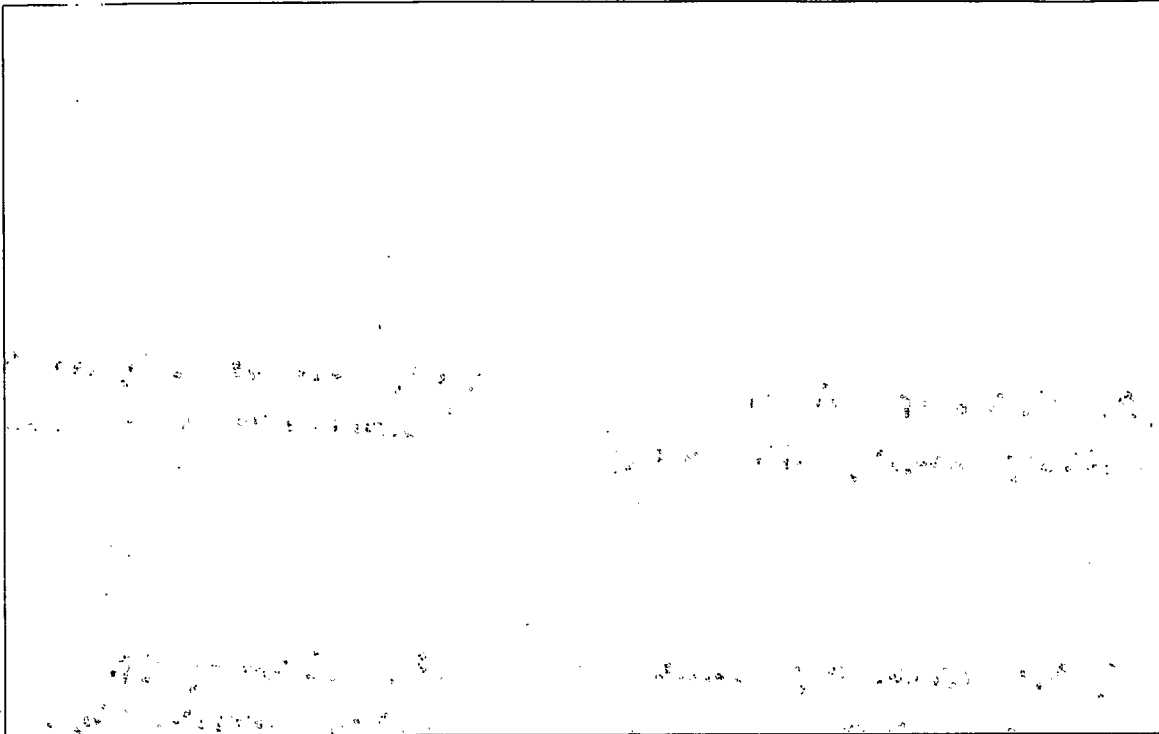
Adjacent and confronting Property Owners mailing addresses

3810 BROOKLYN LANE
CHEVY CHASE, MD. 20825
STEPHEN + KRISTEN POST

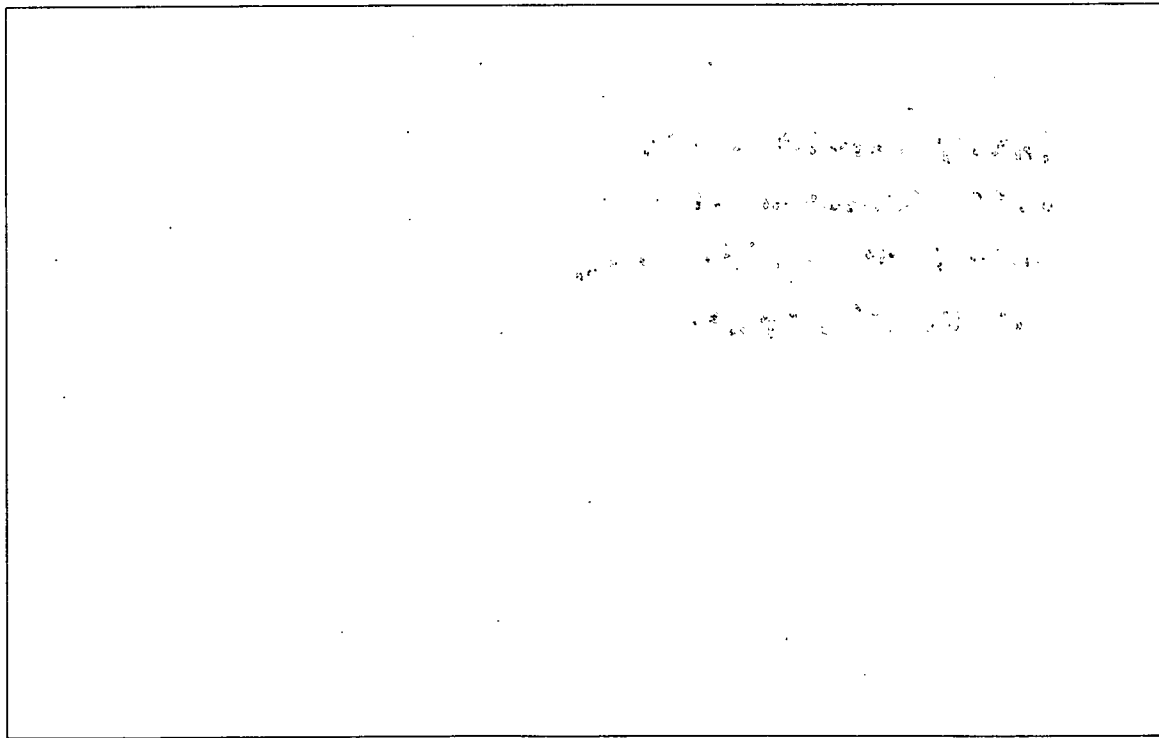
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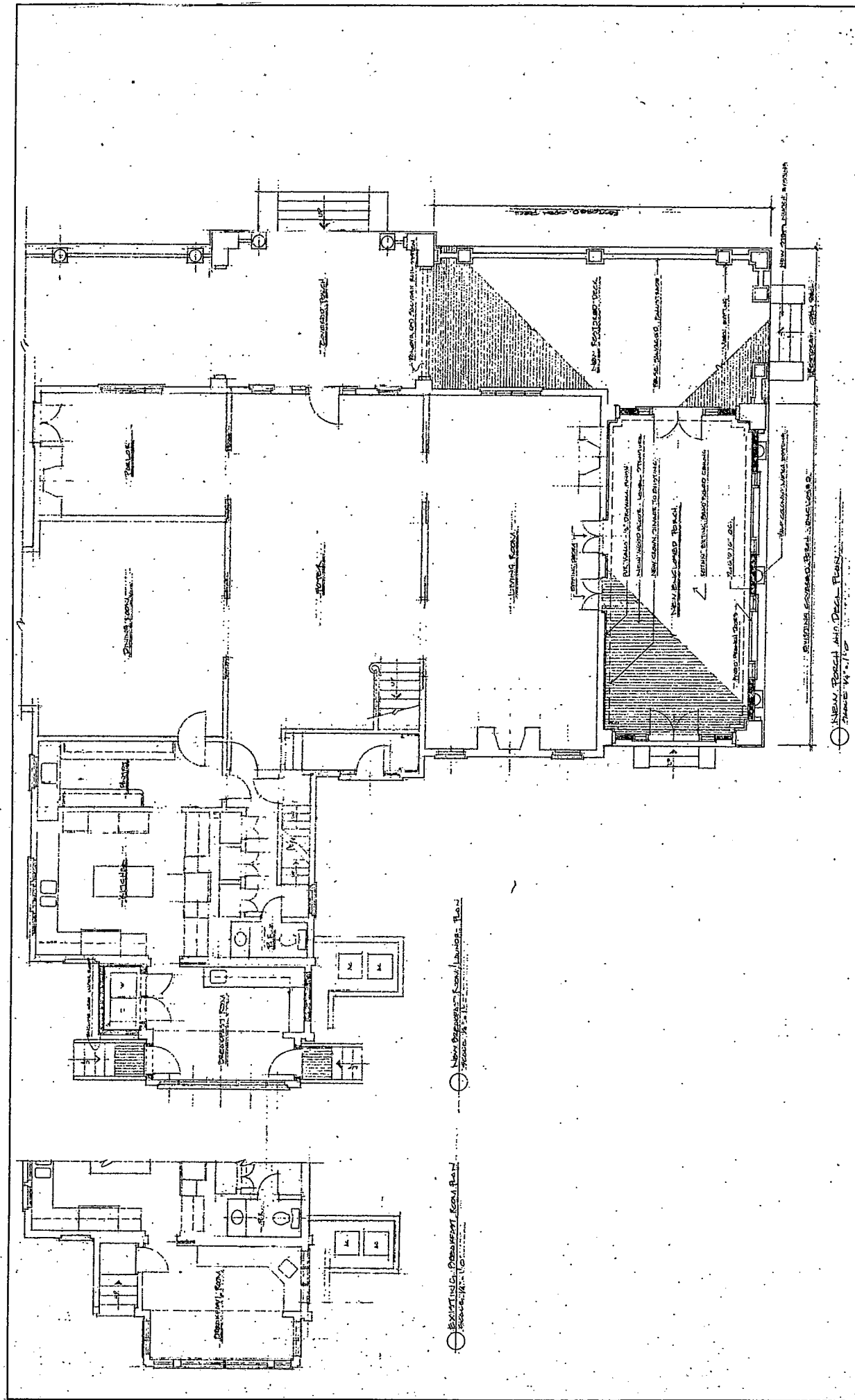
Existing Property Condition Photographs (duplicate as needed)



Detail: _____

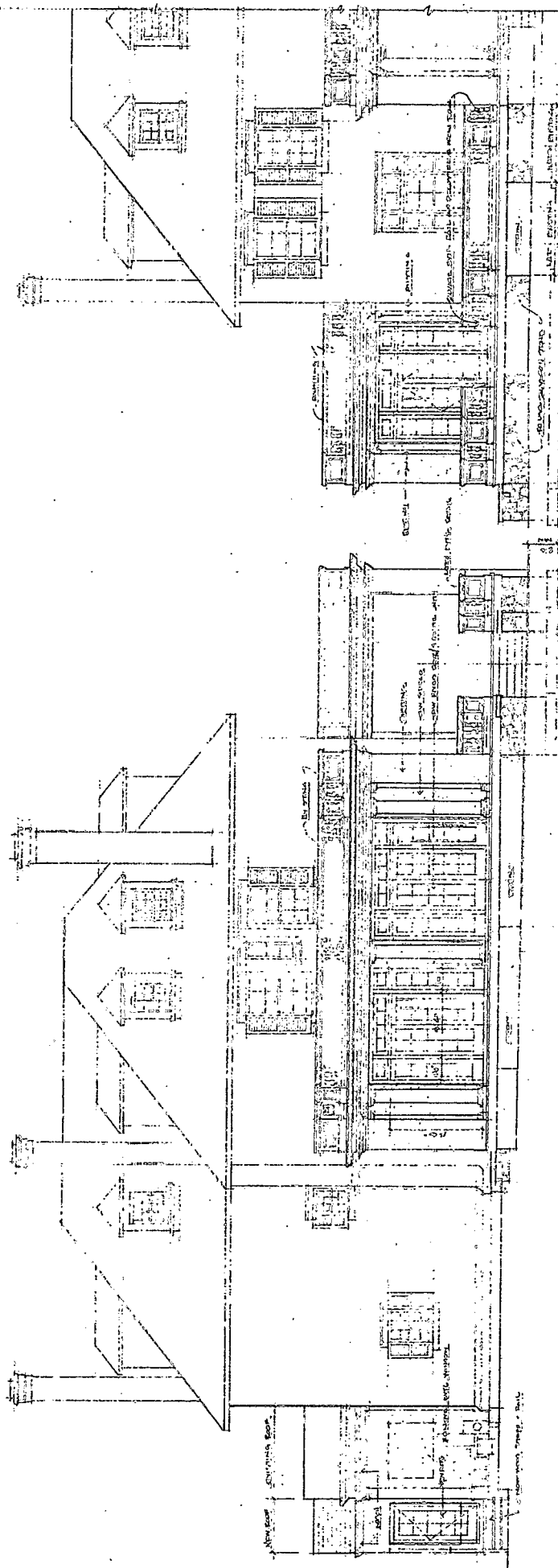


Detail: _____



DATE	BY	SCALE	SHEET #
1/1/10	JAL	1/4" = 1'-0"	1
DESIGNED BY: RESIDENTIAL ARCHITECTURE		DRAWN BY: JAL	
CHECKED BY: JAL		DATE: 1/1/10	
PROJECT: RESIDENTIAL CONVERSION		SHEET: 1 OF 2	

G. MORRIS STEINBRAKER & SON, INC.
 GENERAL CONTRACTORS
 3207 GRACE STREET, N.W.
 WASHINGTON, D.C. 20007
 (202) 333-7900



⊙ NORTH ELEVATION
 3001 GRACE STREET, N.W.
 WASHINGTON, D.C. 20007

⊙ WEST ELEVATION FROM AVE. SIDE
 3001 GRACE STREET, N.W.
 WASHINGTON, D.C. 20007

G. MORRIS STEINBRAKER & SON, INC.
 GENERAL CONTRACTORS
 3001 GRACE STREET, N.W.
 WASHINGTON, D.C. 20007
 202-333-1790

DATE	SCALE	REV.
7-15-67	1/8" = 1'-0"	1
		2
		3

SHEET
 2
 OF 2

1 Quincy Street, Chevy Chase
Chevy Chase Village Historic District





NORTH ELEVATION



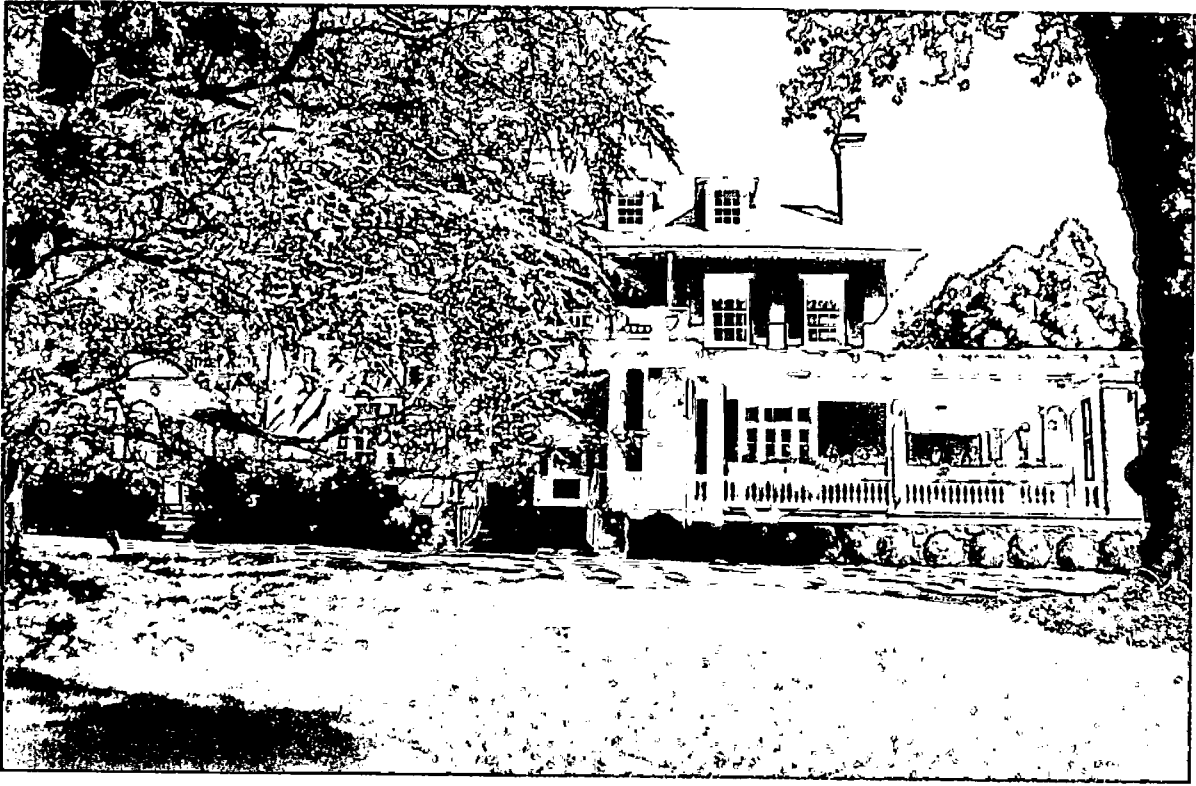
WEST ELEVATION



NORTH ELEVATION



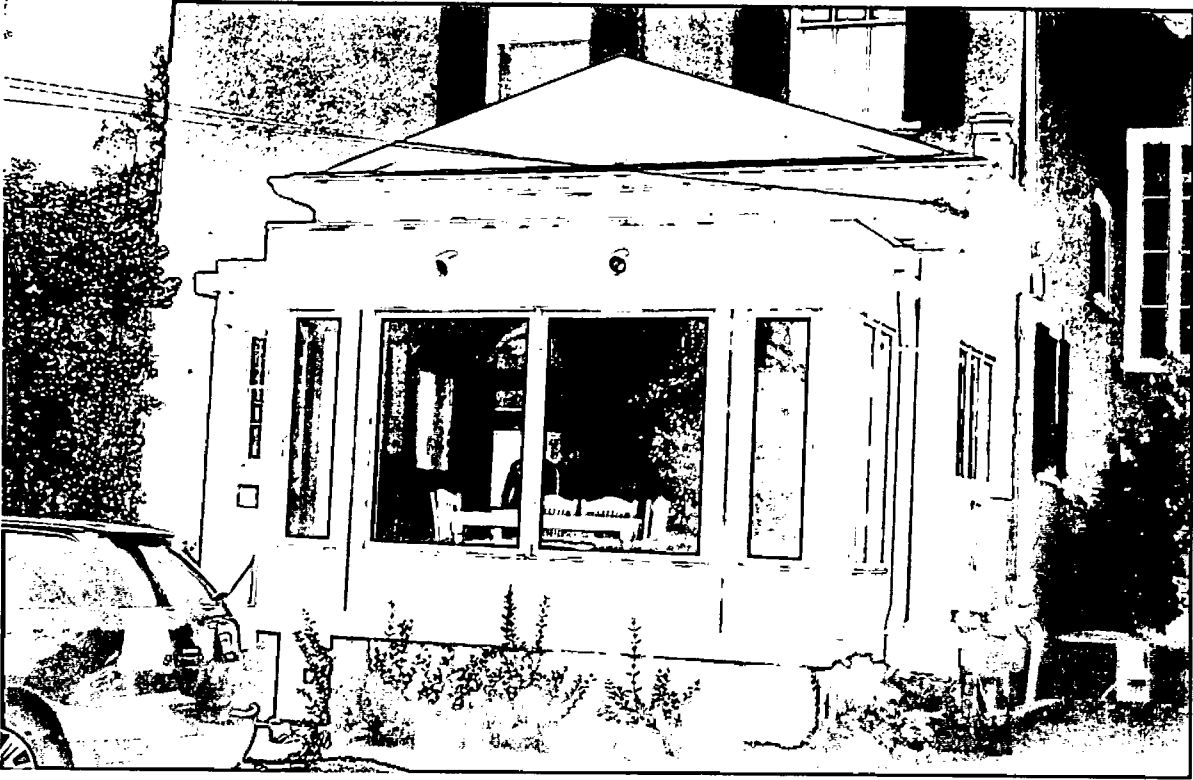
EAST ELEVATION



WEST ELEVATION



EAST ELEVATION



BREAKFAST ROOM ELEVATION



NORTH ELEVATION





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

STEINBRAKER @ VERIZON
.NET

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Liber: 8271 Folio: 251 Parcel:

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1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reze
- Revision
- Repair
- Reversible
- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other:

1B. Construction cost estimate: \$ 200,000.00

1C. Is this a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

David Steinkraker
Signature of owner or authorized agent

2/14/08
Date

Received: _____ For: Chairperson, Historic Preservation Commission

Approved: _____ Signature: _____ Date: _____

Location/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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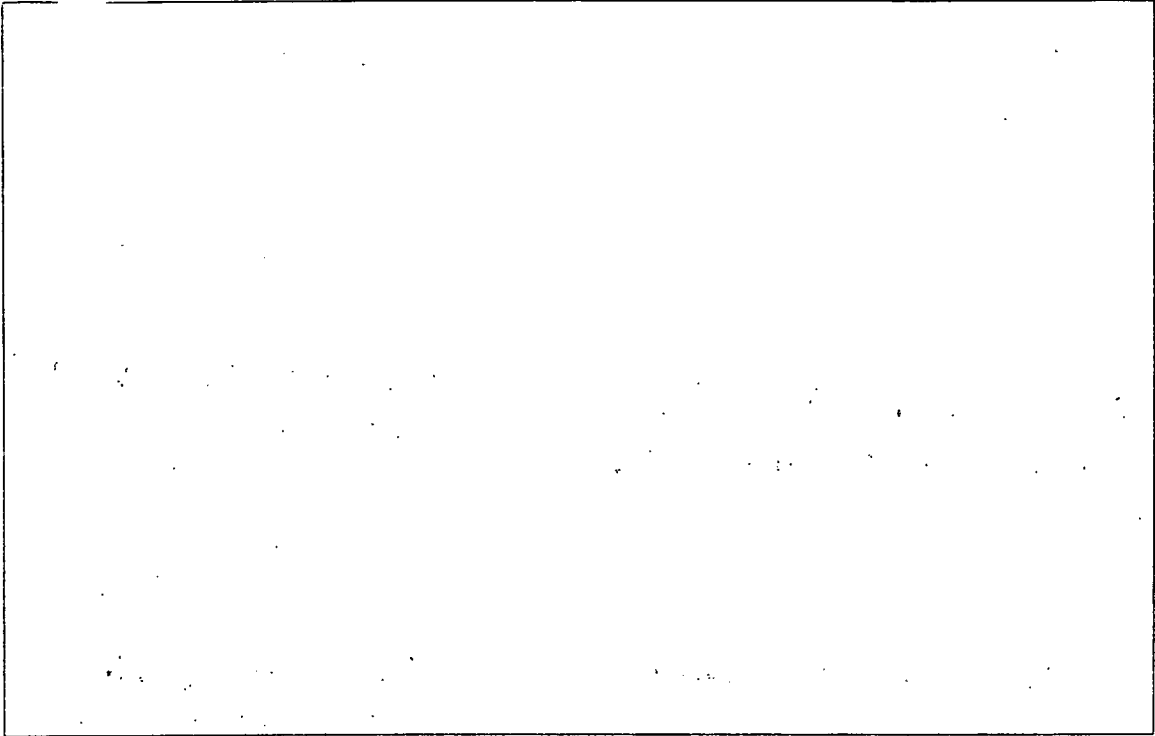
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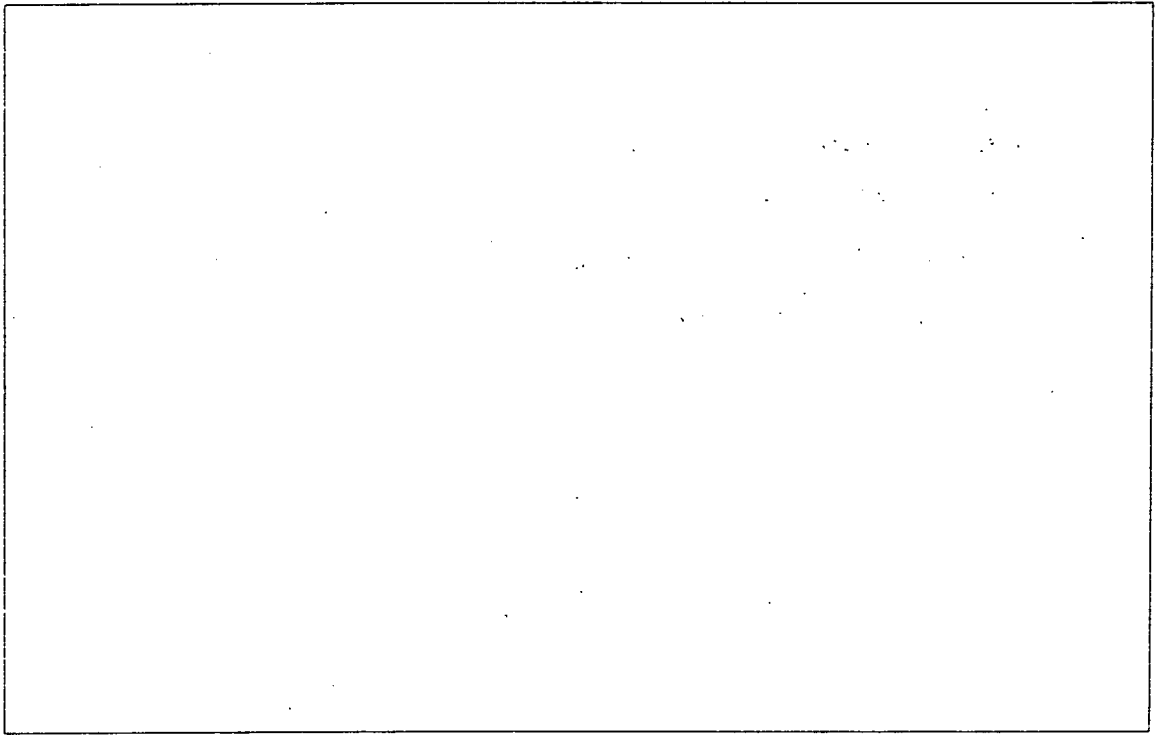
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Existing Party Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

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 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
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 CHEVY CHASE, MD. 20825

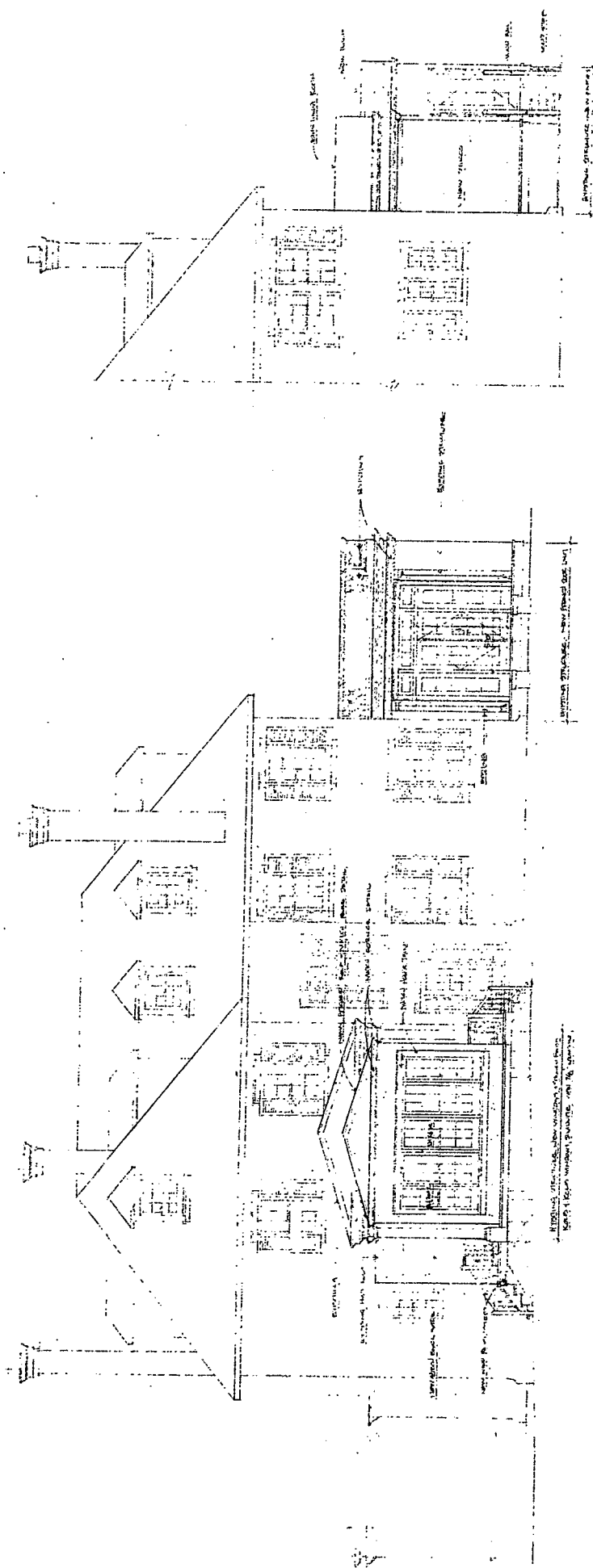
Owner's Agent's mailing address
 3207 GRACE ST., N.W.
 WASHINGTON DC 20007

Adjacent and confronting Property Owners mailing addresses

3810 BRADLEY LANE
 CHEVY CHASE, MD. 20825
 STEPHEN + KRISTEN POST

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 DR. THOMAS JARRETT
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 CHEVY CHASE, MD 20825
 LUKE O'BOYLE



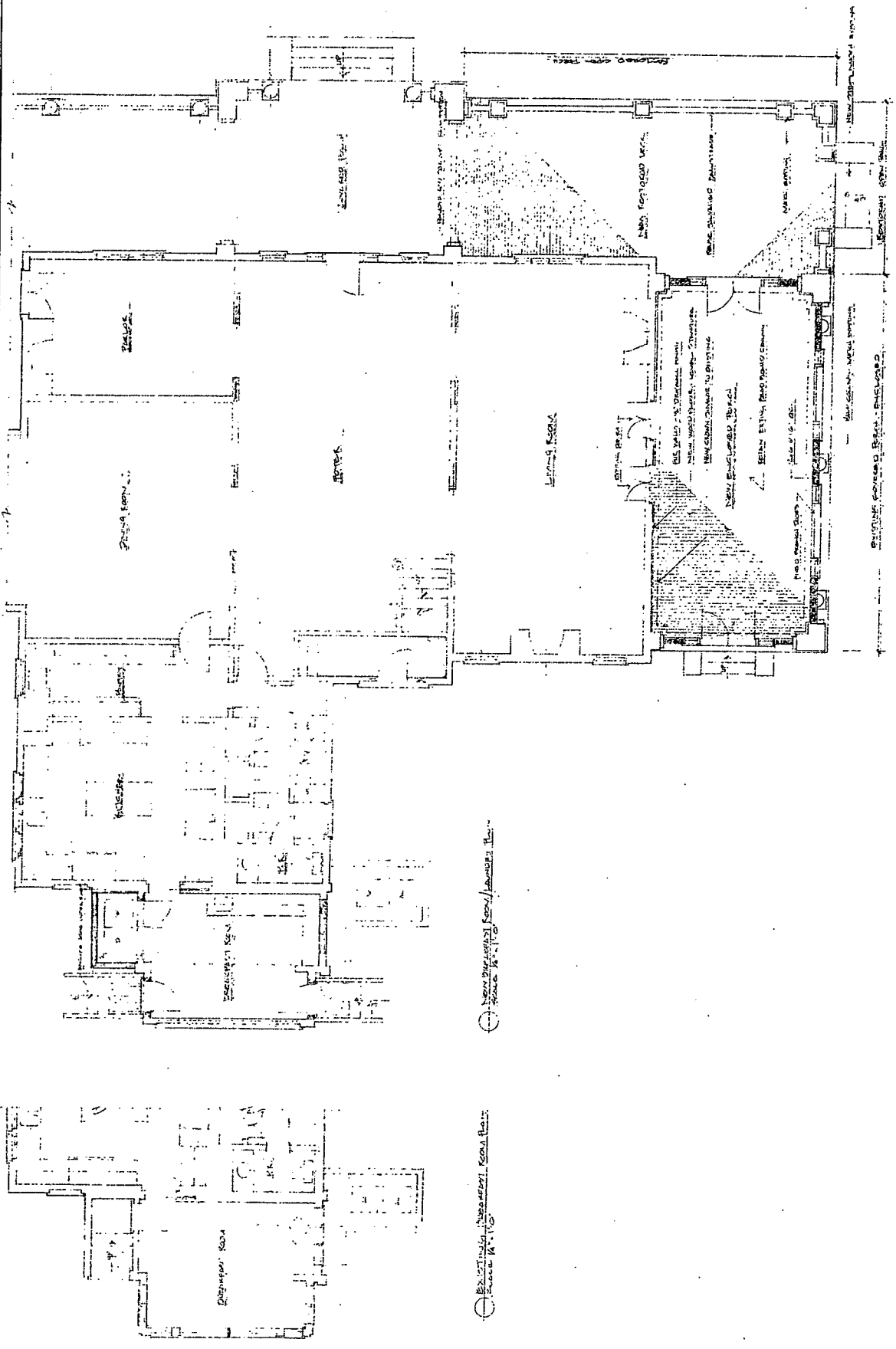
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

REVISIONS TO BE MADE
 SCALE: 1/4" = 1'-0"

G. MORRIS STEINBRAKER & SON, INC.
 GENERAL CONTRACTORS
 1307 GRACE STREET, N.W.
 WASHINGTON, D.C. 20007
 (202) 331-1100

DATE	REVISION	BY	CHKD
10/15/58	1
11/10/58	2
12/15/58	3
1/15/59	4
2/15/59	5
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6/15/66	93
7/15/66	94
8/15/66	95
9/15/66	96
10/15/66	97
11/15/66	98
12/15/66	99
1/15/67	100

SHEET
 1 OF 2

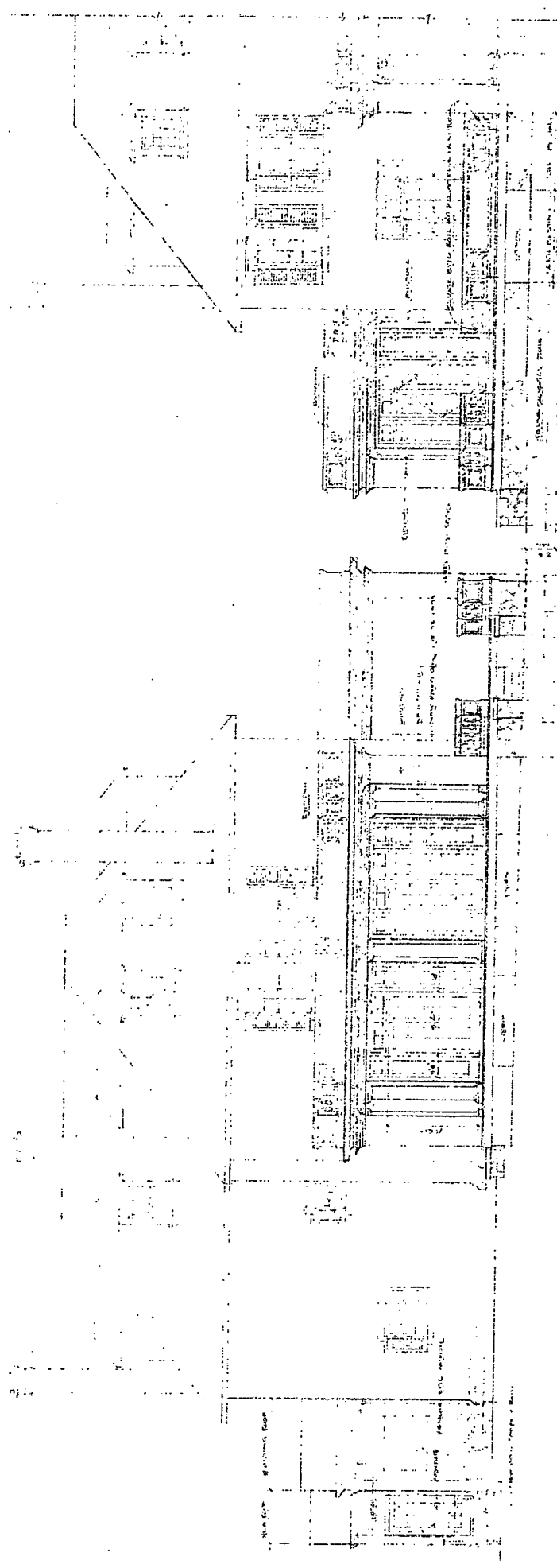


REINFORCED CONCRETE
WOOD FLOORING

MECHANICAL ROOM
WOOD FLOORING

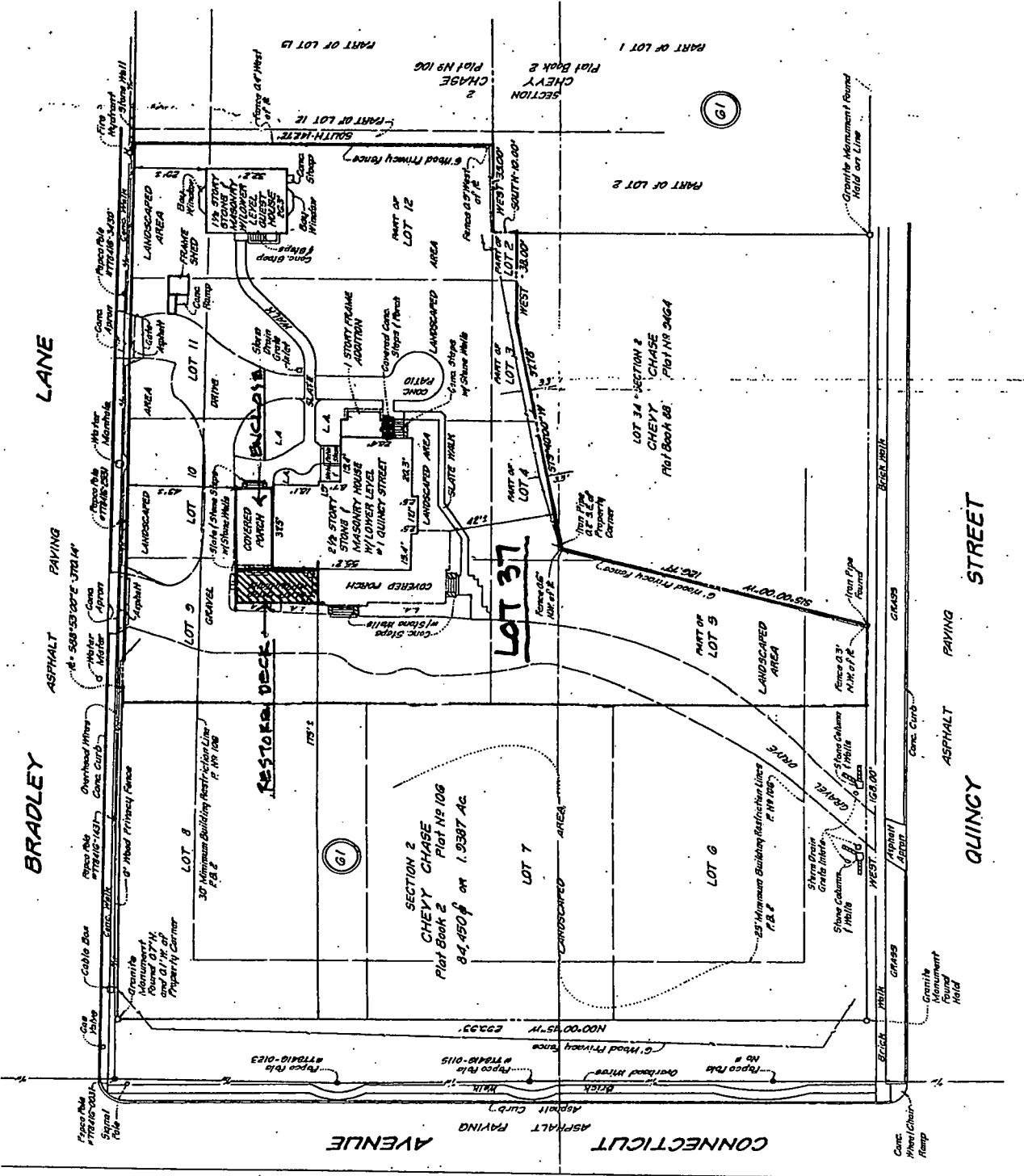
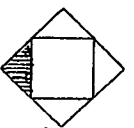
MECHANICAL ROOM
WOOD FLOORING

DATE 10/27/11	SHEET 1
PROJECT 1111 GUNNY STREET ALEXANDRIA, VA 22304	CLIENT THE WASHINGTON POST
C. MORRIS STEINBRAKER & SON, INC. GENERAL CONTRACTORS 1307 GRACE STREET, N.W. WASHINGTON, D.C. 20007 (202) 333-1700	



DATE: 11/15/77		SCALE: 1/8" = 1'-0"		REV: 11/15/77	
DRAWN BY: [Signature]		CHECKED BY: [Signature]		REV: 11/15/77	
PROJECT: [Project Name]		SHEET: 2		OF: 2	
G. MORRIS STEINBRAKER & SON, INC. GENERAL CONTRACTORS			TITLE: [Blank]		
107 OLIVE STREET, N.W. WASHINGTON, D.C. 20007			(202) 331-1700		

Shade portion to indicate North





NORTH ELEVATION



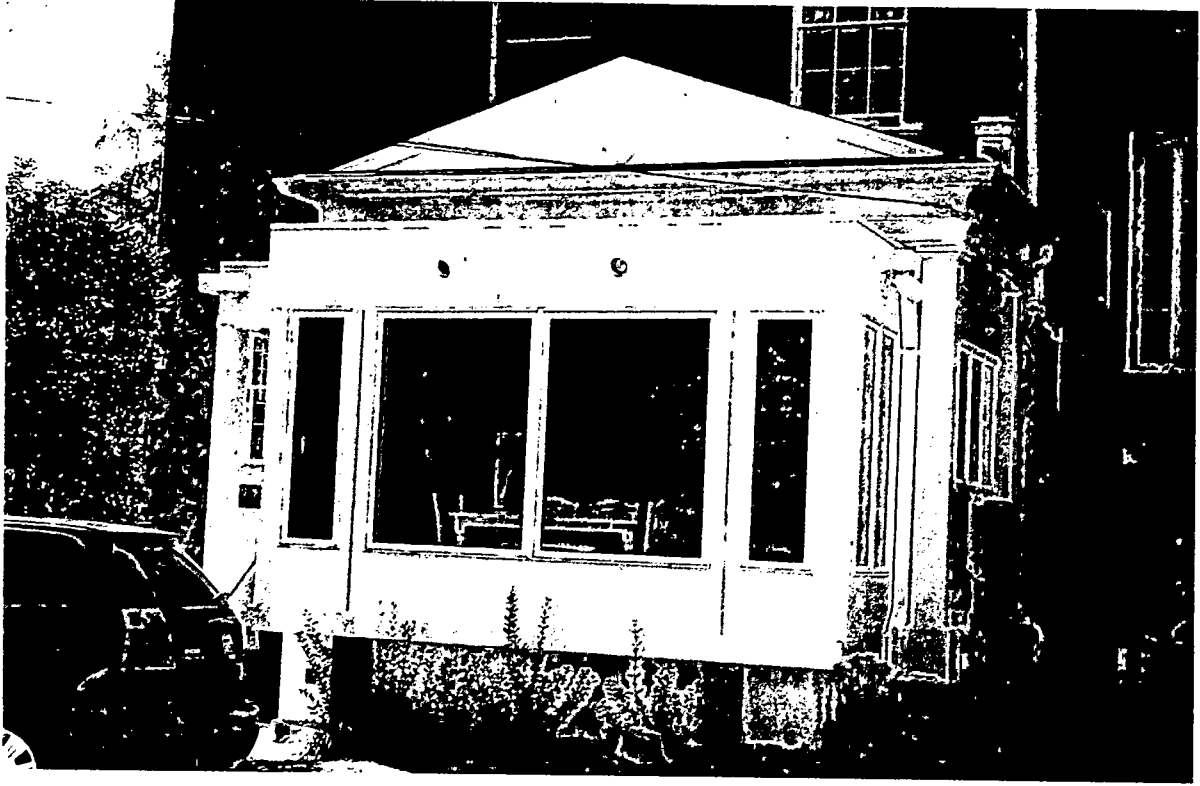
WEST ELEVATION



WEST ELEVATION



EAST ELEVATION



BREAKFAST ROOM ELEVATION



NORTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

