

33 Avenue Street, Chong Chong  
HDC Case No. 351B-CBT  
Chong Chong H.D.

Pendaflex  
Esselle

4350 175 RLS

10%



44

22 August - A/C  
- Emailed w/ questions - asked for call  
Discuss tax credit program

Staff Item #1—Anne Fothergill  
September 9, 2009  
33 Quincy Street, Chevy Chase  
**Non-Contributing Resource**

The HPC approved a number of alterations to this house including changes to the front porch and siding. The applicant would like to replace the existing damaged garage door with a new door to fit the existing opening (photo attached). Staff requests that the HPC allow this change be approved at the staff level.

o/k ✓



## Fothergill, Anne

---

**From:** Wallace Devine [wdevine@ahmannarchitects.com]  
**Sent:** Monday, August 24, 2009 2:33 PM  
**To:** Fothergill, Anne  
**Cc:** Thomas Williams; francesmwilliams83@hotmail.com  
**Subject:** HAWP #493435, Approved September 10, 2008

Dear Ms Fothergill,

Our client, Thomas Williams of 33 Quincy Street, Chevy Chase, MD would like to make an additional change to his project that was approved by the Commission on September 10, 2008 under Historic Work Area Permit #493435.

The change involves a new Garage Door to replace the existing door. The existing garage door has damage and will not open properly anymore.

I have attached a photograph of the existing door, and also one of the door Mr Williams is proposing.

Please let us know if Mr Williams can proceed with this change or if further action would be required by the Commission.

Thank you very much again for your review and consideration and we look forward to your reply.

Sincerely,

Wallace Devine

**Wallace Devine Assoc AIA** | AHMANN ARCHITECTS | [WWW.AHMANNARCHITECTS.COM](http://WWW.AHMANNARCHITECTS.COM)  
DC METRO: 301-864-1334 | DELMARVA: 410-641-6225 | FACSIMILE: 301-864-6818

LISTED AS ONE OF WASHINGTONIAN MAGAZINE'S BEST LOCAL ARCHITECTS IN MARCH OF 2008  
SELECTED FOR HOME & DESIGN'S LIST OF RESIDENTIAL ARCHITECTS LATE FALL OF 2008  
AWARDED OUTSTANDING KITCHEN IN WASHINGTON SPACES MAGAZINE EARLY WINTER 2008



*Consider your environment. Please don't print this e-mail unless you really need to.*



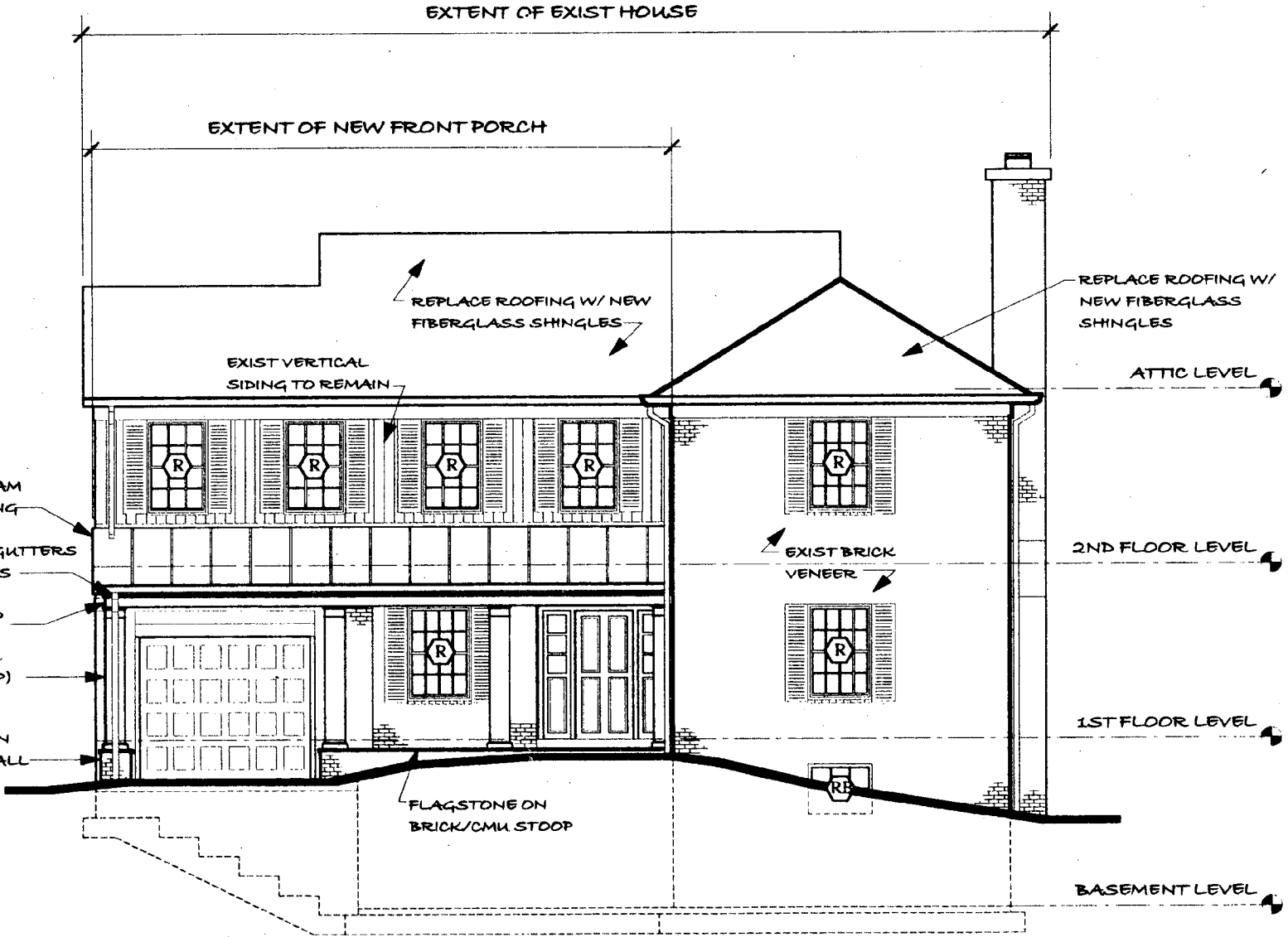
Staff Item  
June 24, 2009  
Anne Fothergill  
33 Quincy Street, Chevy Chase  
Non-Contributing Resource

In September 2008 the HPC approved alterations to the front porch of this house as well as a rear addition. The applicants now propose a minor change to the approved plans—they would like to replace the existing vertical siding on the second story of the front of the house to horizontal cement board siding. Approved and proposed plans attached. Staff is requesting that the HPC allow this change to be approved at the staff level.

**NOTE:**  
SEE WINDOW KEY ON MATERIAL  
SPECIFICATION SHEET (MS-1)

**AHMANN**  
ARCHITECTS

408 BEECHWOOD ROAD  
UNIVERSITY PARK MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818



FRONT  
ELEVATION

SCALE: 1/8" = 1'-0"

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

A-4

Ahmann Architects  
© 2008

12

1 Proposed  
FRONT ELEVATION  
Scale: 1/8" = 1'-0"

Approved by YPC

2

REV 2: REVISION 2 CONSISTS OF CHANGES TO THE SIDING ON THE FRONT OF THE HOUSE. THE ORIGINAL PLAN SPECIFIED THAT THE EXIST VERT SIDING AT FRONT OF HOUSE WOULD REMAIN. THAT SIDING NOW SHALL BE HORIZONTAL CEMENT BOARD SIDING AS ON OTHER PARTS OF THE HOUSE. NO OTHER CHANGES TO PROJECT.

NOTE:  
SEE WINDOW KEY ON MATERIAL SPECIFICATION SHEET (MS-1)

AHMANN  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

FRONT  
ELEVATION

SCALE: 1/8" = 1'-0"

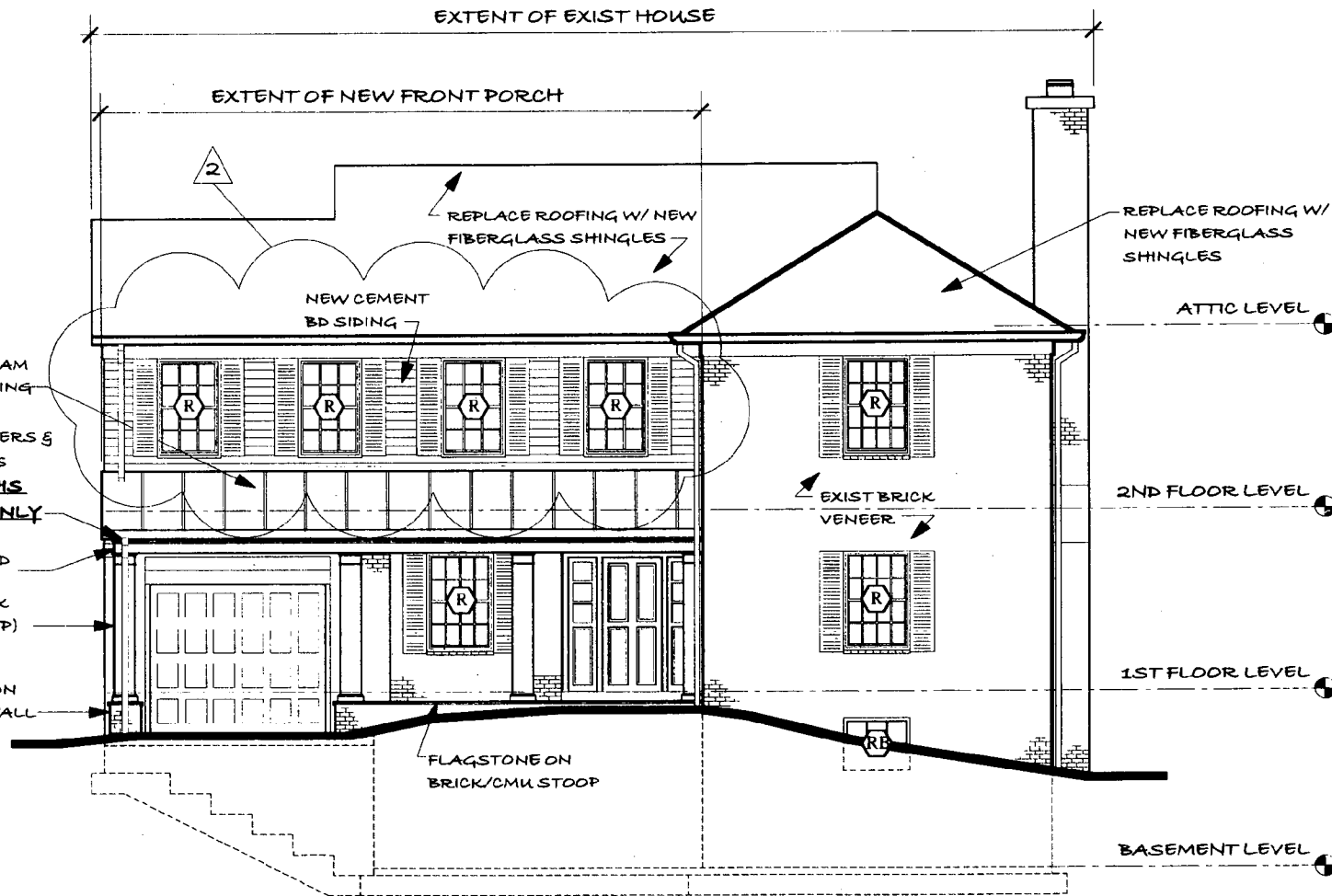
WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

HISTORIC  
PRESERVATION ISSUE  
REVISION 2  
15 JUNE 2009

A-4

Ahmann Architects  
© 2009



1

FRONT ELEVATION

Scale: 1/8" = 1'-0"

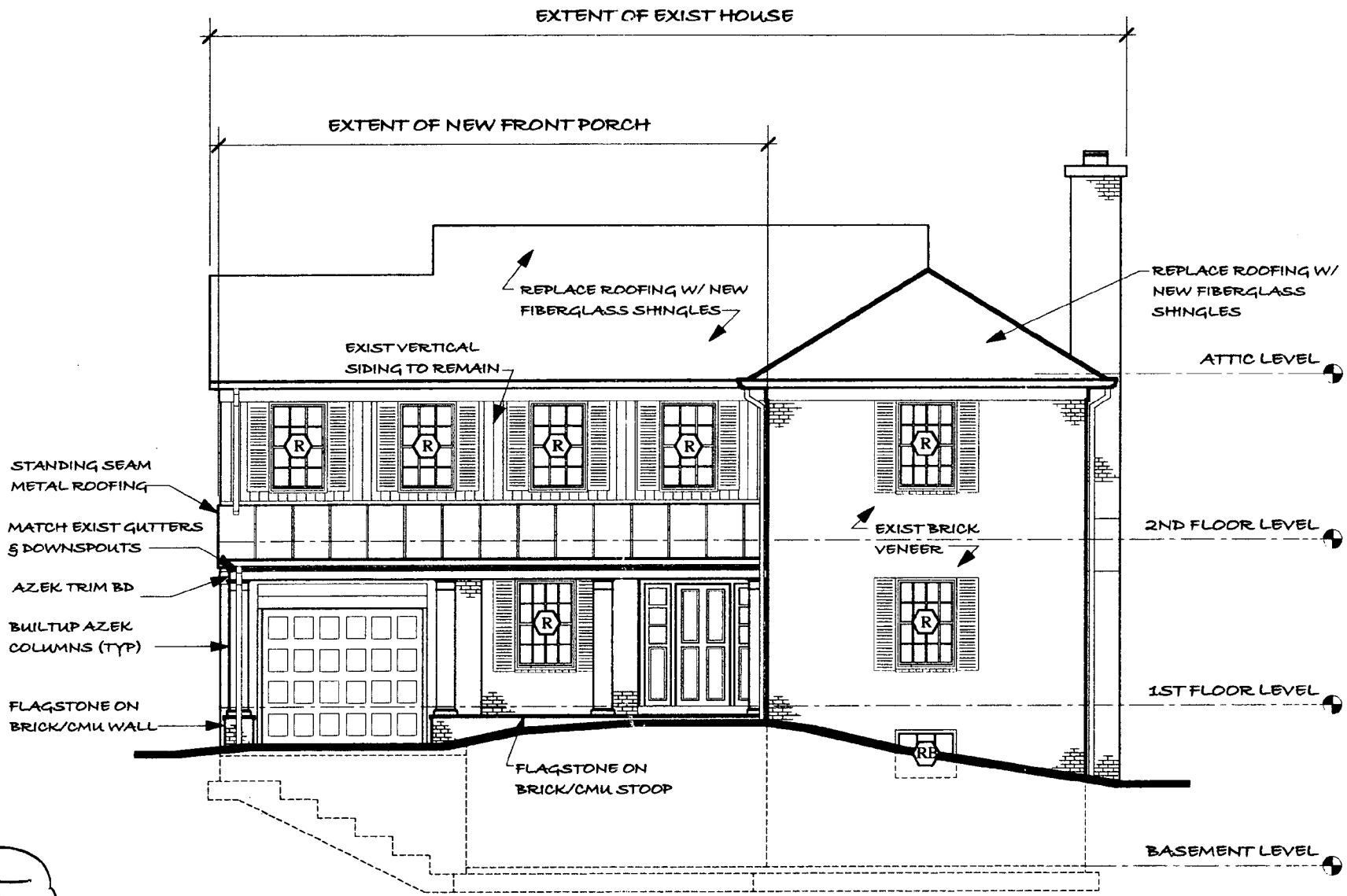
- Proposed revised plan



Staff Item  
June 24, 2009  
Anne Fothergill  
33 Quincy Street, Chevy Chase  
Non-Contributing Resource

In September 2008 the HPC approved alterations to the front porch of this house as well as a rear addition. The applicants now propose a minor change to the approved plans—they would like to replace the existing vertical siding on the second story of the front of the house to horizontal cement board siding. Approved and proposed plans attached. Staff is requesting that the HPC allow this change to be approved at the staff level.

**NOTE:**  
SEE WINDOW KEY ON MATERIAL SPECIFICATION SHEET (MS-1)



12

1 Proposed FRONT ELEVATION  
Scale: 1/8" = 1'-0"

Approved by MPC

**AHMANN**  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

HISTORIC PRESERVATION ISSUE  
15 AUGUST 2008

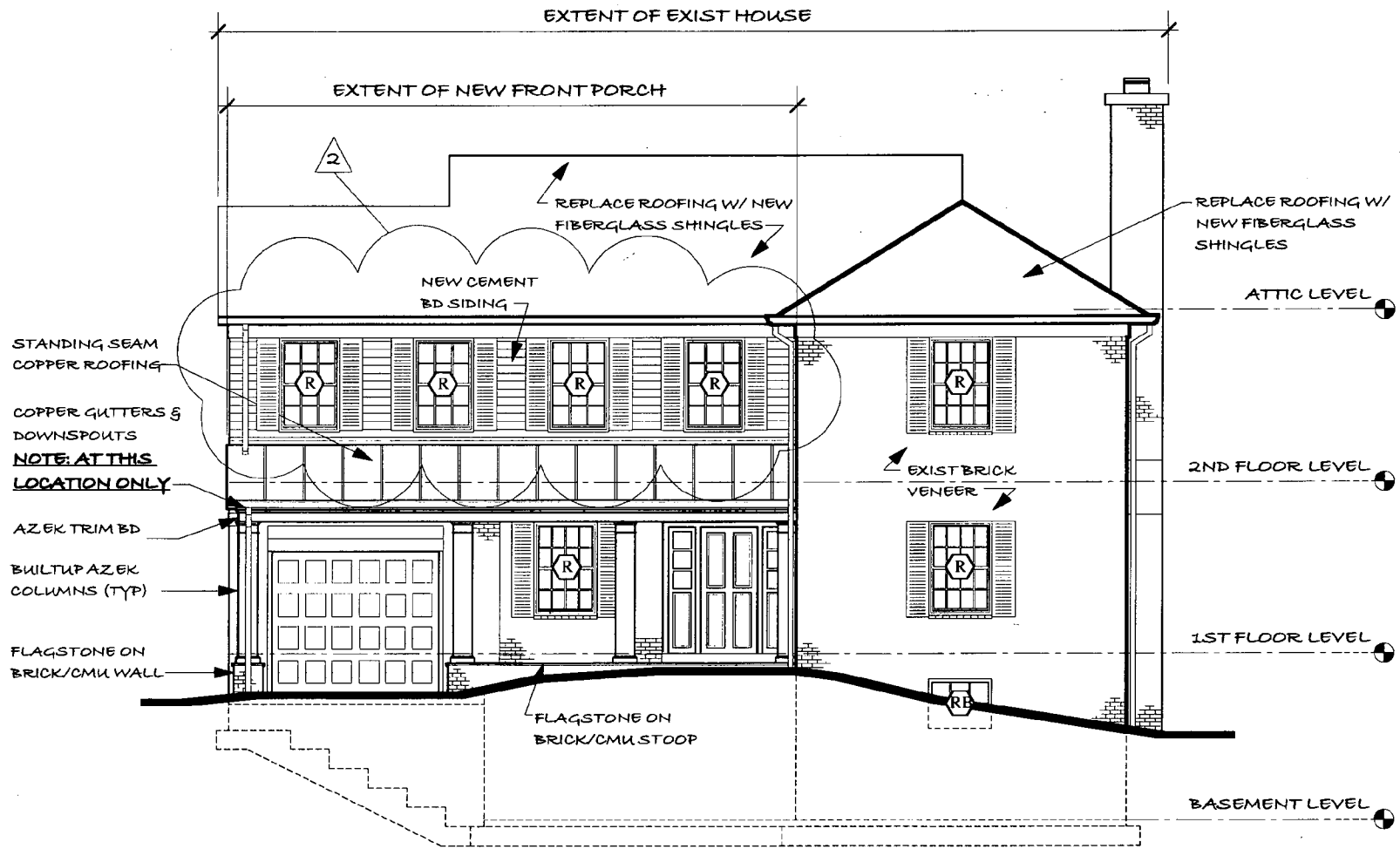
A-4

Ahmann Architects  
© 2008

2

REV 2: REVISION 2 CONSISTS OF CHANGES TO THE SIDING ON THE FRONT OF THE HOUSE. THE ORIGINAL PLAN SPECIFIED THAT THE EXIST VERT SIDING AT FRONT OF HOUSE WOULD REMAIN. THAT SIDING NOW SHALL BE HORIZONTAL CEMENT BOARD SIDING AS ON OTHER PARTS OF THE HOUSE. NO OTHER CHANGES TO PROJECT.

NOTE:  
SEE WINDOW KEY ON MATERIAL SPECIFICATION SHEET (MS-1)



1 FRONT ELEVATION  
Scale: 1/8" = 1'-0"

- Proposed revised plan

AHMANN  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

FRONT  
ELEVATION

SCALE: 1/8" = 1'-0"

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

2  
HISTORIC  
PRESERVATION ISSUE  
REVISION 2  
15 JUNE 2009

A-4

Ahmann Architects  
© 2009

## Fothergill, Anne

---

**From:** Fothergill, Anne  
**Sent:** Tuesday, June 02, 2009 2:35 PM  
**To:** 'wdevine@ahmannarchitects.com'  
**Subject:** FW: HAWP #493435, Approved September 10, 2008

Thanks for the email. You can proceed with the roofing material change without any further review from this office. Let me know if you need me to stamp the plans that you sent and send them back to you.

thanks,  
Anne

Anne Fothergill  
Planner Coordinator  
Historic Preservation Section  
Urban Design and Preservation Division  
Montgomery County Planning Department  
The Maryland-National Capital Park and Planning Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400 phone  
301-563-3412 fax  
<http://www.montgomeryplanning.org/historic>

---

**From:** Wallace Devine [mailto:wdevine@ahmannarchitects.com]  
**Sent:** Monday, June 01, 2009 11:19 AM  
**To:** Manarolla, Kevin  
**Cc:** Thomas Williams  
**Subject:** HAWP #493435, Approved September 10, 2008

Dear Mr. Manarolla,

As mentioned in our telephone conversation, our client, Thomas Williams of 33 Quincy Street, Chevy Chase, MD would like to make a materials change to his project that was approved by the Commission on September 10, 2008 under Historic Work Area Permit #493435.

The change involves using standing seam copper roofing instead of standing seam metal roofing at the front and rear porch roofs and copper downspouts and gutters at the front porch only. Everything else would remain the same.

I have attached two PDF files showing the elevations of those two roofs with the new notes where the copper roofing would be used.

Please let us know if Mr Williams can proceed with this change or if further action would be required by the Commission.

Thank you very much again for your review and consideration and we look forward to your reply.

Sincerely,

Wallace Devine

**Wallace Devine Assoc AIA** | AHMANN ARCHITECTS | [WWW.AHMANNARCHITECTS.COM](http://WWW.AHMANNARCHITECTS.COM)  
DC METRO: 301-864-1334 | DELMARVA: 410-641-6225 | FACSIMILE: 301-864-6818

LISTED AS ONE OF WASHINGTONIAN MAGAZINE'S BEST LOCAL ARCHITECTS IN MARCH OF 2008  
SELECTED FOR HOME & DESIGN'S LIST OF RESIDENTIAL ARCHITECTS LATE FALL OF 2008  
AWARDED OUTSTANDING KITCHEN IN WASHINGTON SPACES MAGAZINE EARLY WINTER 2008



*Consider your environment. Please don't print this e-mail unless you really need to.*



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 11 September, 2008

**MEMORANDUM**

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *RK*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #493435, Rear addition, window replacement, and alterations to front porch.

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the September 10, 2008 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Thomas Williams  
Address: 33 Quincy Street, Chevy Chase. Chevy Chase Historic District.

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



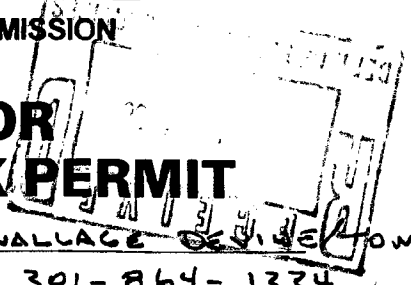


RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240-777-9376

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: WALLACE GUYTON THOMAS ANTMAN  
Daytime Phone No.: 301-864-1334

Tax Account No.: 00457495  
Name of Property Owner: THOMAS WILLIAMS Daytime Phone No.: 703-681-3636  
Address: 33 QUINCY ST, CHEVY CHASE MD 20185  
Street Number City State Zip Code  
Contractor: N/A Phone No.: N/A  
Contractor Registration No.: N/A  
Agent for Owner: ANTMAN ARCHITECTS Daytime Phone No.: 301-864-1334

### LOCATION OF BUILDING/PREMISE

House Number: 33 Street: QUINCY  
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD  
Lot: P16 Block: 61 Subdivision: 9  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 400,000  
1C. If this is a revision of a previously approved active 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 N/A  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely 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.

[Signature] 8/15/08  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 493435 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

R

**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:

PLEASE SEE ATTACHED.

---

---

---

---

---

---

---

---

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

---

---

---

---

---

---

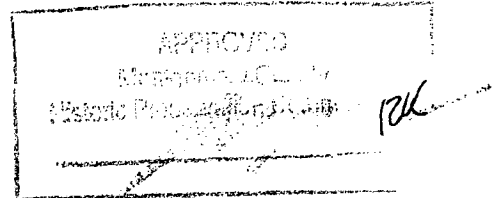
---

---

**2. SITE PLAN PLEASE SEE ATTACHED**

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

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



**3. PLANS AND ELEVATIONS PLEASE SEE ATTACHED**

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.

- a. **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.  
b. **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 PLEASE SEE ATTACHED**

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 PLEASE SEE ATTACHED**

- a. 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.  
b. 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 N/A, NO TREES TO BE DISTURBED**

If you are proposing construction adjacent to or within the dripline 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 PLEASE SEE ATTACHED**

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, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



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

<b>Address:</b>	33 Quincy Street, Chevy Chase	<b>Meeting Date:</b>	9.10.08
<b>Resource:</b>	Noncontributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	9.03.08
<b>Applicant:</b>	Thomas Williams	<b>Public Notice:</b>	08.27.08
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-08T	<b>Staff:</b>	Rachel Kennedy
<b>PROPOSAL:</b>	Rear addition, window replacement, and alterations to front porch		

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC approve this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Noncontributing Resource within the Chevy Chase Village Historic District  
**STYLE:** 2-story Ranch modern/Colonial Revival  
**DATE:** 1952

**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 applicants are proposing to remove a one-story rear frame sunroom addition and deck and construct a two-story frame addition with an expanded deck and screened porch on the same footprint. The addition will be sheathed in hardieshingle smooth lap siding, sit on a brick CMU foundation wall, and will not be visible from the street. Additionally, the applicants intend to extend the porch roof approximately 24" forward to the edge of the front room window (looking east). The porch will be supported by Azek-encased classical revival style columns and covered by a standing seam metal roof (current condition is slate). All original wood sash windows are proposed to be replaced with wood aluminum clad windows. One window on the east elevation will be relocated a few feet in order to accommodate interior program.

**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:

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

***Non-Contributing/Out-of-Period Resources***

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

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

**Montgomery County Code; Chapter 24**

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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.

**STAFF DISCUSSION**

Staff is recommending that the Commission approve this HAWP application as being consistent with the *Guidelines* and *Standards*. The status of this house as noncontributing means that the work should receive lenient review that analyzes the massing and form of any proposed change with relation to the larger district. The proposal of a non-street visible rear addition does not impact the district streetscape. Alterations on the front porch, while certainly not in keeping with the ranch/colonial revival style of the property, are minor and do not negatively impact the district as a whole. Staff discussed the possibility of preserving the original wood sash windows and receiving the county tax credit with the applicant's agent. The applicant was informed that window replacement on an out-of-period resource is certainly permissible, but that the current wood windows are in good shape and can be restored through scraping, caulking, and painting. The applicant was encouraged to think long-term about the potential eligibility of the property and to introduce change that maintains its integrity.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

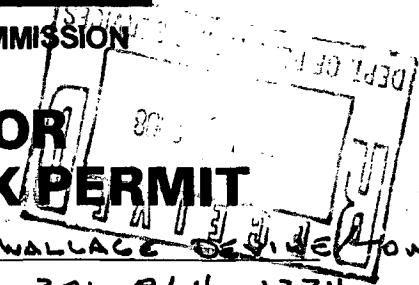


RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE MD 20850  
240 777-9370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: WALLACE [unclear] TOM AHMANN

Daytime Phone No.: 301-864-1334

Tax Account No.: 00457495

Name of Property Owner: THOMAS WILLIAMS Daytime Phone No.: 703-681-3636

Address: 33 QUINCY ST, CHEVY CHASE MD 20185  
Street Number City State Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: AHMANN ARCHITECTS Daytime Phone No.: 301-864-1334

### LOCATION OF BUILDING/PREMISE

House Number: 33 Street: QUINCY

Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD

Lot: P16 Block: 61 Subdivision: 9

Liber: Folio: Parcel:

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

#### CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other:

1B. Construction cost estimate: \$ 400,000

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADDITIONS

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 N/A

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely 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.

Signature of owner or authorized agent

8/15/08  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 493435 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

4

**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:

PLEASE SEE ATTACHED.

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

**2. SITE PLAN PLEASE SEE ATTACHED**

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

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

**3. PLANS AND ELEVATIONS PLEASE SEE ATTACHED**

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.

- a. 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.
- b. 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 PLEASE SEE ATTACHED**

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 PLEASE SEE ATTACHED**

- a. 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.
- b. 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 N/A, NO TREES TO BE DISTURBED**

If you are proposing construction adjacent to or within the dripline 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 PLEASE SEE ATTACHED**

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, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

**SUPPORTING DOCUMENTS  
TO MONTGOMERY COUNTY  
HISTORIC AREA WORK PERMIT APPLICATION**

SUBMITTED: 15 AUGUST 2008

**SUBJECT PROPERTY**

33 QUINCY STREET  
CHEVY CHASE, MD 20185

**PROPERTY OWNER**

THOMAS & FRANCES WILLIAMS  
5111 LEESBURG PIKE #810  
FALLS CHURCH, VA 22041 P: 703-681-3636

**ADJACENT PROPERTY OWNERS**

RAPHAEL & CB SEMMES  
31 QUINCY STREET  
CHEVY CHASE, MD 20185

STEPHEN SACKS & CHARLOTTE HOGG  
35 QUINCY STREET  
CHEVY CHASE, MD 20185

EVELYN S PETTYMAN  
3708 BRADLEY LANE  
CHEVY CHASE, MD 20185

ROBERT C & JB GOODWIN  
3710 BRADLEY LANE  
CHEVY CHASE, MD 20185

**CONFRONTING PROPERTY OWNERS**

DAVID M & CB ABBEY  
34 QUINCY STREET  
CHEVY CHASE, MD 20185

THOMAS K & DH BOURKE  
36 QUINCY STREET  
CHEVY CHASE, MD 20185

**ARCHITECT**

AHMANN ARCHITECTS  
4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MD 20782  
P: 301-864-1334 F: 301-864-6818

**DESCRIPTION OF PROJECT**

**EXISTING STRUCTURES & ENVIRONMENT**

The Current House, Built In 1952, Is A 2-Story Brick Structure With Basement And A Framed Addition At The Rear Which Is Set On Exposed Brick Foundation Walls. Windows Are Wood Units With Divided Lights.

**PROJECT SCOPE AND EFFECT ON HISTORIC RESOURCES & ENVIROMENT**

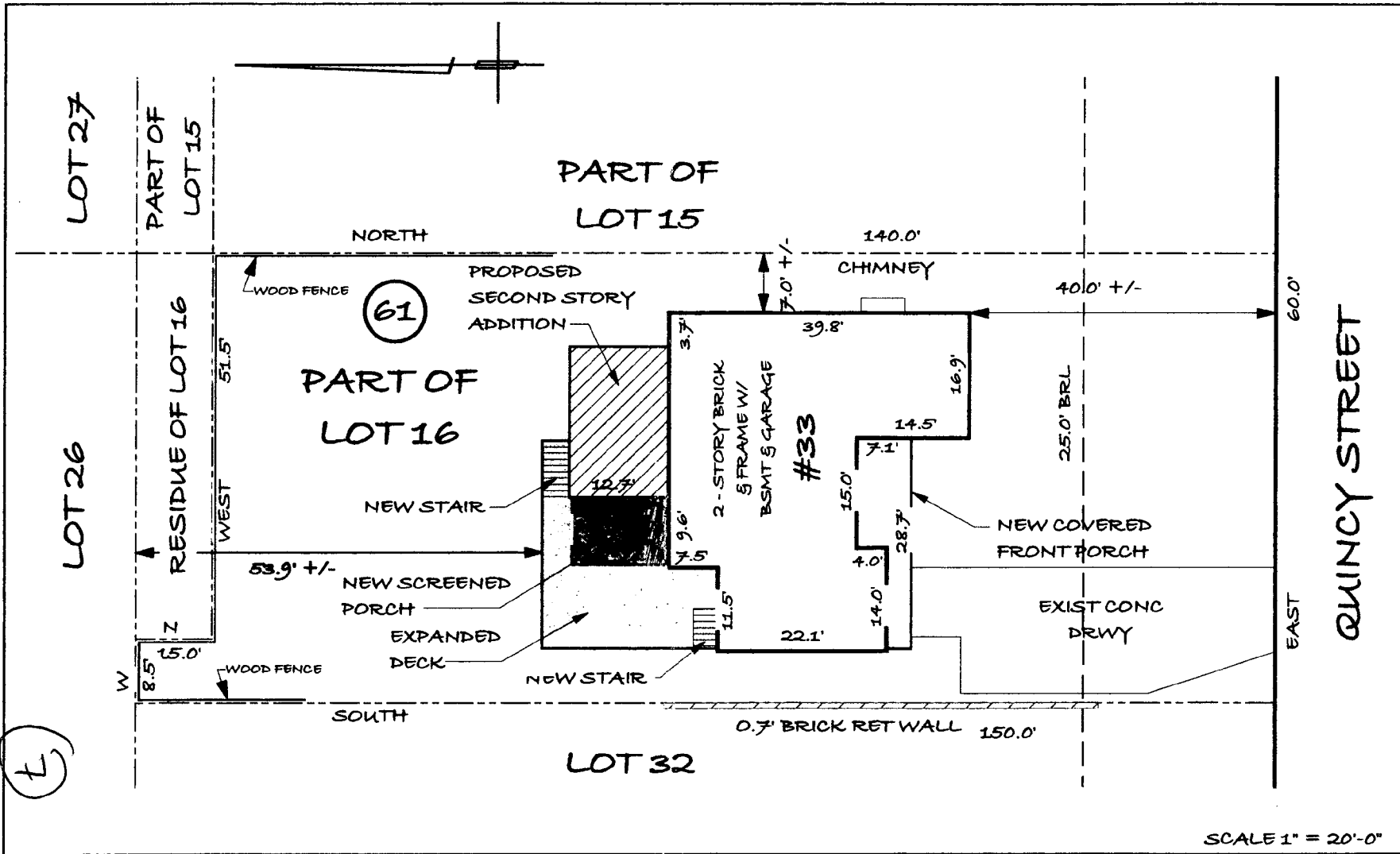
New Work Will Consist Primarily Of Replacing The Framing Of The Existing Rear Addition (1st Floor Dining Room) And Adding A Second Floor Master Bedroom Above. A Covered Screened Porch Will Also Be Added Adjacent To The Dining Room And The Existing Deck At That Location Replaced. A New Open Porch Will Be Added To The Front Of The Building To Replace The Existing. All Existing Windows Will Be Replaced As Well As Upgrades To Interior Of The House Including The Foyer, Family Room, Kitchen, Upstairs Hall Bath And Basement.

Care Will Be Given To Replace Materials To Match Existing Portions Of The House That Are Visible From The Exterior And There Will Be No Changes To The Existing Site Or Landscaping.

**INDEX OF DOCUMENTS**

A-0	SITE PLAN
A-1	BASEMENT PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	FRONT ELEVATION
A-5	EAST SIDE ELEVATION
A-6	REAR ELEVATION
A-7	WEST SIDE ELEVATION
MD1	EXIST FRONT ELEVATION
MD2	EXIST EAST SIDE ELEVATION
MD3	EXIST REAR ELEVATION
MD4	EXIST WEST SIDE ELEVATION
MS1	MATERIAL SPECIFICATIONS
PH-1	EXIST PHOTOGRAGHS FRONT ELEVATION
PH-2	EXIST PHOTOGRAGHS EAST ELEVATION
PH-3	EXIST PHOTOGRAGHS REAT ELEVATION
PH-4	EXIST PHOTOGRAGHS WEST ELEVATION
PH-5	EXIST PHOTOGRAGHS EXIST WINDOWS





SCALE 1" = 20'-0"

FROM LOCATION DRAWING BY CAPITOL SURVEYS, INC WITH PROPOSED ADDITIONS ADDED BY AHMANN ARCHITECTS

**AHMANN**  
ARCHITECTS  
4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

SITE PLAN  
SCALE: AS SHOWN

**WILLIAMS RESIDENCE**  
(ADDITION & RENOVATIONS)  
33 QUINCY STREET  
CHEVY CHASE, MD

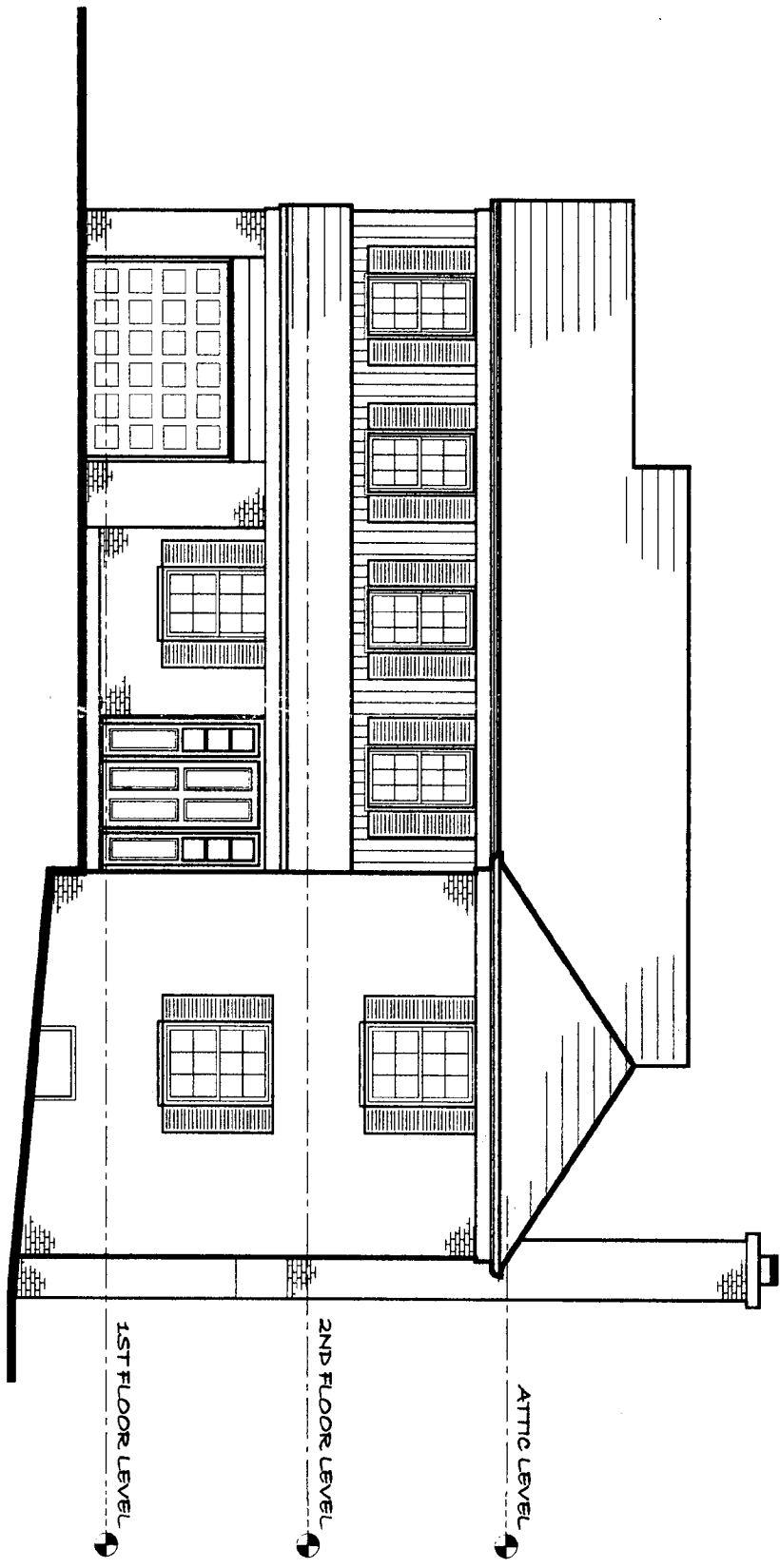
HISTORIC PRESERVATION ISSUE  
15 AUGUST 2008

**A-0**

Ahmann Architects  
© 2008

8

1 FRONT ELEVATION (EXISTING)  
SCALE: 1/8" = 1'-0"



WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

EXISTING FRONT  
ELEVATION

SCALE: 1/8" = 1'-0"

AHMANN  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

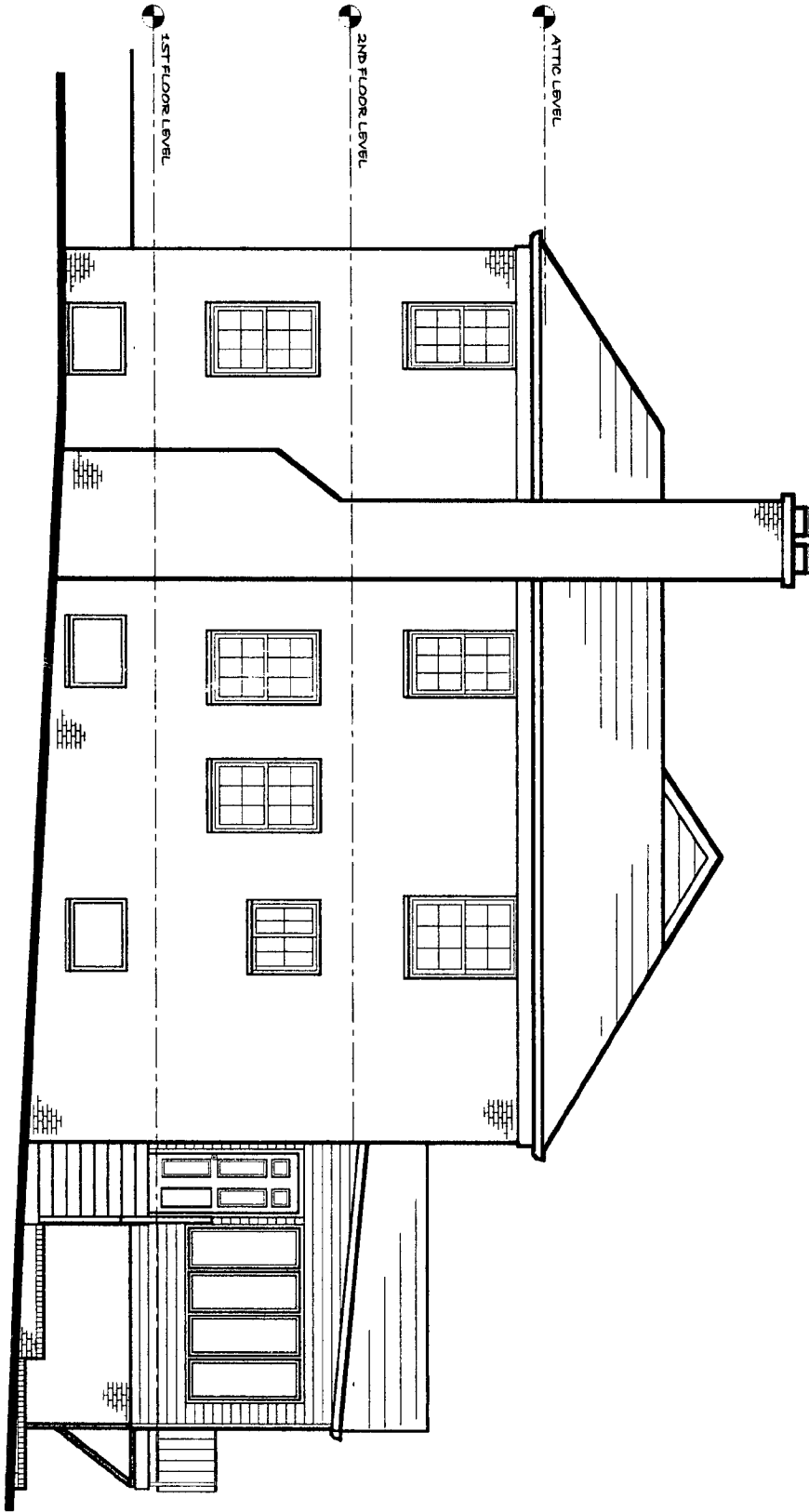
HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

MD1

Ahmann Architects  
© 2008



(b)



1 EAST ELEVATION (EXISTING)  
 SCALE: 1/8" = 1'-0"

**WILLIAMS RESIDENCE  
 (ADDITION & RENOVATIONS)**

33 QUINCY STREET  
 CHEVY CHASE, MD

**EXISTING EAST  
 ELEVATION**

SCALE: 1/8" = 1'-0"

**AHMANN  
 ARCHITECTS**

4408 BEECHWOOD ROAD  
 UNIVERSITY PARK MARYLAND 20782  
 PH 301 864 1334  
 FX 301 864 6818

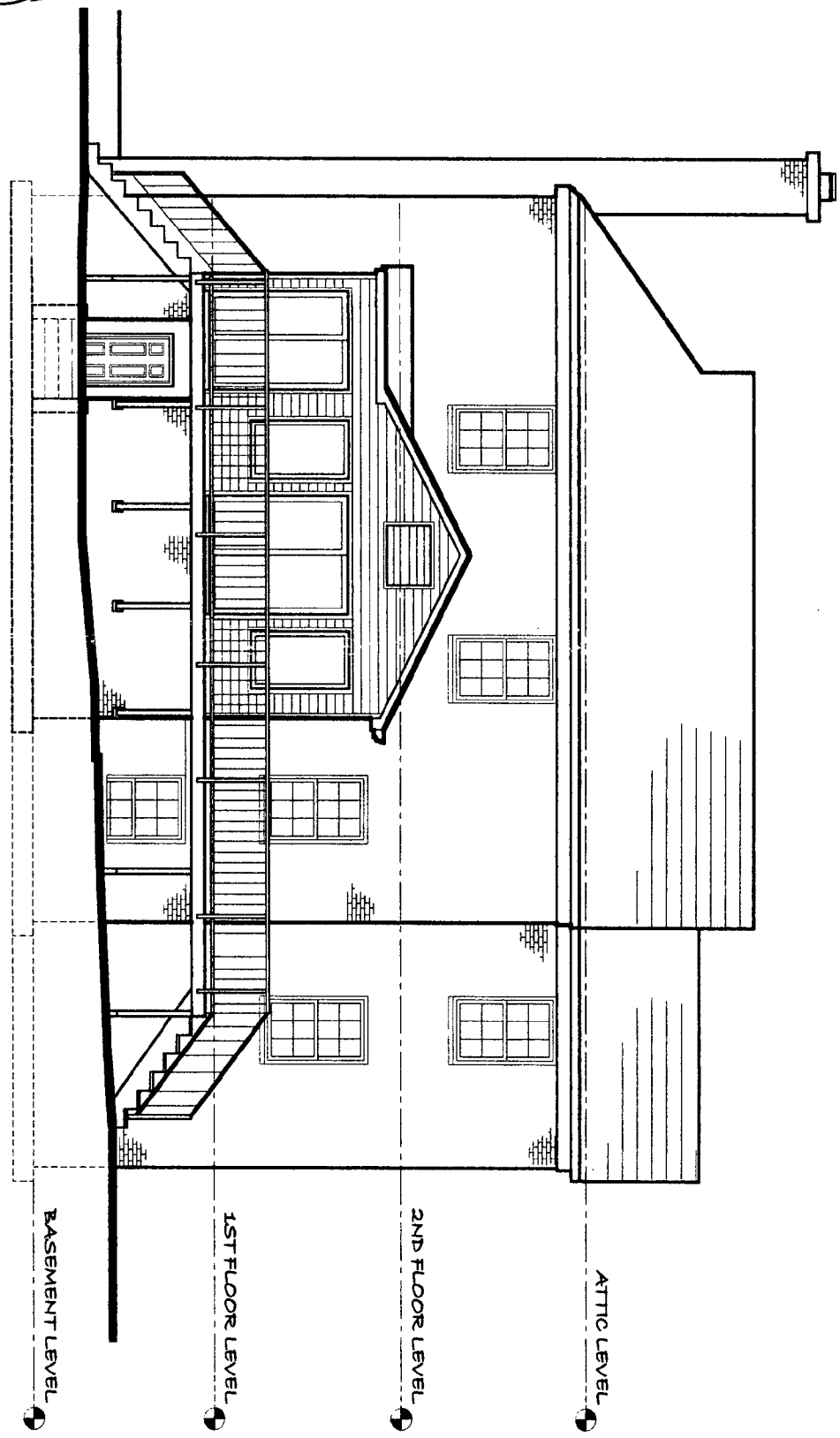
HISTORIC  
 PRESERVATION ISSUE  
 15 AUGUST 2008

**MD2**

Ahmann Architects  
 © 2008

01

1 REAR ELEVATION (EXISTING)  
Scale: 1/8" = 1'-0"



WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

EXISTING REAR  
ELEVATION

SCALE: 1/8" = 1'-0"

AHMANN  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

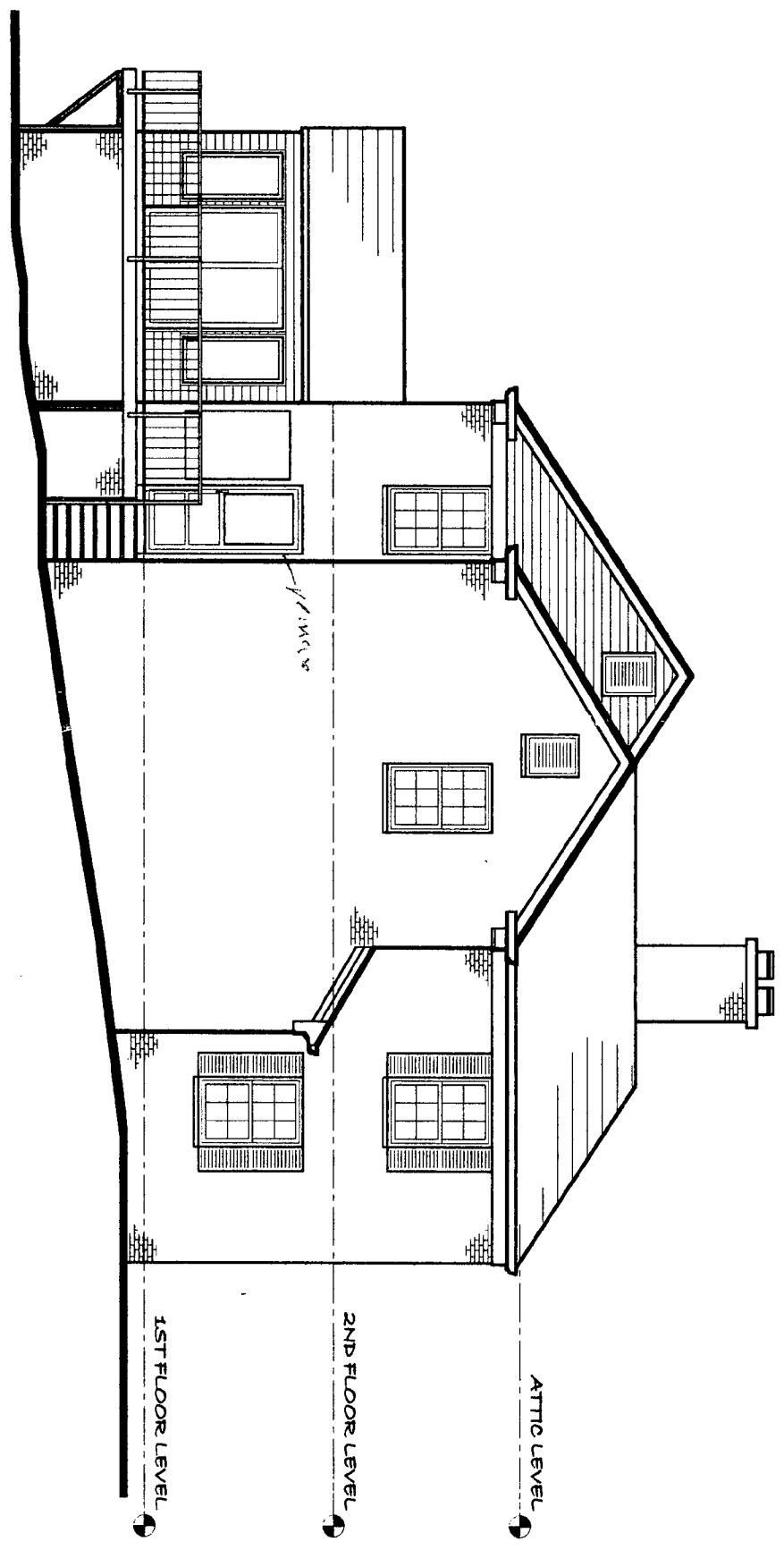
MD3

Ahmann Architects  
© 2008

(=)

1

WEST ELEVATION (EXISTING)  
SCALE: 1/8" = 1'-0"



**WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)**

33 QUINCY STREET  
CHEVY CHASE, MD

**EXISTING WEST  
ELEVATION**

SCALE: 1/8" = 1'-0"

**AHMANN  
ARCHITECTS**

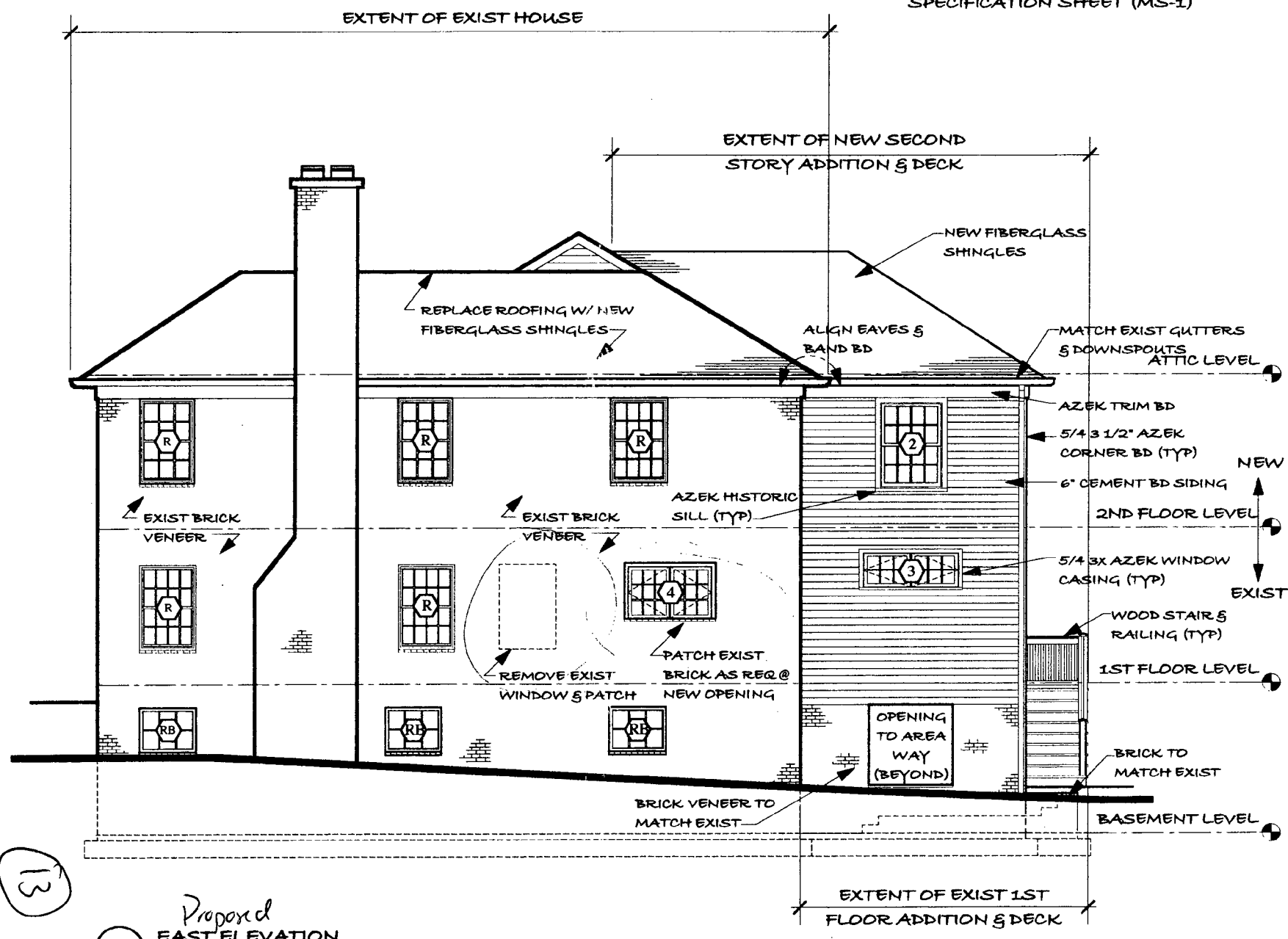
4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

**MD4**

Ahmann Architects  
© 2008

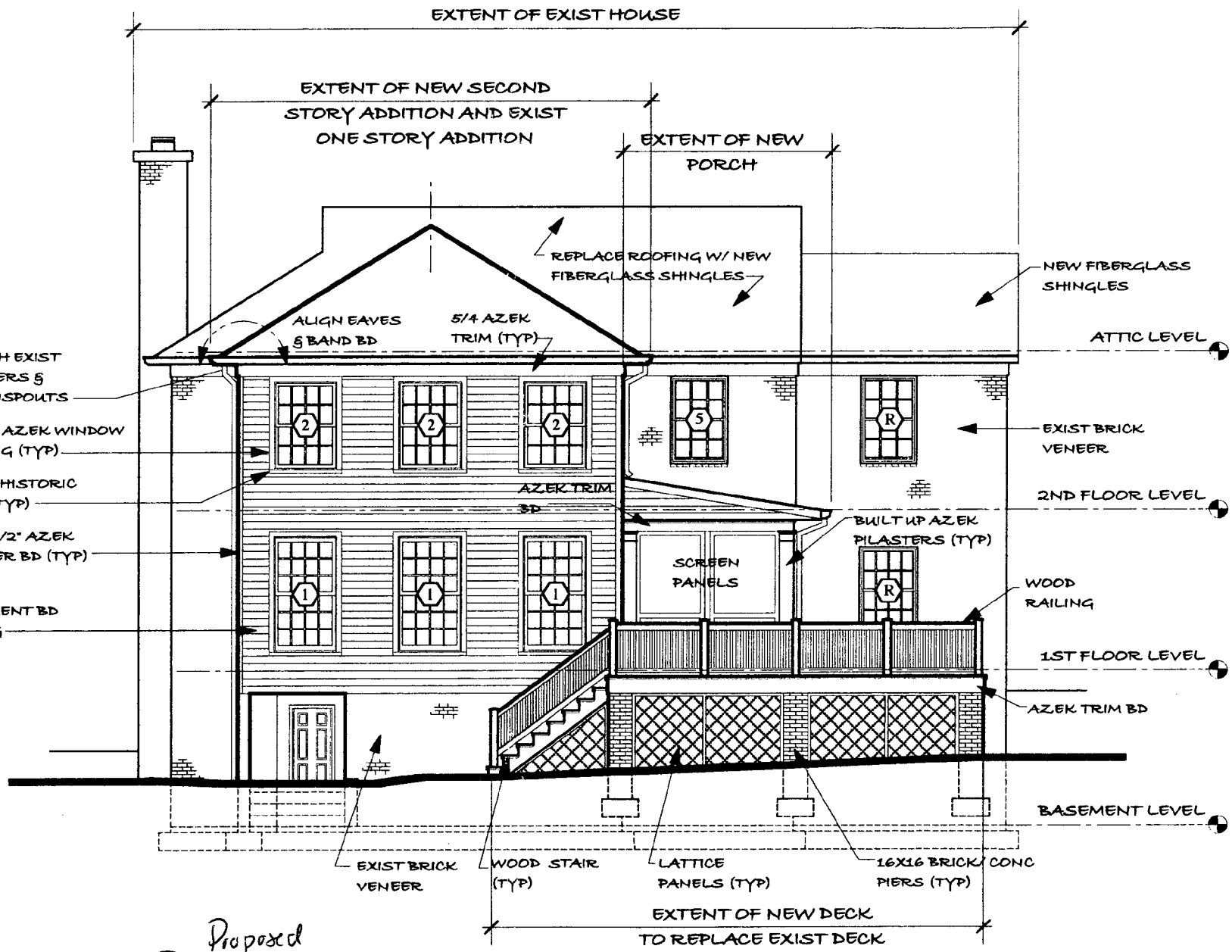
**NOTE:**  
SEE WINDOW KEY ON MATERIAL  
SPECIFICATION SHEET (MS-1)



13

1 Proposed  
EAST ELEVATION  
Scale: 1/8" = 1'-0"

**NOTE:**  
SEE WINDOW KEY ON MATERIAL SPECIFICATION SHEET (MS-1)



14

**1** Proposed REAR ELEVATION  
Scale: 1/8" = 1'-0"

**AHMANN**  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

REAR ELEVATION

SCALE: 1/8" = 1'-0"

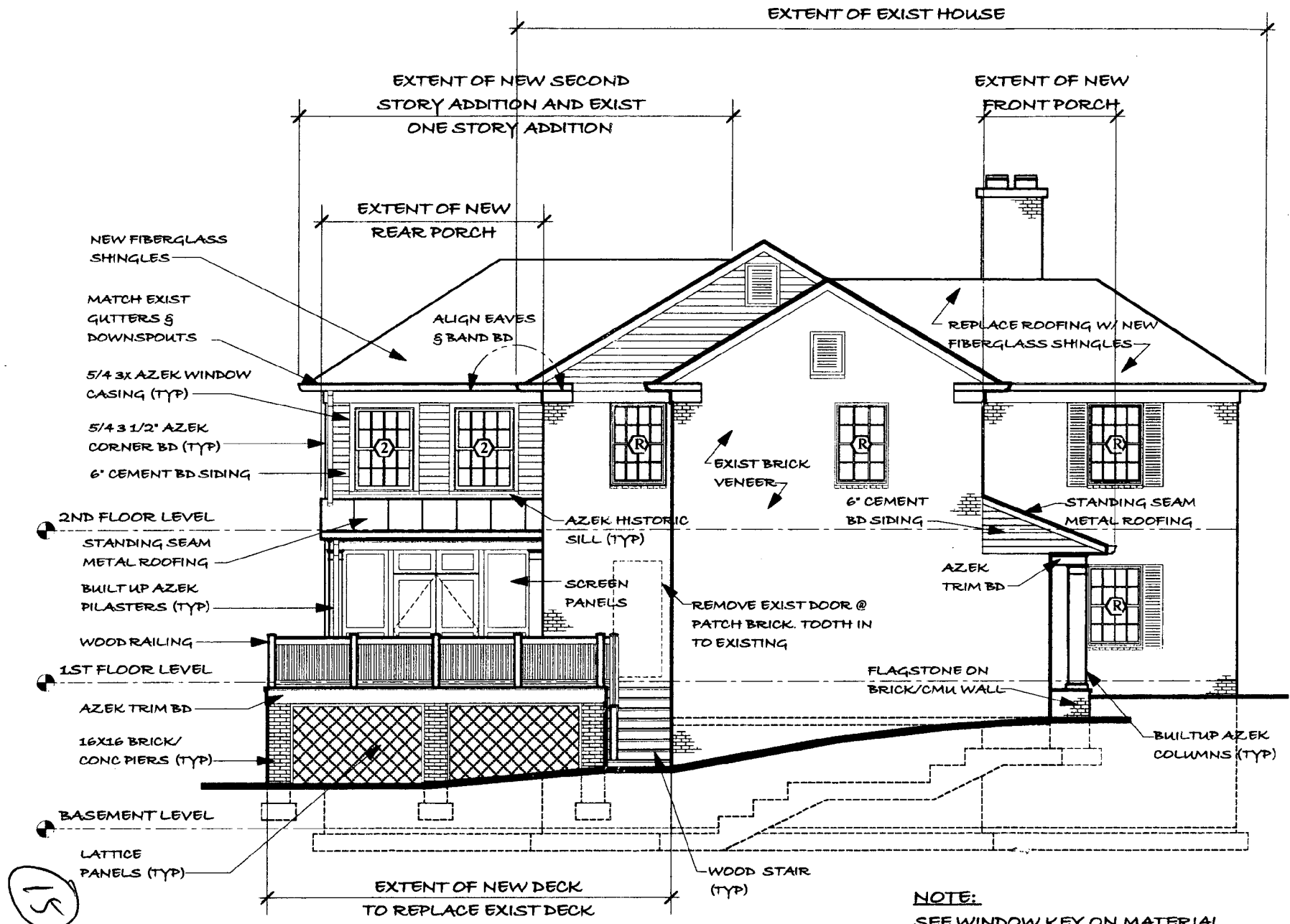
WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

HISTORIC PRESERVATION ISSUE  
15 AUGUST 2008

**A-6**

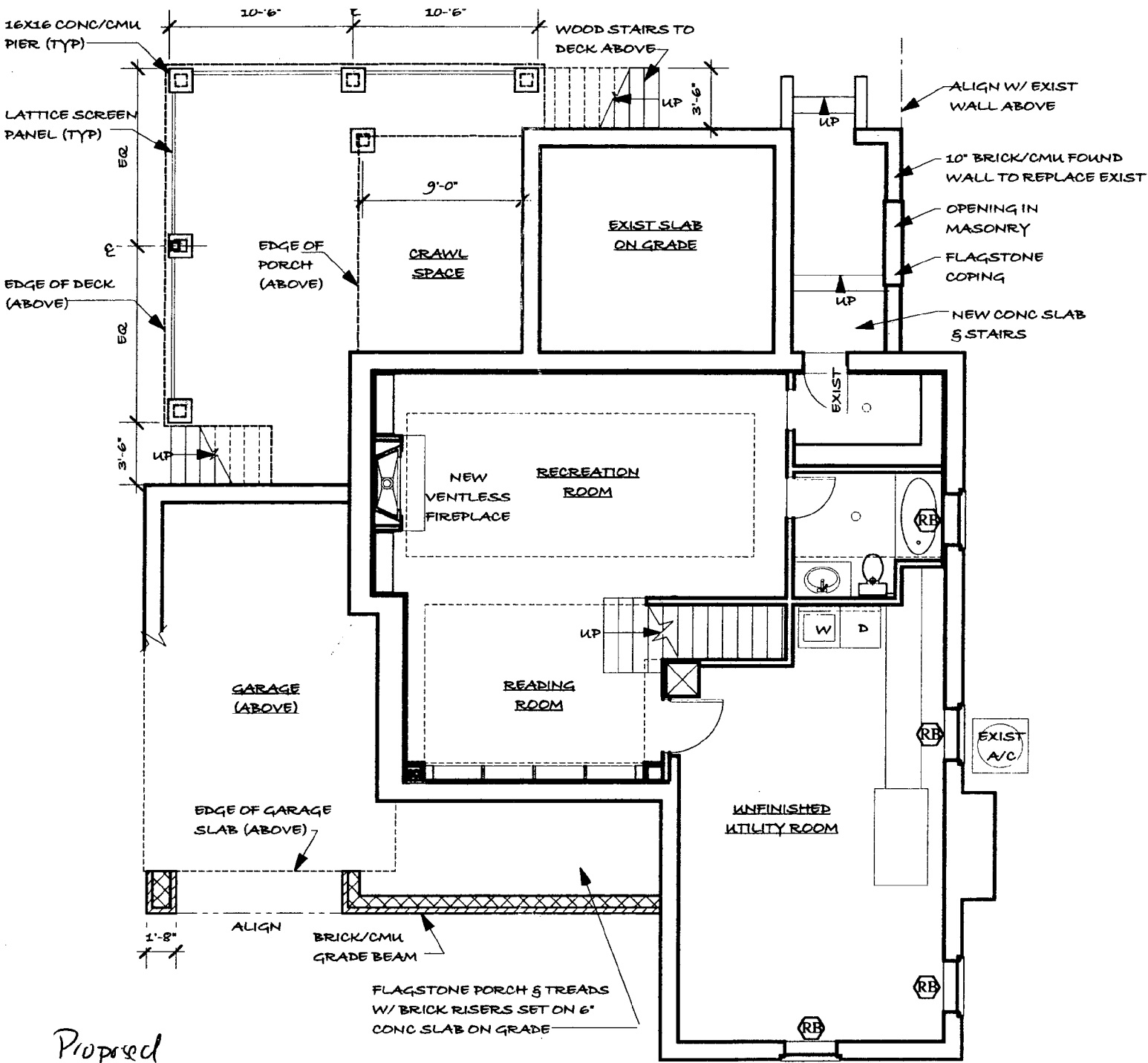
Ahmann Architects  
© 2008



15

1 Proposed  
WEST ELEVATION  
Scale: 1/8" = 1'-0"

**NOTE:**  
SEE WINDOW KEY ON MATERIAL  
SPECIFICATION SHEET (MS-1)



16

**1** Proposed  
**BASEMENT PLAN**  
 Scale: 1/8" = 1'-0"

NEW CONSTRUCTION

**NOTE:**  
 SEE WINDOW KEY ON MATERIAL  
 SPECIFICATION SHEET (MS-1)

**AHMANN**  
 ARCHITECTS  
 4408 BEECHWOOD ROAD  
 UNIVERSITY PARK, MARYLAND 20782  
 PH 301 864 1334  
 FX 301 864 6818

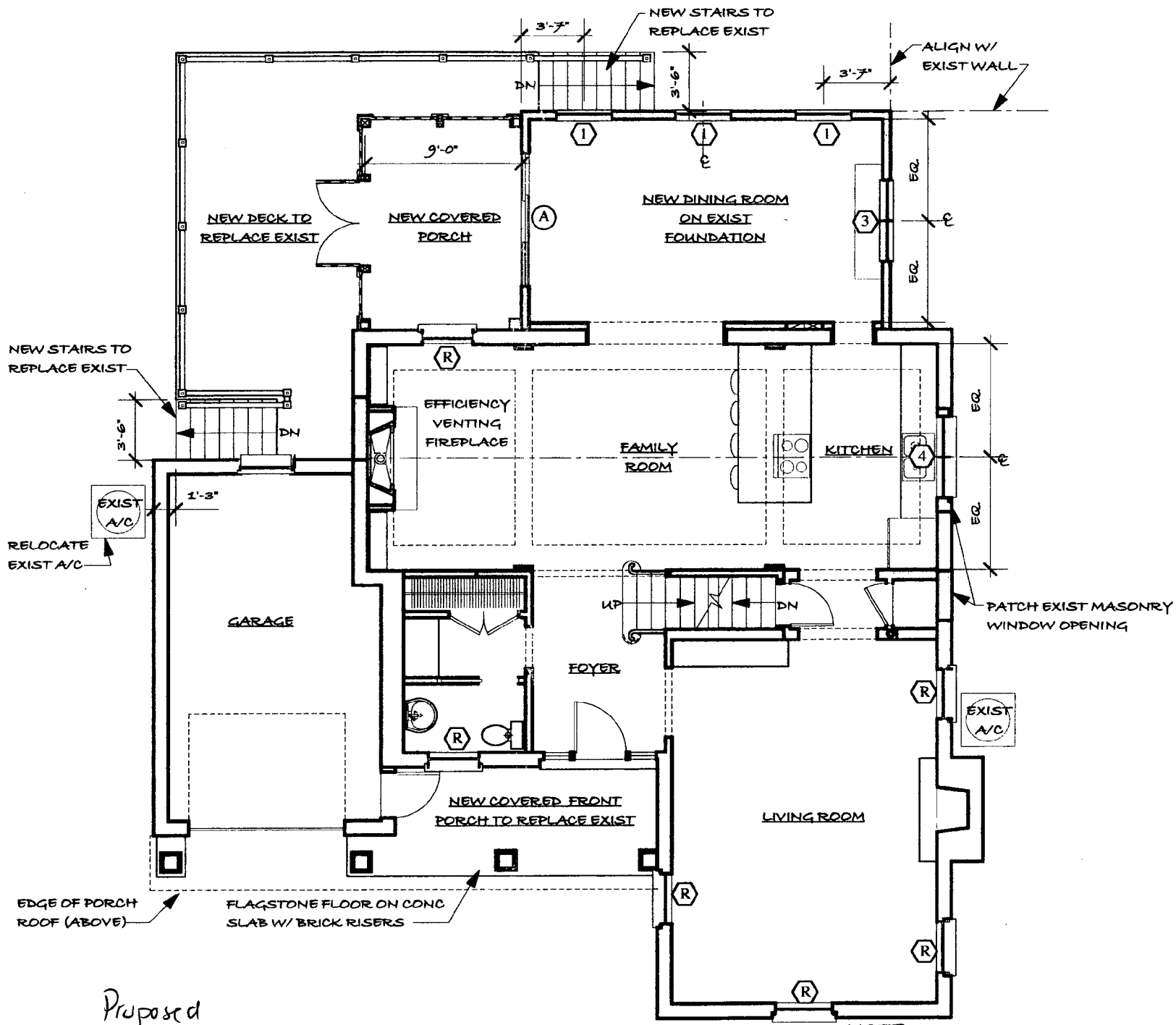
**BASEMENT  
 PLAN**  
 SCALE: 1/8" = 1'-0"

**WILLIAMS RESIDENCE  
 (ADDITION & RENOVATIONS)**  
 33 QUINCY STREET  
 CHEVY CHASE, MD

HISTORIC  
 PRESERVATION ISSUE  
 15 AUGUST 2008

**A-1**  
 Ahmann Architects  
 © 2008

17



1 Proposed  
FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

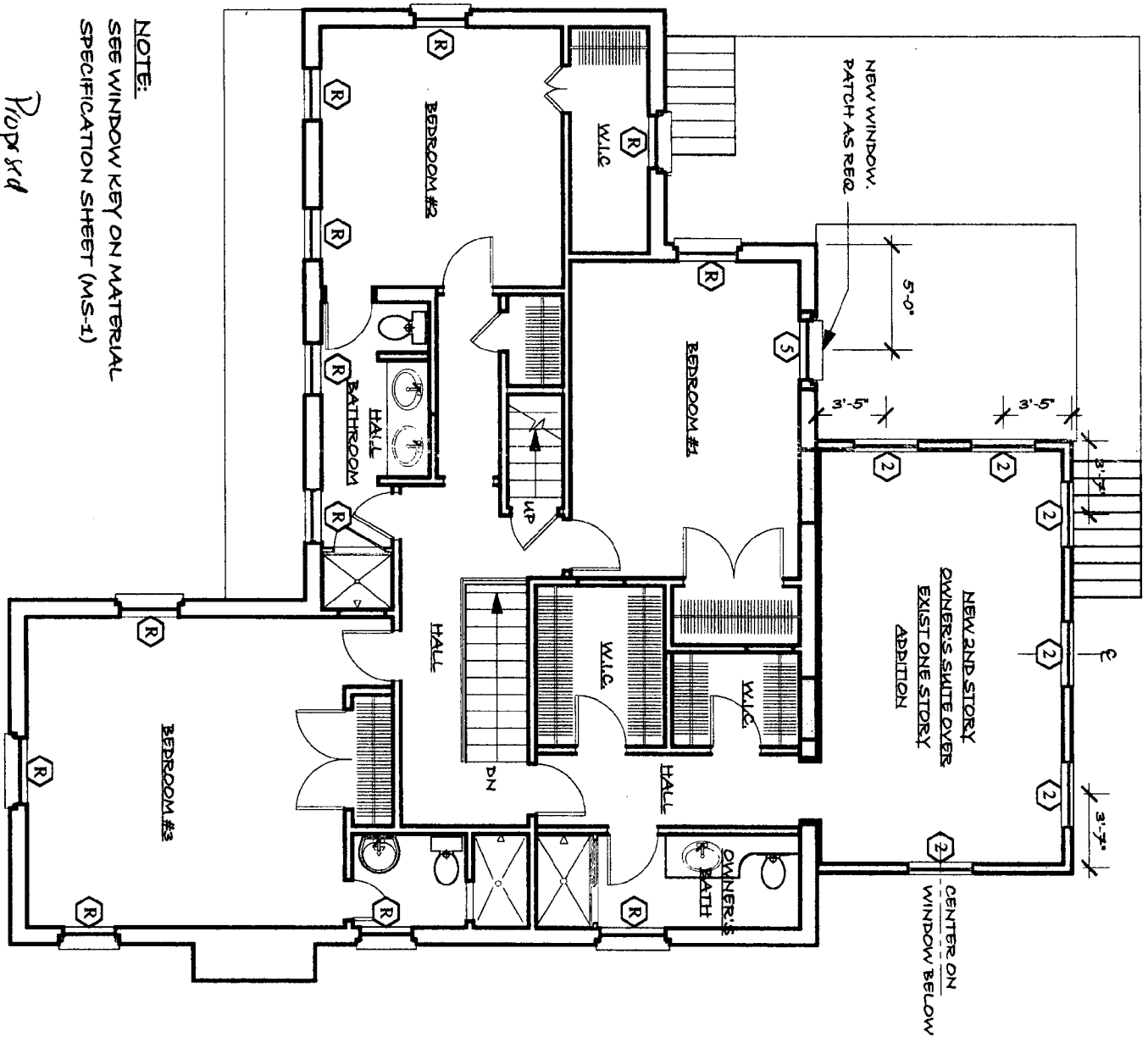
XXXXX NEW CONSTRUCTION

NOTE:  
SEE WINDOW KEY ON MATERIAL  
SPECIFICATION SHEET (MS-1)



18

NOTE:  
SEE WINDOW KEY ON MATERIAL  
SPECIFICATION SHEET (MS-1)



Proposed  
SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"



NEW CONSTRUCTION

### WILLIAMS RESIDENCE (ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

### SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

# AHMANN ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

# A-3

Ahmann Architects  
© 2008

# MATERIAL SPECIFICATIONS

## 1) WINDOWS & EXTERIOR DOORS

All windows and french style doors at the addition and scheduled for replacement shall be aluminum clad wood units manufactured by Weathershield Windows and Doors with field applied casings in the types and sizes as indicated in the Drawings and keyed below. All units shall be provided with Insulated Low-E Glazing with SDL grilles in the patterns as shown in the Drawings for new locations and to match existing at replacement locations. All operable window units shall be provided with screens. Hardware and screen frame color, as well as other standard selection features shall be determined by the Owner. All Replacement Window Locations Shall Have Prepping, Priming And Painting Of Exterior Brick Mould Casings.

### WINDOW & DOOR KEY

ITEM	DESCRIPTION	MODEL NO.	ROUGH OPENING
①	Double Hung Window	T11-36x34	(3'-6 5/16" X 6'-5 5/8")
②	Double Hung Window	T11-36x26	(3'-6 5/16" X 5'-1 5/8")
③	Casement Window	C21-2820	(5'-5 1/16" X 2'-1 3/8")
④	Casement Window	C21-2432	(4'-9 1/16" X 3'-1 3/8")
⑤	Double Hung Window (match Window At Same Bedroom)		
Ⓡ	Replacement Double Hung To Replace Exist Double Hung.		
ⓇB	Replacement Vinyl Basement Window To Replace Exist.		
Ⓐ	Sliding French Door	FX31-9-3x6-10 XOS	(9' 2 7/16" X 6'-9 11/16")

## 2) CUTTING AND PATCHING:

Existing surfaces cut to provide for the installation or performance of other work and subsequent fitting and patching, shall be restored to their original condition or to the adjoining new surface. Except as otherwise indicated, materials for cutting and patching shall be identical to existing materials. If identical materials are not available, or cannot be used, materials that match existing adjacent surfaces to the fullest extent possible with regard to visual effect shall be used. Seams shall be as invisible as possible. Restoration shall be extended into retained adjoining work in manner which will eliminate evidence of cutting & patching. No cutting or patch work shall be done which would result in lessening the building's aesthetic qualities or show substantial visual evidence of cut and patch work.

## 3) SITE / LANDSCAPING:

Existing trees and vegetation shall be protected to prevent any physical damage.

## 4) FACE BRICK

Face brick shall match existing brick in color, size and texture for facing all new masonry walls and piers where exposed, and for patching openings as indicated in the Drawings. Brick bond pattern, grouting, and joint tooling shall match the existing installation. Brick riser at Front Porch shall coordinate with flagstone paving. Samples for brick shall be provided for field review prior to installation of the balance of the material.

## 5) FLAGSTONE PAVERS:

Flagstone pavers for Front Porch floor and stair treads leading up to the Front Porch shall be provided as indicated in the Drawings. Flagstone shall be installed on setting bed over concrete slab. Flagstones shall be set in a random orthogonal pattern.

## 6) SIDING:

Factory primed Cement Board Siding shall be provided as indicated in the Drawings for addition at the exterior of the Dining Room and Owner's Suite. The material shall be Hardieshingle Smooth Lap Siding in 6" exposure as manufactured by James Hardie of Mission Viejo, California. Cement Board Siding shall be painted (see below).

## 7) TRIM BOARDS:

Trim Board and Panel Board material shall be Azek PVC or approved equal, in sizes and shapes as indicated in Drawings for band boards, window casing, and other trim at the exterior as required in conjunction with the re-siding of the exterior of the Dining Room and Owner's Suite, Rear Porch and Front Porch.

## 8) DECKING, STAIRS & RAILINGS:

Decking, stairs and railings shall be as indicated in the Drawings. Decking material shall be 5/4 x 6 pressure treated decking finished with Cabots Pressure Treated Deck Sealer. Railing components shall be clear pine or fir, primed and painted as below.

## 9) FIBERGLASS SHINGLE ROOFING:

Fiberglass roofing shingles shall be provided as re-roofing for all roof areas of the existing house, and for new roofing as indicated in the Drawings (except areas designated to have Metal Roofing). Shingle material shall be selected by the Owner.

## 10) METAL ROOFING:

Metal Roofing shall be Berridge Tee-Panel, or approved equal, pre finished in color to be selected by the Owner. Samples shall be provided for review and final approval.

## 11) EXTERIOR PAINTING:

Exterior paint shall be Benjamin Moore premium grade semi-gloss latex applied in a minimum of two finish coats over one coat of primer/undercoat. The scope of exterior painting shall include all new siding and trim work.

**AHMANN**  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

MATERIAL  
SPECIFICATIONS

SCALE: NONE

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

**MS-1**

Ahmann Architects  
© 2008

19

20



STREET VISIBILITY OF ADDITION FROM SOUTHWEST

EXIST VEGETATION, EXIST SIDE YARDS AND LOCATION, HEIGHT & SIZE OF ADDITION MAKE IT INVISIBLE FROM THE SW VIEW FROM THE STREET



STREET VISIBILITY OF ADDITION FROM SOUTHWEST

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

STREET VISIBILITY  
OF NEW ADDITION

SCALE: NONE

AHMANN  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

HISTORIC  
PRESERVATION ISSUE  
25 AUGUST 2008

PH-6

Ahmnn Architects  
© 2008

FRO

(21)



ADDITION (APPROXIMATE) SHOWN  
 SHADED. EXIST VEGETATION, EXIST  
 SIDE YARDS AND LOCATION, SIZE &  
 HEIGHT OF ADDITION MAKE  
 MINIMAL IMPACT FROM THE SE  
 VIEW FROM THE STREET

EXIST ADDITION  
 (BEHIND SHRUBS)

STREET VISIBILITY OF ADDITION FROM SOUTHEAST

**AHMANN**  
 ARCHITECTS

4408 BEECHWOOD ROAD  
 UNIVERSITY PARK, MARYLAND 20782  
 PH 301 864 1334  
 FX 301 864 6818

STREET VISIBILITY  
 OF NEW ADDITION

SCALE: NONE

WILLIAMS RESIDENCE  
 (ADDITION & RENOVATIONS)

33 QUINCY STREET  
 CHEVY CHASE, MD

HISTORIC  
 PRESERVATION ISSUE  
 25 AUGUST 2008

**PH-7**

Ahmann Architects  
 © 2008



SIDE (EAST) ELEVATION SE



SIDE (EAST) ELEVATION NE

ALL EXIST WINDOWS TO BE REPLACED WITH WOOD ALUM CLAD (SEE PH-5 FOR EXIST PHOTOS)



SIDE (EAST) ELEVATION NE

STAIRS, WALLS AND ROOF OF 1-STORY EXIST REAR ADDITION TO BE REMOVED AND NEW 2-STORY ADDITION PLACED ON EXIST BRICK FOUNDATION WALLS

NEW BRICK WALL TO MATCH EXIST BRICK WALL WITH NEW OPENING TO BE SET UNDER EDGE OF NEW ADDITION AT THIS POINT

(23)

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

SIDE (EAST) ELEVATION  
PHOTOGRAPHS

SCALE: NONE

AHMANIN  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

PH-2

Ahmann Architects  
© 2008



**REAR (NORTH) ELEVATION**

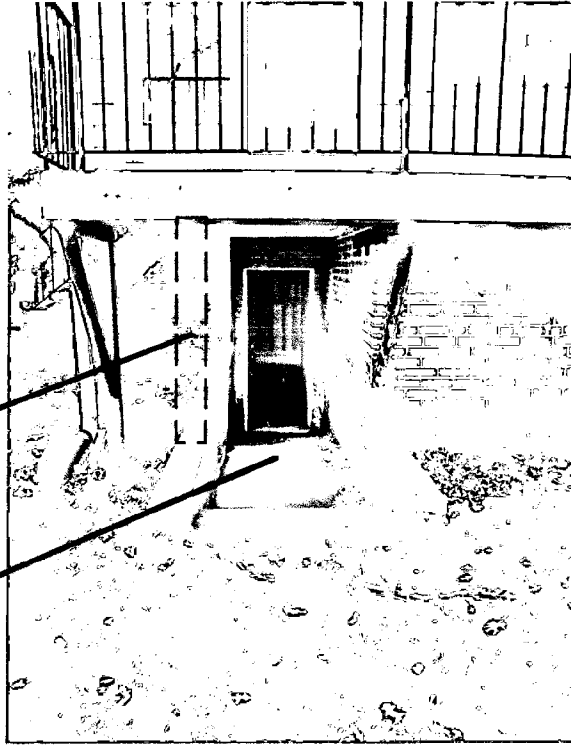
LOCATION OF  
NEW PORCH

ALL EXIST WINDOWS TO BE  
REPLACED WITH WOOD ALUM CLAD  
(SEE PH-5 FOR EXIST PHOTOS)

DECK WALLS AND ROOF OF 1-STORY  
EXIST REAR ADDITION TO BE REMOVED  
AND NEW 2-STORY ADDITION PLACED  
ON EXIST BRICK FOUNDATION WALLS  
WITH PORCH & NEW DECK

NEW BRICK FOUND WALL TO MATCH  
EXIST BRICK WALLS WITH NEW  
OPENING TO BE SET UNDER EDGE OF  
NEW ADDITION AT THIS POINT

AREAWAY WILL BE WIDEN BY  
NEW FOUND WALL WITH NEW  
CONC SLAB AND STAIR OUT



**REAR BASEMENT ENTRY AND AREA WAY**

hc

**AHMANN**  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH. 301 864 1334  
FX. 301 864 6818

REAR ELEVATION  
PHOTOGRAPHS

SCALE: NONE

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

**PH-3**

Ahmann Architects  
© 2008



SIDE (WEST) ELEVATION SW

PROPOSED FRONT PORCH TO REPLACE EXISTING AND EXTEND APPROX 24" FORWARD ALIGNING WITH SIDE WINDOW

ALL EXIST WINDOWS TO BE REPLACED WITH WOOD ALUM CLAD (SEE PH-5 FOR EXIST PHOTOS)

ALIGN PORCH W/ WINDOW



SIDE (WEST) ELEVATION NW

ALL EXIST WINDOWS TO BE REPLACED WITH WOOD ALUM CLAD (SEE PH-5 FOR EXIST PHOTOS)

DECK WALLS AND ROOF OF 1-STORY EXIST REAR ADDITION TO BE REMOVED AND NEW 2-STORY ADDITION PLACED ON EXIST BRICK FOUNDATION WALLS WITH PORCH & NEW DECK

21

**AHMANN**  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

SIDE (WEST)  
ELEVATION  
PHOTOGRAPHS

SCALE: NONE

**WILLIAMS RESIDENCE**  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

**PH-4**

Ahmann Architects  
© 2008



33 Quincy street. Chevy Chase

(27)





EXIST DH WINDOW (REAR) TYPICAL



EXIST DH WINDOW (REAR) TYPICAL



EXIST DH WINDOW (REAR) TYPICAL



EXIST BASEMENT WINDOW (SIDE) TYPICAL

ALL EXIST WINDOWS TO BE  
REPLACED WITH WOOD ALUM CLAD

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

EXISTING WINDOW  
PHOTOGRAPHS

SCALE: NONE

AHMANN  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

HISTORIC  
PRESERVATION ISSUE  
1 AUGUST 2008

PH-5

Ahmann Architects  
© 2008

**SUPPORTING DOCUMENTS  
TO MONTGOMERY COUNTY  
HISTORIC AREA WORK PERMIT APPLICATION**

**SUBMITTED: 15 AUGUST 2008**

**SUBJECT PROPERTY**

33 QUINCY STREET  
CHEVY CHASE, MD 20185

**PROPERTY OWNER**

THOMAS & FRANCES WILLIAMS  
5111 LEESBURG PIKE #310  
FALLS CHURCH, VA 22041 P: 703-681-3636

**ADJACENT PROPERTY OWNERS**

RAPHAEL & CB SEMMES  
31 QUINCY STREET  
CHEVY CHASE, MD 20185

STEPHEN SACKS & CHARLOTTE HOGG  
35 QUINCY STREET  
CHEVY CHASE, MD 20185

EVELYN S PETTYMAN  
3708 BRADLEY LANE  
CHEVY CHASE, MD 20185

ROBERT C & JB GOODWIN  
3710 BRADLEY LANE  
CHEVY CHASE, MD 20185

**CONFRONTING PROPERTY OWNERS**

DAVID M & CB ABBEY  
34 QUINCY STREET  
CHEVY CHASE, MD 20185

THOMAS K & DH BOURKE  
36 QUINCY STREET  
CHEVY CHASE, MD 20185

**ARCHITECT**

AHMANN ARCHITECTS  
4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MD 20782  
P: 301-864-1334 F: 301-864-6818

**DESCRIPTION OF PROJECT**

**EXISTING STRUCTURES & ENVIRONMENT**

The Current House, Built In 1952, Is A 2-Story Brick Structure With Basement And A Framed Addition At The Rear Which Is Set On Exposed Brick Foundation Walls. Windows Are Wood Units With Divided Lights.

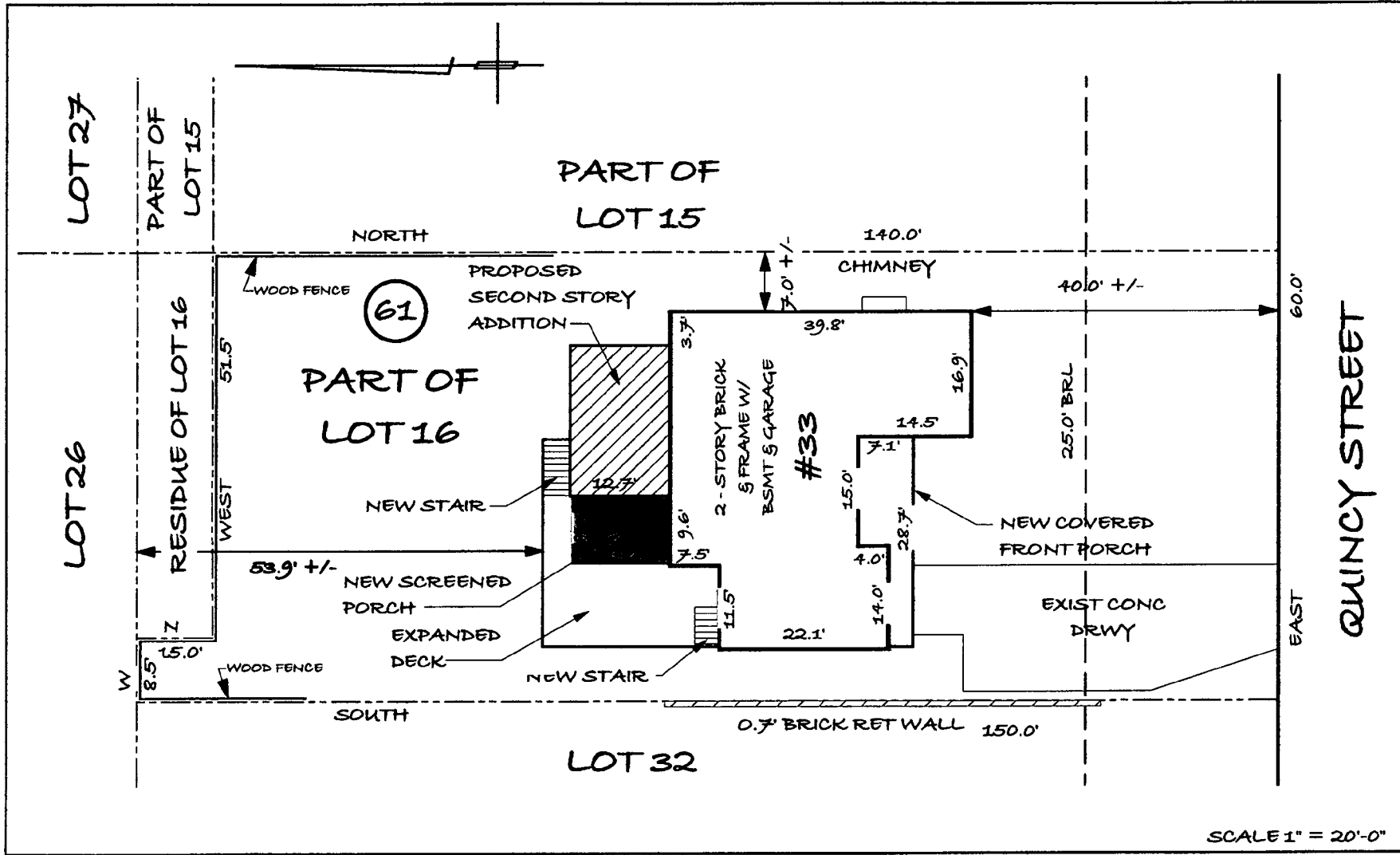
**PROJECT SCOPE AND EFFECT ON HISTORIC RESOURCES & ENVIROMENT**

New Work Will Consist Primarily Of Replacing The Framing Of The Existing Rear Addition (1st Floor Dining Room) And Adding A Second Floor Master Bedroom Above. A Covered Screened Porch Will Also Be Added Adjacent To The Dining Room And The Existing Deck At That Location Replaced. A New Open Porch Will Be Added To The Front Of The Building To Replace The Existing. All Existing Windows Will Be Replaced As Well As Upgrades To Interior Of The House Including The Foyer, Family Room, Kitchen, Upstairs Hall Bath And Basement.

Care Will Be Given To Replace Materials To Match Existing Portions Of The House That Are Visible From The Exterior And There Will Be No Changes To The Existing Site Or Landscaping.

**INDEX OF DOCUMENTS**

A-0	SITE PLAN
A-1	BASEMENT PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	FRONT ELEVATION
A-5	EAST SIDE ELEVATION
A-6	REAR ELEVATION
A-7	WEST SIDE ELEVATION
MD1	EXIST FRONT ELEVATION
MD2	EXIST EAST SIDE ELEVATION
MD3	EXIST REAR ELEVATION
MD4	EXIST WEST SIDE ELEVATION
MS1	MATERIAL SPECIFICATIONS
PH-1	EXIST PHOTOGRAGHS FRONT ELEVATION
PH-2	EXIST PHOTOGRAGHS EAST ELEVATION
PH-3	EXIST PHOTOGRAGHS REAT ELEVATION
PH-4	EXIST PHOTOGRAGHS WEST ELEVATION
PH-5	EXIST PHOTOGRAGHS EXIST WINDOWS



FROM LOCATION DRAWING BY CAPITOL SURVEYS, INC WITH PROPOSED ADDITIONS ADDED BY AHMANN ARCHITECTS

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

HISTORIC PRESERVATION ISSUE  
15 AUGUST 2008

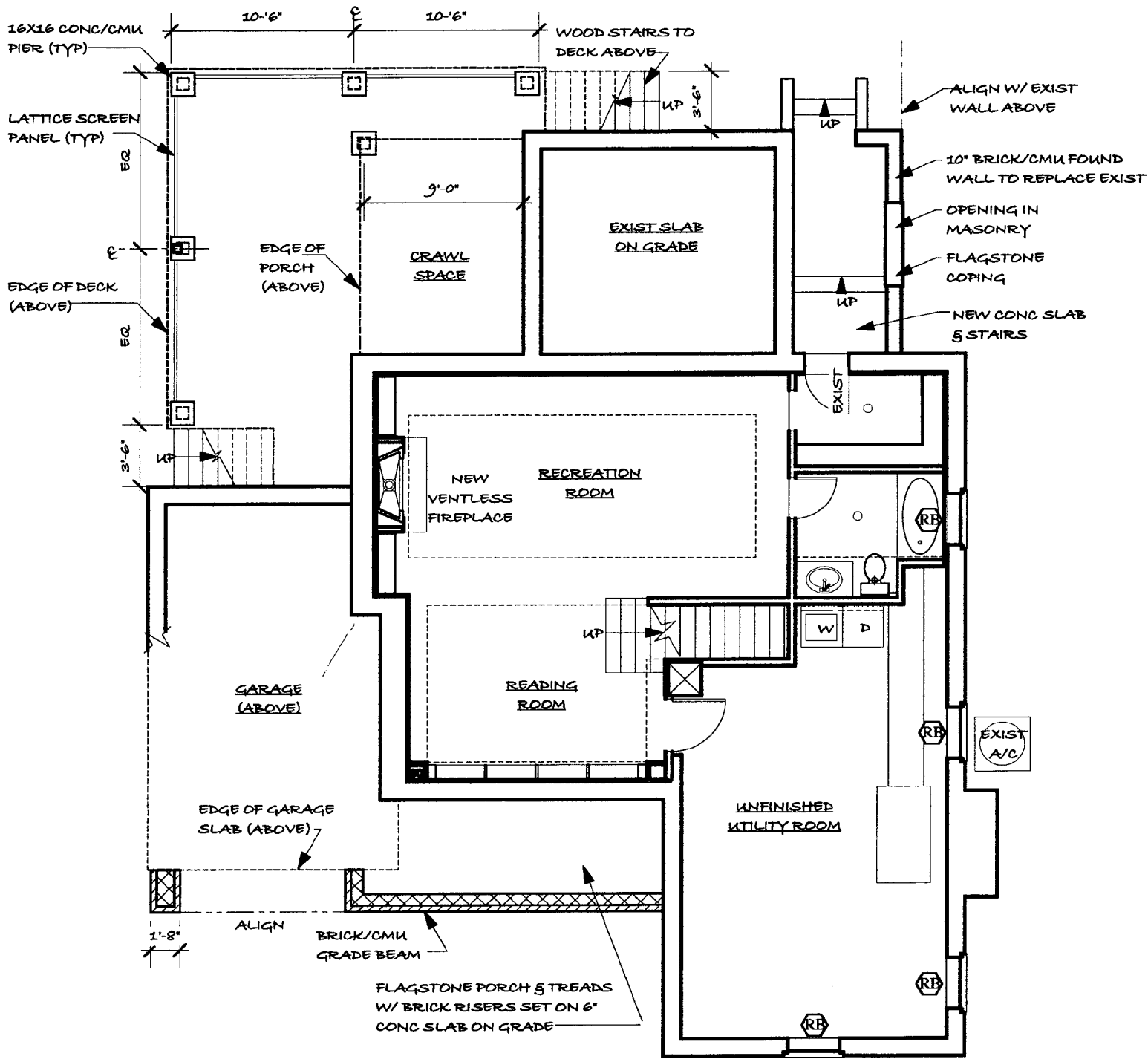
A-0

Ahmann Architects  
© 2008

SITE PLAN  
SCALE: AS SHOWN

AHMANN  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818



**BASEMENT PLAN**

SCALE: 1/8" = 1'-0"

**WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)**

33 QUINCY STREET  
CHEVY CHASE, MD

HISTORIC PRESERVATION ISSUE  
15 AUGUST 2008

**A-1**

Ahmann Architects  
© 2008

**1 BASEMENT PLAN**  
Scale: 1/8" = 1'-0"

NEW CONSTRUCTION

**NOTE:**  
SEE WINDOW KEY ON MATERIAL SPECIFICATION SHEET (MS-1)

FIRST FLOOR  
PLAN

SCALE: 1/8" = 1'-0"

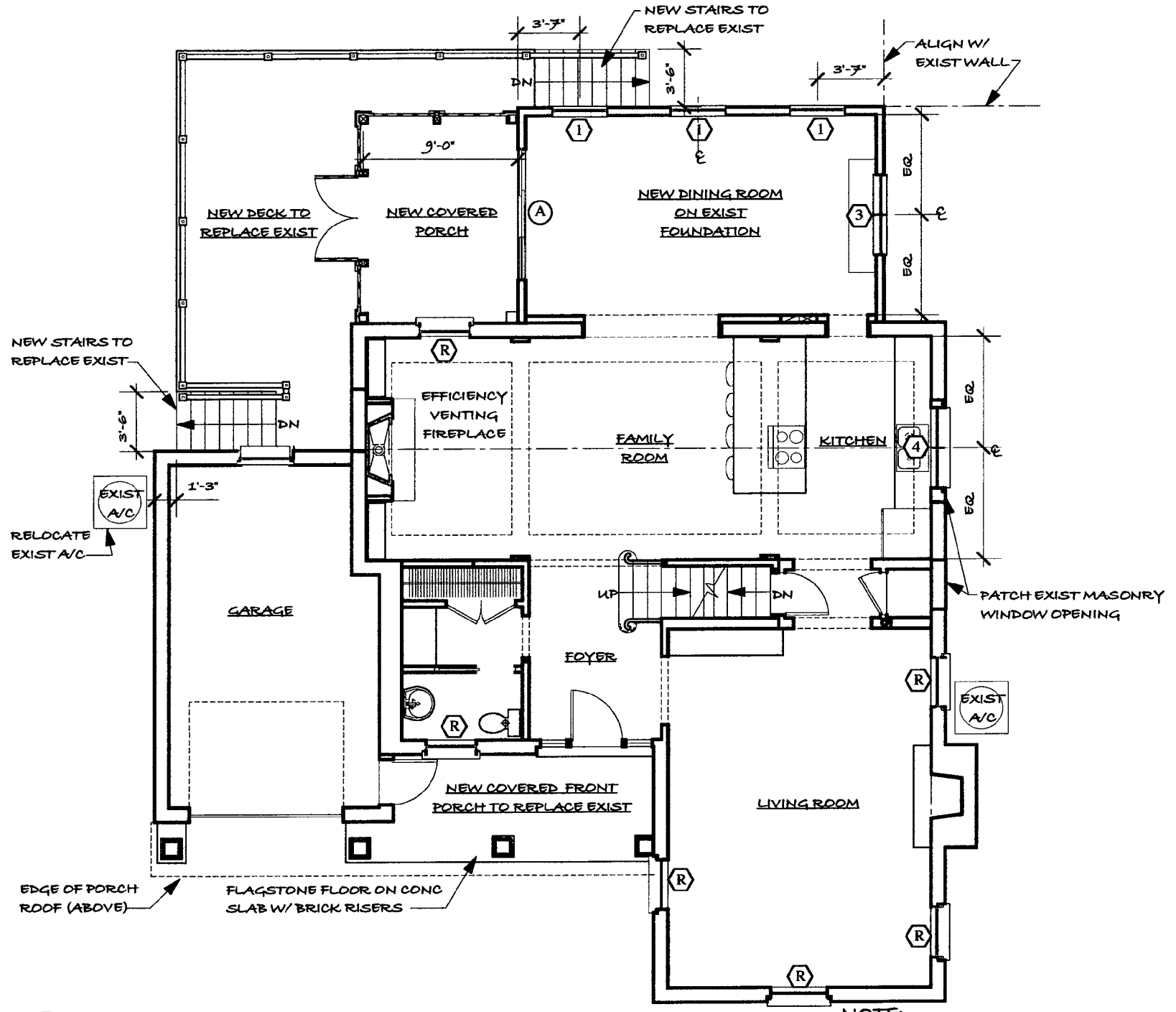
WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

A-2

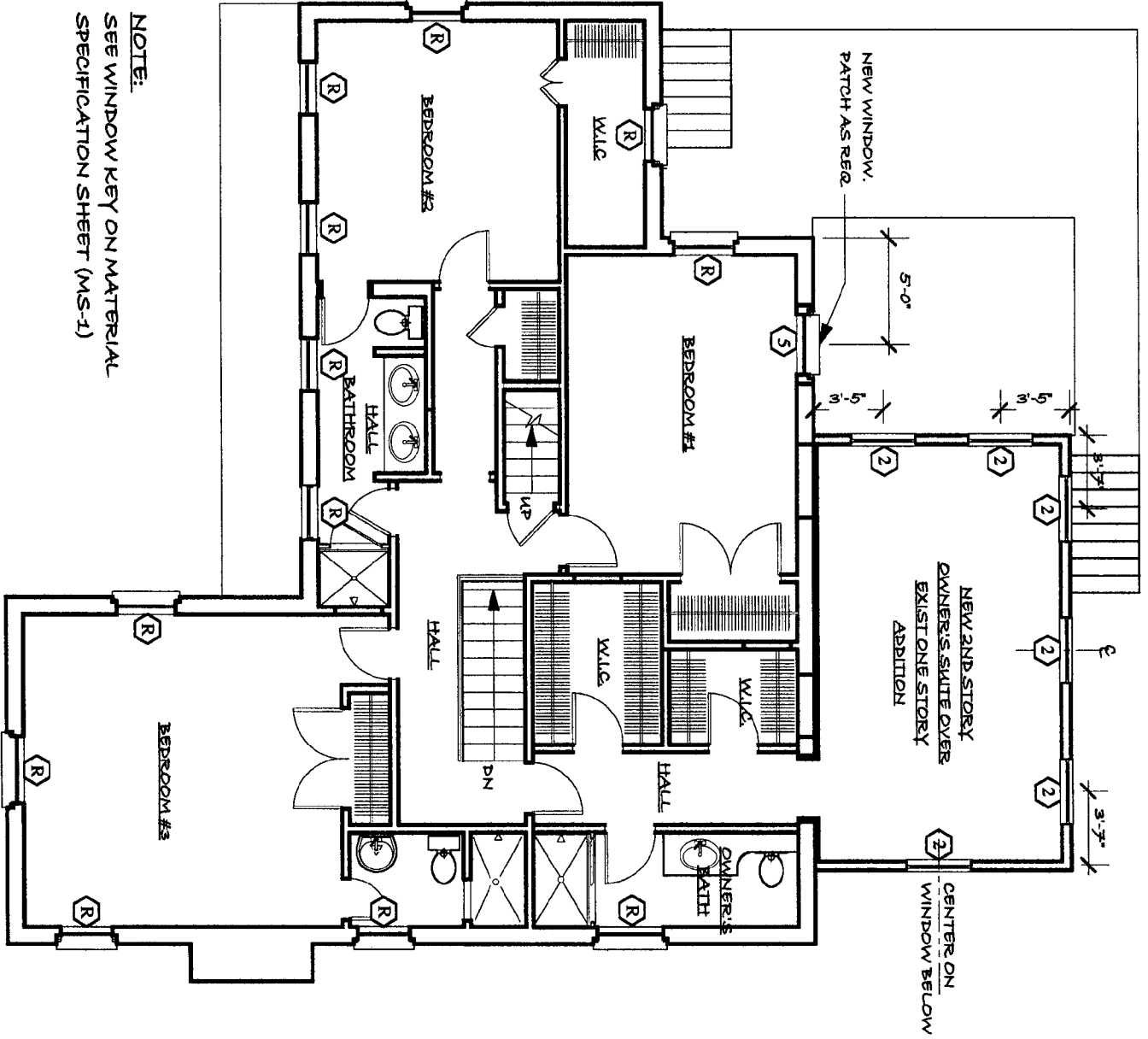
Ahmann Architects  
© 2008



**1** FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

NEW CONSTRUCTION

**NOTE:**  
SEE WINDOW KEY ON MATERIAL  
SPECIFICATION SHEET (MS-1)



**NOTE:**  
SEE WINDOW KEY ON MATERIAL SPECIFICATION SHEET (MS-1)

**1** SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"

NEW CONSTRUCTION

**WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)**

33 QUINCY STREET  
CHEVY CHASE, MD

**SECOND FLOOR  
PLAN**

SCALE: 1/8" = 1'-0"

**AHMANN  
ARCHITECTS**

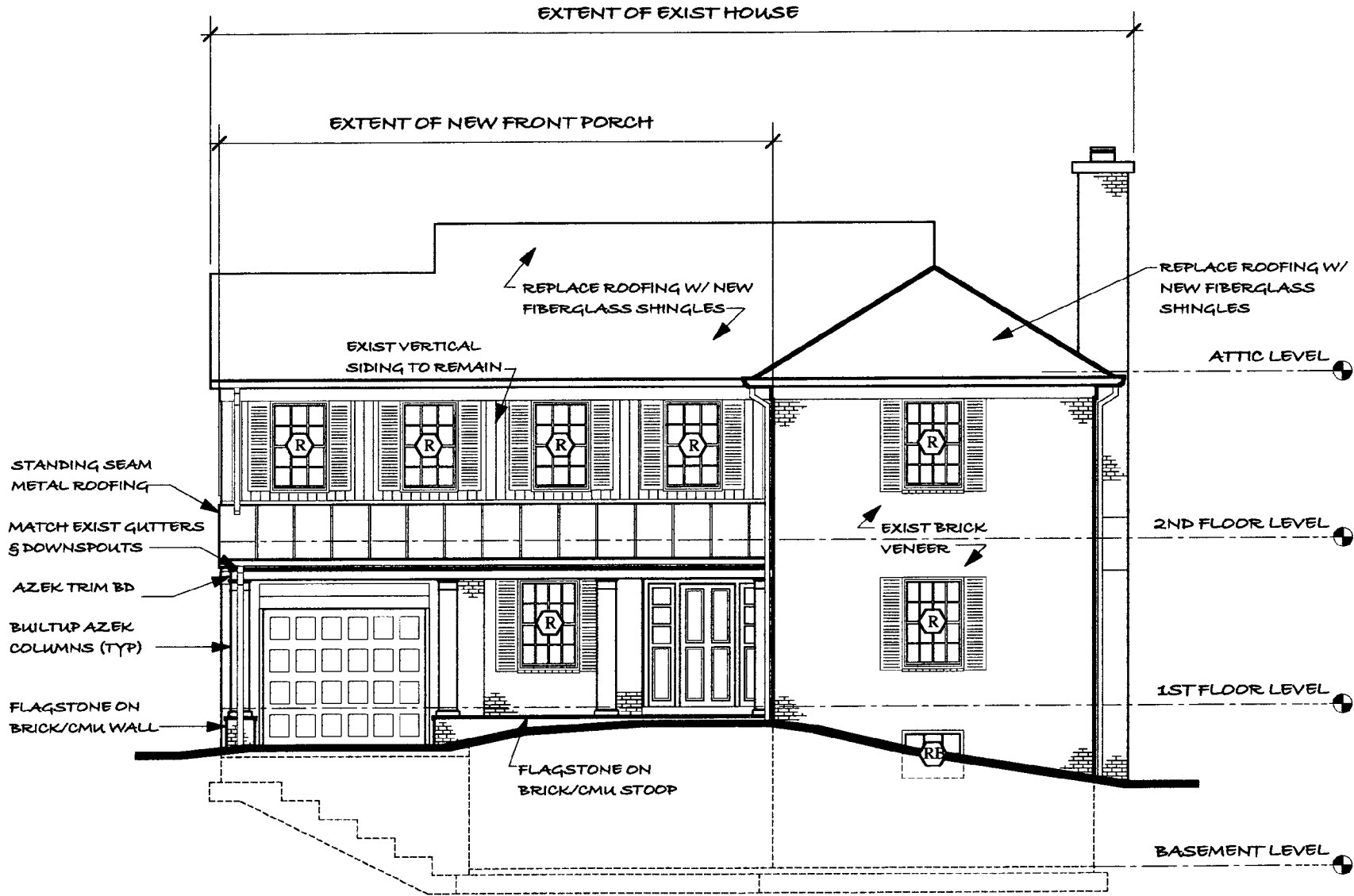
4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

**A-3**

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

Ahmahn Architects  
© 2008

**NOTE:**  
SEE WINDOW KEY ON MATERIAL  
SPECIFICATION SHEET (MS-1)



**1** FRONT ELEVATION  
Scale: 1/8" = 1'-0"

**AHMANN**  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

FRONT  
ELEVATION  
SCALE: 1/8" = 1'-0"

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)  
33 QUINCY STREET  
CHEVY CHASE, MD

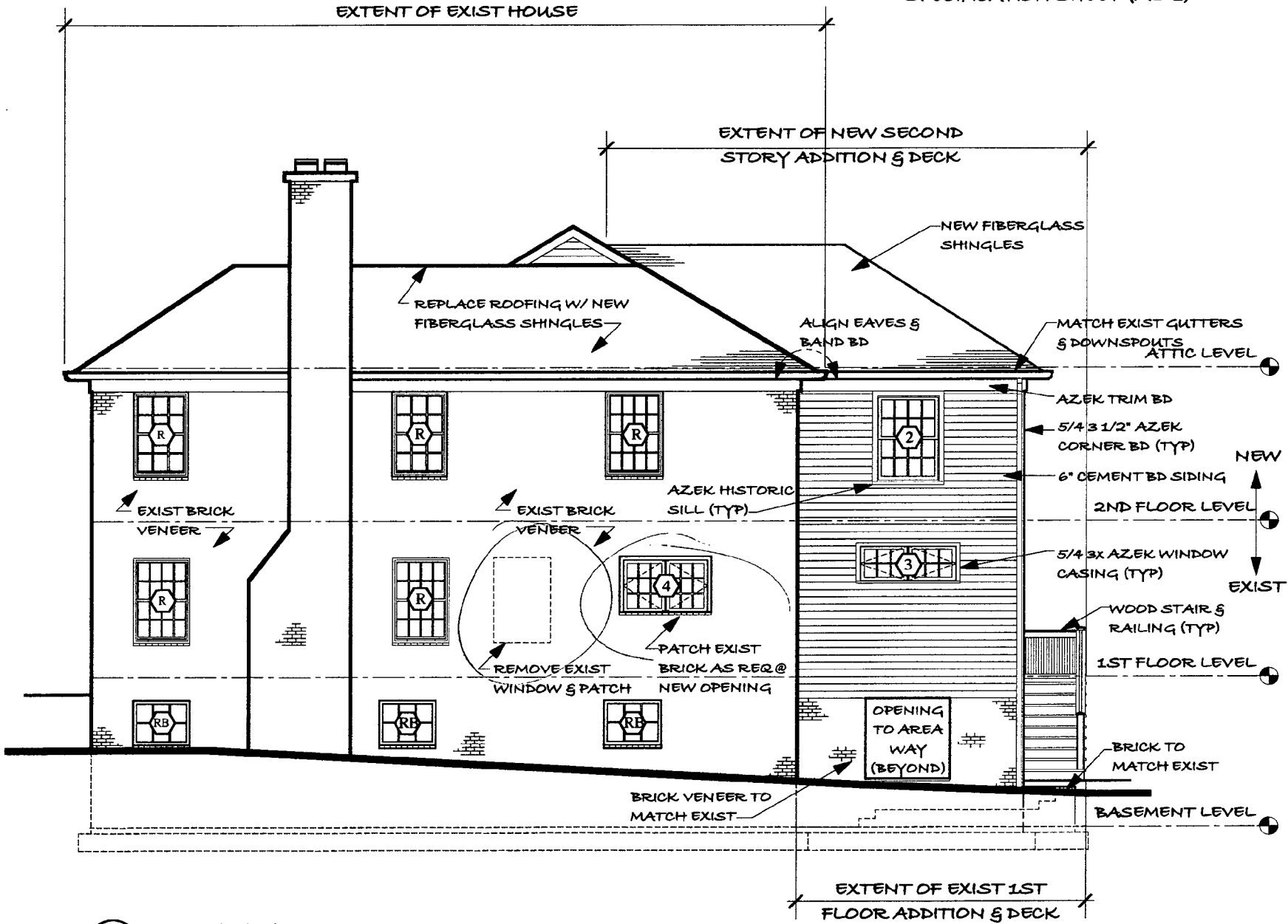
HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

**A-4**

Ahmann Architects  
© 2008

**NOTE:**

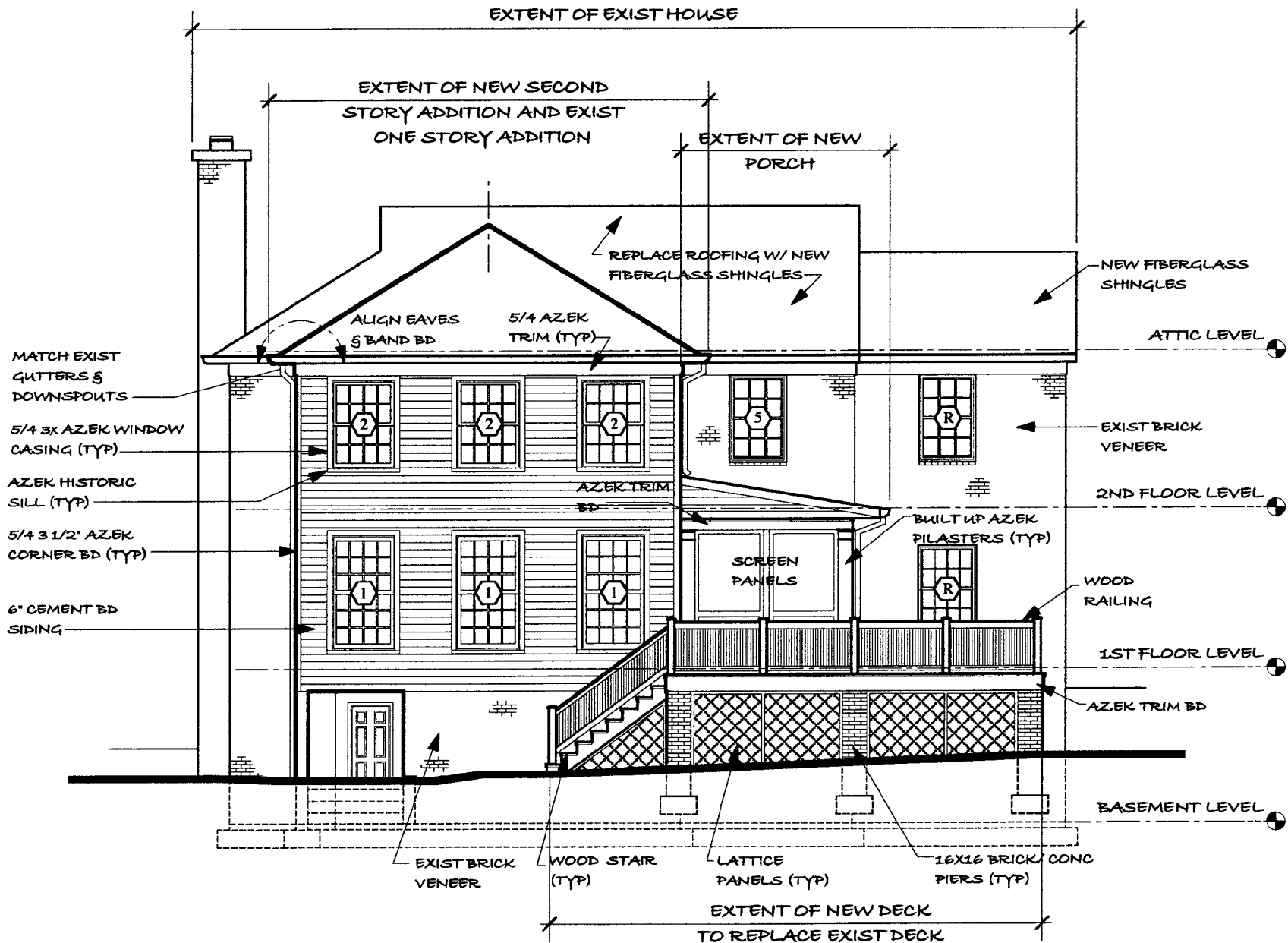
SEE WINDOW KEY ON MATERIAL  
SPECIFICATION SHEET (MS-1)



**1** EAST ELEVATION  
Scale: 1/8" = 1'-0"



**NOTE:**  
SEE WINDOW KEY ON MATERIAL  
SPECIFICATION SHEET (MS-1)



**1** REAR ELEVATION  
Scale: 1/8" = 1'-0"

**AHMANN**  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

REAR  
ELEVATION

SCALE: 1/8" = 1'-0"

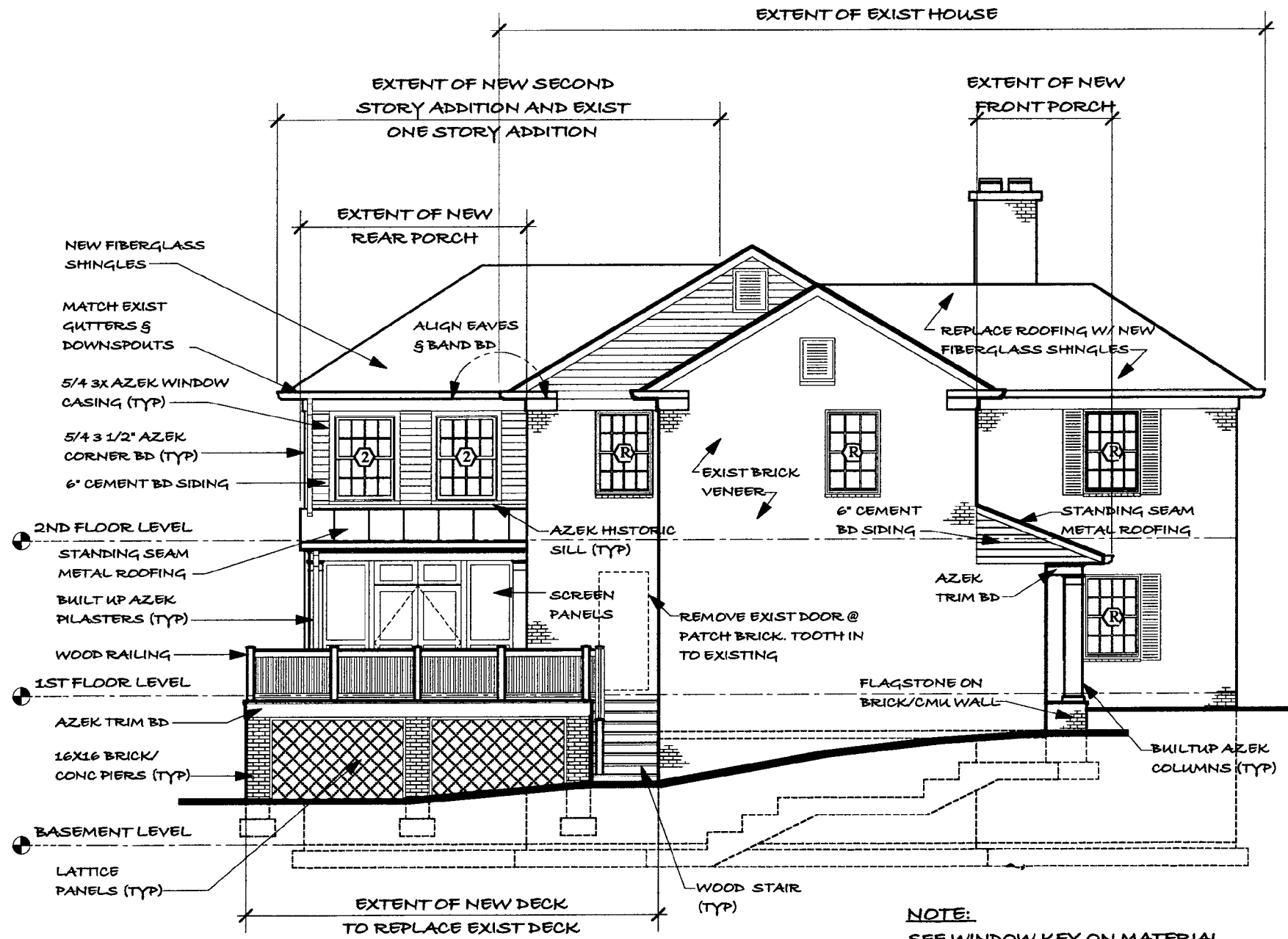
WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

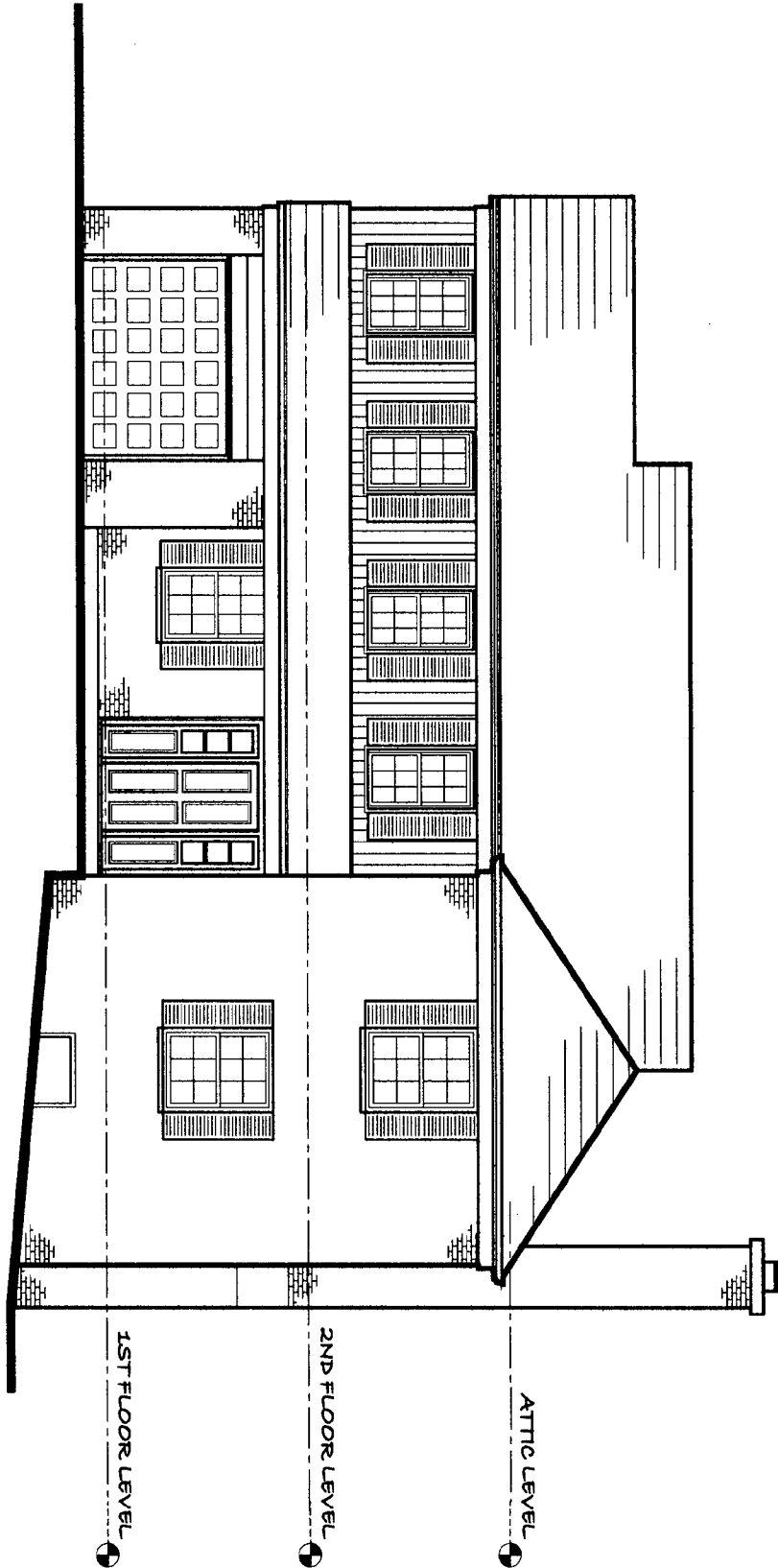
**A-6**

Ahmann Architects  
© 2008



**NOTE:**  
SEE WINDOW KEY ON MATERIAL  
SPECIFICATION SHEET (MS-1)

**1** WEST ELEVATION  
Scale: 1/8" = 1'-0"



1

FRONT ELEVATION (EXISTING)

SCALE: 1/8" = 1'-0"

1ST FLOOR LEVEL

2ND FLOOR LEVEL

ATTIC LEVEL

**WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)**

33 QUINCY STREET  
CHEVY CHASE, MD

**EXISTING FRONT  
ELEVATION**

SCALE: 1/8" = 1'-0"

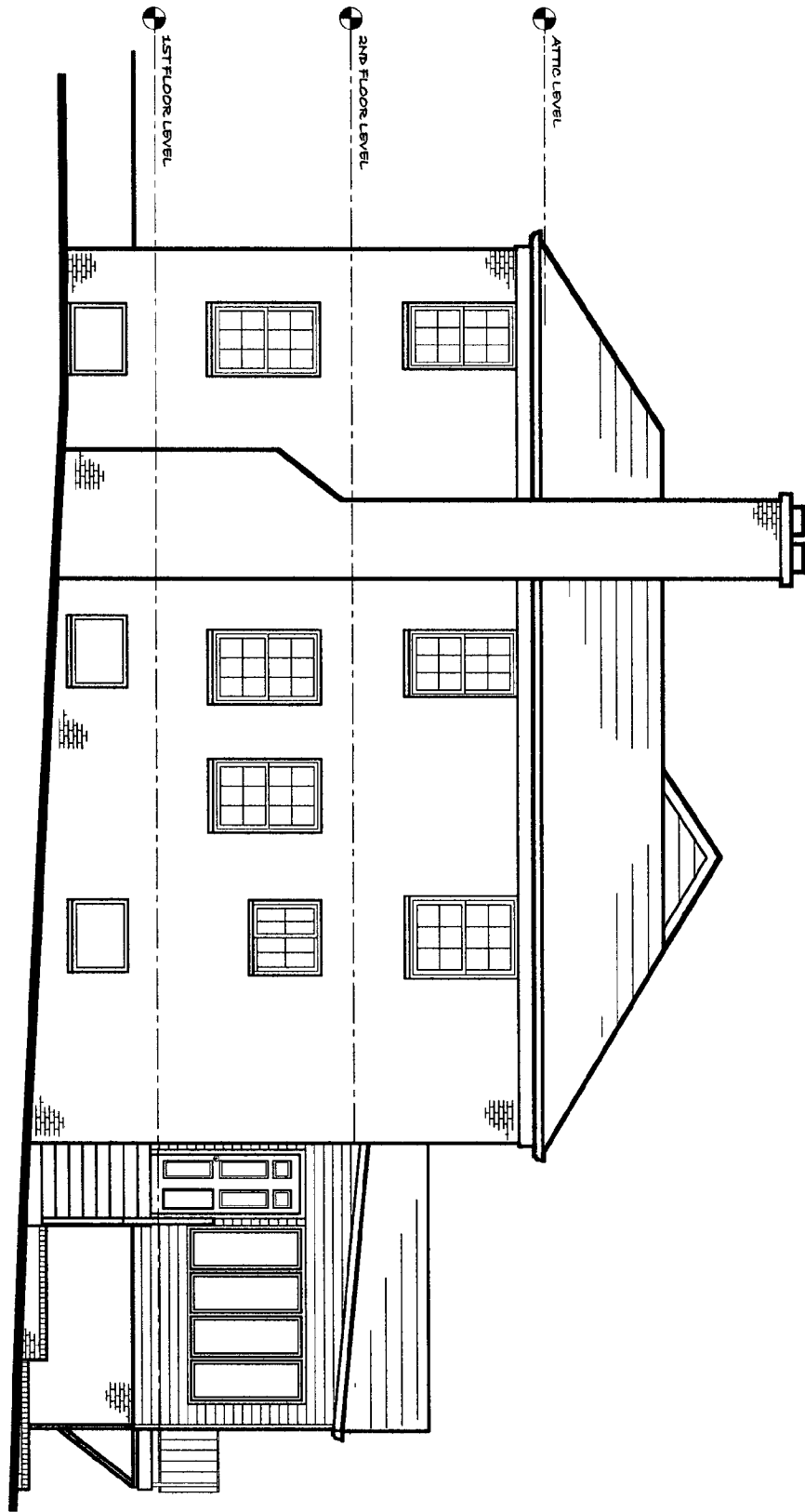
**AHMANN  
ARCHITECTS**

4408 BEECHWOOD ROAD  
UNIVERSITY PARK MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

**MD1**

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

Ahmann Architects  
© 2008



1 EAST ELEVATION (EXISTING)  
 SCALE: 1/8" = 1'-0"

**WILLIAMS RESIDENCE  
 (ADDITION & RENOVATIONS)**

33 QUINCY STREET  
 CHEVY CHASE, MD

**EXISTING EAST  
 ELEVATION**

SCALE: 1/8" = 1'-0"

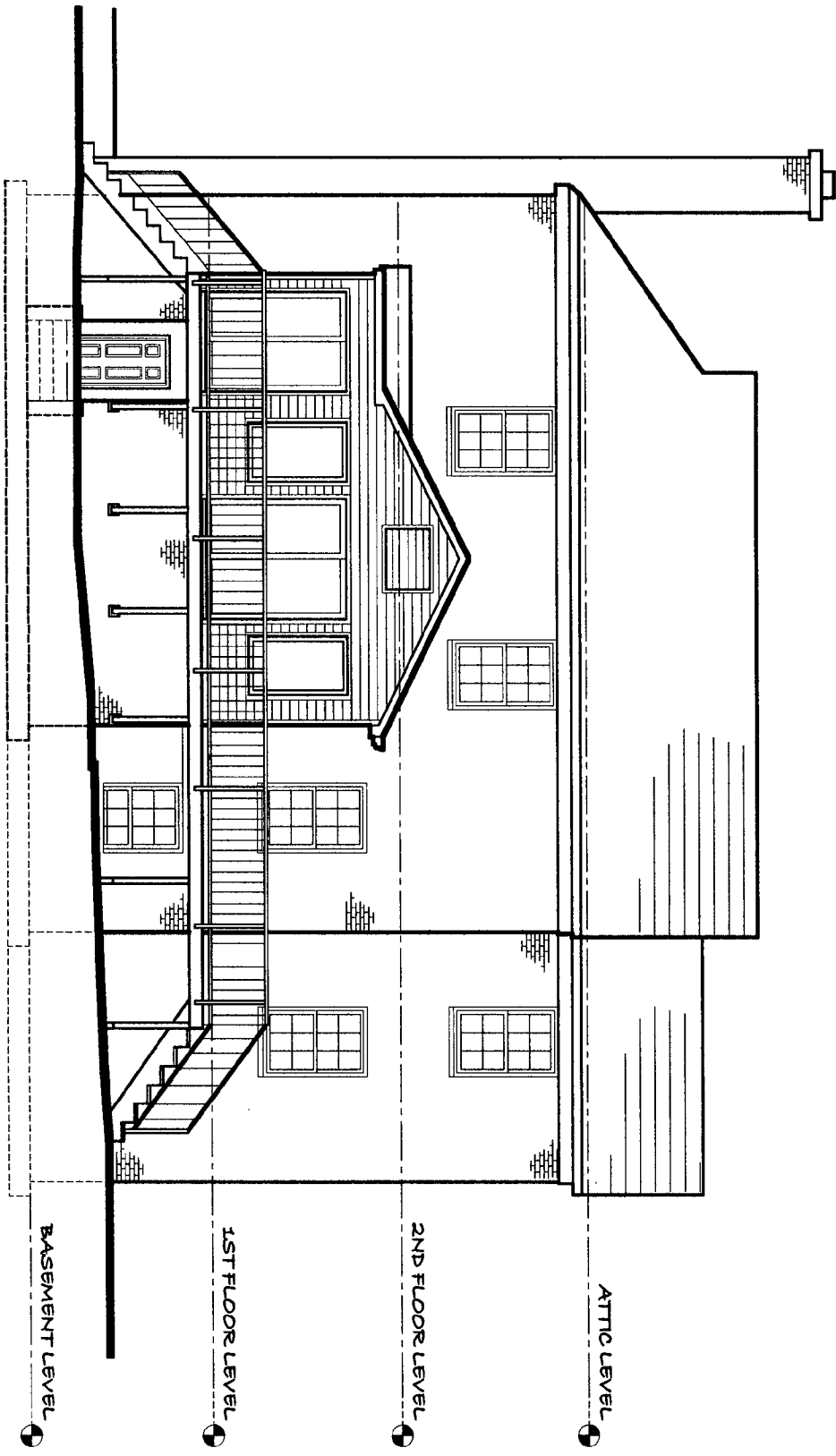
**AHMANN  
 ARCHITECTS**

4408 BEECHWOOD ROAD  
 UNIVERSITY PARK, MARYLAND 20782  
 PH 301 864 1334  
 FX 301 864 6818

HISTORIC  
 PRESERVATION ISSUE  
 15 AUGUST 2008

**MD2**

Ahmanna Architects  
 © 2008



1 REAR ELEVATION (EXISTING)

SCALE: 1/8" = 1'-0"

**WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)**

33 QUINCY STREET  
CHEVY CHASE, MD

**EXISTING REAR  
ELEVATION**

SCALE: 1/8" = 1'-0"

**AHMANN  
ARCHITECTS**

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

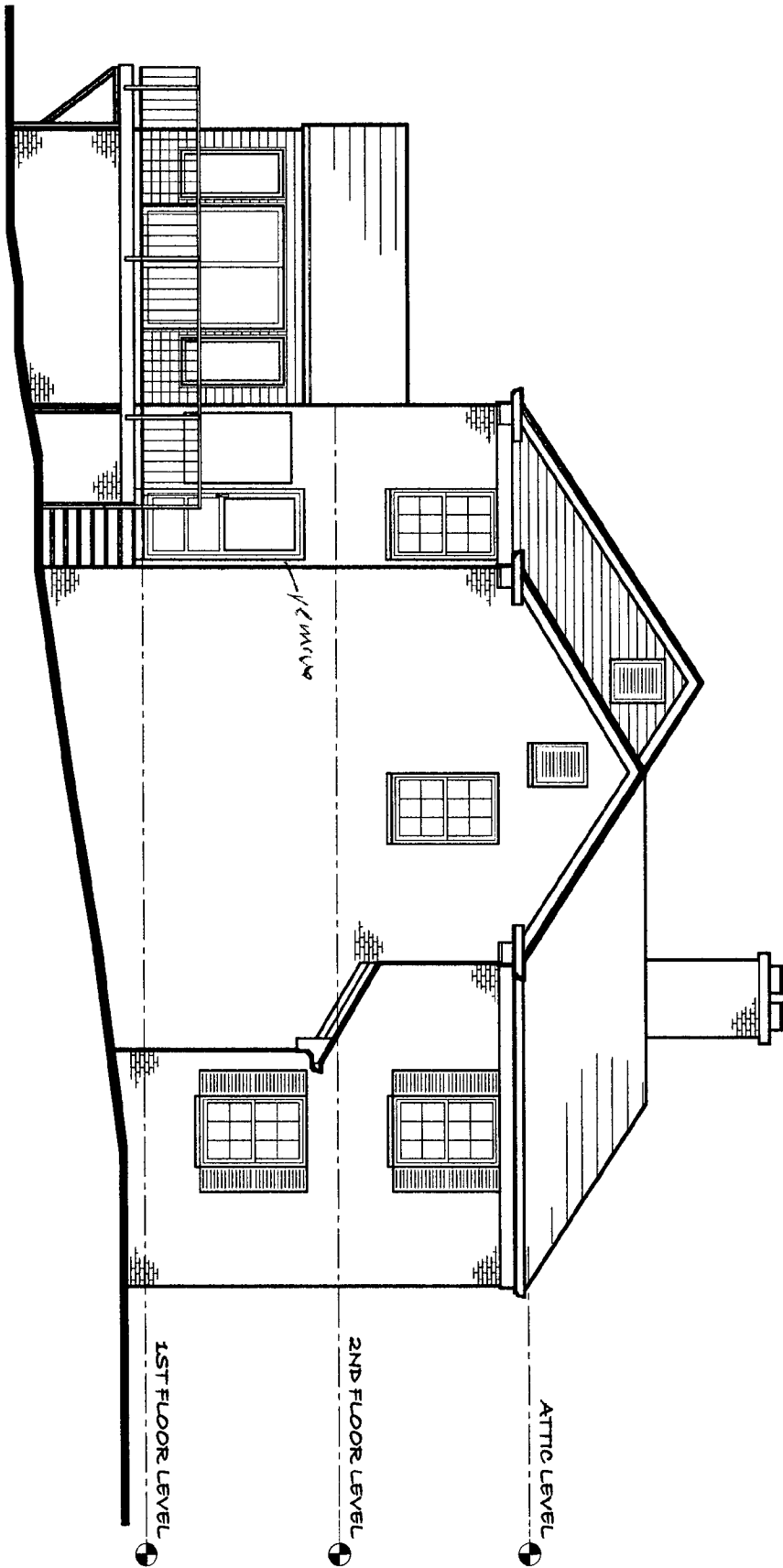
HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

**MD3**

Ahmamn Architects  
© 2008

1

WEST ELEVATION (EXISTING)  
Scale: 1/8" = 1'-0"



**WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)**

33 QUINCY STREET  
CHEVY CHASE, MD

**EXISTING WEST  
ELEVATION**

SCALE: 1/8" = 1'-0"

**AHMANN  
ARCHITECTS**

4408 BEECHWOOD ROAD  
UNIVERSITY PARK MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

**MD4**

Ahmann Architects  
© 2008

# MATERIAL SPECIFICATIONS

## 1) WINDOWS & EXTERIOR DOORS

All windows and french style doors at the addition and scheduled for replacement shall be aluminum clad wood units manufactured by Weathershield Windows and Doors with field applied casings in the types and sizes as indicated in the Drawings and keyed below. All units shall be provided with Insulated Low-E Glazing with SDL grilles in the patterns as shown in the Drawings for new locations and to match existing at replacement locations. All operable window units shall be provided with screens. Hardware and screen frame color, as well as other standard selection features shall be determined by the Owner. All Replacement Window Locations Shall Have Prepping, Priming And Painting Of Exterior Brick Mould Casings.

### WINDOW & DOOR KEY

ITEM	DESCRIPTION	MODEL NO.	ROUGH OPENING
①	Double Hung Window	T11-36x34	(3'-6 5/16" X 6'-5 5/8")
②	Double Hung Window	T11-36x26	(3'-6 5/16" X 5'-1 5/8")
③	Casement Window	C21-2820	(5'-5 1/16" X 2'-1 3/8")
④	Casement Window	C21-2432	(4'-9 1/16" X 3'-1 3/8")
⑤	Double Hung Window (match Window At Same Bedroom)		
Ⓡ	Replacement Double Hung To Replace Exist Double Hung.		
ⓇB	Replacement Vinyl Basement Window To Replace Exist.		
Ⓐ	Sliding French Door	FX31-9-3x6-10 XOS	(9' 2 7/16" X 6'-9 11/16")

## 2) CUTTING AND PATCHING:

Existing surfaces cut to provide for the installation or performance of other work and subsequent fitting and patching, shall be restored to their original condition or to the adjoining new surface. Except as otherwise indicated, materials for cutting and patching shall be identical to existing materials. If identical materials are not available, or cannot be used, materials that match existing adjacent surfaces to the fullest extent possible with regard to visual effect shall be used. Seams shall be as invisible as possible. Restoration shall be extended into retained adjoining work in manner which will eliminate evidence of cutting & patching. No cutting or patch work shall be done which would result in lessening the building's aesthetic qualities or show substantial visual evidence of cut and patch work.

## 3) SITE / LANDSCAPING:

Existing trees and vegetation shall be protected to prevent any physical damage.

## 4) FACE BRICK

Face brick shall match existing brick in color, size and texture for facing all new masonry walls and piers where exposed, and for patching openings as indicated in the Drawings. Brick bond pattern, grouting, and joint tooling shall match the existing installation. Brick riser at Front Porch shall coordinate with flagstone paving. Samples for brick shall be provided for field review prior to installation of the balance of the material.

## 5) FLAGSTONE PAVERS:

Flagstone pavers for Front Porch floor and stair treads leading up to the Front Porch shall be provided as indicated in the Drawings. Flagstone shall be installed on setting bed over concrete slab. Flagstones shall be set in a random orthogonal pattern.

## 6) SIDING:

Factory primed Cement Board Siding shall be provided as indicated in the Drawings for addition at the exterior of the Dining Room and Owner's Suite. The material shall be Hardieshingle Smooth Lap Siding in 6" exposure as manufactured by James Hardie of Mission Viejo, California. Cement Board Siding shall be painted (see below).

## 7) TRIM BOARDS:

Trim Board and Panel Board material shall be Azek PVC or approved equal, in sizes and shapes as indicated in Drawings for band boards, window casing, and other trim at the exterior as required in conjunction with the re-siding of the exterior of the Dining Room and Owner's Suite, Rear Porch and Front Porch.

## 8) DECKING, STAIRS & RAILINGS:

Decking, stairs and railings shall be as indicated in the Drawings. Decking material shall be 5/4 x 6 pressure treated decking finished with Cabots Pressure Treated Deck Sealer. Railing components shall be clear pine or fir, primed and painted as below.

## 9) FIBERGLASS SHINGLE ROOFING:

Fiberglass roofing shingles shall be provided as re-roofing for all roof areas of the existing house, and for new roofing as indicated in the Drawings (except areas designated to have Metal Roofing). Shingle material shall be selected by the Owner.

## 10) METAL ROOFING:

Metal Roofing shall be Berridge Tee-Panel, or approved equal, pre finished in color to be selected by the Owner. Samples shall be provided for review and final approval.

## 11) EXTERIOR PAINTING:

Exterior paint shall be Benjamin Moore premium grade semi-gloss latex applied in a minimum of two finish coats over one coat of primer/undercoat. The scope of exterior painting shall include all new siding and trim work.

**AHMANN**  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

MATERIAL  
SPECIFICATIONS

SCALE: NONE

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

HISTORIC  
PRESERVATION ISSUE  
15 AUGUST 2008

**MS-1**

Ahmann Architects  
© 2008





## Kennedy, Rachel

---

**From:** Wallace Devine [wdevine@ahmannarchitects.com]  
**Sent:** Monday, August 25, 2008 1:10 PM  
**To:** Kennedy, Rachel  
**Subject:** Re: 33 Quincy Street HAWP Email 1 of 3

Dear Rachel,

Thank you, yes I did have a very restful break.

For simplicity I have responded to each of your questions below the questions themselves. I am also sending three emails as the attachment file sizes seem to be too big for our servers (this is my third try).

I will be in the office until 5:30 PM today should you have any further questions or comments and I will try to reach you also.

Thank you again,

Wallace

**Wallace Devine Assoc AIA** | AHMANN ARCHITECTS | WWW.AHMANNARCHITECTS.COM  
DC METRO: 301-864-1334 DELMARVA: 410-641-6225 FACSIMILE: 301-864-6818

On Aug 22, 2008, at 12:06 PM, Kennedy, Rachel wrote:

Hi Wallace,

I received the Historic Area Work Permit for 33 Quincy Street. Thank you so much for your thorough submittal. I asked to take this case because I had spoken with you previously. So, here we are. Anyway, I have a few quick questions for you.

1) What exactly is Azek? I went to their website but saw no definition of the material itself.

I have attached PDF files of the technical and installation information on Azek. Owners are requesting this material almost exclusively now as it has the appearance of wood, but holds paint longer and better than wood and does not rot. It is also the same as wood to work with. I have also attached JPEG files of photos from two projects in which we used Azek. On the Bundas project in University Park we used both cement board siding and Azek trim (the same we are specifying for 33 Quincy Street). On the Digiuseppe project in Washington DC all the trim, beaded panel boards, pilasters and columns were done using Azek.

2) In terms of the front porch, you intend to move it forward and create a more spacious area. The general gist is it will be: supported by columns (what type), covered in flagstone (rather than concrete which is what is there now), and will stop at the right before the window.

Yes to all. The columns will be structural posts wrapped with Azek Board (the same as was done on the Digiuseppe project - see the photo to question #1 above). I have also added a drawing (A-8 attached) to the submitted set which shows the details of the built up column.

3) What is covering the main roof and porch roof currently? Your plans are to cover the smaller roofs with standing seam and the main roofs with asphalt shingle, correct?

The main house and porch currently has slate roofing which is in considerable disrepair, and the owner has opted for fiberglass roofing on the main roofs and standing seam metal roofing on the smaller porches yes.

4) Do you have a three-dimensional drawing showing the proposed front elevation with the new rear addition appended on? I believe that would help in terms of how this will appear from the street.

We do not have a 3D drawing.

5) You state in the application that you are to tear down the one-story rear addition and rebuild on the same foundation. Just to be clear, there is no foundation per se, as the old addition is cantilevered over a central brick support pier. Correct? You will be extending the brick foundation wall from the main house, right? Is this to be built on the same brick pier footprint or the footprint of the larger old addition?

Only a portion of the existing addition is cantilevered from the brick foundation and that portion is supported by a post which we will be removing and replacing with a new brick/CMU wall as that cantilevered portion is sagging.

Im sorry the actually conditions were not clear in the photographs or proposed plan so, I am attaching the measured plans (MD5, MD6, and MD7) to more clearly show the new and old in plans and the cantilever condition. The shaded new foundation wall labeled "10" brick wall to replace exist" is actually not replacing an existing wall. It is a new wall.

There is no existing wall there. There is an existing area way and an existing post which holds up the cantilevered portion of the existing addition at the corner (see MD5 and photos). Again, that cantilevered portion is sagging, so we are removing the post and putting in the new brick/CMU wall for structural support. It will align exactly where the existing addition is held up by the post so there will be no change to the footprint.

Likewise, in the photos I noticed that it also appears that the addition is cantilevered out beyond the brick foundation wall (as though it is a central brick support pier as you noted). That is also not the case. The existing addition sits directly on the exist brick foundation wall. It is the existing deck which is hung on some black brackets attached to the brick wall which makes the appearance that the addition is cantilevering but it is not. The exist addition itself sits directly on the exist brick wall and the post mentioned above. The new 2-story addition will sit on the exact same walls and the new brick/CMU wall and the footprint will remain unchanged. I hope that is clearer.

6) Why are you removing a window on the east elevation and placing a new one a few feet away? I assume it has something to do with interior program, but just wanted to make sure.

The new window is to replace the existing smaller kitchen window which is almost in the same location. We are just putting in a larger kitchen window and centering it on the interior room. The window we are removing is to close-up that portion of the wall in order to put in a new pantry unit in the remodeled kitchen at that location.

## Kennedy, Rachel

---

**From:** Wallace Devine [wdevine@ahmannarchitects.com]  
**Sent:** Tuesday, August 26, 2008 10:55 AM  
**To:** Kennedy, Rachel  
**Subject:** 33 Quincy Street - Street Visisbility  
**Attachments:** Williams PH-6 (Visibility Photo) 080826.pdf; ATT194119.htm; Williams PH-7 (Visibility Photo) 080826.pdf; ATT194119.htm

Dear Rachel,

Thank you for your comments regarding the review of the application and the emphasis the Commission puts on street visibility. I have attached PDF files of two new photo sheets which show the view from the street of the two sides of the house with appropriate notes. The view from the Southwest would not be affected and the view from the Southeast would be affected minimally.

Regarding the rear addition. We do not have any information on when it was constructed and yes it will be wood frame on the existing brick foundation with cement board (hardie plank) siding.

Also thank you so much for the information on the tax credits. We will discuss them with our client at our next meeting.

If our client does go forward with replacement windows we are specifying simulated divided lights with the same patterns as the existing.

Please let me know if this information is sufficient to move forward with the permit. You mentioned that in some cases the projects do not reach a hearing stage at all. We would like to know if that is the case with this one and what time frame we would be looking at.

Thank you again,

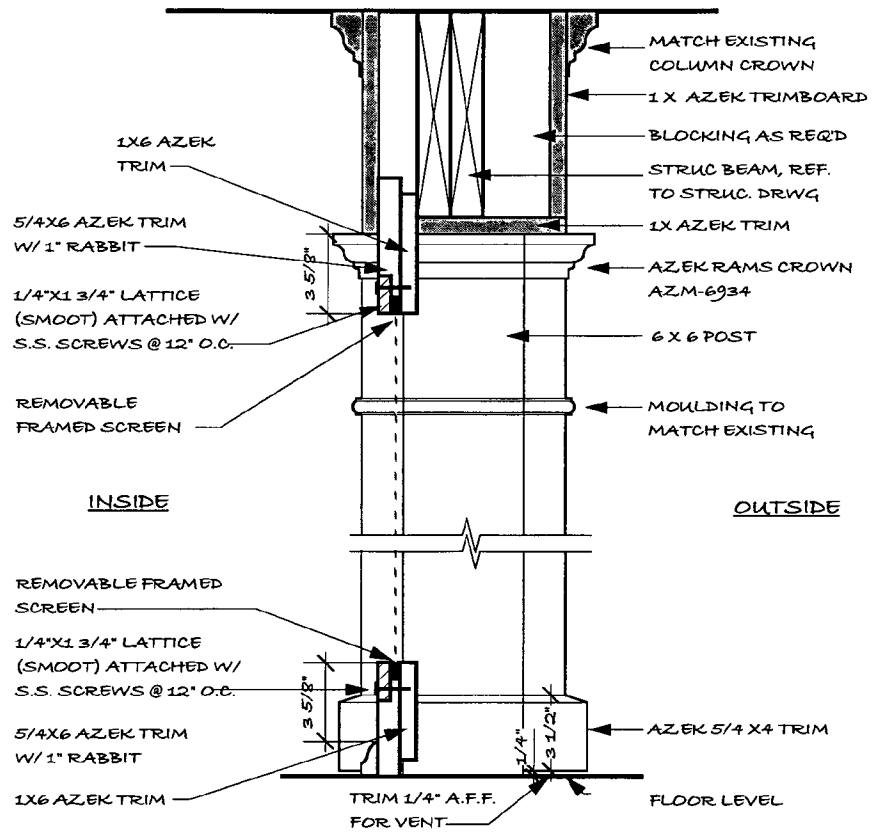
Wallace

**Wallace Devine Assoc AIA** | AHMANN ARCHITECTS | [WWW.AHMANNARCHITECTS.COM](http://WWW.AHMANNARCHITECTS.COM)  
DC METRO: 301-864-1334 DELMARVA: 410-641-6225 FACSIMILE: 301-864-6818

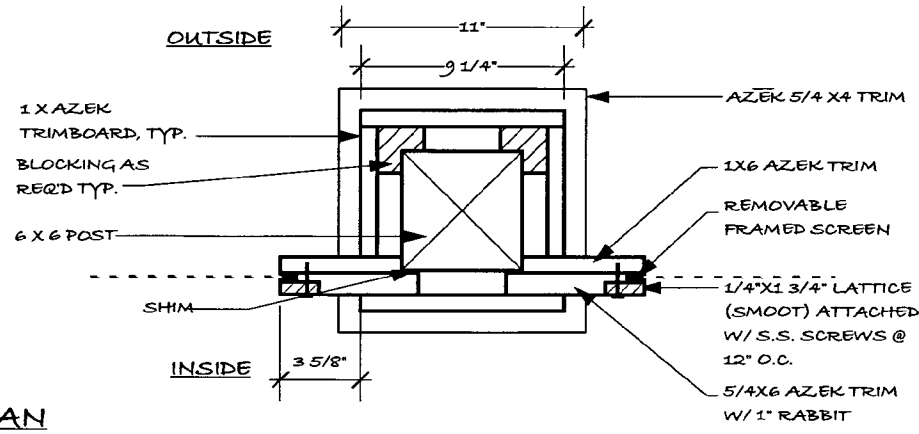
**Kennedy, Rachel**

---

**From:** Wallace Devine [wdevine@ahmannarchitects.com]  
**Sent:** Monday, August 25, 2008 1:07 PM  
**To:** Kennedy, Rachel  
**Subject:** Re: 33 Quincy Street HAWP - Email 2 of 2  
**Attachments:** Williams A-8 (Pilaster\_Column Detail) 080825.pdf; Williams MD5 (Exist Bsmt Plan) 080825.pdf; Williams MD6 (Exist 1st Floor Plan) 080825.pdf; Williams MD7 (Exist 2nd Floor Plan) 080825.pdf



**SECTION**



**PLAN**

**AHMANN**  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

TYPICAL  
PILASTER/COLUMN  
DETAIL

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

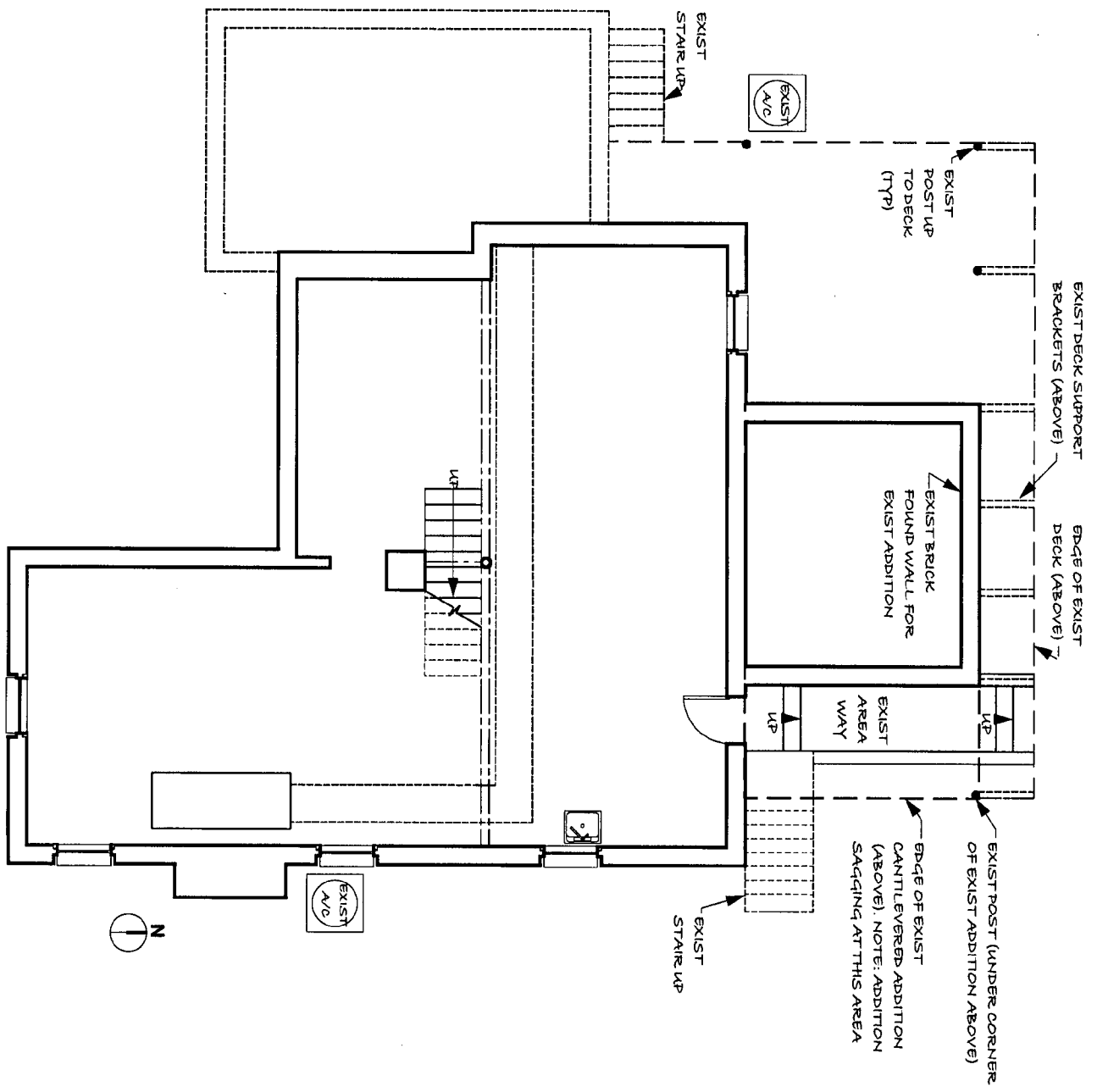
SCALE: 1-1/2" = 1'-0"

HISTORIC  
PRESERVATION ISSUE  
25 AUGUST 2008

**A-8**

Ahmann Architects  
© 2008

**1** BASEMENT PLAN (EXISTING)  
 Scale: 1/8" = 1'-0"



**WILLIAMS RESIDENCE  
 (ADDITION & RENOVATIONS)**

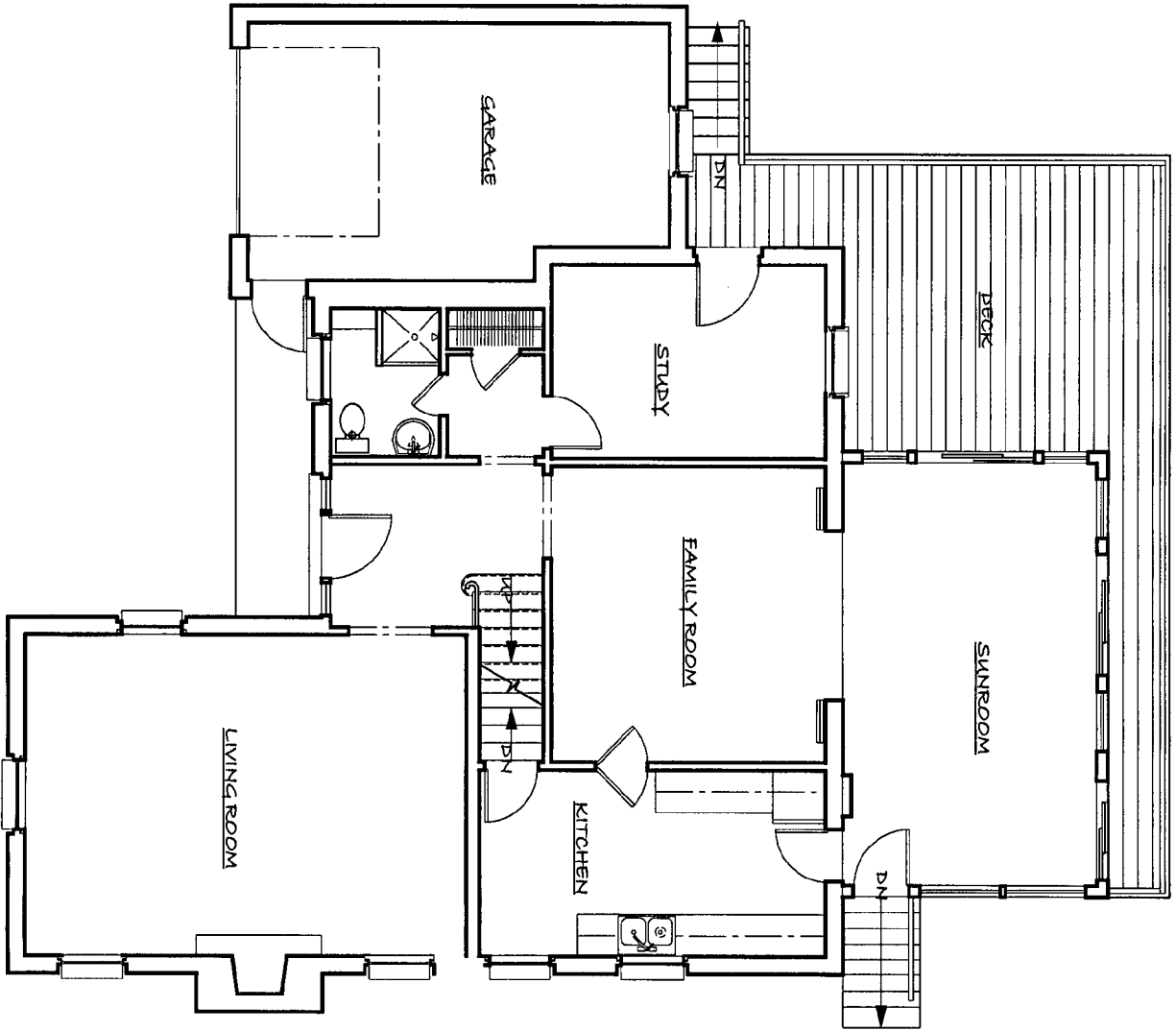
33 QUINCY STREET  
 CHEVY CHASE, MD

**EXISTING  
 BASEMENT PLAN**

SCALE: 1/8" = 1'-0"

**AHMANN  
 ARCHITECTS**

4408 BEECHWOOD ROAD  
 UNIVERSITY PARK, MARYLAND 20782  
 PH 301 864 1334  
 FX 301 864 6818



1 FIRST FLOOR PLAN (EXISTING)  
 Scale: 1/8" = 1'-0"

**WILLIAMS RESIDENCE  
 (ADDITION & RENOVATIONS)**

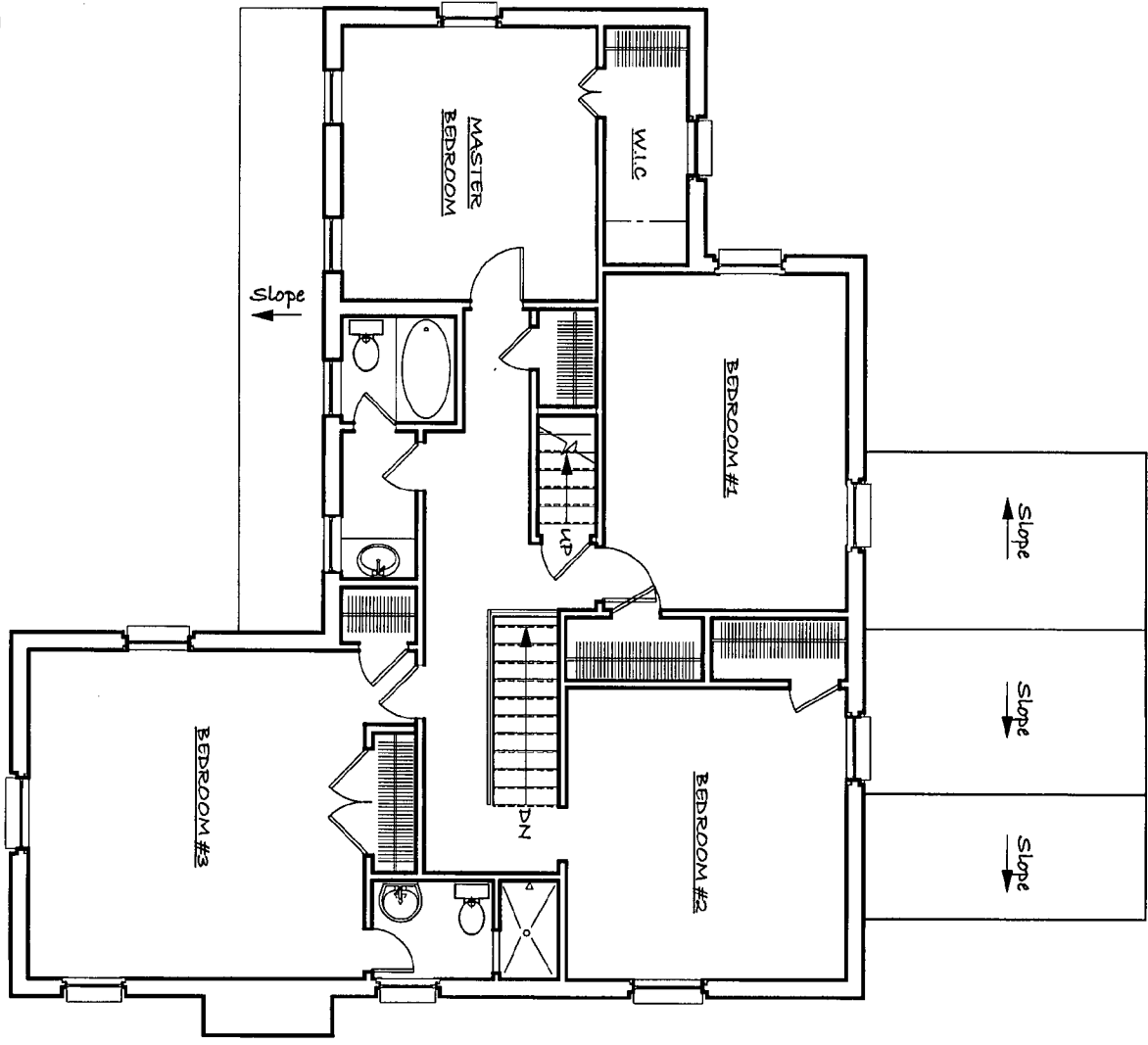
33 QUINCY STREET  
 CHEVY CHASE, MD

**EXISTING FIRST  
 FLOOR PLAN**

SCALE: 1/8" = 1'-0"

**AHMANN  
 ARCHITECTS**

4408 BEECHWOOD ROAD  
 UNIVERSITY PARK MARYLAND 20782  
 PH 301 864 1334  
 FX 301 864 6818



1 SECOND FLOOR PLAN (EXISTING)  
 Scale: 1/8" = 1'-0"

**WILLIAMS RESIDENCE  
 (ADDITION & RENOVATIONS)**

33 QUINCY STREET  
 CHEVY CHASE, MD

**EXISTING SECOND  
 FLOOR PLAN**

SCALE: 1/8" = 1'-0"

**AHMANN  
 ARCHITECTS**

4408 BEECHWOOD ROAD  
 UNIVERSITY PARK MARYLAND 20782  
 PH 301 864 1334  
 FX 301 864 6818



## Kennedy, Rachel

---

**From:** Wallace Devine [wdevine@ahmannarchitects.com]  
**Sent:** Monday, August 25, 2008 1:13 PM  
**To:** Kennedy, Rachel  
**Subject:** Re: 33 Quincy Street HAWP Email 2 of 3  
**Attachments:** 33 Quincy Street - Azek Installation Guidelines.pdf; 33 Quincy Street - Azek Technical Information.pdf; Bundas - University Park.jpg; Williams A-8 (Pilaster\_Column Detail) 080825.pdf; Williams MD5 (Exist Bsmt Plan) 080825.pdf; Williams MD6 (Exist 1st Floor Plan) 080825.pdf; Williams MD7 (Exist 2nd Floor Plan) 080825.pdf



# Installation Guidelines

**AZEK® Trim is the #1 brand of trim. AZEK products are the perfect replacement for wood in all non-stress and non-load bearing applications.**

## STORAGE AND HANDLING

- Store AZEK trim products on a flat and level surface.
- Since AZEK trim products are more flexible than wood, they may conform to uneven surfaces.
- AZEK trim products have a density comparable to pine and should be handled in a fashion as pine would be handled to avoid damage.
- Units of AZEK products are shipped from the manufacturer in a protective covering. If covering has been removed, take care to keep product free of dirt and debris at jobsite. If product gets dirty, clean after installation.

## CUTTING

- AZEK products can be cut using the same tools used to cut lumber.
- Carbide tipped blades designed to cut wood work well. Avoid using fine tooth metal cutting blades.
- Rough edges from cutting may be caused by excessive friction, poor board support, or worn or improper tooling.

## DRILLING

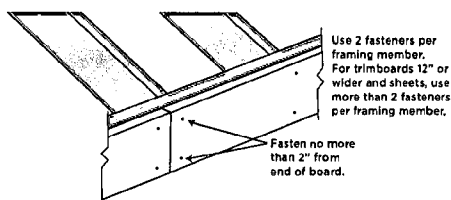
- AZEK products can be drilled using the same tools used to drill lumber.
- Drilling AZEK products is similar to drilling a hardwood. Care should be taken to avoid frictional heat build-up.
- Periodic removal of AZEK shavings from the drill hole may be necessary.

## ROUTING

- AZEK products can be routed using standard router bits and the same tools used to rout lumber.
- Carbide tipped router bits are recommended.
- Routing AZEK products provides a crisp, clean edge.

## FASTENING

- For best results, use fasteners designed for wood trim and wood siding.
- These fasteners have a thinner shank, blunt point, and full round head.
- To take advantage of the performance of AZEK products, use a highly durable fastener such as stainless steel or hot dipped galvanized.
- Staples, small brads, and wire nails must not be used.
- The fasteners should be long enough to penetrate the solid wood substrate a minimum of 1 1/2".
- Standard nail guns work well with AZEK trim products.
- Like wood, use 2 fasteners per every framing member for trim board applications. Trimboards 12" or wider, as well as sheets, will require additional fasteners. See illustration below.
- Fasteners must be installed within 2" of the end of each board. See illustration below.
- AZEK products should be fastened into a flat, solid substrate. Fastening AZEK material into hollow or uneven areas must be avoided.
- Pre-drilling is typically not required unless a large fastener is used or product is installed in low temperatures.
- 3/8" and 1/2" sheet product is not intended to be ripped into trim pieces. These profiles must be glued to a substrate and mechanically fastened.



## PAINTING

- AZEK Trim does not require paint for protection, but accepts and holds paint very well.
- Use a 100% acrylic latex paint with a Light Reflective Value (LRV) of 55 or higher.
- For darker colors (LRV of 54 or lower), paints specifically designed for such applications must be used, such as Sherwin-Williams VinylSafe™ coatings.
- Follow the paint manufacturer's recommendations to apply.
- AZEK surfaces must be clean, dry, and void of any foreign material such as dirt, oil, grease or other contaminants that may come from normal handling, storage and/or installation prior to painting.
- Moisture cycling is a main reason for paint failure on wood. Since AZEK material absorbs no moisture, paints last longer on AZEK products than it does on wood.
- Since AZEK products have almost no moisture absorption, paints may take longer to cure on AZEK material than on wood. Generally paints on AZEK products will be dry to the touch quickly, but may take up to 30 days to fully cure depending on the humidity and temperature.

## GLUING

- For best results, glue all AZEK to AZEK joints such as window surrounds, long fascia runs, etc., with AZEK Adhesive to prevent joint separation.
- The glue joint should be secured with a fastener and/or fastened on each side of the joint to allow adequate bonding time.



- AZEK Adhesive has a working time of 10 minutes and will be fully cured in 24 hours.
- If standard pvc cements are used, these products typically cure quickly which will result in limited working time and may reduce adhesive strength.
- For best results, surfaces to be glued should be smooth, clean and in complete contact with each other.
- To bond AZEK material to other substrates, various adhesives may be used. Consult adhesive manufacturer to determine suitability.

## EXPANSION & CONTRACTION

- AZEK products expand and contract with changes in temperature.
- Properly fastening AZEK material along its entire length will minimize expansion and contraction.
- When properly fastened, allow 1/8" per 18 foot of AZEK product for expansion and contraction. Joints between pieces of AZEK material should be glued to eliminate joint separation. See "Gluing" above.
- When gaps are glued on a long run of AZEK material, allow expansion and contraction space at ends of the run.

## SPANNING

- AZEK products must not be used in load bearing applications, but may be used in spanned applications such as fascias, soffits and ceilings. AZEK material should be installed over a solid backing.
- For soffit installations:
  - When fastening over 16" OC, use a 5/4 AZEK product.
  - When using AZEK Beadboard, fasten every 12" or less.
  - Install AZEK Beadboard perpendicular to structure.
- For ceiling installations:
  - When fastening over 16" OC, use a 5/4 AZEK product.
  - When using AZEK Beadboard or thinner AZEK product, fasten every 16" or less.
- If temperature at time of installation is 40° F or below, spans need to be decreased to 12".
- Never span AZEK products more than 24". Proper fastening will help reduce the possibility of excessive movement from expansion and contraction.

**FOR ADDITIONAL INFORMATION: VISIT  
WWW.AZEK.COM OR CALL (877)-ASK-AZEK.**

## SECTION 06 60 00 PLASTIC FABRICATIONS

### PART 1 GENERAL

#### 1.01 SECTION INCLUDES

- A. Cellular pvc trim boards for corner boards, soffits, fascias, battens, door pilasters, frieze boards, rake boards, architectural millwork and door/window trim.

#### 1.02 RELATED SECTIONS

- A. Section 06 64 00 - Plastic Paneling.
- B. Section 06 65 00 - Plastic Simulated Wood Trim.
- C. Section 06 66 00 - Custom Ornamental Simulated Woodwork.

#### 1.03 REFERENCES

- A. ASTM D792 - Density and Specific Gravity of Plastics by Displacement.
- B. ASTM D570 - Water Absorption of Plastics.
- C. ASTM D638 - Tensile Properties of Plastics.
- D. ASTM D790 - Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials.
- E. ASTM D1761 - Mechanical Fasteners in Wood.
- F. ASTM D5420 - Standard Test Method for Impact Resistance of Flat, Rigid Plastic Specimen by means of a Striker Impacted by a Falling Weight.
- G. ASTM D256 - Determining the Pendulum Impact Resistance of Plastics.
- H. ASTM D696 - Coefficient of Linear Thermal Expansion of Plastics Between -30°C and 30°C with a Vitreous silica Dilatometer.
- I. ASTM D635 - Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position.
- J. ASTM E84 - Surface Burning Characteristics of Building Materials.
- K. ASTM D648 - Deflection Temperature of Plastics Under Flexural Load in the Edgewise Position.
- L. ASTM D3679 - Standard Specification for Rigid Poly Vinyl Chloride (PVC) Siding.

#### 1.04 SUBMITTALS

- A. General: Submit listed submittals in accordance with Conditions of the Contract and Division 1 Submittal Procedures Section.
- B. Product Data: Submit product data, manufacturer's catalogs, SPEC-DATA® product sheet, for specified products.

#### 1.04 SUBMITTALS (continued)

- C. Samples: Submit three material samples representative of the texture, thickness and widths shown and specified herein.

#### 1.05 QUALITY ASSURANCE

- A. Regulatory Requirements: Check with Local Building Code for installation requirements.
- B. Allowable Tolerances:
  - 1. Variation in component length:  $-0.00 / +1.00$ "
  - 2. Variation in component width:  $\pm 1/16$ "
  - 3. Variation in component thickness:  $\pm 1/16$ "
  - 4. Variation in component edge cut:  $\pm 2^\circ$
  - 5. Variation in Density  $-0\% + 10\%$
- C. Workmanship, Finish, and Appearance:
  - 1. Free foam cellular pvc that is homogeneous and free of voids, holes, cracks, and foreign inclusions and other defects. Edges must be square, and top and bottom surfaces shall be flat with no convex or concave deviation.
  - 2. Uniform surface free from cupping, warping, and twisting.

#### 1.06 DELIVERY, STORAGE AND HANDLING

- A. Trim materials should be stored on a flat and level surface on a full shipping pallet. Handle materials to prevent damage to product edges and corners. Store materials under a protective covering to prevent jobsite dirt and residue from collecting on the boards.

#### 1.07 WARRANTY

- A. Provide manufacturer's 25 year warranty against defects in manufacturing that cause the products to rot, corrode, delaminate, or excessively swell from moisture.

### PART II PRODUCTS

#### 2.01 MATERIALS

- A. Acceptable products: AZEK® Trimboards manufactured by Vycom Corporation, 801 Corey Street, Moosic, PA 18507.
- B. Material: Free foam cellular pvc material with a small-cell microstructure and density of .55 grams/cm<sup>3</sup>.
  - 1. Material shall have a minimum physical and performance properties specified in Section C on the following page.

C. Performance and physical characteristic requirements:

<u>PROPERTY</u>	<u>UNITS</u>	<u>VALUE</u>	<u>ASTM METHOD</u>
<b>PHYSICAL</b>			
Density	g/cm <sup>3</sup>	0.55	D 792
Water Absorption	%	0.15	D 570
<b>MECHANICAL</b>			
Tensile Strength	psi	2256	D 638
Tensile Modulus	psi	144,000	D 638
Flexural Strength	psi	3329	D 790
Flexural Modulus	psi	144,219	D 790
Nail Hold	Lbf/in of penetration	35	D 1761
Screw Hold	Lbf/in of penetration	680	D 1761
Staple Hold	Lbf/in of penetration	180	D 1761
Gardner Impact	in-lbs	103	D 5420
Charpy Impact (@23°C)	ft-lbs	4.5	D 256
<b>THERMAL</b>			
Coefficient of Linear Expansion	in/in/°F	3.2 x 10 <sup>-5</sup>	D 696
Burning Rate	in/min	No burn when flame removed	D 635
Flame Spread Index	--	25	E 84
Heat Deflection Temp 264 psi	°F	150	D 648
Oil Canning (@140°F)	°F	Passed	D 648

## 2.02 ACCESSORY PRODUCTS

A. Fasteners:

- Use fasteners designed for wood trim and wood siding (thinner shank, blunt point, full round head) with AZEK®.
- Use a highly durable fastener such as stainless steel or hot-dipped galvanized.
- Staples, small brads and wire nails must not be used as fastening members.
- The fasteners should be long enough to penetrate the solid wood substrate a minimum of 1 1/2".
- Standard nail guns work well with AZEK trim products.
- Use 2 fasteners per every framing member for trimboards applications. Trimboards 12" or wider, as well as sheets, will require additional fasteners.
- Fasteners must be installed no more than 2" from the end of each board.
- AZEK should be fastened into a flat, solid substrate. Fastening AZEK into hollow or uneven areas must be avoided.
- Pre-drilling is typically not required unless a large fastener is used or product is installed in low temperatures.
- 3/8" and 1/2" sheet product is not intended to be ripped into trim pieces. These profiles must be glued to a substrate and mechanically fastened.

B. Adhesives:

- Glue all AZEK to AZEK joints such as window surrounds, long fascia runs, etc. with AZEK Adhesive, a cellular pvc cement, to prevent joint separation.
- The glue joint should be secured with a fastener and/or fastened on each side of the joint to allow adequate bonding time.
- AZEK Adhesive has a working time of 10 minutes and will be fully cured in 24 hours.
- If standard pvc cements are used, keep in mind these products typically cure quickly which will result in limited working time and may reduce adhesive strength.
- Surfaces to be glued should be smooth, clean and in complete contact with each other.
- To bond AZEK to other substrates, various adhesives may be used. Consult adhesive manufacturer to determine suitability.

C. Sealants:

- Use urethane, polyurethane or acrylic based sealants without silicone.

## 2.03 FINISHES

A. AZEK products do not require paint for protection, but may be painted to achieve a custom color.

- B. Preparation:
- No special surface preparations are required prior to painting - sanding is not necessary for paint adhesion.
  - Surface must be clean and dry.
  - If desired, nail holes may be filled with polyurethane or acrylic based caulk.
  - Use a 100% acrylic latex paint with a Light Reflective Value (LRV) of 55 or higher.
  - Follow the paint manufacturer's recommendations to apply.

## PART III EXECUTION

### 3.01 INSTALLATION

A. Manufacturer's instructions:

- Comply with manufacturer's product catalog installation instructions and product technical bulletin instructions.

B. Cutting:

- AZEK products can be cut using the same tools used to cut lumber.
- Carbide tipped blades designed to cut wood work well. Avoid fine tooth metal cutting blades.
- Rough edges from cutting may be caused by excessive friction, poor board support, or worn or improper tooling.

C. Drilling

- AZEK products can be drilled using the same tools used to drill lumber.
- Drilling AZEK products is similar to drilling a hardwood. Care should be taken to avoid frictional heat buildup.
- Use standard woodworking drills. Do not use drills made for normal rigid pvc.
- Periodic removal of AZEK shavings from the drill hole may be necessary.

D. Milling

- AZEK products can be milled using standard milling machines used to mill lumber.
- Relief Angle 20° to 30°
- Cutting speed to be optimized with the number of knives and feed rate.

E. Routing

- AZEK products can be routed using standard router bits and the same tools used to rout lumber.
- Carbide tipped router bits are recommended.

F. Edge Finishing

- Edges can be finished by sanding, grinding or filing with traditional woodworking tools.

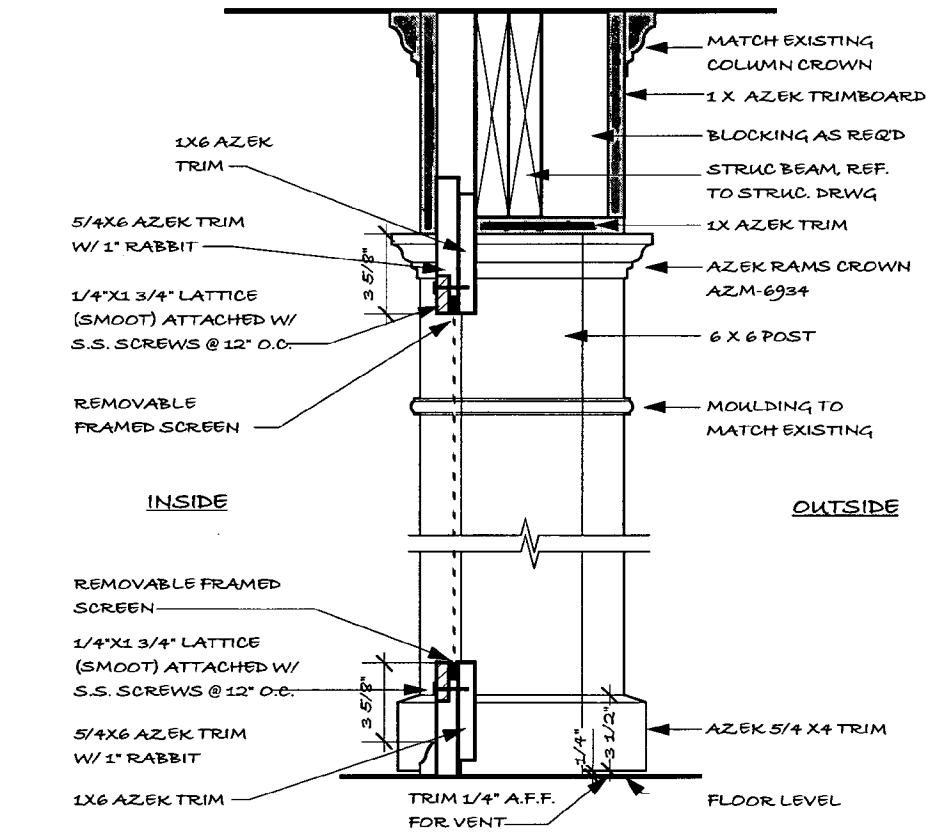
G. Nail Location

- Use 2 fasteners per every framing member for trimboard applications.
- Trimboards over 12" or wider, as well as sheets, will require additional fasteners.
- Fasteners must be installed no more than 2" from the end of each board.

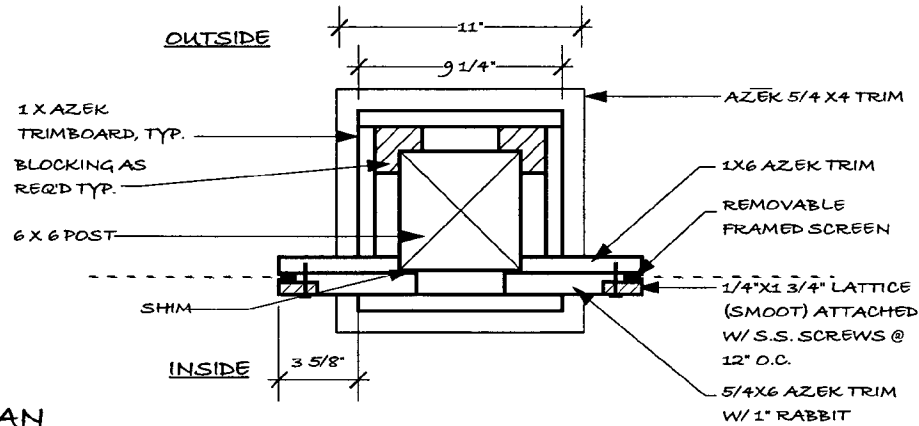
H. Thermal Expansion and Contraction

- AZEK products expand and contract with changes in temperature.
- Properly fastening AZEK material along its entire length will minimize expansion and contraction.
- When properly fastened, allow for 1/8" per 18 foot of AZEK product for expansion and contraction.
- Joints between pieces of AZEK should be glued to eliminate joint separation. When gaps are glued on a long run of AZEK, allow expansion and contraction at ends of the run.

END OF SECTION



**SECTION**



**PLAN**

**AHMANN**  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

TYPICAL  
PILASTER/COLUMN  
DETAIL

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

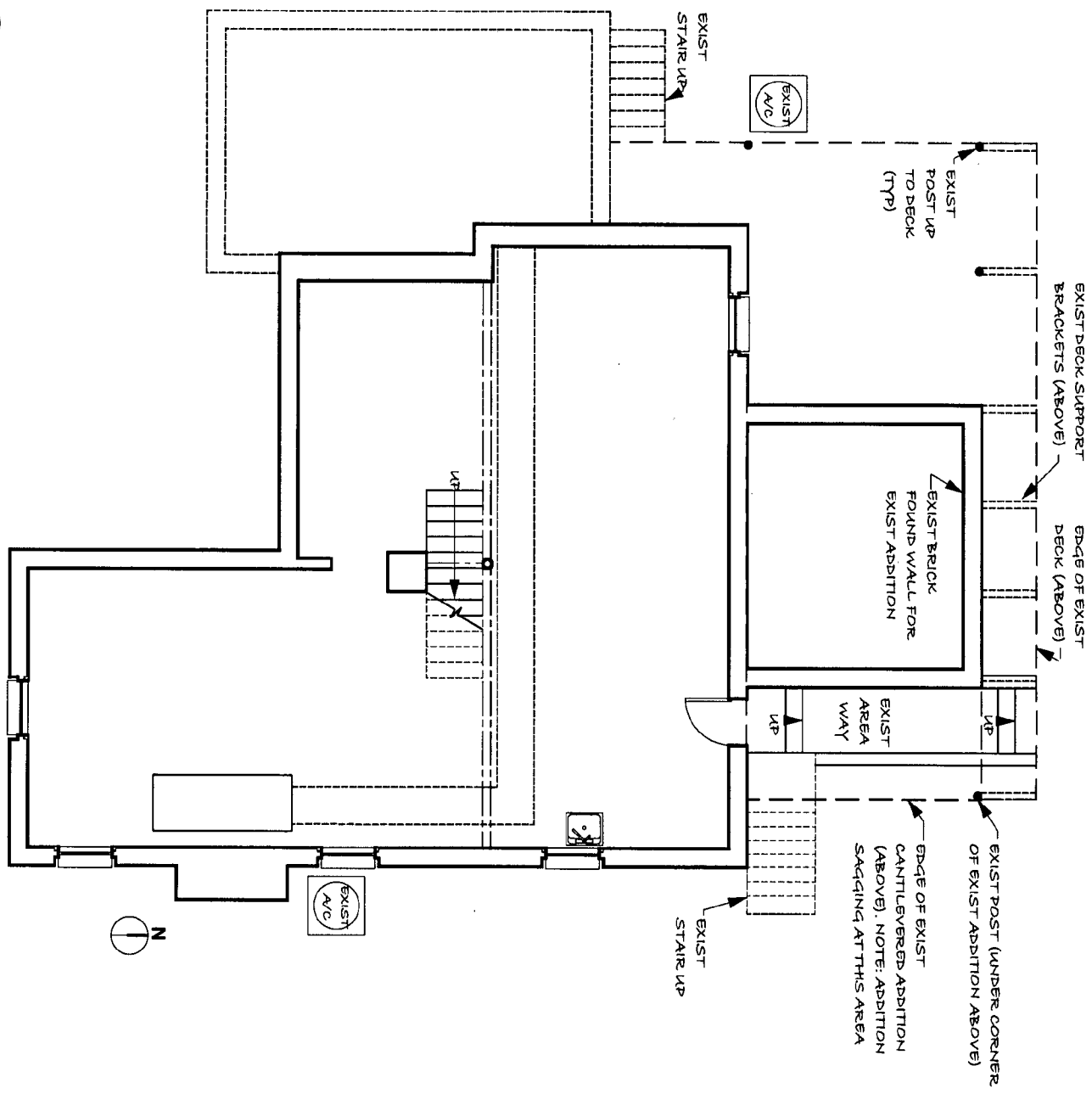
SCALE: 1-1/2" = 1'-0"

HISTORIC  
PRESERVATION ISSUE  
25 AUGUST 2008

**A-8**

Ahmann Architects  
© 2008

**1** BASEMENT PLAN (EXISTING)  
 Scale: 1/8" = 1'-0"



**WILLIAMS RESIDENCE**  
 (ADDITION & RENOVATIONS)  
 33 QUINCY STREET  
 CHEVY CHASE, MD

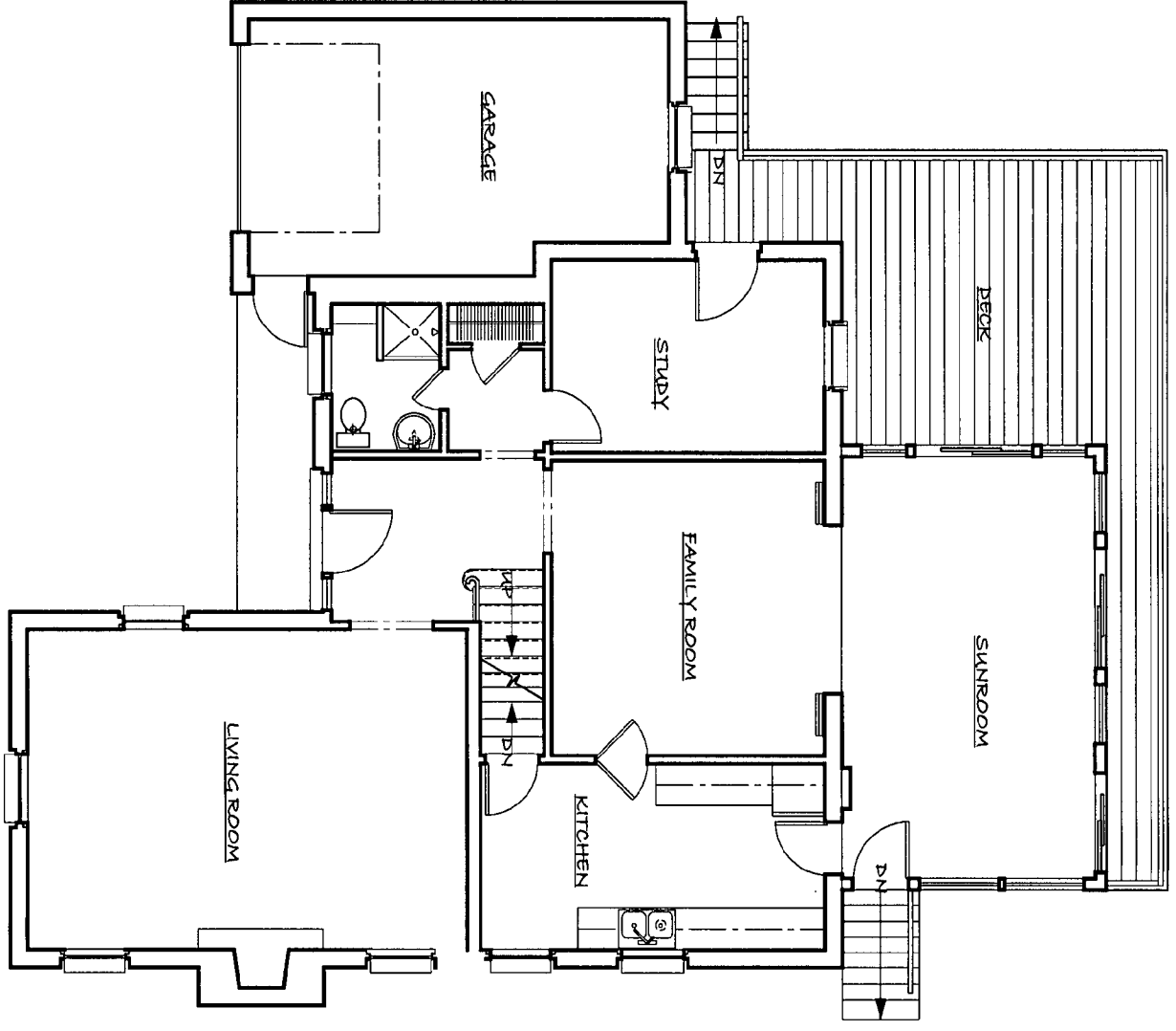
**EXISTING**  
**BASEMENT PLAN**  
 SCALE: 1/8" = 1'-0"

**AHMANN**  
 ARCHITECTS  
 4408 BEECHWOOD ROAD  
 UNIVERSITY PARK MARYLAND 20782  
 PH 301 864 1334  
 FX 301 864 6818

HISTORIC  
 PRESERVATION ISSUE  
 25 AUGUST 2008  
**MDS**  
 Ahmann Architects  
 © 2008



1 FIRST FLOOR PLAN (EXISTING)  
 Scale: 1/8" = 1'-0"



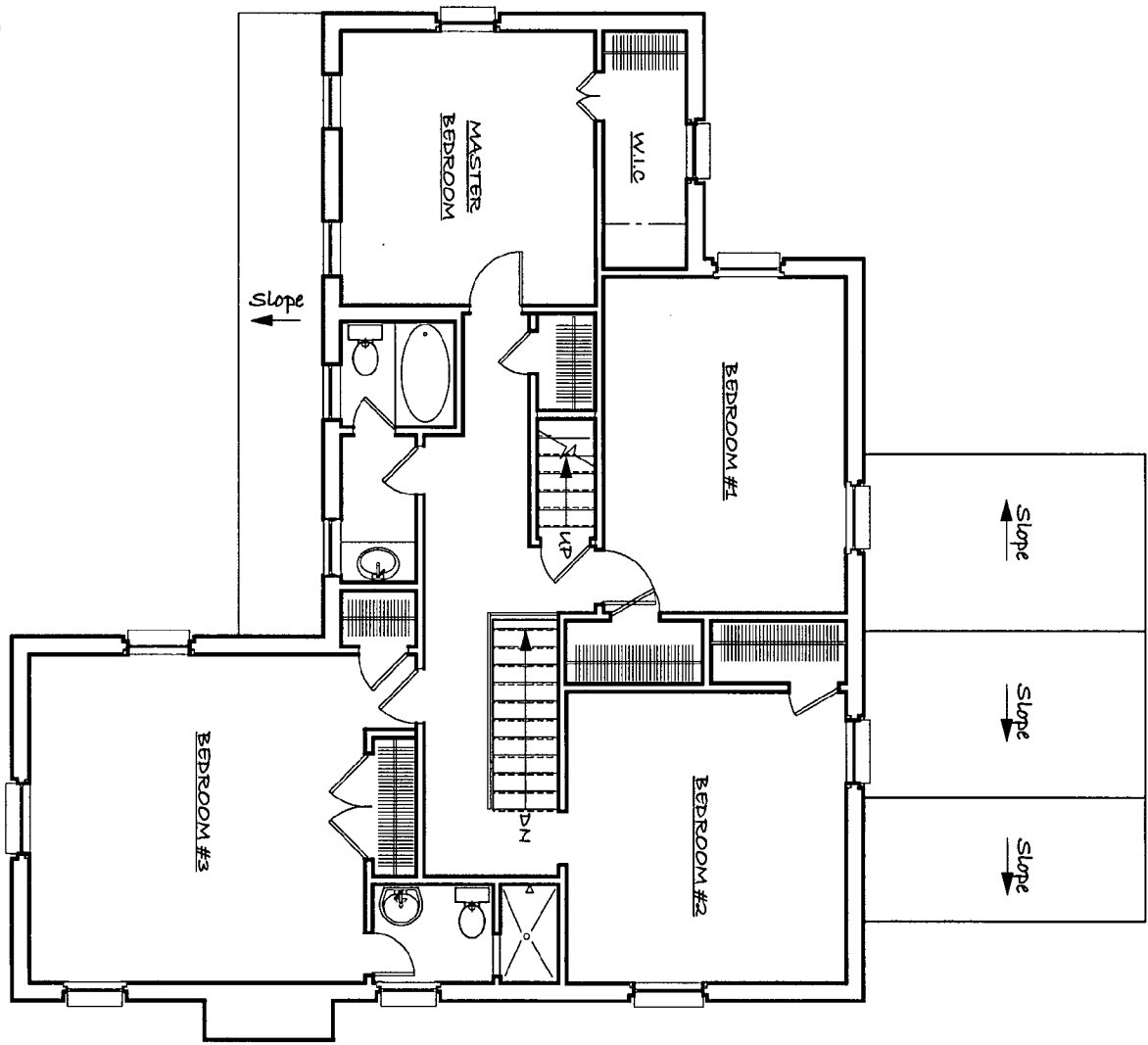
WILLIAMS RESIDENCE  
 (ADDITION & RENOVATIONS)  
 33 QUINCY STREET  
 CHEVY CHASE, MD

EXISTING FIRST  
 FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

AHMANN  
 ARCHITECTS  
 4408 BEECHWOOD ROAD  
 UNIVERSITY PARK, MARYLAND 20782  
 PH 301 864 1334  
 FX 301 864 6818

HISTORIC  
 PRESERVATION ISSUE  
 25 AUGUST 2008  
 MDP6  
 Ahmann Architects  
 © 2008

1 SECOND FLOOR PLAN (EXISTING)  
 Scale: 1/8" = 1'-0"

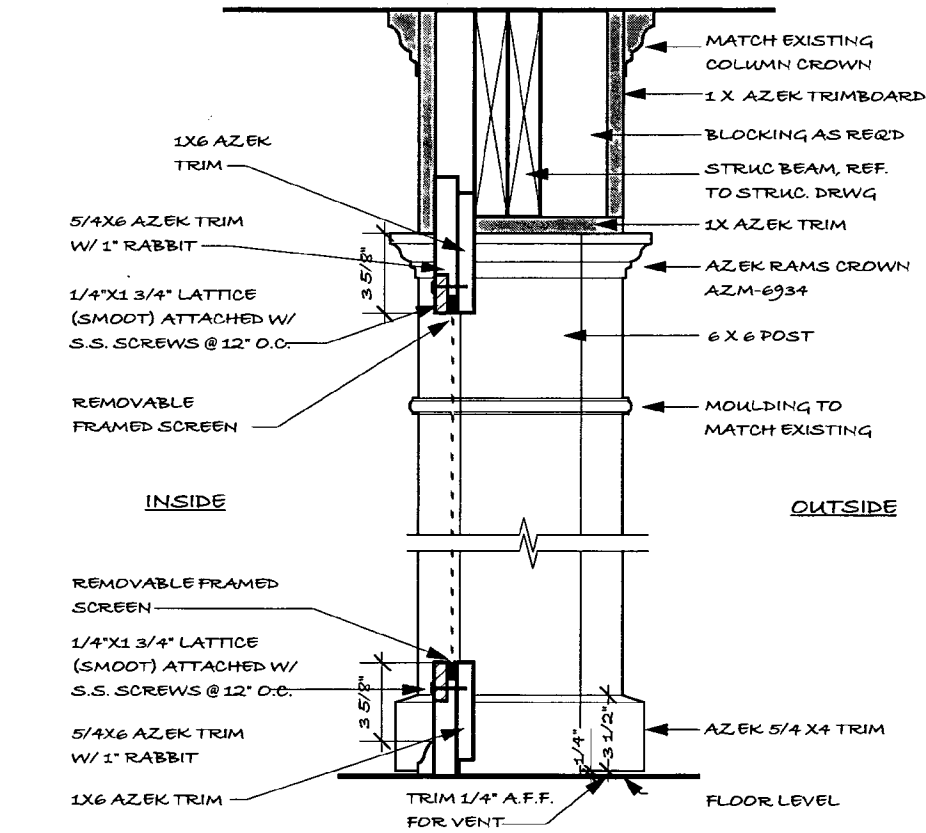


WILLIAMS RESIDENCE  
 (ADDITION & RENOVATIONS)  
 33 QUINCY STREET  
 CHEVY CHASE, MD

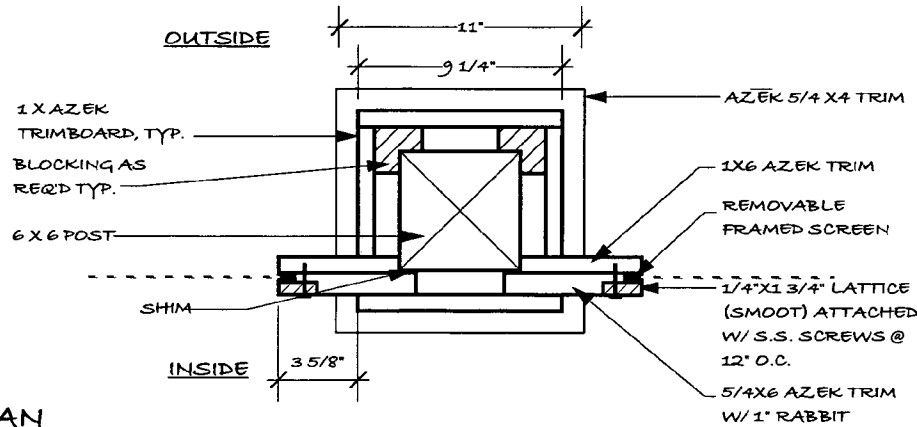
EXISTING SECOND  
 FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

AHMANN  
 ARCHITECTS  
 4408 BEECHWOOD ROAD  
 UNIVERSITY PARK, MARYLAND 20782  
 PH 301 864 1334  
 FX 301 864 6818

HISTORIC  
 PRESERVATION ISSUE  
 23 AUGUST 2008  
 MD7  
 Ahmann Architects  
 © 2008



**SECTION**



**PLAN**

**AHMANN**  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

TYPICAL  
PILASTER/COLUMN  
DETAIL

WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

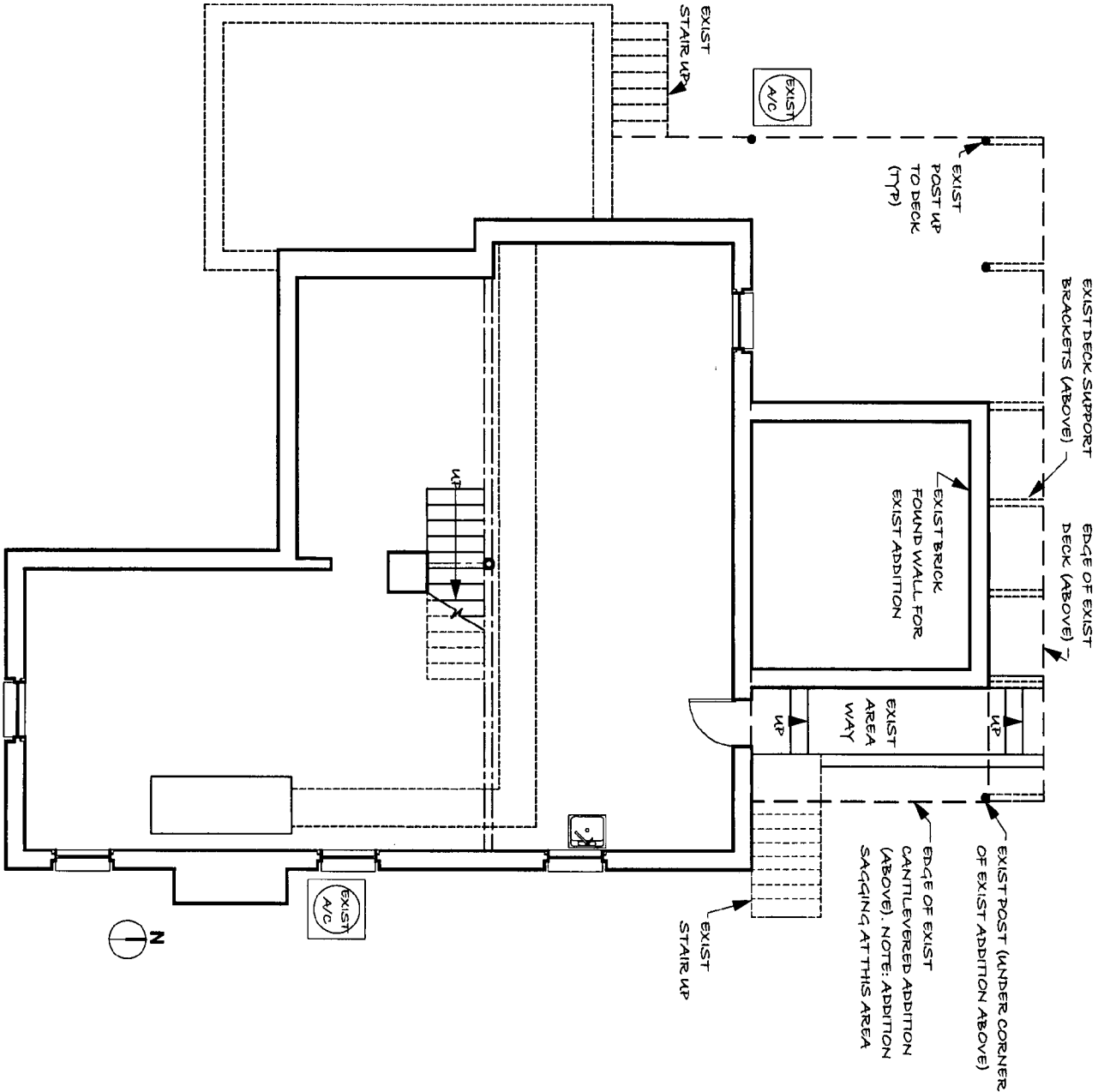
33 QUINCY STREET  
CHEVY CHASE, MD

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

HISTORIC  
PRESERVATION ISSUE  
25 AUGUST 2008

**A-8**

Ahmann Architects  
© 2008



**1** BASEMENT PLAN (EXISTING)  
 Scale: 1/8" = 1'-0"

**WILLIAMS RESIDENCE  
 (ADDITION & RENOVATIONS)**

33 QUINCY STREET  
 CHEVY CHASE, MD

**EXISTING  
 BASEMENT PLAN**

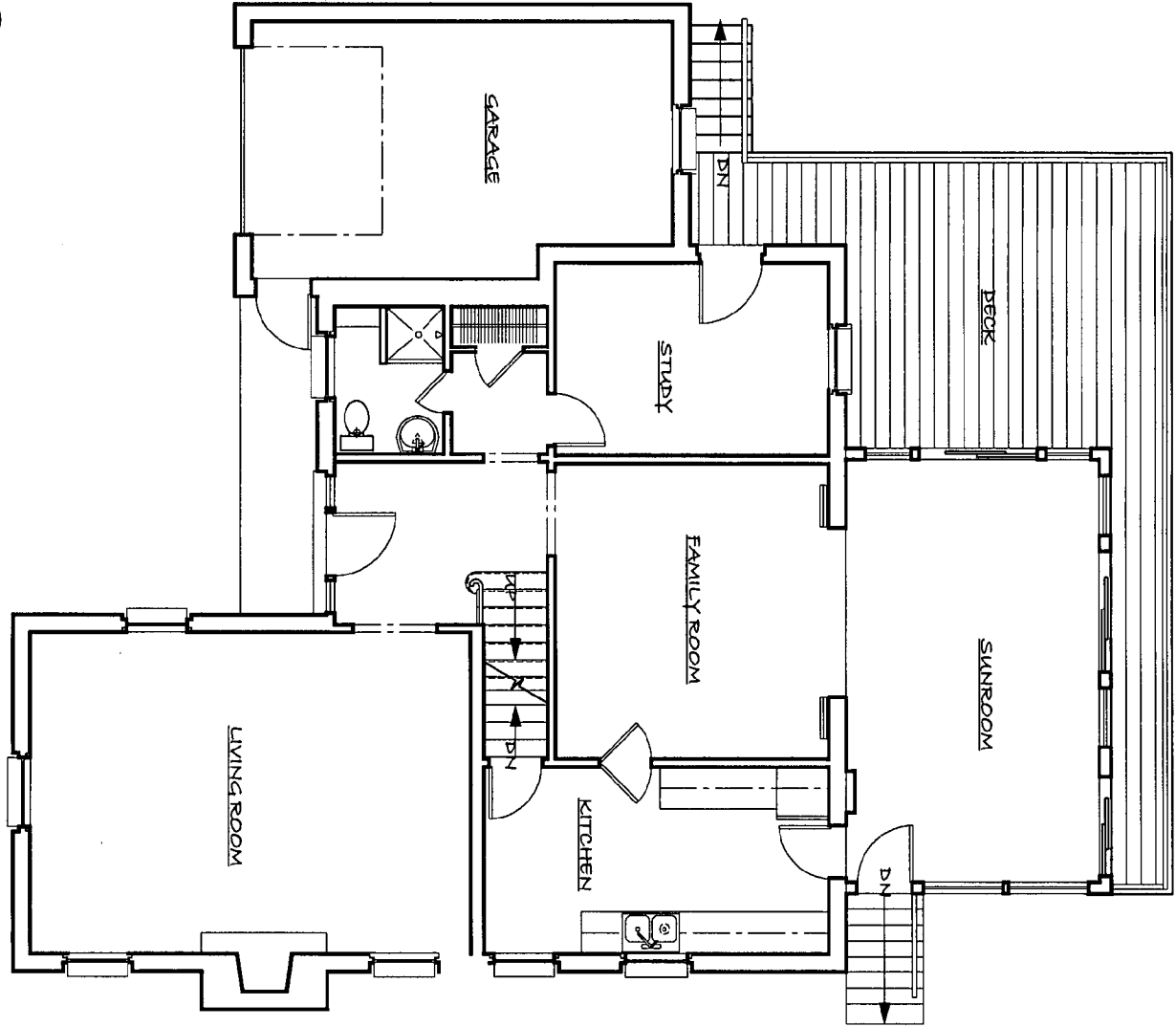
SCALE: 1/8" = 1'-0"

**AHMANN  
 ARCHITECTS**

4408 BEECHWOOD ROAD  
 UNIVERSITY PARK, MARYLAND 20782  
 PH 301 864 1334  
 FX 301 864 6818

HISTORIC  
 PRESERVATION ISSUE  
 25 AUGUST 2008  
**MDS**  
 Ahmann Architects  
 © 2008

1  
FIRST FLOOR PLAN (EXISTING)  
Scale: 1/8" = 1'-0"



WILLIAMS RESIDENCE  
(ADDITION & RENOVATIONS)

33 QUINCY STREET  
CHEVY CHASE, MD

EXISTING FIRST  
FLOOR PLAN

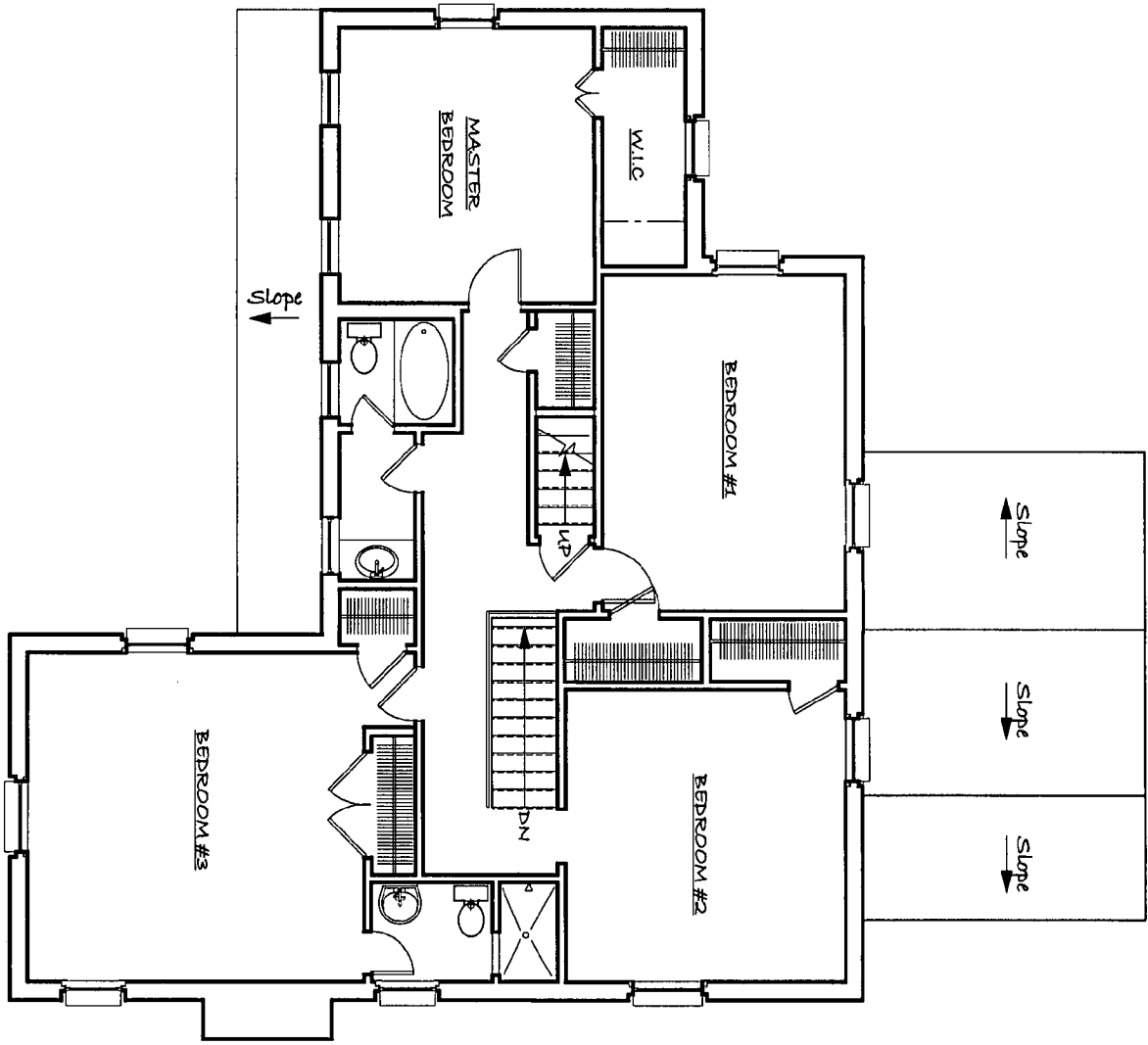
SCALE: 1/8" = 1'-0"

AHMANN  
ARCHITECTS

4408 BEECHWOOD ROAD  
UNIVERSITY PARK, MARYLAND 20782  
PH 301 864 1334  
FX 301 864 6818

HISTORIC  
PRESERVATION ISSUE  
25 AUGUST 2008  
MD6  
Ahmann Architects  
© 2008

1 SECOND FLOOR PLAN (EXISTING)  
 Scale: 1/8" = 1'-0"



WILLIAMS RESIDENCE  
 (ADDITION & RENOVATIONS)

33 QUINCY STREET  
 CHEVY CHASE, MD

EXISTING SECOND  
 FLOOR PLAN

SCALE: 1/8" = 1'-0"

AHMANN  
 ARCHITECTS

4408 BEECHWOOD ROAD  
 UNIVERSITY PARK, MARYLAND 20782  
 PH 301 864 1334  
 FX 301 864 6818