

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

<b>Address:</b>	25 Quincy St., Chevy Chase	<b>Meeting Date:</b>	9/19/2017
<b>Resource:</b>	<b>Contributing Resource</b> Chevy Chase Village Historic District	<b>Report Date:</b>	9/12/2017
<b>Applicant:</b>	Bob Shorb (Karl Riedel, Agent)	<b>Public Notice:</b>	9/5/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-17CC	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Window replacement		

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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Contributing Resource  
 STYLE: Colonial Revival  
 DATE: c. 1916 -1927

**PROPOSAL:**

- Replacement of twelve windows on the side elevations of the historic house.
- Infill one original window opening on the left side elevation of the historic house.

**APPLICABLE GUIDELINES:**

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance **shall** take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

*Sec. 24A-8. Same-Criteria for issuance.*

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate

protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; [emphasis added] or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

#### *Secretary of Interior's Standards for Rehabilitation*

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 5, and 6 most directly apply to the application before the commission:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

#### *Chevy Chase Historic District Guidelines*

The guidelines break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale and 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:

**Windows** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right of way or not.

### **STAFF DISCUSSION**

The subject property is a c. 1916-1927 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The subject property has experienced alterations over the years, including a 1980 renovation, which resulted in the replacement of at least seven windows on the sides (four on the right side and three on the left side) of the historic house. At the August 17, 2016 HPC meeting, the Commission approved the replacement of one basement-level window and one second-floor window on the left side of the historic house. The record does not specify if these windows were original.

The applicant proposes to replace twelve additional windows on the sides of the historic. Of the windows to be replaced, six (four on the right side and two on the left side) are non-historic 1-over-1 double-hung windows, dating to the 1980 renovation. The other six windows to be replaced are original and are all located on the left side of the historic house.

The six original windows to be replaced include two double-hung 6-over-6 windows in the gable on the left side of the historic house, one awing window at the basement-level on the left side of the historic house, and three first-floor casement windows on the left side of the historic house.

Regarding replacement windows, the applicant proposes to replace the non-historic 1-over-1 double-hung windows with aluminum-clad wood windows, with configurations to match the original windows. The first- and second-floor replacement windows will be 6-over-1, and the gable replacement windows on the right side will be 6-over-6, matching the original 6-over-6 gable windows on the left side.

The applicant proposes to replace the original windows on the left side with aluminum-clad wood windows, with configurations similar to the existing windows; however, the submitted information indicates that the overall dimensions will typically differ by as much as 3/8 to 1/2". Of particular note are the central first-floor casement window (labeled W1-2), which will be increased in height by nearly 2 1/2", and the basement awning window (labeled WB-1), which will be 6" narrower than the original window.

The applicant also proposes to infill one original window opening on the left side of the historic house. Currently, there is a non-historic 1-over-1 double-hung window in this opening. The existing window dates to the 1980 renovation.

While the *Standards* encourage the repair rather than replacement of historic materials and the preservation of character-defining features, the *Guidelines* state that windows should be reviewed with moderate scrutiny. Regarding moderate scrutiny, the *Guidelines* state that the "Use of compatible new materials, rather than the original building materials, should be permitted." The Commission has interpreted this to mean that clad replacement windows and/or compatible alterations on secondary elevations are generally acceptable.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Chevy Chase Village Historic District Guidelines* outlined above.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



DPS - #8

## HISTORIC PRESERVATION COMMISSION

301/563-3400

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Email: bob@bobshorb.com Contact Person: Bob Shorb  
Tax Account No.: 00455133 Daytime Phone No.: 301-529-6036  
Name of Property Owner: Bob Shorb Daytime Phone No.: 301-529-6036  
Address: 135 Hesketh Street, Chevy Chase, MD 20815  
Street Number City State Zip Code  
Contractor: GBI Corporation  
Contractor Registration #: 135 Hesketh Street, Chevy Chase, MD 20815  
Agent for Owner: Bob Shorb Daytime Phone No.: 301-529-6036

**LOCATION OF BUILDING/PREMISE**

House Number: 25 Street: Quincy  
Town/City: Chevy Chase Nearest Cross Street: Brookville  
Lot: 29 Block: 61 Subdivision: Chevy Chase Village, Section 2  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE****1A. CHECK ALL APPLICABLE:**

☐ Construct ☐ Extend ☒ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Reze  
☐ Revision ☐ Repair ☐ Revocable

**CHECK ALL APPLICABLE:**

☐ A/C ☐ Stab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☒ Other: window replacement

1B. Construction cost estimate: \$ 15,0001C. If this is a revision of a previously approved active permit, see Permit # HAWP approved 081716; DPS Permit # =785675**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 ☐ 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.

Bob Shorb (owner)  
Signature of owner or authorized agent

7-26-2017  
Date

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

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

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

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

807995

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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:  
25 Quincy Street was originally constructed in 1928. It would broadly be considered Colonial Revival with Eclectic Bungalow and Spanish Colonial details. The setting is a street with houses constructed between the late 1800s and mid-1900s in a wide range of styles.
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:  
Existing window replacement on the east and west sides of the original house block. Most of those windows are themselves replacement windows from the 1980s. Due to narrow lots and adjacent homes and mature trees, neither side elevation is easily seen from the public right-of-way.

**2. SITE PLAN**

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**

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**

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**

- 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**

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**

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.

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.

September 5, 2017

Mr. Michael Kyne  
Planner Coordinator/Historic Preservation Section  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, MD. 20910

RE: HAWP Application for window replacement at 25 Quincy Street, Chevy Chase Village, MD.

Dear Michael:

This letter is intended to supplement the HAWP Application we submitted in late July regarding the requested window changes at 25 Quincy Street. As stated in that document, we desire to replace four windows in the original, east facing façade and nine windows in the original, west facing façade (13 windows total).

From your e-mail, it appears that there is staff support for modifying/replacing the seven "1 over 1" replacement windows that were the result of a previous, "non-historic" renovation. Six of these windows (4 on the east side, 2 on the west side) would be replaced with "6 over 1" windows that replicate the original (1928) windows and the seventh opening would be bricked in as it corresponds with a new bathtub location that is incongruous with a window at this location.

You have asked for additional information with respect to the remaining 6 windows which we have asked for permission to replace, all of which appear to be original to the 1928 construction of the house. In addition to the specific issues which are addressed in more detail in this document, all six of these windows are showing the sort of degradation that one would expect after almost 90 years of Washington weather without much in the way of maintenance.

More specifically, you had requested justification as to why we wanted to replace these six windows, documentation of the condition of the existing windows (including photographs), dimensions of the windows/window openings (including muntins, stiles, and rails), specifications regarding the fabrication of the new windows and details regarding how these windows would fit into the existing masonry openings.

These 6 windows are clustered in 3 distinct locations in the west façade:

1. The two paired double hung ("6 over 6") windows at the 3<sup>rd</sup> floor gable end
2. The one clerestory awning window at the basement
3. The 2 clerestory casement windows at the foyer and the single casement window at the adjacent stair landing

With respect to product specifications for the replacement windows, we propose to use (1) Marvin Clad Ultimate Double Hung – Next Generation Windows, (2) Marvin Clad Ultimate Awning Windows, and (3) Marvin Casement Windows. It should be noted that Marvin windows have been used throughout the



balance of the project, both for the new construction and for the replacement of the few windows in the original house that were part of the initially approved scope of work. The bulk of these windows were “6 over 1” double hung units intended to reflect the original fenestration of the house (there are two fixed window units and one operable casement window as well). All mullions (muntins) are 7/8” as per previous discussions with and approval by staff; we propose the same for the six windows which are the subject of this request.

In the instance of four of the six windows proposed for replacement, the standard Marvin window sizes are almost a perfect match for the originals. Based on past experience, we don’t anticipate the need to modify the existing masonry openings but if we have to, it would involve shaving fractions of an inch from the existing masonry openings. In the instance of the basement casement window, the request involves the conscious reduction of the width of the window by 6” to address a dimensional “bust” on the inside of the house and the last window (the casement at the intermediate stair landing) would be 2 3/8” higher than the existing window because the existing window falls between the standard heights in Marvin’s casement window line.

With respect to the three locations at issue, let me offer the following:

- (1) The pair of 3<sup>rd</sup> floor, gable end windows (W3-1 & W3-2) appear to be original to the house. They are located in a portion of the 3<sup>rd</sup> floor that was never conditioned space and the previous homeowner never installed storm windows at this location. Several of the sash cords are broken and the upper sash of the northernmost window will not stay closed unless it is pinned in place; there is a broken lite in the upper sash of the southernmost window. The sashes are loose in their tracks and there is a significant amount of air infiltration through these windows. Our request is to replace these two windows with new Marvin Clad Ultimate Double Hung – Next Generation windows fabricated to match the existing units.
- (2) The clerestory utility window in the basement (WB-1) is a fixed awning window with the lites arranged in a “3x2” matrix; it appears to be original to the house. When the house was originally built, the entire lower level was unpartitioned and there were 5 such windows in the basement; 3 of these windows have been displaced by adjacent construction, 1 was replaced by a much larger window (and associated window well to accommodate code mandated exiting requirements), and this window remains. The basement has now been, as part of the originally approved scope of work, partitioned into many different spaces. As can be seen in the attached photograph, the interior partition that abuts the exterior wall in which the window is located encroaches into the masonry opening where the window is located. Unfortunately, the room on the other side of this wall is a bathroom, the layout of which is defined by the below-slab plumbing rough-in which was in place before this dimensional bust was discovered, hence making the relocation of the wall impractical at this point. Additionally, the far side of this bathroom abuts the downturned steel beam that runs laterally from one side of the basement to the other (it carries the load of the first floor joists which run front to back). The bathroom was configured so that this beam was located within a partition. Accordingly, even if we didn’t have the plumbing rough-in issue, shifting the bathroom 6” to the south would result in this beam, the bottom of which is approximately 6’7” AFF,

projecting below the ceiling within the tub area of the bathroom. We are asking permission to remove the existing awning window, fill in the southernmost 6" of the existing masonry opening, and install a Marvin Clad Ultimate Awning window which would replicate the existing window but would be 6" narrower in width. This would allow the interior partition which is misaligned with the existing window opening to cleanly abut the existing exterior wall.

- (3) There are two conditions which we are trying to address at the existing foyer; the first concerns the two clerestory "casement" windows (W1-3 & W1-4) closest to the front of the house and the second concerns the existing casement window (W1-2) at the intermediate stair landing between the first and the second floors. The previous owner of the property installed inoperable exterior storm glazing panels over the two clerestory casement windows in the foyer. Because of this, they can't be opened even though they are hinged to do so; additionally, because of this single sheet of storm glazing, they do not "read" from the outside like the "3 x 2" divided lite windows that they are. We would like to replace these two windows with fully operable Marvin Ultimate Casement windows fabricated to match the existing windows. This would provide us with the benefits of a more efficient thermal envelope, the ability to naturally ventilate the house during nice weather, and an exterior "read" that more appropriately reflects what the house looked like when it was built in 1928.

We have been told by our architect that the existing casement window at the intermediate landing between the first and second floor has to be replaced because code requires any windows at such a location to be glazed with tempered glass. The previous owner of the house screwed a sheet of Plexiglas over the inside of this window; this sheet runs from "frame-to-frame", top to bottom and side to side so while the window was fabricated to be operable, the hardware is buried behind the Plexiglas and therefore the window can't be opened. We would like to replace this window with a fully operable Marvin Ultimate Casement window fabricated to match the existing unit. Please note that the height of existing rough opening in the masonry falls "between" Marvin's standard sizes for this line of windows so we are proposing using a window which is 2 3/8" taller and lowering the sill by this amount.

I have attached documentation on all three lines of Marvin windows as well as numerous contextual photographs of these six windows as requested. As always, should you have any questions or if I can be of any further assistance, please don't hesitate to contact me.

Respectfully,



Robert H. Shorb, Jr.



**SHORB  
RESIDENCE  
WINDOW  
REPLACEMENT**  
25 QUINCY ST.  
CHEVY CHASE, MD

No.: Revision:      Date:

**Professional Certification:**  
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of \_\_\_\_\_.

[illegible]

Sheet Title: \_\_\_\_\_

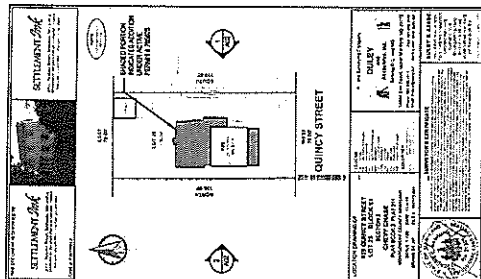
**WORK DESCRIPTION**

**SITE PLAN**

As Indicated	Drawn By: REH	Checked by: KR	Date: 7/26/2017
	Project No.: RA-0116		
	SHEET NO.		

A01

11 x 17 Sheets 6/9 KYS



② SITE PLAN  
SCALE AS INDICATED

[illegible][illegible]

**FAST FACTS**

- D-2. THE EXISTING GABLE WINDOWS AT THE EAST END OF THE BIG FLOOR ARE OVER REPLACEMENT WINDOWS THAT DATE BACK TO AN EARLIER DATE. THE EXISTING GABLE WINDOWS AT THE WEST END OF THE BIG FLOOR ARE OVER REPLACEMENT WINDOWS THAT DATE BACK TO AN EARLIER DATE. WITH A NEW 1-1/2" LIGHT CONSTRUCTION, THEY DON'T MEET THE 1990S CODE REQUIREMENTS FOR U-VALUES OF 0.25 U-VALUES FOR THE BIG FLOOR AND 0.15 U-VALUES FOR THE SMALL FLOOR.
- D-3. THE EXISTING GABLE WINDOWS AT THE EAST END OF THE BIG FLOOR ARE OVER REPLACEMENT WINDOWS WITH 1-1/2" LIGHT CONSTRUCTION. THE EXISTING GABLE WINDOWS AT THE WEST END OF THE BIG FLOOR ARE OVER REPLACEMENT WINDOWS WITH 1-1/2" LIGHT CONSTRUCTION. THE EXISTING GABLE WINDOWS AT THE WEST END OF THE BIG FLOOR ARE OVER REPLACEMENT WINDOWS WITH 1-1/2" LIGHT CONSTRUCTION.

**SHEET GLASS**

The existing double windows at the west end of the shop building are in two-leaf construction. The original windows appear to be the original windows dating to the house's construction in 1936. They are constructed in a four-leaf configuration with each leaf having two panes of glass. The edges of the leaded glass panes are recessed into the frame. The panes have been replaced by sheet glass panes. The window frames were also requested to replace the existing bronze windows with over eight percent of modern construction that are duplicative of the existing original windows at this location.

This existing two-leaf window in the west facade of the original house is a six-pane window that date back to an earlier

①	DESCRIPTION OF WORK
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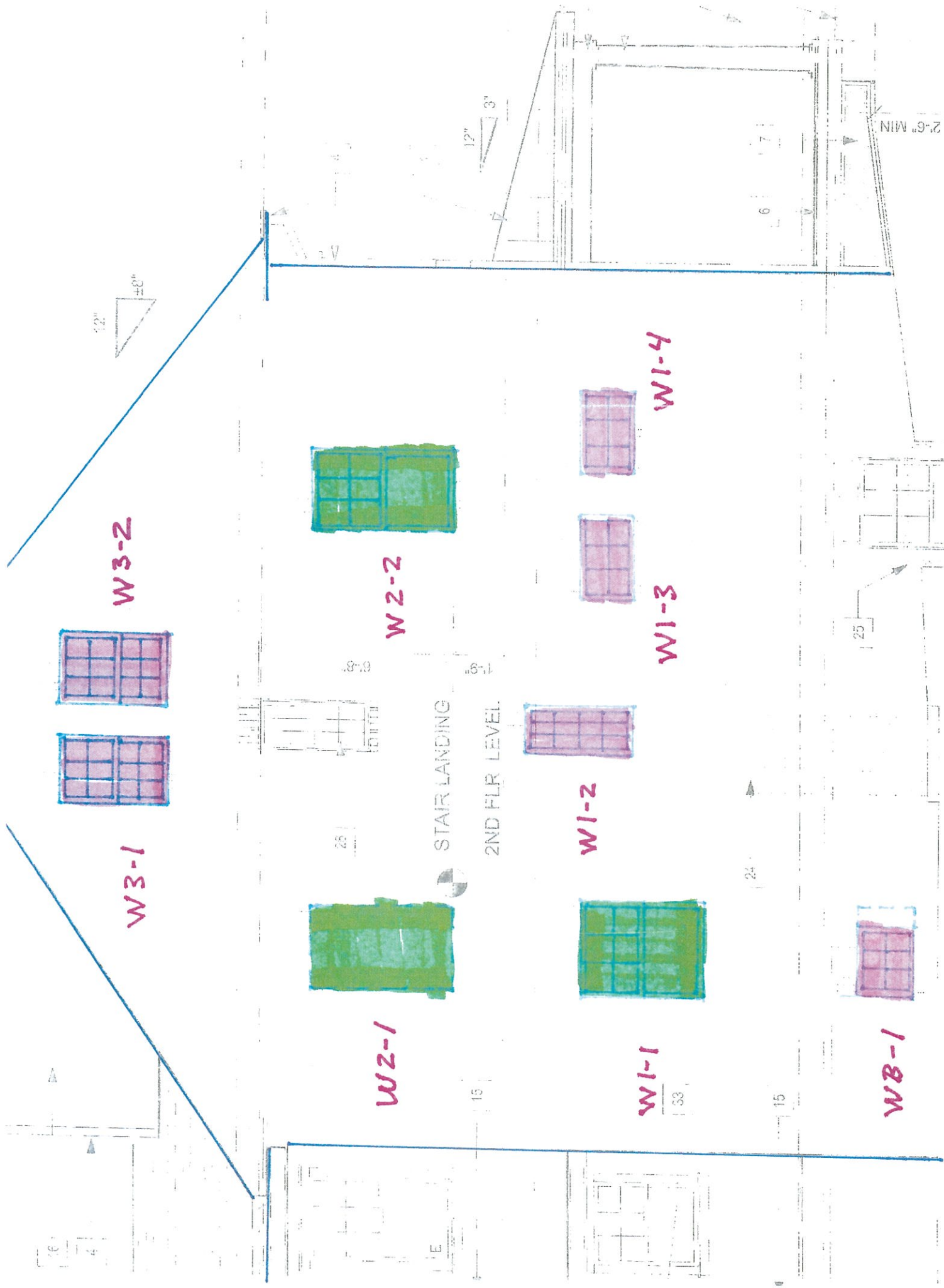


# 25 QUINCY STREET - 6 ORIGINAL WINDOWS PROPOSED TO BE REPLACED

LOCATION	WINDOW DESIGNATION	APPROXIMATE SIZE OF EXISTING WINDOW OPENING	SPECIFIED WINDOW REPLACEMENT		MARVIN MODEL #	FOOTNOTES
			SIZE PER MARVIN	CATALOG		
(1)	W3-1	2' 7 1/2" x 4'0"	2' 7 21/32" x 4' 0 25/64"		3050E	
	W3-2	2' 7 1/2" x 4'0"	2' 7 21/32" x 4' 0 25/64"		3050E	
(2)	WB-1	3' 2" x 2' 9"	2' 8 1/2" x 2' 3 5/8"		CUAWN3228	(1)
(3)	W1-2	2'4" x 4' 3"	2'4 1/2" x 4' 5 3/8"		CUCA2854E	(2)
	W1-3	3'4" x 2'3"	3'4 1/2" x 2'3 3/8"		CUCA4028	
	W1-4	3'4" x 2'3"	3'4 1/2" x 2'3 3/8"		CUCA4028	

## FOOTNOTES

- (1) REPLACEMENT WINDOW IS TO BE 6" NARROWER DUE TO DIMENSIONAL BUST AT ABUTING INTERIOR PARTITION
- (2) THE HEIGHT OF THE MASONRY OPENING WILL NEED TO BE INCREASED BY 2 3/8" .



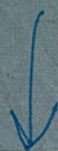




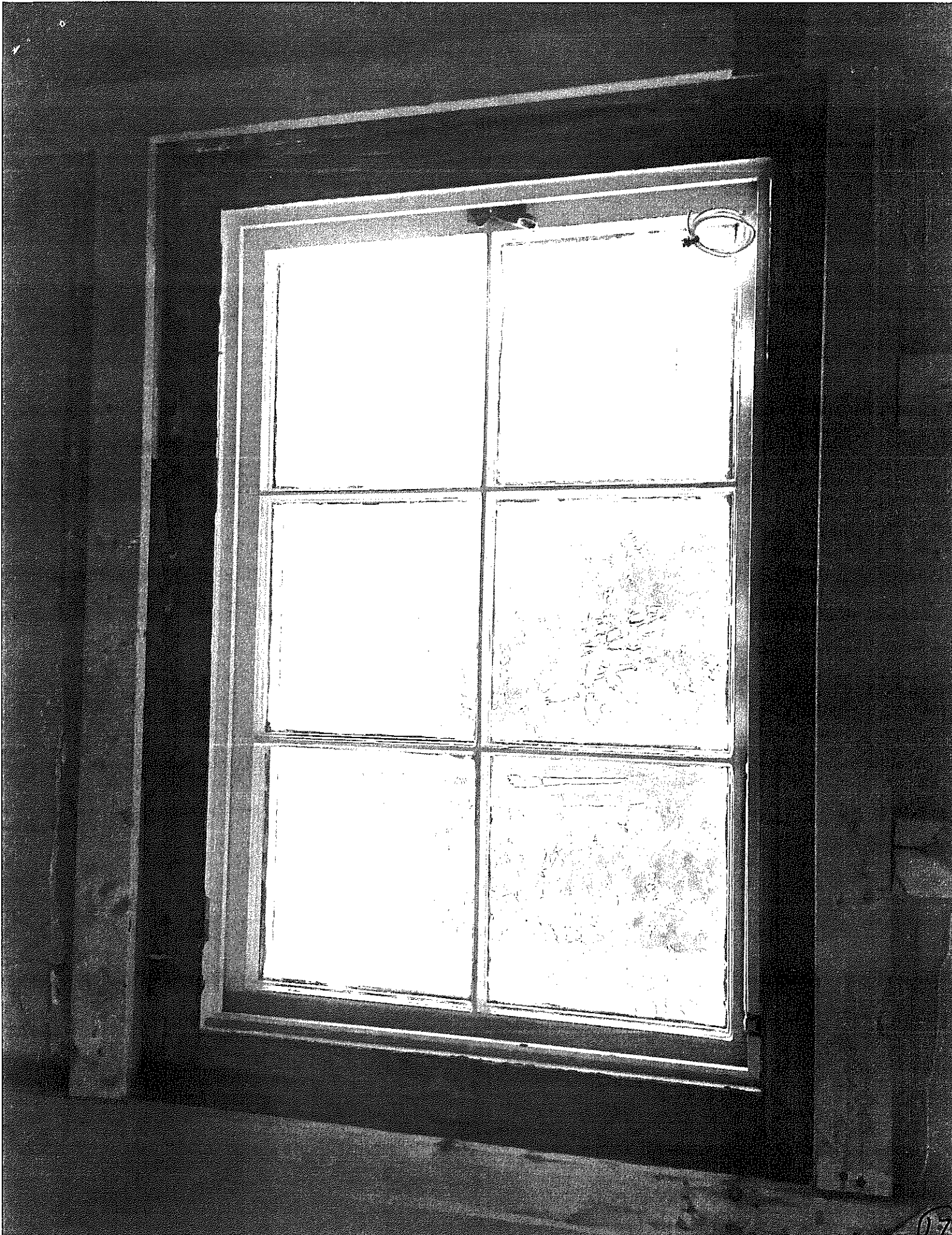
New divided  
lite casement window



Due to single pane  
exterior storm windows,  
these do not "read" like  
divided lite casements















W3-1

W3-2

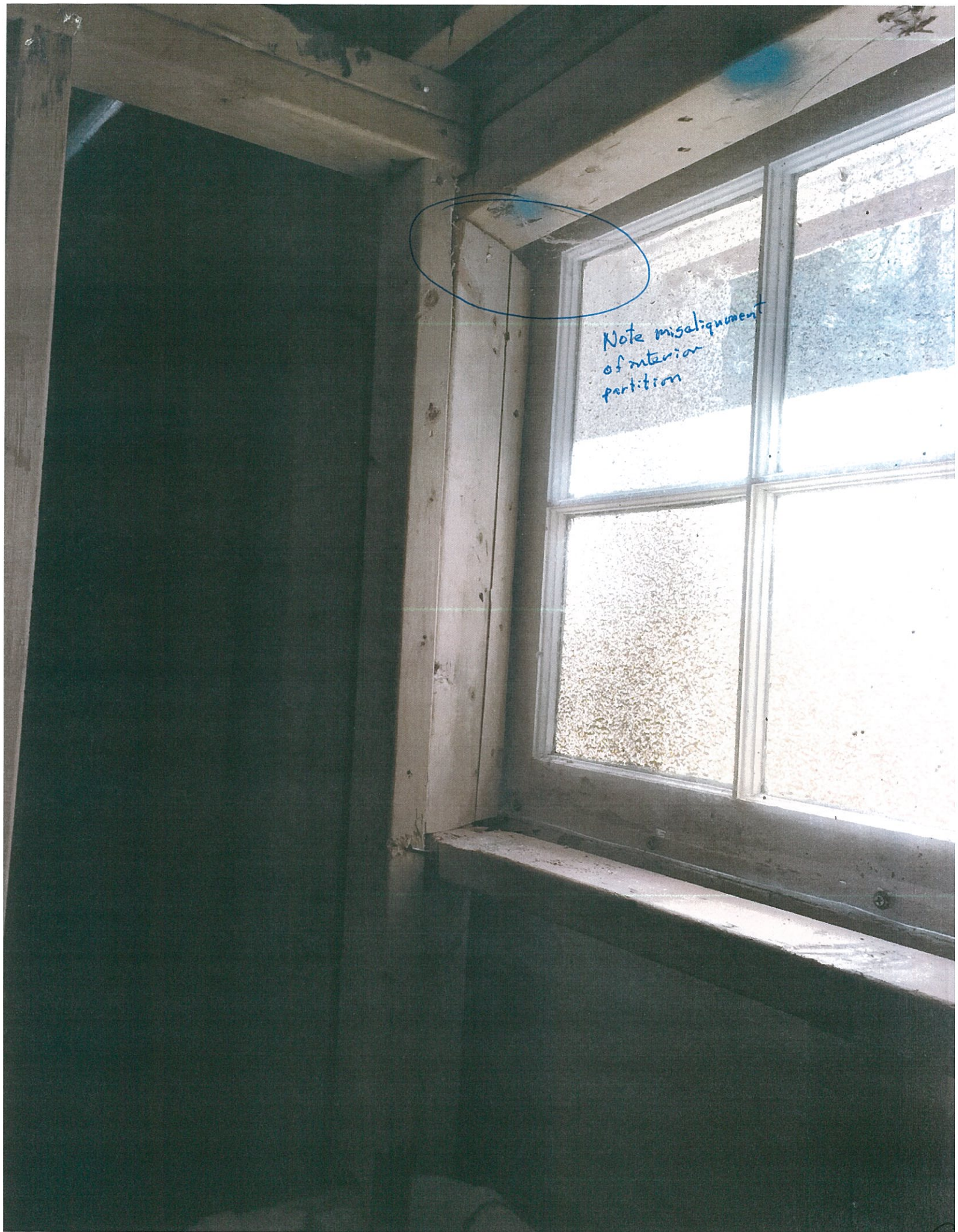












Note misalignment  
of interior  
partition









**Municipality Letter for  
Proposed Construction Project**

**Subject Property:** 25 Quincy Street, Chevy Chase, MD 20815  
**Property Owner:** Robert Shorb  
**Project Manager/Contractor:** Resident (Robert Shorb)  
**Proposed Work:** Replace windows

7/26/2017

Diane R. Schwartz Jones, Director  
Department of Permitting Services of Montgomery County  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at [ccvpermitting@montgomerycountymd.gov](mailto:ccvpermitting@montgomerycountymd.gov).

Sincerely,

Shana R. Davis-Cook  
Chevy Chase Village Manager

CHEVY CHASE VILLAGE  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
Phone (301) 654-7300  
Fax (301) 907-9721  
[ccv@montgomerycountymd.gov](mailto:ccv@montgomerycountymd.gov)  
[www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)

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SUELLEN M. FERGUSON



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

<b>Owner's mailing address</b>  Bob Shorb 135 Hesketh Street Chevy Chase, Md. 20815	<b>Owner's Agent's mailing address</b>  Bob Shorb 135 Hesketh Street Chevy Chase, Md. 20815
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Richard D. Paisner & Christine Weiner 21 Quincy Street Chevy Chase, Md 20815	David & Deirdre Baule 28 Quincy Street Chevy Chase, Md 20815
Henry Goldberg & Kim Hetherington 26 Quincy Street, Chevy Chase, Md 20815	Michael & Holley Meers 24 Quincy Street Chevy Chase, Md 20815
Roland & Mattie Olson 3718 Bradley Lane Chevy Chase, Md 20815	Earle & Judith Silber 3720 Bradley Lane Chevy Chase, Md 20815