MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	25 Quincy St., Chevy Chase	**Meeting Date:**	12/6/2017
Resource:	**Contributing Resource** Chevy Chase Village Historic District	**Report Date:**	11/29/2017
Applicant:	Bob Shorb	**Public Notice:**	11/22/2017
Review:	HAWP	**Tax Credit:**	N/A
Case Number:	35/13-17OO	**Staff:**	Michael Kyne
PROPOSAL:	Windows, fencing, hardscape and landscape		

STAFF RECOMMENDATION:

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

1. **The proposed fence/gate at the front corner/left side of the historic house will be reduced to 48" in height with an open picket design, or the proposed fence/gate will be relocated to rear corner/left side of the historic house.**

2. **The proposed new windows will have 7/8" profile permanently-affixed muntins with spacer bars.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Mediterranean Revival(?)
DATE: c. 1916 -1927

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Install a 6' tall stockade fence/gate at the front corner/left side of the historic house.
- Replace a 6' tall stockade fence along the rear/left side property line in-kind.
- Extend an existing 6' tall alternating board fence along the rear/right side property line.
- Install a 6' tall solid board fence/gate at the rear corner/right side of the historic house.
- Install a 48" tall paintable PVC composite fence at the front of the property.
- Replace an existing gravel and concrete driveway at the right side of the property with a cobble paver driveway.
- Install a flagstone patio at the rear of the house.
- Install a cobble paver apron at the front of the existing rear/right side garage.
- Replace the front flagstone walkway in-kind.
- Replace the aluminum gutters and downspouts with copper gutters and downspouts.

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.*)

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:

Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

Fences should be subject to strict scrutiny if the detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

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.

Secretary of the 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." The *Standards* are as follows:

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.

STAFF DISCUSSION

Fences

Typically, the Commission requires fences forward of the rear plane of a historic house to be no higher than 48" with an open picket design, preserving the openness of the streetscape and visibility of the historic house. While the proposed fence alterations are generally consistent with the Commission's requirements, the proposed fence/gate at front corner/left side of the historic house is not, as it proposed to be a 6' tall stockade fence. Staff suggests that the Commission approve the proposed fence alterations, with the condition that the proposed fence/gate at the front corner/left side of the historic house be reduced to 48" in height with an open picket design, or the proposed fence/gate will be relocated to rear corner/left side of the historic house.

Driveway

The applicant proposes to replace the existing gravel and concrete driveway with a cobble paver driveway. Portions of the existing driveway are on the right property line and are shared with the neighboring property at 27 Quincy Street. According to the applicant, the owners of 27 Quincy Street received an easement, granting them all legal rights to the existing driveway.

The proposed driveway will utilize an existing concrete apron and will be shifted to be entirely on the 25 Quincy Street property. The driveway will extend straight back from the sidewalk to the approximate location of an existing screened porch at the front/right side of the house. No trees are proposed to be removed to accommodate the new driveway. Staff finds the proposed driveway dimensions, location, and materials compatible with the surrounding streetscape.

Hardscaping

The proposed rear patio, cobble paver garage apron, and in-kind replacement of the front flagstone walkway are all at grade and/or at the rear of the property. The proposed alterations will not significantly alter the visual the characteristics of the subject property or surrounding streetscape.

Gutters and Downspouts

The proposed copper gutters and downspouts are compatible with the subject property and will not detract from the streetscape or surrounding historic district.

Windows

The applicant proposes to replace the five original 6-over-1 wood windows at the front of the historic house with new 6-over-1 SDL aluminum-clad wood windows. According to the *Guidelines*, the replacement of windows at non-contributing resources should be reviewed with moderate scrutiny.

Although staff and the HPC are typically opposed to the alteration or removal of original features on the primary façade of historic structures, staff notes that the subject property has experienced alterations throughout the years, including a c. 1980 renovation that resulted in the replacement of many of the original windows on the secondary elevations of the historic house.

At the September 19, 2017 HPC meeting, the Commission approved the replacement of the remaining six original windows on the left side of the historic house. At the August 17, 2016 HPC meeting, the Commission also approved the removal of a small offset covered porch and construction of a full-width covered porch at the front of the house, which significantly altered the primary façade of the historic house.

Because the primary façade of the historic house has been significantly altered and no longer retains historic integrity, staff recommends that the Commission approve the proposed window replacement, with the condition that the proposed new windows will have 7/8" profile permanently-affixed muntins with spacer bars.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the conditions specified on Circle 1** 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 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

Daytime Phone No.: 301-529-6036

Tax Account No.: 00455133

Name of Property Owner: Bob Shorb Daytime Phone No.: 301-529-6036

Address: 135 Hesketh Street, Chevy Chase, MD 20815
Street Number City Street 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/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: window replacement

1B. Construction cost estimate: $ $55,000 driveway, walk, patio, gutters

1C. 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 4' feet 0" 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 the permit.

R M Shorb Jr. (owner)
Signature of owner or authorized agent

NOVEMBER 15, 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

820680

(7)

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 Bungelow 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:

   This application involves repair of existing fencing, installation of new fencing, replacement of an existing front walk, installation of a rear patio, replacement of portions of the original driveway, use of copper in lieu of aluminum for gutters & downspouts, and replacement of windows.

2. **SITE PLAN**

   Site and environmental setting, drawn to scale. You may use your plat. 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.

The scope of this HAWP application includes five (5) general areas of work. They are as follows:

1) FENCE SCOPE:

- Install fence & gate @ west side yard (Paisner/Weiner)
- Replace approximately 15 LF of deteriorated fence at west rear yard (Silber)
- Extend existing fence across back of garage (Olson)
- Install fence & gate @ east side yard (Landau)
- Install new picket fence & 2 gates @ front yard (Shorb)

2) DRIVEWAY SCOPE:

- Replace the portion of existing driveway (approximately 10' x 70') immediately north of sidewalk
- Replace a portion of driveway in front of garage (approximately 12' x 14')

3) FLAGSTONE SCOPE:

- Replace existing the flagstone front walkway (approximately 50 LF of walk, approximately 4' wide)
- Install a flagstone patio (approximately 23' x 11') in the rear yard

4) GUTTERS & DOWNSPOUTS:

- Install copper gutters & downspouts in lieu of the aluminum (white) gutters & downspouts originally approved

5) WINDOWS:

- Replace the five windows on the front (south) façade of the house with Marvin Clad Ultimate Double Hung – Next Generation 2.0 windows

We have two Labrador retrievers (see photo) which dictates that we be able to secure the yard. The side and rear yards are currently enclosed by four different neighbors' fences. These fences will in some instances require some repair and or modification; we have spoken with each of those potentially impacted neighbors and have gotten each of their authorizations to make the requisite repairs/modifications identified in this application. The side yards are not secured from the front yard and the front yard is unfenced. We are requesting permission to repair/modify the existing rear and side yard fences, install fences/gates which will serve to isolate the side/rear yard from the front yard, and enclose the front yard with a 48" high picket fence. The attached site plan has been marked up to show all of the work enumerated in items 1-3.

The specifics of the proposed fence work are as follows:

- The side yard fence between our house and our neighbors to the west (Harold Paisner and Christine Weiner @ 21 Quincy St.) is a standard 6' stockade fence (see attached photo). It was erected by the Paisner/Weiners several years ago and runs from approximately the front of our house all the way back to the rear property line. We don't propose any modifications to this fence. What we are proposing is to install an identical stockade fence and gate which would span from the southern end of the existing stockade fence over to our house, thus serving to separate the side/rear yard from the front yard on this, the west side of the house.

- In the left hand corner of our rear yard, we share approximately 15 linear feet of fence line with Dr. & Mrs. Silber (3720 Bradley Lane). This fence is severely deteriorated (see attached photo) and Dr. Silber has given us permission to replace it "like-for-like".
- We share approximately 33 linear feet of rear fence line with Mr. & Mrs. Olson (3718 Bradley Lane); the fence was erected by the Olsons several years ago (see attached photo). For many years, the Olson's fence stopped approximately 18 inches from the northwest corner of our garage; this was intentional as this gap served as the mid-block "cut through" by which the neighborhood kids could pass between Bradley Lane and Quincy Street (the Olson's granddaughter lived with them at the time and she was good friends with several of the girls on Quincy Street). When the Landaus (27 Quincy Street) installed their fence last year, they installed a gate in the rear fence line which provided a much easier cut through than our yard and the Olsons closed up the 18" gap. This served to isolate our yard from the 18" wide strip of land behind our garage. We propose to extend the existing fence approximately 18 feet to the east and then turn it south to terminate at the northeast corner of our garage, thus allowing us access to the backside of our garage (see attached sketches). The Olsons, acknowledging that the 18" strip is on our property, have granted us permission to do so.
- The side yard fence between our house and our neighbors to the east (Chris and Caroline Landau @ 27 Quincy St.) is a custom built board fence (see attached photo). It was erected by the Landaus last year and runs from approximately the middle of the east side our house all the way back to our garage. We don't propose any modifications to this fence. What we are proposing is to install an identical fence and gate which would span from the Landau's fence over to our house, thus serving to separate our side/rear yard from our front yard on this, the east side of the house. This would result in our driveway, our side door, and the trash/recycling bins being located outside the secured fence area in the back yard.
- Our front yard is currently unfenced other than a rickety, weathered picket fence along our common property line with the Paisner/Weiner property to the west; as is apparent in the attached photo, this fence is in terrible shape and needs replacement. It is our desire to enclose our front yard by installing a 48" high white picket fence (see attached concept photo and plan/elevation/section drawings, attached) on the west, south, and east sides of the front yard; this work would include a gate at the front walk and a gate on the east side where the fence would terminate at the southeast corner of the screen porch. The fence would sit back 36" from the north edge of the sidewalk, as dictated by Chevy Chase Village regulations.

DRIVEWAY SCOPE:

25 and 27 Quincy Street each have always had their own driveway aprons; these driveways then merged about 30 feet back from the sidewalk and there was a shared a driveway that ran all the way back to the rear yards and then split again to provide access to each property's respective garage. As part of the transaction whereby we purchased 25 Quincy Street, we granted the Landau's an easement over the easternmost 4 feet of our 70 foot-wide lot; this enabled them to control the entirety of what had up until this point been a shared driveway.

We wish to replace the southernmost 65' feet (approximately) of what had been our driveway with a new "cobblestone" like (see attached concept photo) driveway that extends directly back from the sidewalk, just past our screen porch. This would allow someone to park at the end of the driveway and have direct access into our side door; this would facilitate the convenient unloading of groceries and the like. The material we propose to utilize is EP Henry's "Coventry III" paving stones; the color would be pewter. These pavers come in 9"x 9", 9" x 12" and 9" x 15" sizes and a mix of these pavers would be installed in a

random pattern over a sand and gravel base so as to accommodate the percolation of any rainwater through the gaps between the pavers and into the underlying soil.

- It is envisioned that the garage at 25 Quincy Street will be used as a workshop as well as for the storage of bicycles and lawn and garden tools. We propose to install a 12' x 14' pad of EP Henry Coventry III pavers (color = pewter) just outside the entry to the garage to serve as an outside "staging area". These pavers would also be installed over a sand and gravel base.

FLAGSTONE SCOPE:

- We propose to replace the existing flagstone front walkway with approximately 50 linear feet of flagstone walkway, approximately 4' wide (see concept photo for proposed appearance).
- We propose to install a small patio (approximately 23' x 11' with chamfered corners) in the rear yard; this patio would be connected to the rear exterior stairs by a flagstone walkway approximately 42" in width. The appearance would be similar to the front walk.

GUTTERS & DOWNSPOUTS:

- The original HAWP application contemplated asphalt or fiberglass shingles and white-painted aluminum gutters & downspouts; we subsequently returned to the Commission for permission to upgrade the shingles to slate (permission was granted for this modification) but neglected to ask for permission to upgrade to copper gutters and downspouts at the same time. We would like permission to substitute copper for aluminum with respect to the gutters & downspouts.

WINDOWS:

- The existing HAWP, as modified, authorizes us to utilize replacement windows for all windows on the east and west facades of the original house. The product that we've been using for all double hung windows is Marvin's Clad Ultimate Double Hung – Next Generation 2.0 window; the configuration is consistently a "6 over 1" configuration which is what was utilized when the house was built in 1928. A photo of the northwest corner of the house is enclosed, showing these windows in place.

  At this point in time, only the five windows on the front of the house are original and they're in terrible shape (see attached photo). Additionally, because they have been fitted with exterior storm windows, they don't "read" as "6 over 1" windows (reference the middle and left windows on the 2nd floor in the attached photo). We are requesting permission to replace them with Marvin Clad Ultimate Double Hung – Next Generation 2.0 windows of the exact same size so as to restore the aesthetic of the house as it was originally constructed.

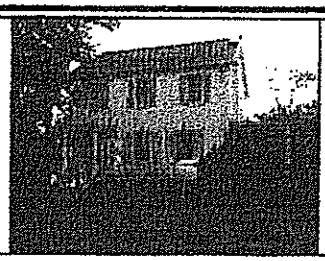
  We sought proposals to rebuild/refurbish these windows and they came in at over $2,200 per window, almost three times what it would cost to purchase a new, top-of-the-line Marvin Window. And, even if rebuilt, they would not be double glazed so we'd still stuck with the exterior storm windows and the unfortunate aesthetic that comes with them.

THIS DOCUMENT IS CERTIFIED TO:

SETTLEMENT *Ink*

4719 Chestnut Street, Bethesda, MD 20814
Settlements for Maryland · District of Columbia · Virginia
Main Line 301-907-8800 · Fax Line 301-907-8801

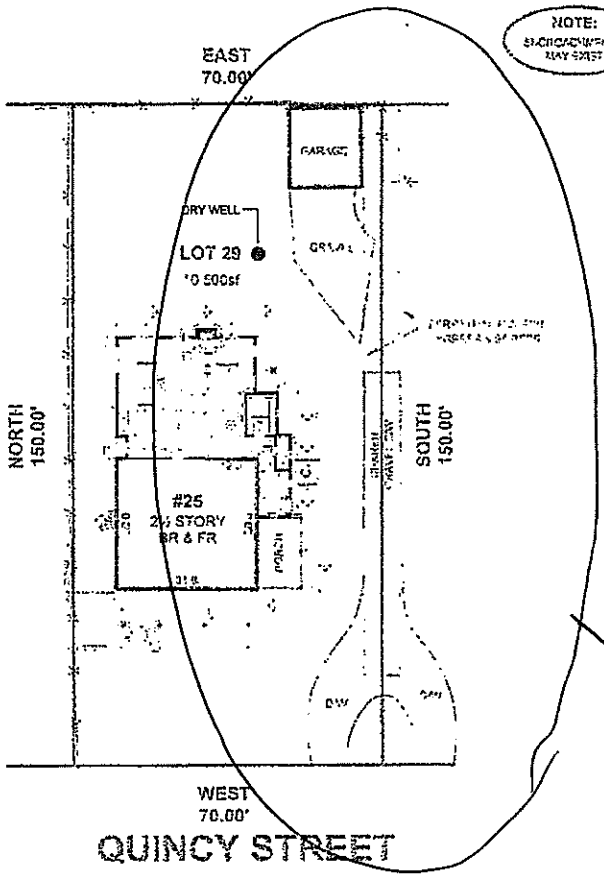
CASE #: PJS150813



SETTLEMENT *Ink*

4719 Chestnut Street, Bethesda, MD 20814
Settlements for Maryland · District of Columbia · Virginia
Main Line 301-907-8800 · Fax Line 301-907-8801

NOTE:
ENCROACHMENTS MAY EXIST



CURRENT DRIVEWAY

LOCATION DRAWING OF:

#25 QUINCY STREET
LOT 29 BLOCK 61
SECTION 2
CHEVY CHASE
PLAT BOOK 3, PLAT 211
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30' DATE: 11-4-15
DRAWN BY: AP FILE #: 157113-667

LEGEND:

- FENCE
- BE · BASEMENT ENTRANCE
- BW · BAY WINDOW
- BR · BRICK
- BRL · BLDG RESTRICTION LINE
- ESMT · EASEMENT
- CB · CONCRETE BLOCK
- CONC · CONCRETE
- DW · DRIVEWAY
- FR · FRAME
- MAC · MACADAM
- OH · OVERHANG
- PUE · PUBLIC UTILITY EASE

COLOR KEY:

- RECENT IMPROVEMENTS
- ENCROACHMENTS
- SUBJECT & NEIGHBOR PROPERTY

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STATE OF MARYLAND
JEROME C. MAMAUAG
No. 21325
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK PERTAINED HEREON, AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 09 REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, PLANTING OR OTHER IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INSOFAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS +/- . NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. FOR ANY RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE OUT OF STATE OF DISREPAIR OR MAY BE COVERED BY TRANSCRIPT MAY NOT BE SHOWN. IT APPEARS ENCROACHMENTS MAY EXIST. A BOUNDARY SURVEY IS RECOMMENDED.

DULEY & ASSOC.

WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY.

PROPOSED CONDITIONS

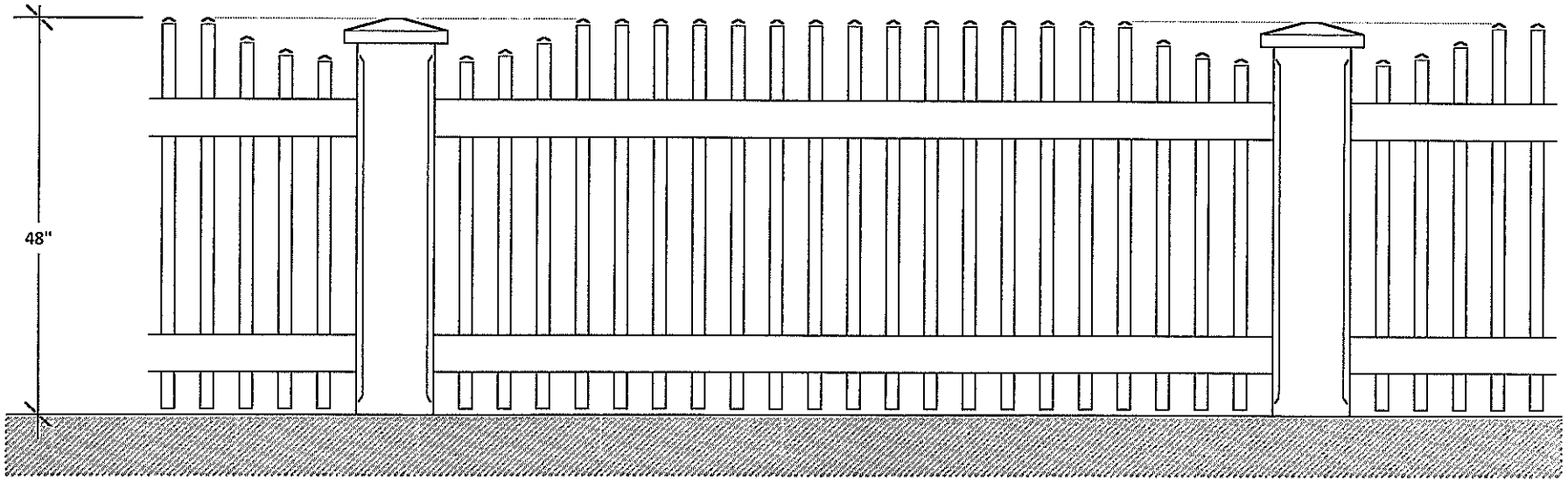
(12)

25 QUINCY STREET, SITE PLAN, PAGE 2 OF 2

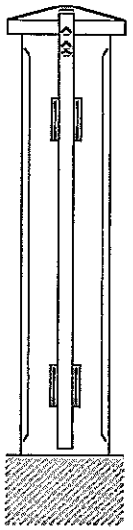
FRONT

25 QUINCY STREET, SITE PLAN, PAGE 1 OF 2

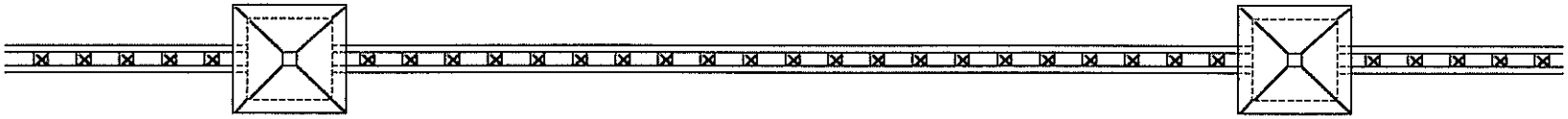
REAR



ELEVATION OF FENCE @ 25 QUINCY ST.



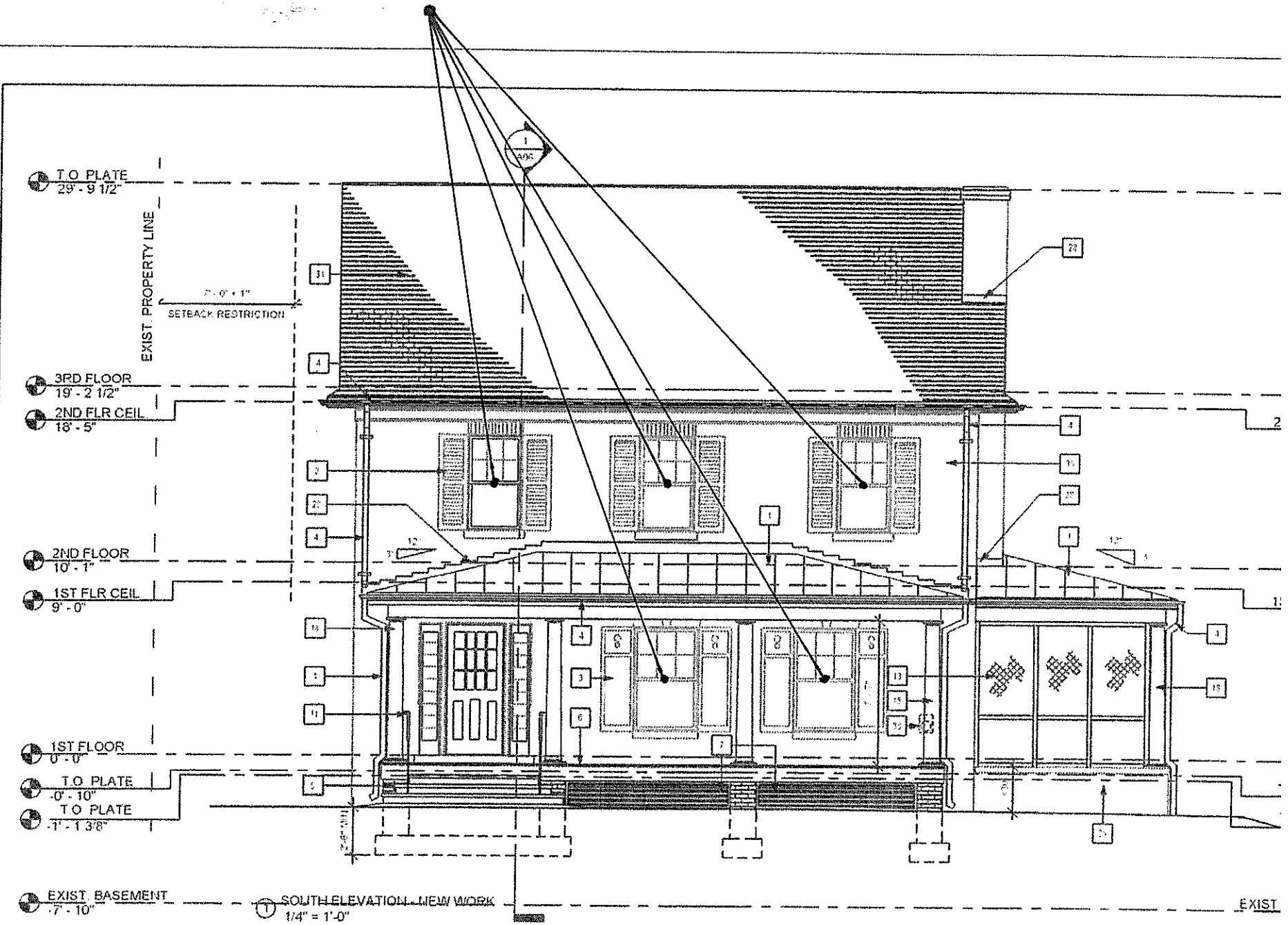
SECTION OF FENCE @ 25 QUINCY ST.



PLAN VIEW OF FENCE @ 25 QUINCY ST.

25 QUINCY STREET

WINDOWS PROPOSED FOR REPLACEMENT




OTTO & BAM BAM

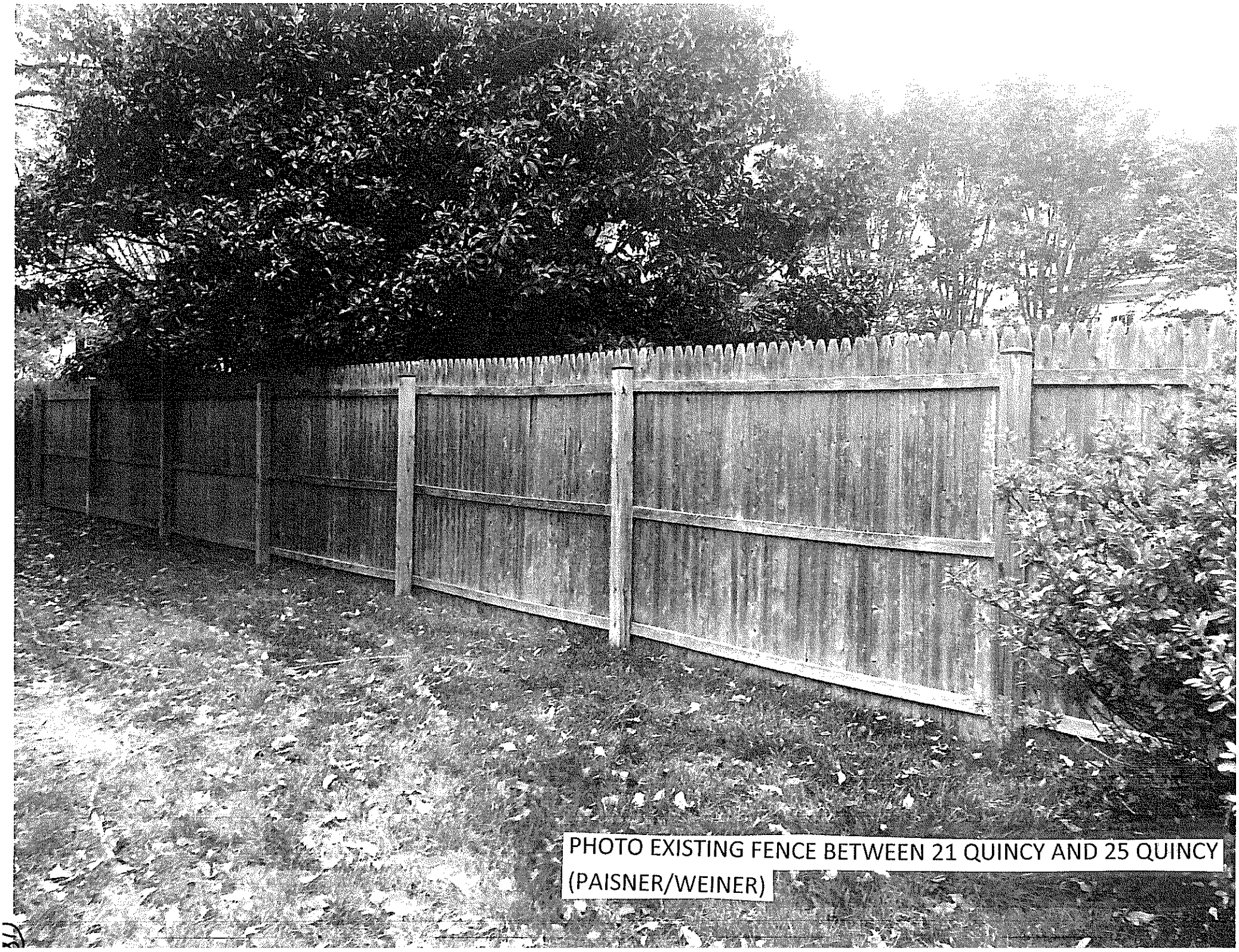


PHOTO EXISTING FENCE BETWEEN 21 QUINCY AND 25 QUINCY
(PAISNER/WEINER)

PHOTO OF EXISTING SILBER FENCE

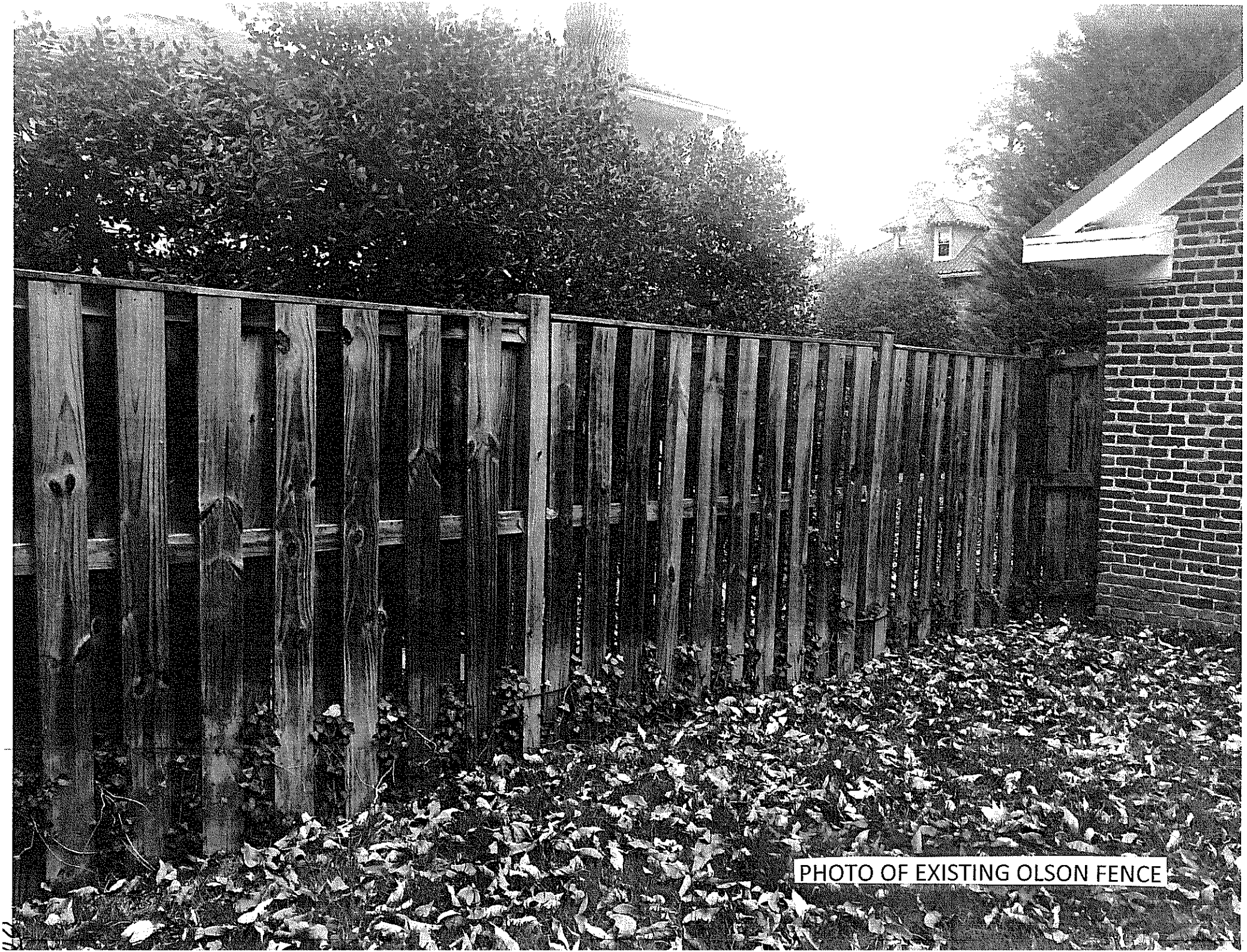
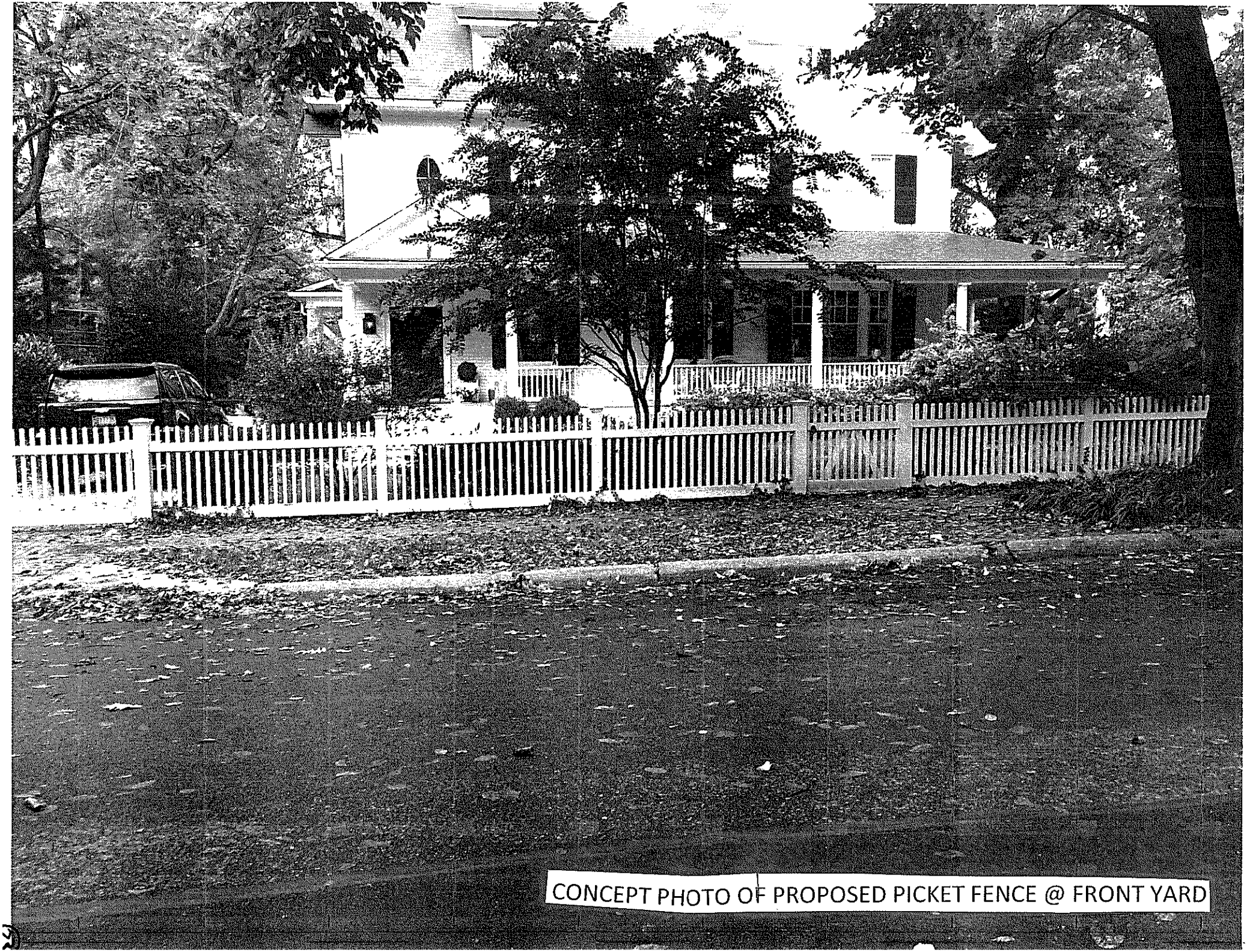


PHOTO OF EXISTING OLSON FENCE


PHOTO OF LANDAU FENCE

PHOTO OF PAISNER/WEINER PICKET FENCE AT FRONT YARD



CONCEPT PHOTO OF PROPOSED PICKET FENCE @ FRONT YARD

CONCEPT PHOTO OF "COBBLESTONE" DRIVEWAY

CONCEPT PHOTO OF FLAGSTONE WALKWAY AND PATIO

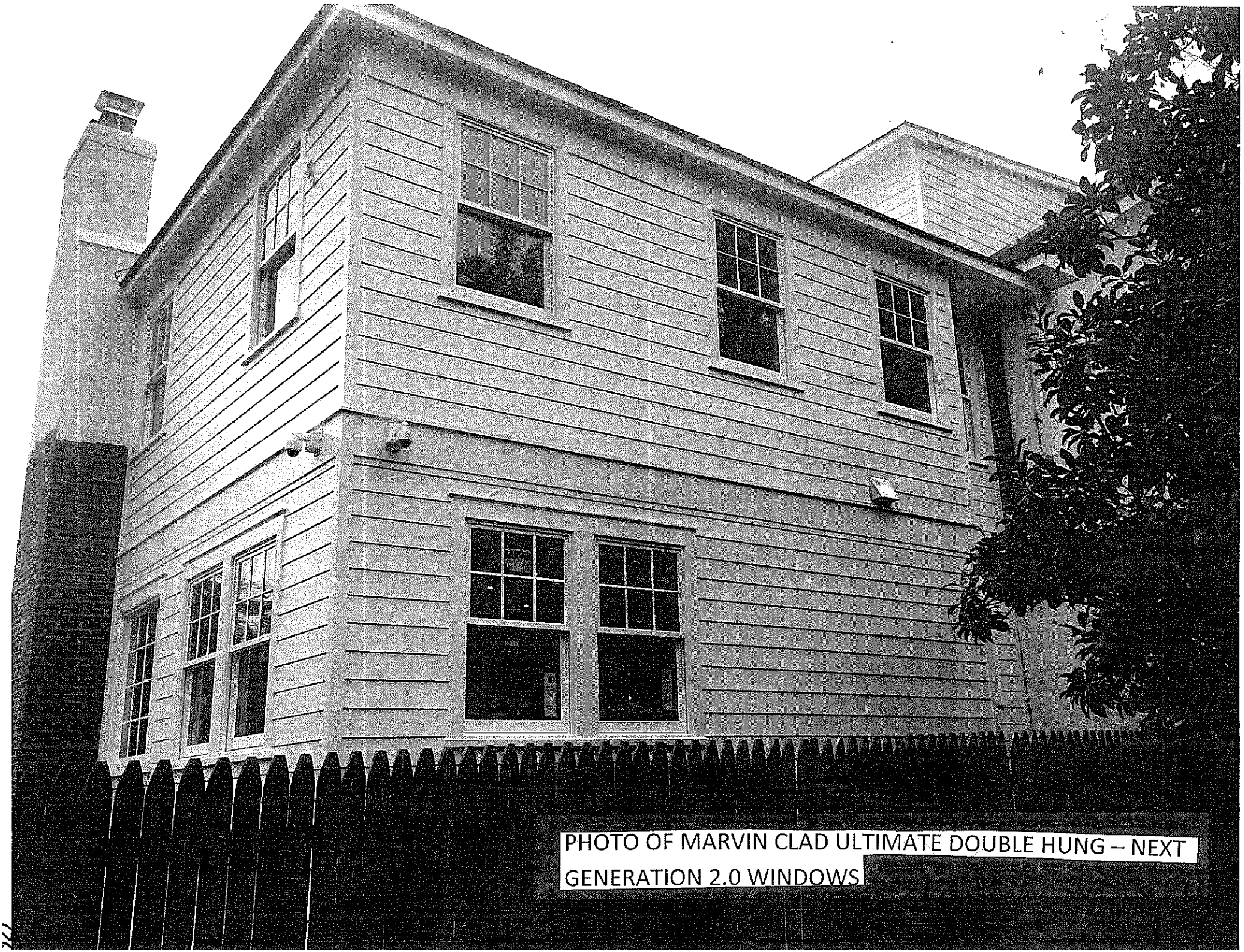


PHOTO OF MARVIN CLAD ULTIMATE DOUBLE HUNG – NEXT GENERATION 2.0 WINDOWS

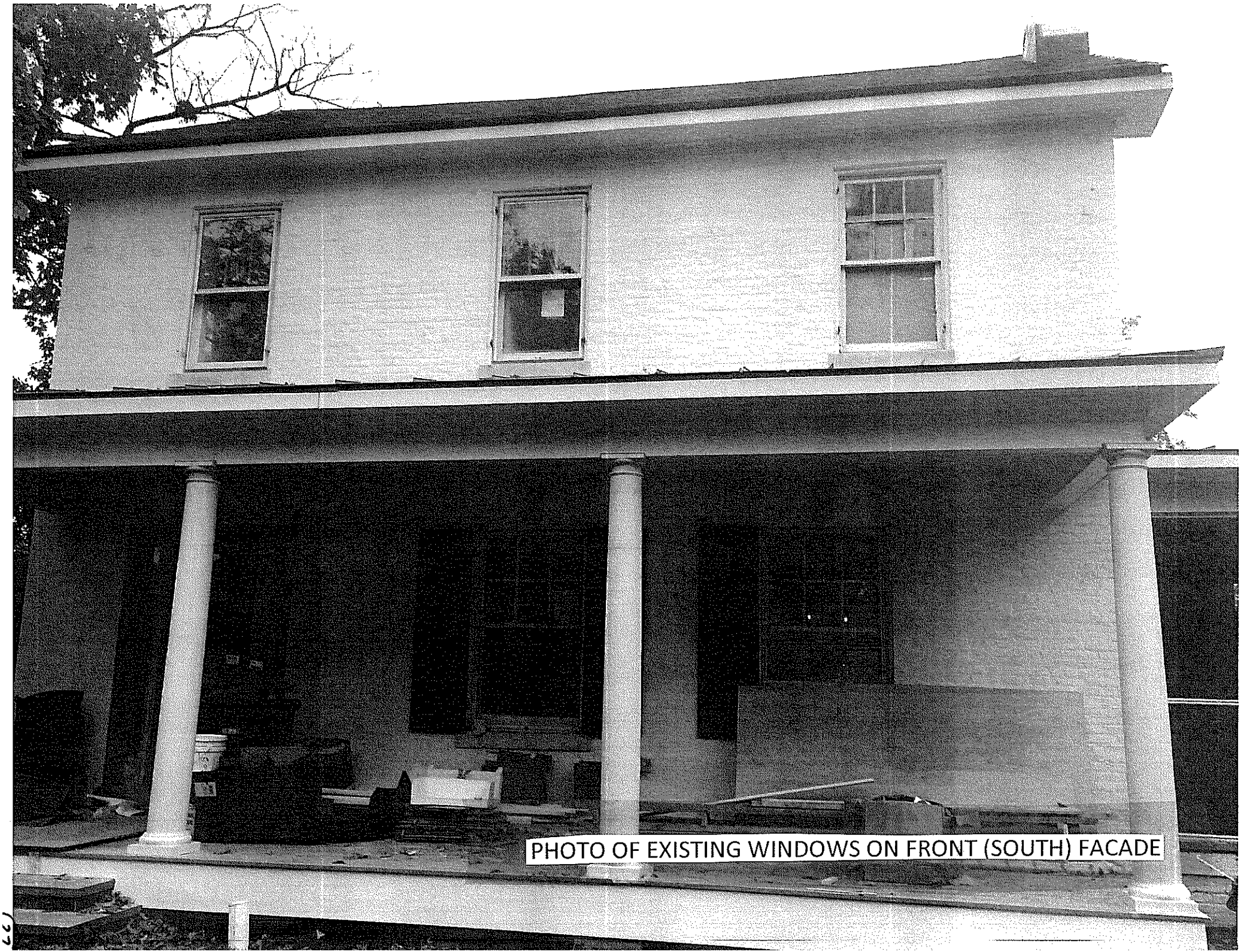


PHOTO OF EXISTING WINDOWS ON FRONT (SOUTH) FACADE

CHEVY CHASE VILLAGE
ESTABLISHED 1890

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:	Repair and replace fencing; replace driveway and front walkway; construct rear patio; replace windows, gutters and downspouts

11/15/2017

Diane R. Schwartz Jones, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd 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.

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
www.chevychasevillagemd.gov

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

Owner's mailing address	**Owner's Agent's** mailing address
Bob Shorb 135 Hesketh Street Chevy Chase, Md. 20815	Bob Shorb 135 Hesketh Street Chevy Chase, Md. 20815
Adjacent and confronting Property Owners mailing addresses	
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