

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

<b>Address:</b>	1-A East Irving St., Chevy Chase	<b>Meeting Date:</b>	6/13/2018
<b>Resource:</b>	Non-Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	6/6/2018
<b>Applicant:</b>	Paul Brian and Geraldine Connolly	<b>Public Notice:</b>	5/30/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-18M	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Window replacement		

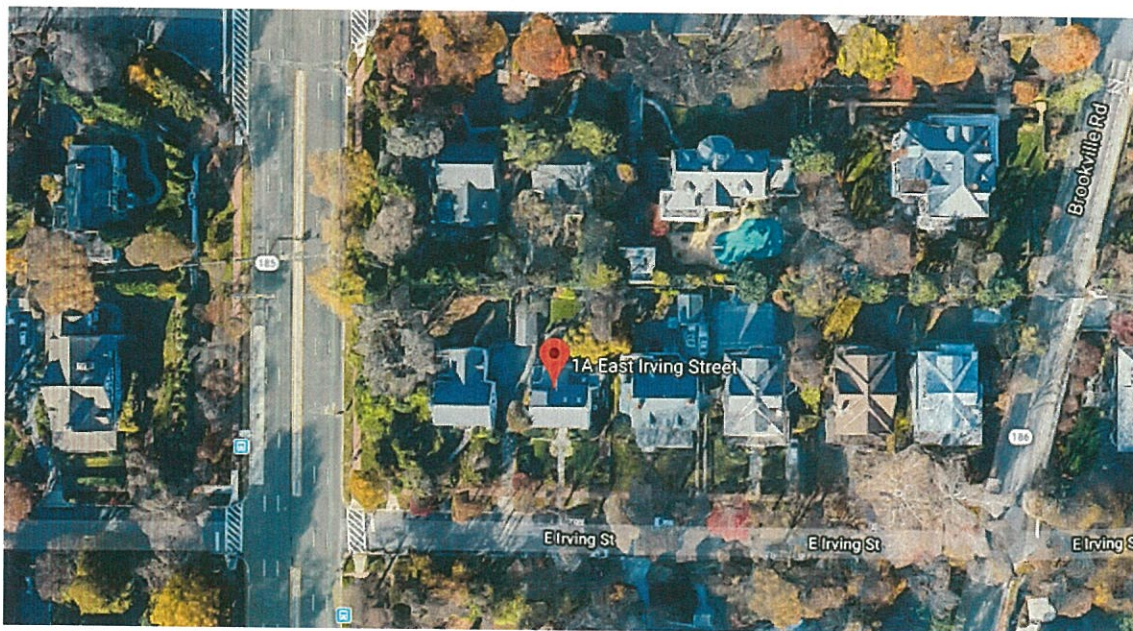
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** c. 1938



## **PROPOSAL**

The applicants are proposing the following work items the subject property:

- Replace 11 original windows on the front and side elevations.
- Replace two non-original rear patio doors.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Montgomery County Code; Chapter 24A-8***

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (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; 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 Village Historic District Guidelines***

Regarding Non-Contributing/Out-of-Period Resources, the *Guidelines* state the following:

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 historic 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 district as a whole.

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

#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.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

### **STAFF DISCUSSION**

The subject property is a c. 1938 Colonial Revival-style Non-Contributing Resource within the Chevy Chase Village Historic District. The house has experienced previous alterations, including a series of rear additions. The Commission previously approved the replacement of one original window (rearmost second-floor window on the left elevation) and the construction of a non-original portico at front entrance.

The applicant is proposing to replace the 11 remaining original windows (five on the front elevation, two on the left elevation, and four on the right elevation) and two non-original patio doors at the rear. The proposed new windows and doors will be SDL aluminum-clad wood windows, with permanently-affixed interior and exterior 7/8" profile muntins and internal spacer bars. The muntin patterns of the proposed new windows and doors will match the existing.

Regarding Non-Contributing Resources, the *Chevy Chase Village Historic District Guidelines* state "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 district as a whole."

Staff finds that the proposed new windows and doors are generally compatible with the historic house and surrounding historic district. In accordance with the *Guidelines*, the proposed window and door replacement will not alter the scale and massing of the historic house or affect the surrounding streetscape in a manner that could impair the district as a whole.

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 *Chevy Chase Village Historic District Guidelines* and *Secretary of the Interior's Standards for Rehabilitation* #2 & 9 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.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: PBCONNOLLY50@GMAIL.COM Contact Person: P. BRIAN CONNOLLY  
Tax Account No.: DISTRICT-07 Acct# 00454936 Daytime Phone No.: 202-494-6382  
Name of Property Owner: PAUL BRIAN + GERALDINE CONNOLLY Daytime Phone No.: 202-494-6382  
Address: 1-A EAST IRVING ST CHEVY CHASE MD 20815  
Street Number City State Zip Code  
Contractor: K.C. COMPANY, INC Phone No.: 301 957-7000  
Contractor Registration No.: MHC# 38731  
Agent for Owner: N/A Daytime Phone No.: N/A

## LOCATION OF BUILDING/PREMISE

House Number: 1-A Street: EAST IRVING ST  
Town/City: CHEVY CHASE, MD Nearest Cross Street: CONNECTICUT AVE.  
Lot: 27 Block: 34 Subdivision: CHEVY CHASE VILLAGE  
Liber: 07621 Folio: 0396 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: REPLACEMENT WINDOWS + DOORS

1B. Construction cost estimate: \$ 35,000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

## 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.

Paul Brian Connolly  
Signature of owner or authorized agent

5-1-18  
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**

836005

1 of 12 (5)

**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:

SEE ATTACHED SHEET

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

SEE ATTACHED SHEET

**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.

**1-A EAST IRVING STREET, CHEVY CHASE, MD**

**CONNOLLY HISTORIC AREA WORK PERMIT APPLICATION ADDENDUM**

**May 1, 2018**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. The property is a single-family home located in the historic district of Chevy Chase Village that was originally constructed in 1938. A first and second floor addition was made to the property in the early 1980's and an addition was made to the third floor in the late 1980's. Since that time there have been no changes to the property except for maintenance and cosmetic work. That construction project in the early 1980's included the installation of Pella casement windows by the prior owner.

While the property sits in the historic district it has no significant historic features. However, being located on East Irving St there are other properties with historic significance because they date back to 1893, 1903, 1906, 1908, 1918, etc. Most of these residences have had various additions to their rear lots over the years as well as windows and doors replaced, including some by Pella.

- b. The project is to replace five (5) original wood windows on the south facing front of the home, two (2) west facing windows on the west side of the home and four, east facing windows on the east side of the home for a total of eleven (11) windows. In addition to the windows, it is proposed to replace two (2) in-swing, single doors to the rear, north face of the home giving access to the patio. The existing doors and windows are suffering from various stages of rot and excessive heat loss and gain. The replacement door and windows are all manufactured by Pella. They are wood windows and doors from the Pella Architectural series, which is a traditional design, that conforms with the look and feel of the other windows and doors in the home. From the Pella catalogue, the Architectural Series are; "authentic double-hung window for historical accuracy". Additionally, the window and door grills will match all the existing windows.

The window and door openings for the replacement doors and windows are not being modified since the replacements are measured and manufactured to fit into the existing openings. A description and of the replacement windows and door are attached hereto.

Since all the replacement windows and doors are designed to create the same look and feel of the "historic" neighborhood and the majority are located at the rear and side of the home and not visible to the street, there will be no negative impact to the historic nature of the home, the neighboring homes or the historic district. In fact, most of the homes on East Irving Street have had major improvements over the last 2-3 decades including replacements of the windows and doors. Furthermore, the property's addition from the



early 1980's and 3<sup>rd</sup> floor addition all have modern replacement windows and last summer the Historic Preservation Commission approved the replacement of five (5) windows and patio doors of the subject property. (HPC Case No.35/13-17EE)

2. SITE PLAN ATTACHED AND DATED 3-13-87

3. PLANS AND ELEVATIONS

There are no elevation plans because Pella does its measurements on site and the window and door openings are not being increased, decreased or modified in any manner.

Pictures that show the windows and door to be replaced are shown below, as are the specifications and design of the Pella replacement windows.

4. MATERIALS SPECIFICATIONS

Attached are the specifications for the proposed Pella replacement windows for the Architectural Series.



**1-A EAST IRVING STREET, CHEVY CHASE, MD**

**CONNOLLY HISTORIC AREA WORK PERMIT APPLICATION ADDENDUM**

**May 1, 2018**

**5. PHOTOGRAPHS**

Photos showing the windows and the door to be replaced are attached hereto and the replacements circled in RED.

**6. TREE SURVEY**

No tree survey is required.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

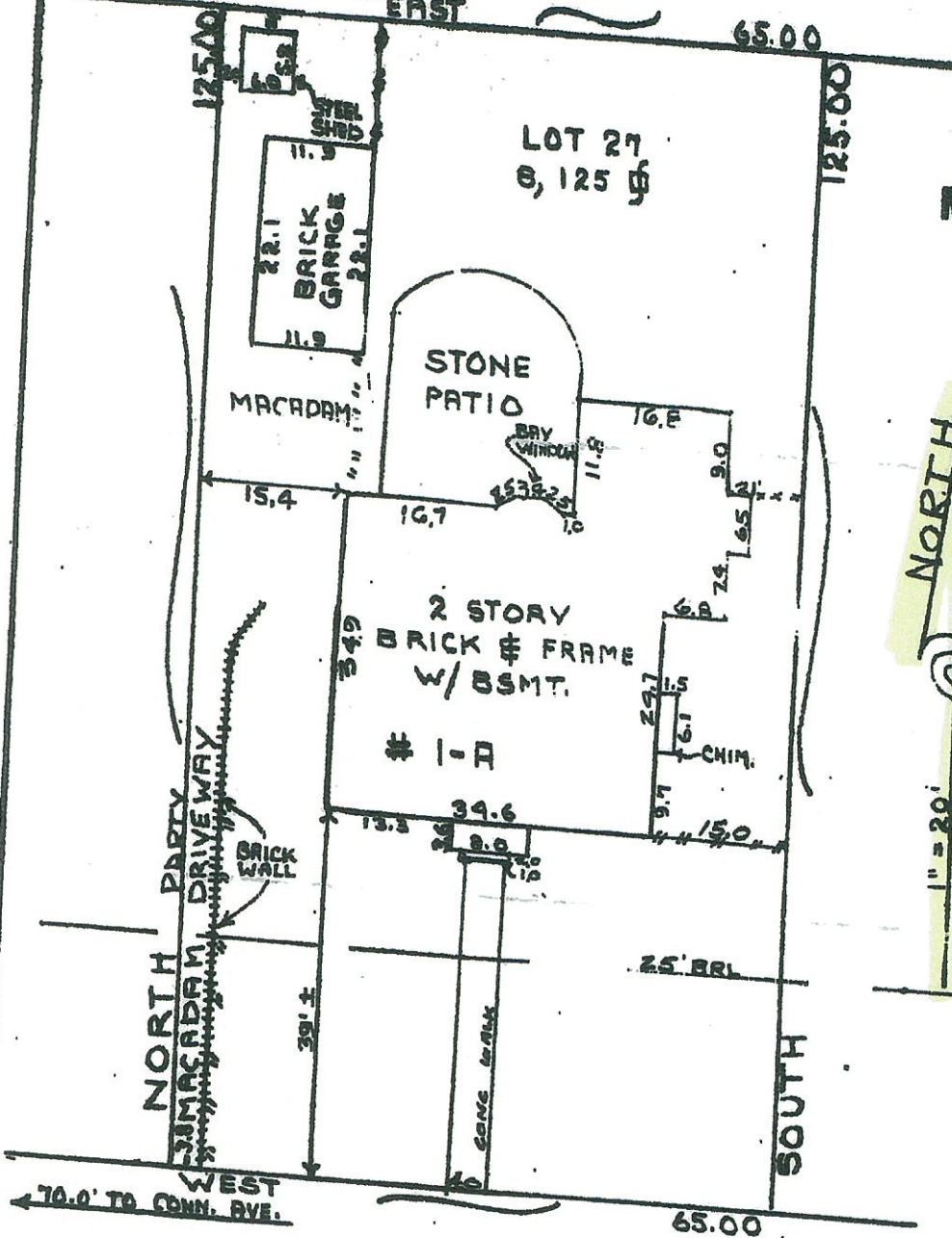
Listing of addresses are attached.

NOT IN A FLOOD  
PLAINE AT THIS TIME

EAST

HOUSE LOCATION PLAT  
1-A Irving Street,  
LOT 27 BLOCK 34

SECTION 2  
CHEVY CHASE  
MONTGOMERY COUNTY  
MARYLAND



IRVING STREET  
60' R/W

NOTE: Lot corners have not been set by this survey unless otherwise indicated.



### SURVEYOR'S CERTIFICATE

I hereby certify that the location of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

Charles A. Schmidt Md. Reg. No. 40  
Albert Smith

REFERENCE		HEATHER FENCE STAKE-OUT		
FLAT BOOK 19 FLAT NUMBER 1220	LINES FOLIO	5802 Rehling Street Temple Hills, Maryland 20748 894-4335 - Lic. Reg. Cert. No. 30		
		DATE: 3-13-1987	SCALE: 1" = 20'	JOB NUMBER
		WALL CHECK: 3-14-1987	FIELD BOOK: H.L.	Interdonato
		FINAL H.L.: 3-18-1987	DRAWN: A.S.	RECORD NUMBER
				SH

APPLICANT: PAUL BRIAN + GERARDINE CONNOLLY

HAWP -



NOT IN A FLOOD  
PLAINE AT THIS TIME

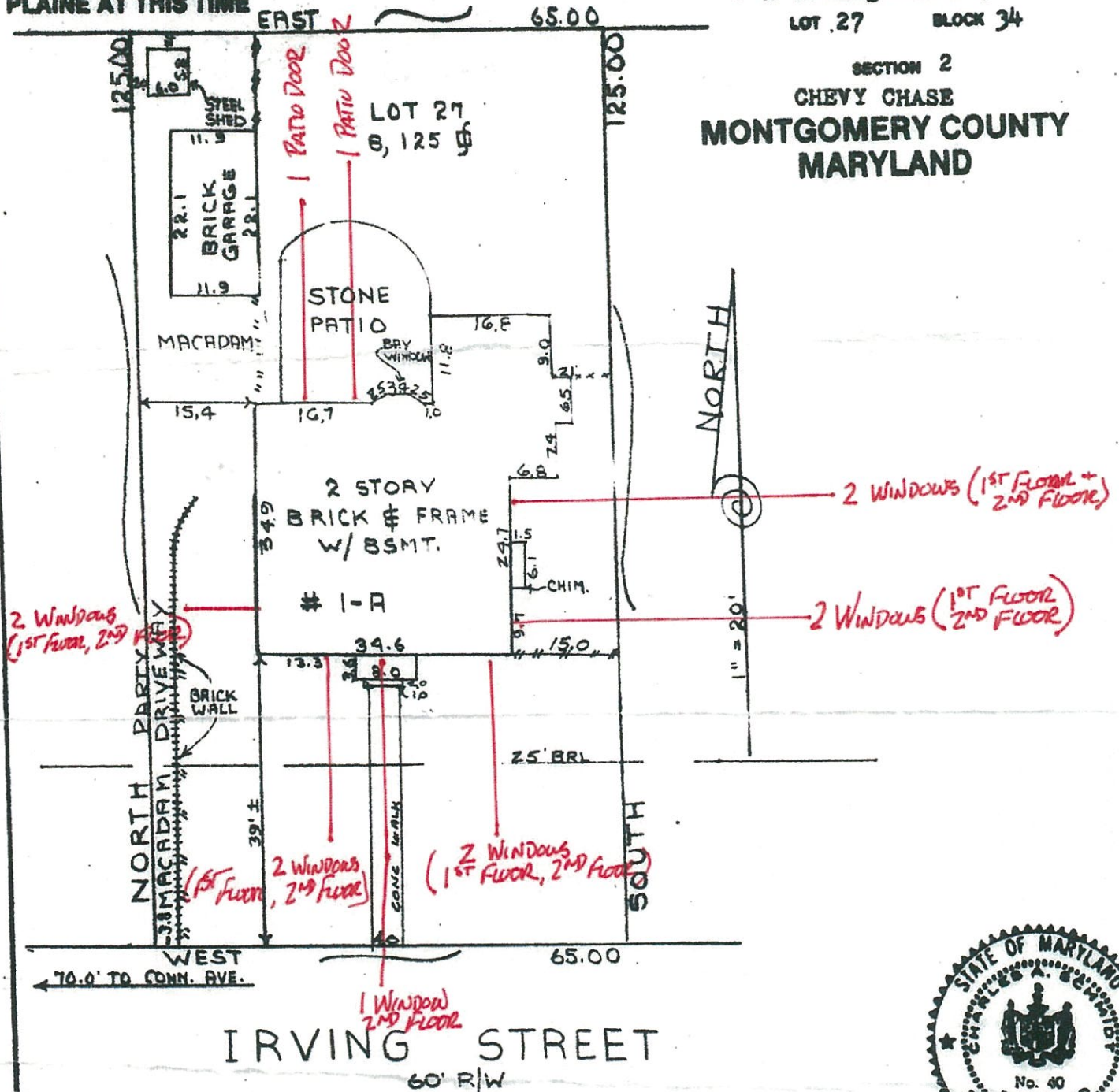
HOUSE LOCATION PLAT  
1-A Irving Street,

LOT 27 BLOCK 34

SECTION 2

CHEVY CHASE

MONTGOMERY COUNTY  
MARYLAND



NOTE: Lot corners have not been set by this survey unless otherwise indicated.

### SURVEYOR'S CERTIFICATE

I hereby certify that the location of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

Charles A. Schmidt Md. Reg. No. 40  
Albert Smith

### REFERENCE

PLAT BOOK  
19  
PLAT NUMBER  
1220

LIBER

FOLIO

### HEATHER FENCE STAKE-OUT

5802 Rehling Street  
Temple Hills, Maryland 20748  
894-4335 - Lic. Reg. Cert. No. 30

DATE: 3-13-1987

SCALE: 1" = 20'

JOB NUMBER

WALL CHECK: 3-14-1987

FIELD BOOK: H.L.

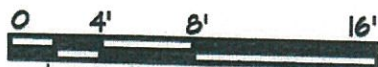
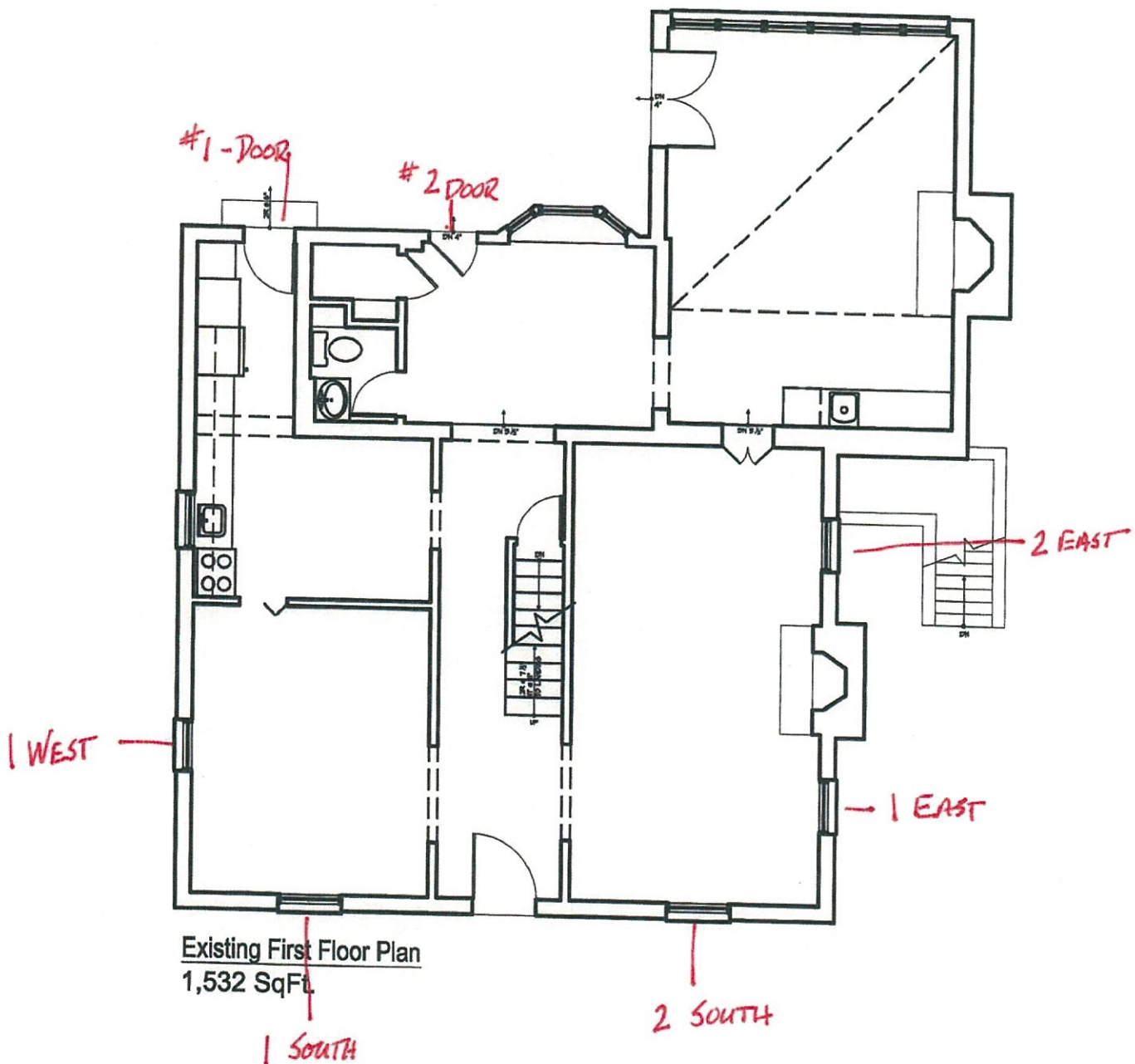
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FINAL M.L.: 3-16-1987

DRAWN: R.S.

RECORD NUMBER

SH



## Connolly Residence

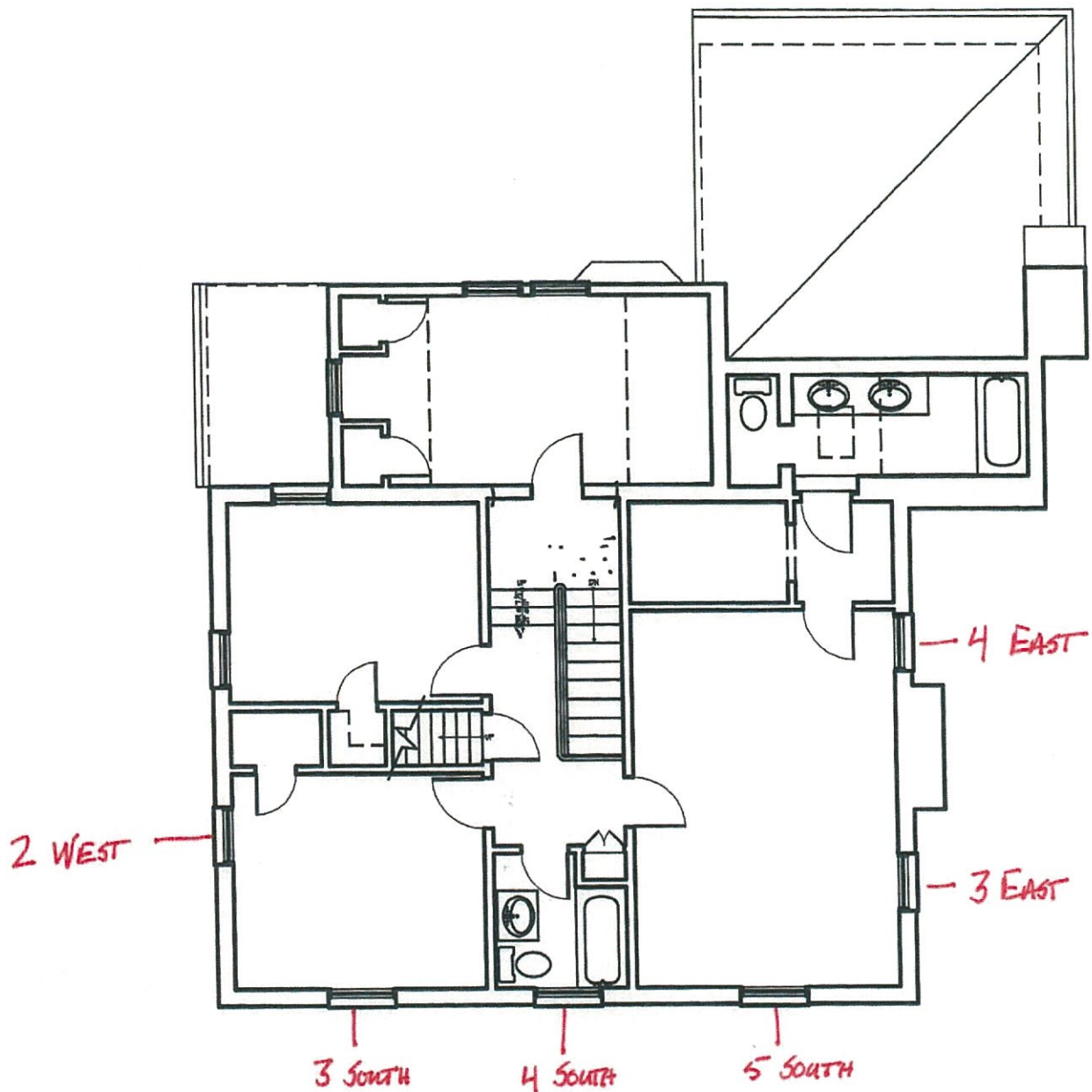
1 E Irving St, Chevy Chase 20815

January 4, 2007

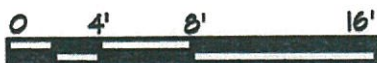
Existing & Propose

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Existing Second Floor Plan  
1,215 SqFt.



# Connolly Residence

## Existing & Proposed

1 E Irving St, Chevy Chase 20815

December 21, 2006

COPYRIGHT 2006, GTM ARCHITECTS, INC.

Customer: Brian Connolly

Project Name: Connolly, Brian

Quote Number: TBD

Line #	Location:	Attributes
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2 REAR DOOR



Viewed From Exterior

PK #  
2004

### Architect, Inswing Door, French, Right, Classic White

Qty  
1

1: Right Inswing Door  
 General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", No Certification, Standard Sill, Brown Finish Sill, Oak Threshold  
 Exterior Color / Finish: Painted, Standard Enduraclad, Classic White  
 Interior Color / Finish: Bright White Interior  
 Sash / Panel: Ogee, Ogee, Standard  
 Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Standard, Oil Rubbed Bronze, Order Handle Set, Multipoint Lock, No Integrated Sensor  
 Screen: Hinge Screen, Classic White, Oil Rubbed Bronze, InView™  
 Grille: ILT, No Custom Grille, 7/8", Traditional (2W5H), Putty Glaze, Ogee

RIWLSF10 - Lead Safe Removal Full Tear Out Installation per opening	Qty 1
PSPAINTRR22 - PAINTRR22 Paint Trim to Match Pella Pre-Finished Entry System	Qty 1
RIW238 - Hinged Door - Any Single Panel	Qty 1
RIW241 - Hinged Screen Door - Single	Qty 1

Line #	Location:	Attributes
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3 KITCHEN DOOR



Viewed From Exterior

PK #  
2004

### Architect, Inswing Door, French, Right, Classic White

Qty  
1

1: Right Inswing Door  
 General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", No Certification, Standard Sill, Brown Finish Sill, Oak Threshold  
 Exterior Color / Finish: Painted, Standard Enduraclad, Classic White  
 Interior Color / Finish: Bright White Interior  
 Sash / Panel: Ogee, Ogee, Standard  
 Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Standard, Satin Nickel, Order Handle Set, Multipoint Lock, No Integrated Sensor  
 Screen: Hinge Screen, Classic White, Satin Nickel, InView™  
 Grille: ILT, No Custom Grille, 7/8", Traditional (2W5H), Putty Glaze, Ogee

RIWLSF10 - Lead Safe Removal Full Tear Out Installation per opening	Qty 1
PSPAINTRR22 - PAINTRR22 Paint Trim to Match Pella Pre-Finished Entry System	Qty 1
RIW238 - Hinged Door - Any Single Panel	Qty 1
RIW241 - Hinged Screen Door - Single	Qty 1

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 Printed on 4/20/2018 Detailed Proposal


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14  
1 - 06 - 12

Customer: Brian Connolly

Project Name: Connolly, Brian

Quote Number: TBD

Line #	Location:	Attributes	Qty
6	SIDE LR	<b>Architect, Double Hung, Classic White</b>	2
		<p>PK # 2004</p> <p>1: Size Double Hung, Equal</p> <p>General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification</p> <p>Exterior Color / Finish: Painted, Standard EnduraClad, Classic White</p> <p>Interior Color / Finish: Bright White Interior</p> <p>Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs</p> <p>Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</p> <p>Hardware Options: Spoon-Style Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor</p> <p>Screen: Half Screen, Standard EnduraClad, Classic White, Standard, InView™</p> <p>Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee</p>	
	Viewed From Exterior		
		RIWLSP20 - Lead Safe Removal Pfit Installation per opening	Qty 1
		RIW215 - Pocket Fit Installation - Single Unit	Qty 1

Line #	Location:	Attributes	Qty
10	FRONT LR / DR	<b>Architect, Double Hung, Classic White</b>	2
		<p>PK # 2004</p> <p>1: Size Double Hung, Equal</p> <p>General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification</p> <p>Exterior Color / Finish: Painted, Standard EnduraClad, Classic White</p> <p>Interior Color / Finish: Bright White Interior</p> <p>Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs</p> <p>Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</p> <p>Hardware Options: Spoon-Style Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor</p> <p>Screen: Half Screen, Standard EnduraClad, Classic White, Standard, InView™</p> <p>Grille: ILT, No Custom Grille, 7/8", Traditional (4W2H / 4W2H), Putty Glaze, Ogee</p>	
	Viewed From Exterior		
		RIWLSP20 - Lead Safe Removal Pfit Installation per opening	Qty 1
		RIW215 - Pocket Fit Installation - Single Unit	Qty 1

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Printed on 4/20/2018

Detailed Proposal

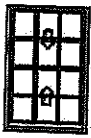
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15

Customer: Brian Connolly

Project Name: Connolly, Brian

Quote Number: TBD


Line #	Location:	Attributes	Qty
11	SIDE DR	<b>Architect, Double Hung, Classic White</b>	1
 <p>Viewed From Exterior</p>			
PK #	2004	<b>1: Size Double Hung, Equal</b> <b>General Information:</b> Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification <b>Exterior Color / Finish:</b> Painted, Standard EnduraClad, Classic White <b>Interior Color / Finish:</b> Bright White Interior <b>Sash / Panel:</b> Ogee, Ogee, Standard, No Sash Lugs <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude <b>Hardware Options:</b> Spoon-Style Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor <b>Screen:</b> Half Screen, Standard EnduraClad, Classic White, Standard, InView™ <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee	

RIWSP20 - Lead Safe Removal Pfit Installation per opening

Qty 1

RIW215 - Pocket Fit Installation - Single Unit

Qty 1

Line #	Location:	Attributes	Qty
25	2ND FLOOR	<b>Architect, Double Hung, Classic White</b>	6
 <p>Viewed From Exterior</p>			
PK #	2004	<b>1: Size Double Hung, Equal</b> <b>General Information:</b> Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification <b>Exterior Color / Finish:</b> Painted, Standard EnduraClad, Classic White <b>Interior Color / Finish:</b> Bright White Interior <b>Sash / Panel:</b> Ogee, Ogee, Standard, No Sash Lugs <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude <b>Hardware Options:</b> Spoon-Style Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor <b>Screen:</b> Half Screen, Standard EnduraClad, Classic White, Standard, InView™ <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee	

RIWSP20 - Lead Safe Removal Pfit Installation per opening

Qty 1

RIW215 - Pocket Fit Installation - Single Unit

Qty 1

**Thank You For Your Interest In Pella® Products**

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)  
 Printed on 4/20/2018 Detailed Proposal

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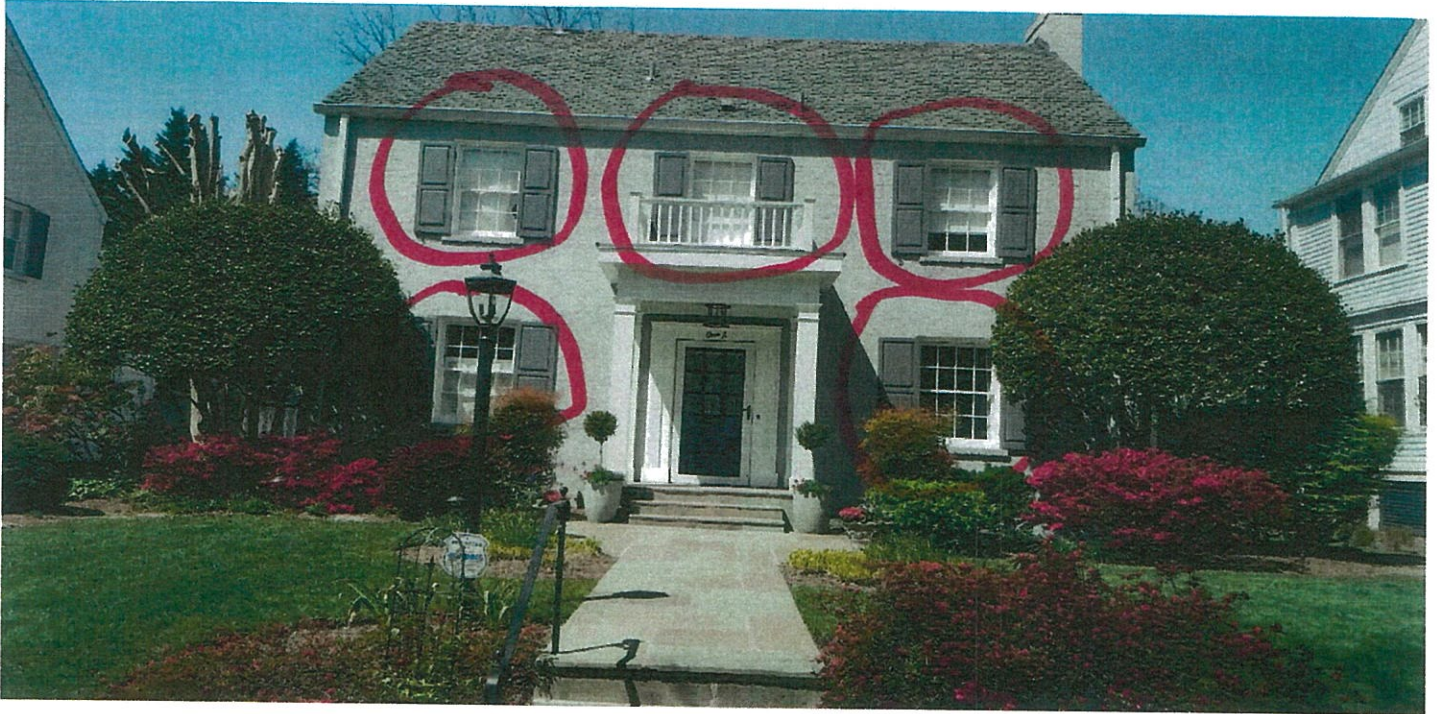
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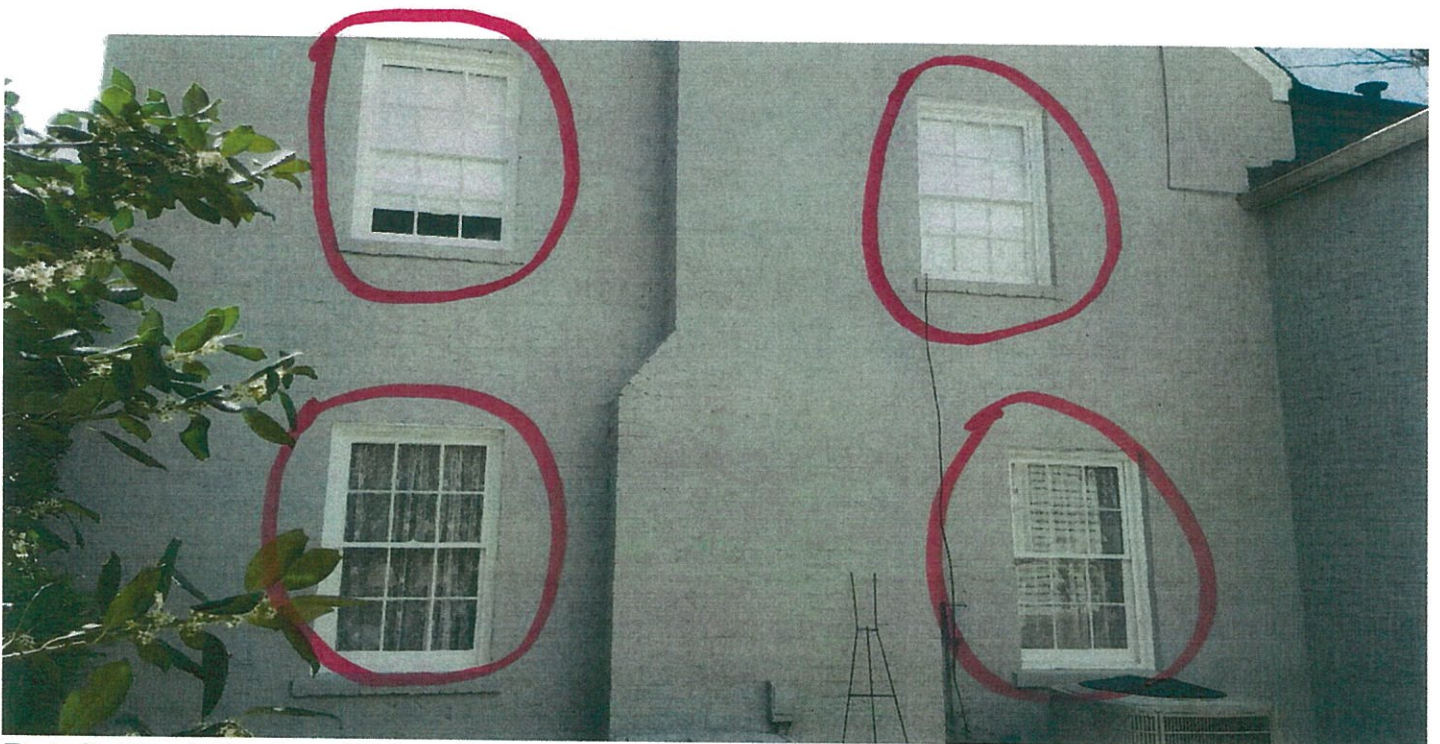


**Existing Property Condition Photographs** (duplicate as needed)

**WINDOWS TO BE REPLACED ARE CIRCLED IN RED**



**Detail: South Facing Front of Property**

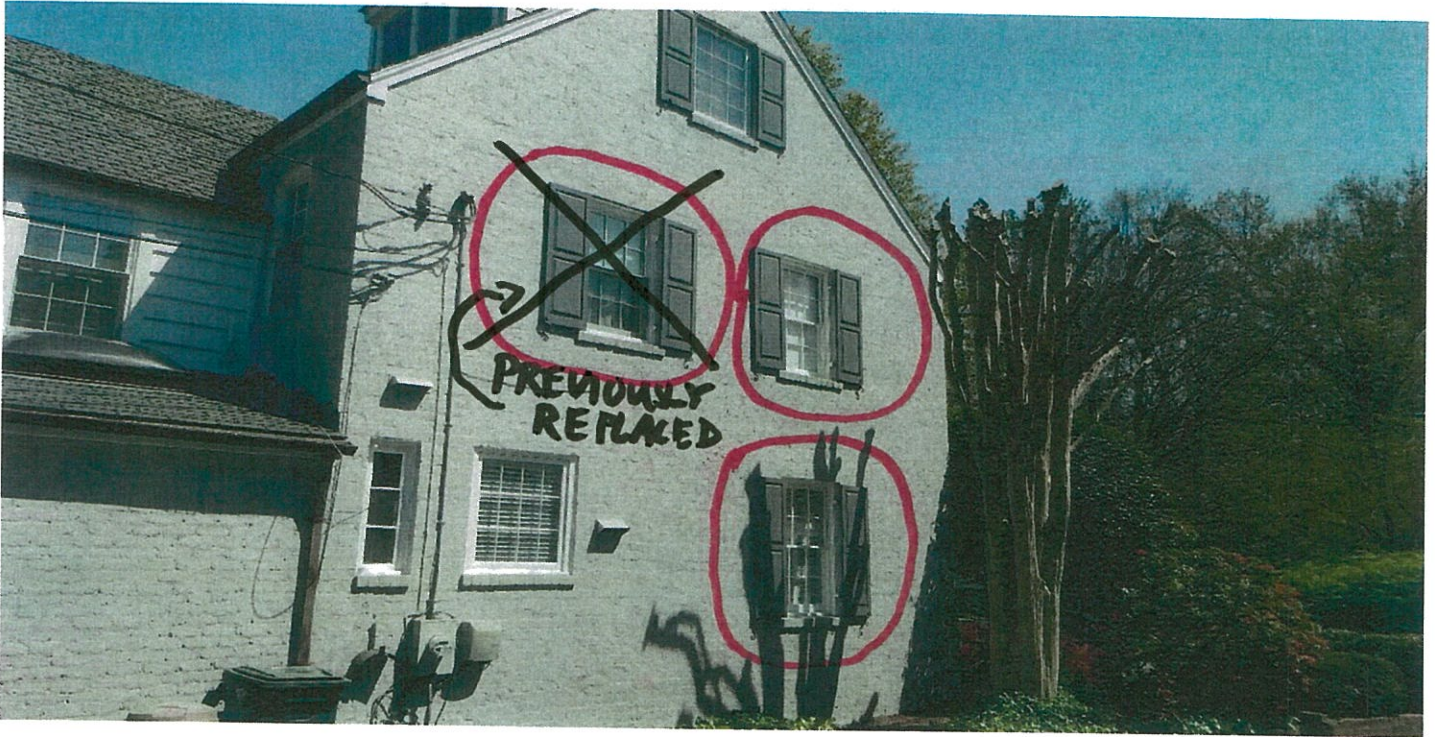


**Detail: East Facing Side of Property**  
**CONNOLLY APPLICATION 5-1-18**



**Existing Property Condition Photographs** (duplicate as needed)

**WINDOWS TO BE REPLACED ARE CIRCLED IN RED**



**Detail: West Facing Side of Property**




**Detail: North Facing Side of Property - REAR**

**CONNOLLY APPLICATION 5-1-18**



## MEMORANDUM

TO: Michael Kyne - HPC  
FROM: P. Brian Connolly   
SUBJECT: Connolly HAWP 836005  
1-A East Irving Street  
Chevy Chase, MD  
Replacement of Windows and Doors  
DATE: May 25, 2018

Michael:

Thank you for taking the time this past Monday to visit our home to view and discuss the proposed window and door replacements that we are requesting for our property located within Chevy Chase Village. From my perspective the meeting was valuable in providing me an understanding of the historic preservation review process and the various options/alternatives regarding the replacement and/or restoration, refurbishment of the windows and doors under review.

As a follow-up to our meeting, I have undertaken a further review of the CHEVY CHASE VILLAGE MASTER PLAN FOR HISTORIC PRESERVATION and the DESIGN GUIDELINES FOR HISTORIC SITES AND DISTRICTS IN MONTGOMERY COUNTY, MARYLAND. In addition to this review I have contacted and spoken with two (2) experienced contractors in the refurbishment of windows and doors to get their assessment as to the costs associated with a refurbishment versus replacement program of implementation. However, before going into any of these details, let me restate our reasoning for the need to replace our windows and doors set forth in our permit application.

1. Ability to operate and clean windows
2. Desire to reduce energy costs and improve home comfort.
3. Reduce maintenance costs
4. Reduce/eliminate damage to interior furnishings caused by UV rays
5. Reduce noise from the heavy traffic along Connecticut Avenue
6. Increase security
7. Potentially increase value of home.

While our home is in the Historic District of Chevy Chase Village, it is clear that the property is a "Non-Contributing/Out-of-Period Resource" and is listed as such on Exhibit A of the Chevy Chase Village Master Plan for Historic Preservation. As a "Non-contributing" resource the property should not be subject to the "principles" set forth on pages 15-18 of the of the Chevy Chase Village Master Plan for Historic Preservation. Furthermore, the Master Plan goes further on page 18 to state that,

**"HWAP applications for exterior alterations, changes, and/or additions to these type 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."**

In addition to the Village Master Plan, according to the DESIGN GUIDELINES FOR HISTORIC SITES AND DISTRICTS IN MONTGOMERY COUNTY, MARYLAND a table on page 62 of the Guidelines, it clearly states regarding windows that there should be

**"No restrictions for primary or secondary elevations" for non-contributing resources."**

Notwithstanding the foregoing, we are sensitive to the historic nature of Chevy Chase Village and we are not proposing any action that would detract, impair or damage the integrity of the design of the historic Chevy Chase Village. Even though we are a "Non-Contributing/Out of Period Resource" we take seriously the historic preservation process and believe that the modifications that we have made over 30 some years to our home have actually contributed to the historic nature of the neighborhood.

**Replacement Doors:** When we toured our property Monday I pointed out to you the doors at the rear of the home that we propose replacing. These doors will be identical in design and quality as the patio doors that HPC approved last September. Both of the existing doors are not original to the home and were added to the back of the house sometime in the late 1970's or very early 1980's by the previous owners. I have attached picture of the existing door and the Pella specification sheet for the replacements. We are of the opinion that these doors should be approved by HPC as a matter of course.

**Replacement Windows:** Our application requests the approval of eleven (11) windows on our home that are identical in design and quality as the replacement windows that HPC approved for the rear of our home last September. These are top-of-the-line Pella Architectural Series window and as you saw this past Monday the replacements are virtually identical to the existing windows. I have attached a photograph that show the existing window adjacent to the replacement on the western exposure of the home. The photo was taken from the driveway looking up at the 2<sup>nd</sup> story. From the driveway, the windows look identical and of course when viewed from the street, it would be impossible to discern any difference.

So, besides the overarching position that our home is "Non-Contributing" the replacement windows should be approved as a matter of course, we believe replacing the windows on the front and both sides of the home will have no impact on those viewing the home from the public right-of-way.

The four windows on the eastern exposure and the two (2) windows on the western exposure have very little exposure to the public right-of-way and should be approved. HPC has approved a large number of replacement windows on the sides of home in the historic district and many on those resources that are outstanding and contributing resources.

In regards to the five (5) windows on the front of the home, I believe that my basic arguments for replacing them are accurate and sound. The windows do not function. Ropes are torn and missing.



Lead paint is present throughout. The windows have been painted shut and reportedly out of square. Two contractors who specialize in refurbishment of windows have opined that the windows can be repaired and the cost would be approximately \$1,000 to \$1,200 each. This sum is slightly less than per window cost of the replacements, the refurbished window is inferior in many respects enumerated herein. While the "repaired" windows would be operable and more weather tight, there is no evidence that they would reduce street noise or reduce the damaging UV exposure. The bottom line is that the windows on the front of the house should be approved for replacement for all the reasons stated above.

Conclusion: We reiterate our desire to replace our windows and doors set forth in our application and request swift approval from the HPC in the very near future. As a recap:

1. The house is not historic and according to Village and County documents, it has "little or no architectural and historical significance to the historic district."
2. The Village Master Plan sets forth a series of principles regarding levels of scrutiny as well as design principles on pages 15-18 of the Master Plan. Those series of principles are written as guidelines for "Outstanding and Contributing Resources in the historic district:

**"The following principles should apply to HAWP applications for exterior alterations, changes and/or additions to both types of resources, except where specific differences are stated for outstanding resources."**

The principles and design guidelines set forth on those pages do not apply to properties that are non-contributing or out of period resources and therefore should not apply to my application.

The replacement windows are of the same size and design as the existing windows including muntins of the same design, size that are fixed to the inside and outside of the glass pane that simulates the look of true divided light.

3. From the public right-of-way which is 39' from the front of the house the difference between the existing and replacement windows will be imperceptible to any person walking, jogging or driving across East Irving Street.
4. With a southern exposure, the front of the home receives a great deal of sunlight that has damaged our dining room table, chairs and a portion of carpeting even as we keep the window shuttered most of the time. Similar damage occurs in the living room and it gets expensive to keep the furniture and fixtures in good repair. The replacement windows will go a long way to solving this problem.
5. As everyone knows quite well, traffic continues to grow and over the last 30 years Connecticut Avenue has become a challenge especially in the AM and PM rush hours. It is common to have automobiles back up from Bradley Boulevard to Chevy Chase Circle all the time. Our home is less than 100' from the avenue and the road noise is becoming obnoxious. Replacement windows do a great job in reducing this noise.

Thank you again for your time and effort earlier this week and look forward to answering any further questions or concerns that you and your colleagues might have.

# NEW DOOR SPECIFICATIONS

All the new windows and doors are manufactured by Pella and the are known as the Architectural Series which is Pella's highest end product. All replacements are constructed as follows:  
 Built of pine wood that is then clad in an "Enduraclad" aluminum on the exterior and painted white to match the trim on the house.  
 Glass is Low-E insulating glass  
 Grilles are custom designed to match the existing windows.

Qty  
1

## Architect, Inswing Door, French, Right, Classic White

### 1: Right Inswing Door

General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", No Certification, Standard Sill, Brown Finish Sill, Oak Threshold  
 Exterior Color / Finish: Painted, Standard Enduraclad, Classic White  
 Interior Color / Finish: Bright White Interior  
 Sash / Panel: Ogee, Ogee, Standard  
 Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
 Hardware Options: Standard, Oil Rubbed Bronze, Order Handle Set, Multipoint Lock, No Integrated Sensor  
 Screen: Hinge Screen, Classic White, Oil Rubbed Bronze, InView™  
 Grille: ILT, No Custom Grille, 7/8", Traditional (2W5H), Putty Glaze, Ogee

PK #  
2004



Viewed From Exterior

RIWLSF10 - Lead Safe Removal Full Tear Out Installation per opening	Qty	1
PSPAINTRR22 - PAINTRR22 Paint Trim to Match Pella Pre-Finished Entry Syste	Qty	1
RIW238 - Hinged Door - Any Single Panel	Qty	1
RIW241 - Hinged Screen Door - Single	Qty	1

## NORTHERN ELEVATION OF HOUSE





# DOORS #1 & 2 NORTHERN ELEVATION

DOOR 1

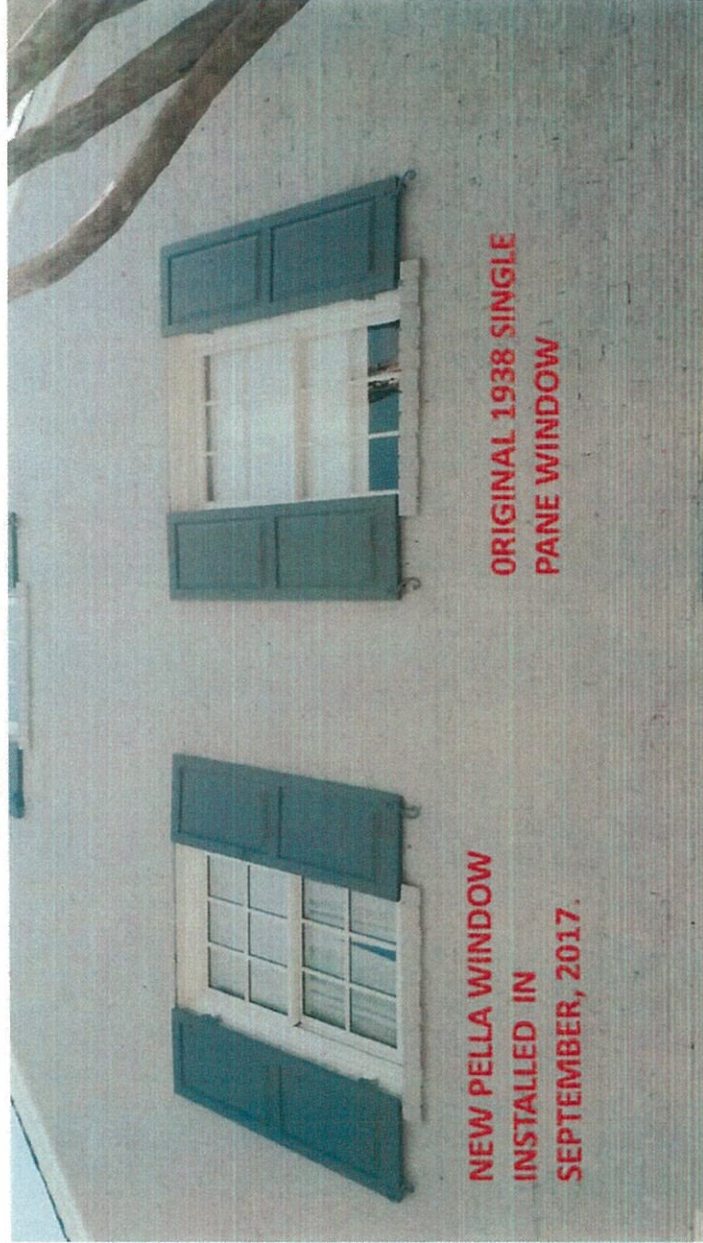


DOOR 2





# WINDOW COMPARISON - OLD vs. NEW WEST ELEVATION



# WESTERN ELEVATION OF HOUSE





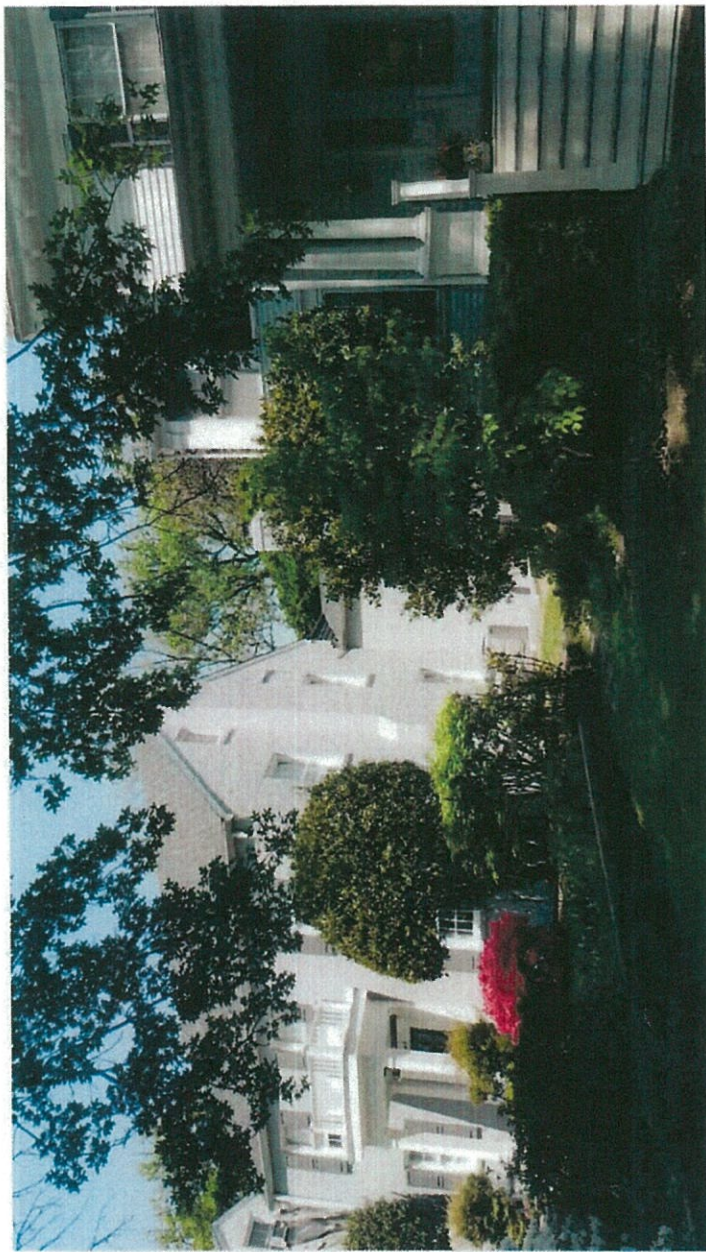
## SOUTH TO NORTH PERSPECTIVE OF HOUSE



*View From Right-of-Way*



## EAST TO WEST PERSPECTIVE OF HOUSE



*VIEW FROM RIGHT-OF-WAY*



## WEST TO EAST PERSPECTIVE OF HOUSE



*VIEW FROM RIGHT OF WAY*

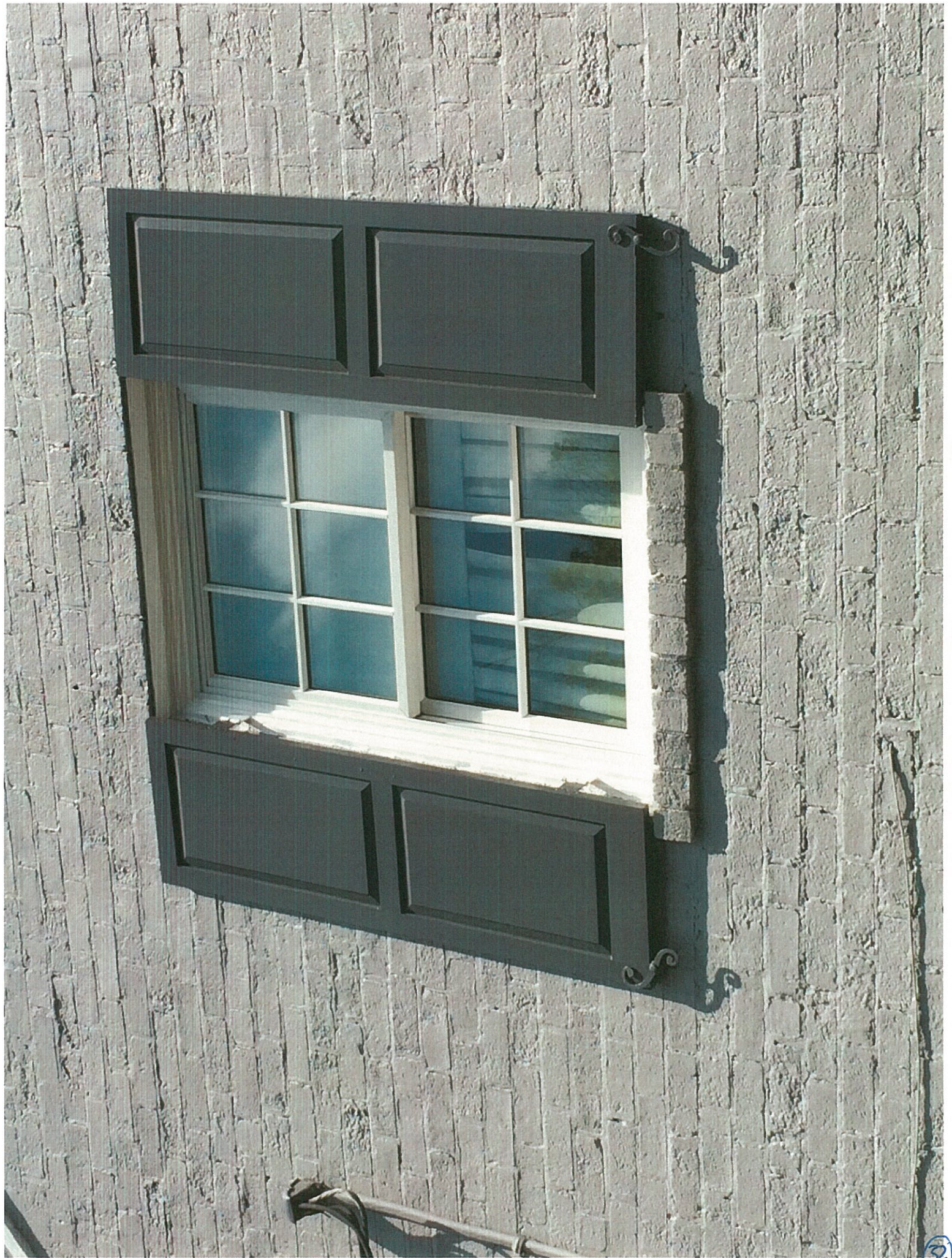














**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b></p> <p>PAUL BRIAN CONNOLLY          1-A EAST IRVING ST          CHEVY CHASE, MD 20815</p>	<p><b>Owner's Agent's mailing address</b></p>
<p><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>LANSING B. LEE, III          CAROLE C LEE          1 EAST IRVING ST          CHEVY CHASE, MD 20815</p>	<p>J. J. CAFARO          P.O. BOX 2264          YOUNGSTOWN, OHIO 44504-0264</p>
<p>STUART M. GERSON          PAMELA E. SOMERS          3 EAST IRVING ST.          CHEVY CHASE, MD 20815</p>	
<p>KATHRYN FULTON +          ROBERT D. KYLE          4 EAST IRVING ST.          CHEVY CHASE, MD 20815</p>	