

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6300 Brookville Rd., Chevy Chase	Meeting Date:	6/26/2019
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	6/19/2019
Applicant:	Suzanne and Wiley Hodges (Majid Najafi, Architect)	Public Notice:	6/12/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-19X	Staff:	Michael Kyne
PROPOSAL:	Tree removal and garage alterations		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1916 - 1927

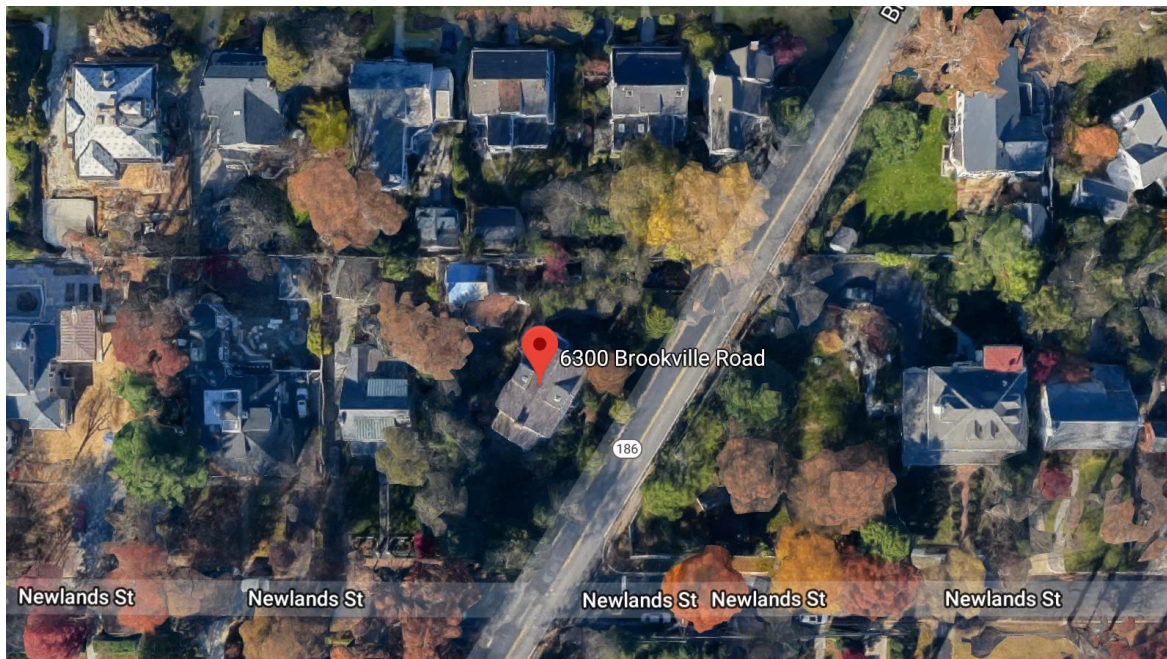


Fig. 1: Subject property.

PROPOSAL

The applicants propose to demolish the existing non-historic garage and construct a new garage in the same approximate location. One 9.5” dbh tree will be removed to accommodate the new garage.

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

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:

Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny, but should be compatible with the main building.

Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

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:

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 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.

STAFF DISCUSSION

The subject property is a c. 1916 - 1927 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The house fronts on Brookville Road to the east, and there is a non-historic garage to the rear/north of the historic house.

The existing garage is 18'-4" x 20'-4" and approximately 15' high. The proposed new garage will be 22' x 24' and 15'-10" high. The materials for the existing garage include painted cedar siding, a slate roof, one awning window on the south elevation, and a single metal garage door on the front (east) elevation. The materials for the proposed garage include fiber cement siding, a synthetic slate roof, one fiberglass door and one vinyl awning window on the south elevation, and metal carriage style doors on the front (east) elevation. Whereas the existing garage is constructed on a slab, the proposed new garage will have a foundation and footers.

The *Guidelines* state that "[g]arages and accessory building which are detached from the main house should be subject to lenient scrutiny, but should be compatible with the main building." Regarding lenient scrutiny, the *Guidelines* state:

"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.

Staff finds that the proposal will not have an impact on the subject property and surrounding streetscape. The proposed new garage is generally compatible with the subject property and surrounding streetscape, in terms of scale and massing. The style of the proposed new garage is also generally compatible with the style of the main house.

One 9.5" dbh tree will be removed from rear/north side of the property to accommodate the new garage. The *Guidelines* state that "[t]ree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance." Regarding strict scrutiny, the *Guidelines* state:

"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 applicants have received approval from Chevy Chase Village to remove the tree, in accordance with the *Guidelines* and the Chase Village Urban Forest Ordinance. Because the subject property is moderately forested, staff finds that the removal of one tree from the rear/north side of the property will not compromise significant exterior landscaping features.

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 #2 and 9*, and *Chevy Chase Village Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application only for alterations to the main house 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* #2 and 9;

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: najafi@ascend-gc.com Contact Person: Majid Najafi
Daytime Phone No.: 202-684-1074
Tax Account No.: 811294602
Name of Property Owner: Hodges Family Trust, Suzanne & Wiley Hodges Daytime Phone No.: 650-200-5290
Address: 2833 Juniper St San Mateo CA 94403
Street Number City State Zip Code
Contractor: Ascend Construction Company Phone No.: 202-684-1074
Contractor Registration No.: 111260
Agent for Owner: Majid Najafi Daytime Phone No.: 202-684-1074

LOCATION OF PROPOSED WORK

House Number: 6300 Street: Brookville Road
Town/City: Chevy Chase Nearest Cross Street: Newlands Street
Lot: 11 Block: 54 Subdivision: 0009
Liber: _____ Folio: _____ Parcel: 0000

PART ONE: TYPE OF PROPOSED 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: Garage

1B. Construction cost estimate: \$ \$102,000

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 FOR FENCE OR 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.

[Signature]
Signature of owner or authorized agent

06/04/19

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

**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:

This house is in the historic Chevy Chase Village. The property is located at the intersection of Brookville Road and Newlands Street. The original two-level center hall colonial revival structure was built in 1923 has recently gone through a major interior renovation (completed in 2019). An addition was also constructed in 1995 on the south side of the property. The property also possesses a detached garage on the northeast side of the lot.

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

Rebuild and enlarge existing garage to accommodate two cars. The new structure will be built with footers and foundation (existing structure is built on slab) and will be built with similar north and east side setback as the existing structure. A side door will be added on the west side of the structure (not visible from Newlands St nor Brookville Road). Similar to back and side of main house, HardiPlank type siding and corner trim will be installed. Since the roof is not visible from Newlands nor Brookville Road, the new structure will be

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.

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

Owner's mailing address Suzanne & Wiley Hodges, Trustees Hodges Family Trust 2833 Juniper Street San Mateo, CA 94403	Owner's Agent's mailing address Majid Najafi 6615 Millwood Road Bethesda, MD 20817
Adjacent and confronting Property Owners mailing addresses	
Lori & Marc Gordon 20 Oxford Street Chevy Chase, MD 20815	Matthew Leggett & Melissa Vap 16 Oxford Street Chevy Chase, MD 20815
Gail S Feldman 18 Oxford Street Chevy Chase, MD 20815	JW Rayder JR & Helene Rayder 14 Oxford Street Chevy Chase, MD 20815
Jon C & Therese A White 15 Newlands Street Chevy Chase, MD 20815	Virginia A Leachman 103 Newlands Street Chevy Chase, MD 20815

Robert S Morgenstein
16 Newlands Street
Chevy Chase, MD 20815

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Brookville Road, western side of property.



Detail: View from Newlands Street, Southern side of property.

Applicant: Suzanne & Wiley Hodges, Trustees

Page: 4

Existing Property Condition Photographs



Detail: View from corner of Brookville Road and Newlands Street



Detail: View from inside of property (west side of existing garage)

Applicant: Suzanne & Wiley Hodges, Trustees

Page: 5



Detail: Existing garage structure (west view, inside property)



Detail: Existing garage structure (south view, inside property)

Applicant: Suzanne & Wiley Hodges, Trustees

Page: 6



Detail: Existing garage structure (east view, inside property)

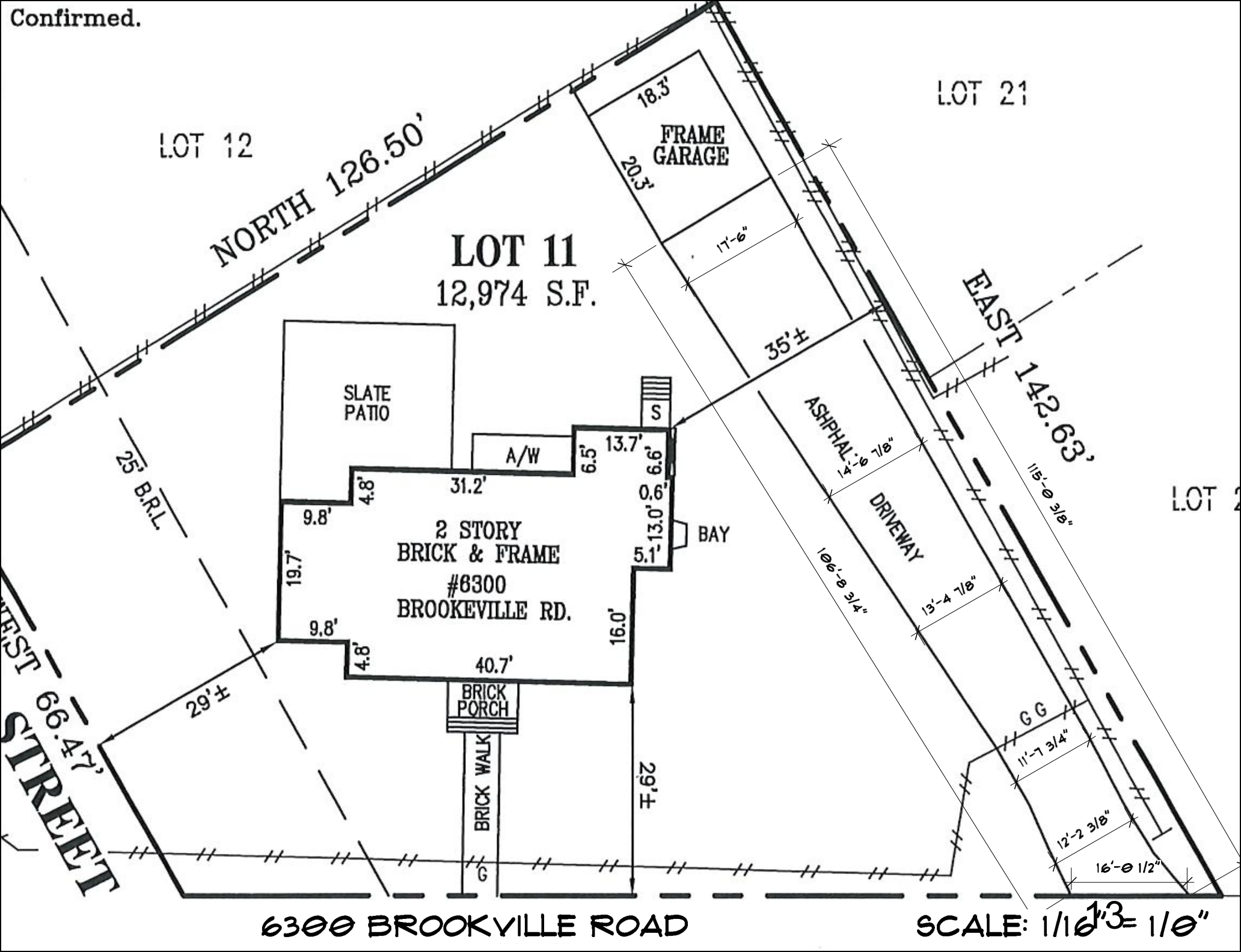


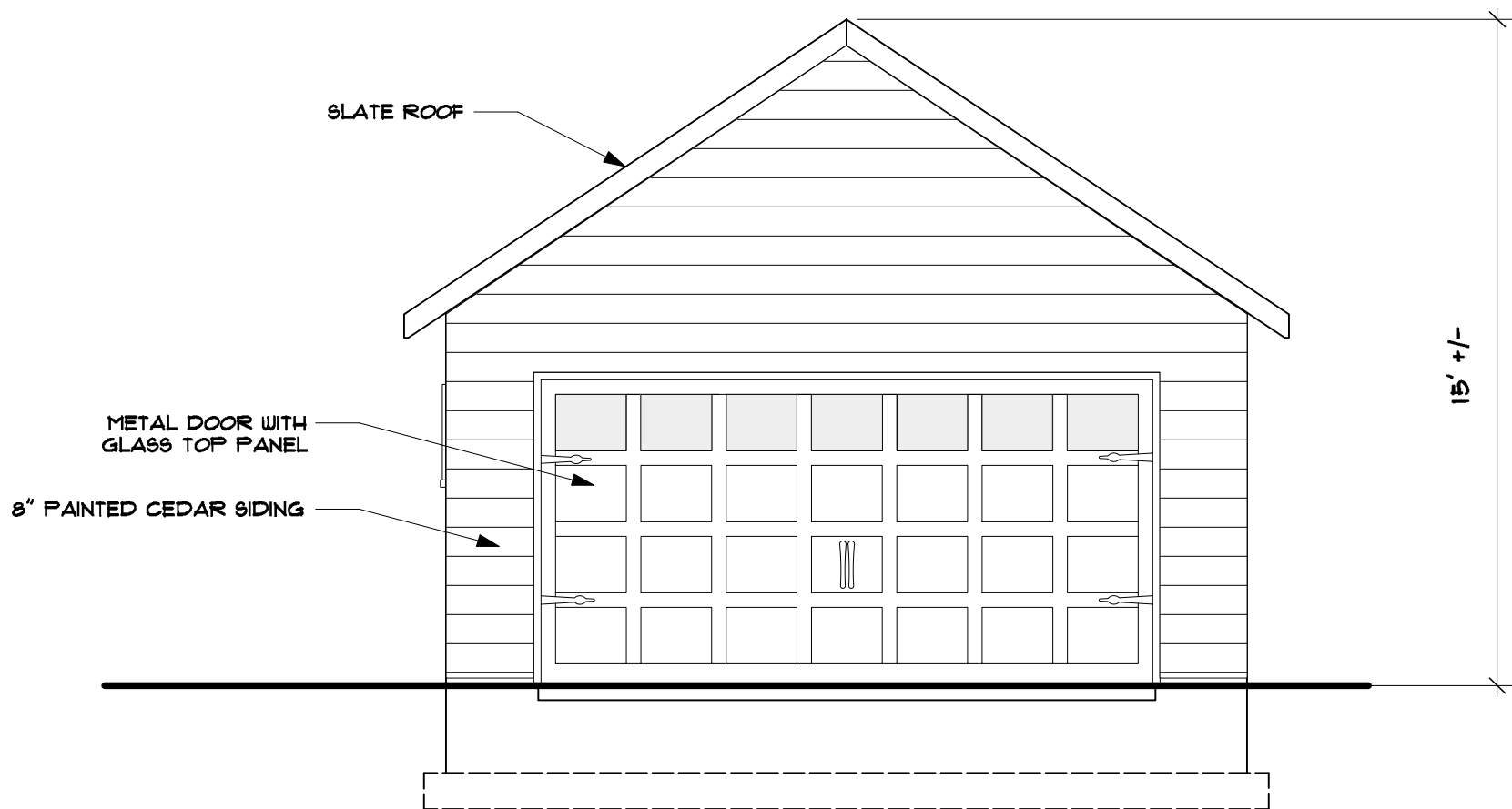
Detail: Existing garage structure (north view, inside property)

Applicant: Suzanne & Wiley Hodges, Trustees

Page: 7

Confirmed.





EXISTING FRONT ELEVATION

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

EXISTING GARAGE FOR:

WILEY & SUSIE HODGES
6300 BROOKVILLE ROAD
CHEVY CHASE, MD 20815

ASCEND CONTRACTING CORP

6615 MILLWOOD ROAD
BETHESDA, MD 20817
PHONE: 202-684-1074

SUNSET DESIGN

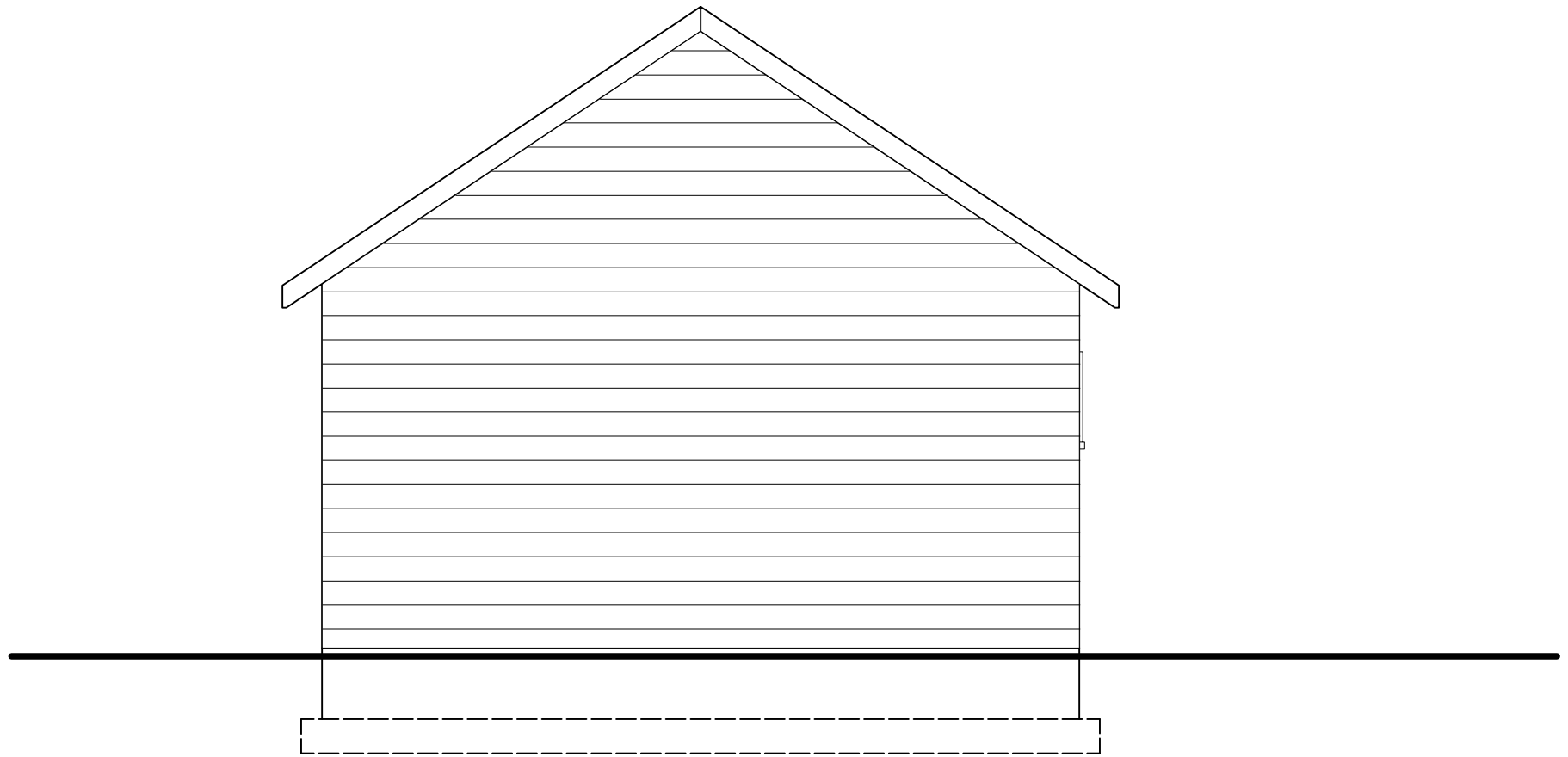
591 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-995-5585
DRAWN BY: MICHAEL STEVENSON

DATE

06/08/14

SHEET

1



EXISTING REAR ELEVATION

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

EXISTING GARAGE FOR:

WILEY & SUSIE HODGES
6300 BROOKVILLE ROAD
CHEVY CHASE, MD 20815

ASCEND CONTRACTING CORP

6615 MILLWOOD ROAD
BETHESDA, MD 20817
PHONE: 202-684-1074

SUNSET DESIGN

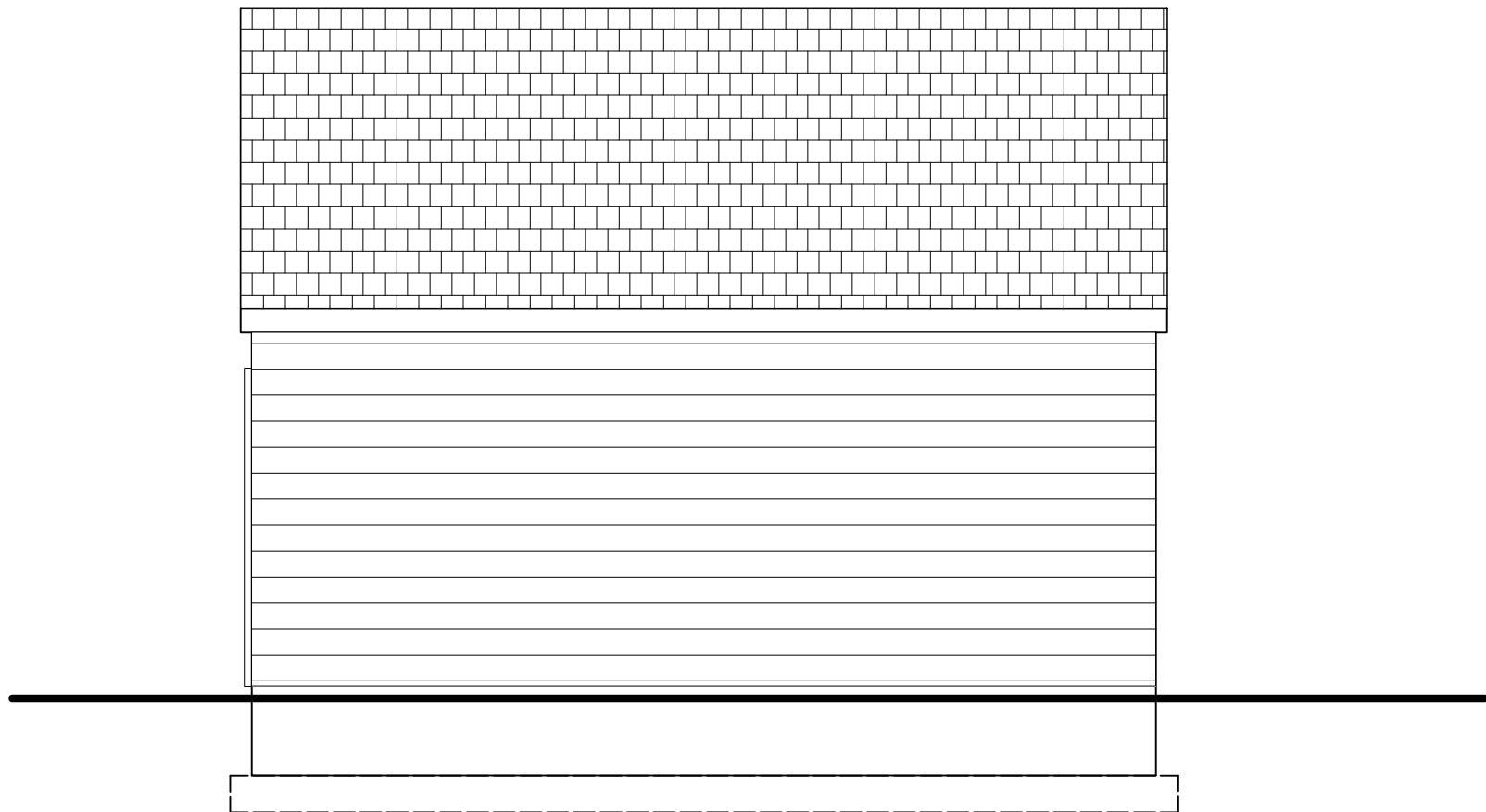
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2



EXISTING RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"

EXISTING GARAGE FOR:

WILEY & SUSIE HODGES
6300 BROOKVILLE ROAD
CHEVY CHASE, MD 20815

ASCEND CONTRACTING CORP

6615 MILLWOOD ROAD
BETHESDA, MD 20817
PHONE: 202-684-1074

SUNSET DESIGN

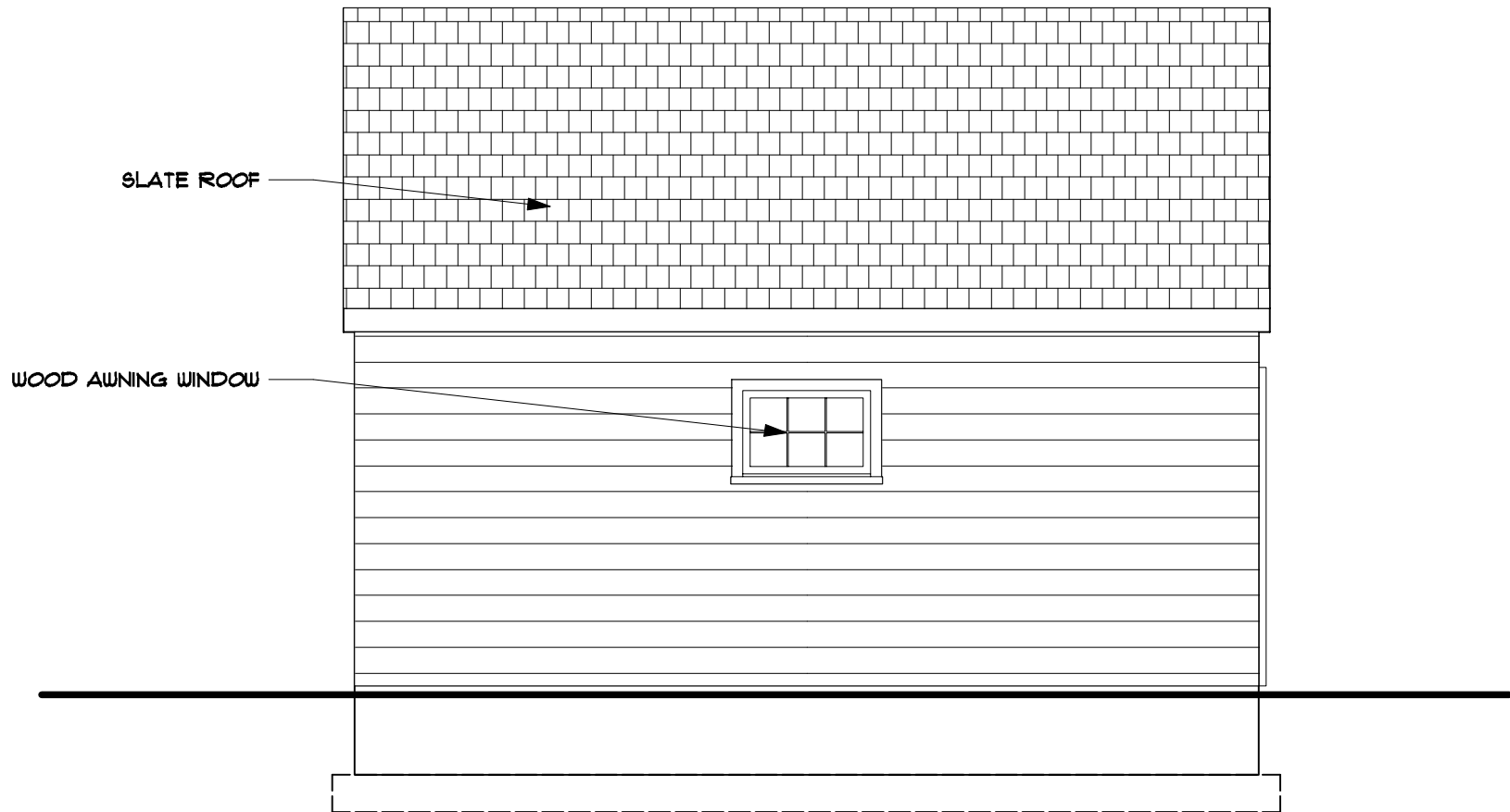
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3



EXISTING LEFT SIDE ELEVATION

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

EXISTING GARAGE FOR:

WILEY & SUSIE HODGES
6300 BROOKVILLE ROAD
CHEVY CHASE, MD 20815

ASCEND CONTRACTING CORP

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PHONE: 202-684-1074

SUNSET DESIGN

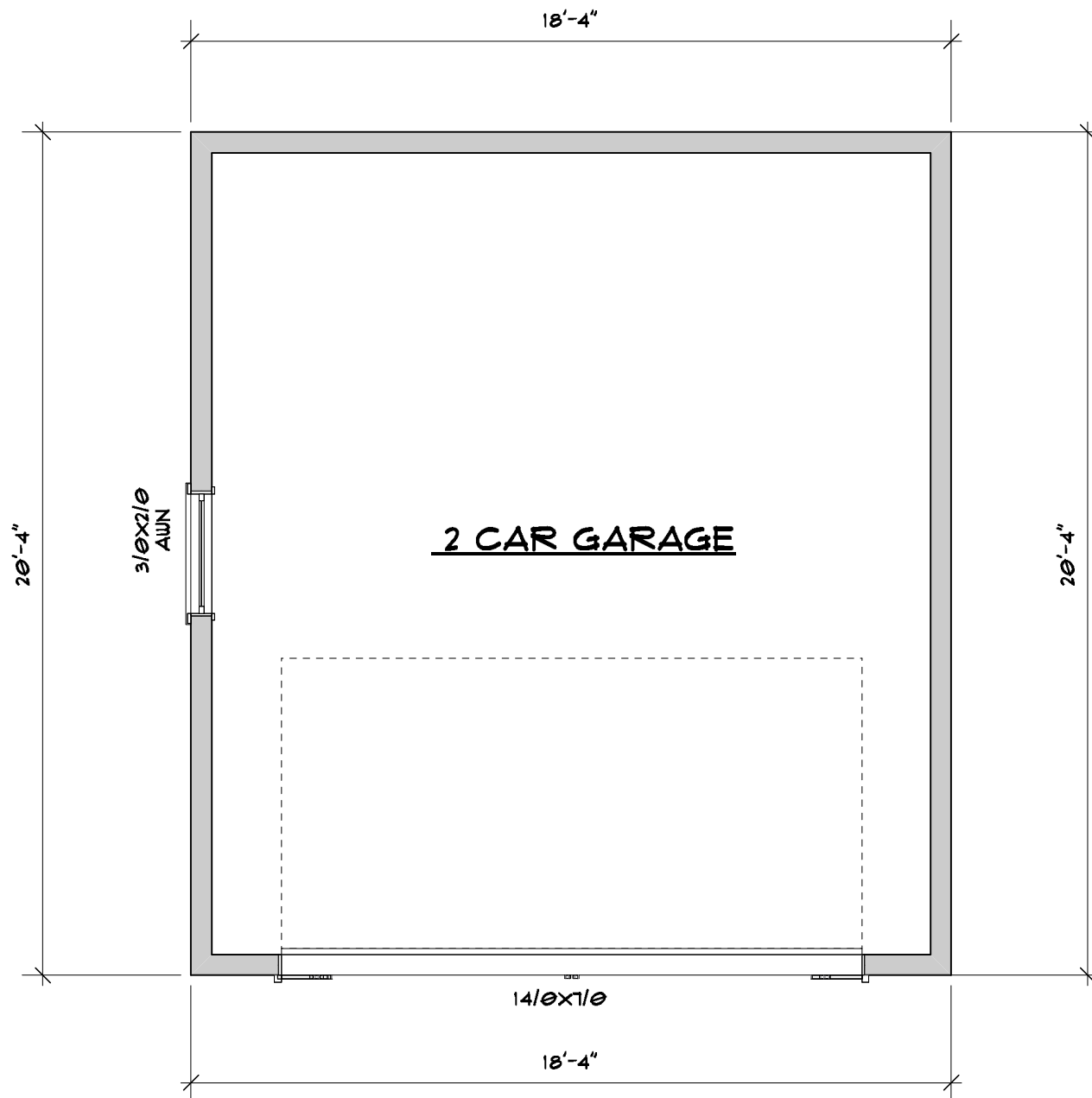
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4



EXISTING FLOOR PLAN SCALE: 1/4" = 1'-0"

EXISTING GARAGE FOR:

WILEY & SUSIE HODGES
6300 BROOKVILLE ROAD
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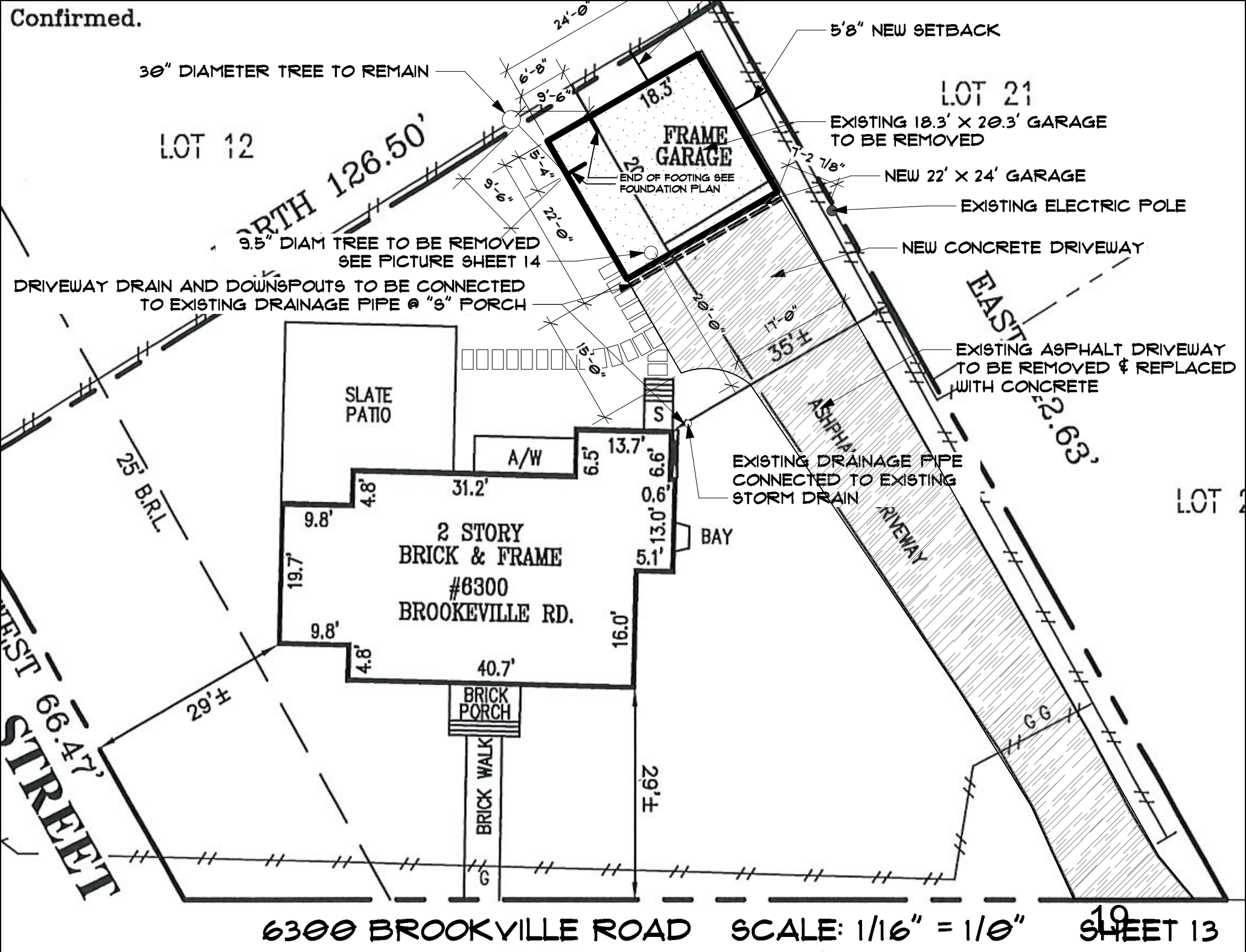
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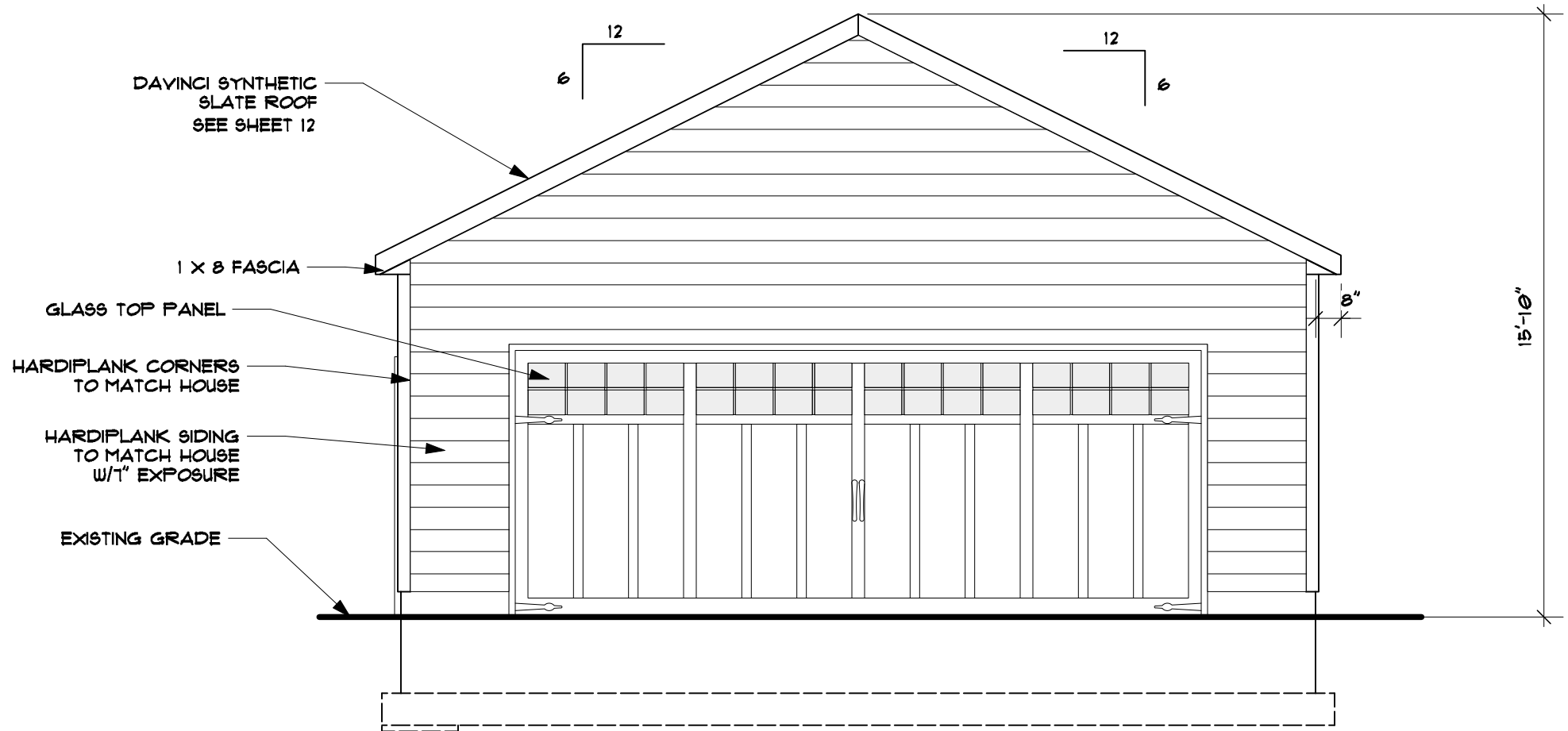
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Confirmed.



APPLICABLE CODES:

INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 W/
MONTGOMERY COUNTY AMENDMENTS



FRONT ELEVATION

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

GARAGE FOR:

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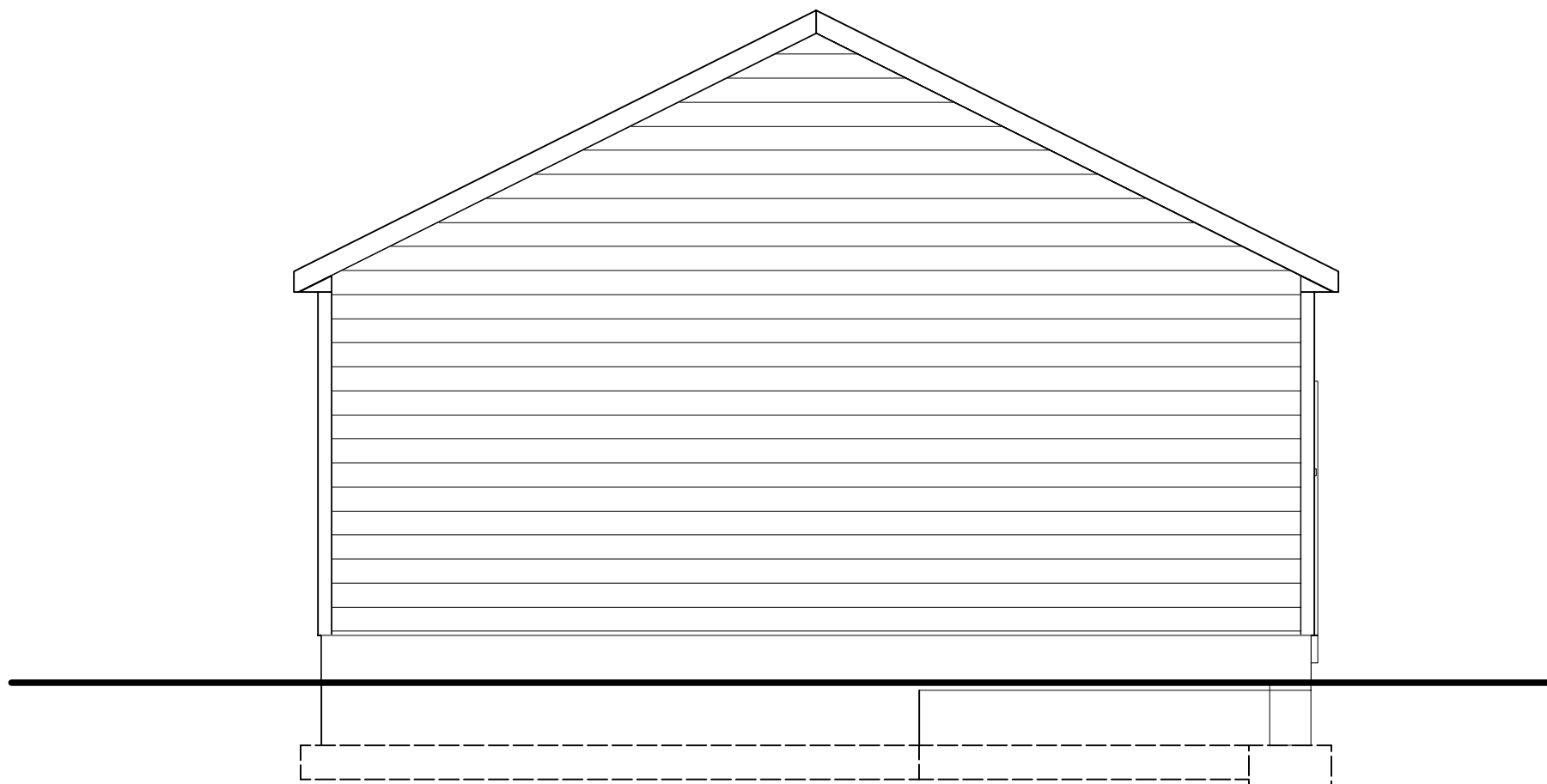
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REAR ELEVATION

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

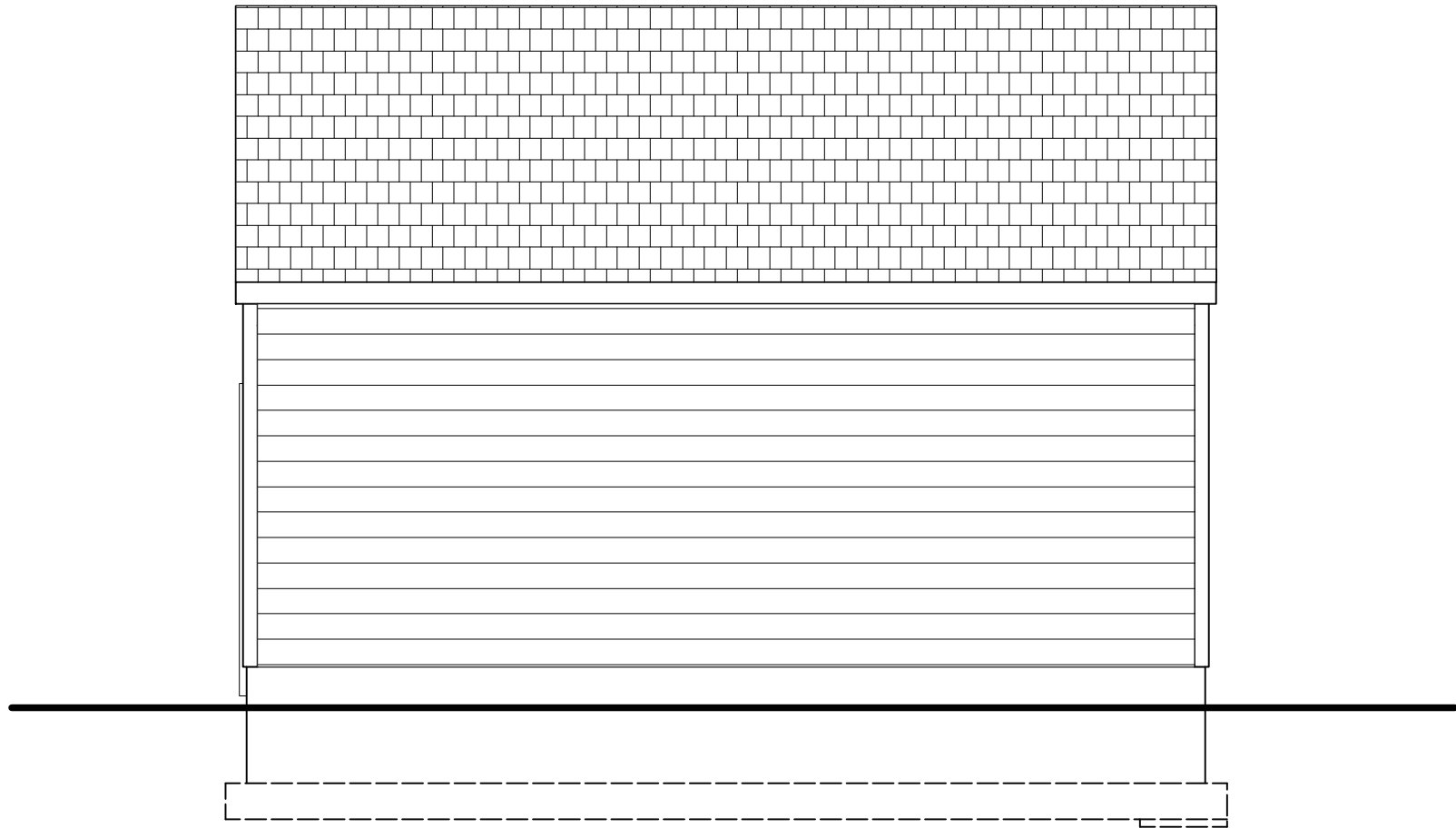
GARAGE FOR:
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PHONE: 202-684-1074

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ANNAPOLIS, MD 21401
PHONE: 443-995-5585
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06/02/13

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2



RIGHT SIDE ELEVATION

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

GARAGE FOR:
WILEY & SUSIE HODGES
6300 BROOKVILLE ROAD
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BETHESDA, MD 20817
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3



LEFT SIDE ELEVATION

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

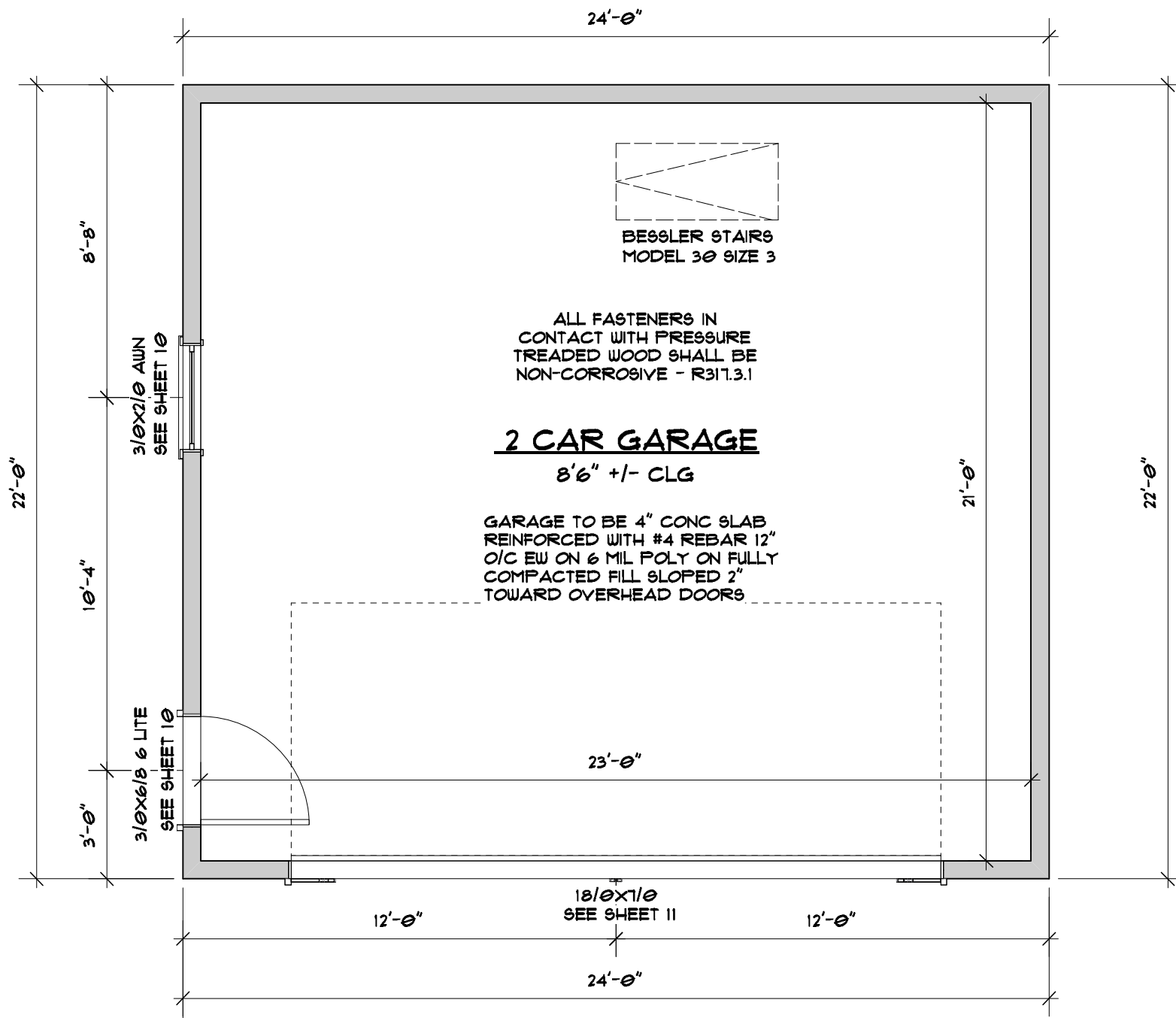
GARAGE FOR:
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FLOOR PLAN

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

GARAGE FOR:

WILEY & SUSIE HODGES
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ASCEND CONTRACTING CORP

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SUNSET DESIGN

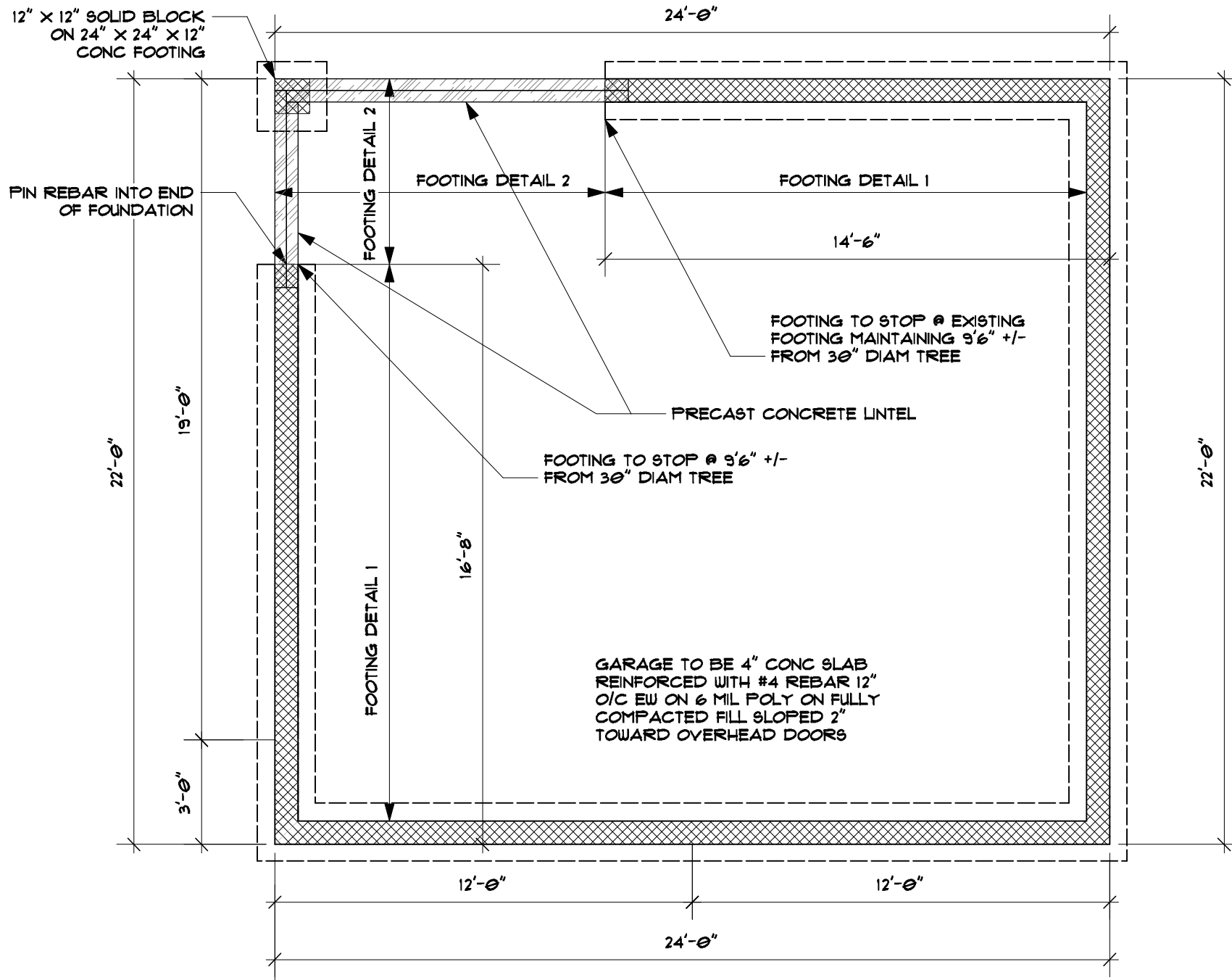
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PHONE: 443-995-5585
DRAWN BY: MICHAEL STEVENSON

DATE

06/02/14

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5



FOUNDATION PLAN

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

GARAGE FOR:

WILEY & SUSIE HODGES
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ASCEND CONTRACTING CORP

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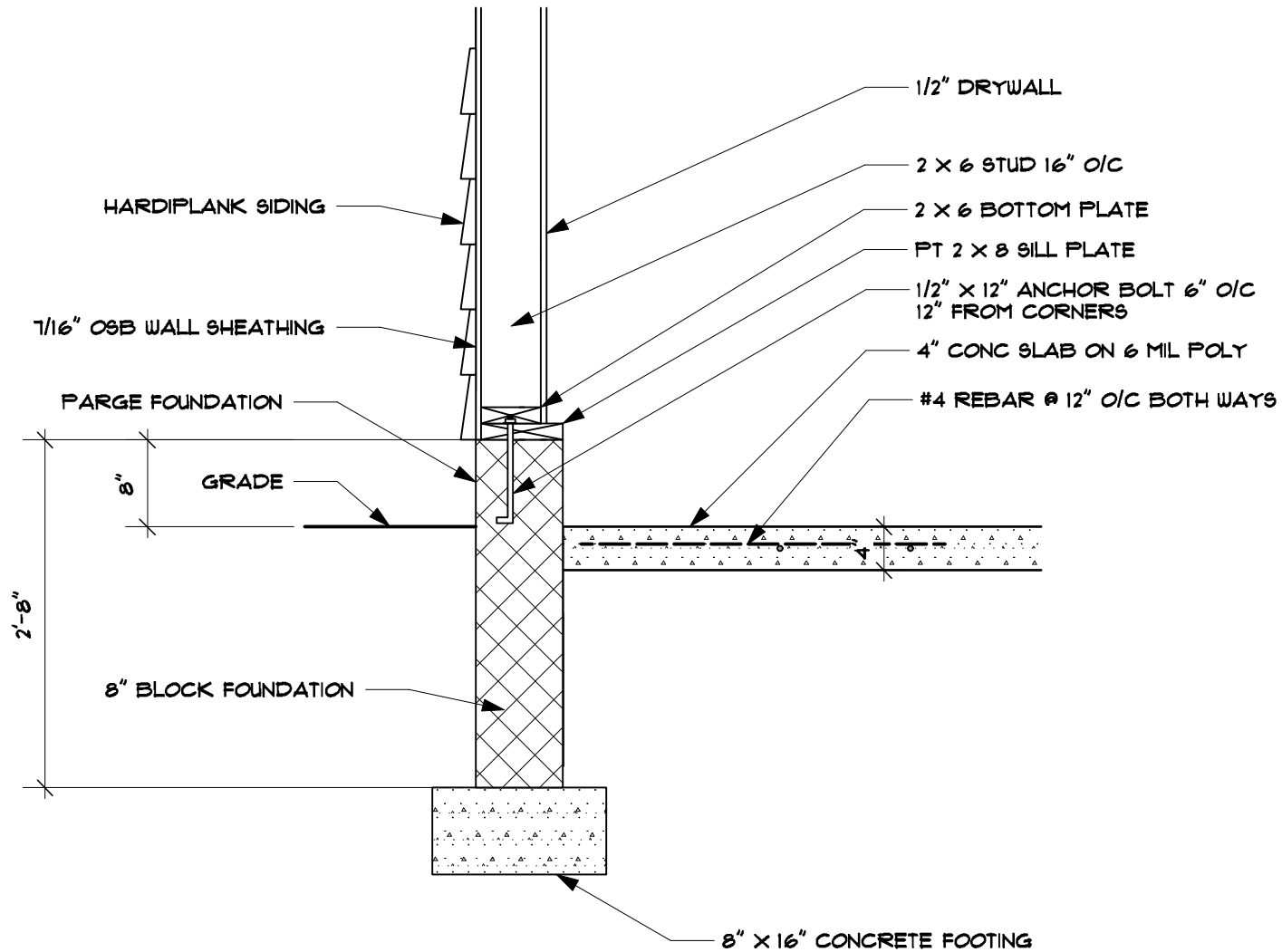
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DATE

06/02/25

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6



FOOTING DETAIL 1

SCALE: 3/4" = 1'-0"

GARAGE FOR:

WILEY & SUSIE HODGES
6300 BROOKVILLE ROAD
CHEVY CHASE, MD 20815

ASCEND CONTRACTING CORP

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BETHESDA, MD 20817
PHONE: 202-684-1074

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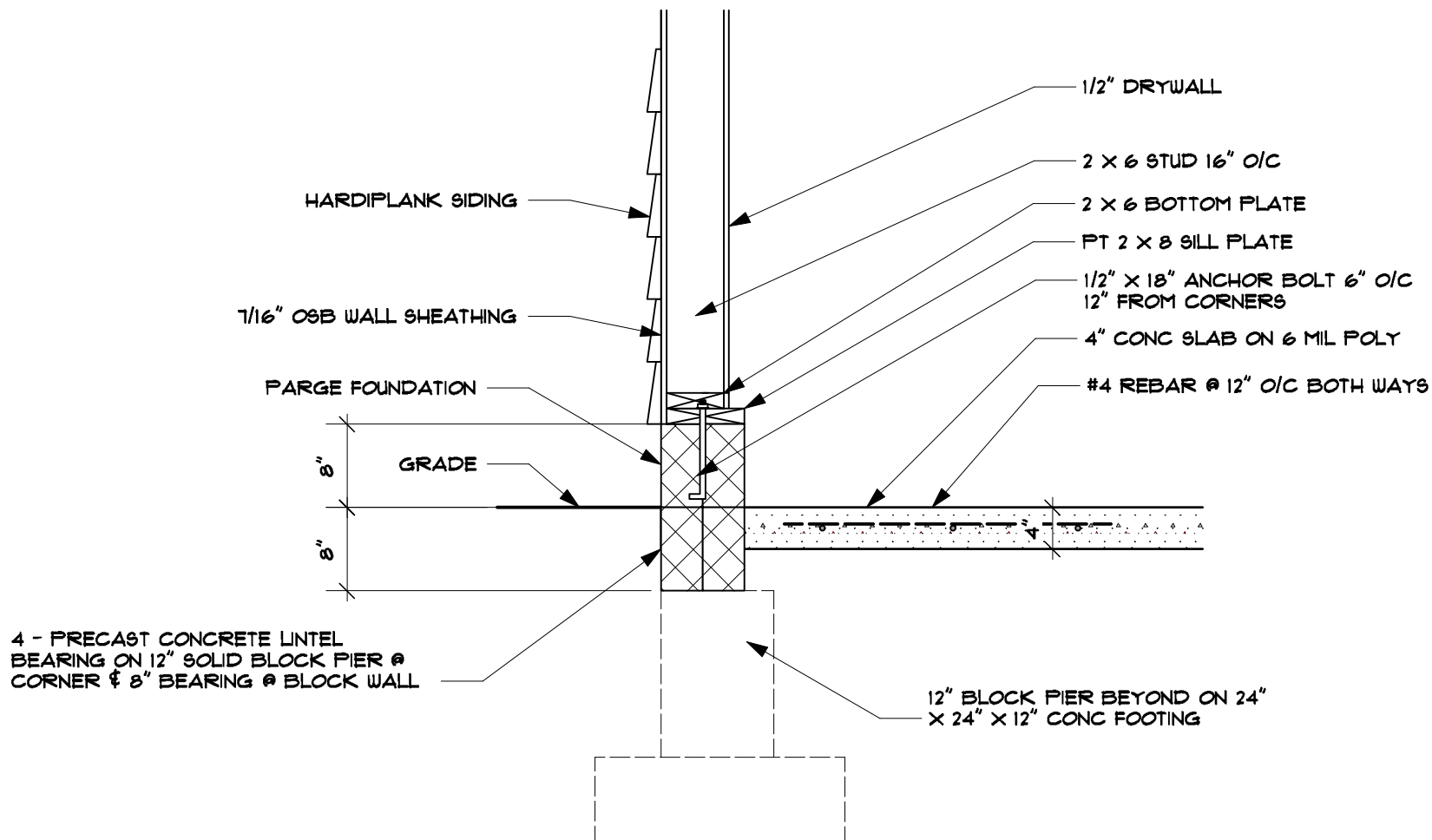
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DATE

06/02/03

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7



FOOTING DETAIL 2

SCALE: 3/4" = 1'-0"

GARAGE FOR:

WILEY & SUSIE HODGES
6300 BROOKVILLE ROAD
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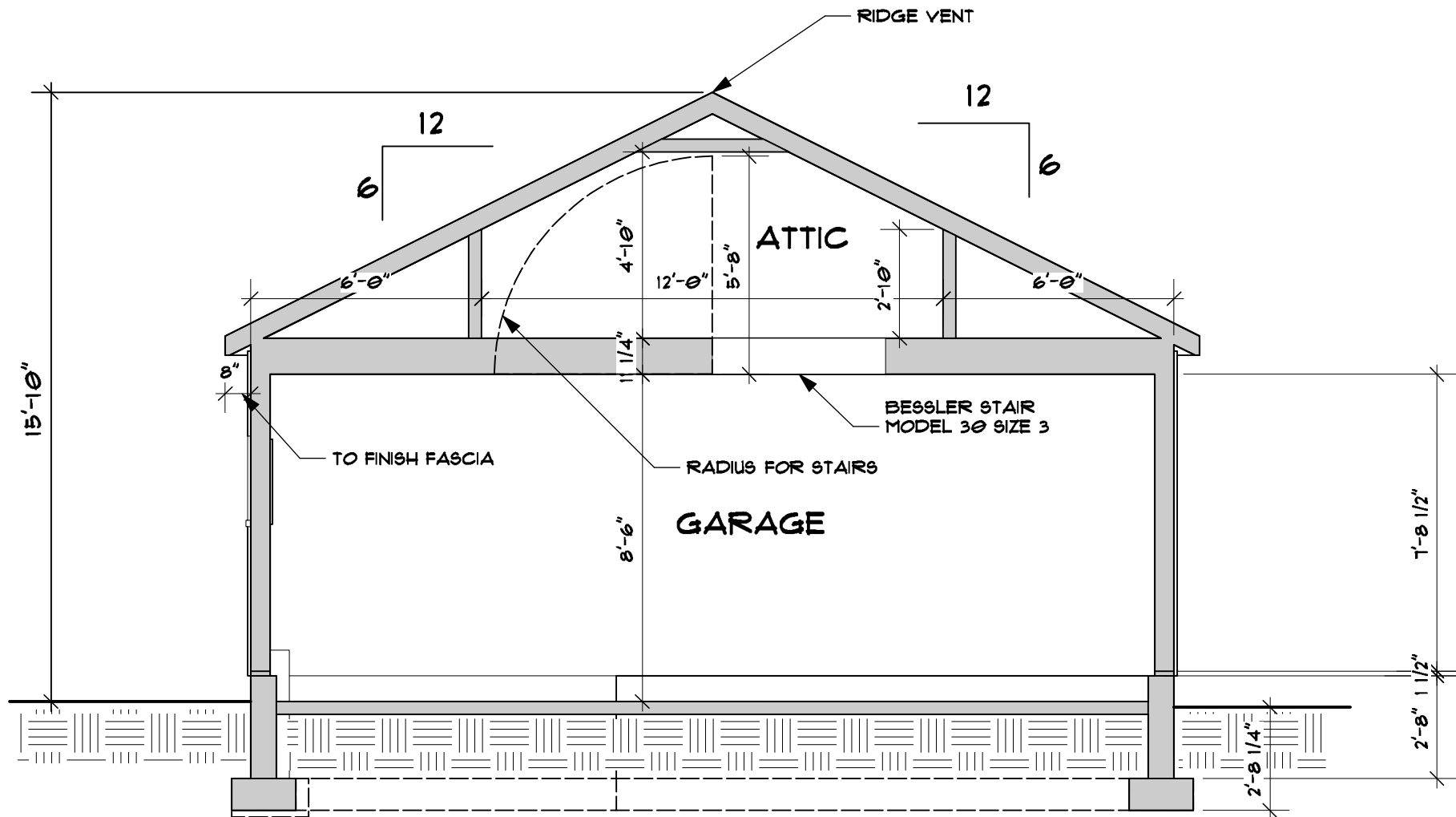
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DRAWN BY: MICHAEL STEVENSON

DATE

06/02/13

SHEET

8



SECTION

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

GARAGE FOR:

WILEY & SUSIE HODGES
6300 BROOKVILLE ROAD
CHEVY CHASE, MD 20815

ASCEND CONTRACTING CORP

6615 MILLWOOD ROAD
BETHESDA, MD 20817
PHONE: 202-684-1074

SUNSET DESIGN

591 MORAN COURT
ANNAPOLIS, MD 21401
PHONE: 443-995-5585
DRAWN BY: MICHAEL STEVENSON

DATE

06/02/08

SHEET

9

Simulated Divided Lights



6-Light SDL
SPC-866SD6-LE

Design-Pro & Smooth-Pro Construction

- 1³/₄" Thick
- Composite Capped LVL Stiles
- Full Composite Rails
- Square Edge Design
- Innovative BASF Neopor® Core
- Fiberglass Facing
- 12" Lock Block
- Flat Panel
- 6'-8", 7'-0" & 8'-0" Heights*

*Not all models available in all heights.

LEFT SIDE DOOR

Premium™ Vinyl (V-4500) Window: Awning



Model Overview

PROJECT TYPE
New construction and
replacement

MAINTENANCE LEVEL
Minimal

WARRANTY
Lifetime Warranty

COLORS & FINISHES
3 Interior Colors
5 Exterior Colors
1 Window Color Technology

SCREEN & TRIM OPTIONS
2 Insect Screens

FRAME OPTIONS
Block Frame
Brickmould
Flush Fin
Integral Flat Casing
Integral Nailing Fin
Retrofit Brickmould Accessory

GLASS
Energy efficient, tinted, textured
and protective.

DIVIDED LITES
Grilles between the glass.

HARDWARE
1 Lock option
2 Handles options in 7 finishes



LEFT SIDE WINDOW

GARAGE FOR:

WILEY & SUSIE HODGES
6300 BROOKVILLE ROAD
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06/02/19

SHEET

10

Model: Eastman E-13

Quantity: 1

Size: 18' 0" x 7' 0" (width x height)

Sections: 1¾"-thick galvanized steel + 5/8" overlays,
insulation R-16

26-gauge galvanized steel, woodgrain finish; Each section is built with solid mechanical interlocking joint using triple contact InterLok weatherstripping. Pressure-injected polyurethane foam insulation.

Color: Ice White, Overlays: Ice White

Options: End cap pvc 1 3/4" 24" (pair) (PR)

Windows: Thermopane - Panoramic section 8 lites

Grids: White

Full vision window sections (service-station type) (total thickness: 7/8") are composed of glass sections, inserted into aluminum extrusion.

Weatherstrip:

Bottom: PVC Black complete 2 3/8"

It's "U"-shaped rubber weatherstripping remains flexible during cold weather.

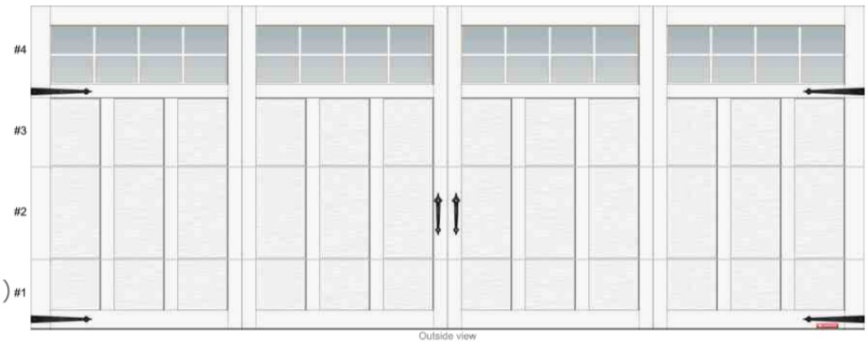
Perimeter: White dual flap nail

Options:

- Decorative hardware standard

Hardware: Dura+, 2" residential torsion

- Standard lift
- Prepared for wood frame
- White nylon roller (long)
- Side lock
- Weight (Hrdw) : 65 lb.
- Struts quantity : 3
- Double hinges
- 12 inch radius
- 10,000 cycle torsion spring(s)
- Weight (Door + Hrdw) : 383 lb.
- Headroom: 18 in.
- Lift handle (dasma 116)



OVERHEAD GARAGE DOOR

GARAGE FOR:

WILEY & SUSIE HODGES
6300 BROOKVILLE ROAD
CHEVY CHASE, MD 20815

ASCEND CONTRACTING CORP

6615 MILLWOOD ROAD
BETHESDA, MD 20817
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SUNSET DESIGN

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ANNAPOLIS, MD 21401
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DRAWN BY: MICHAEL STEVENSON

DATE

06/03/09

SHEET

11

DAVINCI SLATE

A ROOF DOESN'T GET ANY BETTER THAN *DaVinci*

When it comes to roofing materials, you've got plenty of options...and none better than a DaVinci composite roof. DaVinci composite roofing tiles blend state-of-the-art materials with an artist's touch. You won't find a better looking or better performing roof at any price.

STRENGTH ●
AVERAGE ●
WEAKNESS ●

Building Code & Testing Approvals: ICC-ES ESR-2117; Miami-Dade County, FL; CA Title 24, Texas Dept. of Insurance, LEED contribution; Class A Fire, Class 4 Impact; WU; and CCMC 14094-R

	ASPHALT	NATURAL SLATE	NATURAL SHAKE	CONCRETE	METAL
WIND RESISTANT	●	●	●	●	●
FIRE RESISTANT	●	●	●	●	●
211% IMPACT RESISTANT	●	●	●	●	●
FREEZE-THAW RESISTANT	●	●	●	●	●
MAINTENANCE-FREE	●	●	●	●	●
COLOR-FADE RESISTANT	●	●	●	●	●
LIGHTWEIGHT	●	●	●	●	●

TECHNICAL SPECIFICATIONS

DaVinci Slate

	WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
MULTI-WIDTH	12", 10", 9", 7", 6"	1/2"	8" (266 lbs), 7.5" (293 lbs), 7" (304 lbs), 6" (354 lbs)
SINGLE-WIDTH	12"	1/2"	8" (275 lbs), 7.5" (294 lbs), 7" (315 lbs), 6" (367 lbs)
BELLAFORE	12"	1/2"	12" (138 lbs)

DaVinci Shake

	WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
MULTI-WIDTH	9", 8", 7", 6", 4"	5/8"	10" (300 lbs), 9" (333 lbs)
SINGLE-WIDTH	9"	5/8"	10" (297 lbs), 9" (330 lbs)
SELECT SHAKE	8", 10"	5/8"	10" (284 lbs), 9" (316 lbs)
BELLAFORE	12"	1" average	12" (194 lbs)

Testing Summary

See DaVinciRoofing.com for the most up-to-date testing and certifications.

	STANDARD	RESULTS
FIRE TEST	ASTM E 108	Class A
IMPACT TEST	UL 2218	Class 4
WIND TEST	ASTM D 3161	Certified to 110 mph
HIGH VELOCITY HURRICANE ZONE	TAS 125	Up to 180 mph

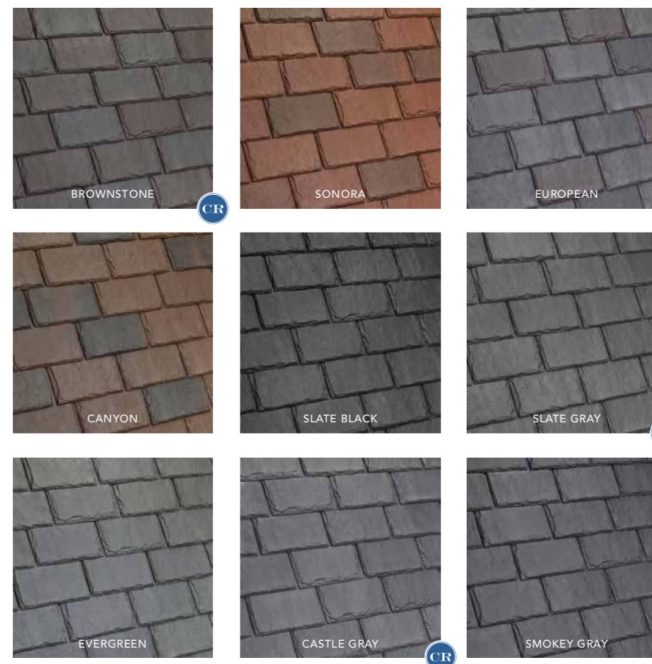
DaVinci Hand-Split Shake Siding

WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
8", 10"	5/8"	8" (307 lbs)

It feels right.

Some projects demand the stately grace of a slate roof. DaVinci's Single-Width Slate delivers on that promise with its astonishing versatility. Our single-width tile construction streamlines installation but still enables the flexibility of straight or staggered appearances.

SINGLE-WIDTH
SLATE



ALSO AVAILABLE
IN COOL-ROOF COLOR

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SLATE ROOF

COLOR TO MATCH SLATE ROOF ON MAIN HOUSE

GARAGE FOR:

WILEY & SUSIE HODGES
6300 BROOKVILLE ROAD
CHEVY CHASE, MD 20815

ASCEND CONTRACTING CORP

6615 MILLWOOD ROAD
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DRAWN BY: MICHAEL STEVENSON

DATE

06/03/19

SHEET

12



TREE TO BE REMOVED

GARAGE FOR:
 WILEY & SUSIE HODGES
 6300 BROOKVILLE ROAD
 CHEVY CHASE, MD 20815

ASCEND CONTRACTING CORP
 6615 MILLWOOD ROAD
 BETHESDA, MD 20817
 PHONE: 202-684-1074

SUNSET DESIGN
 591 MORAN COURT
 ANNAPOLIS, MD 21401
 PHONE: 443-995-5585
 DRAWN BY: MICHAEL STEVENSON

DATE
 06/03/23

SHEET
 14

Memo

To: Chevy Chase Village Resident
From: Chevy Chase Village Office
Re: Tree Removal Permit

Your Chevy Chase Village Tree Removal Permit is enclosed. The permit must be prominently displayed when the tree(s) is/are removed. Please notify our office when the work is complete so we may keep our records up-to-date.

Noise-Generating Activities and Power Equipment Usage Are Prohibited Until:

AFTER 8:00 a.m. Monday through Friday and

AFTER 9:00 a.m. Saturdays, Sundays and Holidays

This Ordinance is strictly enforced by the Village Police.

REFORESTATION INCENTIVE

Under the new Tree Incentive Program, the Village will reimburse residents for up to half of the total costs to a maximum of \$175 for the purchase and planting of qualifying canopy trees on privately owned properties.

Additionally, applicants for Tree Removal Permits will be refunded their permit filing fee if they plant a canopy tree within six months of receiving a Village Tree Removal Permit.

If you have any questions or require any further assistance in this matter, please feel free to contact the Village office at (301) 654-7300.

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815
(301) 654-7300

TREE REMOVAL PERMIT

Permit Number: 2469

Date Issued: June 10, 2019
Name of Property Owner: Wiley Hodges
Address of Construction: 6300 Brookville Road
Chevy Chase, Maryland 20815
Contractor: Garcia's Tree Experts
Contact Person:
Phone Number: 301-464-2596

Number of Trees to be Removed: (1)
Diameter & Species: 12" Beech
Location: Rear yard

SPECIAL CONDITIONS (strictly enforced)

- ☐ Permit must be prominently displayed and visible from the street.
- ☐ All debris must be hauled away by Contractor.
- ☐ Posting of commercial signs is prohibited.
- ☐ Noise-generating activities and use of power equipment are prohibited before 8:00 a.m. Monday-Friday (9:00 a.m. Saturday, Sunday and holidays) & after 6:00 p.m.

Permit Fee: \$25.00/tree

Appeal Fee: \$0.00

Fines: N/A

Total Fees Due: \$25.00-Paid

THIS PERMIT MUST BE POSTED



**Municipality Letter for
Proposed Construction Project**

Subject Property: 6300 Brookville Road
Property Owner: Wiley Hodges
Project Manager/Contractor: Majid Najafi
Proposed Work: Demolish garage and rebuild new expanded garage

5/28/2019

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

BOARD OF MANAGERS

ELISSA A. LEONARD
Chair

ROBERT C. GOODWIN, JR.
Vice Chair

DAVID L. WINSTEAD
Secretary

RICHARD M. RUDA
Assistant Secretary

GARY CROCKETT
Treasurer

MINH LE
Assistant Treasurer

NANCY E. WATTERS
Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON

CERTIFICATION OF TRUST OF THE HODGES FAMILY TRUST AGREEMENT

We, Wiley S. Hodges and Suzanne G. Hodges, as trustees of the Hodges Family Trust Agreement, certify as follows:

1. Creation of Trust

The trust was created on December 13, 2005, by Wiley S. Hodges and Suzanne G. Hodges, as settlors, under a declaration executed on that date.

2. Name of Trust

The name of the trust is the Hodges Family Trust Agreement.

3. Trustees

The currently acting trustees of the trust are Wiley S. Hodges and Suzanne G. Hodges.

4. Trust Property

The trustees are now holding as trustees of the trust one or more items of property, which constitute the trust property.

5. Revocability of Trust

The trust is revocable. The persons holding the power to revoke the trust are Wiley S. Hodges and Suzanne G. Hodges.

6. Powers of Trustees

The trustees have the following powers for managing the trust and the trust property:

(a) General Powers of Trustee

Under the "General Powers of Trustee" subsection of this trust, the trustees have all of the powers given to trustees under California law (see Probate Code Sections 16200 and following) plus any other powers, discussed below, given by the trust.

(b) Financial Powers of the Trustees

Under the California Probate Code, the trustees have certain powers to conduct any financial transactions for the trust. These powers include the power to open and maintain checking accounts and savings accounts in any insured banks, savings and loans, or

other financial institutions (see Probate Code Section 16225); the power to invest trust property (see Probate Code Section 16047(e)); the power to borrow money (see Probate Code Section 16241); and the power to lend money to any beneficiary of the trust or to guarantee loans, using trust property, to any beneficiary of the trust (see Probate Code Section 16244). The trustees also have the power to execute all papers that are necessary to carry out these powers (see Probate Code Section 16248).

Under the "General Powers of Trustee" subsection of this trust, sub-subsection (x), settlors have also specifically given the trustees the power to borrow money for any trust purpose from any entity and to obligate the trust for repayment; the power, in order to secure repayment of any loan, to encumber any trust property by mortgage, deed of trust, pledge, or other method; the power to renew, extend, or replace any loan; and the power to pay any obligations of the trust.

Under the "Trustee's Power to Invest Property" subsection, settlors have also specifically given the trustees the power to invest trust property.

(c) Powers of the Trustees for Management and Control of Real Property

Under the "General Powers of Trustee" subsection of this trust, sub-subsection (iii), settlors have specifically given the trustees the power to manage, control, improve, and maintain all real property of the trust. Under sub-subsection (i), the trustees have the power to sell, convey, exchange, partition, and divide trust property; the power to grant options for the sale or exchange; and the power to lease trust property for any purpose, regardless of the length of the lease.

Under sub-subsection (iv), the trustees have the power to subdivide or develop land belonging to the trust. Under sub-subsection (v), the trustees may make any repairs or alterations in any building or other property belonging to the trust. Under sub-subsection (xi), the trustees have the power to purchase insurance, paid by the trust, to cover any trust property.

Further, under California Probate Code Sections 16226 through 16233, the trustees have the powers to acquire or dispose of trust property, to manage trust property, to mortgage or encumber trust property, to repair or alter trust property (including to demolish or to build any improvements on trust property), to develop, subdivide, and dedicate to public use any trust property land, to lease any trust property, to obtain property by lease, and to lease any mineral rights of any trust property or obtain mineral rights to property for the trust.

(d) Powers of the Trustees for Management and Control of Securities and Investments

Under the "General Powers of Trustee" subsection of this trust, sub-subsection (vii), settlors have specifically given the trustees the powers to exercise for any security belonging to the trust all the rights, powers, and privileges of an owner, including the power to vote, give proxies, and pay any assessments or other sums deemed by the trustees necessary for the protection of the trust property. The trustees also have the power to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, and liquidations and to deposit securities with or transfer title to

any protective or other committee. The trustees also have the power to exercise or sell stock subscription or conversion rights and to accept and retain as investments of the trust any securities or other property received through the exercise of any of the powers given to the trustees.

Further, under sub-subsection (viii), the trustees have the power to hold securities or other trust property in the trustees' own names or in the name of a nominee, with or without disclosure of the trust, or in unregistered form. Under sub-subsection (ix), the trustees have the power to deposit securities in a securities depository that is either licensed or exempt from licensing.

(e) Powers of the Trustees for Operation and Control of Business Entities

Under California Probate Code Section 16222, the trustees have the power to continue or participate in the operation of any business, including a farm or ranch, belonging to the trust and to change the form of the business. However, the trustees may continue the operation of the business only for a reasonable period of time pending the sale of the business or a court order.

7. Taxpayer Identification Number

United States Treasury Regulations Sections 1.671-4, 1.6012-3(a)(9), and 301.6109-1(a)(2) provide that either settlor's Social Security Number may be used in lieu of a separate taxpayer identification number for the trust. The Taxpayer Identification Number of this trust is the Social Security number of Wiley S. Hodges. That number will be provided separately upon request.

8. Manner in Which Title to Trust Assets Should Be Taken

Title to trust assets should be taken in the following form: "Wiley S. Hodges and Suzanne G. Hodges, as trustees of the Hodges Family Trust Agreement, dated December 13, 2005."

9. No Revocations, Modifications, or Amendments

The trust has not been revoked, modified, or amended in any manner which would cause the representations contained in this certification of trust to be incorrect.

10. Signed by All Currently Acting Trustees

This certification is being signed by all of the currently acting trustees of the trust.

11. Accuracy

This certification of trust is a true and accurate statement of the matters referred to herein.

12. Signature Authority

All of the trustees are required to sign in order to exercise the powers of the trustee under the trust, except that any cotrustee may, from time to time, delegate to the other cotrustee routine acts of trust administration and may establish bank or other accounts for the trust that will honor the signature of one or of either cotrustee .

13. Reliance on this Certification

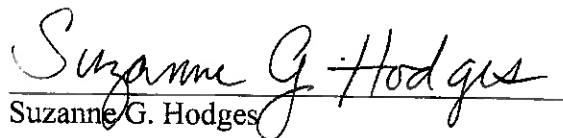
This certification is made in accordance with California Probate Code Section 18100.5, a copy of which is attached to this instrument. Any transaction entered into by a person acting in reliance on this certification shall be enforceable against the trust assets. PROBATE CODE SECTION 18100.5(h) PROVIDES THAT ANY PERSON WHO REFUSES TO ACCEPT THIS CERTIFICATION IN LIEU OF THE ORIGINAL TRUST DOCUMENT WILL BE LIABLE FOR DAMAGES, INCLUDING ATTORNEYS' FEES, INCURRED AS A RESULT OF THAT REFUSAL, IF THE COURT DETERMINES THAT THE PERSON ACTED IN BAD FAITH IN REQUESTING THE TRUST DOCUMENT.

Executed on December 1, 2017, at San Mateo, California.

TRUSTEES



Wiley S. Hodges



Suzanne G. Hodges

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

)

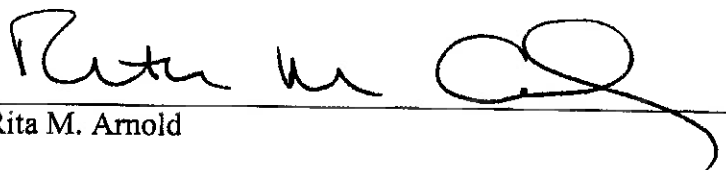
County of San Mateo)

)

On December 1, 2017, before me, Rita M. Arnold, notary public, personally appeared Wiley S. Hodges and Suzanne G. Hodges, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Rita M. Arnold

(Seal)

