

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4717 Drummond Avenue, Chevy Chase	Meeting Date:	7/24/2019
Resource:	Susan B. Chase House Master Plan Historic Site #35/160	Report Date:	7/17/2019
Applicant:	Joshua Leifer and Randy Elizabeth Brenner-Leifer	Public Notice:	7/10/2019
		Tax Credit:	Yes
Review:	HAWP	Staff:	Rebecca Ballo
Case Number:	35/160-19A		
PROPOSAL:	Shutter Installation		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Historic Site
STYLE: Queen Anne/Vernacular
DATE: c. 1903

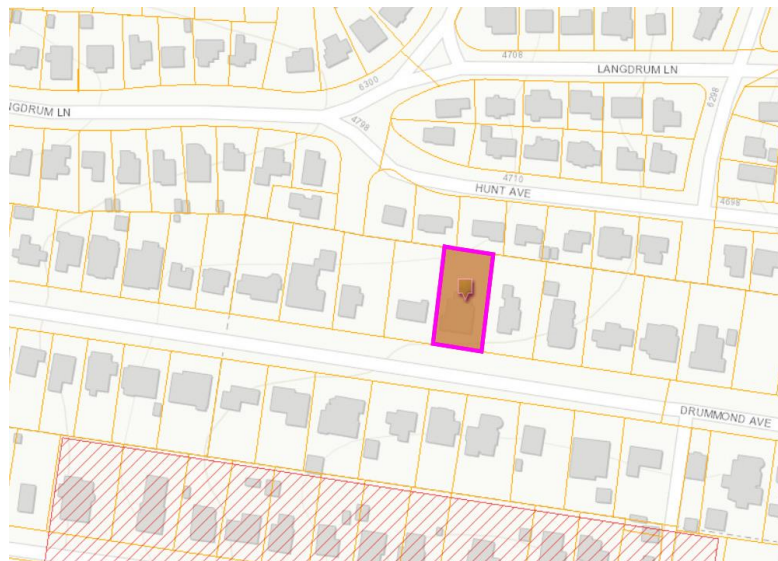


Fig. 1: Subject property. The property is located one block north of the Somerset Master Plan Historic District

PROPOSAL:

The applicants propose to restore shutters to numerous locations as noted in the attached HAWP application. The applicants previously undertook a comprehensive restoration of the property for which they received historic preservation tax credits. The shutters will be made from cedar with working louvers. The installation details and custom sizes are noted in the attached specification sheets.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction for Master Plan sites 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 *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.

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.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” 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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) 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, 5, and 6;*

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 rebeccah.ballo@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: lizbrenner67@gmail.com Contact Person: Liz Brenner-Leifer
Daytime Phone No.: 202-213-2022

Tax Account No.: 484693
Name of Property Owner: Joshua Leifer + Randy Elizabeth (Liz) Brenner-Leifer Daytime Phone No.: 202-213-2022

Address: 4717 Drummond Ave, Chevy Chase, MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4717 Street Drummond Ave

Town/City: Chevy Chase Nearest Cross Street: Warwick Lane

Lot: 36 Block: _____ Subdivision: Dist 07 - Sub 022 - Village of Drummond

Liter: _____ Folio: _____ Parcel: _____

00
081366

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: ext. shutters

1B. Construction cost estimate: \$ 9142.20

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING 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.

Randy Elizabeth Brenner-Leifer
Signature of owner or authorized agent

July 1, 2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

Susan B. Chase House, See Montgomery
County Historic Preservation files for more
details. We did extensive restoration of our
house 2007-2010. We submitted extensive
plans and photos.

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

Replacement of shutters on front and front sides of
house with new shutters of same style and
dimensions. Montgomery County
Historic Preservation has a big file on our house
from previous restoration.

2. **SITE PLAN** on file + attached

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

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

3. **PLANS AND ELEVATIONS** on file

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.

- 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.
- 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** Cedar louvered shutters like originals.
+ hardware

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** on file and attached

- 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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY** n/a

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.

attachment 51 / 13

9085 COMPRINT COURT
 GAITHERSBURG, MD 20877



Estimate

Estimate #
11902

Customer
Liz Brenner-Leifer 4717 Drummond Avenue Chevy Chase, MD 20815
202.213.2022
lizbrenner67@gmail.com

Date	Sales Rep
10/2/2018	JVG

Color
TBD

Location	Product	Panel Size	Description	Qty	Rate	Amount
Front Upper-Double	Cedar	16x63	WRC/Louvered 50/50 / BiFold 2L2R	4	490.00	1,960.00
Front Lower-Single	Cedar	16x71	WRC/Louvered 50/50	1	560.00	560.00
Front Lower-Double	Cedar	16x71	WRC/Louvered 50/50 / BiFold 2L2R	2	560.00	1,120.00
Left Upper-Single	Cedar	16x63	WRC/Louvered 50/50	1	490.00	490.00
Left Lower-Single	Cedar	16x71	WRC/Louvered 50/50	1	560.00	560.00
Right Upper-Single	Cedar	16x63	WRC/Louvered 50/50	1	490.00	490.00
Right Lower-Single	Cedar	16x71	WRC/Louvered 50/50	2	560.00	1,120.00
	Mortising		Mortise Shutters	12	40.00	480.00
	Hinge		Acme Hinges / Sets	9	40.00	360.00
	Hinge		Bifold Hinges	6	35.00	210.00
	Rabbit & B...		Rabbit & Bead	12	40.00	480.00
	Exterior Inst...		Measure and Installation	12	75.00	900.00
			Custom Stiles - \$630			
			35 Standard Colors			
			Custom Color - \$75			
			Customer to Remove Storm Windows			

SHUTTERS ARE NOT FUNCTIONAL. UNLESS OTHERWISE STATED	Subtotal	\$8,730.00
	Sales Tax	\$412.20
	Total	\$9,142.20

Phone #	Fax #	E-mail	Web Site
301 762-4949	301 258-5675	Karen@PerfectFitShutters.COM	PerfectFitShutters.com

shutter notes
 Liz Brenner-Leifer
 4717 Drummond Ave
 Chevy Chase, MD 20815
 202-213-2022

*measurements of shutters
 we want to replace*

Shutter height (in)	Shutter width (in)	Mounting	Windows	Shutters	Total shutters
63	15-7/8	One shutter on each side of window	2 bedroom windows (one on each side of the house above front porch)	4	12 total @ 63"h x 15-7/8"w (2 nd floor front)
63	15-7/8	Two shutters folded together and mounted on one side of window	4 bedroom windows (on front of house above porch)	8 shutters	
71	15-7/8	One shutter on each side of window	4 first floor windows (one in front and three on sides of house, covered by porch)	8 shutters	12 total @ 63"h x 15-7/8"w (1 st floor front)
71	15-7/8	Two shutters folded together and mounted on one side of window	2 first floor windows (on front of house, covered by porch)	4 shutters	

original shutter that we stripped





Vol. LVI.—No. 2

HAMILTON, ILL., FEBRUARY, 1916

MONTHLY, \$1.00 A YEAR

Beekeeping at Washington

What Uncle Sam is Doing for the Beekeeper

While the impression prevails that beekeeping is an old business, and although the bees have long been robbed of their honey, practical beekeeping is the newest among agricultural activities except fur-farming. Several of the men who assisted in establishing the new industry are still living and the others were well known to men still among us.

In 1851 Langstroth invented the

for the beekeepers that the Government has established a laboratory for the purpose of investigating their peculiar problems. A representative of the American Bee Journal recently visited the Government laboratory at Drummond, Maryland, near Washington, for the purpose of learning something of the work in hand, and of placing before our readers a statement of what has been done there and

to be dealing with frivolous things when he experimented with a silk cord and a key attached to his kite, but our telephone, telegraph, electric light, electric railways and other modern conveniences are practical applications of his discoveries.

Ten years ago, little was known about bee-diseases. Beekeepers had learned that a colony could be rid of foulbrood by the shaking treat-



house as originally built
LABORATORY FROM THE STREET



GEORGE S. DEMUTH

movable-frame hive which made beekeeping commercially possible. This invention was later followed by the extractor and comb-foundation. At the most, beekeeping cannot be said to have been a commercial possibility for more than a half century. Under these circumstances, it is not surprising that we still have much to learn about bees and it is fortunate

what results are likely to come from future activities.

The results already accomplished are of far-reaching value. We often hear beekeepers remark that scientists are not practical. While in a sense this is true, every scientific discovery has a practical application and even practical subjects must be studied scientifically. Franklin was supposed

ment. But there was no definite way of determining the exact nature of the disease. Dr. E. F. Phillips took charge of the work. The first thing was to learn the distribution of the diseases, which he undertook in person. While American foulbrood was known to be widely spread, European foulbrood, then called "black brood," was known in only a few localities. The

house - view from rear



Frontispiece. — The apiary of the Bureau of Entomology, Drummond, Maryland.

BECKEPPING

A DISCUSSION OF THE LIFE OF THE HONEYBEE
AND OF THE PRODUCTION
OF HONEY

BY

EVERETT FRANKLIN PHILLIPS, Ph.D.

IN CHARGE OF BEE CULTURE INVESTIGATIONS, BUREAU
OF ENTOMOLOGY, UNITED STATES DEPART-
MENT OF AGRICULTURE

New York

THE MACMILLAN COMPANY

LONDON: MACMILLAN & CO., Ltd.

1916

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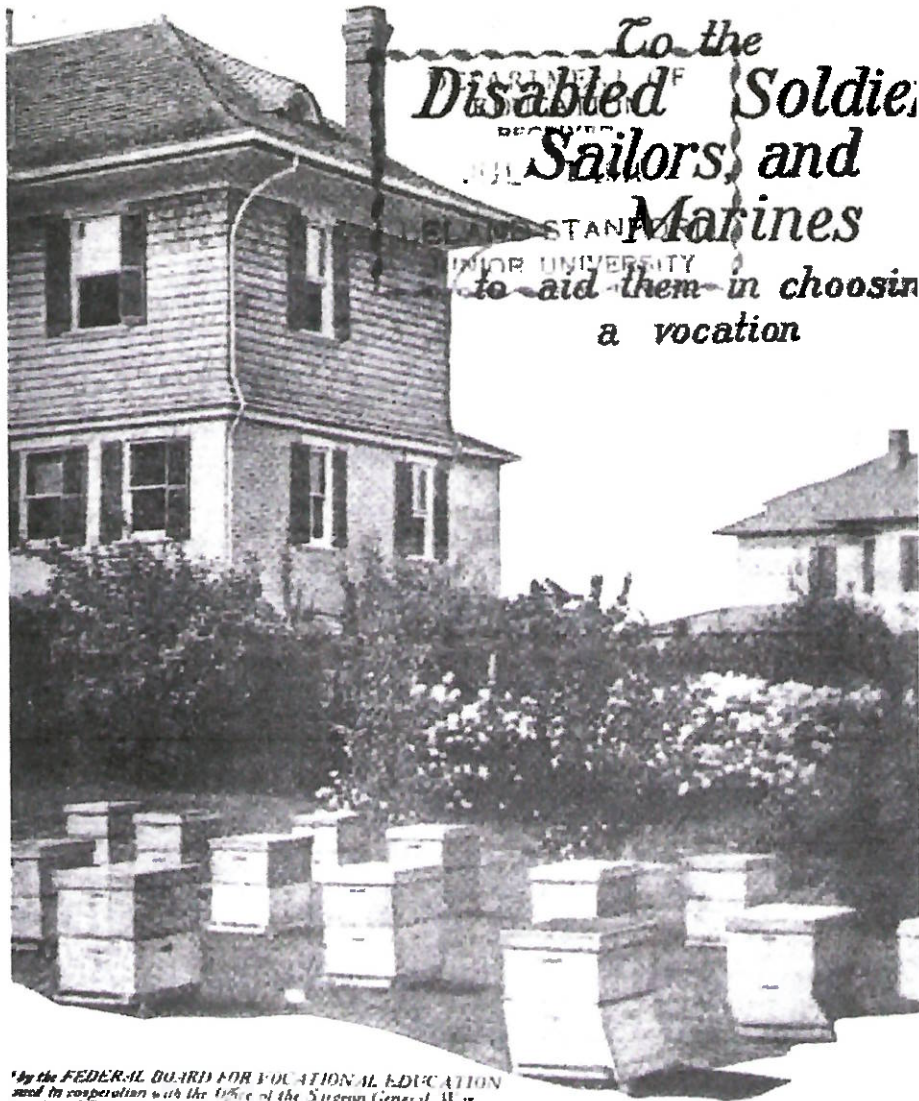
WILEY, 1111 15th ST
CALIFORNIA ACADEMY
OF SCIENCES - LIBRARY

house - view from rear

Opportunity Monograph
Vocational Rehabilitation Series No. 37

Bee Keeping

April 1919



To the
**Disabled Soldiers,
Sailors, and
Marines**
to aid them in choosing
a vocation

By the FEDERAL BOARD FOR VOCATIONAL EDUCATION
and in cooperation with the Office of the Surgeon General, War
Department, and Bureau of Medicine and Surgery, Navy Department



Picture of house when we bought it,
showing that most of shutters had
been removed or fallen off.

c. 2006 or 2007



front of house
street view

July 2, 2019

10/13

20
shutters

shutters



Left
front
corner -
shutters
on two
windows
closest to
front of house
only

shutters

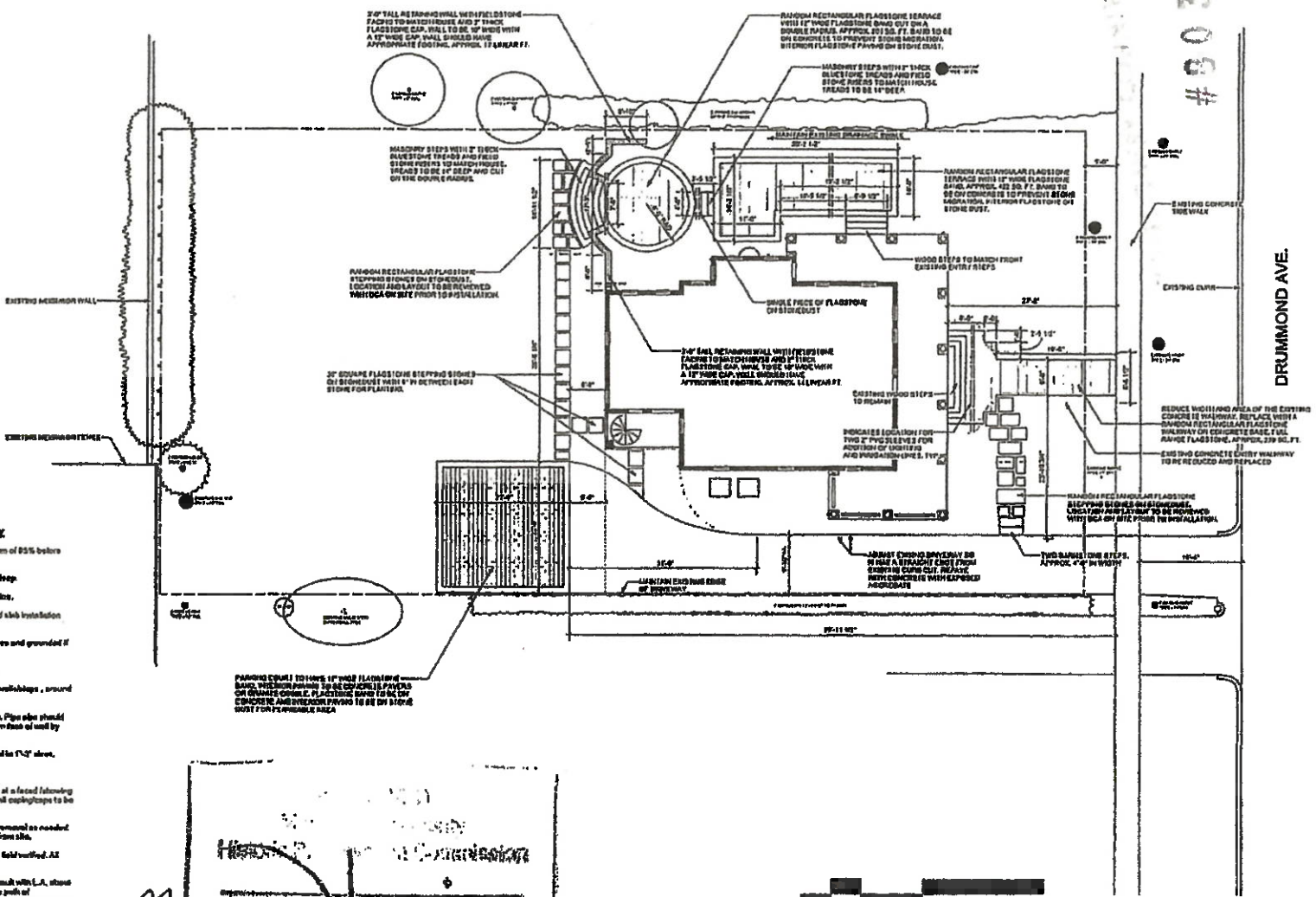


right front corner -

shutters on the three windows
closest to front of house only

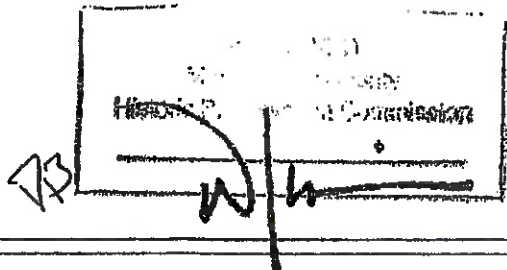
12/13

#903634



NOTES ON CONSTRUCTION & MASONRY

- Contractor is responsible for compacting sub-grade to a minimum of 85% before pouring footing/grade for all walls, steps, and paving.
- Bottom of footings for walls and steps to be a minimum of 20" deep.
- Footings for walls along property lines should be held 1" inside line.
- Two sleeves of 3" PVC pipe are to be installed prior to wall and slab installation where shown on plan.
- All slabs shall have WWP (welded wire fabric), held 2" from edges and grounded if adjacent to a post-tension.
- All rebar in walls or concrete work, to be 4MM 2' from edges.
- A 1/2" expansion joint is to be provided between all paving and walkways, around ponds (beard paving), and as shown on plan.
- Wedges in retaining walls should be placed typically at 8' o.c. Pipe edge should be no larger than 2" diameter and ends should be held back from face of wall by 1/2".
- All gravel used behind retaining walls is to be washed and sorted to 1/4" sieve.
- All T.O.W. (top of wall) elevations given include coping/top.
- All limestone paving on concrete is to be 1" thick rectified, except at a faced landing edge where it shall be 2" thick. All limestone step treads and wall copings to be 2" or 3" thick as noted.
- SD should include finish grading of all disturbed areas and settlement as needed. All soil from excavation of footings and obstructions shall be removed from site.
- All girth dimensions and grades for existing conditions must be field verified. All layout should be checked by L.A. prior to pouring of concrete.
- All clients should be made to protect existing trees etc. Consult with L.A. about protective methods prior to final L.A. building plan stamped in the path of construction that is noted on plan to be removed shall be investigated further prior to construction by owner.



1		2	
SCALE: 1/8" = 1'-0"	DATE: 11/27/13	REVISION:	REVISION:
LEIFER-BRENNER RESIDENCES 11717 CHERRY CHASE, WASHINGTON, DC 20007			
DCA LANDSCAPE ARCHITECTS, INC. 1313 WISCONSIN AVENUE, NW WASHINGTON, D.C. 20007 202/337-1199 (tel) 202/337-1630 (fax)			

DRUMMOND AVE.

4717 Drummond Ave. Application - Mailing Addresses for Notifying

To the East:

Ye Zhang and Fengyu Jiang
4713 Drummond Ave.
Chevy Chase, MD 20815

To the West:

Michael Mosley and Zoe Ambargis
4721 Drummond Ave.
Chevy Chase, MD 20815

To the Northeast:

Sixto Requena and Keta Ruiz
4710 Hunt Ave.
Chevy Chase, MD 20815

To the Northwest:

Gail Solomon
4712 Hunt Ave.
Chevy Chase, MD 20815

To the South (across Drummond Ave.):

Matthew and Trina Gandal
4716 Drummond Ave.
Chevy Chase, MD 20815