EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4717 Drummond Avenue, Chevy Chase

Meeting Date: 7/24/2019

Resource: Susan B. Chase House

Report Date: 7/17/2019

Master Plan Historic Site #35/160

Public Notice: 7/10/2019

Applicant: Joshua Leifer and Randy Elizabeth Brenner-Leifer

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 Person: Liz Brenner-Leifer

Tax Account No.: 484-093

Address: 4117 Drummond Ave, Chevy Chase, MD 20815

Location of Building/Property:

House Number: 4117

Town/City: Chevy Chase

Street: Drummond Ave

Nearest Cross Streets: Warwick Lane

Lot: 36

Block: 1

Subdivision: Dist 01 - Sub 022 - Village of Drummond

Party A: Type of Permit Action and Use

1A. CHECK ALL APPLICABLE:

- [ ] Construct
- [ ] Extend
- [ ] Alter/Renovate
- [ ] Move
- [ ] Install
- [ ] Wreck/Remove
- [ ] Revision
- [ ] Repair
- [ ] Removeable

1B. Construction cost estimate: $9,142.20

1C. If this is a revision of a previously approved active permit, see Form F

1D. If this is a revision of a previously approved inactive permit, see Form G

1E. If this is a new permit, see Form H

1F. If this is a compliance for new construction and/or additions, see Form I

Part Two: Complete for New Construction and/or Additions

2A. Type of sewage disposal:

- [ ] WSSC
- [ ] Septic
- [ ] Other:

2B. Type of water supply:

- [ ] WSSC
- [ ] Well
- [ ] 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 property line/property line
- [ ] Entirely on land of owner
- [ ] On public right of way/measurment

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.

Linda Elizabeth Brenner-Leifer
Signature of owner or authorized agent

Date: July 1, 2019

Approved: ___________________________ for Chairperson, Historic Preservation Commission

Disapproved: _____________________________ Signature: _____________________________ Date: _____________________________

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

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:

   Susan B. Chase House, see Montgomery County Historic Preservation files for more details. We did extensive research on 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 side of house with new shutters of same style and dimensions.

      Montgomery County Historic Preservation has a big file on our house.

      From previous restorations.

2. SITE PLAN on file and attached

   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 on file

   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8.5x11" x 11" paper are preferred.

   a. Schematic constructuion 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 (façades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, where appropriate, context.

      All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and proposed elevation drawing of each façade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS cedar louvered shutters like originals.

   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

   a. Clearly labeled photographic prints of each façade 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 n/a

   If you are proposing construction adjacent to or within the dripline of any tree 8" 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 at or 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.
Pleased stay within the guides of the template. As this will be photocopied directly onto mailing labels.
Customer

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

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<th>Location</th>
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</table>

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             |
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<tr>
<td>301 762-4949</td>
<td>301 258-5675</td>
<td><a href="mailto:Karen@PerfectFitShutters.COM">Karen@PerfectFitShutters.COM</a></td>
<td>PerfectFitShutters.com</td>
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<td>Shutter height (in)</td>
<td>Shutter width (in)</td>
<td>Mounting</td>
<td>Windows</td>
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<td>---------------------</td>
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<tr>
<td>63</td>
<td>15-7/8</td>
<td>One shutter on each side of window</td>
<td>2 bedroom windows (one on each side of the house above front porch)</td>
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<tr>
<td>63</td>
<td>15-7/8</td>
<td>Two shutters folded together and mounted on one side of window</td>
<td>4 bedroom windows (on front of house above porch)</td>
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<tr>
<td>71</td>
<td>15-7/8</td>
<td>One shutter on each side of window</td>
<td>4 first floor windows (one in front and three on sides of house, covered by porch)</td>
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<tr>
<td>71</td>
<td>15-7/8</td>
<td>Two shutters folded together and mounted on one side of window</td>
<td>2 first floor windows (on front of house, covered by porch)</td>
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original shutter that we stripped
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 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 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-

mam. But there was no definite way of determining the exact nature of the disease. Dr. R. 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
OF HONEY
AND OF THE PRODUCTION
A DISCUSSION OF THE LIFE OF THE HONEYBEE

BEEKEEPING
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
and Navy Departments of Education and Surgeons, 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
No shutters

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

11/13
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