



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: October 12, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit: #1046063 – Window repair.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approved by historic preservation staff.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Derick W. Brinkerhoff
Address: 6541 Wiscasset Road, Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Michael K... on _____. The approval memo and stamped drawings follow.

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

Owner's mailing address
Derick and Jennifer Brinkerhoff
6541 Wiscasset Road
Bethesda, MD 20816

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Yama Jewayni
6601 Rivercrest Court
Bethesda, MD 20816

Allen Brodnick
6604 Virginia View Court
Bethesda, MD 20816

Bruce Douglas
6544 Wiscasset Road
Bethesda, MD 20816

REVIEWED

By Michael Kyne at 7:05 pm, Oct 12, 2023

APPROVED

Montgomery County

Historic Preservation Commission



Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This property is a single-family home, built in 1957, located in the Potomac Overlook Historic District. It is a two-story house with a gabled roof on an elongated rectangular plan. The wood frame building sits on a concrete block foundation with brick exterior veneer. The first story is partially buried into the hillside where the house is situated, with the main entrance on the second story. The house is one of 19 contemporary-styled homes recognized as outstanding examples of situated modernism, where the siting of the homes takes advantage of the contours of the natural landscape while minimizing sight lines into neighboring houses and the use of large window glass panels creates a light-filled interior and provides expansive views of the surrounding landscape.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Replace fogged window glass panels and repair rotted supporting board and trim in living room window grid, matching replacement windows and trim with originals.

See the following attachments:

1. Photo of living room window grid showing two fogged window glass panels on the right side.
2. Close-up photos of rotted support board and exterior trim
3. Contractor estimate with plan and material specifications.

REVIEWED

By Michael Kyne at 7:05 pm, Oct 12, 2023

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: Window glass panel replacement/installation

Description of Current Condition:

Two of the three original window glass panels on the lower level of the living room window grid are fogged and the supporting board and trim are rotted from accumulated water damage. Third window has trim damage.

Proposed Work:

Replace two fogged window glass panels with glass that matches original window glass. Replace third window glass to match replacements

Replace water-damaged board and trim for all three window panels.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

REVIEWED

By Michael Kyne at 7:05 pm, Oct 12, 2023

APPROVED

Montgomery County

Historic Preservation Commission




Work Item 3: _____

Description of Current Condition:

Proposed Work:



REVIEWED
By Michael Kyne at 7:05 pm, Oct 12, 2023

APPROVED
Montgomery County
Historic Preservation Commission




REVIEWED
By Michael Kyne at 7:05 pm, Oct 12, 2023

APPROVED
Montgomery County
Historic Preservation Commission




REVIEWED
By Michael Kyne at 7:05 pm, Oct 12, 2023

APPROVED
Montgomery County
Historic Preservation Commission
Robert H. Morris

RENEW RESTORATION, INC.

9150-B Bursa Road

Laurel, MD 20723

PH- 301-466-1406

email: renewrestorationinc@gmail.com

web site: renewrestorationinc.com

PROPOSAL

"Making the old, like new again"

Date: October 3, 2023

Page 1 of 2

To: Derick Brinkerhoff
6541 Wiscasset Rd.
Bethesda, Maryland 20816

Cell #: 301-542-4607
Phone #:
email: derick_brinkerhoff@hotmail.com

Re: Window repair survey at address above

Renew Restoration shall provide the following provide the following:

1.0 Picture Window Repair and Restoration

- a) Provide necessary floor protection as needed to perform repair and restoration work
- b) Remove (3) existing panes of glass that are glazed in at the lower portion of a fixed non- operable picture window. Install temporary plywood panels in the place of the glass during the repair and glass lead time.
- c) The (3) panes of glass shall be replaced with the same thickness (approx. 1/2"), tempered, clear, insulated, glass. Glass shall be manufactured using low profile spacer bars showing silicone sealant as little as possible at the sight lines.
- d) Remove rotted wood in a (3) foot maximum area, at the sill located in the interior of the third window to the right of the rear door. Replace glass stops to match existing in profile and design. Any wood replacement/dutchman repairs shall be repaired using mahogany wood, wood epoxy and liquid wood by Abatron.
- e) Remove loose and peeling paint, sand, prime and apply (2) coats of paint to interior and exterior side of the three lower windows to complete repair.
- f) Caulk all wood to wood joints and glass panes. Clean glass after painting.
- g) Renew shall clean any construction debris it creates on site during restoration.
- h) Owner shall move all objects from around the window, providing easy passage way and ample work room. All required permits shall be provided by Owner.
- i) Owner shall provide Renew with necessary water, electricity and toilet facilities as needed for staff during repair.
- j) Work hours to be between 8am to 3pm, week days only.

Total Cost
REVIEWED
7528.00
By Michael Kyne at 7:05 pm, Oct 12, 2023

APPROVED
Montgomery County
Historic Preservation Commission



Project Duration: Approx. 8 weeks, weather permitting.

Renew Restoration, Inc.
D. Brinkerhoff - Proposal
Page 2 of 2

Terms: 50% down payment. Balance due at time of completion. Failure of owner to pay on time, as specified, will constitute a default of contract and will be responsible for all monies owed plus incidental and consequential damages and interest, as applicable.

Please call or email questions or comments. Sign below and email back to proceed with scheduling and work to start within 30 days of receipt of this document. Sign below as to your understanding and agreement of all stated herein. This Proposal must be signed and returned within 30 days, or it shall be subject to changes, and or cancellation without notice by Renew.

Note: The above pricing is based on the contracting of all work as described. The deletion of any items, or any additional work may change the cost. No other work, beyond what is specified is included in the pricing/proposal. It is the Owners responsibility to inform Renew of any additional work it feels is needed to provide the end result desired, and which shall be added or deleted from this proposal.

Signed..... Date.....

Mark Wesolowski, President
Renew Restoration, Inc.

REVIEWED

By Michael Kyne at 7:05 pm, Oct 12, 2023

Signed.....

Owner

APPROVED
Montgomery County
Historic Preservation Commission



Please Print Name/Title.....

REVIEWED

By Michael Kyne at 7:05 pm, Oct 12, 2023

APPROVED

Montgomery County

Historic Preservation Commission