



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: January 25, 2023

MEMORANDUM

TO: Ehsan Motazedi, Acting DPS Director & Deputy Director Department
of Permitting Services
FROM: Winnie Cargill
Historic Preservation Section
Maryland-National Capital Park & Planning Commission Historic
SUBJECT: Area Work Permit #1017901 - Replacing Shutters

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC 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: Ruth Robbins
Address: 3 Magnolia Pkwy., Chevy Chase

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 Winnie Cargill at 301.495.2108 or winnie.cargill@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 Christina Cargill on _____. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1017901 DATE ASSIGNED

APPLICANT:

Name: Ruth Robbins
Address: 3 Magnolia Pkwy
Daytime Phone: 301 613 7884

E-mail: ruth_robbins@verizon.net
City: Chevy Chase Zip: 20815
Tax Account No.: 00454220

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

E-mail:
City: Zip:
Contractor Registration No.: 3 magnolia pkwy

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property Chevy Chase Village

Is the Property Located within an Historic District? x Yes/District Name No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: Replacement of shutters

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

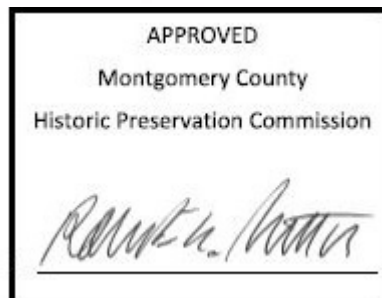
Ruth Robbins Signature of owner or authorized agent Date January 11, 2023

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

My home is a brick split level built in 1957. It sits just adjacent to Connecticut Avenue. It is considered to be "non-contributing" to the historic district. When we purchased our home in 1994, there were four sets of shutters on the front facade of the house and two sets on the windows on the adjoining garage. When the shutters deteriorated and began to fall off, we removed the shutters but all the original hardware remain on the windows.

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

We propose to replace the six shutters with the exact duplicates that were on the windows originally, using the original hardware. The shutters will be wood and will be painted a color to enhance the curb-appeal of the house and to repeat the original design concept of the home.



REVIEWED

By Winnie Cargill at 8:18 am, Jan 25, 2023

Replacement of window shutters

Work Item 1: _____

Description of Current Condition:
There are no shutters on the windows now.
Only hinges.



REVIEWED
By Winnie Cargill at 8:19 am, Jan 25, 2023

Proposed Work:
Using the original hinges, the shutters will be replaced as they were originally with a wood louvered version of a shutter that will start at the top of the window and go to the bottom of the window.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

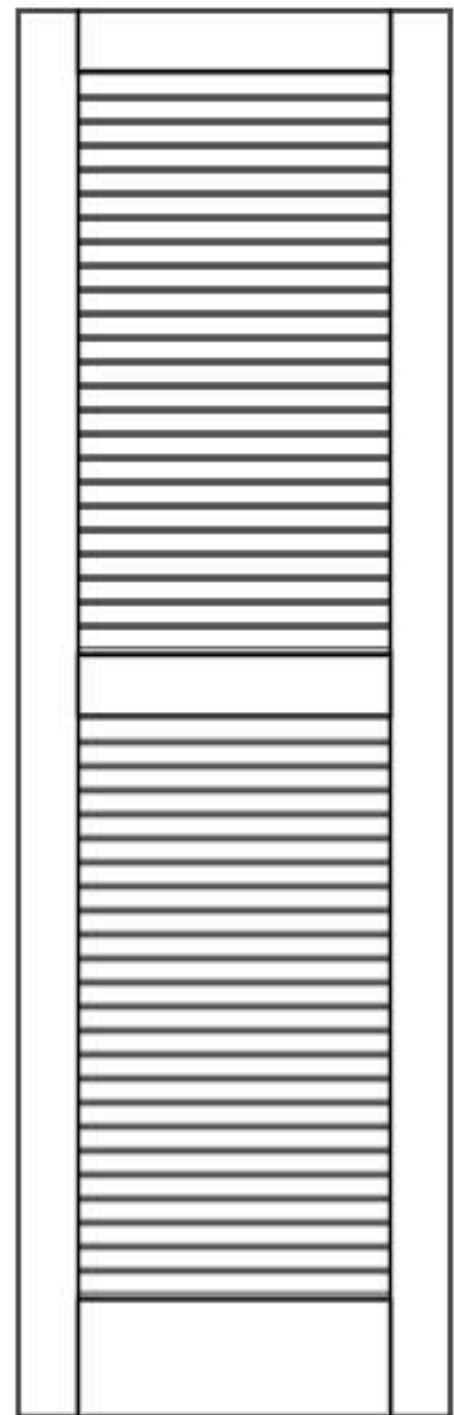
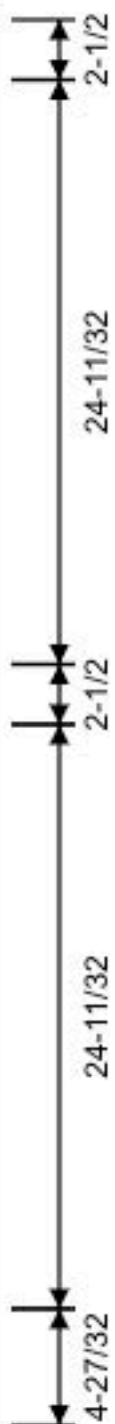
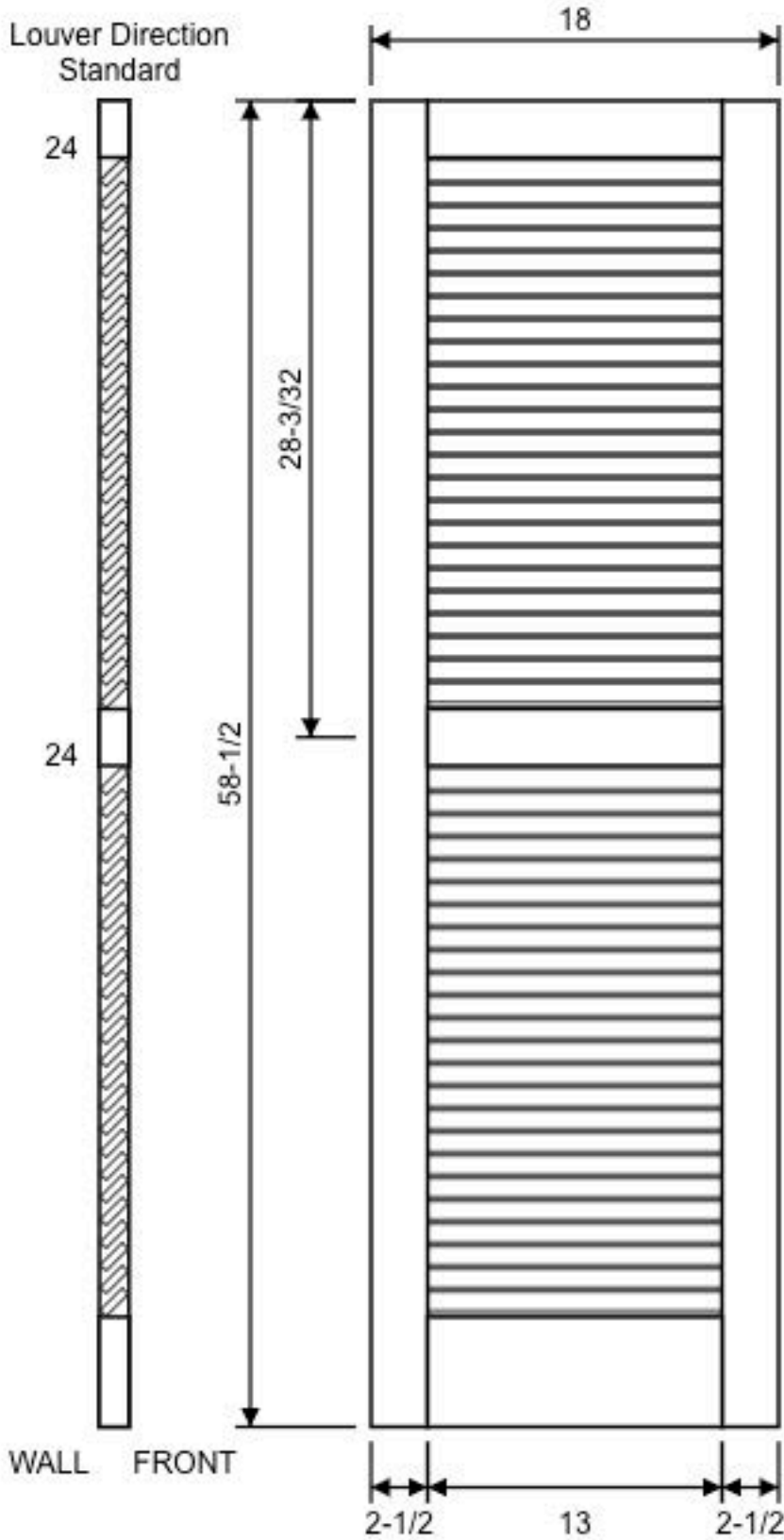
Proposed Work:



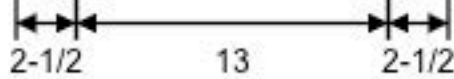




Louver Direction
Standard



WALL FRONT



APPROVED
Montgomery County
Historic Preservation Commission
Robert H. [Signature]

REVIEWED
By Winnie Cargill at 8:19 am, Jan 25, 2023



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Ehsan Motazed
Acting Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 1/9/2023

Application No: 1017901
AP Type: HISTORIC
Customer No: 1454924

Comments

My home is a non-contributing property in the midst of the Chevy Chase Village historic district. I will use the original hardware and replace with wood shutters that will be painted to match the windows frames.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 3 magnolia PKWY
chevy chase, MD 20815-4206
Homeowner Robbins (Primary)

Historic Area Work Permit Details

Work Type RESREP
Scope of Work I want to replace six pairs of window shutters that were previously on my home. At this point, only the hardware remains on the windows.