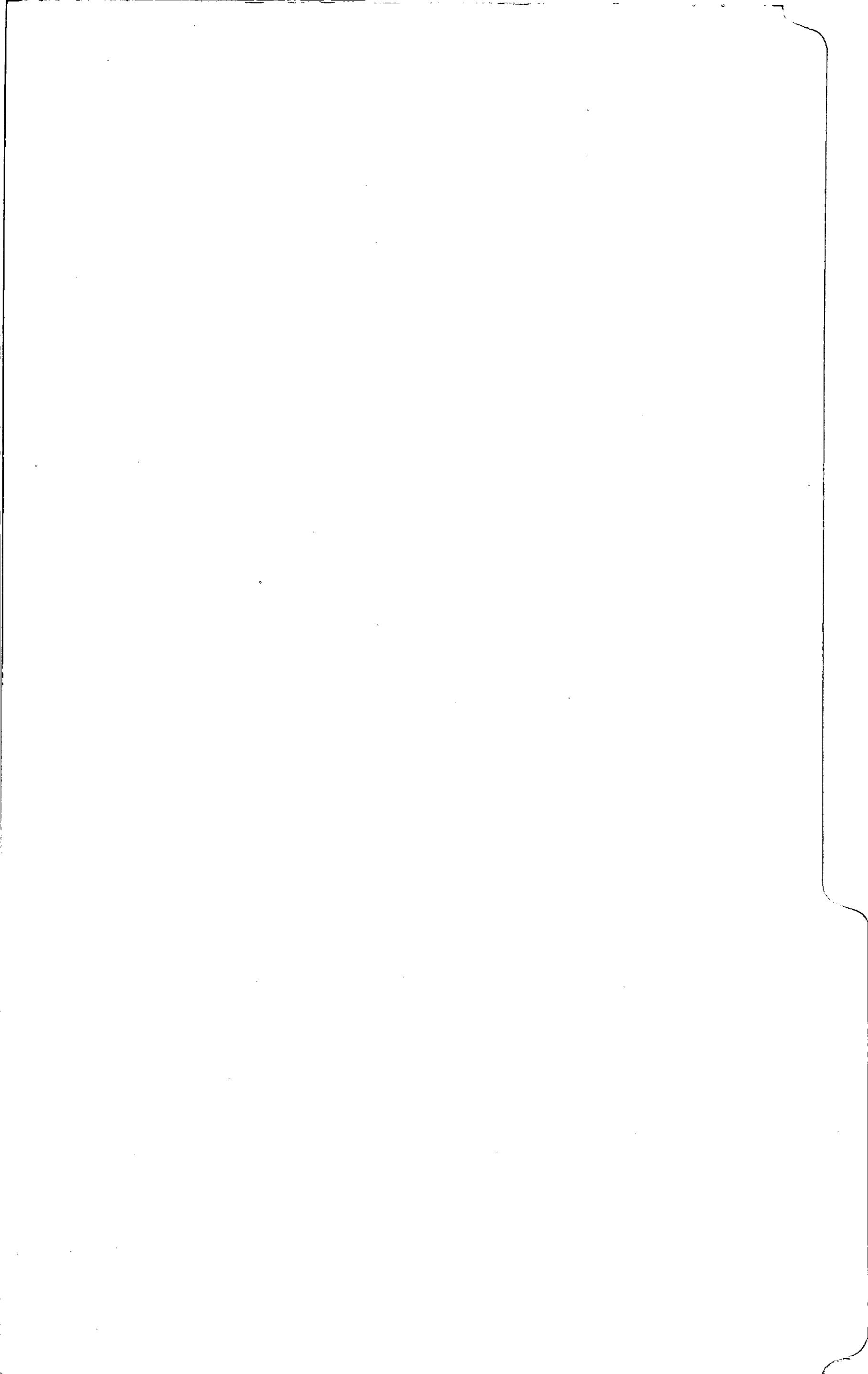


12 EAST MELROSE ST. CHEVY CHASE
[HPC CASE # 35/13-12A]

CHEVY CHASE VILLAGE H.D.





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: May 21, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #594154, replacement of shutters, storm windows and other alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the April 11, 2012 meeting.

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: Michael Williams and Susan Gallagher

Address: 12 East Melrose Street, 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

MAR 21 2012

Contact Person: Susan Gallagher
Daytime Phone No.: 240 994 3769

Tax Account No.: 00454300

Name of Property Owner: Michael Williams + Susan Gallagher
Daytime Phone No.: 240 994 3769

Address: 12 E. Melrose St. Ch. Ch. MD 20815
Street Number City Street Zip Code

Contractor: Potomac Valley Builders
Phone No.:

Contractor Registration No.: 51618

Agent for Owner: DARYL LANTAS
Daytime Phone No.: 301.656.9475

LOCATION OF BUILDING/PREMISE

House Number: 12 Street: East Melrose St.
Town/City: Cherry Chase Nearest Cross Street: Brookville Rd.
Lot: 14 Block: 44 Subdivision: 009
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 75,000

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 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.

[Signature]
Signature of owner or authorized agent

2/26/12
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 5/21/12
Application/Permit No.: 594154 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Anne Decker Architects, LLC
5019 Wilson Lane
Bethesda, MD 20814

Gallagher-Williams Residence

12 East Melrose Street
Chevy Chase, MD 20815

November 2, 2011

PROJECT SPECIFICATIONS:

A. EXTERIOR WORK:

- Shutters:** Replace existing non-operable louvered shutters on the front elevation and selectively replace with new operable louvered shutters, see attached photos. First floor shutters to be removed. Second floor shutters are to be replaced with bi-fold shutters per the attached drawings. No shutters to be provided at the third floor and second floor central windows.
- Storm windows:** New painted wood storm windows to match attached drawings to replace existing metal storms. Add new painted wood storm windows to match attached drawings at 2nd floor of rear elevations (~~new~~ windows) and second floor east elevation (one window) where there are currently ~~new~~ storm windows installed. ND
- Porch Railing:** Additional painted wood trim is to be added to the existing porch railing beneath the existing top rail per the attached drawings.
- New painted PVC railing is to be installed at the existing front porch stairs to match existing railing details. New PVC trim to be installed under top rail per the attached drawings.
- New painted PVC newels to be installed in existing newel locations per the attached drawings. Please verify whether a PVC match is possible.
- Lattice:** Replace existing diagonally biased lattice at front porch with new Smoot tight-weave, orthogonal, painted wood box lattice Smoot #LWM-267 with 1x3 painted wood frame.
- Lantern:** New front porch lantern to replace existing. Lantern to be Windsor line by Paul Ferrante. See attached photo.
- Basement Entry** Modify trim at existing basement entry per attached drawings.



REP SIGN IN

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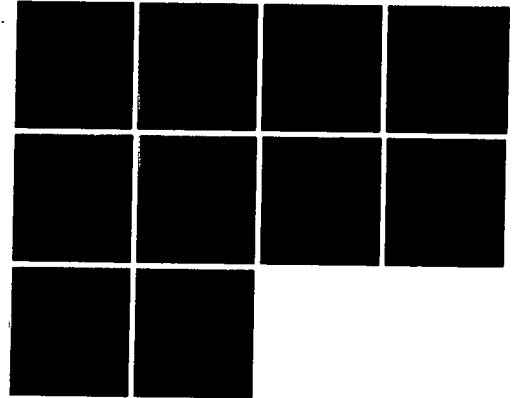
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Majestic Slate tiles are available in eleven colors: Stone Red, Earth Green, Chestnut Brown, Cedar Brown, Mountain Plum, Smoke Gray, Federal Gray, Midnight Gray, Black, Sage Green and Driftwood (color not shown).



[> Go To Majestic Slate Gallery](#)

Resources

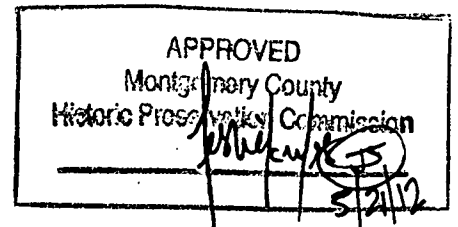
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- [Majestic Slate Designer Series Cut Sheet](#)
- [Majestic Slate Traditional 10" PDS](#)
- [Majestic Slate Traditional PDS](#)
- [Majestic Slate Traditional PDS - Spanish](#)
- [Majestic Slate Universal Hip & Ridge PDS](#)

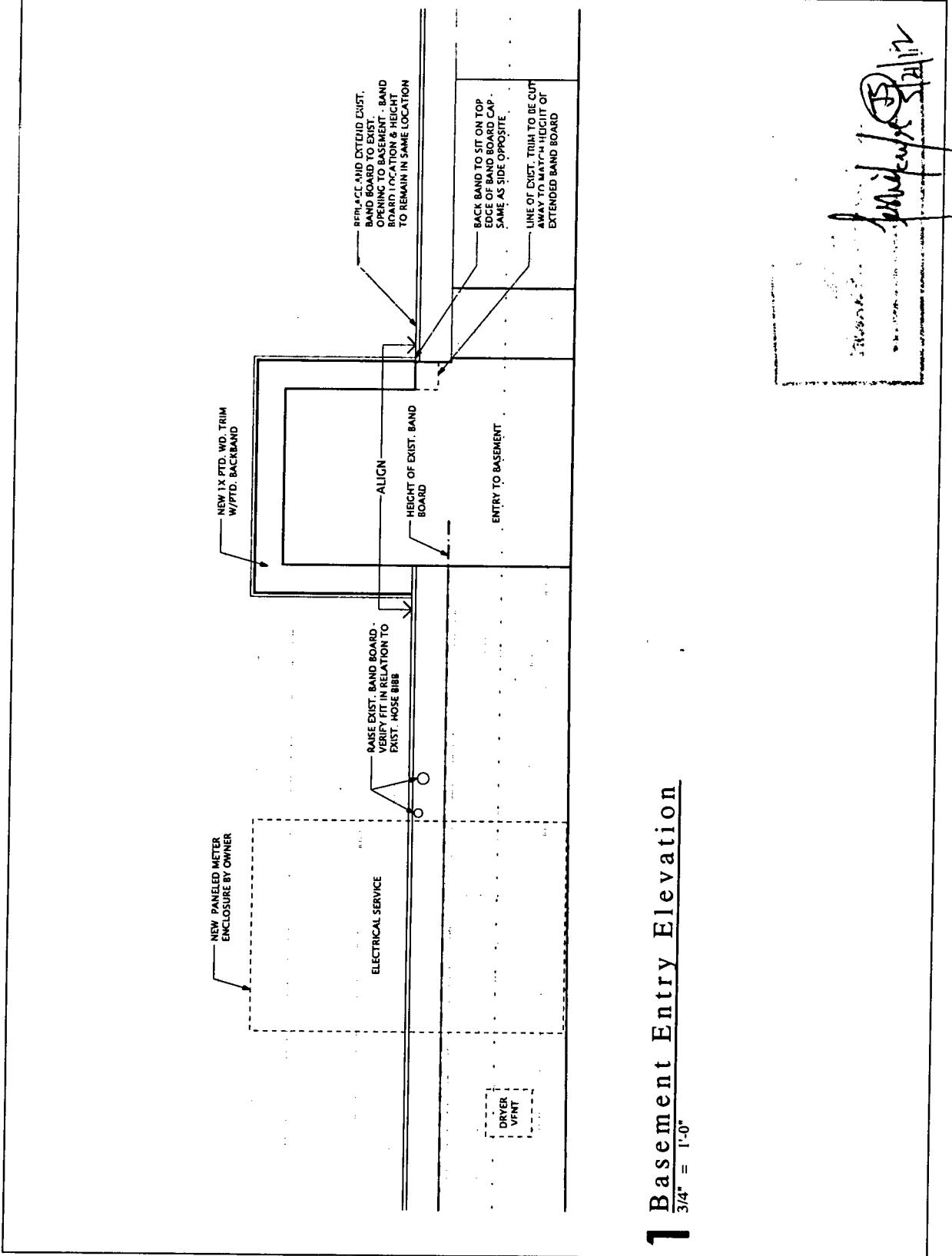
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1 Basement Entry Elevation
 3/4" = 1'-0"

ANNE DUKLEY
ARCHITECTS

5019 Wilson Lane
Bethesda, Maryland 20814
(P) 301.652.0106 (F) 301.652.0125
www.annedukleyarchitects.com

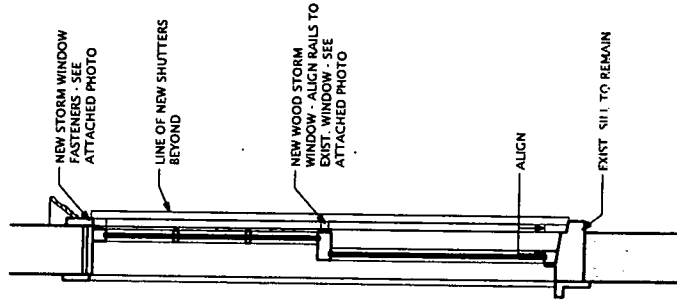
Gallagher-
Williams
Renovation

12 East McInroe Street
Cherry Hill, Maryland 20815

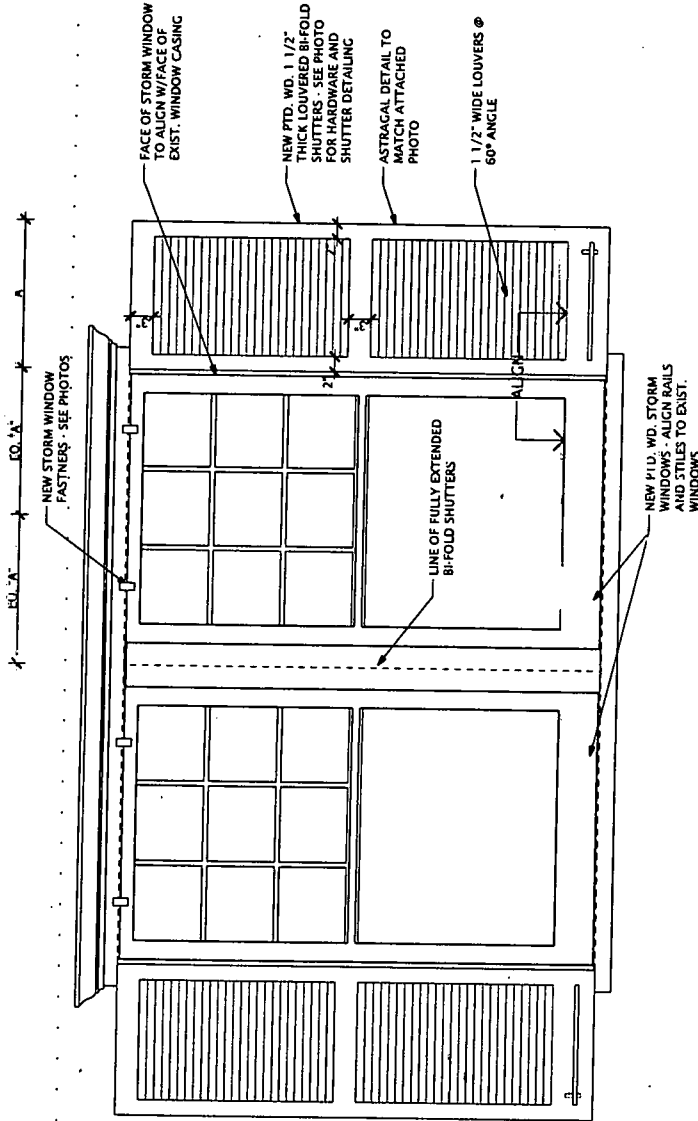
C. 2011 Anne Dukley Architects, LLC
19 SEPTEMBER 2011

STORM WINDOWS
AND SHUTTERS

SK-1



2 Window Section
3/4" = 1'-0"



1 Window Elevation
3/4" = 1'-0"

APPROVED
MICHAEL P. BROWN
MICHAEL P. BROWN ARCHITECTS
M. P. BROWN
S. D. BROWN

ANNE DECKER
ARCHITECT, P.C.

5019 Wilson Lane
Bethesda, Maryland 20814
(P) 301.652.0106 (F) 301.652.0125
www.anne-decker-architect.com

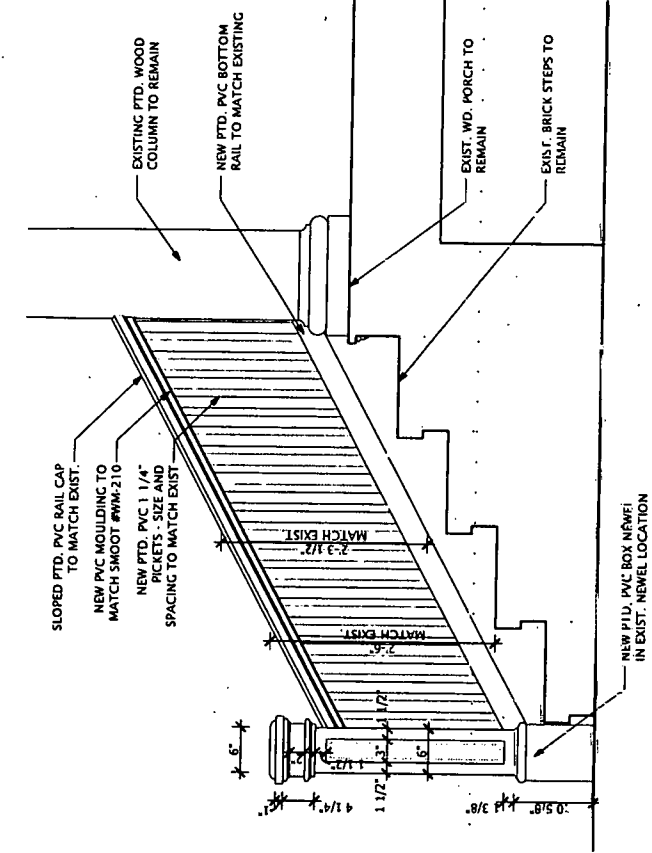
Gallagher-
Williams
Renovation

12 East McLoose Street
Cherry Chase, Maryland 20815

C. BELL, Anne Decker Architects, LLC
19 SEPTEMBER 2011

PORCH RAIL

SK-4



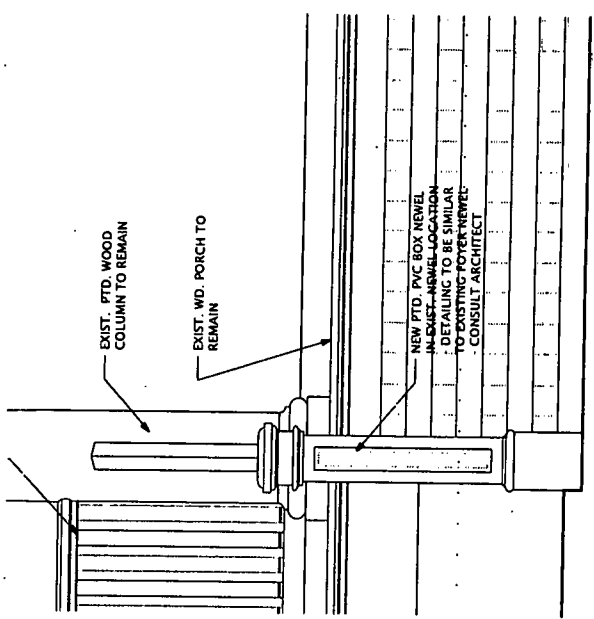
APPROVED

LESLIE MARY GUILTY
Historic Preservation Officer

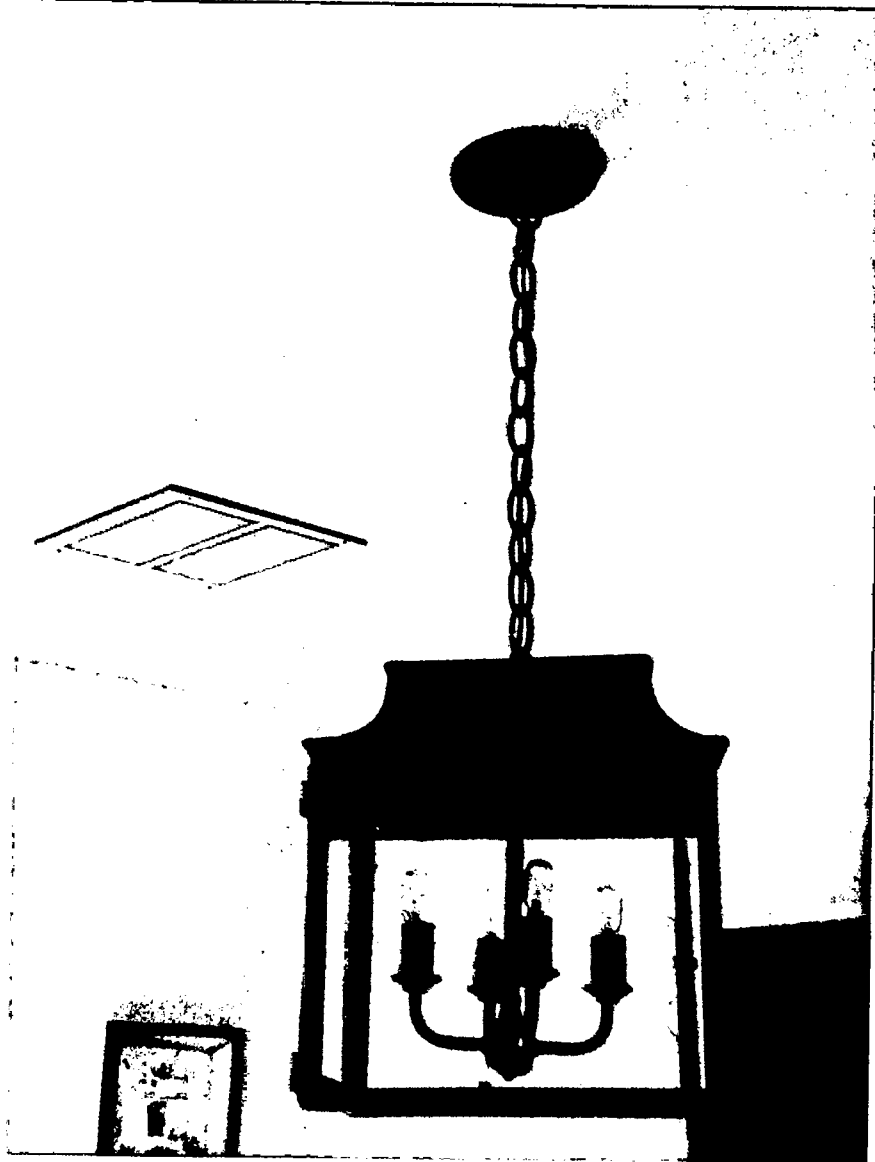
[Signature]

1 Front Elevation - Handrail
3/4" = 1'-0"

2 Profile - Handrail
3/4" = 1'-0"



Proposed Lantern at Front Porch:



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
3/21/12

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	12 East Melrose Street, Chevy Chase	Meeting Date:	4/11/12
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/4/12
Applicant:	Michael Williams and Susan Gallagher	Public Notice:	3/28/12
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-12H	Staff:	Josh Silver
PROPOSAL:	Replacement of shutters, storm windows, roof and other alterations		

STAFF RECOMMENDATION

Staff is recommending the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1892-1916

PROPOSAL

The applicants are proposing the following exterior work:

Exterior trim Realign the existing foundation level wooden band board on the west (right) side elevation and replace and extend the existing wooden band board on the right side of the exterior basement access door.

Gutters Remove and replace the existing aluminum K-style gutters with ogee style aluminum gutters in the same location.

Lampposts and other exterior lights Remove and replace the existing front porch lantern with a new metal lantern in the same location.

Lattice Remove and replace the existing wooden diagonally biased lattice under the front porch with tight-weave, orthogonal painted wooden lattice in the same location.

Porch Remove and replace the existing wooden front porch stair railing with a painted composite railing with the same design and in the same location. Remove and replace the existing wooden front porch newel posts with a painted composite material box newel posts in the same location.

Roofing materials Remove and replace the existing non-historic asphalt roof with an EcoStar recycled rubber and plastic "slate-like material". Remove and replace the existing tin roofing material with an applied EPDM rubber roof on the west (right) side elevation front porch. *Note this section of roof is flat and not visible from the public right-of-way due to the architectural detail of the roof form.



Shutters Remove and selectively replace the existing non-historic, non-operable louvered shutters on the front elevation with operable painted wood shutters. The non-operable shutters on the first floor will be permanently removed along with the shutters on the centered second and third floor windows.

Windows Remove and replace the existing metal storm windows with painted wood storm windows to match the existing.

APPLICABLE GUIDELINES

When reviewing alterations 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *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 as follows:

Chevy Chase Village Historic District Master Plan

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 or 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:

Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

Gutters are not currently subject to review and should not be reviewed.

Lampposts and other exterior lights should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Porches should be subject to moderate if they are visible from the public right-of-way, lenient scrutiny if they are not.

Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. However, the application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in-kind, and the reviewing agency should be open to considerations of these alternative solutions.

Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Windows Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 the Interior's Standards for Rehabilitation:

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff finds that consistent with Chevy Chase Village Historic District Guidelines, the proposed work as being consistent with the following *Guidelines*;

Chimney *There is no guideline in the Chevy Chase Village Historic District Guidelines for chimneys.*

The proposed chimney work constitutes ordinary maintenance and repair of an exterior feature. Consistent with Chapter 24A-6(b) a historic area work permit is **not** required for any ordinary maintenance or repair of exterior features, which will have no material effect on a historic resource located within an historic district, of which such features are a part.

Exterior trim *(such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.*

The existing foundation level wooden band board on the west (right) side elevation is visible from the public right-of-way. The proposed modification to the wooden band board and its extension with the same material is compatible with the structure's existing design and does not alter the integrity of the resource.

Gutters *are not currently subject to review and should not be reviewed.*

No review required.

Lampposts and other exterior lights *should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.*

The existing hanging front porch light fixture is visible from the public right-of-way. The proposed hanging metal light fixture style is compatible with the structure's existing design.

***Porches** should be subject to moderate if they are visible from the public right-of-way, lenient scrutiny if they are not.*

The front porch railing and newel posts are visible from the public right-of-way. The installation of a painted composite material front porch stair railing and newel posts in lieu of the existing wooden railing and posts is a compatible new material. Consistent with the *Guidelines* compatible new materials should be permitted. The proposed front porch stair railing style is consistent with the existing porch railing to remain and a box newel post is appropriate for the resource style, as such the integrity of the resource will be preserved and the altered structure will still contribute to the district.

***Roofing materials** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. However, the application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in-kind, and the reviewing agency should be open to considerations of these alternative solutions.*

The main gable roof of the historic massing is visible from the public right-of-way. The proposed removal and replacement of a non-historic asphalt roof with an EcoStar recycled rubber and plastic "slate-like material" is a compatible new material. Consistent with the *Guidelines* materials differing from the original should be approved for contributing resources. The proposed installation of a "slate-like material" is a compatible new material consistent with the architectural style of the structure.

The flat roof section of the front porch roof on the west (right) side elevation is not visible from the public right-of-way. The proposed removal and replacement of the tin roofing material with an EPDM rubber roof is compatible with the surrounding streetscape. **Consistent with the Guidelines, applying "lenient scrutiny" most change should be permitted unless there are major problems with massing, scale of compatibility. [Emphasis added].**

***Shutters** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.*

The front elevation shutters are visible from the public right-of-way. The proposed removal of non-original, non-operable shutters will have no impact on the integrity of the resource. The proposed installation of operable painted wood shutters is a compatible new material. The proposed installation is compatible with structure's existing design and in character with the resource and historic district.

***Windows** Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not.*

The proposed installation of wooden storm windows is compatible in character with the resource and historic district.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application 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;

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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

MAR 21 2012

Contact Person: Susan Gallagher
Daytime Phone No.: 240 994 3769

Tax Account No.: 00454300

Name of Property Owner: Michael Williams + Susan Gallagher
Daytime Phone No.: 240 994 3769

Address: 12 E. Melrose St. Ch. Ch. MD 20815
Street Number City State Zip Code

Contractor: Potomac Valley Builders
Phone No.:

Contractor Registration No.: 51618

Agent for Owner: DARYL LANTAS Daytime Phone No.: 301.656.9425

LOCATION OF BUILDING/PREMISE

House Number: 12 Street: East Melrose St.
Town/City: Cherry Chase Nearest Cross Street: Brookville Rd.
Lot: 14 Block: 44 Subdivision: 009
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|--|--|---|--|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Stab | <input type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |

1B. Construction cost estimate: \$ 75,000 -

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 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.

[Signature]
Signature of owner or authorized agent

2/26/12
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 594154 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:

1891e Chew Chase Village Home.

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

1. Exterior renovation per Anne Decker specs.
2. Replace Roof and gutters.
3. Repair and restore porches and misc trim.
4. Repair chimney.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

Anne Decker Architects, LLC
5019 Wilson Lane
Bethesda, MD 20814

Gallagher-Williams Residence
12 East Melrose Street
Chevy Chase, MD 20815

November 1, 2011

PROJECT SPECIFICATIONS:

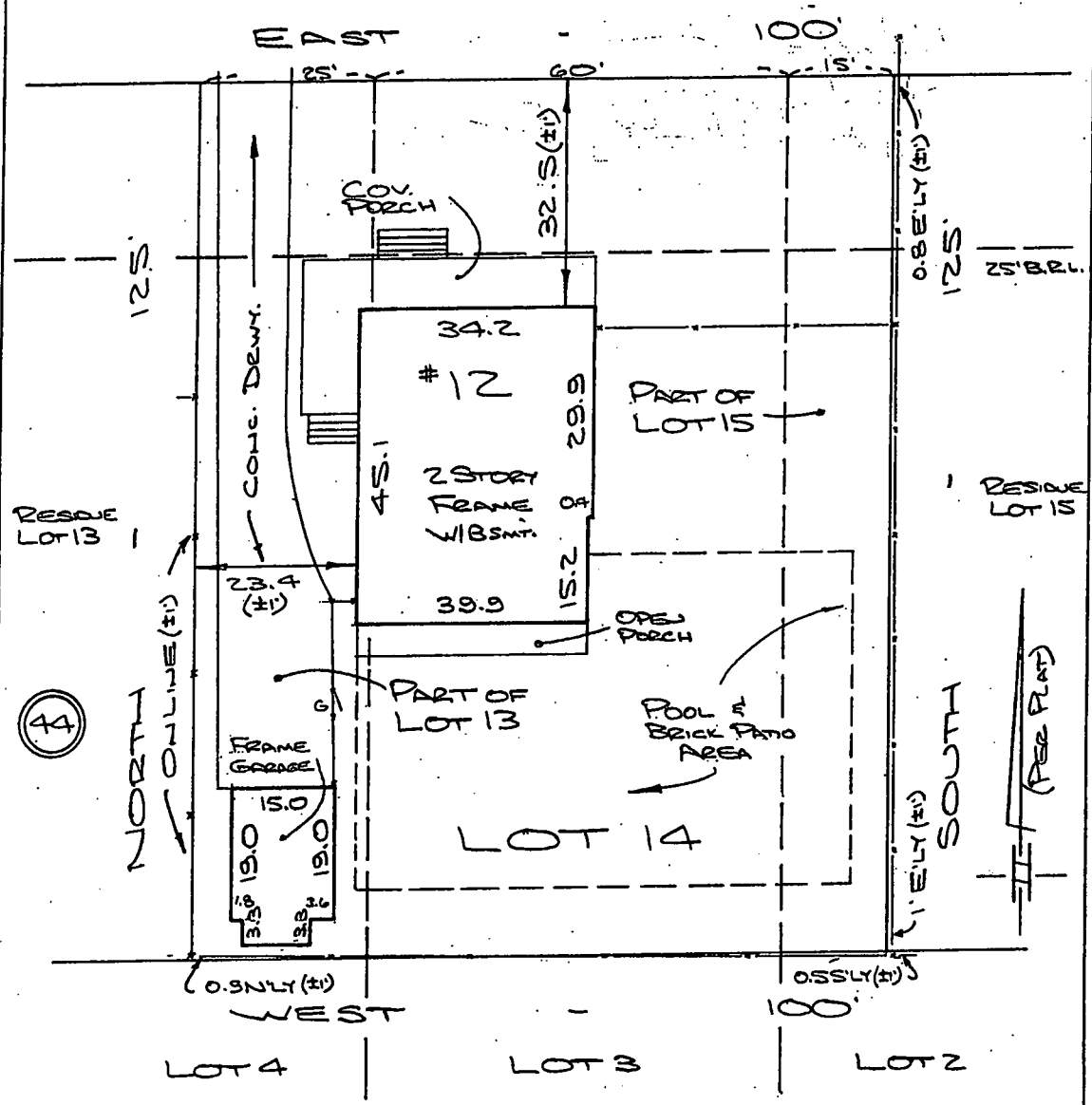
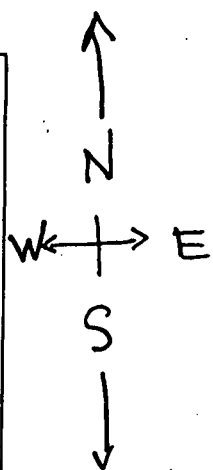
A. EXTERIOR WORK:

- Shutters:** Replace existing non-operable louvered shutters on the front elevation and selectively replace with new operable louvered shutters, see attached photos. First floor shutters to be removed. Second floor shutters are to be replaced with bi-fold shutters per the attached drawings. No shutters to be provided at the third floor and second floor central windows.
- Storm windows:** New painted wood storm windows to match attached drawings to replace existing metal storms. Add new painted wood storm windows to match attached drawings at 3rd floor of rear elevations (~~one window~~^{two}) and second floor east elevation (one window) where there are currently ~~new~~ storm windows installed. ^{no}
- Porch Railing:** Additional painted wood trim is to be added to the existing porch railing beneath the existing top rail per the attached drawings.
- New painted PVC railing is to be installed at the existing front porch stairs to match existing railing details. New PVC trim to be installed under top rail per the attached drawings.
- New painted PVC newels to be installed in existing newel locations per the attached drawings. Please verify whether a PVC match is possible.
- Lattice:** Replace existing diagonally biased lattice at front porch with new Smoot tight-weave, orthogonal, painted wood box lattice Smoot #LWM-267 with 1x3 painted wood frame.
- Lantern:** New front porch lantern to replace existing. Lantern to be Windsor line by Paul Ferrante. See attached photo.
- Basement Entry** Modify trim at existing basement entry per attached drawings.

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

Owner's mailing address	Owner's Agent's mailing address
17 e. melrose st. cherry chase, MD 20815	
Adjacent and confronting Property Owners mailing addresses	
Emily + John Miller 16 e. melrose st. cherry chase, MD 20815	Darwin Curtis. 13 e. melrose st. cherry chase, MD 20815
Andy + Mark Aron 8 east melrose st. cherry chase, MD. 20815	Sonya & Eugene Flanigan 11 e. melrose st. cherry chase, MD 20815

file
EAST MELROSE STREET



AREA = 12500 sq

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or security interests or refinancing.

LOCATION DRAWING
 LOT 14 & BLOCK 44
 PART OF LOTS 13 & 15
 SECTION No. 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

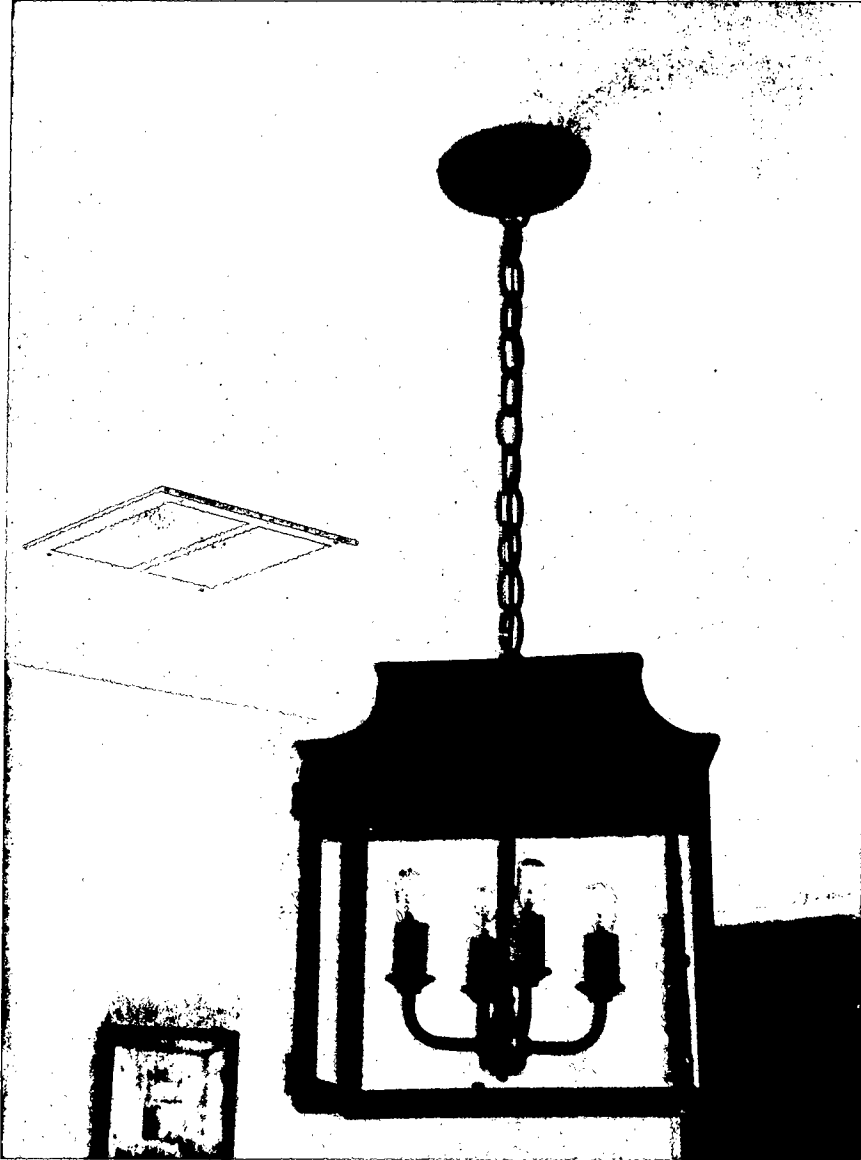
I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and physically observed.

Edward L. Lopez
 Edward L. Lopez,
 Maryland Property Line Surveyor No. 522

Recorded in Plat Book 2 Plat 106 Scale 1" = 20'
 CASE: 1193-09 FILE: 90098
 DATE: JULY 14, 2009

11

Proposed Lantern at Front Porch:



ANNE DECKER
ARCHITECTS

5019 Wilson Lane
Bethesda, Maryland 20814
(P) 301.652.0106 (F) 301.652.0125
www.anne-decker-architects.com

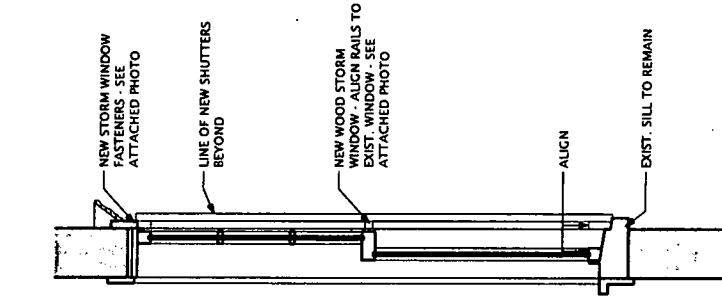
Gallagher-
Williams
Renovation

12 East McLoose Street
Chevy Chase, Maryland 20815

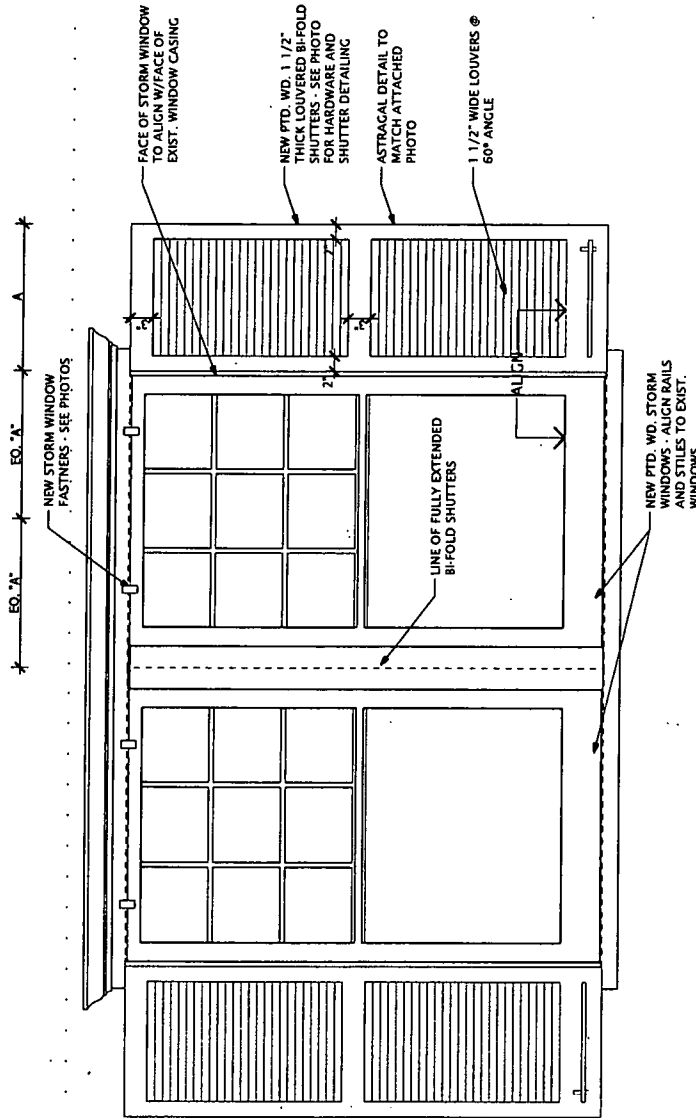
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19 SEPTEMBER 2011

STORM WINDOWS
AND SHUTTERS

SK-1



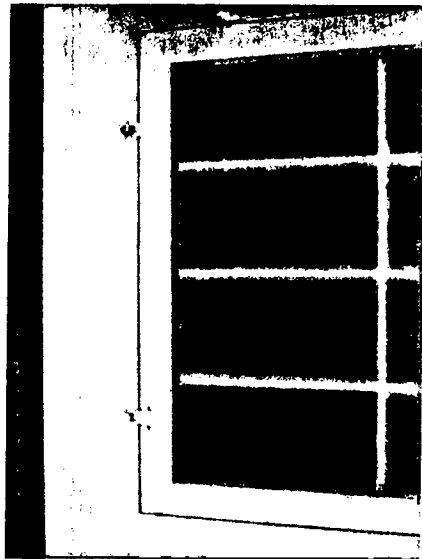
Window Section
3/4" = 1'-0"



Window Elevation
3/4" = 1'-0"



1 Storm Window Photo



2 Storm Window Photo Detail



3 Storm Window Hardware Detail

ANNE DECKER
ARCHITECTS

5019 Wilson Lane
Bethesda, Maryland 20814
(P) 301.652.0106 (F) 301.652.0135
www.anne-decker-architects.com

Gallagher-
Williams
Renovation

17 East Nichols Street
Chevy Chase, Maryland 20815

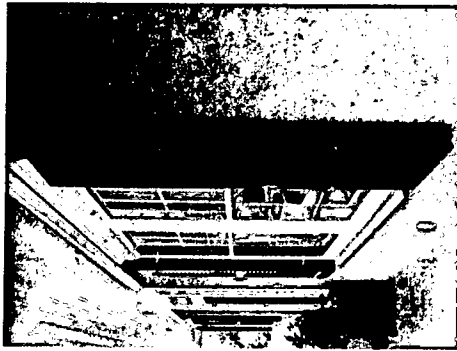
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STORM WINDOWS
& SHUTTERS

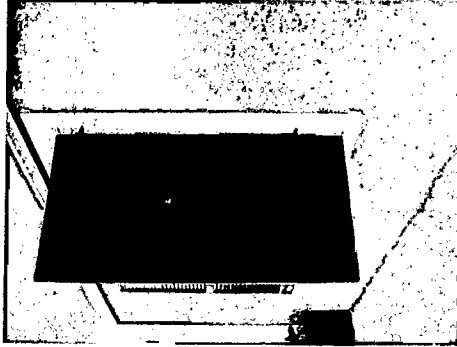
SK-2



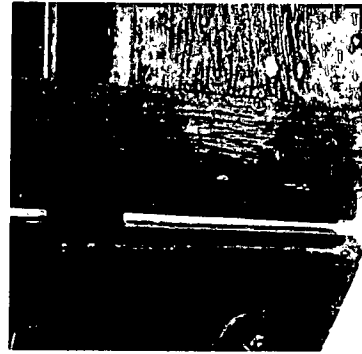
1 Shutter Elevation



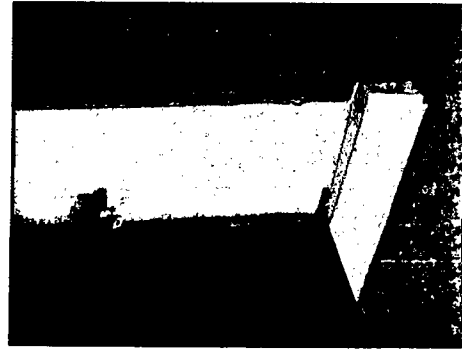
2 Shutter Profile



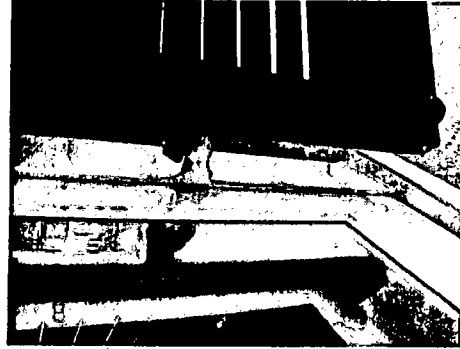
3 Shutter Extended



4 Shutter Detail



5 Shutter Hardware



6 Shutter Hardware

ANNE DECKER
ARCHITECTS

5219 Wilson Lane
Bethesda, MD 20814
(P) 301.652.0106 (F) 301.652.0125
www.anne-decker-architects.com

Gallagher-
Williams
Renovation

12 East Metrose Street
Chevy Chase, Maryland 20815

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19 SEPTEMBER 2011

STORM WINDOWS
& SHUTTERS

SK-3

ANNE DECKER
ARCHITECTS

5019 Wilson Lane
Bethesda, Maryland 20814
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www.anne-decker-architects.com

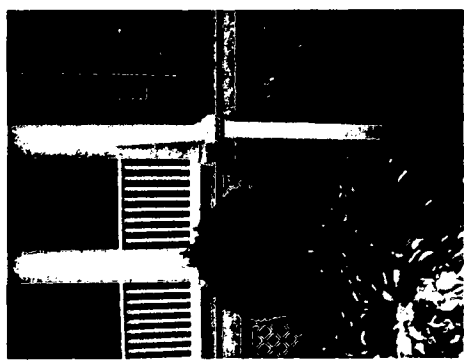
Gallagher-
Williams
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12 East Nichols Street
Cherry Chase, Maryland 20815

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PORCH RAIL

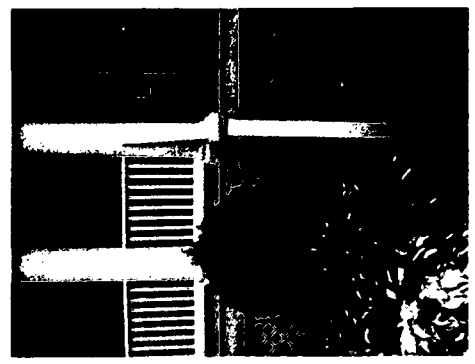
SK-5



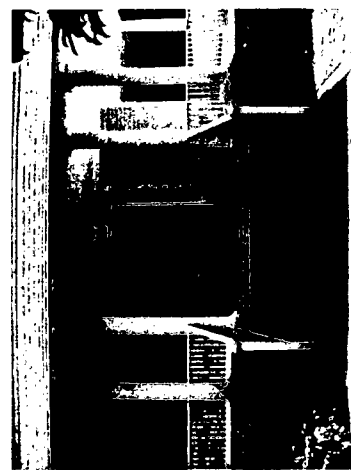
1 Exist. Newel



2 Exist. Handrail



3 Exist. Guardrail



4 Exist. Elevation



5 Interior Newel
1:13.3333

ANNE DECKER
ARCHITECTS

5019 Wilson Lane
Bethesda, Maryland 20814
(P) 301.652.0106 (F) 301.652.0125
www.anne-decker-architects.com

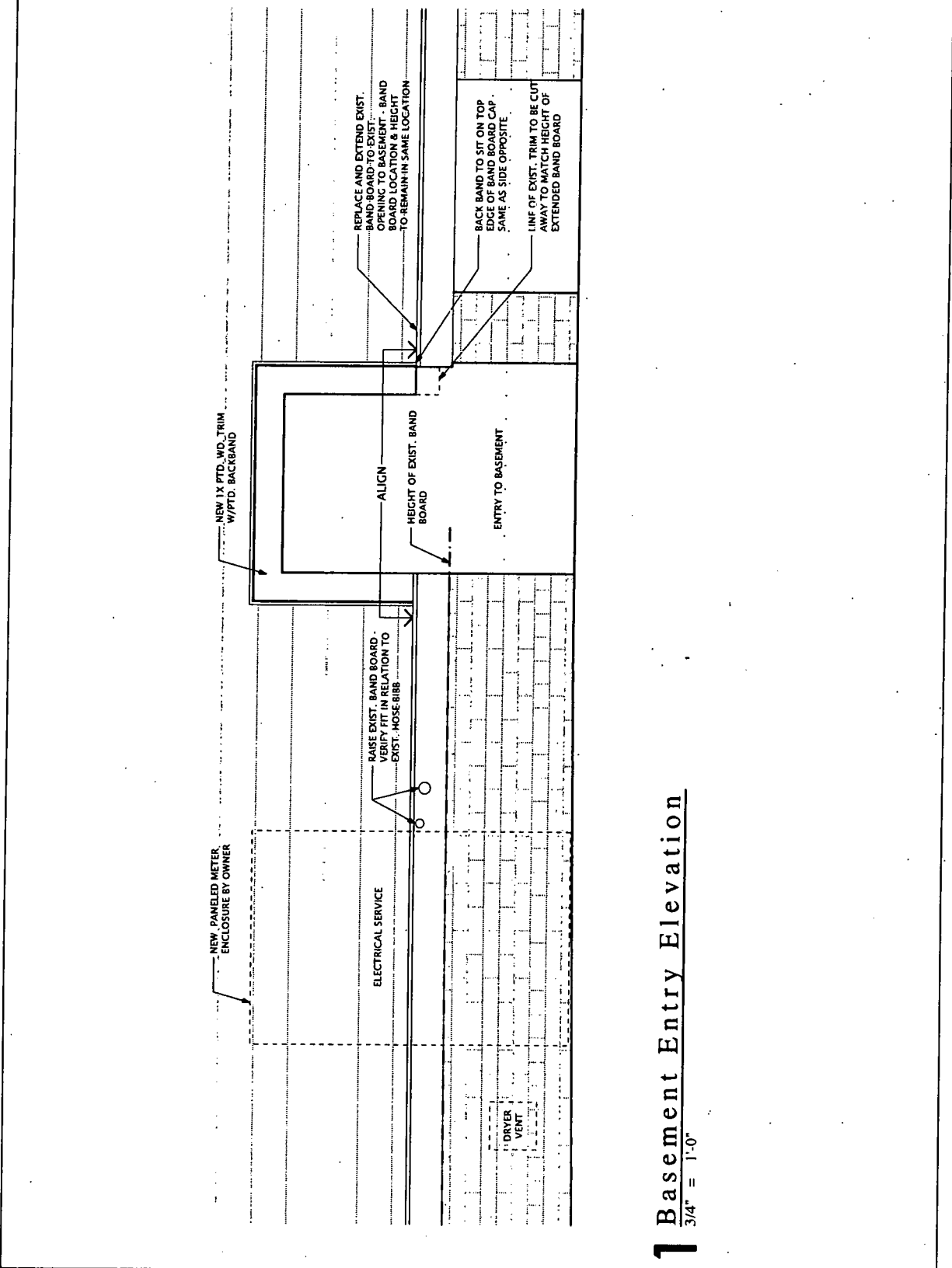
Gallagher-
Williams
Renovation

12 East Melrose Street
Cherry Chase, Maryland 20815

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19 SEPTEMBER 2011

DESKETTES

SK-7



1 Basement Entry Elevation
3/4" = 1'-0"



REP SIGN IN

Stay Logged In

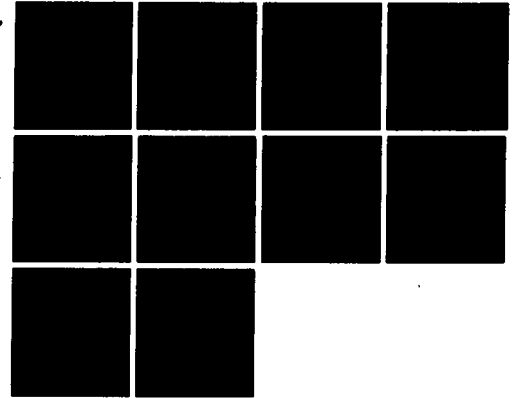
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Majestic Slate™

Majestic Slate tiles offer the natural beauty of slate while providing enhanced strength and durability. Featuring a 50-year Gold Star or Limited Materials Warranty and available with a 100 mph wind warranty, Majestic Slate tiles provide enhanced resistance to harsh weather conditions, including wind, driving rain and hail. Manufactured from 80% post-industrial recycled rubber and plastic, Majestic Slate tiles offer an environmentally friendly, lightweight alternative to traditional slate roofing products. Majestic Slate tiles are available in eleven colors: Stone Red, Earth Green, Chestnut Brown, Cedar Brown, Mountain Plum, Smoke Gray, Federal Gray, Midnight Gray, Black, Sage Green and Driftwood.

Majestic Slate tiles are available in eleven colors: Stone Red, Earth Green, Chestnut Brown, Cedar Brown, Mountain Plum, Smoke Gray, Federal Gray, Midnight Gray, Black, Sage Green and Driftwood (color not shown).



[> Go To Majestic Slate Gallery](#)

Resources

click to download pdf file:

- [Majestic Slate Cut Sheet](#)
- [Majestic Slate Cut Sheet - Spanish](#)
- [Majestic Slate Designer Series Cut Sheet](#)
- [Majestic Slate Traditional 10" PDS](#)
- [Majestic Slate Traditional PDS](#)
- [Majestic Slate Traditional PDS - Spanish](#)
- [Majestic Slate Universal Hip & Ridge PDS](#)

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Proposal

SPECIFICATIONS AND ESTIMATE

Winston's

CHIMNEY SERVICE

2701 South Oakland St.

Arlington, VA 22206

VA (703) 379-5006 DC (202) CHI-MNEY MD (301) 571-8546

Email: info@winstonsservices.com

Class A Lic. # 2705 113496 A

December 27, 2011

Ms. Susan Gallagher

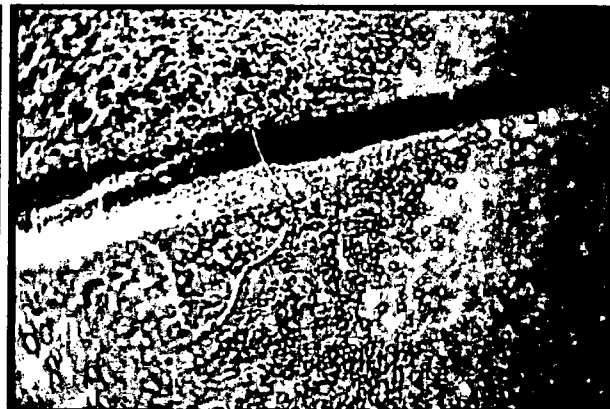
12 East Melrose Street

Chevy Chase MD, 20815

Michael.williams@hoganlove.com



Inspections were performed on your fireplaces and they were found to be in unsatisfactory condition. It appears that the systems can no longer properly contain the products of combustion. There were numerous missing mortar joints between the terra cotta clay liners in both fireplace flues and multiple vertical cracks in lower fireplace flue. These systems should not be used to vent anything until repaired.



Proposal

SPECIFICATIONS AND ESTIMATE

Winston's

CHIMNEY SERVICE

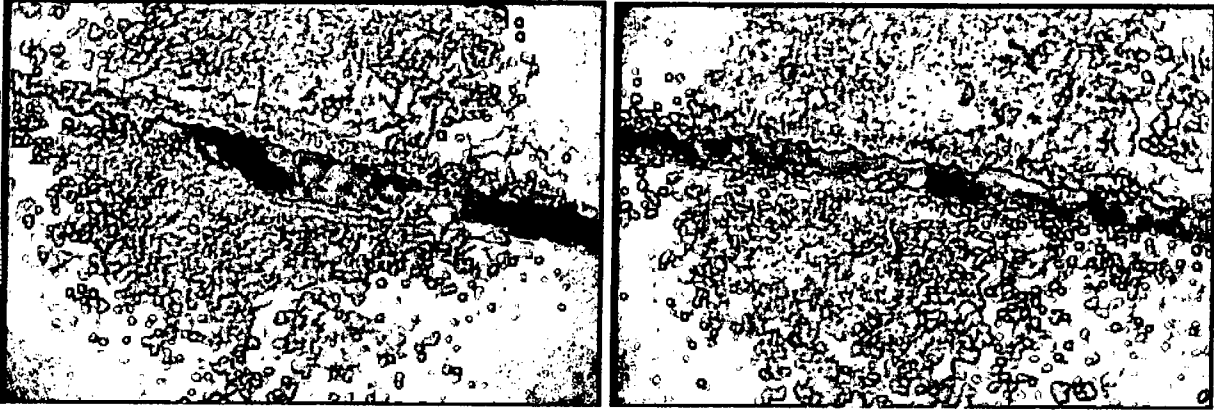
2701 South Oakland St.

Arlington, VA 22206

Tel: (703) 379-5006 Fax: (703) 998-1396

info@winstonsservices.com

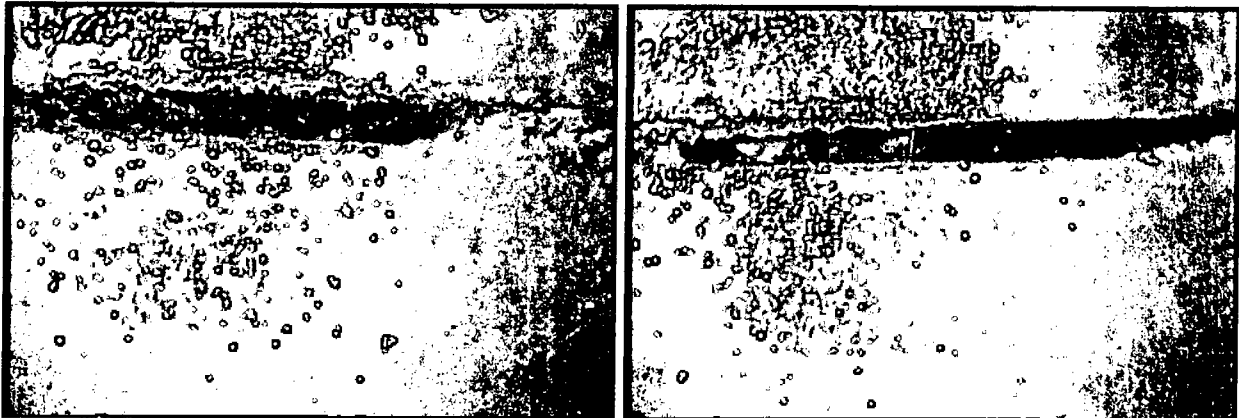
VA HIC # 2705 113496 A



A. Reline 1st Floor Fireplace with Stainless Steel

Set up the Zip Wall dust containment system and air mover in front of the fireplace, a 6x6 foot space must be cleared of furniture, furnishings and paintings. Cut out the existing damper assembly and remove all of the existing terra cotta clay liners. Install approximately 25 feet of 11 inch diameter stainless steel titanium alloy liner UL Listed to 1777. Insulate the liner with Premier Mix insulation. Install an Energy Top plus top sealing cap/damper combination. Parge coat the smokechamber with Chamber Tech 2000 and HS Smokechamber Seal as needed. Repair the crown as needed, install a new 12 x12 flue tile extension.. Manufactures Limited Lifetime Warranty on Liner and 15 year Warranty on all Masonry Work \$4,085.00

And



Proposal

SPECIFICATIONS AND ESTIMATE

Winston's

CHIMNEY SERVICE

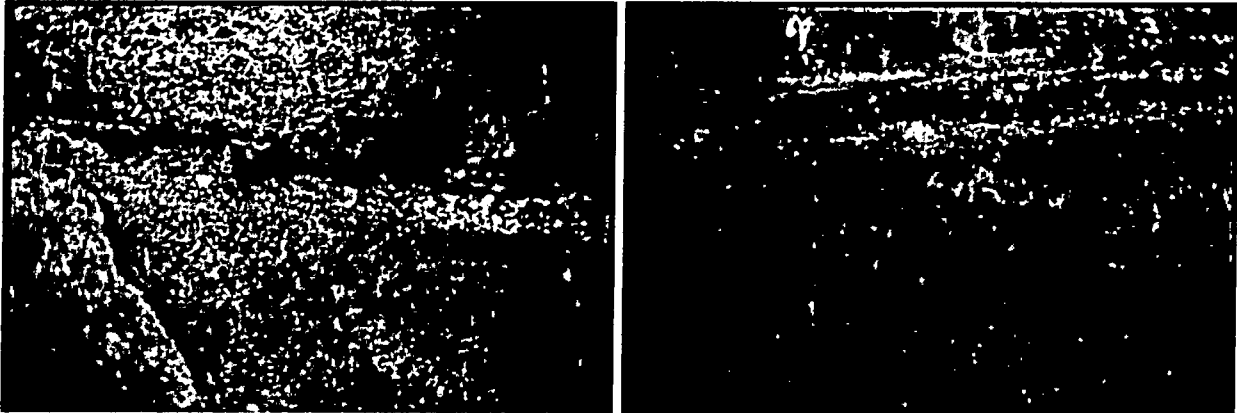
2701 South Oakland St.

Arlington, VA 22206

Tel: (703) 379-5006 Fax: (703) 998-1396

info@winstonsservices.com

VA HIC # 2705 113496 A



B. Reline First Floor Rear Fireplace with Stainless Steel

Set up the Zip Wall dust containment system and air mover in front of the fireplace, a 6x6 foot space must be cleared of furniture, furnishings and paintings. Cut out the existing damper assembly and remove all of the existing terra cotta clay liners. Install approximately 25 feet of 11 inch diameter stainless steel titanium alloy liner UL Listed to 1777. Insulate the liner with Premier Mix insulation. Install an Energy Top plus top sealing cap/damper combination. Parge coat the smokechamber with Chamber Tech 2000 and HS Smokechamber Seal as needed. Repair the crown as needed, install a new 12 x12 flue tile extension, and grind out and tuck point any bad firebox mortar joints. Manufactures Limited Lifetime Warranty on Liner and 15 year Warranty on all Masonry Work \$4,085.00

Due to the proximity between the two flue systems, if you would like to have the fireplaces relined then the unused furnace flue system will require removal as well. To install the proper sized liner in a fireplace flue, the existing terra cotta clay tiles must be removed. Any flue closer than six inches will become damaged during this process, your furnace flue is 2 inches away from both systems, and it will be broken. Additional knockout and removal and insulation cost will apply. (Fireplace on right, furnace on left) \$799.00

And/or

Proposal

SPECIFICATIONS AND ESTIMATE

Winston's

CHIMNEY SERVICE

2701 South Oakland St.

Arlington, VA 22206

Tel: (703) 379-5006 Fax: (703) 998-1396

info@winstonsservices.com

VA HIC # 2705 113496 A



C. The exterior chimney has severely deteriorated mortar and bricks and mortar. It appears that at some point an attempt to repair the chimney has been made and that work is failing. Best long term solution is to rebuild the exterior chimney from the roofline up 30 courses total 14 bricks per course. Match existing brick and mortar as close as possible, scaffolding required approx. 30-35ft. Re secure a proper strap to support exterior chimney. 15 year warranty on all masonry work \$5,339.00

Another option: rebuild and Heat Shield the existing flues then rebuild

D. Take the chimney down to the flashing. Clean the remaining fireplace flues thoroughly. Clear a 6x6 foot space of furniture and furnishings. If necessary, cut out the existing damper assemblies. Resurface both 11 x 11 (interior measurements are not exact) x 15 foot flues (flues below the top portion that has been taken down to be rebuilt) with Heat Shield Cerfractory Flue Sealant, UL Listed to 2425. Parge and seal both smoke chambers with Chamber Tech 2000 and Heat Shield Smokechamber Sealant where needed. Then rebuild the exterior chimney from the roofline up 30 courses total 14 bricks per course, and install new 12x12 terra cotta clay flue tiles. Match existing brick and mortar as close as possible, scaffolding required approx. 30-35ft. Re secure the strap to support exterior chimney.

Manufactures 20 Year Warranty on Heat Shield and 15 Year Warranty on all Masonry Work \$12,059.00

Proposal

SPECIFICATIONS AND ESTIMATE

Winston's

CHIMNEY SERVICE

2701 South Oakland St.

Arlington, VA 22206

Tel: (703) 379-5006 Fax: (703) 998-1396

info@winstonsservices.com

VA HIC # 2705 113496 A

WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

See options above

PAYMENT TO MAKE AS FOLLOWS

33% deposit Remainder upon completion

Work to be started on

Work to be completed

All material is guaranteed to be as specified. All work to be completed in a substantial workman-like manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance

Authorized Signature *Lenny Whitfield, Technician*

Note: This proposal may be withdrawn by us if not accepted with ___ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. There will be a 10% cancellation fee deducted from deposit to cover restocking and other associated expenses.

Date of Acceptance:

Signature _____

Signature _____

Proposal

SPECIFICATIONS AND ESTIMATE

Winston's

CHIMNEY SERVICE

2701 South Oakland St.

Arlington, VA 22206

Tel: (703) 379-5006 Fax: (703) 998-1396

info@winstonsservices.com

VA HIC # 2705 113496 A

Customer has a right to refuse this proposal of services within 72 hours of signing contract.

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From: David Kroeker <dkroeker@potomacvalleybuilders.com>
 Subject: alternate pricing -- gutters and copper metal
 Date: May 11, 2011 11:53:13 AM EDT
 To: 'Susan Gallagher' <sisigallagher@mac.com>
 Cc: "Michael C. Williams" <michael.williams@hoganlovells.com>
 1 Attachment, 6.4 MB

Sisi/Michael,

See attached gutter pricing alternates as requested.
 Let me know if you need any clarifications.

David Kroeker
 Potomac Valley Builders, LLC

2,100
 825
~~2,475~~
 3,630

plywood.
 water table.
 white gutter

~~2,450~~
 24,500
 8,400
 6,600

house
 addition
 siding.

PROPOSAL

99573B

flat roof?



Roofing Division
 7304-C Boudinot Drive Springfield, VA 22150
 Tel: (703) 451-5151 Fax: (703) 451-0764

TO:

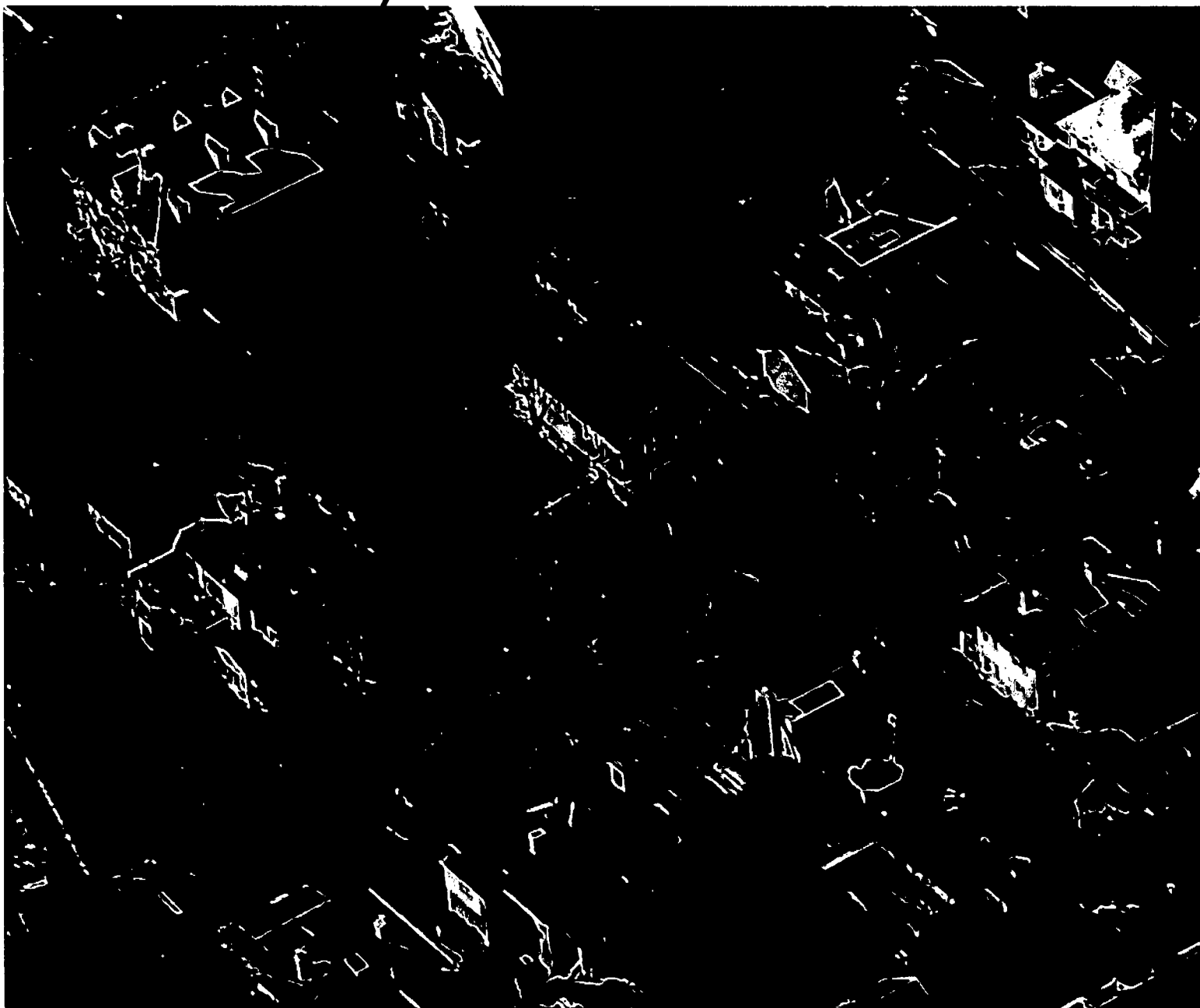
Potomac Valley Builders, L.L.C.
 5019 Wilson Lane Suite 100
 Bethesda, MD 20814

PHONE	301-656-9422	DATE	5/10/11
JOB NAME / LOCATION		Williams res 12 E. Melrose St Chevy Chase, MD 20815	
JOB NUMBER	99573	JOB PHONE	

We hereby submit specifications and estimates for:	
1. Removal of the existing rusted tin metal from nght flat roof down to decking .	
2. 1/2" High density fiber board mechanically fastened with 3" galvanized plate and 3" screw to existing decking with all new aluminum flashing.	
3. .045 mill EPDM Rubber fully adhered to new insulation.	
4. Install new aluminum flashing and new white coping.	
5. Install new aluminum drip edge above gutters	
6. All the job related debris will be hauled away and the area will be cleaned.	
7. Workmanship will be warranted for two year period after completion of job.	
8. Materials used will be of first class quality and carry full manufacturer warranty.	
9. Replace rotted roofing boards 1"x 6"x8' @ \$25.00ea., 1"x8"x8' @ \$30.00 ea., and rotted plywood 1/2"x4"x8' CDX @ \$65.00 ea. extra	\$2,100.00 ✓
Option:	
1. Replace front & back water table with white metal incl new addition	\$825.00 ✓ \$2,450.00 copper
2. Replacement of all existing gutter and down spouts with 6" K oversized white gutter fastened with hidden hanger and 3" x 4" oversized downspout	\$2,475.00
3. 6" Copper K gutter and 3" x 4" down spout	\$10,560.00
4. 6" 1/2 round copper gutter with 4" round down spout	\$13,200.00
5. 6" 1/2 round white aluminum with 4" round down spout	\$3,630.00 ✓
6. Aluminum gutter screen	\$1,485.00 -
7. Copper gutter screen	\$4,050.00
8. Shingle roof copper flashing.	\$2,450.00
**Replacement of rotten fascia and paint by other.	

We Propose hereby to furnish material and labor complete in accordance with the above specifications, for the sum of: \$2,100.00
 Twenty one hundred dollars and no/100.

12 E. MELROSE



Copyright ©2007 Pictometry International Corp.



FRONT.
12 E. MELBEE

20

WEST
SIDE

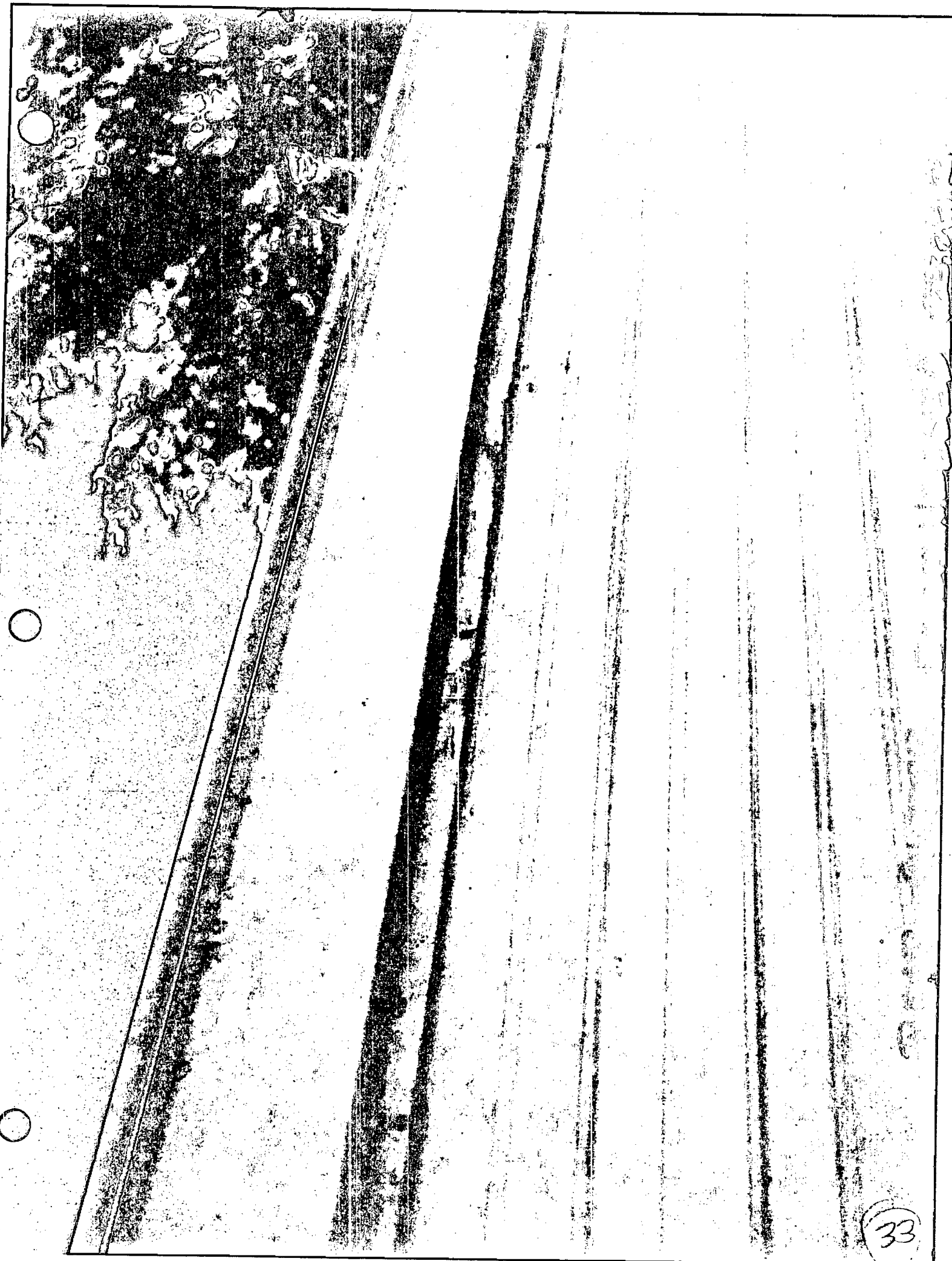


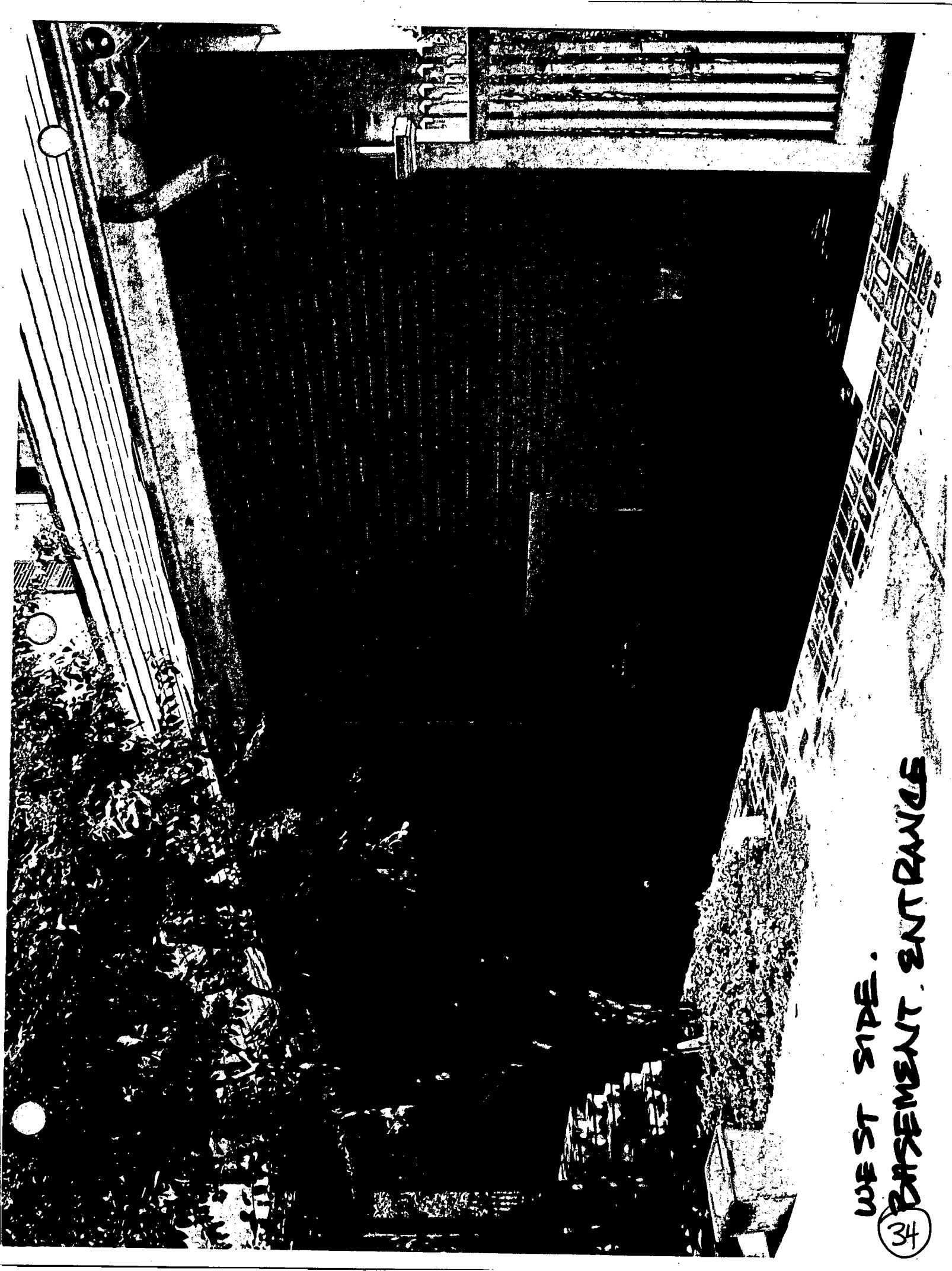
(S) (S) (S) (S) (S)
PREFAB BUILDING
RIP FLOOR



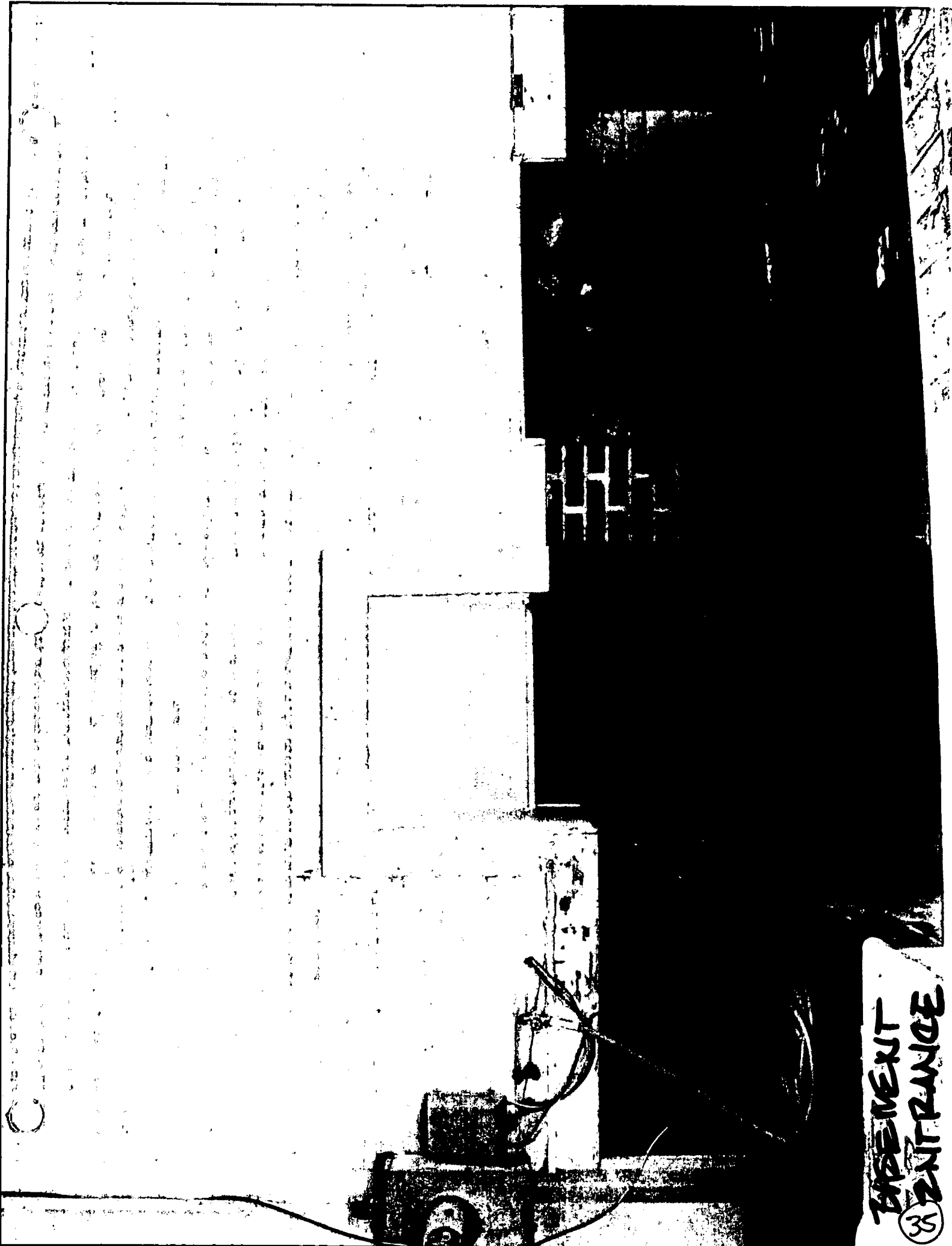






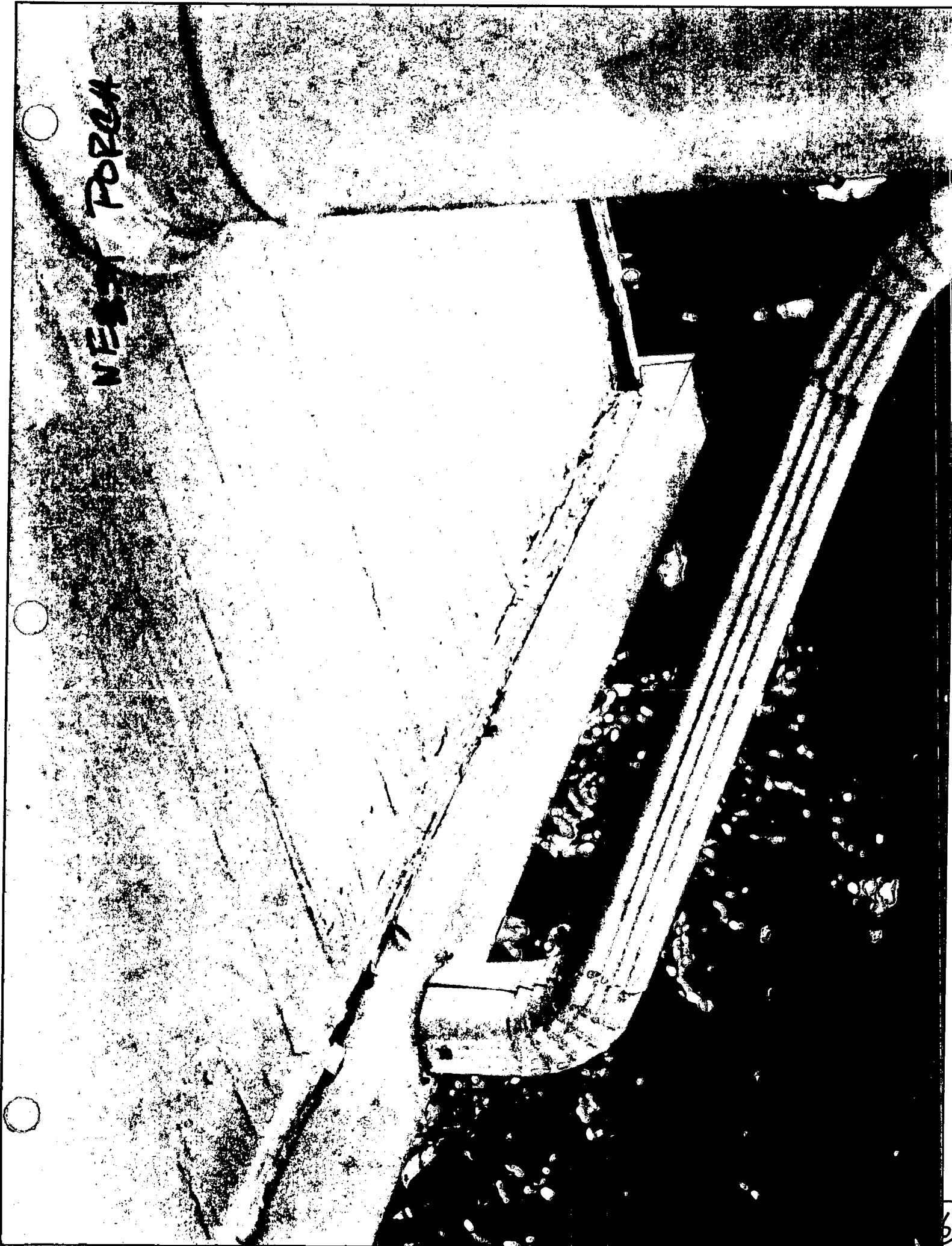


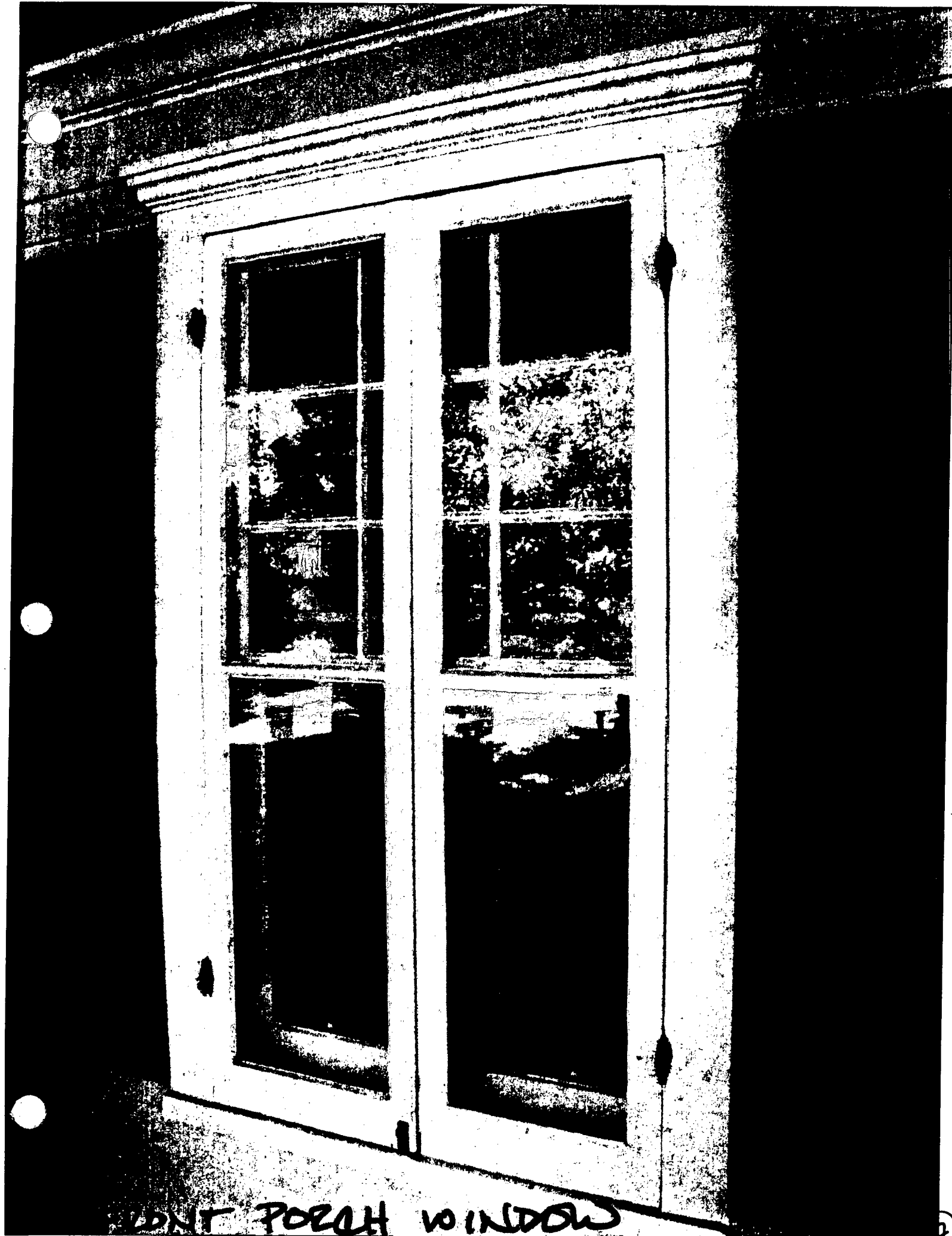
WEST SIDE.
BASEMENT ENTRANCE



BASEMENT
ENTRANCE
13

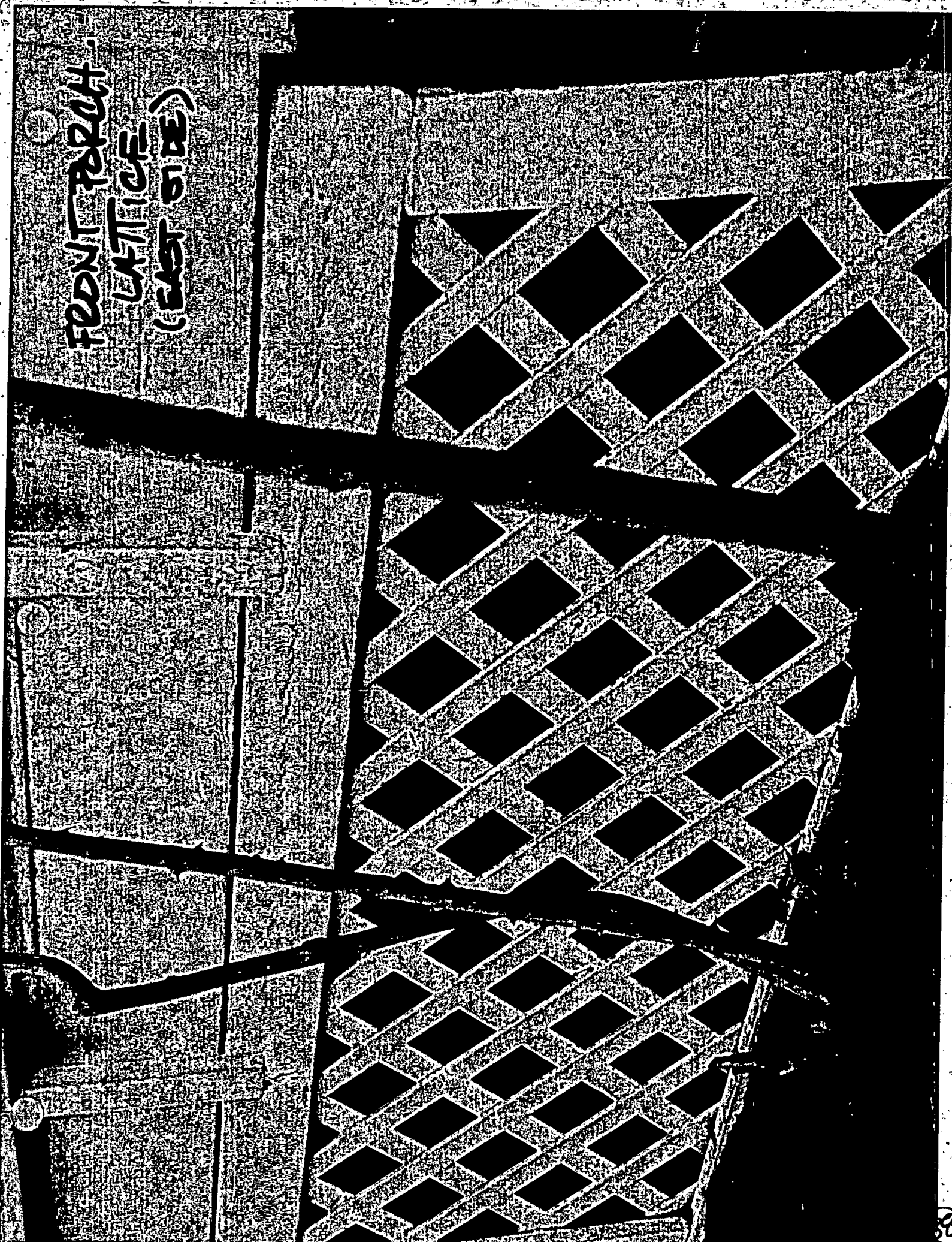
WEST POOL



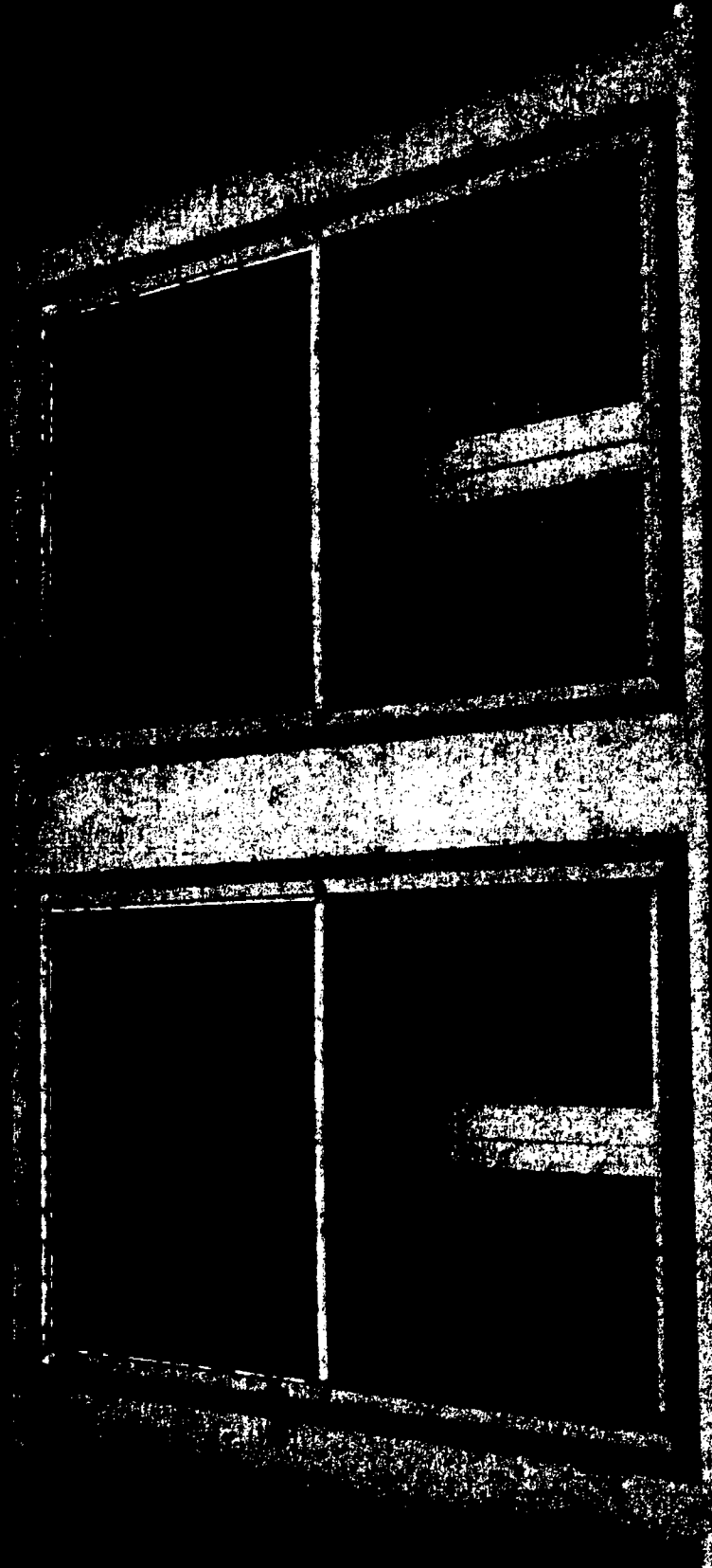


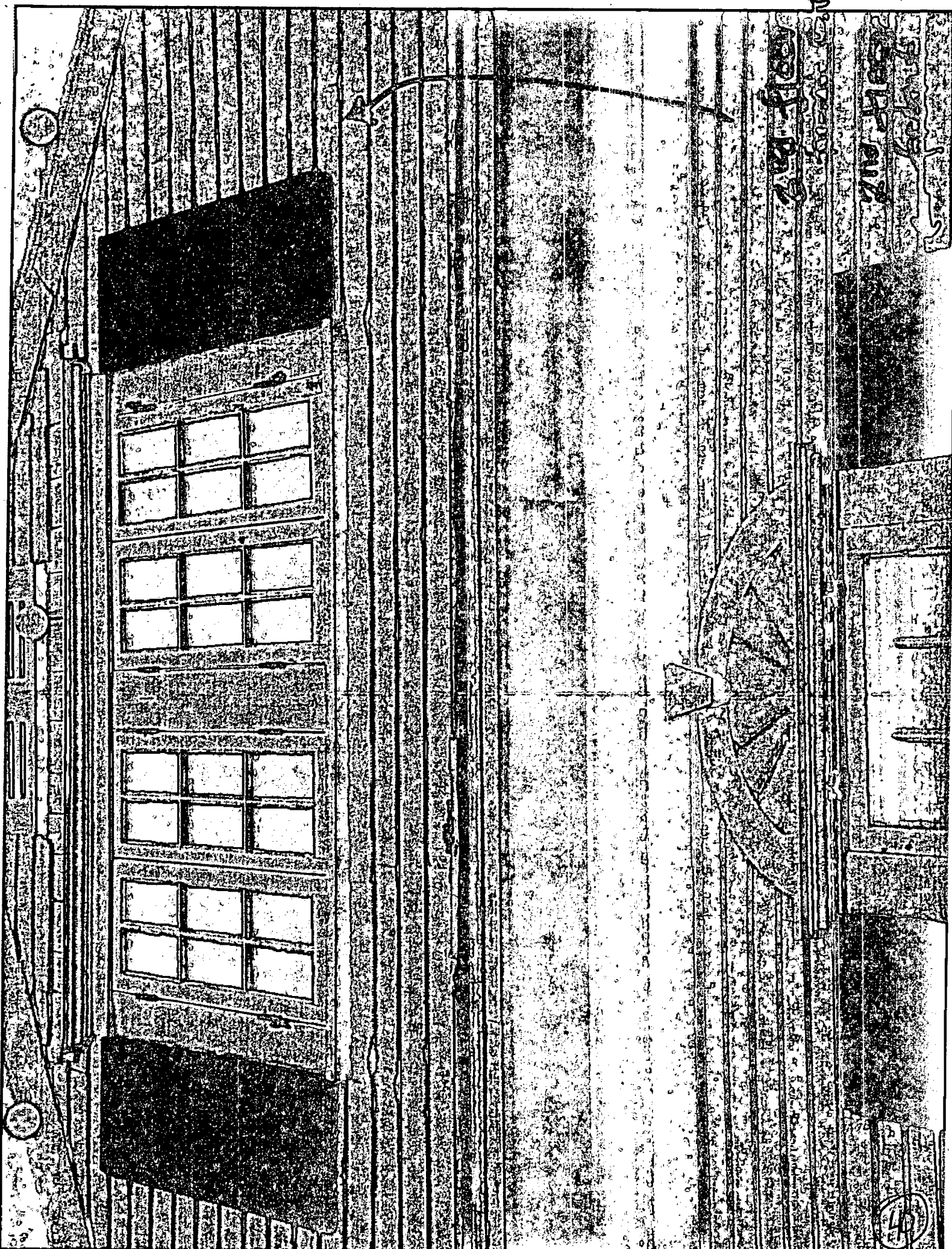
FRONT PORCH WINDOW

FRONT PORCH:
LATTICE
(EAST SIDE)



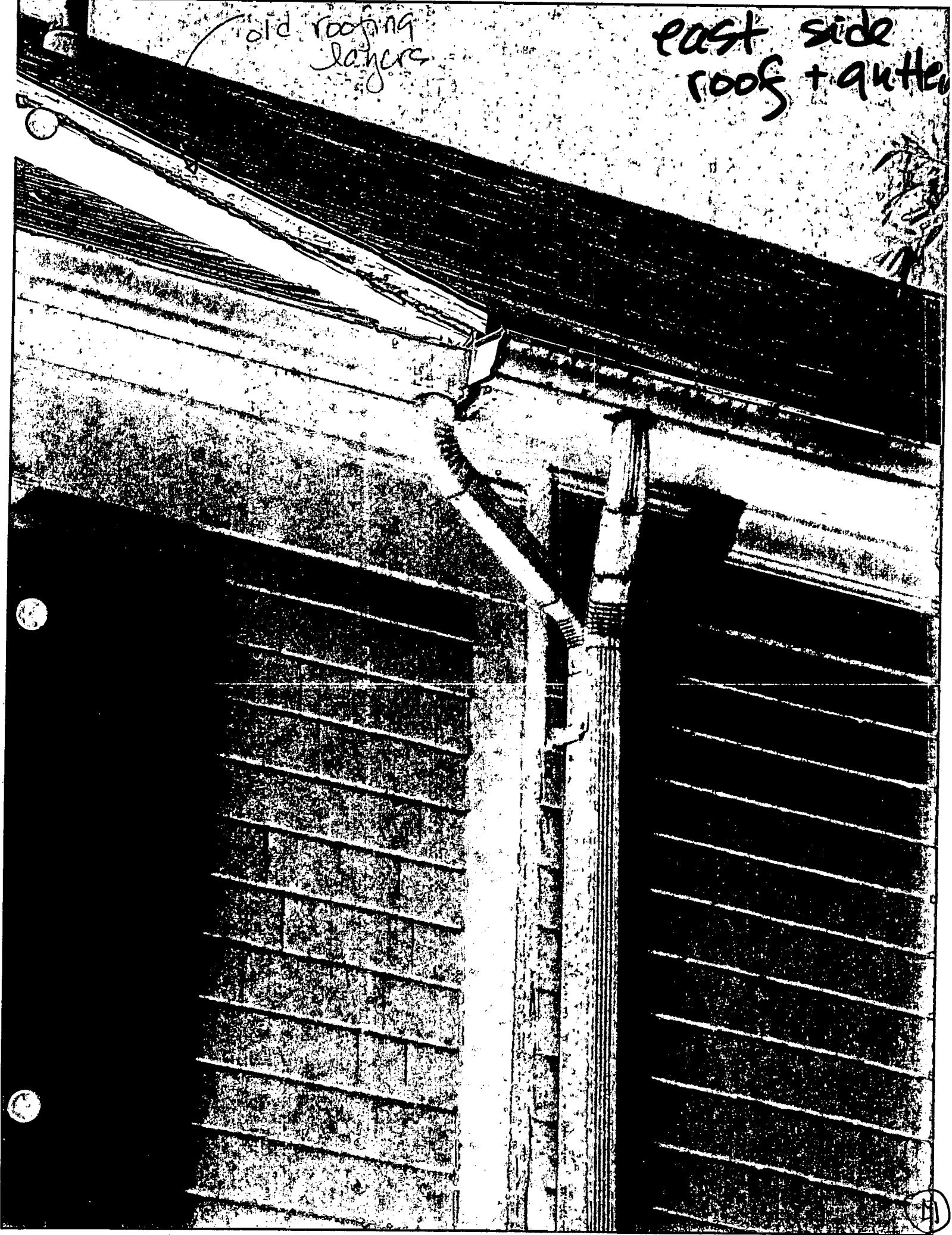
مكتبة جامعة القاهرة
القاهرة - مصر

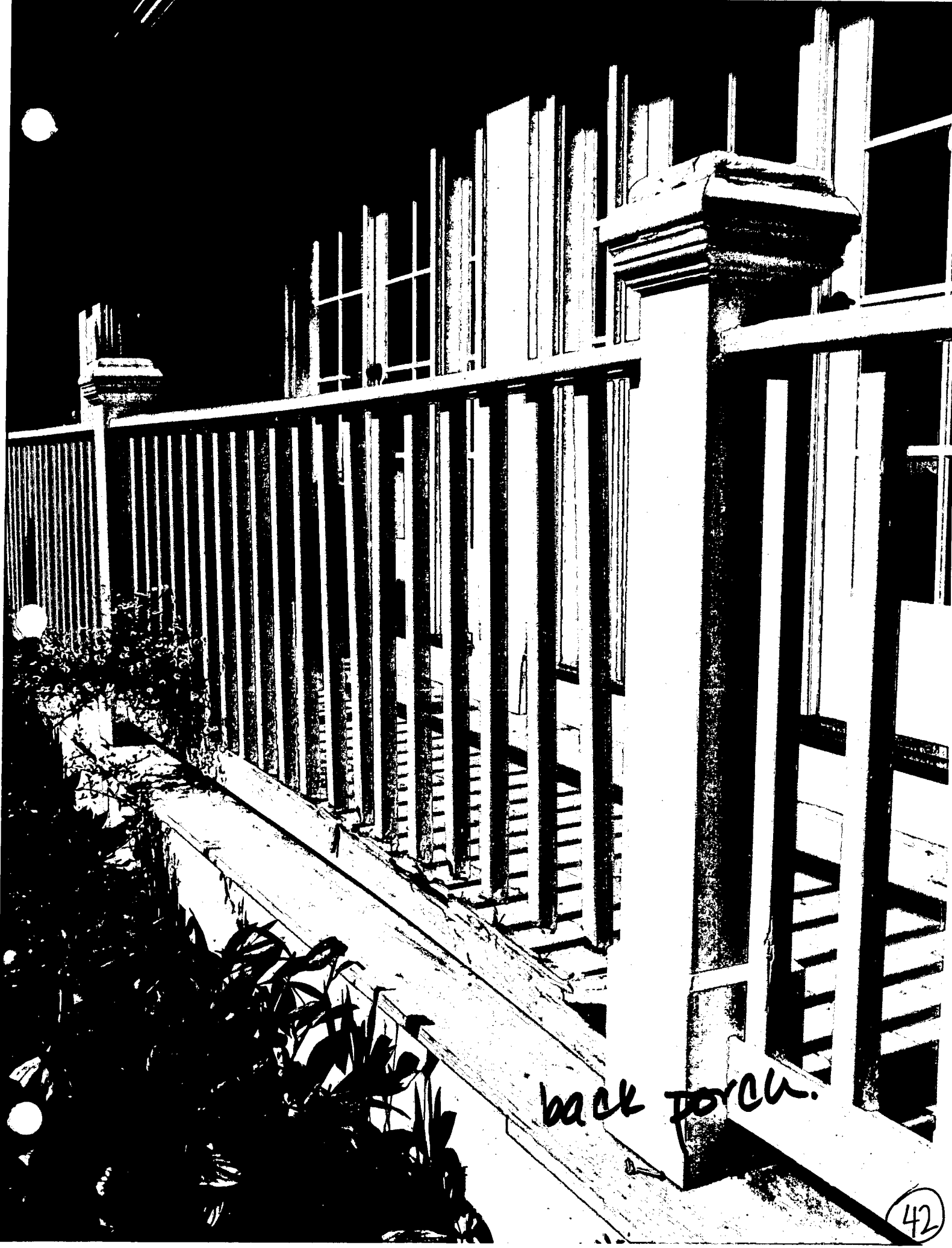




old roofing
layers

east side
roof + gutter





back porch.





FRONT.
12 E. MELROSE

CRASH BURNER
MORNING BUSINESS
SPIS 1988



old roofing
layers.

east side
roof + gutter





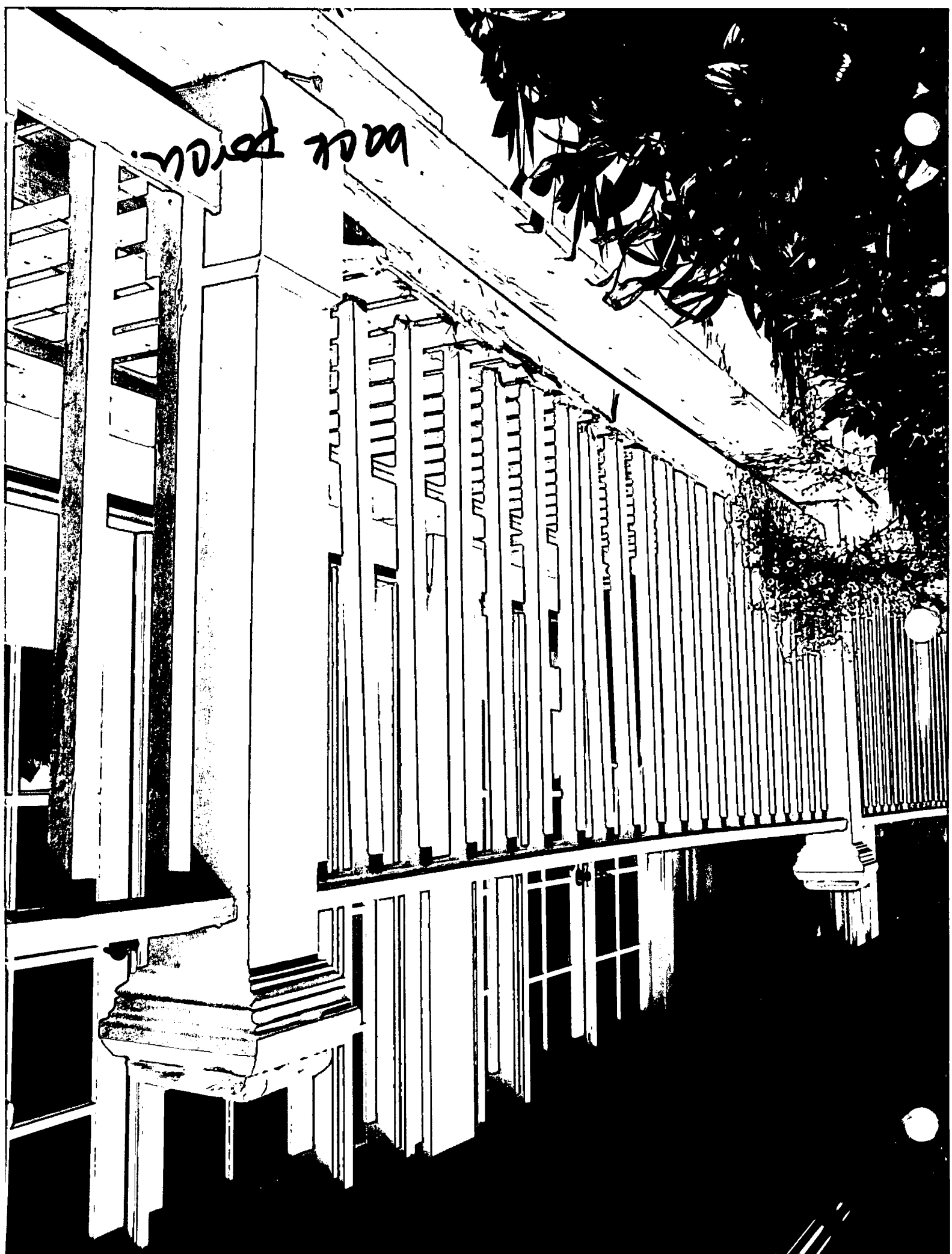
← 2nd floor
front door
3rd floor
front door

11

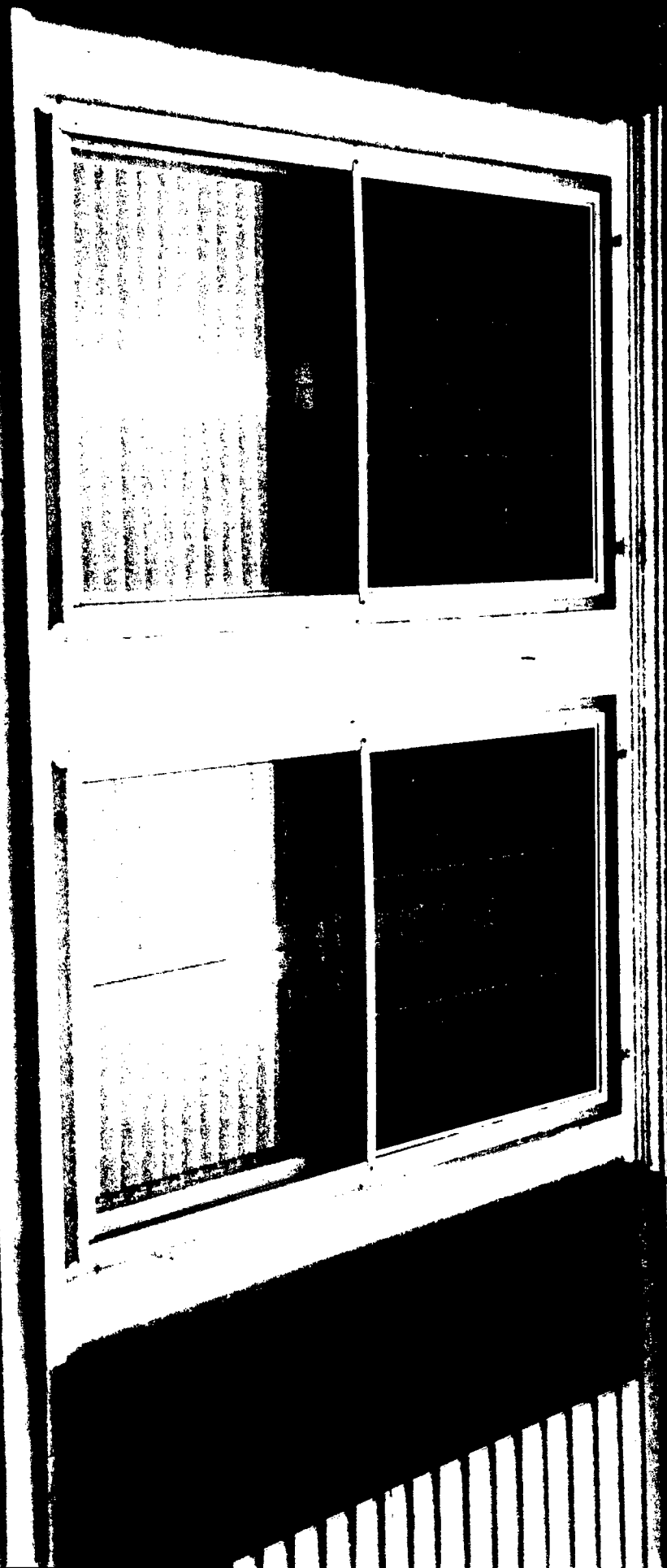
11

11

back porch



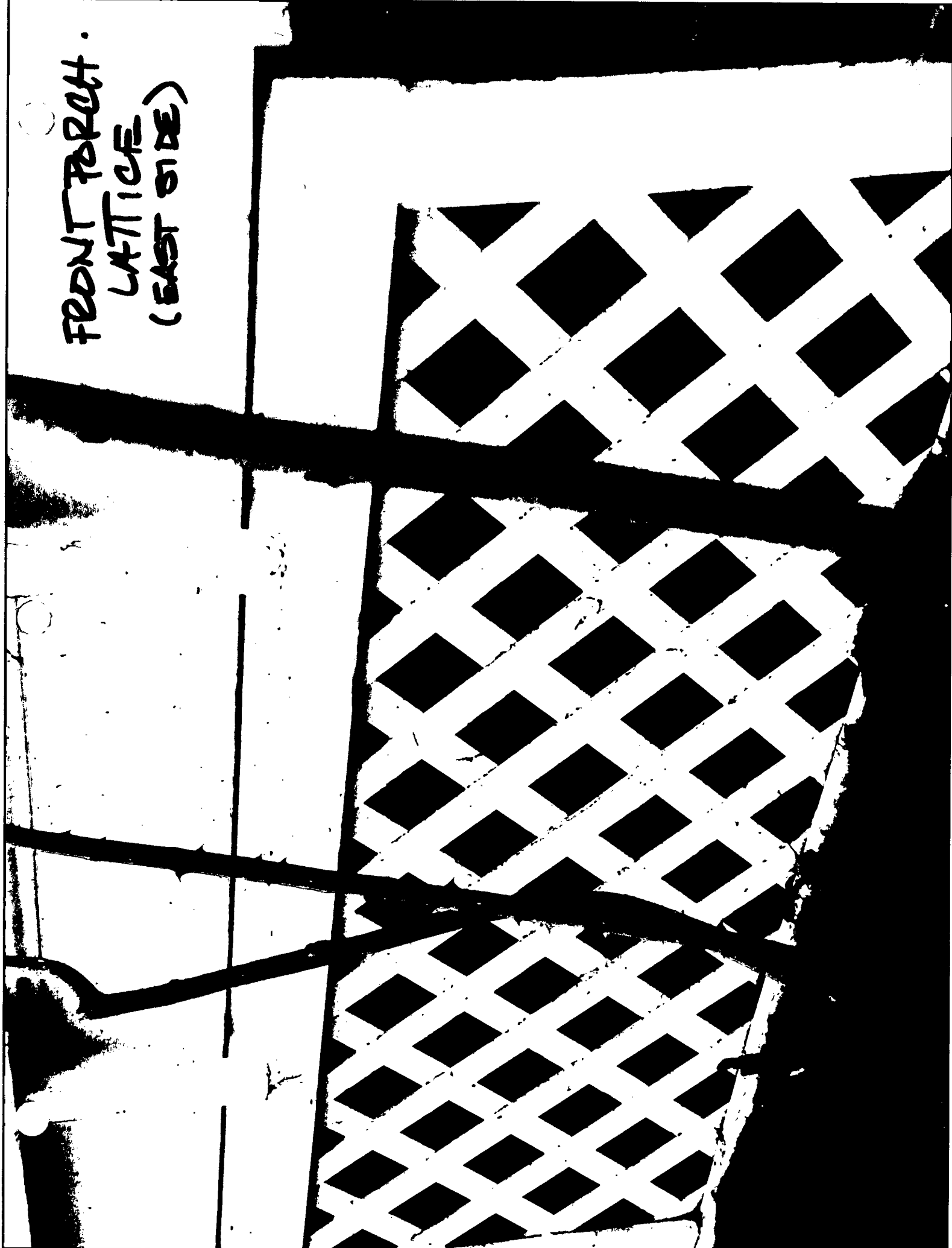
SIGNA FIRST FRONT WINDOWS

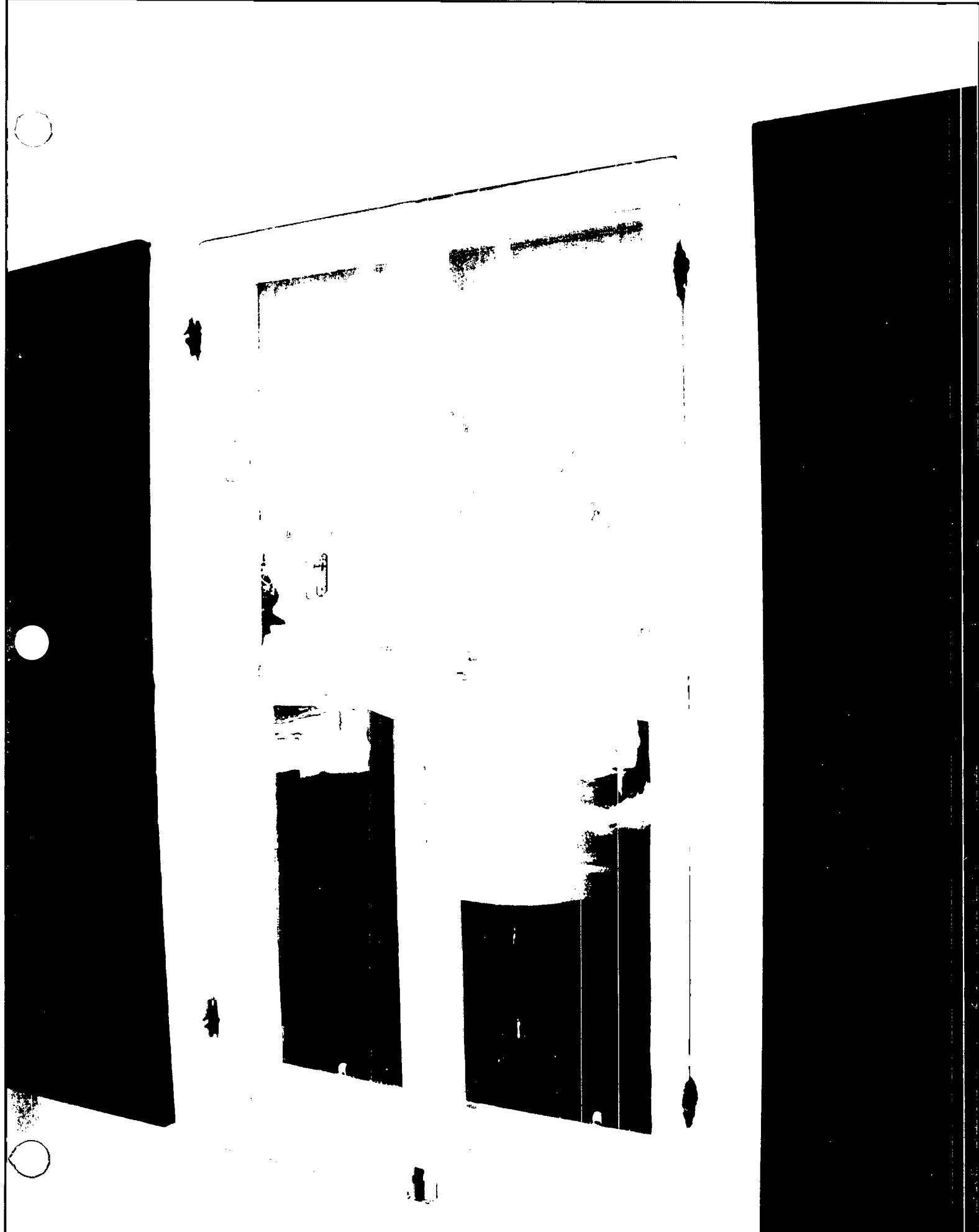


back steps
+ rail



FRONT PORCH.
LATTICE
(EAST SIDE)





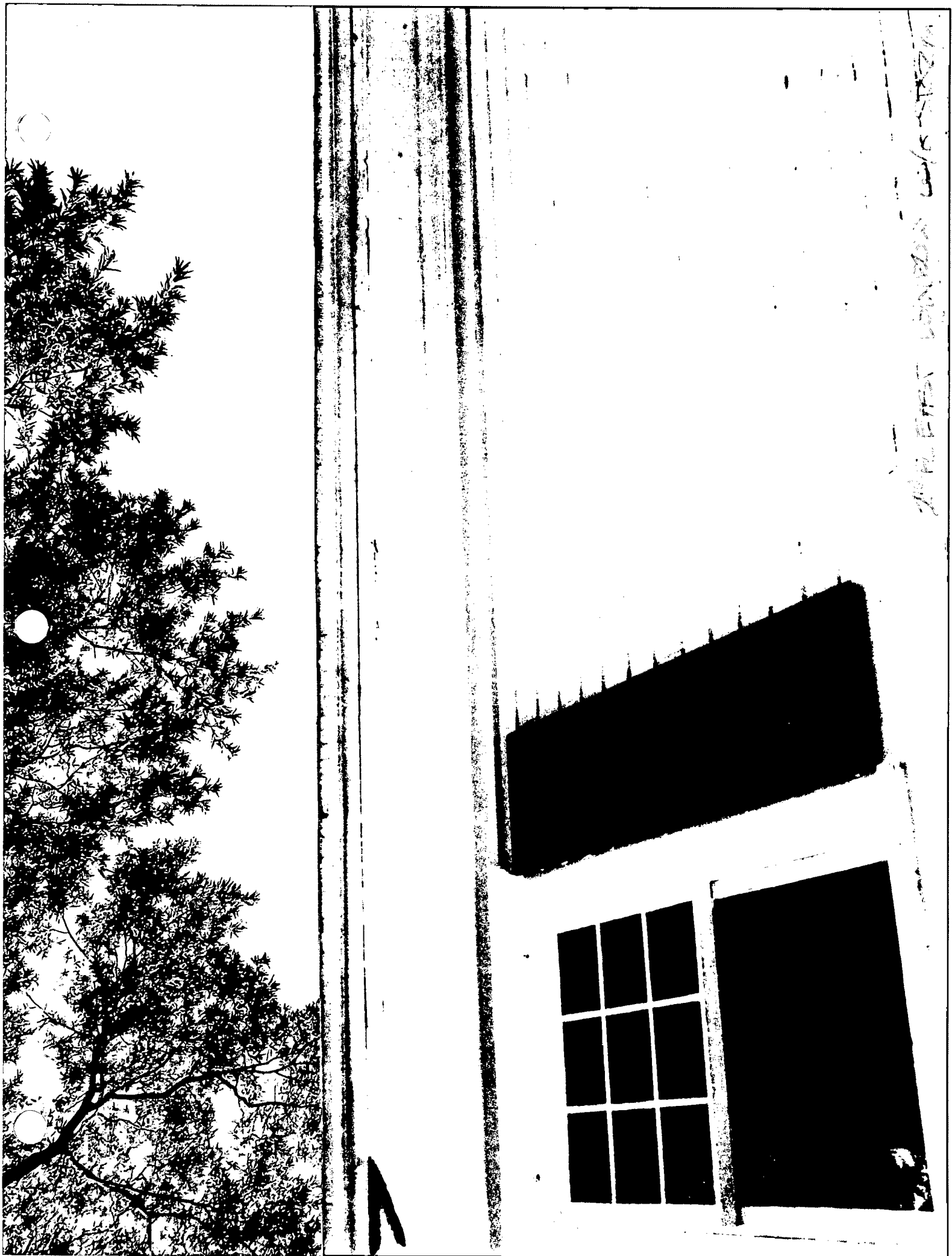
FRONT PORCH WINDOW

WEST PORCH

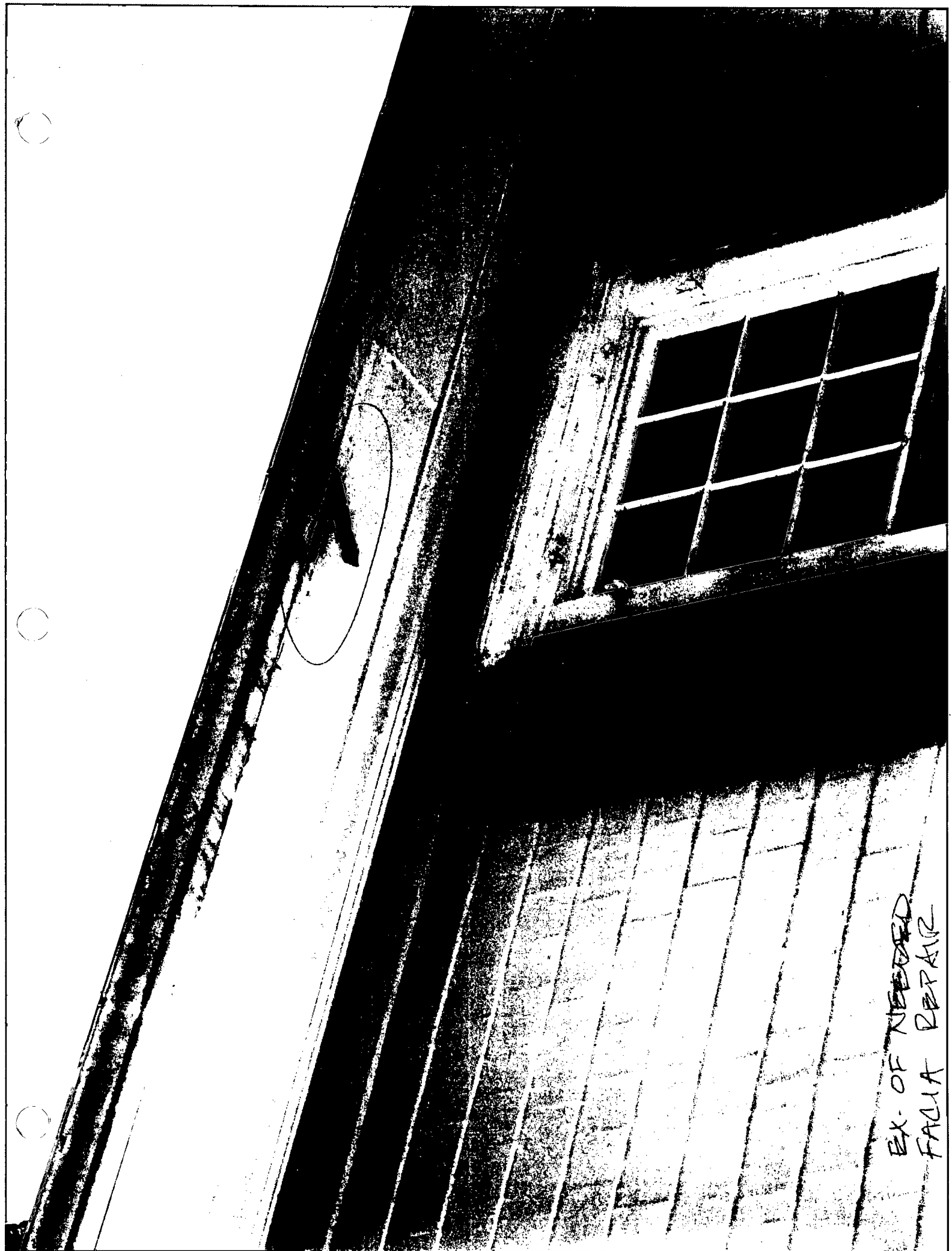




WEST SIDE.
PARLEMENT. ENTRANCE



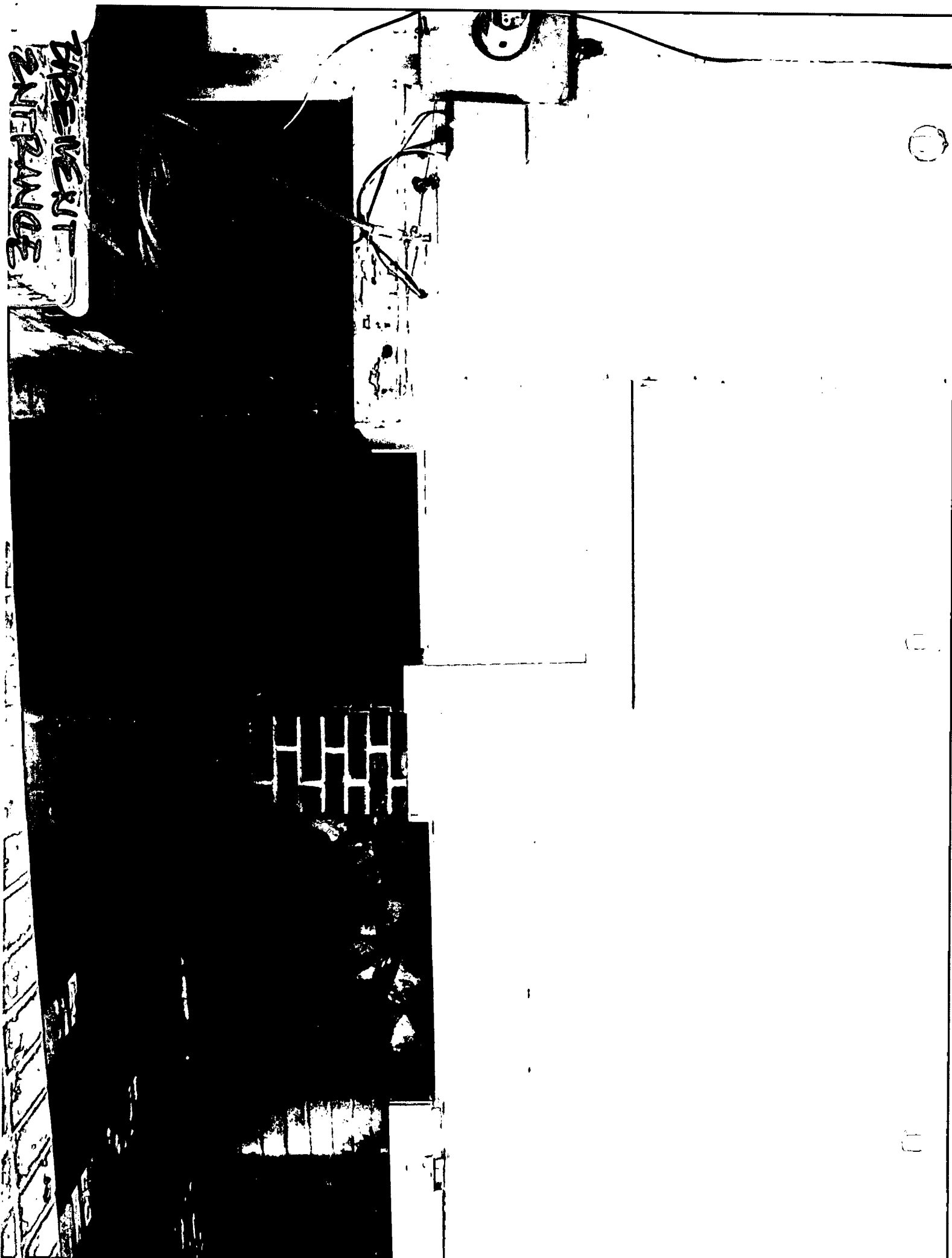
APR 1955 LINCOLN CO. ILL.

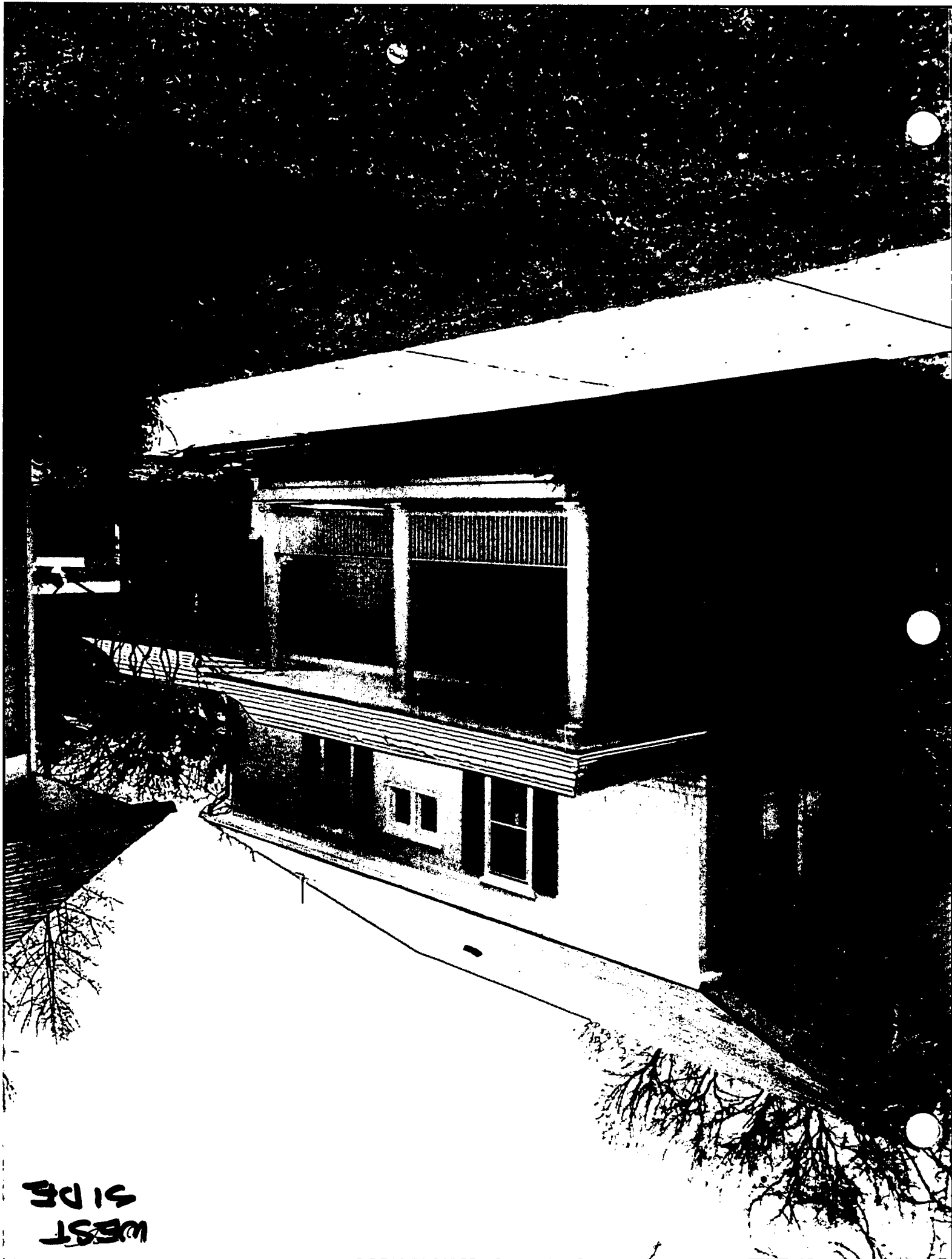


EX. OF NEEDED
FACIA REPAIR



THESE ARE THE
SUPPORTS





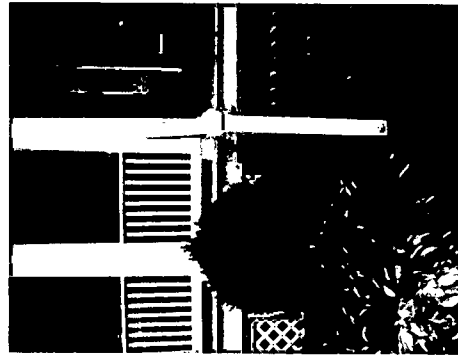
WEST
SIDE



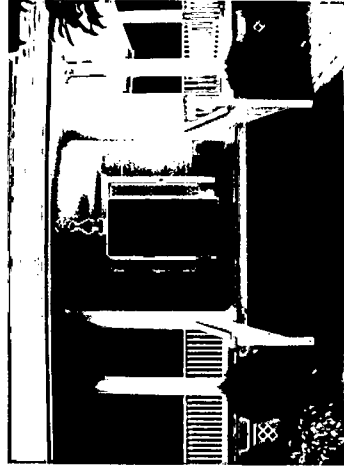
1 Exist. Newel



2 Exist. Handrail



3 Exist. Guardrail



4 Exist. Elevation



5 Interior Newel
1:13.3333

ANNE DECKER
ARCHITECTS

5013 Wilson Lane
Bethesda, Maryland 20814
(P) 301.652.0106 (F) 301.652.0125
www.annedeckerarchitects.com

Gallagher-
Williams
Renovation

12 East Melrose Street
Chevy Chase, Maryland 20815

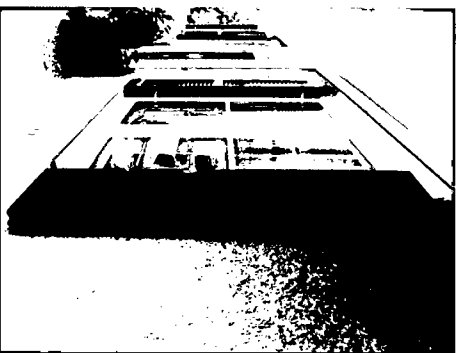
© 2011 Anne Decker Architects, LLC
19 SEPTEMBER 2011

PORCH RAIL

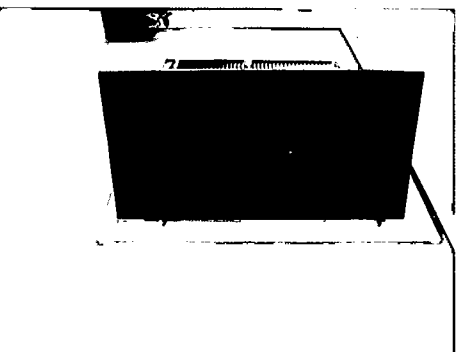
SK-5



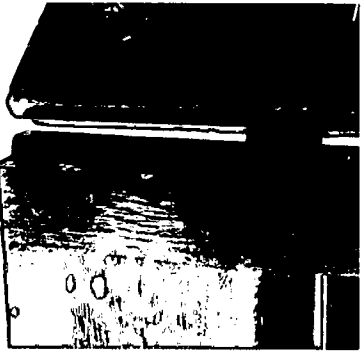
1 Shutter Elevation



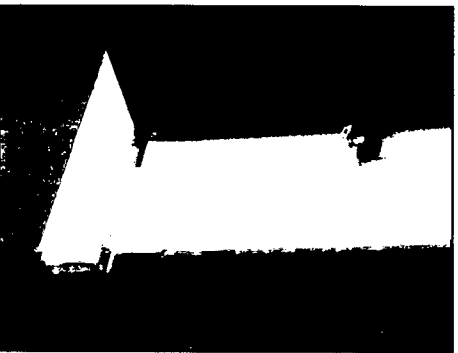
2 Shutter Profile



3 Shutter Extended



4 Shutter Detail



5 Shutter Hardware



6 Shutter Hardware

ANNE DECKER
ARCHITECTS

5019 Wilson Lane
Beltsville, Maryland 20814
(P) 301.582.1150 (F) 301.582.0125
www.annedeckerarchitects.com

Gallagher-
Williams
Renovation

12 East Melrose Street
Cherry Chase, Maryland 20815

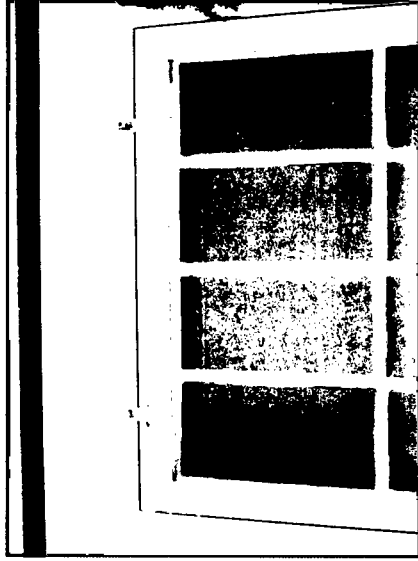
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19 SEPTEMBER 2011

STORM WINDOWS
& SHUTTERS

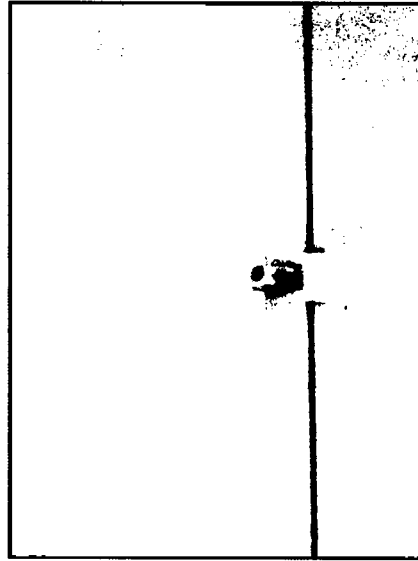
SK-3



1 Storm Window Photo



2 Storm Window Photo Detail



3 Storm Window Hardware Detail

ANNE DECKER
ARCHITECTS

5019 Wilson Lane
Bethesda, Maryland 20814
(P) 301.622.0108 (F) 301.622.0125
www.anne-decker-architects.com

Gallagher-
Williams
Renovation

12 East Metrose Street
Chevy Chase, Maryland 20815

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19 SEPTEMBER 2011

STORM WINDOWS
& SHUTTERS

SK-2

Proposal

SPECIFICATIONS AND ESTIMATE

Winston's

CHIMNEY SERVICE

2701 South Oakland St.

Arlington, VA 22206

VA (703) 379-5006 DC (202) CHI-MNEY MD (301) 571-8546

Email: info@winstonsservices.com

Class A Lic. # 2705 113496 A

December 27, 2011

Ms. Susan Gallagher

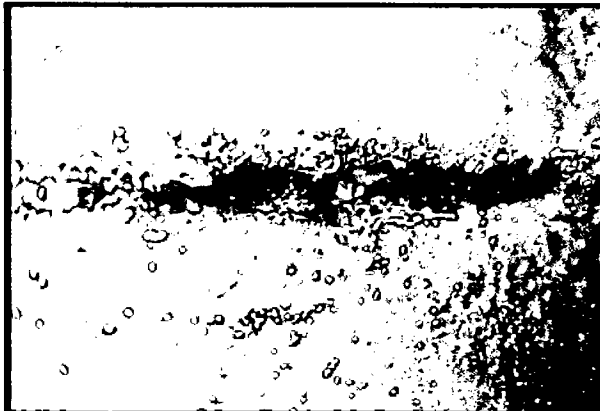
12 East Melrose Street

Chevy Chase MD, 20815

Michael.williams@hoganlove.com



Inspections were performed on your fireplaces and they were found to be in unsatisfactory condition. It appears that the systems can no longer properly contain the products of combustion. There were numerous missing mortar joints between the terra cotta clay liners in both fireplace flues and multiple vertical cracks in lower fireplace flue. These systems should not be used to vent anything until repaired.



Proposal

SPECIFICATIONS AND ESTIMATE

Winston's

CHIMNEY SERVICE

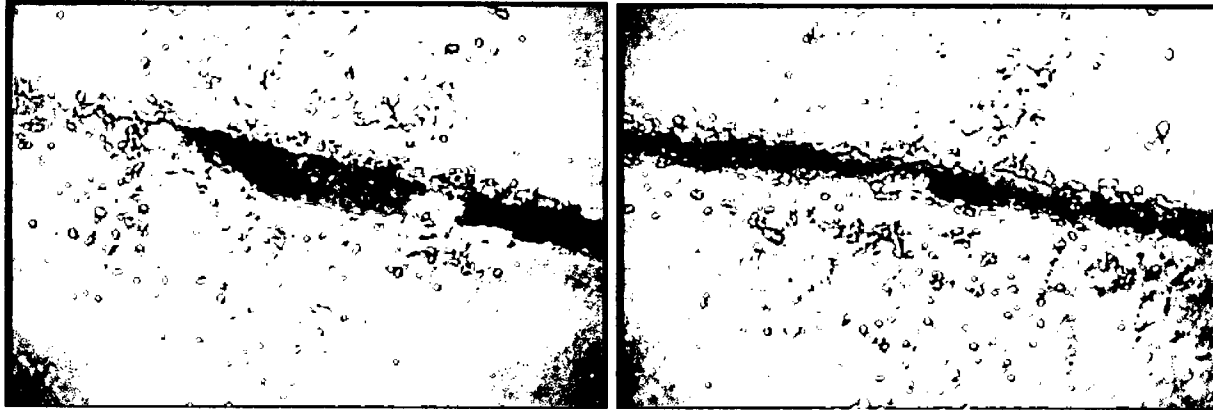
2701 South Oakland St.

Arlington, VA 22206

Tel: (703) 379-5006 Fax: (703) 998-1396

info@winstonsservices.com

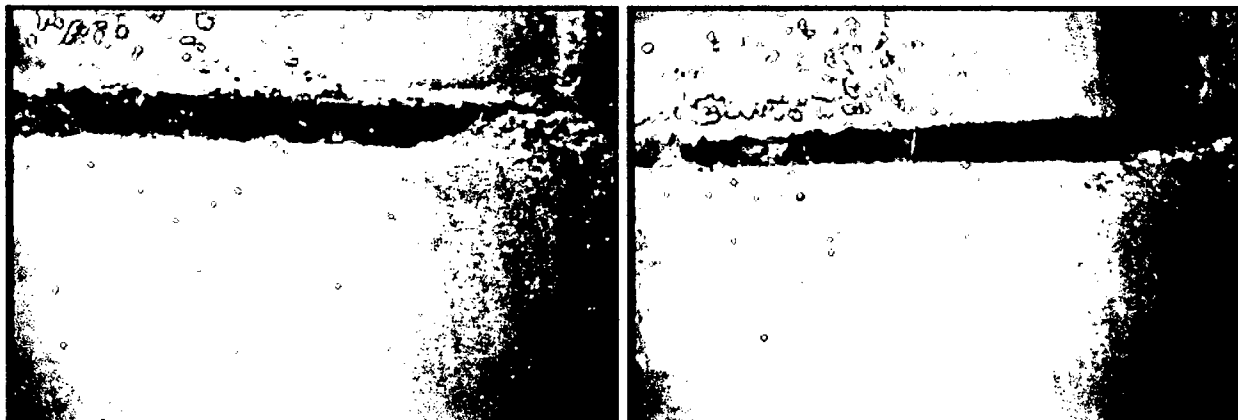
VA HIC # 2705 113496 A



A. Reline 1st Floor Fireplace with Stainless Steel

Set up the Zip Wall dust containment system and air mover in front of the fireplace, a 6x6 foot space must be cleared of furniture, furnishings and paintings. Cut out the existing damper assembly and remove all of the existing terra cotta clay liners. Install approximately 25 feet of 11 inch diameter stainless steel titanium alloy liner UL Listed to 1777. Insulate the liner with Premier Mix insulation. Install an Energy Top plus top sealing cap/damper combination. Parge coat the smokechamber with Chamber Tech 2000 and HS Smokechamber Seal as needed. Repair the crown as needed, install a new 12 x12 flue tile extension.. Manufactures Limited Lifetime Warranty on Liner and 15 year Warranty on all Masonry Work \$4,085.00

And



Proposal

SPECIFICATIONS AND ESTIMATE

Winston's

CHIMNEY SERVICE

2701 South Oakland St.

Arlington, VA 22206

Tel: (703) 379-5006 Fax: (703) 998-1396

info@winstonsservices.com

VA HIC # 2705 113496 A



B. Reline First Floor Rear Fireplace with Stainless Steel

Set up the Zip Wall dust containment system and air mover in front of the fireplace, a 6x6 foot space must be cleared of furniture, furnishings and paintings. Cut out the existing damper assembly and remove all of the existing terra cotta clay liners. Install approximately 25 feet of 11 inch diameter stainless steel titanium alloy liner UL Listed to 1777. Insulate the liner with Premier Mix insulation. Install an Energy Top plus top sealing cap/damper combination. Parge coat the smokechamber with Chamber Tech 2000 and HS Smokechamber Seal as needed. Repair the crown as needed, install a new 12 x12 flue tile extension, and grind out and tuck point any bad firebox mortar joints. Manufactures Limited Lifetime Warranty on Liner and 15 year Warranty on all Masonry Work \$4,085.00

Due to the proximity between the two flue systems, if you would like to have the fireplaces relined then the unused furnace flue system will require removal as well. To install the proper sized liner in a fireplace flue, the existing terra cotta clay tiles must be removed. Any flue closer than six inches will become damaged during this process, your furnace flue is 2 inches away from both systems, and it will be broken. Additional knockout and removal and insulation cost will apply. (Fireplace on right, furnace on left) \$799.00

And/or

Proposal

SPECIFICATIONS AND ESTIMATE

Winston's

CHIMNEY SERVICE

2701 South Oakland St.

Arlington, VA 22206

Tel: (703) 379-5006 Fax: (703) 998-1396

info@winstonsservices.com

VA HIC # 2705 113496 A



C. The exterior chimney has severely deteriorated mortar and bricks and mortar. It appears that at some point an attempt to repair the chimney has been made and that work is failing. Best long term solution is to rebuild the exterior chimney from the roofline up 30 courses total 14 bricks per course. Match existing brick and mortar as close as possible, scaffolding required approx. 30-35ft. Re secure a proper strap to support exterior chimney. 15 year warranty on all masonry work \$5,339.00

Another option: rebuild and Heat Shield the existing flues then rebuild

D. Take the chimney down to the flashing. Clean the remaining fireplace flues thoroughly. Clear a 6x6 foot space of furniture and furnishings. If necessary, cut out the existing damper assemblies. Resurface both 11 x 11 (interior measurements are not exact) x 15 foot flues (flues below the top portion that has been taken down to be rebuilt) with Heat Shield Cerfractory Flue Sealant, UL Listed to 2425. Parge and seal both smoke chambers with Chamber Tech 2000 and Heat Shield Smokechamber Sealant where needed. Then rebuild the exterior chimney from the roofline up 30 courses total 14 bricks per course, and install new 12x12 terra cotta clay flue tiles. Match existing brick and mortar as close as possible, scaffolding required approx. 30-35ft. Re secure the strap to support exterior chimney.

Manufactures 20 Year Warranty on Heat Shield and 15 Year Warranty on all Masonry Work \$12,059.00

Proposal

SPECIFICATIONS AND ESTIMATE

Winston's

CHIMNEY SERVICE

2701 South Oakland St.

Arlington, VA 22206

Tel: (703) 379-5006 Fax: (703) 998-1396

info@winstonsservices.com

VA HIC # 2705 113496 A

WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

See options above

PAYMENT TO MAKE AS FOLLOWS

33% deposit Remainder upon completion

Work to be started on

Work to be completed

All material is guaranteed to be as specified. All work to be completed in a substantial workman-like manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance

Authorized Signature *Lenny Whitfield, Technician*

Note: This proposal may be withdrawn by us if not accepted with ___ days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. There will be a 10% cancellation fee deducted from deposit to cover restocking and other associated expenses.

Date of Acceptance:

Signature _____

Signature _____

Proposal

SPECIFICATIONS AND ESTIMATE

Winston's

CHIMNEY SERVICE

2701 South Oakland St.

Arlington, VA 22206

Tel: (703) 379-5006 Fax: (703) 998-1396

info@winstonsservices.com

VA HIC # 2705 113496 A

Customer has a right to refuse this proposal of services within 72 hours of signing contract.

Notice: This communication, including attachments, may contain information that is confidential and protected by the attorney/client or other privileges. It constitutes non-public information intended to be conveyed only to the designated recipient(s). If the reader or recipient of this communication is not the intended recipient, an employee or agent of the intended recipient who is responsible for delivering it to the intended recipient, or you believe that you have received this communication in error, please notify the sender at **Winston's Chimney Service** immediately by return e-mail and promptly delete this e-mail, including attachments without reading or saving them in any manner. The unauthorized use, dissemination, distribution, or reproduction of this e-mail, including attachments, is prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) is not a waiver of any attorney/client or other privilege.

Winston's

Winston's Chimney Service

2701 South Oakland St.

Arlington, VA 22206

Phone: (703) 379-5006

MD (301) 571-8546 DC (202) CHI-MNEY VA (703) 998-1396

Web: www.winstonsservices.com



March 1, 2012

Dear Susan Gallagher,

We would like to thank you for considering us for your project. If you have not contracted with another company, we would like to offer a special discount to you. We have made arrangements with several of our suppliers to get special pricing on the materials needed to complete your job. This is a limited time offer and the order must be placed by March 22, 2012. The discount we would like to pass on to you is 15% off the total amount of the proposal you received on December 27, 2011 at 12 East Melrose St. Chevy Chase, MD 20815.

THE TOTAL OF YOUR ESTIMATE WAS \$14,308.00 for options A-C & add'l wrk

BY ACCEPTING THIS OFFER YOU WILL SAVE \$2,146.20

REDUCING THE REPAIR OF YOUR CHIMNEY TO \$12,161.80

We consider it an honor for us that you have given Winston's the opportunity to provide a proposal. We understand what it means to you to make sure your project is performed by a company that cares. We truly appreciate your business and guarantee 100% satisfaction.

We have made it easy to take advantage of this offer, just call our office at one of the phone numbers above. We will pull the original proposal and schedule the work for you at the discounted rate. Remember this special offer ends March 22, 2012 and cannot be extended, so don't delay and make the call now.

Warm Regards,

Charles Hall,
President

From: David Kroeker <dkroeker@potomacvalleybuilders.com>
 Subject: alternate pricing -- gutters and copper metal
 Date: May 11, 2011 11:53:13 AM EDT
 To: 'Susan Gallagher' <sisigallagher@mac.com>
 Cc: "Michael C. Williams" <michael.williams@hogantovells.com>
 1 Attachment, 6.4 MB

2,100
 825
~~2,475~~
 3,630

plywood.
 water table.
 white gutter

Sisi/Michael,

See attached gutter pricing alternates as requested.
 Let me know if you need any clarifications.

David Kroeker
 Potomac Valley Builders, LLC

~~2,450~~
 34,500
 8,400
 6,600
 56,055

house
 addition
 siding.

PROPOSAL

99573B

flat roof ?



Roofing Division
 7304-C Boudinot Drive Springfield, VA 22150
 Tel: (703) 451-5151 Fax: (703) 451-0784

TO:

Potomac Valley Builders, L.L.C.
 5019 Wilson Lane Suite 100
 Bethesda, MD 20814

PHONE	301-656-9422	DATE	5/10/11
JOB NAME / LOCATION		Williams res 12 E. Melrose St Chevy Chase, MD 20815	
JOB NUMBER	99573	JOB PHONE	

We hereby submit specifications and estimates for:

1. Removal of the existing rusted tin metal from nght flat roof down to decking .
2. 1/2" High density fiber board mechanically fastened with 3" galvanized plate and 3" screw to existing decking with all new aluminum flashing.
3. .045 mill EPDM Rubber fully adhered to new insulation.
4. Install new aluminum flashing and new white coping.
5. Install new aluminum drip edge above gutters
6. All the job related debris will be hauled away and the area will be cleaned.
7. Workmanship will be warranted for two year period after completion of job.
8. Materials used will be of first class quality and carry full manufacturer warranty.
9. Replace rotted roofing boards 1"x 6"x8' @ \$25.00ea., 1"x8"x8' @ \$30.00 ea., and rotted plywood 1/2"x4"x8' CDX @ \$65.00 ea. extra

Option:

- | | | |
|--|------------|-------------------|
| 1. Replace front & back water table with white metal incl new addition | \$825.00 ✓ | \$2,450.00 copper |
| 2. Replacement of all existing gutter and down spouts with 6" K oversized white gutter fastened with hidden hanger and 3" x 4" oversized downspout | | \$2,475.00 |
| 3. 6" Copper K gutter and 3" x 4" down spout | | \$10,560.00 |
| 4. 6" 1/2 round copper gutter with 4" round down spout | | \$13,200.00 |
| 5. 6" 1/2 round white aluminum with 4" round down spout | | \$3,630.00 ✓ |
| 6. Aluminum gutter screen | | \$1,485.00 - |
| 7. Copper gutter screen | | \$4,050.00 |
| 8. Shingle roof copper flashing. | | \$2,450.00 |

**Replacement of rotten fascia and paint by other.

We Propose hereby to furnish material and labor --- complete in accordance with the above specifications, for the sum of: \$2,100.00
 Twenty one hundred dollars and no/100.

Payment to be made as follows:
35% advance payment and 65% upon completion of job.

NOTE: Owner agrees to pay interest at 1.5% per month on all overdue accounts and further agrees to pay reasonable attorney fees and court costs in the event this matter is referred to an attorney for collection.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized
Signature

Bob Sharrelli

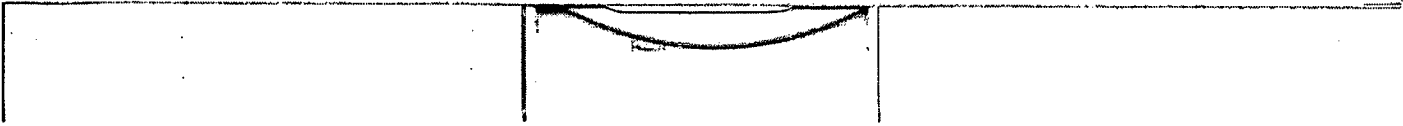
Note: This proposal may be
withdrawn by us if not accepted within 30 days.

Acceptance of Proposal — The above prices, specifications and conditions including those relating to payment and cost of collection are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



PROPOSAL

99573B



Roofing Division
7304-C Boudinot Drive Springfield, VA 22150
Tel: (703) 451-5151 Fax: (703) 451-0764

TO:

Potomac Valley Builders, L.L.C.
5019 Wilson Lane Suite 100
Bethesda, MD 20814

PHONE 301-656-9422	DATE 4/12/11
JOB NAME / LOCATION William res 12 E. Melrose St Chevy Chase, MD 20815	
JOB NUMBER 99573	JOB PHONE

We hereby propose to furnish material and labor in accordance with the following specifications and estimates for:

1. Removal of the existing rusted tin metal from right flat roof down to decking .
 2. 1/2" High density fiber board mechanically fastened with 3" galvanized plate and 3" screw to existing decking with all new aluminum flashing.
 3. .045 mill EPDM Rubber fully adhered to new insulation.
 4. Install new aluminum flashing and new white coping.
 5. Install new aluminum drip edge above gutters
 6. All the job related debris will be hauled away and the area will be cleaned.
 7. Workmanship will be warranted for two year period after completion of job.
 8. Materials used will be of first class quality and carry full manufacturer warranty.
 9. Replace rotted roofing boards 1"x 6"x8' @ \$25.00ea., 1"x8"x8' @ \$30.00 ea., and rotted plywood 1/2"x4'x8' CDX @ \$65.00 ea. extra \$2,100.00
- Option:
1. Replacement of front and back water table with white metal \$825.00
 2. Replacement of all existing gutter and down spouts with 6" oversized white gutter fastened with hidden hanger and 3" x 4" oversized down \$2,475.00
Replacement of rotten fascia and paint by other.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: \$2,100.00
Twenty one hundred dollars and no/100. dollars (\$ _____)

Payment to be made as follows:
35% advance payment and 65% upon completion of job.

NOTE: Owner agrees to pay interest at 1.5% per month on all overdue accounts and further agrees to pay reasonable attorney fees and court costs in the event this matter is referred to an attorney for collection.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature _____

Bob Storralli

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal — The above prices, specifications and conditions including those relating to payment and cost of collection are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



Roofing Division
 7304-C Boutnot Drive Springfield, VA 22150
 Tel: (703) 451-5151 Fax: (703) 451-0764

PROPOSAL

99573

TO:

Potomac Valley Builders, L.L.C.
 5019 Wilson Lane Suite 100
 Bethesda, MD 20814

PHONE	301-656-9422	DATE	4/14/11
JOB NAME / LOCATION	Williams res 12 E. Melrose St Chevy Chase, MD 20815		
JOB NUMBER	99573	JOB PHONE	

We hereby submit specifications and estimates for:

Main house

1. Removal of all the existing 2 layers shingles 1 layer cedar shake & 1 layer beveled wood siding filler
2. Install new 15lb organic felt.
3. Install ice water shield at eaves and valleys.
4. Install new Certainteed Landmark 30 shingles in choice of color.
5. Install new pipe flashing and aluminum step, counter and chimney flashing.
6. All the gutters will be cleaned.
7. All the job related debris will be hauled away and the area will be cleaned.
8. Workmanship will be warranted for a five year period after completion of job.
9. Materials used will be first class quality and carry full manufacturer warranty.
10. Replace rotted roofing boards 1"x 6"x8' @ \$25.00ea., 1"x8"x8' @ \$30.00 ea.,
11. Cut the ridge and install cobra roll vent and shingles over. \$8,050.00

Option

Install 1/2" CDX 4-ply plywood over existing 1" x 6" boards \$3,900.00 extra
 Detached garage including side & back

	Main house	Back addition	
Certainteed Landmark 30	\$8,050.00	\$1,800.00	\$1,500.00
Certainteed Grand Manor	\$18,400.00	\$4,500.00	\$4,200.00
Certainteed Symphony	<u>\$34,500.00</u>	\$8,400.00	\$8,400.00

Replacement of rotten cedar siding over lower front (7lines), right side (8 lines & 10 lines) with perfection cedar siding . Paint to match by others \$6,600.00

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:
 Eight thousand fifty dollars and no/100. dollars (\$) \$8,050.00).

Payment to be made as follows:
 35% advance payment and 65% upon completion of job.

NOTE: Owner agrees to pay interest at 1.5% per month on all overdue accounts and further agrees to pay reasonable attorney fees and court costs in the event this matter is referred to an attorney for collection.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature Bob Sharulli

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal — The above prices, specifications and conditions including those relating to payment and cost of collection are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____