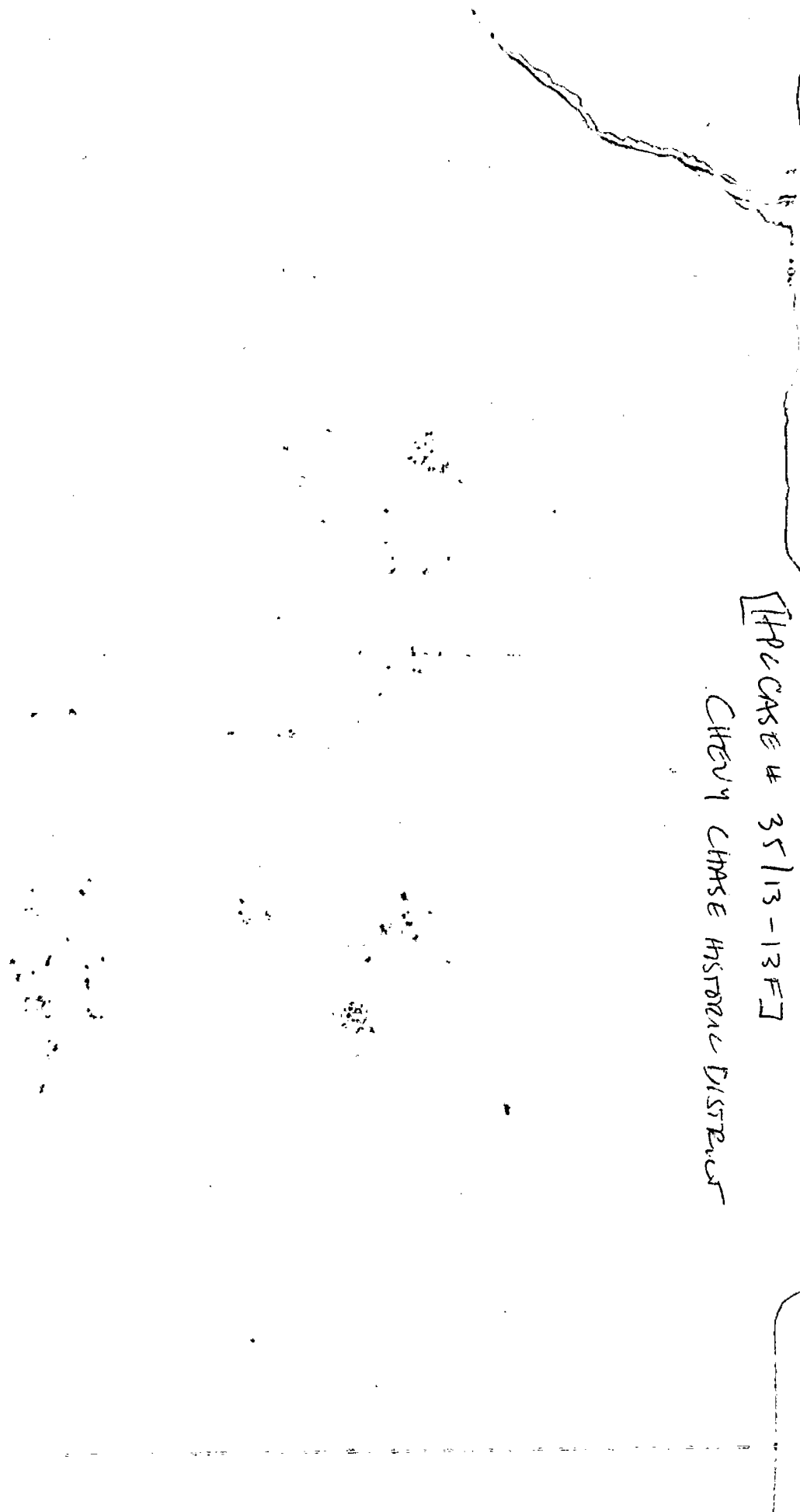


27 WEST IRVING ST, CHEVY CHASE

[HP CASE # 35113-13F]

CHEVY CHASE HISTORIC DISTRICT



Pendaflex



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: February 19, 2013

MEMORANDUM

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

FROM: Karen Theimer Brown, Senior Planner *KTB*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #623794, for non-original window and siding replacement 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 February 13, 2013 meeting.

Applicant: Aaron and Lotta Kramer

Address: 27 West Irving Street, Chevy Chase





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: DICKSON@DICKSONCARROLL.COM Contact Person: DICKSON CARROLL, ARCH
Daytime Phone No.: 202 363 6556

Tax Account No.: 160700456173
Name of Property Owner: ARRON & LOTA KRAMER Daytime Phone No.: 202 957 1805
Address: 27 WEST IRVING ST CHEVY CHASE, MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: DICKSON CARROLL, ARCH Daytime Phone No.: 202-363-6556

LOCATION OF BUILDING/PREMISES

House Number: 27 Street: W IRVING ST.
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: P2 Block: 32 Subdivision: SECT 2 CHEVY CHASE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab 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: \$ 150,000.

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

PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND EXTENSION/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 of owner or authorized agent: _____ Date: 1/16/13

Approved: _____ For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 2/19/13

Application/Permit No.: 1023794 Date Filed: 1/18/13 Date Issued: _____

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	27 West Irving Street, Chevy Chase	Meeting Date:	2/13/2013
Resource:	Contributing Resource Chevy Chase Historic District	Report Date:	2/06/2013
Applicant:	Aaron and Lotta Kramer	Public Notice:	1/30/13
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-13F	Staff:	Karen Theimer Brown
PROPOSAL:	non-original window replacement and other alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Historic District
STYLE: Craftsman
DATE: 1892-1916

PROPOSAL

The applicant is proposing the following:

- Replacement of three non-historic (vinyl clad) windows on the second story front façade with wood 6 over 1 simulated divided lights in the existing openings. The replacement windows are compatible with the historic windows on the front façade and the architectural style of the resource.
- Addition of welded iron rail on south (front) elevation, west (left) elevation, and rear (north) in non-historic addition. Detail specification sheet can be located at circle 33.
- Replace existing clapboard siding in non-historic additions with wood shingle, which will be painted red to differentiate the non-historic additions from the historic block
- Replace windows and doors in non-historic additions that are compatible with the original windows in the historic block. The proposed replacements are Weathershield wood SDL windows and doors (see circles 30-32).
- Addition of new windows in non-historic addition, east (right) and west (left) elevations. Proposed replacements are also Weathershield wood SDL.
- Addition of rear 4x4 wood columns, benches, and decking at the rear of the building

APPLICABLE GUIDELINES***Montgomery County Code; Chapter 24A***

- (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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b) (1) & (2);

- (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; and

with the general condition that the applicant shall present the **3 permit sets of drawings 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 karen.brown@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

copy

Contact Email: DICKSON@DICKSONCARROLL.COM Contact Person: DICKSON CARROLL, ARON
Daytime Phone No.: 302 563 6556

Tax Account No.: 160700456173
Name of Property Owner: ARRON A LOTTA KRAMER Daytime Phone No.: 302 957 1805
Address: 27 WEST IRVING ST CHEVY CHASE, MD 20815
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: DICKSON CARROLL, ARON Daytime Phone No.: 302-363-6556

LOCATION OF BUILDING/PERMITS
House Number: 27 Street: W IRVING ST.
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: P2 Block: B2 Subdivision: SECT 2 CHEVY CHASE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 150,000.

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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 of owner or authorized agent: _____ Date: 1/16/13

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 623794 Date Filed: 1/18/13 Date Issued: _____

4

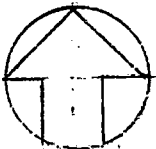
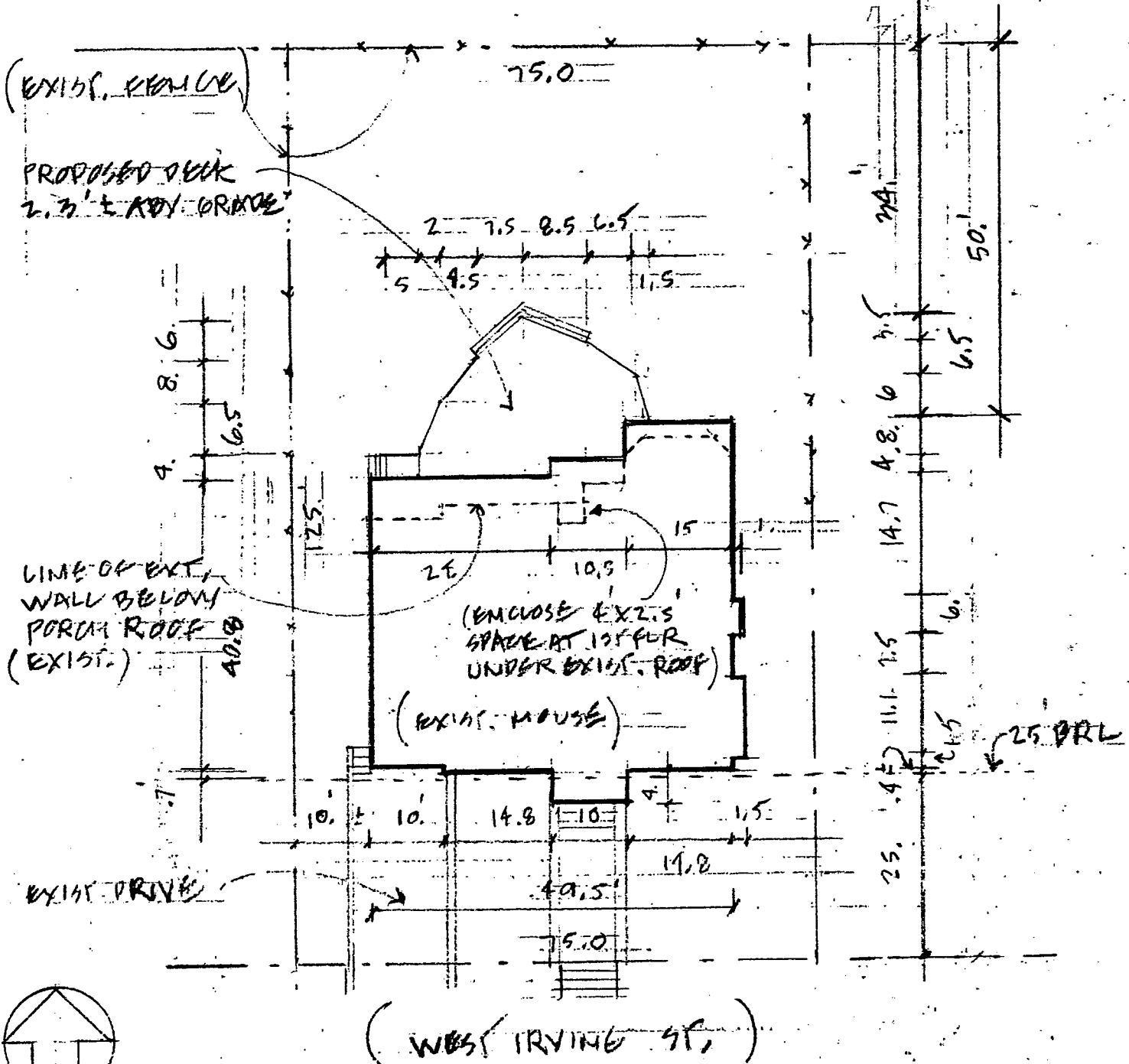
1. Written description of project

a) The original building was constructed in 1917. It is listed as a "contributing structure" to Chevy Chase Village. A large addition was added to the rear and an existing first floor open porch was enclosed on the west side. It appears that a second story was added over the porch. The bathroom windows on the second floor, front elevation, have been replaced with vinyl clad windows.

b) No changes are planned to the remaining original elevations, except the replacement of the bath room windows on the front facade. Windows and doors on the porches and on the addition to the rear will be changed to be more in character with the original, particularly on the front and west elevations seen from the street. Wide clapboard siding will be changed throughout to match the old wood shingle of the front dormer. The shingle will be painted a contrasting color to the original light stucco so as to make a visual separation between the original and the more recent additions. (See plans.)

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

<p>Owner's mailing address AARON & LOTTA KRAMER 27 W IRVING ST. CHEVY CHASE, MD. 20815</p>	<p>Owner's Agent's mailing address DICKSON CARROLL, ARCH. 3405 ASHLEY TERR NW WASHINGTON, D.C. 20008</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>RICHARD & SUSANNE LEACH 26 W KIRKE ST CHEVY CHASE, MD. 20815</p>	<p>JENNIFER R. BELLER 24 WEST KIRKE ST CHEVY CHASE, MD. 20815</p>
<p>MARK SUNDBACK & JOY PRITTS 29 W IRVING ST CHEVY CHASE, MD. 20815</p>	<p>BRENDA & MARGARET BABBINGTON 25 W IRVING ST. CHEVY CHASE, MD. 20815</p>
<p>GREGORY & ELIZABETH INGRAM 28 W IRVING ST CHEVY CHASE, MD. 20815</p>	<p>MARGARET & CARTER GRIPPIN 26 W IRVING ST. CHEVY CHASE MD. 20815</p>
<p>DAVID & CARY WILLIAMS 24 WEST IRVING ST CHEVY CHASE, MD. 20815</p>	

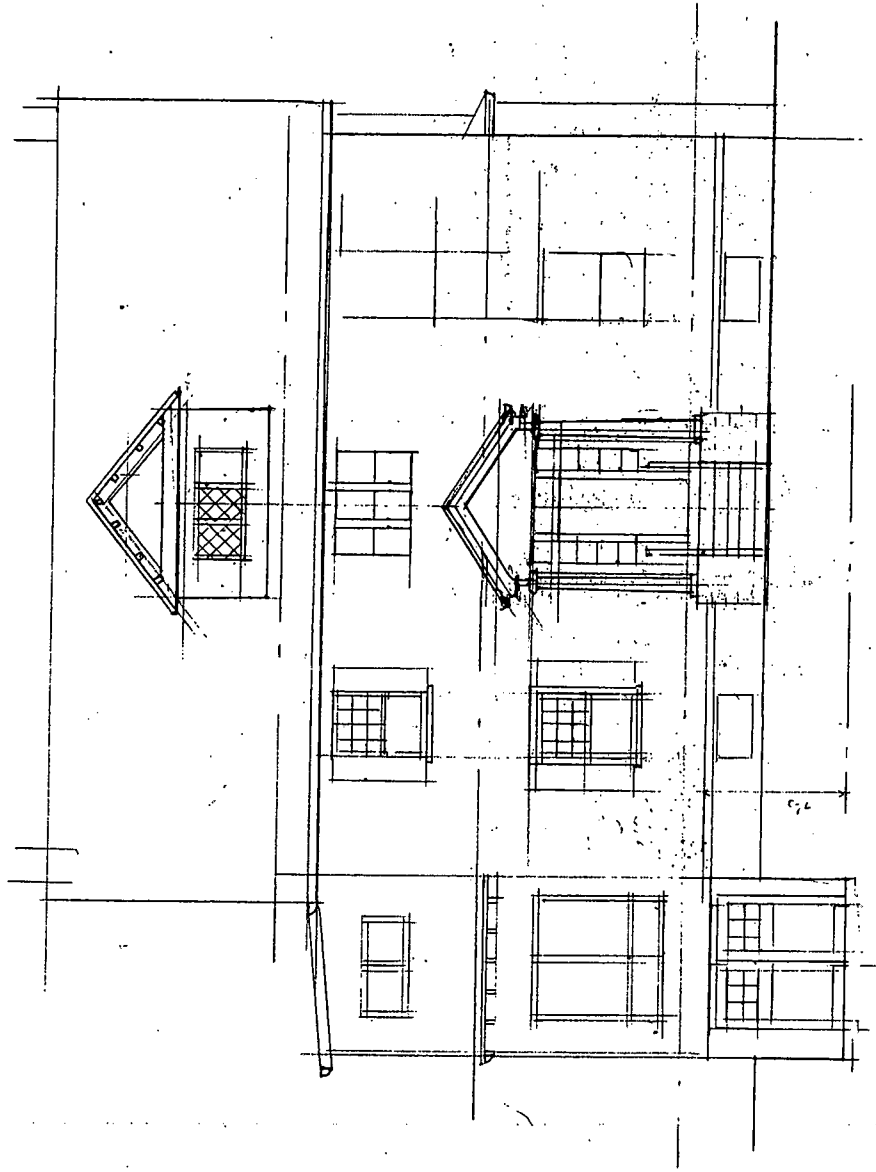


EXIST. LOT AREA	8750	±
EXIST BLDG AREA	2240	
EXIST LOT OCCUPANCY	26%	
DECK AREA	770	±
LOT OCCUPANCY W/ DECK	34%	

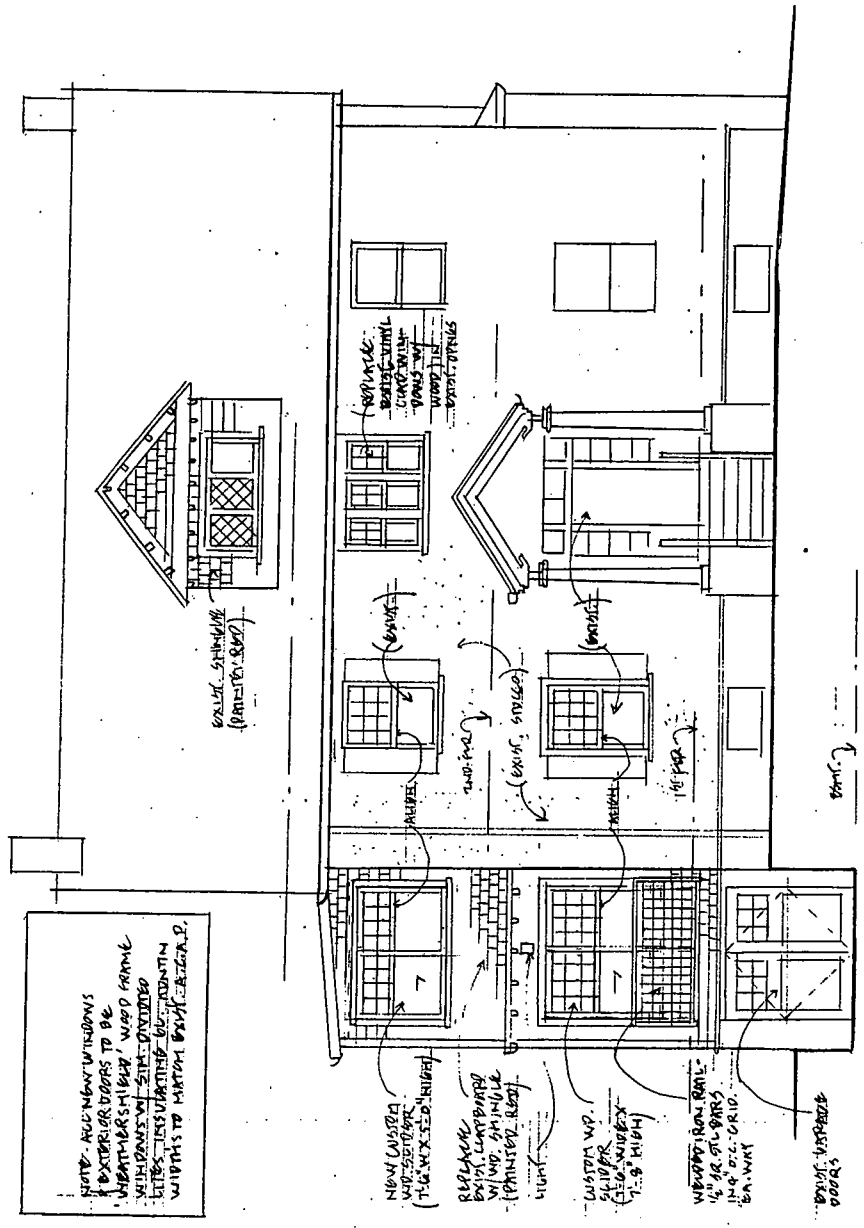
SECTION 2, CHEVY CHASE
 LOT P2, BLOCK 32

11/6/13
KRAMER REMODEL
 27 W IRVING ST.
 CHEVY CHASE, M.D.

Dickson Carroll, Architect
 3085 Ashby Terrace, N.W.
 Washington, D.C. 20008
 Tel. 302-383-8855

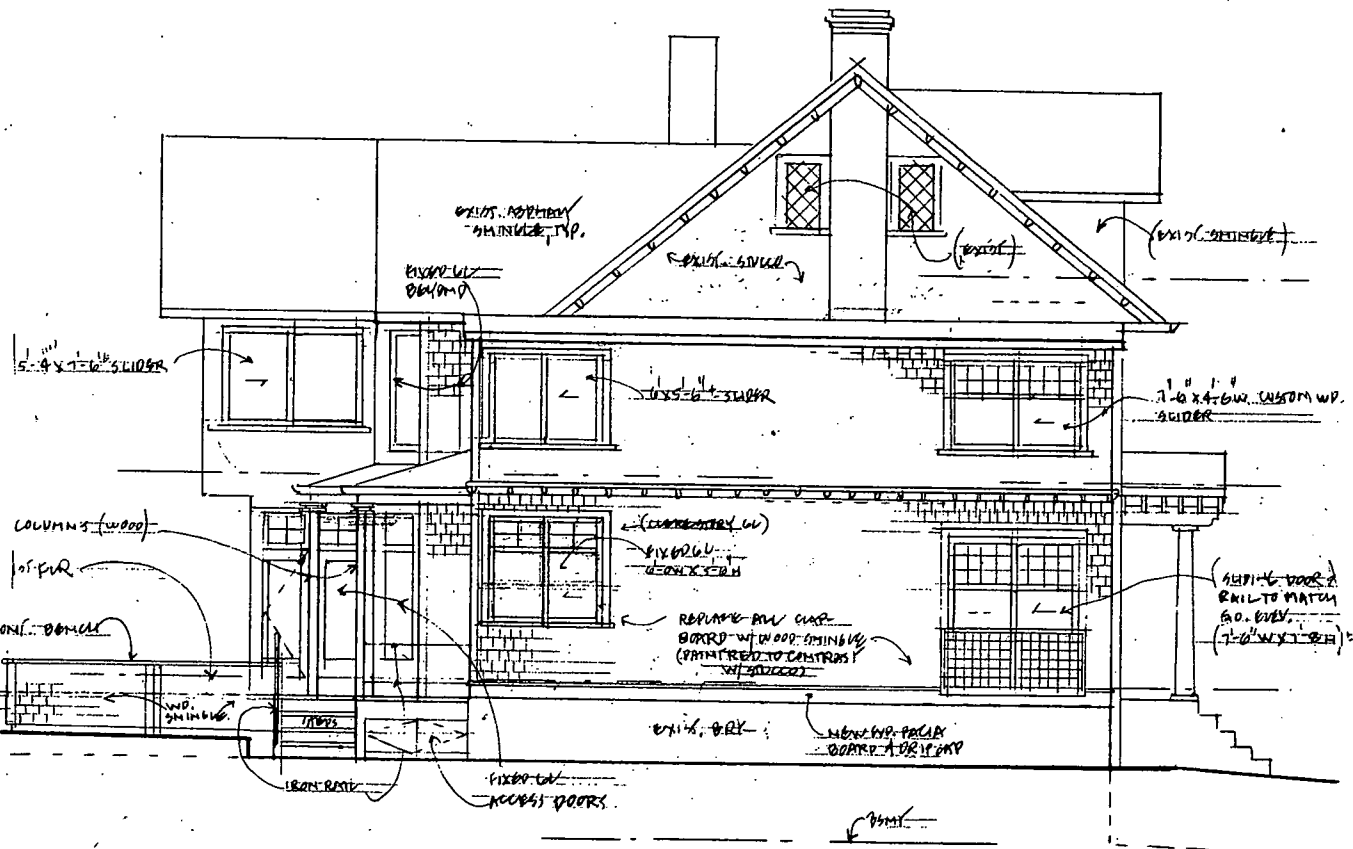


EXIST. SOUTH ELEV.



NOTE: ALL NEW WINDOWS
 & EXTERIOR DOORS TO BE
 WEATHER-STRIPED, WOOD FRAME
 WINDOWS. WIP. DIVIDED
 SILLERS. ISSUES VERTICALLY TO
 WIDTHS TO MATCH EXIST. SILLERS.

SOUTH ELEV.
 1/2" = 1'-0"



WEST ELEV.
1/8" = 1'-0"

11

A-7



GRADE
5/4

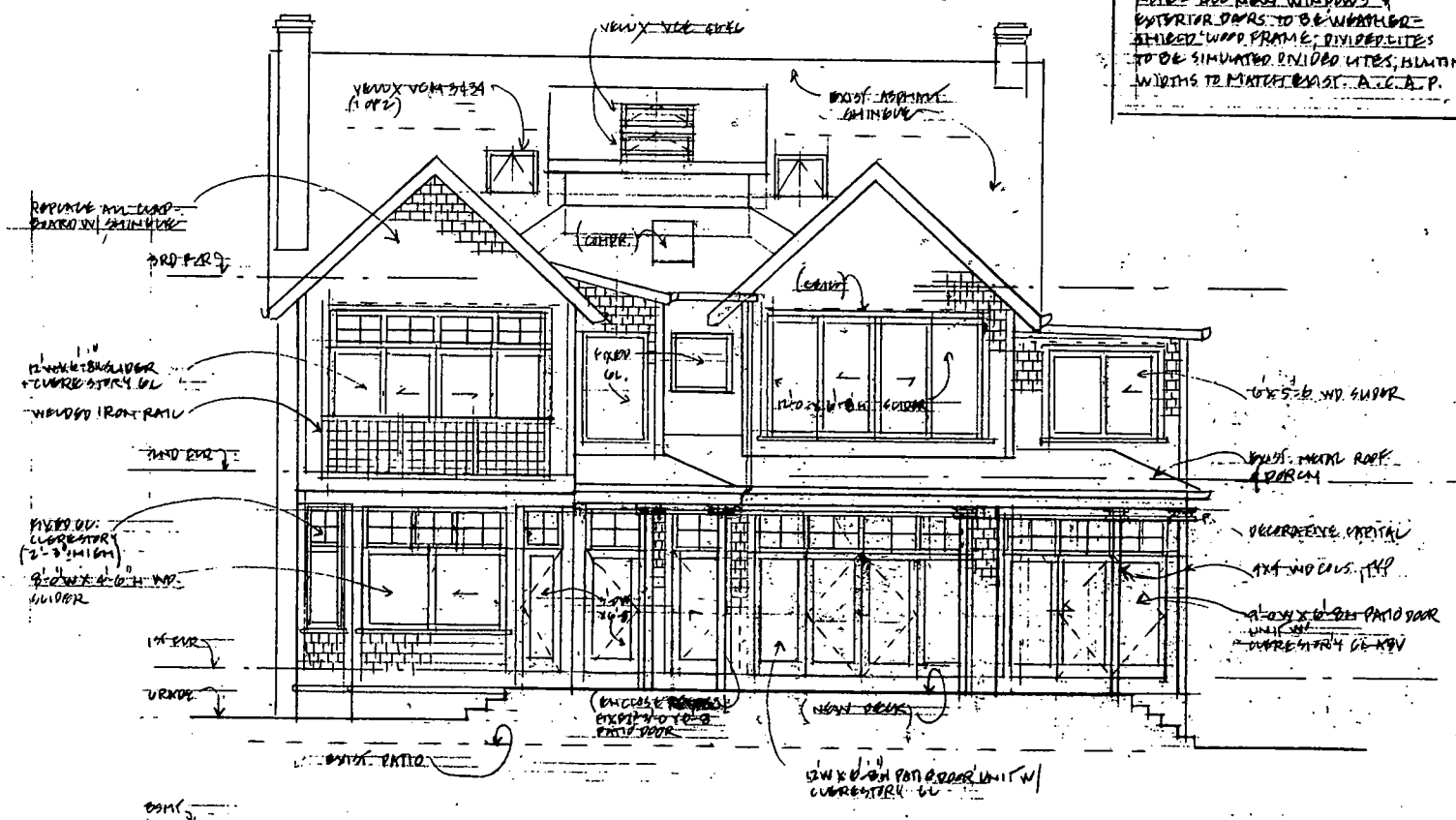
05

010

WEST NORTH ELEV

21



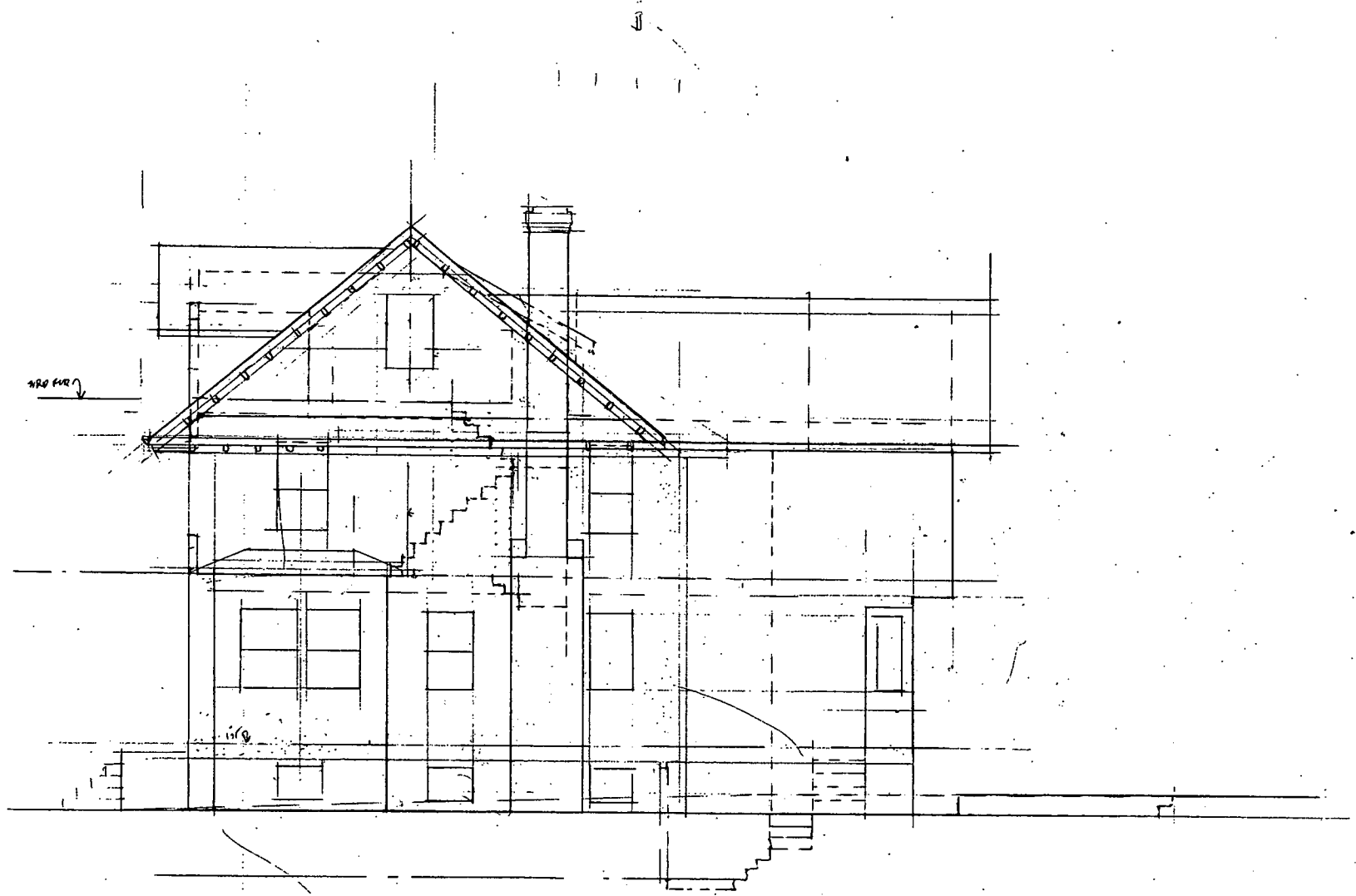


NOTE: ALL NEW WINDOWS & EXTERIOR DOORS TO BE WEATHER-STRIPPED WOOD FRAME; DIVIDED LITES TO BE SIMULATED DIVIDED LITES; BLIND WIPERS TO MATCH EXIST. A.C.A.P.

NORTH ELEV.

13

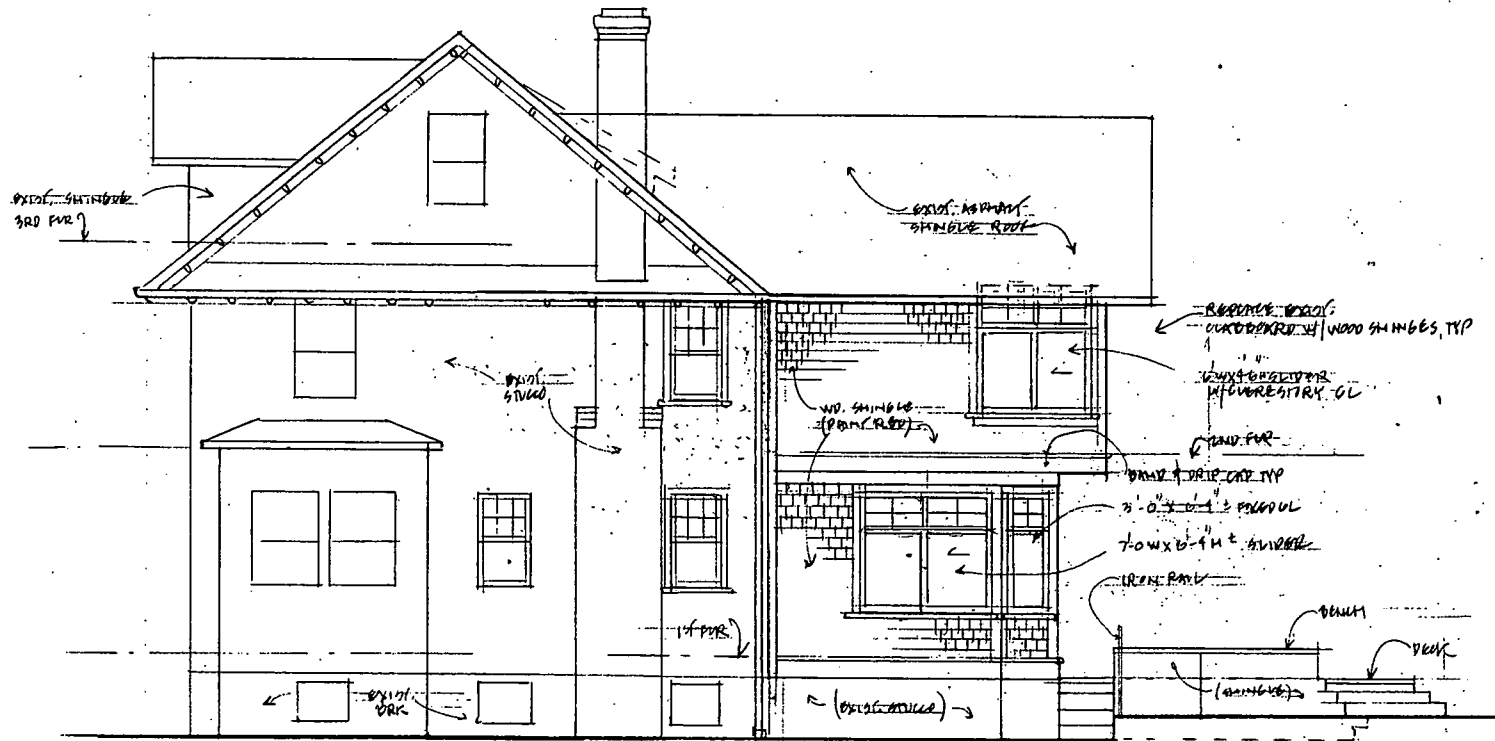
A8



14

EXIST. EXIST. EXIST.



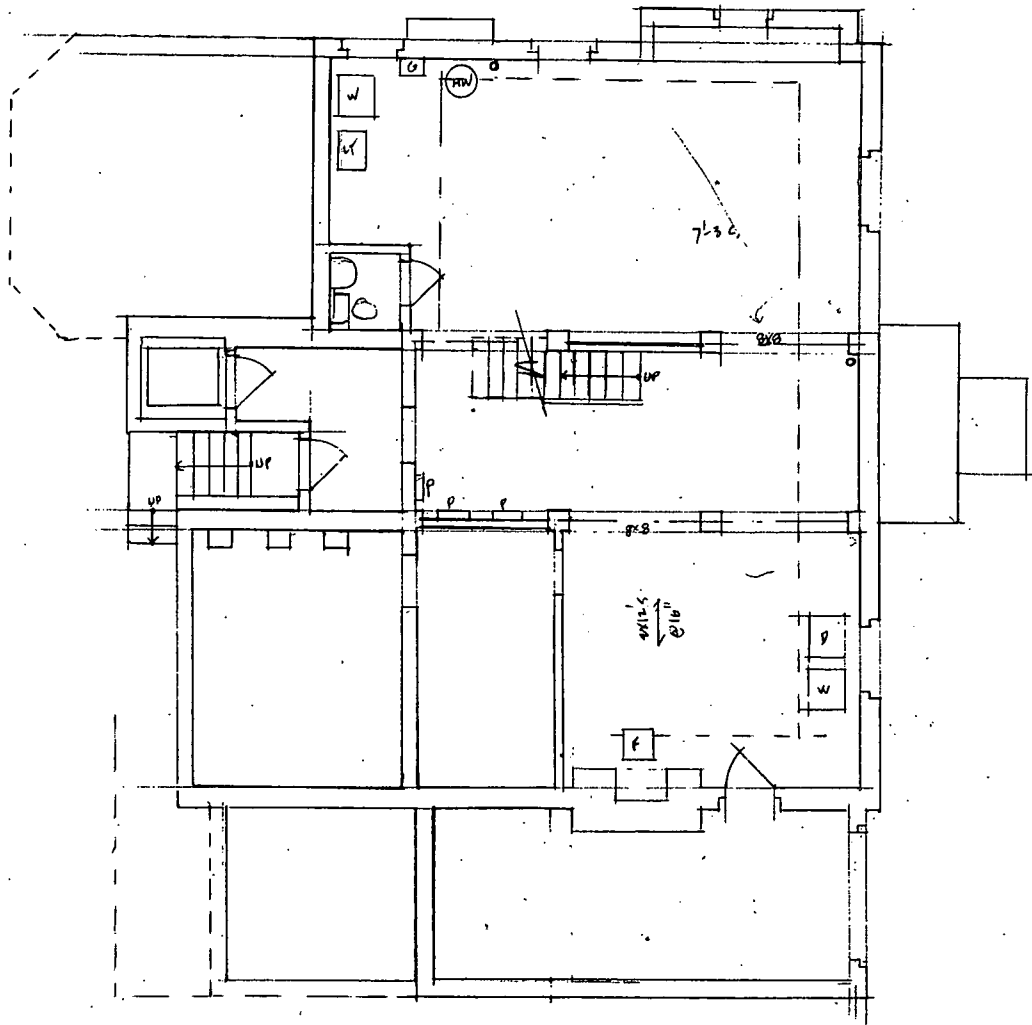


F A S T E L E V .

1/2" = 1'-0"

15

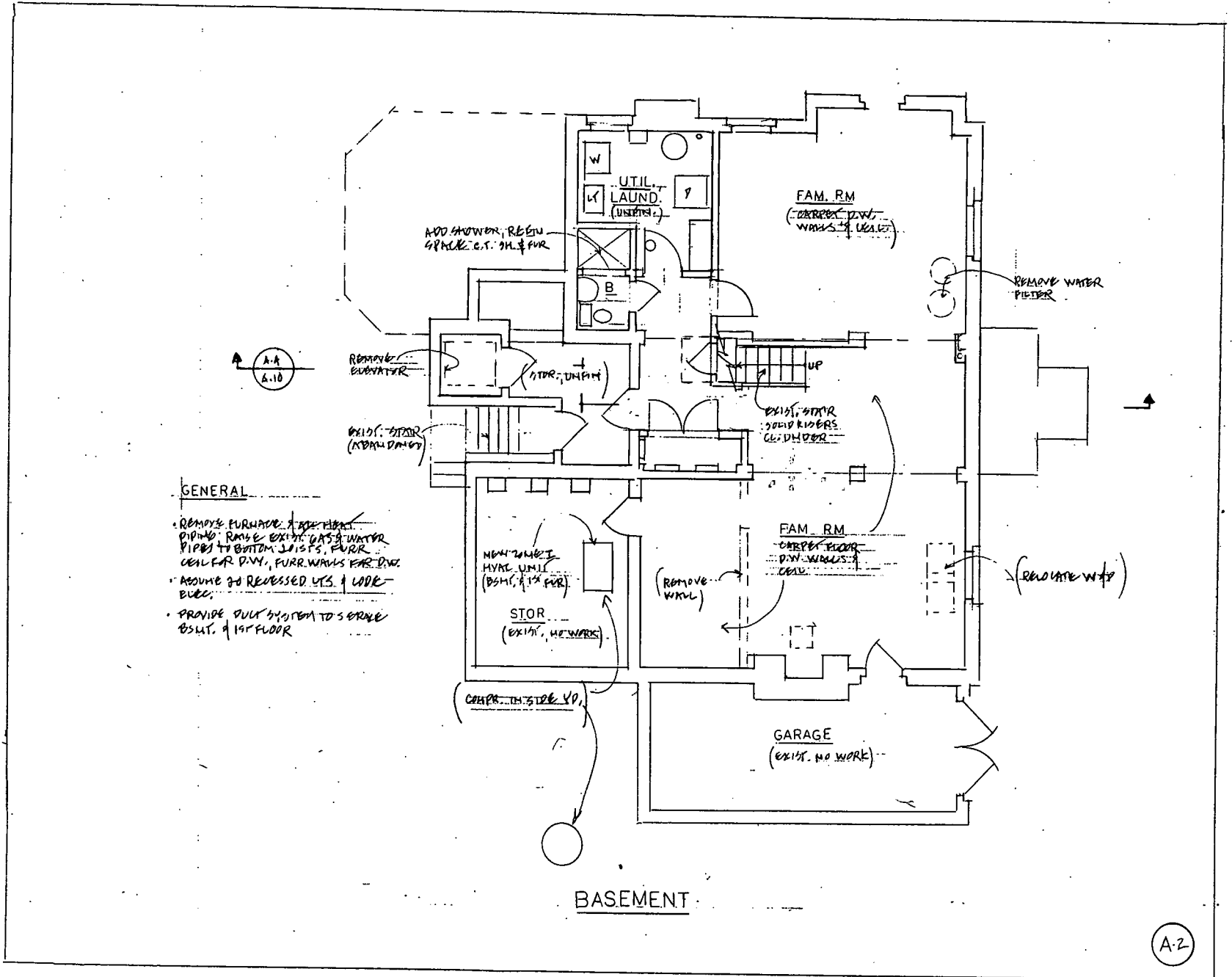
A9



BRUNO. BSMK

16





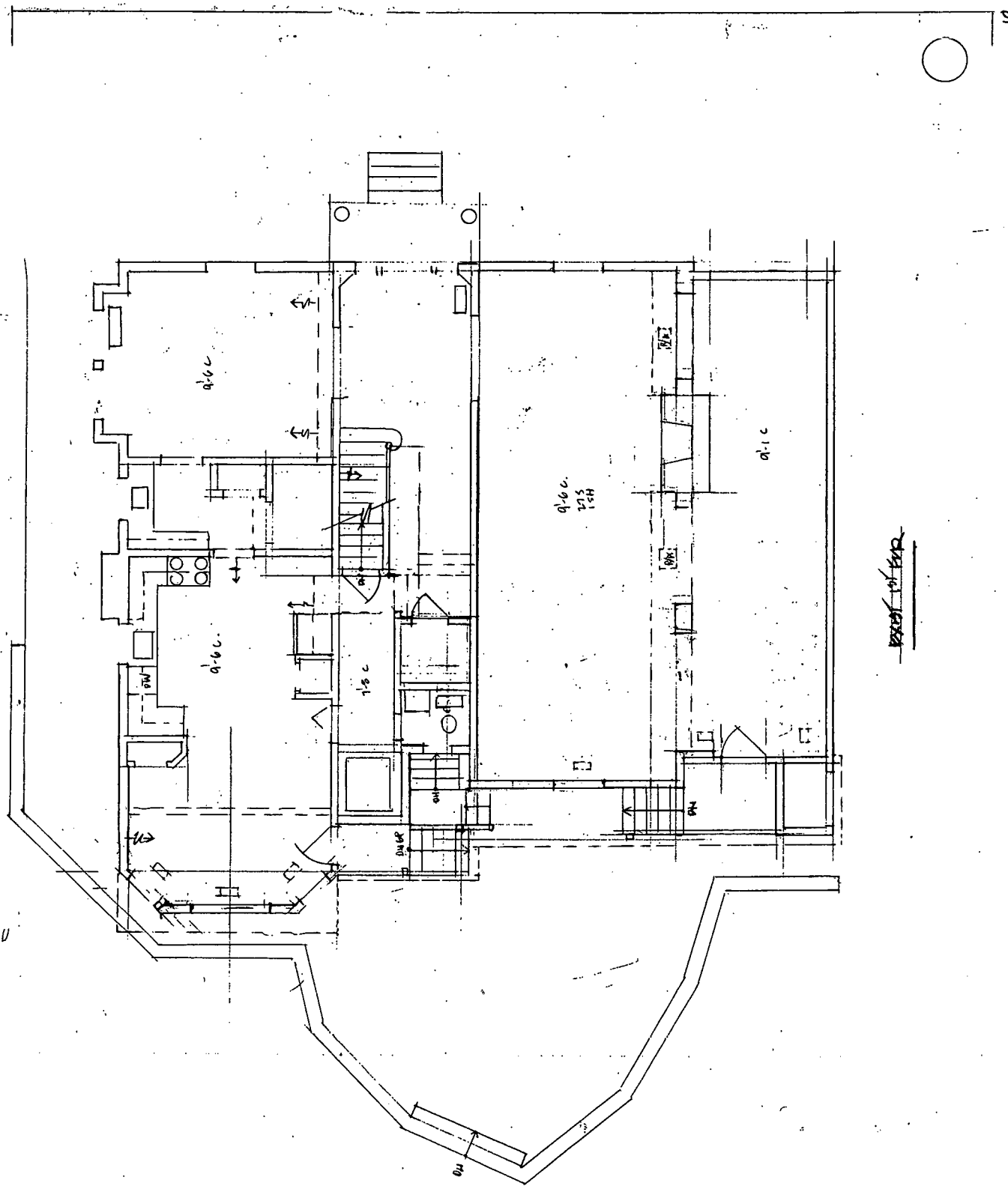
GENERAL

- REMOVE FURNACE & GAS HEAT PIPING. RAKE EXIST. GAS & WATER PIPES TO BOTTOM JOISTS. FURK CELL FOR D.V.M., FURR. WALLS FOR D.V.M.
- ASSUME TO RECESSED U.T.S. & LOCK-BUCK.
- PROVIDE DUCT SYSTEM TO SERVICE BSHT. & 1ST FLOOR

17

A-2

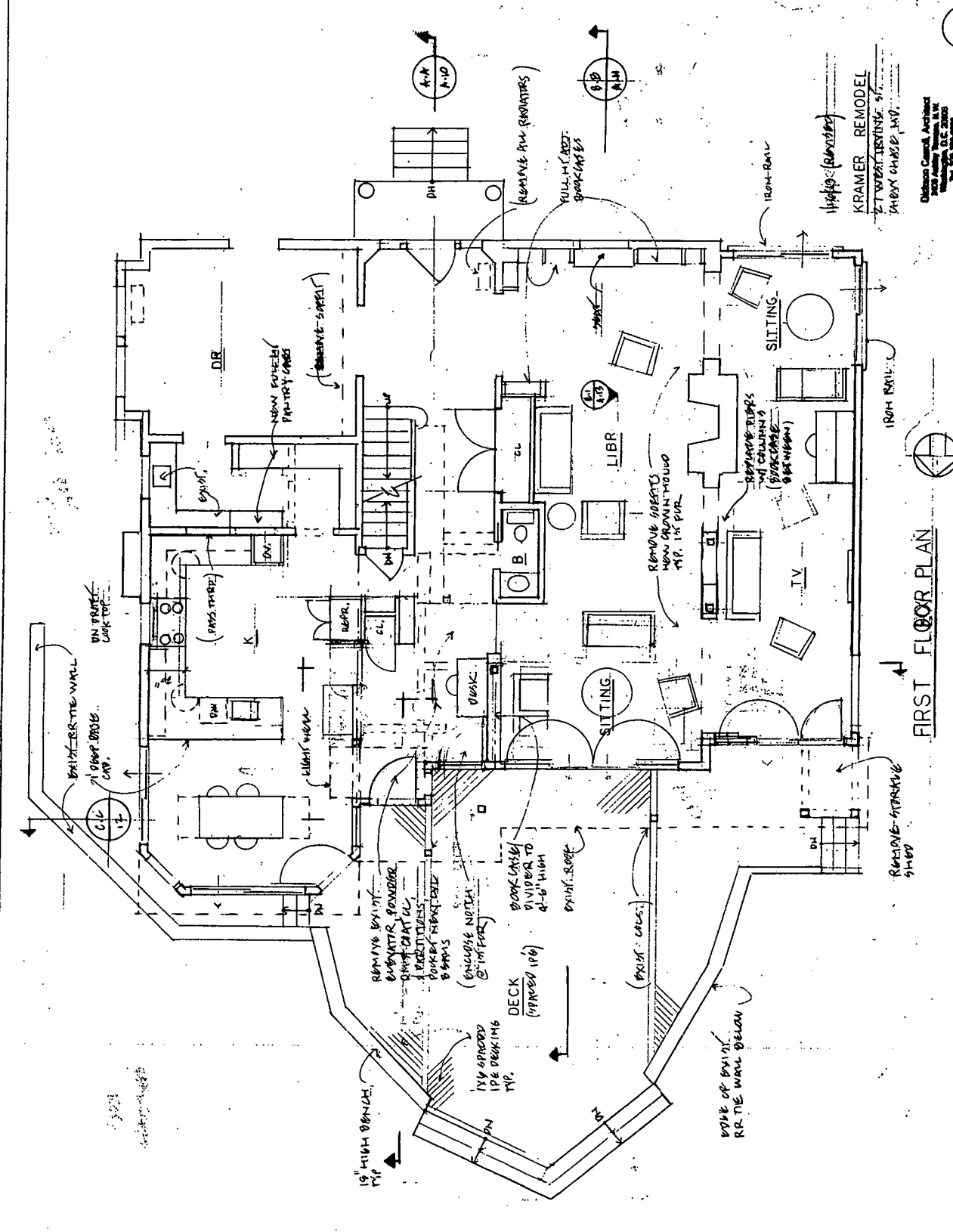
BASEMENT



PLAN OF FLOOR

Highly (summed)
 KRAMER REMODEL
 21 WEST TRINITY ST.
 INDEPENDENCE, MO.
 THOMAS CHERRY, ARCH.
 1902-1903

Delano Council, Architect
 500 Adams, Kansas City, Mo.
 Tel. 254-2400
 1916-1917



FIRST FLOOR PLAN

REMOVE WINDOW SILL

ROCK OR BAY WINDOW
 RR THE WALL BELOW

REMOVE BAY WINDOW
 SUBSTIT. BROWDER
 BROWDER BROWN
 BROWN BROWN
 BROWN BROWN
 (ENCLOSURE NOTICE
 @ 11' FLOOR)

BOOK CASE
 DIVIDER TO
 42" HIGH

DECK
 (APPROX 186)

1 1/2" SPRING
 1" DECKING
 TYP.

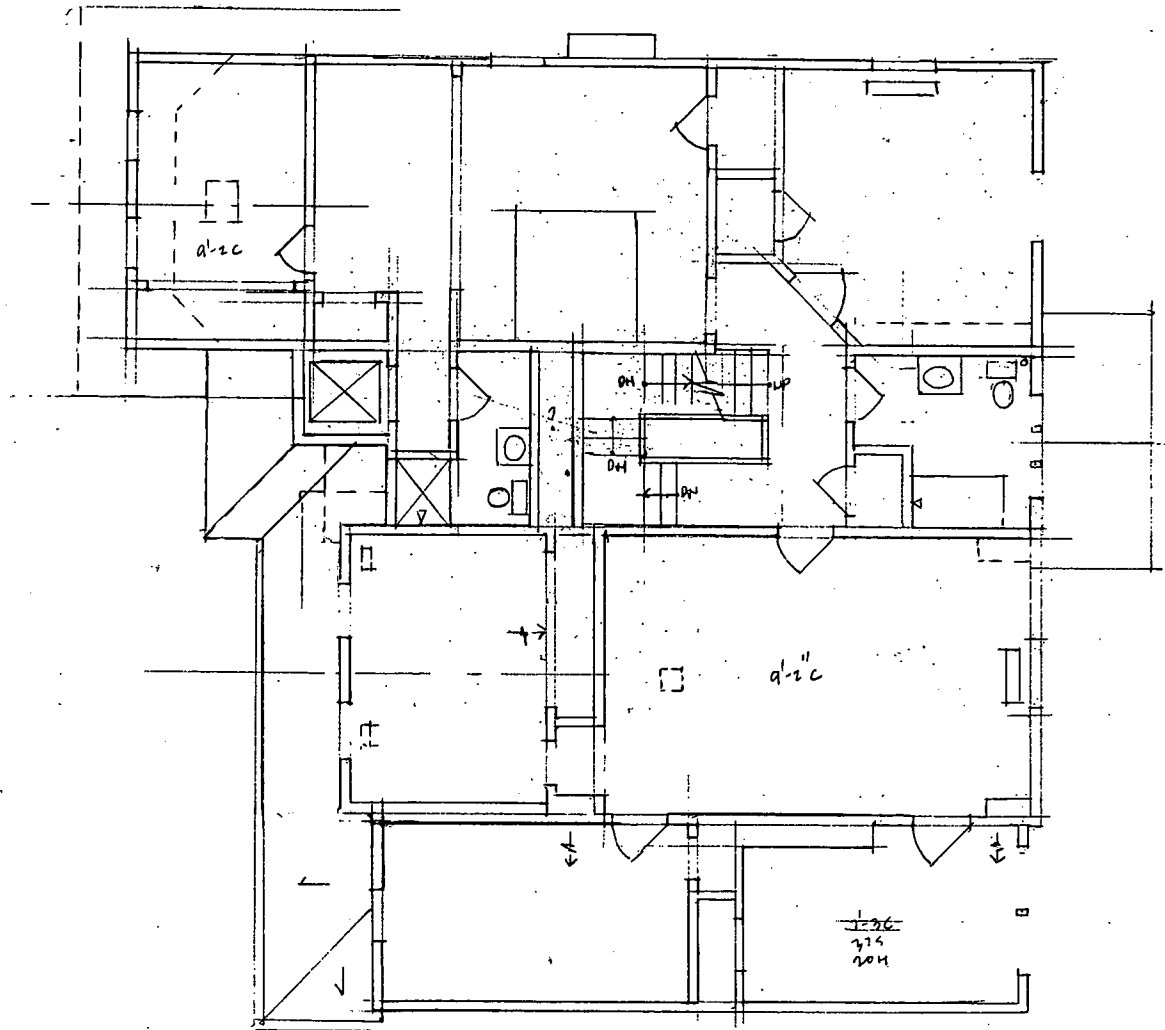
EXIST. ROOF

(EXIST. CASE)

REMOVE WINDOW SILL

ROCK OR BAY WINDOW
 RR THE WALL BELOW

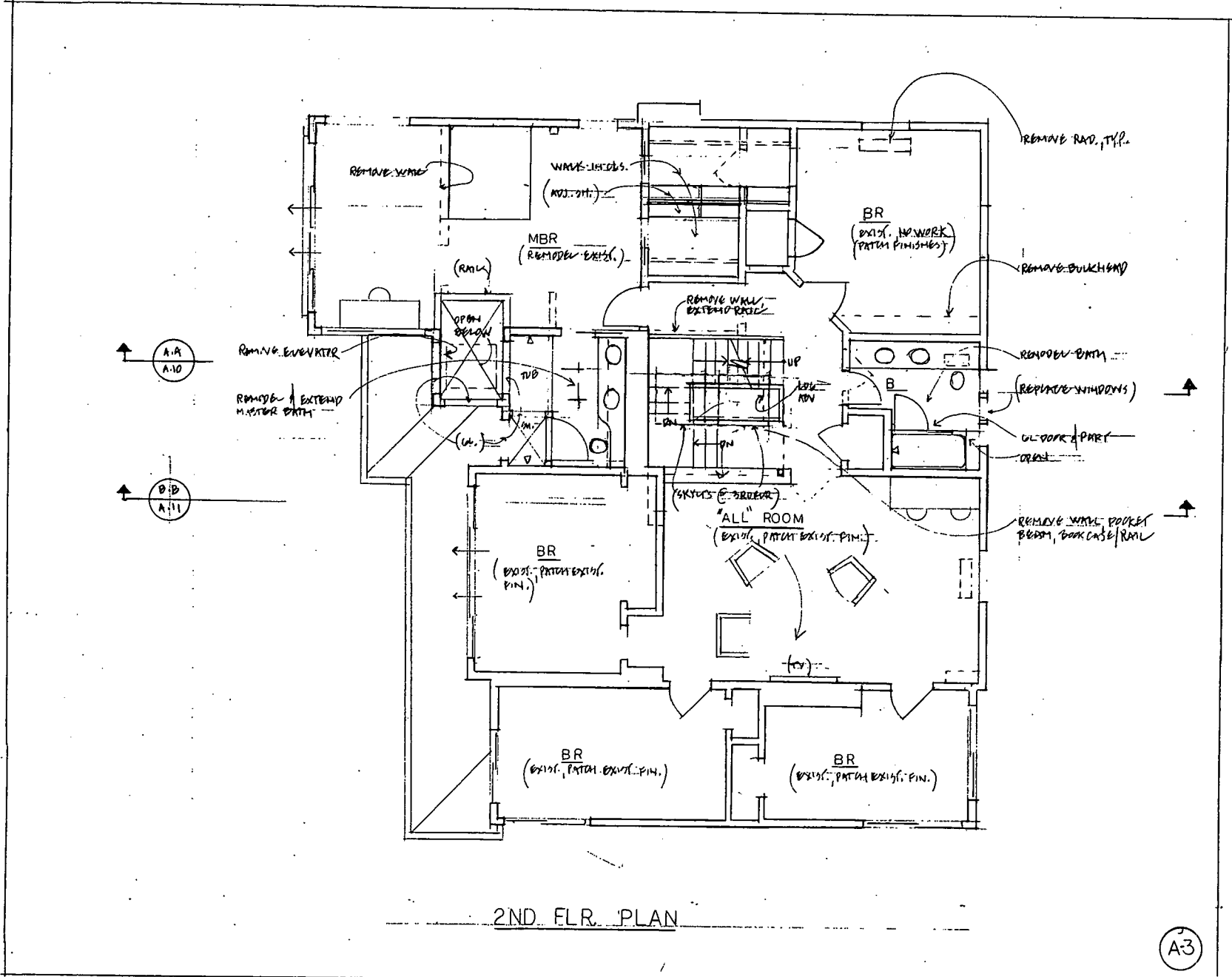




20

EXIST. AND FOR

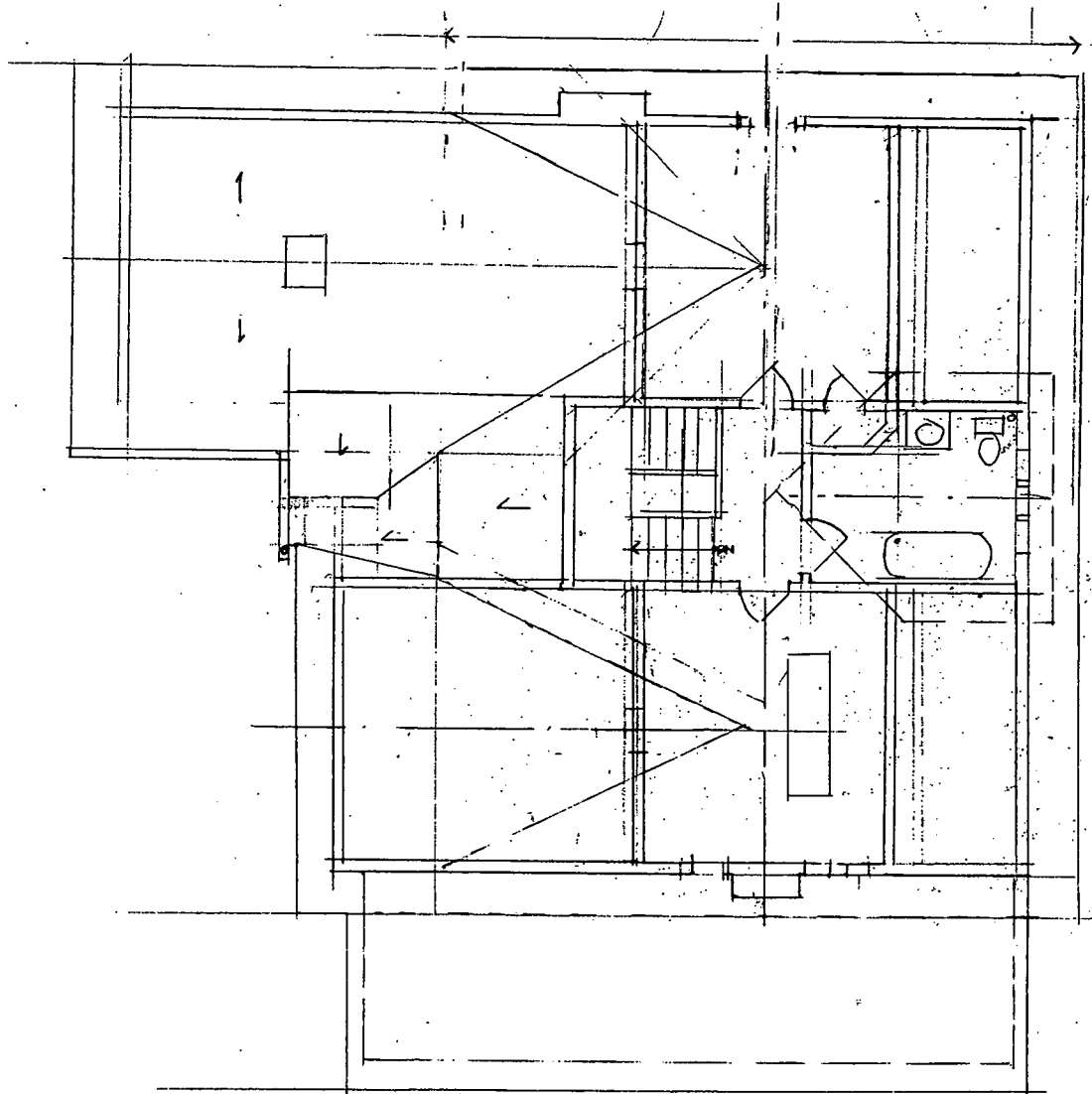




2ND. FLR. PLAN

21

A-3



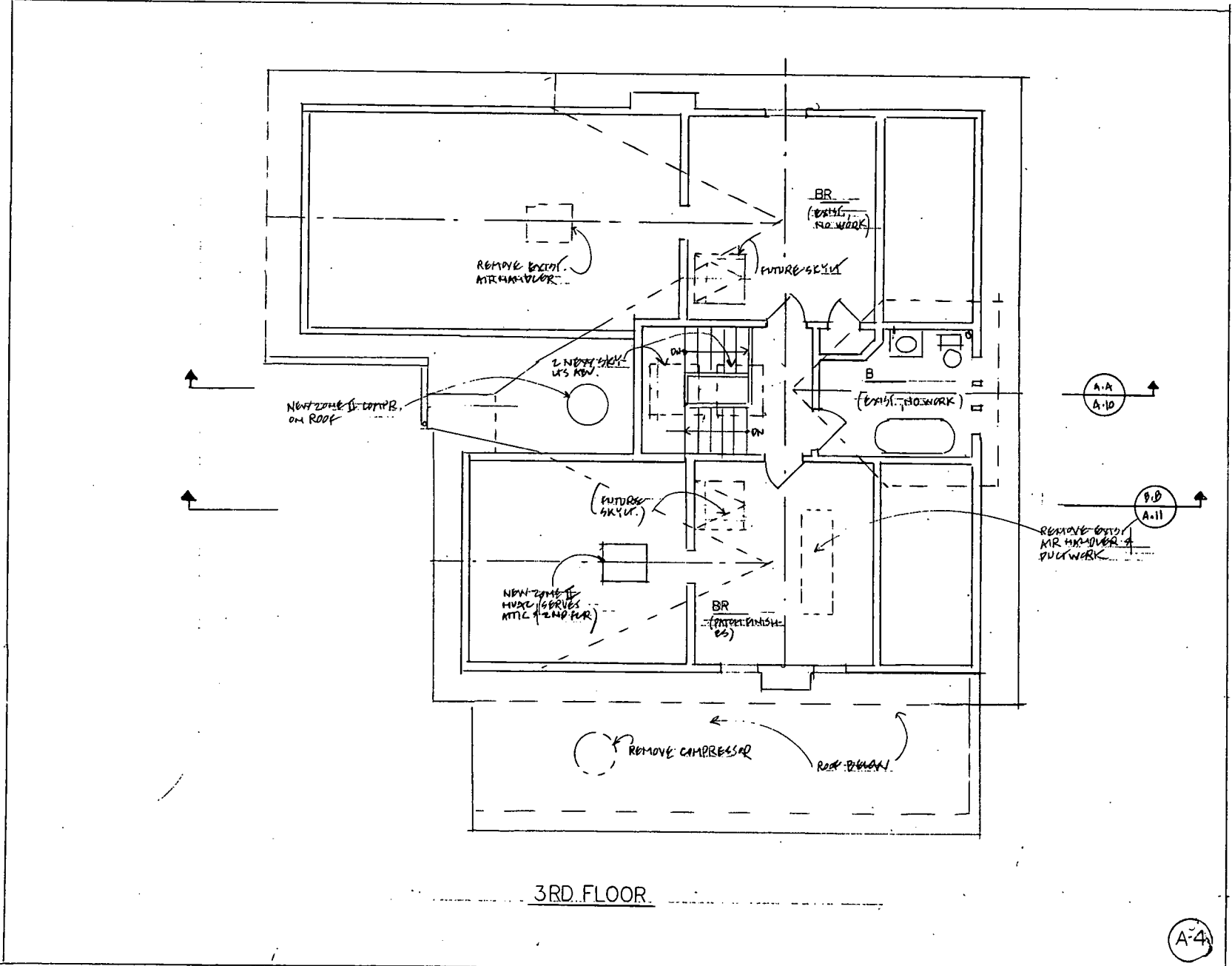
22

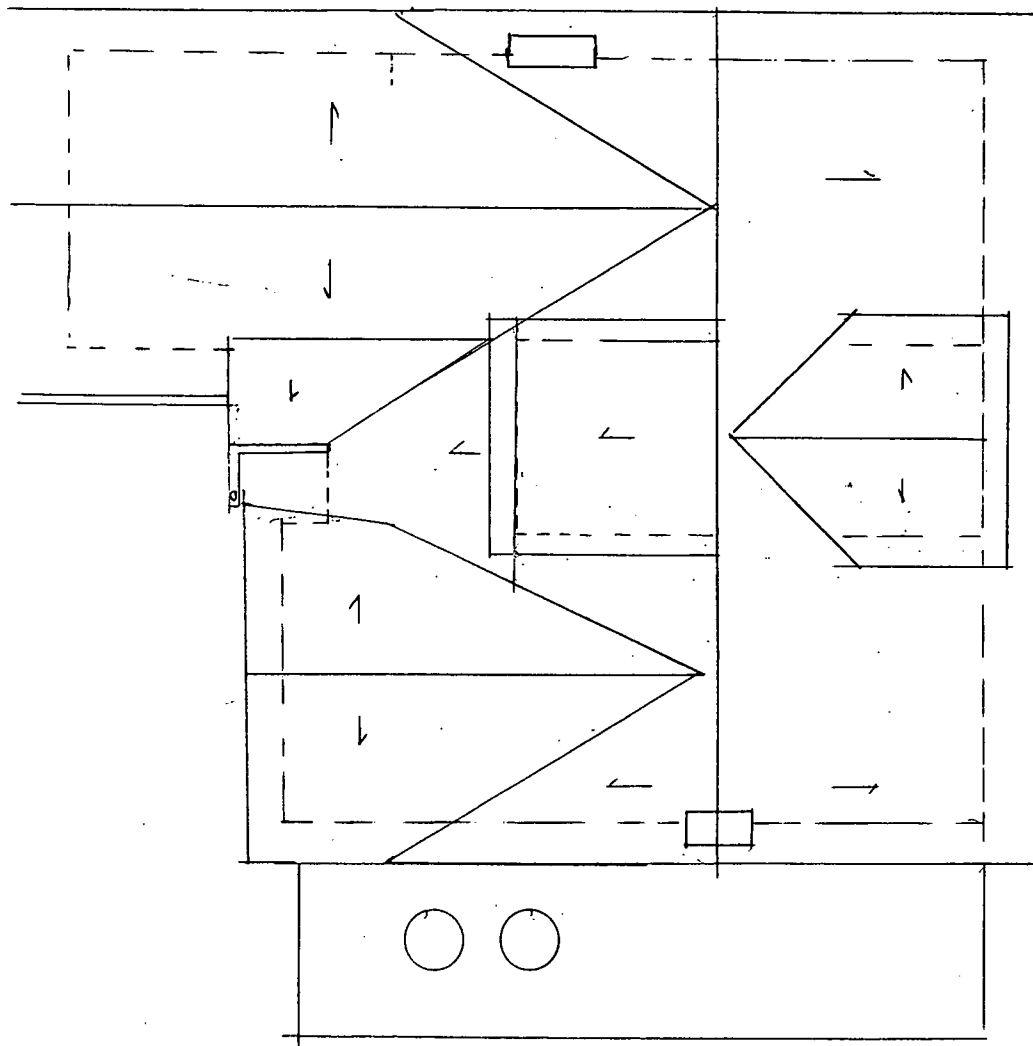
PLAN TRU FUR

1/2

1/2

23

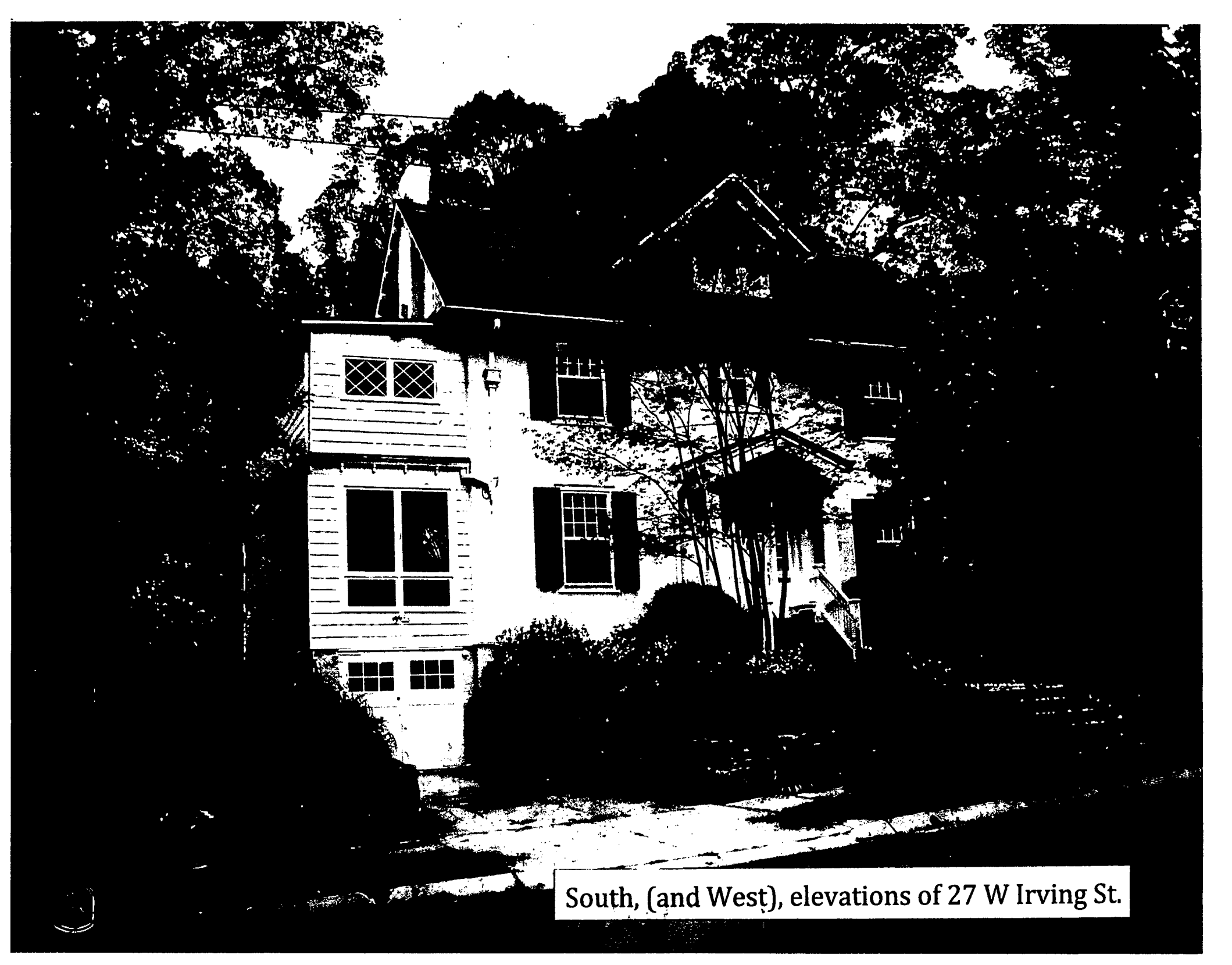




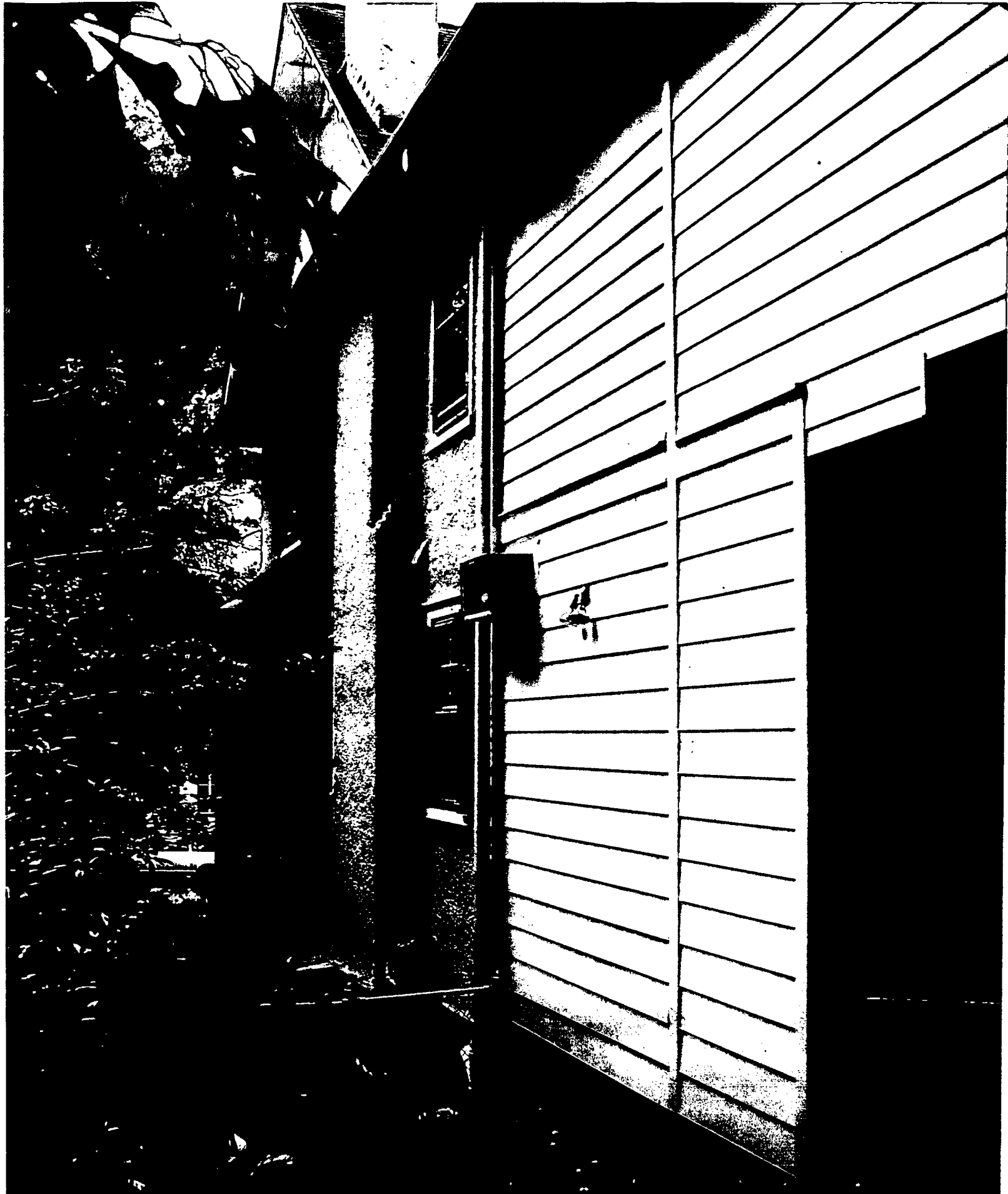
EXIST ROOF PLAN

h2





South, (and West), elevations of 27 W Irving St.



View of East elevation 27 W Irving St, (looking SW)



North elevation of 27 W Irving St. (rear)

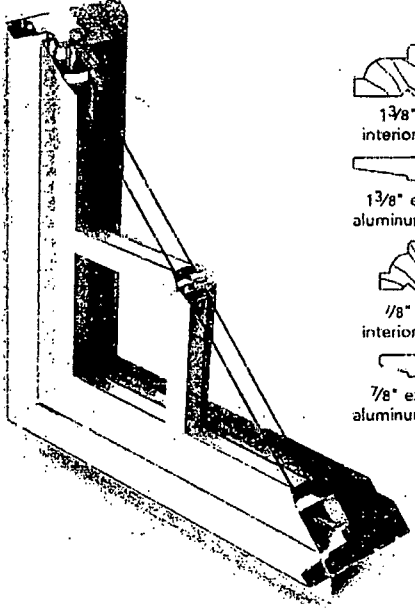


View of rear looking Northeast, 27 W Irving St.

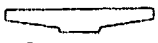


Copyright ©2007 Pictometry International Corp.

2



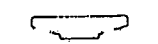
1 3/8" wood interior/exterior



1 3/8" extruded aluminum exterior



7/8" wood interior/exterior

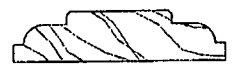
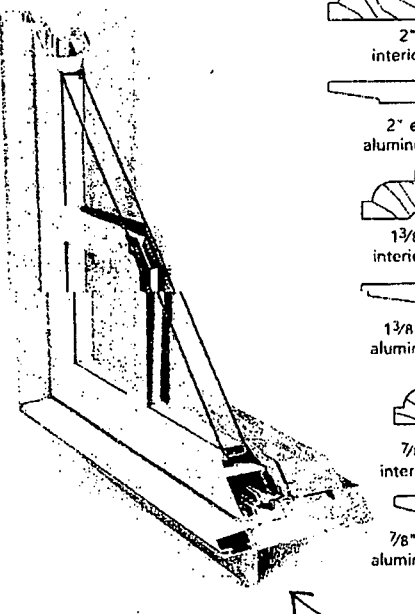


7/8" extruded aluminum exterior

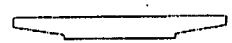
True Divided Lite - TDL

Other window manufacturers have essentially abandoned True Divided Lite windows, for creating them is virtually a lost art. But our craftsmen revel in the art of hand-fitting each individual pane of glass into position in the muntin. Using old-world techniques that require patience, precision and skill, we're proud to produce the industry's only True Divided Lite with insulated glass. The result is a beautiful, historically accurate window.

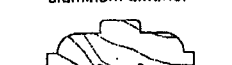
(WEATHERPROOFED WINDOWS & DOORS)



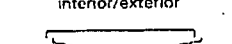
2" wood interior/exterior



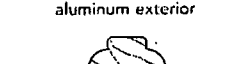
2" extruded aluminum exterior



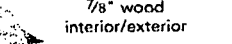
1 3/8" wood interior/exterior



1 3/8" extruded aluminum exterior



7/8" wood interior/exterior



7/8" extruded aluminum exterior

Simulated Divided Lite - SDL

Simulated Divided Lite delivers the look of True Divided Lite, but is more accessible to many budgets. SDL grilles are permanently adhered to the interior and exterior of a full-size pane of glass. A narrow spacer bar between panes simulates the look of True Divided Lite. • Narrow spacer bars between panes offer clean sightlines and give the appearance of individual lites.

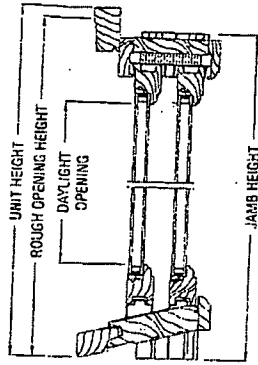
NOTE - OUR DOORS & WINDOWS ARE PRIMED WOOD (NOT CLAP)

30

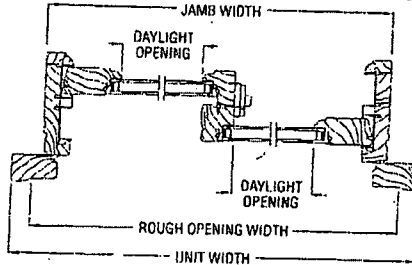
(TYPICAL SLIDING WINDOW)

3

Double-Slide Cross Sections (Scale: 1-1/2" = 1'0")

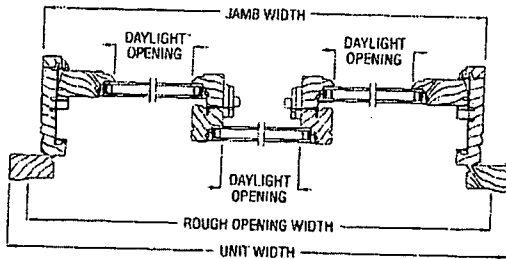


SIDE VIEW - WOOD BRICK MOULD



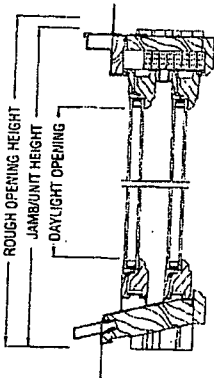
TOP VIEW - WOOD BRICK MOULD

If you know Double-Slide Glass Size and want to determine:		BMLD Width	BMLD Height
Unit Size	Glass Size Plus:	(Glass Size x 2) + 9-1/16" [230mm]	+ 8-1/4" [210mm]
Jamb Size		(Glass Size x 2) + 6-5/16" [160mm]	+ 7-1/8" [181mm]
Rough Opening		(Glass Size x 2) + 7-5/16" [186mm]	+ 7-5/8" [194mm]

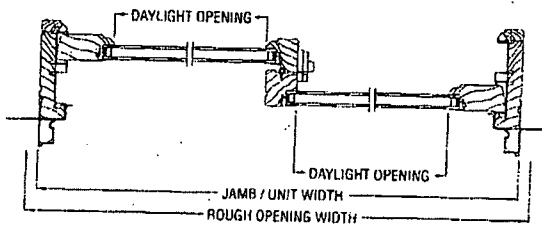


TRIPLE-SLIDE TOP VIEW - WOOD BRICK MOULD

If you know Triple-Slide Glass Size and want to determine:		BMLD Width	BMLD Height
Unit Size	Glass Size Plus:	3 Glass Widths + 10-1/16" [256mm]	+ 8-1/4" [210mm]
Jamb Size		3 Glass Widths + 7-5/16" [186mm]	+ 7-1/8" [181mm]
Rough Opening		3 Glass Widths + 8-5/16" [211mm]	+ 7-5/8" [194mm]

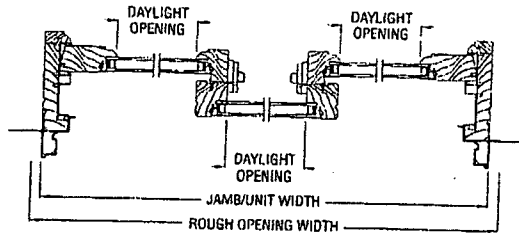


SIDE VIEW - CLAD



TOP VIEW - CLAD

If you know Double-Slide Glass Size and want to determine:		Clad Width	Clad Height
Unit Size	Glass Size Plus:	(Glass Size x 2) + 6-5/16" [160mm]	+ 7-1/8" [181mm]
Jamb Size		(Glass Size x 2) + 6-5/16" [160mm]	+ 7-1/8" [181mm]
Rough Opening		(Glass Size x 2) + 7-5/16" [186mm]	+ 7-5/8" [194mm]



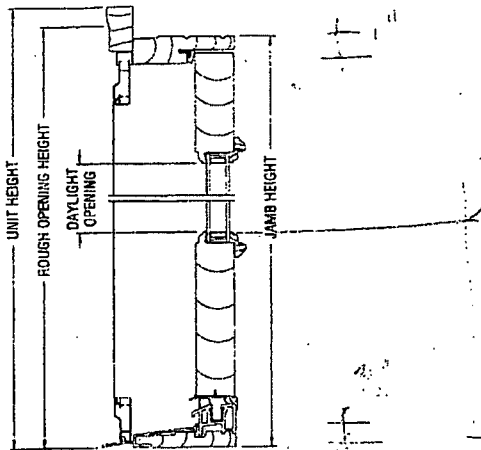
TRIPLE-SLIDE TOP VIEW - CLAD

If you know Triple-Slide Glass Size and want to determine:		Clad Width	Clad Height
Unit Size	Glass Size Plus:	3 Glass Widths + 7-5/16" [186mm]	+ 7-1/8" [181mm]
Jamb Size		3 Glass Widths + 7-5/16" [186mm]	+ 7-1/8" [181mm]
Rough Opening		3 Glass Widths + 8-5/16" [211mm]	+ 7-5/8" [194mm]

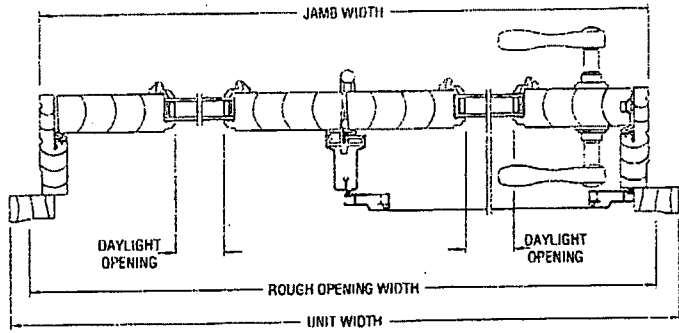
31

French Door Center Hinge Cross Sections - Wood Brick Mould

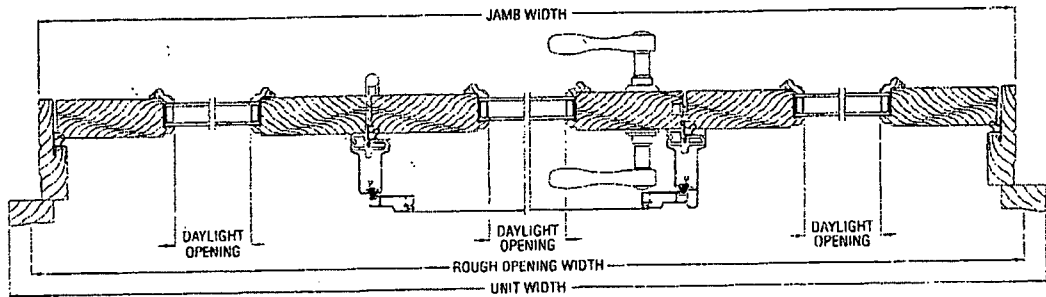
(Scale: 1-1/2" = 1'0")



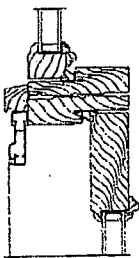
SIDE VIEW



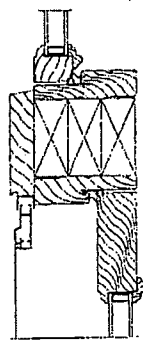
2-WIDE TOP VIEW
(HINGE CODE B)



3-WIDE TOP VIEW
(HINGE CODE E)



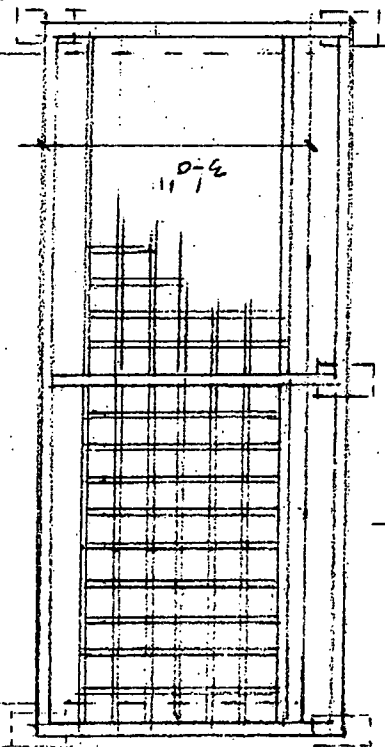
HORIZONTAL
TIGHT MULL



3 1/2" HORIZONTAL
SPREAD MULL



(7'-6" SLIDING GL. DOOR)



3'-0"

GLASS

SO. ELEV RAIL (TYP)

1/2" = 1'-0" (SEE DWG. A-10)

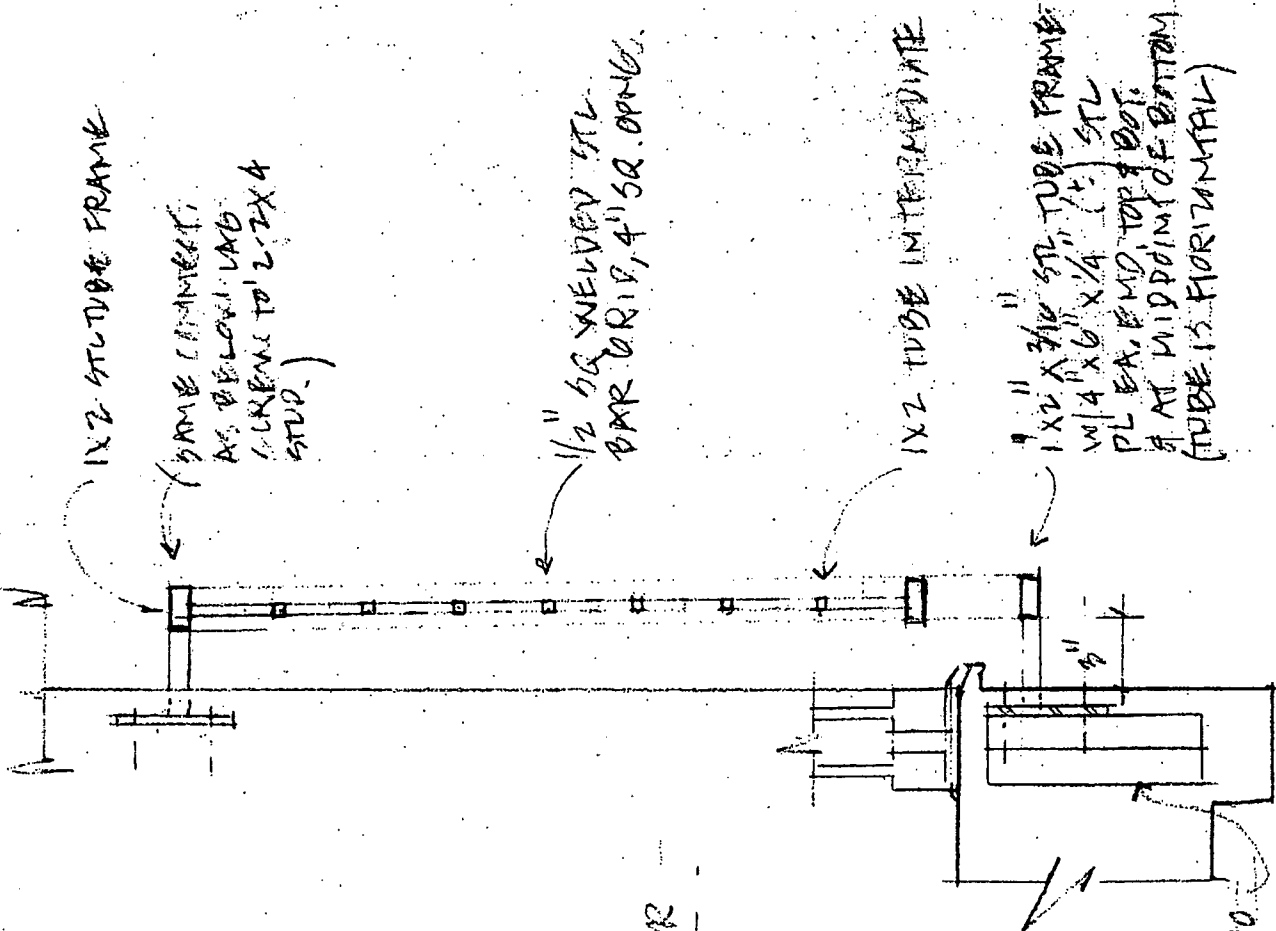
1/2" = 1'-0"

KRAMER REMODEL

27 W. IRVING ST., CHEVY CHASE

Dickson Carroll, Architect
3405 Ashley Terrace, N.W.
Washington, D.C. 20008
Tel. 202-363-8658

33



1X2 STUDBE FRAME

(SAME COMMENT AS BELOW LAB (EXEMPT TO 2-2X4 STUD.)

1/2" SQ WELDED STL BAR OR 1/8" 4" SQ ANGLE

1X2 TUBE INTERMEDIATE

1" X 2" X 3/16" STL TUBE FRAME W/ 4" X 6" X 1/4" STL PL EA. END, TOP & BOT. AT MIDDLE OF BOTTOM TUBE IS HORIZONTAL

SECT. A-A 1/2" = 1'-0"

1

CHEVY CHASE VILLAGE

ESTABLISHED 1890

Municipality Letter for Proposed Construction Project

Subject Property: 27 West Irving Street, Chevy Chase, MD 20815
Property Owner: Aaron Kramer
Project Manager/Contractor: Dickson Carroll
Proposed Work: Interior renovation; enclose rear porch and construction of rear addition & deck

10/29/2012

Diane R. Schwartz Jones, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

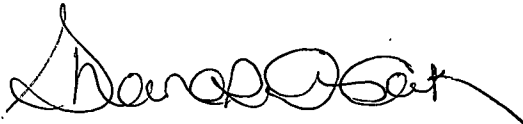
Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at ccvpermitting@montgomerycountymd.gov.

Sincerely,



Shana R. Davis-Cook
Chevy Chase Village Manager

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815

Phone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

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