

4777 Drummond Avenue, Cherry Chase  
(HPC Case # 35160-10A)  
Master Plan Site # 35160, Susan B. Chase



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: December 2, 2010

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #554029, storm window installation

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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 December 1, 2010 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: Joshua and Randy Leifer

Address: 4717 Drummond Avenue, 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](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

0 077  
3000  
10/10/10

Contact Person: Randy Elizabeth Brennen-Leifer

Daytime Phone No.: (202) 213-2022

Tax Account No.: 00484693

Name of Property Owner: Joshua Leifer & Randy Elizabeth Brennen-Leifer Daytime Phone No.: (202) 213-2022

Address: 4717 Drummond Ave. Chevy Chase, MD 20815  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 4717 Street: Drummond Ave.

Town/City: Chevy Chase Nearest Cross Street: Wisconsin Ave.

Lot: 26 Block: - Subdivision: 22

Liber: 24067 Folio: 180 Parcel: -

### PART ONE: TYPE OF PERMIT ACTION AND USE:

#### 1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Replace
- Revision
- Repair
- Revocable

#### CHECK ALL APPLICABLE:

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: storm windows

1B. Construction cost estimate: \$ 16,175

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/assessment

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.

R E Brennen-Leifer  
Signature of owner or authorized agent

Nov. 8 2010  
Date

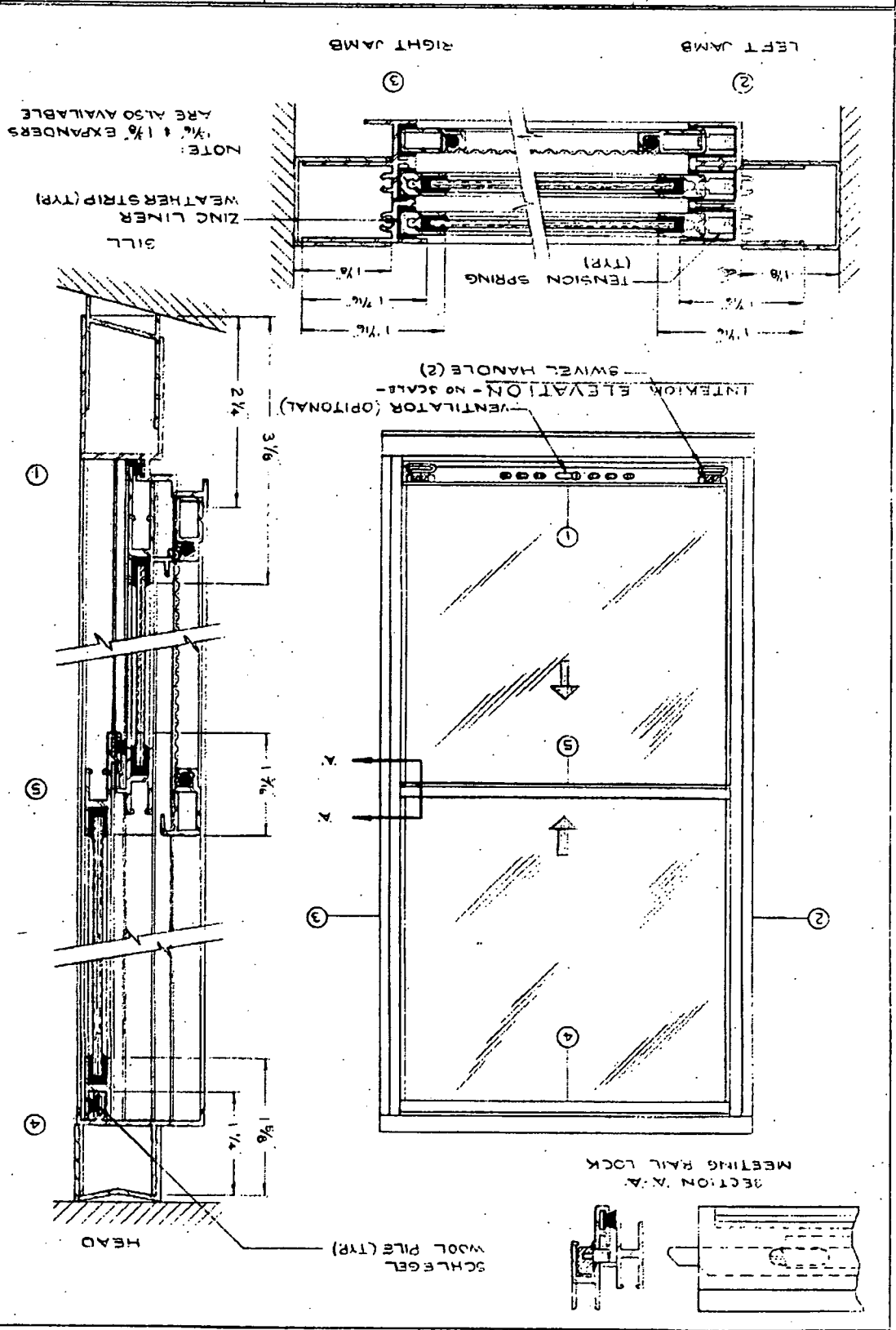
Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 12/3/10

Application/Permit No.: 554029 Date Filed: 11/10/10 Date Issued: \_\_\_\_\_

APPROVED  
 Montgomery County  
 Planning & Zoning Commission  
 12/31/10

THE BURCH COMPANY  
 303 CARROLL ST.  
 BALTIMORE MD 21230  
 DRAWN BY: [blank] DATE: [blank]  
 CHECK BY: [blank] SCALE: FULL  
 DOUBLE HUNG SERIES  
 NO. WST-100



**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4717 Drummond Avenue, Chevy Chase	<b>Meeting Date:</b>	12/1/2010
<b>Resource:</b>	Master Plan Site #35/160 Susan B. Chase House	<b>Report Date:</b>	11/24/2010
<b>Applicant:</b>	Joshua Leifer and Randy Leifer	<b>Public Notice:</b>	11/17/2010
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	35/160-10A	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b> Storm window installation			

**STAFF RECOMMENDATION:**

Approve

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Designated Master Plan Site  
**STYLE:** Colonial Revival/Queen Anne  
**DATE:** c1903-04

**PROPOSAL:**

The applicants are proposing to install 50 custom-made, aluminum storm windows at the subject property.

**APPLICABLE GUIDELINES:**

**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.)

**STAFF RECOMMENDATION:**

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

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 301-565-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850  
246-717-9377

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

RECEIVED  
NOV 10 2010  
Division of  
Casework Management

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Randy Elizabeth Brennen-Leifer

Daytime Phone No.: (202) 213-2022

Tax Account No.: 00484693

Name of Property Owner: Joshua Leifer & Randy Elizabeth Brennen-Leifer Daytime Phone No.: (202) 213-2022

Address: 4717 Drummond Ave. Chevy Chase, MD 20815  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 4717 Street: Drummond Ave.

Town/City: Chevy Chase Nearest Cross Street: Wisconsin Ave.

Lot: 36 Block: - Subdivision: 22

Liber: 34067 Folio: 180 Parcel: -

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
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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.

R E Brennen-Leifer  
Signature of owner or authorized agent

Nov. 8, 2010  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 554029 Date Filed: 11/10/10 Date Issued: \_\_\_\_\_

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4

**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.

how c. 1903-1904

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

Installation of storm windows  
See attached addendum

**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.

**3. 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 labeled 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 owners of lots or parcels which the 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.



**Addendum to description of work**

Double-hung windows

There are 33 double-hung windows on the first and second floors of the house, of various sizes. For these windows we want to install 1/1 lite storm windows that allow the bottom storm window to be removed and a screen inserted for the summer.

Basement windows

There are 11 basement windows. They are all six-lite double casement windows that swing in. For these windows we want to install single-lite storm windows that allow the storm window to be removed and a screen inserted for use during the summer.

Other windows

The south side (front) of the house has three small leaded-glass stationary windows on the second floor, and one leaded-glass stationary window on the first floor, next to the front door. We do not want to install any storm windows on these windows at this time.

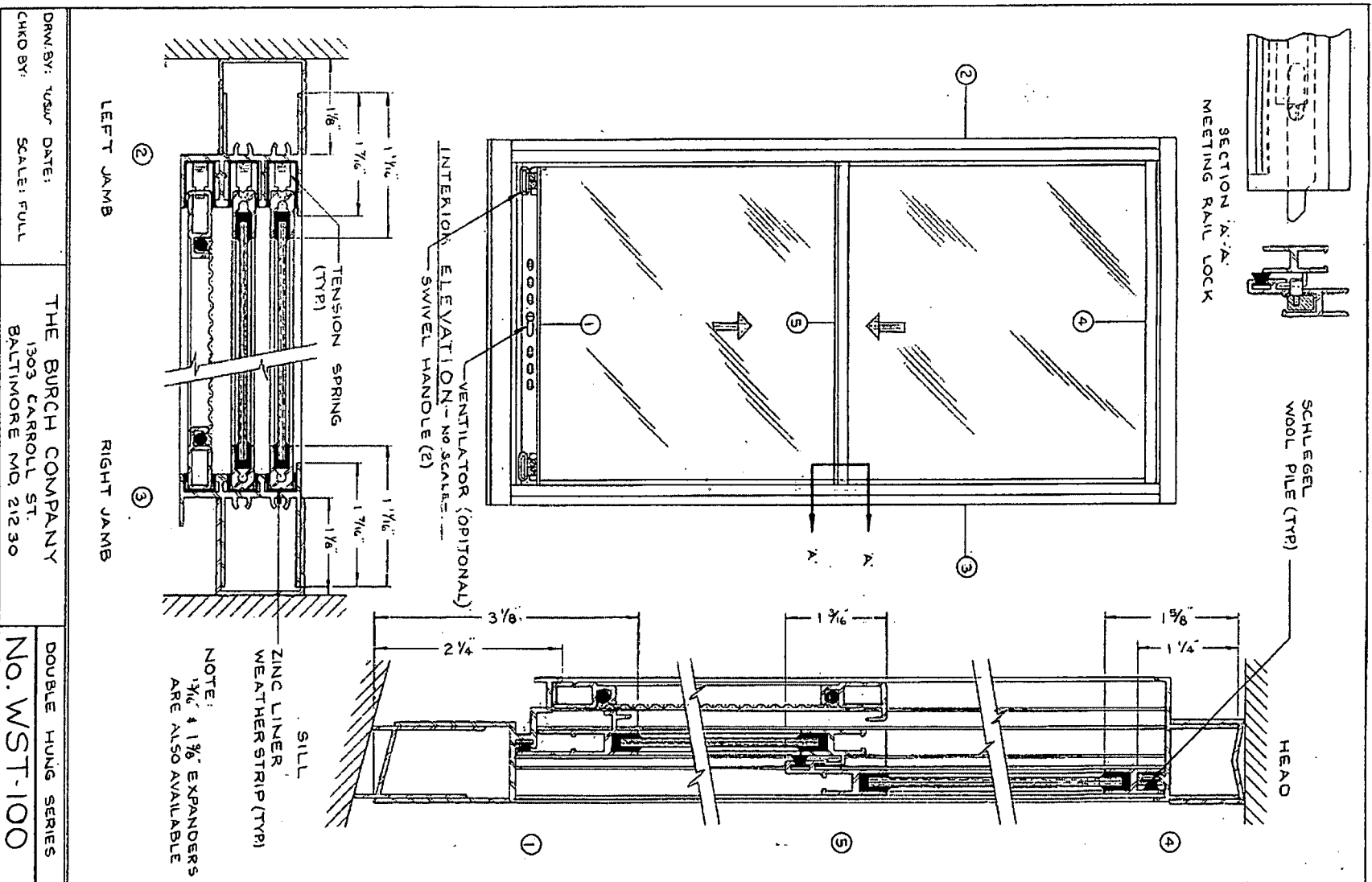
The west side of the house has one stationary window on the first floor and one stationary window on the second floor. For these windows we want to install stationary single-lite storm windows.

The north side of the house, on the first floor, has one multi-colored decorative wooden casement window that swings in. For this window we want to install a single-lite storm window that allows the storm window to be removed and a screen inserted for the summer.

The east side of the house, on the second floor, has two small casement windows and one small awning window that each swing open in. For these windows we want to install single-lite storm windows that allows the storm window to be removed and a screen inserted for the summer.

**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
Elizabeth Leifer 4717 Drummond Ave. Chevy Chase, MD 20815	N/A
Adjacent and confronting Property Owners mailing addresses	
Ambargis / Mostey Family 4721 Drummond Ave. Chevy Chase, MD 20815	Ambargis / Mostey Family 4721 Drummond Ave. Chevy Chase, MD 20815
Woodall / Kragie Family 4713 Drummond Ave. Chevy Chase, MD 20815	Woodall / Kragie Family 4713 Drummond Ave. Chevy Chase, MD 20815
Gandal Family 4716 Drummond Ave. Chevy Chase, MD 20815	Gandal Family 4716 Drummond Ave. Chevy Chase, MD 20815



# STORM WINDOWS

## HERE'S THE FACTS ON BURCH STORM WINDOWS

The Government often requires that storm windows for Federal projects allow a maximum of 0.50 CFM of air infiltration per lineal foot of net sash perimeter at 1.56 psf. The "BURCH" window is certified at 0.44 CFM >

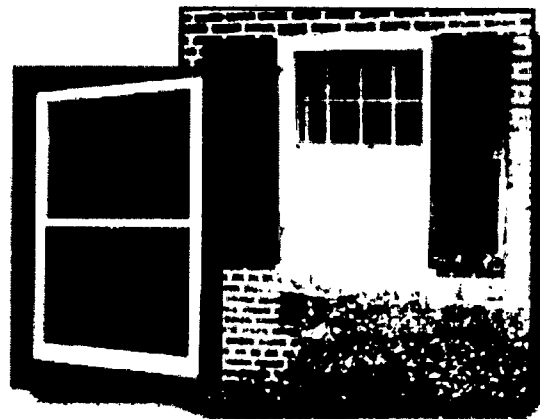
### SPECIAL WINDOWS:

We manufacture double hung and one-lite storm windows in almost any size or shape, including square top, circle top, elliptical top, diagonal and gothic top, custom shaped to templates of your openings. We also manufacture square top side sliding storm windows.

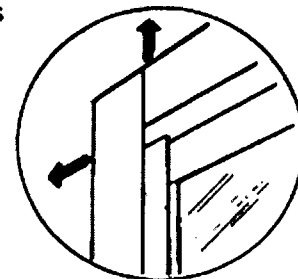


We are pleased to announce that our "ENERGY MISER" double hung storm window, especially designed to meet federal standards for high performance, is available in custom colors and any size.

Our Double Hung Windows are a non tilting model with butted construction throughout. They can be glazed with single, double or Low E-glass, also acrylic or lexan to protect stained glass and other valuable prime windows.



Since "BURCH" windows come with expander frames, they are adaptable to any type of installation, inside and outside, to wood, masonry or metal.

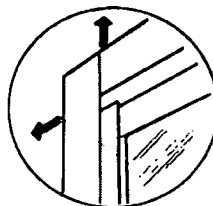
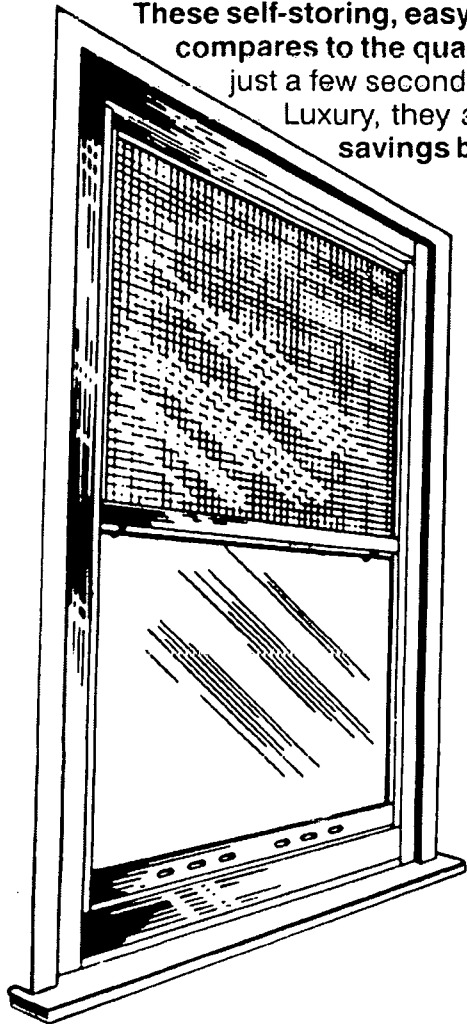


**"WE ARE ABLE TO SHIP OUR PRODUCTS ANYWHERE IN THE UNITED STATES"**

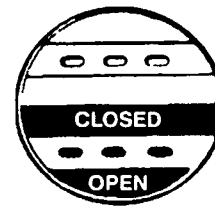
# ALUMINUM WINDOWS

## 3 TRACK STORM WINDOWS

These self-storing, easy to clean, rattle-proof windows will prove to you that nothing else compares to the quality of Burch. Changing from winter glass to summer screens takes just a few seconds. There's nothing to take out and store. These windows are Not A Luxury, they are an actual necessity because they pay for themselves in fuel savings by reducing cold zones and drafts that rob your home of heat.



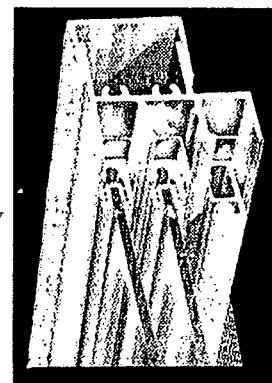
Inserts shows butt construction and floating Expander Frame.



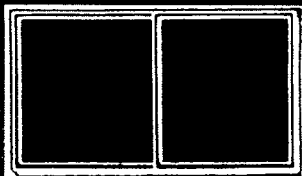
Ventilator control open and closed in lower sash panel.

### Window Frame Cross Section

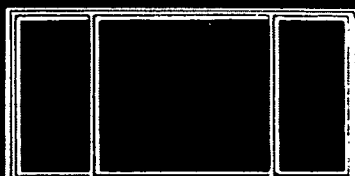
All three inserts slide within a full channel. Each channel has full length metal zinaloy weather stripping. Inserts will glide smoothly for years, eliminating rattles, give maximum weather tightness. - Glass inserts glazed with wrap around vinyl to resist shock, there is no metal to glass contact. For a lifetime fit, Master Frame has an expander frame on both sides, top and bottom.



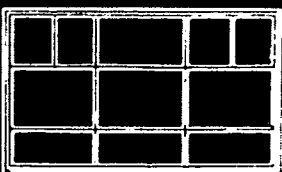
### CUSTOM BUILT FOR ANY SHAPE



SIDE SLIDER



SIDE SLIDER WITH PICTURE WINDOW



ANY TYPE OF WINDOW WALL BOW OR FLAT



ROUND TOP



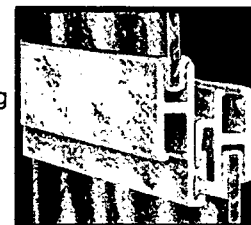
DIAMOND TOP



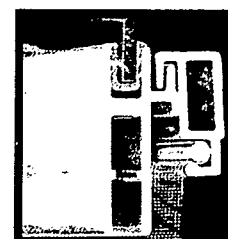
GOthic TOP

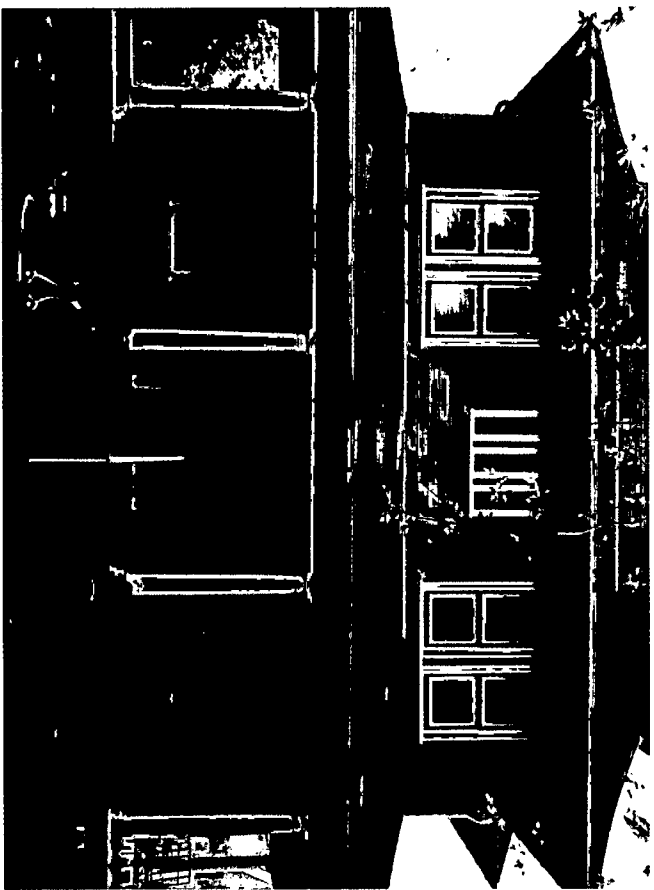
### Winter

Storm windows closed shows interlocking meeting rails of the top and bottom glass inserts. Wool pile added for air tightness.



Interlocking meeting rails show bottom of glass insert and top of screen insert. This provides maximum insect protection.



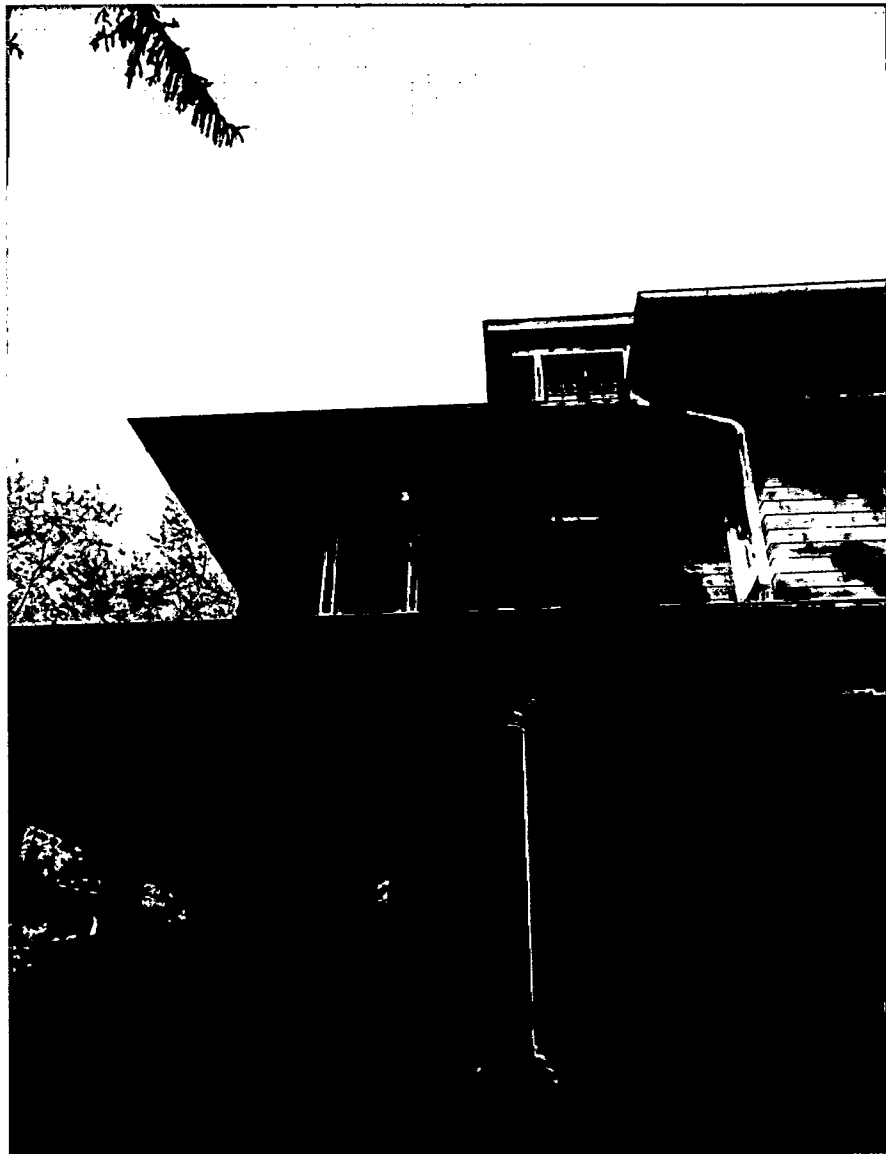


South

South



11



east





east

13



east

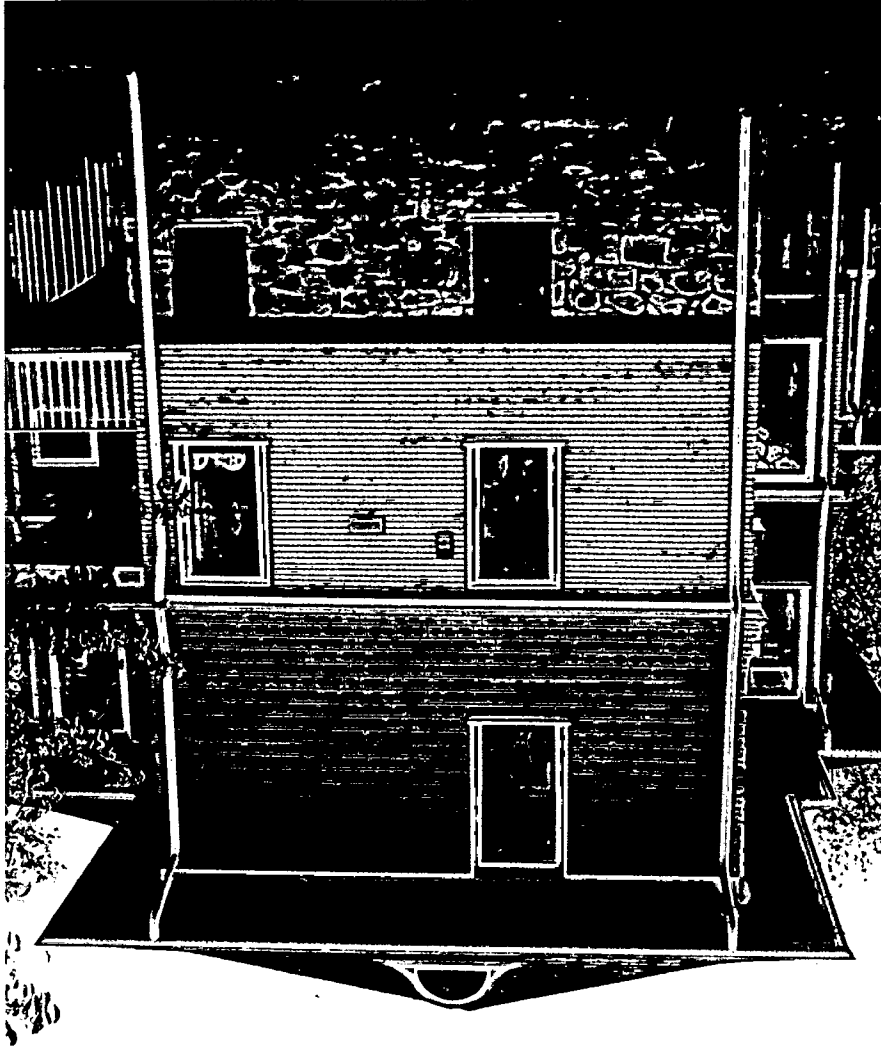
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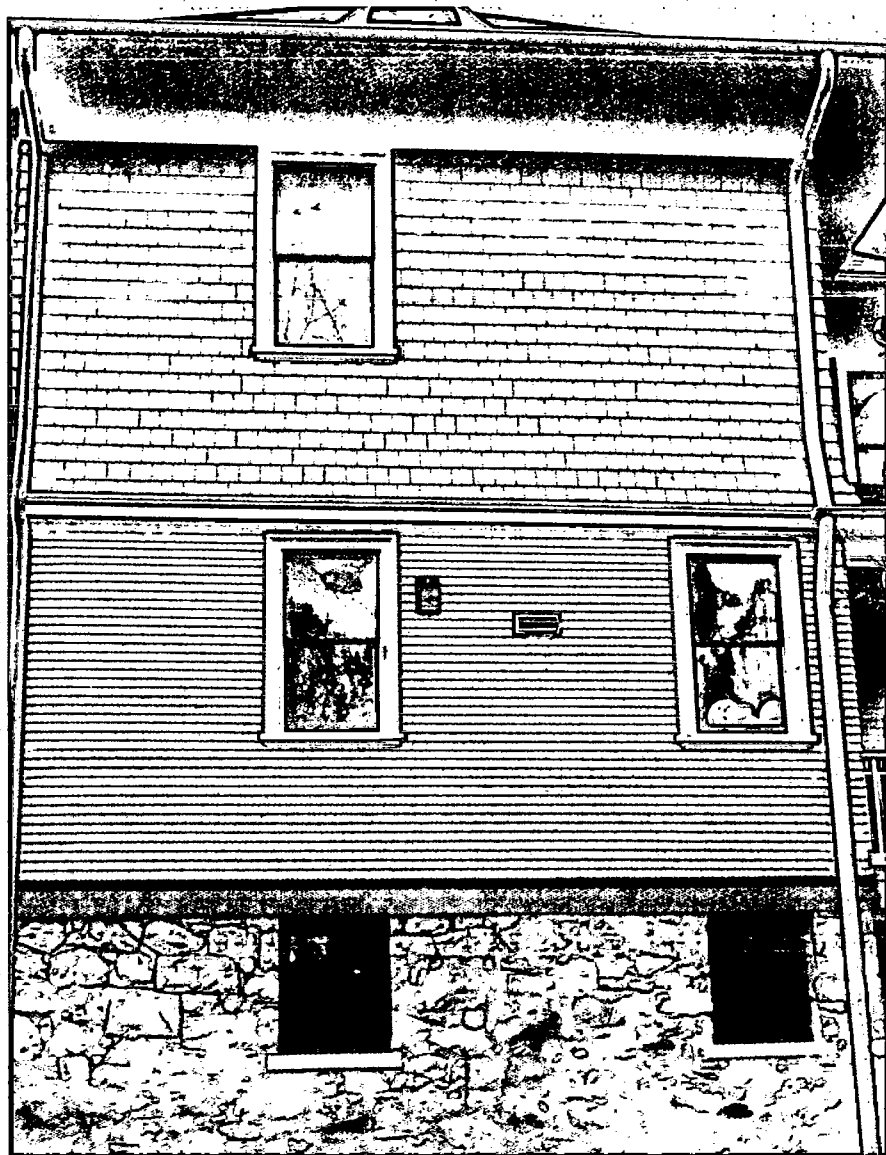
north



91

North





north

North



18



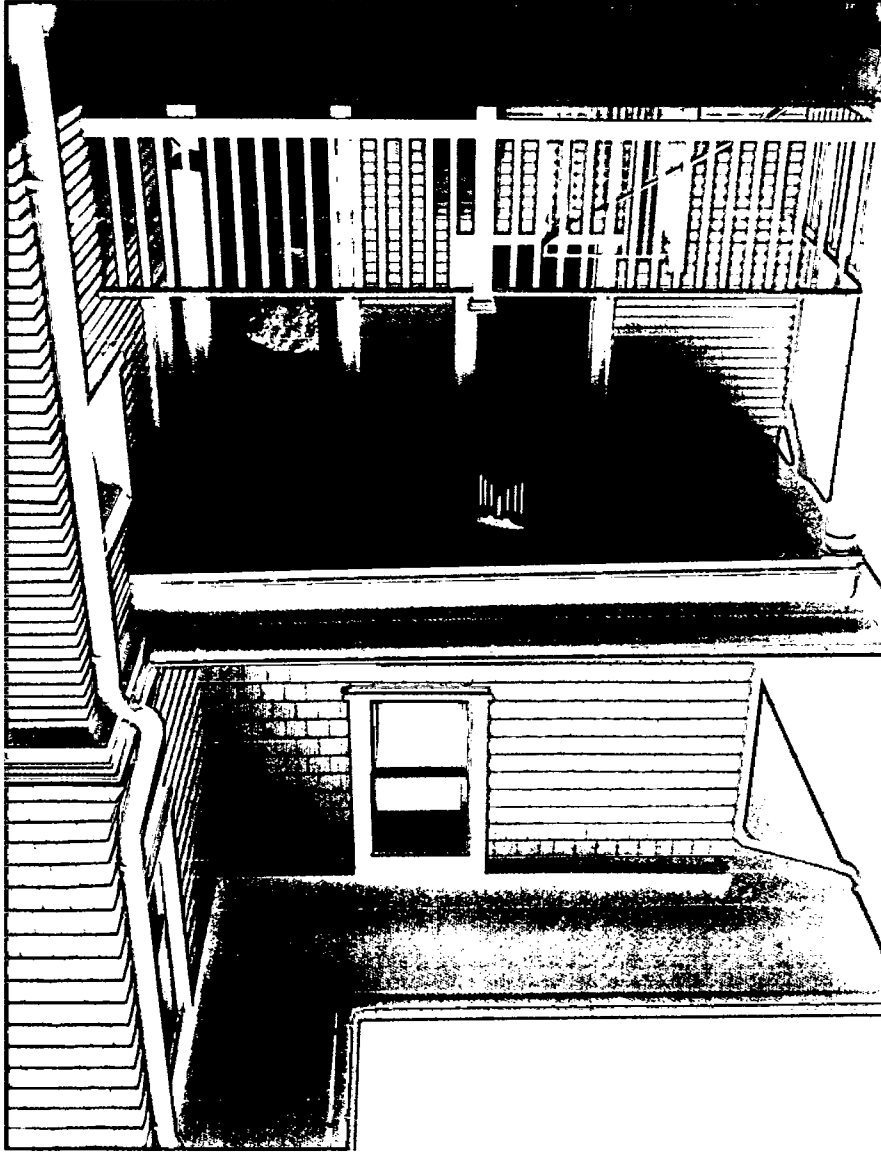
west

2nd

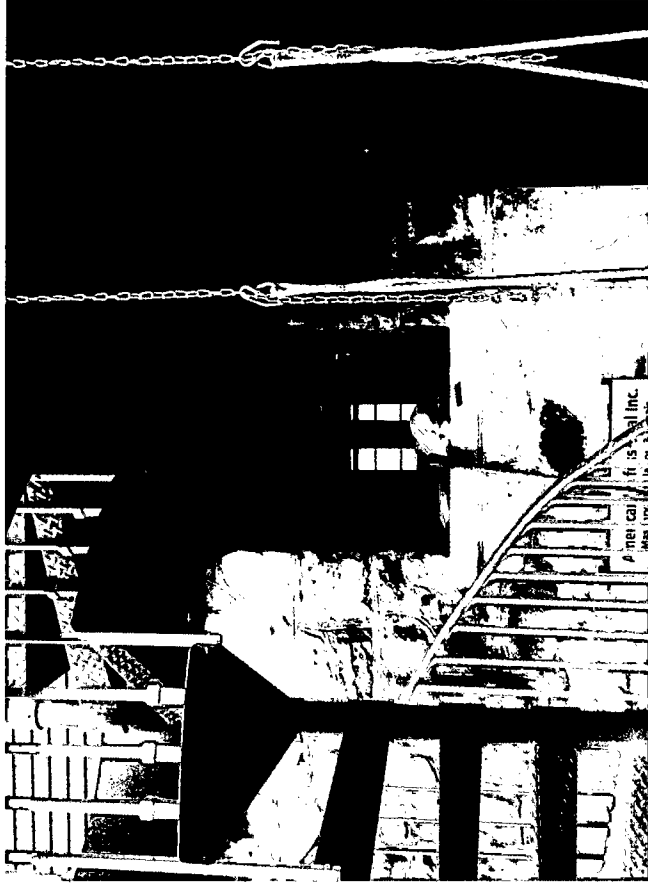
north

02

West







west

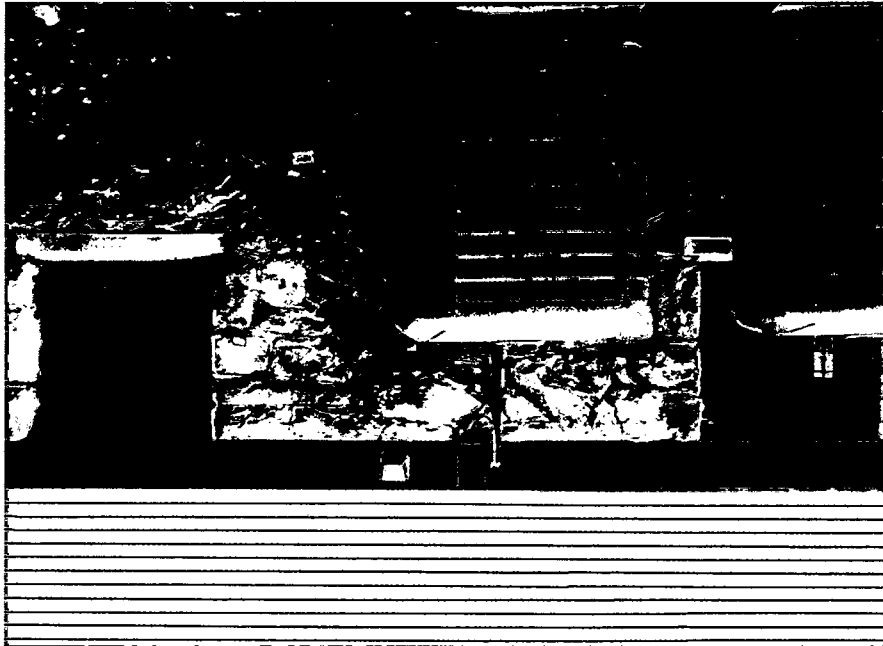
22

West

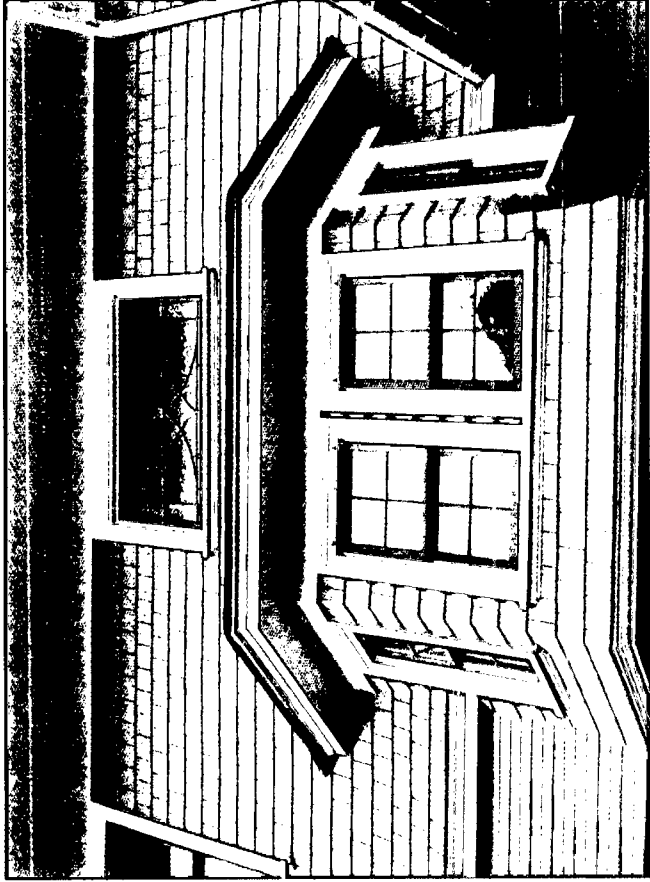


23

West



HC



west

25

west





west