

1 4023 Jones Bridge Road, Chevy Chase
[HPC Case # 35/56-13A]
Harley/Sutton House # 35/36



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: smobertsutton@comcast.net Contact Person: Robert Sutton
 Tax Account No.: 00419283 Daytime Phone No.: 240-418-7250
 Name of Property Owner: Mike + Cynthia Sutton Daytime Phone No.: 561-582-1112
 Address: 2660 S. Ocean Drive, Apt 702N, Palm Beach, FL 33480
Street Number City State Zip Code
 Contractor: Michael Penn - EZ Management Co. Phone No.: 240-882-3309
 Contractor Registration No.: MHC # 76384
 Agent for Owner: Robert Sutton Daytime Phone No.: 240-418-7250

LOCATION OF BUILDING/PROJECT

House Number: 4023 Street: Jones Bridge Road
 Town/City: Chely Chase Nearest Cross Street: Spring Valley Road
 Lot: _____ Block: _____ Subdivision: 0502
 Libr: 1041 GP Parcel: P913
Parcel

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Rooms Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)

1B. Construction cost estimator: \$ Roof \$15,515.18 Siding \$22,761.17 Other: Roof + Siding

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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.

SR Sutton
 Signature of owner or authorized agent

5/30/13
 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 6/27/13
 Application/Permit No.: 437384 Date Filed: 6/19/13 Date Issued: _____



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Acting-Chairperson

Date: June 27, 2013

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 #637384, siding and roof replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the June 26, 2013 meeting.

1. *The applicant will submit a roof sample or specification sheet to HPC staff for final review and approval prior to stamping the permit set of drawings.*
2. *A smooth lap style fiber cement siding will be used.*

Applicant: Mike and Cynthia Sutton
Address: 4023 Jones Bridge Road, Chevy Chase



Roofing Proposal
with materials
specifications.

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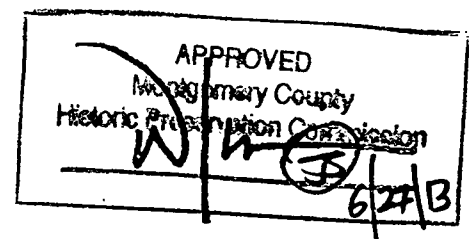
January 31, 2013

Claudette Sutton
4023 Jones Bridge Rd.
Bethesda, MD 20815

Roof replacement estimate: Main house and rear porch elevations only

- 1) Remove and haul away all metal roof panels and flashing.
- 2) Furnish and install approximately (45) pc of new ½ inch 3-ply cdx plywood over existing framing.
- 3) Furnish and install new high temperature waterproof shingle underlayment over new plywood roof deck.
- 4) Furnish and install new metal drip edge at all gutter lines.
- 5) Furnish and install new Firestone standing seam metal roofing system. (Color: TBD)
(Panels are 21" inches wide and will run vertically from the main ridge to the gutter line.)
- 6) Clean-out and tighten all gutters.
- 7) Clean-up and remove all job related debris.

Total price for all work listed above: \$ 15,515.18



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March 15, 2013

Ms. Claudette Sutton
4023 Jones Bridge Rd.
Bethesda, MD 20815

Siding replacement estimate:

- 1) Remove and haul away all existing asphalt shingle siding and wooden corner posts.
- 2) Inspect all remaining wooden trim boards for rot/damage and replace as needed.*
- 3) Furnish and install new Tyvek home wrap (Vapor and water barrier) over all exterior walls.
- 4) Furnish and install new James Hardie Hardie Plank Select Cedarmill or smooth lap fiber cement siding with stainless steel Hardie siding nails. (Pre-finished from factory.)
- 5) Furnish and install new 6 inch PVC corner posts with hidden j-channel at (4) main house corners.
- 6) Furnish and install new 4 inch PVC corner posts with hidden j-channel at (2) rear bump-out corners.
- 7) Seal all seams with OSI Quad sealant.
- 8) Prep, prime, paint all trim, soffits, railings, corner posts, door and window frames with Sherwin Williams exterior grade primer and paint. (Color: TBD)
- 9) Clean-up and remove all job related debris.

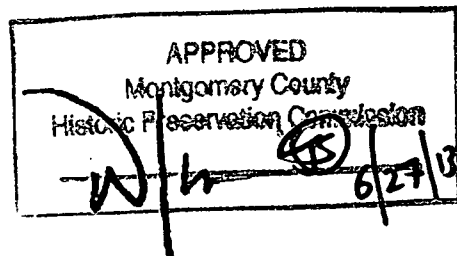
Total price for all work listed above pending wood replacement: \$ 19,281.17

***Any rotten/damaged trim boards to be replaced are an additional \$3/ln. Ft.**

Thank you for having us bid on your project. If you have any questions regarding our proposal you may contact me directly on my cell phone (240-882-3309) or you may send me an email to michael@remodeltodo.com. Thanks again and I look forward to working with you in the future.

Sincerely,

Michael E. Fann Jr.
MHIC# 76384
Sales# 86696



TECHNICAL INFORMATION SHEET

Firestone
BUILDING PRODUCTS

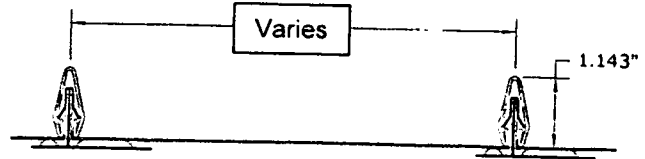
UNA-CLAD UC-7

TIS #2007

Standing Seam Panel For Architectural Metal Roofing

Description:

Firestone UNA-CLAD UC-7 Roofing Panel is a factory formed, Snap-On Batten, standing seam metal roof panel. The UC-7 roofing panel offers a straightforward installation with the appearance of a thin-line standing seam.



Method of Application:

1. A smooth, solid substrate of plywood, OBS, or a rigid insulation board mechanically attached to a steel deck is recommended for the Firestone UC-7 metal roof panel.
2. Firestone UC-7 panels may be installed in a non-sequential order.
3. Application of a Firestone approved underlayment prior to panel installation is recommended.

Note: Install assembly according to Firestone Metal Design and Application Guides found on the Firestone website. Follow approved installation details.

Storage:

- Firestone metal panels should be stored in a well ventilated, dry place where no moisture can contact them. Moisture (From rain, snow, condensation, etc.) trapped between layers of material may cause water stains or white rust, which can affect the service life of the material and will detract for the appearance.
- If outdoor storage cannot be avoided, protect the panels with a ventilated canvas or waterproof paper cover. Do not use plastic, which can cause condensation. Keep the material off the ground in an inclined position with an insulator such as wood. Protective film may degrade or become brittle with long term exposure to direct sunlight.

Precautions:

- Oil canning is not a cause for rejection. Heavier gauges, narrower widths, striations, and embossing minimize oil canning.
- Firestone recommends a minimum bend radius of 2T. Anything less than a 2T bend radius can cause crazing to the material.
- Sealant for end laps and lap joints shall be non-drying, non-toxic, and non-shrinking with a serviceable temperature of -60 to 212 °F (-51 to 100 °C).
- Quality, long-life butyl sealants work best as a gasket sandwiched between two pieces of metal. Non-acetic cured silicone color matching sealants are recommended when voids must be filled. Sealants are not a substitute for proper assembly and workmanship.
- Exercise caution when lifting, moving, transporting, storing or handling Firestone metal to avoid possible physical damage.
- Refer to Material Safety Data Sheets (MSDS) for safety information.
- Immediately remove protective film after installation.

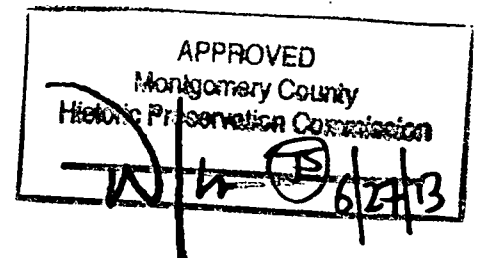
Manufacturing Location:

- Anoka, MN
- College Park, GA
- Las Vegas, NV
- Warren, MI



Product Data:

Minimum Slope:	3:12
Tapered Panels:	Yes
Radiused Panels:	Yes; 5.0' (1524 mm) Min. Convex*
Stiffening Ribs:	Optional*
Striations:	Optional*
Standard Panel Surface:	Smooth
Optional Panel Surface:	Stucco Embossed
Clip:	UC-7 Hold-Down Clip



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4023 Jones Bridge Road, Chevy Chase	Meeting Date:	6/26/13
Applicant:	Mike and Cynthia Sutton (Robert Sutton, Agent)	Report Date:	6/19/13
Resource:	Master Plan Site #35/56-13A, Hurley/Sutton House	Public Notice:	6/12/13
Review:	HAWP	Tax Credit:	Yes
Case Number:	35/56-13A	Staff:	Josh Silver

PROPOSAL: Siding and roof replacement

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two conditions** the HAWP application as submitted:

1. *The applicant will submit a roof sample or specification sheet to HPC staff for final review and approval prior to stamping the permit set of drawings.*
2. *A smooth lap style fiber cement siding will be used.*

PROPERTY DESCRIPTION

SIGNIFICANCE: Master Plan Site #35/56, Hurley/Sutton House
STYLE: Folk Victorian
DATE: 1907

ARCHITECTURAL HISTORY

The following was excerpted from Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland.

JAMES HURLEY HOUSE (c1907) 35/56
 4023 Jones Bridge Road

In 1898, James A. Hurley bought a half-acre parcel from the Gilliland heirs. Judging by tax assessment records, Hurley built the house about 1907 when improvements were valued at \$450. The two-story, front-gable residence with Folk Victorian porch bears similarity to Otterbourne's Welsh House and to the nearby David Hawkins House, in Hawkins Lane Historic District, both dating from the same era. The residence remained in the Hurley family until 1961.

The subject property was designated to the Master Plan for Historic Preservation based on Chapter 24A-3(b) (2), in that the architecture embodies the distinctive characteristics of a type, period, or method of construction. The architectural features of the two-story, two-bay, front-gabled, metal roof vernacular dwelling are characteristic of the architecture of the Victorian period. Noteworthy features include a decorative cornice, a one-story porch with turned bracketed posts, and small rectangular windows in the

gable.

PROPOSAL

The applicants are proposing to:

- Remove and replace non-original asphalt shingle siding on all elevations with smooth horizontal fiber cement siding. The existing wooden corner boards and trim will be repaired where feasible and/or replaced in-kind.
- Remove and replace a metal shingle roof with a standing seam metal roof

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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 below.

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 one 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:

Standard #3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard #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.

Standard #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 the proposed work scope as being consistent with Chapter 24A-8(b) (1) & (2) and *Standards* #3, #9 & 10 above.

The subject property contains non-original asphalt shingle siding on all elevations. Staff finds the applicants' proposal to install horizontal fiber cement siding in lieu of asphalt shingles does not substantially alter the exterior features of the historic site and being compatible in character and nature with its architectural features of this historic site.

Staff requested the applicants selectively remove a section of the existing siding to determine if any historic siding remained. After performing exploratory demolition no original siding was discovered. Without the benefit of any remaining original siding on the resource a definitive determination could not be made about the original siding style, detail, reveal and texture.

Staff's position is the installation of horizontal fiber cement siding does not seek to reconstruct a non-surviving feature of the property when actual physical evidence does not exist. Consistent with [Standard #3] above, by allowing fiber cement siding in lieu of wood, the property will be recognized as a physical record of its time, place, and use and avoids creating a false sense of historical development. The proposed siding replacement does not destroy historic materials or features that characterize the property [Standard #9], and if removed in the future, the essential form and integrity of the property would be unimpaired [Standard #10].

Staff finds that consistent with Chapter 24-8 (b) (2), the proposed removal and replacement of the metal shingle roof with a standing seam metal roof is compatible in character and nature with the architectural features of this historic site. According to the applicant the roof leaks in many locations and their insurance carrier has threatened to terminate the insurance if the roof is not replaced

As stated above, a metal roof is characteristic of Victorian vernacular period architecture. The installation of a standing seam metal roof in lieu of metal shingles [metal-to-metal] retains the appearance and characteristics of the Victorian vernacular architectural style. The proposed standing seam metal roof, if removed in the future would not impair the essential form and integrity of the property [Standard #10].

Staff requested that the applicants provide a sample roof section or specification sheet prior to stamping the permit set of plans to verify the proposed replacement roof resembles a traditional standing seam metal roof. The applicants have verbally agreed to this condition.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the conditions of page 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal 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

Contact Email: srobertsutton@comcast.net Contact Person: Robert Sutton
 Tax Account No.: 00419283 Daytime Phone No.: 240-418-7250
 Name of Property Owner: Mike + Cynthia Sutton Daytime Phone No.: 561-582-1112
 Address: 2660 S. Ocean Drive, Apt 702N, Palm Beach, FL 33480
 Contractor: Michael Fann - EZ Management Co. Phone No.: 240-882-3309
 Contractor Registration No.: MHC # 76384
 Agent for Owner: Robert Sutton Daytime Phone No.: 240-418-7250

LOCATION OF BUILDING/PREMISE

House Number: 4023 Street: Jones Bridge Road
 Town/City: Chely Chase Nearest Cross Street: Spring Valley Road
 Lot: _____ Block: _____ Subdivision: 0502
 Map Liber: H41 Folio: 0000 Parcel: P913

PART ONE: TYPE OF PERMIT/ACTIVITY AND USE

1A. CHECK ALL APPLICABLE

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Whack/Raze
- 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: Roof + Siding

1B. Construction cost estimate: \$ Roof \$15,515.18 Siding \$22,761.17

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.

SR Sutton
Signature of owner or authorized agent

5/30/13
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 437384 Date Filed: 4/4/13 Date Issued: _____

**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:

The Commission recommended placement of 4023 Jones Bridge Road on the Historic Plan for Historic Preservation because the architecture embodies the distinctive characteristics of the architecture of the Victorian period, including the two story, two bay, front gable and metal roof.

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

please see the following page

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.



Silver, Joshua

From: srobertsutton@comcast.net
Sent: Monday, June 17, 2013 12:02 PM
To: Silver, Joshua
Cc: Mike Sutton; Claudette Sutton; Rob Ramoy; michael@remodeltodo.com
Subject: Re: 4023 Jones Bridge Road
Attachments: Jones Bridge Siding001.pdf

Josh:

Following our discussion, we have decided that we will amend our proposal to provide for the installation of the smooth lap (straight line) siding on all surfaces (i.e., as you requested, we will not use the half round siding design at all). A copy of the contractor's estimate and description of the work to be performed is attached. We intend to use the fiber cement material. As noted previously, while considerably more expensive than siding made of more modern materials, the fiber cement siding is in keeping with the look and historic significance that we wish to preserve. There can be no question that this siding will greatly improve the appearance of the home. At the same time, it will restore the house's appearance to a look that is much more consistent with the historic period in which the house was built. In addition, the durability of the siding will assure that the attractive, time specific look of the house will be sustained over time.

With regard to the "standing seam" metal roof, the contractor will assure that the materials used will have a raised seam of no more than one inch, as you also requested.

We thank you again for your assistance, and look forward to the opportunity to make these improvements, which will greatly improve the appearance of the home.

-Robert Sutton

From: "Joshua Silver" <joshua.silver@montgomeryplanning.org>
To: srobertsutton@comcast.net
Sent: Thursday, April 18, 2013 11:06:40 AM
Subject: 4023 Jones Bridge Road

Mr. Sutton,

Please contact me at your convenience to discuss your proposal at 4023 Jones Bridge Road. I am out of the office tomorrow (Friday). If you would like a faster response please e-mail me your proposal.

Thanks,

Joshua Silver, Senior Planner | Historic Preservation Section
Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC
8787 Georgia Avenue, Suite 206 | Silver Spring MD 20910
301-563-3400 phone | 301-563-3412 fax | joshua.silver@montgomeryplanning.org | www.montgomeryplanning.org/historic/

We are seeking approval to replace the siding and roof, both of which are in dire need of replacement, with materials that are in keeping with the historic significance of the property.

Attached are photographs that show the existing siding on the house and a photograph of the siding that we propose to install. The contractor's estimate, and detailed description of the work to be performed also are attached. The existing siding is made of asphalt. (There is only one layer of siding. This is either the original siding, or the preexisting siding was removed when this siding was installed.) It is our understanding that asphalt siding, assuming that it can be obtained at all, would be prohibitively expensive. Accordingly, we have selected fiber cement siding, which we understand to be a traditional siding material that was in use at the time when the house was built. Accordingly, while this siding is considerably more expensive than siding made of more modern materials, it is in keeping with the look and historic significance that we wish to preserve. ~~We propose installing siding with the "half round" design on the front gable section above the front porch, and smooth lap siding on the other surfaces.~~ This is a look that was widely used at the time, and is consistent with the historic house located immediately adjacent to our property (at 4025 Jones Bridge Road). We also have included a photograph of the neighboring property. The contractor will inspect all of the wooden trim, replace any wood that needs replacing, and will repaint all of the trim. We propose using siding in a light gray color very similar to the existing siding (and to the neighboring property).

Also attached is a photograph of the existing metal roof. Again, it is our understanding that it is not possible to replace the roof exactly. Accordingly, we propose to replace the roof with a "standing seam" style of metal roofing that is, as we understand it, very much consistent with roofing that was used at the time when the house was constructed. The metal roofing is available pre-finished from the manufacturer, custom built and cut to fit. The metal panels are designed to create a pan, or U shape, with a raised edge on each side. When two panels are placed together, it creates a raised seam, which is capped with a piece of metal, creating a watertight seam. The result is a very simple, very clean line that is time-specific to the period when the house was built. We would propose installing green roofing, which would match the neighboring house, as depicted in the photograph of that house, and which we think would look very nice. Again, we believe that the roofing would be very much in keeping with the look and historic significance that we wish to preserve. A photograph of the roofing that we propose to install is attached, as is a copy of the contractor's proposal.

ezmanagement

roofing • windows • siding • decks

645F Lofstrand Lane Rockville, MD 20850 • MD (301) 871-9200 / VA (703) 255-7015 / FAX (301) 871-9500

March 15, 2013

Ms. Claudette Sutton
4023 Jones Bridge Rd.
Bethesda, MD 20815

Siding replacement estimate:

- 1) Remove and haul away all existing asphalt shingle siding and wooden corner posts.
- 2) Inspect all remaining wooden trim boards for rot/damage and replace as needed.*
- 3) Furnish and install new Tyvek home wrap (Vapor and water barrier) over all exterior walls.
- 4) Furnish and install new James Hardie Hardie Plank Select Cedarmill or smooth lap fiber cement siding with stainless steel Hardie siding nails. (Pre-finished from factory.)
- 5) Furnish and install new 6 inch PVC corner posts with hidden j-channel at (4) main house corners.
- 6) Furnish and install new 4 inch PVC corner posts with hidden j-channel at (2) rear bump-out corners.
- 7) Seal all seams with OSI Quad sealant.
- 8) Prep, prime, paint all trim, soffits, railings, corner posts, door and window frames with Sherwin Williams exterior grade primer and paint. (Color: TBD)
- 9) Clean-up and remove all job related debris.

Total price for all work listed above pending wood replacement: \$ 19,281.17

***Any rotten/damaged trim boards to be replaced are an additional \$3/ln. Ft.**

Thank you for having us bid on your project. If you have any questions regarding our proposal you may contact me directly on my cell phone (240-882-3309) or you may send me an email to michael@remodeltodo.com. Thanks again and I look forward to working with you in the future.

Sincerely,

Michael E. Fann Jr.
MHIC# 76384
Sales# 86696

9

January 31, 2013

Claudette Sutton
4023 Jones Bridge Rd.
Bethesda, MD 20815

Roof replacement estimate: Main house and rear porch elevations only

- 1) Remove and haul away all metal roof panels and flashing.
- 2) Furnish and install approximately (45) pc of new ½ inch 3-ply cdx plywood over existing framing.
- 3) Furnish and install new high temperature waterproof shingle underlayment over new plywood roof deck.
- 4) Furnish and install new metal drip edge at all gutter lines.
- 5) Furnish and install new Firestone standing seam metal roofing system. (Color: TBD)
(Panels are 21" inches wide and will run vertically from the main ridge to the gutter line.)
- 6) Clean-out and tighten all gutters.
- 7) Clean-up and remove all job related debris.

Total price for all work listed above: \$ 15,515.18

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

Owner's mailing address

Mike + Cynthia Sutton
 2600 South Ocean Drive
 Apt. 702 N
 Palm Beach, FL 33480

Owner's Agent's mailing address

Robert Sutton
 15320 Falconbridge Terrace
 North Potomac, Maryland 20878

Adjacent and confronting Property Owners mailing addresses

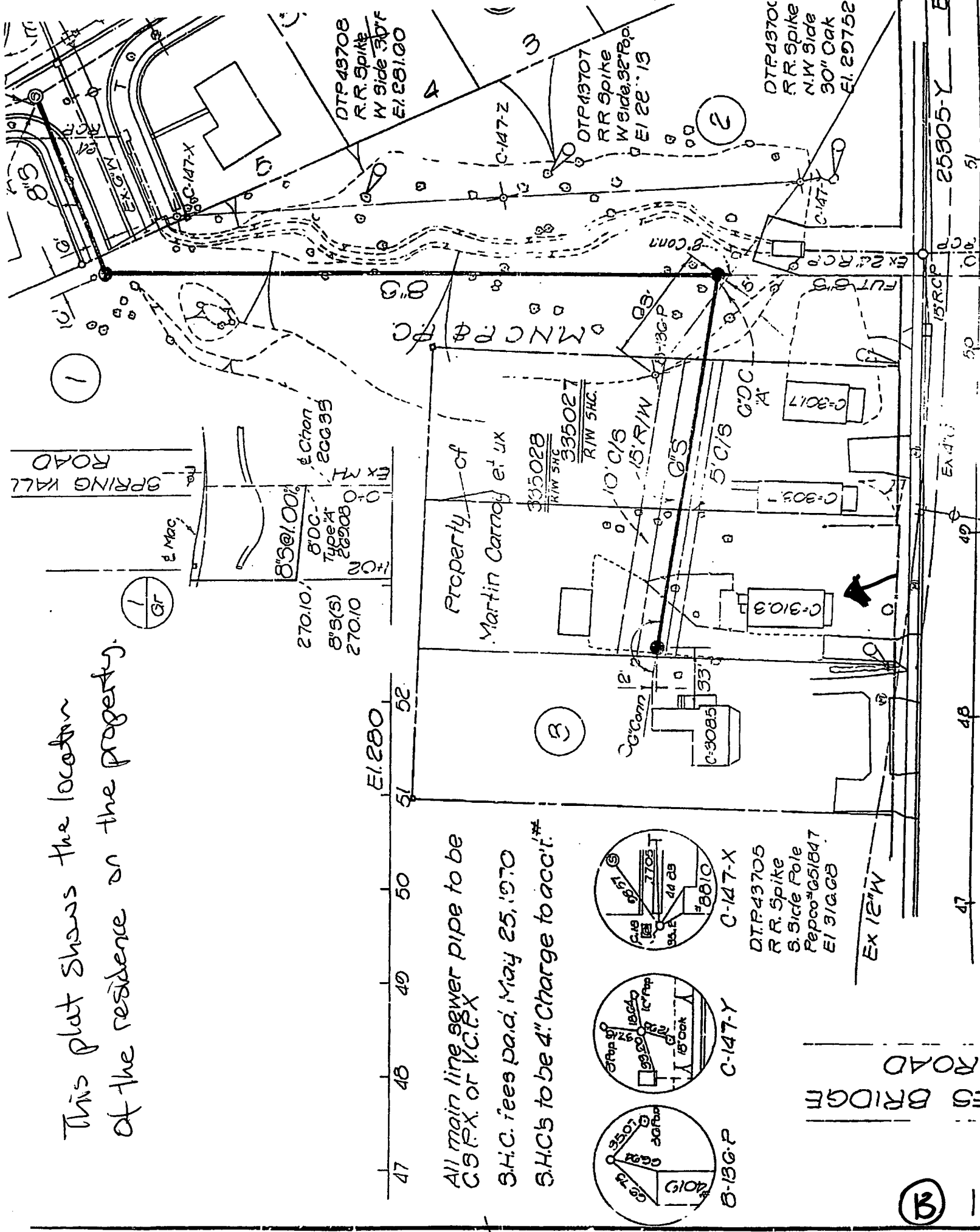
4021 Jones Bridge Road
 Mike + Cynthia Sutton
 2600 South Ocean Drive
 Apt. 702 N
 Palm Beach, Florida 33480

Elizabeth A. McGuigan
 4025 Jones Bridge Road
 Chevy Chase, Maryland 20815

There are no confronting properties. On the other side of Jones Bridge Road there is a 10-12 foot wall and trees. The houses behind the wall front on Platt Ridge Drive. A photograph of that wall appears on the next page.



This plat shows the location of the residence on the property.



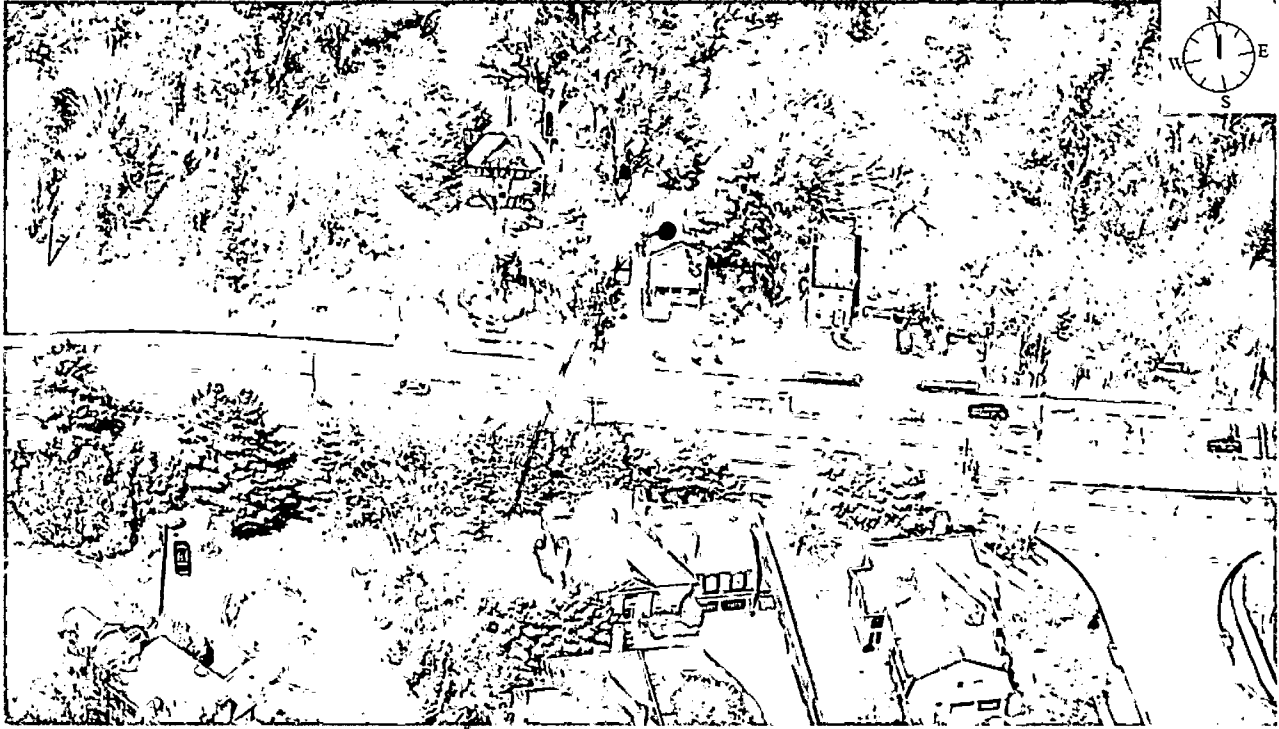
All main line sewer pipe to be C.S.P.X. or V.C.P.X.
 S.H.C. fees paid, May 25, 1970
 S.H.C.s to be 4" Charge to acc't. #

DTP 43705
 R.R. Spike
 S. Side Pole
 Reppo #651847
 E1 314.63
 C-147-X

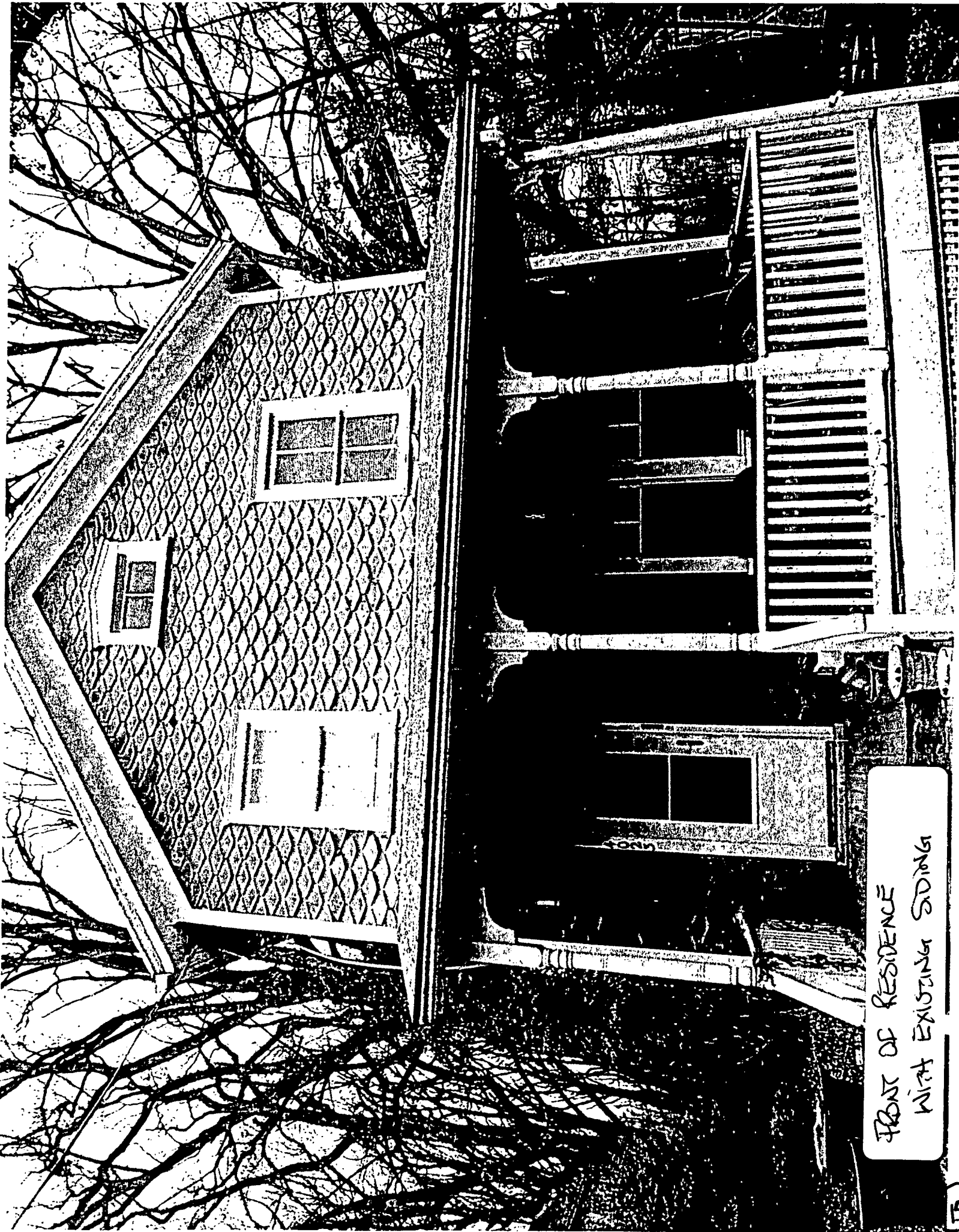
DTP 43706
 R.R. Spike
 N.W. Side
 30" Oak
 E1 297.52
 C-147-Y

DTP 43707
 R.R. Spike
 W. Side
 32" Pop.
 E1 28.13
 C-147-Z

(B)

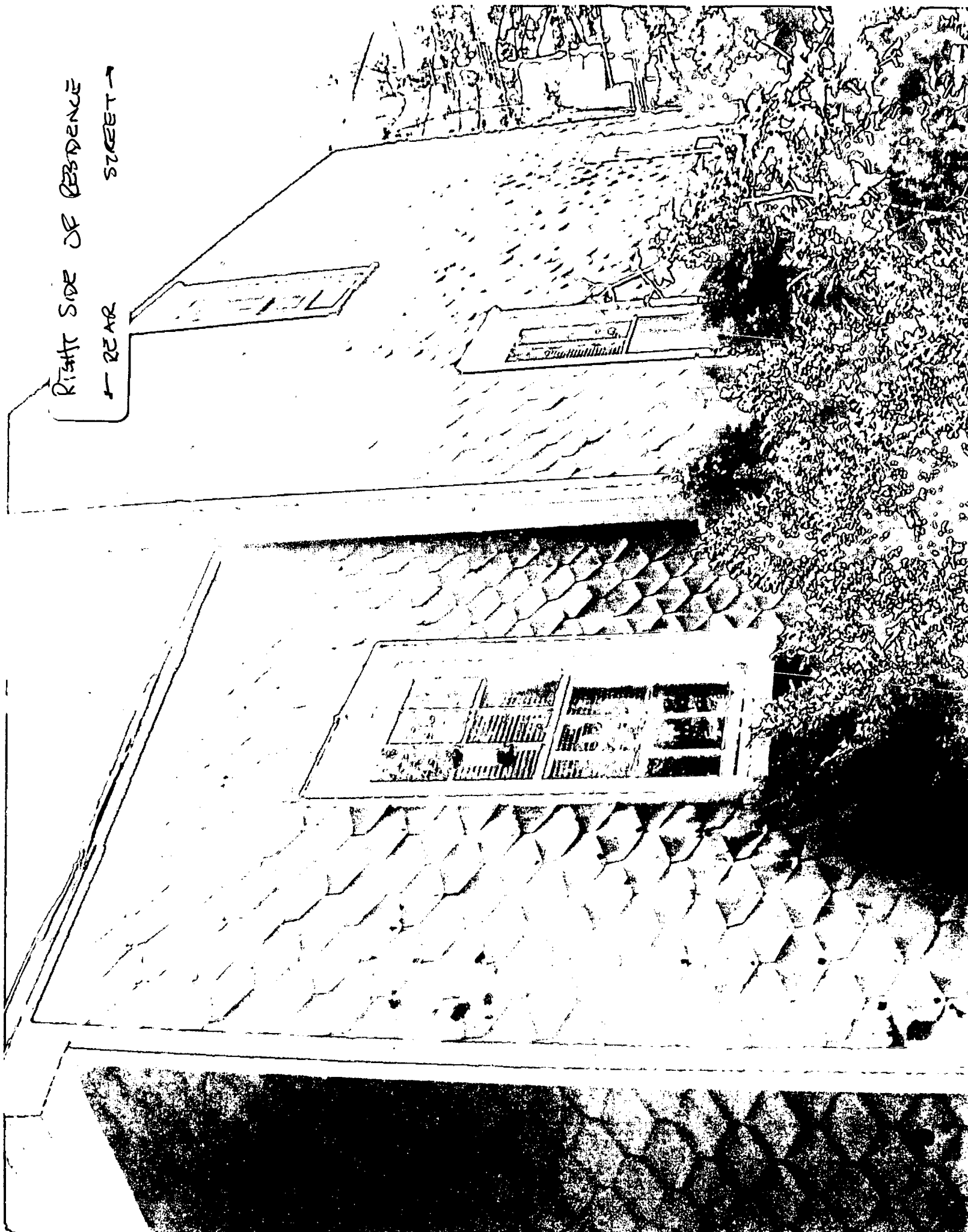


4023 JONES BRIDGE ROAD



FRONT OF RESIDENCE
WITH EXISTING SIDING

RIGHT SIDE OF RESIDENCE
← REAR STREET →

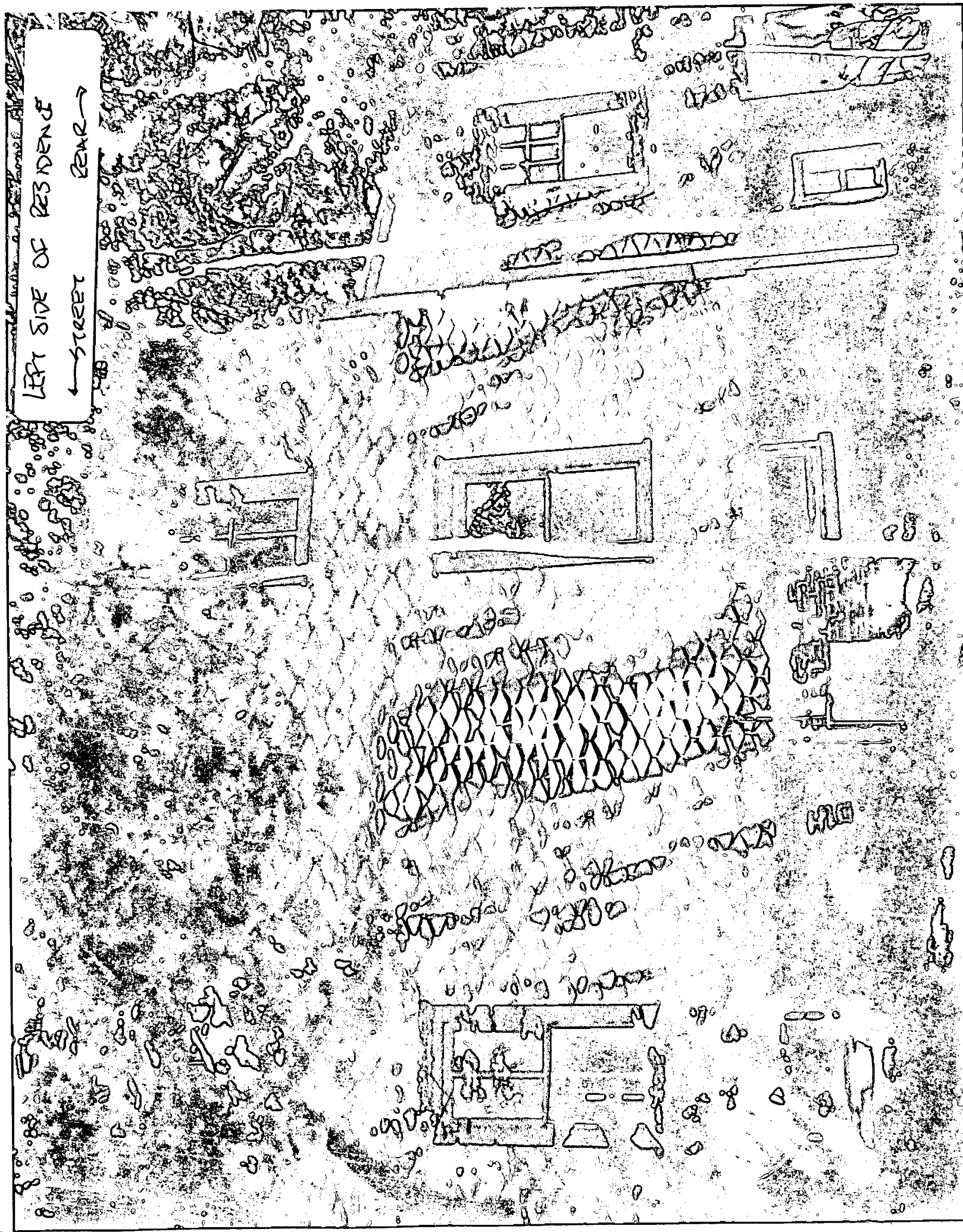




REAR OF RESIDENCE

17g

← STREET →
LEFT SIDE OF RESIDENCE
REAR →

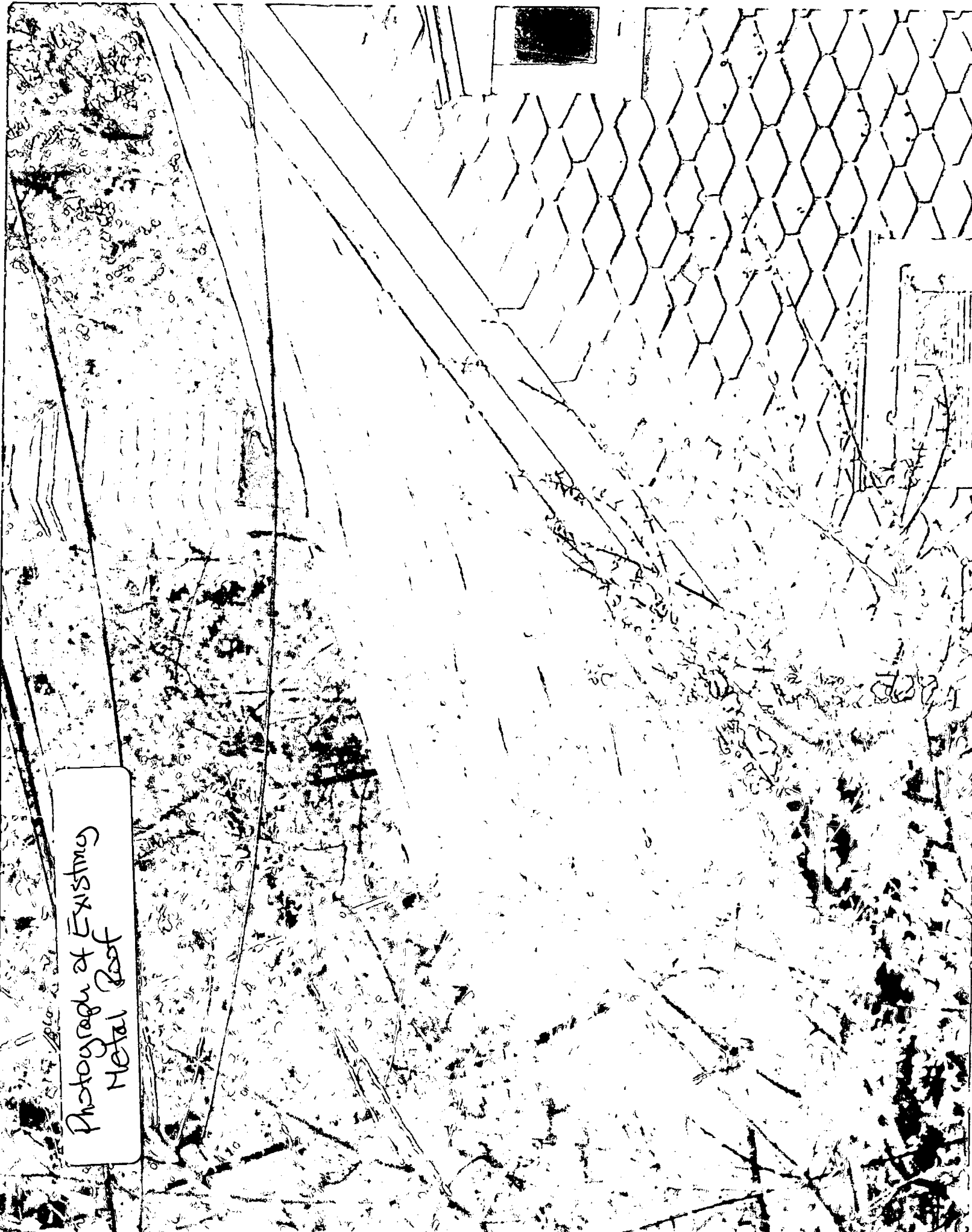


CLOSE-UP SHOWS THAT
THERE IS ONLY ONE LAYER
OF SIDING.

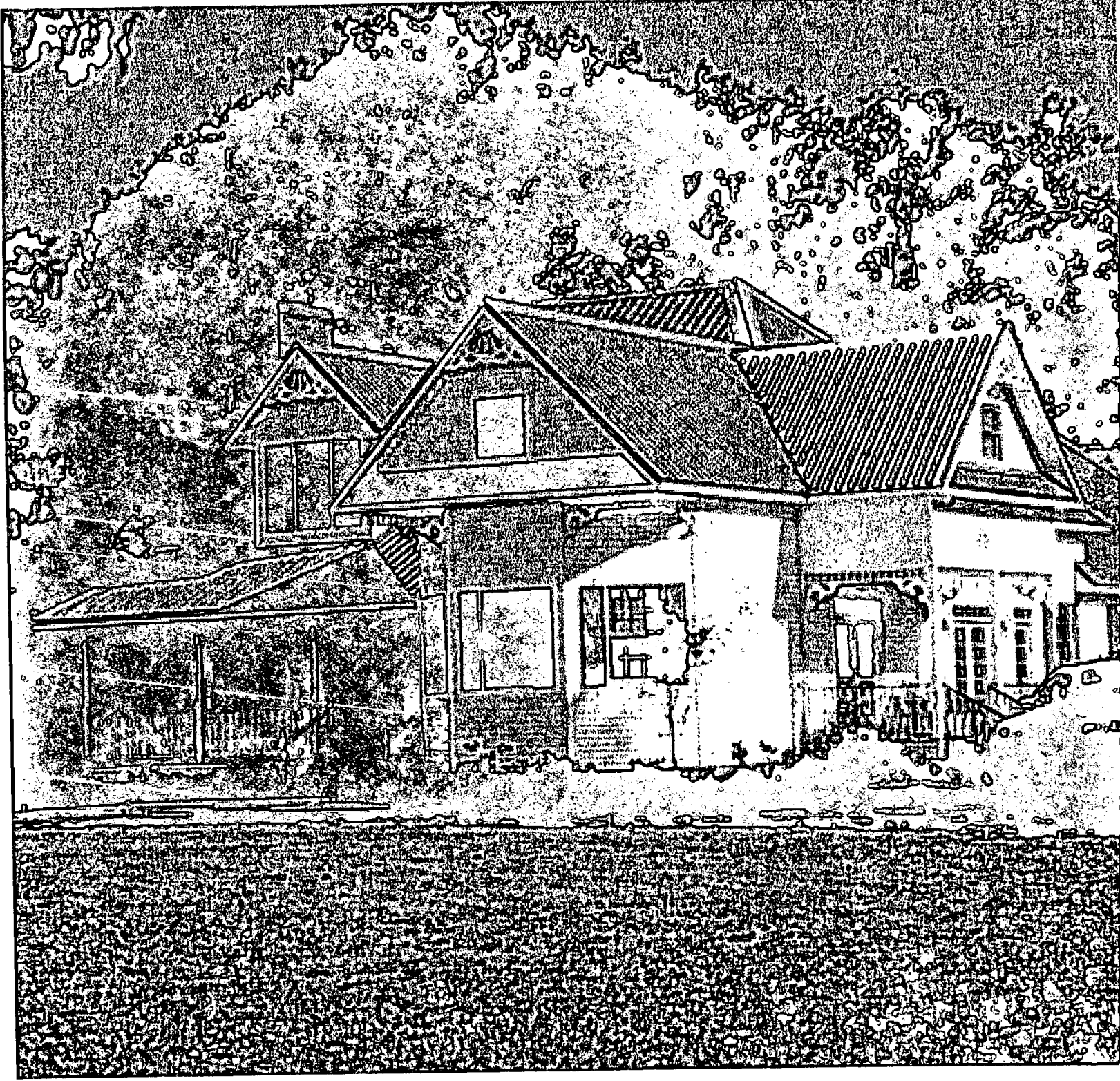


Program A48007

Photograph of Existing
Metal Roof



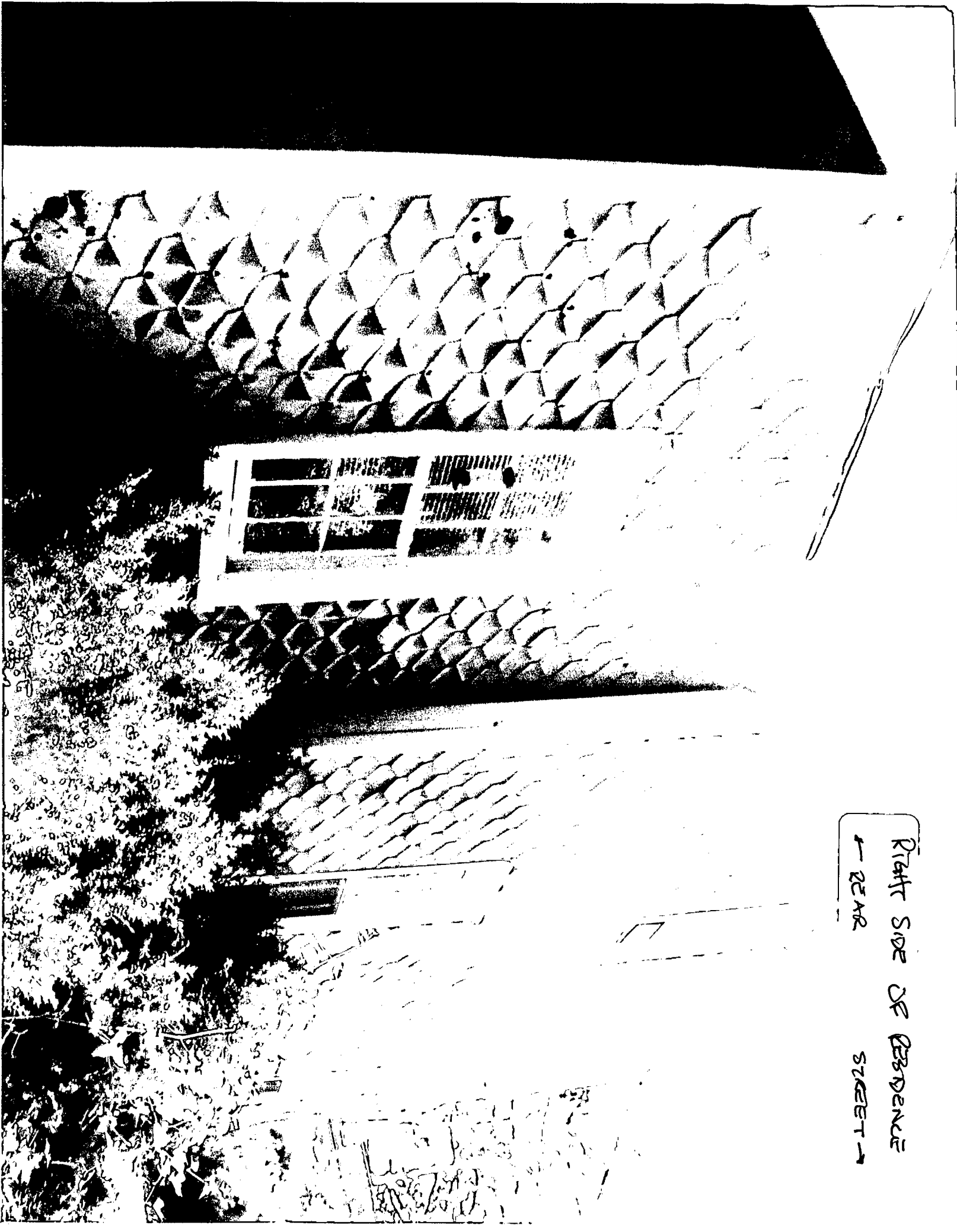
Photograph of Proposed Roofing



We are seeking approval to replace the siding and roof, both of which are in dire need of replacement, with materials that are in keeping with the historic significance of the property.

Attached are photographs that show the existing siding on the house and a photograph of the siding that we propose to install. The contractor's estimate, and detailed description of the work to be performed also are attached. The existing siding is made of asphalt. (There is only one layer of siding. This is either the original siding, or the preexisting siding was removed when this siding was installed.) It is our understanding that asphalt siding, assuming that it can be obtained at all, would be prohibitively expensive. Accordingly, we have selected fiber cement siding, which we understand to be a traditional siding material that was in use at the time when the house was built. Accordingly, while this siding is considerably more expensive than siding made of more modern materials, it is in keeping with the look and historic significance that we wish to preserve. We propose installing siding with the "half round" design on the front gable section above the front porch, and smooth lap siding on the other surfaces. This is a look that was widely used at the time, and is consistent with the historic house located immediately adjacent to our property (at 4025 Jones Bridge Road). We also have included a photograph of the neighboring property. The contractor will inspect all of the wooden trim, replace any wood that needs replacing, and will repaint all of the trim. We propose using siding in a light gray color very similar to the existing siding (and to the neighboring property).

Also attached is a photograph of the existing metal roof. Again, it is our understanding that it is not possible to replace the roof exactly. Accordingly, we propose to replace the roof with a "standing seam" style of metal roofing that is, as we understand it, very much consistent with roofing that was used at the time when the house was constructed. The metal roofing is available pre-finished from the manufacturer, custom built and cut to fit. The metal panels are designed to create a pan, or U shape, with a raised edge on each side. When two panels are placed together, it creates a raised seam, which is capped with a piece of metal, creating a watertight seam. The result is a very simple, very clean line that is time-specific to the period when the house was built. We would propose installing green roofing, which would match the neighboring house, as depicted in the photograph of that house, and which we think would look very nice. Again, we believe that the roofing would be very much in keeping with the look and historic significance that we wish to preserve. A photograph of the roofing that we propose to install is attached, as is a copy of the contractor's proposal.



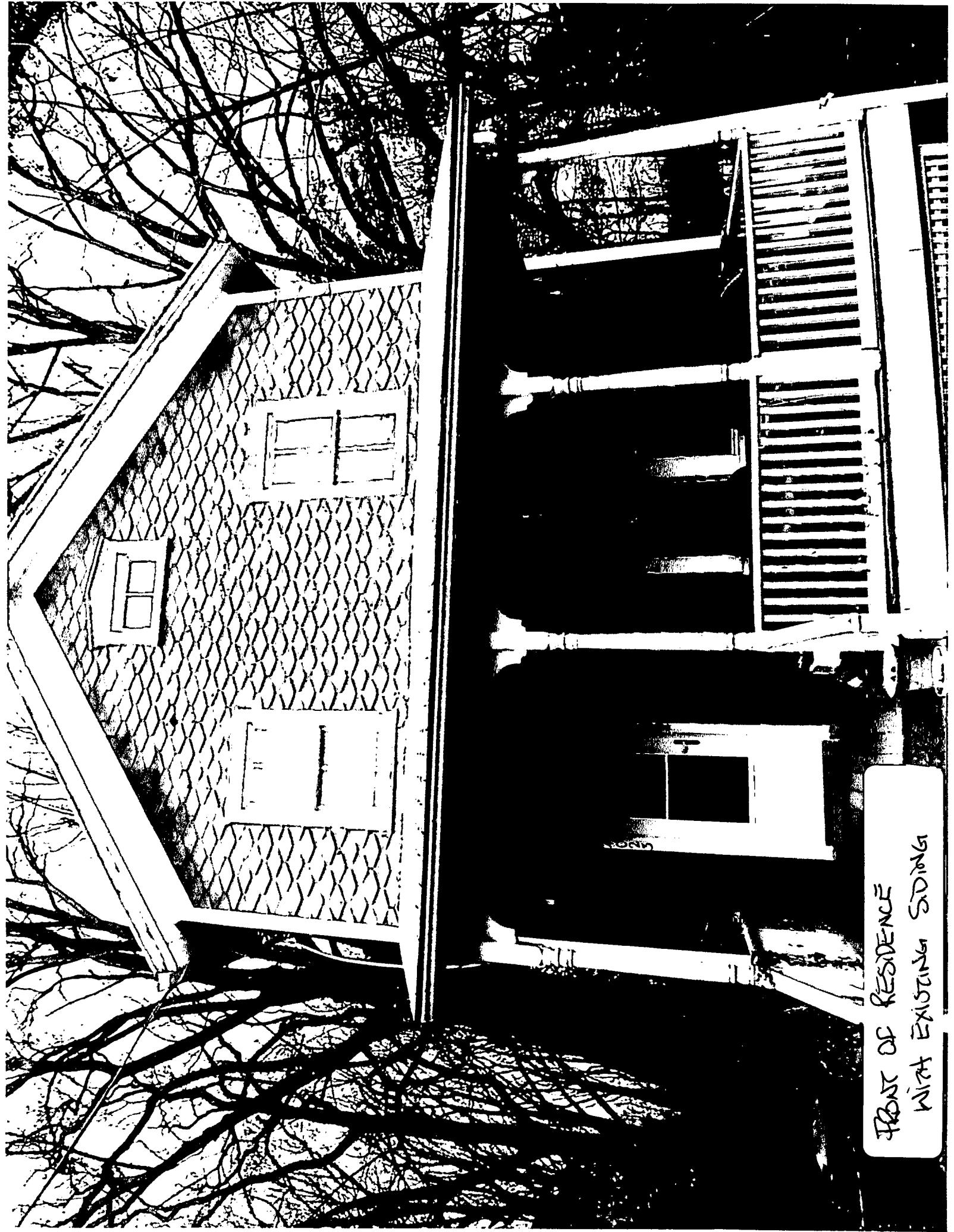
RIGHT SIDE OF RESIDENCE
← REAR STREET →



REAR OF RESIDENCE

Photograph of Existing
Metal Roof



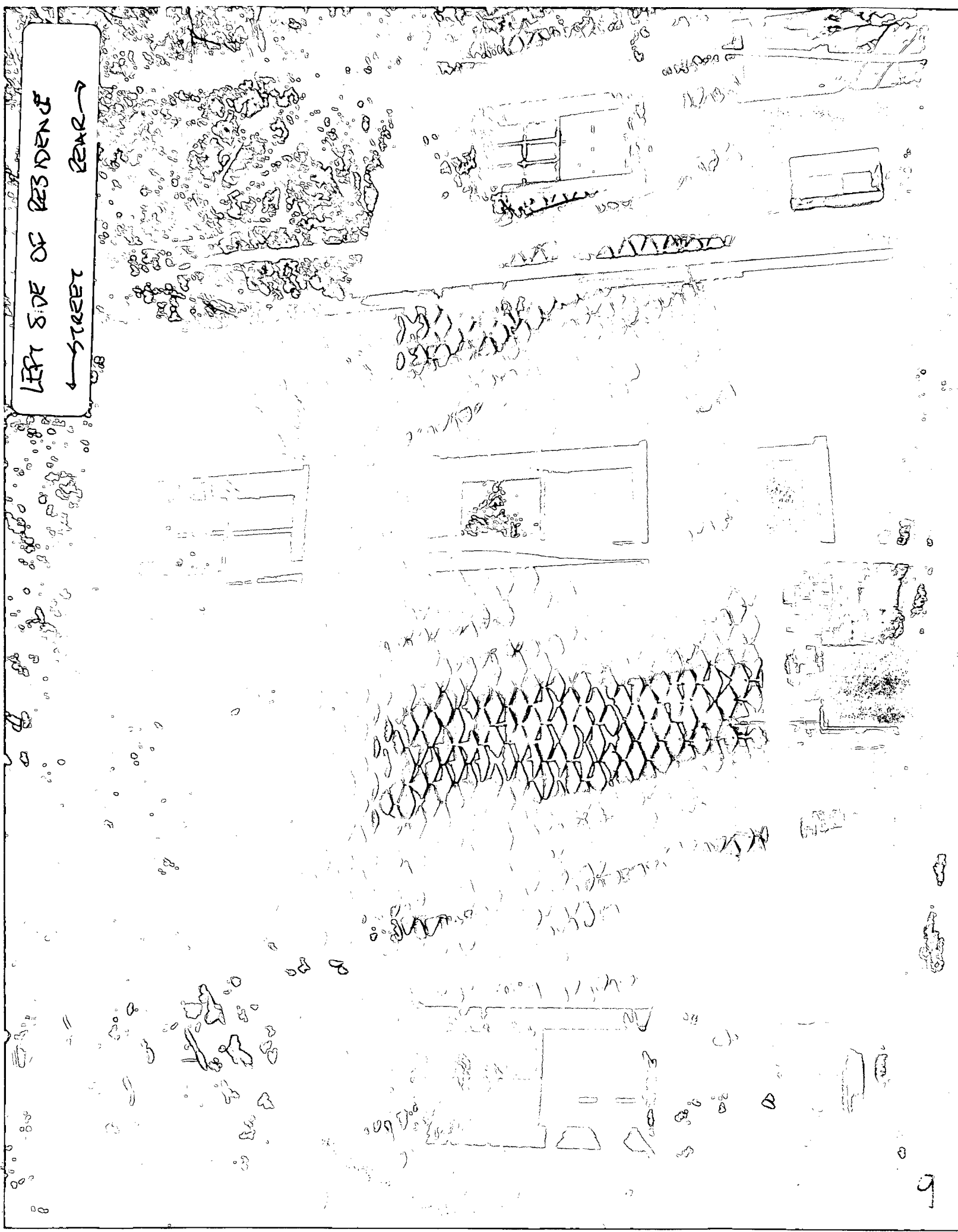


FRONT OF RESIDENCE
WITH EXISTING SIDING

LEFT SIDE OF RESIDENCE

← STREET

REAR →



Silver, Joshua

From: srobertsutton@comcast.net
Sent: Monday, May 20, 2013 4:43 PM
To: Silver, Joshua
Cc: Mike Sutton; cynsutt@gmail.com
Subject: Re: 4023 Jones Bridge Road
Attachments: 4023 Jones Bridge001.pdf

Joshua Silver, Senior Planner
Historic Preservation Section
Functional Planning and Policy Division
Montgomery County Planning Department
M-NCPPC

Dear Mr. Silver:

As per your instruction, we hereby submit our proposal for the replacement of the siding and roof at 4023 Jones Bridge Road. This proposal is submitted on behalf of my parents, Cynthia and Mike Sutton, who are the owners of the property.

This proposal is designed to replace the siding and roof, both of which are in dire need of replacement, with materials that are in keeping with the historic significance of the property.

Page 1 of the attachment to this email shows the existing siding on the house. Page 2 shows the siding that we propose to install. The contractor's estimate, and detailed description of the work to be performed appears at page 6. The existing siding is, as I understand it, made of asphalt. It is my further understanding that asphalt siding, assuming that it can be obtained at all, would be prohibitively expensive. Accordingly, we have selected fiber cement siding, which, I am told, is a traditional siding material that was in use at the time when the house was built. Accordingly, while this siding is considerably more expensive than siding made of more modern materials, it is in keeping with the look and historic significance that we wish to preserve. We propose installing siding with the "half round" design on the front gable section above the front porch, and smooth lap siding on the other surfaces. This is a look that was widely used at the time, and is consistent with the historic house located immediately adjacent to our property. I have included a photograph of the neighboring property at page 5. The contractor will inspect all of the wooden trim, replace any wood that needs replacing, and will repaint all of the trim. We would propose using siding in a light gray color very similar to the existing siding (and to the neighboring property).

Page 3 of the attachment shows the existing roof. Again, it is my understanding that the material used in that roof construction is no longer available. The roofing that we propose to install is depicted on page 4, and the contractor's proposal and description of work appears at page 7. This "standing seam" style of metal roofing is, as I understand it, very much consistent with roofing that was used at the time when the house was constructed. We would propose installing green roofing, which would match the neighboring house, as depicted at page 5, and which we think would look very nice. Again, we believe that the roofing would be very much it is in keeping with the look and historic significance that we wish to preserve.

We look forward to your prompt consideration of, and, we hope, approval of, our proposal. As noted, the siding and roof are in dire need of replacement and we are confident that these revisions would greatly improve the appearance of the house, while fully preserving its historic significance.

Please let us know should you require anything further, or should you have any questions. We thank you for your consideration of our proposal.

Yours truly,

S. Robert Sutton

From: "Joshua Silver" <joshua.silver@montgomeryplanning.org>

To: srobertsutton@comcast.net

Sent: Thursday, April 18, 2013 11:06:40 AM

Subject: 4023 Jones Bridge Road

Mr. Sutton,

Please contact me at your convenience to discuss your proposal at 4023 Jones Bridge Road. I am out of the office tomorrow (Friday). If you would like a faster response please e-mail me your proposal.

Thanks,

Joshua Silver, Senior Planner | Historic Preservation Section

Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC

8787 Georgia Avenue, Suite 206 | Silver Spring MD 20910

301-563-3400 phone | 301-563-3412 fax | joshua.silver@montgomeryplanning.org | www.montgomeryplanning.org/historic/

CLOSE-UP SHOWS THAT
THERE IS ONLY ONE LAYER
OF SPONGE.



PROGRAM 441 21