



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairman

Date: 7/29/13

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #630077—window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved with one condition by the HPC on July 10, 2013. The condition of approval is:

1. Details of the replacement windows will be reviewed by staff prior to final approval.

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: Andrei Lavrov
Address: 11 Hesketh Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Rinat Ismagilov
Daytime Phone No.: 7033624166

Tax Account No.: _____
Name of Property Owner: Andrei LAUROV Daytime Phone No.: 70
Address: 11 Hesketh st Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: Remington Construction LLC Phone No.: 7033624166
Contractor Registration No.: _____
Agent for Owner: Rinat Ismagilov Daytime Phone No.: 7033624166

LOCATION OF BUILDING/PREMISE

House Number: 11 Street: Hesketh st
Town/City: Chevy Chase Nearest Cross Street: Magnolia Ave
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable
CHECK ALL APPLICABLE: AC Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 7500.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

UR
Signature of owner or authorized agent _____ Date: 03/29/13

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7/11/13
Application/Permit No.: 630077 Date Issued: 3/29/13

Fothergill, Anne

From: Andrey Veretenov <andrey@denmax.net>
Sent: Thursday, July 25, 2013 10:53 PM
To: Fothergill, Anne
Subject: RE: 11 Hesketh

Anne,

Architect showed the Rough opening of the window from exterior. The new window construction does not have the same counterweight technology and in order to have exactly the same size appearance it is ordered a little bit smaller than the rough opening in order to accommodate the brickmold that is matching the existing. If you would like we can meet on the job site and I will gladly show you how it will be done to have exact same look and measurements of the existing window. Thanks

Andrey Veretenov
Remington Construction LLC
3 Church Cir
Annapolis, MD 21401
Tel. 301-715-3620
Fax. 703-759-0696

From: Fothergill, Anne [<mailto:anne.fothergill@montgomeryplanning.org>]
Sent: Thursday, July 25, 2013 3:25 PM
To: Andrey Veretenov
Subject: RE: 11 Hesketh

Can you explain why the measurements are different than what the architect showed on the plans? For example, the architect's plans show window #4 as 38" x 66" but the order form shows it as 37" x 66". I think every window shows a different measurement than what the architect showed and the approval was for the windows to match the existing window size and fit in the existing openings.

thanks,
Anne

From: Andrey Veretenov [<mailto:andrey@denmax.net>]
Sent: Thursday, July 25, 2013 3:03 PM
To: Fothergill, Anne
Subject: RE: 11 Hesketh

Hello Anne,
I have finally got all documents together. Please let me know, if we can proceed with the order. Thanks

Andrey Veretenov
Remington Construction LLC
8466-B Tyco Rd
Vienna, VA 22066

From: Fothergill, Anne [<mailto:anne.fothergill@montgomeryplanning.org>]
Sent: Friday, July 12, 2013 11:22 AM
To: Andrei Lavrov
Cc: Natasha Mumzhiu; Andrey Veretenov; Rinat Ismagilov; Irina Lavrova
Subject: 11 Hesketh

As you know, the HPC approved your window replacement with one condition. The condition of approval is that I will need to review the details of the all-wood windows showing all the dimensions and details to match the existing windows before your final approval. Please provide that information to me when you have it.

thanks,
Anne

Anne Fothergill
Planner Coordinator
M-NCPPC
Montgomery County Planning Department
Functional Planning and Policy Division
Historic Preservation Section
8787 Georgia Avenue, Suite 206
Silver Spring, MD 20910
(301) 563-3400 phone
(301) 563-3412 fax
anne.fothergill@montgomeryplanning.org
www.montgomeryplanning.org/historic



TrimLine
WINDOWS INCORPORATED

TRIMLINE WINDOWS

50 LOUISE DRIVE
IVYLAND PA 18974
215 672-5233 Fax: 215 674-9324

Page 1

ACKNOWLEDGMENT

Quote Order Only !!!!!!!

Sold To:

Ship To:

ABC SUPPLY CO. #822 - ROCKVILLE
ROCKVILLE BRANCH
5800 COLUMBIA PARK ROAD
CHEVERLY MD 20785

ABC SUPPLY CO. #233
15 DERWOOD CIRCLE
ROCKVILLE MD 20850

Customer 100563	Order: A84515 08/17/2013 3	Invoice	
Phone 301 294-4000 Fax 301 294-4004 SlsTerr 65 GivenBy JEFF	Job NW WINDOW REQUOT	Date: Terms NET 30	Zone: ZONE 11

Ln	Quan	Product	Opening-Size	Exact Size	Cost Each	Total Cost
----	------	---------	--------------	------------	-----------	------------

Comment: **MUST SPECIFY IE GIVING UNIT

Comment: SIZE OR BRICKMOULD TO

Comment: BRICKMOULD SIZE**

01 2 PINE LC4000-2 4 9/16 ALL WD CASE (2)LT (2)VT
BRICKMOULD - FAIRMOUNT
LOW E/ARGON
SDL 5/8 W/ SPACER PERM 2W X 4H

34 x 48 1/2
0.00

WHITE HDW / WHITE SCRNL
STD HINGE L-R

1250⁴³ 2500⁸⁵

Comment: MARK: (1) 3.1, (1) 3.2

02 2 PINE L300 DH FULL FRAME WITH BRICKMOULD
BRICKMOULD - FAIRMOUNT
LOW E ARGON
LOW E ARGON
12L 5/8" SDL-Spacer Bar

33 x 57
90.00 UI

REST WHITE 2 LOCK / 2 LIFT
JAMBLINER-WHITE

LIBERTY HALF SCREEN-WHITE

573³³ 1146⁶⁶

Comment: MARK 7, 8

03 1 PINE L300 DH FULL FRAME WITH BRICKMOULD
BRICKMOULD - FAIRMOUNT
LOW E ARGON
LOW E ARGON
12L 5/8" SDL-Spacer Bar

36 x 58
94.00 UI

REST WHITE 2 LOCK / 2 LIFT
JAMBLINER-WHITE

LIBERTY HALF SCREEN-WHITE

575⁵⁵

Comment: MARK: 25

Comment:

Comment:

Comment:

Comment:

Comment:

Comment:



TrimLine
WINDOWS INCORPORATED

TRIMLINE WINDOWS

50 LOUISE DRIVE
IVYLAND PA 18974
215 672-5233 Fax: 215 674-9324

Page 2

ACKNOWLEDGMENT

Quote Order Only !!!!!!!

Sold To:

ABC SUPPLY CO. #822 - ROCKVILLE
ROCKVILLE BRANCH
5800 COLUMBIA PARK ROAD
CHEVERLY MD 20785

Ship To:

ABC SUPPLY CO. #233
15 DERWOOD CIRCLE
ROCKVILLE MD 20850

Customer 100563	Order A84515 06/17/2013 3	Invoice	
Phone 301 294-4000 Fax 301 294-4004 SlisTerr 65 GivenBy JEFF	Job NW WINDOW REQUO:	Date: Terms NET 30	Zone: ZONE 11

Ln	Quan	Product	Opening Size	Exact Size	Cost Each	Total Cost
----	------	---------	--------------	------------	-----------	------------

Comment: **MUST SPECIFY IF GIVING UNIT

Comment: SIZE OR BRICKMOULD-TO

Comment: BRICKMOULD SIZE**

06	6	PINE L300 DH FULL FRAME WITH BRICKMOULD BRICKMOULD - FAIRMOUNT LOW E ARGON LOW E ARGON 6L 5/8" SDL-Spacer Bar	LIBERTY HALF SCREEN-WHITE	18 x 69 87.00 UI	572 ¹⁷	3433 ⁸⁴
REST WHITE 1 LOCK / 1 LIFT JAMBLINER-WHITE						
Comment: MARK: 1.1, 1.3, 5.1, 5.3, 10.1						
Comment: 10.3						

07	3	PINE L300 DH FULL FRAME WITH BRICKMOULD BRICKMOULD - FAIRMOUNT LOW E ARGON LOW E ARGON 12L 5/8" SDL-Spacer Bar	LIBERTY HALF SCREEN-WHITE	37 x 69 106.00 UI	659 ⁷²	1979 ¹⁰
REST WHITE 2 LOCK / 2 LIFT JAMBLINER-WHITE						
Comment: MARK: 1.2, 5.2, 10.2						

08	7	PINE L300 DH FULL FRAME WITH BRICKMOULD BRICKMOULD - FAIRMOUNT LOW E ARGON LOW E ARGON 12L 5/8" SDL-Spacer Bar	LIBERTY HALF SCREEN-WHITE	37 x 66 103.00 UI	640 ⁶⁸	4484 ⁷⁶
REST WHITE 2 LOCK / 2 LIFT JAMBLINER-WHITE						
Comment: MARK: 2, 4, 6, 9, 11, 23, 26						



TrimLine
WINDOWS INCORPORATED

TRIMLINE WINDOWS

50 LOUISE DRIVE
IVYLAND PA 18974
215 672-5233 Fax: 215 674-9324

ACKNOWLEDGMENT

Quote Order Only !!!!!!!

Sold To:

Ship To:

ABC SUPPLY CO. #822 - ROCKVILLE
ROCKVILLE BRANCH
5800 COLUMBIA PARK ROAD
CHEVERLY MD 20785

ABC SUPPLY CO. #233
15 DERWOOD CIRCLE
ROCKVILLE MD 20850

Customer 100563	Order: A84515 06/17/2013 3	Invoice	
Phone 301 294-4000 Fax 301 294-4004 SisTerr 65 GivenBy JEFF	Job NW WINDOW REQUO:	Date: Terms NET 30	Zone: ZONE 11

Ln Quan Product Opening Size Exact Size Cost Each Total Cost

Comment: **MUST SPECIFY IF GIVING UNIT

Comment: SIZE OR BRICKMOULD TO

Comment: BRICKMOULD SIZE**

665⁷⁹ 1331⁵⁷

09 2 PINE LC4000-1 WOOD CASE 4 9/16 (1)LT (1)VNT
BRICKMOULD - FAIRMOUNT
LOW E/ARGON
SDL 5/8 W/ SPACER PERM 3W X 3H

25 3/4 x 28 1/2

0.00

WHITE HDW / WHITE SCR N
HINGE LEFT

Comment: (1) HNG LEFT - (1) HNG RIGHT

Comment: MARK: 12.1, 12.2

10 2 PINE LC4000-2 4 9/16 ALL WD CASE (2)LT (2)VT
BRICKMOULD - FAIRMOUNT
LOW E/ARGON
SDL 5/8 W/ SPACER PERM 2W X 3H

31 x 40

0.00

WHITE HDW / WHITE SCR N
STD HINGE L- R

Comment: SPECIAL HORIZONTAL GRILLE

Comment: ALIGNMENT - SEE DRAWING

Comment: MARK: 27.1, 27.2

1058⁷² 2117⁴⁴

11 8 PINE L300 DH FULL FRAME WITH BRICKMOULD
BRICKMOULD - FAIRMOUNT
LOW E ARGON
LOW E ARGON
12L 5/8" SDL-Spacer Bar

33 1/2 x 64 1/2

99.00 UI

REST WHITE 2 LOCK / 2 LIFT
JAMBLINER-WHITE

LIBERTY HALF SCREEN-WHITE

Comment: MARK: 13, 14, 15, 16, 17, 18,

Comment: 20, 21

626⁹⁵ 5015⁵¹



TrimLine
WINDOWS INCORPORATED

TRIMLINE WINDOWS

50 LOUISE DRIVE
IVYLAND PA 18974
215 672-5233 Fax: 215 674-9324

ACKNOWLEDGMENT

Quote Order Only !!!!!!!

Sold To:

Ship To:

ABC SUPPLY CO. #822 - ROCKVILLE
ROCKVILLE BRANCH
5800 COLUMBIA PARK ROAD
CHEVERLY MD 20785

ABC SUPPLY CO. #233
15 DERWOOD CIRCLE
ROCKVILLE MD 20850

Customer 100563	Order A84515 06/17/2013 3	Invoice	
Phone 301 294-4000 Fax 301 294-4004 SlsTerr 65 GivenBy JEFF	Job NW WINDOW REQUO:	Date: Terms NET 30	Zone: ZONE 11

Ln	Quan	Product	Opening Size	Exact Size	Cost Each	Total Cost
		Comment: **MUST SPECIFY IF GIVING UNIT				
		Comment: SIZE OR BRICKMOULD TO				
		Comment: BRICKMOULD SIZE**				
12	1	Pine TRIMLINE ALL WD QTR RND 4 9/16 ALL WOOD LOW E/ARGON	36 1/2	x 35	72.00 UI	200.00 615.67
13	1	PINE L300 DH FULL FRAME WITH BRICKMOULD BRICKMOULD - FAIRMOUNT LOW E ARGON LOW E ARGON 12L 5/8" SDL-Spacer Bar	30 1/2	x 49	80.00 UI	200.00 526.07
		LIBERTY HALF SCREEN-WHITE				REST WHITE 2 LOCK / 2 LIFT JAMBLINER-WHITE
		Comment: MARK: 22				
14	1	DELIVERY CHARGE	x	x	0.00	20.00 20.00



TrimLine
WINDOWS INCORPORATED

TRIMLINE WINDOWS

50 LOUISE DRIVE
IVYLAND PA 18974
215 672-5233 Fax: 215 674-9324

Page 5

ACKNOWLEDGMENT

Quote Order Only !!!!!!!

Sold To:

ABC SUPPLY CO. #822 - ROCKVILLE
ROCKVILLE BRANCH
5800 COLUMBIA PARK ROAD
CHEVERLY MD 20785

Ship To:

ABC SUPPLY CO. #233
15 DERWOOD CIRCLE
ROCKVILLE MD 20850

Customer 100563	Order A84515 06/17/2013 3	Invoice:	
Phone 301 294-4000 Fax 301 294-4004 Slsterr 65 GivenBy JEFF	Job NW.WINDOW.REQUO1	Date: Terms NET 30	Zone: ZONE 11

Ln Quan Product Opening Size Exact Size Cost Each Total Cost

Taxable Mdse: 23,746.39
OTHER
Freight _____
Total _____
Amount Due _____

Quote Order Only !!!!!!!

L200

- REQUIRES 4-9/16" JAMB POCKET
- SLOPED SILL INCREASES EXTERIOR HEIGHT BY 1 1/16"
- 1/2" SILL THICKNESS

ALL WOOD SIGN-OFF SHEET

TYPICAL REPLACEMENT/SASH POCKET INSTALLATION

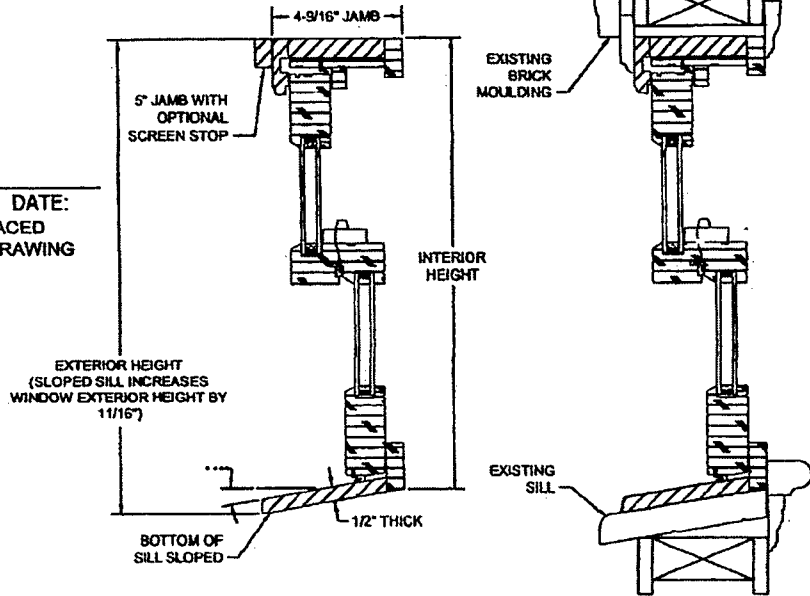
PLEASE CHECK IF ORDERING

L200

X

CUSTOMER SIGNATURE: _____ DATE: _____

*PLEASE NOTE: ORDER CANNOT BE PLACED INTO PRODUCTION WITHOUT SIGNED DRAWING FOR EACH ORDER.



L300

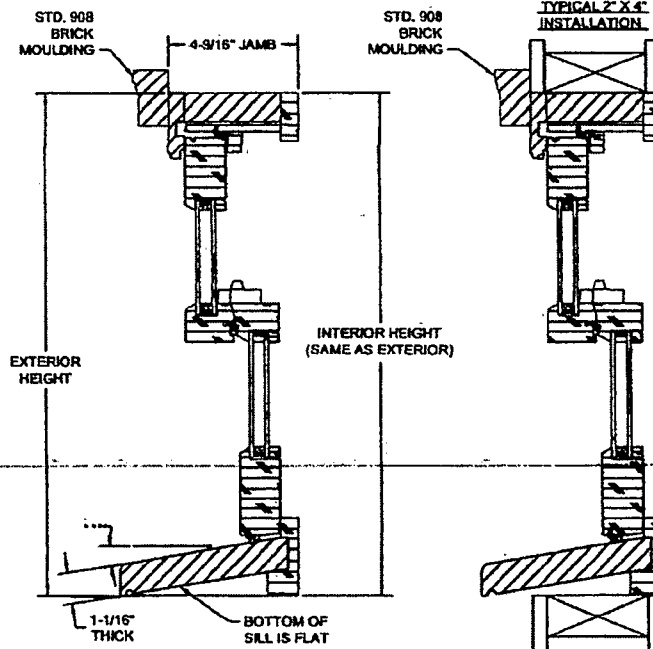
- STD. 4-9/16" JAMB
- BOTTOM OF SILL IS FLAT
- 1-1/16" SILL THICKNESS
- INT. & EXT. HEIGHT ARE THE SAME

PLEASE CHECK IF ORDERING

L300

CUSTOMER SIGNATURE: *Andrej Laurou* DATE: _____

*PLEASE NOTE: ORDER CANNOT BE PLACED INTO PRODUCTION WITHOUT SIGNED DRAWING FOR EACH ORDER.



BRICKMOULD

- 908 (STD.)
- FAIRMONT
- HARTFORD
- JEFFERSON
- LEXINGTON
- BULLNOSE
- CUSTOM
- NONE

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TRIMLINE WINDOWS INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TRIMLINE WINDOWS INC. IS PROHIBITED.



TrimLine
WINDOWS INCORPORATED
50 Louise Drive
Ivyland, Pennsylvania, 18974

DESCRIPTION:
ALL WOOD SIGN-OFF SHEET

CUSTOMER:
Andrej LAUROV

ORDER# / PO#

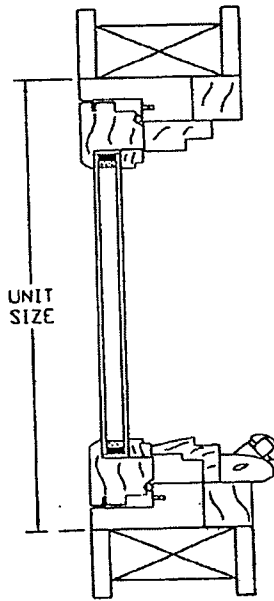
DRAWN BY:
J.R.S.

DATE: 6/23/10

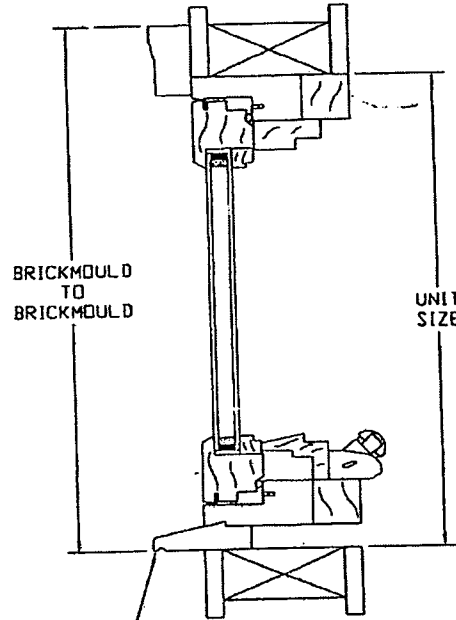
DWG #: A-120

LC-4000

TYPICAL 2" X 4" INSTALLATION NO BRICKMOULD



TYPICAL 2" X 4" INSTALLATION WITH BRICKMOULD & SILL



SILL ADDS 1 1/16" TO UNIT SIZE


PLEASE CHECK IF ORDERING
 AW-CASEMENT WITHOUT SILL OR BRICK MOULDING

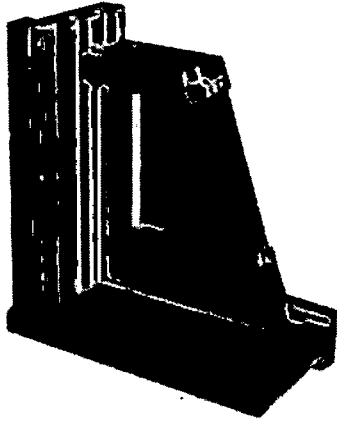
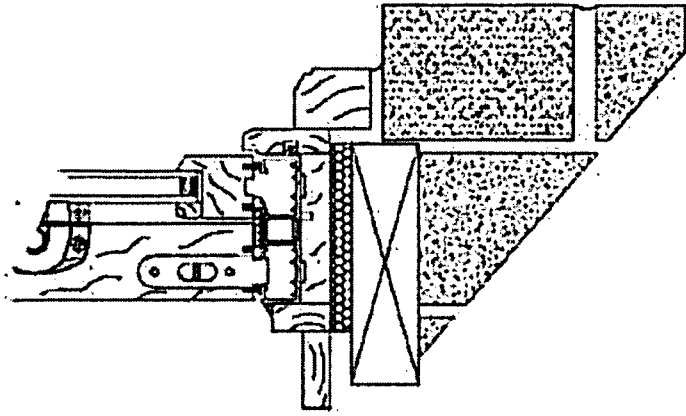
PLEASE CHECK IF ORDERING
 AW-CASEMENT WITH SILL AND BRICK MOULDING

BRICKMOULD

- 908 (STD.)
- FAIRMONT
- HARTFORD
- JEFFERSON
- LEXINGTON
- BULLNOSE
- CUSTOM
- NONE

[Handwritten Signature]
 CUSTOMER SIGNATURE: _____ DATE: _____
 *PLEASE NOTE: ORDER CANNOT BE PLACED INTO PRODUCTION WITHOUT SIGNED DRAWING FOR EACH ORDER.

<small>THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TRIMLINE WINDOWS INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TRIMLINE WINDOWS INC. IS PROHIBITED.</small>		<small>DESCRIPTION:</small> AW-CASEMENT SIGN OFF SHEET	
		<small>CUSTOMER:</small> Andrew LAUROU	
<small>50 Louise Drive Ivyland, Pennsylvania, 18974</small>		<small>ORDER # / PO#</small> 	
<small>DRAWN BY:</small> J.R.S.	<small>DATE:</small> 7/6/2011	<small>DWG #:</small> A-350	



Liberty Series shown with "Fairmount" style brick molding.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11 Hesketh Street, Chevy Chase	Meeting Date:	7/10/13
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	7/3/13
Applicant:	Andrei and Irina Lavrov	Public Notice:	6/26/13
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-13N	Staff:	Anne Fothergill
PROPOSAL:	Window replacement		

STAFF RECOMMENDATION

Staff recommends that the Commission approve this HAWP application with the following condition:
 1. The ten windows on the front elevation will be retained.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1912

PROPOSAL

The applicants propose to replace 37 windows in the house, including 10 in the non-historic rear addition. They are proposing window replacement, not sash replacement. The applicants propose the window replacement primarily because the windows do not operate properly and are in disrepair as well as due to concerns about lead-based paint and energy efficiency. They propose to install new wood double hung and casement windows with simulated divided lights with 5/8" muntins in the same muntin pattern in the existing openings. See Circles 17-65 for elevations, window inventory and window chart. The applicants provided two window samples which will be shown to the Commission.

The applicants are proposing (see elevations in Circles 18-28):

South (front) elevation (10 windows):

- First floor- Remove two wood, 12/1, true-divided light, double hung windows and four wood, 6/1, TDL double hung sidelights (windows #1 and 5)
 Install two wood 12/1, simulated-divided light, double-hung windows and four wood 6/1 SDL double hung sidelights in the existing openings
- Second floor- Remove two wood, 12/1, TDL, double-hung windows and two wood TDL multi light casement windows (windows #2, 3 and 4)
 Install two wood, 12/1, SDL, double-hung windows and two wood SDL multi light casement windows in the existing openings

East (right) elevation (8 windows):

- First floor- no original window replacement proposed
Remove two non-historic windows from the 1970s addition (windows #13 and 16)
Install two wood, 6/1, SDL, double hung windows in non-historic rear addition
- Second floor- Remove two wood, 12/1, TDL, double hung windows (windows #6 and 9)
Remove two non-historic windows from the 1970s addition (windows #14 and 15)
Install two wood, 12/1, SDL, double hung windows in the existing openings
Install two wood, 6/1, SDL, double hung windows in non-historic rear addition
- Third floor- Remove two wood, 9/1 TDL double hung windows (windows #7 and 8)
Install two wood, 9/1 SDL double hung windows in the existing openings

West (left) elevation (9 windows):

- First floor- Remove two wood, 12/1, TDL, double hung windows and two wood TDL multi light casement windows (windows #22 and 27)
Remove one non-historic window from the 1970s addition (window #20)
Install two wood, 12/1, SDL, double hung windows and two wood SDL multi light casement windows in the existing openings
Install one wood, 6/1, SDL, double hung window in non-historic rear addition
- Second floor- Remove two wood, 12/1, TDL, double hung windows (windows #23 and 26)
Remove one non-historic window from the 1970s addition (window #21)
Install two wood, 12/1, SDL, double hung windows in the existing openings
Install one wood, 6/1, SDL, double hung window in non-historic rear addition
- Third floor- Remove one wood, 9/1 TDL double hung window and one wood quarter round window (windows #24 and 25)
Install one wood, 9/1 SDL double hung window and one wood quarter round window in the existing opening

North (rear) elevation (10 windows):

- First floor- Remove one wood, 12/1, TDL, double hung window and two wood, 6/1, TDL double hung sidelights (window #10)
Remove two non-historic windows from the 1970s addition (window #19) the adjacent set of doors
Install one wood, 12/1, SDL, double hung window and two wood, 6/1, TDL double hung sidelights in the existing openings
Install two sets of wood multilight French doors in the 1970s addition (two designs submitted)
- Second floor- Remove one wood, 12/1, TDL, double hung window (window #11)
Remove two non-historic windows from the 1970s addition (window #17 and 18)
Install one wood, 12/1, SDL, double hung window in the existing opening
Install two wood 6/1, SDL, double hung window windows in the 1970s addition
- Third floor- Remove two wood, TDL, multilight casement windows (window #12)

Install two wood, SDL, multilight casement windows in the existing openings

The Local Advisory Panel reviewed this application and provided comments in Circle 83.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a resource within the Chevy Chase Village Historic District the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* ("Standards"), and pertinent historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District - Expansion (Guidelines)*. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, 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.)

Chevy Chase Village Historic District Guidelines

The Chevy Chase Village *Guidelines* state that the HPC must give considerable weight to the recommendations of the LAP. The LAP's comments are in Circle 63 .

The *Guidelines* identify three different categories [outstanding, contributing and non-contributing/out-of-period resources] within the Chevy Village Historic District. The *Guidelines* state the purpose of categorizing structures in the historic district is to provide the HPC with guidance as to the architectural and historical significance of various resources and to the degree of design review appropriate for each category. The subject property is categorized as a Contributing Resource. The *Guidelines* define Contributing Resources as:

A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

The *Guidelines* state the historic preservation policy guidelines for outstanding and contributing resources are intended to be broad and general in nature. They are not intended to be the final or ultimate design review manual for the proposed Chevy Chase Village Historic District.

The *Guidelines* identify five basic policies that should be adhered to:

1. Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district;
2. Preserving the integrity of contributing resource structures in the historic district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district;
3. Maintaining the variety of architectural styles and the tradition of architectural excellence;
4. Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping;
5. Alterations to the portions of the property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

The *Guidelines* state for outstanding and contributing resources the following principles should apply to HAWP application for exterior alterations, changes, and/or additions to both types of resources, except where specific differences are stated for outstanding resources. These principles use the term "lenient scrutiny," "moderate scrutiny" and "strict scrutiny." These terms are defined as follows:

"Lenient Scrutiny" means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

"Moderate Scrutiny" involves a higher standard of review than "lenient scrutiny." Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style.

"Strict Scrutiny" means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be "strict in theory but fatal in fact" – i.e., it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged,

whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

Secretary of the Interior's Standards for Rehabilitation

2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

#6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

#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.

The *Standards* recommend:

- Identifying, retaining, and preserving windows—and their functional and decorative features—that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds;
- Conducting an in-depth survey of the condition of existing windows early in the rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored;
- Protecting and maintaining the wood and architectural metals which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems;
- Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required;
- Repairing window frames and sashes, which may also include replacement in-kind--or with compatible substitute material-- of those parts that are extensively deteriorated or are missing when there are surviving prototypes;
- Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered;
- Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

The *Standards* do not recommend:

- Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished;

- Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color the glazing; or the appearance of the frame;
- Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing;
- Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate;
- Introducing a new design that is incompatible with the historic character of the building.

Technical Guidance

The U.S. Department of the Interior, National Park Service, Secretary of the Interior's *Standards and Guidelines* [As Amended and Annotated], define "integrity" as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. [http://www.nps.gov/history/local-law/arch_stnds_10.htm]

The National Park Service, Technical Preservation Services, Preservation Brief 9, *The Repair of Historic Wooden Windows*, (Brief 9), states: "windows should be considered significant to a building if they: 1) are original, 2) reflect the original design intent for the building, 3) reflect period or regional styles or building practices, 4) reflect changes to the building resulting from major periods or events, or 5) are examples of exceptional craftsmanship or design." *Brief 9* states although the retention of original or existing windows is always desirable and the Brief is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement.

Brief 9 states "a window which is repaired should be made as energy efficient as possible by the use of appropriate weather stripping to reduce air infiltration. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows." The Brief further states, "many styles of storm window are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows."

The National Park Service, Technical Preservation Services, Preservation Brief 3, *Improving Energy Efficiency in Historic Buildings*, (Brief 3), recommends the addition of metal or wood exterior storm windows to increase the thermal performance of windows and doors in ways weatherstripping and caulking cannot address. The Brief notes the installation of storm windows and doors will make a noticeable contribution to the comfort level of the building occupant, with the added benefit of protecting the historic window from weathering. The Brief adds that studies have shown that the performance of a traditional window can approach that of a double-glazed replacement window. [Pages 8 & 9]

Saving Windows, Saving Money: Evaluating the Energy Performance of Window Replacement and Retrofit, a report produced by the Preservation Green Lab (a project of the National Trust for Historic Preservation), offers insight for homeowners weighing the financial and energy tradeoffs between replacing or repairing older, less efficient windows. This analysis builds on previous research by examining multiple window improvement options, comparing them to replacement windows across multiple climate regions.

The report concludes that a number of existing window retrofit strategies come very close to the energy performance of high-performance replacement windows at a fraction of the cost, and thereby, with greater return on investment. *Saving Windows, Saving Money's* key findings offer homeowners, contractors, architects and others with compelling science- and economics-based evidence of the merits of retrofitting windows as opposed to outright replacement.

The key findings include:

- Retrofit Measures Can Achieve Performance Results Comparable to New Replacement Windows.
- Almost Every Retrofit Option Offers a Better Return on Investment than Replacement Windows.
- Retrofitting windows with high performance enhancements can result in substantial energy savings across a variety of climate zones. Selecting options that retain and retrofit existing windows are the most cost effective way to achieve these energy savings and to lower a home's carbon footprint. Retrofits extend the life of existing windows, avoid production of new materials, reduce waste and preserve a home's character.

[Full report: <http://www.preservationnation.org/information-center/sustainable-communities/sustainability/green-lab/saving-windows-saving-money/>]

The National Park Service, Technical Preservation Services, Preservation Brief 17, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, (Brief 17), refers to character as: “those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.” The Brief notes a building’s character can be irreversibly damaged or changed in many ways, for example, by changes to the window sash.

The National Park Service, Heritage Preservation Services, Preservation Brief 37, *Appropriate Methods for Reducing Lead-Paint Hazards in Historic Buildings* (Brief 37), establishes that historic housing can be made lead-safe for children without removing significant decorative features and finishes, or architectural trimwork that may contribute to the a building’s historic character. *Brief 37* outlines a three-step planning process for protecting historic paint layers and architectural elements, such as windows, without destroying their significance and character-defining features of a building, while reducing and controlling a lead hazard. *Brief 37* recommends a property be surveyed to determine the significance of its features such as windows to develop a list of priorities in accordance with the following ranking: (1) Highly Significant features that should always be protected and preserved; (2) Significant features that should be carefully repaired or, if necessary, replaced in-kind or to match all visual qualities; and (3) Non-significant features that could be altered or replaced. *Brief 37* states Federal and state laws generally support the reasonable control of lead-based paint hazards through a variety of treatments, ranging from modified maintenance to selective substrate removal.

STAFF DISCUSSION

The applicants are proposing to replace 37 of the windows in the house (10 are in the 1970s rear addition). They state that all of the original windows have functional issues and do not open and close properly and are in general disrepair. Staff requested a detailed window and door inventory conducted by someone experienced in rehabilitation and repair of historic windows for the purpose of documenting the condition of each window that is proposed for replacement. The applicants provided a photo of each window with bullet points (see Circles 39-65).

The applicants propose to replace the non-historic windows in the rear addition so that all the windows in the house are the same. For the historic windows the applicants noted concern about the presence of lead-based paint and a desire for increased energy efficiency (see Circles 11-15).

The *Standards* and technical guidance recommend repair of original windows over replacement. Staff expects that these original wood windows could be repaired and made operable by someone with experience repairing historic windows. Staff encouraged the applicants to pursue this approach so that the original windows could be preserved. There are numerous contractors in the area who regularly do this type of work and staff frequently provides their contact information to property owners.

Based on staff’s visual inspection, the subject resource retains all of its original windows in its historic block and the windows appear to be in a generally sound condition. The 12/1 and 6/1 double hung and multi-light casement windows in this house are a relatively ubiquitous window type in the historic district; the windows are not of unique design or special craftsmanship. Staff’s general practice is to encourage the retention and rehabilitation of historic windows, particularly when they are physically sound and there are practical alternatives to their replacement.

In response to the applicants’ concerns over energy efficiency, staff references *Saving Windows, Saving Money: Evaluating the Energy Performance of Window Replacement and Retrofit*, which presents findings that steps can be taken to historic windows that yield energy efficiency rates similar to modern

windows. Such a program could be undertaken in a manner consistent with the criteria for approval. (Example: The *Guidelines* state: “Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not.”) Staff recommends the applicants undertake an energy audit to determine which measures could improve their home’s energy efficiency. The replacement of windows is usually not a cost-effective choice. Historic wood windows have a much longer service life than replacement windows, which cannot be easily repaired, and the sustainable choice is to repair historic windows and upgrade their thermal performance.

It should be noted that expenses for window repair and storm window installation would be eligible for tax credits (see below).

County and State Historic Preservation Tax Credits

The Montgomery County Council passed legislation in September, 1984, to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately-owned historic structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation. The tax credit is 10% of the cost of exterior preservation, maintenance and/or restoration work. The work must be certified eligible by the Historic Preservation Commission. Generally, expenses associated with the restoration and/or repair of original windows and doors are considered eligible for the County Historic Preservation Tax Credit. The Montgomery County Council is considering a bill that would increase the County historic preservation tax credit to 25%.

Qualified rehabilitation work may also be eligible for the Maryland Sustainable Communities Rehabilitation Tax Credit (20%).

Additionally, while the applicants did not provide any evidence of lead levels in the windows, staff provides the following information for educational purposes:

The National Park Service, Heritage Preservation Services, *Preservation Brief 37, Appropriate Methods for Reducing Lead-Paint Hazards in Historic Buildings (Brief 37)*, establishes the premise that historic housing can be made lead-safe for children without removing significant decorative features and finishes, or architectural trimwork that may contribute to the a building’s historic character. *Brief 37* outlines a three-step planning process for protecting historic paint layers and architectural elements, such as windows, without destroying their significance and character-defining features of a building, while reducing and controlling a lead hazard. *Brief 37* recommends that features and finishes that characterize a building be retained and preserved; and in the process of removing hazards, there are usually reasonable options for their protection. *Brief 37* states Federal and state laws generally support the reasonable control of lead-based paint hazards through a variety of treatments, ranging from modified maintenance to selective substrate removal.

Brief 37 includes two approaches for controlling lead hazards, once they have been identified as a risk:

- *Interim Controls*: Short-term solutions such as, dust removal, repainting and cleaning...
- *Hazard Abatement*: Long-term solutions, which are defined as having an expected life of 20 years or more, and involve permanent removal of hazards through chemicals, heat guns or controlled sanding/abrasive methods...

For the windows that are not visible from the public right of way – this includes those windows on the rear of the house and the right side of the rear addition – the HPC is to evaluate the proposal using lenient scrutiny. “Lenient scrutiny means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.” Staff finds the proposed replacement of these windows to be consistent with the lenient scrutiny standard and staff recommends approval.

Moderate scrutiny is applied in the review of the windows in the front and side elevations of the house. “Moderate scrutiny involves a higher standard of review than ‘lenient scrutiny.’ Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.”

Staff finds that the windows on the front elevation, the principal elevation, need to be retained to preserve the integrity of the resource and to be compatible with the structure’s existing character. As stated in the *Guidelines*, “contributing resources add to the overall streetscape due to their size, scale, and architectural character” and staff finds that the original windows on the primary façade of this house are a character defining-feature which contributes to its architectural character and therefore should be preserved.

Applying moderate scrutiny, staff finds that the use of compatible new materials (wood windows) on the side elevations is allowable since these are secondary elevations with less visibility.

The Local Advisory Panel recommended approval of all the windows being replaced. They did not comment on whether the removal of all of the original windows from the front façade would have an impact on the architectural character and integrity of the house.

In conclusion, staff finds that the proposed window replacement on the sides and rear of the house, which are secondary and tertiary elevations with reduced or no visibility, does not lessen the integrity of the resource and that the proposed replacement windows are a compatible new material and are compatible with the house’s design and character. Staff finds that, consistent with the *Guidelines*, the proposed changes on the sides and rear of the house do not substantially alter the exterior features of a historic resource within a historic district and that 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. Staff finds that the front elevation is the principal elevation and the windows in this elevation are significant features that contribute to the integrity of the resource. The moderate scrutiny may allow the use of new materials in certain instances, but only when doing so would not have an adverse impact on the integrity of the resource. Therefore, staff recommends that these windows be retained.

STAFF RECOMMENDATION

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

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 anne.fothergill@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Rinat Ismagilov
Daytime Phone No.: 7033624166

Tax Account No.: _____
Name of Property Owner: Andrei LAVROV Daytime Phone No.: 70
Address: 11 Hesketh St Chevy Chase MD 20815
Street Number City Street Zip Code
Contractor: Remington Construction LLC Phone No.: 7033624166
Contractor Registration No.: _____
Agent for Owner: Rinat Ismagilov Daytime Phone No.: 7033624166

LOCATION OF BUILDING/PREMISE

House Number: 11 Street: Hesketh St
Town/City: Chevy Chase Nearest Cross Street: Magnolia Pkwy
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 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) Other: _____

1B. Construction cost estimate: \$ 7500.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

UA _____ 03/29/13
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 630077 Date Filed: 3/29/13 Date Issued: _____

Andrei Lavrov and Irina Lavrova
Owners of 11 Hesketh St., Chevy Chase, MD 20815
571-275-6627 (Andrei), 571-594-9491 (Irina), alavrov@latista.com

Anne Fothergill, Planner Coordinator
M-NCPPC
Montgomery County Planning Department
Functional Planning and Policy Division, Historic Preservation Section
8787 Georgia Avenue, Suite 206
Silver Spring, MD 20910

June 24, 2013

Dear Mrs. Fothergill and Members of Historical Preservation Committee,

This letter is to provide you with the additional information regarding our application to replace windows in our home located at 11 Hesketh St, Chevy Chase, Maryland.

We acquired this home in Chevy Chase in January 2013. We bought this home primarily as result of our mutual long-term interest to historical properties. This is not new project to us - several years ago we have managed restoration project of apartment in the historical building constructed in 1881 located in the historical downtown of Moscow, Russia so we are well aware of challenges of historical restoration projects. In fact we did quite extensive research about 11 Hesketh St. before we decided to acquire it. For example, we were able to obtain photos made by very first owner and builder of this home.



Photos of 11 Hesketh Street circa 1911 © Photo restoration Andrei Lavrov

11 Hesketh St. Windows Replacement Application Cover Letter

The fact that the home still looks very similar to the original design was very important to us. We are planning to use these photos in our home preservation project and restore some of the original features.

The house we bought was in the poor condition inside and outside due to negligent use and lack of basic maintenance during several decades. The property had multiple major problems when we bought it: all staircases and landings were unlevelled, termite damage in the basement, almost no windows were functioning, foundation leaking, roof leaking, crack on the side of home foundation, crack in the garage foundation, damaged siding on the addition constructed around 1960s, etc.

After consulting with real estate agents, architects and contractors but we have decided to buy this property and to apply our energy, skills, time and financial resources to restore this property to its original beauty outside and inside. In addition to cosmetic improvement we are addressing these structural challenges and we will restore this property to satisfaction of owners, Montgomery County, Chevy Chase Village, Chevy Chase residents and visitors.

We carefully evaluated and hired professionals to help us with our project:

- Natalia Mumzhiu, Architect from NM Design Architectural Bureau. Mrs. Mumzhiu is very experienced architect who completed hundreds of projects in DC, Maryland and Virginia successfully. Please note that Mrs. Mumzhiu's Master Degree is architecture and restoration of historical buildings and her skills and experience is extremely important for this type of project. Phone: (703) 517-3322
- Denmax LLC. Mr. Andrey Veretenov, CEO is owner and experienced construction manager who completed with his team many projects in District of Columbia, Virginia and Maryland including restoration of historical residential homes, foreign embassies located in historical buildings, etc. Denmax provides very important values to its clients such as knowledge of structural, plumbing, heating, cooling systems of old homes and solutions for remodeling such homes while preserving historical values and existing assets when possible technically and financially feasible. Just one small example of Denmax's work in our home is upgrading of the existing water heating system and bringing 100-year old radiators back to service again. Denmax phone: (703) 362-4499. Project Manager on the site is Mr. Rinat Ismagilov, phone: (703) 362-4166

We appreciate your attention to our project and we need understanding and minor help from Montgomery County, Chevy Chase Village and Historical Planning Committee with our initiatives.

Currently we are in the process of a) fixing all known structural problems (improved foundation of the main house, installed new drainage and sump pump, fixed cracked corner of the foundation), and b) performing interior restoration & remodel of the 11 Hesketh St. Please note our intention is to preserve as much as possible original interior

11 Hesketh St. Windows Replacement Application Cover Letter

home layout and keeping certain interior features of the house that could be preserved. Examples are: original chandelier from the entrance hall, water heating radiator system - we are restoring and re-using all original radiators while replacing piping system completely, high French double doors between living room and sun room, etc.

Also later in 2013 or in early 2014 we are planning to restore exterior of the home too. For example, based on these photos and samples of exterior stucco paint we believe that original color of the home was light grey or off-white grey and we will work with you on restoring stucco exterior and probably using the original stucco color. We also would like to improve exterior design on the addition built in 1960s to make entire exterior design consistent across the home.



On the photo above please see conflicting design between windows/siding of the addition and windows/stucco exterior of the main house. Also poor quality of wood siding is visible. © Photo Andrei Lavrov.

At this moment, we would like to get the Committee's help with our application in replacing windows.

Our plan is to complete our interior project including addressing windows problems by mid-August when we would need to move in this home and our two daughters would start attending Chevy Chase Elementary school. Our current home in Reston is being sold already and we will become basically homeless by August if we do not have this issue with windows addresses during next 60 days. Please note that an issue with non-functioning

11 Hesketh St. Windows Replacement Application Cover Letter

windows is the only remaining problem our team was trying to solve with Montgomery County representatives since the end of March.

Here is the brief summary of issues with the existing windows:

- 1) Many layers of lead paint (confirmed by multiple windows installation and restoration contractors invited such as "Windows and Doors Showplace" company located in McLean VA)
- 2) Damaged frames, see-through holes
- 3) Broken glasses
- 4) Missing hardware (locks, opening mechanisms, weights, etc.)
- 5) Non-functioning windows - cannot be closed
- 6) Non-functioning windows - cannot be open
- 7) Missing screens
- 8) Windows in the addition do not match style and construction of windows in the main house.

In our opinion, in opinion of our architect and construction experts, the problems above currently make the house impossible to use, prevent us from completing the interior restoration project (for example, contractor cannot install drywalls on exterior walls inside as windows frames are exposed). We are getting concerned that we are being forced to absorb significant financial damages without any fault or wrongdoing from our side. In opinion of windows experts we consulted with restoration of windows in their current state is not feasible economically or/and possible technically. In addition, design of windows in the addition conflicts with windows in the main house. There are multiple viewpoints (from the street, from side of the house, from the backyard) when two incompatible types of windows are visible and design problems are noticeable to anyone.

Another objective of our project is to make this home energy-efficient and if possible to achieve LEED energy saving certification from U.S. Green Building Council (<http://www.usgbc.org/>). Currently windows are a major concerns regarding energy efficiency. Unfortunately DIY improvements such as installation of storm windows does not provide enough energy saving improvement sufficient to make the home LEED-certified. We hope to get your support and understanding that improving energy efficiency and obtaining LEED certifications of any facilities including historical properties is an important requirement these days.

This situation leaves us with the proposal to approve replacement of existing windows in the addition and in the main home with Trimline Wood Windows that will have the following characteristics:

- 1) All-wood custom windows matching style and design of original windows
- 2) The same type of windows as in the home now: double-hung or casement
- 3) The same shape and format of grills design as in the home now
- 4) The same sizes of windows and openings as in the home now
- 5) White color of windows and frames as in the home now
- 6) Preserve and restore all existing window shutters installed on exterior walls
- 7) Windows in the addition will use design of windows in the main house including structural features, profiles, grills, etc.

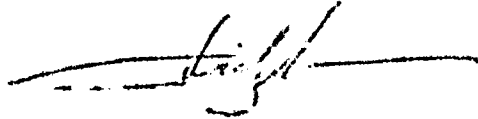
11 Hesketh St. Windows Replacement Application Cover Letter

8) Energy efficient windows (double-pane glass, argon filled)

During last 90 days we provided all information requested by Montgomery County Planning Department Functional Planning and Policy Division on existing openings and windows in the home, providing "as built" drawings and home elevations, and detailed information on proposed windows solutions to our best knowledge.

Thank you in advance for your attention to this matter and for your support of our 11 Hesketh St. home restoration project. Please help us to make our home available to our occupation by allowing us to address existing windows problems and to protect historical design and value of our property and Chevy Chase Village area in general. We would like to thank Anne Fothergill for consulting and for directing us with this work permit application.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrei Lavrov and Irina Lavrova". The signature is stylized and written over a horizontal line.

Andrei Lavrov and Irina Lavrova



3 Church Circle, Annapolis, MD 21401
Phone: (301) 715 3620, Fax: (650) 479 2470

April 14, 2013

Historic Preservation Section
8787 Georgia Avenue Suite 206
Silver Spring, MD 20910

To Whom It May Concern,

Our plan is not to change exterior design of windows. But we are in need of replacing them as they are not functioning properly, they have a lot of defects and there is no way to rehabilitate them. And since the glasses on the windows are only single pane glass, they are very inefficient. Also the concern is how to deal with some windows in the addition constructed in 1970s. This addition was constructed obviously without any consideration of the original style of this house. Our objective is to make addition integrated completely with the main house from design standpoint including windows and doors in the addition

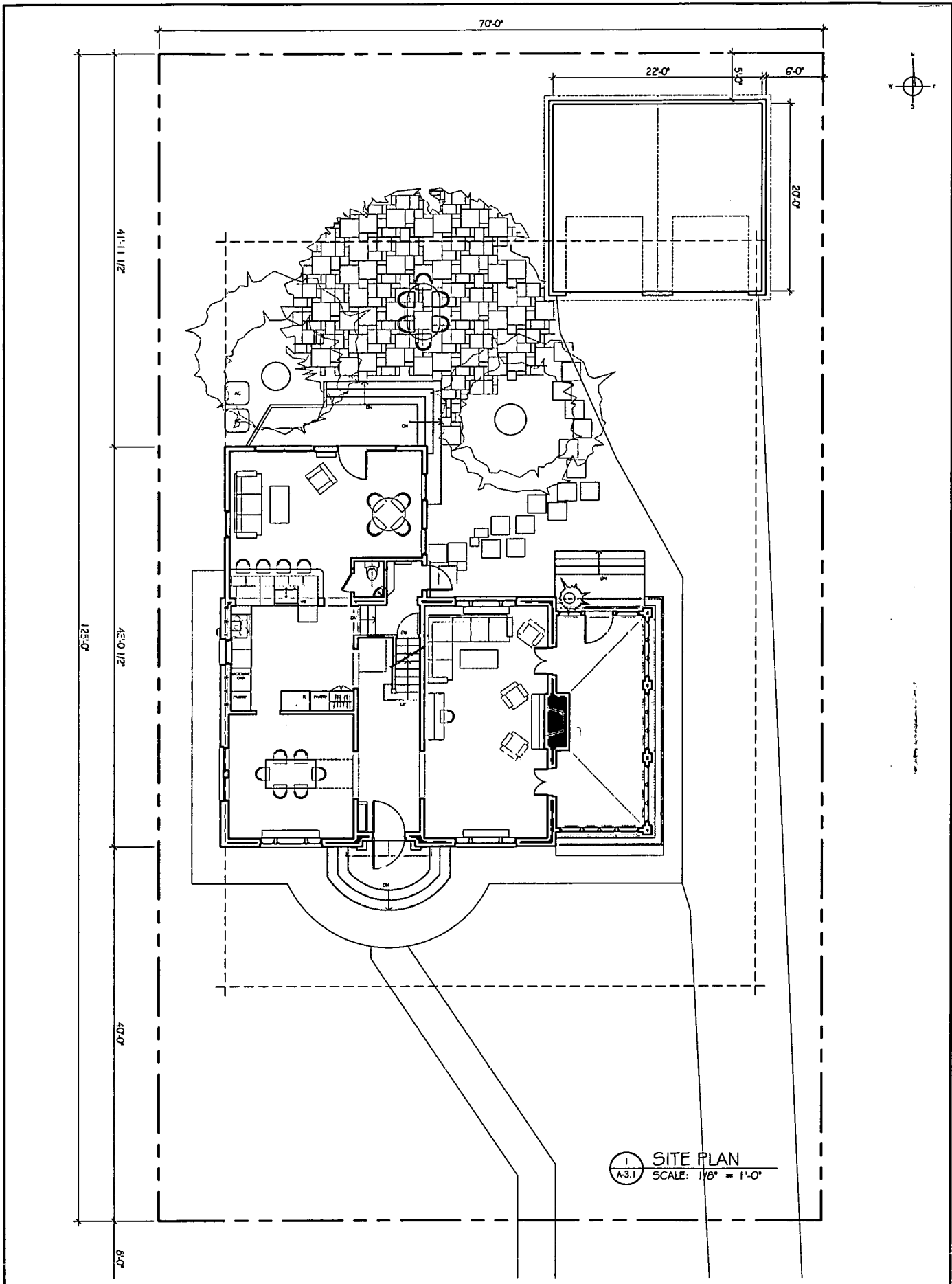
The proposed windows are to be Trimline Historic All Wood Series L300 windows with the same design.

Please find specification documents attached to this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrey Veretenov', with a horizontal line extending from the end of the signature.

Andrey Veretenov
Managing Owner
Remington Construction LLC



A-3.1
DATE
01.30.2013

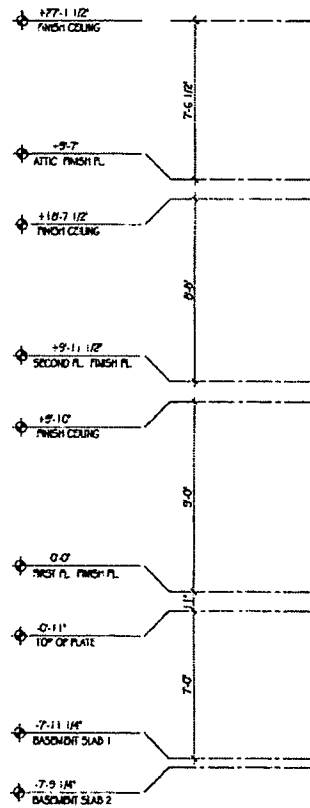
DESIGN STUDIO
HMD@DESIGNSTUDIO.NET
TEL. 703.356.7042
6425 DYWIDE ST., MCLEAN, VA 22101 FAX. 703.746.1396

**IRINA & ANDREI LAVROV
RESIDENCE REMODELING**
11 HESKETH STREET, CHEVY CHASE, MD 20815

SITE PLAN

PROPERTY OF HMD DESIGN STUDIO, INC.
COPYING, INCLUDING ELECTRONIC COPYING, REPRODUCTION OF
THESE DRAWINGS, PLANS, OR SPECIFICATIONS, OR ANY PART OF
THEIR CONTENT, TO UNAUTHORIZED PERSONS IS STRICTLY PROHIBITED.
PRELIMINARY DESIGN SET NOT FOR CONSTRUCTION

17



NOTE:
 ALL NEW WINDOWS TO BE HISTORIC LINE TRIMLINE TYPE 'A'
 DOUBLE HUNG TO MATCH EXISTING;
 WINDOWS ABOVE FRONT DOOR TO BE TYPE 'D' TO MATCH EXISTING.

1 FRONT / NORTH ELEVATION
 A-3.1 SCALE: 1/4" = 1'-0"

PROPERTY OF IRINA & ANDREI LAVROV, INC.
 THIS DRAWING IS THE PROPERTY OF IRINA & ANDREI LAVROV, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF IRINA & ANDREI LAVROV, INC.
 PRELIMINARY DESIGN SET NOT FOR CONSTRUCTION

FRONT / NORTH ELEVATION

IRINA & ANDREI LAVROV
 RESIDENCE REMODELING
 11 HENKETH STREET, CHRY CHASE, MD 20015

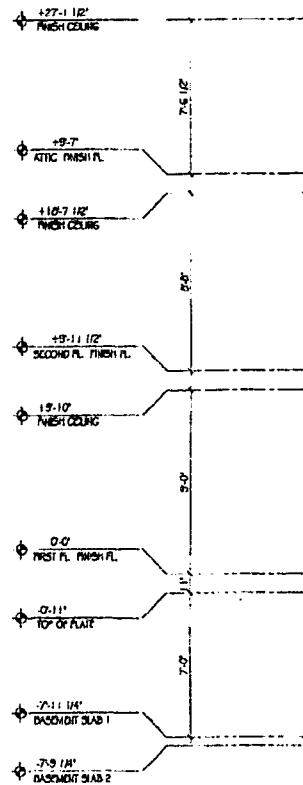
DESIGN STUDIO
 INFO@DSI.COM
 TEL: 703-356-7048
 6409 BRIMBLE ST., MELBOURNE, VA 22101 FAX: 703-740-1946

DATE
 04.11.2015

A-3.1

18.

19



1 FRONT / NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Proposed windows

PROPERTY OF ANDREI LAVROY, INC.
THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF ANDREI LAVROY, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS SET OF ARCHITECTURAL DRAWINGS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ANDREI LAVROY, INC.
PROFESSIONAL DESIGN SET NOT FOR CONSTRUCTION

FRONT / NORTH ELEVATION

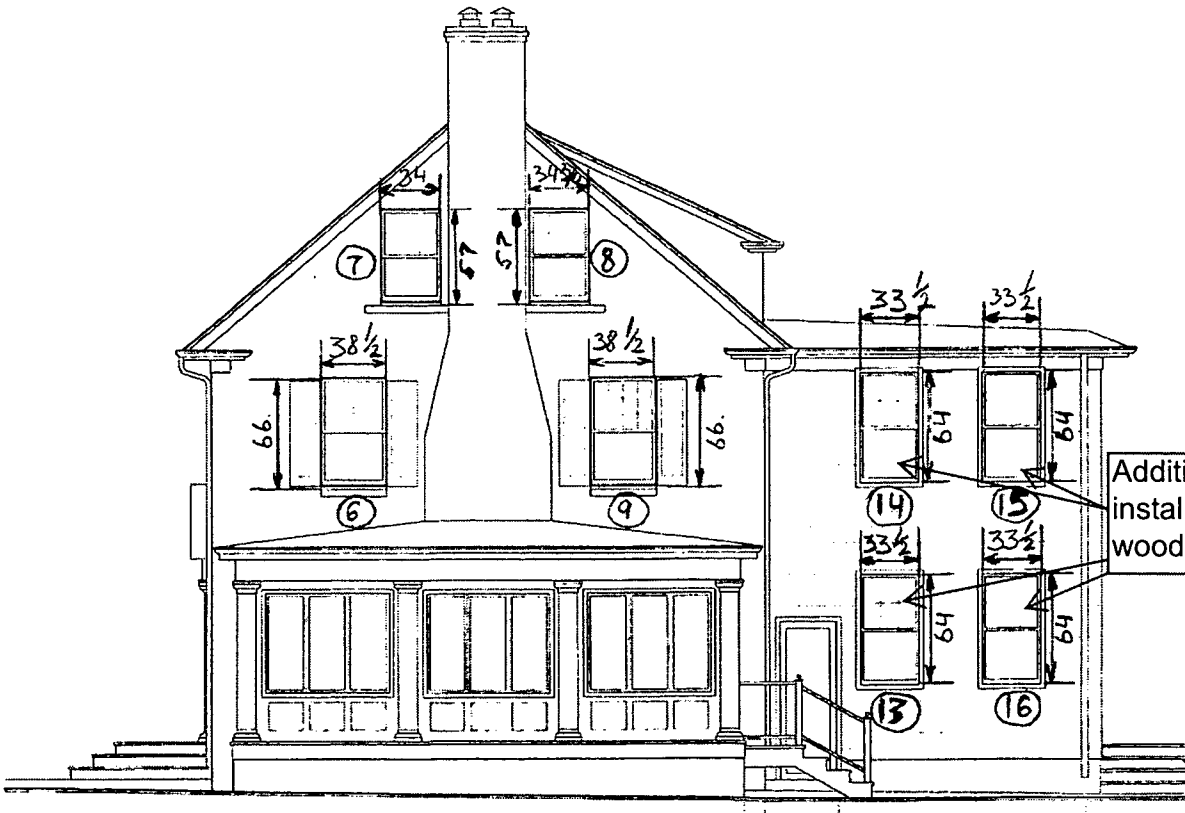
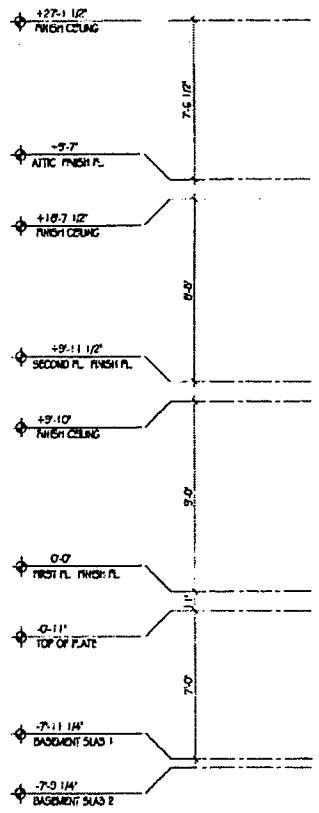
IRINA & ANDREI LAVROY
RESIDENCE REMODELING
11 HENKETH STREET, CERRY CHASE, MD 20815

DESIGN STUDIO
ARCHITECTURE
1111 703 254 7044
6128 DUNCAN ST., ARLINGTON, VA 22201 FAX 703 746 1886

DATE
04.11.2015

A-3.1

20



1 SIDE / EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROPERTY OF ANDREI LAVROV, INC.
 DRAWING, INCLUDING ALL RIGHTS RESERVED, IS THE PROPERTY OF
 ANDREI LAVROV, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE
 AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ANDREI LAVROV, INC. © 2013 ANDREI LAVROV, INC.
 PRELIMINARY DESIGN SET NOT FOR CONSTRUCTION

SIDE / EAST ELEVATION

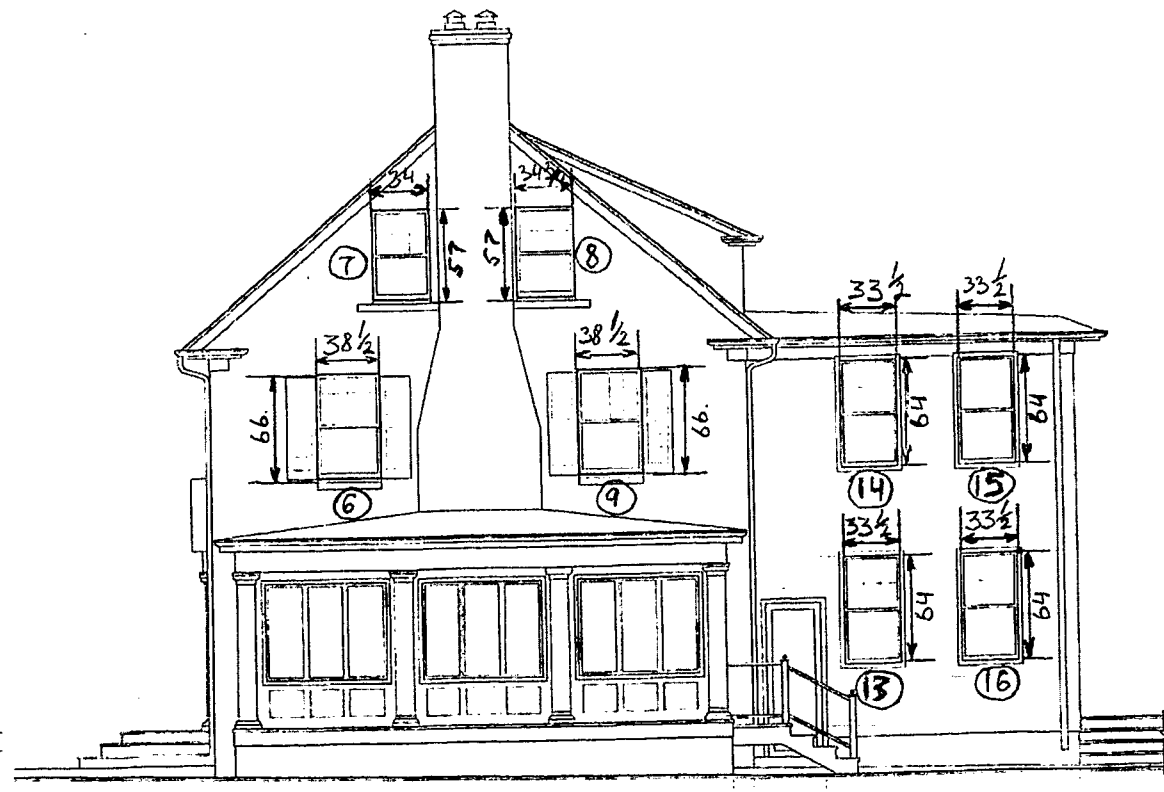
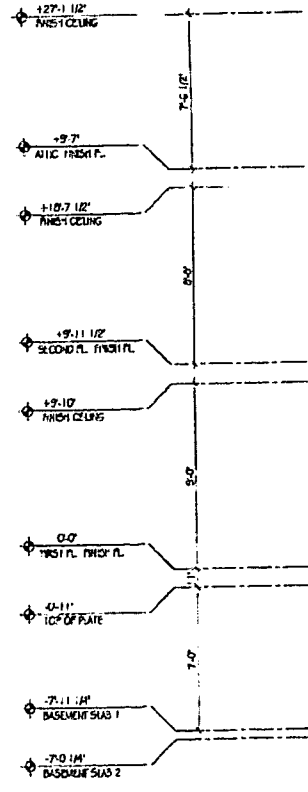
IRINA & ANDREI LAVROV
 RESIDENCE REMODELING
 11 HENKERT STREET, CHEVY CHASE, MD 20815

DESIGN STUDIO
 1410 WASHINGTON BLVD
 SUITE 203 ALEXANDRIA
 VA 22304
 703.546.7044
 703.546.7045
 1110 WASHINGTON ST., ARLINGHAM, VA 22101
 703.546.7044

DATE
 04.11.2013

A-3.2

12



1 SIDE / EAST ELEVATION
 13.2 SCALE: 1/4" = 1'-0"

Proposed windows

DESIGN OF ALL ARCHITECTURE, INTERIORS, MECHANICAL, ELECTRICAL, PLUMBING, AND FINISHES SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

SIDE / EAST ELEVATION

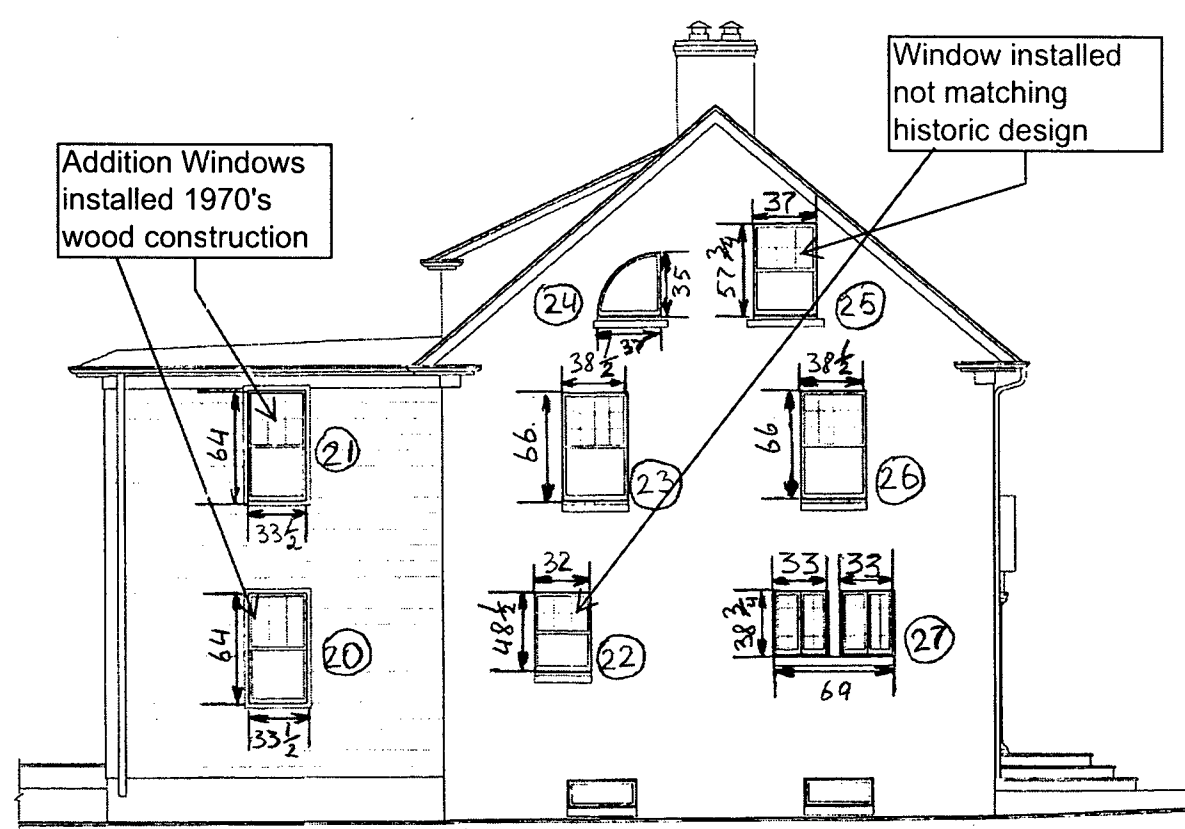
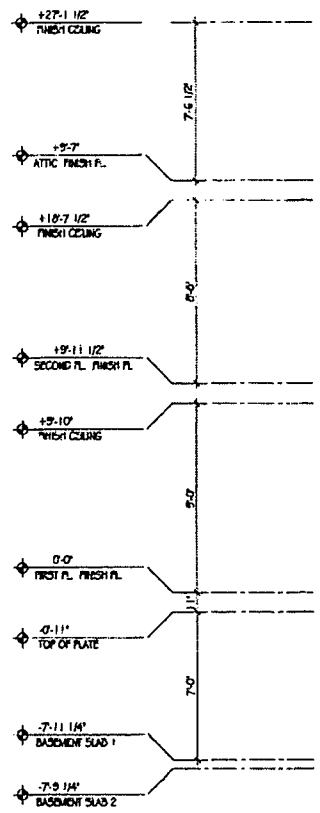
IRINA & ANDREI LAVROV
 RESIDENCE REMODELING
 11 HENRY STREET, CRYSTAL SPRING, MD 20705

DESIGN STUDIO
 6430 FRANK ST., MCOLLAH, VA 22101 FAX 703.740.1996

DATE
 04.11.2013

A-3.2

22



1 SIDE / WEST ELEVATION
 633 SCALE: 1/4" = 1'-0"

ANDREI D. & IRINA LAVROV, INC.
 ARCHITECTS AND INTERIORS
 111 HENRY STREET, CHEVY CHASE, MD 20815
 TEL: 301.271.1111 FAX: 301.271.1112
 WWW.ADLAVROV.COM
 PRELIMINARY DESIGN SET NOT FOR CONSTRUCTION

SIDE / WEST ELEVATION

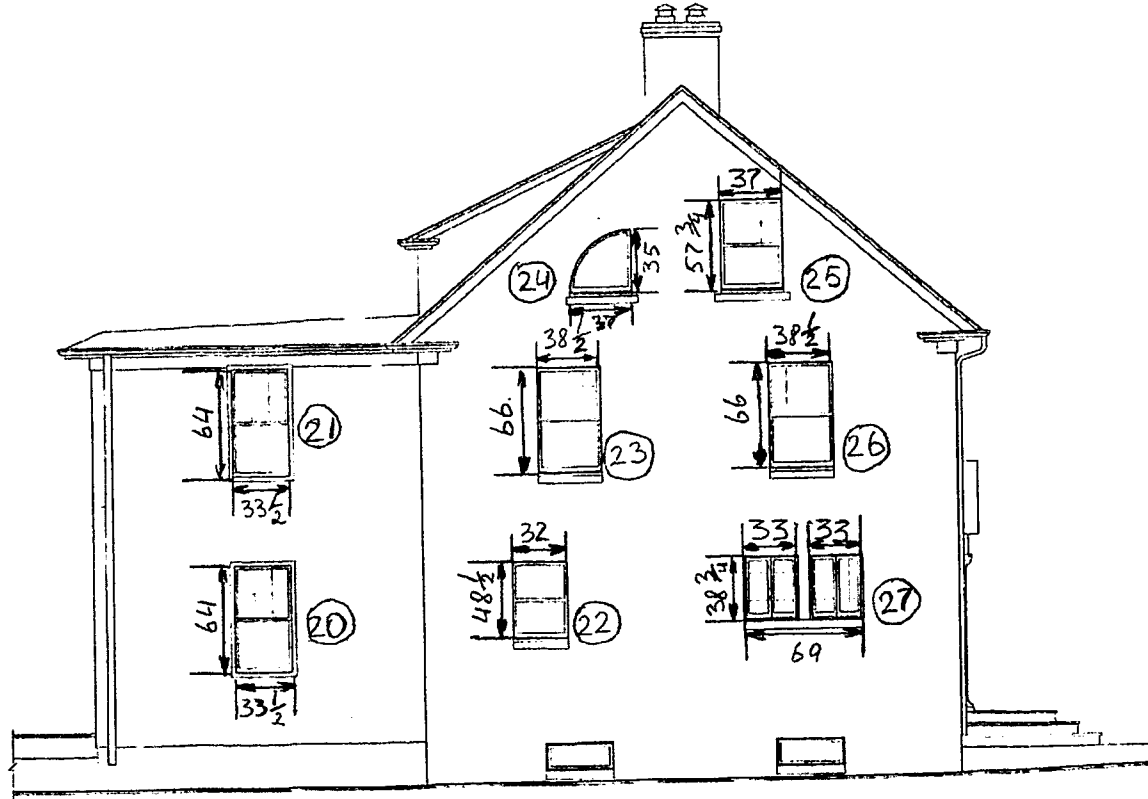
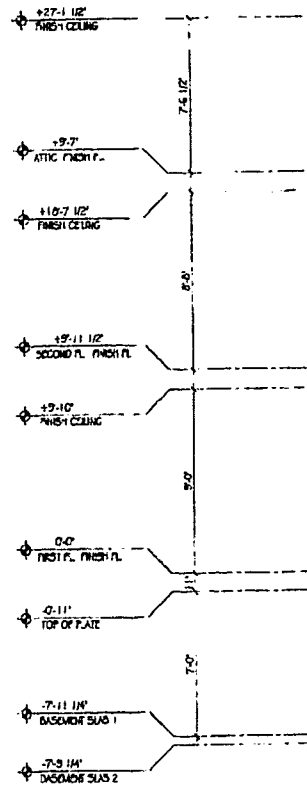
IRINA & ANDREI LAVROV
 RESIDENCE REMODELING
 111 HENRY STREET, CHEVY CHASE, MD 20815

DESIGN STUDIO
 6479 DYANE ST., MOLFAN, VA 22101 FAX: 703.740.1596

DATE
 04.11.2013

A-3.3

22



1 SIDE / WEST ELEVATION
 633 SCALE: 1/4" = 1'-0"

Proposed windows

PROPERTY OF IRINA ANDREI LAVROV, INC.
 11.705 530-7046
 6475 DRYMEADE, ALEXANDRIA, VA 22304
 11.705 530-7046
 6475 DRYMEADE, ALEXANDRIA, VA 22304
 PRELIMINARY DRAWING SET NOT FOR CONSTRUCTION

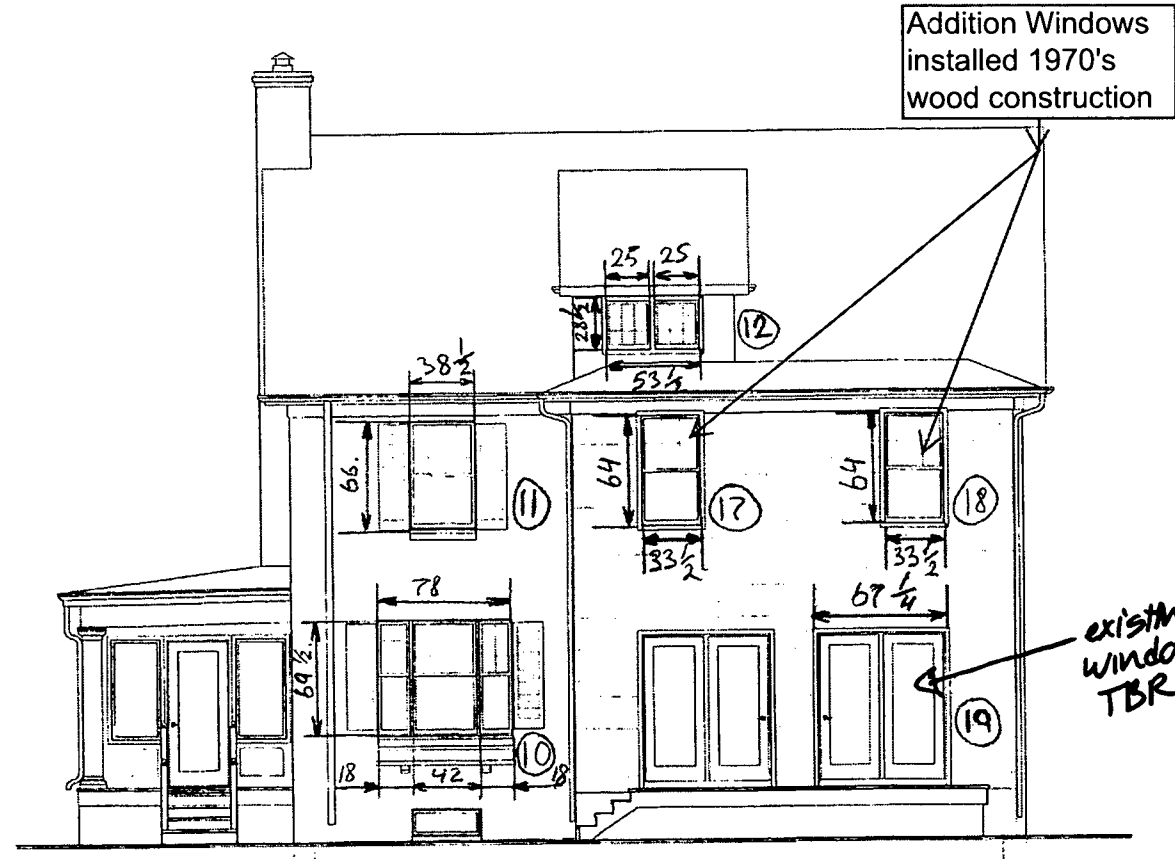
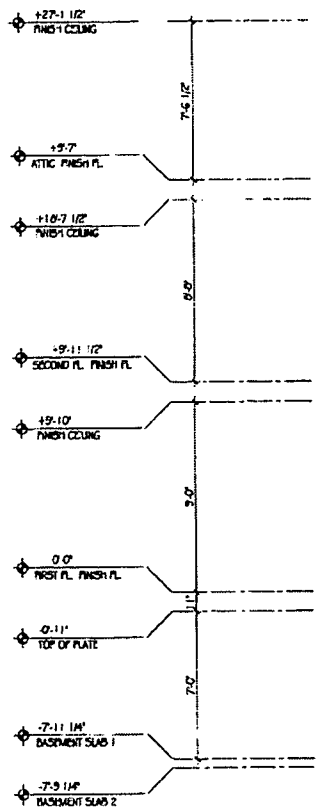
SIDE / WEST ELEVATION

IRINA & ANDREI LAVROV
 RESIDENCE REMODELING
 11.705 530-7046
 6475 DRYMEADE, ALEXANDRIA, VA 22304

DESIGN STUDIO
 11.705 530-7046
 6475 DRYMEADE, ALEXANDRIA, VA 22304

DATE
 04.11.2013

A-3.3



1 REAR / SOUTH ELEVATION
 133 SCALE: 1/4" = 1'-0"

h2

PROPERTY OF THE DESIGN STUDIO, INC.
 THIS DOCUMENT IS THE PROPERTY OF THE DESIGN STUDIO, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGN STUDIO, INC.

REAR / SOUTH ELEVATION

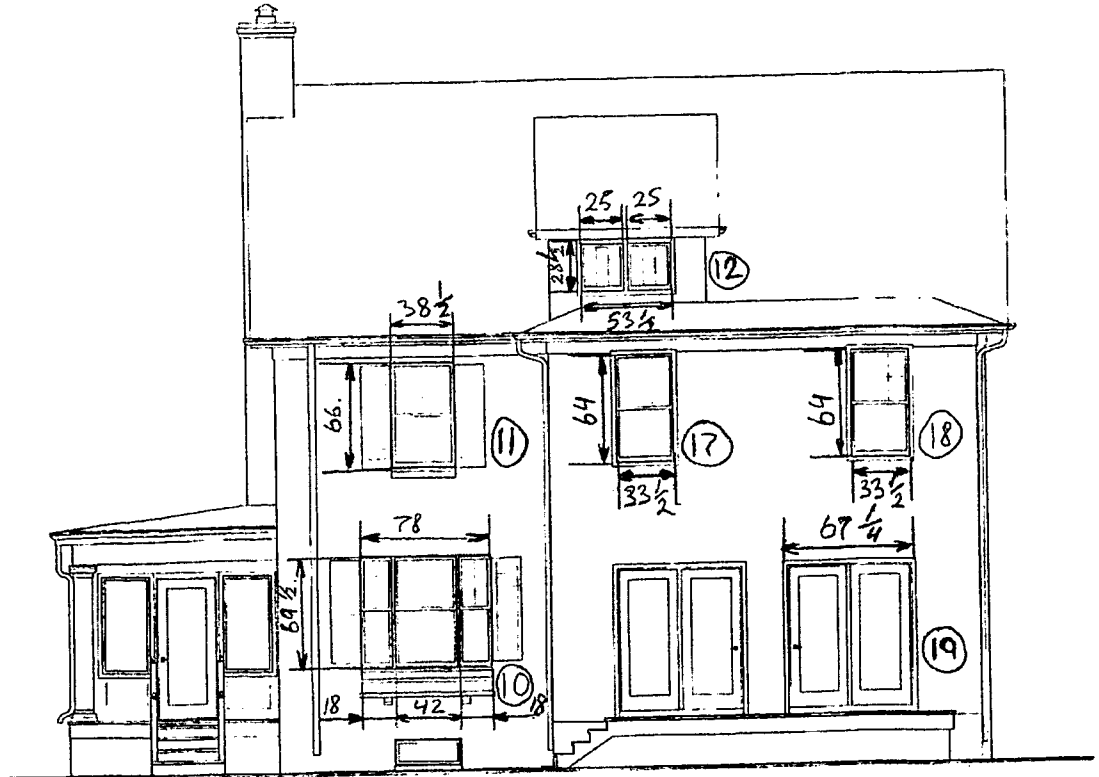
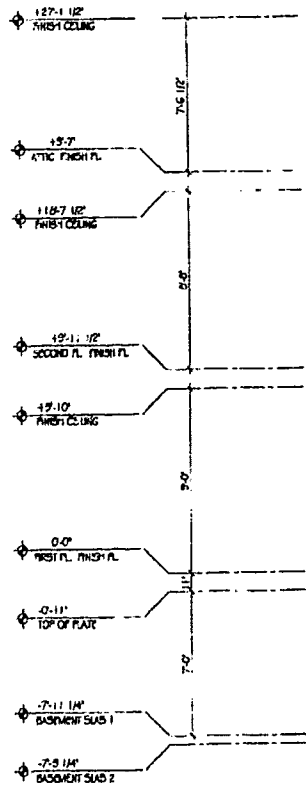
IRINA & ANDREI LAVROV
 RESIDENCE REMODELING
 11 HESKETH STREET, CHEVY CHASE, MD 20815

DESIGN STUDIO
 NAUSEA@GMAIL.COM
 6492 PRINCE ST., NOLAN, VA 22101 FAX 703-740-1392

DATE
 04 11 2013

A-3.4

25



1 REAR / SOUTH ELEVATION
 133 SCALE: 1/4" = 1'-0"

Proposed windows

COMPANY OF THE DESIGN STUDIO, INC.
 6475 DOWNS ST., WOODLAND, VA 22191
 TEL: 703-545-7042
 FAX: 703-545-7042
 WWW.DESIGNSTUDIOVA.COM
 PROFESSIONAL DESIGNER NOT FOR CONSTRUCTION

REAR / SOUTH ELEVATION

IRINA & ANDREI LAVROV
 RESIDENCE REMODELING
 11 HENKETH STREET, CHRYST CHASE, MD 20815

DESIGN STUDIO
 6475 DOWNS ST., WOODLAND, VA 22191
 TEL: 703-545-7042
 FAX: 703-545-7042
 WWW.DESIGNSTUDIOVA.COM

DATE
 04.11.2013

A-3.4

PROPERTY OF INTERIOR STUDIOS, INC.
 THIS IS A PRELIMINARY DESIGN. THE INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGN IS THE PROPERTY OF INTERIOR STUDIOS, INC. ALL RIGHTS RESERVED.
 PRELIMINARY DESIGN SET NOT FOR CONSTRUCTION

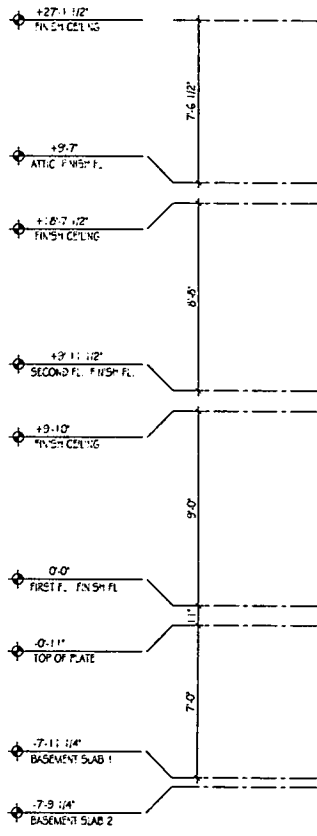
REAR / SOUTH ELEVATION

IRINA & ANDREI LAVROV
 RESIDENCE REMODELING
 11 HESLETH STREET, CHEVY CHASE, MD 20815

DESIGN STUDIO
 INCORPORATED
 11, 703 356 7047
 6429 DRIVE 31, MCFARLANE, MD 20714
 FAX 703 748 1991

DATE
 04 11 2013

A-3.4



REAR / SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

92

PROPERTY OF PRECISION STUDIO, INC.
 CONSULTING ARCHITECTS AND INTERIORS
 1111 N. WASHINGTON ST., SUITE 200, ARLINGTON, VA 22201
 TEL: 703.355.7042 FAX: 703.746.1956
 WWW.PRECISIONSTUDIO.COM
 PRELIMINARY DESIGN SET NOT FOR CONSTRUCTION

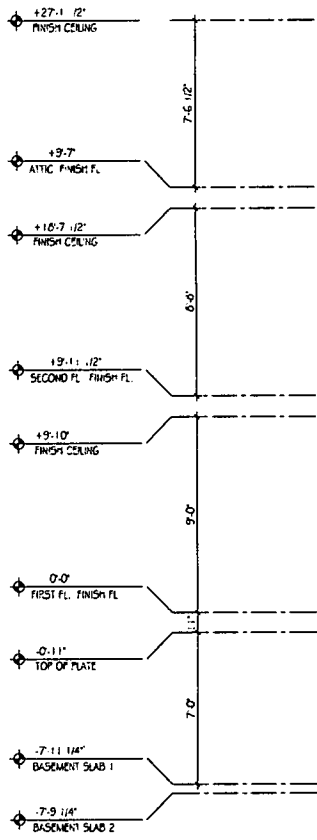
SIDE / WEST ELEVATION

IRINA & ANDREI LAVROV
 RESIDENCE REMODELING
 111 N. HESKETH STREET, CHEVY CHASE, MD 20815

DESIGN STUDIO
 ARCHITECTS/INTERIORS
 111 N. WASHINGTON ST., SUITE 200, ARLINGTON, VA 22201
 TEL: 703.355.7042 FAX: 703.746.1956
 WWW.PRECISIONSTUDIO.COM

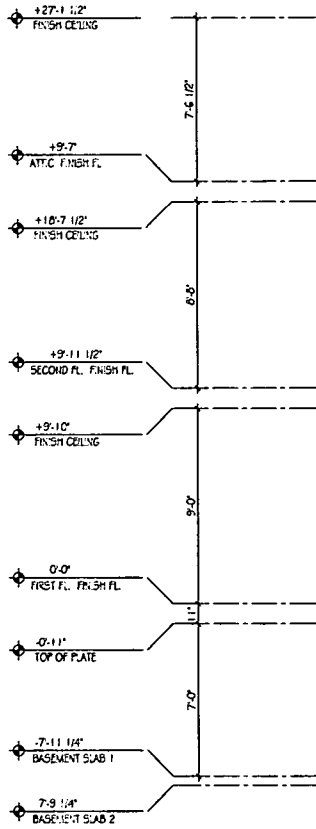
DATE
 04.11.2013

A-3.3



1 SIDE / WEST ELEVATION
 4.3 SCALE: 1/4" = 1'-0"

42



proposed

option A
new doors

1 REAR / SOUTH ELEVATION
A-3.3 SCALE: 1/4" = 1'-0"

PROPERTY OF IRINA & ANDREI LAVROV, INC.
THIS DOCUMENT IS THE PROPERTY OF IRINA & ANDREI LAVROV, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF IRINA & ANDREI LAVROV, INC. © 2013 (REVISED)

REAR / SOUTH ELEVATION

IRINA & ANDREI LAVROV
RESIDENCE REMODELING
11 HESKETH STREET, CHRYST, MD 20815

DESIGN STUDIO
ARCHITECTS/INTERIORS
4429 DIVINE ST., MCLEAN, VA 22101 FAX 703-748-7956
TEL 703-356-7042

DATE
06.27.2013

A-3.4

PROPERTY OF AN DESIGN STUDIO, INC.
 111 HESBETH STREET, CHEVY CHASE, MD 20815
 TEL: 703.356.7042 FAX: 703.746.1996
 WWW.ANDESIGNSTUDIO.COM

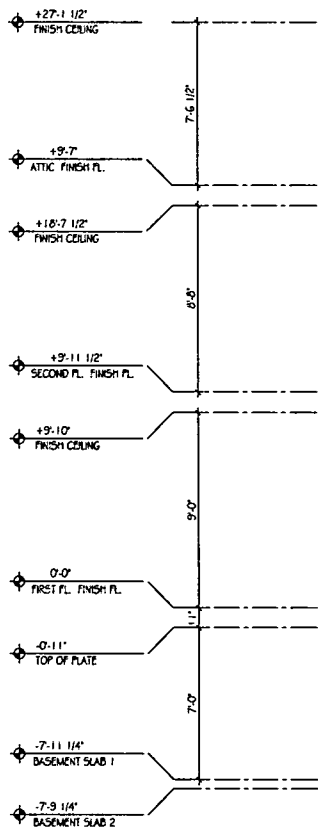
REAR / SOUTH ELEVATION

IRINA & ANDREI LAVROV
 RESIDENCE REMODELING
 111 HESBETH STREET, CHEVY CHASE, MD 20815

DESIGN STUDIO
 ANDESIGNSTUDIO.NET
 TEL: 703.356.7042 FAX: 703.746.1996
 6429 DIVINE ST., MOLENAI, VA 22101

DATE
 Oct. 27, 2013

A-3.4



proposed

option B
 new doors

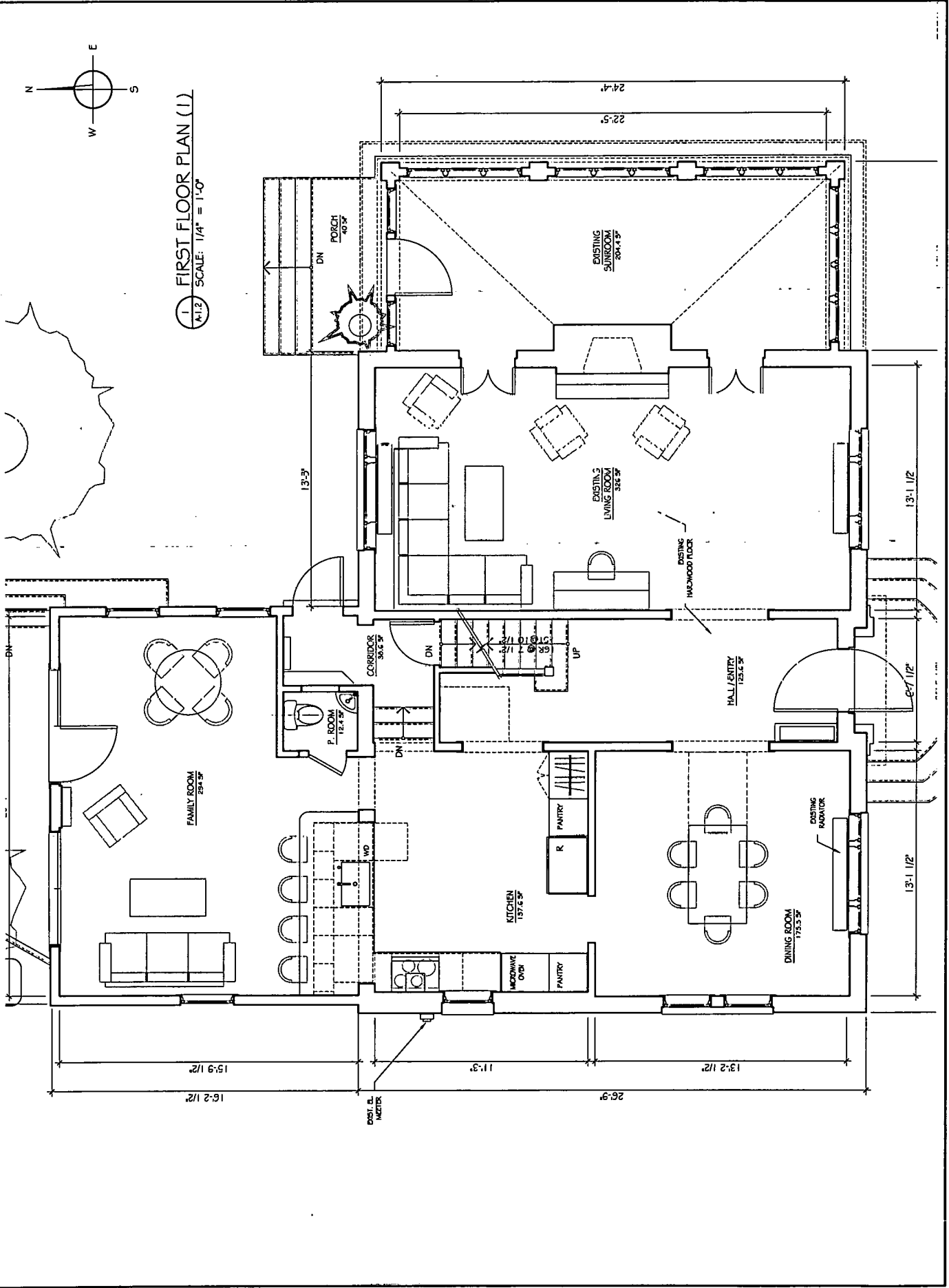
1 REAR / SOUTH ELEVATION
 3.3 SCALE: 1/4" = 1'-0"

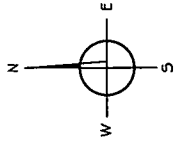
82

Window Sizes

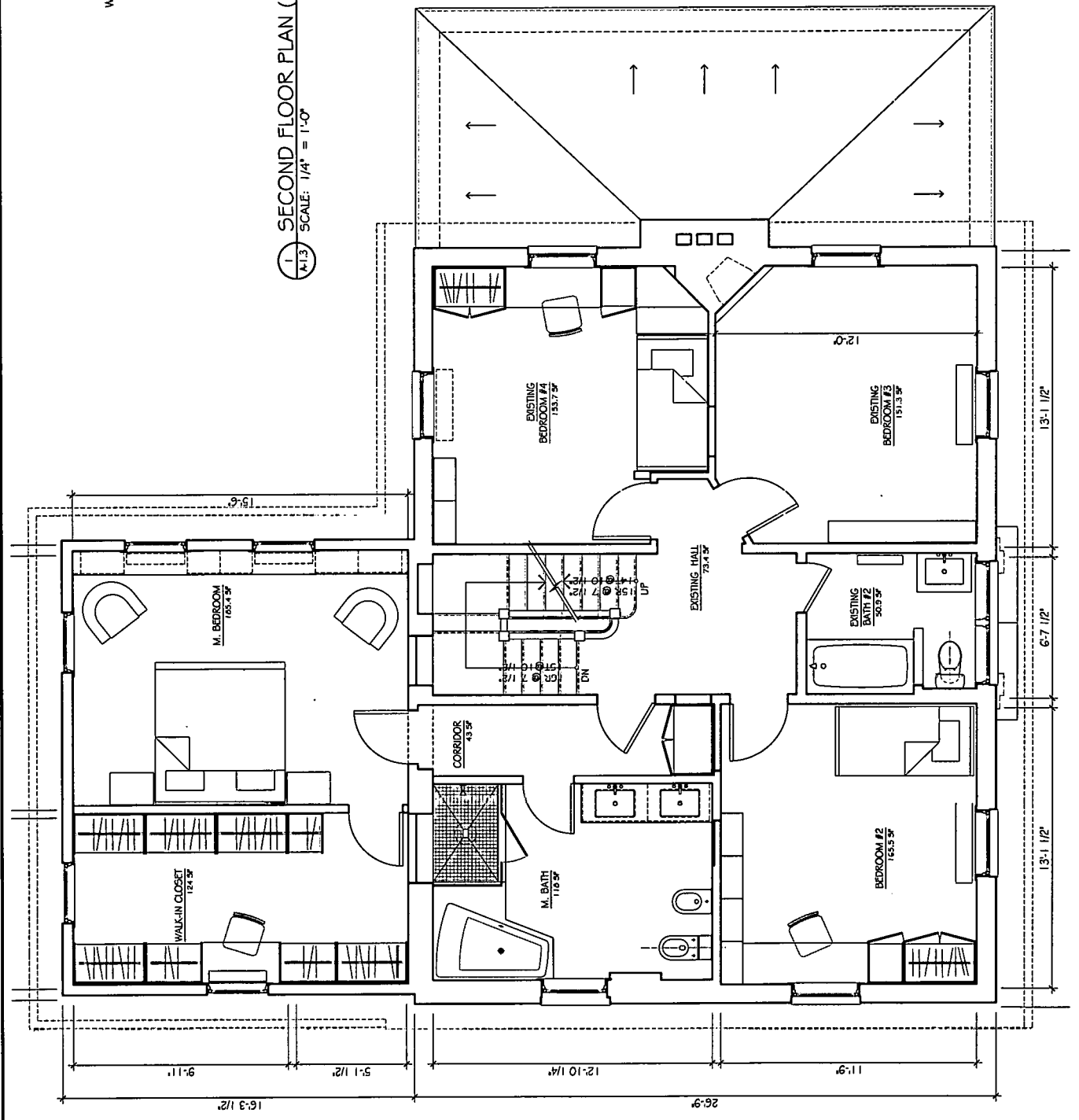
Window#	Type		Opening		Multiple Window Units Sizes
			Width	High	
1	Type "A"	DoubleHung	78	69 1/2	18x69 1/2; 42x69 1/2; 18x69 1/2
2	Type "A"	DoubleHung	38 1/2	66	
3	Type "B"	Casement	70	47 1/4	34x47 1/4; 34x47 1/4 18x69 1/2; 42x69 1/2; 18x69 1/2
4	Type "A"	DoubleHung	38 1/2	66	
5	Type "A"	DoubleHung	78	69 1/2	
6	Type "A"	DoubleHung	38 1/2	66	
7	Type "A"	DoubleHung	34	57	
8	Type "A"	DoubleHung	34 3/4	57	
9	Type "A"	DoubleHung	38 1/2	66	
10	Type "A"	DoubleHung	78	69 1/2	
11	Type "A"	DoubleHung	38 1/2	66	18x69 1/2; 42x69 1/2; 18x69 1/2 25x28 1/2; 25x28 1/2
12	Type "B"	Casement	53 1/2	28 1/2	
13	Type "A"	DoubleHung	33 1/2	64	
14	Type "A"	DoubleHung	33 1/2	64	
15	Type "A"	DoubleHung	33 1/2	64	
16	Type "A"	DoubleHung	33 1/2	64	
17	Type "A"	DoubleHung	33 1/2	64	
18	Type "A"	DoubleHung	33 1/2	64	
19	Type "A"	DoubleHung	67 1/4	48 1/2	33x48 1/2; 33x48 1/2
20	Type "A"	DoubleHung	33 1/2	64	
21	Type "A"	DoubleHung	33 1/2	64	
22	Type "A"	DoubleHung	32	48 1/2	
23	Type "A"	DoubleHung	38 1/2	66	
24	Quartet Round	Picture	37	35	
25	Type "A"	DoubleHung	37	57 3/4	
26	Type "A"	DoubleHung	38 1/2	66	
27	Type X	Casement	69	38 3/4	33x38 3/4; 33x38 3/4

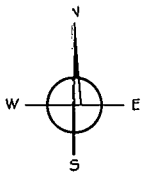
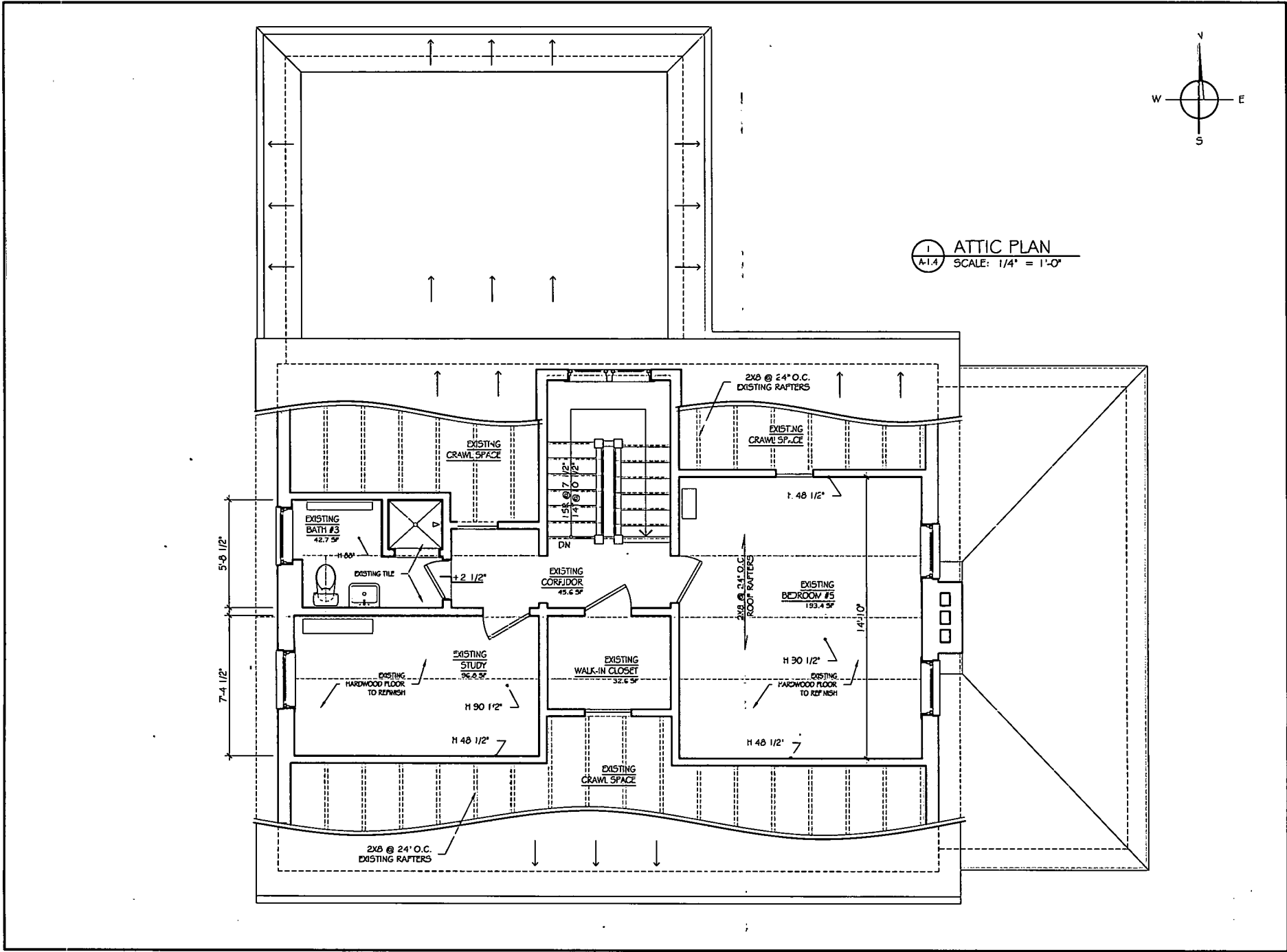
β





1 SECOND FLOOR PLAN (2)
A-1.3 SCALE: 1/4" = 1'-0"





1 ATTIC PLAN
A-1.4 SCALE: 1/4" = 1'-0"

THIS PLAN IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.
PROFESSIONAL DESIGN NOT FOR CONSTRUCTION

ATTIC PLAN

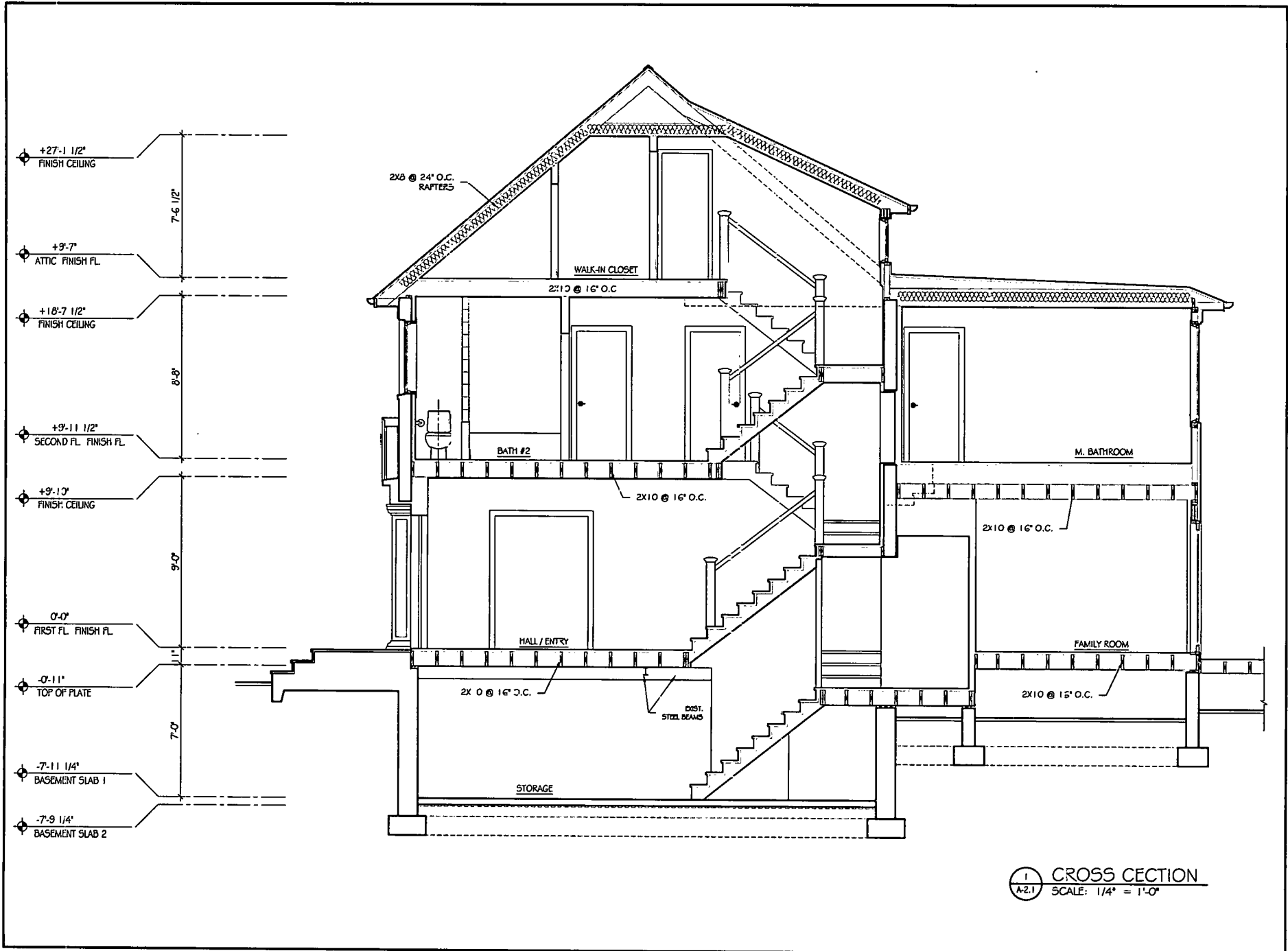
IRINA & ANDREI LAVROV
RESIDENCE REMODELING
11 HESBETH STREET, CHERY CHASE, MD 20815

DESIGN STUDIO
NANDINA@GMAIL.COM
TEL: 703.346.7042
6425 BIRME ST., AUCKLAND, VA 22101 TEL: 703.760.1556

DATE
01.30.2013

A-1.4

33



+27'-1 1/2"
FINISH CEILING

7'-6 1/2"

+9'-7"
ATTIC FINISH FL.

+18'-7 1/2"
FINISH CEILING

8'-9"

+9'-11 1/2"
SECOND FL. FINISH FL.

+9'-10"
FINISH CEILING

9'-0"

0'-0"
FIRST FL. FINISH FL.

0'-11"
TOP OF PLATE

7'-0"

-7'-11 1/4"
BASEMENT SLAB 1

-7'-9 1/4"
BASEMENT SLAB 2

2x8 @ 24" O.C.
RAFTERS

WALK-IN CLOSET

2x10 @ 16" O.C.

BATH #2

M. BATHROOM

2x10 @ 16" O.C.

2x10 @ 16" O.C.

HALL / ENTRY

FAMILY ROOM

2x0 @ 16" O.C.

2x10 @ 15" O.C.

EXIST. STEEL BEAMS

STORAGE

1 CROSS SECTION
A-2.1 SCALE: 1/4" = 1'-0"

THIS DRAWING IS THE PROPERTY OF DESIGN STUDIO ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DESIGN STUDIO ARCHITECTS.

CROSS SECTION

IRINA & ANDREI LAVROV
RESIDENCE REMODELING
111 HESKETH STREET, CHEVY CHASE, MD 20815

DESIGN STUDIO ARCHITECTS
6423 DVADE ST., MCDONALD, VA 22101 FAX: 703.748.1595

DATE
01.30.2013

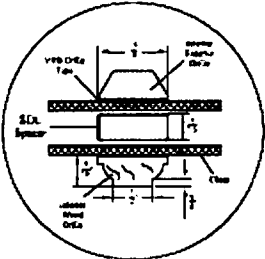
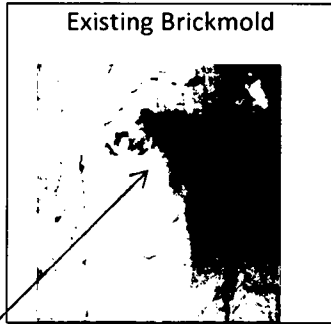
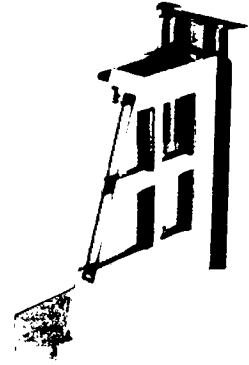
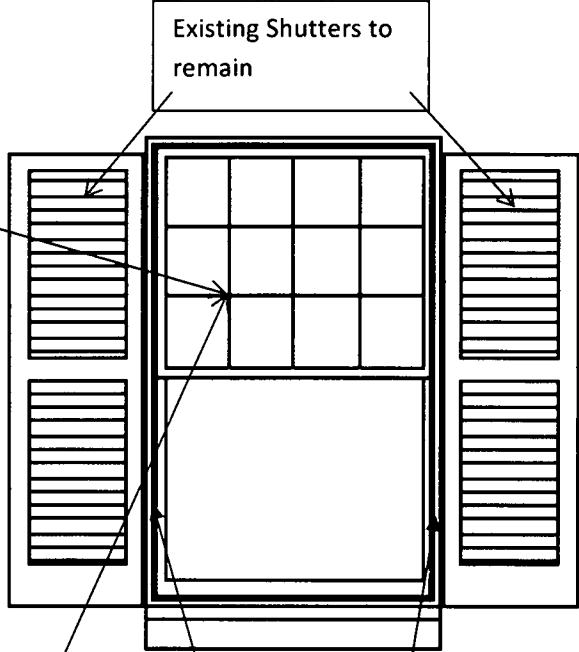
A-2.1

34

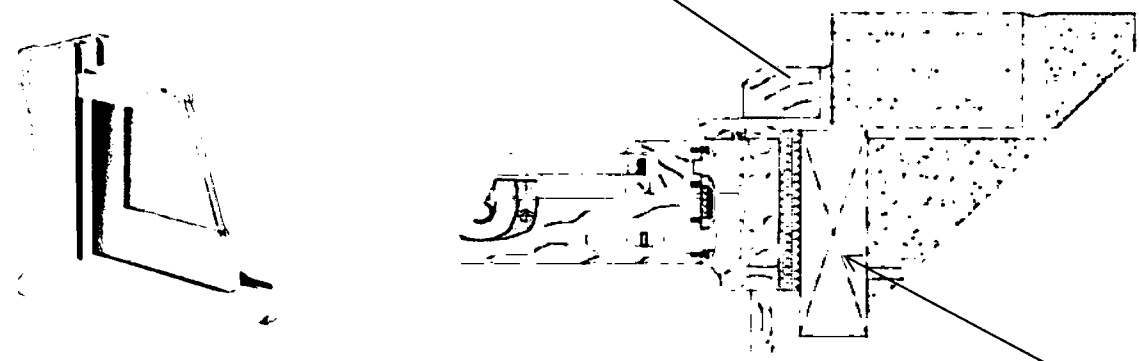
TYPE "A" WINDOW

Trimline Historic All Wood Window L300, Double Hung, Top Sash Grids Colonial Sculptured Simulated Divided Light 5/8" (3V2H), ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8"); Half Screen Fiberglass Extruded Screen Mold

Proposed Grids Colonial Sculptured Simulated Divided Light 5/8" (3V2H, 3 vertical, 2 horizontal) to match existing design

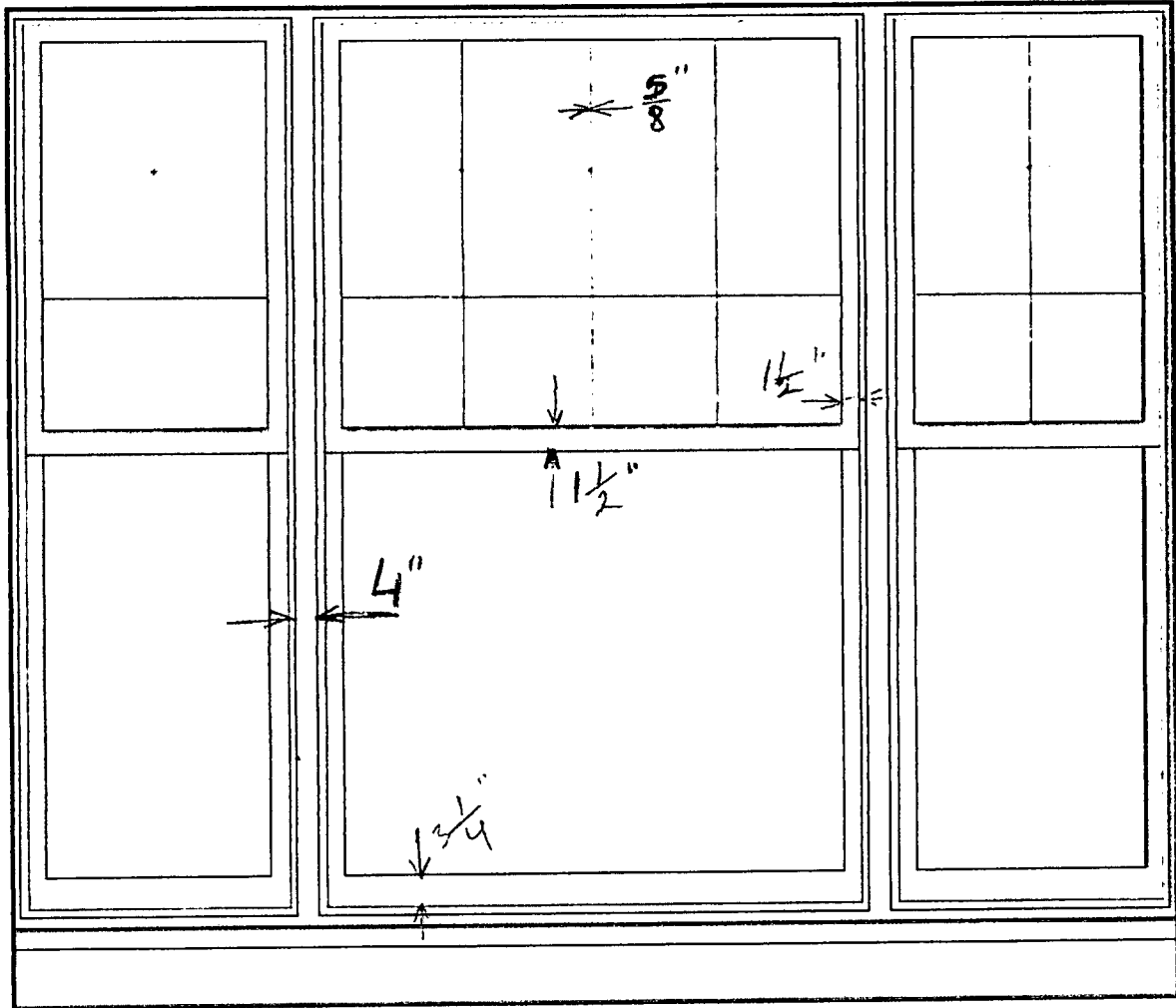



Brick Mold "Fairmount"



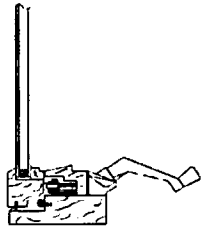
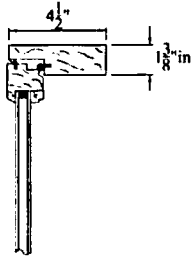
Existing windows to be entirely removed from window opening, replace rotten 2X4 frame where necessary, install new window to match existing installation method, install brick mold

Existing windows 1, 5, 10

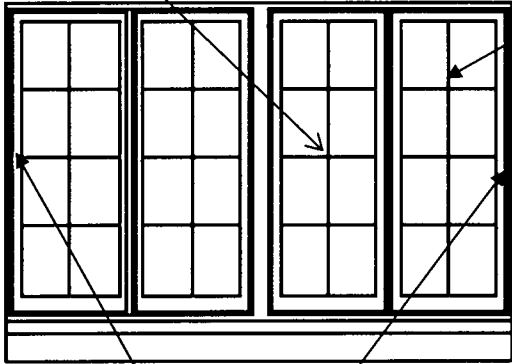


TYPE "B" WINDOW

Trimline Historic All Wood Window C4000, Casement, Entire Sash Grids Colonial Sculptured Simulated Divided Light 5/8" (1V3H), ProSolar Low E; Argon Gas; Double Glazed; Double Strength (1/8");



Proposed Grids
Colonial Sculptured
Simulated Divided
Light 5/8" (1V3H, 1
vertical, 3 horizontal)
to match existing
design

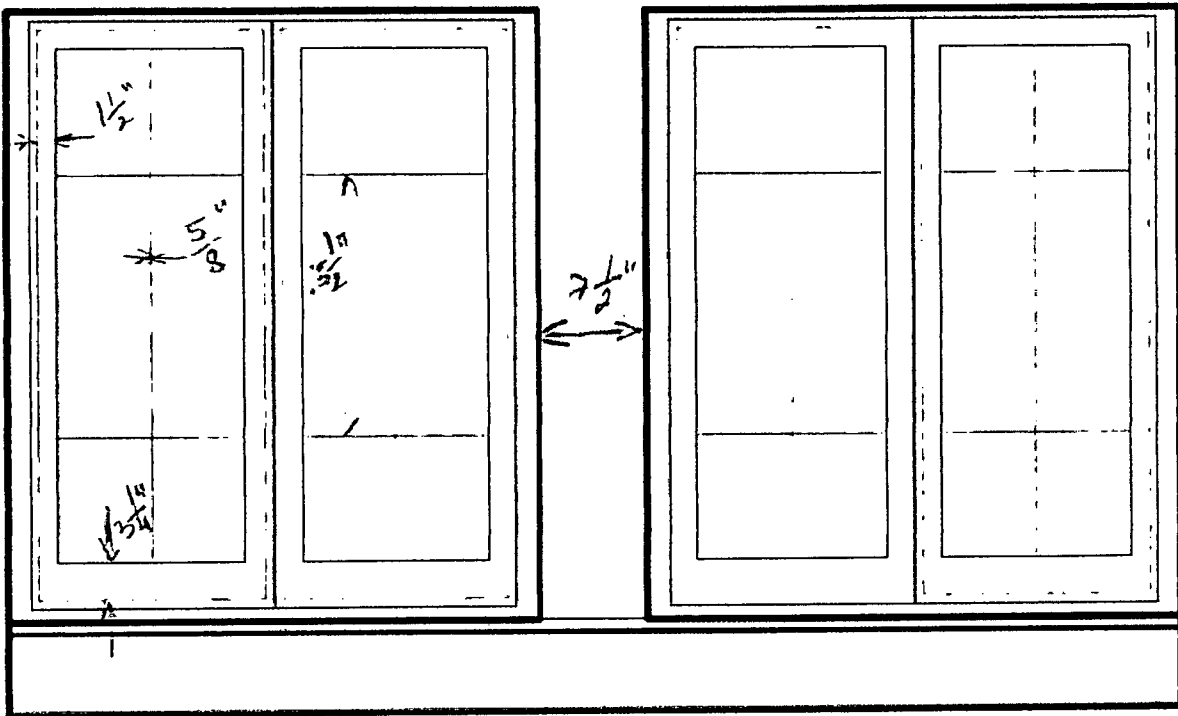


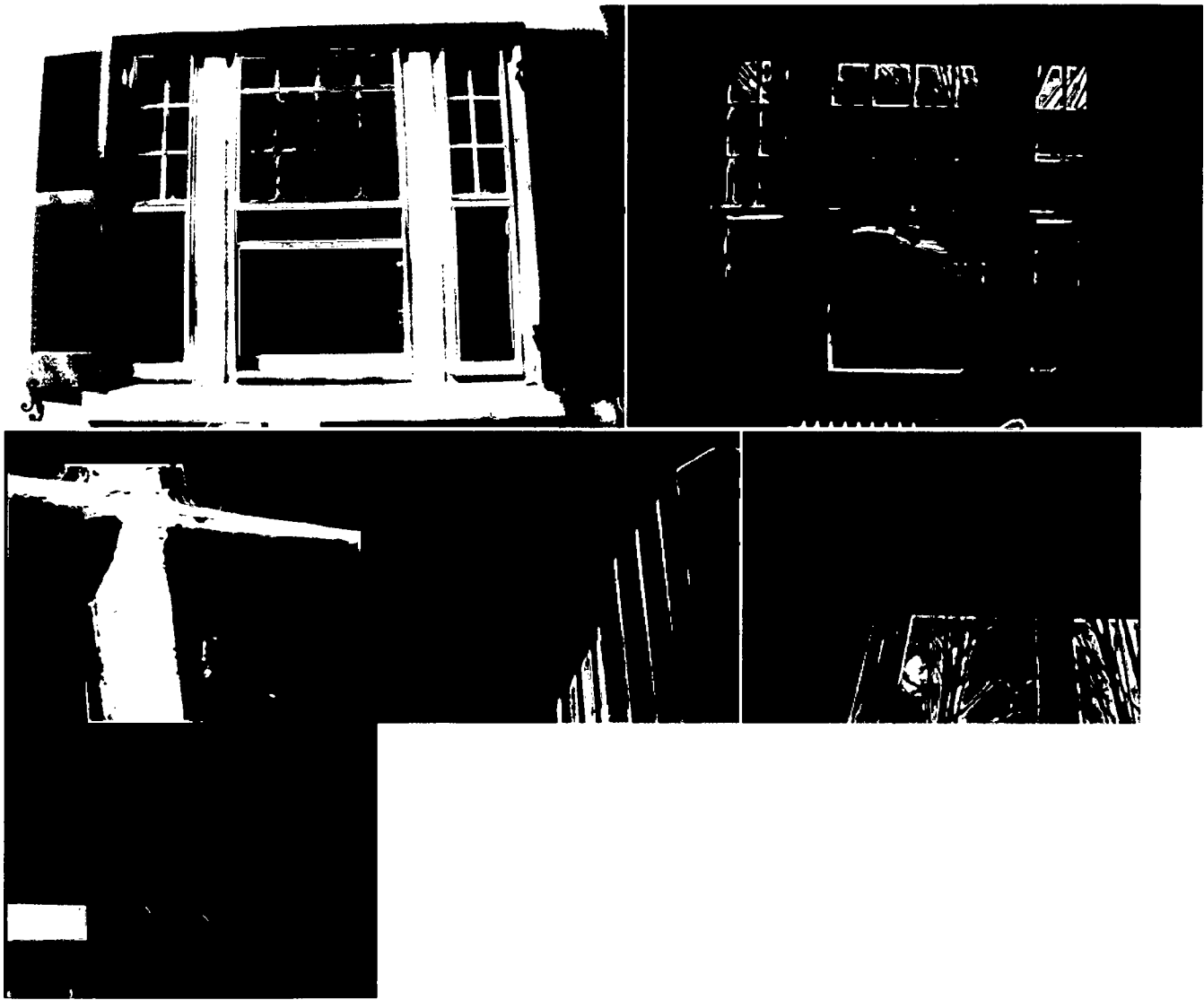
Brick Mold "Fairmount"

Existing Brick Mold

Existing windows to be entirely removed from window opening, replace rotten 2X4 frame where necessary, install new window to match existing installation method, install brick mold

Existing window 27





Windows 1

The reason for replacement:

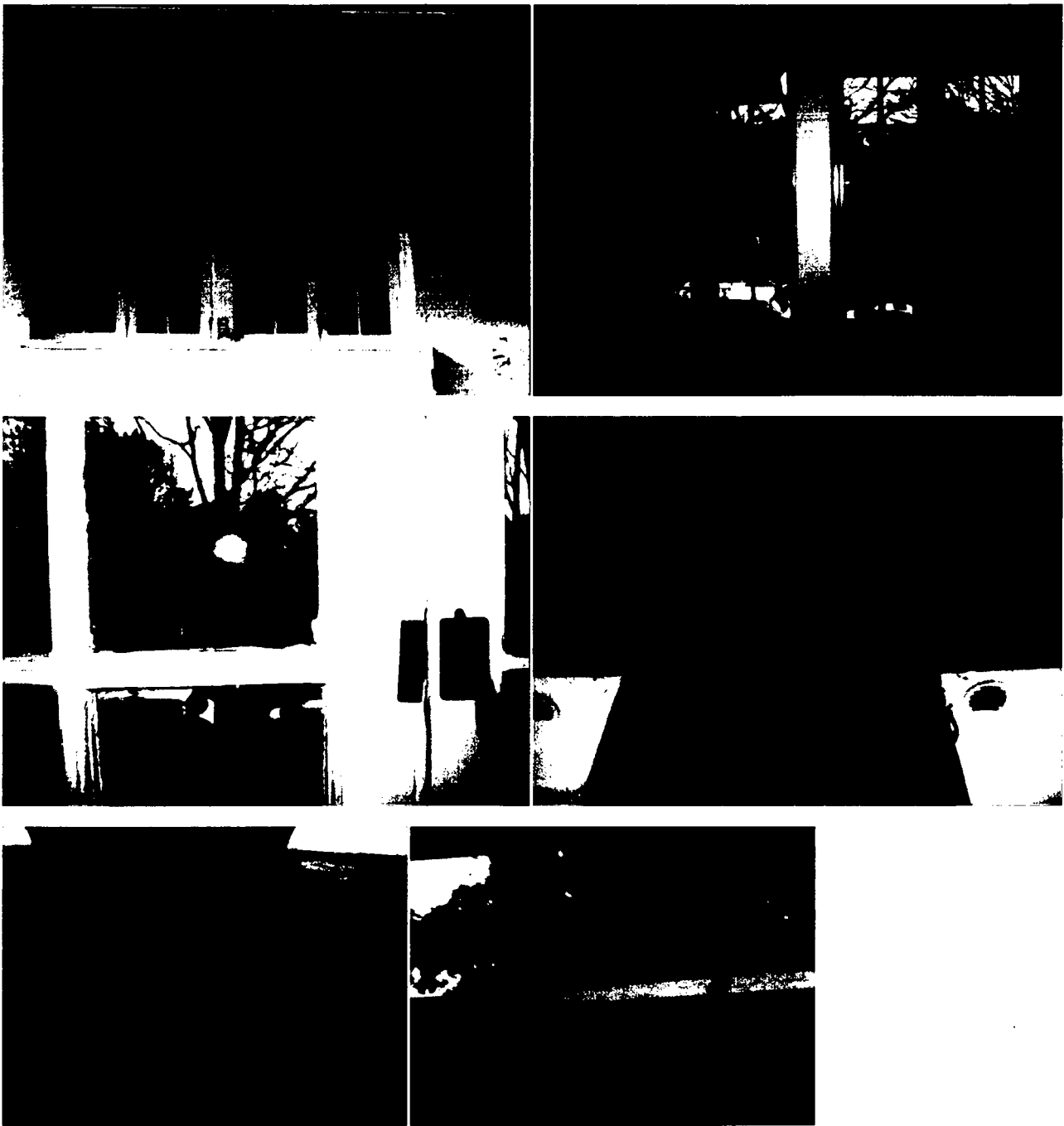
- The sashes open hardly
- There is a gap when the sashes are closed because the bottom of lower sash is rotten
- The upper sash is painted shut along with the metal guides on the sides
- The sashes have a lot of chipped and cracked spots
- The sash cords are broken and pulley rollers are painted shut



Windows 2

The reason for replacement:

- The sashes don't open properly
- The bottom of lower sash is rotten
- The upper sash is painted shut
- The sashes have a lot of chipped and cracked spots
- The sash cords are broken and pulley rollers are painted shut



Window 3

The reason for replacement:

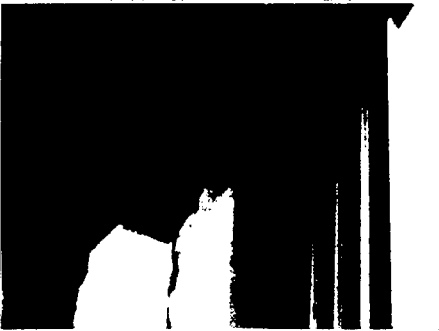
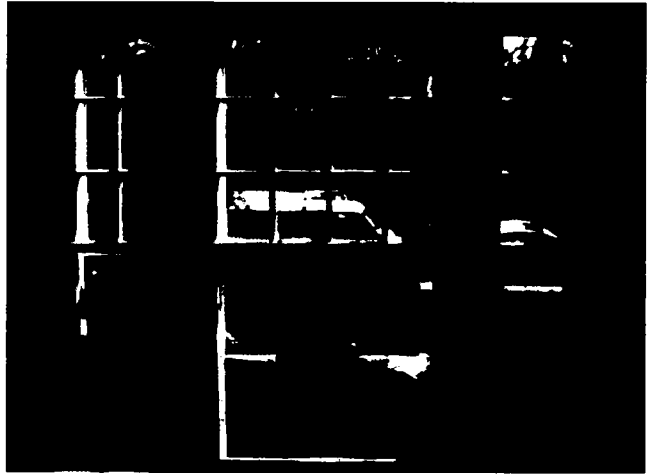
- The doors are unlevelled
- The doors cannot be close completely
- The doors have a lot of chipped and damaged areas



Windows 4

The reason for replacement:

- The sashes are inoperable
- There is a gap when the sashes are closed because the bottom of lower sash is rotten and broken
- The upper sash is painted shut along with the metal guides on the sides
- The sashes have a lot of damaged and cracked areas
- The sash cords are torn and pulley rollers are painted shut
- The window is crooked



Windows 5

The reason for replacement:

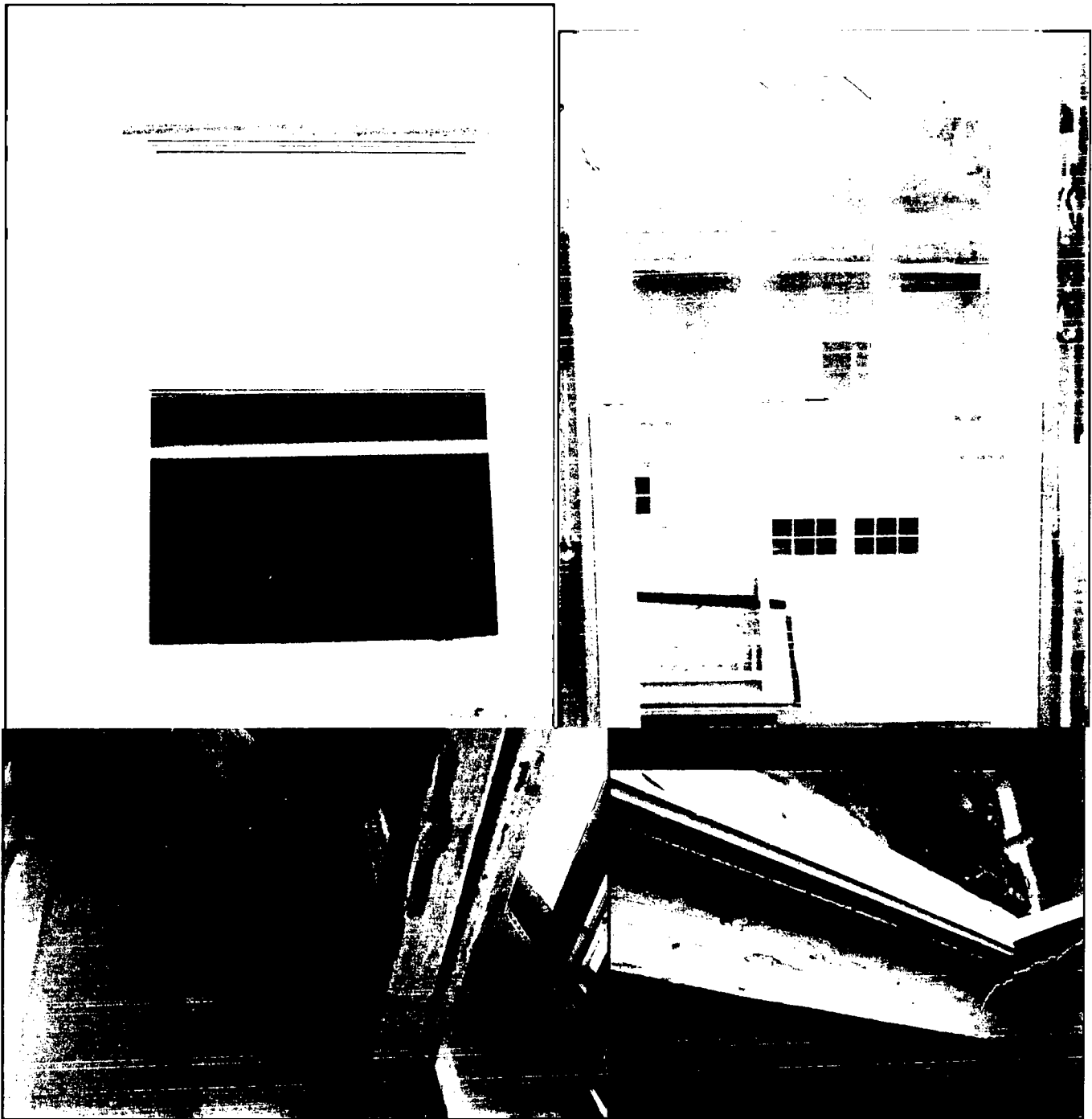
- The sashes open very hardly
- There is a gap when the sashes are closed because the bottom of lower sash is rotten
- The upper sash is painted shut along with the metal guides on the sides
- The sashes have a lot of chipped and cracked spots
- The sash cords are torn and pulley rollers are painted shut



Windows 6

The reason for replacement:

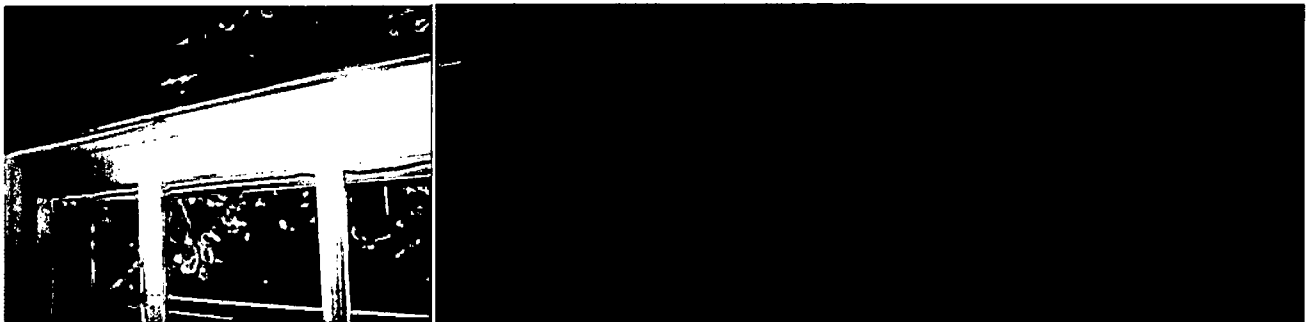
- The sashes don't open properly
- The bottom of lower sash is rotten and broken
- The upper sash is painted shut along with the metal guides on the sides
- The sashes have a lot of damaged and cracked spots
- The sash cords are broken and pulley rollers are painted shut



Windows 7

The reason for replacement:

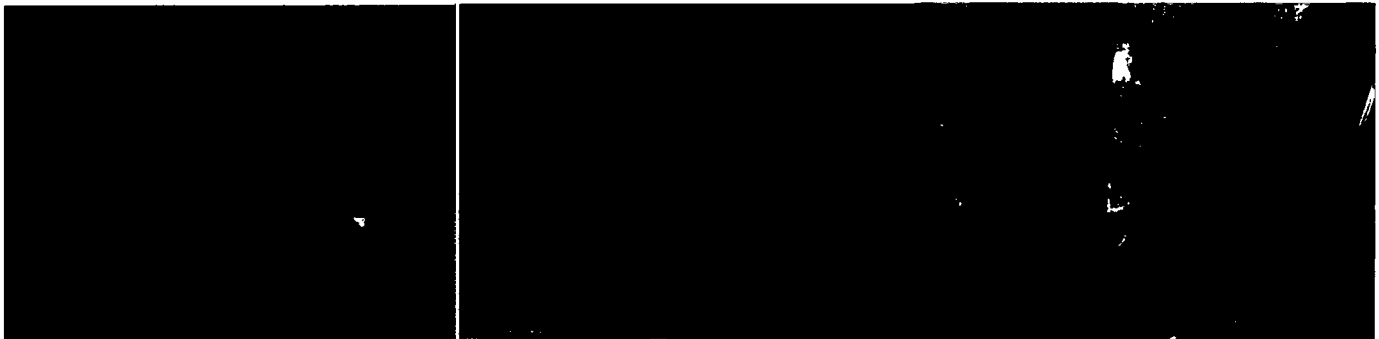
- The sashes open hardly
- There is a gap when the sashes are closed because the bottom of lower sash is rotten and damaged
- The upper sash is painted shut along with the metal guides on the sides
- The sashes have a lot of damaged and cracked areas



Windows 8

The reason for replacement:

- The sashes are not working properly
- The bottom of lower sash is rotten and damaged
- The upper sash is painted shut along with the metal guides on the sides
- The sashes have a lot of damaged and cracked spots
- The window is crooked



Windows 9

The reason for replacement:

- The sashes open very hardly
- There is a gap when the sashes are closed because the bottom of lower sash is rotten
- The upper sash is painted shut along with the metal guides on the sides
- The sashes have a lot of damaged and cracked spots
- The sash cords are torn and pulley rollers are painted shut
- The frame has rotten areas



Windows 10

The reason for replacement:

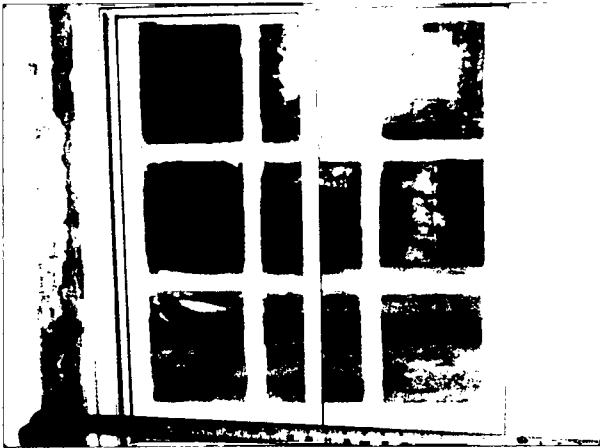
- The sashes are inoperable
- The bottom of lower sash is rotten
- The upper sash is painted shut
- The sashes are damaged
- The side sashes cords are torn and pulley roller are painted over



Windows 11

The reason for replacement:

- The sashes open hardly
- There is a gap when the sashes are closed because the bottom of lower sash is rotten and broken
- The upper sash is painted shut along with the metal guides on the sides
- The sashes have a lot of damaged and cracked areas
- The sash cords are torn and pulley rollers are painted shut



Windows 12

The reason for replacement:

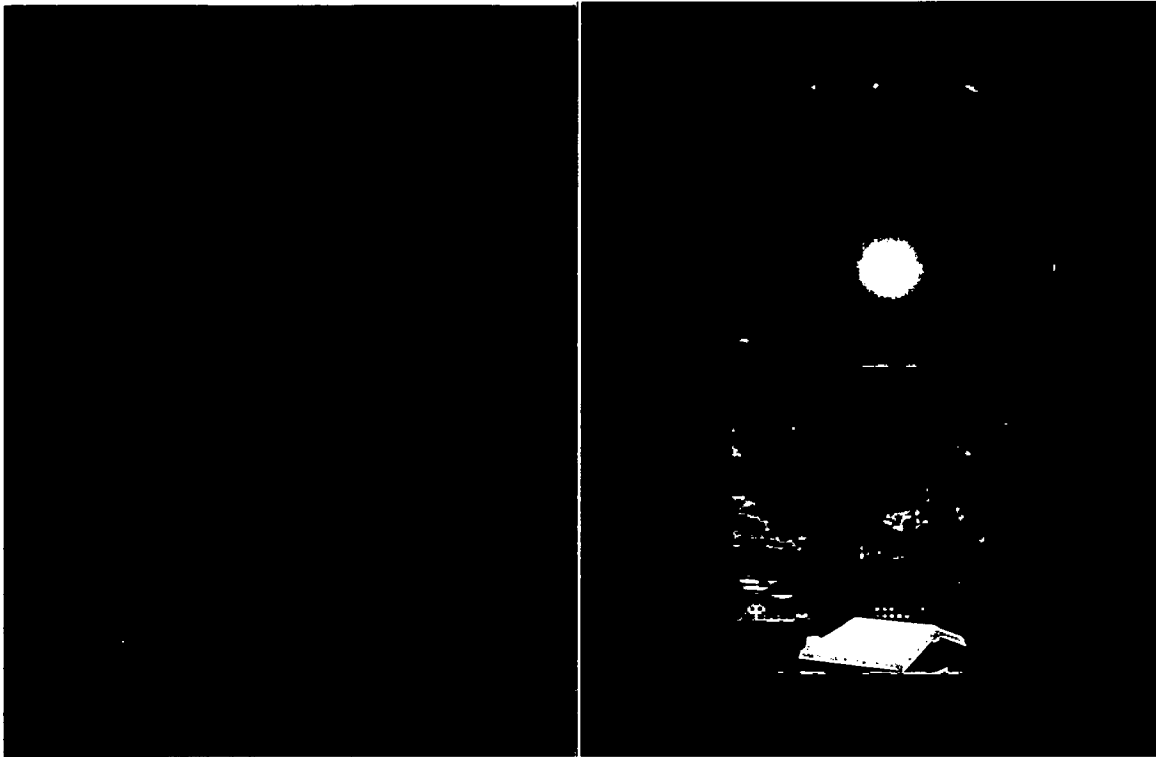
- The doors open and close hardly
- There is gap when the doors are closed
- The muntin bars are crooked



Windows 13

The reason for replacement:

- The windows is unlevelled, therefore the sashes are tight to move



Windows 14

The reason for replacement:

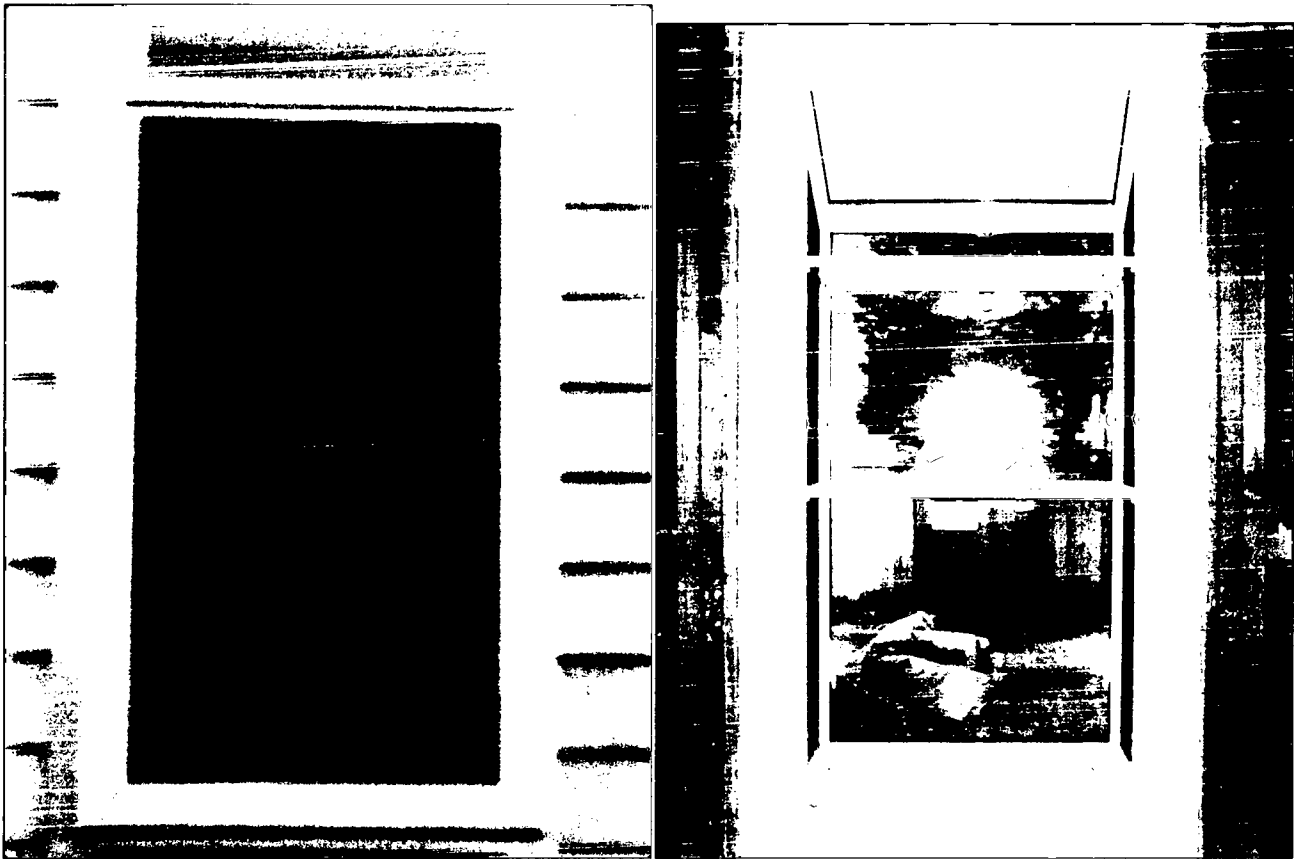
- The muntins on the upper sash are damaged



Windows 15

The reason for replacement:

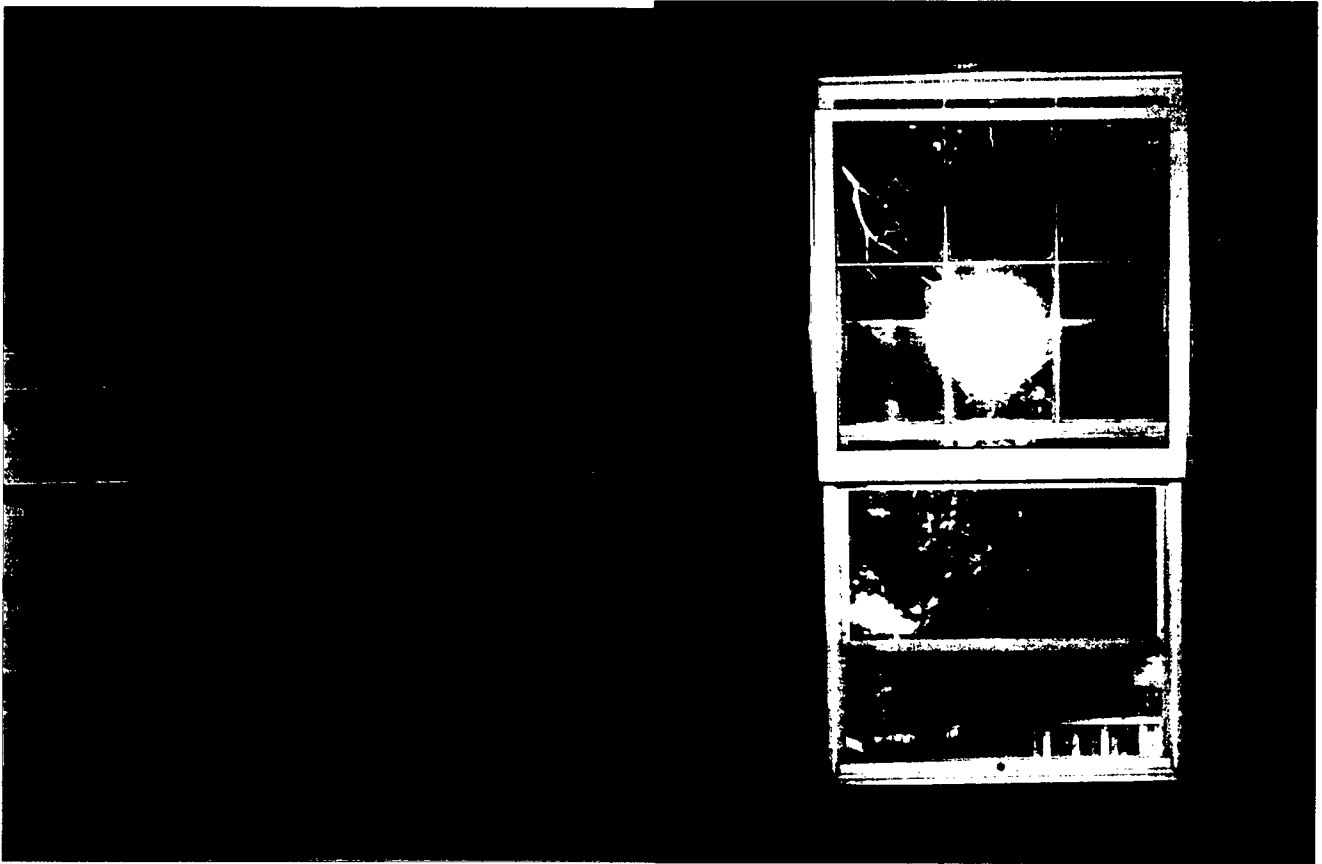
- The window sashes don't operate properly



Windows 16

The reason for replacement:

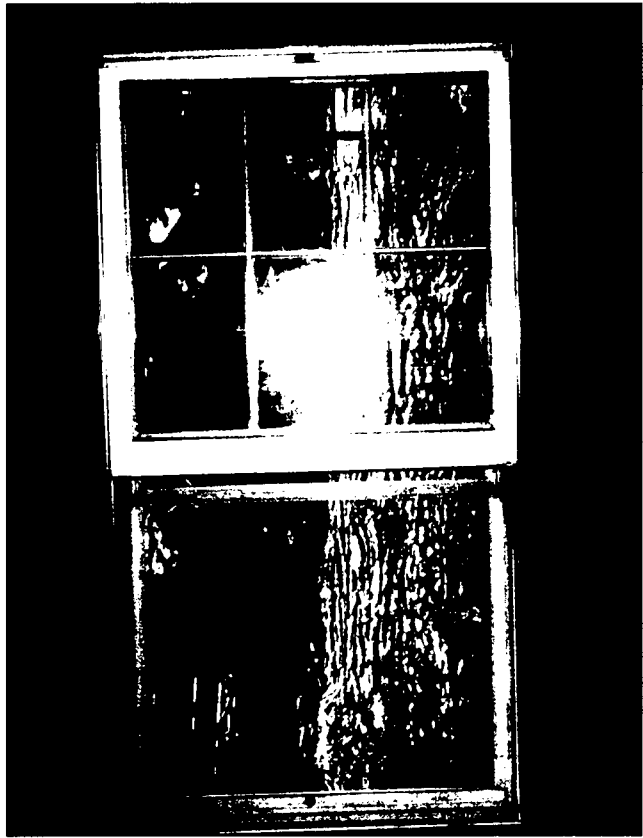
- The window design is completely different than original windows design



Windows 17

The reason for replacement:

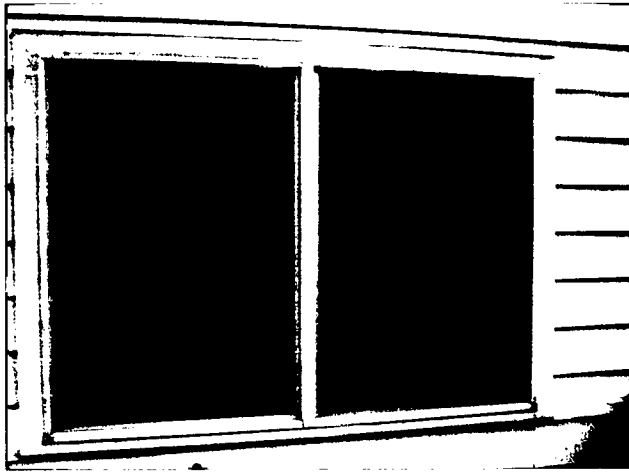
- The window is unlevelled



Windows 18

The reason for replacement:

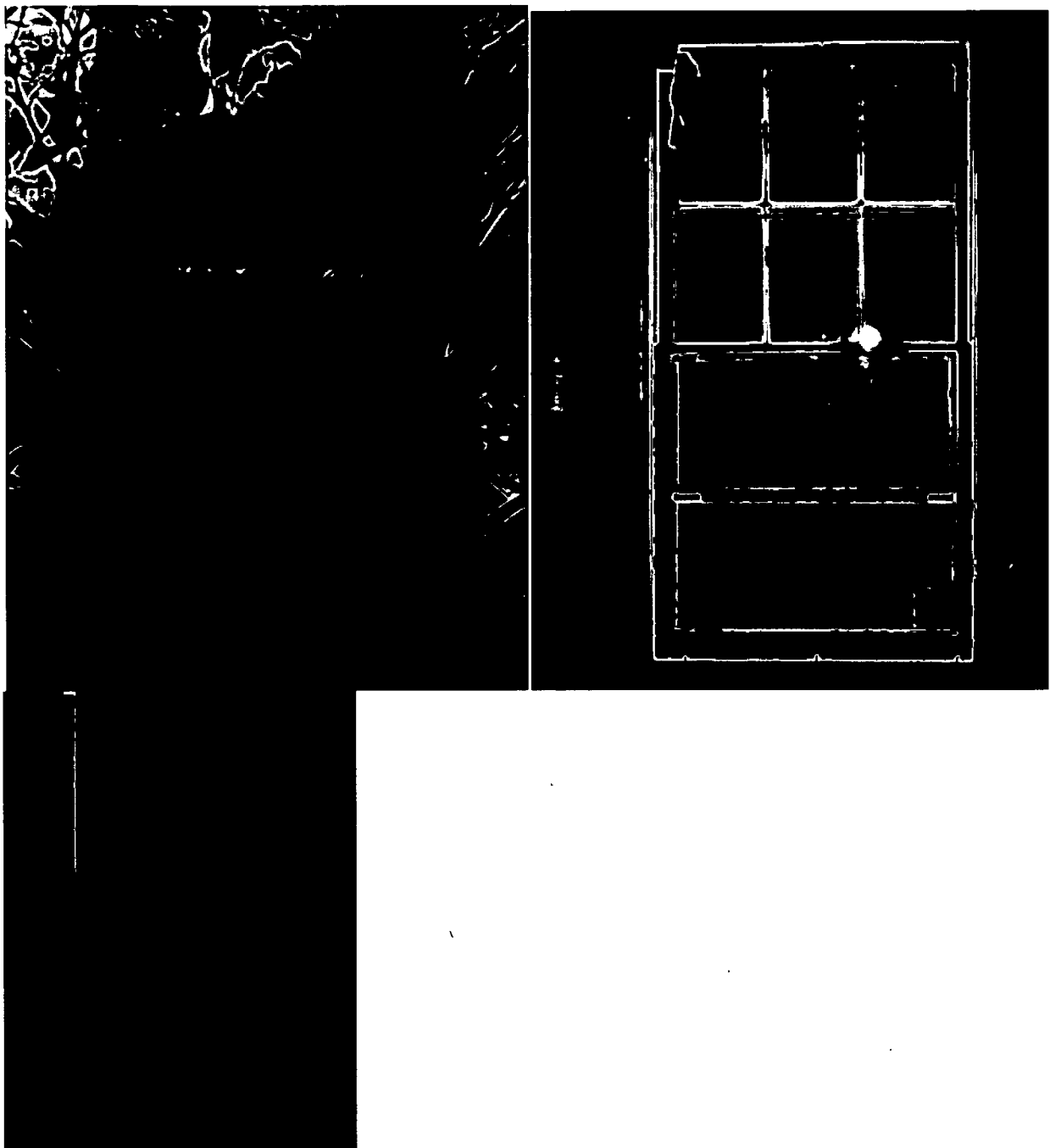
- The window sashes slide hardly



Windows 19

The reason for replacement:

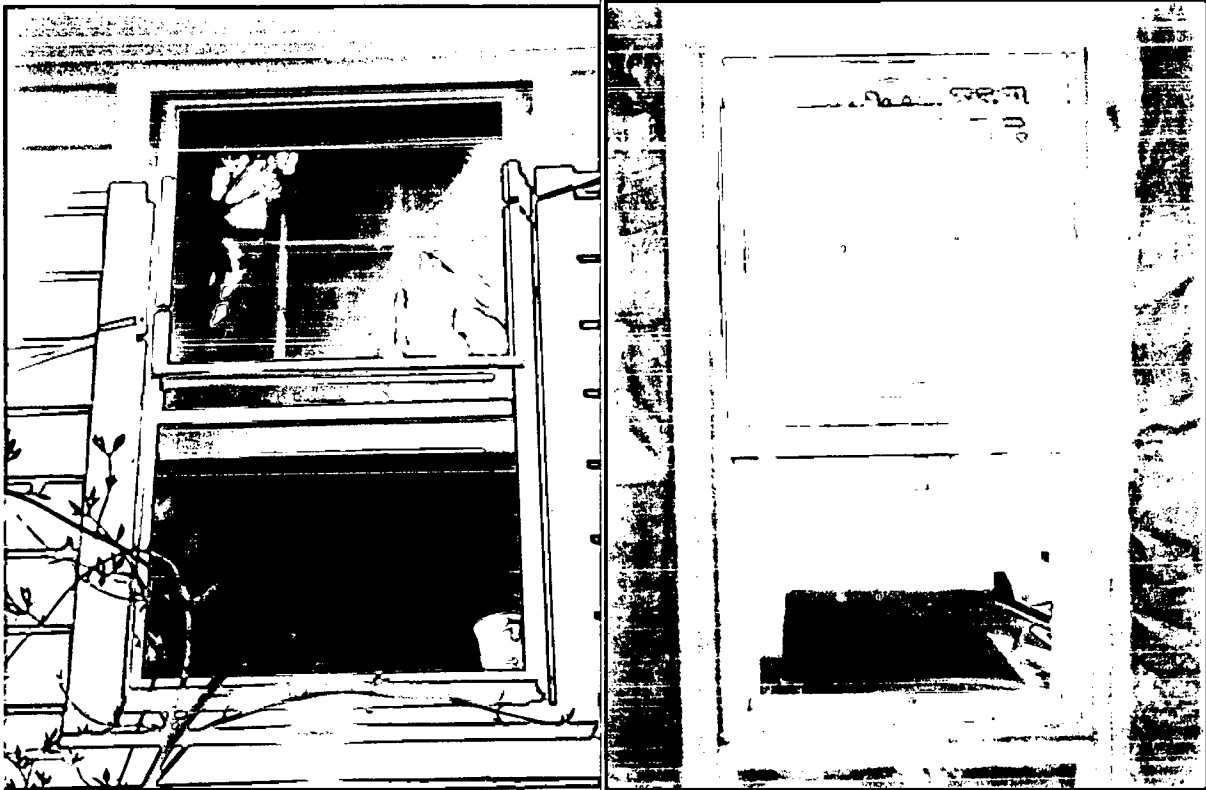
- The window has completely different design than original windows



Windows 20

The reason for replacement:

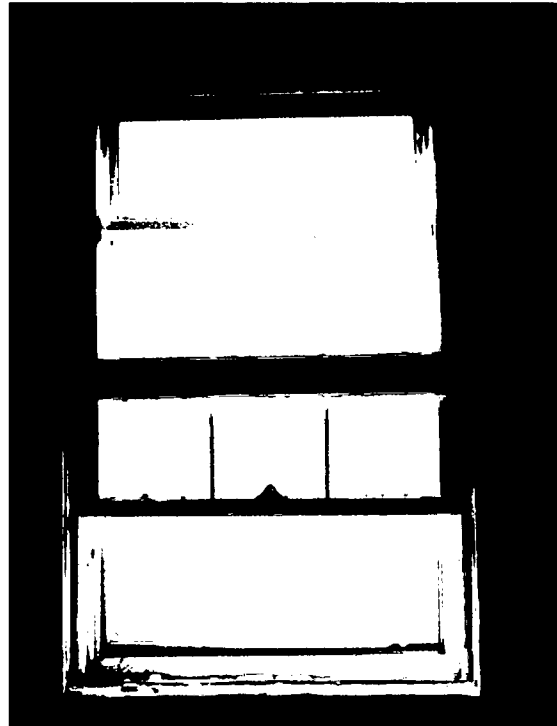
- The window sashes are hard to open



Windows 21

The reason for replacement:

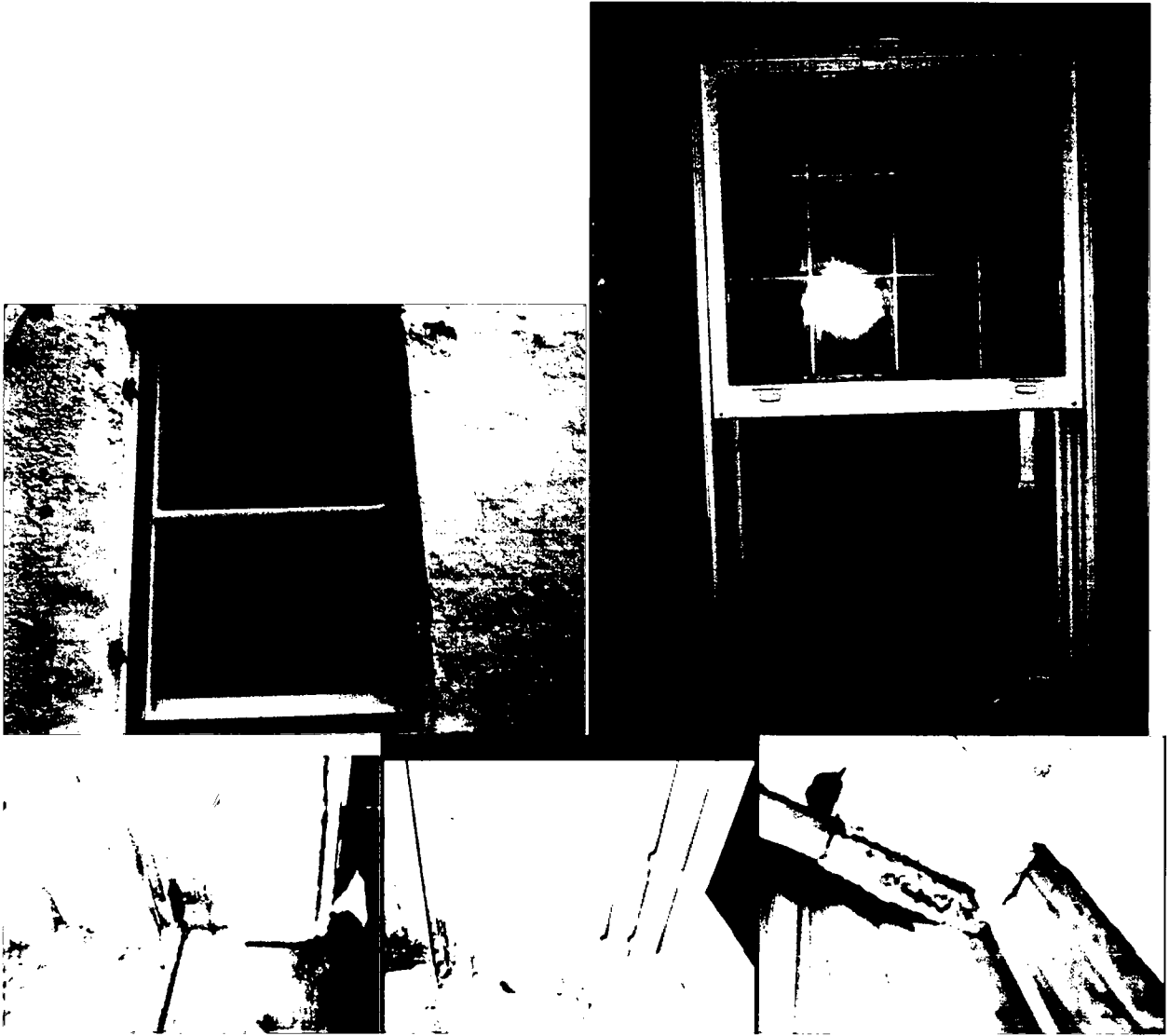
- The window is unlevelled
- The sashes are tight in the frame



Windows 22

The reason for replacement:

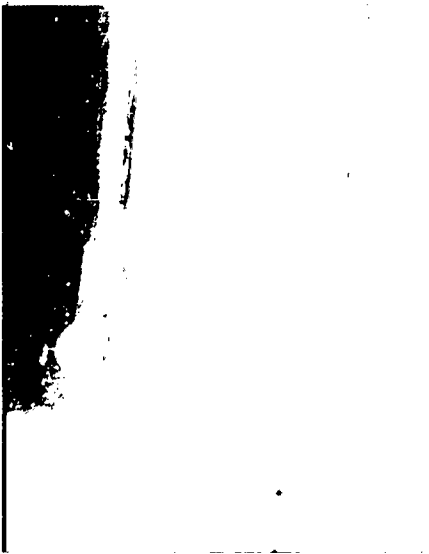
- The sashes are inoperable
- The bottom of lower sash is rotten and broken
- The upper sash is painted shut along with the metal guides on the sides
- The sashes have a lot of damaged and cracked areas
- The sash cords are broken and pulley rollers are painted shut
- The window is crooked and unlevelled



Windows 23

The reason for replacement:

- The sashes open very hardly
- There is a gap when the sashes are closed because the bottom of lower sash is rotten
- The upper sash is painted shut along with the metal guides on the sides
- The sash cords are torn and pulley rollers are painted shut



Windows 24

The reason for replacement:

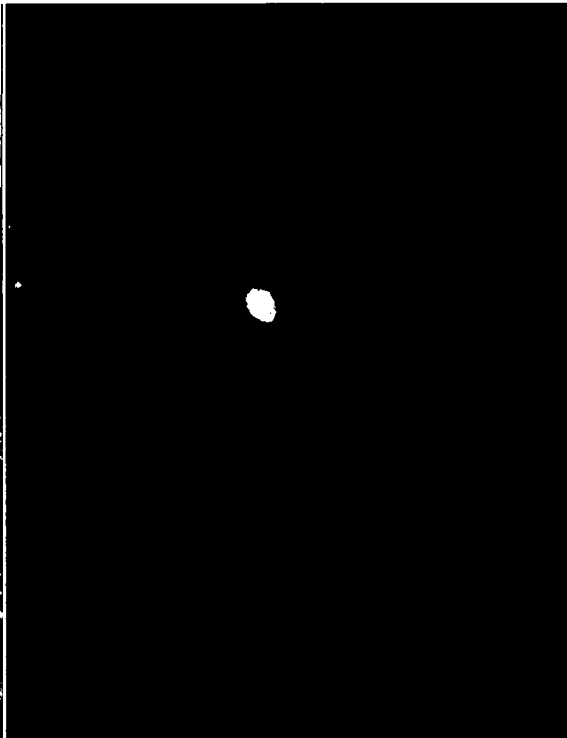
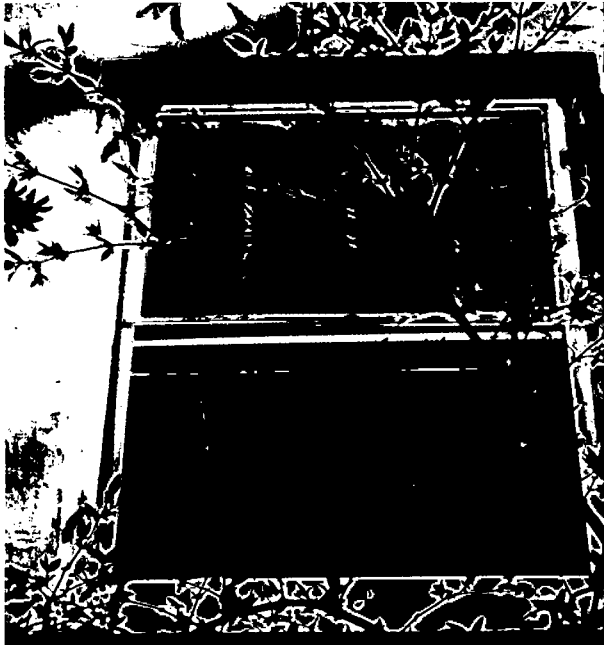
- The molding is defected
- A lot of cracks
- The glass vibrates when it is windy



Windows 25

The reason for replacement:

- The sashes are inoperable
- The bottom of lower sash is rotten and broken
- The upper sash is painted shut
- The sashes have a lot of chipped and cracked spots
- The sash cords are broken and pulley rollers are painted shut



Windows 26

The reason for replacement:

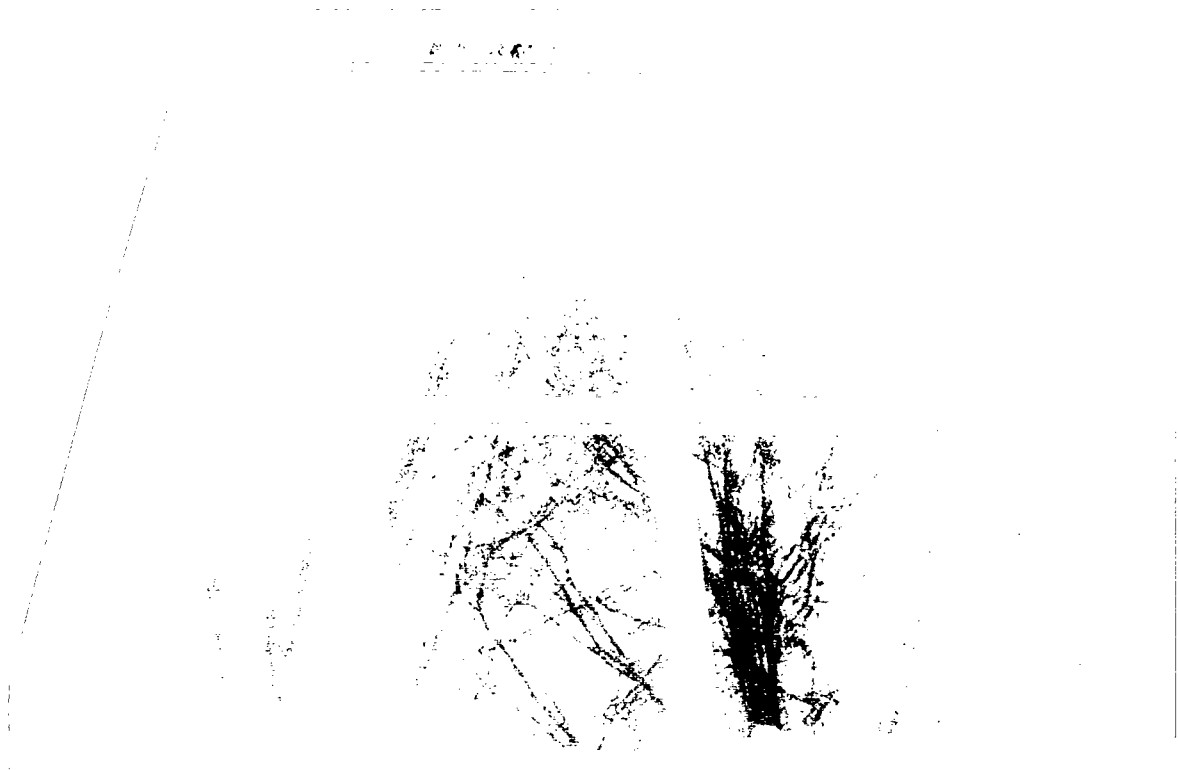
- The sashes open very hardly
- There is space when the sashes are closed because the bottom of lower sash is rotten and broken
- The upper sashes are painted shut along with the metal guides on the sides
- The sashes have a lot of chipped and cracked spots
- The sash cords are torn and pulley rollers are painted shut
- The frame of the window has rotten areas



Windows 27

The reason for replacement:

- The doors don't close completely, there is huge gap
- The doors have a lot rotten and damaged areas

















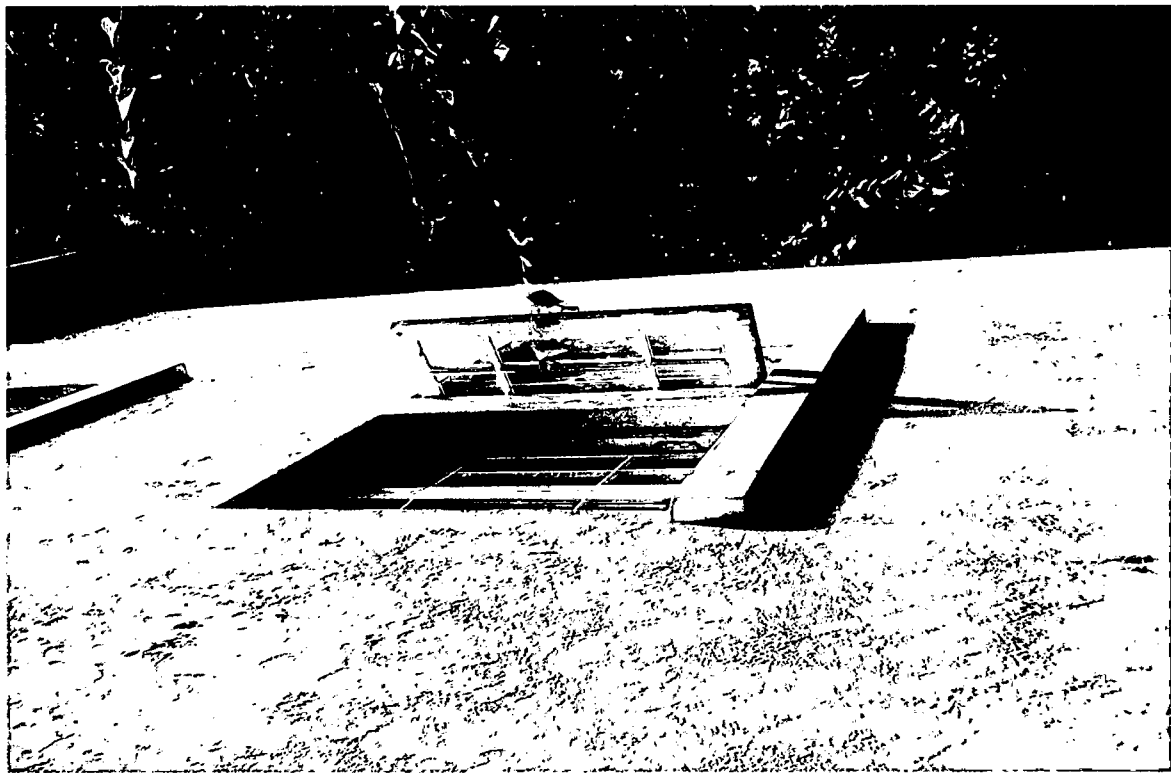
74

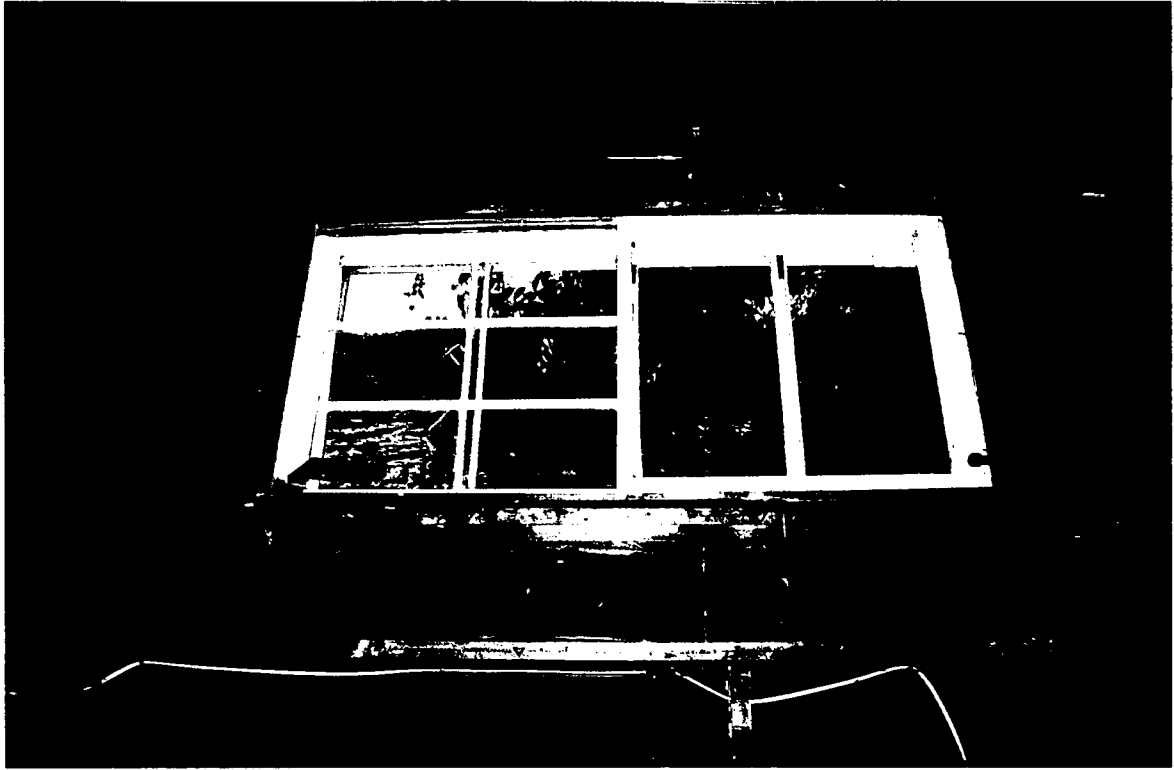


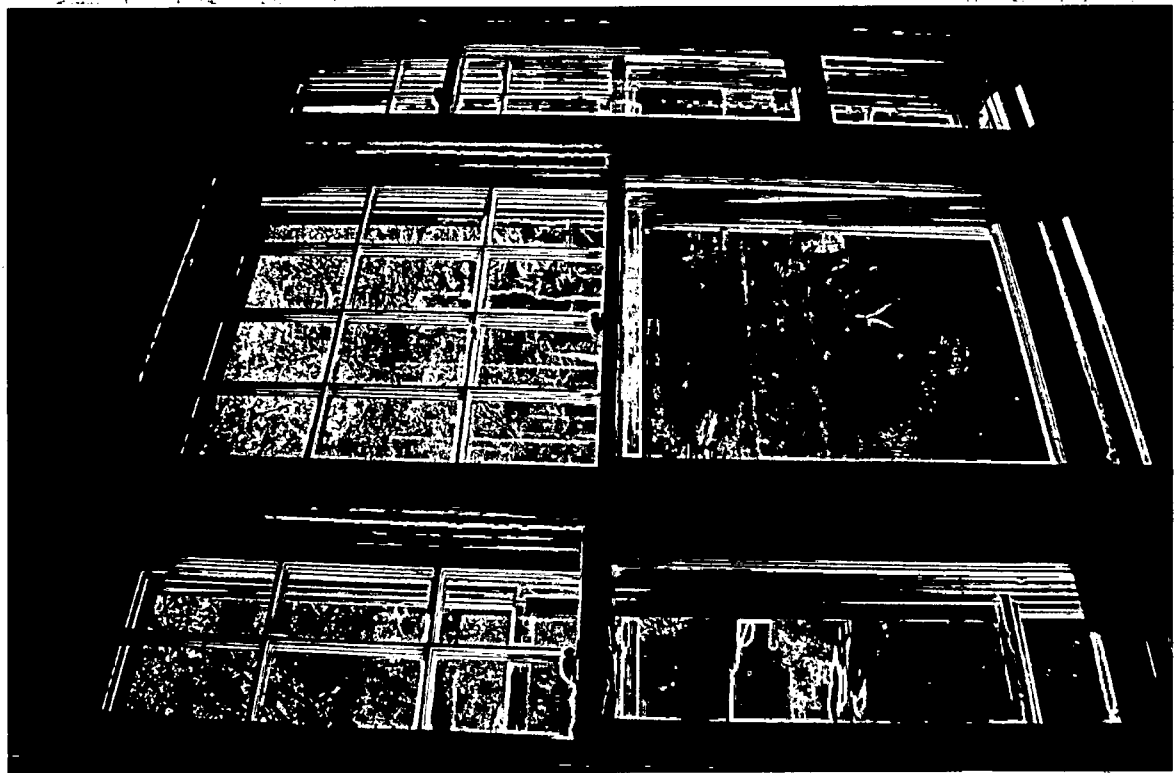


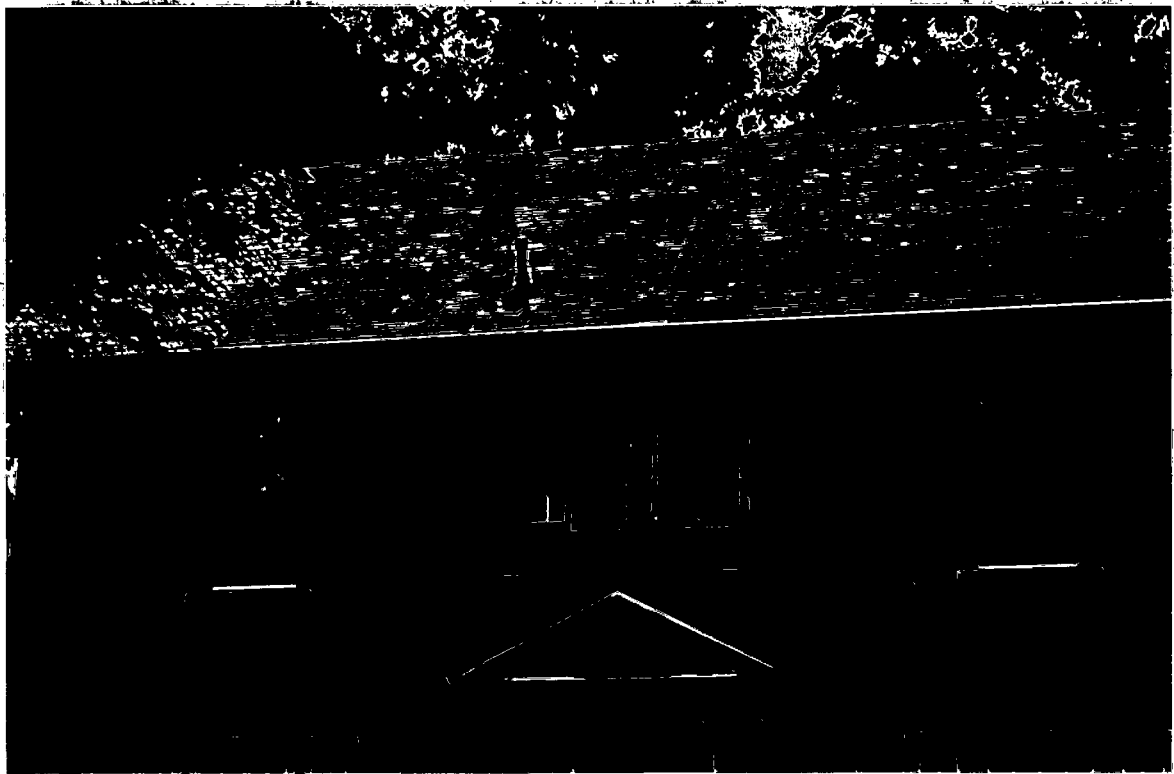












Fothergill, Anne

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Thursday, June 27, 2013 4:30 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: Bourke, Tom (Winchester Homes, Inc.)(Tom); CCV Permitting Coordinator (Ellen Sands); ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; P. Wellington; Stephens, Betsy
Subject: Items before HPC on 7/10/13: 11 Hesketh windows; 9 Oxford infill

The following are the comments of the Chevy Chase Village Local Advisory Panel for items before the HPC on July 10, 2013. We have not received any staff reports on these projects.

11 Hesketh

window replacement

Applicants are proposing to replace existing windows with new Trimline, simulated divided light windows with wood trim on the exterior.

The LAP supports the application as submitted. We feel that it is an entirely reasonable approach to increased energy conservation and will not adverse the character of the house or the streetscape. The Village has been stressing energy conservation in its operations and to the residents, therefore we strongly support this as a reasonable approach to an issue which will grow in importance now and in the future.

9 Oxford St

Applicants are proposing a new infill home, a center hall colonial, garage in the rear, and the LAP supports the application as presented. Front elevation: We noted that the new house will be 37' wide. This is about average for the Village; the front of house is consistent with the streetscape and the "open, park-like setting of the Village."

Footprint: The house depth is 44' to 54' plus an open porch in the front. From the materials provided – especially the last page of the submission which shows adjacent footprints, the footprint of the house appears consistent with the neighborhood fabric.

We are familiar with other houses by GTM as they are doing several houses on Brookville. Exterior materials – predominantly stucco and cedar shingle are very consistent with the Village. We did not see any notation as to window details, but would support wood SDL as at 9 Oxford, and the decision is easier here since the house is new and therefore, non-contributing.

Submitted on behalf of the LAP by Tom Bourke, Chair