

2101191 Street
Chowry Chase

35/13-08F



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 04/10/08

MEMORANDUM

TO: Carla Reid, 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 #478414 - Dormer window sash replacement

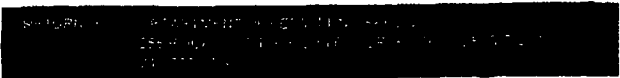
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the April 9, 2008 meeting.

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: Christine Weiner
Address: 21 Quincy 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.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: John Lowe
Daytime Phone No.: 301-565-4600 x97
Tax Account No.: 07/00454548
Name of Property Owner: Christine Weiner
Daytime Phone No.: 301-654-7405
Address: 21 Chevy Chase Quincy Street 20815
Contractor: Gilday Renovations Phone No.: 301-565-4600
Contractor Registration No.: 10131
Agent for Owner: John Lowe Daytime Phone No.: 301-565-4600 x97

LOCATION OF BUILDING/PREMISE

House Number: 21 Street: Quincy Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: 19 Block: 61 Subdivision: Chevy Chase Village
Libar: 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: New Windows

1B. Construction cost estimate: \$ 12,000.00
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.

Signature of owner or authorized agent: Christine Weiner Date: 2/13/08

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date: 4/10/08
Application/Permit No.: 478414 Date Filed: 2/21/08 Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Wooden three story single family home

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

Replace six (6) attic awning windows with new wooden awning windows. The windows will be custom made to fit into the existing window frames. The existing interior and exterior casings and trim will remain. Duplicate existing lite cuts.

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

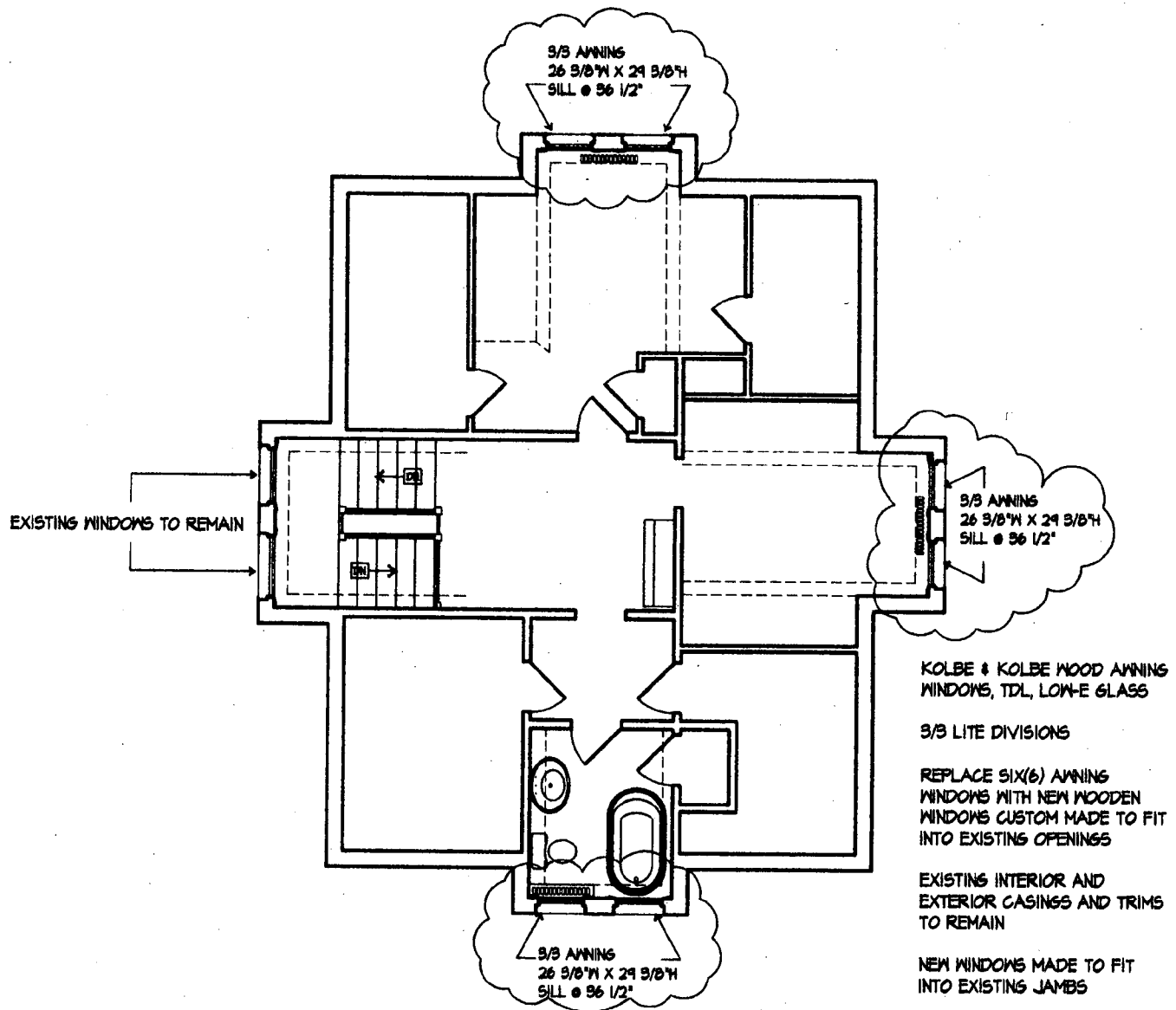
6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

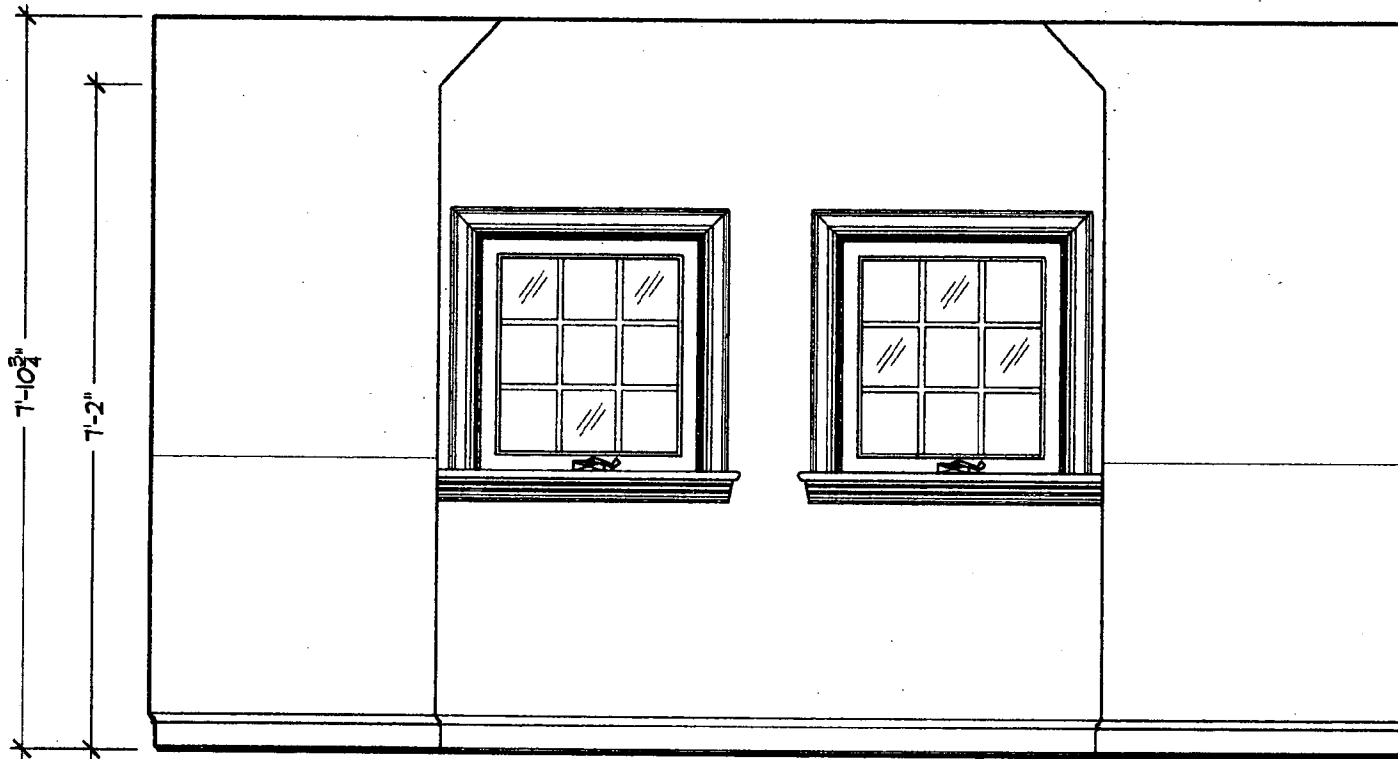
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



APPROVED
 Montgomery County
 Historic Preservation Commission

4-10-08



APPROVED
 Montgomery County
 Historic Preservation Commission
 4-10-08

B

Gilday
 RENOVATIONS

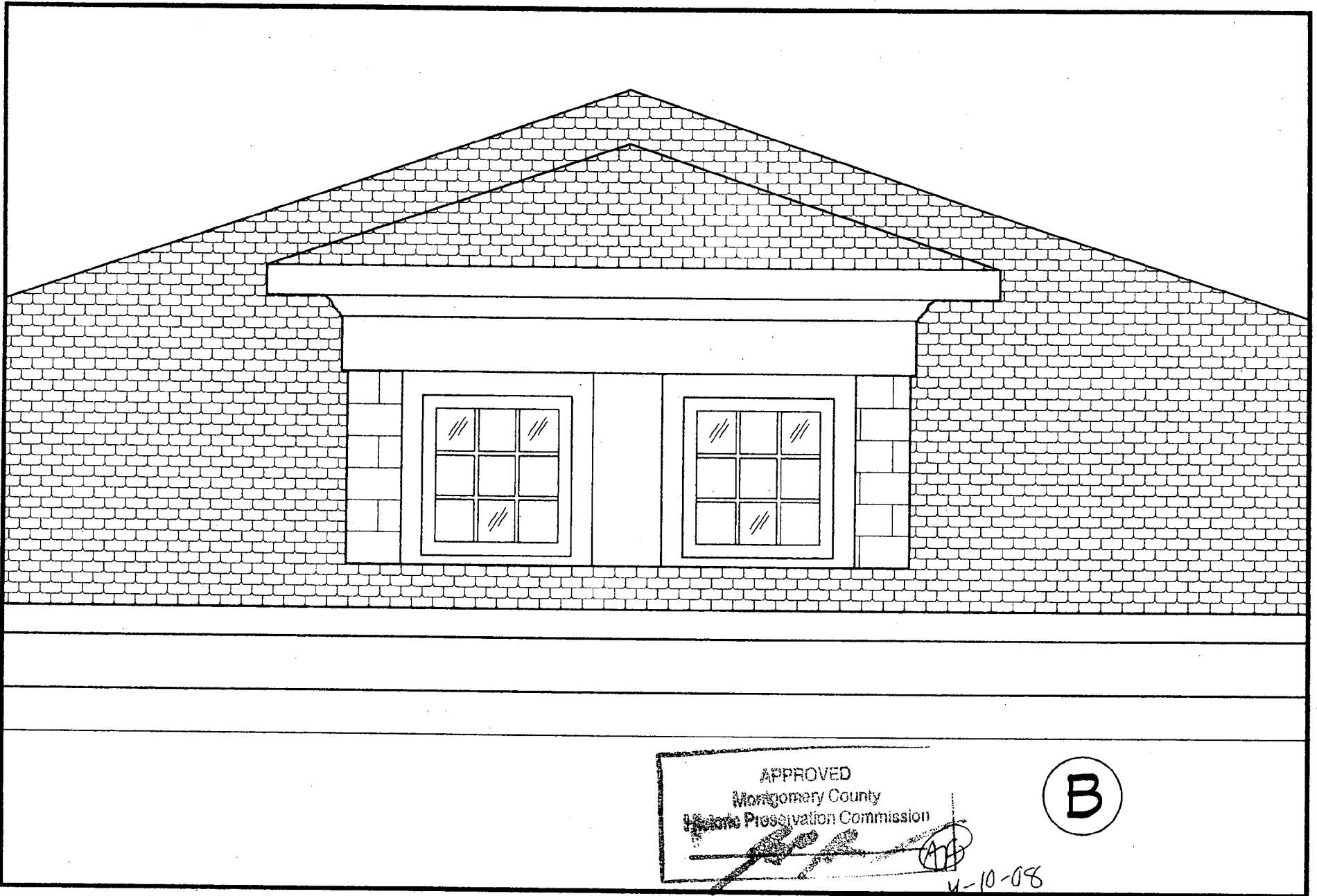
9162 Brookville Road
 Silver Spring, MD 20910
 301.565.4600

**PAISNER WINDOW REPLACEMENT
 TYP. PROPOSED WINDOW ELEVATION**

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

01-28-08

A-3



APPROVED
Montgomery County
Historic Preservation Commission

B

4-10-08

Gilday
RENOVATIONS

9182 Brookville Road
Silver Spring, MD 20910
301.565.4800

**PAISNER WINDOW REPLACEMENT
TYP. PROPOSED DORMER ELEVATION**

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

A-5

01-28-08

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	21 Quincy Street, Chevy Chase	Meeting Date:	4/09/08
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/02/08
Applicant:	Christine Weiner	Public Notice:	3/26/08
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-08F	Staff:	Anne Fothergill
PROPOSAL:	Sash replacement in dormer windows		

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1905

PROPOSAL

The applicant proposes sash replacement in three of the four attic dormer awning windows. The fourth (rear) dormer window has previously been replaced. They propose to replace them with wood true divided light sashes to match the existing. The existing windows do not close properly, there are substantial gaps between the window and frame, and they are awning windows that require interior storms and screens.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

The Guidelines define a Contributing Resource 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."

due to their size, scale, and architectural character.”

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

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

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

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

Specifically, the *Guidelines* state:

- o *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. For outstanding resources, they should be subject to strict scrutiny. 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. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

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.
- #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.

STAFF DISCUSSION

While the Commission generally does not support original window replacement, the replacement of dormer windows in Contributing Resources in Chevy Chase Village has been approved in the past.

The *Chevy Chase Village Guidelines* state that “Contributing resources add to the overall streetscape due to their size, scale, and architectural character...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”. In this case, staff finds that the proposed wood TDL sash is a compatible new material and that the alteration will not adversely impact the resource and that this house with replacement sashes in the dormer windows will still contribute to the district. The dormer windows are at the attic level and the proposed replacement sashes would have no visible impact on the house as viewed from the street.

The applicant has attempted to repair the sashes over the years because they do not fit in the openings correctly so air comes through the gaps and they are tricky to open and close. Because they are outswing awning windows, the applicants use an interior storm that has proven to be challenging to take in and out in order to open and close the window, which they like to do frequently. The applicants have physical limitations that make this storm window removal/window opening maneuver difficult.

Staff finds that – in this case – the proposed sash replacement is approvable and meets the *Guidelines*, and staff recommends that the HPC approve this application.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior’s Standards for Rehabilitation*;

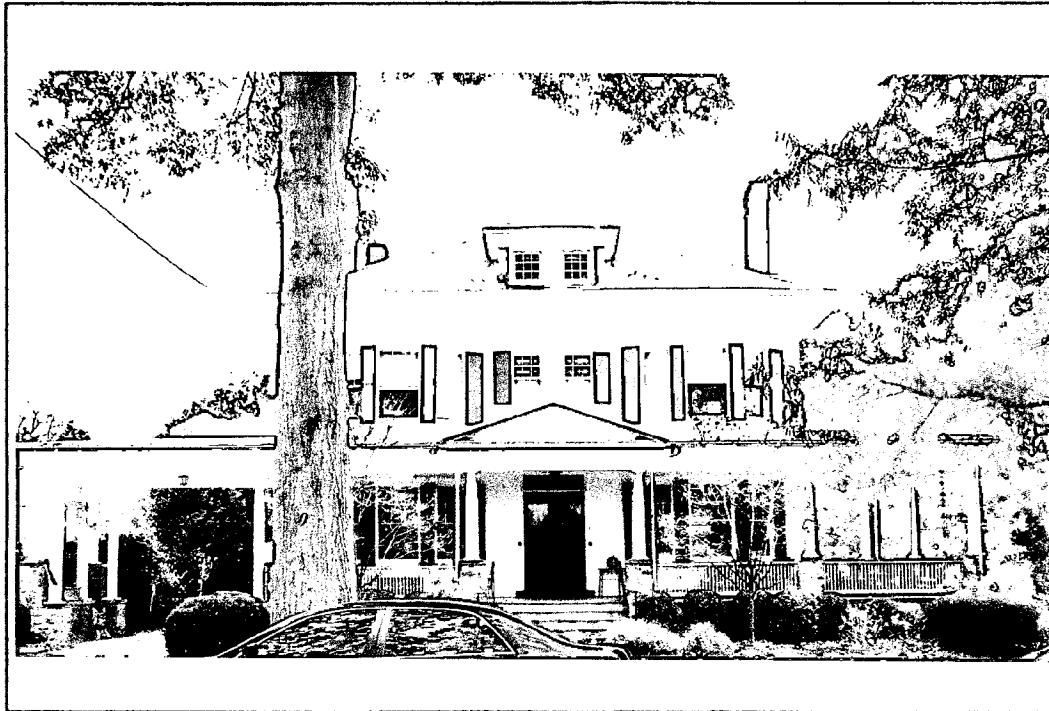
and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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.

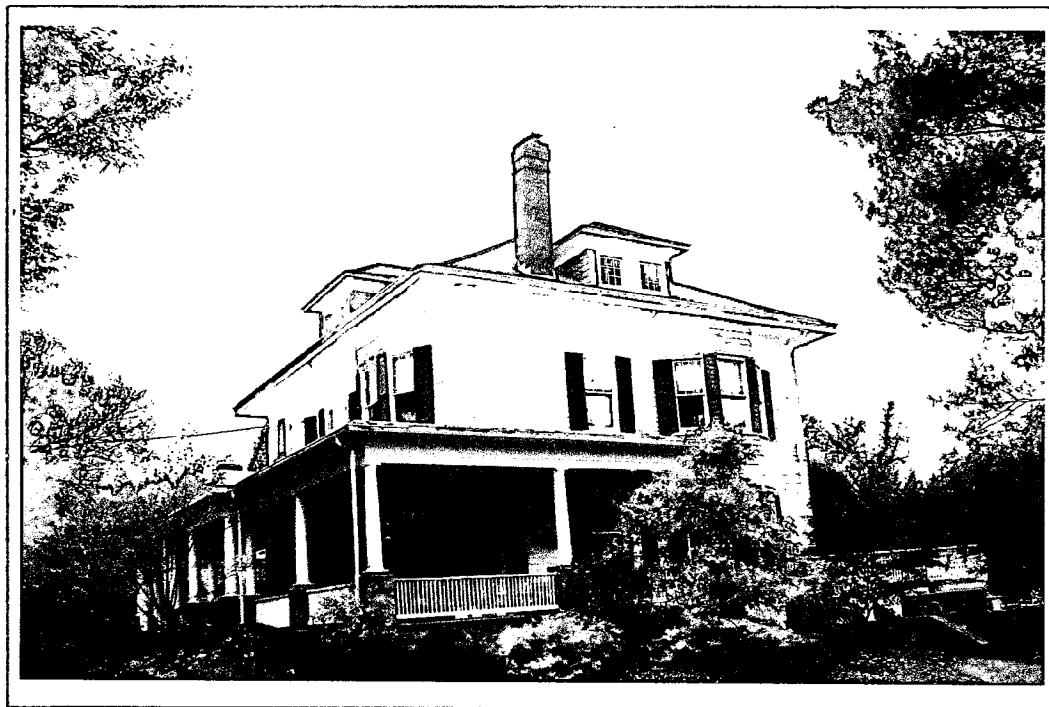
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Christine Weiner 21 Quincy St. Chevy Chase, Md. 20815	Gilday Renovations 9162 Brookville Rd. Silver Spring, Md. 20910
Adjacent and confronting Property Owners mailing addresses	
Michael & Holly Meers 24 Quincy St. Chevy Chase, Md. 20185	Nancy & Nick Knickerbocker 25 Quincy St. Chevy Chase, Md. 20185
Roger & Betsy Marmet 19 Quincy St. Chevy Chase, Md. 20815	Kathy & Tracy Wellington 10 Quincy St. Chevy Chase, Md. 20815

Existing Property Condition Photographs (duplicate as needed)



Detail: SOUTH ELEVATION



Detail: EAST ELEVATION

Existing Property Condition Photographs (duplicate as needed)



Detail: SOUTHWEST CORNER ELEVATION



Detail: WEST ELEVATION

Gilday

RENOVATIONS ■

■ **John Lowe, CR**, Project Manager
johnlowe@gilday.com
301.565.4600 x97, cell 301.335.3215

9162 Brookville Road
Silver Spring, MD 20910

architecture ■ interior design ■ construction

fax: 301.587.0794
www.gilday.com

Attic Dormer Window Replacement
Weiner Residence
21 Quincy Street
Chevy Chase, Md. 20185

March 24, 2008

To Whom It May Concern:

My client would like to replace the awning windows in their three attic dormers. The three dormers face the front, left side and right side of the house. The awning windows are original to the house and are single pane which creates several issues.

- There are areas of rot and missing wood.
- They do not fit well or square in the window jambs.
- They are drafty and not energy efficient.
- You can see daylight around some of the windows.
- Thru the years pieces of wood have been applied to stop drafts. Some of these wooden pieces restricts the operation of the window hardware.
- Because these are awning (out swing) windows, storm/screen panels have been previously applied to the interior of the windows. These storm/screen panels block access to the window sashes for opening and closing. Every time you want to open or close the windows the interior storm/screen panels have to be removed and replaced.
- Removal and replacing of these panels is problematic for the homeowners. Several panels have been dropped and broken.
- The homeowners are aging and have problems physically removing and replacing the panels. Ms. Weiner has shoulder problems making removing and replacing storm panels very difficult.

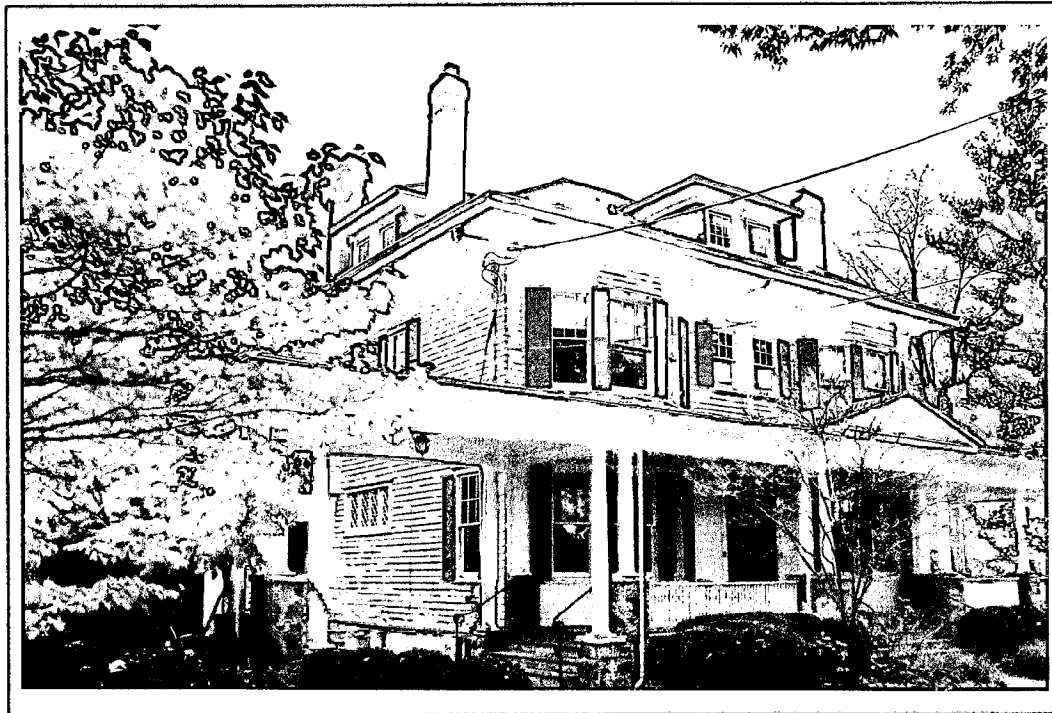
Given the amount of work and expense that would be required to make these windows as operable and energy efficient as we could get them. And given the fact that even if we did refurbish them the final product would not be reasonably functional to the homeowners, replacing the windows is what they would like to do. We propose removing the sashes, leaving all of the jambs, interior and exterior trims in place. New custom built awning windows would be fabricated and installed to fit into the existing window jambs. The new windows would have matching detail (true divided lite) as the existing windows with energy efficient low-e argon filled insulated glass. Screen panels are affixed to the interior with accessible operator crank to open and close the window. These windows would allow easy operation, energy efficiency and would match the historical look of the original windows.

Respectfully Submitted,



John Lowe, CR

Existing Property Condition Photographs (duplicate as needed)



Detail: SOUTHWEST CORNER ELEVATION



Detail: WEST ELEVATION

Applicant: CHRISTINE WEINER

Page:

Existing Property Condition Photographs (duplicate as needed)

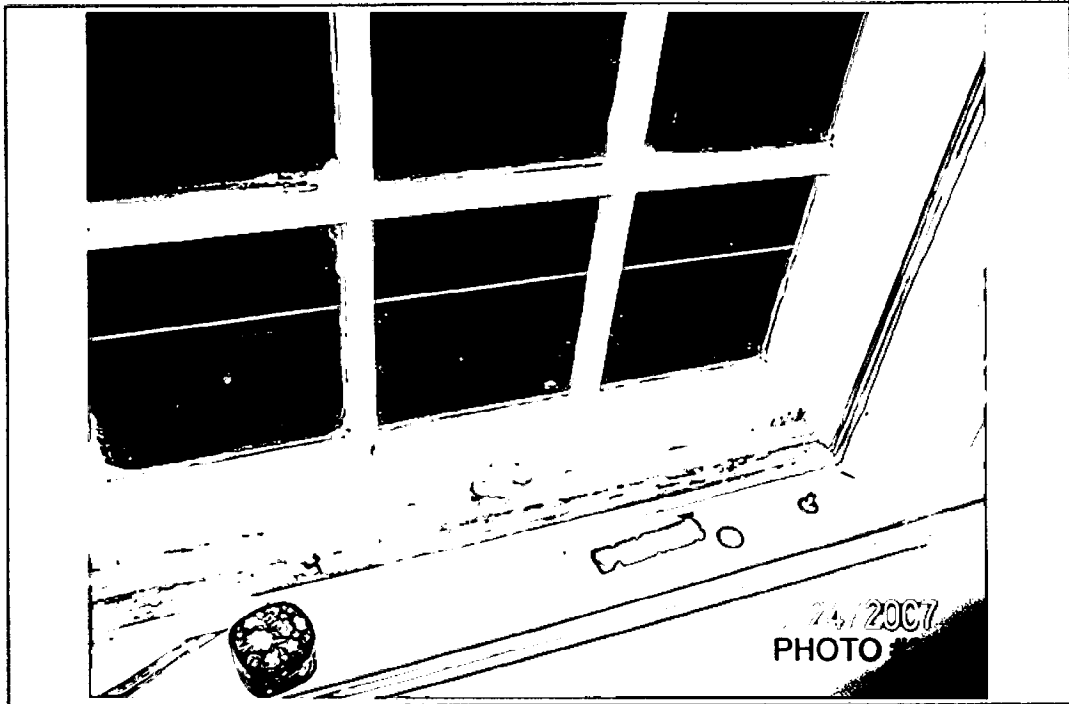


Detail: SOUTH ELEVATION



Detail: EAST ELEVATION

Existing Property Condition Photographs (duplicate as needed)

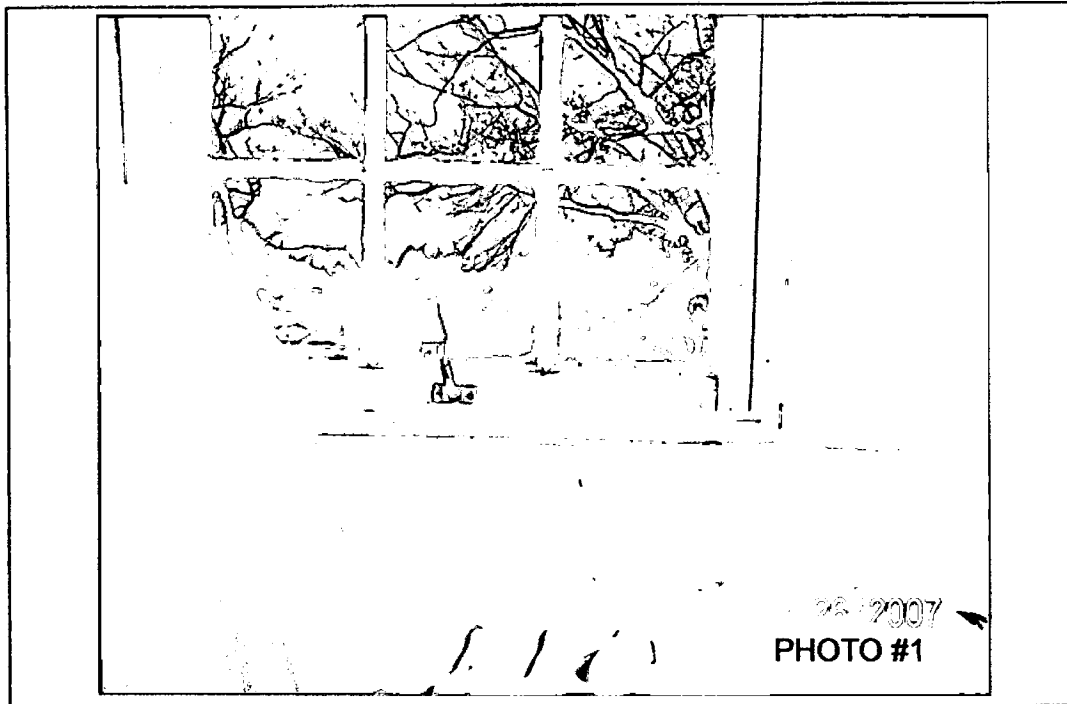


Detail: Various pieces of trim applied through the years to prevent drafts
restrict hardware usage.

Applicant: _____

Page: __

Existing Property Condition Photographs (duplicate as needed)

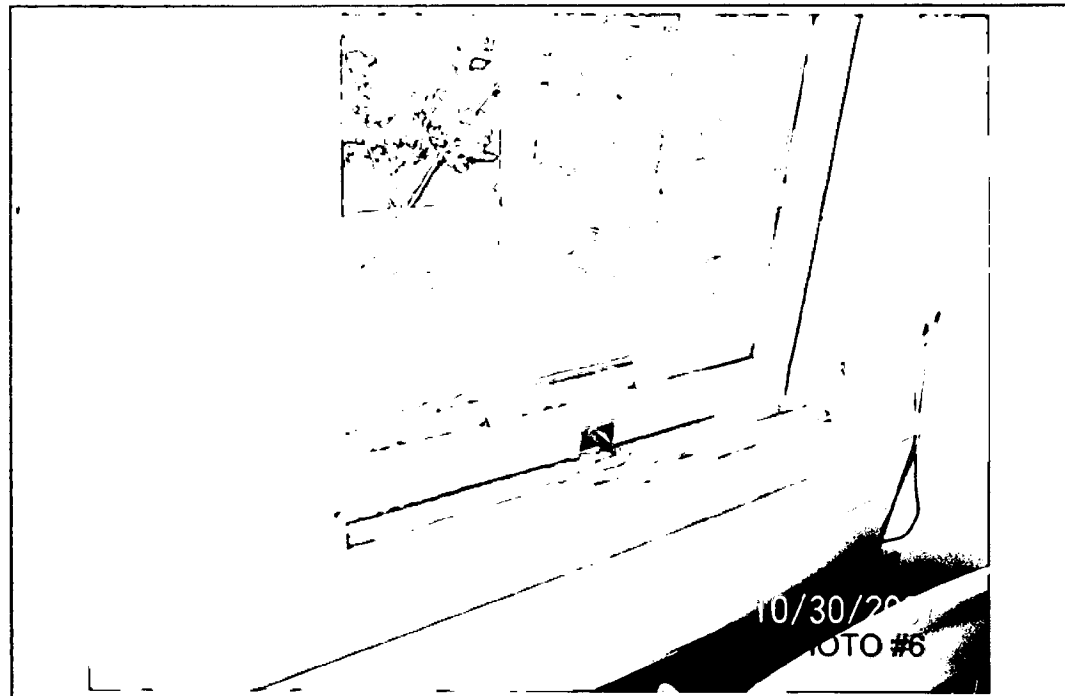


Detail: Areas of deteriorated wood on the sashes and frames.

Applicant: _____

Page: __

Existing Property Condition Photographs (duplicate as needed)



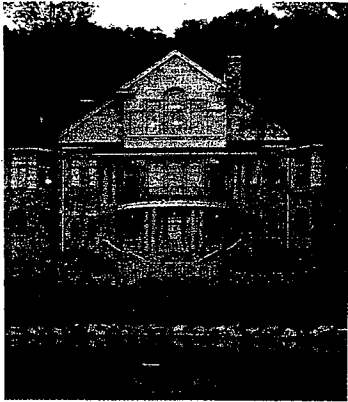
Detail: Very drafty, can see daylight on some units.

Applicant: _____

Page: __

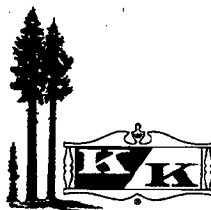
Kolbe & Kolbe

W I N D O W S & D O O R S



PRODUCT CATALOG

for Industry Professionals



See the Difference Quality Makes

HERITAGE SERIES | AWNINGS

WOOD

1-15/16" brickmould
applied as standard



CLAD

Vinyl nailing fin
applied as standard



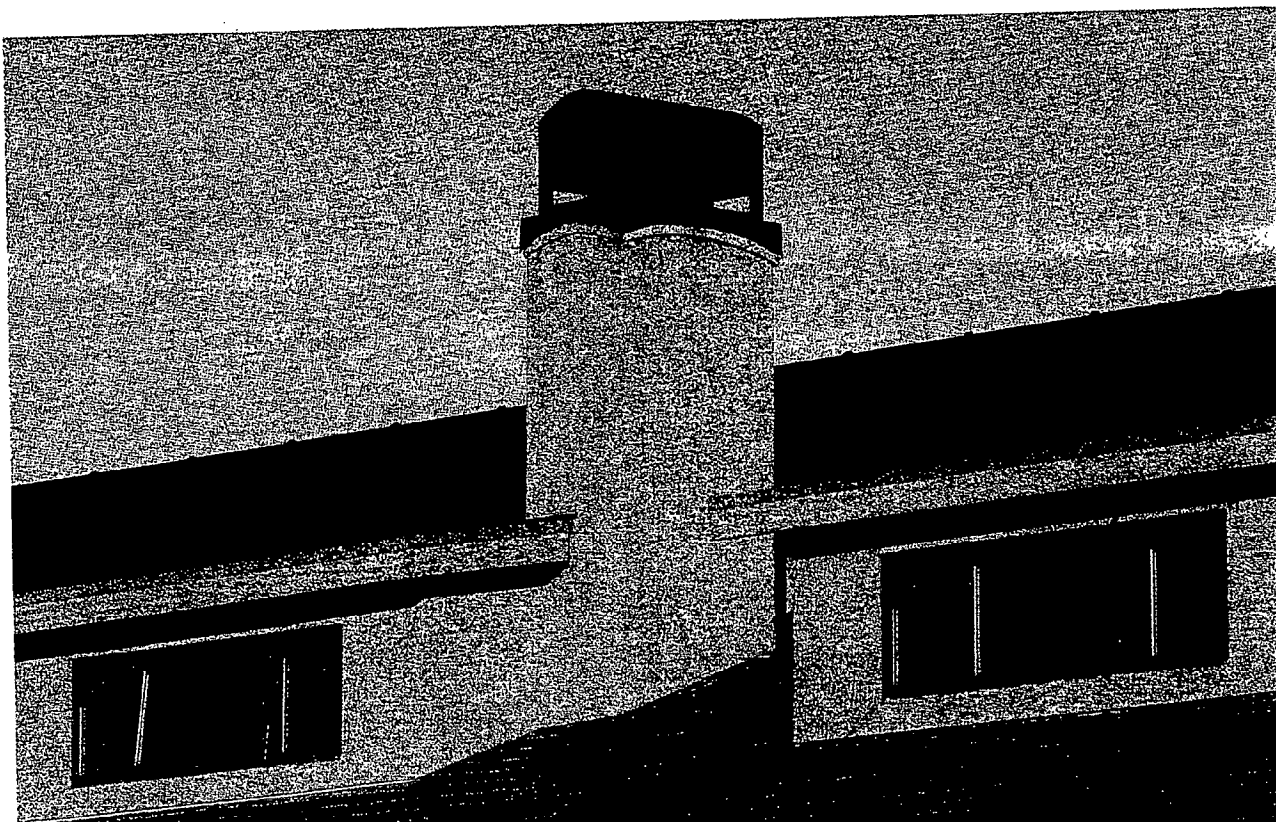
AWNING STANDARD FEATURES

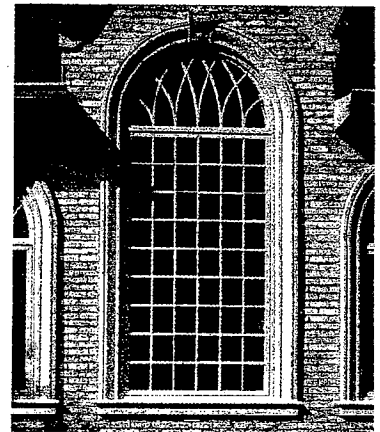
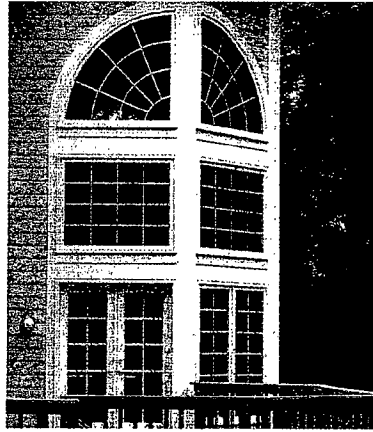
- 1-3/4" thick sash
- Overall jamb width is 4-9/16" (basic box width is 3-1/2" on wood units; 2-7/16" on clad units, plus extensions)
- Constructed of unfinished pine, with pine interior stops and wood mull casings on mull units
- 7/8" LoE² insulating glass filled with argon gas*
- Glazed to the interior with wood glazing beads
- 1-15/16" exterior brickmould applied to wood units
- All exterior wood parts are preservative-treated
- Exterior frame and sash are latex primed on wood units
- Vinyl bulb weatherstripping around sash perimeter and foam-filled compression weatherstripping around frame perimeter
- Interior screens with clay-colored aluminum frames and charcoal-colored fiberglass mesh
- Clay-colored roto-style handles and operator covers
- Roto-style operators with concealed, adjustable hinges
- Heavy vinyl nailing fin on clad and clad profile units

NOTES:

All measurements are nominal.

* Argon gas may not be included with units to be installed in or shipped through high altitude areas.





PERFORMANCE DIVIDED LITES

Kolbe & Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. A single, H^oK insulating glass unit is used. Spacer bars in an aluminum, mill-finish color are installed within the insulating glass unit. Extruded aluminum bars are adhered to the exterior of the glass and unfinished pine bars are adhered to the interior of the glass. Together, these bars create the illusion of true divided lites. PDL bars are available in 7/8", 1-1/8" or 1-3/4" bar widths. The exterior finish of the aluminum bars will match the exterior finish on the unit. Variations on the PDL option may include custom grille patterns and bar widths, no spacer bars or champagne-colored spacers between the glass.

CUTLITE ★

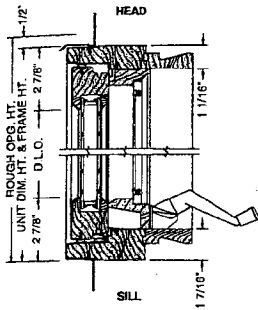
Cutlite (true divided lites) gives each unit the traditional look often found in historical projects. Units with cutlite are comprised of 1-1/8" wide wood muntin bars in between individual 5/8" LoE² insulating glass.* Single glazed units are available with 7/8" or 1-1/8" wide cutlite bars. The horizontal and vertical, colonial-style wood cutlite bars interlock with half-lap joints for strength and security. Profile shadow lines enhance the warm, richness of the wood on both the interior and exterior. The exterior finish on the bars will match the exterior finish of the unit. Cutlite options include custom patterns and bar widths, other wood species and interior stain or paint finishes.

* Units with a traditional sash utilize 1/2" LoE² insulating glass.

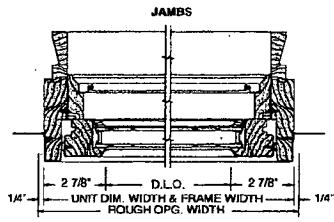
HERITAGE SERIES | AWNINGS

STANDARD AWNING CROSS SECTION DRAWINGS

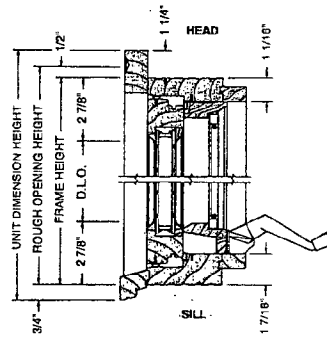
Clad Vertical Section



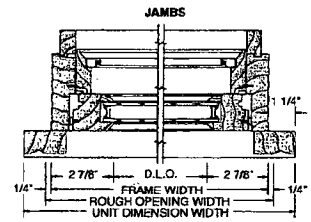
Clad Horizontal Section



Wood Vertical Section



Wood Horizontal Section

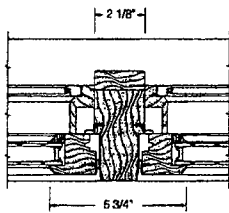


STANDARD MULLIONS

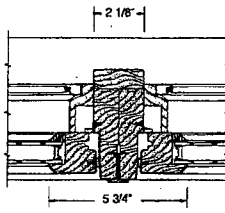
OPTIONAL NARROW MULLIONS

OPTIONAL SUPPORT MULLIONS

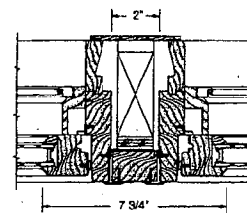
Clad Awning



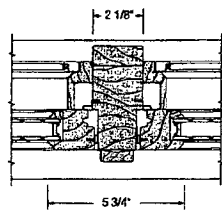
Clad Awning



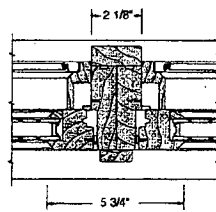
Clad Awning



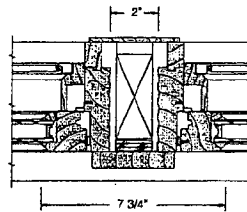
Wood Awning



Wood Awning

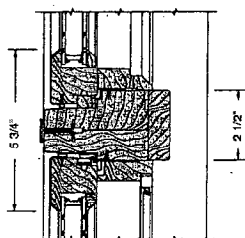


Wood Awning

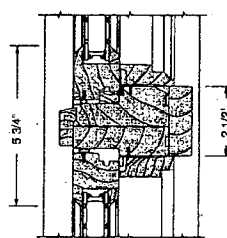


PICTURE UNITS STACKED OVER AWNINGS

Clad Awning



Wood Awning



Drawings are not to scale.

17

Weiner Residence
21 Quincy Street
Chevy Chase, Md. 20815

Dormer Attic Windows – Awning type

Existing Conditions –

1. Areas of deteriorated wood on the sashes and frames. Pictures 1 – 2
2. Various pieces of trim applied thru the years to prevent drafts restricts hardware usage. Pictures 3 – 4
3. Very drafty, can see daylight on some units. Pictures 5 – 6
4. Windows are not energy efficient.
5. Can only accept internal screens and storm panels which creates usage problems. Window can not be opened or closed without removal of screen/storm panels.
6. Removal of screen/storm panels problematic for homeowner, physical limitations due to aging.

21 QUINCY

