

3 Magnolia Parkway 35/13-07U
Cherry Chase



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: June 28, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #455691, Window 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 June 27, 2007 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: Ruth Robbins & Dave Evans

Address: 3 Magnolia Pkwy, 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.



A

APPLICATION FOR HISTORIC AREA WORK PERMIT

455691

Contact Person: Ruth Robbins

Daytime Phone No.: 301 907 9451

Tax Account No.: 00454220

Name of Property Owner: Ruth Robbins/Dave Evans Daytime Phone No.: 301 907 9451

Address: 3 Magnolia Parkway Chevy Chase MD 20815
Street Number City State Zip Code

Contractor: undecided Phone No.: —

Contractor Registration No.: —

Agent for Owner: — Daytime Phone No.: —

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: Magnolia Pkwy

Town/City: Chevy Chase Nearest Cross Street: Chevy Chase Circle

Lot: 24 Block: 27 Subdivision: 009

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: replace windows

1B. Construction cost estimate: \$ — X 6 @ front of house

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: N/A

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.

Ruth Robbins
Signature of owner or authorized agent

June 3, 2007
Date

Approved: [Signature]

[Signature] Chair HPC 6-28-07

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Noncontributing structure.
We plan to install six new windows
remove all storm windows and replace

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

NONE

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

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3 Magnolia Parkway, Chevy Chase	Meeting Date:	6/27/2007
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	6/20/2007
Applicant:	Ruth Robbins and Dave Evans	Public Notice:	6/13/2007
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-07U	Staff:	Anne Fothergill
PROPOSAL:	Window sash replacement		

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Modern split level
DATE: c. 1965

PROPOSAL

The applicants propose to replace six window sashes with wood simulated divided lite sash replacements.

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

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding

streetscape and/or landscape and could impair the character of the historic district as a while.

Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction.

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 of 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.

STAFF DISCUSSION

This house is a Non-Contributing Resource and the proposed sash replacement will not adversely impact the streetscape or the historic district. Staff recommends approval.

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.

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6-6-07

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- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|---|---|--|---|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>replace windows</u> | | | | |
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Ruth Robbins
Signature of owner or authorized agent

June 3, 2007

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Adjacent properties

Bracken

5 Magnolia Parkway
Chevy Chase, MD
20815

Day

5800 Connecticut Ave.
Chevy Chase, MD
20815

Malow

3 Chevy Chase Circle
CC, MD 20815

Toel Winnik

5804 Connecticut Ave

CC, MD

20815

TILT PAC®

*A Double Hung Sash Replacement System
That Saves Time and Money*



MARVIN 
Windows and Doors

Marvin Window & Door Showplace

1036 Rockville Pike
Rockville, Maryland 20852
Tel (301) 315-8100
FAX (301) 315-8104
Cell (301) 674-3911

WALLY OSTERHOUT
Builder Sales

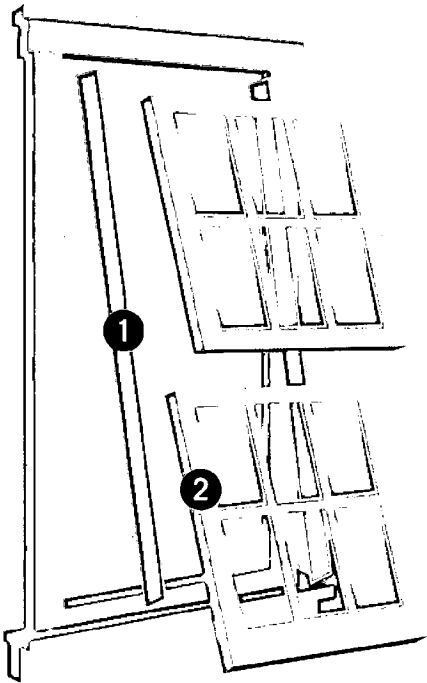
TILT PAC®

Marvin's Tilt Pac sash replacement system can do wonders for a room full of old, drafty double hungs. You can make a dull, chilly breakfast nook cozy and inviting again. Add a traditional style with Authentic Divided Lites. Or, use Tilt Pacs to preserve and upgrade unusual sizes and designs from years past. From simple to exotic, from Victorian to Colonial, you can get a Tilt Pac for virtually any double hung window. And no matter what you choose, the Marvin Tilt Pac easily lets you recapture the comfort, beauty and value originally built into your home.



A SYSTEM THAT TURNS OLD WINDOWS INTO NEW ONES.

Many old double hung windows are drafty and inefficient, but the frames and trim are still in good condition. Marvin's Tilt Pac® system lets you replace only the sash. So you can make your old windows like new, with a minimum of time, labor and expense.



- 1 Snap-in jamb liners allow the sash to tilt in for easy cleaning.
- 2 Energy-efficient wood sash are made to fit into your home. Just give us the sizes and options you want, and we'll build them.

Each Tilt Pac includes two energy-efficient wood sash and all the hardware you need to install them. So you pay for the sash, not the whole window. It installs quickly with simple, easy to follow instructions. So you save on installation costs, too. All the work is done from inside the room, without removing plaster, siding or outside trim. And, both sash of the Tilt Pac will tilt into the room for easy cleaning.



WHAT'S IN THE PAC?

The contents of your Tilt Pac® package

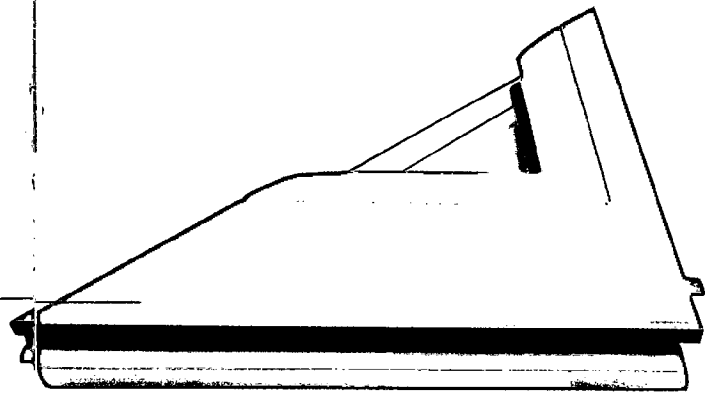
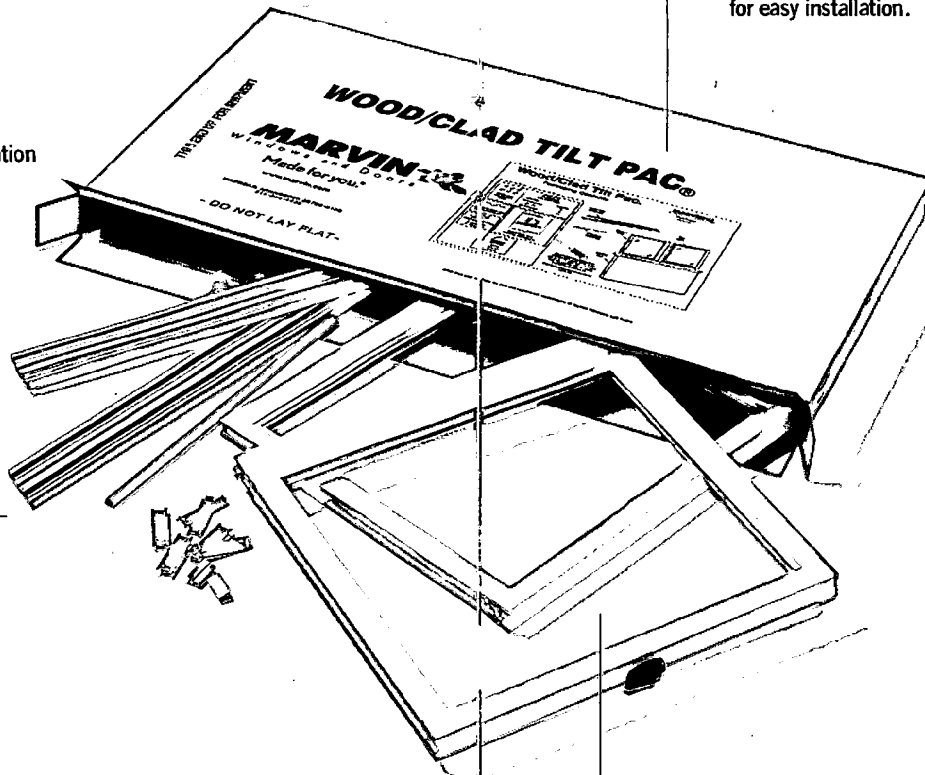
All parts packaged in one box and coded for each specific location. Comes complete with instructions for easy installation.

Snap-in jamb liners make for easy installation and operation.

Excellent weather-stripping on jamb liners and sash offers protection against drafts and energy loss.

Insulating glass provides energy efficiency.

Low-maintenance extruded aluminum cladding is available in five Standard or five Select colors for an attractive, durable exterior.



INSTALLING YOUR NEW TILT PAC® WINDOW

It's As Simple As This

Step 1:

Remove the old sash.
Carefully remove the inside trim from your window. If your old window has a weight-and-pulley system, cut the cords. Lift out the bottom sash. Then, slide the top sash down, cut the cords (if any) and remove the stops. Now take out the top sash.



Step 2:

Prepare the frame.
Nail the metal brackets evenly down both sides of the window. Start about 4" from the top and finish about 4" from the bottom.



Step 3:

Install the jamb liners.
Put in the new stops and foam gaskets. Now, simply snap the vinyl jamb liners onto the brackets. With small finishing nails, install the new stop at the top with weatherstripping facing outward.



Step 4:

Install the new sash.
Pull down and lock the metal clutches in the jamb liners with a screwdriver. Place the top sash into the exterior track and ease it into place, lowering it onto the clutches. Install the lower sash on the interior track the same way. Re-install the original trim.



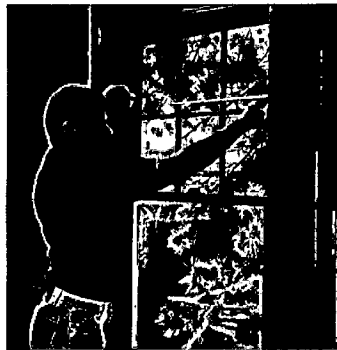
You're finished! Old, drafty double hungs are new and energy-efficient again. Both sash will slide up and down. They'll also tilt into the room for easy cleaning. Or, they can be removed altogether.

HOW DO I ORDER?

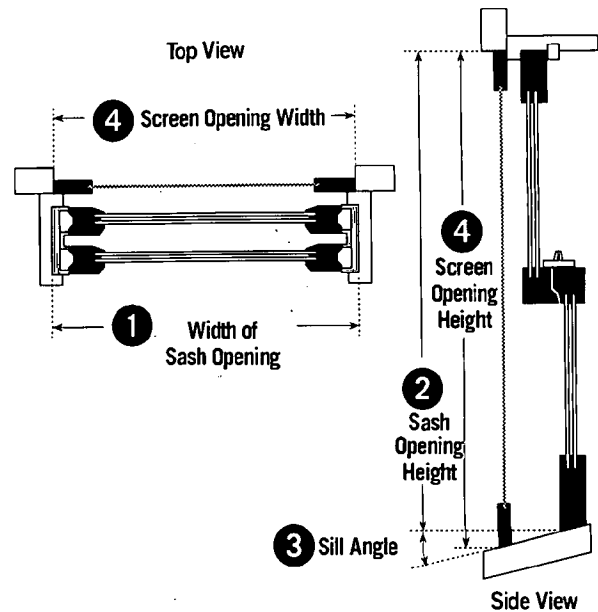
*Important! Accurate Measurements
For Accurate Ordering*

Since all Marvin windows are *Made for you*®, it's extremely important to obtain the proper measurements before ordering a Tilt Pac®. Consult your local Marvin representative or professional window installer.

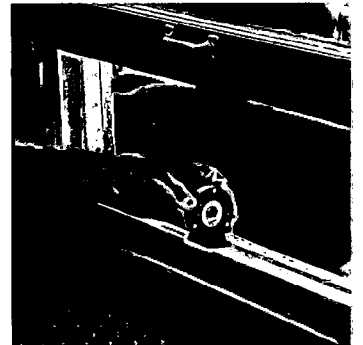
- 1 Your first measurement should be the width of the sash opening. Place your tape measure against the inside of the jamb and measure across to the inside of the opposite jamb (see drawing and photo).



- 2 Lower the top sash a few inches, and measure from the spot where the top sash touches the header to where the exterior side of the bottom sash touches the sill when closed. This is the sash opening height. If your window has wooden blocks holding the top sash in place, remove them.



- 3 Measure the angle of the sill. A standard sill angle for Marvin's Tilt Pac is 14 degrees. On wood Tilt Pacs, nearly any angle is available, but you must tell us which angle you need. You can get a convenient, palm-sized sill angle finder at most stores where tools are sold.



- 4 If you would like a screen with your Tilt Pac, two screen measurements are needed. **Important: Make these measurements separately, after you are certain all other measurements are correct!** First, measure the distance across your exterior casing, from inside edge to inside edge. This is your total screen opening width. Now measure from the lower edge of the top casing down to where the screen will rest on the sill. This is your total screen opening height.

TILT PAC® OPTIONS.

Standards:

- Insulating glass
- Bronze sash lock installed
- Bare wood interior
- Beige jamb hardware
- 14 degree sill bevel on bottom rail
- Clad Tilt Pac and Clad Magnum Tilt Pac exteriors are extruded aluminum.

Options:

- Sash lift in Bronze, White, or Bright Brass
- Historical package¹
- White or Brass sash lock
- Combination storm and screen²
- Rectangular Grilles
- Full or half screen, aluminum surround in Standard colors: Stone White, Bronze, Bahama Brown, Evergreen, Pebble Gray or Select colors: Arctic White, Ebony, Wineberry, French Vanilla, Desert Beige.
- Custom bevels
- White jamb hardware
- Single hung
- Keyed locks on Magnum sizes

Glazing Options:

- Single glazing³ with or without removable energy panel
- Authentic Divided Lites, single glazing with or without removable energy panel³
- Authentic Divided Lites, insulating glass⁶
- Low E II glass with or without argon gas⁴
- Gray tint or Bronze tint glass
- Tempered glass
- Simulated Divided Lites with 7/8" (22) or 1 1/8" (25) munts

Finish Options:

- Interior prime and/or exterior prime
- Aluminum clad exterior in: Standard colors: Stone White, Bahama Brown⁵, Bronze, Pebble Gray, Evergreen or Select colors: Arctic White, Ebony, Wineberry, French Vanilla, Desert Beige.

¹Wood Magnum Tilt Pac only

²Wood and Clad Tilt Pac and Wood Magnum Tilt Pac only

³Wood Tilt Pac and Wood Magnum Tilt Pac only

⁴All standard one lite Low E II glass units automatically include argon gas.

⁵Not available on Magnum Tilt Pac

⁶Wood and Clad Magnum Tilt Pac and Wood Tilt Pac only

2 Lt. Glass Size	Sash Opening Size	2 Lt. Glass Size	Sash Opening Size
16" x 12"	1-8 x 2-6	30" x 12"	2-10 x 2-6
16" x 14"	1-8 x 2-10	30" x 14"	2-10 x 2-10
16" x 16"	1-8 x 3-2	30" x 16"	2-10 x 3-2
16" x 18"	1-8 x 3-6	30" x 18"	2-10 x 3-6
16" x 20"	1-8 x 3-10	30" x 20"	2-10 x 3-10
16" x 22"	1-8 x 4-2	30" x 22"	2-10 x 4-2
16" x 24"	1-8 x 4-6	30" x 24"	2-10 x 4-6
16" x 26"	1-8 x 4-10	30" x 26"	2-10 x 4-10
16" x 28"	1-8 x 5-2	30" x 28"	2-10 x 5-2
16" x 30"	1-8 x 5-6	30" x 30"	2-10 x 5-6
16" x 32"	1-8 x 5-10	30" x 32"	2-10 x 5-10
16" x 34"	1-8 x 6-2	30" x 34"	2-10 x 6-2
16" x 36"	1-8 x 6-6	30" x 36"	2-10 x 6-6
20" x 12"	2-0 x 2-6	32" x 12"	3-0 x 2-6
20" x 14"	2-0 x 2-10	32" x 14"	3-0 x 2-10
20" x 16"	2-0 x 3-2	32" x 16"	3-0 x 3-2
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28" x 34"	2-8 x 6-2		
28" x 36"	2-8 x 6-6		

**Special Sizes
are available.**

MAGNUM TILT PAC®

Added Strength for Large Sizes

Like our Tilt Pac, the Magnum Tilt Pac saves you time and money by letting you replace only the sash and hardware. All from the inside of the building. And, like the name implies, it's engineered for high performance. Sashes are a full 1 3/4" thick, with slot and tenoned corners for exceptional strength. Jamb liners have four double-coil springs on block-and-tackle balances. So the sash will operate smoothly, even in very large sizes.

Magnum Tilt Pac sashes feature standard 3/4" insulating glass for energy-efficiency. You can order them with most of the options available with our Tilt Pacs, including Low E II glass with argon gas. And, we'll also build historically accurate Magnum Tilt Pacs to help you preserve the past. For very large sizes, or for applications where you need superior strength in a window, look to Marvin. We'll build a Magnum Tilt Pac *Made for you®*.

Magnum Tilt Pac sizes. Wood and Clad Magnum Tilt Pac sizes are manufactured to your specifications. For additional information contact your Marvin representative.



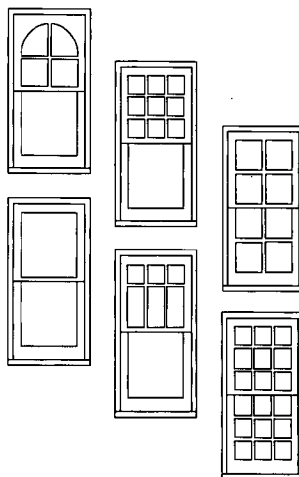
GET A TILT PAC® MADE FOR YOU®.

Whether it's large, small or narrow, we'll build a Tilt Pac to fit. And we'll build just the options you want into each one, including removable wood Grilles, Simulated Divided Lites or Authentic Divided Lites (wood exterior or clad Magnum Tilt Pacs) in almost any pattern.

Each sash is made of fine-grained solid pine, chosen for its excellent insulating properties and the way it accepts a stain-and-varnish or paint finish.

High quality weatherstripping and insulating glass mean the Tilt Pac will save energy. And glazing options, including Low E II with argon gas, minimize drafts and further reduce energy costs in all climates.

Marvin's Clad Tilt Pac features our exclusive extruded aluminum cladding for a durable, low maintenance exterior, available in five Standard colors or five Select colors.



MARVIN WINDOW & DOOR SHOWPLACE

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MARVIN 
Windows and Doors

Made for you.®

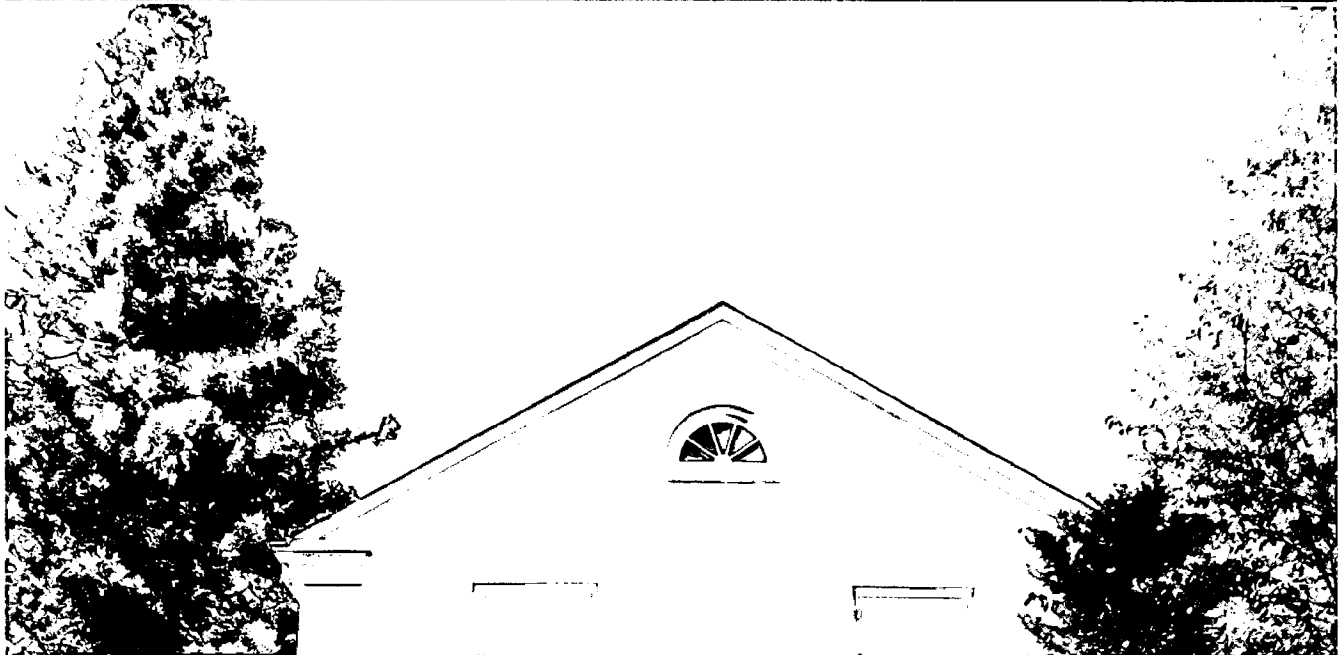
www.marvin.com

For more information, see your nearest Marvin Windows and Doors dealer. Or call 1-888-819-2470. In Canada, call 1-800-263-6161.

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Windows to be replaced

New windows (from roof construction)



windows
to be
placed

new
windows
already in
place

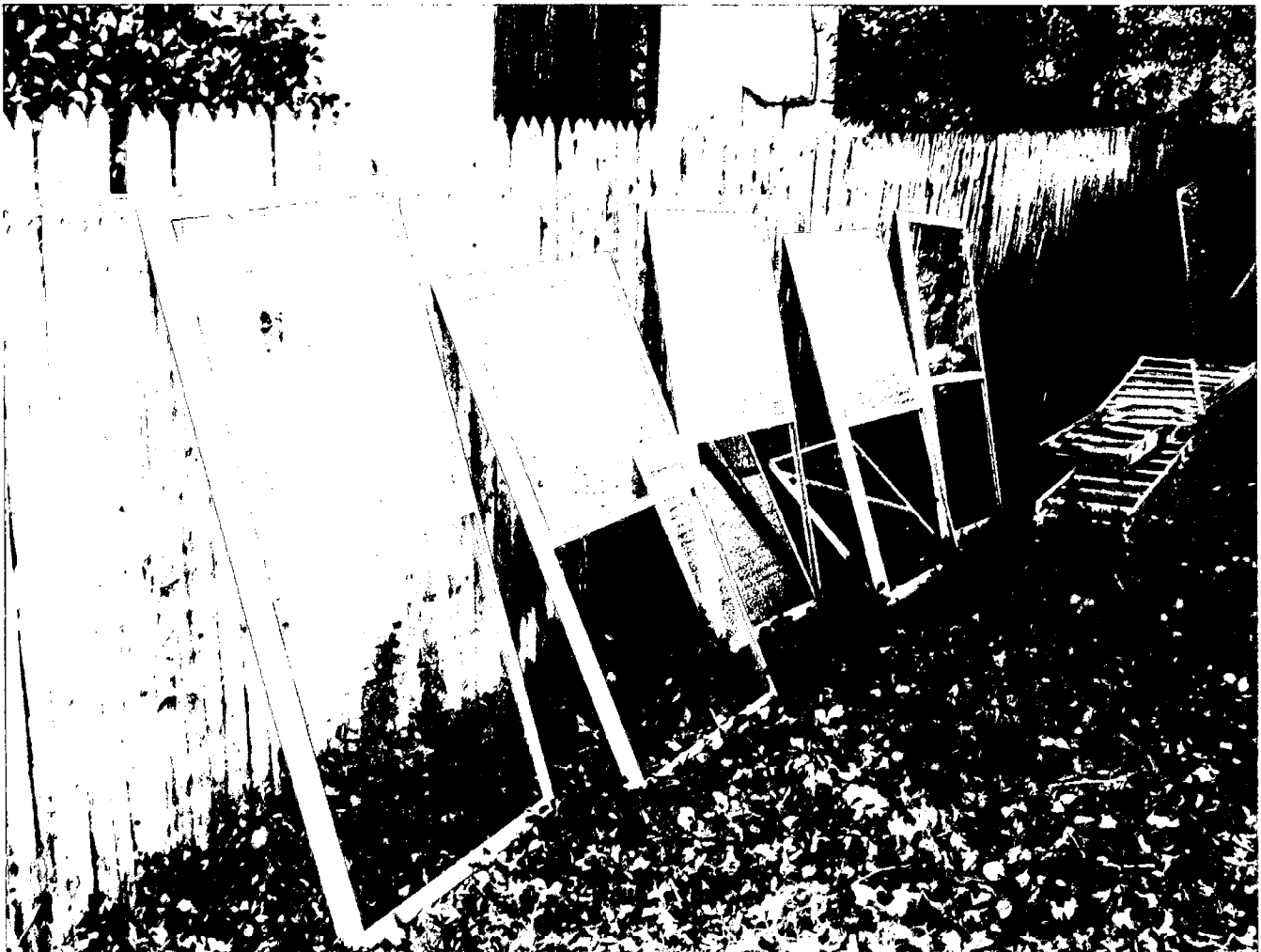


From: "David Evans" <bkbd@earthlink.net>
Subject: window pictures
Date: May 6, 2007 5:47:29 PM EDT
To: "ruth_robins" <ruth_robins@earthlink.net>
Reply-To: bkbd@earthlink.net
4 Attachments, 4.7 MB

old storm windows removed

Four pictures attached

David Evans
bkbd@earthlink.net
Fire Protection Engineers use
science and technology to keep
people and property safe from fire.



Existing
Windows
Scheduled
for placement



Existing
windows in
place w/ storm
~~shutters~~

