

23/107-03A 16644 Georgia Ave., Olney

(Master Plan Site #23/107 Hyatt Jones Hs.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**HISTORIC AREA WORK
PERMIT**

IssueDate: 4/25/2003

Permit No: 303855

Expires:

X Ref:

Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

SUSAN & PETER KOPPERMAN
8006 GREENTREE ROAD
BETHESDA MARYLAND 20817

HAS PERMISSION TO:

ALTER

PERMIT CONDITIONS:

Doors, windows, roof, gutters, landscaping and fence
Approved with conditions: The height of the proposed wooden picket fence will not exceed 48"

PREMISE ADDRESS

16644 GEORGIA AVE
OLNEY MD 20832-2418

LOT
LIBER
FOLIO
PERMIT FEE: \$0.00

BLOCK
ELECTION DISTRICT
SUBDIVISION
TAX ACCOUNT NO.:

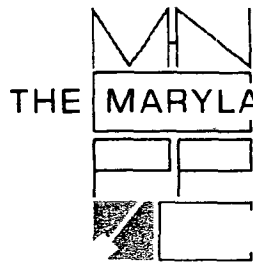
PARCEL
PLATE

ZONE R200
GRID

HISTORIC MASTER: Y
HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 4/10/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

 X Approved with Conditions: The height of the proposed wood picket fence will not exceed 48".

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Susan & Peter Kopperman

Address: 11664 Georgia Ave. Olney

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Susan Kopperman
Daytime Phone No.: 301-767-7967 or cell
301-237-5109

Tax Account No.: 00703920 (District 08)

Name of Property Owner: Susan + Peter Kopperman Daytime Phone No.: 301-767-7967

Address: 8006 Greentree Rd., Bethesda MD 20817
Street Number City Street Zip Code

Contractor: Landis Construction Phone No.: 202-882-9703

Contractor Registration No.: MD 46256

Agent for Owner: Peter Kopperman Daytime Phone No.: 202-752-1064

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 16644 Street: Georgia Ave

Town/City: Olney Nearest Cross Street: 28

Lot: _____ Block: _____ Subdivision: 502 (OAKDALE)

Liber: 4536 Folio: 416 Parcel: P164

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|---|--|--|------------------------------------|--|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" 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/Flaze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" 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 type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 200,000

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 4 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.

Susan M. Kopperman
Signature of owner or authorized agent

3/19/03
Date

Approved: X W/CONDITION For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4/10/03

Application/Permit No.: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

See Attached
Sheets

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

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

Application for Historic Work Permit for
Hyatt Jones House
16644 Georgia Avenue
Olney, MD 20832
Owners: Susan and Peter Kopperman
8006 Greentree Road
Bethesda, MD 20817
301-767-7967
E mail: Klaradal@aol.com

WRITTEN DESCRIPTION OF PROJECT

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

The Hyatt Jones House located at 16644 Georgia Avenue in Olney is a single family house on .37 acres. The house, which is a designated historic site by Montgomery County, was built in, approximately, 1878. This two story frame house is of historical significance as a "superb and well maintained example of Gothic Revival architecture typical of that constructed in Montgomery County from the mid-nineteenth through the early twentieth centuries. It is historically important as a last vestige of the historic community of Oakdale." (SEE EXHIBIT "A" PHOTOS 1, 2 & 3)

The house is zoned residential with a special exception for an antique shop. It has a single family residence on the left. The property on the other side and behind is owned by J. Rogers who operates an antiques mall at that location. The property, although located on Georgia Avenue has a rural feel. There is a rather large, apparently healthy tree in the front and numerous pines and one large holly on the side. The driveway area is unpaved. There is one tree with a badly decayed trunk that I will address below.

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

My husband and I purchased the home in November of 2002 and plan to do extensive interior improvements. The house will be both a home and a shop specializing in Swedish Antiques. The house, when purchased, did not have a kitchen or a full bath. (It had a shower upstairs and a toilet on the first level) We are adding 2 baths up, one handicap accessible bath on the first floor, a kitchen and a laundry area. We are not moving any walls or touching any windows in the main, historic, house. We are adding two zoned air conditioning so there will be vents in the floors or ceilings but all duct

work will run in the crawlspace area or the attic so as not to destroy the aesthetics of the rooms. All improvement on the original house will be limited to plaster, paint, AC and roofing. The previous owner had placed wall to wall carpeting in the addition which we will remove and replace with heart of pine floors throughout to match the original floors in the main house. (Which, unfortunately, are not random widths!)

WINDOWS AND DOORS

The addition has windows that are in poor condition and need to be replaced. The windows are wooden but lack the center wood divider that is in the original windows. The current windows in the addition are constantly foggy due to broken seals in the double pane glass. We propose to replace all matching 15 windows in the addition with Pella wood windows that will be 50:50 Top: Bottom Sash Split double hung.

Of these 15 windows four are in the side porch addition. We are requesting permission to shorten the length of these 4 windows by 12-14 inches to allow the placement of normal height kitchen counters inside. Also, located in this porch area is a door which we would like to replace with a window exactly matching the other 4 new porch windows. This should not substantially change the exterior of the house and, with the addition of the better grade and more historically accurate windows, should improve the view for the next door neighbor. This porch area is not easily seen from the road due to the plantings. (SEE EXHIBIT "B" PHOTOS 1, 2, & 3)

The original windows on the house were encased with vinyl which we, at some point, would like to remove and repair or replace the wood trim as needed.(EXHIBIT "C")

The front door, although it has what appears to be older hardware, is so thin, especially at the bottom panels, that it needs to be replaced for the safety of the occupants of the home. I, personally, put my knee through the bottom panel when attempting to push the door open with my leg. I would like to have a classic wooden door with raised panels. I would also like to replace the scalloped white aluminum screen door with an all glass storm door. (EXHIBIT "D" PHOTOS 1 & 2)

The two rear doors are steel and discolored. I would like to replace these with wooden doors. Since the upper wooden door is in a bedroom I would ideally like to replace it with a French door. Since this door is in the addition facing the back of the property I hope the board would allow this. (EXHIBIT "E" PHOTOS 1&2)

ROOF AND GUTTERS

The house has various roofing materials. The main house has asphalt shingles which we will replace with like material. The addition and front porch have asphalt shingles which will remain. The side porch has a metal roof (tin?) which is rusted, bent and leaking. We would like to replace this with a standing seam aluminum roof.

The main house is missing gutters and has a few remaining down spouts which are round and some type of painted metal. We would like to replace all of the gutters and

downspouts with .032 gauge white half round 5" gutters and round downspouts.
(EXHIBIT "F" PHOTOS 1 & 2)

FENCING

The property has a split rail fence, which runs inside the front property line that needs to be repaired or replaced. We will most likely replace this fence with a picket fence (wooden) of similar height and in the same area of the existing fence. (EXHIBIT "G" PHOTOS 1&2)

LANDSCAPING

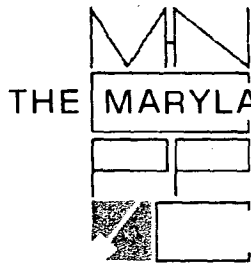
As mentioned above the property has one unhealthy tree that needs to be removed. I do not have a tree expert's opinion but hope, in looking at the photos of the decayed trunk, that the committee will agree that this is a tree that needs to be removed.

My only other landscaping plans would be the addition of a small flower, and perhaps vegetable, garden in the back left corner of the property. I also may plant a birch tree somewhere on the property to reflect our Scandinavian heritage. (EXHIBIT "H" PHOTOS 1, 2 & 3)

The county has been very helpful and patient throughout this process starting with the zoning board regarding the special exception and now with Historic Preservation. I would especially like to thank Michelle and Corey of Historic Preservation for their friendly and knowledgeable help.

Sincerely,


Susan Kopperman



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 4/10/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

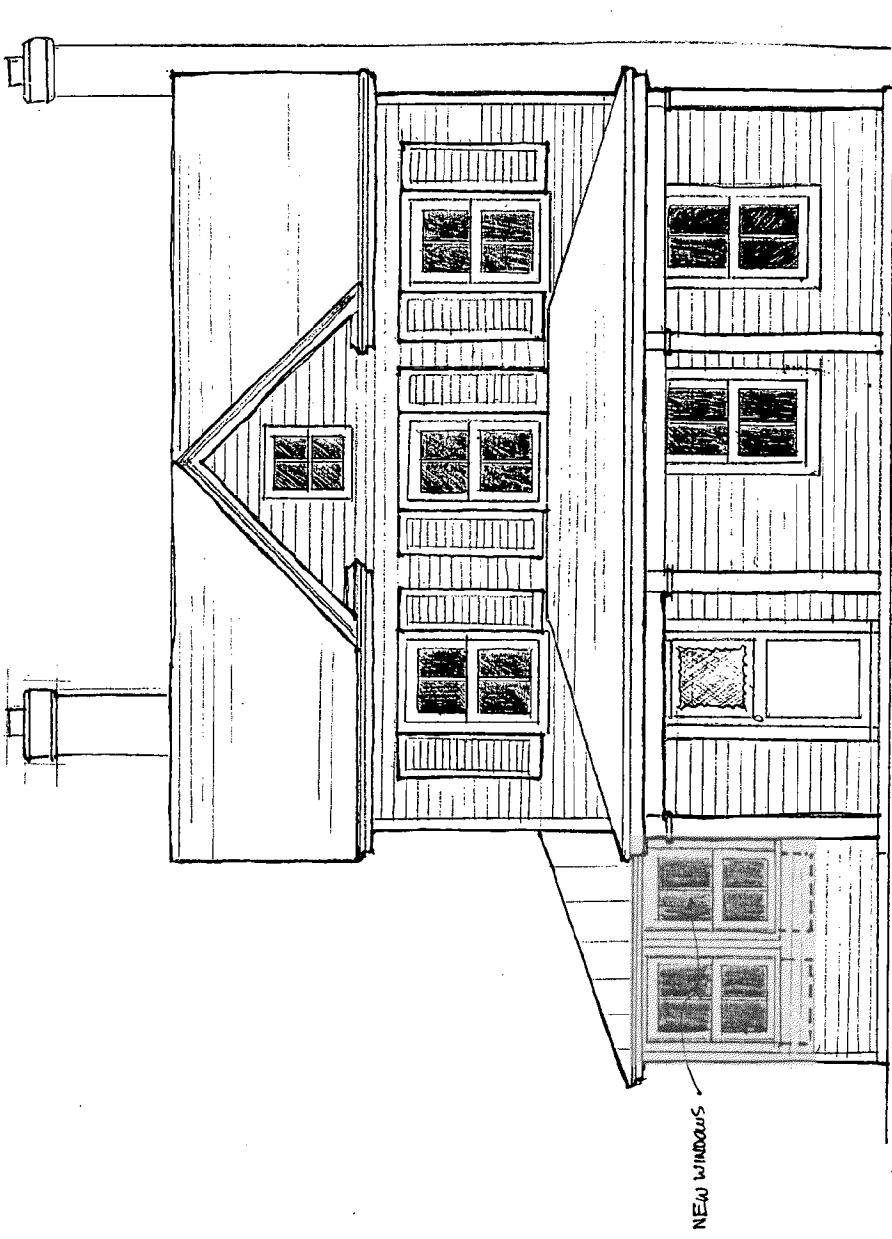
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

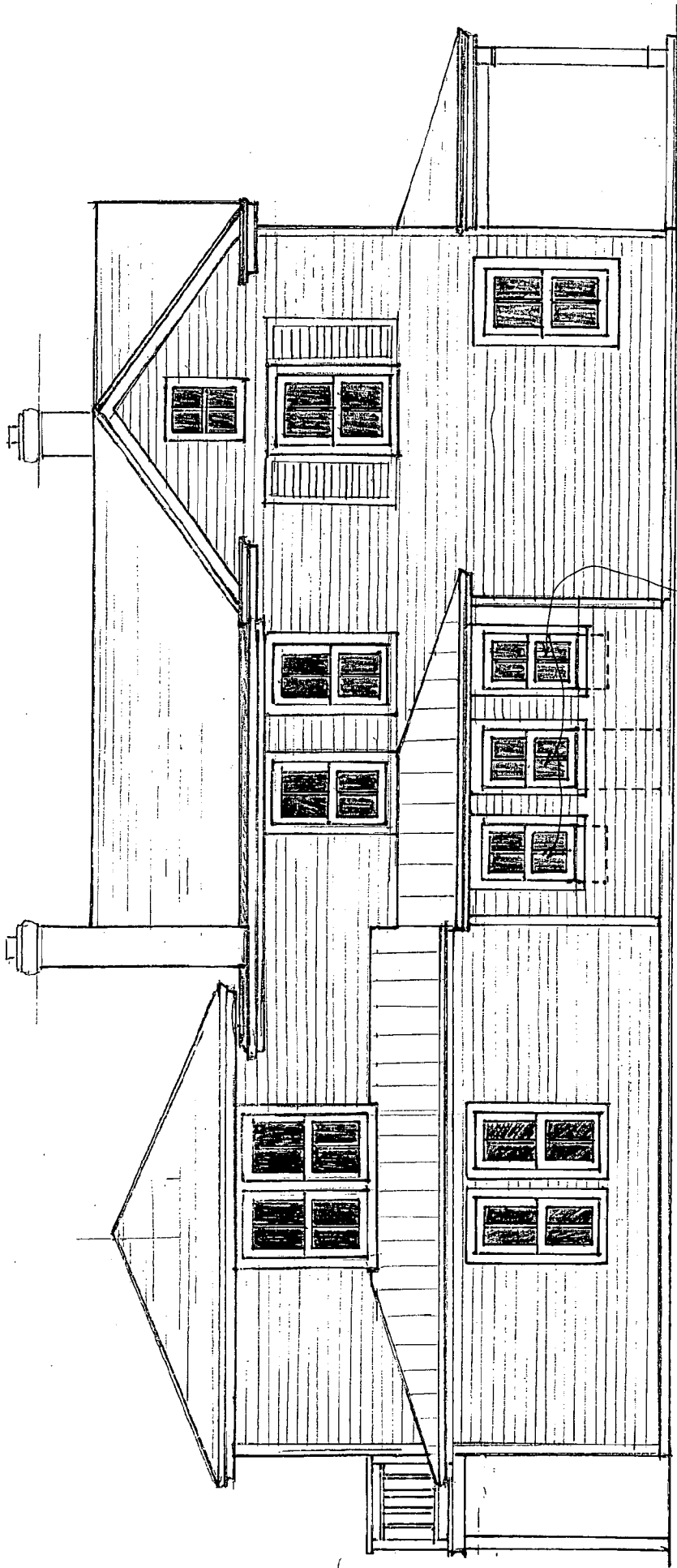
Thank you very much for your patience and good luck with your project!



FRONT ELEVATION
1/4" = 1'-0"

KOPPERMAN RESIDENCE
RENOVATION PROJECT

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
02/10/03



NEW WINDOWS

LEFT SIDE ELEVATION
1/4" = 1'-0"

KOPFERMAN RESIDENCE
RENOVATION PROJECT

APPROVED
Montgomery County
Historic Preservation Commission
2/4/03

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	16644 Georgia Ave, Olney	Meeting Date:	04/09/03
Resource:	Master Plan Site # 23/107 Hyatt-Jones House	Report Date:	04/02/03
Review:	HAWP	Public Notice:	03/26/03
Case Number:	23/107-03A	Tax Credit:	Partial
Applicant:	Susan and Peter Kopperman	Staff:	Michele Naru

PROPOSAL: Window and Roof Replacement, Alterations

RECOMMEND: Approve w/ condition

STAFF RECOMMENDATION: Staff recommends that the Commission approve the HAWP application with the following condition:

1. The height of the proposed wood, picket fence will not exceed 48”.

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Site # 23/107, Hyatt-Jones House
STYLE: Gothic Revival
PERIOD OF SIGNIFICANCE: 1866-1878 to 1944

The house is a frame 2-1/2 story, Victorian Era structure with a center cross-gabled roof detailed with a single brick exterior end chimney. The wood clad house is presently sheathed in vinyl siding on the first two stories, and clad in wood shingle in the gables. The house has had several additions, including a contributing, two-story, gable roof rear ell extension, a contributing, two-story, shed roof extension, a non-contributing two, story hipped roof, rear addition, and two, non-contributing hipped roof one-story additions.

This house underwent significant changes in the late 1800's and was "Victorianized" by the removal of the original 6/6 windows (replaced with 2/2) and the addition of the wood shingles in the gable ends.

PROPOSAL:

The applicant is proposing to:

1. Replace fifteen, 1/1 wood windows (not original), which are located in the additions with Pella, 2/2 wood, true-divided light windows (Possible tax credit eligibility).

2. Remove an existing door on the non-contributing, one-story addition and replace with a Pella, 2/2 wood, true-divided light window.
3. Shorten the length of the existing 4 windows on the non-contributing, one-story addition by 12" to 14". This alteration is desired to allow for the placement of normal height kitchen counters on the interior.
4. Remove the existing vinyl surround around the original windows and repair and/or replace in-kind the existing the wood trim, which is located behind the vinyl cladding (Tax Credit eligible).
5. Replace the existing wood, half-glass door with a painted or stained raised-panel, wood door.
6. Replace the existing steel door located on the first floor of the rear addition with a solid, wood door.
7. Replace the existing steel door located on the second floor of the rear addition with a French door.
8. Replace the deteriorated existing standing seam metal roof on the one-story side additions with a standing seam aluminum roof (does not require a HAWP, Tax Credit eligible).
9. Replace in-kind the existing asphalt shingle roofs. (does not require a HAWP, Tax Credit eligible).
10. Replace the missing and deteriorated gutters and downspouts with .032 gauge, white ½ round, 5" gutters and round downspouts (Tax Credit eligible).
11. Remove an unhealthy tree from the rear of the property.
12. Install a small flower and vegetable garden and a birch tree on the property (does not require a HAWP).
13. Remove the existing split rail fence and replace it with a painted, wooden picket fence (the height of the fence will be approx. the same height as the current split rail fence).

STAFF DISCUSSION

Proposed alterations to Master Plan individually designated resources are reviewed under the Secretary of Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The Secretary of Interior's Standards for Rehabilitation that pertain to this project are as follows:

#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 the 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 supports the proposed alterations to the non-historic additions. The proposed window and door changes will help to unify the original massings with their non-contributing additions. This attention to detail assists in the retention of the historic integrity of the building.

The only changes to the original massings of the house are the replacement in-kind of the roofing materials, these changes do not require review by the HPC.

The applicants are also proposing to replace the current split rail fence with a painted, wood picket fence. The applicants indicated in the application that their desire is to have the height of the proposed fence not exceed the height of the existing split rail fence. In order to clarify this element of the proposal, staff recommends that the Commission restrict the height of the proposed fence to 48".

Finally, staff would also like acknowledge the owners desire to preserve and rehabilitate this historic resource. The owners intend in the future to remove the vinyl cladding on the exterior, which is currently covering the original wood siding. Staff would like to take this opportunity to commend the applicant's stewardship and inform them that much of this work is eligible for county and state tax credits.

STAFF RECOMMENDATION

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

and with the Secretary of the Interior Guidelines #2 and #6:

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 the property will be avoided.

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.

and with the condition:

1. The height of the proposed wood, picket fence will not exceed 48".

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



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

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Daytime Phone No.: 301-767-7967 or cell
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Tax Account No.: 00703920 (District 08)

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- | | |
|--|--|
| 1A. CHECK ALL APPLICABLE: | CHECK ALL APPLICABLE: |
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> AC |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Slab |
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| <input type="checkbox"/> Move | <input type="checkbox"/> Porch |
| <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Deck |
| <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove |
| | <input checked="" type="checkbox"/> Single Family |
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1B. Construction cost estimate: \$ 200,000

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3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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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.

Susan M Kopperman Signature of owner or authorized agent
3/19/03 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Application for Historic Work Permit for
Hyatt Jones House
16644 Georgia Avenue
Olney, MD 20832
Owners: Susan and Peter Kopperman
8006 Greentree Road
Bethesda, MD 20817
301-767-7967
E mail: Klaradal@aol.com

WRITTEN DESCRIPTION OF PROJECT

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

The Hyatt Jones House located at 16644 Georgia Avenue in Olney is a single family house on .37 acres. The house, which is a designated historic site by Montgomery County, was built in, approximately, 1878. This two story frame house is of historical significance as a "superb and well maintained example of Gothic Revival architecture typical of that constructed in Montgomery County from the mid-nineteenth through the early twentieth centuries. It is historically important as a last vestige of the historic community of Oakdale." (SEE EXHIBIT "A" PHOTOS 1, 2 & 3)

The house is zoned residential with a special exception for an antique shop. It has a single family residence on the left. The property on the other side and behind is owned by J. Rogers who operates an antiques mall at that location. The property, although located on Georgia Avenue has a rural feel. There is a rather large, apparently healthy tree in the front and numerous pines and one large holly on the side. The driveway area is unpaved. There is one tree with a badly decayed trunk that I will address below.

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WINDOWS AND DOORS

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Of these 15 windows four are in the side porch addition. We are requesting permission to shorten the length of these 4 windows by 12-14 inches to allow the placement of normal height kitchen counters inside. Also, located in this porch area is a door which we would like to replace with a window exactly matching the other 4 new porch windows. This should not substantially change the exterior of the house and, with the addition of the better grade and more historically accurate windows, should improve the view for the next door neighbor. This porch area is not easily seen from the road due to the plantings. (SEE EXHIBIT "B" PHOTOS 1, 2, & 3)

The original windows on the house were encased with vinyl which we, at some point, would like to remove and repair or replace the wood trim as needed.(EXHIBIT "C")

The front door, although it has what appears to be older hardware, is so thin, especially at the bottom panels, that it needs to be replaced for the safety of the occupants of the home. I, personally, put my knee through the bottom panel when attempting to push the door open with my leg. I would like to have a classic wooden door with raised panels. I would also like to replace the scalloped white aluminum screen door with an all glass storm door. (EXHIBIT "D" PHOTOS 1 & 2)

The two rear doors are steel and discolored. I would like to replace these with wooden doors. Since the upper wooden door is in a bedroom I would ideally like to replace it with a French door. Since this door is in the addition facing the back of the property I hope the board would allow this. (EXHIBIT "E" PHOTOS 1&2)

ROOF AND GUTTERS

The house has various roofing materials. The main house has asphalt shingles which we will replace with like material. The addition and front porch have asphalt shingles which will remain. The side porch has a metal roof (tin?) which is rusted, bent and leaking. We would like to replace this with a standing seam aluminum roof.

The main house is missing gutters and has a few remaining down spouts which are round and some type of painted metal. We would like to replace all of the gutters and

downspouts with .032 gauge white half round 5" gutters and round downspouts.
(EXHIBIT "F" PHOTOS 1 & 2)

FENCING

The property has a split rail fence, which runs inside the front property line that needs to be repaired or replaced. We will most likely replace this fence with a picket fence (wooden) of similar height and in the same area of the existing fence. (EXHIBIT "G" PHOTOS 1&2)

LANDSCAPING

As mentioned above the property has one unhealthy tree that needs to be removed. I do not have a tree expert's opinion but hope, in looking at the photos of the decayed trunk, that the committee will agree that this is a tree that needs to be removed.

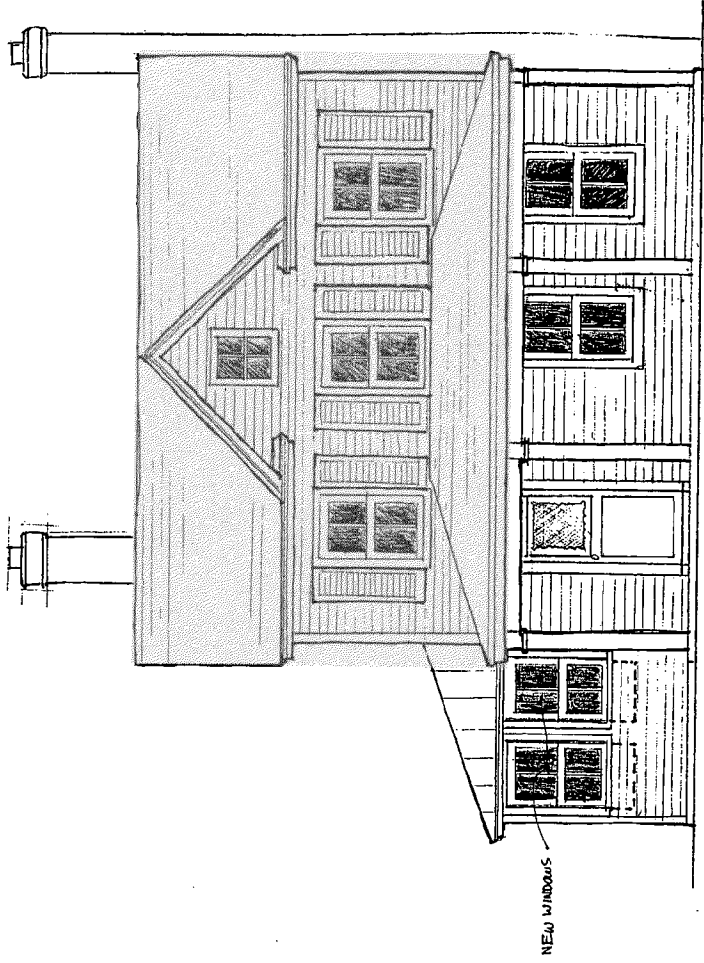
My only other landscaping plans would be the addition of a small flower, and perhaps vegetable, garden in the back left corner of the property. I also may plant a birch tree somewhere on the property to reflect our Scandinavian heritage. (EXHIBIT "H" PHOTOS 1, 2 & 3)

The county has been very helpful and patient throughout this process starting with the zoning board regarding the special exception and now with Historic Preservation. I would especially like to thank Michelle and Corey of Historic Preservation for their friendly and knowledgeable help.

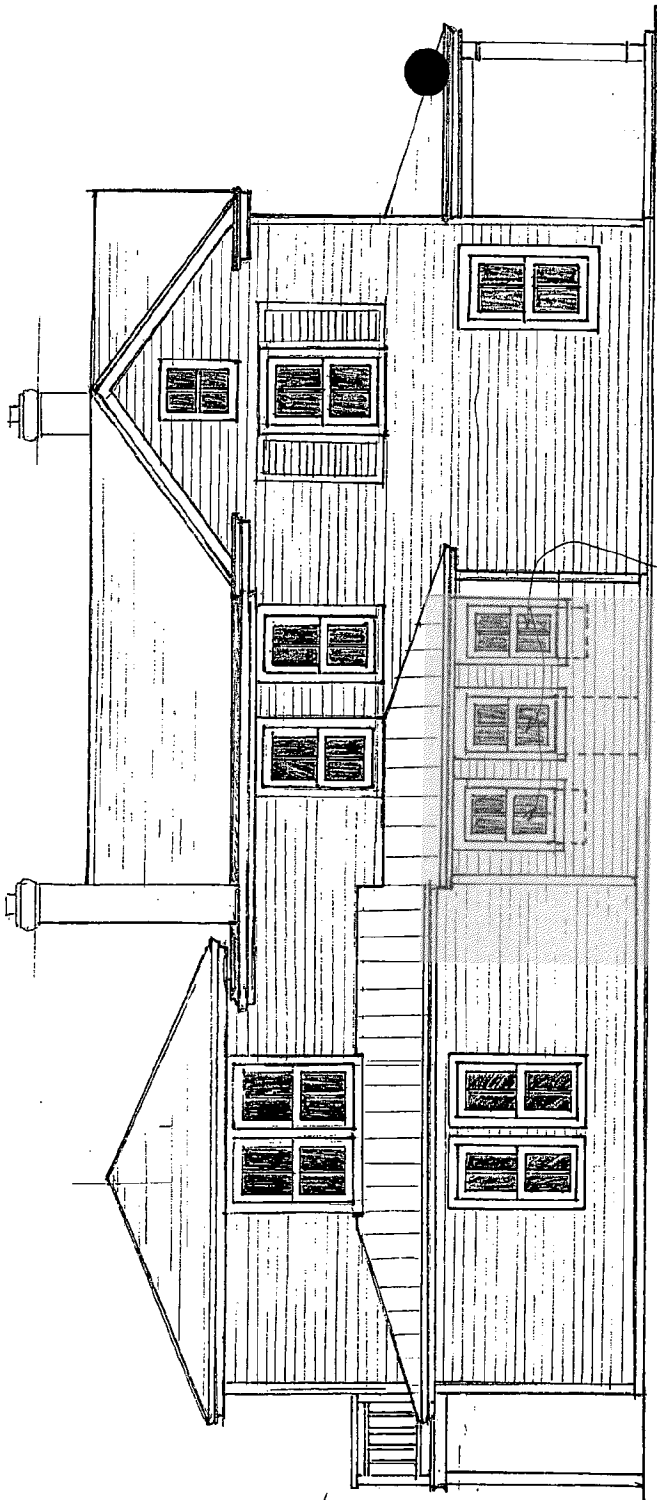
Sincerely,

Susan Kopperman

KOPPELIAN RESIDENCE
RENOVATION PROJECT



FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$



KOPPERMAN RESIDENCE
RENOVATION PROJECT

NEW WINDOWS

LEFT SIDE ELEVATION
1/4" = 1'-0"

Exhibit A

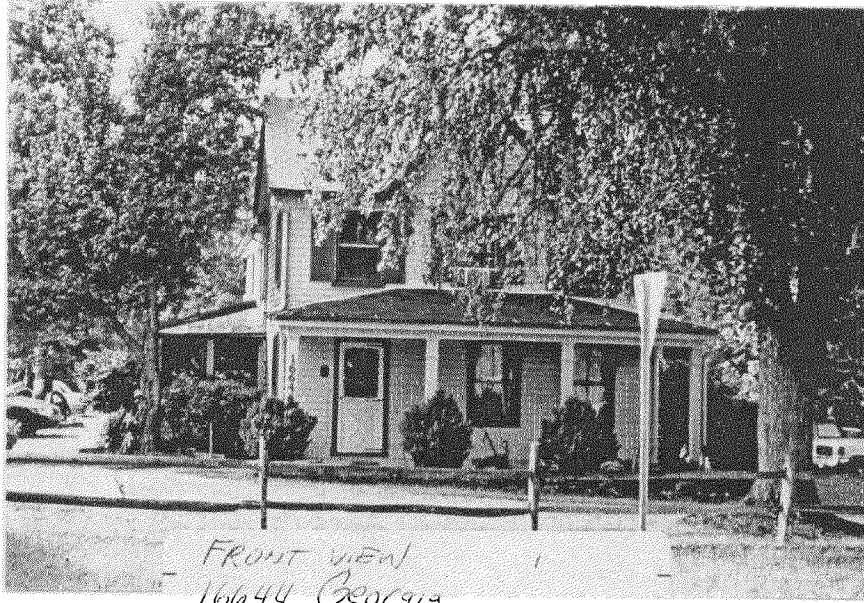


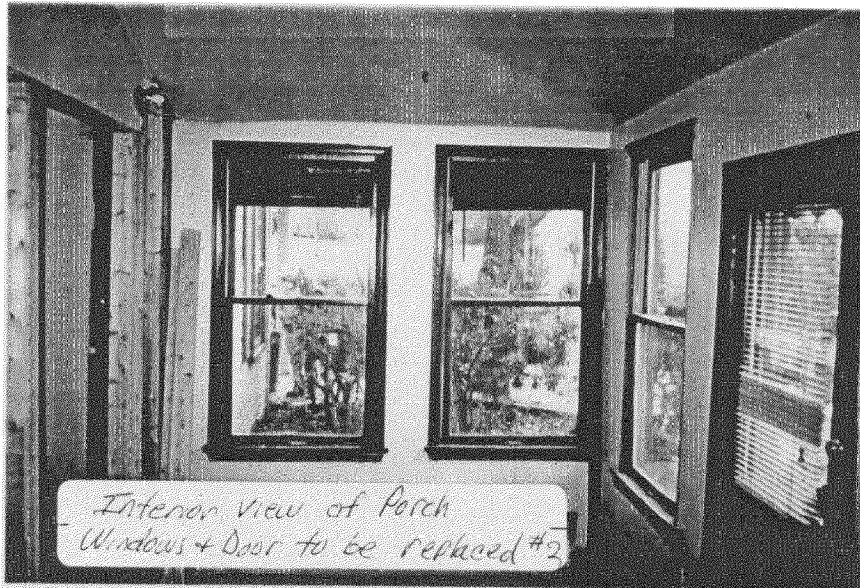
Exhibit B



Exterior view of Porch
Windows to be replaced #1



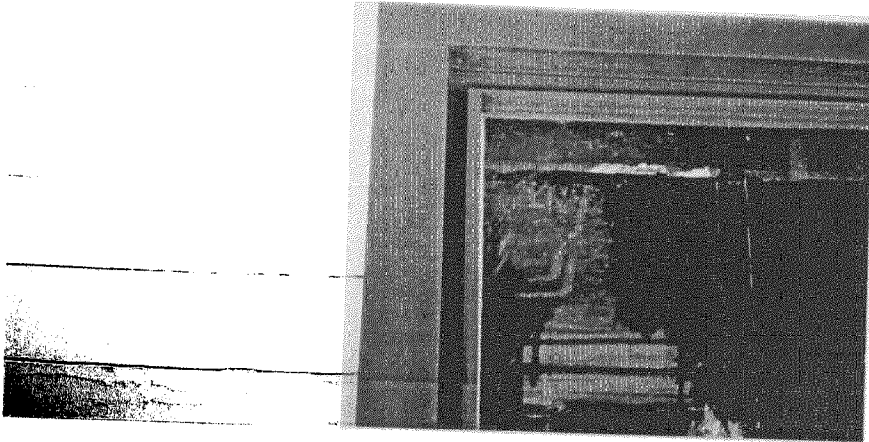
Exterior view of porch window
& door to be replaced #2



Interior view of Porch
Windows & Door to be replaced #2

Exhibit C

Original Windows Capped in
Vinyl.



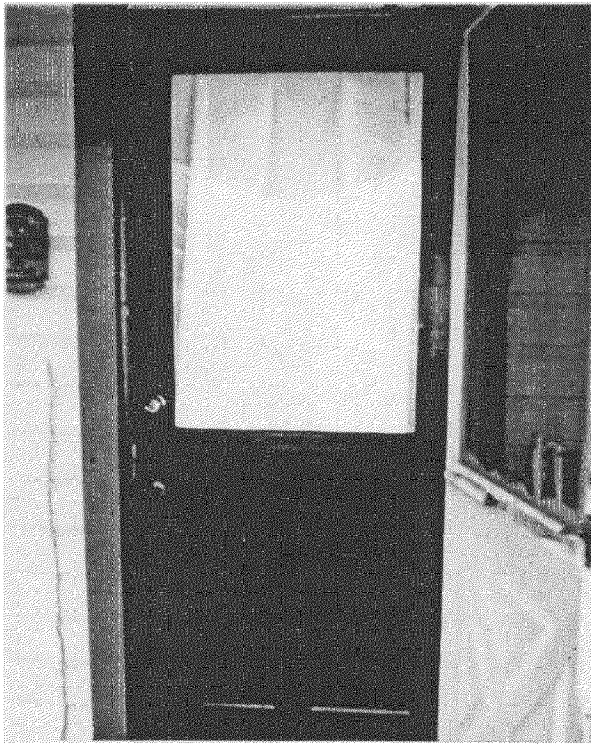
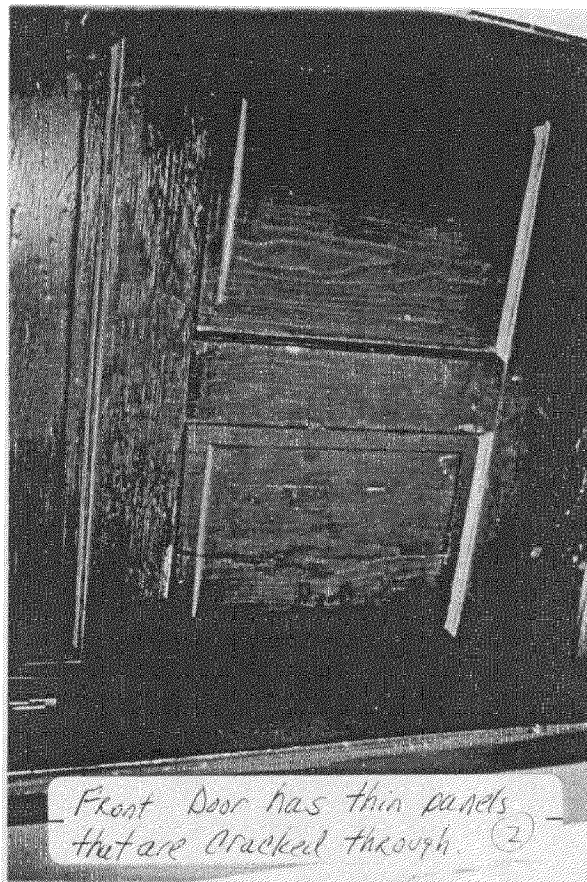
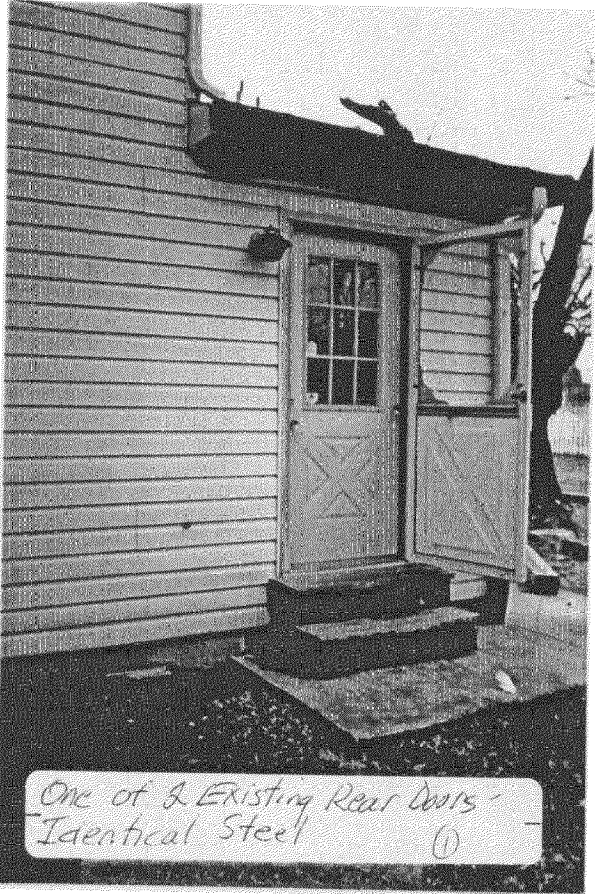


Exhibit D

- Front Door has Plastic "Glass" -
(1)

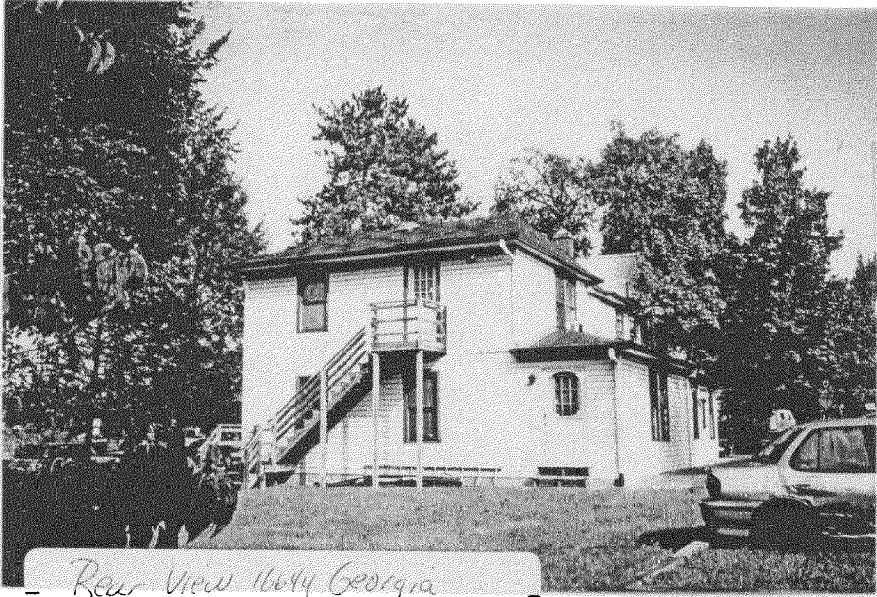


Front Door has thin panels
that are cracked through. (2)



One of 2 Existing Rear Doors -
Identical Steel (1)

Exhibit E



Rear View 1664 Georgia
Showing 2 Steel Doors

Exhibit F



Exhibit G

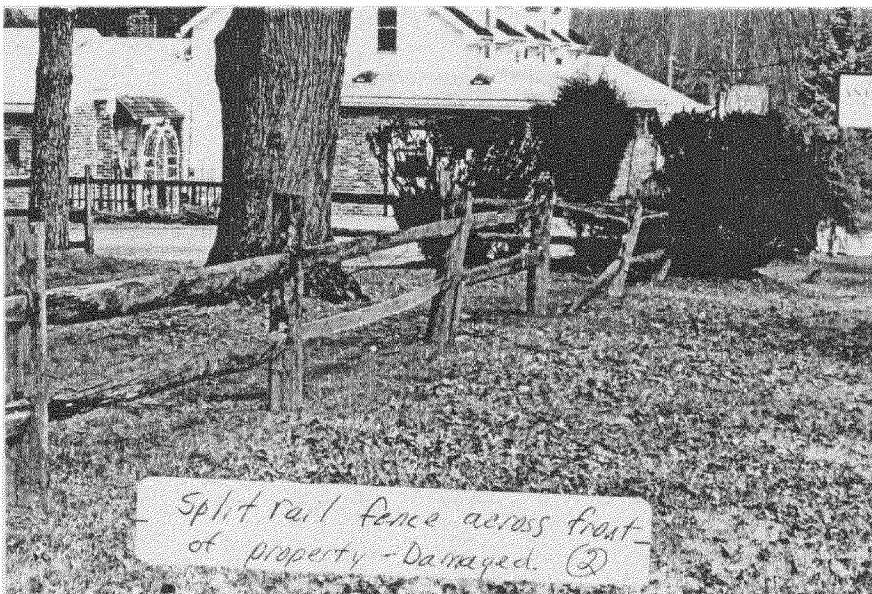
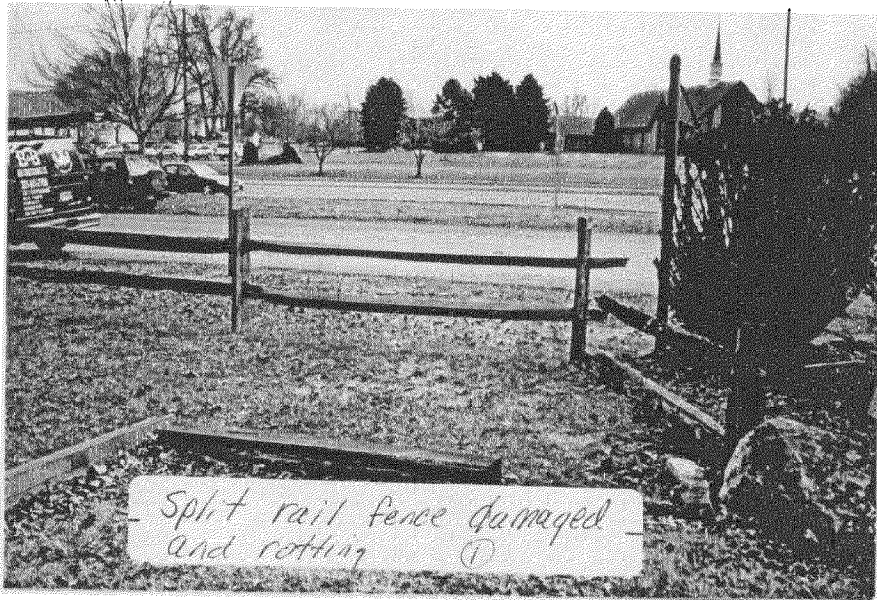


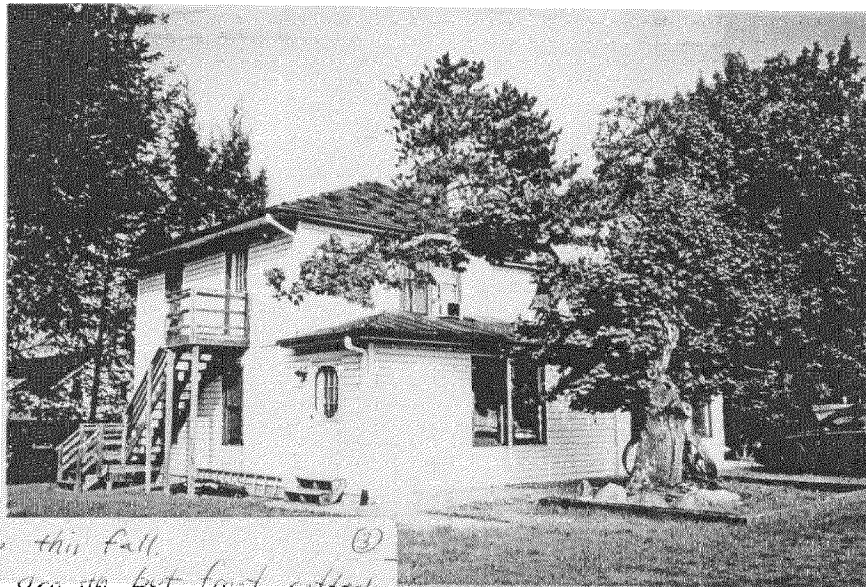
Exhibit H



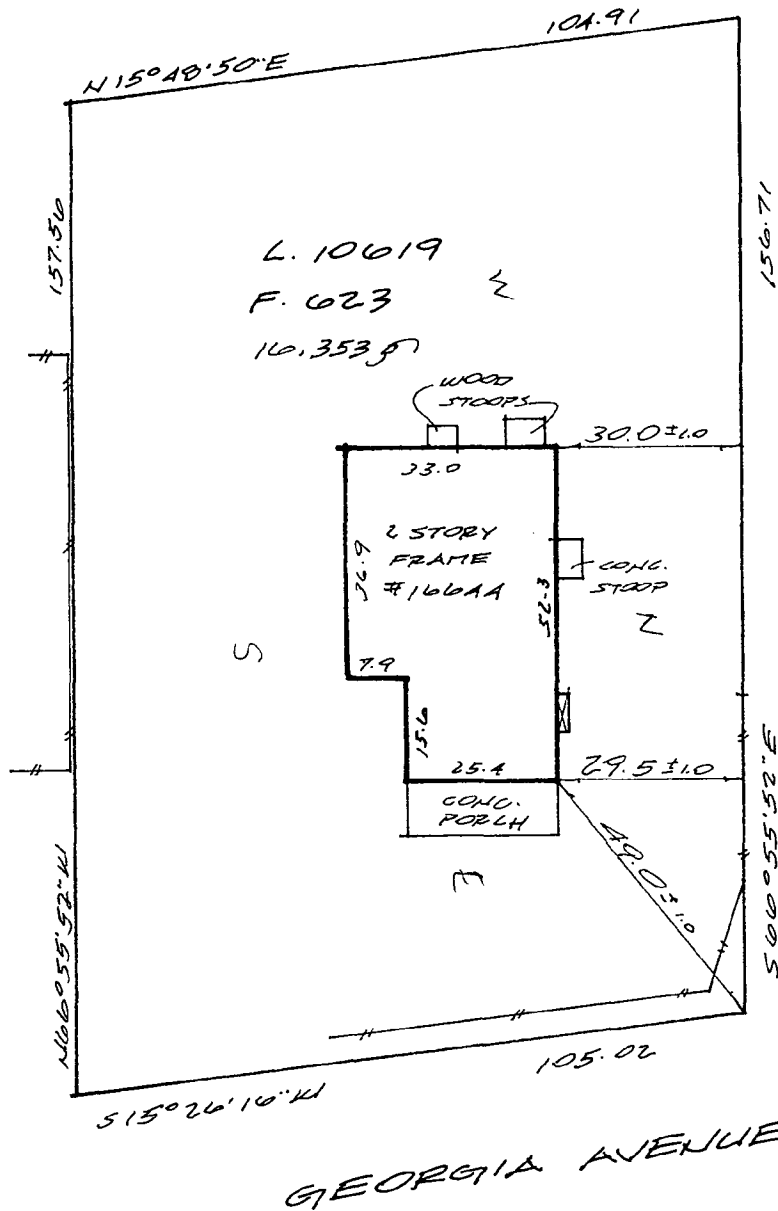
Tree on side of house is completely rotted away. ①



- Close up of rotting trunk ②



- Tree this fall. Some growth but front rotted ③



Property predates modern day zoning.
 No evidence of property corners was found. Apparent occupation is shown.

Date: 10-15-02 Scale: 1" = 30' Dwn: B.D.
 Plat Book:
 Plat No.: NO TITLE REPORT FURNISHED
 Work Order: 02-4924
 Address: 16644 GEORGIA AVENUE
 District: 8
 Jurisdiction: MONTGOMERY COUNTY, MD

LOCATION DRAWING
 LIBER 10619
 FOLIO 623

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location of existence of property corners is neither guaranteed nor implied. Fence lines if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen John Wenthold



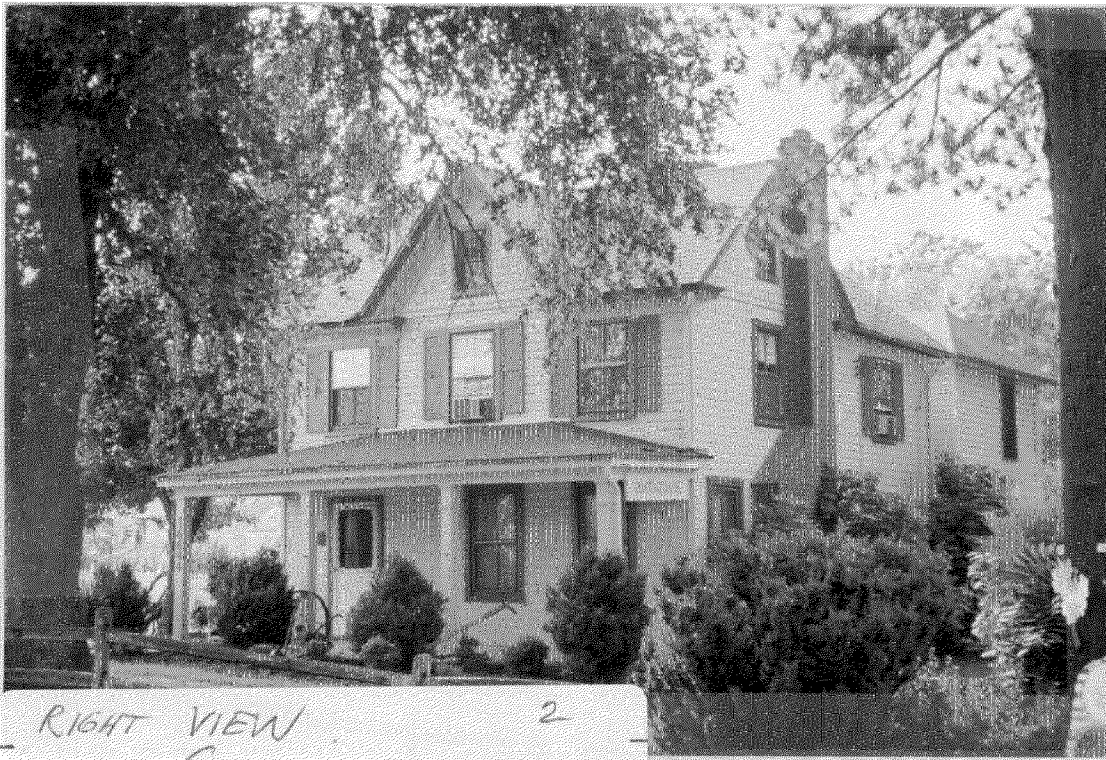
Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

Exhibit A



FRONT VIEW 1
16644 Georgia



RIGHT VIEW 2
16644 Georgia

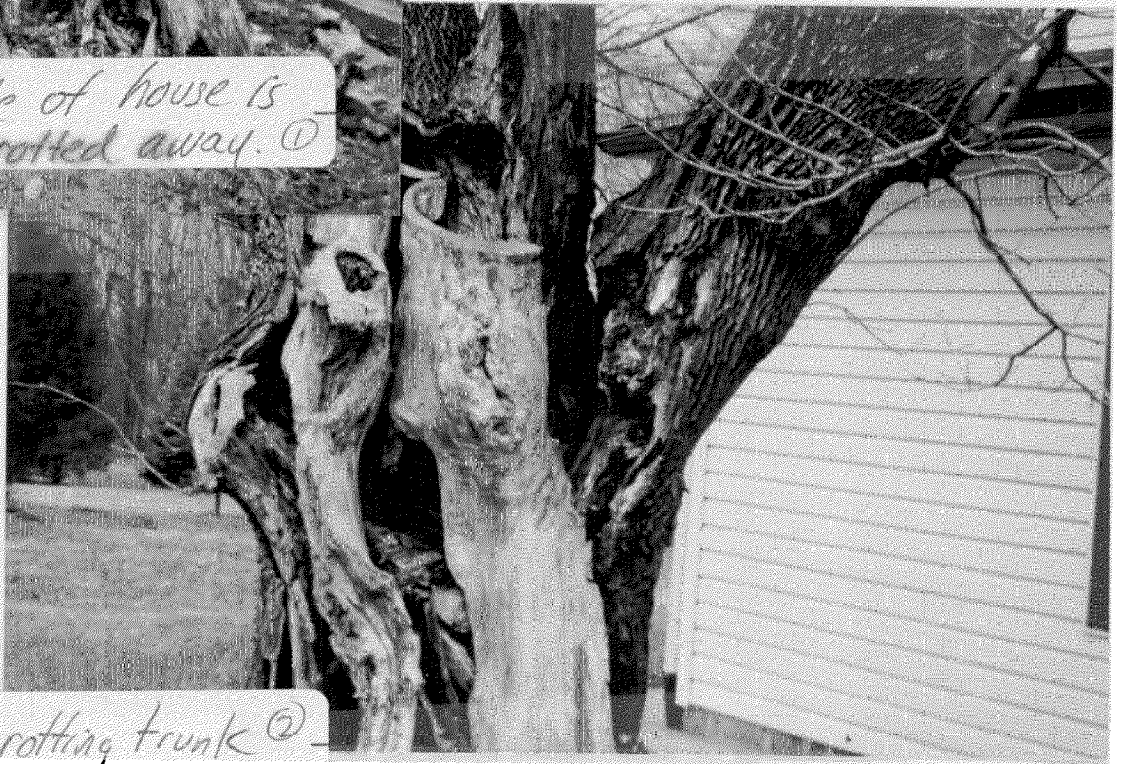


LEFT VIEW 3
16644 Georgia

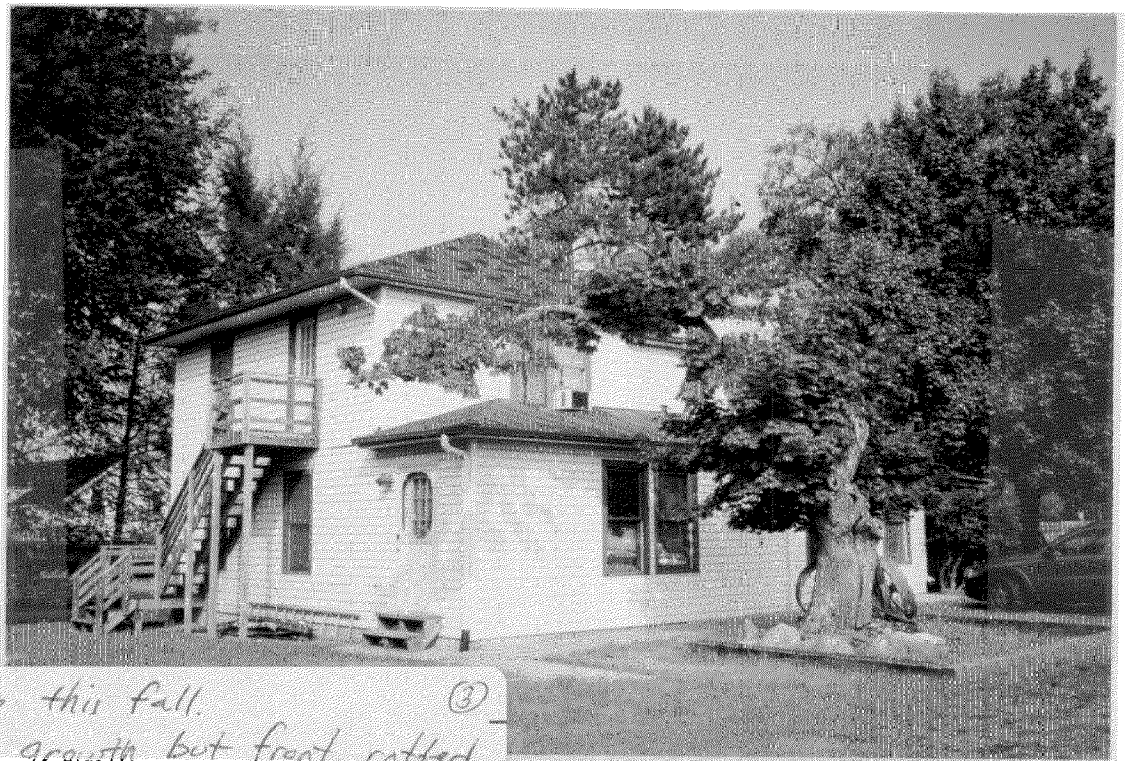
Exhibit H



Tree on side of house is completely rotted away. ①



- Close up of rotting trunk ②



- Tree this fall. Some growth but front rotted. ③

Exhibit G

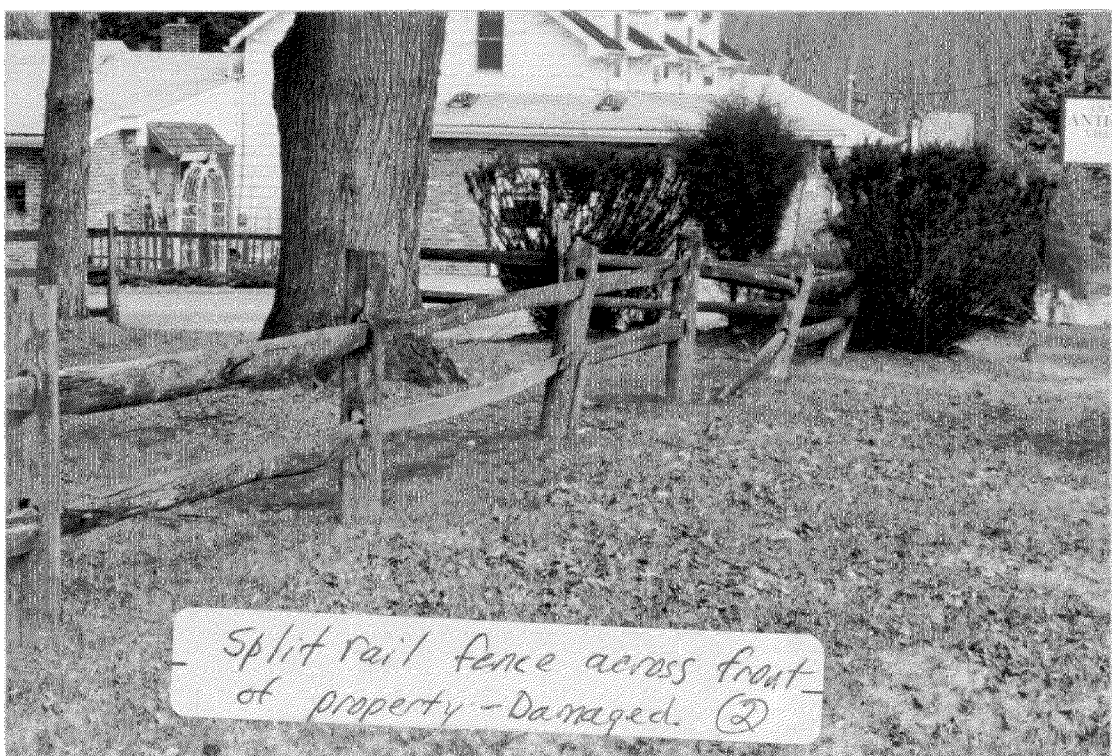
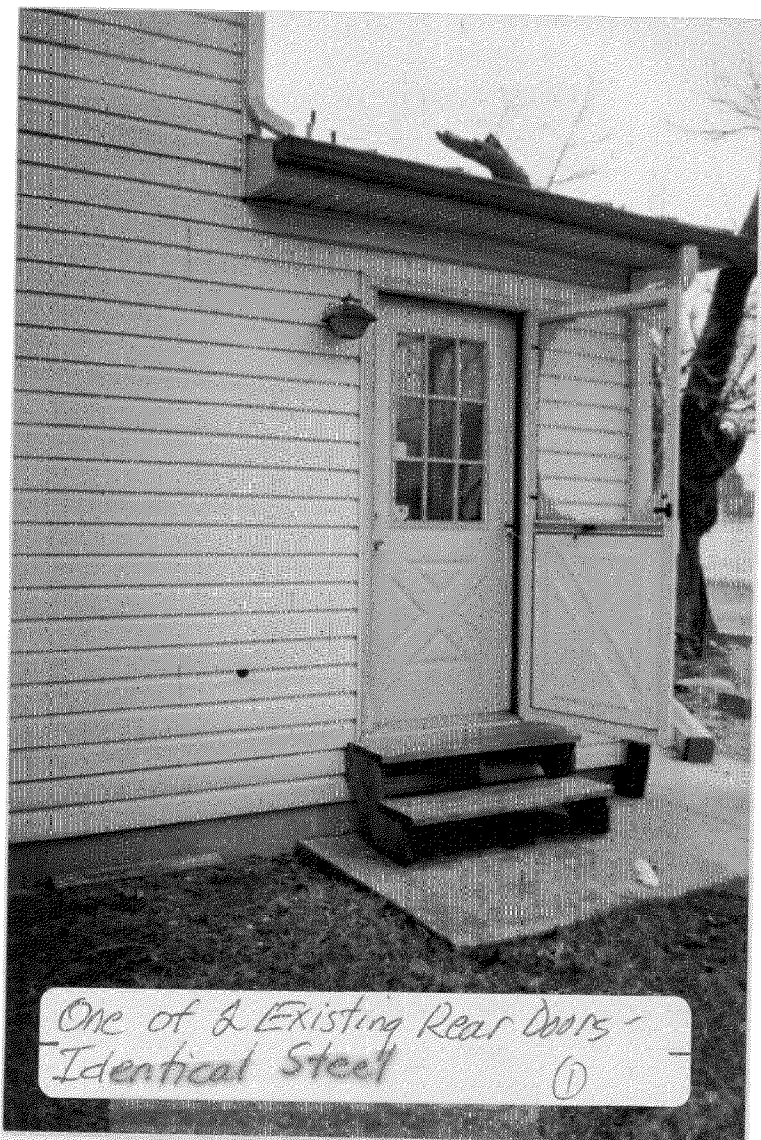


Exhibit F



"Tin" Roof on side porch (2)



One of 2 Existing Rear Doors -
Identical Steel (1)

Exhibit E



Rear View 1664 Georgia
Showing 2 steel Doors



Exhibit D

Front Door has Plastic "Glass"

①



Front Door has thin panels that are cracked through. ②

Exhibit C

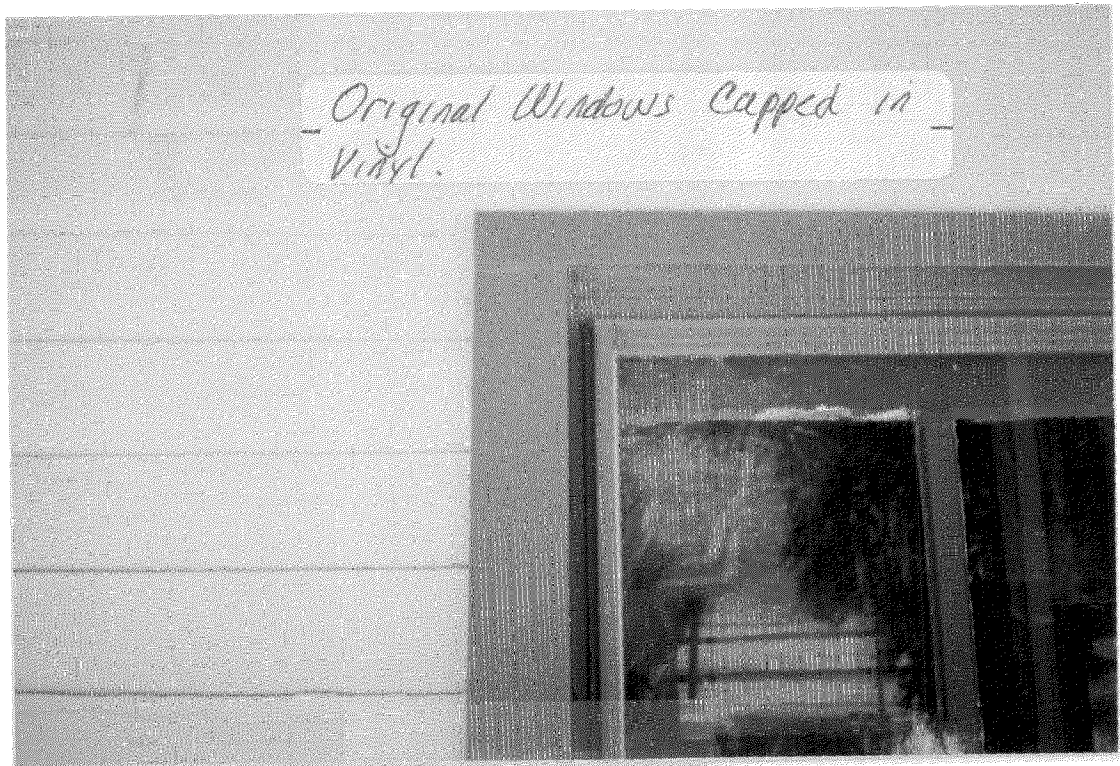


Exhibit B

