29/38-05A 8311 Comanche Court
MP Site #29/38 **Glenmore**

Date: May 12, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit #378988

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**. The conditions of approval are:

1. The applicant will only be replacing the sashes and installing jamb liners on the subject 11 windows.
2. The existing frames on the subject windows will be repaired. Holistic replacement of the entire window frame is not approved.
3. The replacement window sashes will be simulated divided light, wood windows and will match the muntin profiles of existing window sashes.

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

Applicant: Nancy Everett and Mike Nannes

Address: 8311 Comanche Court, Bethesda; *Master Plan* Site # 29/38, **Glenmore**

This HAWP approval is 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 at http://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
240/777-6370

DPS - #8

RECEIVED
APR 5 2005
DEPT. OF PERMITTING SERVICES

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nancy Everett
Daytime Phone No.: 301-767-0086

Tax Account No.: 3084665
Name of Property Owner: Nancy Everett + Mike Nannes Daytime Phone No.: 301-767-0086
Address: 8311 Comanche Court, Bethesda, MD 20817
Street Number City Street Zip Code
Contractor: Polland Construction Company Phone No.: 703-549-1545
Contractor Registration No.:
Agent for Owner: N/A Daytime Phone No.:
Address: 1500 King Street, Alexandria VA 22314

LOCATION OF BUILDING/PREMISE
House Number: 8311 Comanche Ct. (Master Plan Site #29/38) Street: Comanche Ct.
Town/City: Bethesda Nearest Cross Street: Fenway Drive / Stone Trail Drive
Lot: 18 Block: N/A Subdivision: Carderock Springs
Liber: Folio: Parcel: Plat 42

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 or restore windows; new shutters

1B. Construction cost estimate: $ unknown (time & materials only); estimate $70 - $5,000.

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS N/A

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 N/A

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.

Nancy Everett
Signature of owner or authorized agent

April 2, 2005
Date

Approved: X W/ CONDITIONS *For Chairperson, Historic Preservation Commission*
Disapproved: Signature: Julia O'Malley Date: 5/12/05
Application/Permit No.: 378988 Date Filed: 4-5-05 Date Issued:

Edit 6/21/99

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 Exhibit A Historic Preservation Commission Staff Report from previous HAWP

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

   See Exhibit B + site plans attached

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.

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   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** Attached

   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** N/A

   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** Attached

   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.

Glenmore
8311 Comanche Court, Bethesda MD

Written Description of Project

The owner-applicants are in the process of restoring 11 large first floor windows, most of which are mid-19th century and original to the house (1864), and are in fair to very poor condition. In addition, applicants hope to restore 4 windows on the second floor, all of which are in poor condition but likewise appear to be mid-19th century and original to the house.

Applicants request this HAWP in order to replace 1 small, apparently non-original termite-damaged window on the first floor (facing a U-shaped rear courtyard) and 10 windows on the second floor facing the back, side, and courtyard of the house. Seven of the 10 windows appear to be mid-20th century replacements and the other 3 (described in more detail below), are in varying states of serious deterioration and can be utilized to provide parts for the windows being restored. Two original widows facing the back or side of the house will be restored and moved to the front. A description of each window and its status is contained in the attached chart.

Background

The windows at Glenmore have been in a state of serious and continuous deterioration since the applicants bought the property in 1998. Badly-rotted sills, muntins completely out of alignment, chipped old paint, windows that are pieced-out, complete lack of glazing, large missing portions of sash and muntins (in several cases the muntins are made only of putty – no wood at all remains), glass too small for the frame (with a 1/3" gap), termite damage, and inoperability are just a few of the problems. As can be imagined, the windows provide little protection against wind or cold, and the leaky, ill-fitting, out-of-period aluminum storms do not contribute to either appearance or energy efficiency. The windows are primarily 6/6 or 6/9, with the largest two on either side of the front door, the next largest size in the living and dining areas downstairs, and the remaining first floor and all of the second floor windows being smaller in size. Most of the period glass has been replaced although several windows exhibit individual panes (see chart).

Applicants have previously contacted more than 10 contractors to undertake the window restoration project, only two of whom appeared to understand the process and the Commission guidelines, and those contractors were unwilling to take on the task, either due to other work commitments or the scope of the project. Working with Robert Pollard of Pollard Construction, applicants have developed a proposal to restore the majority of the windows (including all windows on the first floor except for one small termite-damaged casement facing the back courtyard) while replacing certain second story windows either because they are not original (probably 1900 to about c.1940), are extremely damaged, or face the side or back of the house and are in a child's bedroom where efficiency and air-tightness would be most appreciated. Mr. Pollard has restored historic homes in

Georgetown (Eads House) and Old Town Alexandria (sister house of the Lee Boyhood Home), and is familiar with the techniques required to properly restore windows in accordance with the guidelines of the Secretary of the Interior. In addition, he has investigated replacement windows suitable for historic homes and has recommended the windows described in this submission, which have been approved for use by the Architectural Review Board in Alexandria.

To address the feasibility of the restoration, Mr. Pollard removed and restored one (old but not original) kitchen window last fall (#10 in the attached exhibits). The restoration work for that window is substantially completed, but was extensive and quite costly, and the window, while now operable and cosmetically attractive, remains energy inefficient and drafty (although certainly an improvement over the unrestored window). In addition, one of the large original front windows (#1) has also just been restored, and the time and effort expended on this window has provided applicants with a better picture of the scope and expense of this project.

Identification of Windows and Proposal

Windows to be addressed in applicants' proposal are numbered and identified in the attached elevation and floorplan. Please note that there is not a second story floorplan so an altered duplicate of the first floor has been utilized. This proposal addresses all remaining windows at Glenmore that are part of the historic portion of the house.

Technique for determining mid-19th-century windows:
Each window has been numbered (1-26) and can be keyed to the front elevation and floorplans contained in this application. Each window was examined individually for age and condition; a few were taken out of their frames and closely scrutinized but most were examined visually from the inside. In order to determine relative age, the windows were categorized by (1) measuring the width of the meeting rail; (2) examining the window for pegs; (3) the profile and depth of the muntins; and (4) the presence of old (wavy)glass. For purposes of comparison, the two large 6/9 windows (# 1 and 2) on either side of the front door exhibited all of these characteristics (except that one window had no old glass left) and were deemed to be "original" (all contractors having agreed that they were mid-19th century) and thus provided the standard.

The easiest identifier of the original windows was the obvious visible difference in width of the meeting rail. The windows identified as "original" have a noticeably narrower meeting rail of 3/4 - 7/8 inch, as opposed to the newer windows, with a meeting rail of approximately 1-1/16 to 1- ¼ inch.. In addition, the windows with the narrower meeting rail generally have deeper and narrower muntins with profiles similar to the front 6/9 windows (generally speaking, although measurement was imprecise due to amount of old paint, it appeared that windows deemed "original" had muntins of approximately 1/2 – 5/8 inch, while windows deemed "newer" has muntins of approximately 5/8 – 7/8 inch). All of the windows with the narrow meeting rails had visible pegs; none of the windows with the wider meeting rails exhibited evidence of pegs. Finally, any window with wavy glass

was presumed to be original; and all windows with wavy glass also had narrow joining rails and pegs. Thus, these factors interact and confirm the categorization. Taken as a whole, the condition of the various elements of the windows (sashes, glazing, damage to muntins, etc.) identified as "newer" was better than the condition of the windows identified as "original".

First Floor:
All first-floor windows in the main center block of the house (7 total; # 1-7) appear to be original and applicants propose that all of them be restored. These are the largest and most visible windows from both the interior and the exterior. In the wing to the right of the main block there are 5 windows, only one of which (# 8) appears to be original (and it faces the back of the house). The remaining window (#9) is a small casement whose age is unclear, but it has no pegs or wavy glass and appears to be 20th-century. Although applicants had originally wanted to restore this window, when removed from its frame considerable termite damage was discovered, adding to the cost and difficulty of restoration, so applicants propose to replace this window while restoring the remaining 4 windows in the lower side block.
The 3 windows across the front of this block (# 10, 11, and 12) are obviously newer than the one identified original window (#8). Applicants believe that these newer windows were replacements of the originals in a previous remodeling. However, because of the visibility of this wing at street level and the need to blend with the façade of the house, applicants propose to restore the 3 newer windows as well as the one rear-facing original window. One of these windows (#10) served as the "test" window and restoration has been completed.

Second Floor:
Main Center Block:
There are 3 windows in the front of the main center block (#13-15), only 1 of which appears to be original (#15). There are 7 additional windows on the side and back of the main block, 3 of which appear to be original (#16, 20, 21) (exhibiting narrow joining rails and pegs) 3 of which are clearly much newer (# 17, 18, 22), and one of which appears to be old but has been pieced in to the frame and is clearly not original to that location (#19). These windows (#16 – 22) are all in children's bedrooms and those facing west are subject to strong prevailing winds (the house is on a hill and strong winds are prevalent).
Applicants propose to move the 2 original windows in the best condition (probably #16 and 20, due to wavy glass) to the front of the house, replacing the newer windows at # 13 and 14, so that the entire front façade will have original mid-19th century windows. The remaining original window (#21) will be used for parts for the restoration of the others, and will not be discarded.
Thus, all proposed replacement windows in the main block face the side, back, or interior courtyard of the house and are not easily visible from the street or adjoining driveways. Applicants propose replacing these 7 windows with Pella wood precision fit windows, sash type, divided light, 6/6, with 7/8" muntins and a 1-1/8" meeting rail, thus quite similar in profile and form to the windows to be replaced. Applicants hope to have a sample for the meeting.

Right Block:
There are 4 windows in the wing to the right of the main block. One of these is post-1900 (#24), and the remaining 2 facing front appear to be original but one (#25) is in greatly deteriorated condition, inoperable, with large portions of the jamb and muntins missing. Parts from this window were utilized to restore window #10. Window #26 is also in very poor condition with muntins missing and sill rot. Applicants propose replacing these 3 windows. Facing the rear on this wing is a 4th window (# 23) that appears to be original. It too is severely deteriorated but slightly better than #25 or 26, and because it retains considerable wavy glass, applicants propose restoration.

To summarize, all first-floors windows (except the small termite-damaged, non-original casement) (totaling 11) will be restored. On the second floor, all windows facing front on the main block (3) will be restored, with non-original windows replaced by originals from the back and sides of the house. Another original second-floor window exhibiting wavy glass will also be restored (total to be restored 15). Of the windows proposed to be replaced, seven are plainly not original (20th century), one is old (age uncertain) but not original to that frame, and three are original but in highly deteriorated condition, at least some of which will be needed for parts. (total to be replaced 11). The completion will present a main front block of fully-restored mid-19th century windows, with the first floor of the entire house containing original and/or restored windows except for the small casement facing the interior courtyard.

Procedures
The restoration will proceed in substantial compliance with the Department. of the Interior guidelines. Frames and sash will be stripped, repaired, missing pieces re-milled, glass removed and replaced (applicants have already replaced some panes of #1 with reproduction "old/wavy" glass), the balance/weight mechanism repaired or (if not feasible) replaced, and weatherstripping applied. Sills will be repaired, rotted and damaged portions repaired and treated, and sloped downward to prevent further water damage. Storm windows will be cleaned, stripped ,repainted and reinstalled with the proper drainage points.
All windows deemed original will be salvaged, whether or not they are to be restored. Parts from the few original windows to be replaced may be utilized in restoring the original windows in very bad condition.
Information on the proposed replacement windows is set forth in the preceding section.

Conclusion
Applicants firmly believe that this proposal is a fair compromise of historic preservation, practicality, and comfort/energy efficiency. The proposal retains all but 3 of the original mid-19th century windows as well as the largest and most visible, and moves 2 original windows to the front of the main block to present a uniform elevation of mid-19th century windows rather than the current mix. Replacements are limited to (i) non-original windows and (ii) 3 deteriorated originals on the second floor, some of which are needed for parts. The proposed replacement windows are a close match to the existing non-original windows

and will not detract from the historic appearance of the house. These windows have been approved as replacements by the Architectural Review Board governing Old Town Alexandria. In addition, they will alleviate the need for the unsightly and out-of-period storm windows.

While applicants understand that cost is not a prime consideration for the Commission, restoration of the original windows is far more expensive (up to double the cost, depending upon the window) than the new and historically-correct replacements. In fact, no contractor has been willing to work on anything other than a time and materials basis. Restoration of the full 26 windows would impose a tremendous financial burden. It could not be completed as one project, and would require a significant scaling back of the extent of restoration on the windows, as well as deferring other much-needed maintenance on the house.

In conjunction with this project applicants are replacing all of the front-facing shutters (presumably added in the early to mid 20th-century) which have rotted out, with custom milled replacements that are identical to the originals. Extensive foundation and electrical work is also underway at Glenmore to maintain the integrity of the support and to ensure safety.

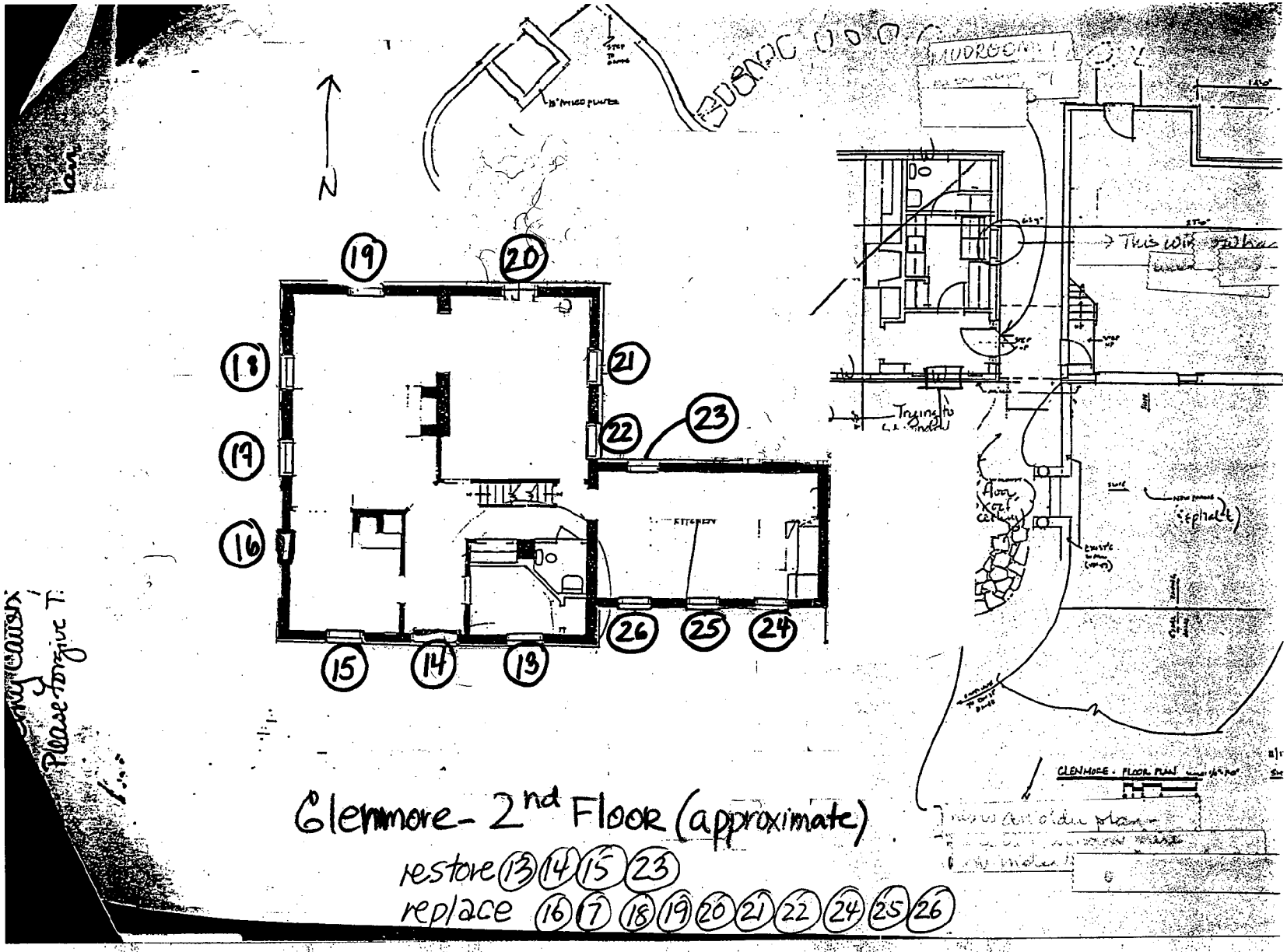
Applicants have been good stewards of this historic resource and have expended several hundred thousand dollars to preserve its unique features. However, this house has previously undergone extensive renovations by former owners and is already an amalgam of many different styles and periods. Applicants believe that preserving the majority (and certainly the most important and visible) of the original windows while opting for suitable replacements to increase comfort and efficiency on the second floor back and side makes sense for the future use and life of the house.

Glenmore Windows (1-12 first floor;13-26 second floor) (see elevation or floorplan for location)				
Window Number	Meeting Rail	Evidence of Pegs	Old Glass	Comments
1	¾ inch	yes	yes	6/9; original but very poor condition; wood of certain muntins completely deteriorated – made only of putty; glass does not fit & some broken; rot; **restore (this window has been restored and is back in place; replica period glass was used where new glass was needed)**
2	¾ inch	yes	no	6/9; original but very poor condition (see #1); additional termite damage; **in process of restoration**
3	¾ inch	yes	no	6/6; original, fair condition; **restore**
4	¾ inch	yes	no	6/6; original, fair condition; **restore**
5	¾ inch	yes	yes	6/6; original, fair condition; **restore**
6	¾ inch	yes	yes	6/6; original, poor condition; rotted sill and water damage to plaster and wood underneath; **restore**
7	13/16 inch	yes	yes	6/6; original; fair condition but rotted sill; **restore**
8	7/8 inch	yes	no	6/6; original; poor condition; inoperable; **restore**
9	none	no	no	3/3 casement; muntins same as older windows; age uncertain; when removed, considerable termite damage noted; **replace**
10	1-1/16	no	no	6/6; old but 20th century; restore **(this window was restored as the "test")**
11	1-1/16	no	no	Same characteristics as 10; water damage to plaster below window; **restore**
12	1-1/16	no	no	Same characteristics as 10; **restore**
13	1-1/8	no	no	6/6; presumed not original; **replace with original** window from back (either 16 or 20)
14	1-1/8	no	no	Same as 13; **replace with original** window from back of house

15	¾ inch	yes	no	6/6; original; fair to poor condition; **restore** (main front block of house)
16	¾ inch	yes	yes	6/6; original; fair to poor condition but most old glass of any window; **restore** and move to front of house in place of 13 or 14
17	1-1/8 inch	no	no	6/6; good condition; 20th-century window; west side of house; **replace**
18	1-1/16 inch	no	no	Same as 17; fair condition; **replace**
19	¾ inch	yes	Yes(1 pane?)	6/6; window old but not original to frame; poor condition; extra wood pieced in on either side; sashes crooked in frame; very leaky; back of house; use muntins and parts to restore other original windows; **replace**
20	¾ inch	yes	Yes but broken	6/6; original; fair condition but considerable restoration necessary; muntins gouged and missing; **restore** and move to front of house (13 or 14)
21	¾ inch	yes	no	6/6; original; fair to poor condition; rotted sill; muntins gouged; on interior side of house; use parts for salvage of other original windows on front block; **replace**
22	1-1/16 inch	no	no	6/6; not original; badly rotted sill and bad fit; side of house; **replace**
23	¾ inch	yes	yes	6/6; original; bad condition; rot; **restore** due to amount of wavy glass
24	1-1/8 inch	no	no	6/6; not original; **replace**
25	7/8 inch	yes	no	6/6; may be original; inoperable; very poor condition;large chunk of sash missing + some muntins are only putty; some parts already utilized to restore # 12 on first floor; **replace**
26	7/8 inch	yes	no	6/6; may be original; very poor condition; muntins gouged, and unconnected to window; sill rotted; **replace**

Glenmore - 1st Floor
restore all windows on 1st floor

Please Approve T.



Please forgive T.

Clenmore - 2nd Floor (approximate)

restore (13) (14) (15) (23)

replace (16) (17) (18) (19) (20) (21) (22) (24) (25) (26)

Date: May 12, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
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DPS - #8

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☐ Move	☒ Install	☐ Wreck/Raze	☐ Solar	☐ Fireplace	☐ Woodburning Stove	☒ Single Family			
☐ Revision	☒ Repair	☐ Revocable	☐ Fence/Wall (complete Section 4)		☒ Other: replace or restore windows; new shutters				

1B. Construction cost estimate: $ unknown (time & materials only); estimate $70 - $75,000.

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2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

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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.

Nancy Everett — *Signature of owner or authorized agent*
April 2, 2005 — *Date*

Approved: X W/ CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: Signature: Julia B. Malley Date: 5/12/05
Application/Permit No.: 378988 Date Filed: 4-5-05 Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 6/21/99

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Glenmore
8311 Comanche Court, Bethesda MD

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Applicants have previously contacted more than 10 contractors to undertake the window restoration project, only two of whom appeared to understand the process and the Commission guidelines, and those contractors were unwilling to take on the task, either due to other work commitments or the scope of the project. Working with Robert Pollard of Pollard Construction, applicants have developed a proposal to restore the majority of the windows (including all windows on the first floor except for one small termite-damaged casement facing the back courtyard) while replacing certain second story windows either because they are not original (probably 1900 to about c.1940), are extremely damaged, or face the side or back of the house and are in a child's bedroom where efficiency and air-tightness would be most appreciated. Mr. Pollard has restored historic homes in

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The easiest identifier of the original windows was the obvious visible difference in width of the meeting rail. The windows identified as "original" have a noticeably narrower meeting rail of 3/4 - 7/8 inch, as opposed to the newer windows, with a meeting rail of approximately 1-1/16 to 1- ¼ inch.. In addition, the windows with the narrower meeting rail generally have deeper and narrower muntins with profiles similar to the front 6/9 windows (generally speaking, although measurement was imprecise due to amount of old paint, it appeared that windows deemed "original" had muntins of approximately 1/2 – 5/8 inch, while windows deemed "newer" has muntins of approximately 5/8 – 7/8 inch). All of the windows with the narrow meeting rails had visible pegs; none of the windows with the wider meeting rails exhibited evidence of pegs. Finally, any window with wavy glass

was presumed to be original; and all windows with wavy glass also had narrow joining rails and pegs. Thus, these factors interact and confirm the categorization. Taken as a whole, the condition of the various elements of the windows (sashes, glazing, damage to muntins, etc.) identified as "newer" was better than the condition of the windows identified as "original".

First Floor:
All first-floor windows in the main center block of the house (7 total; # 1-7) appear to be original and applicants propose that all of them be restored. These are the largest and most visible windows from both the interior and the exterior. In the wing to the right of the main block there are 5 windows, only one of which (# 8) appears to be original (and it faces the back of the house). The remaining window (#9) is a small casement whose age is unclear, but it has no pegs or wavy glass and appears to be 20th-century. Although applicants had originally wanted to restore this window, when removed from its frame considerable termite damage was discovered, adding to the cost and difficulty of restoration, so applicants propose to replace this window while restoring the remaining 4 windows in the lower side block.
The 3 windows across the front of this block (# 10, 11, and 12) are obviously newer than the one identified original window (#8). Applicants believe that these newer windows were replacements of the originals in a previous remodeling. However, because of the visibility of this wing at street level and the need to blend with the façade of the house, applicants propose to restore the 3 newer windows as well as the one rear-facing original window. One of these windows (#10) served as the "test" window and restoration has been completed.

Second Floor:
Main Center Block:
There are 3 windows in the front of the main center block (#13-15), only 1 of which appears to be original (#15). There are 7 additional windows on the side and back of the main block, 3 of which appear to be original (#16, 20, 21) (exhibiting narrow joining rails and pegs) 3 of which are clearly much newer (# 17, 18, 22), and one of which appears to be old but has been pieced in to the frame and is clearly not original to that location (#19). These windows (#16 – 22) are all in children's bedrooms and those facing west are subject to strong prevailing winds (the house is on a hill and strong winds are prevalent).
Applicants propose to move the 2 original windows in the best condition (probably #16 and 20, due to wavy glass) to the front of the house, replacing the newer windows at # 13 and 14, so that the entire front façade will have original mid-19th century windows. The remaining original window (#21) will be used for parts for the restoration of the others, and will not be discarded.
Thus, all proposed replacement windows in the main block face the side, back, or interior courtyard of the house and are not easily visible from the street or adjoining driveways. Applicants propose replacing these 7 windows with Pella wood precision fit windows, sash type, divided light, 6/6, with 7/8" muntins and a 1-1/8" meeting rail, thus quite similar in profile and form to the windows to be replaced. Applicants hope to have a sample for the meeting.

Right Block:
There are 4 windows in the wing to the right of the main block. One of these is post-1900 (#24), and the remaining 2 facing front appear to be original but one (#25) is in greatly deteriorated condition, inoperable, with large portions of the jamb and muntins missing. Parts from this window were utilized to restore window #10. Window #26 is also in very poor condition with muntins missing and sill rot. Applicants propose replacing these 3 windows. Facing the rear on this wing is a 4th window (# 23) that appears to be original. It too is severely deteriorated but slightly better than #25 or 26, and because it retains considerable wavy glass, applicants propose restoration.

To summarize, all first-floors windows (except the small termite-damaged, non-original casement) (totaling 11) will be restored. On the second floor, all windows facing front on the main block (3) will be restored, with non-original windows replaced by originals from the back and sides of the house. Another original second-floor window exhibiting wavy glass will also be restored (total to be restored 15). Of the windows proposed to be replaced, seven are plainly not original (20th century), one is old (age uncertain) but not original to that frame, and three are original but in highly deteriorated condition, at least some of which will be needed for parts. (total to be replaced 11). The completion will present a main front block of fully-restored mid-19th century windows, with the first floor of the entire house containing original and/or restored windows except for the small casement facing the interior courtyard.

Procedures
The restoration will proceed in substantial compliance with the Department. of the Interior guidelines. Frames and sash will be stripped, repaired, missing pieces re-milled, glass removed and replaced (applicants have already replaced some panes of #1 with reproduction "old/wavy" glass), the balance/weight mechanism repaired or (if not feasible) replaced, and weatherstripping applied. Sills will be repaired, rotted and damaged portions repaired and treated, and sloped downward to prevent further water damage. Storm windows will be cleaned, stripped ,repainted and reinstalled with the proper drainage points.
All windows deemed original will be salvaged, whether or not they are to be restored. Parts from the few original windows to be replaced may be utilized in restoring the original windows in very bad condition.
Information on the proposed replacement windows is set forth in the preceding section.

Conclusion
Applicants firmly believe that this proposal is a fair compromise of historic preservation, practicality, and comfort/energy efficiency. The proposal retains all but 3 of the original mid-19th century windows as well as the largest and most visible, and moves 2 original windows to the front of the main block to present a uniform elevation of mid-19th century windows rather than the current mix. Replacements are limited to (i) non-original windows and (ii) 3 deteriorated originals on the second floor, some of which are needed for parts. The proposed replacement windows are a close match to the existing non-original windows

and will not detract from the historic appearance of the house. These windows have been approved as replacements by the Architectural Review Board governing Old Town Alexandria. In addition, they will alleviate the need for the unsightly and out-of-period storm windows.

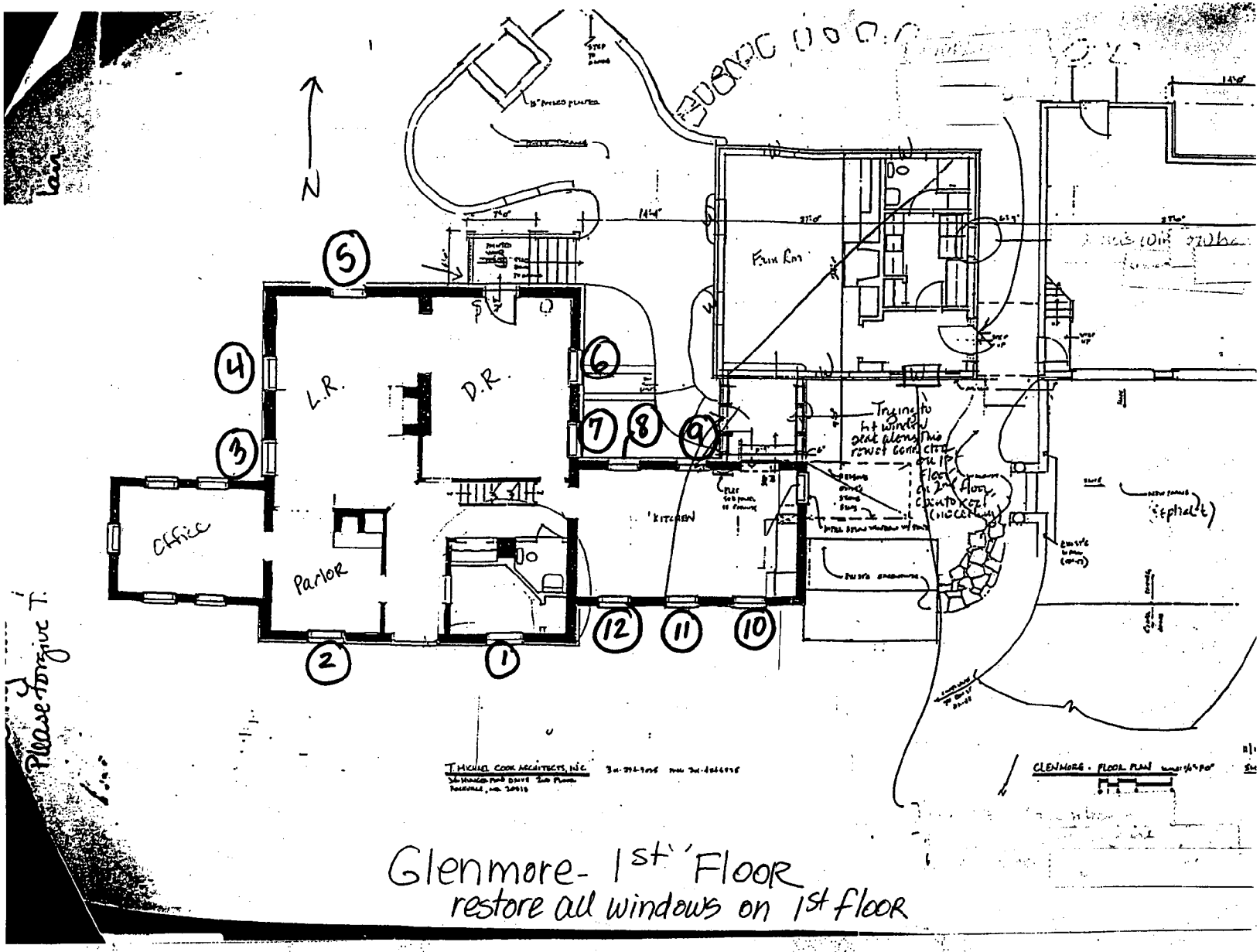
While applicants understand that cost is not a prime consideration for the Commission, restoration of the original windows is far more expensive (up to double the cost, depending upon the window) than the new and historically-correct replacements. In fact, no contractor has been willing to work on anything other than a time and materials basis. Restoration of the full 26 windows would impose a tremendous financial burden. It could not be completed as one project, and would require a significant scaling back of the extent of restoration on the windows, as well as deferring other much-needed maintenance on the house.

In conjunction with this project applicants are replacing all of the front-facing shutters (presumably added in the early to mid 20th-century) which have rotted out, with custom milled replacements that are identical to the originals. Extensive foundation and electrical work is also underway at Glenmore to maintain the integrity of the support and to ensure safety.

Applicants have been good stewards of this historic resource and have expended several hundred thousand dollars to preserve its unique features. However, this house has previously undergone extensive renovations by former owners and is already an amalgam of many different styles and periods. Applicants believe that preserving the majority (and certainly the most important and visible) of the original windows while opting for suitable replacements to increase comfort and efficiency on the second floor back and side makes sense for the future use and life of the house.

Glenmore Windows (1-12 first floor;13-26 second floor) (see elevation or floorplan for location)				
Window Number	Meeting Rail	Evidence of Pegs	Old Glass	Comments
1	¾ inch	yes	yes	6/9; original but very poor condition; wood of certain muntins completely deteriorated – made only of putty; glass does not fit & some broken; rot; **restore (this window has been restored and is back in place; replica period glass was used where new glass was needed)**
2	¾ inch	yes	no	6/9; original but very poor condition (see #1); additional termite damage; **in process of restoration**
3	¾ inch	yes	no	6/6; original, fair condition; **restore**
4	¾ inch	yes	no	6/6; original, fair condition; **restore**
5	¾ inch	yes	yes	6/6; original, fair condition; **restore**
6	¾ inch	yes	yes	6/6; original, poor condition; rotted sill and water damage to plaster and wood underneath; **restore**
7	13/16 inch	yes	yes	6/6; original; fair condition but rotted sill; **restore**
8	7/8 inch	yes	no	6/6; original; poor condition; inoperable; **restore**
9	none	no	no	3/3 casement; muntins same as older windows; age uncertain; when removed, considerable termite damage noted; **replace**
10	1-1/16	no	no	6/6; old but 20th century; restore **(this window was restored as the "test")**
11	1-1/16	no	no	Same characteristics as 10; water damage to plaster below window; **restore**
12	1-1/16	no	no	Same characteristics as 10; **restore**
13	1-1/8	no	no	6/6; presumed not original; **replace with original** window from back (either 16 or 20)
14	1-1/8	no	no	Same as 13; **replace with original** window from back of house

15	¾ inch	yes	no	6/6; original; fair to poor condition; **restore** (main front block of house)
16	¾ inch	yes	yes	6/6; original; fair to poor condition but most old glass of any window; **restore** and move to front of house in place of 13 or 14
17	1-1/8 inch	no	no	6/6; good condition; 20th-century window; west side of house; **replace**
18	1-1/16 inch	no	no	Same as 17; fair condition; **replace**
19	¾ inch	yes	Yes(1 pane?)	6/6; window old but not original to frame; poor condition; extra wood pieced in on either side; sashes crooked in frame; very leaky; back of house; use muntins and parts to restore other original windows; **replace**
20	¾ inch	yes	Yes but broken	6/6; original; fair condition but considerable restoration necessary; muntins gouged and missing; **restore** and move to front of house (13 or 14)
21	¾ inch	yes	no	6/6; original; fair to poor condition; rotted sill; muntins gouged; on interior side of house; use parts for salvage of other original windows on front block; **replace**
22	1-1/16 inch	no	no	6/6; not original; badly rotted sill and bad fit; side of house; **replace**
23	¾ inch	yes	yes	6/6; original; bad condition; rot; **restore** due to amount of wavy glass
24	1-1/8 inch	no	no	6/6; not original; **replace**
25	7/8 inch	yes	no	6/6; may be original; inoperable; very poor condition;large chunk of sash missing + some muntins are only putty; some parts already utilized to restore # 12 on first floor; **replace**
26	7/8 inch	yes	no	6/6; may be original; very poor condition; muntins gouged, and unconnected to window; sill rotted; **replace**



Please forgive T.

Glenmore- 1st Floor

restore all windows on 1st floor

Please forgive the poor quality

Elmmore - 2nd Floor (approximate)

restore (13)(14)(15)(23)

replace (16)(17)(18)(19)(20)(21)(22)(24)(25)(26)

Date: May 12, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit #378988

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**. The conditions of approval are:

1. The applicant will only be replacing the sashes and installing jamb liners on the subject 11 windows.
2. The existing frames on the subject windows will be repaired. Holistic replacement of the entire window frame is not approved.
3. The replacement window sashes will be simulated divided light, wood windows and will match the muntin profiles of existing window sashes.

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

Applicant: Nancy Everett and Mike Nannes

Address: 8311 Comanche Court, Bethesda; *Master Plan* Site # 29/38, **Glenmore**

This HAWP approval is 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 at http://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
240/777-6370

DPS - #8

RECEIVED
APR 5 2005
DEPT. OF PERMITTING SERVICES

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nancy Everett
Daytime Phone No.: 301-767-0086

Tax Account No.: 3084665
Name of Property Owner: Nancy Everett + Mike Nannes Daytime Phone No.: 301-767-0086
Address: 8311 Comanche Court, Bethesda, MD 20817
Street Number City State Zip Code
Contractor: Polland Construction Company Phone No.: 703-549-1545
Contractor Registration No.:
Agent for Owner: N/A Daytime Phone No.:
Address: 1500 King Street, Alexandria VA 22314

LOCATION OF BUILDING/PREMISE
House Number: 8311 Comanche Ct. (Master Plan Site #29/38 Street: Comanche Ct.
Town/City: Bethesda Nearest Cross Street: Fenway Drive / Stone Trail Drive
Lot: 18 Block: N/A Subdivision: Carderock Springs
Liber: Folio: Parcel: Plat 42

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

			CHECK ALL APPLICABLE:					
☐ Construct	☐ Extend	☒ Alter/Renovate	☐ A/C	☐ Slab	☐ Room Addition	☐ Porch	☐ Deck	☐ Shed
☐ Move	☒ Install	☐ Wreck/Raze	☐ Solar	☐ Fireplace	☐ Woodburning Stove	☒ Single Family		
☐ Revision	☒ Repair	☐ Revocable	☐ Fence/Wall (complete Section 4)		☒ Other: replace or restore windows; new shutters			

1B. Construction cost estimate: $ unknown (time & materials only); estimate $70 - $75,000.

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS N/A

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 N/A

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.

Nancy Everett — Signature of owner or authorized agent
April 2, 2005 — Date

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: Signature: Julia O'Malley Date: 5/12/05
Application/Permit No.: 378988 Date Filed: 4-5-05 Date Issued:

Edit 6/21/99

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 Exhibit A Historic Preservation Commission Staff Report from previous HAWP

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

   See Exhibit B + site plans attached

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** See Exhibit B

   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** Attached

   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.

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was presumed to be original; and all windows with wavy glass also had narrow joining rails and pegs. Thus, these factors interact and confirm the categorization. Taken as a whole, the condition of the various elements of the windows (sashes, glazing, damage to muntins, etc.) identified as "newer" was better than the condition of the windows identified as "original".

First Floor:
All first-floor windows in the main center block of the house (7 total; # 1-7) appear to be original and applicants propose that all of them be restored. These are the largest and most visible windows from both the interior and the exterior. In the wing to the right of the main block there are 5 windows, only one of which (# 8) appears to be original (and it faces the back of the house). The remaining window (#9) is a small casement whose age is unclear, but it has no pegs or wavy glass and appears to be 20th-century. Although applicants had originally wanted to restore this window, when removed from its frame considerable termite damage was discovered, adding to the cost and difficulty of restoration, so applicants propose to replace this window while restoring the remaining 4 windows in the lower side block.
The 3 windows across the front of this block (# 10, 11, and 12) are obviously newer than the one identified original window (#8). Applicants believe that these newer windows were replacements of the originals in a previous remodeling. However, because of the visibility of this wing at street level and the need to blend with the façade of the house, applicants propose to restore the 3 newer windows as well as the one rear-facing original window. One of these windows (#10) served as the "test" window and restoration has been completed.

Second Floor:
Main Center Block:
There are 3 windows in the front of the main center block (#13-15), only 1 of which appears to be original (#15). There are 7 additional windows on the side and back of the main block, 3 of which appear to be original (#16, 20, 21) (exhibiting narrow joining rails and pegs) 3 of which are clearly much newer (# 17, 18, 22), and one of which appears to be old but has been pieced in to the frame and is clearly not original to that location (#19). These windows (#16 – 22) are all in children's bedrooms and those facing west are subject to strong prevailing winds (the house is on a hill and strong winds are prevalent).
Applicants propose to move the 2 original windows in the best condition (probably #16 and 20, due to wavy glass) to the front of the house, replacing the newer windows at # 13 and 14, so that the entire front façade will have original mid-19th century windows. The remaining original window (#21) will be used for parts for the restoration of the others, and will not be discarded.
Thus, all proposed replacement windows in the main block face the side, back, or interior courtyard of the house and are not easily visible from the street or adjoining driveways. Applicants propose replacing these 7 windows with Pella wood precision fit windows, sash type, divided light, 6/6, with 7/8" muntins and a 1-1/8" meeting rail, thus quite similar in profile and form to the windows to be replaced. Applicants hope to have a sample for the meeting.

Right Block:
There are 4 windows in the wing to the right of the main block. One of these is post-1900 (#24), and the remaining 2 facing front appear to be original but one (#25) is in greatly deteriorated condition, inoperable, with large portions of the jamb and muntins missing. Parts from this window were utilized to restore window #10. Window #26 is also in very poor condition with muntins missing and sill rot. Applicants propose replacing these 3 windows. Facing the rear on this wing is a 4th window (# 23) that appears to be original. It too is severely deteriorated but slightly better than #25 or 26, and because it retains considerable wavy glass, applicants propose restoration.

To summarize, all first-floors windows (except the small termite-damaged, non-original casement) (totaling 11) will be restored. On the second floor, all windows facing front on the main block (3) will be restored, with non-original windows replaced by originals from the back and sides of the house. Another original second-floor window exhibiting wavy glass will also be restored (total to be restored 15). Of the windows proposed to be replaced, seven are plainly not original (20th century), one is old (age uncertain) but not original to that frame, and three are original but in highly deteriorated condition, at least some of which will be needed for parts. (total to be replaced 11). The completion will present a main front block of fully-restored mid-19th century windows, with the first floor of the entire house containing original and/or restored windows except for the small casement facing the interior courtyard.

Procedures
The restoration will proceed in substantial compliance with the Department. of the Interior guidelines. Frames and sash will be stripped, repaired, missing pieces re-milled, glass removed and replaced (applicants have already replaced some panes of #1 with reproduction "old/wavy" glass), the balance/weight mechanism repaired or (if not feasible) replaced, and weatherstripping applied. Sills will be repaired, rotted and damaged portions repaired and treated, and sloped downward to prevent further water damage. Storm windows will be cleaned, stripped ,repainted and reinstalled with the proper drainage points.
All windows deemed original will be salvaged, whether or not they are to be restored. Parts from the few original windows to be replaced may be utilized in restoring the original windows in very bad condition.
Information on the proposed replacement windows is set forth in the preceding section.

Conclusion
Applicants firmly believe that this proposal is a fair compromise of historic preservation, practicality, and comfort/energy efficiency. The proposal retains all but 3 of the original mid-19th century windows as well as the largest and most visible, and moves 2 original windows to the front of the main block to present a uniform elevation of mid-19th century windows rather than the current mix. Replacements are limited to (i) non-original windows and (ii) 3 deteriorated originals on the second floor, some of which are needed for parts. The proposed replacement windows are a close match to the existing non-original windows

and will not detract from the historic appearance of the house. These windows have been approved as replacements by the Architectural Review Board governing Old Town Alexandria. In addition, they will alleviate the need for the unsightly and out-of-period storm windows.

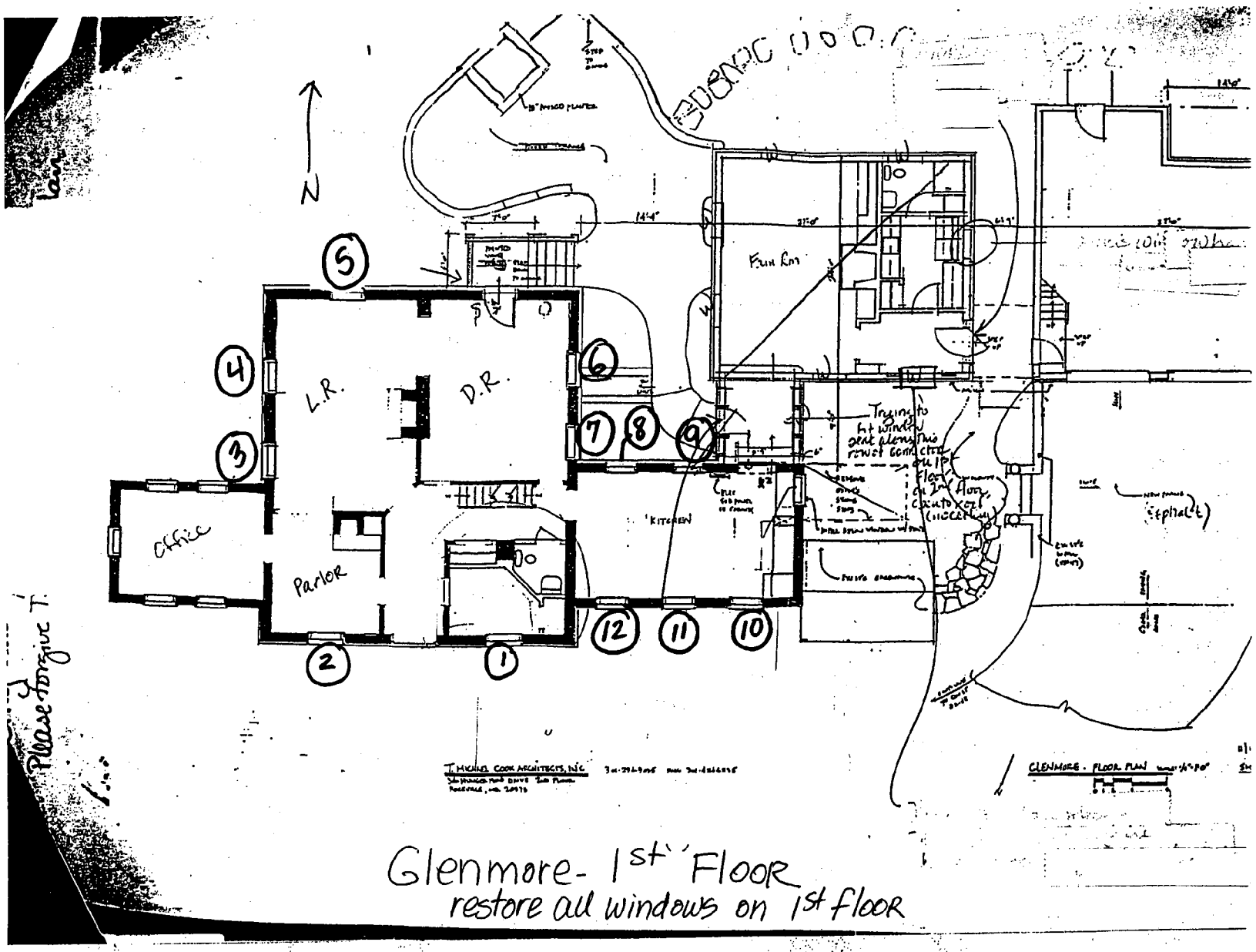
While applicants understand that cost is not a prime consideration for the Commission, restoration of the original windows is far more expensive (up to double the cost, depending upon the window) than the new and historically-correct replacements. In fact, no contractor has been willing to work on anything other than a time and materials basis. Restoration of the full 26 windows would impose a tremendous financial burden. It could not be completed as one project, and would require a significant scaling back of the extent of restoration on the windows, as well as deferring other much-needed maintenance on the house.

In conjunction with this project applicants are replacing all of the front-facing shutters (presumably added in the early to mid 20th-century) which have rotted out, with custom milled replacements that are identical to the originals. Extensive foundation and electrical work is also underway at Glenmore to maintain the integrity of the support and to ensure safety.

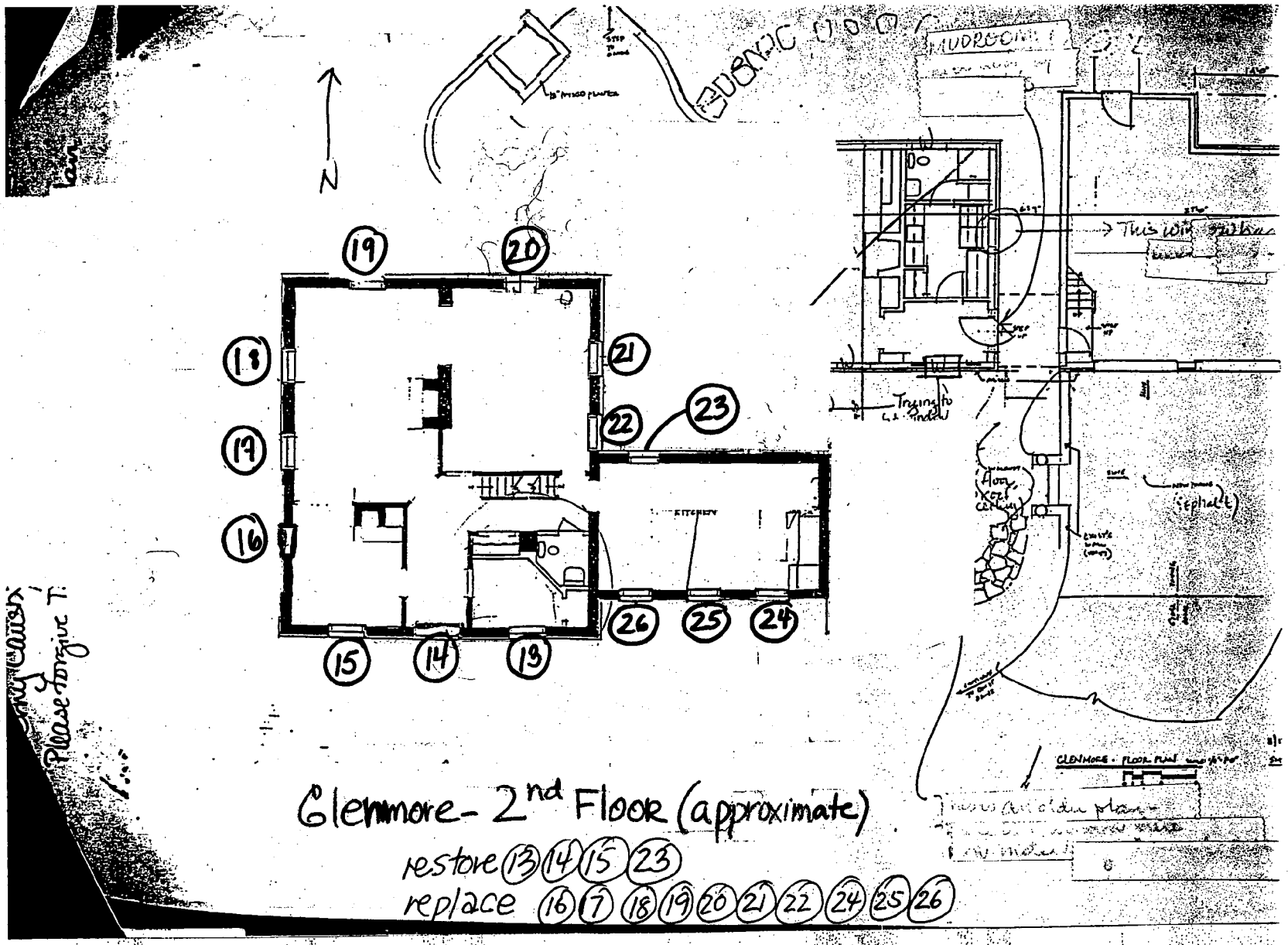
Applicants have been good stewards of this historic resource and have expended several hundred thousand dollars to preserve its unique features. However, this house has previously undergone extensive renovations by former owners and is already an amalgam of many different styles and periods. Applicants believe that preserving the majority (and certainly the most important and visible) of the original windows while opting for suitable replacements to increase comfort and efficiency on the second floor back and side makes sense for the future use and life of the house.

Glenmore Windows (1-12 first floor;13-26 second floor) (see elevation or floorplan for location)				
Window Number	Meeting Rail	Evidence of Pegs	Old Glass	Comments
1	¾ inch	yes	yes	6/9; original but very poor condition; wood of certain muntins completely deteriorated – made only of putty; glass does not fit & some broken; rot; **restore (this window has been restored and is back in place; replica period glass was used where new glass was needed)**
2	¾ inch	yes	no	6/9; original but very poor condition (see #1); additional termite damage; **in process of restoration**
3	¾ inch	yes	no	6/6; original, fair condition; **restore**
4	¾ inch	yes	no	6/6; original, fair condition; **restore**
5	¾ inch	yes	yes	6/6; original, fair condition; **restore**
6	¾ inch	yes	yes	6/6; original, poor condition; rotted sill and water damage to plaster and wood underneath; **restore**
7	13/16 inch	yes	yes	6/6; original; fair condition but rotted sill; **restore**
8	7/8 inch	yes	no	6/6; original; poor condition; inoperable; **restore**
9	none	no	no	3/3 casement; muntins same as older windows; age uncertain; when removed, considerable termite damage noted; **replace**
10	1-1/16	no	no	6/6; old but 20th century; restore **(this window was restored as the "test")**
11	1-1/16	no	no	Same characteristics as 10; water damage to plaster below window; **restore**
12	1-1/16	no	no	Same characteristics as 10; **restore**
13	1-1/8	no	no	6/6; presumed not original; **replace with original** window from back (either 16 or 20)
14	1-1/8	no	no	Same as 13; **replace with original** window from back of house

15	¾ inch	yes	no	6/6; original; fair to poor condition; **restore** (main front block of house)
16	¾ inch	yes	yes	6/6; original; fair to poor condition but most old glass of any window; **restore** and move to front of house in place of 13 or 14
17	1-1/8 inch	no	no	6/6; good condition; 20th-century window; west side of house; **replace**
18	1-1/16 inch	no	no	Same as 17; fair condition; **replace**
19	¾ inch	yes	Yes(1 pane?)	6/6; window old but not original to frame; poor condition; extra wood pieced in on either side; sashes crooked in frame; very leaky; back of house; use muntins and parts to restore other original windows; **replace**
20	¾ inch	yes	Yes but broken	6/6; original; fair condition but considerable restoration necessary; muntins gouged and missing; **restore** and move to front of house (13 or 14)
21	¾ inch	yes	no	6/6; original; fair to poor condition; rotted sill; muntins gouged; on interior side of house; use parts for salvage of other original windows on front block; **replace**
22	1-1/16 inch	no	no	6/6; not original; badly rotted sill and bad fit; side of house; **replace**
23	¾ inch	yes	yes	6/6; original; bad condition; rot; **restore** due to amount of wavy glass
24	1-1/8 inch	no	no	6/6; not original; **replace**
25	7/8 inch	yes	no	6/6; may be original; inoperable; very poor condition;large chunk of sash missing + some muntins are only putty; some parts already utilized to restore # 12 on first floor; **replace**
26	7/8 inch	yes	no	6/6; may be original; very poor condition; muntins gouged, and unconnected to window; sill rotted; **replace**



Glenmore- 1st Floor
restore all windows on 1st floor



Glenmore - 2nd Floor (approximate)

restore (13) (14) (15) (23)

replace (16) (17) (18) (19) (20) (21) (22) (24) (25) (26)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	8311 Comanche Court, Bethesda	**Meeting Date:**	05/11/05
Applicant:	Nancy Everett and Mike Nannes	**Report Date:**	05/04/05
Resource:	*Master Plan* Site #29/38 **Glenmore**	**Public Notice:**	04/27/05
		Tax Credit:	Partial
Review:	HAWP	**Staff:**	Michele Oaks
Case Number:	29/38-05A		
PROPOSAL:	Rehabilitate and Replace Windows		

STAFF RECOMMENDATION:

Staff is recommending approval with the following conditions:

1) The proposed 11 windows will be repaired rather than replaced.
2) If the HPC approves replacement, only the sashes should be replaced; the new sash should fit within the existing frames, should be true-divided light, single or double pane windows, and should match the existing window muntins.

PROJECT DESCRIPTION

SITE NAME: *Master Plan* Site #29/38 **Glenmore**
STYLE: Vernacular/ Italianate/ Colonial Revival
DATES: pre 1860 / mid 1860s / late1930s
PERIOD OF SIGNIFICANCE: 1870-1955

ARCHITECTURAL DESCRIPTION:

This house is a classic example of the evolution of a simple Montgomery County vernacular dwelling. The original massing, built in the pre-1860s, is believed to have been a 1-1/2 story, two-bay dwelling detailed with an exterior-end chimney. This massing is currently encased in the existing two-story wing. The box staircase is the only visible feature that remains in the wing to date. The current main massing of the house was built in the mid-1860s, when Charles and Elizabeth Dodge purchased the property. This structure was originally built as a frame, two-story, Italianate, hipped-roof dwelling detailed with a denticulated cornice, a widow's walk and a full-width, hipped roofed, front porch ornamented with brackets. In 1879, John and Sarah Moore, the parents of Lilly Stone Moore, purchased the property and the Italianate house. Prior to 1910, the roof of the 1-1/2 story frame section was raised and joined to the Italianate section of the house. In 1937, the entire house underwent a major renovation to bring it to its current configuration. The Victorian, one-story, full-width, hipped roof, front porch was replaced by a pedimented, two-story Classical Revival portico detailed with two, colossal columns. Most of the windows in the two-story wing and five of the windows in the second story of the main block were replaced. The widow's walk and cornice detail work were removed from the house and the entire house was clad in a quarried stone veneer. The one-story wing was constructed at this time.

The environmental setting of the historic resource is 1.3 acres. The ten-acre setting at the time of Master Plan designation in 1993 was subdivided in 1994 into 13 lots. Houses now surround a stone retaining wall that

encircles the elevated setting of the house, several very large trees, an out-of-period garage, and a greenhouse. Preservation of an appropriate setting for the house was the subject of considerable neighborhood controversy in Carderock Springs at the time of its designation and subdivision hearings.

HISTORIC CONTEXT:

Glenmore was built in 1864 by Charles Dodge and his wife Elizabeth Davidson Dodge. Dodge was a paymaster for the Army and in 1889 collector of customs for the District of Columbia. The house was purchased in 1879 by John and Sarah Moore. Their daughter Lilly Moore Stone (1861 - 1960) lived there for most of her life.

Lilly Moore Stone was a civic leader who founded the Montgomery County Historical Society and a businesswoman who operated the dormant Stoneyhurst Stone Quarries. The house itself is sheathed in Stoneyhurst stone, a granite-like mica schist known for its color, versatility, and durability.

The house was in Lilly Moore Stone's family from 1879, when purchased by her father, John D. W. Moore, until 1993, when sold by a granddaughter. Lilly lived here in her early life as a child, newlywed and young mother, and then came back, after residing in the house at Stoneyhurst (#29/41), to live at Glenmore as a widow and businesswoman. In 1937, she updated the Italianate style house, built c1864-1870, adding stone sheathing from her quarry, constructing a classical front portico and adding a west wing.

After the death of her husband, Frank Pelham Stone, in 1921, followed by a disastrous barn fire, Lilly, in her early sixties, turned to a career in stone quarrying. Under Stone's direction over the next 30 years, Stoneyhurst stone gained a reputation as an excellent building material and was used in buildings and structures throughout the metro region, including the Washington Cathedral' s Chapel of Aramathea and the National Zoo's birdhouse.

Lilly Moore Stone (1861- 1960) is a significant local figure who was active in many civic and fraternal organizations. A founding member of the Hermon Presbyterian Church, Stone served as organist for 50 years. She was regent, chaplain and charter member of the local chapter of the Daughters of the American Revolution. With her keen interest in local history, she hosted a meeting at Glenmore in 1944 and organized a group of people to found the Montgomery County Historical Society.

BACKGROUND

Owners have been excellent stewards of this property. To date they have complete the following rehabilitation work to the house to restore it to its former glory:

- Rebuilt stone walls connected to foundation
- New gutters throughout
- Greenhouse Rehabilitation
- Stripping and refinishing original Italianate front doors, and restoring frame around door
- New shutters milled to match existing exactly
- Restoration of columns - the bases were rotted and needed to be replaced
- Radon remediation
- New furnace, air conditioning and hot water heater
- Full electrical upgrade
- Refinishing of cast-iron tubs
- Repair extensive termite damage; add support beams to maintain stability
- Complete interior restoration - plaster work, refinishing of huge pine double-doors, woodwork, update/remodel 3 baths (keeping original tile and fixtures wherever possible), kitchen remodel

- Stabilize deterioration of basement foundation (re-mortaring, sealing, re-plastering, etc.)
- Address recurring mold in basement
- Driveway stabilization - there is crushed gravel on top of asphalt.
- Planted about 66 trees and over 250 shrubs, with most of the work done by owner.

APPLICABLE GUIDELINES:

Proposed alterations to individual *Master Plan* Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the 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.

Montgomery County Code; Chapter 24A-8(a), (b)

- 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.

- 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 a historic site or historic resource within a historic district; or
    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; 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.

The applicable ***Secretary of the Interior's Standards for Rehabilitation*** are:

#1 A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

#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.

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

#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.

#7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

PROPOSAL:

1. Restore 15 double-hung windows (Circles 16-19)
   - Eleven (11) on the first floors of the main massing and east wing (all first floor windows to be restored except one (1), which is located at the rear (north elevation) of the east wing).
   - Three (3) on the main massing (second floor, front (south) façade).
   - One (1) on the rear (north) elevation of the east wing.

   Restoration will include the following:
   - Paint removal
   - Glass repair/replacement
   - Muntin repair
   - Weight and pulley repair
   - Weather stripping

2. Replace the remaining 11 double-hung window sashes. Replacements will consist of the following: (Circles 16-19)
   - Precision fit, wood double-hung windows from Pella Architect Series® double hung windows feature a historically correct appearance, including a wide bottom rail and narrow check (meeting) rail, authentic spoon hardware, and a wood jambliner.
   - Wood frame 4-3/8" depth
   - Wood sashes 1¾" depth each
   - Simulated divided lights
   - Thermal paned
   - Light configuration will match existing (mostly 6/6)
   - 7/8" muntins

3. Replace the 6-light, awning window at the rear of the east wing, with a double-pane, 6-light, simulated-divided light, awning window.

STAFF DISCUSSION

Correspondence pertaining to the subject proposal from Mr. and Mrs. Ewing, the applicants and supporters of the Master Plan Designation of this property, can be found on Circles 30 and 31

Glenmore is an individual *Master Plan* site and subject to the highest level of review.

The applicants and staff first discussed the window replacement at Glenmore, over a year ago. Since that time, the owner has been working to find a contactor to undertake the rehabilitation project. They have contacted more than 10 contractors, some recommended by staff. Unfortunately, most of the contractors were not willing to take on the rehabilitation project. After a long year of searching, the owners were able to

contract with Pollard Construction to complete the rehabilitation work. The owners and the contractor have developed a proposal to restore the majority of the windows on the house. The windows identified in this report are currently undergoing rehabilitation by the contractor. Staff visited the site and met with the applicant on April 14, 2005, to assess the rehabilitation work and perform a window-by-window condition and construction date assessments of the windows. We were very impressed with the quality of the work and the attention to detail that the contractor has achieved thus far with two of the original windows and three of the c1937 windows. The attached document, provided by the applicant, has been reviewed in detail at the site and staff has determined that the information in the report is accurate in terms of the level of deterioration and the construction date assessments.

The application as it stands today is the applicants' good-faith effort at compromise. Rather than wholesale replacement they are proposing to restore all of the original, late 19th century windows on the house except for three (3) windows (#21, #26 and #25), which are in very poor condition. They propose to utilize the parts of these windows to restore the other original windows on the building. Additionally, the applicant is proposing to restore all of the c1937 windows on the building except for seven (7), which are in either very poor condition or are being requested for energy efficiency in the bedrooms. All but one (#24) of the windows to be replaced is located on the rear/side elevations of the house. The remaining window (1) to be replaced is the odd, 6-light awning window located on the first floor, rear elevation of the east wing. This window appears to be a sash from a double hung window that was converted into an awning window.

Item #1

Staff supports the proposed window rehabilitations and continues to encourage the applicant to consider rehabilitating all of the windows. Staff recommends approving this tax credit eligible work item.

Items #2 and #3

The proposal demonstrates that each window to be replaced will be individually measured and fit to the existing openings. Only the sashes and damaged stops will be removed, but the replacements are units consisting of a frame and sashes. Although the proposed replacement windows will mimic the originals very closely, they are not exact replications. The proposed replacements have double panes of glass and are not true divided lights. Their muntin size and profile appears to be similar to the historic windows, but not exact; and although the Precision Fit Series features a wide bottom rail, narrow check (meeting) rail, and a wood jambliner, staff is concerned that inserting a frame into the existing frame will visibly reduce the sizes and proportions of the lights. The window openings will be reduced by the thickness of the new frames. Staff has included additional information about the windows found on Pella's website

An alternative to the windows proposed by the applicant would be wood sashes with double paned true-divided lights. While staff still asserts that replacement need not occur, true-divided lights sashes that match the existing muntin profiles would be a more accurate substitution. In order to preserve the window openings and window proportions a jamb liner could be used instead of an entire new frame.

Rehabilitation is as effective as Replacement

Staff research indicates that rehabilitation and proper maintenance of historic windows and proper installation of well-fitting storm windows is as energy efficient and cost effective as replacement windows.

Because the windows are a primary architectural and character-defining feature of this house and were installed within the Period of Significance of this resource, staff does not recommend approving their replacement.

The Secretary of the Interior's Standards for Rehabilitation recommend replacement of historic fabric only when the feature is so deteriorated that repair is not feasible.

STAFF RECOMMENDATION:

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

> The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
>
> 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's Standards for Rehabilitation* #1-7.

and 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 (if applicable).** 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

RECEIVED
APR 5 2005
DEPT. OF PERMITTING SERVICES

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nancy Everett
Daytime Phone No.: 301-767-0086

Tax Account No.: 3084665
Name of Property Owner: Nancy Everett + Mike Nannes Daytime Phone No.: 301-767-0086
Address: 8311 Comanche Court, Bethesda, MD 20817
Street Number City State Zip Code
Contractor: Pollard Construction Company Phone No.: 703-549-1545
Contractor Registration No.:
Agent for Owner: N/A Daytime Phone No.:
Address: 1500 King Street, Alexandria VA 22314

LOCATION OF BUILDING/PREMISE
House Number: 8311 Comanche Ct. (Master Plan Site #29/38 Street: Comanche Ct.
Town/City: Bethesda Nearest Cross Street: Fenway Drive / Stone Trail Drive
Lot: 18 Block: N/A Subdivision: Carderock Springs
Liber: Folio: Parcel: Plat 42

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 or restore windows; new shutters

1B. Construction cost estimate: $ unknown (time & materials only); estimate $70 - $5,000.

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS N/A

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 N/A

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.

Nancy Everett — *Signature of owner or authorized agent*
April 2, 2005 — *Date*

Approved: *For Chairperson, Historic Preservation Commission*
Disapproved: Signature: Date:
Application/Permit No.: 378988 Date Filed: 4-5-05 Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 6/21/99

(7)

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:

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
   See Exhibit B + site plans attached

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** See Exhibit B

   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** Attached

   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** N/A

   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** Attached

   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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Nancy Everett/Mike Nannes 8311 Comanche Court Bethesda MD 20817	N/A

Adjacent and confronting Property Owners mailing addresses

Jeff and Peggy May 8318 Comanche Ct. Bethesda MD 20817	Samir Jain & Jie Wang 8303 Comanche Ct. Bethesda MD 20817
John & Carole Ann Clark 8316 Comanche Ct. Bethesda MD 20817	Ky & Almuth Ewing 8317 Comanche Ct. Bethesda MD 20817
Jack & Lisa Lauroesch 8314 Comanche Court Bethesda MD 20517	Rob Steinwurtzel & Sara Strang 8305 Comanche Court Bethesda MD 20817
Chris & Sara Lynch 8312 Comanche Ct. Bethesda MD 20817	

g:\addresses\ noticing table

EXHIBIT B

Glenmore
8311 Comanche Court, Bethesda MD

Written Description of Project

The owner-applicants are in the process of restoring 11 large first floor windows, most of which are mid-19th century and original to the house (1864), and are in fair to very poor condition. In addition, applicants hope to restore 4 windows on the second floor, all of which are in poor condition but likewise appear to be mid-19th century and original to the house.

Applicants request this HAWP in order to replace 1 small, apparently non-original termite-damaged window on the first floor (facing a U-shaped rear courtyard) and 10 windows on the second floor facing the back, side, and courtyard of the house. Seven of the 10 windows appear to be mid-20th century replacements and the other 3 (described in more detail below), are in varying states of serious deterioration and can be utilized to provide parts for the windows being restored. Two original widows facing the back or side of the house will be restored and moved to the front. A description of each window and its status is contained in the attached chart.

Background

The windows at Glenmore have been in a state of serious and continuous deterioration since the applicants bought the property in 1998. Badly-rotted sills, muntins completely out of alignment, chipped old paint, windows that are pieced-out, complete lack of glazing, large missing portions of sash and muntins (in several cases the muntins are made only of putty – no wood at all remains), glass too small for the frame (with a 1/3" gap), termite damage, and inoperability are just a few of the problems. As can be imagined, the windows provide little protection against wind or cold, and the leaky, ill-fitting, out-of-period aluminum storms do not contribute to either appearance or energy efficiency. The windows are primarily 6/6 or 6/9, with the largest two on either side of the front door, the next largest size in the living and dining areas downstairs, and the remaining first floor and all of the second floor windows being smaller in size. Most of the period glass has been replaced although several windows exhibit individual panes (see chart).

Applicants have previously contacted more than 10 contractors to undertake the window restoration project, only two of whom appeared to understand the process and the Commission guidelines, and those contractors were unwilling to take on the task, either due to other work commitments or the scope of the project. Working with Robert Pollard of Pollard Construction, applicants have developed a proposal to restore the majority of the windows (including all windows on the first floor except for one small termite-damaged casement facing the back courtyard) while replacing certain second story windows either because they are not original (probably 1900 to about c.1940), are extremely damaged, or face the side or back of the house and are in a child's bedroom where efficiency and air-tightness would be most appreciated. Mr. Pollard has restored historic homes in

Georgetown (Eads House) and Old Town Alexandria (sister house of the Lee Boyhood Home), and is familiar with the techniques required to properly restore windows in accordance with the guidelines of the Secretary of the Interior. In addition, he has investigated replacement windows suitable for historic homes and has recommended the windows described in this submission, which have been approved for use by the Architectural Review Board in Alexandria.

To address the feasibility of the restoration, Mr. Pollard removed and restored one (old but not original) kitchen window last fall (#10 in the attached exhibits). The restoration work for that window is substantially completed, but was extensive and quite costly, and the window, while now operable and cosmetically attractive, remains energy inefficient and drafty (although certainly an improvement over the unrestored window). In addition, one of the large original front windows (#1) has also just been restored, and the time and effort expended on this window has provided applicants with a better picture of the scope and expense of this project.

Identification of Windows and Proposal

Windows to be addressed in applicants' proposal are numbered and identified in the attached elevation and floorplan. Please note that there is not a second story floorplan so an altered duplicate of the first floor has been utilized. This proposal addresses all remaining windows at Glenmore that are part of the historic portion of the house.

Technique for determining mid-19th-century windows:
Each window has been numbered (1-26) and can be keyed to the front elevation and floorplans contained in this application. Each window was examined individually for age and condition; a few were taken out of their frames and closely scrutinized but most were examined visually from the inside. In order to determine relative age, the windows were categorized by (1) measuring the width of the meeting rail; (2) examining the window for pegs; (3) the profile and depth of the muntins; and (4) the presence of old (wavy)glass. For purposes of comparison, the two large 6/9 windows (# 1 and 2) on either side of the front door exhibited all of these characteristics (except that one window had no old glass left) and were deemed to be "original" (all contractors having agreed that they were mid-19th century) and thus provided the standard.

The easiest identifier of the original windows was the obvious visible difference in width of the meeting rail. The windows identified as "original" have a noticeably narrower meeting rail of 3/4 - 7/8 inch, as opposed to the newer windows, with a meeting rail of approximately 1-1/16 to 1- ¼ inch.. In addition, the windows with the narrower meeting rail generally have deeper and narrower muntins with profiles similar to the front 6/9 windows (generally speaking, although measurement was imprecise due to amount of old paint, it appeared that windows deemed "original" had muntins of approximately 1/2 – 5/8 inch, while windows deemed "newer" has muntins of approximately 5/8 – 7/8 inch). All of the windows with the narrow meeting rails had visible pegs; none of the windows with the wider meeting rails exhibited evidence of pegs. Finally, any window with wavy glass

was presumed to be original; and all windows with wavy glass also had narrow joining rails and pegs. Thus, these factors interact and confirm the categorization. Taken as a whole, the condition of the various elements of the windows (sashes, glazing, damage to muntins, etc.) identified as "newer" was better than the condition of the windows identified as "original".

First Floor:
All first-floor windows in the main center block of the house (7 total; # 1-7) appear to be original and applicants propose that all of them be restored. These are the largest and most visible windows from both the interior and the exterior. In the wing to the right of the main block there are 5 windows, only one of which (# 8) appears to be original (and it faces the back of the house). The remaining window (#9) is a small casement whose age is unclear, but it has no pegs or wavy glass and appears to be 20th-century. Although applicants had originally wanted to restore this window, when removed from its frame considerable termite damage was discovered, adding to the cost and difficulty of restoration, so applicants propose to replace this window while restoring the remaining 4 windows in the lower side block.
The 3 windows across the front of this block (# 10, 11, and 12) are obviously newer than the one identified original window (#8). Applicants believe that these newer windows were replacements of the originals in a previous remodeling. However, because of the visibility of this wing at street level and the need to blend with the façade of the house, applicants propose to restore the 3 newer windows as well as the one rear-facing original window. One of these windows (#10) served as the "test" window and restoration has been completed.

Second Floor:
Main Center Block:
There are 3 windows in the front of the main center block (#13-15), only 1 of which appears to be original (#15). There are 7 additional windows on the side and back of the main block, 3 of which appear to be original (#16, 20, 21) (exhibiting narrow joining rails and pegs) 3 of which are clearly much newer (# 17, 18, 22), and one of which appears to be old but has been pieced in to the frame and is clearly not original to that location (#19). These windows (#16 – 22) are all in children's bedrooms and those facing west are subject to strong prevailing winds (the house is on a hill and strong winds are prevalent). Applicants propose to move the 2 original windows in the best condition (probably #16 and 20, due to wavy glass) to the front of the house, replacing the newer windows at # 13 and 14, so that the entire front façade will have original mid-19th century windows. The remaining original window (#21) will be used for parts for the restoration of the others, and will not be discarded.
Thus, all proposed replacement windows in the main block face the side, back, or interior courtyard of the house and are not easily visible from the street or adjoining driveways. Applicants propose replacing these 7 windows with Pella wood precision fit windows, sash type, divided light, 6/6, with 7/8" muntins and a 1-1/8" meeting rail, thus quite similar in profile and form to the windows to be replaced. Applicants hope to have a sample for the meeting.

Right Block:
There are 4 windows in the wing to the right of the main block. One of these is post-1900 (#24), and the remaining 2 facing front appear to be original but one (#25) is in greatly deteriorated condition, inoperable, with large portions of the jamb and muntins missing. Parts from this window were utilized to restore window #10. Window #26 is also in very poor condition with muntins missing and sill rot. Applicants propose replacing these 3 windows. Facing the rear on this wing is a 4th window (# 23) that appears to be original. It too is severely deteriorated but slightly better than #25 or 26, and because it retains considerable wavy glass, applicants propose restoration.

To summarize, all first-floors windows (except the small termite-damaged, non-original casement) (totaling 11) will be restored. On the second floor, all windows facing front on the main block (3) will be restored, with non-original windows replaced by originals from the back and sides of the house. Another original second-floor window exhibiting wavy glass will also be restored (total to be restored 15). Of the windows proposed to be replaced, seven are plainly not original (20th century), one is old (age uncertain) but not original to that frame, and three are original but in highly deteriorated condition, at least some of which will be needed for parts. (total to be replaced 11). The completion will present a main front block of fully-restored mid-19th century windows, with the first floor of the entire house containing original and/or restored windows except for the small casement facing the interior courtyard.

Procedures
The restoration will proceed in substantial compliance with the Department. of the Interior guidelines. Frames and sash will be stripped, repaired, missing pieces re-milled, glass removed and replaced (applicants have already replaced some panes of #1 with reproduction "old/wavy" glass), the balance/weight mechanism repaired or (if not feasible) replaced, and weatherstripping applied. Sills will be repaired, rotted and damaged portions repaired and treated, and sloped downward to prevent further water damage. Storm windows will be cleaned, stripped ,repainted and reinstalled with the proper drainage points.
All windows deemed original will be salvaged, whether or not they are to be restored. Parts from the few original windows to be replaced may be utilized in restoring the original windows in very bad condition.
Information on the proposed replacement windows is set forth in the preceding section.

Conclusion
Applicants firmly believe that this proposal is a fair compromise of historic preservation, practicality, and comfort/energy efficiency. The proposal retains all but 3 of the original mid-19th century windows as well as the largest and most visible, and moves 2 original windows to the front of the main block to present a uniform elevation of mid-19th century windows rather than the current mix. Replacements are limited to (i) non-original windows and (ii) 3 deteriorated originals on the second floor, some of which are needed for parts. The proposed replacement windows are a close match to the existing non-original windows

and will not detract from the historic appearance of the house. These windows have been approved as replacements by the Architectural Review Board governing Old Town Alexandria. In addition, they will alleviate the need for the unsightly and out-of-period storm windows.

While applicants understand that cost is not a prime consideration for the Commission, restoration of the original windows is far more expensive (up to double the cost, depending upon the window) than the new and historically-correct replacements. In fact, no contractor has been willing to work on anything other than a time and materials basis. Restoration of the full 26 windows would impose a tremendous financial burden. It could not be completed as one project, and would require a significant scaling back of the extent of restoration on the windows, as well as deferring other much-needed maintenance on the house.

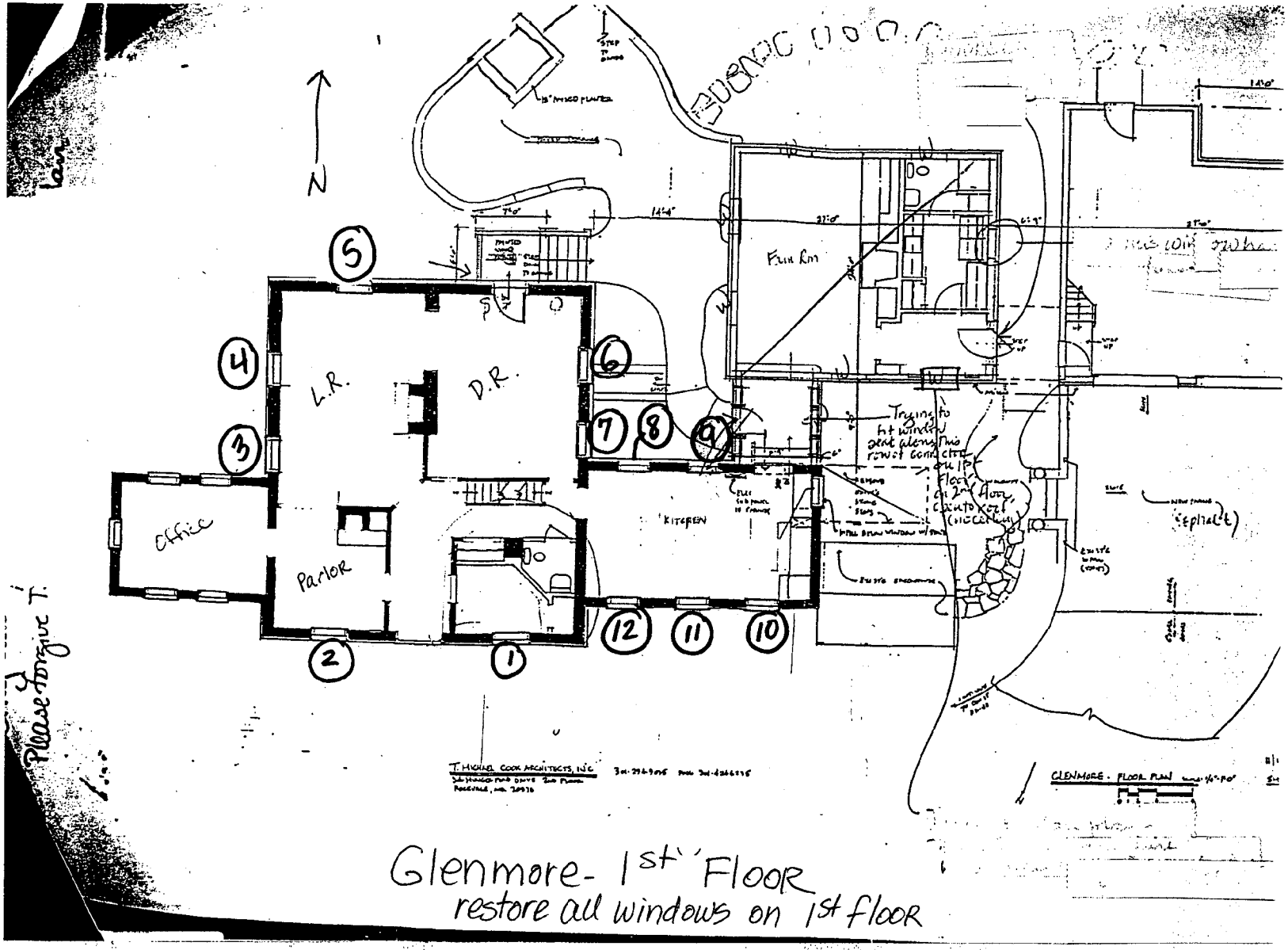
In conjunction with this project applicants are replacing all of the front-facing shutters (presumably added in the early to mid 20th-century) which have rotted out, with custom milled replacements that are identical to the originals. Extensive foundation and electrical work is also underway at Glenmore to maintain the integrity of the support and to ensure safety.

Applicants have been good stewards of this historic resource and have expended several hundred thousand dollars to preserve its unique features. However, this house has previously undergone extensive renovations by former owners and is already an amalgam of many different styles and periods. Applicants believe that preserving the majority (and certainly the most important and visible) of the original windows while opting for suitable replacements to increase comfort and efficiency on the second floor back and side makes sense for the future use and life of the house.

(9) = replacement

Glenmore Windows (1-12 first floor;13-26 second floor) (see elevation or floorplan for location)				
Window Number	Meeting/~~check~~ Rail	Evidence of Pegs	Old Glass	Comments
1	¾ inch	yes	yes	6/9; original but very poor condition; wood of certain muntins completely deteriorated – made only of putty; glass does not fit & some broken; rot; **restore (this window has been restored and is back in place; replica period glass was used where new glass was needed)**
2	¾ inch	yes	no	6/9; original but very poor condition (see #1); additional termite damage; **in process of restoration**
3	¾ inch	yes	no	6/6; original, fair condition; **restore**
4	¾ inch	yes	no	6/6; original, fair condition; **restore**
5	¾ inch	yes	yes	6/6; original, fair condition; **restore**
6	¾ inch	yes	yes	6/6; original, poor condition; rotted sill and water damage to plaster and wood underneath; **restore**
7	13/16 inch	yes	yes	6/6; original; fair condition but rotted sill; **restore**
8	7/8 inch	yes	no	6/6; original; poor condition; inoperable; **restore**
(9)	none	no	no 6/light awning ~~3/3 casement~~	muntins same as older windows; age uncertain; when removed, considerable termite damage noted; **replace**
10	1-1/16	no	no	6/6; old but 20th century; restore **(this window was restored as the "test")**
11	1-1/16	no	no	Same characteristics as 10; water damage to plaster below window; **restore**
12	1-1/16	no	no	Same characteristics as 10; **restore**
13	1-1/8	no	no	6/6; presumed not original; **replace with original** window from back (either 16 or 20)
14	1-1/8	no	no	Same as 13; **replace with original** window from back of house

15	¾ inch	yes	no	6/6; original; fair to poor condition; **restore** (main front block of house)
16	¾ inch	yes	yes	6/6; original; fair to poor condition but most old glass of any window; **restore** and move to front of house in place of 13 or 14
17	1-1/8 inch	no	no	6/6; good condition; 20th-century window; west side of house; **replace**
18	1-1/16 inch	no	no	Same as 17; fair condition; **replace**
19	¾ inch	yes	Yes(1 pane?)	6/6; window old but not original to frame; poor condition; extra wood pieced in on either side; sashes crooked in frame; very leaky; back of house; use muntins and parts to restore other original windows; **replace**
20	¾ inch	yes	Yes but broken	6/6; original; fair condition but considerable restoration necessary; muntins gouged and missing; **restore** and move to front of house (13 or 14)
X 21	¾ inch	yes	no	6/6; original; fair to poor condition; rotted sill; muntins gouged; on interior side of house; use parts for salvage of other original windows on front block; **replace**
22	1-1/16 inch	no	no	6/6; not original; badly rotted sill and bad fit; side of house; **replace**
23	¾ inch	yes	yes	6/6; original; bad condition; rot; **restore** due to amount of wavy glass
24	1-1/8 inch	no	no	6/6; not original; **replace**
X 25	7/8 inch	yes	no	6/6; may be original; inoperable; very poor condition;large chunk of sash missing + some muntins are only putty; some parts already utilized to restore # 12 on first floor; **replace**
X 26	7/8 inch	yes	no	6/6; may be original; very poor condition; muntins gouged, and unconnected to window; sill rotted; **replace**



Please forgive T.

Glenmore- 1st Floor
restore all windows on 1st floor

(18)

Clemmore - 2nd Floor (approximate)
Restore 13 14 15 23
replace 16 17 18 19 20 21 22 24 25 26
From Hill From #20
Please forgive T.
N

Proposed Replacement

Pella Windows and Doors - Pella Products

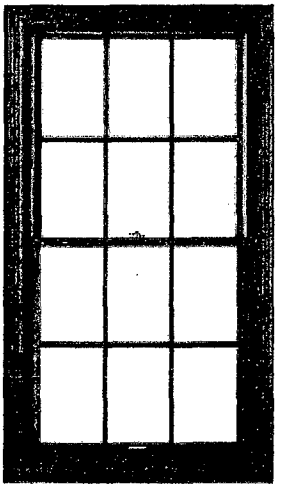
FOR THE BUILDER/ARCH

PELLA PR

WINDOWS PATIO DOORS ENTRY D

Double-Hung Windows

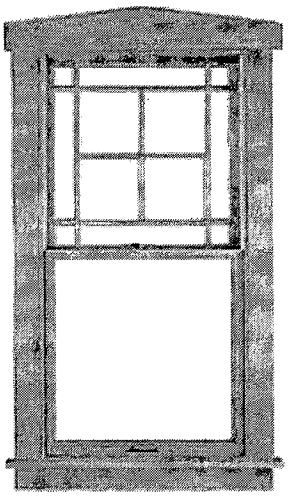
Home > Pella Products >



ZOOM

Pella wood precision fit windows, 6/6, 7/8" muntins and 1 1/8" meeting rails.

Double-Hung Windows



ZOOM

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- Installation Instructions (PDF)
- Architectural Information

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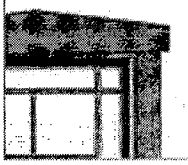
Architect Series® Precision Fit® Windows feature the patented technology that recreates the charm of true divided light, yet adds a new dimension of energy efficiency & performance. Muntin bars (grilles) are permanently bonded to the interior and exterior surfaces of insulating glass.

Choose from three standard muntin bar (grille) patterns—Prairie style, 9-lite Prairie Style and Traditional Style. Custom muntin patterns also available.

Every Precision Fit® window is factory-assembled and factory-tested for air infiltration—no questions about performance.



PRECISION FIT®
REPLACEMENT WINDOWS
NAMED A CONSUMER DIGEST BEST BUY

Benefits

- Windows are "made-to-order" in 1/4" increments to fit your existing window opening.
- Energy-Efficient Insulating Glass—double-pane glazing options provide superior performance in hot & cold climates. Choose from either argon-filled, Low-E insulating glass or standard insulating glass.
- Tilt-to-Clean Sash—both sash tilt so interior and exterior glass can be easily cleaned from inside your home.
- Wood Interior—natural wood interior may be painted or stained to match décor.
- Hassle-Free™ Aluminum-Clad Exterior – beautifully durable, resists fading, chalking and corrosion to stay looking great for years to come.
- Hardware—cam-action locks are designed to increase leverage as the window is closed to assure a superior, weather-tight seal. Locks are recessed into the wood for improved functionality and appearance.

Options

- Exterior colors—Hassle-Free™ aluminum cladding available in three standard colors: White, Tan or Brown
- Removable Wood Interior Muntins (grilles)
- Charcoal jambliner

Vivid

Integral

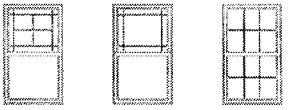
Tilt

Hardware finishes—Bright Brass, Satin Nickel, Oil-Rubbed Bronze, Champagne, or White.

- Screen— half insect screen or VividView™ Screen.

Grilles

Available Patterns:



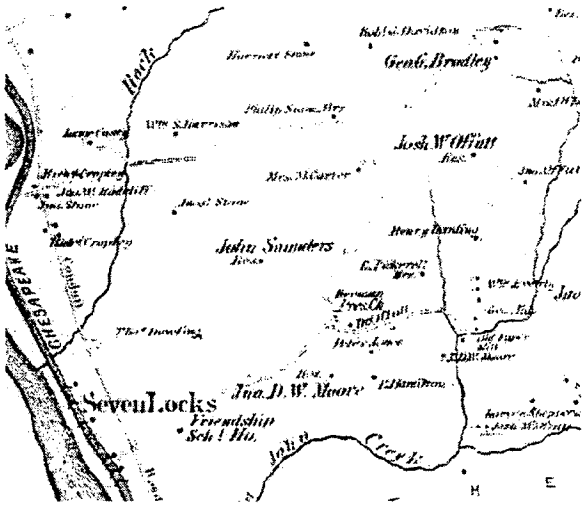
Bar Style Options:

and John live on the Moore family's farm.

In 1861, Lilly Catherine Moore is born to John D.W. and Sarah.

In 1864, Charles Dodge and Elizabeth Davidson Dodge build a large frame house in the Italianate style on 106 acres off Persimmon Tree Road. Charles and Elizabeth both are from prominent Georgetown families. Charles is serving as Army paymaster and collector of customs for the District of Columbia. Abraham Lincoln is in the White House.

Glenmore, circa 1910

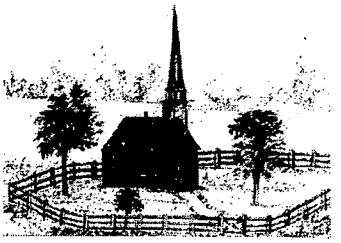


Potomac Valley map, circa 1879

After the Civil War, the Potomac Valley farm community feels the need for local church services. Travel to Georgetown, Rockville and Bethesda Presbyterian churches is too far. Pastors from the Bridge Street Presbyterian Church in Georgetown occasionally travel out to hold services in private homes or in the Friendship Schoolhouse.

In 1867, the John Saunders, John D.W. Moore, Wm. Reading and Charles Dodge see the need for a school in the neighborhood. They raise funds and serve as trustees. The log cabin school, called Friendship, is located on Persimmon Tree Road, ½ mile from Hermon Church.

In January 1874, Hermon Church is organized in the home of Mrs. M. Carter. Among the charter members are John and Sarah Moore. Thomas and Amanda Dowling give a three-quarter acre parcel for construction of the church. $1,000 is raised by members and $500 is borrowed from the Presbytery Board. The mortgage is dated December 1, 1874 and is signed by Elder John Moore and Robert Davidson.



Hermon Church 1881

John and Sarah Moore's three children, Lilly, Lewis and Clara, attend Friendship School. The log cabin is replaced with a one room frame building in 1885. Friendship School is typical of schools at the time-- one room with one teacher for grades 1 through 8. Even with the eight grades, there are, at the most, 25 children.

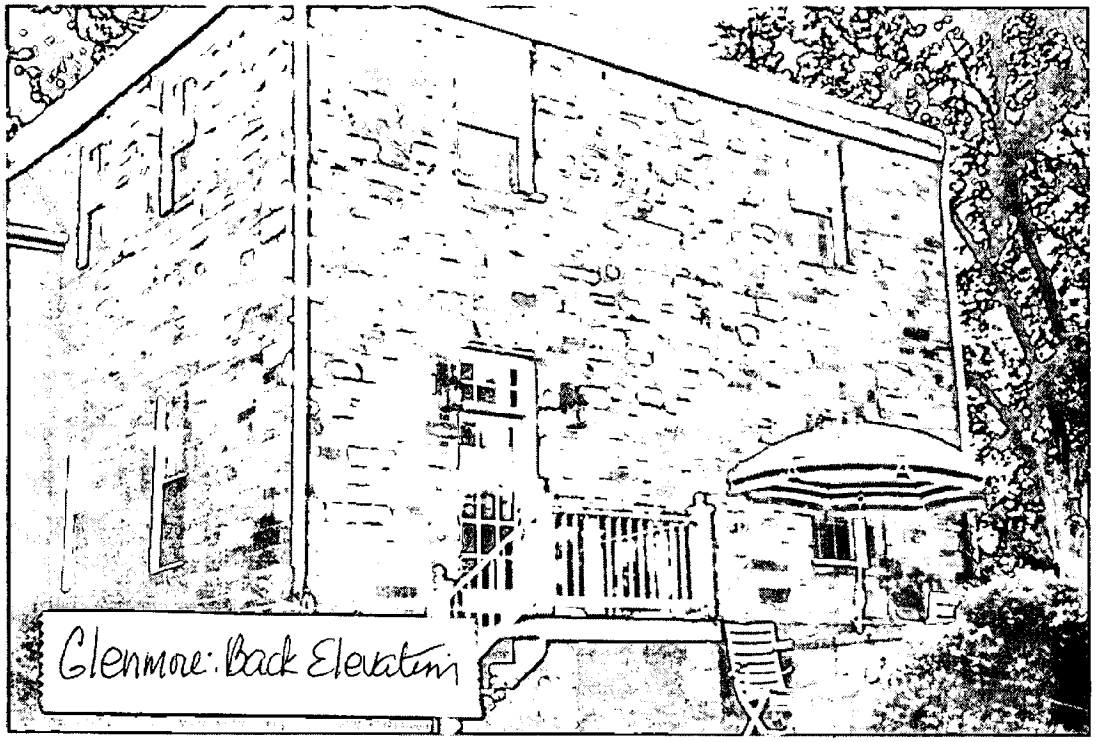
The Moores continue to serve Hermon Church. Lilly plays the organ and teaches Sunday School.

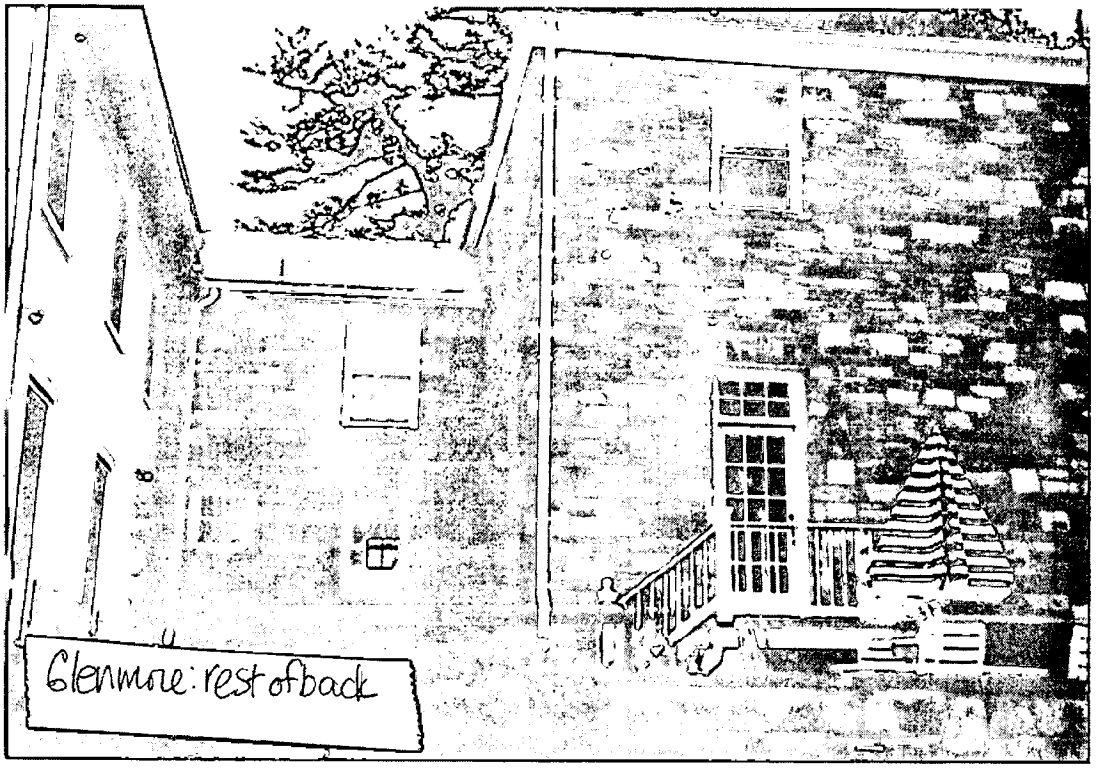
In 1879, John D.W. Moore purchases 118 acres and the large Italianate home from Charles and Elizabeth Dodge. The land is south of the Moore's property. He christens it "Glenmore."

In 1892, Lilly Moore marries Frank Pelham Stone at Hermon Church. Lilly is 31 and Frank is 46. Along with their son John Dunbar, they spend the next 12 years at Glenmore.

Glenmore: Front Elevation

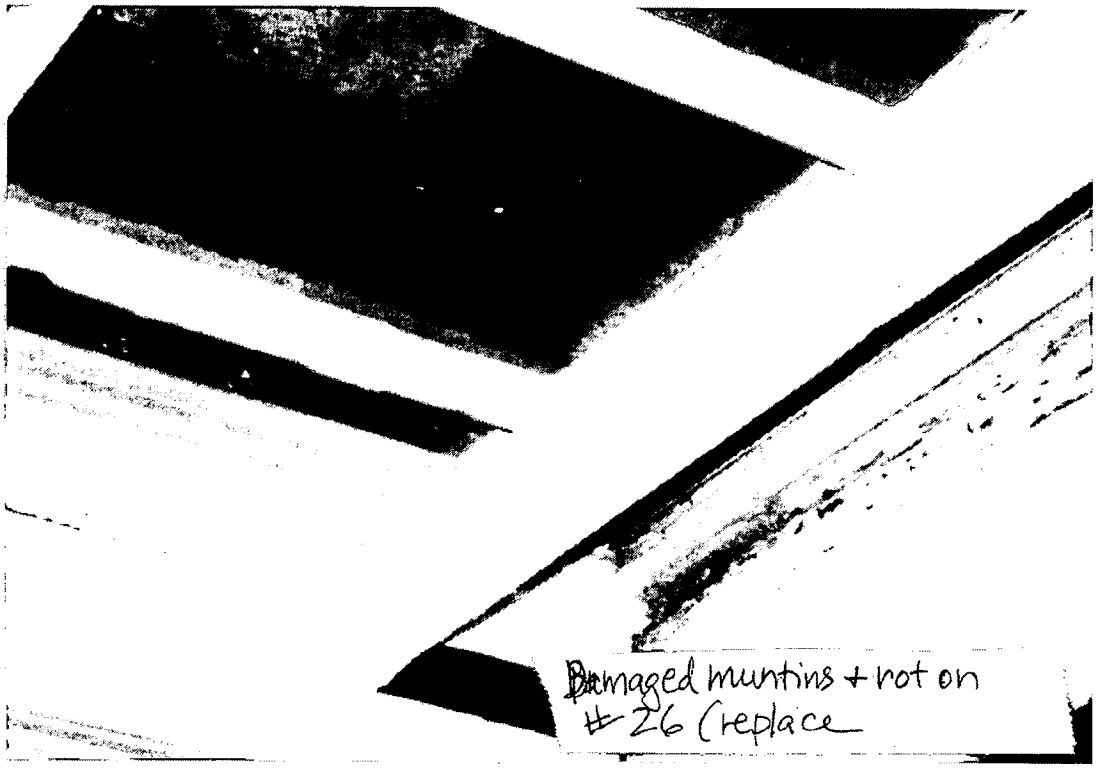
Glenmore: Side Elevation (from yard, not street)


Glenmore: Back Elevation

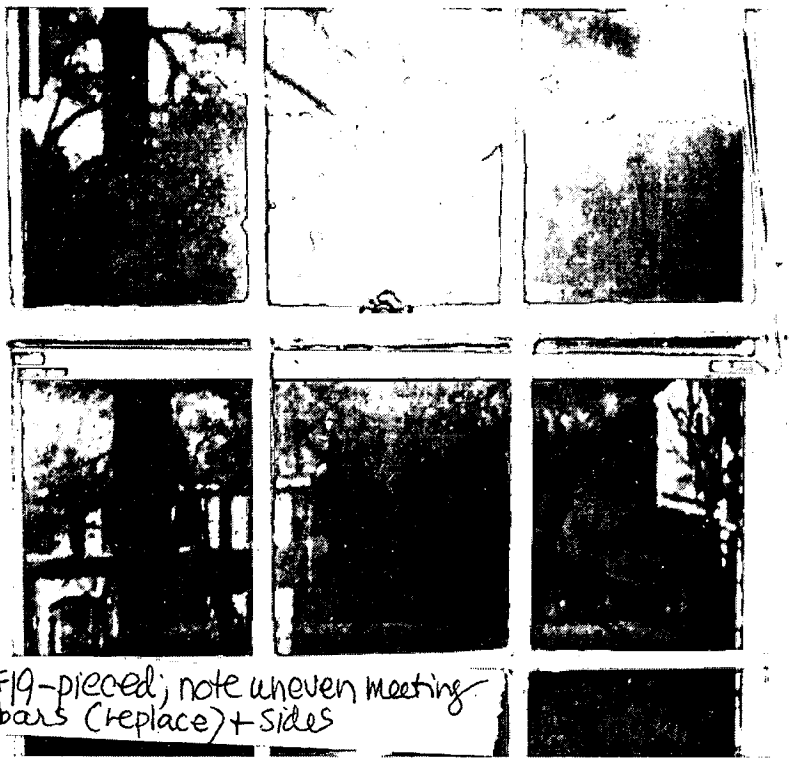

Glenmore: rest of back

Glenmore; viewed from Street

Rotten sill in downstairs window - to be restred

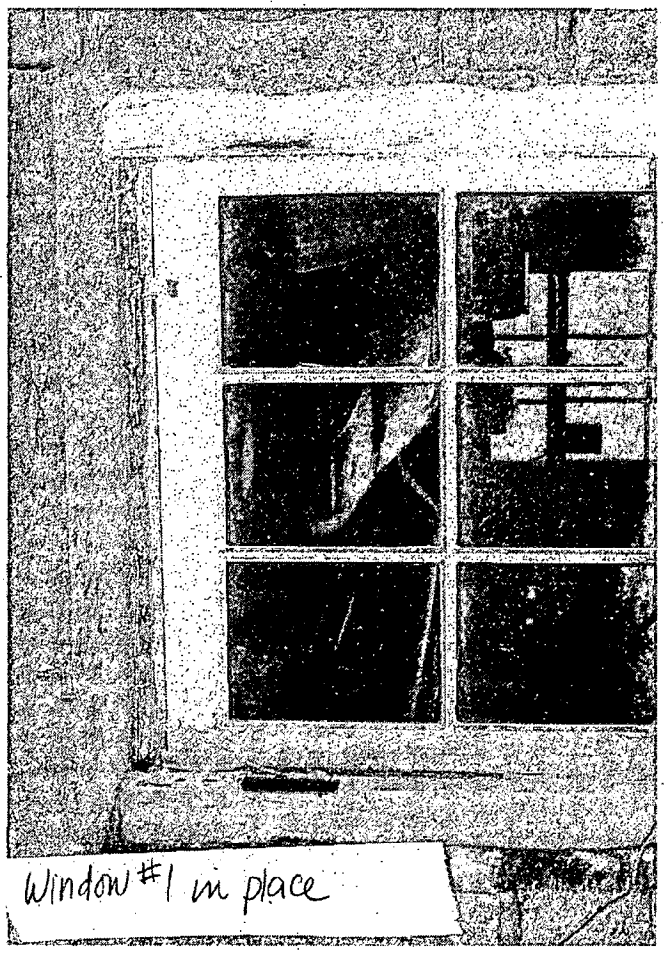


Damaged muntins + rot on #26 Creplace

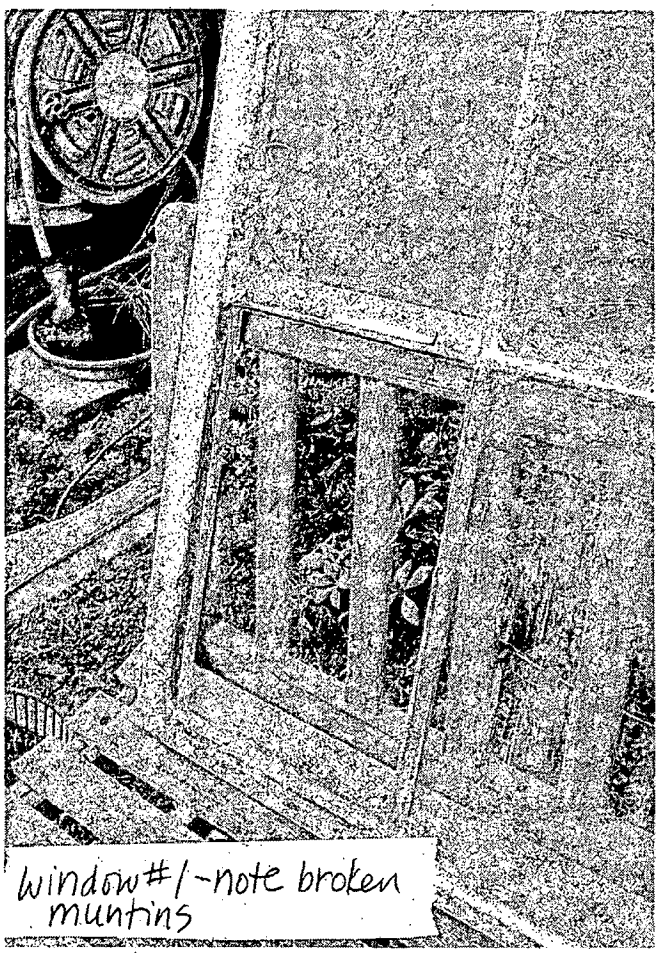


#19-pieced; note uneven meeting bars (replace) + sides

Shutters - exact duplicates to be re-milled



Window #1 in place



Window #1 - note broken muntins

8317 Comanche Court
Bethesda, Maryland, 20817
Email: kyewing@comcast.net

April 18, 2005

Julia O'Malley
Chair,
Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Gwen Marcus Wright
Historic Preservation Coordinator
1109 Spring Street, Suite 801
Silver Spring, Maryland 20910

Re: The Historic House "Glenmore" at 8311 Comanche Court

To the Commission:

We write to the Commission as the next-door neighbors of the Historic House "Glenmore" at 8311 Comanche Court. We are also the couple that led the fight to have "Glenmore" restored to the Historic Register and to have its environmental setting protected from the developer who wanted to destroy the house and build two new ones in its place. At that time, we hired historic consultants, had aerial photos taken, and made presentations through our attorney Roger Titus and in person to the Commission and Montgomery County. In short, we write as passionate believers in historic preservation.

Today, we write in support of the request by Michael Nannes and Nancy Everett to be allowed to replace certain upstairs windows in the bedrooms and bath of the house with appropriate standard windows rather than having the expense of hand-crafting and restoring the existing windows. All the main floor windows are being painstakingly restored, and the whole house has been beautifully restored to a condition far superior to what it was for most of the years we have known the house. The Nannes family has more than lived up to its obligations to preserve the historic nature of Glenmore. Indeed, both their work and the immense sums of money they have spent on the true restoration of this house have far surpassed what we could have even dreamed of when we led the fight to preserve Glenmore.

The Commission has, it seems to us, an obligation to weigh what is reasonable to ask of those who preserve our heritage. Being able to replace

(30)

certain of the upstairs windows (not really visible from the street because of the height of the hill on which Glenmore sits) with appropriate standard windows will save a tremendous sum of money, which can go to the further restoration of a house that in some parts seems held together more by old paint and putty, rather than wood.

At some point, a reasonable balance must be struck between financial viability and total historic accuracy. Indeed, in saving historic Glenmore some seven years ago, this Commission and Montgomery County engaged in just such a balancing, when you allowed the developer to destroy the historic and unique stables and the barn, while requiring him to keep Glenmore House and its environmental setting, so that a buyer---such as the Nannes family---could in fact preserve and restore it.

We urge the Commission again to pursue a reasonable balancing between our need for historic preservation and responsible financial viability. We urge you to grant the request of the Nannes family pertaining to the replacement of the windows, and thus enhance their ability to continue to work on the preservation of Glenmore.

Respectfully submitted,

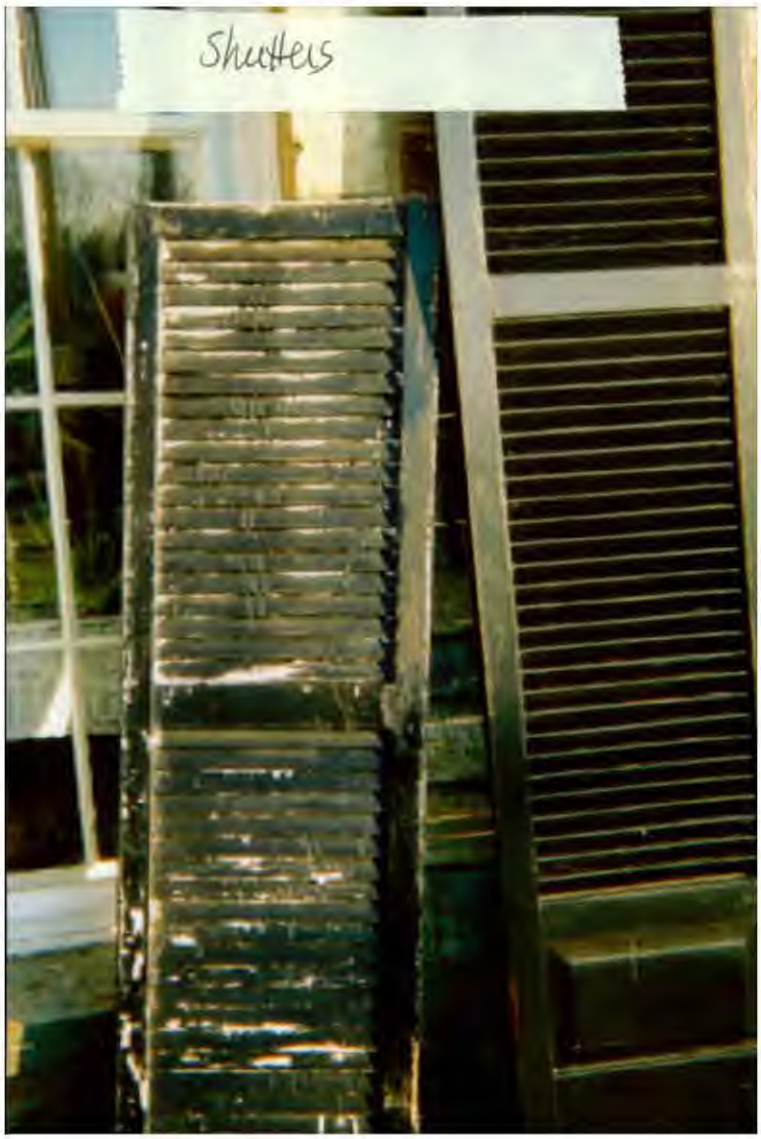
Ky P. Ewing, Jr.

Almuth Rott Ewing

Cc: Michael Nannes
Nancy Everett

(31)


Shutters - exact duplicates to
be re-milled


Shutters


Glenmore: Back Elevation


Glenmore: Front Elevation


Damaged muntins + rot on
#26 (replace


#19-pieced; note uneven meeting
bars (replace) + sides

Glenmore: Side Elevation (from yard, not street)

Glenmore; viewed from Street

Ms. Julia O'Malley, Chair
Historic Preservation Commission

Ms. Gwen Marcus Wright
Historic Preservation Coordinator

Historic Preservation Commission
1109 Spring Street
Silver Spring, MD 20910

Re: Glenmore: Pending Permit for Window Replacement and Restoration

Dear Ms. O'Malley and Ms. Wright,

I am the granddaughter of Lilly Stone, who lived at Glenmore for much of period between 1874 until roughly 1960. I have been asked by the current owners to support their request for replacement of certain second-floor windows in the old house.

I believe that my grandmother would also have supported such a request. As you know, she made many alterations to Glenmore to add modern conveniences and bring it into the then-current style. It was important to her as a home rather than as a museum piece, and I have little doubt that she would wish the current owners to update in accordance with present standards regarding comfort and efficiency. From my perspective, having lived in the house for many years prior to my ownership, these upstairs windows have no specific historic content either with respect to my grandmother or as to artifacts in general.

I understand that the owners propose to restore many of the original (c. 1864) windows and this appears to be far more significant than restoring mid-20th century factory windows. Thus I support the applicants' request.

Very truly yours,

Lilly S. Lievsay

Lilly S. Lievsay

Ms. Julia O'Malley, Chair
Historic Preservation Commission
1109 Spring Street
Silver Spring, MD 20910

Ms. Gwen Marcus Wright
Historic Preservation Coordinator
1109 Spring Street
Silver Spring, MD 20910

Re: Glenmore: Pending HAWP for Window Replacement and Restoration

Dear Ms. O'Malley and Ms. Wright,

We are writing to support the HAWP application of Mike Nannes and Nancy Everett to replace approximately 10-11 second-floor windows at their historic home, Glenmore. We live on Comanche Court, not directly adjacent to Glenmore, but it is visible from our home and driveway.

In conjunction with the replacement, Ms. Everett and Mr. Nannes are currently restoring the first-floor windows. We have observed this slow and painstaking restoration work which has been ongoing since about November 2004.

The existing single-pane windows are in a serious state of disrepair – cracked glass, inoperability, rotted sills, and other missing parts. They are also highly energy-inefficient, and even the unattractive storm windows (which do not go with the period of the house) fail to provide comfort in the cold weather. Nonetheless, we understand that the Nannes-Everetts plan to restore many of these single-pane windows that appear to be original to house (i.e., c.1864) and that **most of the windows for which they have requested replacement are not original to the house** and are themselves replacements from the late 1930's or 1940's.

We believe that requiring the owners to restore all of the existing windows, regardless of their age, is a very poor use of resources. It is hard to imagine that a factory-made window from the late 1930's or 40's has any significance in this home that was built in the 1860's. In addition, we believe that HPC must examine balance historic preservation with "the interests of the public from the use and benefit" of an alternative proposal. Clearly M-NCPPC has made energy-efficiency and "green" construction a priority and we believe the proposed window replacement will greatly increase the energy efficiency of their home without compromising its historic value.

Ms. Everett and Mr. Nannes have been responsible and dedicated owners of their historic home, undertaking extensive restoration of other portions of this historic resource, at considerable inconvenience and expense and the County is fortunate to have them as guardian of this historic resource. They have demonstrated that they are willing to make significant investments to preserve Glenmore and we believe that their interest in historic preservation would prevent them from suggesting an action that would compromise the

integrity of this historic structure. If the County does not allow homeowners to make reasonable improvements that allow historic homes to be lived in as homes, rather than function as museums, it will negatively impact the willingness of county residents to buy and restore historic properties. We urge you to approve the HAWP and permit limited replacement of the remainder of the windows.

Sincerely,

Marlene Michaelson and Thomas Rogers

Cc: Ms. Michele Oaks, Historic Preservation Planner

Please deliver to Michele Oaks. Thanks!!

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Ms. Julia O'Malley, Chair
Historic Preservation Commission

Ms. Gwen Marcus Wright
Historic Preservation Coordinator
1109 Spring Street
Silver Spring, MD 20910

Re: Glenmore: Pending Permit for Window Replacement and Restoration

Dear Ms. O'Malley and Ms. Wright,

I am writing in support of Nancy Everett and Mike Nannes, current owners of Glenmore, who have asked to replace some of their second floor windows while restoring the majority of the original 19th century windows.. With the cost of fuel today and the need to conserve our resources that cannot be replaced, conservation should be taken into consideration when evaluating the County's historic properties. It is my observation that most Carderock residents are strong conservationists and would agree with a decision to replace those inefficient and leaky windows.

I live around the corner from Glenmore and sell real estate in the area; I have been here for 21 years. I had asked Lilly Lievsay, the former owner of Glenmore and niece of Lilly Stone, several times if we could have Glenmore on our Carderock Springs house tour and she always declined due to its poor condition and inappropriate modifications.

We were fortunate indeed that the Everett-Nannes' purchased the house. Nancy and Mike obviously have a love of old homes and a respect for history or they would not have taken on the work it would need to make this house a home for their family. Restrictions that go with a historic property make maintenance and modernizations expensive; we are all grateful that they had the means to buy the house and bring it back to its once grand condition. In addition to restoring the house, they have enhanced the grounds, developing many gardens and planting many trees for ornament and conservation purposes.

The Everett-Nannes' have contributed to our preservation minded community as well. They allowed us to include their home on the Carderock Springs house tour in 1998 when we celebrated Hermon Presbyterian Church's 125 years in the community. Ms. Everett helped me to compile a history of the Carderock community, including Glenmore and Lilly Stone's contributions. The house has been featured on the Potomac Country House Tour, too.

The Carderock community fought to have the house receive historic designation, to see the legacy of Lilly Stone preserved but more important to have enough land around the

house preserved. We did not intend for Glenmore to be preserved as a "museum." This *house* is someone's *home* and has been over its long, long life.

Carderock is becoming more preservation-minded as our 60's modern architecture is threatened with 'tear downs." The community hopes to be placed on the Maryland Historic Trust register and I have personally spent a great deal of time with Isabelle Gourney and Mary Sies with their study and nomination to MHT. Requiring the Carderock homeowners to keep their leaky metal frame windows of the 60's is not a desire of this community and we wouldn't expect the Glenmore homeowners to keep theirs either. The neighborhood would never vote to become a historic district if that were the case.

The cost of homes in our area is now only affordable to a small segment of the county population. While I am a strong believer in preservation and restoration of the County's lovely historic landmarks, one has to sit back and take in the big picture. We want these houses to be occupied, not left vacant because they are unaffordable due to the additional expense to modernize the systems or the astronomical cost of utilities for old systems. These older houses have lead paint that is dangerous to pregnant women and young children, unsafe wiring, leaking plumbing and a long list of maintenance problems and systems that require expensive techniques and material. If you want families to buy and restore these older houses, to make homes for their families, some choices have to be made with respect to what is worth keeping and what can be changed for the sake of comfort, efficiency, and cost. Replacing leaky machine-made windows from the mid-20th century that are not original to this lovely historic house would seem to be just the type of change that would greatly increase the livability of this historic house while conserving financial resources to restore other original features with more historic interest.

I understand from Nancy Everett that they will be restoring the mid-19th century windows on the front of the house and have offered to move other original windows from the back of the house to the front. That is sufficient to our community. I urge the Commission to be reasonable when dealing with their request and that of other families in your historic homes.

Sincerely,

Mary Lou Shannon
7908 Fenway Road
Bethesda, MD 20817