

4103 standard st. Davidson Manor HAWAII
Cherry Chase 35/129-08A

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, February 24, 2010 3:16 PM
To: 'marina krapiva'
Subject: RE: stoop

If everything is going to match exactly (dimensions, texture, color, details), you do not need a Historic Area Work Permit.

From: marina krapiva [mailto:mpkrapiva1@yahoo.com]
Sent: Wednesday, February 24, 2010 2:42 PM
To: Fothergill, Anne
Subject: Re: stoop

Hello Anne,

I yes I would like to make the concrete exactly the same, the height of the step is 6.5 inches and the depth is 12.5 inches, I am planning to replace the walk way from the first set of steps to the next, and I got estimate for that (1000), but if they will be resonable, I would like to change the whole walkway. I checked with town of CHCH and they do not ask for permit, because I will just put new concrete insted of the old one.

Marina Krapiva

From: "Fothergill, Anne" <Anne.Fothergill@mncppc-mc.org>
To: marina krapiva <mpkrapiva1@yahoo.com>
Sent: Wed, February 24, 2010 9:46:54 AM
Subject: stoop

Marina,

Thanks for dropping off this packet about your stoop replacement. I don't think this project will need a HAWP, but I will need some more information and clarification before I can make that determination.

- 1) Will the concrete match the existing exactly in tint and texture and scoring? Please confirm.
- 2) Please measure the rise and run of the two steps (height and depth) and the new steps will need to match this exactly.
- 3) Are you replacing the front walkway also or only the two steps and landing?

Please email back with this additional information and I can review it. If this is in fact routine maintenance and in-kind replacement it may not need a HAWP.

Thanks,
Anne

Anne Fothergill
Planner Coordinator
Urban Design | Historic Preservation Section
Maryland-National Capital Park and Planning Commission
301-563-3400 phone | 301-563-3412 fax
<http://www.montgomeryplanning.org/historic>

OUR OFFICE MOVED--PLEASE NOTE NEW ADDRESS:

Office Location:
1400 Spring Street, Suite 500 W
Silver Spring, MD 20910
Mailing Address:

8787 Georgia Avenue
Silver Spring, MD 20910



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
246 777 4170

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Marina Krapiva
Daytime Phone No.: 301-792-5681

Tax Account No.: _____
Name of Property Owner: Marina Krapiva Dayti
Address: 4103 Stanford St Cherry e
Street Number City
Contractor: Fineux Construction
Contractor Registration No.: _____
Agent for Owner: _____ Dayti

Handwritten note:
Marina would like
a call when you have
had a chance to look
this over.

LOCATION OF BUILDING/PREMISE
House Number: 4103 Stanford St Street _____
Town/City: Cherry Hill MD 20815 Nearest Cross Street _____
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | |
|------------------------------------|----------------------------------|--|--|--|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |
| | | | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ |
- 1B. Construction cost estimate: \$ 1000
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height 12" feet _____ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

2/23/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Remove the front landing of the porch and
install the same one, but level.

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

Front landing is sagging, have cracks, water
getting under and go to the basement. Will remove the
old concrete and put new the same configuration, but
level. ^{concrete}

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- 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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

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

Owner's mailing address

4103 Stanford St.
Cherry Chase, MD 20915

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

--

--

--

--

--

--

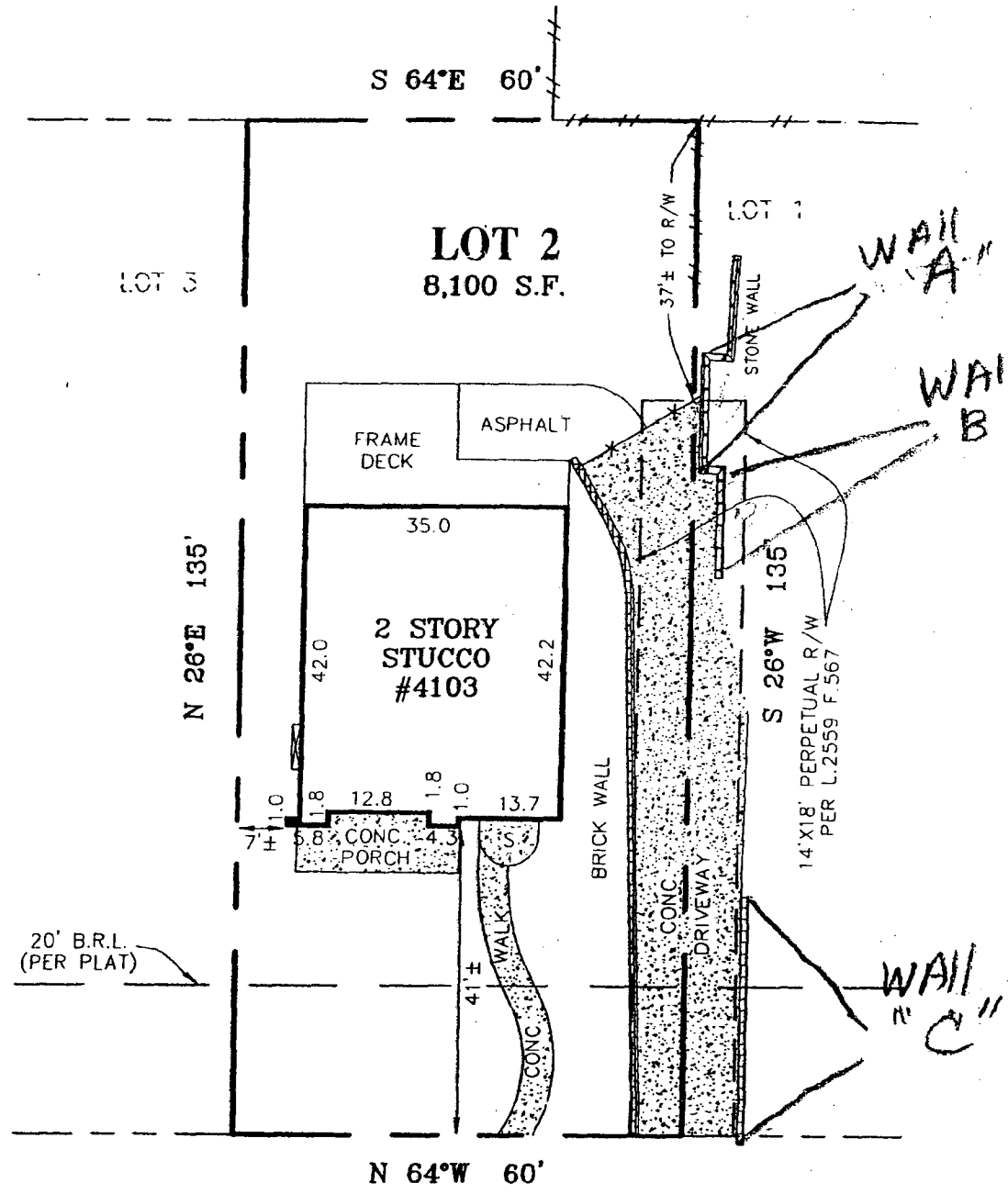
ed for the transfer of title or securing financing or re-financing.

Flood Zone information is taken from available sources and is subject to interpretation of originator
ished.

H.U.D. panel

shown to the
rom property
e. The level of
wing should be
ter than plus

ve been located
ods.



VEYOR ON

STANFORD STREET

(FORMERLY ELM STREET - 50' R/W PER PLAT)

AWING
CK 13

4

HASE

MARYLAND

TIFICATE	REFERENCES
HEREON HAS BEEN	

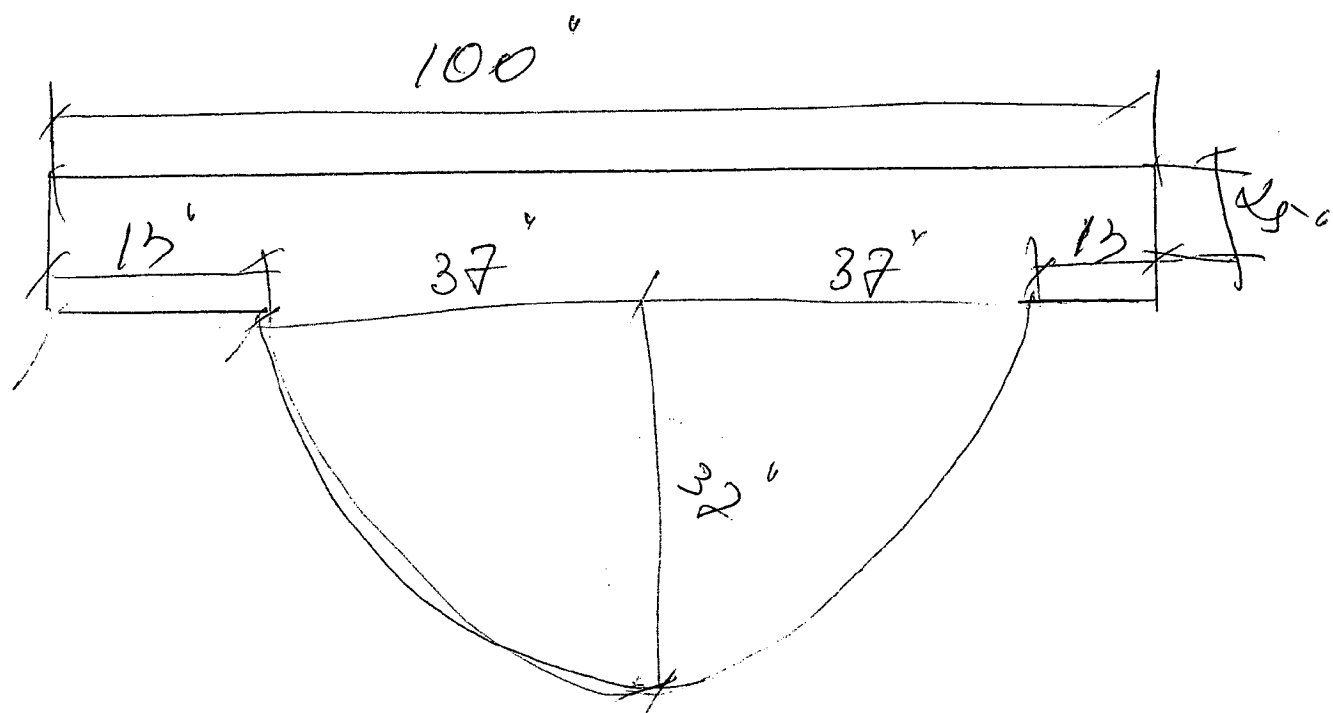


SNIDER & ASSOCIATES



Crawls

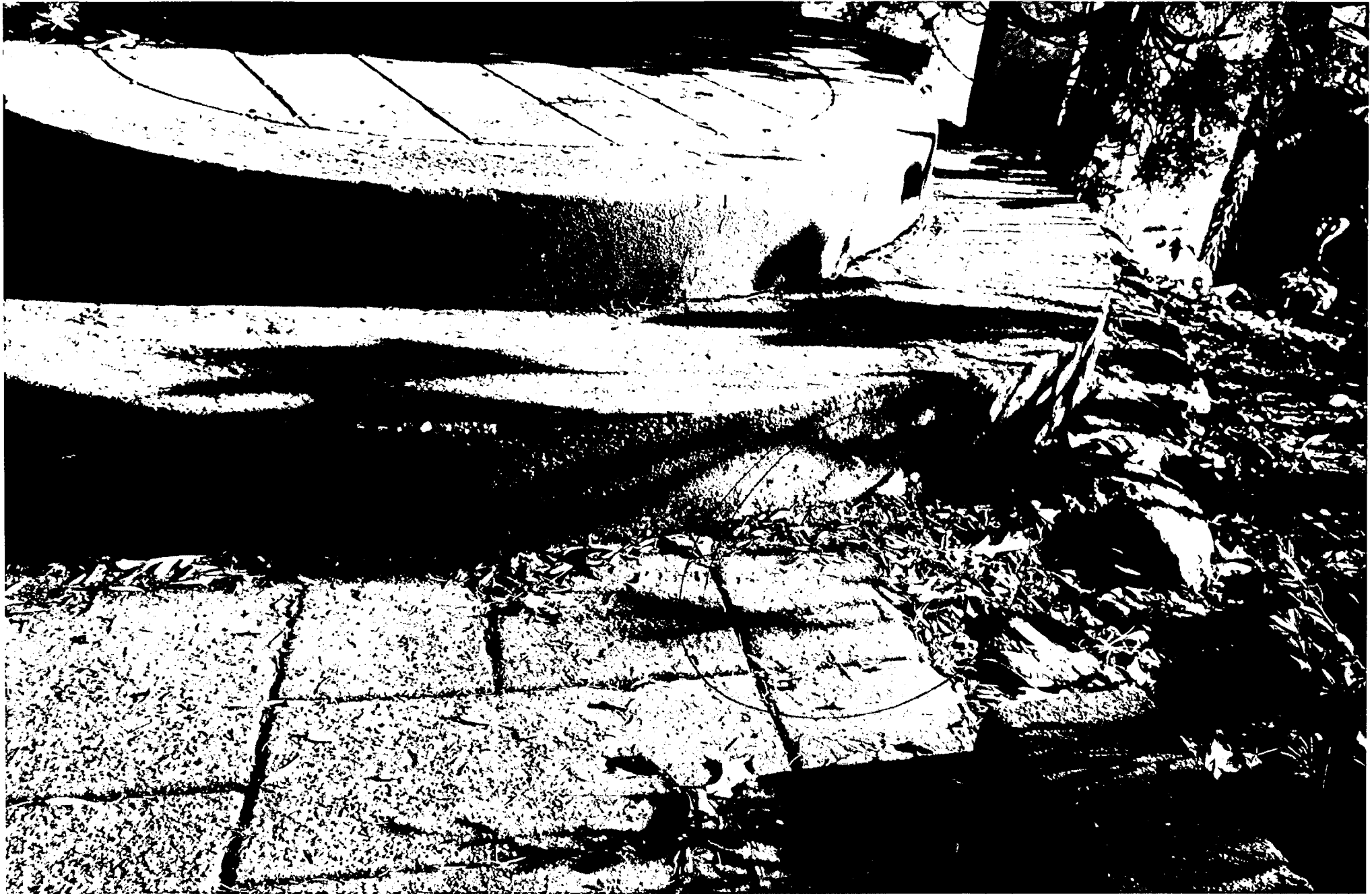
Cops up





CRACKS







S 64° E 60.00'
LOT 2. 8,100 Sq. Ft.

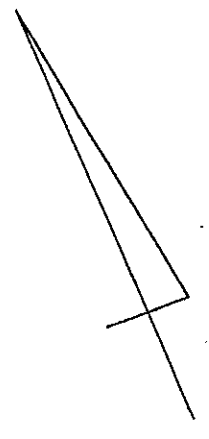
EXIS. TREE
 EXIST. RETAINING WALL (STONE)

EXIST. RETAINING WALL (STONE)

NEW BRIDGE

NEW DECK

1/8" = 1'-0"
SITE PLAN



N 26° E 135.00'

135.00' W 26° S

EXIST.
 2 STORIES
 STUCCO
 #4103

CONCRETE PORCH

20' B.R.L.
 (PER PLAT)

CONCRETE WALK

N 64° W 60.00'

STANFORD STREET
 (FORMERLY ELM STREET - 50' R/W PER PLAT)

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 8-20-09

Project Number: _____ Designed By: _____ Checked By: _____ SITE PLAN Sheet Number: _____	4103 STANFORD STREET CHEVY CHASE, MD, 20815 LOT 32, BLOCK 13, SECTION 4 MONTGOMERY COUNTY, MARYLAND	Title: _____ Date: _____	Revision: _____ Description: _____	
		Drawn By: _____	Date: _____	

REVISIONS	BY

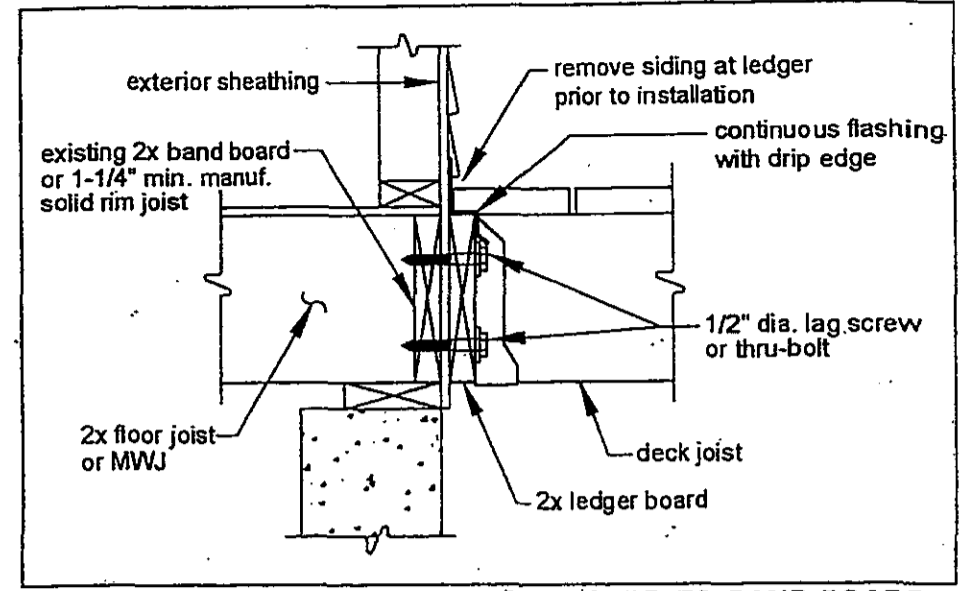
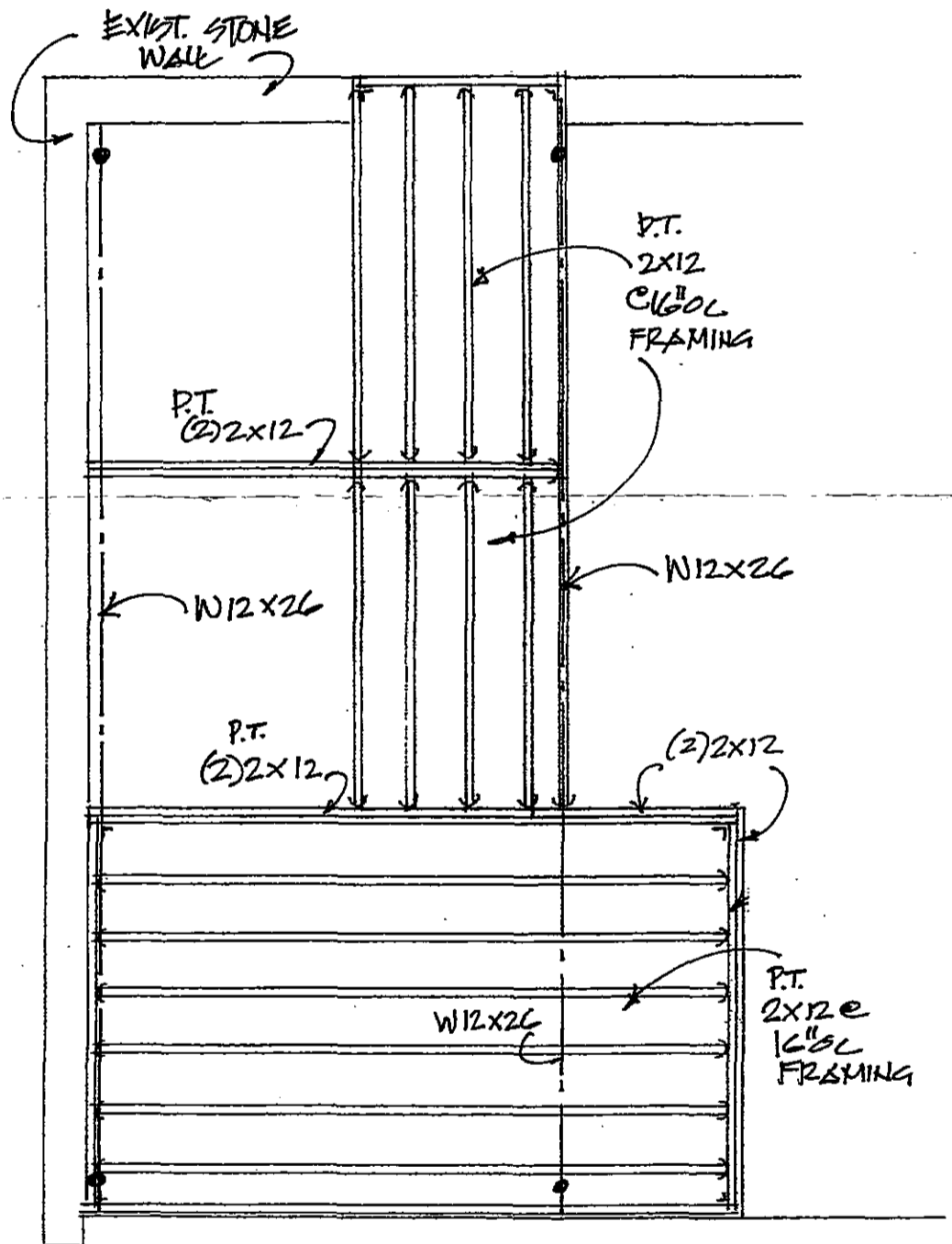
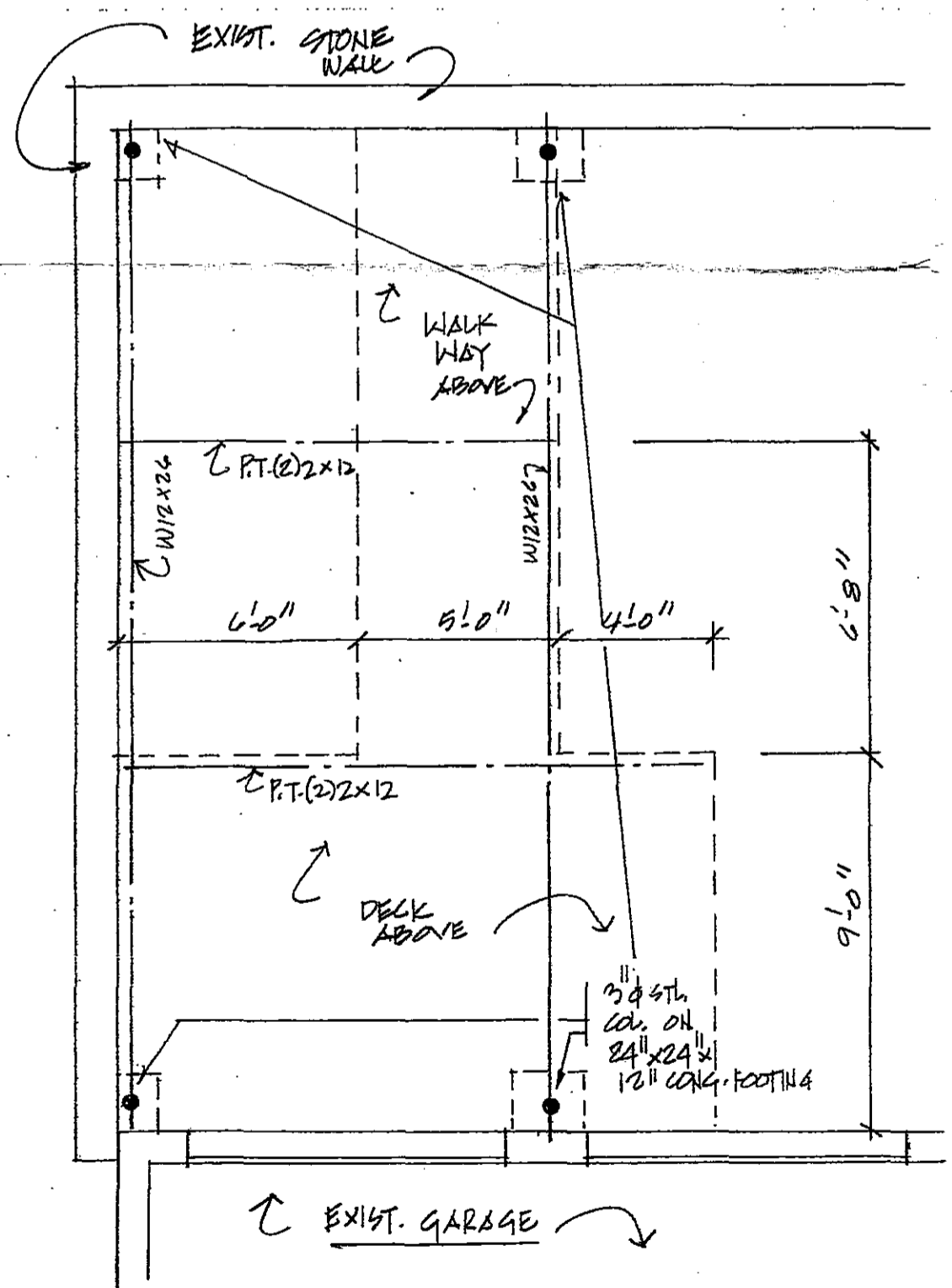


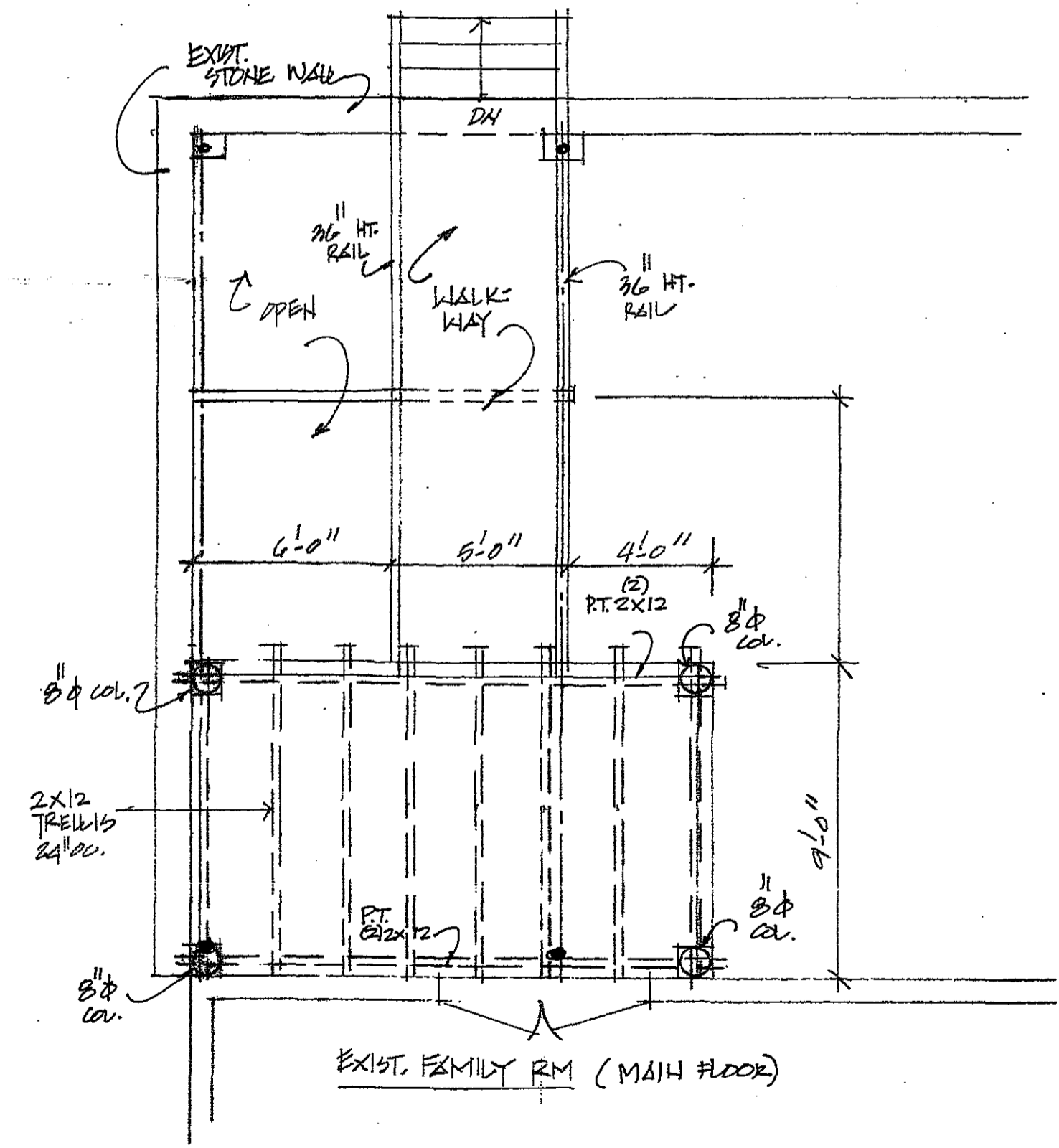
FIGURE 5: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD



DECK FRAMING PLAN
1/4" = 1'-0"



BASEMENT PLAN
1/4" = 1'-0"



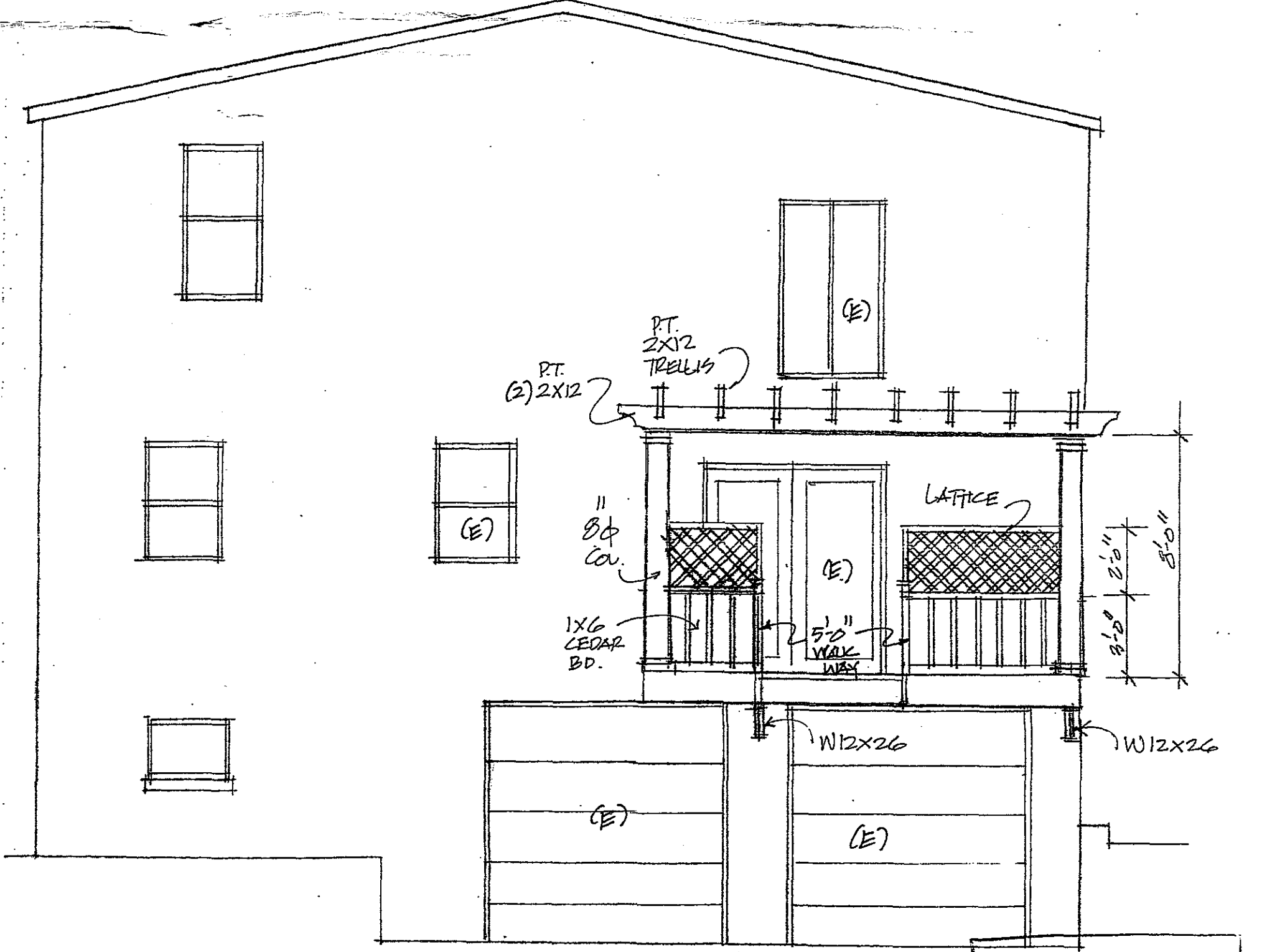
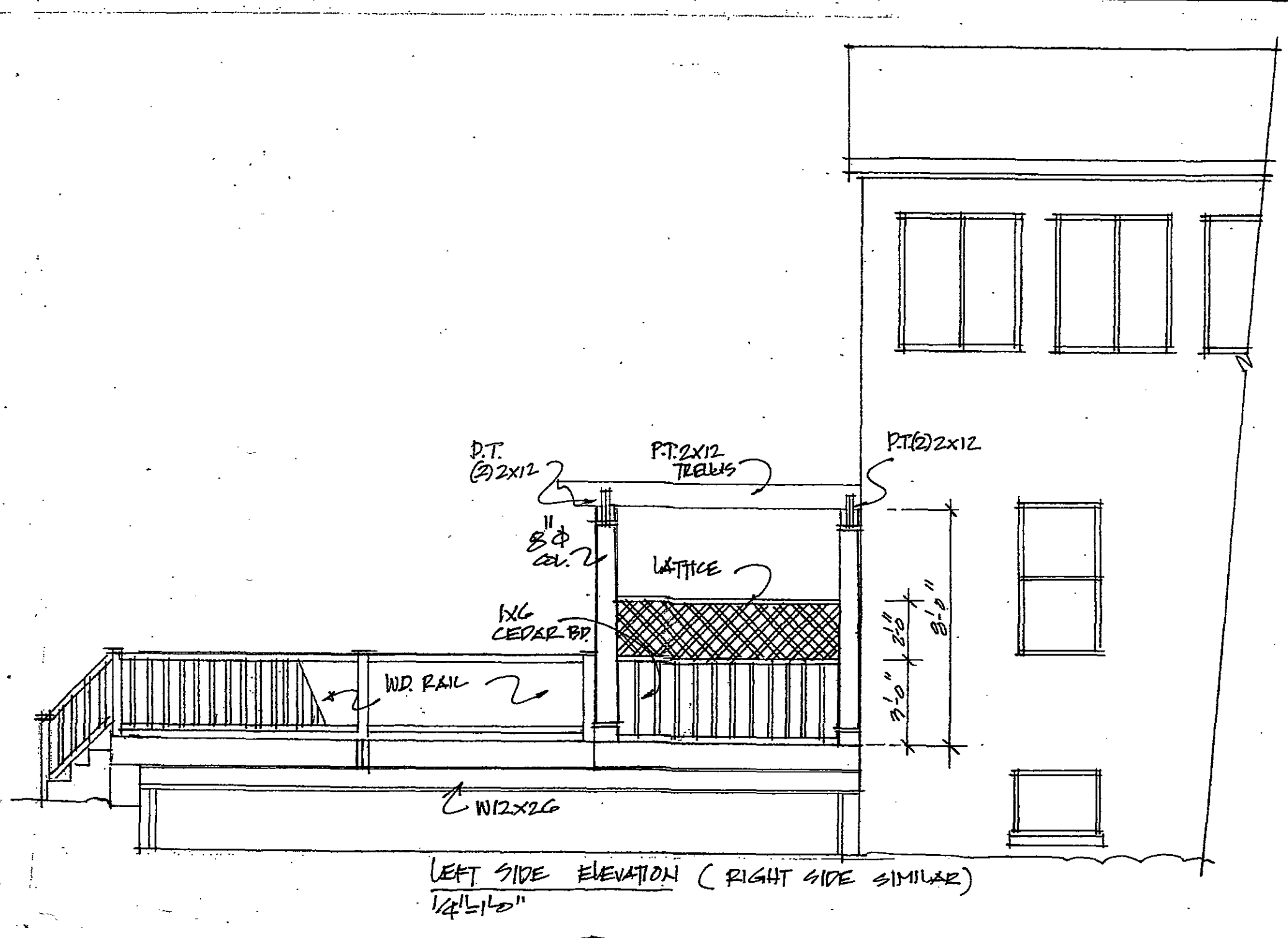
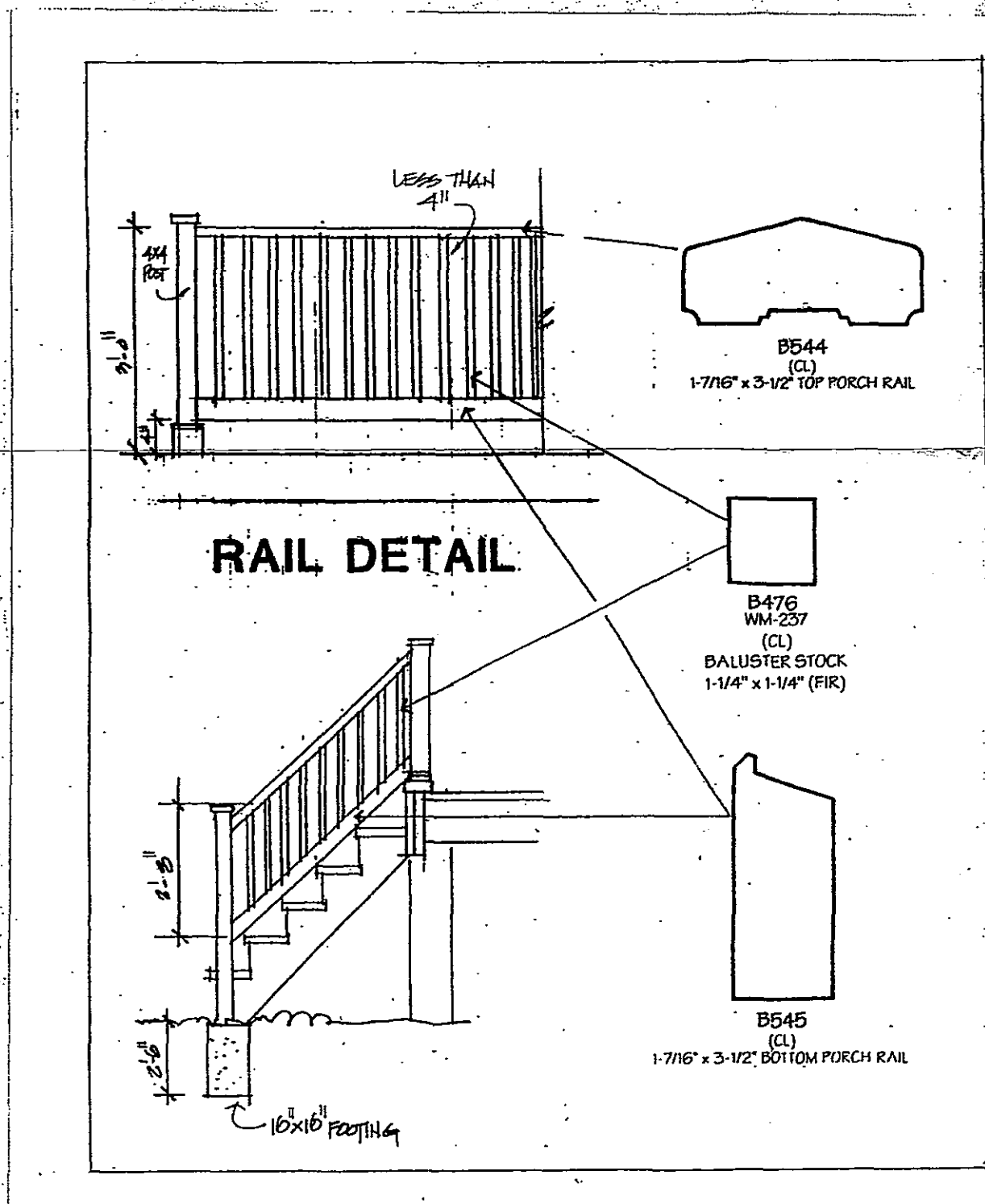
DECK PLAN
1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
8-20-09

4103 STANFORD STREET
CHEVY CHASE, MD, 20815
LOT 32, BLOCK 13, SECTION 4
MONTGOMERY COUNTY,

Date	
Scale	
Drawn	
Job	
Sheet	1
Of	Sheets

REVISIONS	BY



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 8/20/09

4103 STANFORD STREET
 CHEVY CHASE, MD, 20815
 LOT 32, BLOCK 13, SECTION 4
 MONTGOMERY COUNTY.

Date	
Scale	
Drawn	
Job	
Sheet	2
Of	Sheets



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 8/20/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #483228—Alterations to house: deck, retaining wall and windows

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the September 10, 2008 HPC meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Marina Krapiva
Address: 4103 Stanford Street, Chevy Chase

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





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Marina Krapiva
Daytime Phone No.: 301-782-5681

Tax Account No.: _____
Name of Property Owner: Marina Krapiva Daytime Phone No.: _____
Address: 4103 Stamford St., Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4103 Stamford St Street: _____
Town/City: Chevy Chase Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: Town of Chevy Chase
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: _____
1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature] 4/20/08
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 8/20/09
Application/Permit No.: 483228 Date Filed: 4/22/08 Date Issued: _____

O/K ✓

August 12, 2009
Staff Item
Anne Fothergill
MP Site #35/129 Davidson House
4103 Stanford Street, Chevy Chase

In October 2008 the HPC approved a deck replacement at the rear of this house. The applicant is now proposing minor changes to the shape and detailing of the deck and staff is requesting that the HPC allow these changes to be approved at the staff level. Approved and revised plans are attached.

W
—
—

S 64° E 60.00'
 LOT 2. 8,100 Sq. Ft.

EXIST. TREE
 EXIST. RETAINING WALL (STONE)

EXIST. RETAINING WALL (STONE)

*New
 concrete*

NEW DECK

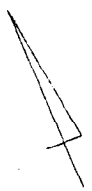
EXIST.
 2 STORIES
 STUCCO
 #4103

CONCRETE PORCH

20' B.R.L.
 (PER PLAT)

CONCRETE WALK

SITE PLAN
 ESC. 3/16" = 1.0'



N 64° W 60.00'

Approved by HPC

STANFORD STREET
 (FORMERLY ELM STREET - 50' R/W PER PLAT)

A-1/4 SITE PLAN	MODIFICATION TO RESIDENCE 4103 STANFORD STREET CHEVY CHASE, MD, 20815 LOT 32, BLOCK 13, SECTION 4 MONTGOMERY COUNTY, MARYLAND	PROJECT SHEET SHEET NO. 1 TOTAL SHEETS 1		ARCHITECTS RAOUL LISSABET, A.I.A. ARCHITECTS, LLC 19221 SEDLEY TERRACE GAITHERSBURG, MARYLAND 20879 Tel: (301) 948-3187 / Fax: (301) 950-4108
	Prepared by: _____ Checked by: _____ Date: _____	Date: _____ Scale: _____ Drawing No: _____	Project No: _____ Client: _____ Architect: _____	Project No: _____ Client: _____ Architect: _____

8

LOT 2. 8,100 Sq. Ft.

EXIS. TREE
WALL (STONE)

NEW BRIDGE

NEW DECK

EXIST. RETAINING WALL (STONE)

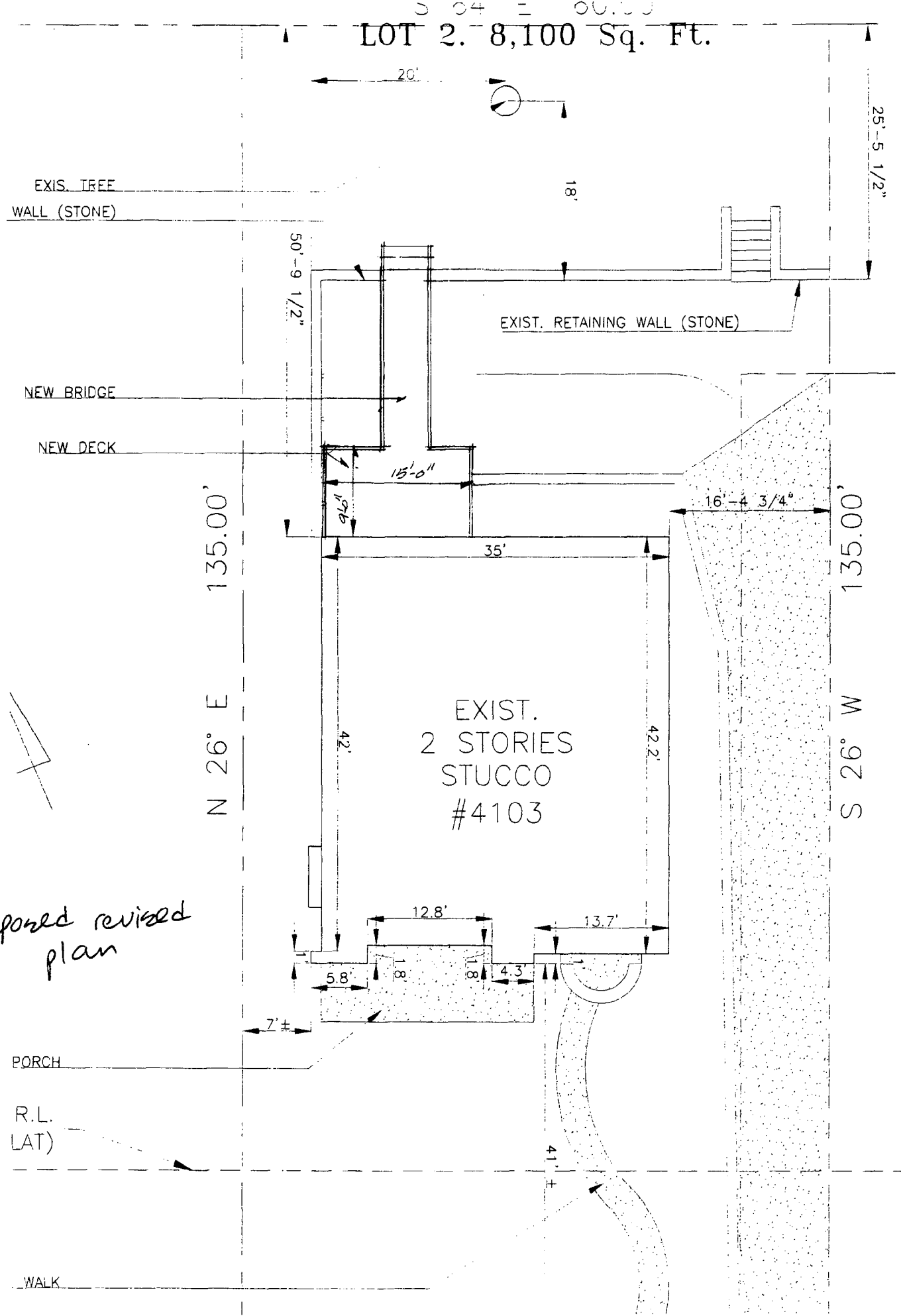
EXIST.
2 STORIES
STUCCO
#4103

*Proposed revised
plan*

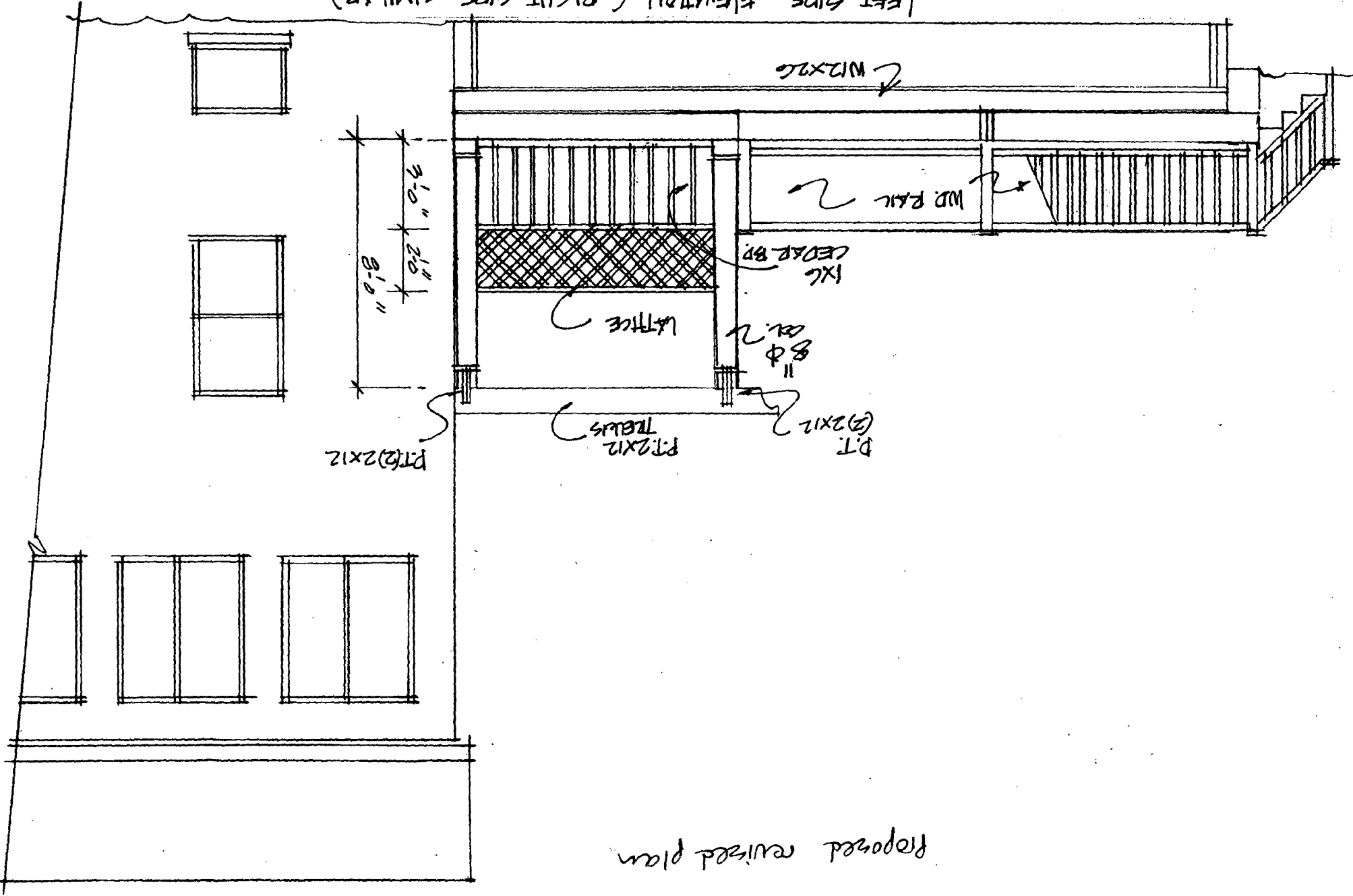
PORCH

R.L.
LAT)

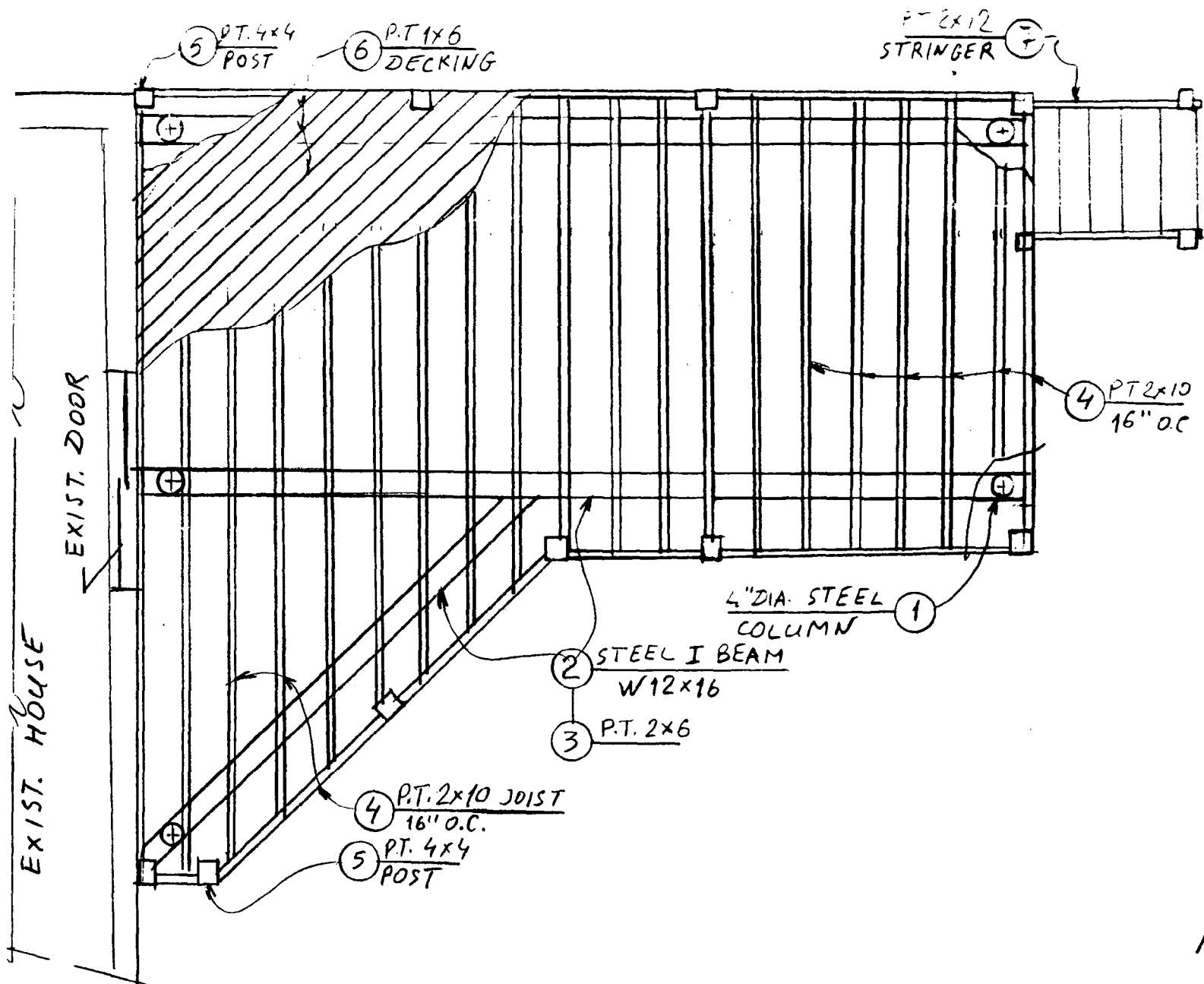
WALK



LEFT SIDE ELEVATION (RIGHT SIDE SIMILAR)



Proposed revised plan



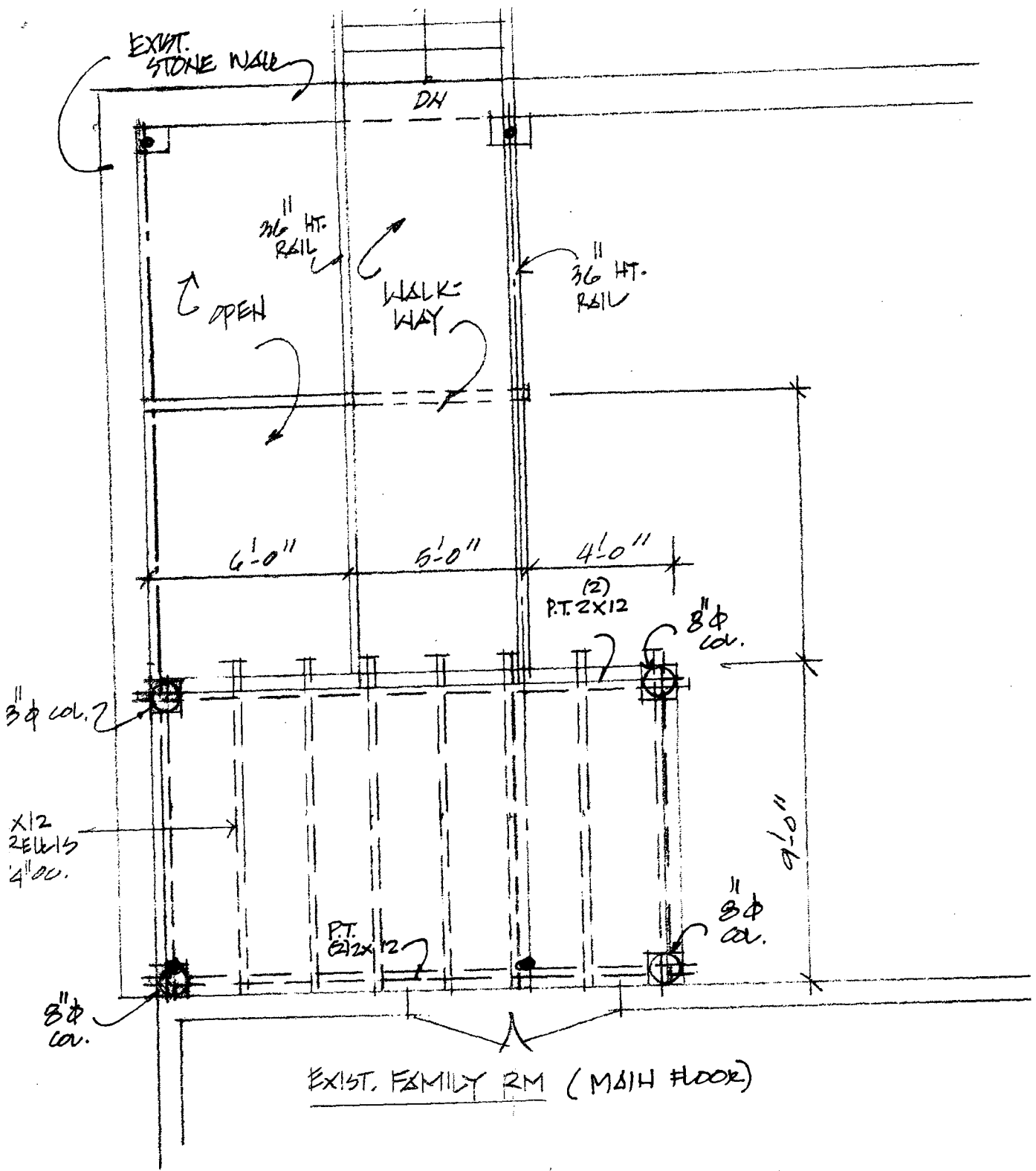
mpk ray, a. g.

Approved by HPC

ITLE

MODIFIKATION TO RESIDENCE

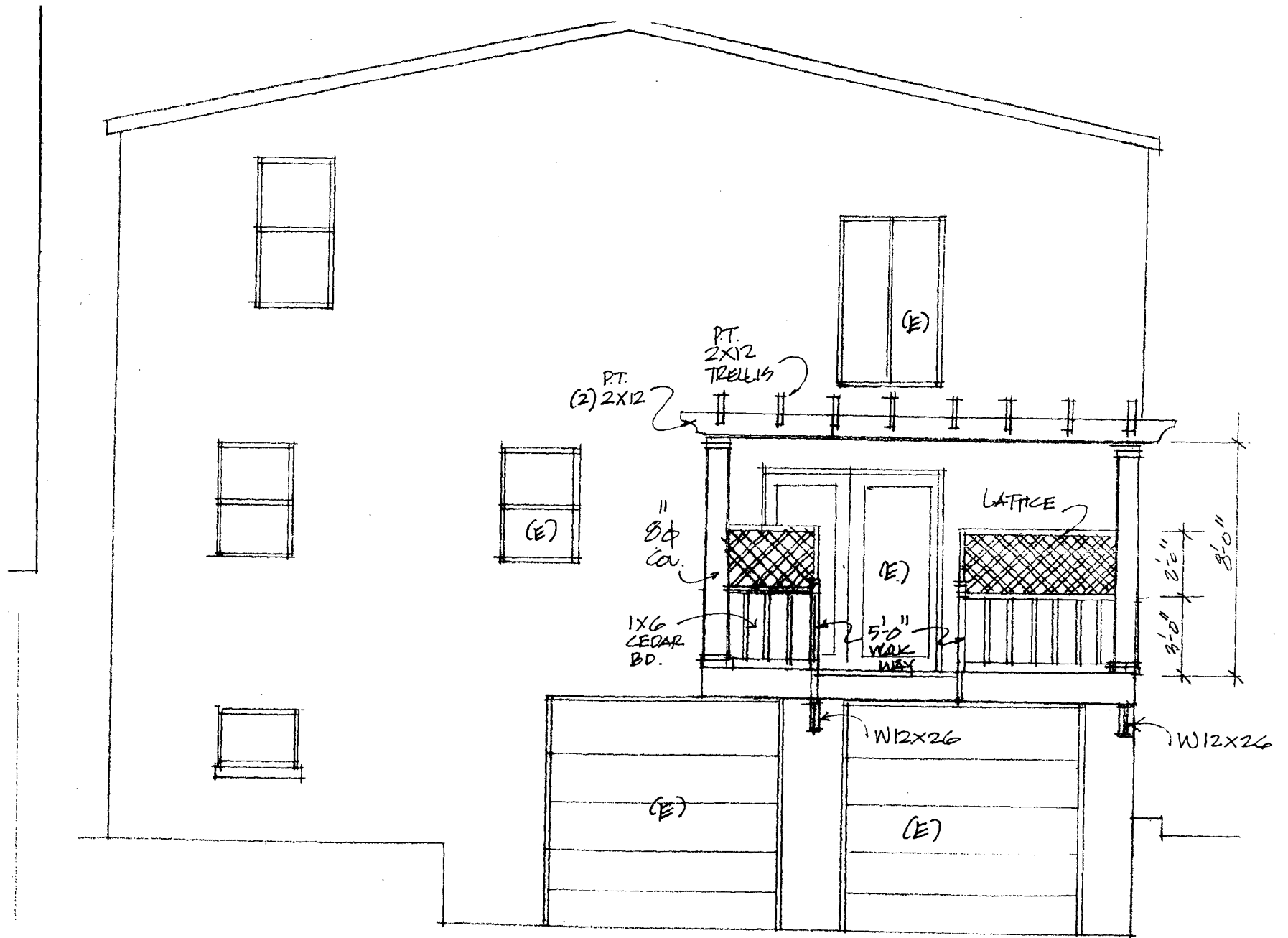
COMPANY



DECK PLAN
 1/4" = 1'-0"

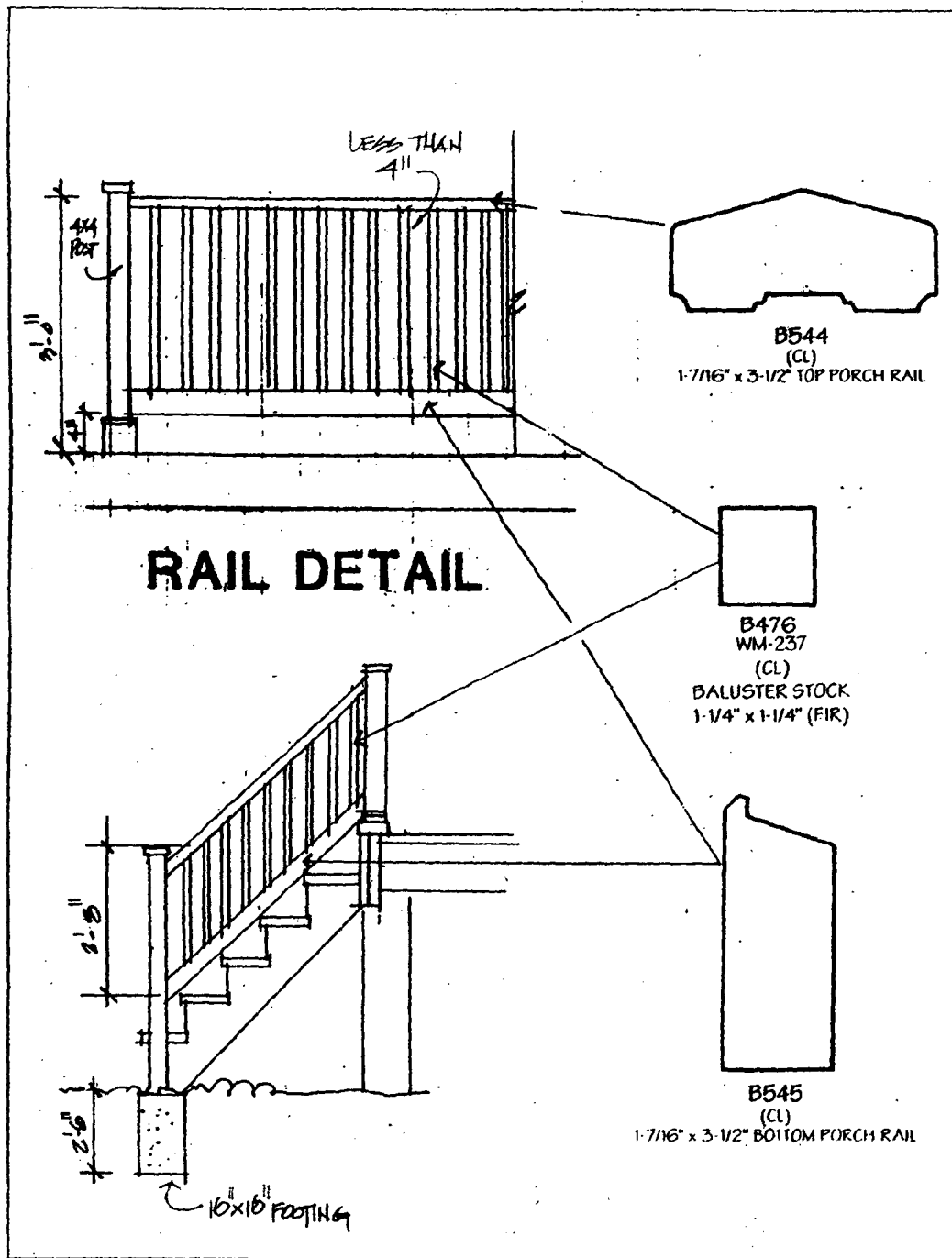
Proposed
 revised plan

Dr
 St
 Dr
 Jo
 St
 OI



REAR ELEVATION
 1/16/12

proposed revision



Proposed revised plan

Fothergill, Anne

From: marina krapiva [mpkrapiva1@yahoo.com]
Sent: Tuesday, October 14, 2008 8:54 AM
To: Fothergill, Anne
Subject: Fw: Description of Windows for 4103 Stanford St.

Hello, anne

Larry Oyler from your list recomend me Tom Dill from Dill cabinetry. I hope all of this looks good for you. Jam liner is my ?, but nobody will see it. Please let me know, he promise to do this and install by the Novemnber. Barrons keep given me hard time, and I didn't returned any from the wrong size windows. Marina

--- On Sun, 10/12/08, Thomas Dill <thomasxdill@aol.com> wrote:

From: Thomas Dill <thomasxdill@aol.com>
Subject: Description of Windows
To: mpkrapiva1@yahoo.com
Date: Sunday, October 12, 2008, 9:59 AM

Dear Marina:

The description of the windows to be manufactured and installed on your home is as follows:

Eight wood windows and jambs:

Jamb:

Made of Eastern White Pine, in the same configuration and style as the existing, original wood windows in the home, Perimeter trim detail to match original trim detail. Each window to include vinyl jamb liners to prevent air infiltration. Jambliners can be viewed at the following link:

<https://www.blainewindow.com/catalog/iteminfo.cfm?itemid=5891&compid=1> These jambliners are installed on either side of the window, and fit snugly within the inner and outer wood stops, and the sashes ride in them. They are visible from the inside, and a small portion may be seen from the outside (lower portion of upper sash channel) I used these liners for a similar window replacement job in the historic district of Canton/Fells Point (Baltimore), and their historic commission had no problem with them. Jambs to be painted primer white.

Sash:

Sashes to be made of Eastern White Pine in the same style and configuration of the existing, original wood windows in the home (six over six, true divided lite, single pane glass set in glazing compound). All sizes and profiles to match original sashes. Sashes to include weather stripping at the top rail, check rail, and bottom rail - none of which will be visible from the outside. Sashes to be painted primer white.

Windows to be covered with storm sashes to match existing original storm sashes on the home (by others).

I hope this detailed description is adequate. If you have any additional questions, please give me a call, and I will be happy to help you.

Sincerely,

Thomas Dill

DILL CABINETRY

Building - Remodeling - Woodworking

Port Deposit, Maryland

443-466-1778

Visit us on the web at: www.dillcabinetry.com

McCain or Obama? Stay updated on coverage of the Presidential race while you browse - [Download Now!](#)

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, October 02, 2008 3:23 PM
To: 'mark.nauman@montgomerycountymd.gov'
Cc: 'mpkrapiva1@yahoo.com'
Subject: 4103 Stanford Street, Chevy Chase

Mark,

You issued a SWO for a violation at this property (below). I wanted to let you know that the owner, Marina Krapiva (copied on this email), has an approved Historic Area Work Permit (HAWP) from the Historic Preservation Commission so the SWO can now be lifted. Ms. Krapiva's Historic Area Work Permit approval is for custom-made wood replacement windows that she is ordering and will install in place of the recently-replaced windows (the violation). The approval is also for new wood doors on the front of the house, a new wood deck at the rear, and retroactive approval for some other changes including the retaining wall that was installed and the foundation-level windows that were replaced. I have not processed the approval paperwork yet with DPS but I will be filing it soon once I have stamped the final plans, and I wanted to let you know. We will need to ensure that the windows that are installed are what is shown in the plans, along with the other alterations in the plans, to be in compliance with the HAWP. Please email or call me with any questions.

Service Request Details

SR Number	199941840	Site Address
SR Date	04/08/2008	4103 Stanford ST
Resolution Date	06/17/2008	Chevy Chase
Inspected By	MARK NAUMAN	MD 20815-5213
Problem Code	RESIDENTIAL BUILDING VIOLATION	Lot - Block -
Resolution Code	CIVIL CITATION	Subdiv. CHEVY CHASE SEC 4

[Help](#)

Problems</TD< TR>

town of chevy chase--possible remodeling without permits-windows being replaced-etc----historic registered house.

Resolution</TD< TR>

[4-8-08 1505. This house is on the historic master registry. No alterations can be done without permits. Met workers, interior spackling and painting, okay. Exterior, it appears windows have been replaced, ordered this worker to cease and go home. Posted SWO (nauman)] [6-17-08 Hearing before Historic Commission on 6-25-08. Will await decision. (nauman)]

thanks,
Anne

Anne Fothergill
Planner Coordinator
Historic Preservation Section - Countywide Planning
Montgomery County Planning Department
The Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.mc-mncppc.org/historic/>

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, September 11, 2008 9:40 AM
To: 'mpkrapiva1@yahoo.com'
Subject: your application

Marina,

As you know, last night the HPC approved your application to install custom-made wood TDL windows that fit each original window opening. You can go ahead and order the windows based on the application you submitted with the dimensions and materials as shown. Please call me when they have arrived and I can come over and look at them with you to make sure they are correct. Also, the rest of your application was approved including the new front doors to replace the screened doors, the storm windows, the deck, and the French doors for the back that you proposed.

I will need to make a number of site visits as you do these installations so please call me when you are back from Russia and starting the work. Also, if you have other alterations to propose (garage doors, etc.) we can discuss those in the future.

Have a good trip!

Anne

Anne Fothergill
Planner Coordinator
Historic Preservation Section - Countywide Planning
Montgomery County Planning Department
The Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.mc-mncppc.org/historic/>

Silver, Joshua

From: Wayne Goldstein [waynemgoldstein@hotmail.com]
Sent: Wednesday, September 10, 2008 4:53 PM
To: Silver, Joshua
Subject: MPI Comments for 9/10/08 HPC Agenda Items

9/10/08

Historic Preservation Commission
Jef Fuller, Chair

Dear Chair Fuller/Jef and HPC Commisioners:

Montgomery Preservation, Inc. (MPI) would like to offer comments on several HAWPs and a Preliminary Consultation on the agenda for tonight's HPC meeting:

II. N. - Davidson House. MPI supports the staff recommendation. By requiring properly-sized wood windows with true, divided lights, the end result could be very close to what could have happened if the owner had applied for this HAWP in a timely manner and had demonstrated that rehabilitation of the original windows was truly infeasible.

II.P. - 18425 Jonesville Road. MPI supports the staff recommendation. The engineer hired by the contract purchaser did not provide any meaningful factual or financial details to support his conclusion that the two historic sections could not be rehabilitated. Having to replace/sister a single beam under a floor is not cause to demolish an entire building. Siding and roofs can be repaired or replaced. The engineer did not indicate that he had ever worked on the rehabilitation of historic structures, suggesting that he has no knowledge of the field. As the owners have explicit plans to install a modular structure, removing nonhistoric sections of a house and adding HPC-approved stick-built additions to it does not meet their requirements at all. It does not seem that any house, regardless of its condition, would meet their requirements as they appear to want a modular house of a very specific style.

III.B. Buffington Enterprises II, LLC. MPI supports the staff recommendation and the position of the Clarksburg Civic Association. The owner is to be commended for great improvements to the design. However, the massing of the buildings would unfavorably impact the existing character of the historic district. The same amount of building separated and spread out might work exceedingly well in this historic district. The current limitations of the zoning restrict what can be built and where on the property it can be built. However, it should not be the historic character that is negatively impacted by this reality. Instead, it would be better for the owner to try to gain community and government support to rezone part of the property to possibly allow the separation and distribution of the building footprint.

Yours truly,

/s/

Wayne Goldstein, President
Montgomery Preservation, Inc.

Stay up to date on your PC, the Web, and your mobile phone with Windows Live. [See Now](#)

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4103 Stanford Street, Chevy Chase	Meeting Date:	9/10/08
Applicant:	Marina Krapiva	Report Date:	9/03/08
Resource:	<i>Master Plan</i> Site #35/129, Davidson House	Public Notice:	8/27/08
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/129-08A RETROACTIVE	Staff:	Anne Fothergill
PROPOSAL:	Window and door replacement, retaining wall construction, storm window installation, and removal of rear deck and construction of new deck		

STAFF RECOMMENDATION

Staff is recommending that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan* Site #35/129, **Davidson House**
STYLE: Spanish Revival
DATE: c. 1927

Excerpt from Places in the Past:

This cluster [4101, 4103, and 4105 Stanford Street] of picturesque Spanish Revival houses (c1927), near Rosemary Circle, were designed by Washington architect Reginald Geare. These evocative residences feature arched window and door openings, towers and turrets, terra cotta tile roofs and stucco walls. The buildings are significant not only for their association with Geare, an active designer in Chevy Chase Park, but for their unusual architectural styling. Spanish Revival houses, with the high degree of architectural sophistication exhibited by these three residences, are rare not only in Chevy Chase but throughout the country.

BACKGROUND

The applicant was issued a Stop Work Order by the Department of Permitting Services in April 2008 for replacing windows without an approved Historic Area Work Permit.

The HPC reviewed the applicant's application on May 14, 2008. The HPC continued the case and requested that the applicant provide more information for their review. On June 25, 2008 the applicant returned to the HPC with additional information and the HPC requested that the applicant provide a more detailed site plan and shop drawings for the custom-made replica windows.

PROPOSAL

The applicant has already made and is proposing to make the following changes to this house:

Right (east) elevation (see Circles 11-13):

- Foundation level: replace five windows with wood simulated divided light windows
This work has been completed.
- Replace two windows on the first floor with custom-made replica wood windows with true divided lights in original openings to match the original windows.
These windows have been replaced with wood SDL windows that are smaller than the original windows and the applicant is proposing to replace them with windows that are TDL and the correct size.

Rear (north) elevation (see Circles 8, 10 + 15):

- Foundation level: replace one window with wood simulated divided light window
This work has been completed.
- Remove non-historic metal sliding door and replace with wood French doors with simulated divided lights (see Circles 59)
- Remove one door and replace with custom-made wood window with true divided lights (replica of other original window)
This door has been replaced with a wood SDL window and the applicant is proposing to replace it with a window that is TDL.
- Replace one window with a custom-made replica wood window with true divided lights in original opening to match the original window
This window has been replaced with a wood SDL window that is smaller than the original window and the applicant is proposing to replace it with a window that is TDL and the correct size.
- Remove existing non-historic wood deck and stairs to grade
- Construct new wood deck with wood inset picket railing off French doors and bridge to rear yard

Left (west) elevation (see Circles 9 + 12-13):

- Foundation level: replace two windows with wood simulated divided light windows
This work has been completed
- Replace three windows on the first floor with custom made wood windows with true divided lights to match existing (#4, 5, & 6)
This work has been completed and the new windows are smaller than the original windows that were removed and have simulated divided lights. The applicant requests that these two windows remain since they have already been framed in.

Front (south) elevation (see Circles 10 + 14):

- Replace three sets of screen doors with custom-made wood and glass doors to fit in existing opening and with same design as existing screen doors

Landscaping alterations (see Circles 8 + 39):

- Rebuild stone retaining wall in the back yard
This work has been completed.
- Extend existing driveway with concrete at rear of house underneath deck

The applicant is also proposing to replace the 9 existing metal storm windows with new metal storm

windows (2 on front, 6 on right side, 1 on rear - where “existing storm” is noted on elevations).

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

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

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

A HAWP should be denied if the Commission 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.

Secretary of the Interior’s Standards for Rehabilitation:

Standard #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.

Standard #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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Some of the proposed alterations have already been completed without HPC approval. However, staff evaluates the application as if the work was not already completed and determines whether the proposed changes are allowable. Based on the previous staff report and discussions with the HPC, the applicant understands that some of the replacement windows that were installed are not appropriate for this resource and has amended the application to propose more appropriate windows for this resource.

Overall, staff would not have recommended approval of the replacement of original windows without substantial evidence that they could not be rehabilitated. If in fact the original windows could not be repaired, the recommended replacement windows would have been custom-made replicas (wood with true divided lights) to match what the house had originally. The applicant is now proposing exactly that: custom-made wood windows that are exact replicas of what was removed. The proposed window detail is based on the original windows in the house.

WINDOWS

Right side: staff supports the proposed change to wood TDL custom-made replica windows in the original openings.

Left side: While the applicant has proposed wood TDL custom-made replica windows in the original openings, she has requested that the HPC consider allowing these three replacement windows that have already been installed to remain. Staff does not support these wood SDL windows that were put in smaller openings. Staff recommends that the applicant replace these windows with the custom-made wood TDL replica windows to fit in the original openings, which is what is proposed in the application submission.

Rear: staff supports the proposed change to a custom-made wood TDL replica window in the original opening. Where the door was replaced with a window, because this is the rear elevation and the HPC has allowed rear additions to the two adjacent Geare houses, staff can support the proposed change to a wood TDL window that will match the other original windows. The same recommendation applies to the replacement of the non-original metal sliding glass door with a new wood door with SDLs in the same opening as this is an improvement from the metal door.

Foundation level of the right, left, and rear of the house: staff supports the replacement wood windows.

OTHER

Staff recommends approval of the proposed storm window replacements and notes that they are generally eligible for tax credits.

Staff supports the new custom-made wood doors with glass with the same design and in the same openings as the screen doors on the front elevation. The applicant is proposing this change for security purposes, and the new doors will have a similar overall appearance as the original design. The Commission has approved changes to similar doors in an adjacent Geare house.

The stone retaining wall is an appropriate material and is located behind the historic resource. Staff and the Commission have expressed concern that the wall was built without appropriate permits and tree protection.

The deck and bridge are also located at the rear of the property. The bridge will be visible from the back of the adjacent *Master Plan* resources and slightly visible from the street. Although the bridge from the deck to the yard may be an unusual installation, it will have minimal impact on the historic house and it is a reversible change.

The applicant was not aware that HPC approval was needed for window replacement or retaining wall construction. The applicant is now aware that *any* exterior change may require a Historic Area Work Permit (HAWP) and will contact staff in the future regarding any *proposed* changes. Overall, it is very unfortunate that the original windows of this individually-designated *Master Plan* house were removed,

but the applicant is proposing to install custom-made exact replicas which is what the Commission specifically requested and staff is recommending approval. The applicant is eager to get the new windows fabricated and installed to try and rectify the situation.

STAFF RECOMMENDATION

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

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

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



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240 777 4370

Violation
scuff
red wall
DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Marina Krapiva
Daytime Phone No.: 301-792-5681

Tax Account No.: _____
Name of Property Owner: Marina Krapiva Daytime Phone No.: _____
Address: 4103 Stamford St., Chevy Chase old 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4103 Stamford St Street: _____
Town/City: Chevy Chase Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: Town of Chevy Chase
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: _____
1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

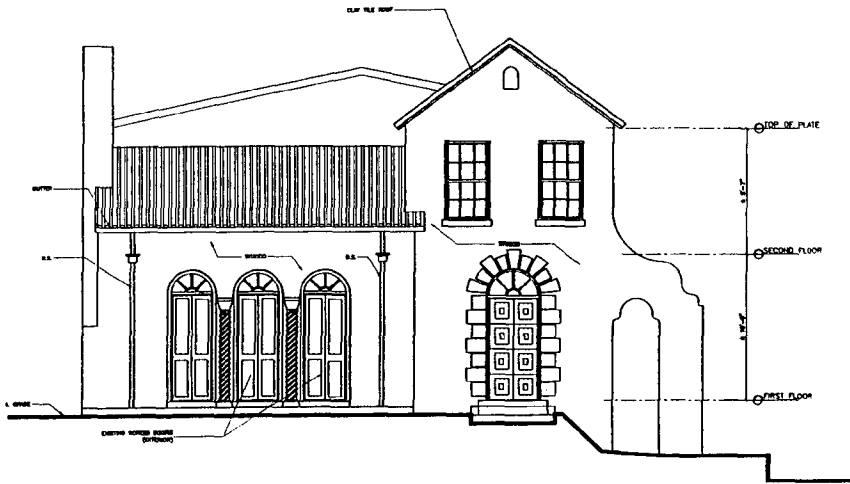
[Signature] 4/20/08
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 483228 Date Filed: 4/22/08 Date Issued: _____

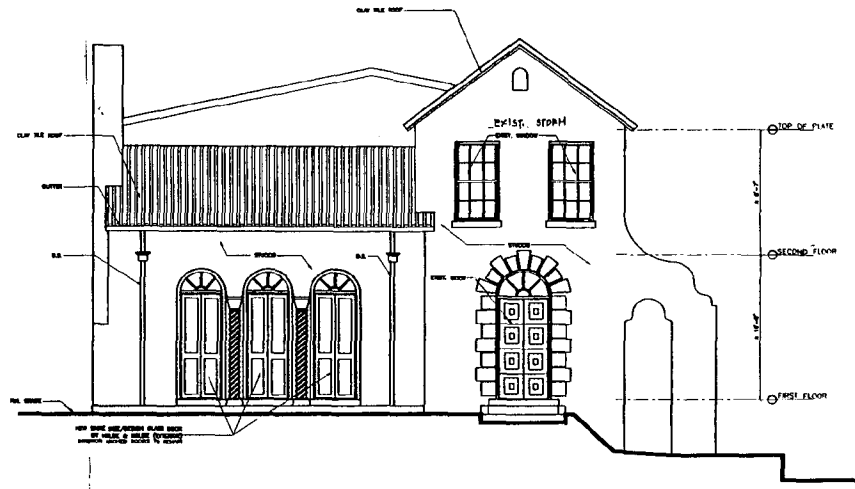
SEE REVERSE SIDE FOR INSTRUCTIONS

Case no. 244467 (5)

1. Replace windows with custom-made Spanish Cedar 6/6, 3 1/8 thick # 1,2,3 - 33 3/4 x47 3/4, # 7,8 - 32 3/4x47 1/2, # 4,5,6 -35 3/4x64 3/4 , double hung windows. Windows to be exact replicas of the windows that were removed. See photos of existing windows and shop drawings with details attached.
2. Replace the existing rear wood deck with new wood deck (see detailed plans attached).
3. Replace metal sliding glass door to the deck with new wood French door with simulated divided lights to be installed in existing opening.
4. Replace existing metal storm windows with new metal storm windows. Total of 9 (2- second floor front, 4-second floor right, 2 first floor right, 1- second floor back)
5. Rebuild stone retaining wall using existing stone (see photos and site plan attached).
6. Replace 8 basement windows with wood simulated divided light windows in same openings.
7. Replace 3 sets of screen doors on front of house with custom-made wood and glass doors with same design (see plans attached) in same openings.
8. Extend existing driveway with concrete at rear of house (under new deck)as shown on site plan.



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



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

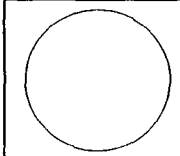


EXISTING REAR ELEVATION
1/4"=1'-0"



PROPOSED REAR ELEVATION
1/4"=1'-0"

ARCHITECTS
RAOUL LISSABET, A.I.A.
ARCHITECTS, LLC
 19021 SEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20879
 Tel: (301) 948-3197 / Fax: (301) 980-4169



I hereby certify that I am a duly licensed professional architect or engineer in the State of Maryland. License # 12888 exp. date 11-30-16

Copyright RAOUL LISSABET A.I.A., 2008
 Sheet Date: JUN 13, 2008
 Permitted
 No. Date Description

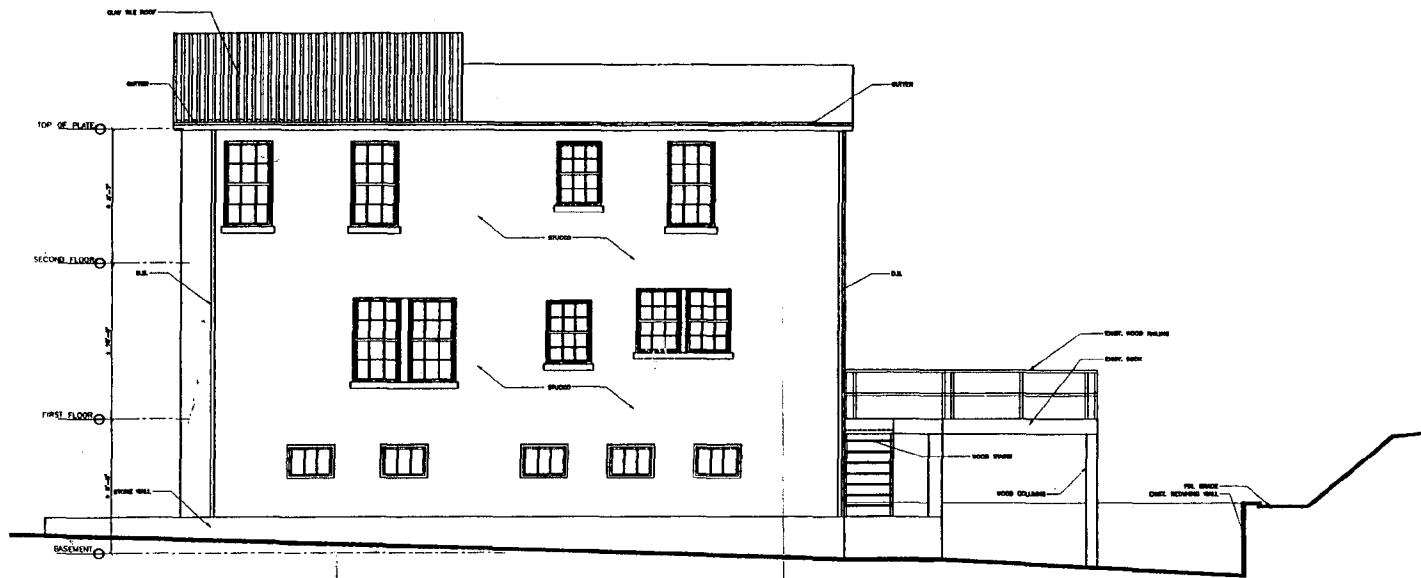
PERMIT SET
 MAY 16, 2008

MODIFICATION TO RESIDENCE
 4103 STANFORD STREET
 CHEVY CHASE, MD, 20815
 LOT 32, BLOCK 13, SECTION 4
 MONTGOMERY COUNTY,
 MARYLAND

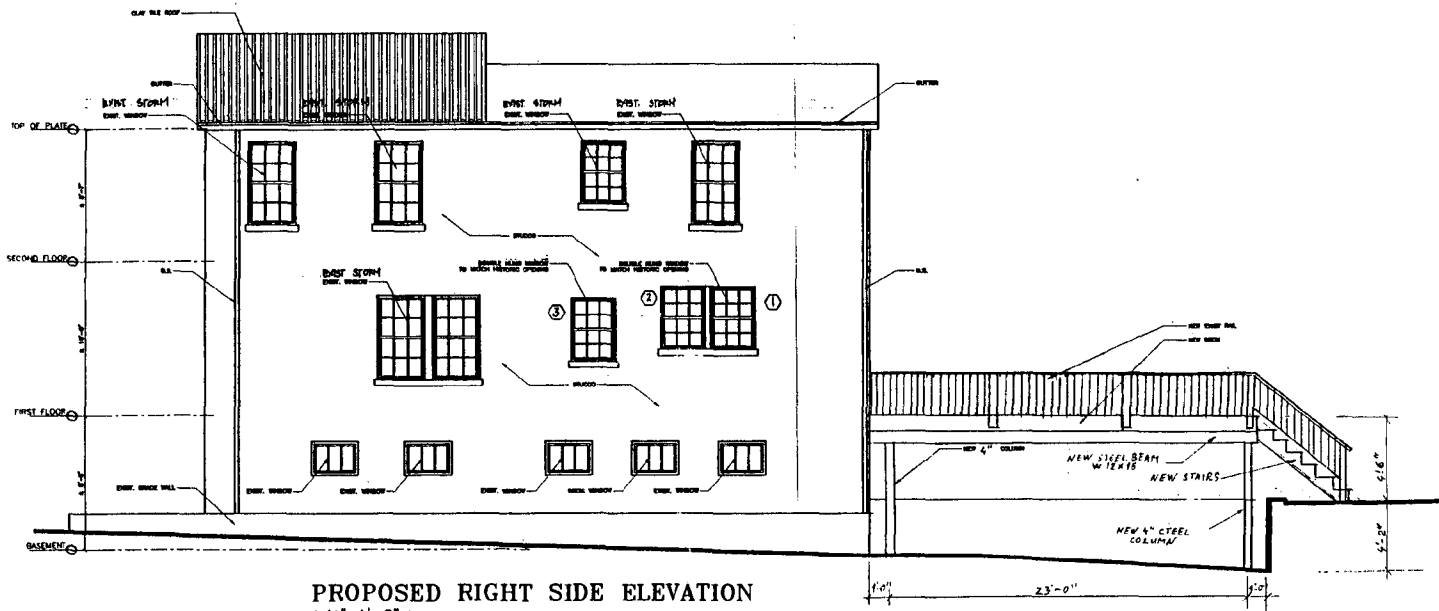
Project Number: Drawn By:
 Checked By: Checked By:
 Sheet Title:
ELEVATIONS

Sheet Number:
A-2 / 4

10



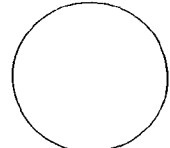
EXISTING RIGHT SIDE ELEVATION
1/4"=1'-0"



PROPOSED RIGHT SIDE ELEVATION
1/4"=1'-0"

ARCHITECTS
RAOUL LISSABET, A.I.A.
ARCHITECTS, LLC

19021 SEDLEY TERRACE
GAITHERSBURG, MARYLAND 20879
Tel: (301) 948-3187 / Fax: (301) 990-4169



I certify that these documents were prepared or approved by me, and I am a duly Licensed Architect under the laws of the State of Maryland, License # 12889 Exp. Date 11-30-08
Copyright RAOUL LISSABET A.I.A., 2008
Issue Date: JUN 18, 2008

No.	Date	Description

PERMIT SET
MAY 19, 2008

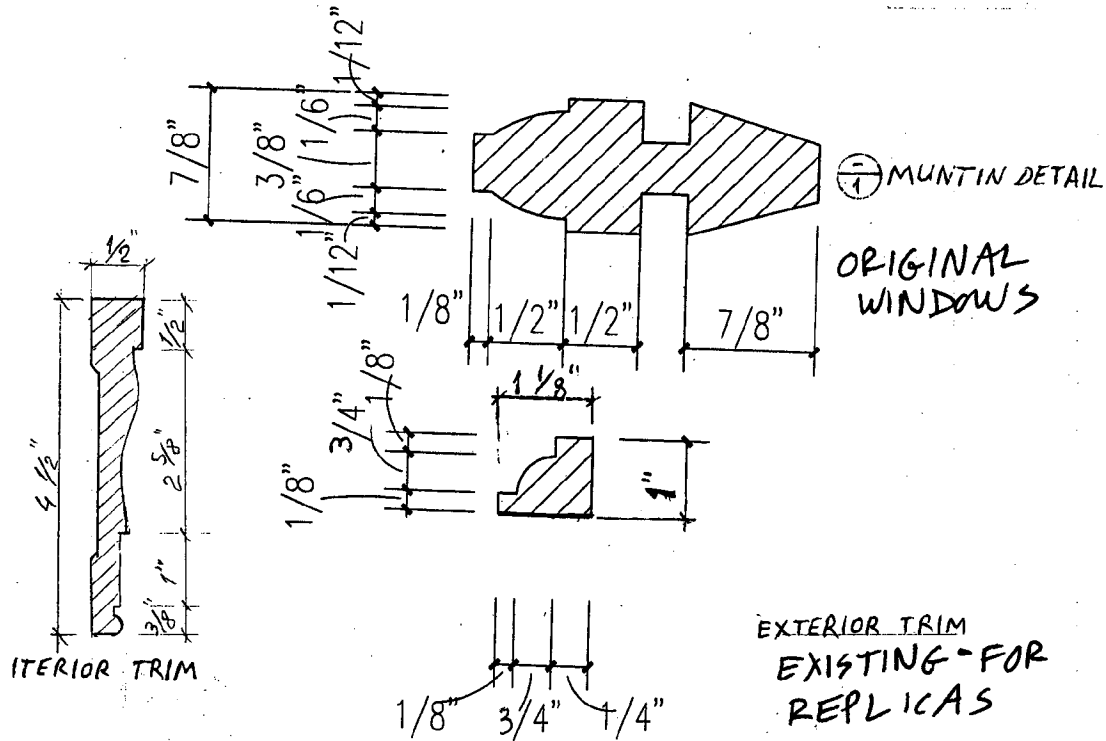
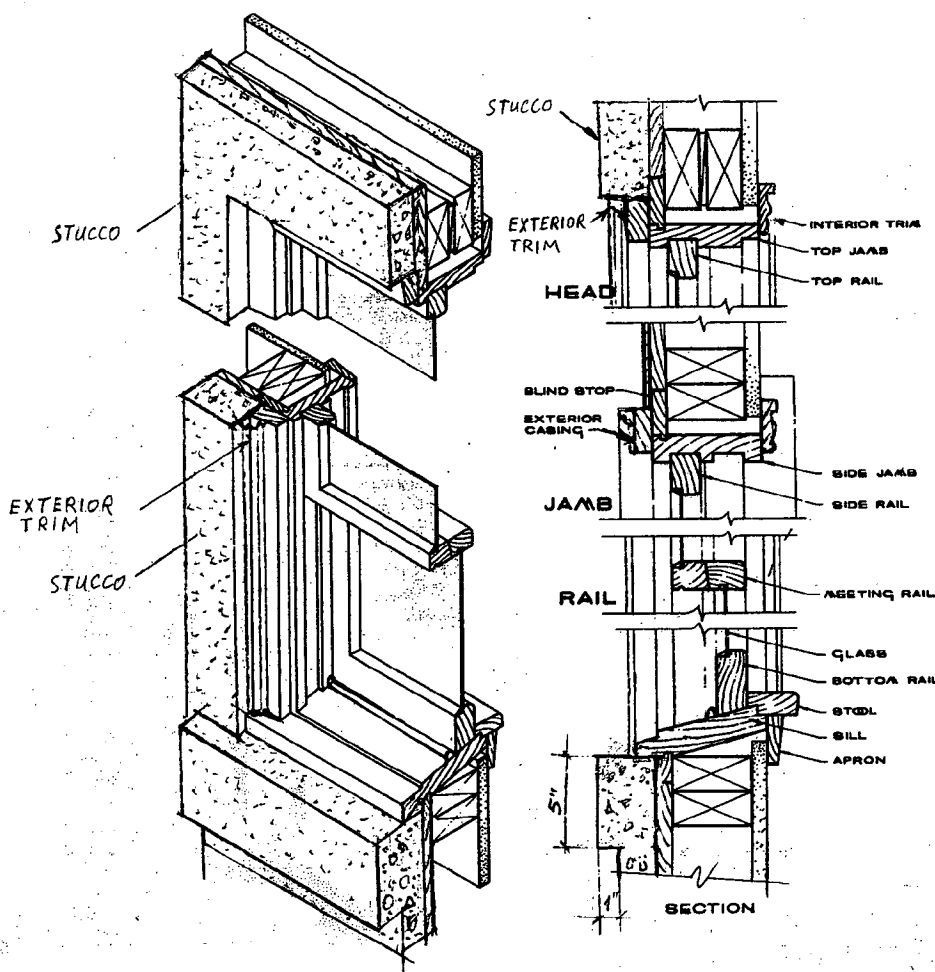
MODIFICATION TO RESIDENCE
4103 STANFORD STREET
CHEVY CHASE, MD, 20815
LOT 32, BLOCK 13, SECTION 4
MONTGOMERY COUNTY,
MARYLAND

Project Number: Drawn By:

Designed By: Checked By:

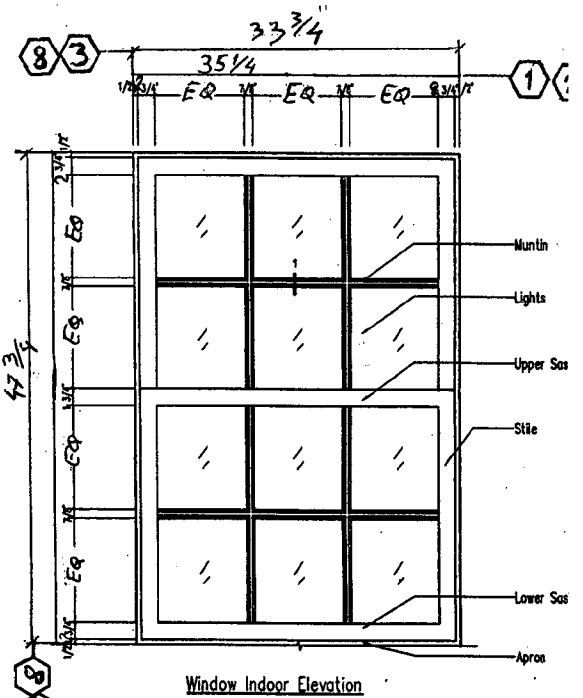
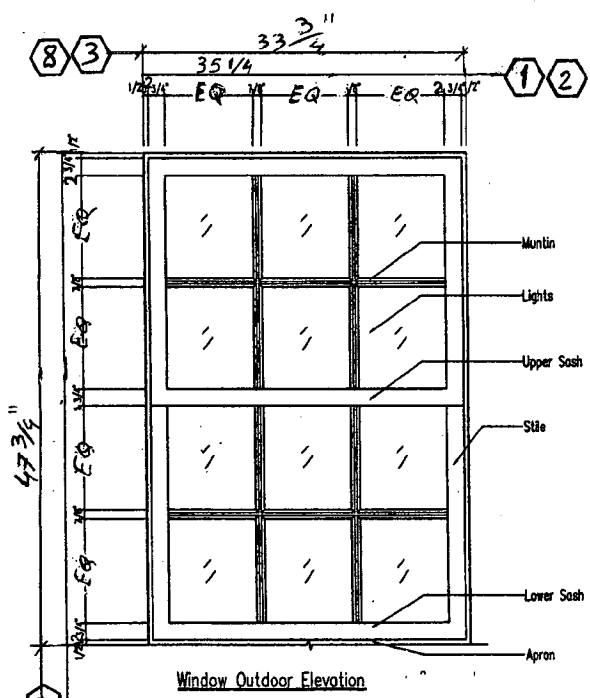
Sheet Title
ELEVATIONS

Sheet Number:
A-3 / 4

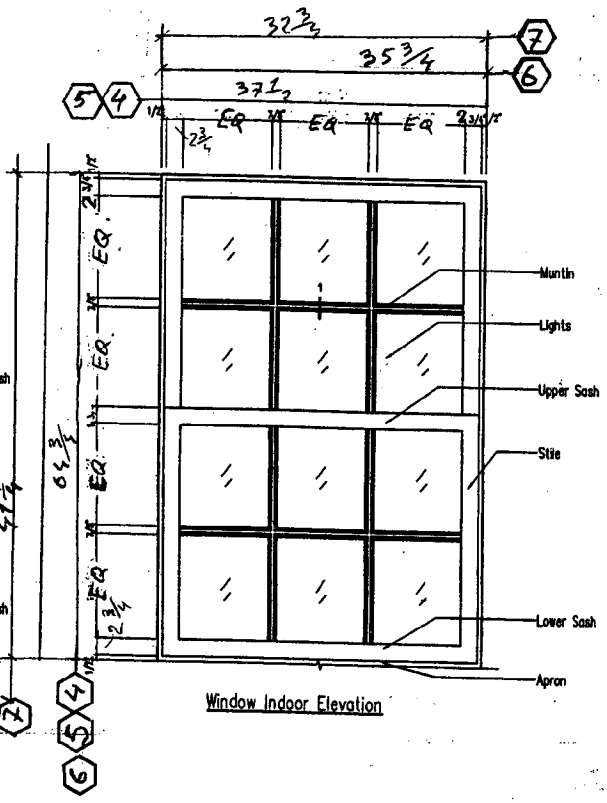
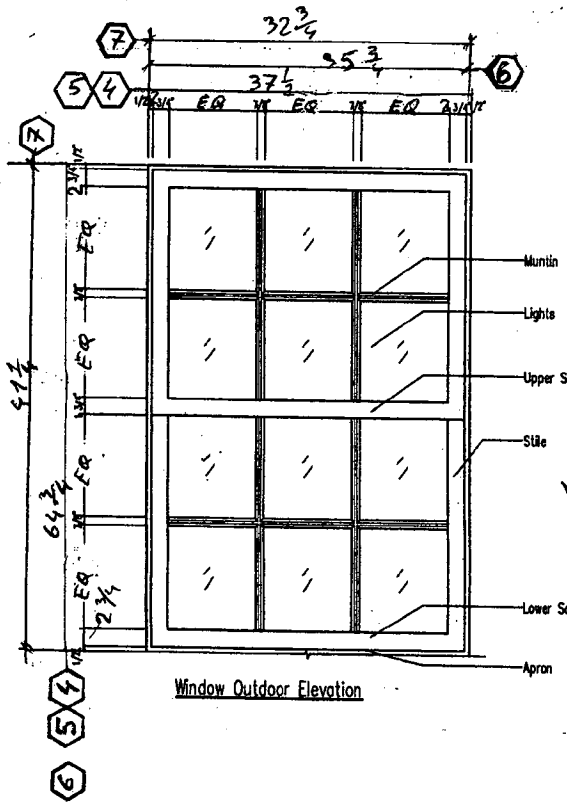


15	MODIFICATION TO RESIDENCE 4103 STANFORD STREET CHEVY CHASE, MD 20815 LOT 32, BLOCK 13, SECTION 4 MONTGOMERY COUNTY MARYLAND	COMPANY THE PK BUILDING COMPANY 3571 LOCH HAVEN DR EDGEWATER MD 21037
----	--	---

EXISTING + PROPOSED WINDOWS ① ② ③ ⑧

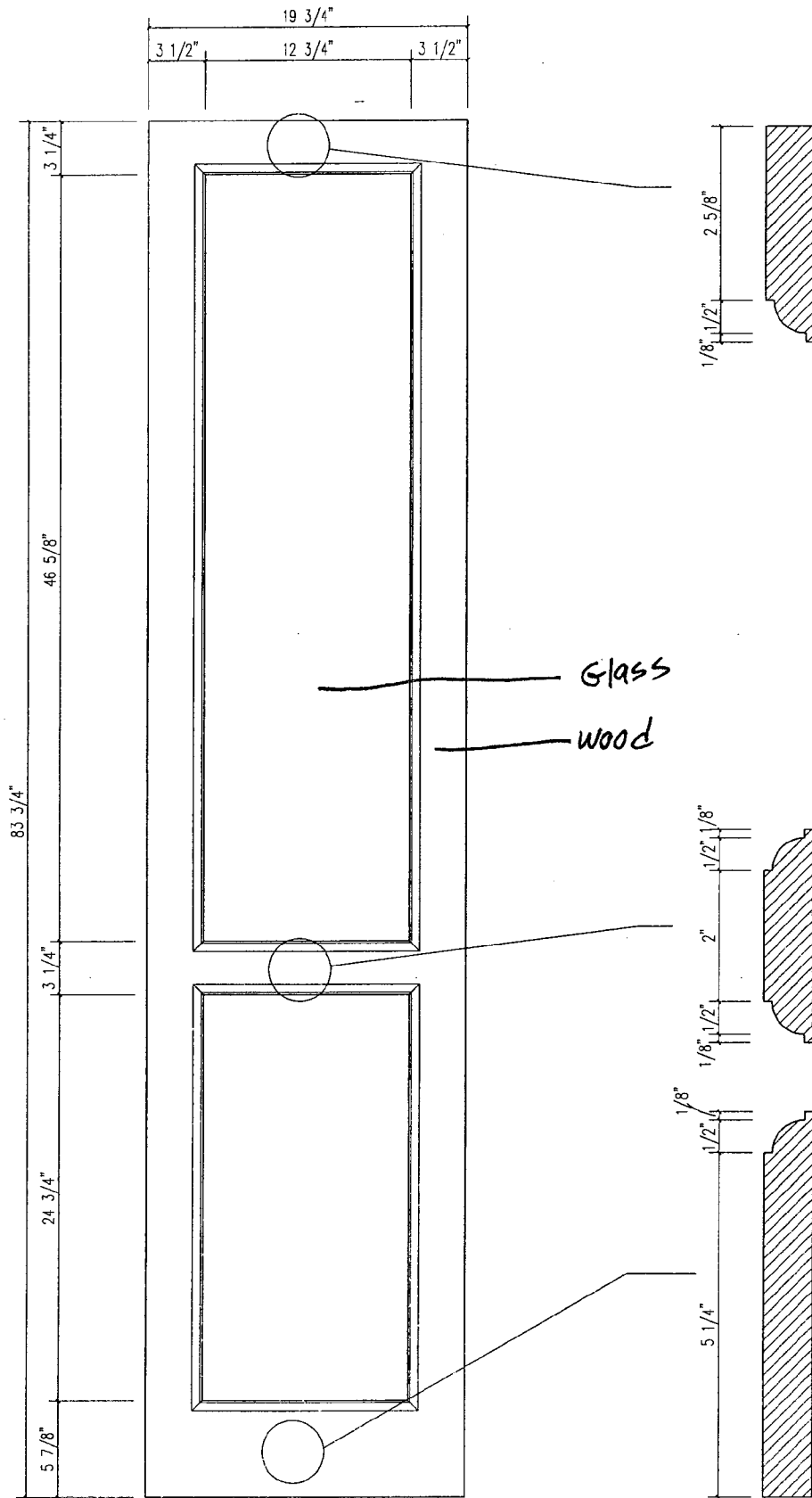


EXISTING + PROPOSED WINDOWS ④ ⑤ ⑥ ⑦



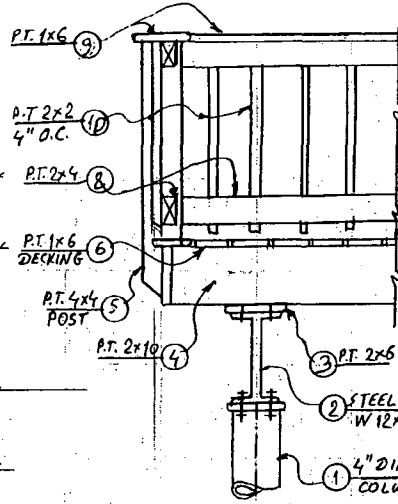
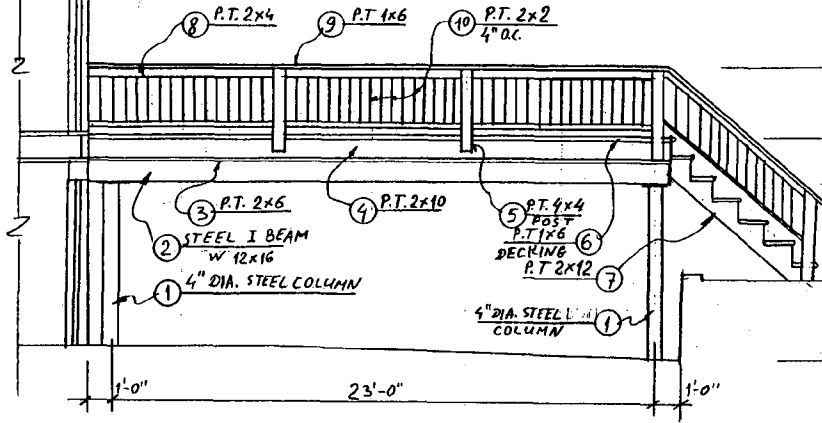
DRAWING NUMBER 2	SCALE	SHEET 7
	DATE 08/15/08	PROPOSED W
		DRAWN BY TAMAZI KATSIAS

Proposed custom-made
Front doors



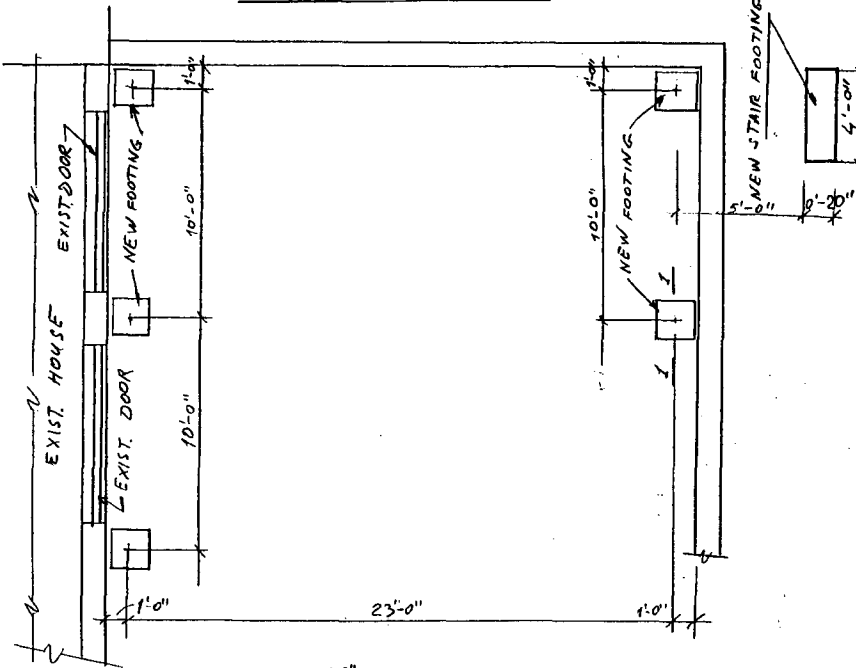
Door Elevation 1/2"=1'-0"

DECK RIGHT SIDE ELEVATION

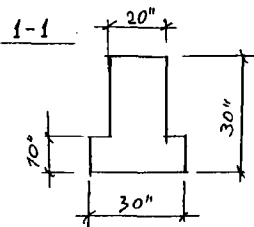
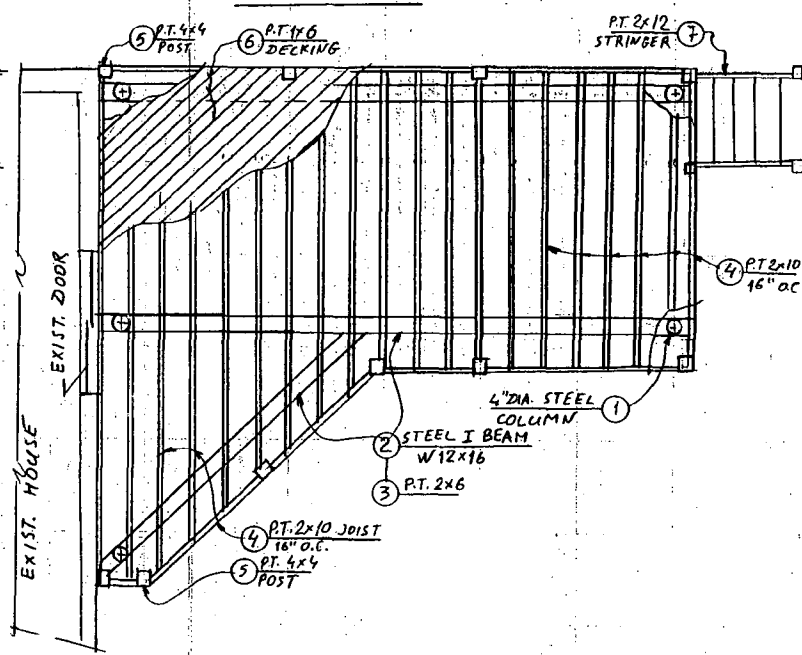


N	MATERIALS	l	h	Σlf
1	4" DIA. ST. COLUMN	7'	5'	-
2	I BEAM W12X16	24' 16'	2' 1'	64'
3	P.T. 2x6	12'	6'	72'
4	P.T. 2x10	12'	44'	528'
5	P.T. 4x4 POST	8'	7'	48'
6	P.T. 1x6 DECKING	375 SQ.F		
7	P.T. 2x12	8'	2' 16'	
8	P.T. 2x4x8'	8'	20'	160'
9	P.T. 1x6	16'	5'	80'
10	P.T. 2x2x8'	8'	90'	720'

DECK FOUNDATION PLAN



DECK FRAMING

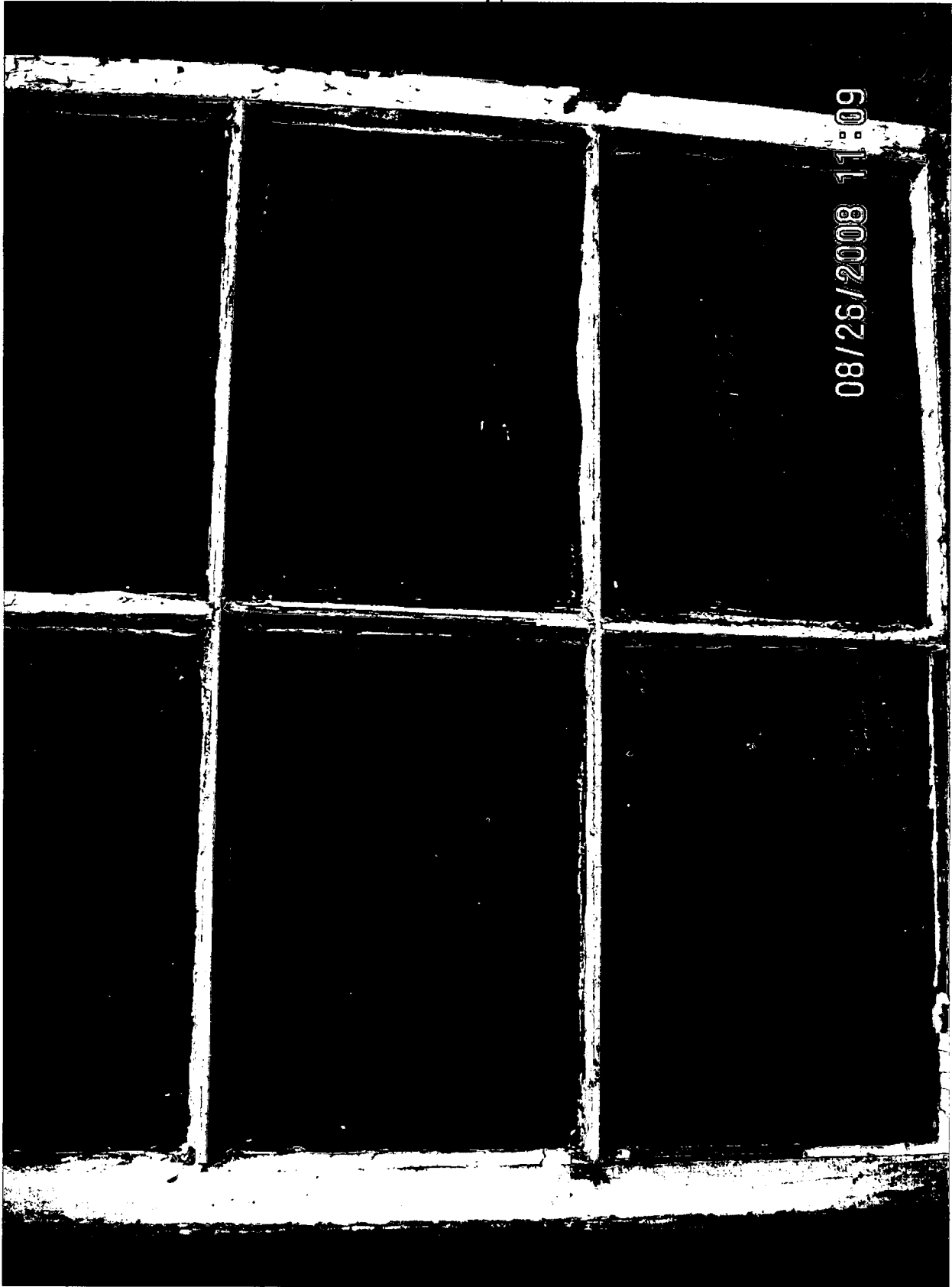


DRAWING NUMBER 1	SCALE 1/4" = 1'-0"	SHEET TITLE DECK PROPOSED	MODIFICATION TO RESIDENCE 4103 STANFORD STREET CHEVY CHASE, MD 20815 LOT 32, BLOCK 13, SECTION 4 MONTGOMERY COUNTY MARYLAND	COMPANY THE RK BUILDING COMPANY 3571 LONCH HAVEN DR EDGEWATER MD 21037
	DATE 08/18/08			

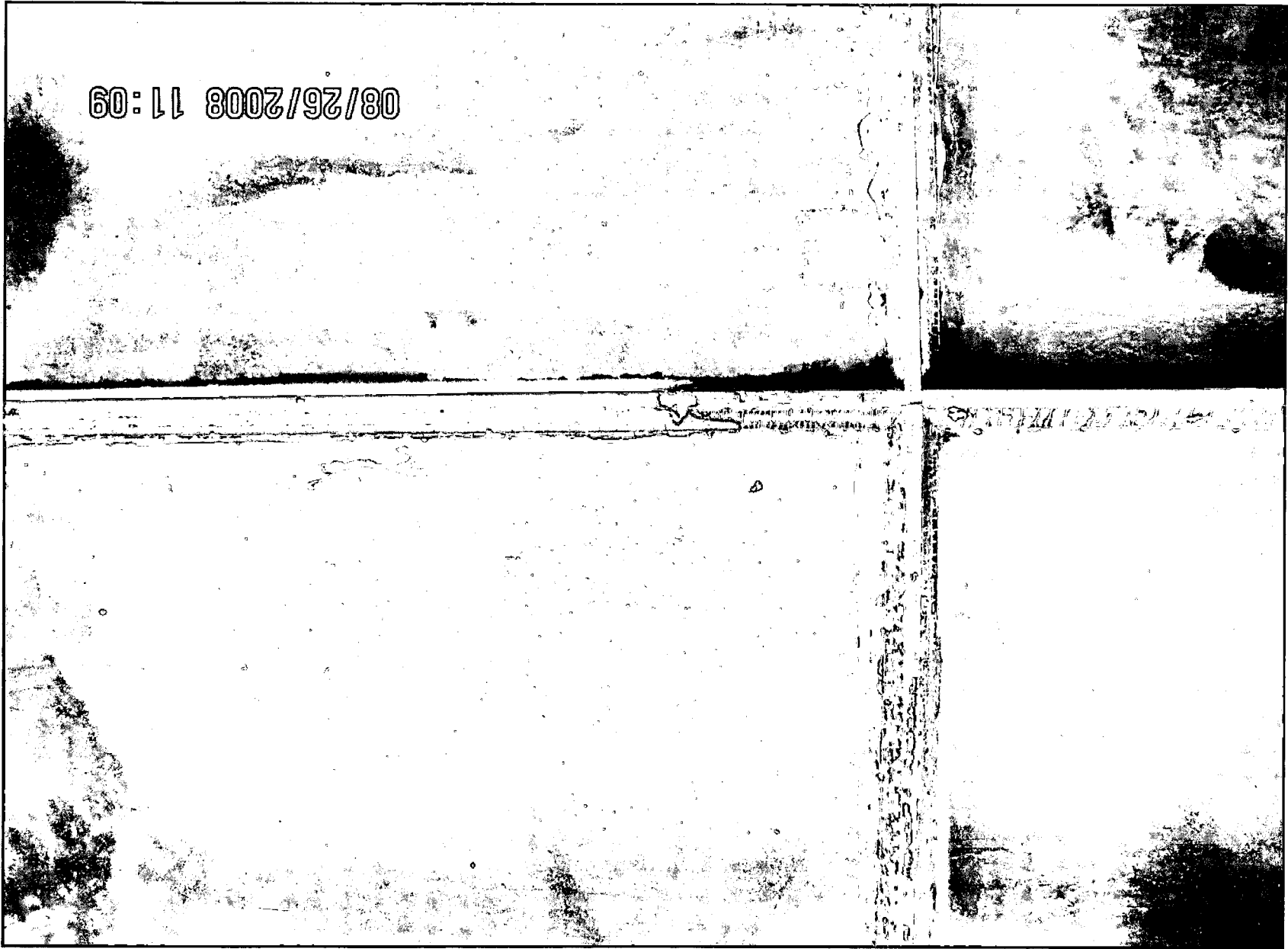
Proposed Deck

15

removed
windows used for shop drawings



(17)



08/26/2008 11:09

June 25, 2008 HPC Meeting Transcript

MR. FULLER: Any further discussion? All in favor? It passes unanimously. Thank you. The next case this evening is case K at 4103 Stanford Street, Chevy Chase. Is there a staff report?

MS. FOTHERGILL: There is. This case was continued from the May 14, 2008, HPC meeting, so you all are very familiar with it. This is a Master Plan site, the Davidson house at 4103 Stanford Street in Chevy Chase. And this is a retroactive application for window and door replacement and retaining wall construction -- or window replacement -- no and door replacement, and retaining wall construction, and then also additional alterations.

So the applicant was issued a stop work order by the Department of Permitting Services in April for replacing windows without an approved Historic Area Work Permit. When the applicant came to the Commission in May, the Commission continued the case because more information was needed for the review including elevations and a site plan.

And the applicant has provided elevations and a site plan from their architect, and also has amended the application to incorporate some of staff's recommendations in their previous staff report. So I want to be sure that it's clear what the applicant is proposing now, as they are proposing some changes to the work that's already been done.

I also want to point out that it appears, we just realized tonight, that circle nine was not included in the, it didn't go through the copier. It didn't get copied. And that's the left side elevation. So I'll be sure to explain very clearly the left side, and show you photos of the left side as well.

So what the applicant is proposing on the right side is to replace five windows at the foundation level, with wood simulated divided light windows. That work has been completed. These changes are at circles 10 and 15. And then to replace two windows on the first floor with wood windows with true divided lights in the original opening.

So what has happened is, the windows have been replaced with wood simulated divided light windows that are smaller than the original windows. And the applicant has now amended the application to propose replacement of wood windows, true divided light that would be the correct size of the original opening. That is a change.

At the rear, the applicant is proposing to replace one window with a wood simulated divided light window at foundation level, and that work has been completed. To remove a non-historic metal sliding door, replace it with wood French doors with simulated divided lights.

To remove one door and replace it with a wood window with true divided lights. This door has been

removed and replaced with a wood simulated divided light windows, and the applicant has, is now proposing to replace it with a true divided light window, wood window.

Next on the rear elevation is to replace one window with a wood window with true divided lights in the original opening. Again, that window has been replaced with a wood simulated divided light window that is smaller than the original window, and the applicant is proposing to replace it with a true divided light window in the correct size.

The new changes in the rear that were not part of what you saw in May are, the applicant is proposing to remove the existing non-original wood deck and the stairs to grade, and is constructing a new wood deck off of those new French doors with a bridge to that elevated section of the rear yard. And the deck and the ridge will have a metal deck wood railing, which you see in the rear elevations.

On the left, and again, this isn't the -- there's no, the elevation isn't here, although the applicant does have the elevation with her, so if you need to see it, we can. But if you want a photo of the left side elevation, their proposal is to replace all the foundation level windows with wood simulated divided light windows. Again, that work is completed.

To replace two windows on the first floor with wood windows with simulated divided light. And one thing to make clear is that this work has been completed, and the applicant is not proposing to change these windows, and they are smaller than the original windows.

And then on the second floor there is a non-historic slider window, and the applicant is proposing to replace that with a wood simulated divided light window.

Another change since you reviewed it in May is that on the front those three doors currently have screens, wooden screen doors. And the applicant had proposed something, and actually, we received upstairs that the applicant has changed the application and is now proposing metal storm doors. This is the manufacturer and she can tell you more specifically what she's proposing. But she's not proposing wood doors in those openings with the same size. She's proposing the Monray manufactured metal storm door.

And finally, you are familiar with the stone retaining wall in the back yard, and again, that work has been completed. So, I'm just going to run you through the visuals and what staff is supporting.

These are the aerials. Those are the three doors that currently are screened, and the applicant is proposing removal of the screen doors and installation of the metal storm doors. I'm just going to go through these very

quickly. These are the ones that she is proposing to put in windows that fit the original openings. They are true divided light.

Foundation level windows, the retaining wall, I believe the town has required the applicant to remove that extra dirt that is remaining. So there you can see where there was a door and there is now a window. And there you also can see the sliding glass door that she is replacing with French doors. And there is the section of deck that would be removed, and then the deck rebuilt.

Yes, to more of the windows, these are the windows that were on site. I believe the applicant brought the windows.

And then this is the left side. Again, I apologize that there are no left elevations, but we do have one here if you want to see it. And these are the ones that the applicant would like to retain in their current configuration. And actually, I apologize, this is the Powerpoint from the last meeting -- the triple casement window in the second story, that was not proposed to be replaced. She is proposing to replace the metal slider.

And staff has recommended that the French doors to replace the sliding glass doors on the rear elevation should be wood with true divided light. That replacement window -- oh, the metal slider, that should be true divided light also, and that the first floor windows on the left side should be the original opening, the original size and wood true divided lights, and not remain as they are.

Originally, the applicant had talked about PVC trim, and so staff just added conditional approval. It's not clear if that's being proposed or not, but PVC trim is not approved on this house. And then in terms of the metal storm doors, the applicant -- staff doesn't have a full submission, so the applicant will talk about it, but most likely that would not be in keeping with the Secretary of the Interior's standards, and staff would not support metal storms on the front elevation of that house.

MR. FULLER: Are there questions for staff?

MS. MILES: I have a question. What prompted you to put in the reference to PVC?

MS. FOTHERGILL: In the original application back in May, the applicant was proposing PVC trim. And since there have been sort of a number of iterations of this application, I wasn't sure if that had been removed or just --

MS. KRAPIVA: It's removed.

MS. FOTHERGILL: Okay. So we can strike that condition because it is no longer part of the proposal.

MR. FULLER: And I believe that we went through it at last time's hearing, but I believe that the applicant is aware that in reviewing retroactive HAWP's we're not going to be anymore stringent or any less stringent than we would if this was coming in a fresh HAWP.

MS. FOTHERGILL: The applicant is aware.

MR. FULLER: Thank you.

MS. ALDERSON: Just one question, clarifying the front door, you mentioned in addition to these conditions here, there's been a request to use a metal storm door in place of wood screen doors. Did you provide, or would you want to add to the staff report a recommendation on an appropriate material for a storm door, or are you recommending against any storm door?

MS. FOTHERGILL: Well, I think we should discuss with the applicant what they are proposing. Originally in the application that was reviewed by staff, it was for a wood door, the frame to match the same as the screen door, with black. And staff supported that. So if that was what the applicant was proposing, it was supported by staff and recommended for approval.

MS. ALDERSON: So as submitted right here, not the additional question, this HAWP has the wood storm door, so that would not require an additional condition then?

MS. FOTHERGILL: Correct. The applicant is not proposing.

MR. JESTER: And one more question, your condition two and three about the replacement windows notes that you are looking for wood true divided light windows, but there is no mention of the windows matching the original design or details. Was it your intent that the windows match? We do have some remaining windows on the site that can serve as the models, to match the one that were replaced.

MS. FOTHERGILL: Please do, you know, when you are at the deliberations and the motion stage, please do clarify that. Thank you.

MR. FULLER: Thank you. Would the applicant like to come forward? Would you state your name for the record? You have seven minutes to make a presentation and respond to the staff report.

MS. KRAPIVA: Marina Krapiva. Okay, so now I propose only to change eight windows which were changed by mistake because I ordered wood Judgewell windows through Barrons construction store, and for some

reason they came five inch smaller than opening, and builder changed them before I spoke to him. So I have eight windows which have been replaced.

So what I propose now to change six of these windows to true divided light by holding for -- and this is the spec sheet, and I can give it to you. They will match original opening, and they have all the specifications. But window on the left elevation -- can you show, please -- the openings, the difference between windows and historical openings were already patched and both was complete. So to put right size window now, it mean to break walls again. And I think it will do more damage than it is now.

So, for this arched door, it's a single door, single glass door which doesn't have any locks. I talked to the - local representative, and a couple other people, and I asked him, I asked them if I can change the screen doors to the wood doors, and change the screen to the glass. And all of them told me that width of these panels, they don't do it anymore.

And I find the company which calls Provere, and what they suggest, they have this picture window, which basically is a two and a half inch wide frame, which can be installed. And it will be only thing visible on this big doors. But it will give me more efficient for the heat and cool. It will be more secure because it doesn't have any, you know, hardware. And you will see all the historical doors through this one.

Also, almost all windows on the second floor have this storm window, which is aluminum and in very poor condition. So Provere have, and I can give it to you, they gave me estimate for custom made storm window. And if I can change it, it will solve my problem with energy efficient window. So will keep old historic window by replacing the storm window.

And I also agree with the staff recommendation to change the sliding door on the back on the deck to true divided glass French door. This door definitely is more historical. And I'm proposing to change it for something nicer. But the house is not big, but first floor have like six doors. So I would like to have some security in this house, because there were these three front doors and back doors. They're not, basically, locking. They're open. Any questions? Do you want to see this one? Provere. It says, it has this picture window, is basically two and a half inch wide width -- painted glass for security. And they can make it custom so it will close the door. Is it anything funny?

MS. ALDERSON: We'll just clarify. The two additional items that you're requesting in addition to what we had in our hand, one is the metal storm doors, because Anne mentioned they were not in the report earlier. And the

other is a storm window, did you say, with a tinted glass window, or did you just say, a metal storm window?

MS. KRAPIVA: Metal storm window. It's actually not a window. It's a big frame, so it's not a window. It will be like a door. But it will be one piece. It won't be open. It will close this door forever. So I won't use it like a door.

MS. ALDERSON: This is not for the windows. This is for one of the doors? I'm not clear on what it is.

MS. KRAPIVA: Okay.

MS. ALDERSON: Oh, in place of this. I see. It's a glass panel, basically, that would fit in the frame and would be removable?

MS. KRAPIVA: It will be removable, but I'm not going to remove it. I'm going to put it like one piece. You can see the historic door through this one. But it will give me more secure because right now these three doors, they don't have any hardware. It's like they have little hooks from inside. And there's no place to put this hardware because they are very old and they've been painted for so many times. I've talked to carpenters.

So I'm basically going to remove the screen doors and put one big glass panel, which will give me security. And you can see old historic doors through this glass.

MS. ALDERSON: Okay. I understand now. Thank you.

MR. FULLER: Are there any other questions for the applicant? Let's move into deliberations.

MR. ROTENSTEIN: I have major problems with this. We have an incomplete application here, again, as Commission Jester just pointed out. And we are dealing with something that is retroactive.

And at this point, I'm concerned that what's being requested by the applicant hasn't been properly noticed and the public hasn't had an opportunity, nor the Commission, to fully review the proposal. And I'm still very troubled by many of the things in this application. And I don't think it's complete.

MS. KRAPIVA: Can you please tell me what you see that's --

MR. DUFFY: I agree with Commissioner Rotenstein, and I'd like to add that the applicant seems to have a fundamental lack of understanding of what a Master Plan property is and why it's designated. And I think we should make it clear that the original materials and proportions and detailing must remain as they originally were unless the Commission approves a change, which is fairly rare for any significant change to be approved to those features of a Master Plan site.

I think that we should require that any windows and doors that have been changed be restored with the

identical to the originals that have been altered and that we should not contemplate any changes whatsoever to any of the building's fenestration.

MR. FULLER: Anne, has the stop work order been lifted?

MS. FOTHERGILL: No. There's still a stop work order, correct?

MS. KRAPIVA: Yes. Yes.

MS. FOTHERGILL: No, it has not been lifted.

MR. FULLER: So if there is still a stop work order, and when we heard this case last the windows didn't have a parging around them --

MS. FOTHERGILL: No, the left side had been -- it's the same.

MR. FULLER: It's the same.

MS. FOTHERGILL: The applicant has not done anything.

MS. KRAPIVA: I have not done anything.

MS. FOTHERGILL: And I mean, I would request that where the Commission may not have had time to review the proposed changes on the front elevation, I would ask the Commission to consider what parts of the application they consider complete, where there are elevations, where there is a site plan, and perhaps postpone the decision on the information that has just been presented tonight.

MR. FULLER: I guess based on my fellow Commissioner's comments, particularly as it relates to the windows, I mean, the last time we had this meeting, we discussed that we would not have approved the replacement or removal of these windows. And then we suggested that as the HAWP came back before us, there should be some mitigation proposed for having done that.

And instead it's come back with, well can't you accept what's there because it might cost a little bit for me. And that doesn't really seem consistent with the direction that this Commission provided the applicant at last time's hearing.

I don't disagree there are some parts of the application that are probably slightly more thought out than when they came before us last time, but the most important aspects, I don't know that the message has gotten through. I don't disagree with Commissioner Duffy that, you know, we spoke about things we wanted to see. We talked about how we wanted to see some improvements rather than simply, you know, go back, and I just don't see it in front of us.

MR. JESTER: I'd also just add that I concur with Commissioners Rotenstein, Fuller and Duffy, and at the last hearing I was one of the people who suggested that you hire an architect to help you solve --

MS. KRAPIVA: Which I did.

MR. JESTER: -- some of the issues that you've created for yourself, particularly with respect to the windows. And my suggestion was not just the simple elevation prepared, but the window details be drawn so that we have a basis for reviewing your proposed replacement windows. And that hasn't been done.

So I continue to believe that the only way you are really going to get this approved, have the windows approved, if you would like to get on with your project, is to actually prepare drawings of the original windows, those that survive, that are on site, so there is a basis for reviewing your proposed replacement window matches.

MS. KRAPIVA: I have half of the windows, original windows in the house. And I have matches from Colby and Colby, with the same windows which is in the house. And it has the same drawing. And staff can go and check. It's the same windows.

MR. JESTER: If that's the case, then I'm sure if you've got the right window, you can do a drawing, prepare a drawing of the windows that you removed, some of which we see photos, that are on the back porch or they are on site, prepare a drawing of the existing window, and show us a drawing of the proposed window. And if they match, we will find that acceptable. But until I see both, side by side, I'm not prepared to make a decision on it.

MS. ALDERSON: I feel that these kinds of recommendations address that. So I could be comfortable approving the HAWP with the condition to show the submission spec to the satisfaction of the staff, knowing that our larger intent is to make sure that the windows are properly replicated.

And because the application as submitted does not address altering doors, we don't need to speak to that now. I'm not comfortable with that proposal. I would like to suggest, recommend that you further visit ways to reinforce those doors from the inside, maybe a Lexan installation behind that, and maybe do some building out of the door that will allow you to mount hardware on the inside, since you are prepared to make the doors fixed anyway.

MR. DUFFY: Before we vote on the application, I'd like to mention that in conditions, staff conditions one through five, one through four, rather, refer to specification sheets for windows, I think that that should read shop drawings, rather than specification sheets. I don't think it would be possible to get a pre-manufactured cut sheet that would be adequate for the purposes required.

MR. FULLER: To me, also, before we get into a motion, I will again point out as Commissioner Jester did, we're looking at two sheets of elevations, and we're looking at a partial detail plan of a, you know, it really is -- I don't know how it can be evaluated. There is more in the staff recommendation than there is in there applicant's proposal to us, in terms of the detail of what's really being proposed. So --

MS. KRPIVA: I'm sorry, can you repeat it? I didn't understand.

MR. FULLER: There is not much in the application that you have made that tells us what it is you are proposing to do. You've drawn two elevations at what are shown as quarter and scale, but they do not get into any of the detailing of how the windows are going to operate. They really don't define what things are happening in and around the site.

There is one partial site plan that gives a little bit of planning, but it really doesn't demonstrate anything about what's happening on the -- you know, it calls off a new deck. What's a new deck? Is it elevated? Is it on the ground? What's it made out of?

There's a new bridge. It's four lines on a piece of paper. It doesn't show us anything about what's been drawn or what's been proposed. I don't know how we can evaluate it.

MS. MILES: I have another question. I thought that we were going to require that the door on the rear be restored, and I think the proposal is to retain what was originally a door that has been replaced with a window to be retained as a window. Is that right?

MS. FOTHERGILL: It's a rear elevation, and the Commission probably is going to look at the other, the two other Vier houses that rear additions, so therefore if they had a door it would have been lost.

MS. MILES: I'm just asking. I want it clarified. It's going to remain as a window in the proposal?

MS. FOTHERGILL: In the proposal and in the staff's recommendation.

MS. MILES: All right.

MR. DUFFY: I have a question for staff or the chairman. We have problems here that are ongoing with a very significant historic property. I'm concerned that the HAWP process is not succeeding and resolving. And I'm wondering what actions the Commission has available to try to bring about resolution of these problems?

MR. FULLER: Unfortunately, as far as I know, as we talked in the previous case, we have very limited opportunities as it relates to fining the applicant. We do have the opportunity to continue to recommend to DEP to not

lift the stop work order, and I have to assume that that's causing some motivation on the part of the applicant to try to come forth with a complete application so they can actually have beneficial use of their property. But unfortunately we do not have strong teeth in the regulations.

So to me, I think the strongest thing we have is to basically let the applicant know we are either going to vote on denial or ask for a continuance until they can come back with a complete HAWP application, and hopefully that will encourage them to come back with a thorough application that takes to heart the comments that have been provided both last time and this time.

MS. ALDERSON: I wonder if Scott could speak to the applicant, could speak to when they would be ready to be in the next cycle, then they could submit in July?

MS. KRAPIVA: I actually was working with your staff, and I submit this application, and I didn't get any criticism about what's there. So what you're talking about right now, little bit -- I have a specification for this new window. It's true divided window. I understand your concern, but I don't understand why this application is not complete.

MR. DUFFY: That's one of the reasons why, I think it's being strongly suggested that you hire an architect who does understand how this process works and what the requirements are. They are stated very clearly in writing. And if you still do not understand them, I strongly recommend that you hire an architect who does understand them, who can help you solve your problems.

MS. FOTHERGILL: And, I mean, I would just say from staff's perspective that the applicant has been working with staff, and that what we think would be more successful would be a very clear conditional approval. And if it even means that plans come back as a staff item, something like that, but to move it forward.

I think that the applicant did hire an architect, is now proposing -- I appreciate that it's not to the level of detail that the Commission had hoped for and expected, based on the previous preliminary, but I think the applicant thought they had met most of your conditions. And at this point, in an effort to help them move forward, a very detailed conditional approval would be the best approach. And then even if it is that the drawings come back to you, but something so that the applicant knows they are moving forward, because I appreciate them.

MR. FULLER: Well, I mean, to me, again, our biggest issue here seems to be the windows. We talked that we wanted to have windows that actually filled the opening last time. We talked that we wanted to have some

mitigation for having removed them. I don't see that in front of us.

MS. FOTHERGILL: The applicant is proposing that the windows, that the windows that are there, most of them be removed, and that they fill the openings.

MR. FULLER: Most. And that they be replaced with a manufactured item that is similar to. Again, I don't see that as having gotten the message that we're looking for some level of mitigation for having proceeded with work without having come through the Commission.

MR. DUFFY: I completely agree with Commissioner Fuller. Most is not what we were talking about before. We were very clear that all was all that would be acceptable, and that we need shop drawings of windows to demonstrate that what's proposed would be identical to what was removed. It should never have been removed in the first place.

It's made a little movement, but in terms of what's significant, it hasn't made much movement, and not adequate movement.

MR. ROTENSTEIN: Also, not to jump on the applicant, but building on what Commissioner Fuller and Commissioner Duffy just said, what I see in this application is a request for us to further deviate from the Secretary of the Interior's standards for rehabilitation and from 24A rather than trying to move towards a reasonable way to bring this property back into a condition that merits it being a Master Plan site.

And I certainly would not be in a position at this point to grant the applicant any leeway to deviate from the Secretary of the Interior's standards, or from 24A. If I were to vote on this right now, taking into account what staff has said, I would not be in a position to approve this application.

MS. ALDERSON: I'd like to respectfully disagree, because I think staff has only approved Secretary of Interior approach if we would get all of the conditions, because the staff did not recommend any modification of the front or side appearance, original, am I correct?

The staff recommendation supports only replicating all the front and side to fit the original and matching the original mutton profile, correct? So the staff report is not endorsing a deviation from --

MR. ROTENSTEIN: No, that's not what I'm saying. What I'm saying is, the applicant came before us with an application after that last hearing that we had that didn't comport with the standards. And I think staff's approach was entirely appropriate and correct in applying the standards. I'm just concerned that the applicant came before us

again asking for us to deviate from those standards.

Staff hasn't asked us to deviate from those standards, but the applicant did.

MS. ALDERSON: I guess, I guess because we -- I want to give some faith to the staff and their sense of their ability to work with the applicant to achieve the goal, which ultimately is to get the windows right, and not to inappropriately alter the front. That's my concern.

It can be done either way. I think what we're debating on is not what's an acceptable alteration or preservation approach, but just how much documentation we're going to require and whether we require that here in this chair or that's done at the staff level.

As long as the same standard is met that we are requiring replication, we're looking fully at the pattern, original window size on the front and side windows, and retention of the original doors as is, I will be okay having that clarification with the shop drawings, specs provided to the staff so that it can move forward sooner rather than later.

MR. FULLER: You know what? I think we are being asked to compromise on an application that somebody didn't do their work to begin with. I mean, there is a lot of applications that come in before us with very thorough documents, and they demonstrate what's being proposed. I don't disagree with the staff's objective of, you know, the overall intent. But I don't know why we should be approving a less than thorough application on a case where an owner went ahead and made changes without coming before us.

MR. DUFFY: I very much agree with Commissioner Fuller. I think that staff's intentions are correct, and there is no issue with what staff is recommending. The only exception I take is that we need a full and thorough and adequate HAWP presented to the Commission rather than cut sheets or shop drawings going to staff.

MR. FULLER: So at this point could we have a motion?

MS. ALDERSON: I'm fully expecting to be voted down on this. But for the record, I'm going to prepare the motion that we recommend that the HAWP move forward with all of the staff conditions, deleting number five because that request has been rejected, and that's concerning PVC. There is no proposal to install any PVC.

And also adding to the conditions that verification documentation proving that the windows are being replicated would also require drawings showing that the mutton profile on the pattern, as well as the window size and placement is being replicated.

MR. FULLER: Is there a second? The motion fails.

MS. KRAPIVA: How about the deck?

MS. ALDERSON: The staff report does not address that, so that would confuse the minutes.

MS. FOTHERGILL: I'm sorry, what was your question?

MS. ALDERSON: The deck. The deck request.

MS. FOTHERGILL: The deck is part of the application.

MS. ALDERSON: So it would go through us. We would be giving them flexibility to, on the detailing on that because it's in the rear. That was my assumption was the flexibility was based on the location and that it's wood.

MR. FULLER: I'll go back to, we're looking for -- is there a second to the motion that was made? Motion fails. Could I have another motion?

MR. ROTENSTEIN: Is the applicant amenable to continuing this once again?

MS. ANAHTAR: If you have, if we have all the staff review the detailing, and we have that added to this Commission, and also a new, because of the smaller windows that have been done, if they were removed, whatever has been done is removed to receive the same size windows, maybe it will work, the application.

MR. FULLER: I think the motion failed. I think I'm looking for a new motion.

MS. KRAPIVA: Can I ask something?

MR. FULLER: Not at the present time. Thank you.

MS. MILES: I believe Commissioner Rotenstein wanted to know whether she would be amenable to a continuance?

MR. ROTENSTEIN: I'll ask this of the applicant. Are you amenable to continuing this yet again to try and develop an application that can move forward through this Commission?

MS. KRAPIVA: I'm sorry -- of course I want, of course I want to have normal windows and finish it. I just need to understand what I have to do and I will do it.

(Discussion off the record.)

MS. KRAPIVA: Okay. I understand. I'm sorry. He translated to me, so I understand. Yes, I will continue. I will bring you the drawings of all the new ones and I don't know do I have to bring it in next hearing, or I have to go to the staff again? But this I will do.

MS. FOTHERGILL: You know what I'm going to suggest. I mean, I'm back again for one last pitch. I think

what the applicant needs is detailed, very detailed in the transcript. You know, everyone taking notes, conditional approval, and the drawings will come back to you as a staff item. But I don't --

MR. FULLER: And I think what was asked is, the applicant was asked if they would accept a continuance. They said yes. And then I think the applicant was asking you what would be the time frame of it a continuance was granted, when would they be back in front of us.

MS. FOTHERGILL: Oh, I thought she was asking if it comes here.

MS. KRAPIVA: Yes, I asked if it comes to --

MR. FULLER: That's not the question that was asked of you, so let's stay with the continuance question.

MS. FOTHERGILL: Okay. The next deadline would be July 2nd for the July 23rd meeting.

MR. SILVER: That's Wednesday.

MR. FULLER: And the one after that.

MS. FOTHERGILL: Maybe it's July 23rd. July 23rd for the August 13th meeting. July 23rd is the deadline.

MR. FULLER: All right. So if we go the path of continuance, you would have to have an application back in front of us by -- or back to staff, submitted to staff by July 23rd for the August hearing.

MR. SILVER: That is correct.

MR. FULLER: So I believe the choices are going to be that we can either vote on the application in front of us tonight, which I take it what's here is it will fail, or we could go with a continuance.

MS. KRAPIVA: Okay. Continuance.

MR. JESTER: I'd like to ask that staff review the requirements for a HAWP with the applicant so that when the HAWP does come before the Commission it's thorough and it addresses all of the concerns that have been raised to assist the applicant in getting an approval in the future.

MS. FOTHERGILL: I mean, I would ask if one of you can articulate very clearly what you would like her to submit. I think that --

MR. DUFFY: The requirements of a HAWP that are on the table in the back of the room, nothing more, nothing less.

MS. ALDERSON: Okay. What we're needing to say is that we would require elevation drawings showing the precise location and then detail drawings showing the window profile and pattern and dimensions.

MR. FULLER: It's a site plan that shows what's happening with the deck.

MS. ALDERSON: Oh, that's right.

MR. FULLER: The detailing of the deck. The detailing of the deck.

MS. ALDERSON: And an elevation detail of the deck, correct.

MR. FULLER: It's basically showing the improvements at a point that it's not purely just an interpretation of two lines.

MS. ALDERSON: That's right. In addition, plans and elevations for the deck.

MR. JESTER: So a more developed schematic design for the deck.

MS. FOTHERGILL: I'm asking to make sure the applicant understands, not me.

MR. ROTENSTEIN: And just from my perspective, no more of these last minute submissions that aren't included in the application. Everything that you want us to decide on at the next hearing needs to be in that Historic Area Work Permit application.

MS. ALDERSON: The dimensions, the plans and elevations for the deck and the windows.

MR. DUFFY: To be clear, on the back table there is an eight and a half by 11. At the top it says, Historic Area Work Permits. It explains the process. It explains what's required. And on one of the pages is a copy, at the top of the page it says, the following items must be completed, and the required documents must accompany this application. It has a list. I could read them or you could read them, but these must be included in your HAWP when you come back to us. Site plan, floor plans, elevations, any other items on this sheet.

MS. KRAPIVA: Well, what is important to me is, right now, what is existing is not what used to be existing for the window openings. They are smaller now. So you have to clearly show us that you remove everything that's new and bring the, restore the original window openings, and replace the windows with these, in kind replacement for all the windows, plus whatever is needed for the deck, elevations and floor plans, more detailed drawings.

So the shop drawings is extreme, I guess, because, I don't guess, they are going with replacing with, you know, the same standard windows.

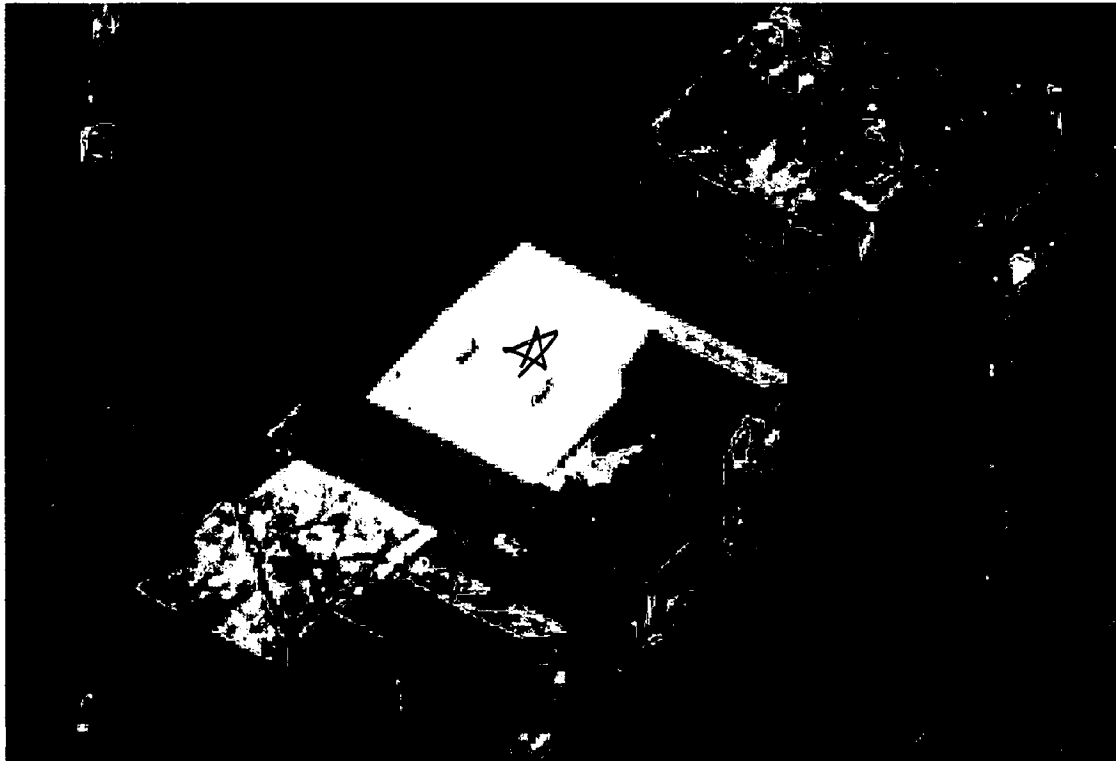
MR. FULLER: No, I think that's the issue. I don't think --

MS. KRAPIVA: But isn't that what she said they were called there for the windows, and they are being

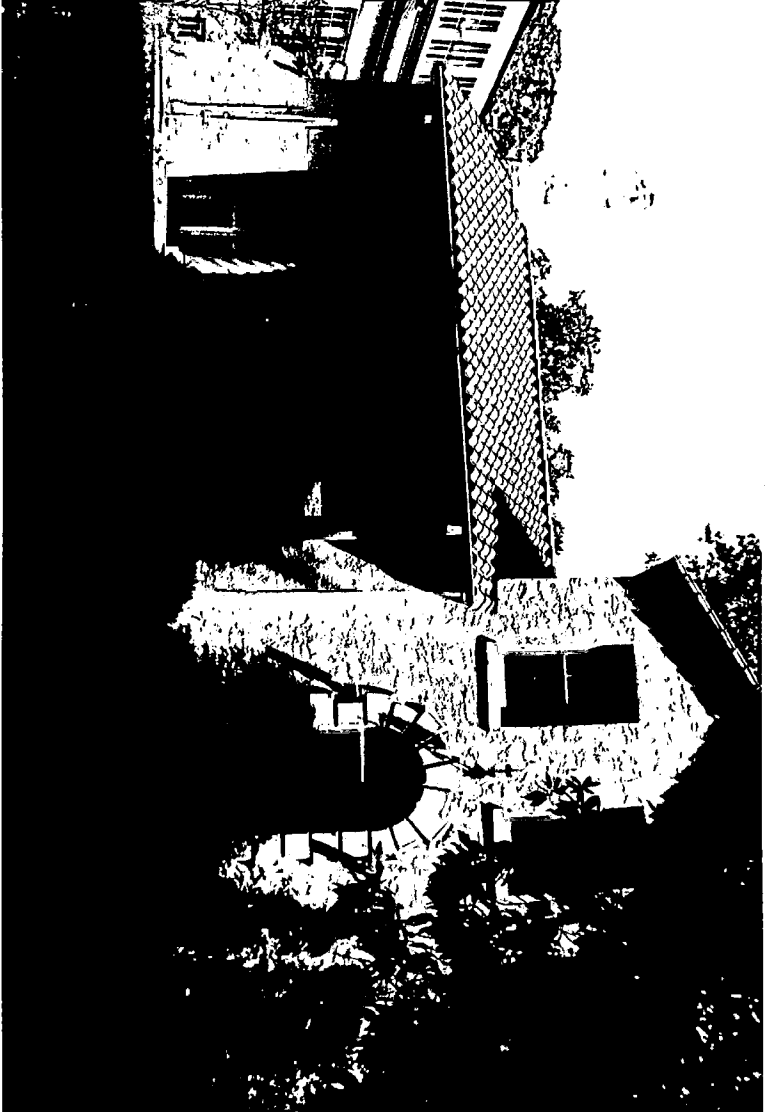
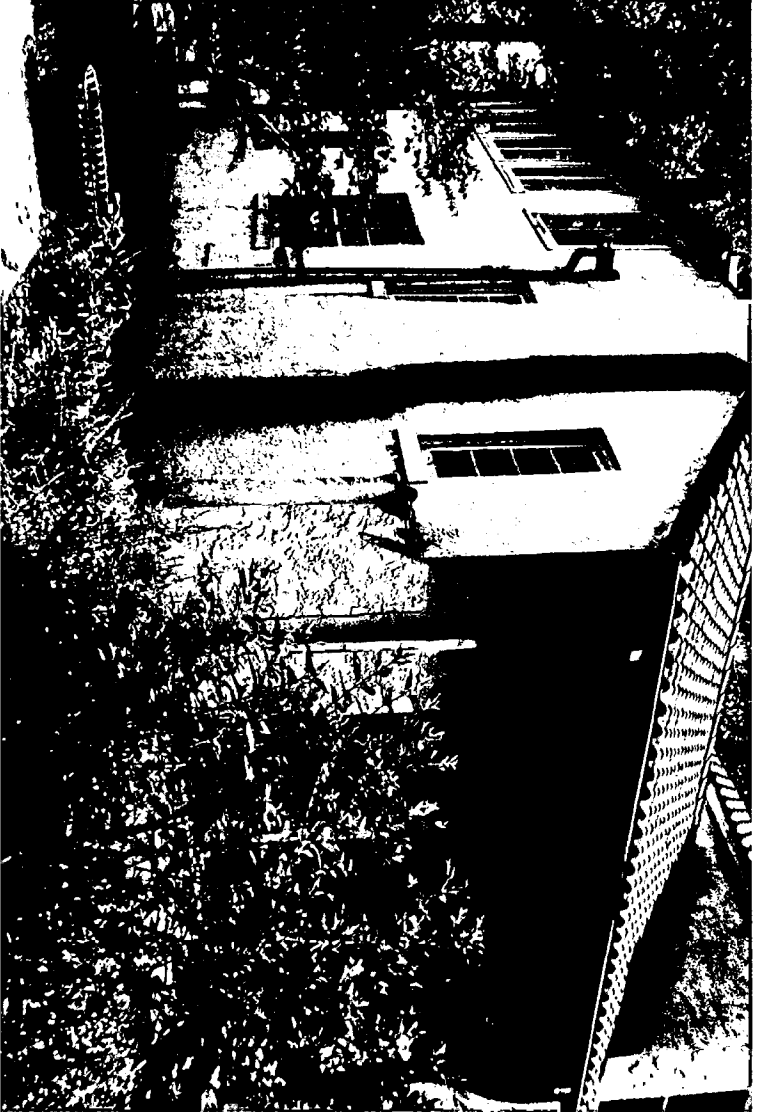
replaced with the exact same windows?

MR. FULLER: If a manufacturer happens to have something that is exactly the same, we will probably accept it. But I think it's highly unlikely. I believe these are going to be custom fabricated windows. I mean, this is an unusual house with unusual dimensions, and I don't see how we can ask anything less of this applicant than we did of the prior one who removed things, and we want it to go back to what was there. I think we're beating a dead horse at this stage of the game.

4103 stanford

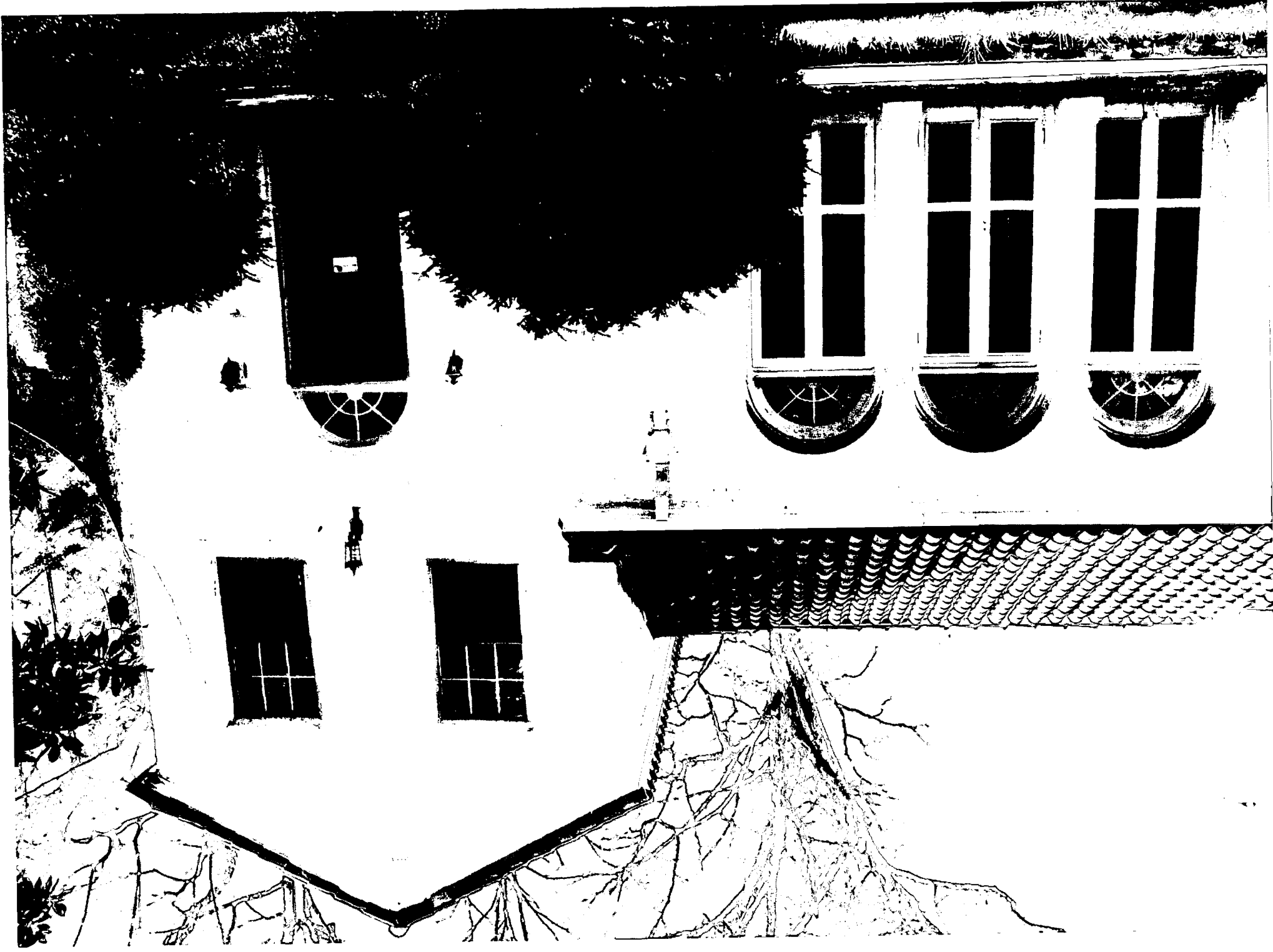


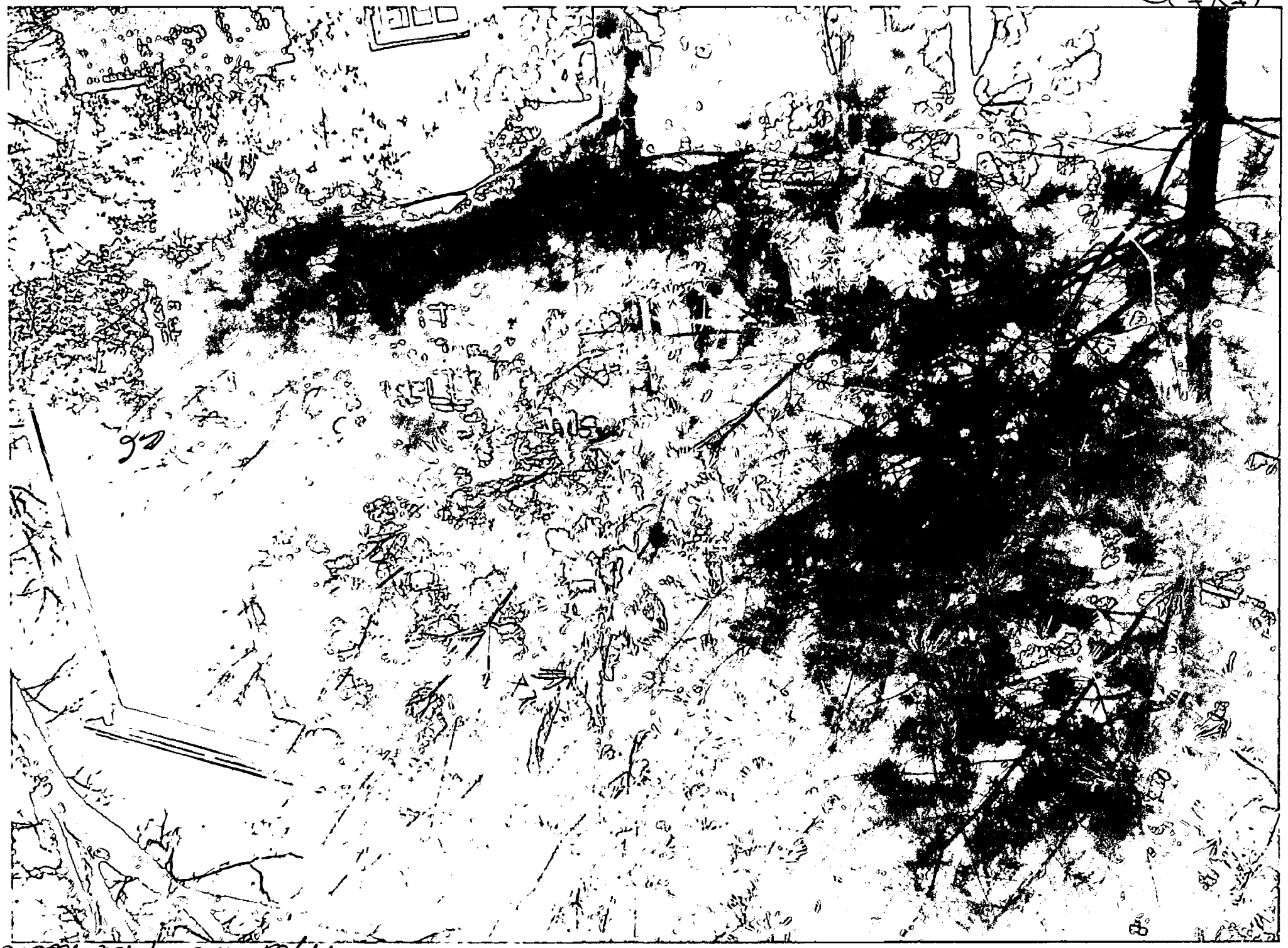
34
~~11~~
~~9~~



4103 sturford

25
~~13~~
~~11~~





right side of the house

38
~~41~~
~~127~~

right side of house



Retaining wall



39
~~38~~

40
~~733~~



rear elevation





42
16
14

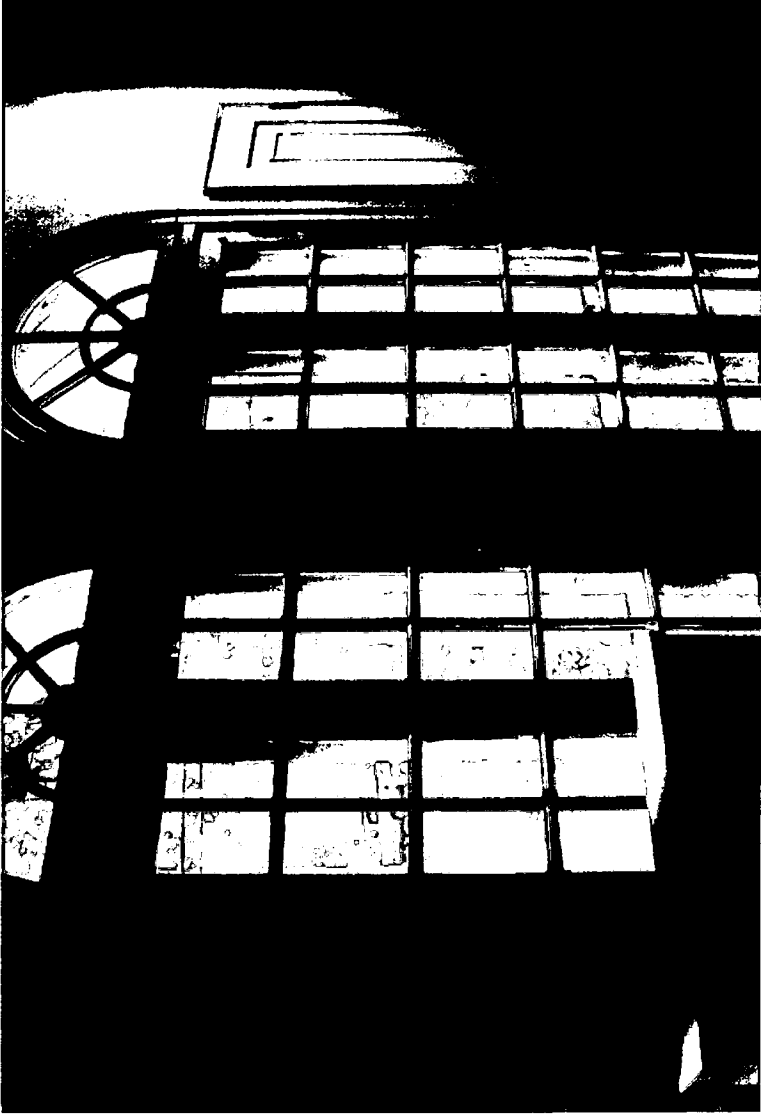


left side

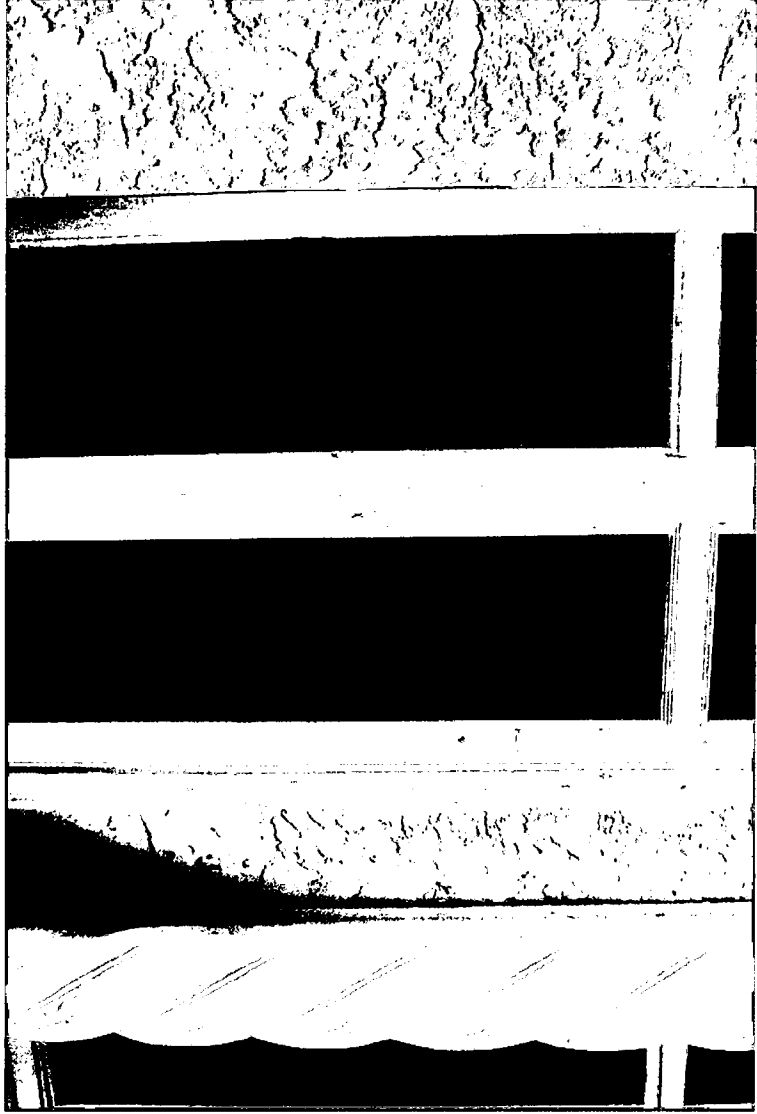
left side of the room



Left side



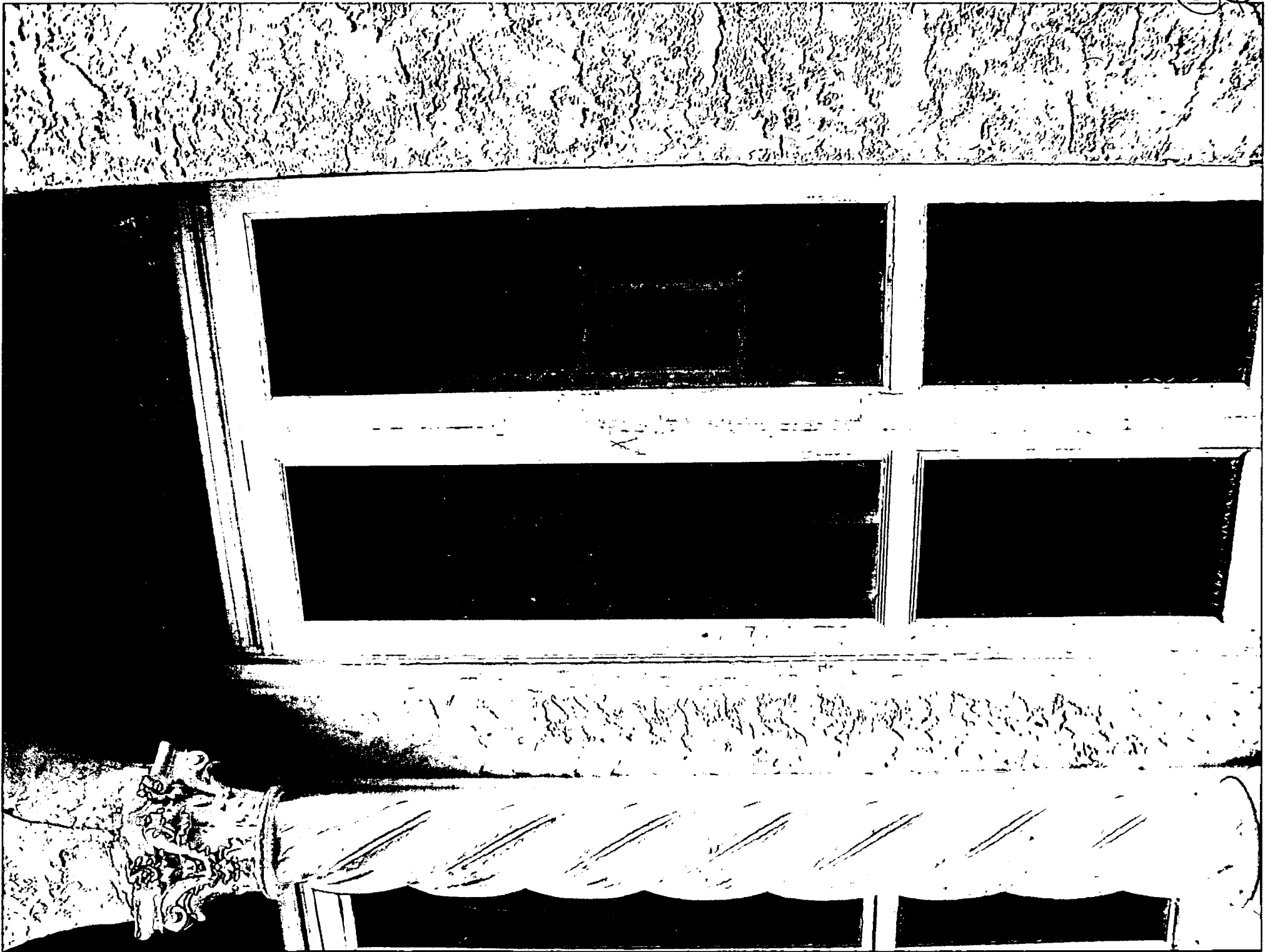
interior - front doors

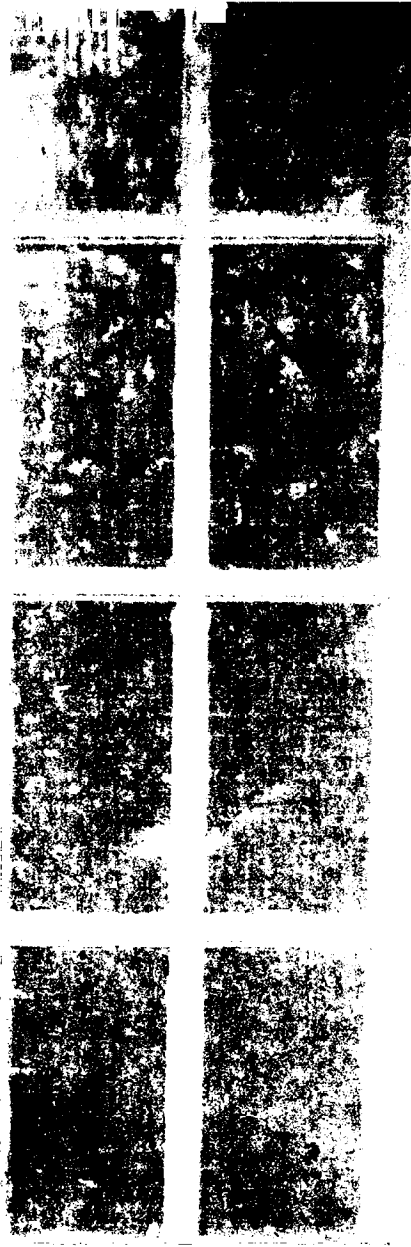


screen doors to be removed

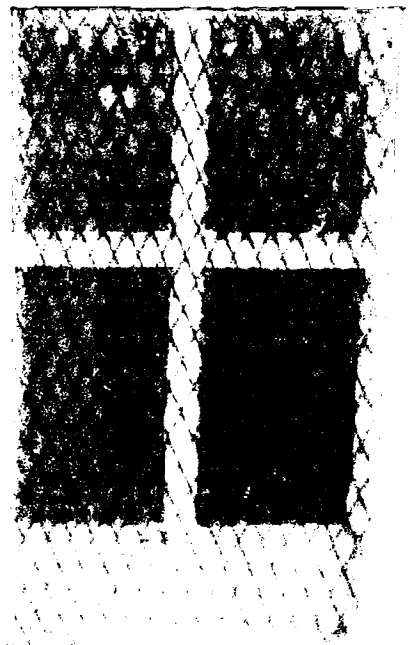
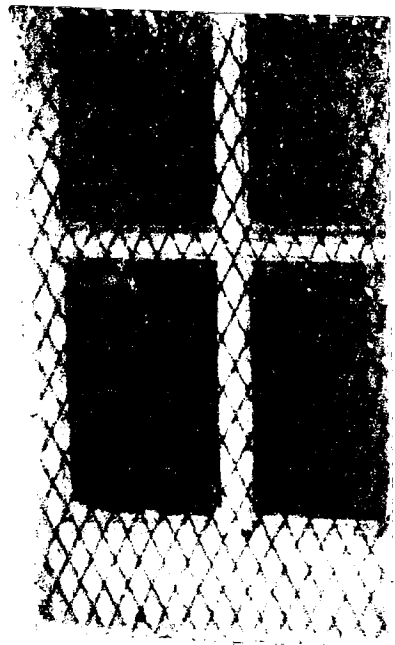
45
~~38~~

94





2 0



04/21/2008

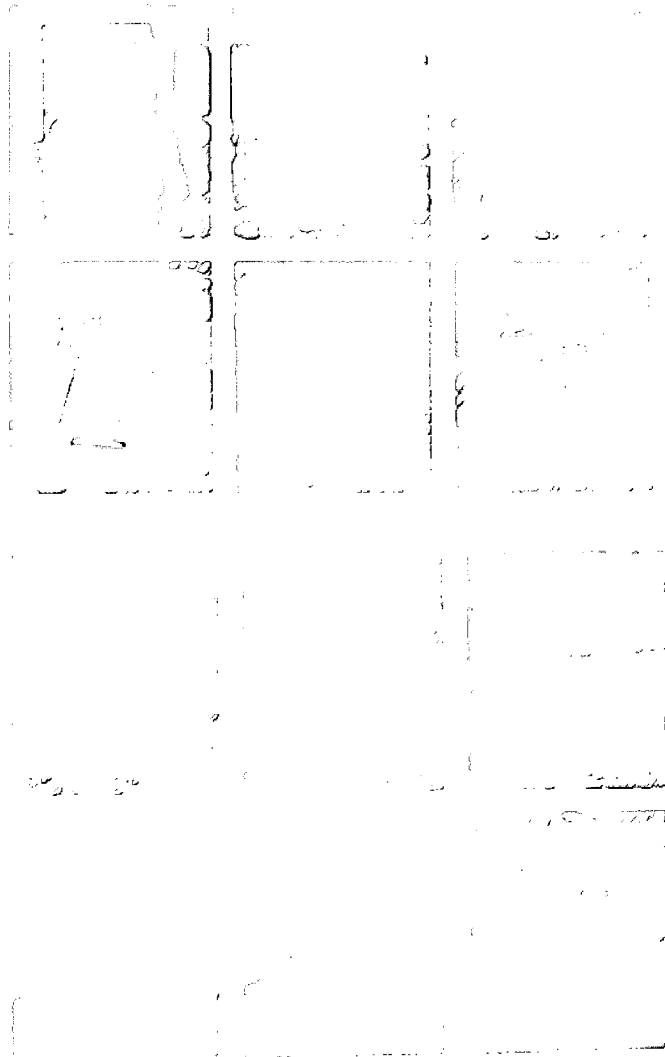
47
57



JW
JELD-WEN
Premium Collection

48
47
48

0



(5) (B) (A)

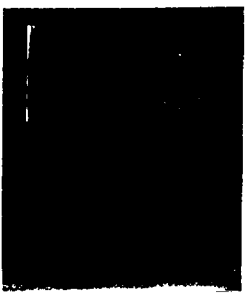
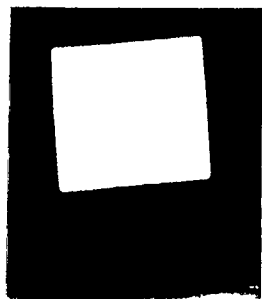
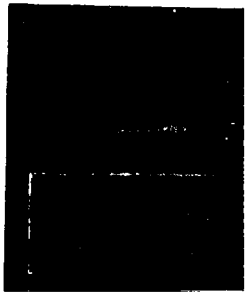
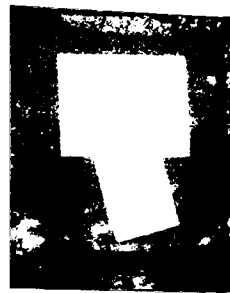
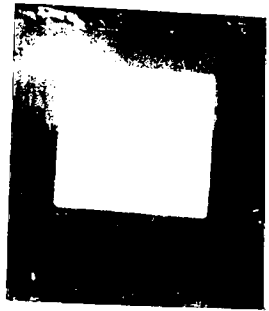
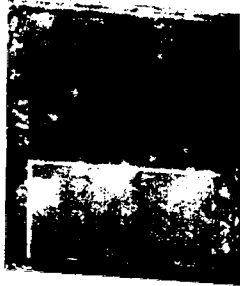
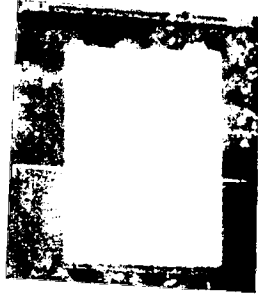
left
side



Sliding glass door
to be replaced

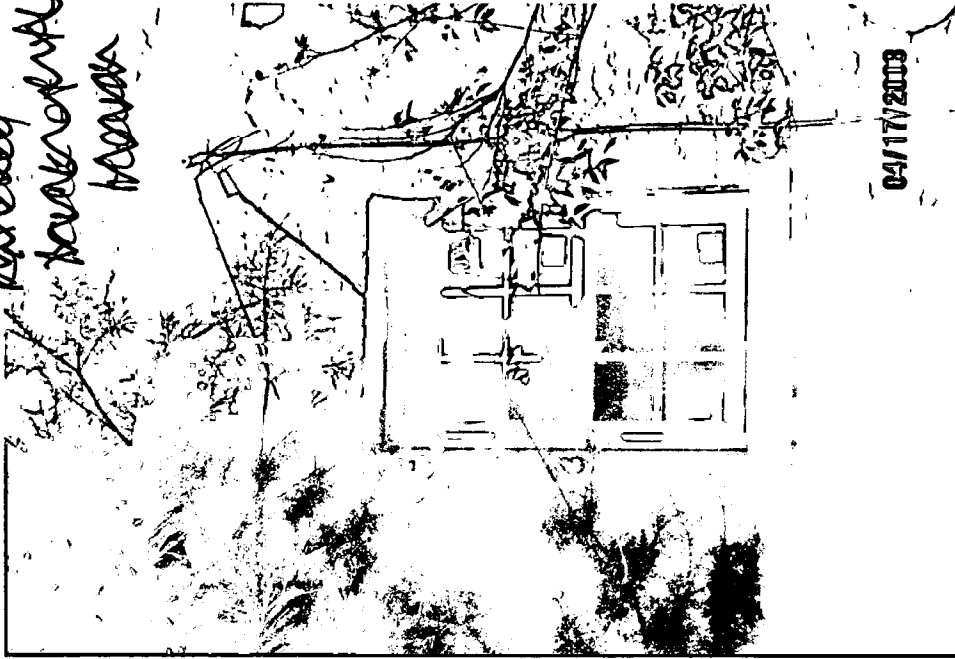
(15) (16) (17)





32
18
6

Stately
back of the
house

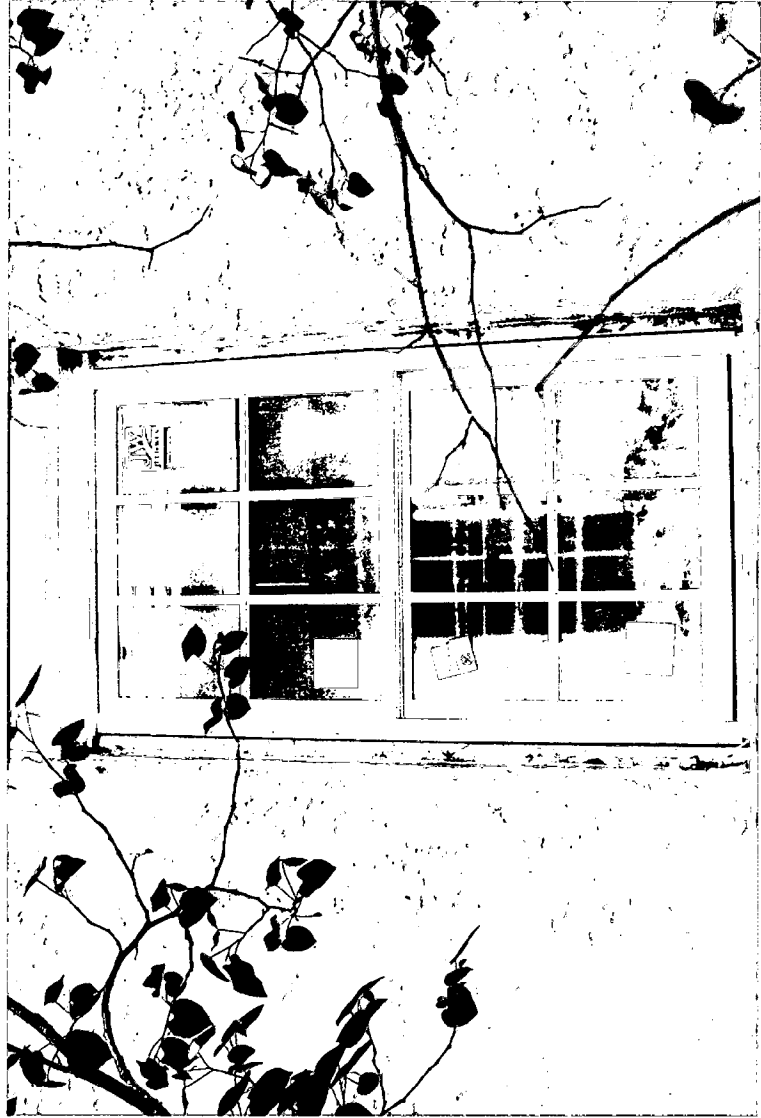


Basement

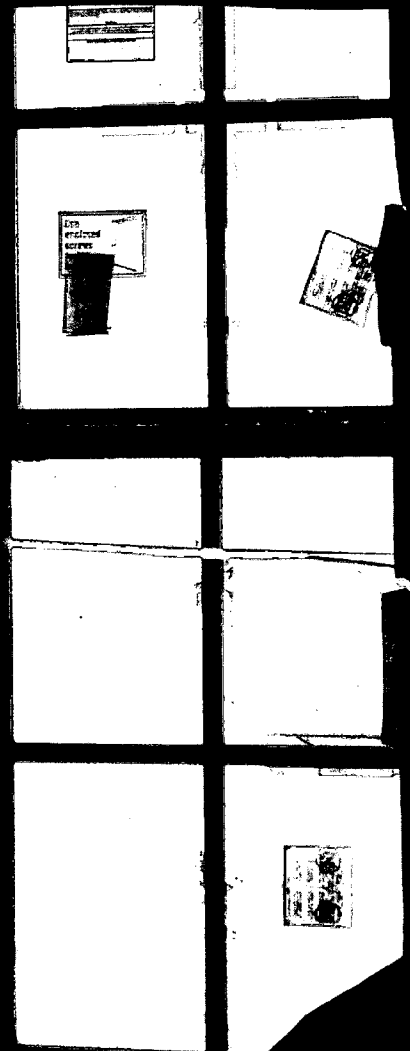
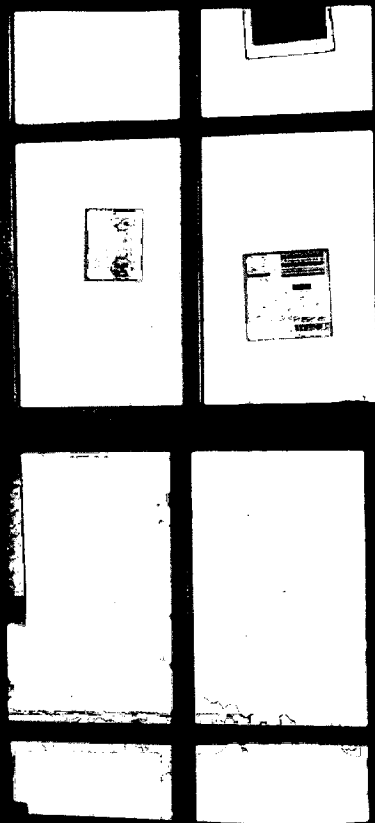
53 35

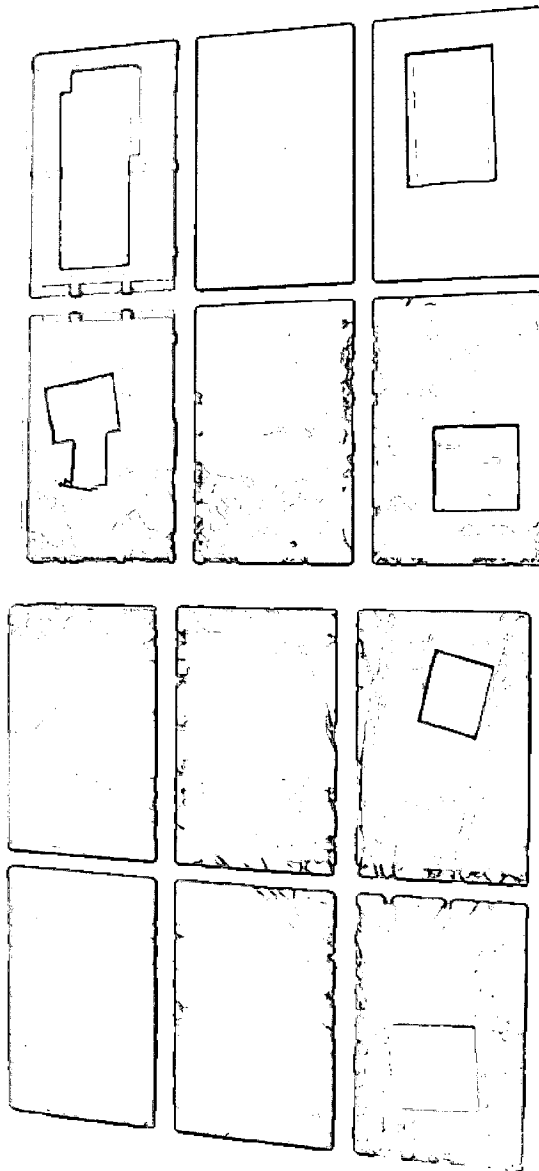


15



22





left side

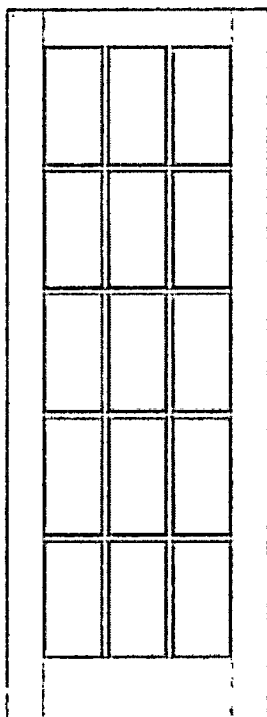
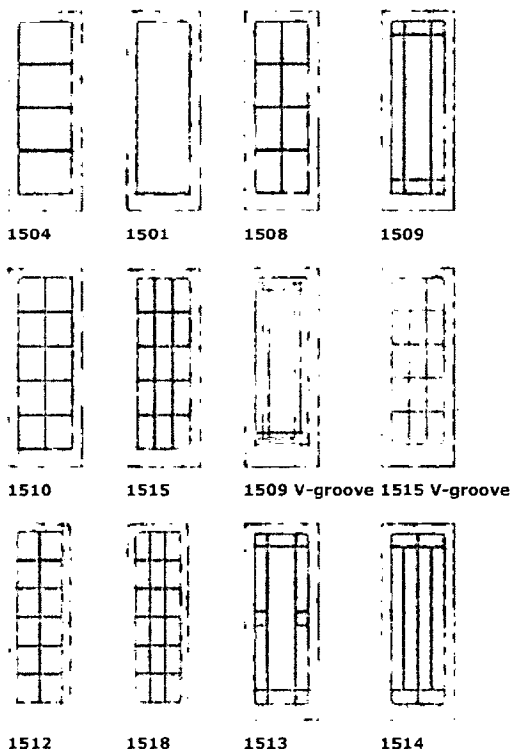
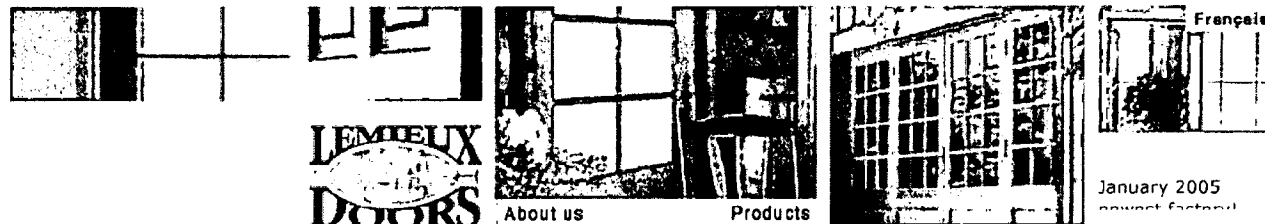


57
25

Windows that were removed (on-site)

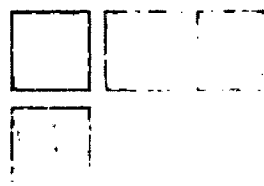


58
~~34~~



French Doors
1515

Available species:

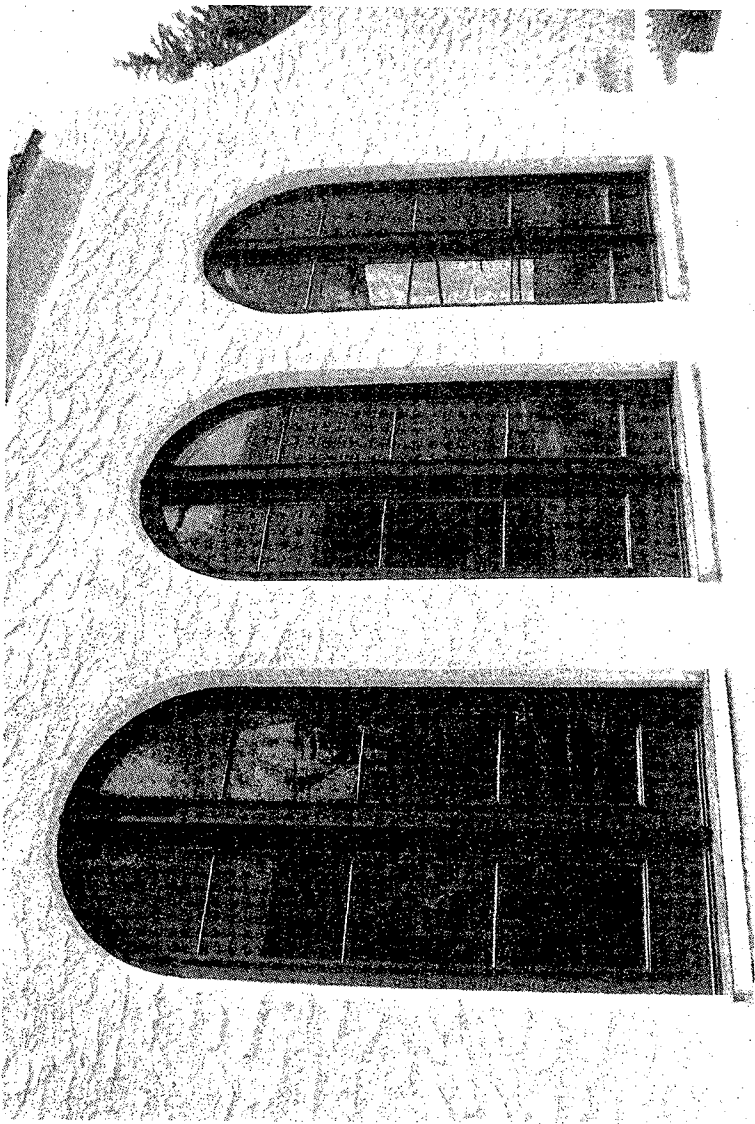


1 2 next >



*proposed doors
rear elevation
wood SDL*

59
~~59~~
~~40~~



adjacent Geare house

60
~~54~~
~~40~~

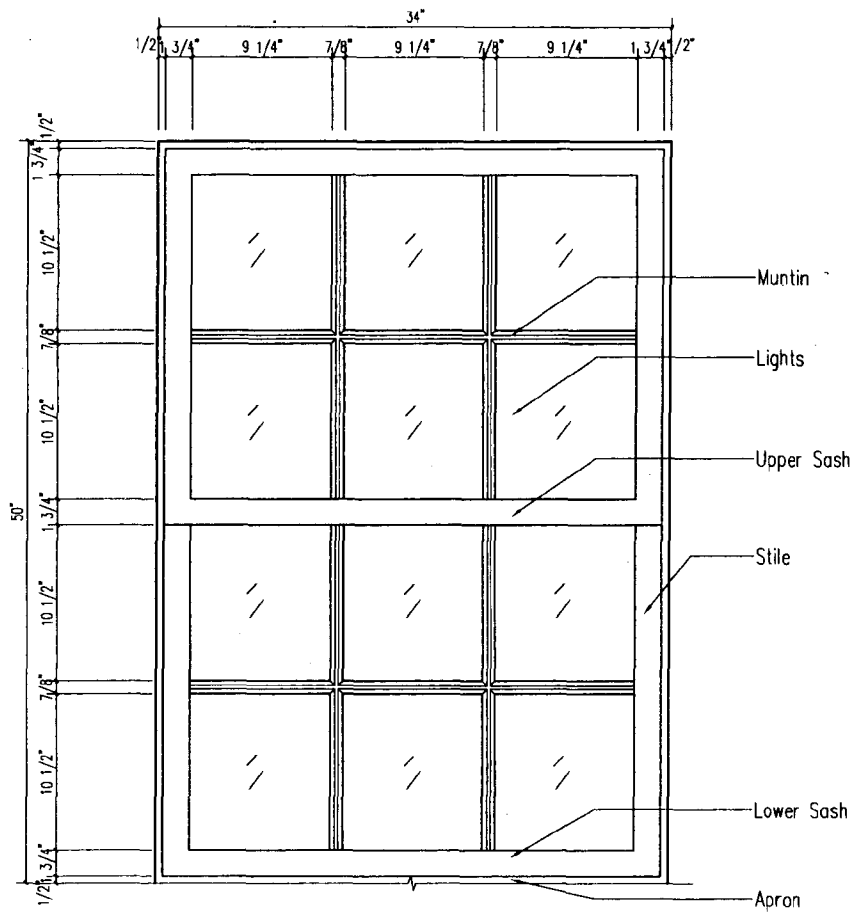
Staff Item
Anne Fothergill
July 9, 2008

Attached are proposed window drawings submitted by Marina Krapiva on Stanford Street.

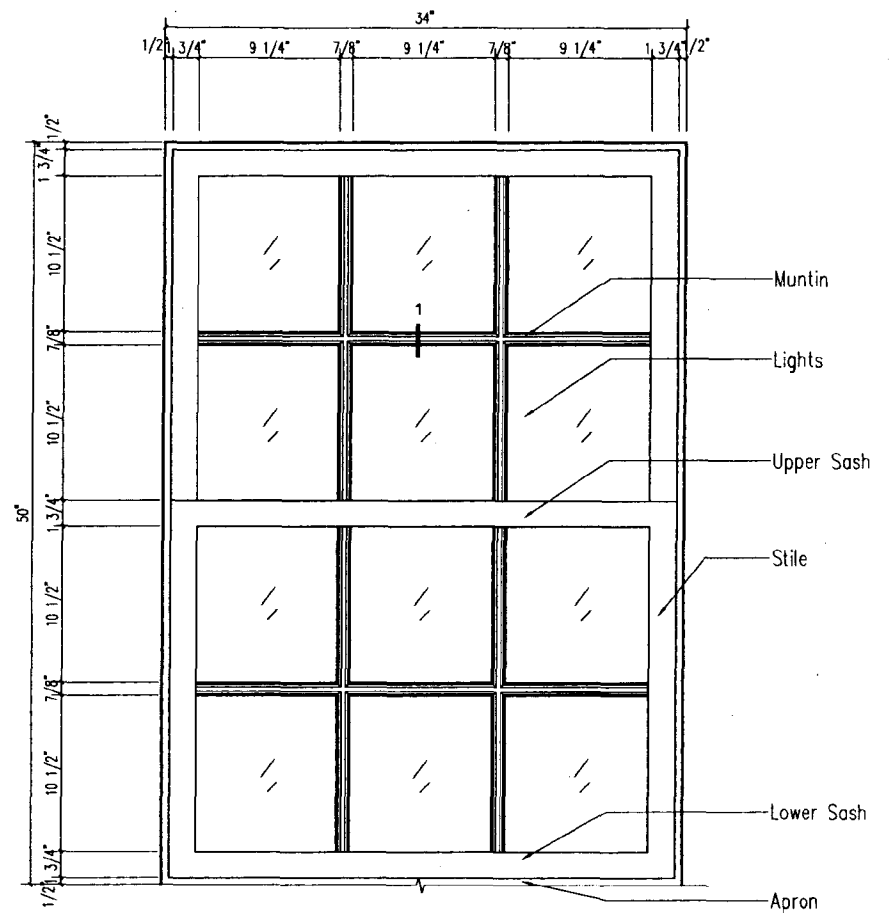
sash
frame
trim } details

head
jamb
sill

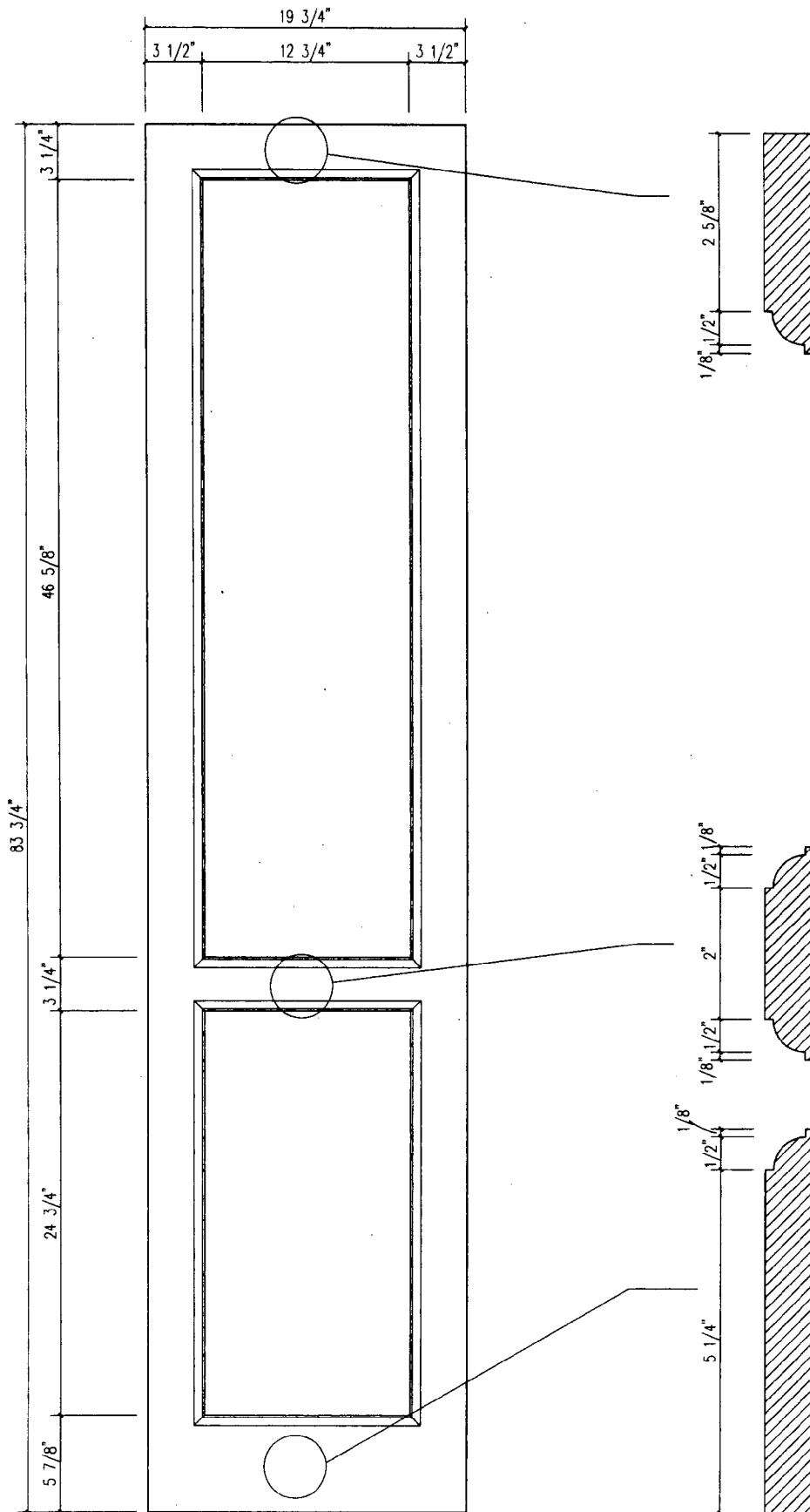
photo



Window Outdoor Elevation 1/2"=1'-0"



Window Indoor Elevation 1/2"=1'-0"



Door Elevation 1/2"=1'-0"

proposing metal storm doors for 3 front doors



Home

"Quietly Making a Difference"



Home | About Us | Products | Gallery | Contact Us

Welcome and thank you for visiting the Mon-Ray, Inc. website!

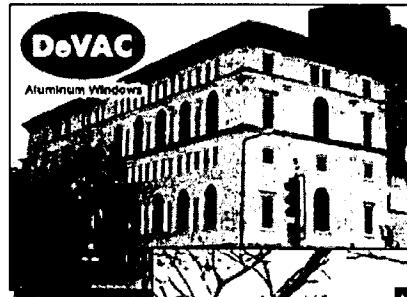
Since its beginning in 1947, our business has only been involved in manufacturing high performance, value-added aluminum window and door products. Over the past 6 decades we have never wavered in our Mission to provide only products and services that meet our Company's Philosophy of Lowest Life Cycle Costing.

We have designed our website for all our different types of Customers, as well as, architects, consultants, engineers and other professionals interested in learning more About Us and our Products.

Visit our Gallery to find a wide selection of photos of some of the tens of thousands of installations of our DeVAC aluminum windows, Mon-Ray storm windows, Mon-Ray storm doors and Glasswalls porch enclosures. You can also send us an email requesting additional information by visiting our Contact Us page, or by calling us toll free at 1-800-544-3646.

We periodically update the information, photos and details provided in our website. Please email or call us if you have an immediate need for any information or pages noted in our website as "Under Construction." Again, thank you for your time and interest. We hope you enjoy your visit.

Learn more about us...



Mon-Ray, Inc., 801 Boone Ave. No., Minneapolis, Minnesota 55427-4432
(800) 544-3646 • fax (763) 546-8977 • info@monray.com

replacing windows without an approved Historic Area Work Permit.

The HPC reviewed the applicant's application on May 14, 2008. The HPC continued the case and requested that the applicant provide more information for their review. The applicant has now provided elevations and a site plan and has amended the application to incorporate some of staff's recommendations.

PROPOSAL

The applicant has already made and is proposing to make a number of additional alterations to this house. The applicant is proposing the following changes:

Right (east) elevation (see Circles 10 + 15):

- Foundation level: replace five windows with wood simulated divided light windows
This work has been completed.
- Replace two windows on the first floor with wood windows with true divided lights in original openings.
These windows have been replaced with wood SDL windows that are smaller than the original windows and the applicant is proposing to replace them with windows that are TDL and the correct size.

Rear (north) elevation (see Circles 8 + 17):

- Foundation level: replace one window with wood simulated divided light window
This work has been completed.
- Remove non-historic metal sliding door and replace with wood French doors with simulated divided lights (see Circles _____)
- Remove one door and replace with wood window with true divided lights
This door has been replaced with a wood SDL window and the applicant is proposing to replace it with a window that is TDL.
- Replace one window with a wood window with true divided lights in original opening
This window has been replaced with a wood SDL window that is smaller than the original window and the applicant is proposing to replace it with a window that is TDL and the correct size.
- Remove existing non-historic wood deck and stairs to grade
- Construct new wood deck off French doors with bridge to rear yard; deck and bridge will have metal decorative railing

Left (west) elevation (see Circles 9 + 21):

- Foundation level: replace all windows with wood simulated divided light windows
This work has been completed
- Replace two windows on the first floor with wood windows with simulated divided lights
This work has been completed and the new windows are smaller than the original windows that were removed
- Replace one non-historic metal slider window on the second floor with wood SDL window

Front (south) elevation (see Circles 8 + 12):

- Remove existing three sets of screen doors
- Install wood and glass doors within existing opening and with same design as existing screen doors (applicant to provide spec sheet to HPC at meeting)

Landscaping alterations (see Circles 7 + 32):

- Construct a stone retaining wall in the back yard

This work has been completed.

The applicant is also proposing metal storm windows for all the windows around this house for energy efficiency. Some windows have existing storms that will be repaired or re-installed and some will have new storm windows.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

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

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

A HAWP should be denied if the Commission 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.

Secretary of the Interior's Standards for Rehabilitation:

Standard #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.

Standard #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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Some of the proposed alterations have already been completed without HPC approval. However, staff evaluates the application as if the work was not already completed. Based on the previous staff report, the applicant understands that some of the replacement windows that were installed are not appropriate for this

resource and has amended the application to propose more appropriate windows for this resource.

Overall, staff would not have recommended approval of the replacement of original windows without substantial evidence that they could not be rehabilitated. If in fact the windows could not be repaired, the recommended replacement windows would have been wood with true divided lights to match what the house had originally. The applicant is aware of this and has agreed to install TDL windows in place of most of the replacement windows - but not all of them.

WINDOWS

Right side: staff supports the proposed change to wood TDL windows in the original openings.

Left side: staff does not support the proposed (installed) wood SDL windows in smaller openings. Staff recommends that the applicant change these windows to wood TDL windows in the original openings. Staff supports the replacement of the 2nd floor metal slider window, but this window also needs to be a wood TDL window. At this time, the applicant is not proposing to replace the three wood casement windows on the 2nd floor and is aware that this window should be repaired and not replaced.

Rear: staff supports the proposed change to a wood TDL window in the original opening. Where the door was replaced with a window, because this is the rear elevation and the HPC has allowed rear additions to the two adjacent Geare houses, staff can support the proposed change to a wood TDL window. While staff supports the replacement of the non-original metal sliding glass door, the new French doors should also have TDLs and staff has recommended that change.

Foundation level of the right, left, and rear of the house: staff supports the replacement wood windows.

At the time of the site visit, the windows that had been removed were on-site and staff advised the applicant to retain these windows. Staff and the Commission requested that the applicant have an expert evaluate the condition and details of the removed windows for possible replication. Staff provided the applicant with a list of carpenters and contractors with experience in working with historic windows. The applicant has not yet provided that assessment but plans to bring an original window to the HPC meeting.

OTHER

Staff recommends approval of the proposed installation of storm windows and notes that they are generally eligible for tax credits.

Staff supports the new wood doors with glass with the same design as the screen doors on the front elevation. The applicant is proposing this change for security purposes, and the new doors will have a similar overall appearance in the same openings as the original design. The Commission has approved changes to similar doors in an adjacent Geare house.

The stone retaining wall is an appropriate material and is located behind the historic resource. Staff and the Commission expressed concern that the wall was built without appropriate permits and tree protection. The applicant has not addressed this concern since the initial HPC meeting and the applicant should be aware that the protection of trees is very important.

The deck and bridge are also located at the rear of the property. The bridge will be visible from the back of the adjacent *Master Plan* resources and slightly visible from the street. Although the bridge from the deck to the yard may be an unusual installation, it will have minimal impact on the historic house and it is a reversible change.

The Commission does not support the use of PVC on an individually-designated *Master Plan* historic building and staff has recommended that not be approved. While this does not appear to be part of the amended application, staff is noting it in the conditional approval so it is very clear.

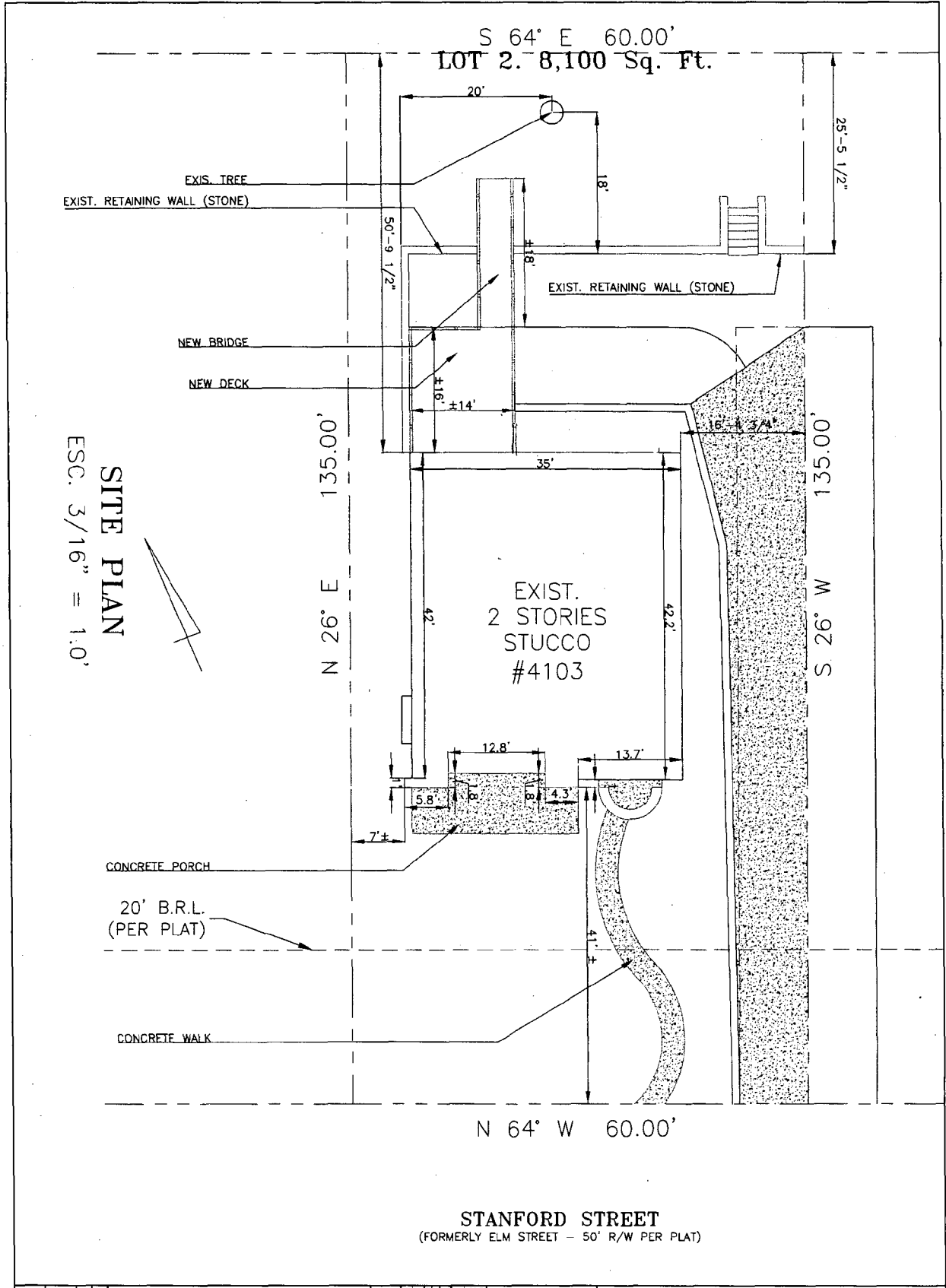
The applicant was not aware that HPC approval was needed for window replacement or retaining wall construction. The applicant is now aware that *any* exterior change may require a Historic Area Work Permit (HAWP) and will contact staff in the future regarding any proposed changes.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** this HAWP application **with the conditions listed on page one** of this report as being consistent with Chapter 24A-8(b)(1) & (2);

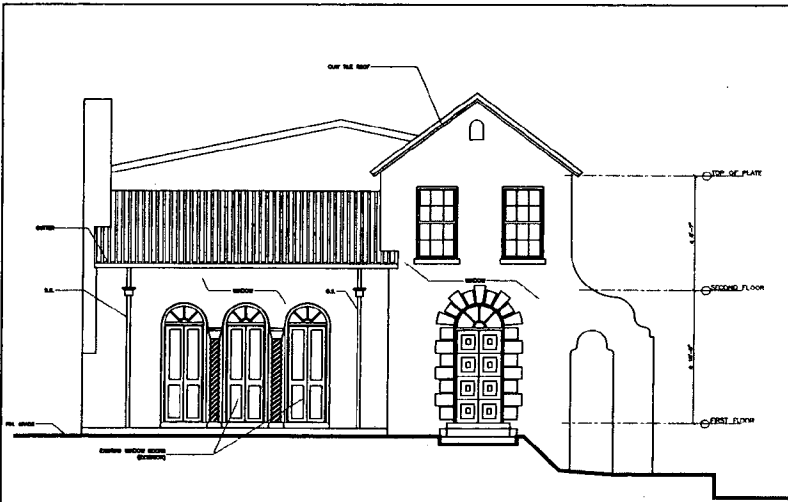
and with the *Secretary of the Interior's Standards for Rehabilitation*;

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

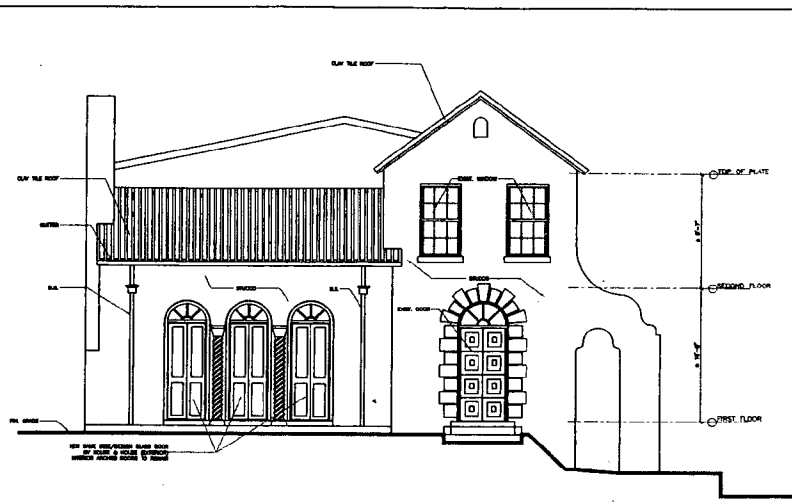


SITE PLAN
ESC. 3/16" = 1.0'

<p style="text-align: center;">A-1 / 4</p>	<p>MODIFICATION TO RESIDENCE</p> <p>4103 STANFORD STREET CHEVY CHASE, MD, 20815 LOT 32, BLOCK 13, SECTION 4 MONTGOMERY COUNTY, MARYLAND</p>	<p style="text-align: center;">PERMIT SET</p> <p style="font-size: small;">DATE: 08/20/2018</p>		<p>ARCHITECTS</p> <p>RAOUL LISSABET, A.I.A.</p> <p>ARCHITECTS, LLC</p> <p style="font-size: x-small;">18021 SEDLEY TERRACE GAITHERSBURG, MARYLAND 20878 Tel: (301) 948-3187 / Fax: (301) 960-4108</p>
--	--	---	--	--



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



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

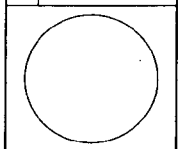


EXISTING REAR ELEVATION
1/4"=1'-0"



PROPOSED REAR ELEVATION
1/4"=1'-0"

ARCHITECTS
RAOUL LISSABET, A.I.A.
ARCHITECTS, LLC
 10021 SENECA TERRACE
 GAITHERSBURG, MARYLAND 20878
 Tel: (301) 946-5197 / Fax: (301) 946-4169



I certify that these drawings have prepared or approved by me and are my true and correct drawings and the work of the State of Maryland, License # 20000 exp. date 12-31-2008

Copyright RAOUL LISSABET A.I.A., 2008

Issue Date:	02/28/08	
Issue No:	001	
Rev.	Date	Description

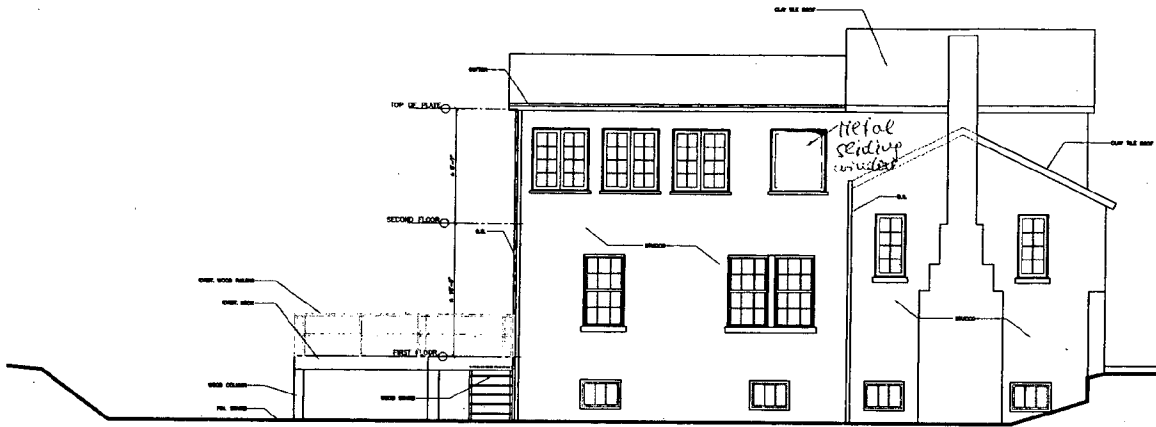
PERMIT SET
REV 08, 2008

MODIFICATION TO RESIDENCE
 4108 STANFORD STREET
 CHEW CHASE, MD, 20815
 LOT 22, BLOCK 13, SECTION 4
 MONTGOMERY COUNTY,
 MARYLAND

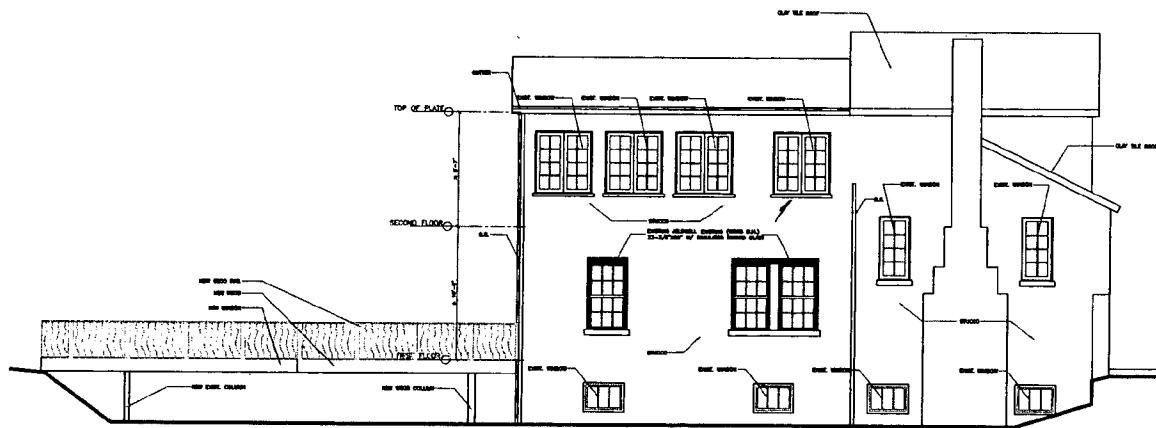
Project Number: Drawn By:
 Prepared By: Checked By:

Sheet Title:
ELEVATIONS

Sheet Number:
A-2 / 4

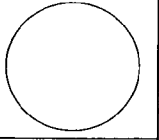


EXISTING LEFT SIDE ELEVATION
1/4"=1'-0"



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

ARCHITECTS
RAOUL LISSABET, A.I.A.
 ARCHITECTS, LLC
 18201 BEDLEY TERRACE
 GAITHERSBURG, MARYLAND 20878
 Tel: (301) 948-3167 / Fax: (301) 948-4168



Locality has been determined upon preparation of approval for the use of any State National or other laws, rules, regulations or the rules of the profession. License of 0008-0000, dated 1-1-04-04.

Copyright RAOUL LISSABET A.I.A., 2004
 Issue Date: 02/28/08, 0808
 File No. _____
 Date _____
 Description _____

PERMIT SET
 MAY 16, 2008

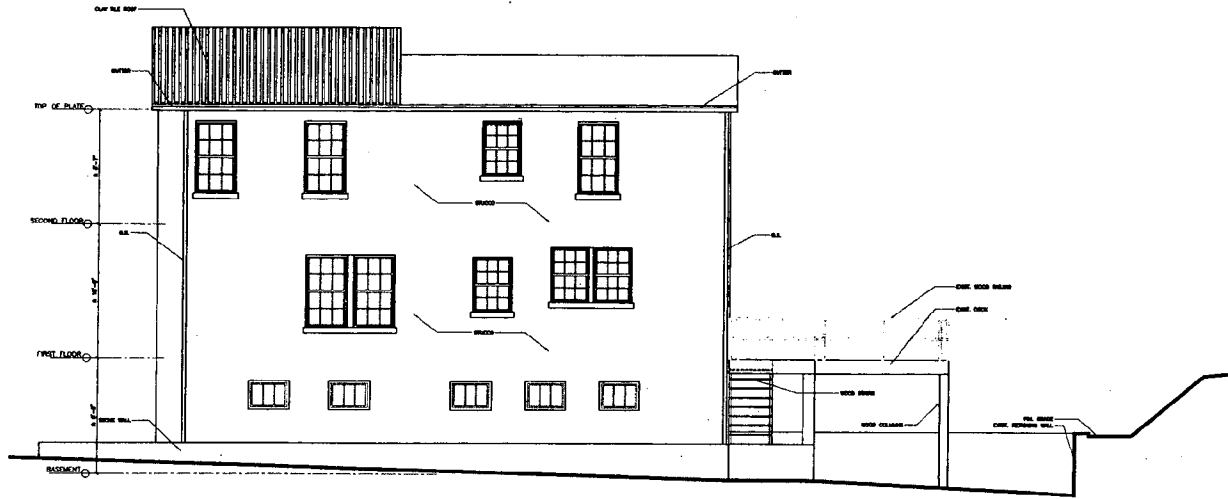
MODIFICATION TO RESIDENCE
 4108 STANFORD STREET
 CHEVY CHASE, MD, 20815
 LOT 22, BLOCK 13, SECTION 4
 MONTGOMERY COUNTY,
 MARYLAND

Project Number: _____
 Design By: _____
 Checked By: _____
 Checked By: _____

Sheet Title:
ELEVATIONS

Sheet Number:
A-4 / 4

(6)

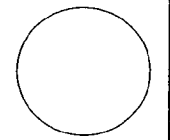


EXISTING RIGHT SIDE ELEVATION
1/4"=1'-0"



PROPOSED RIGHT SIDE ELEVATION
1/4"=1'-0"

ARCHITECTS
RAOUL LISSABET, A.I.A.
ARCHITECTS, LLC
 10021 BEDALEY TERRACE
 GAITHERSBURG, MARYLAND 20878
 Tel: (301) 948-5187 / Fax: (301) 948-4169



I certify that these documents were prepared or prepared by me, and are a true and correct representation of the work of the architect, licensed in the State of Maryland, License # 10000, on July 11-2010.
 Copyright RAOUL LISSABET A.I.A., 2009
 Issue Date: 2009 06 2009
 No. Date Description

PERMIT SET
 SET 04 2009

MODIFICATION TO RESIDENCE
 4108 STANFORD STREET
 CHEW CHASE, MD, 20816
 LOT 32, BLOCK 13, SECTION 4
 MONTGOMERY COUNTY,
 MARYLAND

Project Number: _____ Drawn By: _____
 Designer By: _____ Checked By: _____

Sheet Title:
ELEVATIONS

Sheet Number:
A-3 / 4

(10)

MR. FULLER: Thank you very much. As I said, I appreciate the scale of the addition.

Next up this evening is case L at 4103 Stanford Street, Chevy Chase. Is there a staff report?

MS. FOTHERGILL: There is. This is an individually designated master plan site called the Davidson House. It's one of three houses in a row on Stanford street that are in the Spanish revival style and designed by prominent Washington architect, Reginald Gear.

And you, this Commission, I believe has seen historic area work permit applications for the one adjacent to this property, and then a previous Commission saw applications for the other one. So there have been alterations made, that have been approved by the Commission.

Unfortunately, this application tonight is retroactive. The changes were made without the approval of the Commission, and we are doing them now, retroactively. But staff reviews them as if the changes had not been made and makes recommendations as if this was a proposal.

The applicant was issued a stop work order by the Department of Permitting Services last month for replacing windows without an approved historic area work permit. And there also was a retaining wall installed without a historic area work permit.

I hope you all now have a staff report that includes page two, which was not included in the original staff report, and was later provided by the office.

The applicant, as mentioned, as removed some original windows and replaced them with windows that are not the same size. And we will show you photos. The applicant has also, will be proposing in a separate historic area work permit application, changes to the front arched doors, the rear deck, the garage doors, and the front stoop.

And the applicant has also submitted, has also sent an email dated yesterday with some additional window replacement and proposed changes. And at this point, the staff is going to address the work that has been done, and only that work at this point.

These are some aerial shots. As I mentioned, there are three in a row, and it is the middle one. This is the front of the house. So this is the right side. And these are windows that were

replaced.

We don't have elevations and so the applicant and staff attempted to number the windows. So these are numbers five and six as you go through the staff report. Those are also foundation level windows on this side that have been replaced.

This is the inside of those windows. So we have an exterior shot. And you can see that these windows are shorter than the original openings. And this is an interior shot, which if you look in your monitor, you can see better than on the screen.

These are the foundation level windows. Staff has recommended approval of the foundation level windows. They are wood with simulated divided light. The main concern is the original windows on the upper level.

This is the retaining wall that was installed without a historic area work permit. And staff does have concerns about the protection of the trees with the way the site is now, and the structure, and all of that on the tree roots.

MR. FULLER: Question. Was the retaining wall put in under a DPS permit? Or were there any site permits required?

MS. FOTHERGILL: I don't believe there were any permits.

MR. FULLER: So it not only didn't come before us, but it --

MS. FOTHERGILL: The Town of Chevy Chase.

MR. FULLER: I'm talking about Montgomery County.

MS. FOTHERGILL: Okay. There were not building permits. So when DPS came out and gave a stop work order, as far as I know, I never saw a copy of the stop work order. I don't know if it's in our office or not. But my understanding is that it covers the windows and not the retaining wall.

MR. FULLER: Thank you.

MS. FOTHERGILL: So this is the rear elevation. And as you can see, a door was replaced with a window, and then a window was replaced. And the applicant is also proposing to replace that sliding glass door. And again, as I mentioned, there are other changes that will be coming about the deck and the garage door below. But at this point we are looking at those two windows. And here

again, you can see that it is smaller. And this is the one that was the door. And then this is the interior shot of the window.

And then this is the door that the applicant did submit in his application cut sheet for replacement with wood French doors.

So the windows that were removed are on site, and staff has advised them to keep them on site and to have someone come and do a window inventory to see what condition they are in after being removed. And, you know, ideally, if they can be repaired and reinstalled, that would be the ideal, for this to go back.

This is the left side, again, windows that were replaced. And this is an interior shot of those windows. And then another window on that left side, from this interior shot. And then the applicant is also proposing to replace the wood casement windows on the second story, and then a metal slider window. And staff has recommended against replacing those wood casement windows and approval of a new window where that replacement window was. And it would need to be an appropriate window for this master plan resource. These, and these are a shot of the casement windows; again, that slider; and this is the front.

As you know, an individually designated master plan site is the highest level, receives the highest level of scrutiny. Windows are a very important feature on this resource and staff has recommended that the applicant submit a detailed window inventory of the original windows that were removed. If it is determined that those cannot be rebuilt and reinstalled, then wood true divided light replacement windows that are the appropriate size would need to be installed.

The applicant, also, as part of this submission, wanted to put some PVC trim in certain places, and PVC trim is not recommended for this resource.

The sliding glass doors becoming wood French doors would be approveable, but they would need to have true divided lights, again, in keeping with this resource. And then I mentioned the second floor left side elevation, replacing the windows and what staff recommended; yes to the replacement slider window, and no to the casement windows, that they should be repaired and not replaced.

And staff did not address the email yesterday of the additional changes and recommended that those come as a separate application.

MR. FULLER: Are there questions for staff?

MR. DUFFY: I have a question. On the site plan on circle 8, where, does that plan show the new stone wall?

MS. FOTHERGILL: No. I don't know what those walls are referring to; but no, this is not a site plan that reflects the changes.

MR. DUFFY: So we don't have a site plan of what's proposed, and we don't have elevations of what's proposed?

MS. FOTHERGILL: That's correct. The applicant received a stop work order and was told to submit a historic area work permit, and this is what was submitted.

MR. DUFFY: It's not --

MR. JESTER: In my view --

MR. DUFFY: It's not even clear to me that the application describes the proposed work.

MS. FOTHERGILL: In circle 7 was the applicant description of the work.

MR. DUFFY: What does the crossed out area mean?

MS. FOTHERGILL: There is no, number two doesn't require a historic area work permit, and so I crossed it off. The cross offs are mine. And number four, there wasn't information provided about what the applicant was proposing because, in fact, she doesn't want new screens. She wants to alter those arched doors. And there wasn't information provided in time for this application.

MR. JESTER: Anne, to echo what Commissioner Duffy is saying, there are so many incomplete aspects to this application, I realize there are some retroactive elements that have already been built, work has already been completed. But an email that was sent after the application, we have elements that are crossed out from where I sit there is really no way to review this application. It is not complete. It doesn't have all the information we would need to make a decision on a master plan site. There's enough work occurring here that the applicant needs to prepare elevations and details of the work they're proposing, window replacement, so that those window details match the historic windows,

and that is if we agree that they are, it is acceptable to replace them.

Certainly, for the ones that have already been replaced, where the new windows don't match, we need to have enough information to judge whether or not the replacement windows are going to adequately match the ones that were taken out.

MR. DUFFY: I would add that we would need a site plan that shows the location of the new proposed stone wall with trees located in accordance with the requirement for a HAWP.

MR. ROTENSTEIN: I agree with Commissioners Jester and Duffy, and I have one question for staff. The unlawfully removed windows, are they being maintained in a protected environment until they can be evaluated?

MS. FOTHERGILL: No. They are on the back deck.

MR. ROTENSTEIN: Okay. I would recommend that they be moved into a protected environment before they deteriorate further.

MR. FULLER: I echo the other Commissioners comments and concerns. And I think I would like to ask the applicant to come forward, though, because there are a couple of comments I would like to make, and to make it clear what the Commission is looking for. If you could please come forward.

MS. KRAPIVA: Yes. Good evening. Since I was here for so long, I think I can say a little bit. Actually, the retaining wall was, I received a permit from Town of Chevy Chase. No tree was removed. It was existing wall before, but it was in very poor condition. There was a lot of ivy and everything. So it's basically that I didn't do anything except, you know, loose stones became a wall.

But about the email --

MR. FULLER: I don't think we're looking for a long explanation. Basically, the issue in front of us tonight is that the materials in front of us, as staff indicated, on a retroactive HAWP, we treat it as if this is a HAWP with no work.

MS. KRAPIVA: What means HAWP?

MR. FULLER: Historic area work permit. That's what you are here to get approval on. And when you are coming before us for a historic area work permit, there are certain requirements.

Those are requirements would be to have an accurate site plan, to have a drawing that would show tree protection, to have accurate elevations to demonstrate what it is that you are proposing to do. And at that point in time, we have enough information, we can make an evaluation.

What we have in front of us is an incomplete application, so we really can't take any action. If we take action tonight, we are going to be denying the application because there is insufficient information in front of us.

However, just on the information that's in front of us, I think you've heard from some of the Commissioners, and I'll state my own personal views, I'm very concerned with quality -- first of all, I'm concerned that there was work undertaken without somebody looking for a historic area work permit.

I'm very concerned that your contractor would undertake building a structural retaining wall without having secured a permit from Montgomery County. Chevy Chase doesn't issue building permits. They issue approval to do work that is then permitted by the County. Your contractor should be licensed in the County, and he should know better than that.

I'm very concerned about the sensitivity, whether it's the contractor or your own, whoever is putting in windows that they are then bricking in the opening to try to close off, it shows no sensitivity to a historic property of the merits of this property.

MS. KRAPIVA: I agree.

MR. FULLER: And so from my perspective, I am very concerned with, number one, the work that has been done. I'm very concerned with the lack of documentation. And I don't think we can take any action accept -- what is the time on this? Do we have time that we can agree to continue, or do we need you to --

MR. WHIPPLE: If you determine that the application is incomplete, the clock stops until you have a complete application. The clock is irrelevant if this is an incomplete application.

MR. FULLER: I believe this is an incomplete application. I'd suggest if there are any other Commissioners who want to provide any other comments as if this were a preliminary, let's state them now, and then let's move forward with the next case.

MS. MILES: Well, I'm concerned that although it certainly is an incomplete application, I don't want to this to essentially hang out, because if we've got, you know, work stopped with windows sitting on the back deck deteriorating, I'm concerned that we're just going to kind of see this again in six months.

MR. JESTER: Well, I'm less concerned with however many sashes remain, because I doubt those sashes are going to go back in the windows. The frames have probably already been altered. The reason we need those sashes is to be able to replicate the windows for the new replacement windows.

I would strongly counsel you to hire an architect to work on this project. I think that's what's needed to get this property straightened out. I don't think a contractor can pull together what's needed to make the application that we need to see. I would advise you to hire an architect.

MR. DUFFY: I would like to add to that, that on a master plan property, I can't imagine this Commission ever allowing someone to change the windows in the way that you have. I can't allow them, I can't imagine that we would ever allow the windows to be reduced in size.

And I can't imagine that we would allow that door to be removed and a window put in its place. That would have to depend on a properly assembled and presented historic area work permit. But these are not the types of things that we permit on a master plan site.

MR. FULLER: I would also echo the fact or the comments on the window. If this came before us before work was started, I think it's highly unlikely we would have permitted the removal of any of the windows or the removal of any of the glazing.

I don't disagree with my other Commissioners that it may be impossible at this stage to repair them, but I personally and going to be looking for some mitigation to approve the replacement of those windows, because we would not have, if this came in as a clean application, all to have happened what was there. And just like what happened on the Armory when they elected to demolish the Armory, there was alternative mitigation proposed that we viewed as acceptable.

MS. KRAPIVA: Can I say something?

MR. FULLER: If it's brief.

MS. KRAPIVA: First of all, I didn't know about all this stuff. And I think I hired, you know, people who knows. They measure the window and they order the window, like wood window that's the same. I didn't know they would be smaller than they're supposed to be. Because when they came, and when they install it, I spoke to them before they, you know, the order was done because they, you know, they're definitely smaller. I mean, I'm not like a guilty person. I am a victim.

I understand these have to be replaced by the right size window, but it has an opening, and it has like all other places in the house has the same windows. So I think we can reuse the existing window, and use the same one to replace whatever was, you know, replaced from.

I understand your concern. It's my concern, too. I don't want to live in the house with the windows smaller than the opening. But I don't understand why I need the architect. It's like plenty other windows the same, like I remove.

After I heard this stuff, I called the people from the list, and one guy was kind enough to come to the house twice to look at these windows. And he said, yes, we can order the same, you know, size windows like you removed and put the true divided light, and it will be wood windows, and you need to make a good proposal.

MR. FULLER: Okay. I think at this point we just need to direct you that we need you to come back with a complete HAWP. If you are not understanding what we are looking for, please see staff and they can direct you through that.

But this is a very important piece of property for us, and we would caution you not to allow the existing windows to deteriorate any further, and to make sure that there is very accurate representations of what those windows are, so when you come back before us you are going to be showing us that you've made every effort possible to make use of the existing windows. And if you can't make use of them, to exactly duplicate those windows.

So we caution you to be very careful about that, because what we view is that you've really taken significant, you've allowed a significant resource to deteriorate, and that's just not acceptable. And you, as owner, are responsible for the work that the contractor did.

MS. KRAPIVA: Yes, I agree.

MR. FULLER: Thank you.

MR. WHIPPLE: Mr. Chairman, just for the benefit of the applicant and for staff, I just want to clarify that in order for the applicant to have a complete application, they need to have a minimum elevation drawings, a site plan showing the location of the wall and trees, and cut sheets, I suspect, for the proposed windows. Am I missing anything?

MS. FOTHERGILL: The name of the contractor.

MR. FULLER: I'd like to see an inventory of the windows that are there with an evaluation of which ones can be replaced, and those that cannot, then cut sheets on the ones that are going to be new.

MS. ALDERSON: And a window schedule to the elevations, so it is very clear.

MR. BURSTYN: What I'm thinking is that it seems that the first thing you should do is work with staff, if staff agrees, to inventory all the old windows, so we know exactly what we have. Is that possible to do that?

MS. KRAPIVA: They are outside. I mean, you know, like I can bring them inside tomorrow.

MR. FULLER: Thank you.

MS. KRAPIVA: Basically, what's happened, when the new window arrived, I wasn't in the house, and the guys just, you know, raised them. So whatever was over there, you know, when they came, they told me you have the same. Whatever is left, it's still there. But I don't know what's left because on one picture it is absolutely clear that it was very --

MR. FULLER: Okay.

MS. KRAPIVA: -- very rough. So I have huge holes in the walls.

MR. BURSTYN: And I'm also concerned like when can this be done? Would it take a week or 10 days or what are we talking about? Are we going to ask the applicant --

MR. FULLER: We have no power, we have no power to enforce a schedule. It's up to the applicant.

MS. KRAPIVA: No, I do -- I am actually moving in. I want to do this as quickly as

possible, because I live in this house.

MR. DUFFY: I'd like to clarify something for Scott's question. It was mentioned cut sheets of windows. I would say cut sheets for details of windows, because I think it is highly likely that these will be custom made windows for which there will not be cut sheets available.

MR. JESTER: Which means what we really need is details of the existing windows.

MR. FULLER: In particular, these windows were set well back into the --

MR. JESTER: Muntins, styles, rails, so we can prepare them with the proposed new window.

MR. DUFFY: Building details of the existing windows, and details of the proposed new.

MR. FULLER: And how it interfaces with the house itself.

MR. DUFFY: Correct.

MR. FULLER: It's not just a cut sheet. Okay.

MR. BURSTYN: I would just like to say that these are the kinds of things that you will find out if you work with an architect, because these guys are architects and they know exactly how to proceed on matters like this, to protect a very important resource of the County.

MR. FULLER: Thank you.

MS. KRAPIVA: If I knew about this one, I'd would never touch these windows.

MR. FULLER: Thank you.

Proposed true divided light wood windows

Quote Created By: [Redacted]
Email: [Redacted]
On Behalf Of: [Redacted]
Address: [Redacted]
Phone: [Redacted]
Fax: [Redacted]

Verfepu ID ⁸⁰
R

Quote Created For:
Bill To: Barron's Enterprises Inc
23 W. Diamond Ave.
Gaithersburg, MD 20877 US
Ship To: 23 W. Diamond Ave.
Gaithersburg, MD 20877 US
Phone: 301-948-6600
Alternate:
Fax: 301-869-4119



SQDAM004659L
Marnie

Friday, June 13, 2008

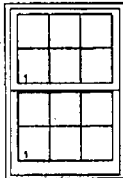


flex

Item Details

001 wdw 1

ADK



Scale: 1/4" = 1' (Outside View)

Rough Opening: 33-1/4" x 49-5/16"

Box / Frame Size: 32-3/4" x 48-3/4"

Unit Dimension: 32-3/4" x 48-3/4"

Traditional Double Hung Window (CUSTOM)

UOM	EA
Quantity	(1)
Cubic Feet	7.84
Unit Price:	\$1,414.40
Extended Price:	\$1,414.40

1.011
1467.

UNIT

Construction - Family	Wood
Model of Unit	Traditional
Performance	Standard
Number of Units Wide	Single
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Box Size
Width	32-3/4
Height	48-3/4

CASING-JAMBS-TRIM

Exterior Casing/Accessories	No Casing
Sill Nosing	No Sill Nosing
Jamb Size	4-9/16

GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Beveled

LITE DIVISIONS

Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	3 Wide x 2 High
Number of Lites - Bottom	3 Wide x 2 High

HARDWARE-ACCESSORIES

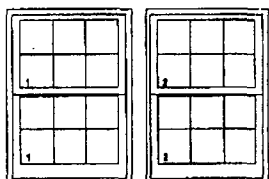
Window Hardware Color	White
Jambliner Color	White
Sash Plough	Both Sash Plough
Sash Limit Clips	None
Window Screen	No Screen - No Prep
Storm Window Combination	No
Stool Prep	No
Installation Clips	None

SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Fingerjoint Parts	Standard Fingerjoints
Exterior Finish	Primed Latex
Interior Finish	Unfinished

Item Details

002 wdw 2



Scale: 1/4" = 1' (Outside View)

Rough Opening: 71-1/2" x 48-5/16"

Box / Frame Size: 71" x 47-3/4"

Unit Dimension: 71" x 47-3/4"

Mull Windows/Doors

UOM	EA
Quantity	(1)
Cubic Feet	16.65
Unit Price:	\$2,692.15
Extended Price:	\$2,692.15

MULL

Number of Units in Mull Assembly	2 Units
Mull Assembly Material	Wood

UNIT 1

Type of Unit	Double Hung Window
Model of Unit	Traditional
Performance	Standard
Number of Units Wide	Single
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Box Size
Width	33-1/2
Height	47-3/4

UNIT 2

Type of Unit	Double Hung Window
# 2 Connection Type to Unit 1	Spread Mull
# 2 to Unit 1 Spread Size	4
Model of Unit	Traditional
Performance	Standard
Number of Units Wide	Single
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Box Size
Width	33-1/2
Height	47-3/4

CASING-JAMBS-TRIM

Exterior Casing/Accessories	No Casing
Sill Nosing	No Sill Nosing
Jamb Size	4-9/16

GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
# 1 - Glass Options - Top Sash	Clear
# 1 - Glass Options - Bottom Sash	Clear
# 2 - Glass Options - Top Sash	Clear
# 2 - Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Beveled

Unit configured under content version: 080611

Modified: Friday, June 13, 2008 9:24:41 AM

Details Page 2 of 12

Item Details

LITE DIVISIONS

Lite Divisions	True Divided Lites
Bar Size	1-1/8"
# 1 - Grid Pattern	Colonial
# 1 - Number of Lites - Top	Standard Default
# 1 - Number of Lites - Bottom	Standard Default
# 2 - Grid Pattern	Colonial
# 2 - Number of Lites - Top	Standard Default
# 2 - Number of Lites - Bottom	Standard Default

HARDWARE-ACCESSORIES

Window Hardware Color	White
Jambliner Color	White
Sash Plough	Both Sash Plough
Sash Limit Clips	None
Window Screen	No Screen - No Prep
Storm Window Combination	No
Stool Prep	No
Installation Clips	None

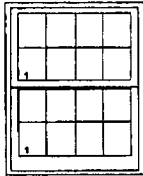
SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Fingerjoint Parts	Standard Fingerjoints
Exterior Finish	Primed Latex
Interior Finish	Unfinished

58

Item Details

003 wdw 3



Scale: 1/4" = 1' (Outside View)

Rough Opening: 38" x 48-5/16"

Box / Frame Size: 37-1/2" x 47-3/4"

Unit Dimension: 37-1/2" x 47-3/4"

Traditional Double Hung Window (CUSTOM)

UOM	EA
Quantity	(1)
Cubic Feet	7.85
Unit Price:	\$1,580.75
Extended Price:	\$1,580.75

1036

UNIT

Construction - Family	Wood
Model of Unit	Traditional
Performance	Standard
Number of Units Wide	Single
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Box Size
Width	37-1/2
Height	47-3/4

CASING-JAMBS-TRIM

Exterior Casing/Accessories	No Casing
Sill Nosing	No Sill Nosing
Jamb Size	4-9/16

GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Beveled

LITE DIVISIONS

Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	4 Wide x 2 High
Number of Lites - Bottom	4 Wide x 2 High

HARDWARE-ACCESSORIES

Window Hardware Color	White
Jambliner Color	White
Sash Plough	Both Sash Plough
Sash Limit Clips	None
Window Screen	No Screen - No Prep
Storm Window Combination	No
Stool Prep	No
Installation Clips	None

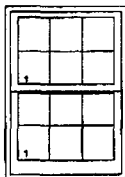
SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Fingerjoint Parts	Standard Fingerjoints
Exterior Finish	Primed Latex
Interior Finish	Unfinished

59

Item Details

004 wdw 4



Scale: 1/4" = 1' (Outside View)

Rough Opening: 33-1/2" x 48-5/16"

Box / Frame Size: 33" x 47-3/4"

Unit Dimension: 33" x 47-3/4"

Traditional Double Hung Window (CUSTOM)

UOM	EA
Quantity	(1)
Cubic Feet	6.91
Unit Price:	\$1,396.50
Extended Price:	\$1,396.50

1.011

UNIT

Construction - Family	Wood
Model of Unit	Traditional
Performance	Standard
Number of Units Wide	Single
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Box Size
Width	33
Height	47-3/4

CASING-JAMBS-TRIM

Exterior Casing/Accessories	No Casing
Sill Nosing	No Sill Nosing
Jamb Size	4-9/16

GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Beveled

LITE DIVISIONS

Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	3 Wide x 2 High
Number of Lites - Bottom	3 Wide x 2 High

HARDWARE-ACCESSORIES

Window Hardware Color	White
Jambliner Color	White
Sash Plough	Both Sash Plough
Sash Limit Clips	None
Window Screen	No Screen - No Prep
Storm Window Combination	No
Stool Prep	No
Installation Clips	None

SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Fingerjoint Parts	Standard Fingerjoints
Exterior Finish	Primed Latex
Interior Finish	Unfinished

Unit configured under content version: 080811

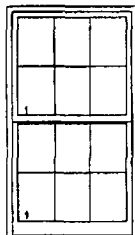
Modified: Friday, June 13, 2008 9:24:41 AM

Details Page 5 of 12

60

Item Details

005 wdw 5



Scale: 1/4" = 1' (Outside View)

Rough Opening: 36-1/2" x 65-9/16"

Box / Frame Size: 36" x 65"

Unit Dimension: 36" x 65"

Traditional Double Hung Window (CUSTOM)

UOM	EA
Quantity	(1)
Cubic Feet	11.49
Unit Price:	\$1,497.15
Extended Price:	\$1,497.15

(304) 652-2600
 853
 4/135

UNIT

Construction - Family	Wood
Model of Unit	Traditional
Performance	Standard
Number of Units Wide	Single
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Box Size
Width	36
Height	65

CASING-JAMBS-TRIM

Exterior Casing/Accessories	No Casing
Sill Nosing	No Sill Nosing
Jamb Size	4-9/16

GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options - Top Sash	Clear
Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Beveled

LITE DIVISIONS

Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites - Top	3 Wide x 2 High
Number of Lites - Bottom	3 Wide x 2 High

HARDWARE-ACCESSORIES

Window Hardware Color	White
Jambliner Color	White
Sash Plough	Both Sash Plough
Sash Limit Clips	None
Window Screen	No Screen - No Prep
Storm Window Combination	No
Stool Prep	No
Installation Clips	None

SPECIES-FINISH-COLOR

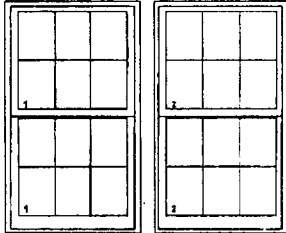
Change Species	Leave All Pine
Fingerjoint Parts	Standard Fingerjoints
Exterior Finish	Primed Latex
Interior Finish	Unfinished

Unit configured under content version: 080611
 Modified: Friday, June 13, 2008 9:24:41 AM
 Details Page 6 of 12

61

Item Details

006 wdw 6



Scale: 1/4" = 1' (Outside View)

Rough Opening: 77-1/2" x 65-9/16"

Box / Frame Size: 77" x 65"

Unit Dimension: 77" x 65"

Mull Windows/Doors

UOM	EA
Quantity	(1)
Cubic Feet	36.87
Unit Price:	\$3,509.30
Extended Price:	\$3,509.30

MULL

Number of Units in Mull Assembly	2 Units
Mull Assembly Material	Wood

UNIT 1

Type of Unit	Double Hung Window
Model of Unit	Traditional
Performance	Standard
Number of Units Wide	Single
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Box Size
Width	36-1/2
Height	65

UNIT 2

Type of Unit	Double Hung Window
# 2 Connection Type to Unit 1	Spread Mull
# 2 to Unit 1 Spread Size	4
Model of Unit	Traditional
Performance	Standard
Number of Units Wide	Single
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Box Size
Width	36-1/2
Height	65

CASING-JAMBS-TRIM

Exterior Casing/Accessories	No Casing
Sill Nosing	No Sill Nosing
Jamb Size	4-9/16

GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
# 1 - Glass Options - Top Sash	Clear
# 1 - Glass Options - Bottom Sash	Clear
# 2 - Glass Options - Top Sash	Clear
# 2 - Glass Options - Bottom Sash	Clear
Glass Preserve	No
Glazing Bead	Beveled



Unit configured under content version: 080811

Modified: Friday, June 13, 2008 9:24:41 AM

Details Page 7 of 12

62

Item Details

LITE DIVISIONS

Lite Divisions	True Divided Lites
Bar Size	1-1/8"
# 1 - Grid Pattern	Colonial
# 1 - Number of Lites - Top	Standard Default
# 1 - Number of Lites - Bottom	Standard Default
# 2 - Grid Pattern	Colonial
# 2 - Number of Lites - Top	Standard Default
# 2 - Number of Lites - Bottom	Standard Default

HARDWARE-ACCESSORIES

Window Hardware Color	White
Jambliner Color	White
Sash Plough	Both Sash Plough
Sash Limit Clips	None
Window Screen	No Screen - No Prep
Storm Window Combination	No
Stool Prep	No
Installation Clips	None

SPECIES-FINISH-COLOR

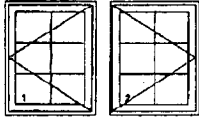
Change Species	Leave All Pine
Fingerjoint Parts	Entire Unit No Fingerjoints
Exterior Finish	Unfinished
Interior Finish	Unfinished



Cre

Item Details

007 wdw 7



Scale: 1/4" = 1' (Outside View)

Rough Opening: 53-1/2" x 32-1/2"

Box / Frame Size: 53" x 32"

Unit Dimension: 53" x 32"

Mull Windows/Doors

UOM	EA
Quantity	(1)
Cubic Feet	8.33
Unit Price:	\$2,375.70
Extended Price:	\$2,375.70

MULL

Number of Units in Mull Assembly	2 Units
Mull Assembly Material	Wood

UNIT 1

Type of Unit	Casement Window
Model of Unit	Heritage
Performance	Standard
Number of Units Wide	Single
Hinging	Left
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Box Size
Width	24-1/2
Height	32

UNIT 2

Type of Unit	Casement Window
# 2 Connection Type to Unit 1	Spread Mull
# 2 to Unit 1 Spread Size	4
Model of Unit	Heritage
Performance	Standard
Number of Units Wide	Single
Hinging	Right
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Box Size
Width	24-1/2
Height	32

CASING-JAMBS-TRIM

Exterior Casing/Accessories	No Casing
Sill Nosing	No Sill Nosing
Jamb Size	4-9/16
Jamb Size Exact	No

GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
# 1 - Glass Options	Clear
# 2 - Glass Options	Clear
Glass Preserve	No
Glazing Bead	Beveled



Unit configured under content version: 080611
 Modified: Friday, June 13, 2008 9:24:41 AM
 Details Page 9 of 12

64

Item Details

LITE DIVISIONS

Lite Divisions	True Divided Lites
Bar Size	1-1/8"
# 1 - Grid Pattern	Colonial
# 1 - Number of Lites	Standard Default
# 2 - Grid Pattern	Colonial
# 2 - Number of Lites	Standard Default

HARDWARE-ACCESSORIES

Window Hardware Color	Clay (Rustic)
Window Screen	Fiberglass Mesh Screen
BetterVue Screen Mesh	No
Stool Prep	No
Installation Clips	None

SPECIES-FINISH-COLOR

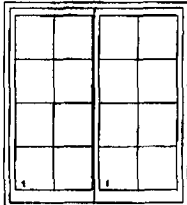
Change Species	Leave All Pine
Fingerjoint Parts	Entire Unit No Fingerjoints
Exterior Finish	Unfinished
Interior Finish	Unfinished
Window Screen Color	Rustic
Window Sash Weatherstrip Color	Black



65

Item Details

008 wdw 8



Scale: 1/4" = 1' (Outside View)

Rough Opening: 51" x 57-1/16"

Box / Frame Size: 50-1/2" x 56-1/2"

Unit Dimension: 50-1/2" x 56-1/2"

Traditional Slider Window (CUSTOM)

UOM	EA
Quantity	(1)
Cubic Feet	14.01
Unit Price:	\$2,220.15
Extended Price:	\$2,220.15

UNIT

Construction - Family	Wood
Model of Unit	Traditional
Performance	Standard
Number of Units Wide	Single
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Box Size
Width	50-1/2
Height	56-1/2

CASING-JAMBS-TRIM

Exterior Casing/Accessories	No Casing
Sill Nosing	No Sill Nosing
Jamb Size	4-9/16

GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options	Clear
Glass Preserve	No
Glazing Bead	Beveled

LITE DIVISIONS

Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites	2 Wide x 4 High

HARDWARE-ACCESSORIES

Window Hardware Color	White
Jambliner Color	Beige
Sash Plough	Both Sash Plough
Window Screen	Full Screen w/Fiberglass Mesh
BetterVue Screen Mesh	No
Stool Prep	No
Installation Clips	None

SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Fingerjoint Parts	Entire Unit No Fingerjoints
Exterior Finish	Unfinished
Interior Finish	Unfinished
Window Screen Color	Rustic

[REDACTED]
 P: [REDACTED]
 Cr: [REDACTED]

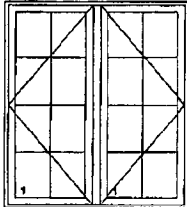
Unit configured under content version: 080611

Modified: Friday, June 13, 2008 9:24:41 AM

Details Page 11 of 12

Item Details

009 wdw 9 csmnt



Scale: 1/4" = 1' (Outside View)

Rough Opening: 51" x 57-3/4"
 Box / Frame Size: 50-1/2" x 57-1/4"
 Unit Dimension: 50-1/2" x 57-1/4"

Heritage Casement Window (CUSTOM)

UOM	EA
Quantity	(3)
Cubic Feet	42.60
Unit Price:	\$2,913.70
Extended Price:	\$8,741.10

UNIT

Construction - Family	Wood
Model of Unit	Heritage
Performance	Standard
Number of Units Wide	Double
Hinging	Left - Right
Window Shape	Rectangle
Size	Specify Non-Standard Size
# of Measure in Inches	Box Size
Width	50-1/2
Height	57-1/4

CASING-JAMBS-TRIM

Exterior Casing/Accessories	No Casing
Sill Nosing	No Sill Nosing
Jamb Size	4-9/16
Jamb Size Exact	No

GLASS

Glass	H-K LoE 270 Insulated
Glass Spacer	Standard Stainless Steel
Glass Options	Clear
Glass Preserve	No
Glazing Bead	Beveled

LITE DIVISIONS

Lite Divisions	True Divided Lites
Bar Size	1-1/8"
Grid Pattern	Colonial
Number of Lites	2 Wide x 4 High

HARDWARE-ACCESSORIES

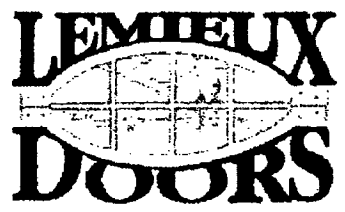
Window Hardware Color	Clay (Rustic)
Window Screen	Fiberglass Mesh Screen
BetterVue Screen Mesh	No
Stool Prep	No
Installation Clips	None

SPECIES-FINISH-COLOR

Change Species	Leave All Pine
Fingerjoint Parts	Entire Unit No Fingerjoints
Exterior Finish	Unfinished
Interior Finish	Unfinished
Window Screen Color	Rustic
Window Sash Weatherstrip Color	Black

8

1-3/4" VERTICAL GRAIN FIR

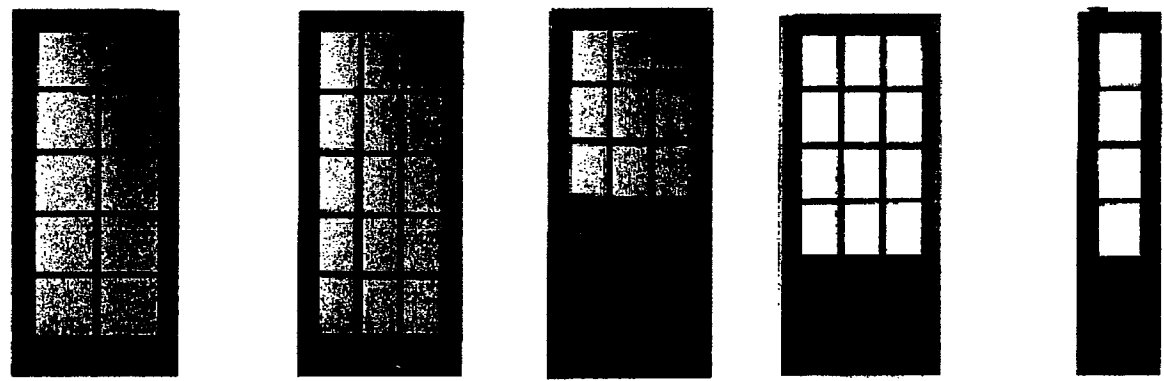


ALL PRODUCTS ON THIS PAGE
FEATURE 1/2" IG GLASS

1st Floor Door Panel

6/0 6/8
Specifications:

- All Panels are "Split-proof" 1-1/8" Thick
- 6/8 Doors Bottom Rails are 9-1/4"
- 7/0 Doors Bottom Rails are 13-1/4"
- Stile Width is 4-1/2"
- Top Rail is 4-7/16"
- All Glass is Tempered
- Insulated Glass (IG) is 1/2"
- Sidelite Stile is 1-7/8"



#5010		#5015		#5944		#5512		#1804 (SIDELITE)		
DR ONLY	DR UNIT	DR ONLY	DR UNIT	DR ONLY	DR UNIT	DR ONLY	DR UNIT	S/L ONLY		
6/8 HEIGHTS										
CODES	NF5010__	EXTWOOD	NF5015__	EXTWOOD	NF5944__	EXTWOOD	NF5512__	EXTWOOD	NF5712__	
SIZE					SIZE					
2/0			N/S	N/S	N/S	N/S	N/S	N/S	1/0	
2/6	N/S	N/S							1/2	
2/8	N/S	N/S							1/0 WIDE SIDELITES AVAILABLE CUT FROM 1/2 WIDTHS AT NO CHARGE	
3/0	N/S	N/S								
4/0				N/S		N/S		N/S	ONCE TRIMMED S/L'S ARE NOT RETURNABLE	
5/0		N/S								
5/4		N/S								
6/0		N/S								
7/0 HEIGHTS										
ALWAYS COMPLETELY FINISH YOUR UNIT WITH 3-4 COATS OF TOP QUALITY FINISH. DOORS MUST BE FINISHED ON ALL SIX SIDES	CODES	NF5015__70	EXTWOOD	NF5944__70	EXTWOOD	NF5512__70	EXTWOOD	NF5712__70		
	SIZE									
	2/6					N/S	N/S	N/S	1/0	
	2/8								1/2	
	3/0									
	5/0					N/S				
	5/4					N/S				
6/0										

ALWAYS COMPLETELY FINISH YOUR UNIT WITH 3-4 COATS OF TOP QUALITY FINISH. DOORS MUST BE FINISHED ON ALL SIX SIDES.

F

54
41

Fothergill, Anne

Subject: FW: forward from Marina Krapiva

Case
III-L

From: marina krapiva [mailto:mpkrapiva1@yahoo.com]
Sent: Tuesday, May 13, 2008 11:37 AM
To: Fothergill, Anne
Subject: forward from Marina Krapiva

--- On Tue, 5/13/08, mark wood <woodworksnow@yahoo.com> wrote:

From: mark wood <woodworksnow@yahoo.com>
Subject: Windows and Doors
To: mpkrapiva1@yahoo.com
Date: Tuesday, May 13, 2008, 8:15 AM

Hi Marina,

After two visits to your house, I have some suggestions and recommendations for your windows and doors.

Living room french doors-3 sets; replace existing screen doors with custom made storm doors to match the style and rail design of the existing. Repair the three french door units.

Front bedroom double hung windows; these windows are broken and in very poor condition. Replace sashes only with Marvin or equivalent-SDL or TDL.

Master bath slider; replace with SDL or TDL slider. Two casements-one of these is missing and has only a storm panel, replace with casements-SDL or TDL.

Master bedroom casements; these windows and their hardware are in very poor condition-replace casement sash only and hinge and weatherstrip to match-use existing jambs.

Installed windows on the right and left sides and one on the back; these windows closely match the design of the house and could be kept in place with a few modifications-add the appropriate exterior trim and paint.

The windows that are sitting on the deck have too much rot, broken mullions and missing pieces to consider repair.

Let me know if I can be of any further help before the repair / installation process begins.

Sincerely, Mark Wood

JELD-WEN

WINDOWS & DOORS

QUOTE BY: Dave Lilly
SOLD TO: MARNIE -

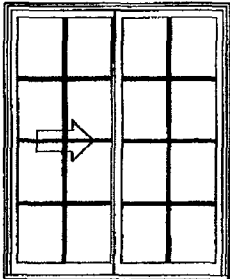
QUOTE #: J3DL00726
SHIP TO:

Phone: 301-792-5681

PO#:

PROJECT NAME: CHEVY CHASE
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line- 1	Rough Opening: 48 1/16 X 60 5/8	SPSL-4050 Siteline EX Premium Wood Sliding Window Unit Frame Size 47 5/16 X 59 7/8 (**Primed**) Natural-Interior Brickmould Standard DripCap, 4 9/16 Jamb Low-E 7/8-Bead-SDL W/Light-Bronze-Shadow Bar) (2W 4H) White Cam-Lock Brilliant-White-Screen (DP30) PEV 2008.1.0.162/PDV 5.278 (02/13/08) NQ	\$537.76	1	\$537.76
				Total:	\$537.76
				Sub Total:	\$537.76
				NET TOTAL:	\$537.76
				Total Units:	1



Viewed from Exterior. Scale: 1/4" = 1'

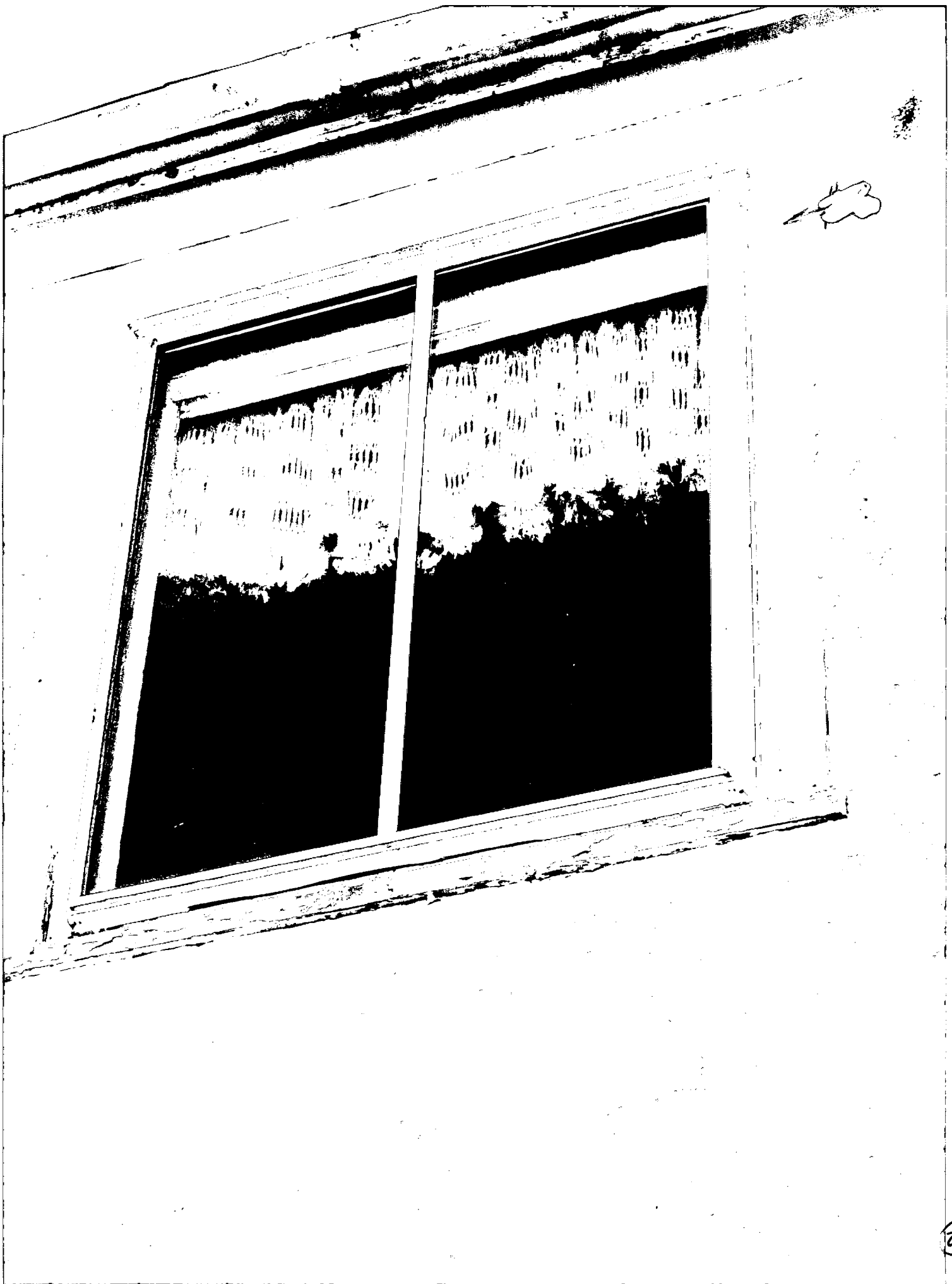
Bathroom

3

52
39

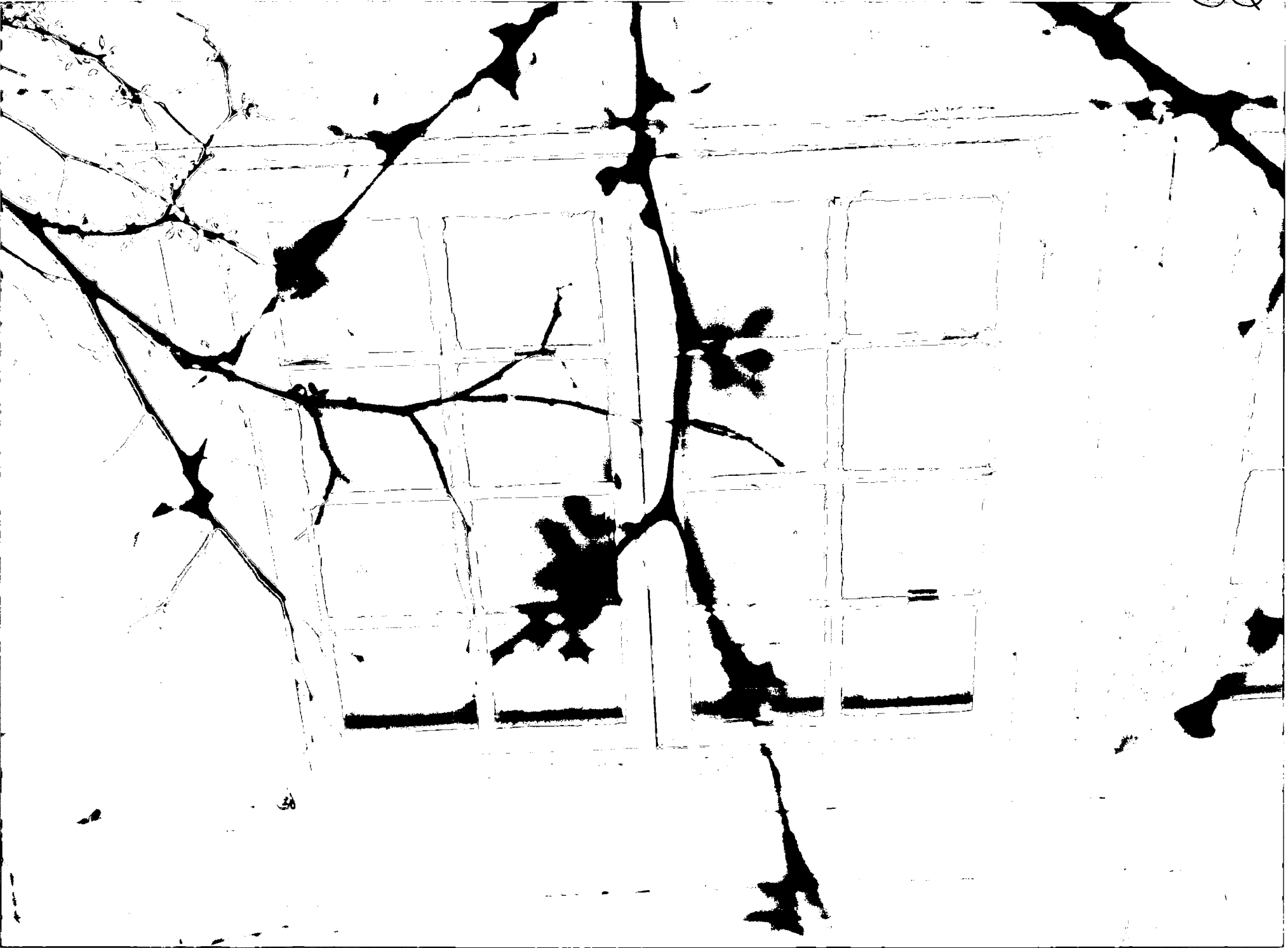


for paragonist of Baltimore

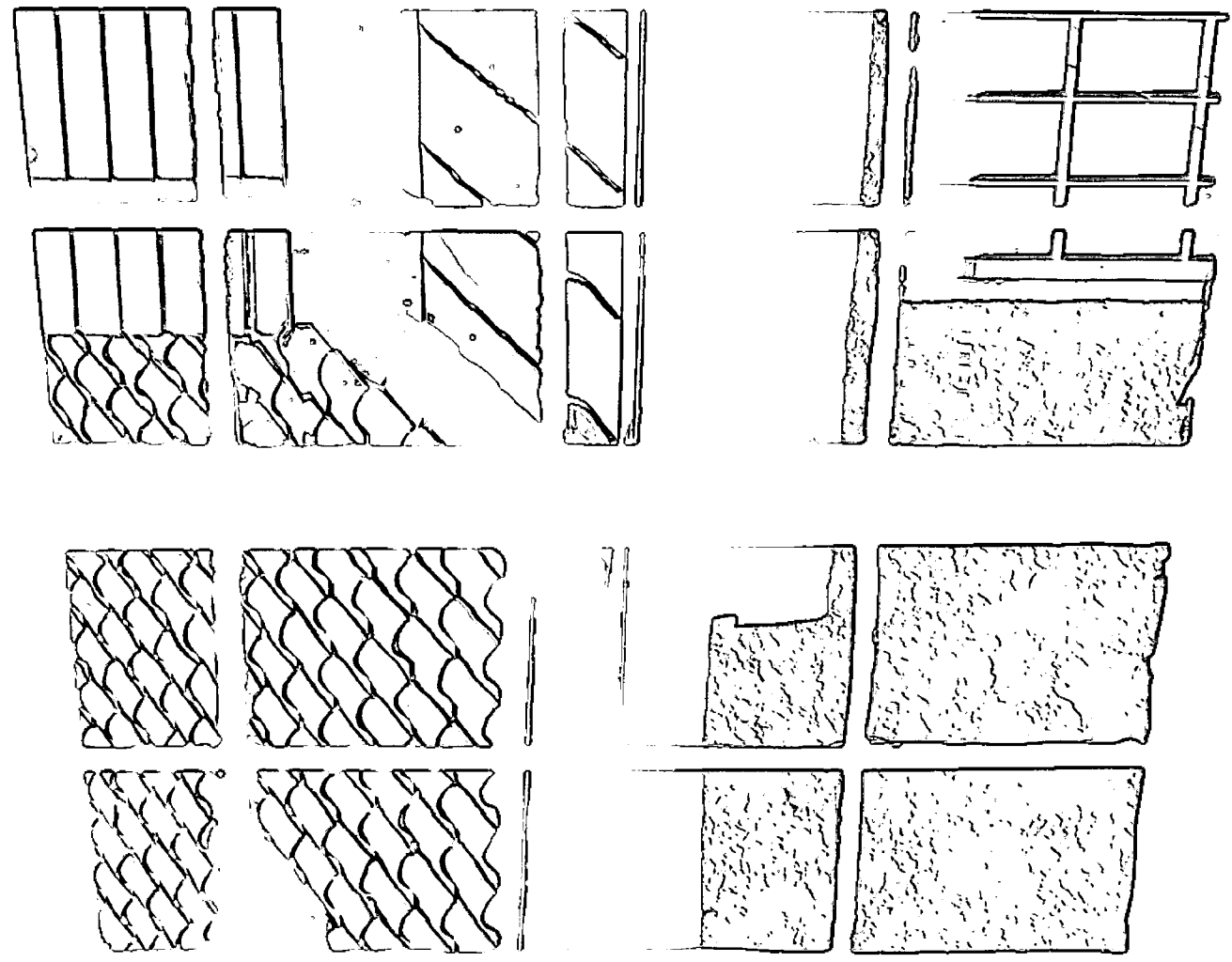


INSIDE # 5 LEFT SIDE





inside #4 left side



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4103 Stanford Street, Chevy Chase **Meeting Date:** 5/14/08
Applicant: Marina Krapiva **Report Date:** 5/07/08
Resource: *Master Plan* Site #35/129, **Davidson House** **Public Notice:** 4/30/08
Review: HAWP **Tax Credit:** Partial
Case Number: 35/129-08A **RETROACTIVE** **Staff:** Anne Fothergill
PROPOSAL: Window and door replacement, retaining wall construction, storm window installation, and other alterations

RECOMMEND: Approval with conditions

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this HAWP application with the following conditions:

1. The applicant will submit a detailed window inventory of the original windows that were removed to staff.
2. If the windows that were removed cannot be rehabilitated and re-installed, the applicant and staff will work together to determine appropriate wood, true divided light replacement windows.
3. PVC trim is not approved.
4. The replacement doors on the rear elevation will be wood French doors with true divided lights; specification sheet to be provided to staff prior to installation.
5. The replacement slider window on the second floor of the left side elevation will be wood with true divided lights; specification sheet to be provided to staff prior to installation.
6. The three casement windows on the second floor of the left side elevation will be repaired, not replaced.

PROPERTY DESCRIPTION

SIGNIFICANCE: *Master Plan* Site #35/129, **Davidson House**
STYLE: Spanish Revival
DATE: c. 1927

Excerpt from Places in the Past:

This cluster [4101, 4103, and 4105 Stanford Street] of picturesque Spanish Revival houses (c1927), near Rosemary Circle, were designed by Washington architect Reginald Geare. These evocative residences feature arched window and door openings, towers and turrets, terra cotta tile roofs and stucco walls. The buildings are significant not only for their association with Geare, an active designer in Chevy Chase Park, but for their unusual architectural styling. Spanish Revival houses, with the high degree of architectural sophistication exhibited by these three residences, are rare not only in Chevy Chase but throughout the country.

BACKGROUND

The applicant was issued a Stop Work Order by the Department of Permitting Services in April 2008 for

replacing windows without an approved Historic Area Work Permit.

PROPOSAL

The applicant has already made and is proposing to make a number of alterations to this house. Some of the applicant's proposed alterations (changes to the front arched doors, rear deck, garage doors, and front stoop) will be presented in a separate HAWP application.

In this application the applicant is proposing:

Right (east) elevation (see Circles 12-14):

- Foundation level: replace all windows with wood simulated divided light windows *This work has been completed for two windows—D and E in photos.*
- Replace two windows on the first floor with wood windows with simulated divided lights. *This work has been completed and the new windows are smaller than the original windows that were removed—5 and 6 in photos.*

Rear (north) elevation (see Circles 14-19):

- Remove non-historic metal sliding door and replace with wood French doors with simulated divided lights (see Circles 40+41)

The applicant will submit a separate application for garage door and deck replacement.

Left (west) elevation (see Circles 20-30):

- Foundation level: replace all windows with wood simulated divided light windows *This work has been completed for two windows—A in photos.*
- Replace two windows on the first floor with wood windows with simulated divided lights. *This work has been completed and the new windows are smaller than the original windows that were removed—1 and 2 in photos.*
- Replace three original casement windows on the second floor and replace with new wood SDL casement windows—4 in photos
- Replace one non-historic metal slider window on the second floor with wood SDL sliding window—3 in photos

Landscaping alterations (see Circles 31+32):

- Construct a stone retaining wall in the back yard. *This work has been completed.*

The applicant is also proposing to install metal storm windows on all the windows around this house for energy efficiency. Some windows have existing storms that will be repaired or re-installed and some will have new storm windows.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

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

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

Secretary of the Interior's Standards for Rehabilitation:

Standard #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.

Standard #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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard # 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Some of the proposed alterations have already been completed without HPC approval. However, staff evaluates them as if they were just proposals and not already completed work.

In this case, staff would not have recommended approval of replacement of original windows without substantial evidence that they could not be rehabilitated. Additionally, if staff had this evidence and had been convinced they could not be repaired, the recommended replacement windows would have been wood with true divided lights to match what the house had originally. The windows that were installed without HPC approval do not match in size or type and staff does not support them. The only location where staff can support the replacement windows is at the foundation level. Additionally, it appears that on the rear elevation at the top of the deck stairs, the window on the far left side (looking at the back of the house) was actually a door that was changed to a window. If that observation is correct and it was an original door, that window should be replaced with a wood TDL door (or the original door).

The windows that were removed appear to be on-site and staff has advised the applicant to retain these windows. Staff has provided the applicant with a list of carpenters and contractors with experience in working with historic windows. Staff also recommended to the applicant that an expert evaluate the condition of the removed windows and their possible re-installation.

The applicant is also proposing additional window replacement that can be reviewed the appropriate way, not retroactively. On the second floor, left side of the house, staff does not support the replacement of the three original casement windows but again recommends rehabilitation of these windows. For the non-historic metal slider on that side of the house, staff recommends that a replacement window be wood with true divided lights. The proposed replacement of the non-historic sliding glass door on the rear elevation is also approvable, but staff would recommend that these new doors also be wood with true divided lights. The applicant has proposed installation of storm windows and staff recommends approval and notes that storm windows, along with the recommended window repairs, will increase the energy efficiency of the

house that the applicant desires.

The retaining wall is large and clearly has an impact on the setting. It does not appear that the protection of the tree was considered during construction and in placement of the wall. However, there is a substantial grade change behind this house and a retaining wall probably was needed. This wall is at the rear of the property and not visible from the street and for those reasons staff recommends approval.

The Commission does not support the use of PVC on an individually-designated *Master Plan* historic building and staff has recommended that not be approved.

The applicant was not aware that HPC approval was needed for window replacement or retaining wall construction. The applicant is now aware that any exterior change may require a Historic Area Work Permit (HAWP) and intends to apply for another HAWP for other alterations in the future.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** this HAWP application **with the conditions listed on page one** of this report as being consistent with Chapter 24A-8(b)(1) & (2);

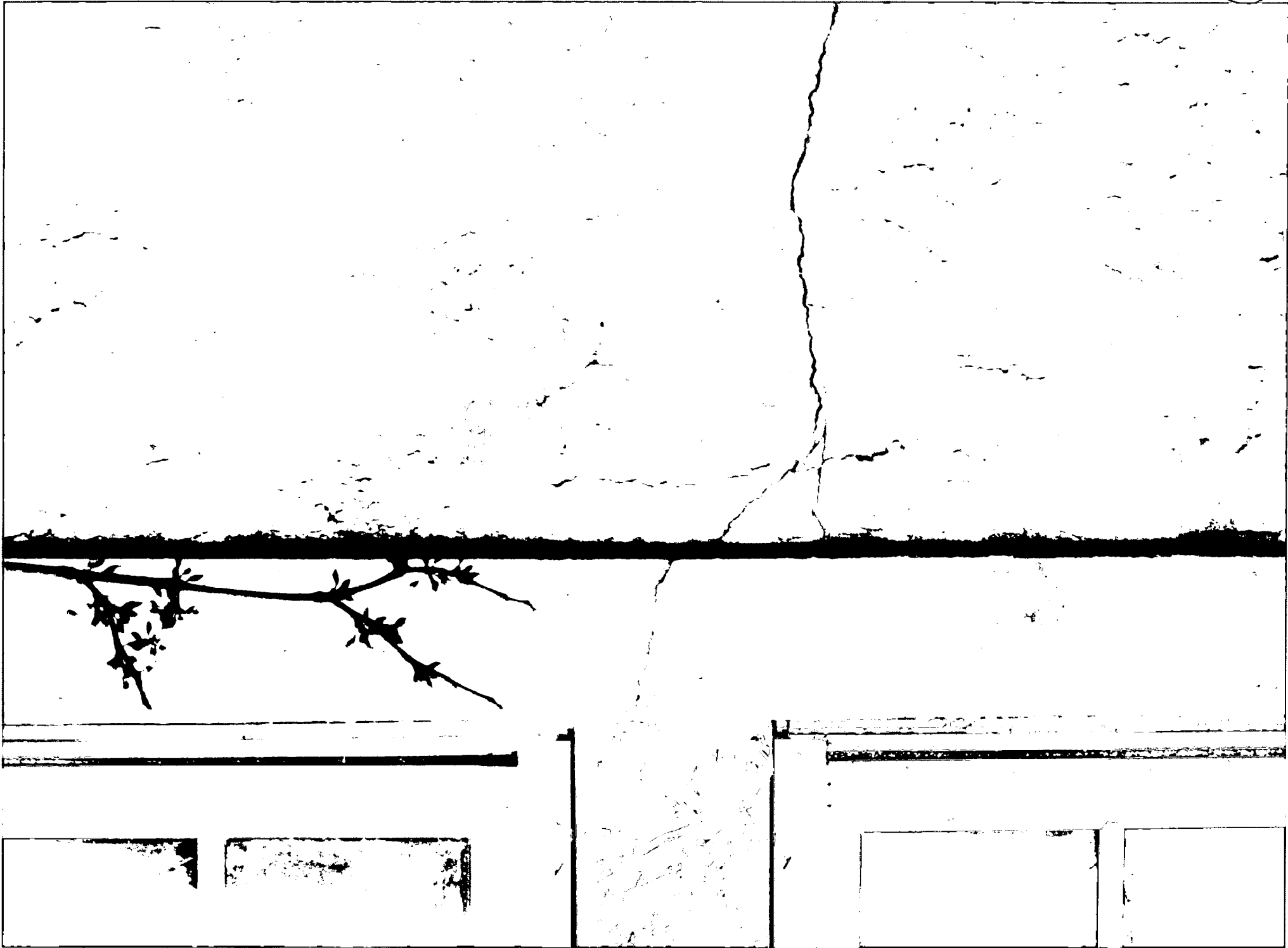
and with the *Secretary of the Interior's Standards for Rehabilitation*;

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

1. Repair all existing cracks and paint the house. (see picture A and B)
- ~~2. Change the outdoor light fixture on the front and back of the house.~~
3. Replace wood trim for the PVC trim (picture C)
- ~~4. Install new screen on 3 front doors (D) (separate HAWP application)~~
5. Change the aluminum sliding door for the Lemieux French door (back of the house)
6. Change the aluminum window in the bathroom for JELD WEN Sitaline EX Premium Wood Sliding Window unit 47 5/6X59 7/8 (#3)
7. Replace windows in the basement on the right and left side of the house total of 8 (wood windows Jeld Wen with 2 dividers)
8. Replace windows #1,2,5,6,7,8 for the Jeld Wen wood windows
9. Replace window 4 for 3 casement windows

C

04/21/2008



(3)

A
#



4103 STANFORD STREET (C) 301.792.5681

ONLY REPLACE THE WINDOWS

DECK (NEW) SMALLER

- ALL WOOD [METAL RAILINGS] (WILL DO WOOD)
- BRIDGE (WOOD)

→ FRONT

KEEPING ^{INT.} GLASS DOOR

REMOVE SCREEN DOORS / INSTALL GLASS ^{STORM} DOOR

→ REAR:

~~KEEP DOOR~~

→ KEEP WINDOW DOOR LOCATION AND OTHER WINDOW
KOLBE TDL WINDOWS TO FIT HISTORIC WINDOW
OPENING.

→ RIGHT

BASEMENT WINDOW: KEEP ALL BASEMENT WINDOWS

(SDL)

— FIT HISTORIC OPENING

1st STORY — TDL KOLBE

→ LEFT

KEEP SDL JELD-WELD

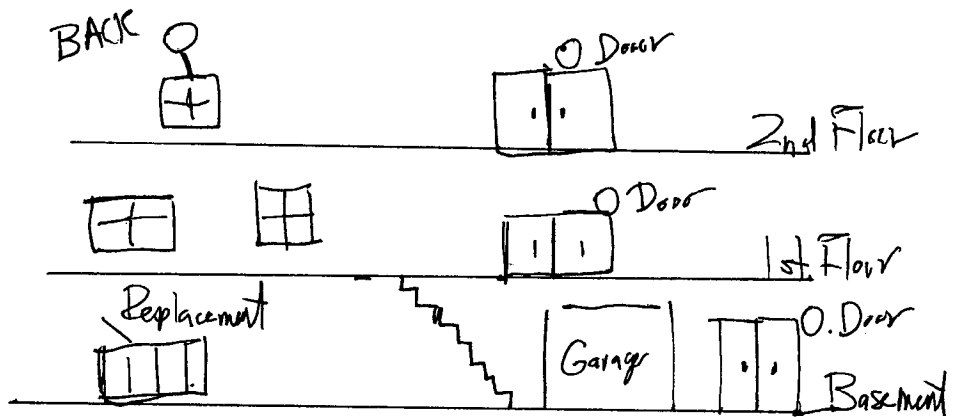
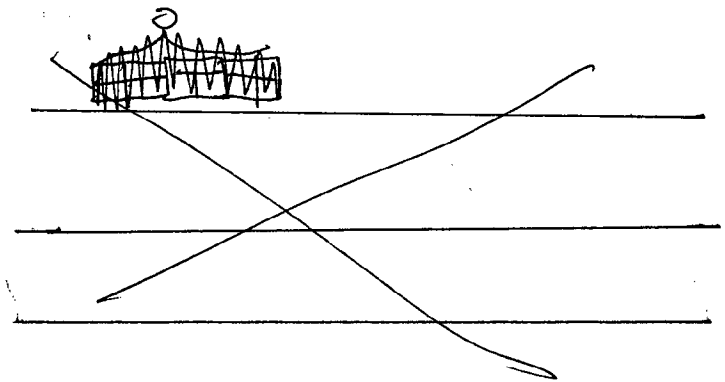
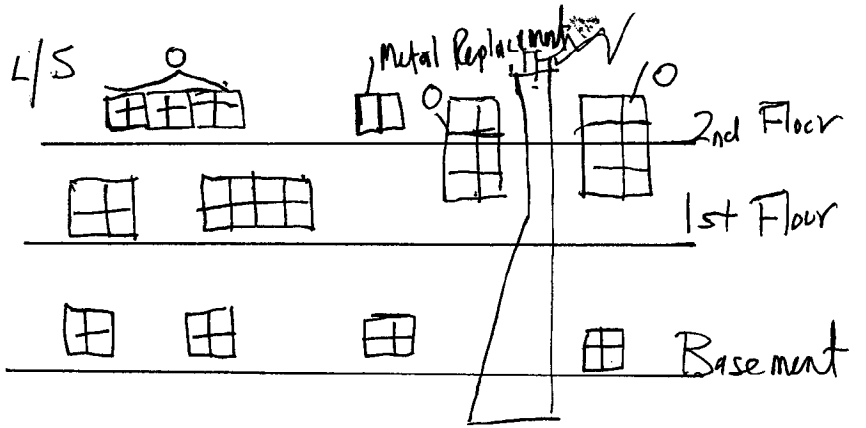
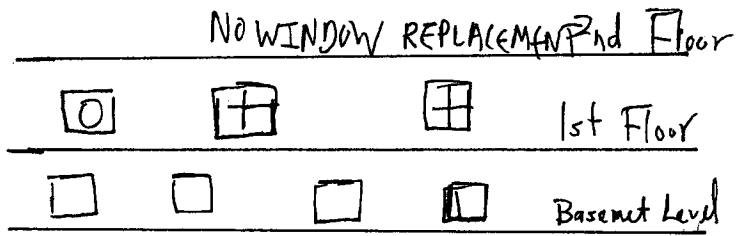
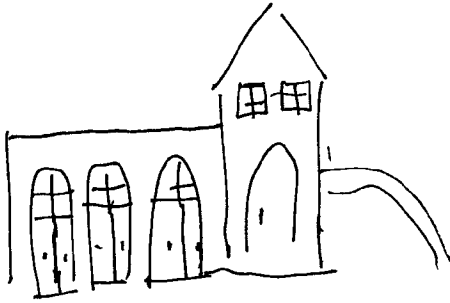
IN NON-HISTORIC WINDOW

1230 - 230

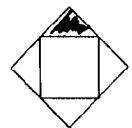
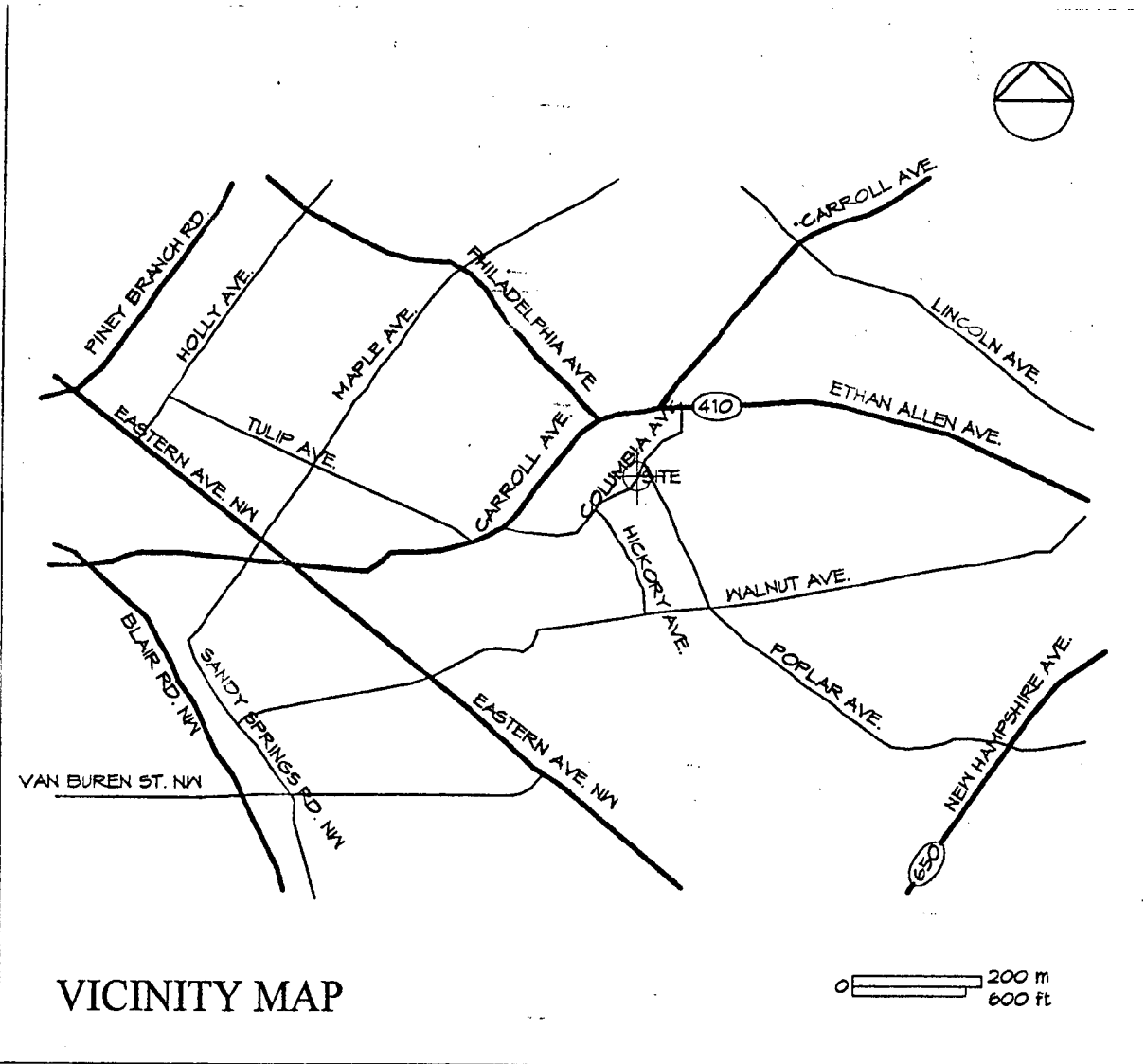
2022 04 28

R/S

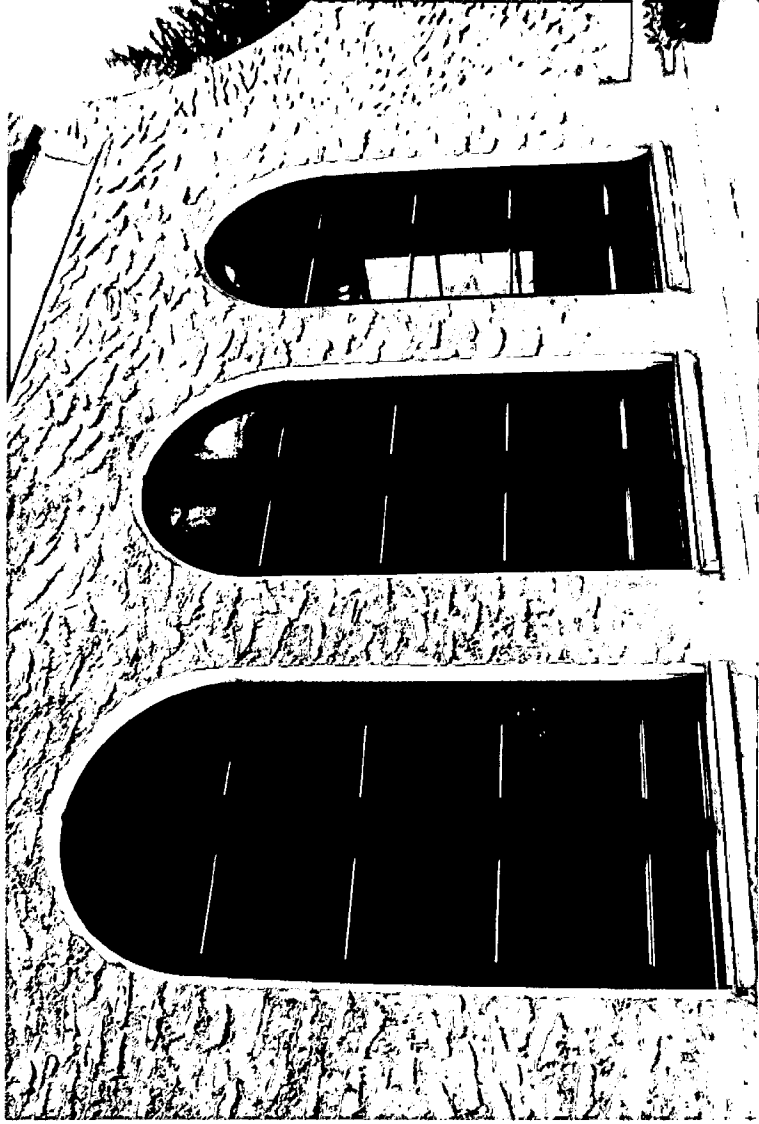
Front



Site Plan



Shade portion to indicate North



adjacent Geare house