

STANDARD STATE REPORT 41K



3-31-08

stamped revised plans

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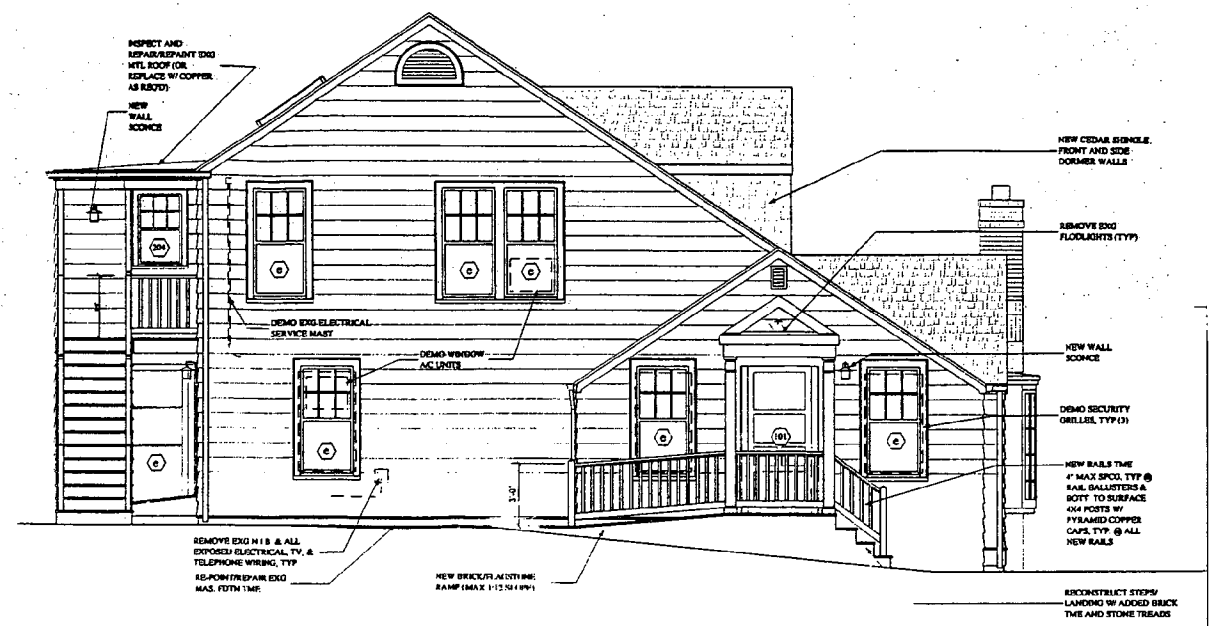




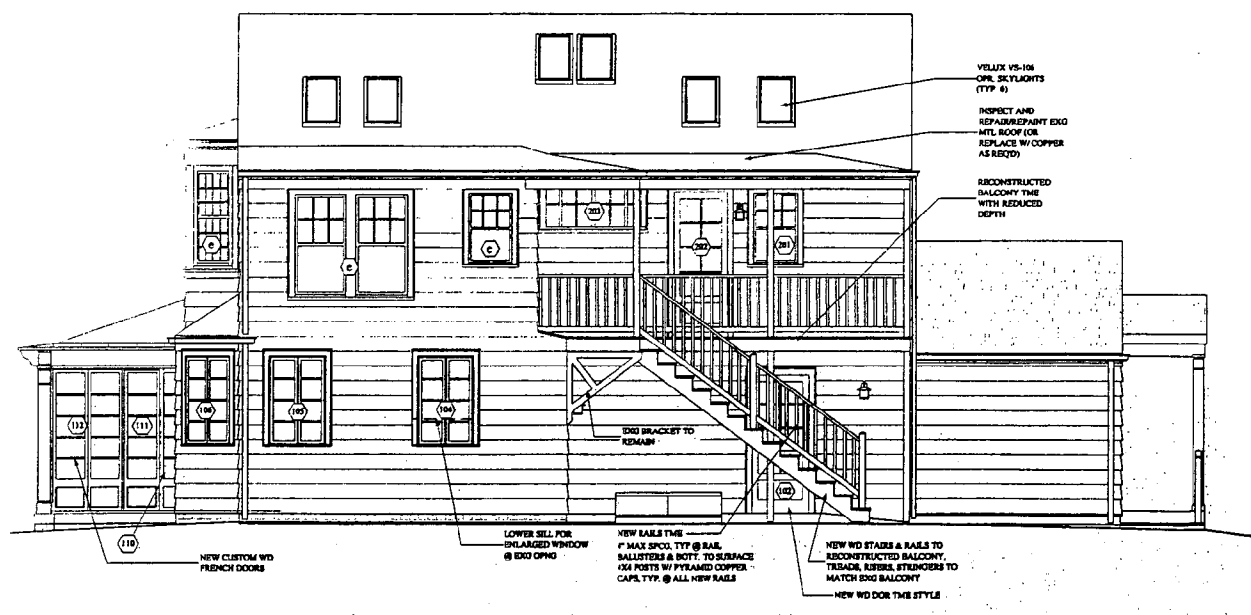




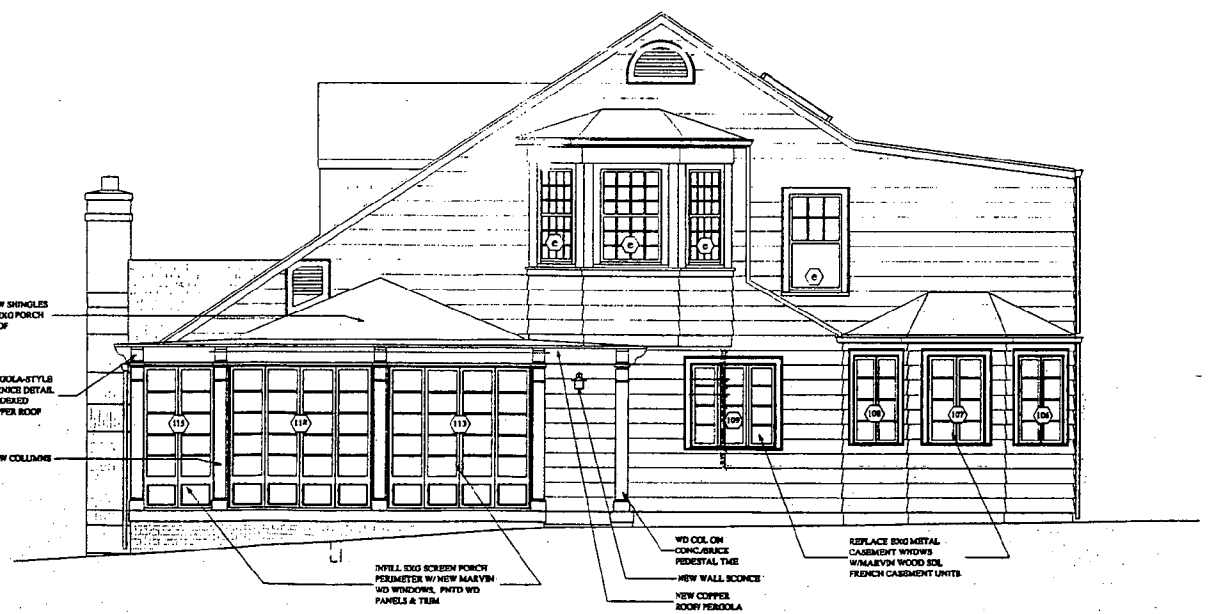
B1 FRONT ELEVATION
1/4" = 1'-0"



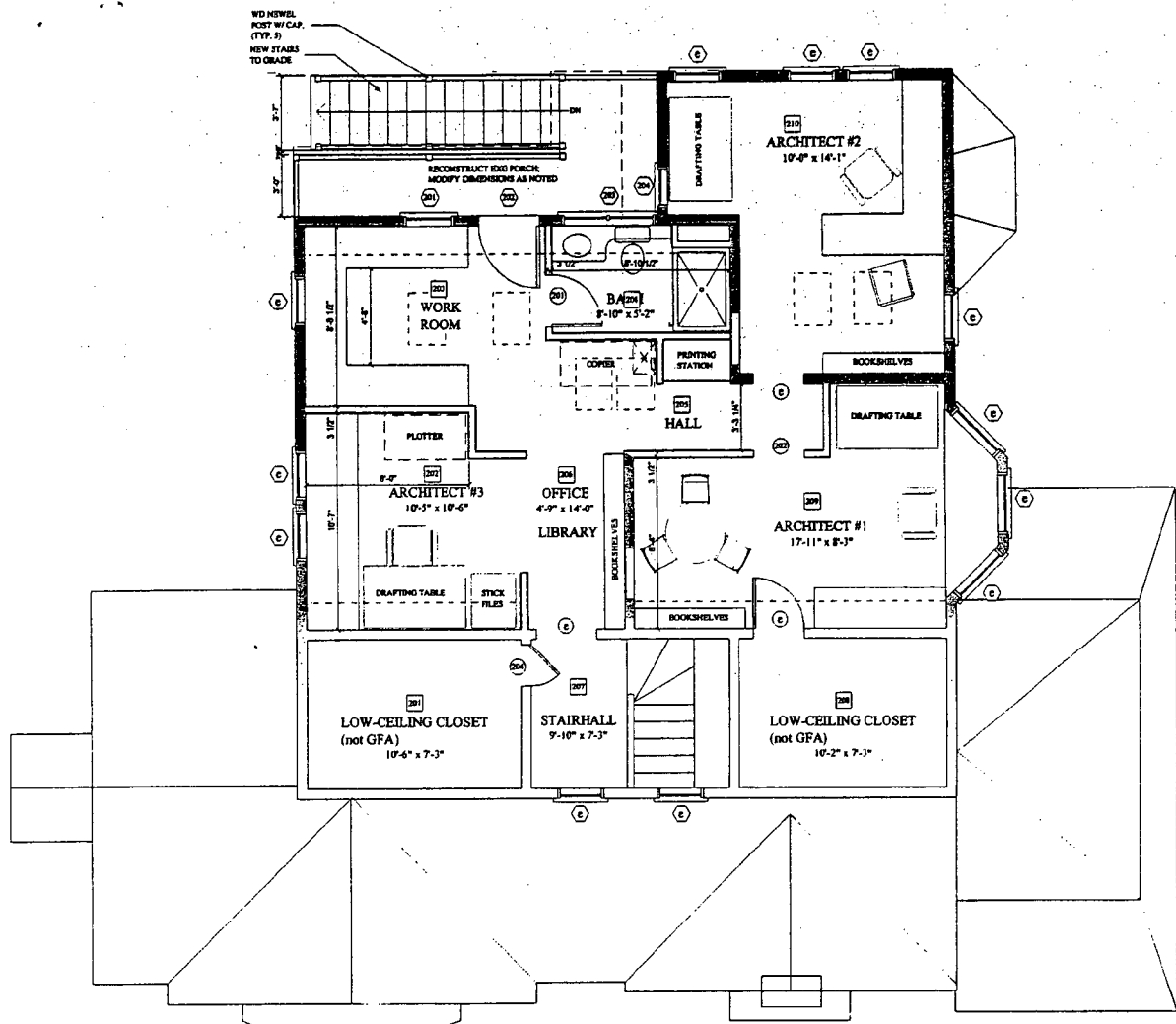
B4 LEFT SIDE ELEVATION
1/4" = 1'-0"



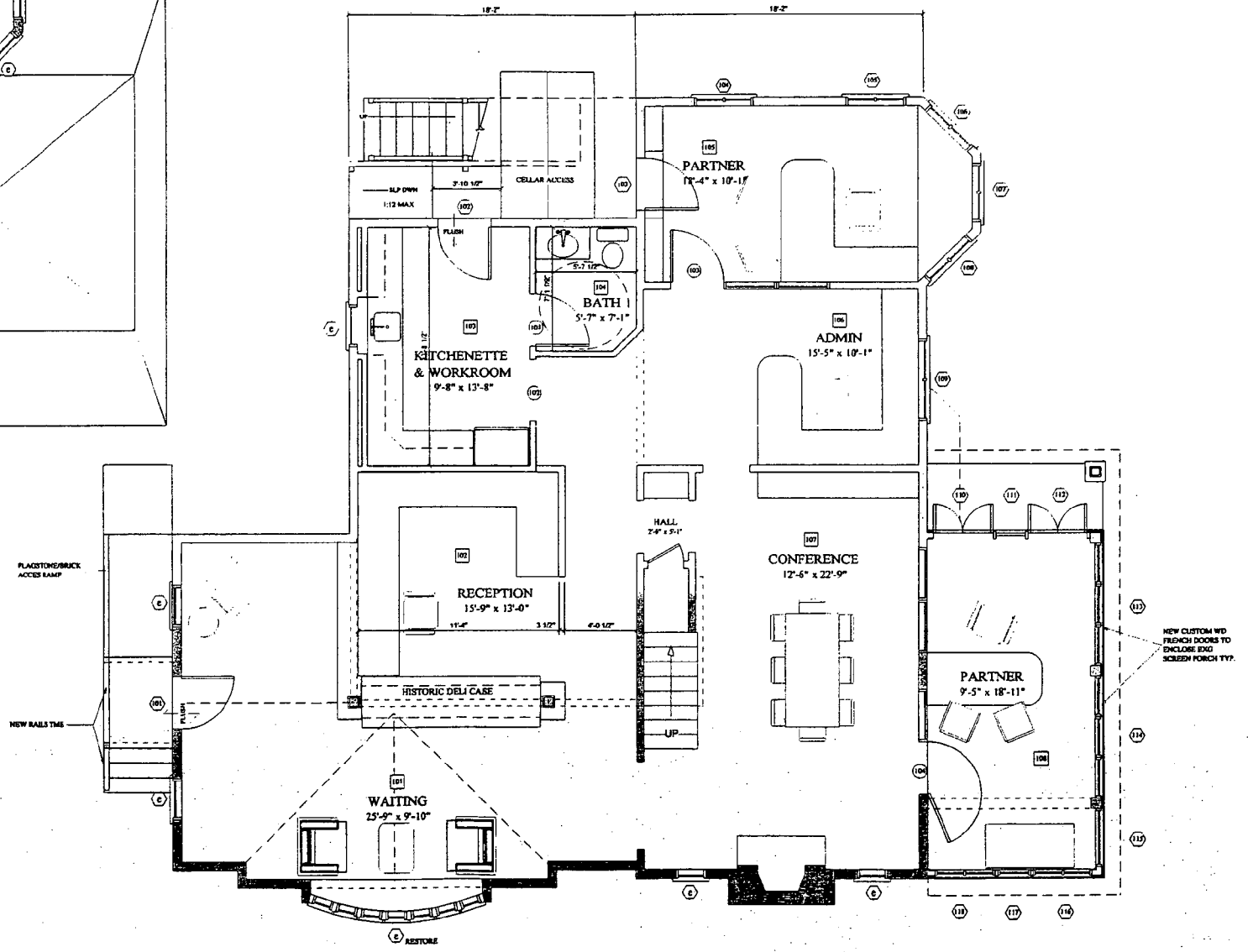
D1 REAR ELEVATION
1/4" = 1'-0"



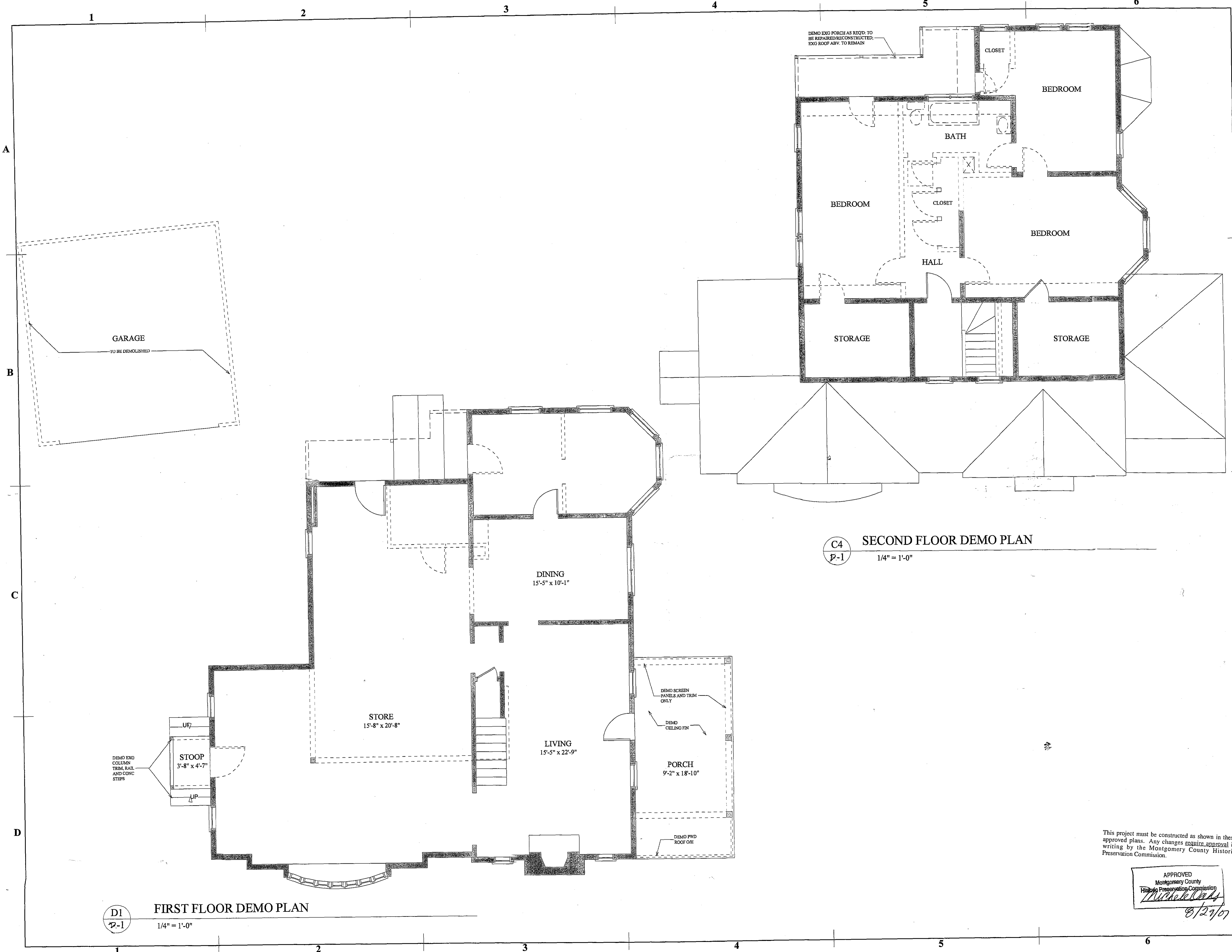
D4 RIGHT SIDE ELEVATION
1/4" = 1'-0"



C1
A-2
SECOND FLOOR PLAN
1/4" = 1'-0"



D4
A-2
FIRST FLOOR PLAN
1/4" = 1'-0"



D1
P-1

FIRST FLOOR DEMO PLAN

1/4" = 1'-0"

C4
P-1

SECOND FLOOR DEMO PLAN

1/4" = 1'-0"

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
Montgomery County
Historic Preservation Commission
Michael...
8/29/07

DEMOLITION PLANS:
FIRST & SECOND FLOOR

HAWP APPLICATION 07.25.07
PERMIT SET (EXTERIOR) 08.27.07

SHEET NUMBER:

D-1

SYCAMORE STORE

7025 MACARTHUR BLVD
BETHESDA, MD 20816

BRENNEMAN &
CONSTRUCTIVE
301-933-9305 Voice Fax 301-933-9306
www.brenpae.com

APPROVED WHEN

SEALED & SIGNED

© BRENNEMAN & PASTERNAK, INC.

1

2

3

4

5

6

A

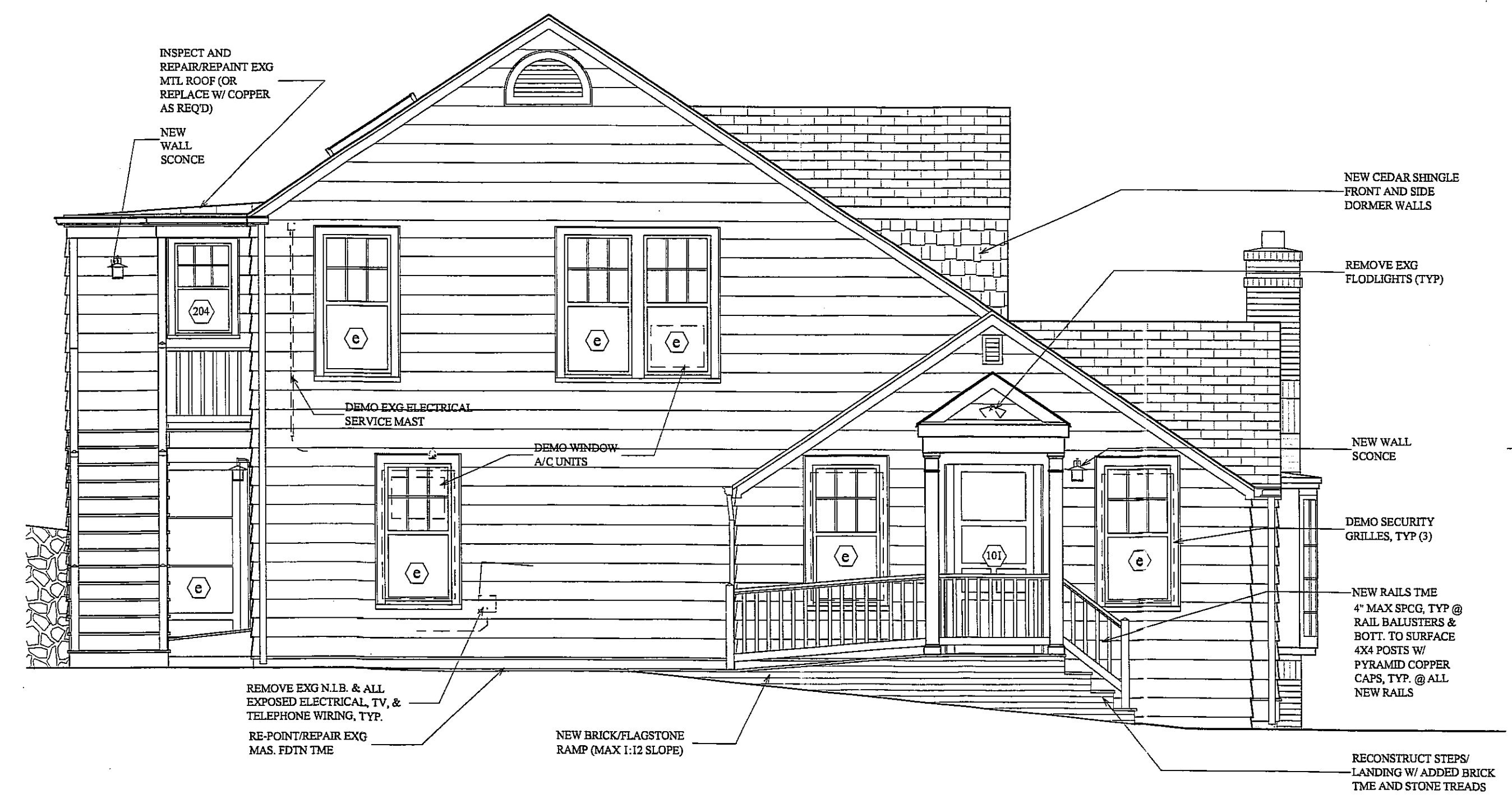
B

A

B



B1
A-1
FRONT ELEVATION
1/4" = 1'-0"



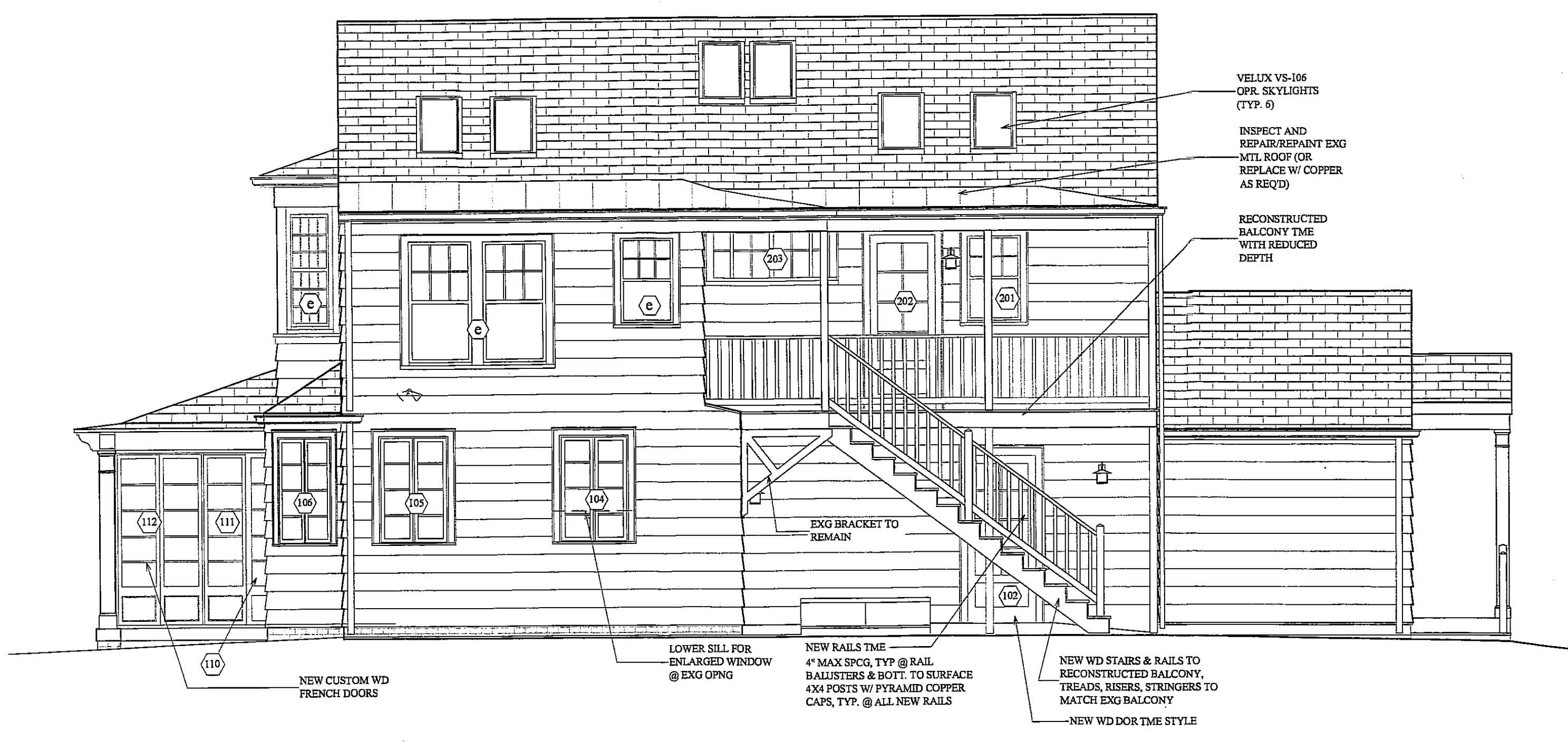
B4
A-1
LEFT SIDE ELEVATION
1/4" = 1'-0"

C

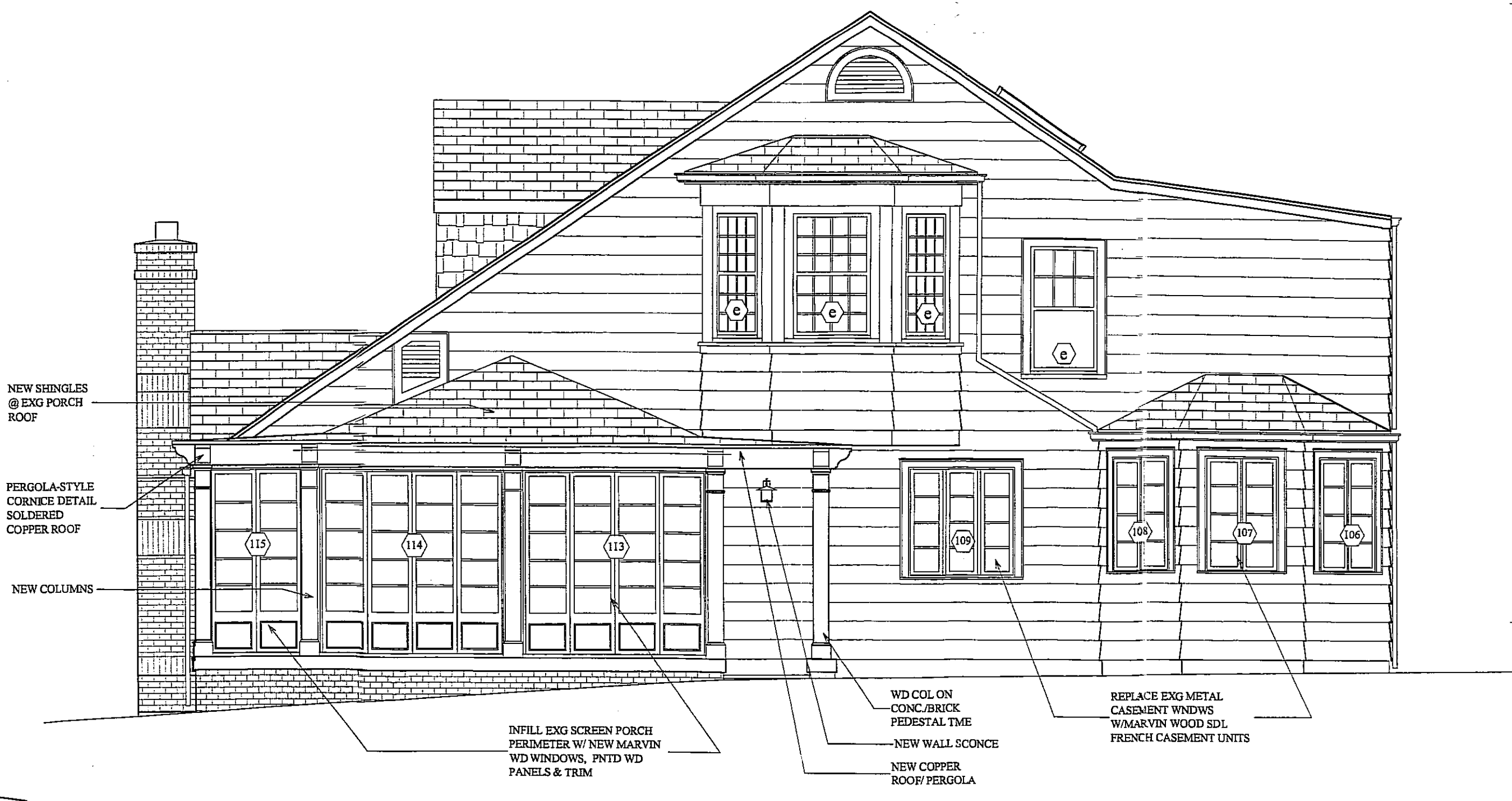
D

C

D



D1
A-1
REAR ELEVATION
1/4" = 1'-0"



D4
A-1
RIGHT SIDE ELEVATION
1/4" = 1'-0"

APPROVED WHEN
SEALED & SIGNED
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BRENNEMAN & PAGENSTECHER
ARCHITECTS
301-933-9305 Voice Fax 301-933-9306
www.brcprc.com

SYCAMORE STORE
7025 MACARTHUR BLVD
BETHESDA, MD 20816

ELEVATIONS
HA WP APPLICATION 07.25/07
PERMIT SET (EXTERIOR) 08.27.07

APPROVED
Montgomery County
Historic Preservation Commission

SHEET NUMBER:
A-1

1 2 3 4 5 6

A

B

C

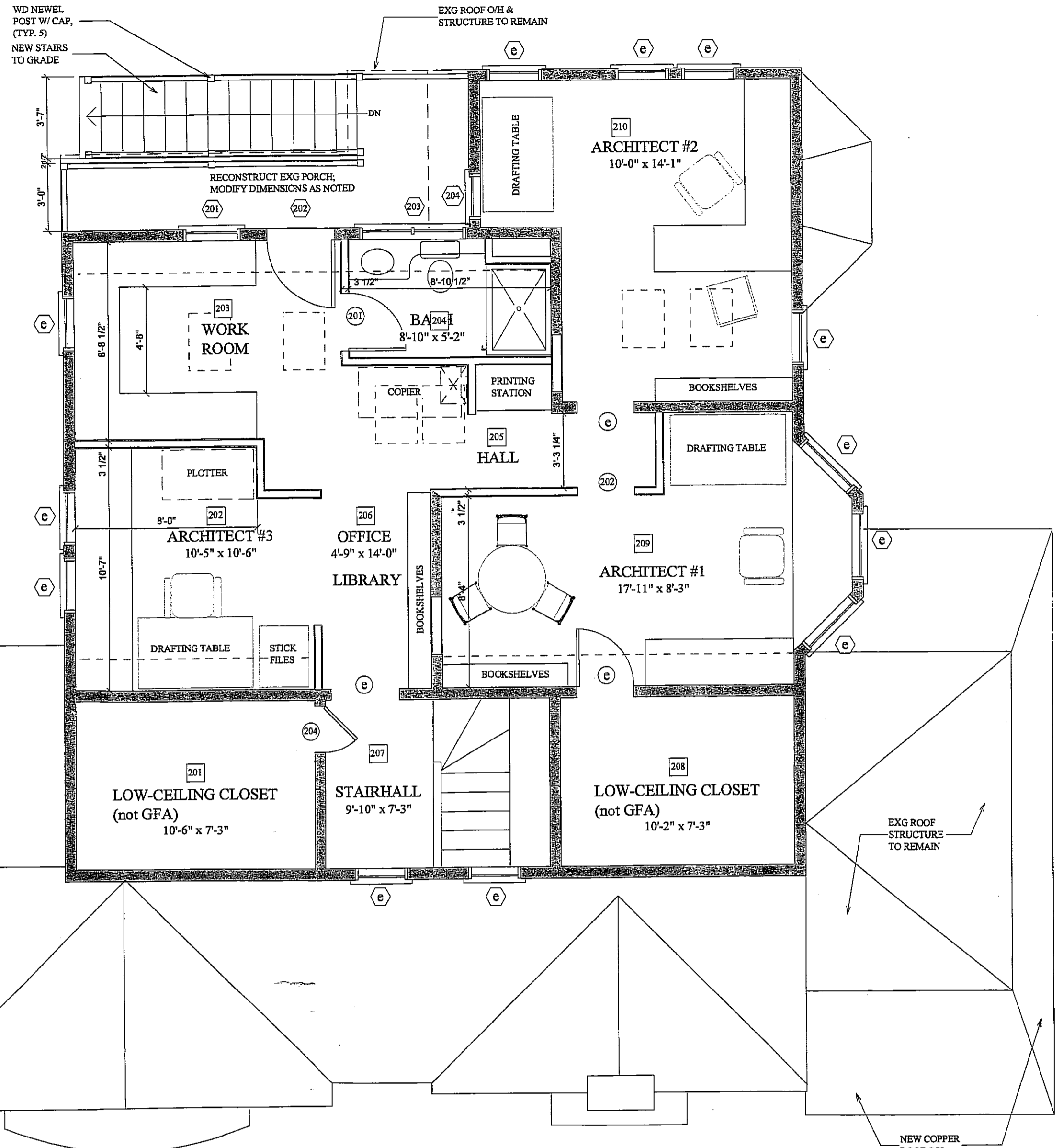
D

A

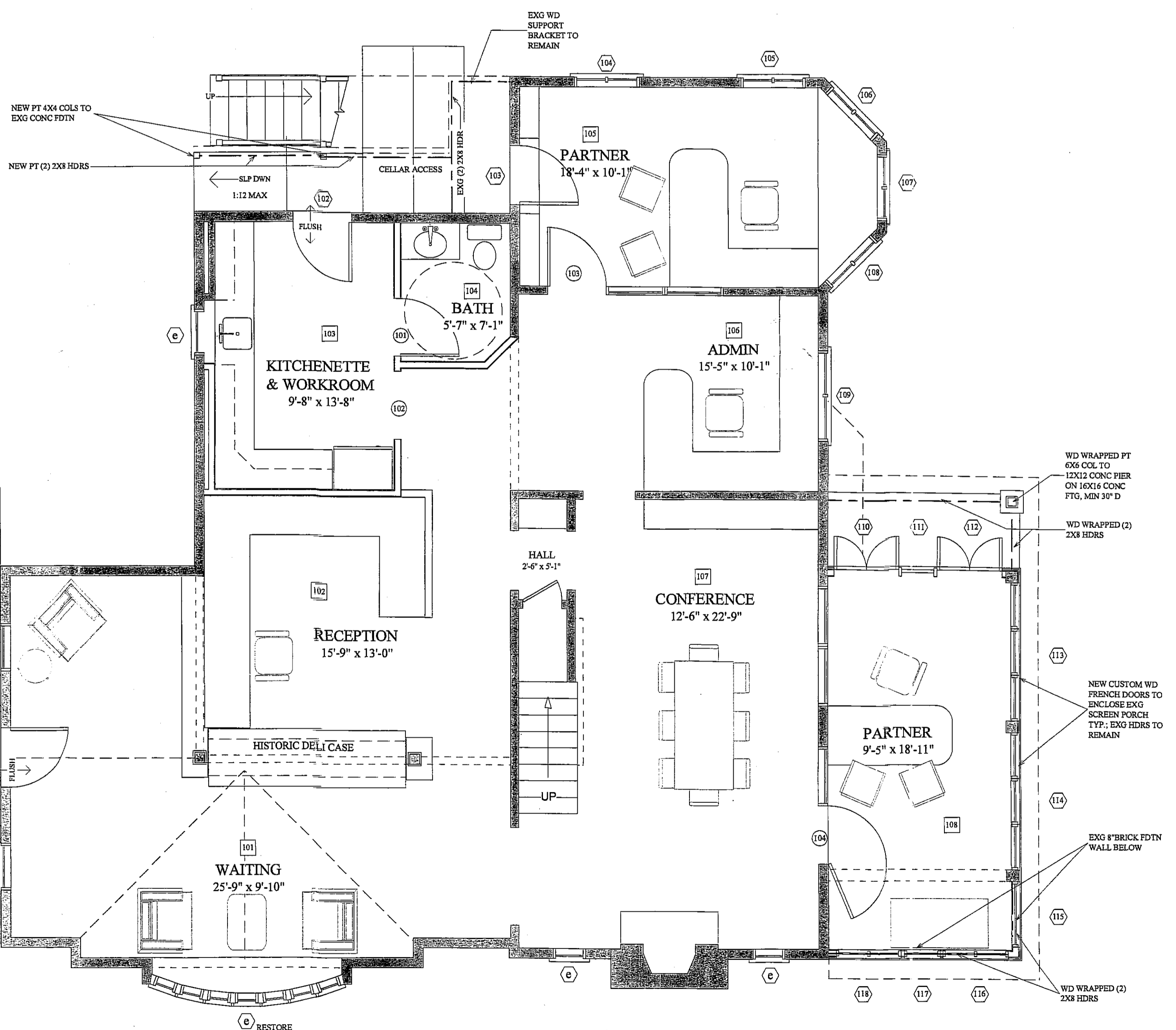
B

C

D



C1 SECOND FLOOR PLAN
A-2 1/4" = 1'-0"



D4 FIRST FLOOR PLAN
A-2 1/4" = 1'-0"

APPROVED WHEN

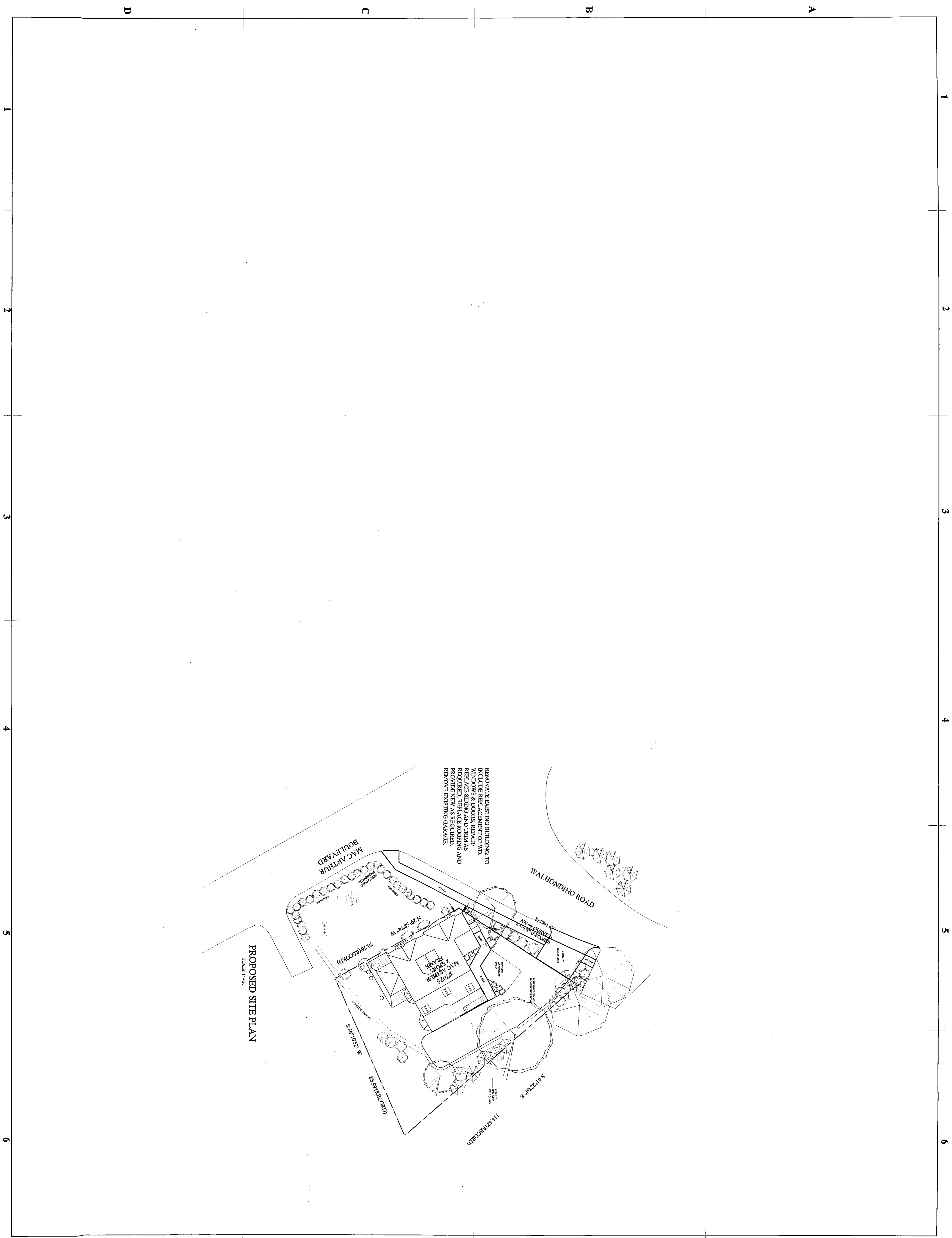


SYCAMORE STORE
7025 MACARTHUR BLVD
BETHESDA, MD 20816

FLOOR PLANS
HAWP APPLICATION 07.25.07
PERMIT SET (EXTERIOR) 08.27.07

SHEET NUMBER:
A-2

1 2 3 4 5 6



SHEET NUMBER:
A-4

SITE PLAN	
PERMIT SET (EXTERIOR) 08.27.07	

SYCAMORE STORE
 7025 MACARTHUR BLVD
 BETHESDA, MD 20816

BRENNEMAN & PAGENSTECHER
 RESIDENTIAL ARCHITECTS & BUILDERS
10000 GARDENWAY SUITE 1 BETHESDA, MD 20814
 301-933-9305 Voice Fax 301-933-9306
 www.brenpag.com

APPROVED WHEN

SEAL & SIGNATURE

SEAL & SIGNATURE

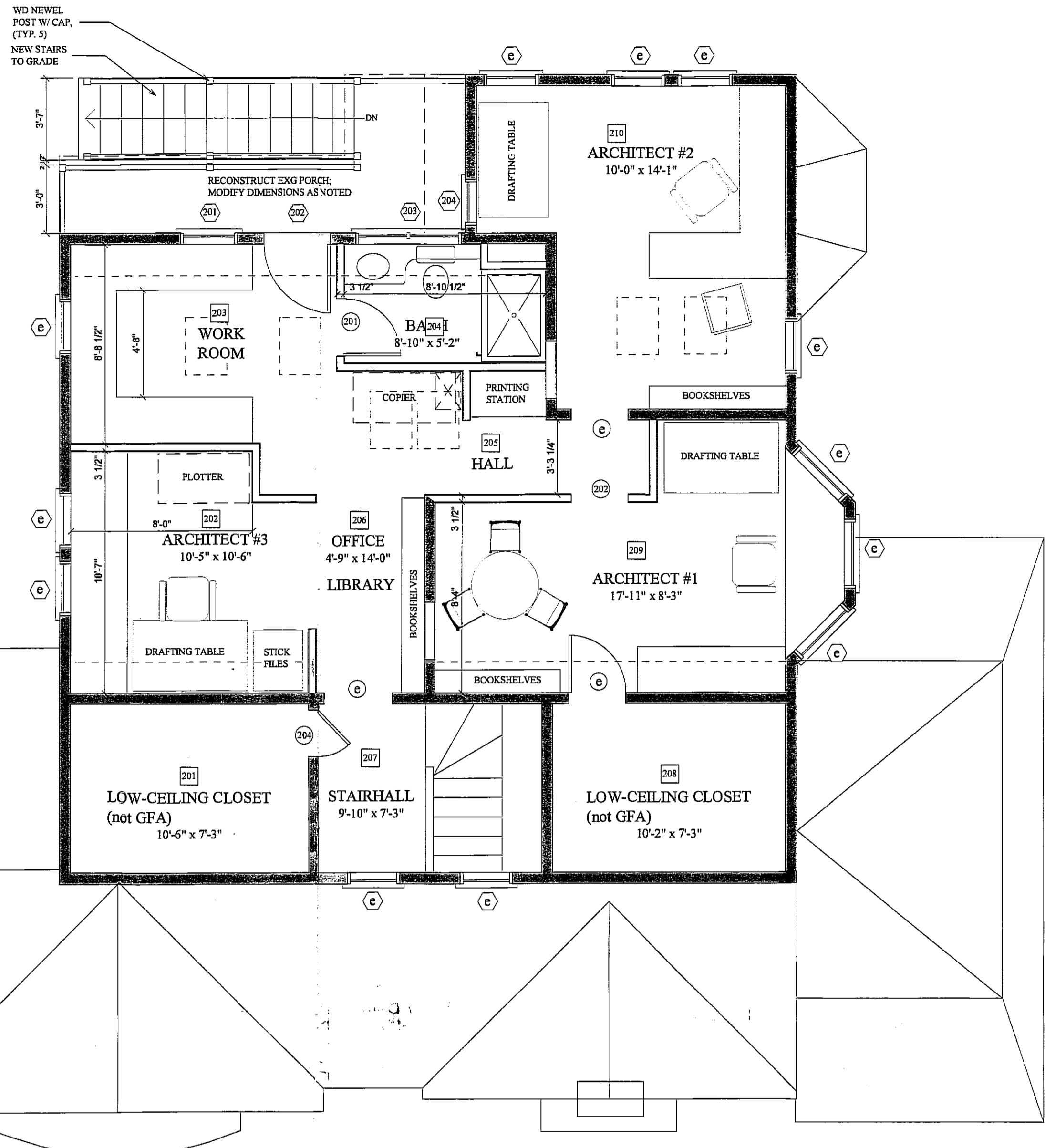
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A

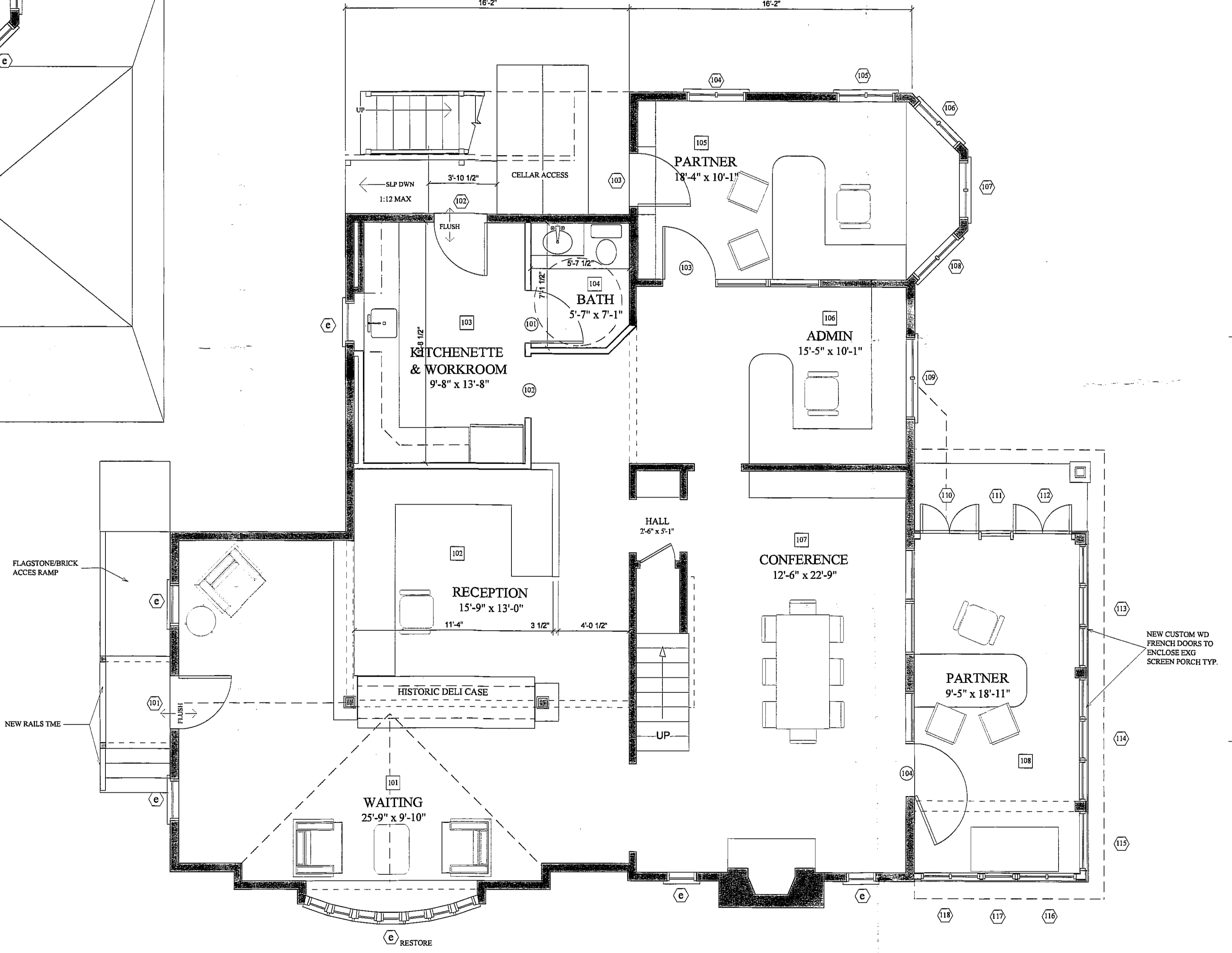
B

C

D



C1
A-2
SECOND FLOOR PLAN
1/4" = 1'-0"



D4
A-2
FIRST FLOOR PLAN
1/4" = 1'-0"

APPROVED WHEN
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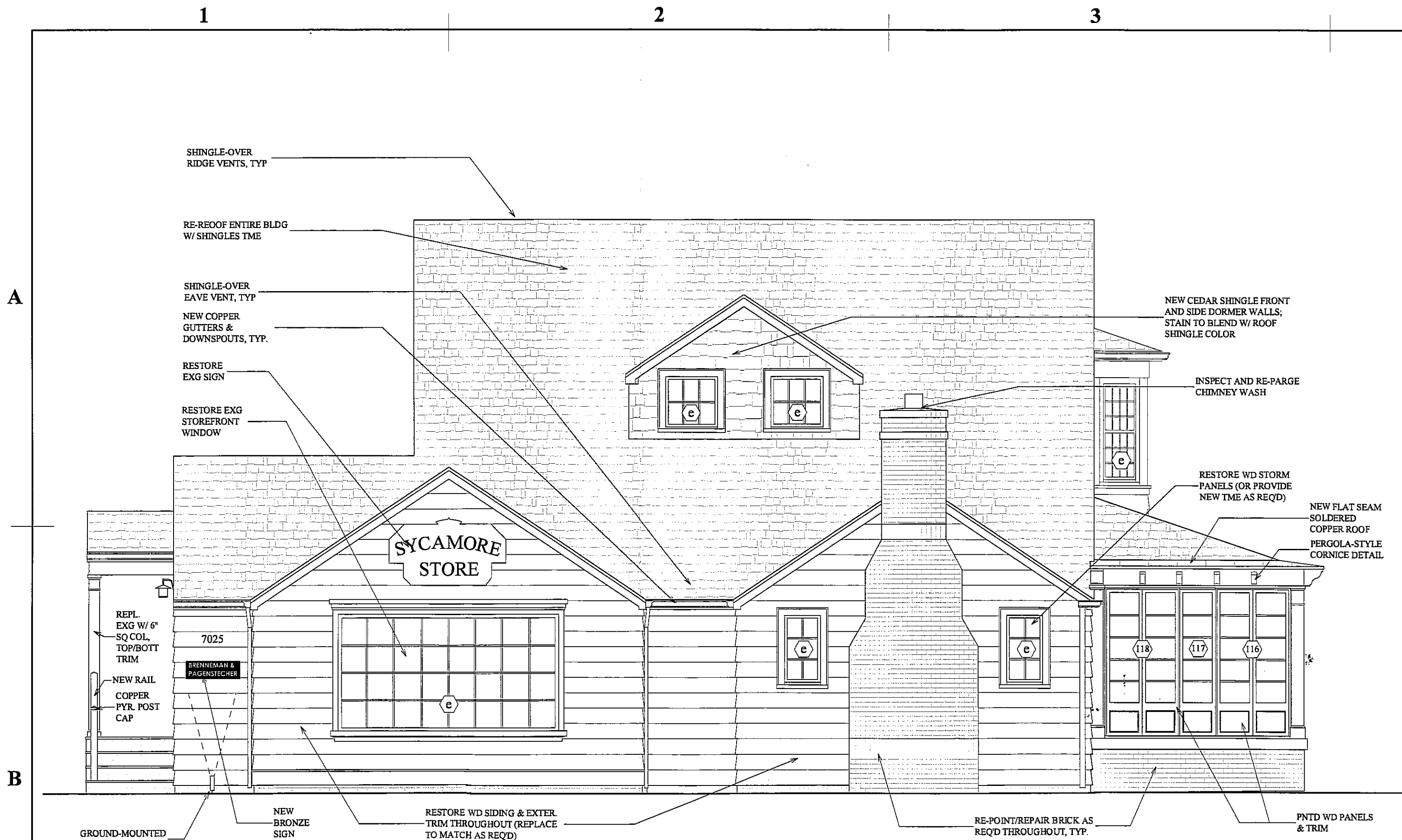
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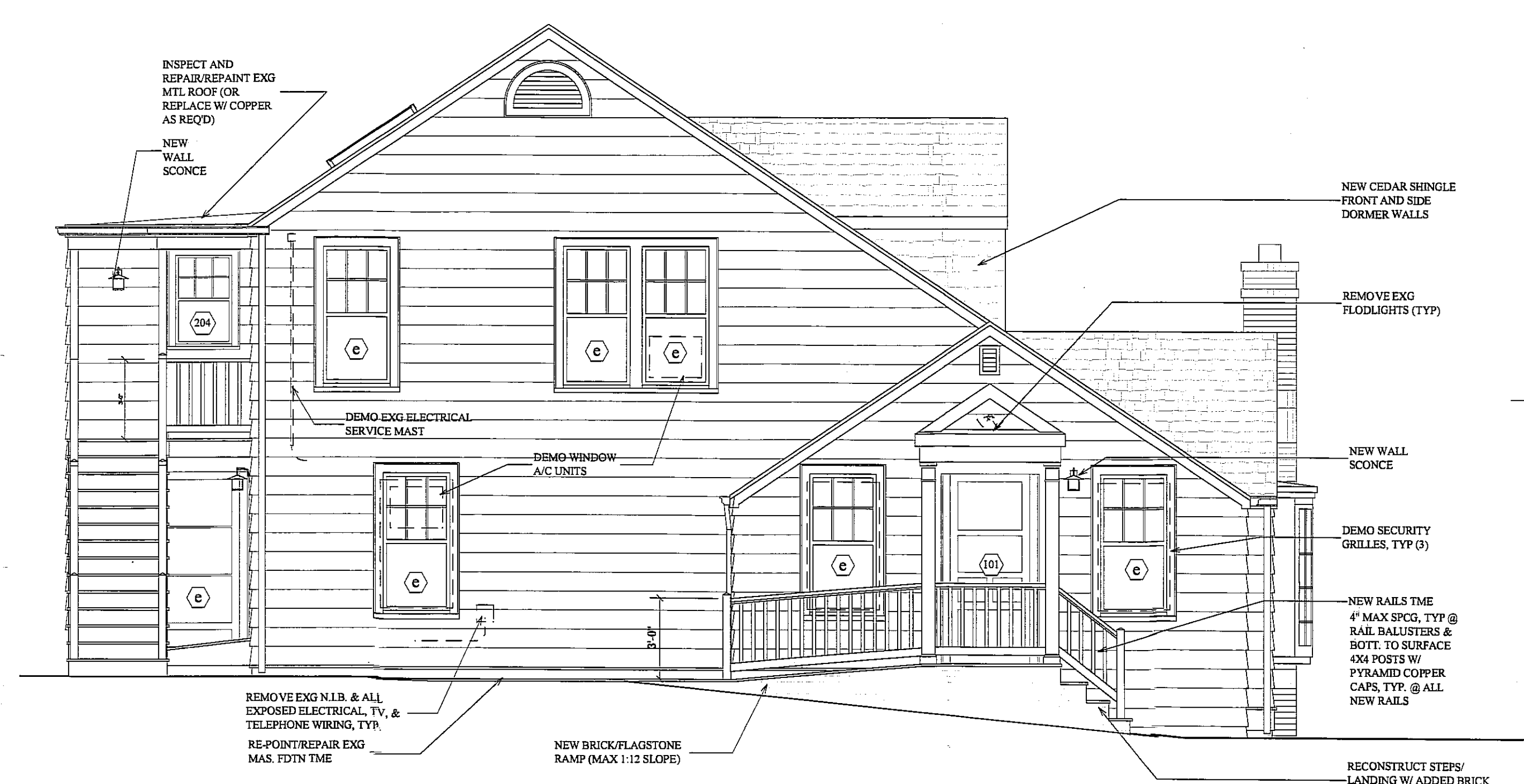
FLOOR PLANS
HAWP APPLICATION
07.25/07

SHEET NUMBER:
A-2

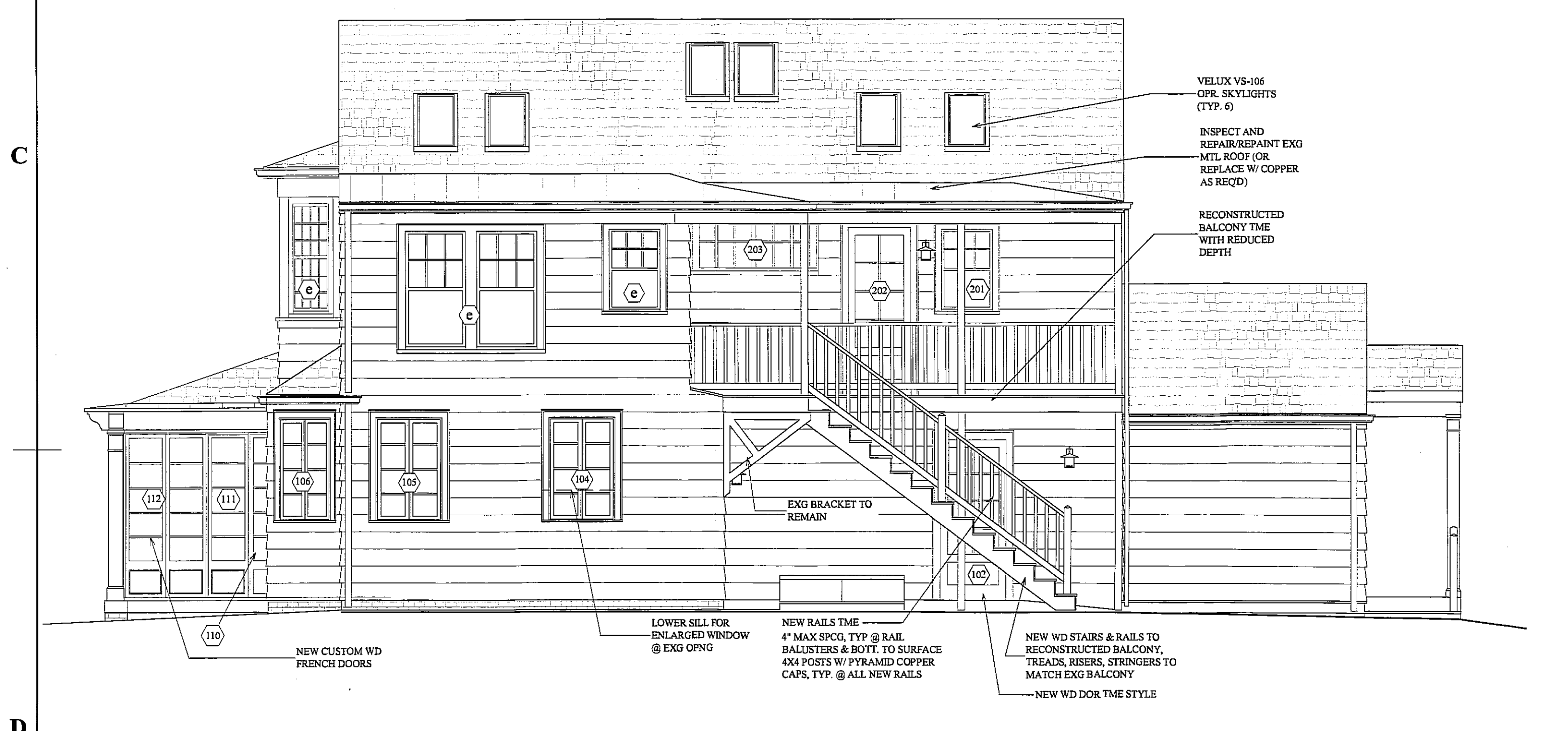
1 2 3 4 5 6



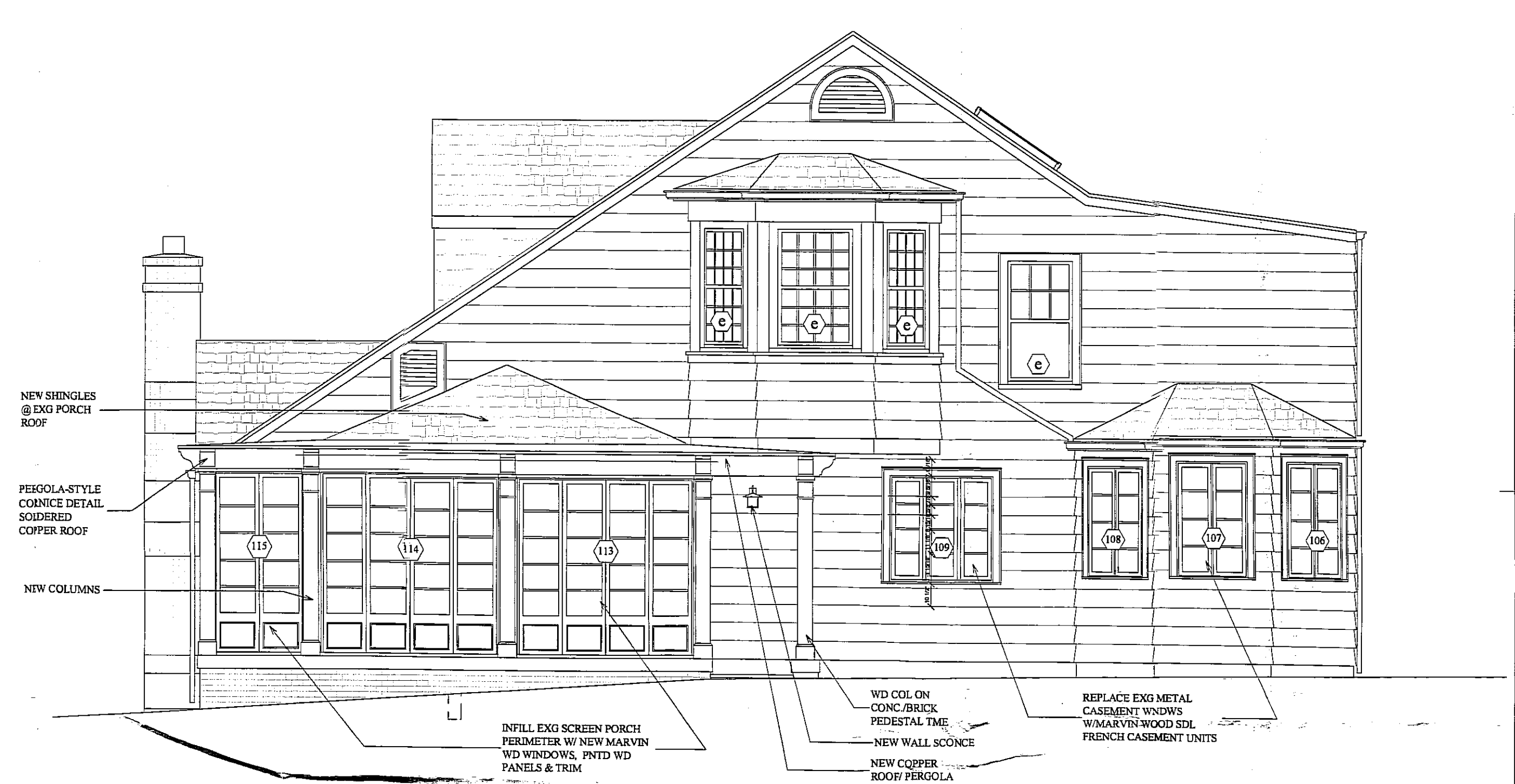
B1 FRONT ELEVATION
A-1 1/4" = 1'-0"



B4 LEFT SIDE ELEVATION
A-1 1/4" = 1'-0"



D1 REAR ELEVATION
A-1 1/4" = 1'-0"



D4 RIGHT SIDE ELEVATION
A-1 1/4" = 1'-0"

APPROVED WHEN
SEALLED & SIGNED
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SYCAMORE STORE
7025 MACARTHUR BLVD
BETHESDA, MD 20816

ELEVATIONS
HAWP APPLICATION
07.25.07

SHEET NUMBER:
A-1



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 02/28/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: REVISIONS to approved Historic Area Work Permit #461029

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a **REVISED** Historic Area Work Permit (HAWP). This application was **approved with one condition** at the February 27, 2008 meeting. The condition of approval is:

1. The applicant will revise the plans for the front and right side elevations of the screened porch enclosure to show additional glazing. Final design to be reviewed and approved at the staff level.

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: Dean Brenneman et al
Address: 7025 MacArthur Boulevard, Bethesda

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.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
301-777-6276

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

** Revision **

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Dean K. Brenneman
Daytime Phone No.: 301-933-9305 ext. 15
Tax Account No.: 00507922
Name of Property Owner: Brenneman, Dean K ET AL Daytime Phone No.: 301-933-9305
Address: 10605 Concord Street, Suite 1, Kensington, MD 20895-2504
Street Number City Street Zip Code
Contractor: Brenneman & Pagenstecher, Inc. Phone No.: 301-933-9305
Contractor Registration No.: MHIC# 120414
Agent for Owner: Dean K. Brenneman Daytime Phone No.: 301-933-9305 ext. 15

LOCATION OF BUILDING/PREMISE
House Number: 7025 Street: MacArthur Blvd
Town/City: Bethesda Nearest Cross Street: Walhonding Road
Lot: P32 Block: 2 Subdivision: Glen Echo Heights
Liber: 1858 Folio: 395 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: \$ 300,000
1C. If this is a revision of a previously approved active permit, see Permit # 461029

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 8' feet 0" 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 2.6.08 Date

REVISION 461029 ✓ with one condition
Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 2/28/08
Application/Permit No.: _____ 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:

Circa 1920 Structure with 1925 & late 1930's addition. Traditionally occupied by the Sycamore Store, a local grocery store and deli that grew up around the Sycamore Store Island Club and the developing Glen Echo/Glen Echo Heights areas.

The structure is Residential in character, but Non-Residential in use and is a unique building type and a local landmark.

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

Restoration of entire exterior; demolition of detached garage; installation of landscaping and parking area; repair and/or re-construction of stone retaining wall; restoration of Sycamore Store sign; re-configuration of rear porch to add a stair; enclosure of screened porch, asphalt walking path, preservation of all large trees. Per special exception #S-2651 approval 6/22/07

REVISION

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

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

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



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 02/28/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

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Applicant: Dean Brenneman et al
Address: 7025 MacArthur Boulevard, Bethesda

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255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
301-993-1176

DPS - #8

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301/563-3400

* REVISION *

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REVISION 461029 ✓ with one condition
Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 2/28/08
Application/Permit No.: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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REVISION

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7025 MacArthur Boulevard, Bethesda	Meeting Date:	2/27/08
Applicant:	Dean Brenneman	Report Date:	2/20/08
Resource:	<i>Master Plan Site #35/155</i> Sycamore Store	Public Notice:	2/13/08
Review:	HAWP	Tax Credit:	None
Case Number:	35/155-08A / REVISION 35/155-07A	Staff:	Anne Fothergill
Proposal:	Revisions to approved alterations		

STAFF RECOMMENDATION

Staff is recommending that the Commission approve this HAWP application with the following condition:

1. The applicant will revise the plans for the front elevation of the screened porch enclosure to show additional glazing. Final design to reviewed and approved at the staff level.

BACKGROUND

In 2005 the HPC recommended designation of this site on the *Master Plan for Historic Preservation* and the Montgomery County Council approved it. The Sycamore Store was found to meet Criteria 1a, 1d, and 2e. It represented the development of the Glen Echo Heights area and the Potomac River resort history. The store was located at an important commercial intersection with the terminus of the streetcar line at Sycamore Junction. The Sycamore Store was found to be an established and familiar visual feature of the area.

From 2005 to 2007 the applicant went through a lengthy Special Exception review process and the HPC supported the Special Exception to allow a professional office in the building. In August 2007, after the Special Exception was permitted by the Board of Appeals, the HPC approved a HAWP for the adaptive reuse of the historic store with some alterations to the building and landscape. The applicant is now proposing some revisions to that approved HAWP.

PROJECT DESCRIPTION

SIGNIFICANCE: *Master Plan Site # 35/155, Sycamore Store*
STYLE: Vernacular
DATE: c. 1916

The Sycamore Store represents the development of the Glen Echo Heights area. The structure is the last vestige of a commercial intersection that thrived from about 1892, when the Baltzley brothers established a nearby store until 1995, when the Sycamore Store closed.

The resource is significant for representing the summer resort history of the Potomac River valley in Montgomery County. The store was operated by members of the Sycamore Island Club, a private club for outdoor enthusiasts located within walking distance. High Johnston, Captain of Sycamore Island Club, opened the store about 1920.

Located at the one-one terminus of the Glen Echo Railroad, known as Sycamore Junction, the store has a close relationship with the streetcar. Even after the streetcar line was extended to Glen Echo, the trolley continued to stop at the Sycamore Store. The store was located across Walhonding Road from the stone car barn and power house.

The Sycamore Store is an established and familiar visual feature of the Glen Echo Heights neighborhood. Built as a bungalow-type residence about 1916, the structure was converted into a store about 1920, and was expanded with a front addition by the early 1930s.

PROPOSAL

The applicant is proposing the following changes to the approved HAWP:

- Install aluminum gutters and downspouts (not copper as approved)
- Install modified bitumen roofing material on flat roof sections (not copper as approved)

Front and Right Side Elevations (see Circles 12-15)

- Right side: Replace approved 10-lite windows with wood panels with 8-lite wood doors with larger wood panels below
- Front: Replace five vertical 5-lite windows and lower wood panels on the front elevation with three central wood panels and two 4-lite sidelights with panels below

Left Side Elevation

- Reuse original window (approved to be removed from right side) in new window opening on first floor
- Retain existing 2nd floor door where replacement window was approved
- Replace existing 1st floor door with wood window

Rear Elevation

- Install 4 skylights on the rear roof slope (not 6 skylights as approved)

APPLICABLE GUIDELINES

When reviewing alterations to the landscape of properties individually designated on the *Master Plan for Historic Preservation*, two main documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

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

Secretary of the Interior's Standards for Rehabilitation:

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.

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

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 proportions, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Most of these proposed changes to the HPC-approved plans are minor and barely visible and will have minimal or no impact on the historic resource. One change that staff had some concern about was the new window opening on the right elevation, which is not something that the Commission generally supports. However, the building was designated for its importance as a commercial icon in the community, not for its specific architectural features, and staff supports the reuse of an original window on the side elevation of the building as it will not impact the massing or the character of the building.

The other change that concerned staff is the more visible change that is proposed on the front elevation where there is currently a screened porch. The HPC approved enclosing the screened porch and creating a sun room. The approved plan showed a lot of glazing to recall the screened porch, which was an open porch when built – the porch was not an original feature but added in the late 20s/early 30s. On the right side, the proposed doors still create a sunroom effect. But in the front, with the proposed center wood panels and sidelights, the idea of a glazed sun room to recall a porch is gone. Staff understands the applicant's desire to insulate from the noise from traffic on the busy road. Staff also recognizes that the porch was not an original feature of this house, and, as noted earlier, this building was designated for its importance in the Glen Echo Heights community, not for its specific architectural features. However, the front faces Macarthur Boulevard and is the primary elevation and this would be a large change to the most recognizable and visible façade of this building. Staff recommends that the applicant and staff work on a design solution for this section of the front elevation with more glazing so as to return to that initial porch intent. Staff also recommends that the final design will be reviewed and approved at the staff level.

Overall, the proposed changes in this revision will not change the massing, scale, or character of the building and staff is recommending approval of this application with one condition.

STAFF RECOMMENDATION

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

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Fothergill, Anne

From: Dean Brenneman [dkb@brenpag.com]
Sent: Thursday, February 07, 2008 6:36 PM
To: Fothergill, Anne
Subject: Sycamore Store
Attachments: HPC rev 2.7.08.pdf

Dear Anne,

Thanks for taking the time to meet with me and for lending a sympathetic ear! It has taken so very, very long to get to this point, but I am excited that our adaptive re-use of the Sycamore Store is finally moving forward.

When I first drew our plans I was thinking rather generically; and now that I am detailing the building, I am finding that there a number of minor items that I would like to revisit. In some cases, the motivation is purely financial; as the battle to preserve the store and get our adaptive use scheme approved stretched out over 3-1/2 years, we are quite pinched and need to find some savings. In other cases, the motivation is simply the refinement of our thinking about ways to tailor the design to our needs.

Accordingly, we seek your approval of the following changes (drawings attached):

1. **Increase the height of the lower panels in the screened porch enclosure.** A higher window sill better suits the furnishing of this room as an office. Additionally, I am able to use stock units and reduce costs significantly.
2. **Eliminate three sections of glass panels on the front of the screened porch enclosure.** I am finding that the busy traffic on MacArthur presents a problem for a "mostly glass" office. I would like to shield this view and provide a bit of privacy. I also like the quirky nature of it.
3. **Add one window on the North Façade (relocated from the South façade at the old porch).** You will see that our landscaping plan makes this window very unobtrusive. We want to get daylight into the adjacent office space, as I feel strongly about giving all employees access to natural daylight. The window will be salvaged from elsewhere in the building.
4. **Eliminate copper gutters and downspouts.** We prefer to replace the existing aluminum gutters and downspouts (which I recently removed as they were causing damage to the eaves) with new white aluminum, to match.
5. **Eliminate copper roofing option.** Since these roofs are not visible from ground level, and as the upper roof is already coated with tar, we wish to use a modified bitumen roofing material. This will pose no real change to the current appearance of the exterior.
6. **Replace house numbers.** A minor item, but we thought we should bring it to your attention.
7. **Don't replace door (@ upper level of rear porch) with a window.** Instead replace the door below it with a window. This lower door does not meet building code requirements for a landing space outside and also has a head-height that is obstructed by the bracket for the porch above.

Many thanks for your consideration in this matter.

All best,

Dean Brenneman, AIA



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
246 777-6300

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

* Revision *

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Dean K. Brenneman
 Daytime Phone No.: 301-933-9305 ext. 15
 Tax Account No.: 00507922
 Name of Property Owner: Brenneman, Dean K ET AL Daytime Phone No.: 301-933-9305
 Address: 10605 Concord Street, Suite 1, Kensington, MD 20895-2504
Street Number City Street Zip Code
 Contractor: Brenneman & Pagenstecher, Inc. Phone No.: 301-933-9305
 Contractor Registration No.: MHIC# 120414
 Agent for Owner: Dean K. Brenneman Daytime Phone No.: 301-933-9305 ext. 15

LOCATION OF BUILDING/PREMISE

House Number: 7025 Street: MacArthur Blvd
 Town/City: Bethesda Nearest Cross Street: Walhonding Road
 Lot: P32 Block: 2 Subdivision: Glen Echo Heights
 Liber: 1858 Folio: 395 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input checked="" type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 300,000
 1C. If this is a revision of a previously approved active permit, see Permit # 461029

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 8' feet 0" 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] 2.6.08
Signature of owner or authorized agent Date

Approved: 461029 For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

6

**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:

Circa 1920 Structure with 1925 & late 1930's addition. Traditionally occupied by the
Sycamore Store, a local grocery store and deli that grew up around the Sycamore Store
Island Club and the developing Glen Echo/Glen Echo Heights areas.

The structure is Residential in character, but Non-Residential in use and is a unique building
type and a local landmark.

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

Restoration of entire exterior; demolition of detached garage; installation of landscaping and
parking area; repair and/or re-construction of stone retaining wall; restoration of Sycamore
Store sign; re-configuration of rear porch to add a stair; enclosure of screened porch, asphalt
walking path, preservation of all large trees. Per special exception #S-2651 approval 6/22/07

Revision

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

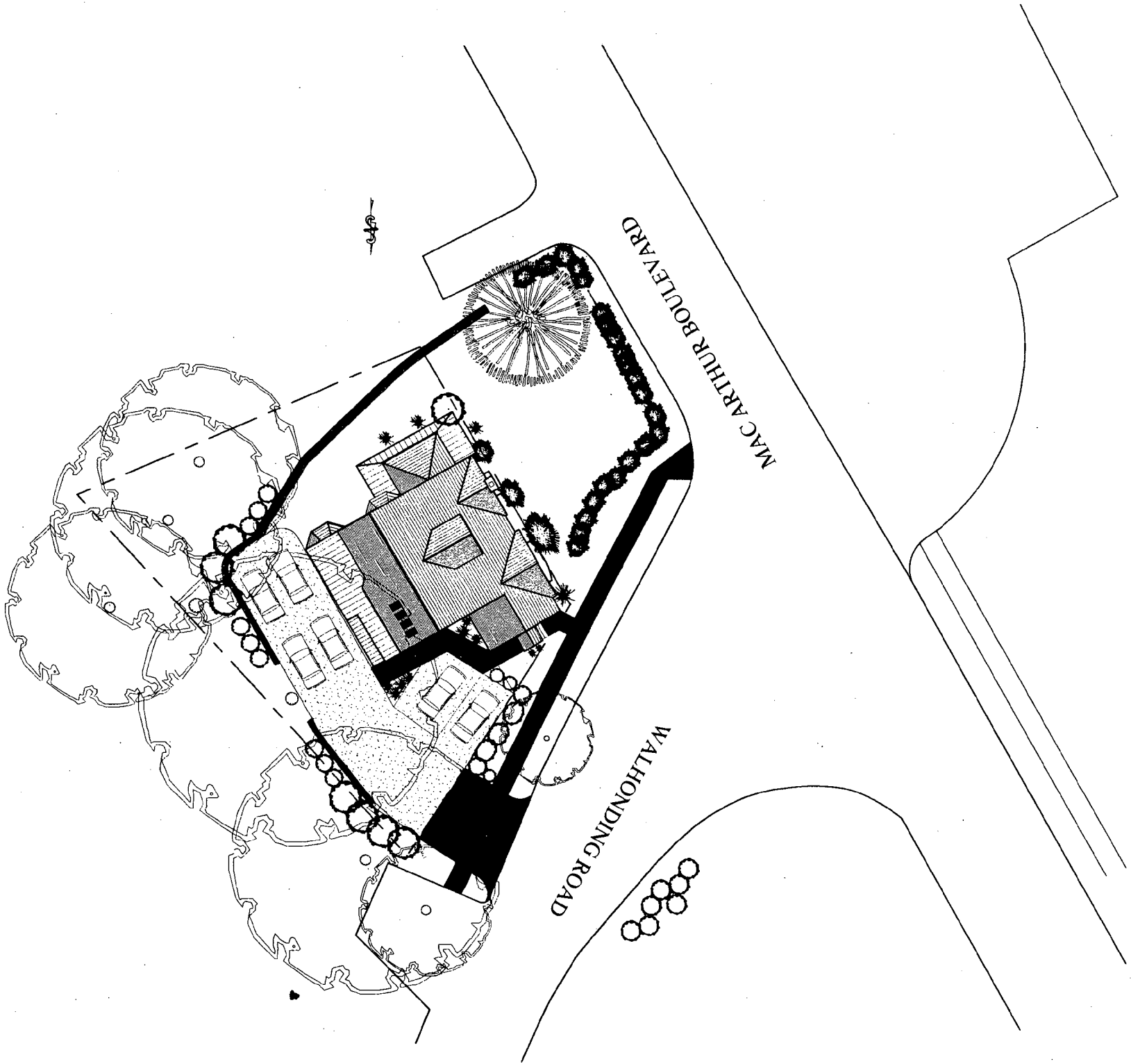
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

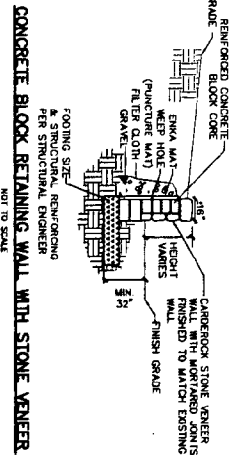
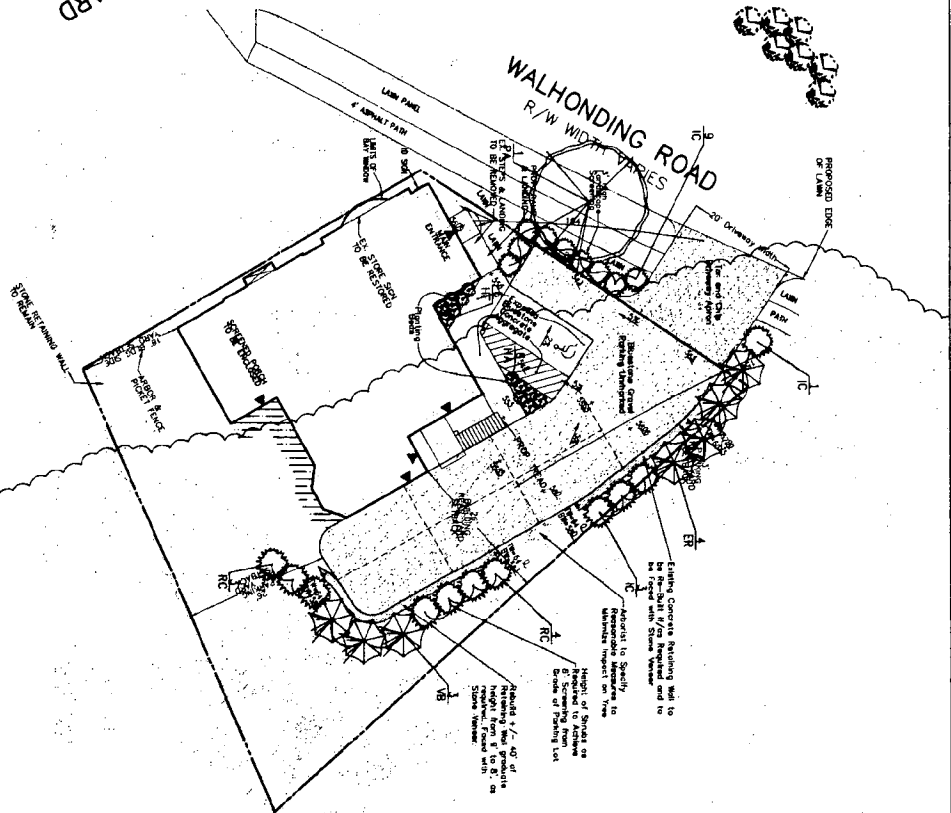
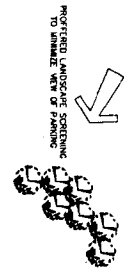
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

<p>Owner's mailing address Brenneman, Dean K. ET AL 10605 Concord street, suite 1 Kensington, MD. 20895</p>	<p>Owner's Agent's mailing address Dean K. Brenneman 5807 Massachusetts Ave Bethesda MD 20816</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Mohican Swimming Pool Assoc. P.O. Box 666 Glen Echo Maryland 20812</p>	<p>Robert + Margaret Hazen 7021 MacArthur Blvd. Bethesda, MD 20816</p>
<p>U.S. Army Corp, USA Baltimore District 5900 MacArthur Blvd. Washington DC 20016</p>	
<p>Billy + Lori Viers 6540 Walkonding Rd Bethesda Md 20816</p>	



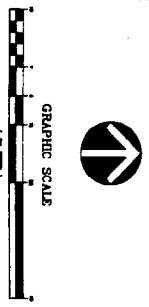
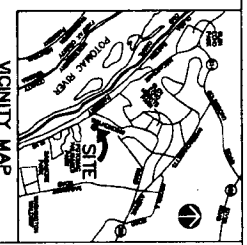
MAC ARTHUR BOULEVARD
(CONDUIT ROAD)
R/W WIDTH VARIES



CONCRETE BLOCK RETAINING WALL WITH STONE VENEER
NOT TO SCALE

LANDSCAPE KEY

- PROPOSED SHADE OR STREET TREE
- PROPOSED SHRUBS/PERENNIALS
- EXISTING SHRUB TO REMAIN
- EXISTING TREES TO REMAIN
- PROPOSED VEGIC MINOR GROUND COVER
- PROPOSED WALL MOUNTED UP-LIGHT



VIA REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/2008	ISSUED FOR PERMITS
2	11/10/2008	REVISED PER COMMENTS
3	11/10/2008	REVISED PER COMMENTS
4	11/10/2008	REVISED PER COMMENTS
5	11/10/2008	REVISED PER COMMENTS

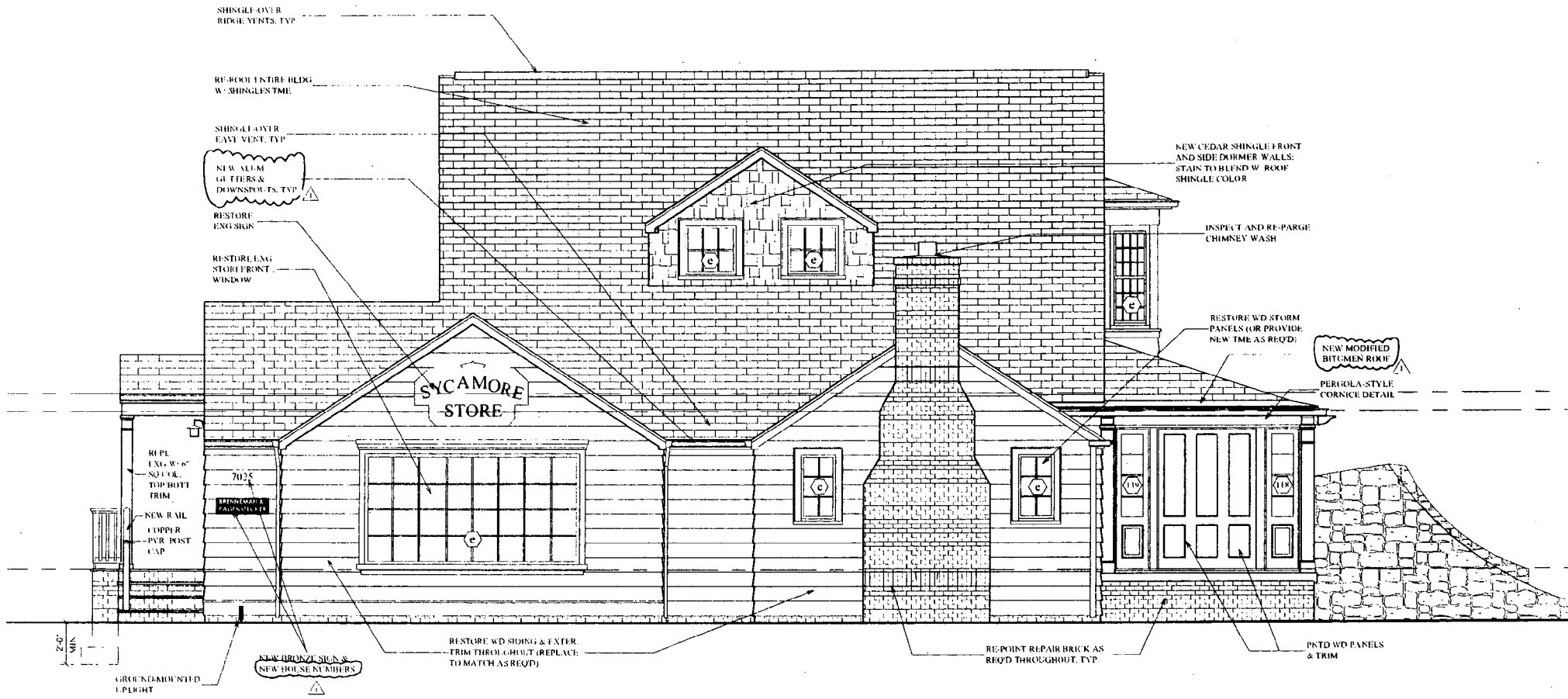
DATE: MAY 2008
SCALE: 1"=10'
PROJECT/FILE NO: 133
SHEET NO: 1 OF 2

SPECIAL EXCEPTION
LANDSCAPE PLAN

SYCAMORE STORE
7025 MAC ARTHUR BLVD.
PART OF LOT 32, BLOCK 2
GLEN ECHO HEIGHTS
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

VIFA
ENGINEERS & PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

20251 CENTURY BOULEVARD, SUITE 400 ■ WILLEM, MARYLAND 22102
(301) 916-4100 ■ FAX (301) 916-2280
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Proposed (changes in bubbles)
 changes to approved HAWP

SHINGLE-OVER
RIDGE VENTS, TYP

RE-ROOF ENTIRE BLDG
W/ SHINGLES TME

SHINGLE-OVER
EAVE VENT, TYP

NEW COPPER
GUTTERS &
DOWNSPOUTS, TYP.

RESTORE
EXG SIGN

RESTORE EXG
STOREFRONT
WINDOW

NEW CEDAR SHINGLE FRONT
AND SIDE DORMER WALLS.
STAIN TO BLEND W/ ROOF
SHINGLE COLOR

INSPECT AND RE-PARGE
CHIMNEY WASH

RESTORE WD STORM
PANELS (OR PROVIDE
NEW TME AS REQ'D)

NEW FLAT SEAM
SOLDERED
COPPER ROOF
PERGOLA-STYLE
CORNICE DETAIL

SYCAMORE
STORE

REPL.
EXG W/ 6"
SQ COL.
TOP/BOTT
TRIM

7025

BRECHMAN &
PAGE ARCHITECTS

NEW RAIL
COPPER
PYL. POST
CAP

GROUND-MOUNTED
UPLIGHT

NEW
BRONZE
SIGN

RESTORE WD SIDING & EXTER.
TRIM THROUGHOUT (REPLACE
TO MATCH AS REQ'D)

RE-POINT/REPAIR BRICK AS
REQ'D THROUGHOUT, TYP.

PNTD WD PANELS
& TRIM

B1

A-1

FRONT ELEVATION

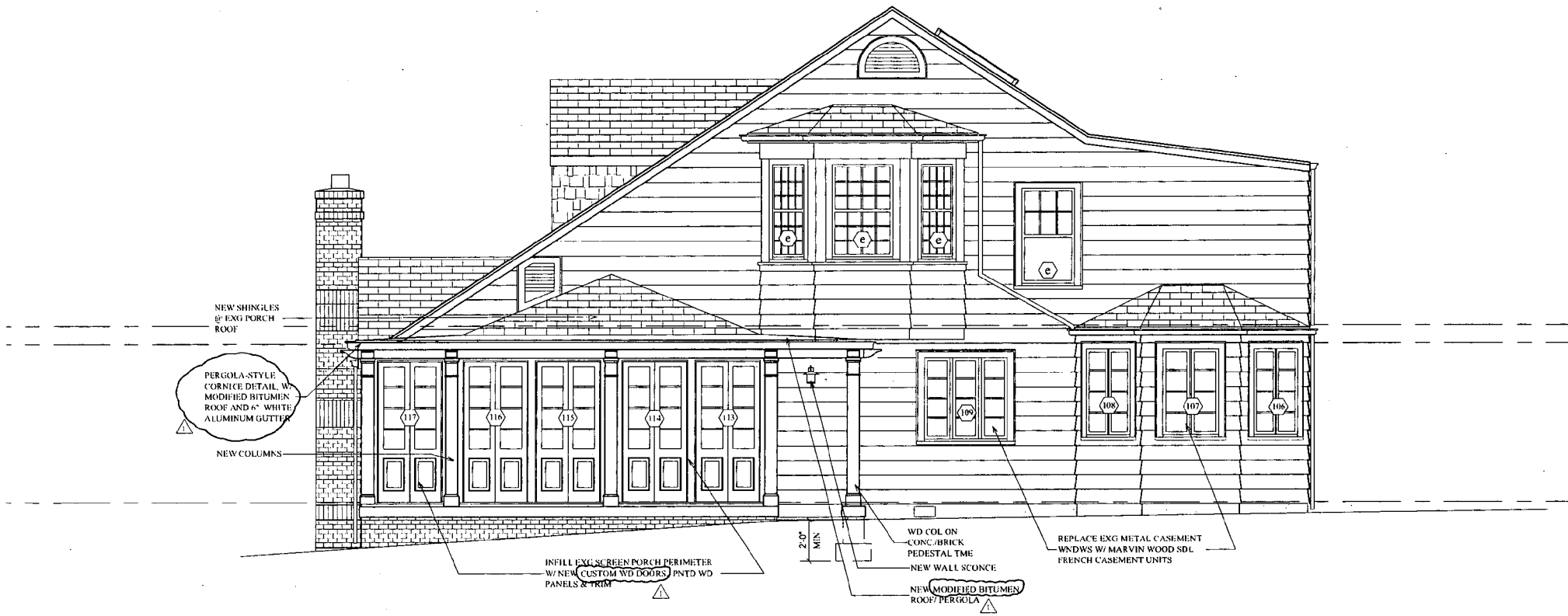
1/4" = 1'-0"

Approved by HPC

A

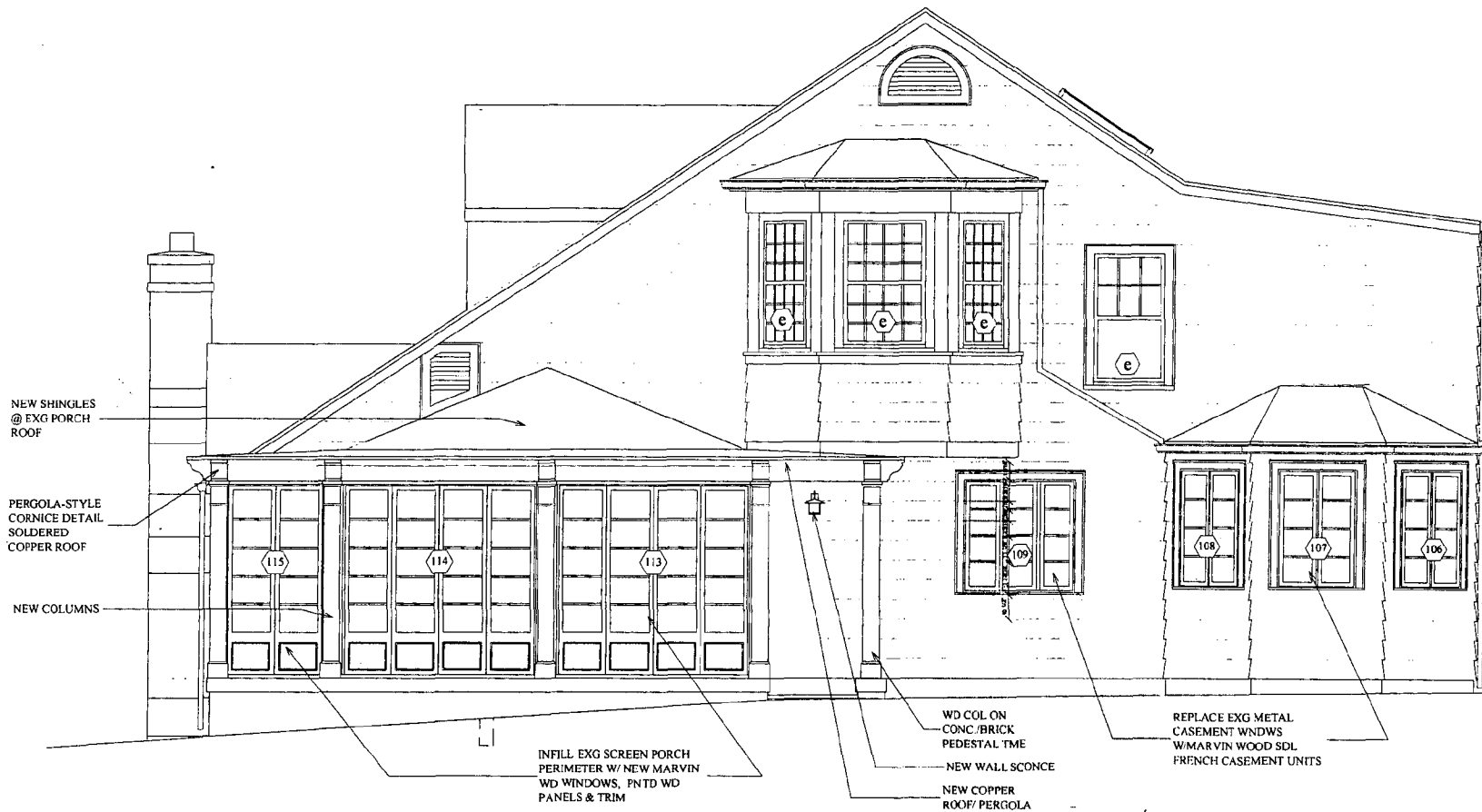
B

13



Proposed right side

h1



RIGHT SIDE ELEVATION

D4

A-1

1/4" = 1'-0"

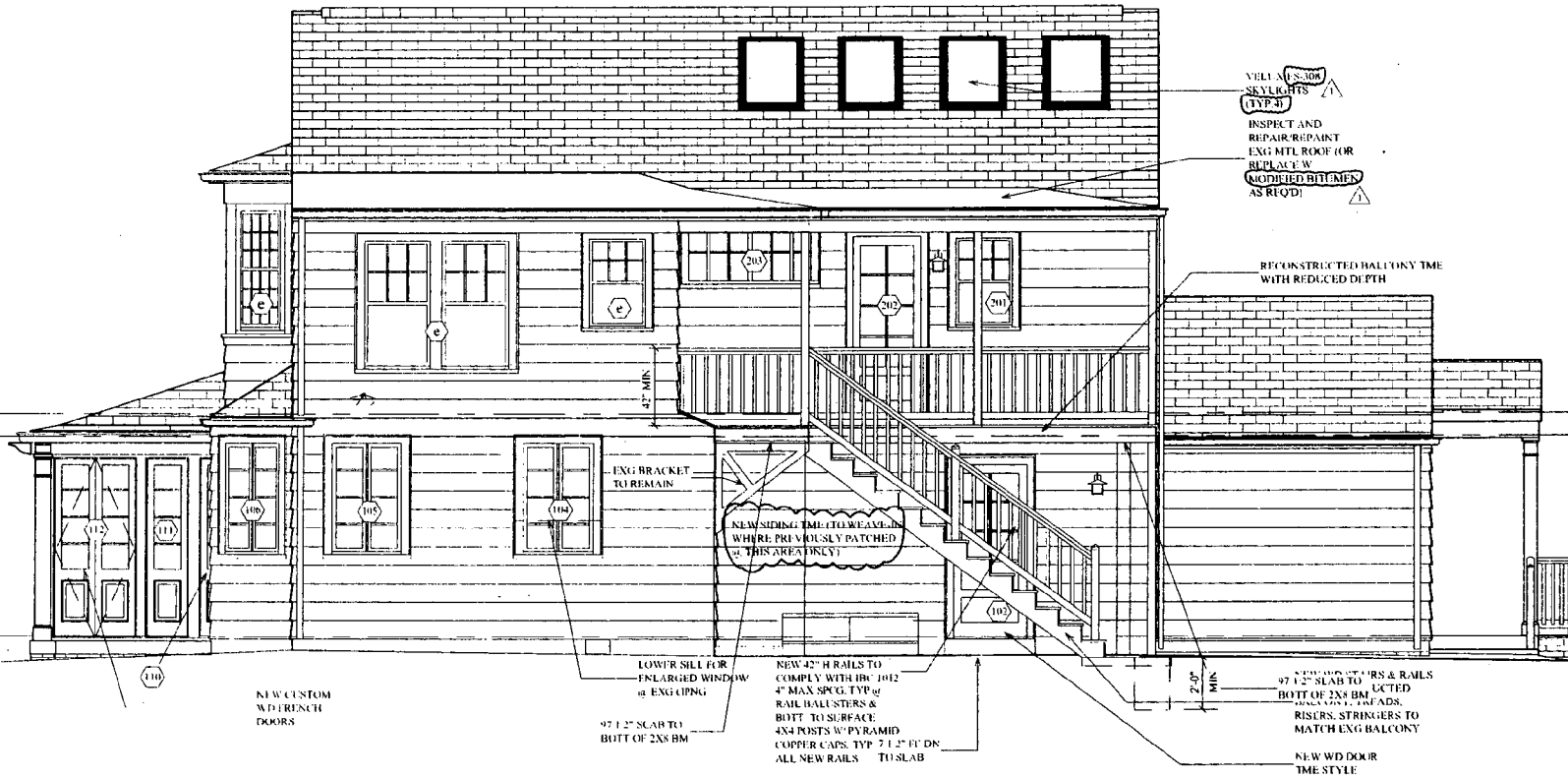
Approved by MPC

4

5

6

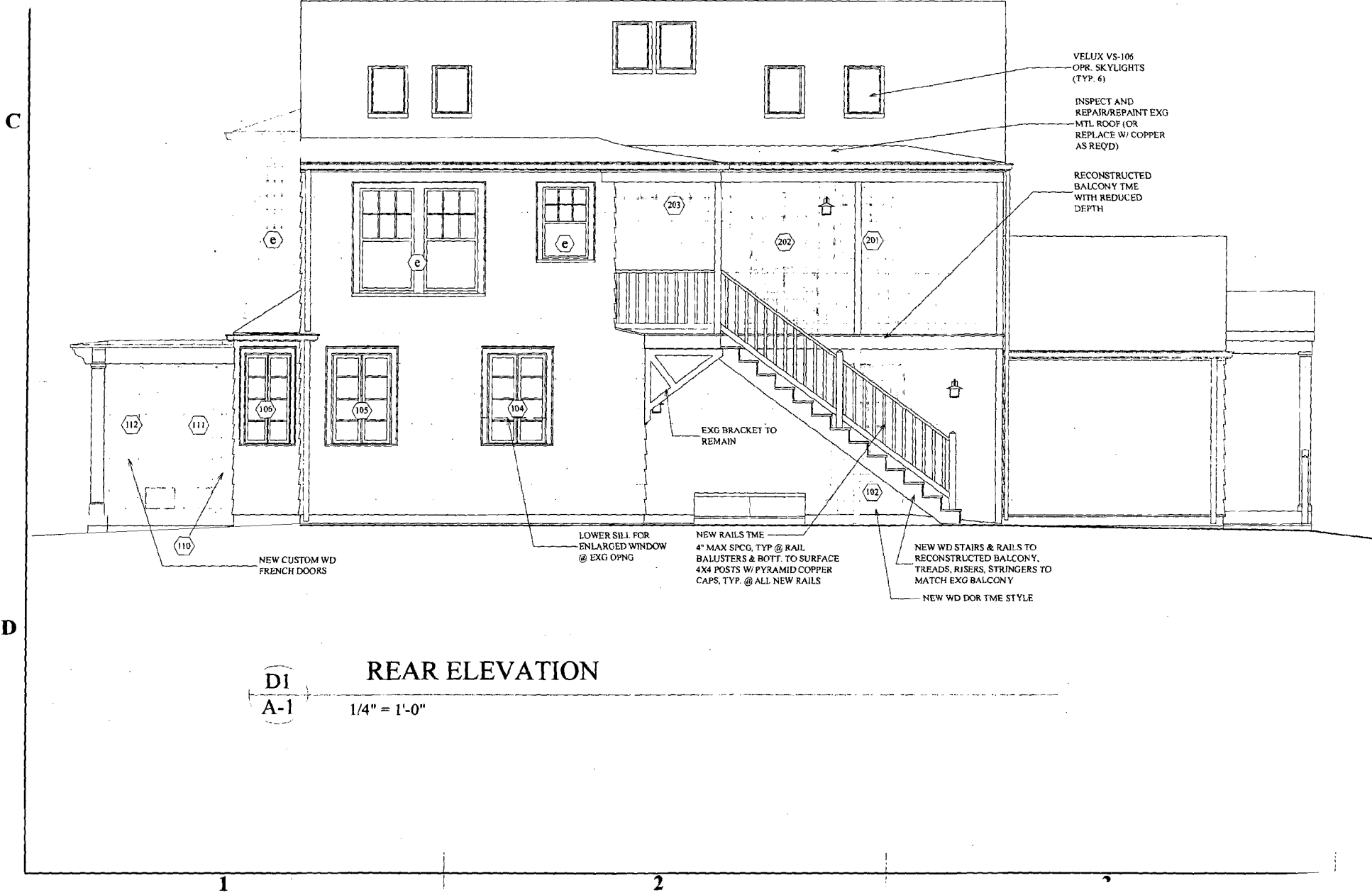
15



Proposed Rear

Proposed changes in bubbles

(16)



REAR ELEVATION

DI
A-1
1/4" = 1'-0"

Approved by HPC

(17)

NE @ RO
PER COL SOL COF
NE

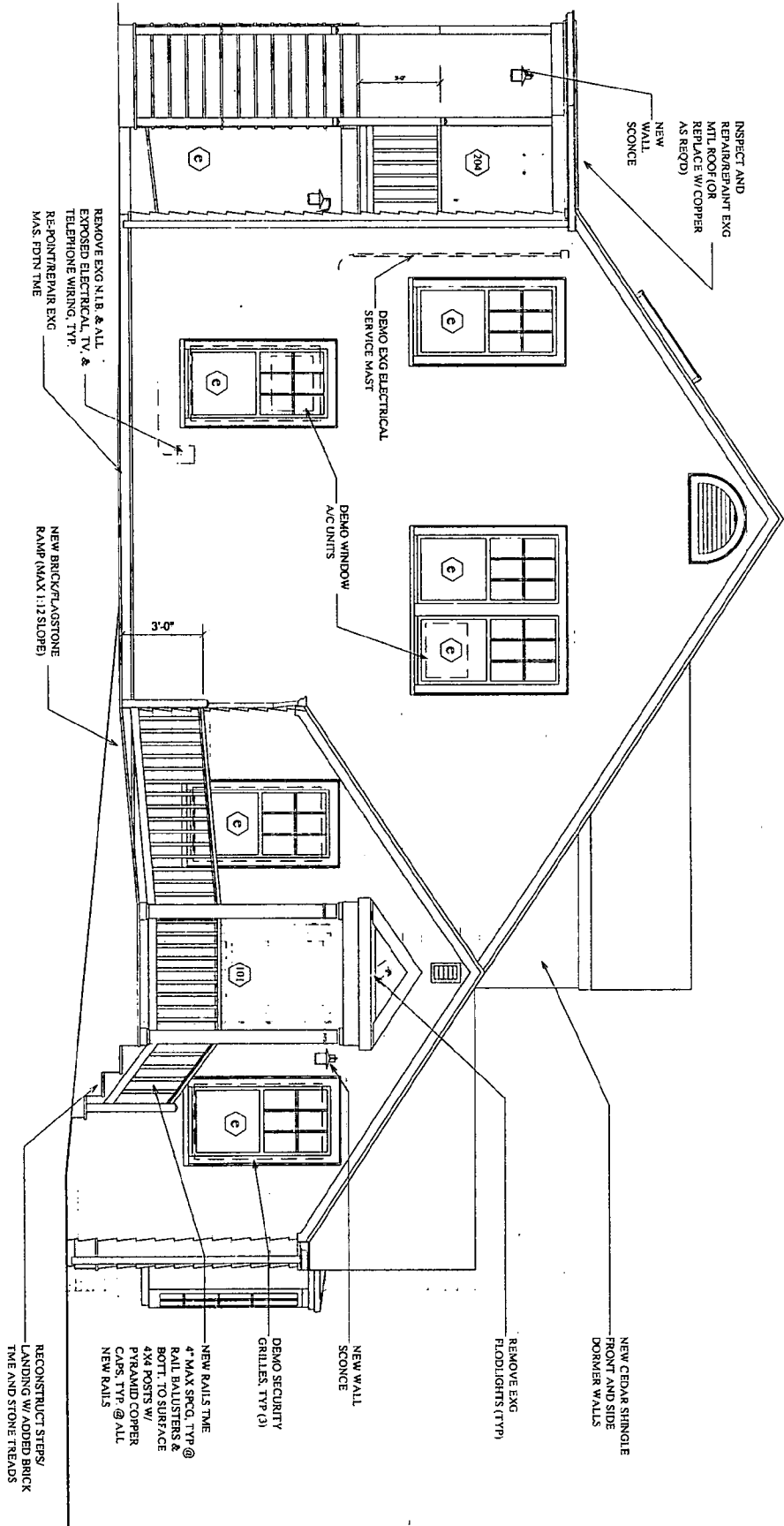


proposed left side

19

B4
A-1

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



Approved by HPC

ORE STORE
ARTHUR BLVD
SIDA, MD 20816

BRENNEMAN & PAGENSTECHER
RESIDENTIAL ARCHITECTS & BUILDERS
10605 CONCORD SUITE 1 KENSINGTON, MD 20895

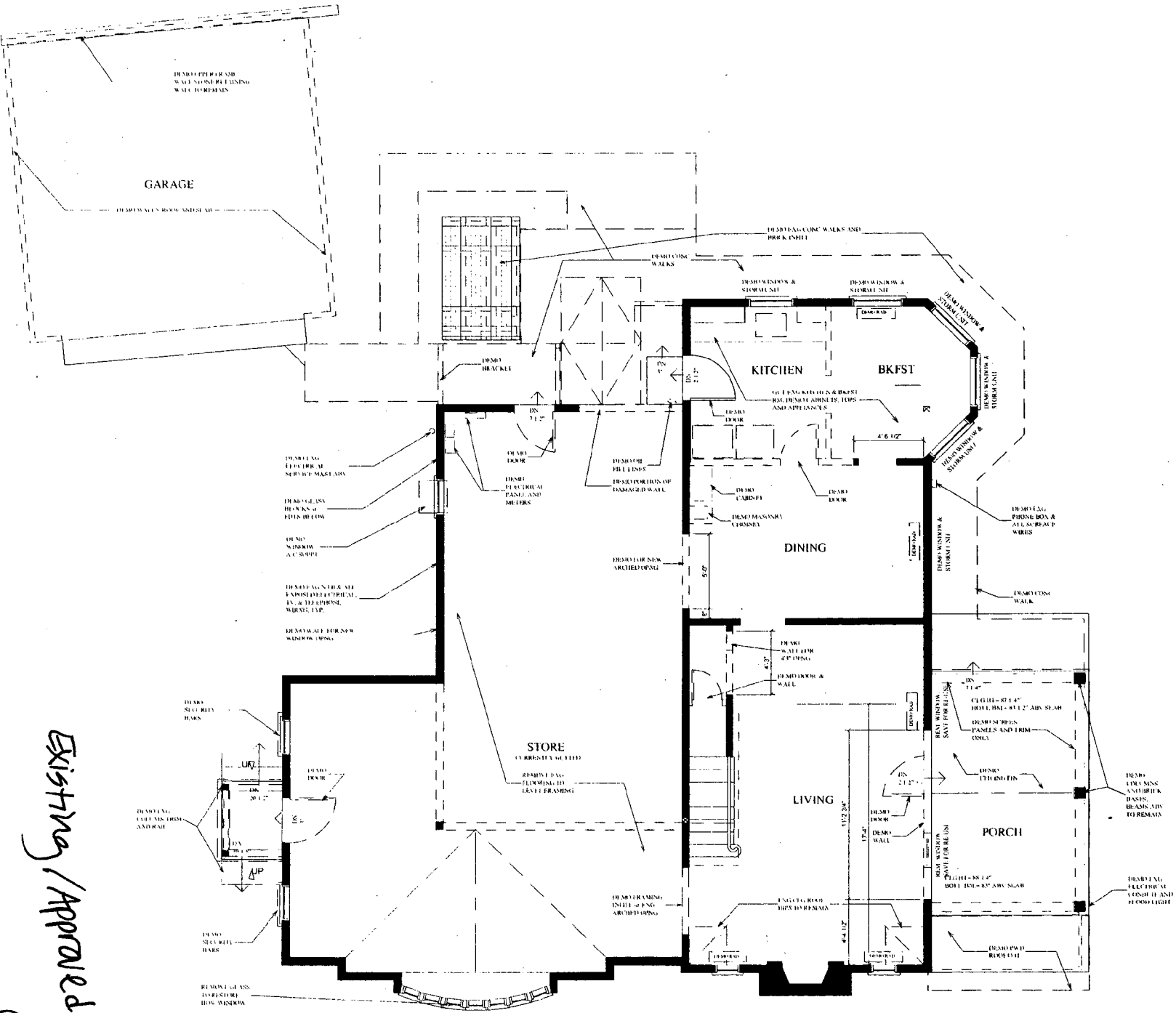
APPROVED WH

Proposed left side
with landscaping

02



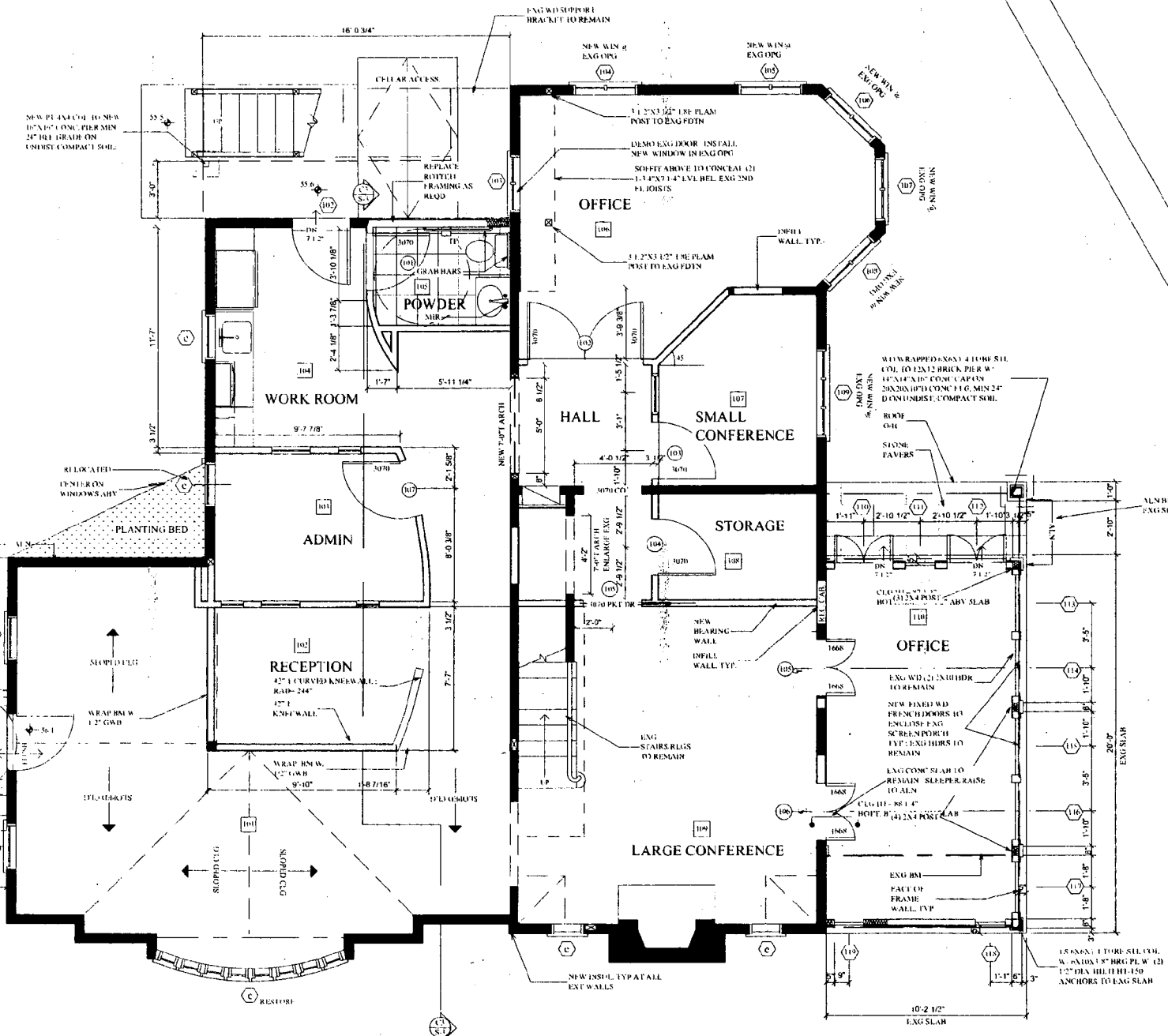
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LIVING AREA
1579 sq ft

Existing / Approved

(22)



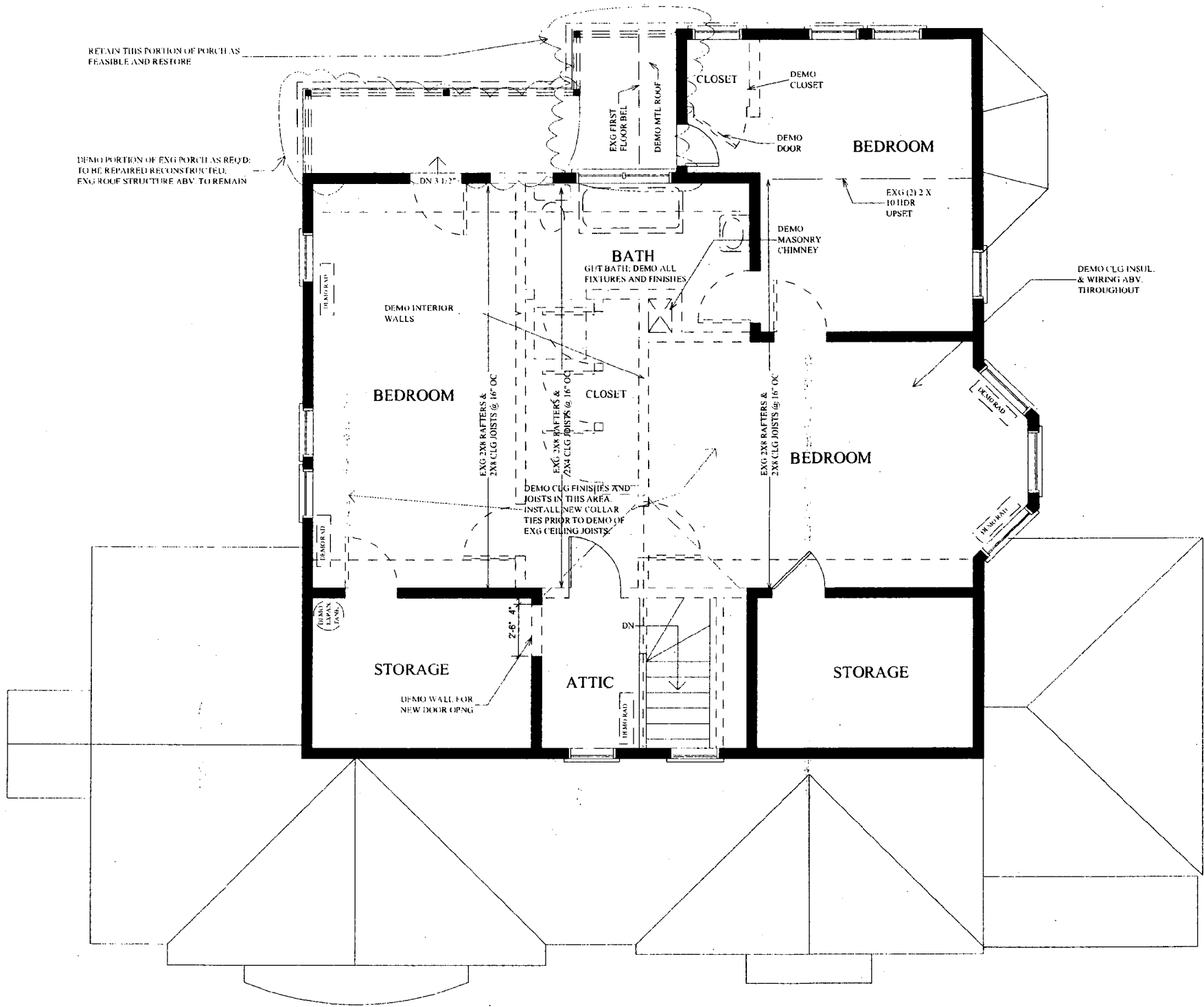
Proposed

23

RETAIN THIS PORTION OF PORCH AS FEASIBLE AND RESTORE

DEMO PORTION OF EXG PORCH AS REQ'D TO BE REPAIRED/RECONSTRUCTED. EXG ROOF STRUCTURE ABV TO REMAIN

DEMO CLG INSUL & WIRING ABV. THROUGHOUT



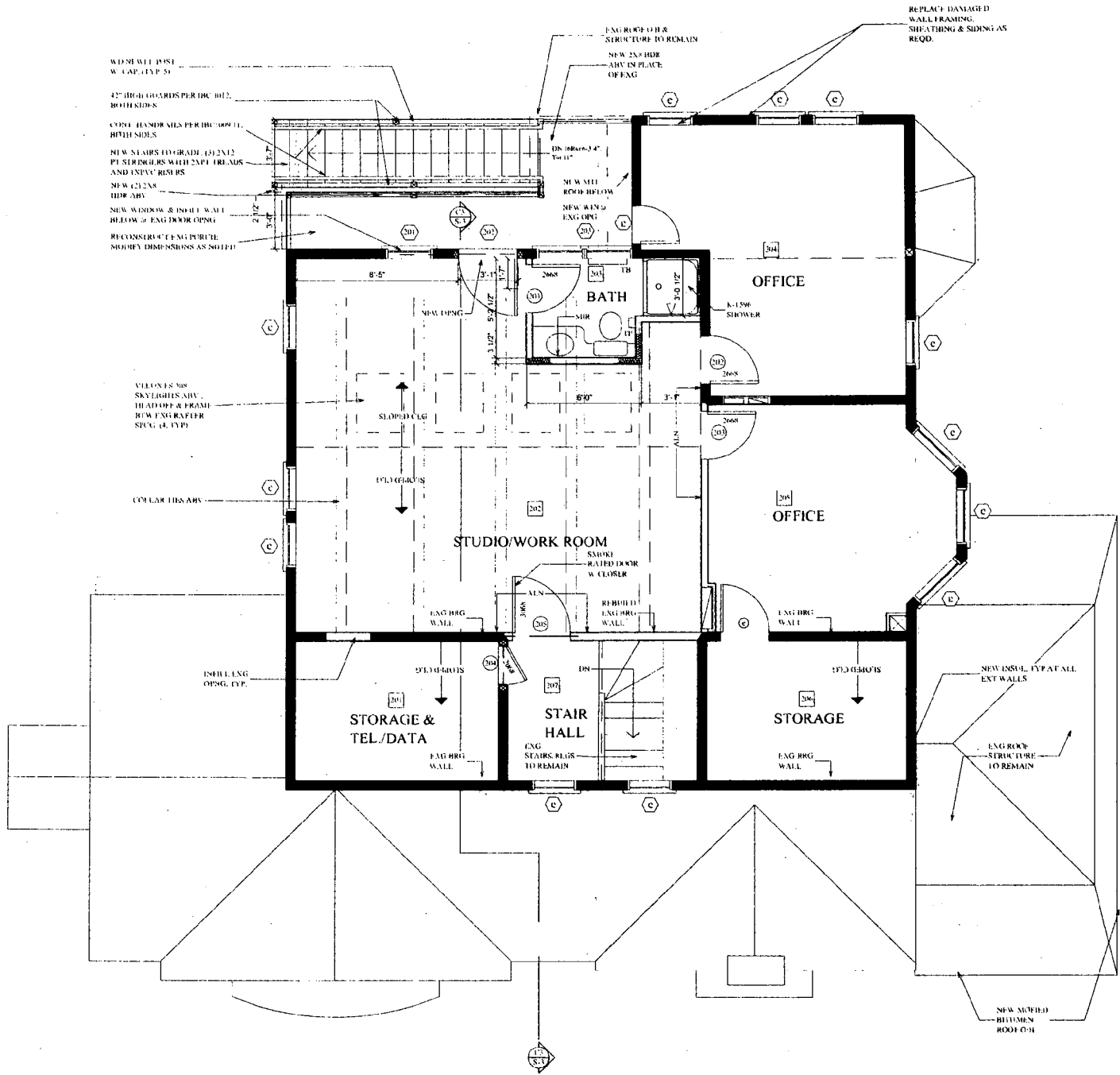
EXISTING APPROVED
24

W/D NEW WALL FINISH
 W/ CAP (1/4" x 5/8")
 42" HIGH GUARDS PER IRC 1012,
 BOTH SIDES
 CORR. HANDRAILS PER IRC 1009.11,
 BOTH SIDES
 NEW STAIRS TO GRADE (4) 2x12
 PT STRINGERS WITH 2xPT TREADS
 AND 1x1/4" RISERS
 NEW W/DCMS
 HDR. OPS.
 NEW WINDOW & DOOR W/MT
 BELOW OF EXG DOOR OPNG.
 RECONSTRUCT EXG W/PURTE
 SHOWY DIMENSIONS AS NOTED

VTL COLS. OR
 SKYLIGHTS ADV.
 TO ADJ OFF & FRAME
 RW. ENG R/W AFTER
 SUG. (A, E, F)
 COL. LOC. TDS. ADV.

ENG. ROOF-OUT &
 STRUCTURE TO REMAIN
 NEW 2x8 HDR
 ABV IN PLACE
 OF EXG

REPLACE DAMAGED
 WALL FRAMING,
 SHEATHING & SIDING AS
 REQD.

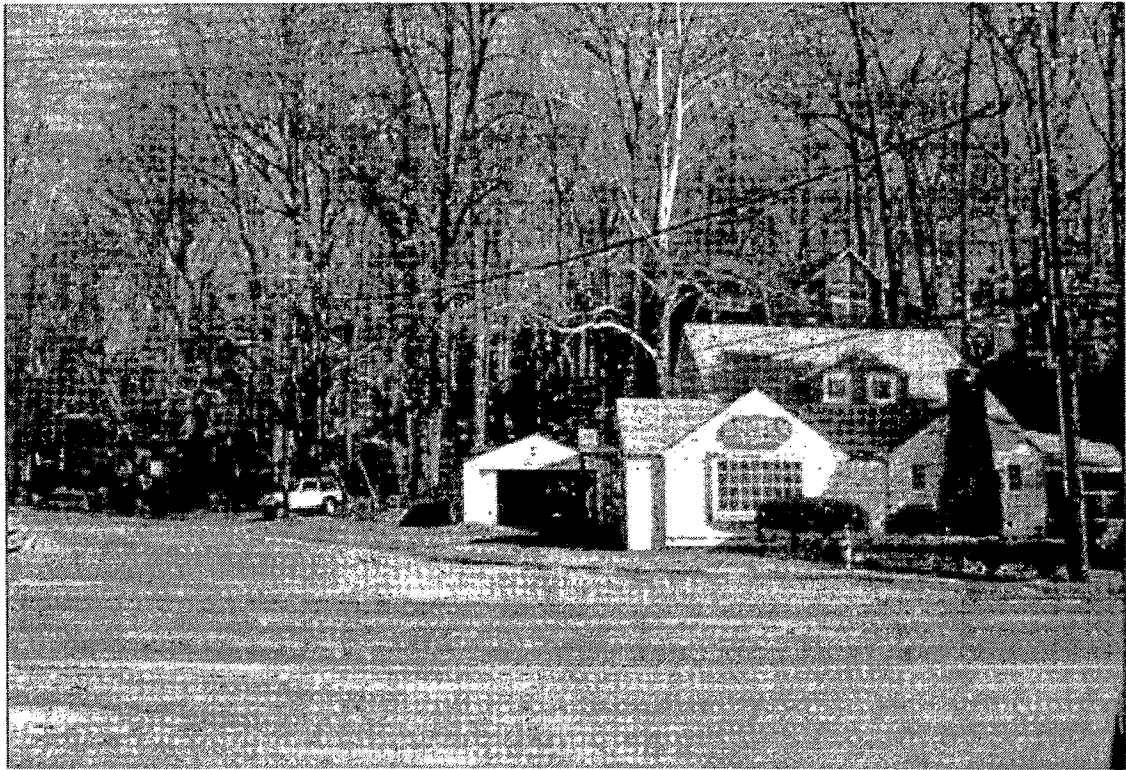


Proposed

25







PorCH ENCLOSURE



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Your Door Specifications

[Next Door](#)

General Information



Door Name: 7804
 Door Number: 7804
 Door Series: Stain Grade
 Door Type: Sidelight
 Door Species: Fir/Hemlock

Standard Features

Panels: 1-7/16" Innerbond
 Moulding: na
 Glass: 3/4" Insulated
 Caming: na

Standard Sizes*

Sidelight Widths: 1'0", 1'2", 1'4", 1'6"
 Sidelight Heights: 68 1/2", 7 1/2", 8 1/2"

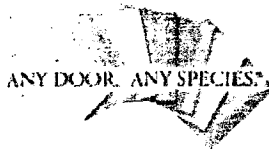
*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.

Design Available with Single Glazing - 1804 (S.G.)

Door Options

Glass Options:

Tempered Glass



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29

77501 - Door



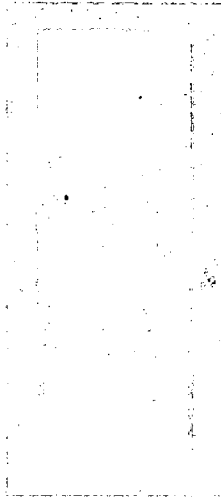
Home Catalog Products

Support Customer Tools

Your Door Specifications

Next Door

General Information



Door Name: 7501
 Door Number: 7501
 Door Series: Stain Grade
 Door Type: Exterior French & Sash
 Door Species: Fir/Hemlock

Standard Features

Panels: 1-7/16" Innerbond
 Moulding: na
 Glass: 3/4" Insulated
 Caming: na

Standard Sizes*

Door Widths: 2'0", 2'2", 2'4", 2'6", 2'8", 2'10", 3'0", 3'2", 3'4", 3'6"
 Door Heights: 6'8", 7'0", 8'0"

*Additional sizes are available. See your Simpson Authorized Dealer for final availability and price.

Design Available with Single Glazing - 501 (S.G.)

Door Options

Matching Sidelights:

7801 (7801)

Matching Transoms:

7755 (7755)

7751 (7751)

Glass Options:

Tempered Glass

Maximum Weather Resistance:

Performance Series

ANY DOOR. ANY SPECIES.

30

Best Doors



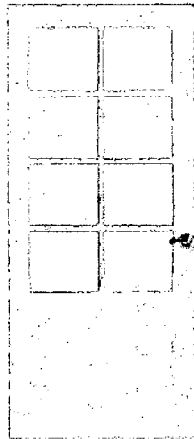
Home Catalog Products

Support Customer Tools About Us

Your Door Specifications

Next Door

General Information



Door Name: 7508
 Door Number: 7508
 Door Series: Stain Grade
 Door Type: Exterior French & Sash
 Door Species: **Fir/Hemlock**

Standard Features

Panels: 1-7/16" Innerbond
 Moulding: na
 Glass: **3/4" Insulated**
 Caming: na

Standard Sizes*

Door Widths: 2'0", 2'2", 2'4", 2'6", 2'8", 2'10", **3'0"**, 3'2", 3'4", 3'6"
 Door Heights: **6'8"**, 7'0", 8'0"

*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.

Design Available with Single Glazing - 508 (S.G.)

Door Options

Matching Sidelights:

7804 (7804)
 7804 (7804)

Matching Transoms:

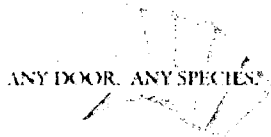
7751 (7751)
 7755 (7755)

Glass Options:

Tempered Glass

Maximum Weather Resistance:

Performance Series



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Find a Dealer
Quickly locate

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Product Data

FIXED SKYLIGHTS

Model FS		056	101	104	106	108	112	302	304	306	308	601	606
Outside frame	in.	15 ¹ / ₂ x 46 ¹ / ₂	21 ¹ / ₂ x 27 ¹ / ₂	21 ¹ / ₂ x 38 ¹ / ₂	21 ¹ / ₂ x 46 ¹ / ₂	21 ¹ / ₂ x 55	21 ¹ / ₂ x 70 ¹ / ₂	30 ¹ / ₂ x 30 ¹ / ₂	30 ¹ / ₂ x 38 ¹ / ₂	30 ¹ / ₂ x 46 ¹ / ₂	30 ¹ / ₂ x 55	44 ¹ / ₂ x 27 ¹ / ₂	44 ¹ / ₂ x 46 ¹ / ₂
	mm	(389 x 1178)	(548 x 699)	(548 x 978)	(548 x 1178)	(548 x 1398)	(548 x 1800)	(778 x 778)	(778 x 978)	(778 x 1178)	(778 x 1398)	(1138 x 699)	(1138 x 1178)
Finished frame dimension	in.	14 ¹ / ₂ x 45 ¹ / ₂	20 ¹ / ₂ x 26 ¹ / ₂	20 ¹ / ₂ x 37 ¹ / ₂	20 ¹ / ₂ x 45 ¹ / ₂	20 ¹ / ₂ x 53 ¹ / ₂	20 ¹ / ₂ x 69 ¹ / ₂	29 ¹ / ₂ x 29 ¹ / ₂	29 ¹ / ₂ x 37 ¹ / ₂	29 ¹ / ₂ x 45 ¹ / ₂	29 ¹ / ₂ x 53 ¹ / ₂	43 ¹ / ₂ x 26 ¹ / ₂	43 ¹ / ₂ x 45 ¹ / ₂
	mm	(368 x 1151)	(521 x 667)	(521 x 945)	(521 x 1145)	(521 x 1365)	(521 x 1767)	(751 x 745)	(751 x 945)	(751 x 1145)	(751 x 1365)	(1111 x 667)	(1111 x 1145)
Rough opening for EDL/EDW/EDM	in.	14 ¹ / ₂ x 46 ¹ / ₂	21 ¹ / ₂ x 28	21 ¹ / ₂ x 39	21 ¹ / ₂ x 46 ¹ / ₂	21 ¹ / ₂ x 55 ¹ / ₂	21 ¹ / ₂ x 71 ¹ / ₂	30 ¹ / ₂ x 31 ¹ / ₂	30 ¹ / ₂ x 39	30 ¹ / ₂ x 46 ¹ / ₂	30 ¹ / ₂ x 55 ¹ / ₂	44 ¹ / ₂ x 28	44 ¹ / ₂ x 46 ¹ / ₂
	mm	(368 x 1191)	(548 x 711)	(548 x 991)	(548 x 1191)	(548 x 1411)	(548 x 1813)	(775 x 791)	(775 x 991)	(775 x 1191)	(775 x 1411)	(1138 x 711)	(1138 x 1191)
Rough opening for ECX Flat Roof Curb	in.	N/A	21 ¹ / ₂ x 34 ¹ / ₂	21 ¹ / ₂ x 46 ¹ / ₂	21 ¹ / ₂ x 54 ¹ / ₂	21 ¹ / ₂ x 63 ¹ / ₂	21 ¹ / ₂ x 80 ¹ / ₂	N/A	30 ¹ / ₂ x 46 ¹ / ₂	30 ¹ / ₂ x 54 ¹ / ₂	30 ¹ / ₂ x 63 ¹ / ₂	44 ¹ / ₂ x 34 ¹ / ₂	44 ¹ / ₂ x 54 ¹ / ₂
	mm		(548 x 877)	(548 x 1172)	(548 x 1383)	(548 x 1615)	(548 x 2039)		(775 x 1172)	(775 x 1383)	(775 x 1615)	(1138 x 877)	(1138 x 1383)
Rough opening for EMX Flat Roof Curb	in.	N/A	21 ¹ / ₂ x 30 ¹ / ₂	21 ¹ / ₂ x 41 ¹ / ₂	21 ¹ / ₂ x 49 ¹ / ₂	21 ¹ / ₂ x 58 ¹ / ₂	21 ¹ / ₂ x 74 ¹ / ₂	N/A	30 ¹ / ₂ x 41 ¹ / ₂	30 ¹ / ₂ x 49 ¹ / ₂	30 ¹ / ₂ x 58 ¹ / ₂	44 ¹ / ₂ x 30 ¹ / ₂	44 ¹ / ₂ x 49 ¹ / ₂
	mm		(548 x 768)	(548 x 1051)	(548 x 1254)	(548 x 1477)	(548 x 1886)		(775 x 1051)	(775 x 1254)	(775 x 1477)	(1137 x 768)	(1138 x 1254)
Daylight area [glass]	in.	12 x 42 ¹ / ₂	18 ¹ / ₂ x 24 ¹ / ₂	18 ¹ / ₂ x 35 ¹ / ₂	18 ¹ / ₂ x 42 ¹ / ₂	18 ¹ / ₂ x 51 ¹ / ₂	18 ¹ / ₂ x 67 ¹ / ₂	28 ¹ / ₂ x 29 ¹ / ₂	27 ¹ / ₂ x 35 ¹ / ₂	27 ¹ / ₂ x 42 ¹ / ₂	27 ¹ / ₂ x 51 ¹ / ₂	41 ¹ / ₂ x 24 ¹ / ₂	41 ¹ / ₂ x 42 ¹ / ₂
Daylight area	sq. ft.	3.58	3.04	4.43	5.42	6.52	8.52	5.23	6.64	8.12	9.78	6.92	12.36
Net weight (with temp. glass)	lbs.	37	30	38	46	52	65	42	51	59	74	54	80

Note: Impact units should be specified as Type 0099 69.

Model QFS		150	156	302	306	656
Outside frame (w x h)	in.	23 ¹ / ₂ x 23 ¹ / ₂	23 ¹ / ₂ x 46 ¹ / ₂	30 ¹ / ₂ x 30 ¹ / ₂	30 ¹ / ₂ x 46 ¹ / ₂	47 ¹ / ₂ x 46 ¹ / ₂
	mm	(592 x 598)	(592 x 1178)	(778 x 778)	(778 x 1178)	(1201 x 1178)
Rough opening/ Finished framing (w x h)	in.	22 ¹ / ₂ x 22 ¹ / ₂	22 ¹ / ₂ x 45 ¹ / ₂	29 ¹ / ₂ x 29 ¹ / ₂	29 ¹ / ₂ x 45 ¹ / ₂	46 ¹ / ₂ x 45 ¹ / ₂
	mm	(572 x 572)	(572 x 1150)	(756 x 751)	(756 x 1150)	(1181 x 1150)
Daylight area [glass] (w x h)	in.	19 ¹ / ₂ x 20 ¹ / ₂	19 ¹ / ₂ x 42 ¹ / ₂	28 ¹ / ₂ x 29 ¹ / ₂	27 ¹ / ₂ x 42 ¹ / ₂	41 ¹ / ₂ x 42 ¹ / ₂
Daylight area	sq. ft.	2.78	5.94	5.32	8.12	12.35
Net weight (with temp. glass)	lbs.	29	48	34	53	95

Note: Impact units should be specified as Type 0099 69.

ARCHITECTURAL SPECIFICATIONS

Architectural specifications for VELUX products are available at www.VELUXUSA.com/specifications.

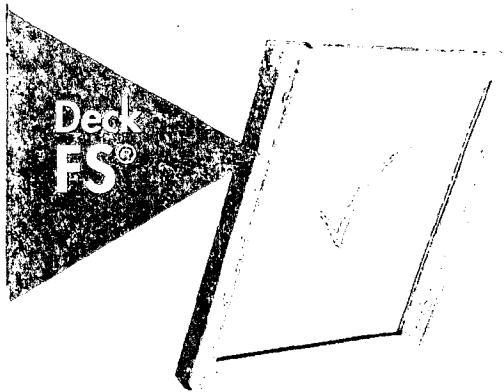
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Fixed Skylight

Fixed skylights are perfect for visually expanding areas such as hallways, stairwells, and other closed-in, dark spaces that can be transformed with light and sky views. It provides an economical alternative in creating a spacious home that is filled with natural light.

- Captures daylight for rooms in which maximum lighting is the only requirement.
- Comes with a wood frame, gasketing to drain any condensation outside, and protective aluminum or copper cladding.
- Streamlined exterior – smooth, low profile does not obstruct your roofline.

- Blinds and controls are available (see pages 30-31).
- Choice of Comfort™ or ComfortPlus™ insulated glass.
- Impact glass available for hurricane prone areas.

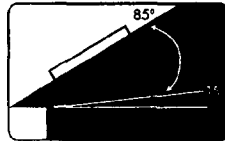


Maximum daylight area and economical price make this skylight a great choice for any room.

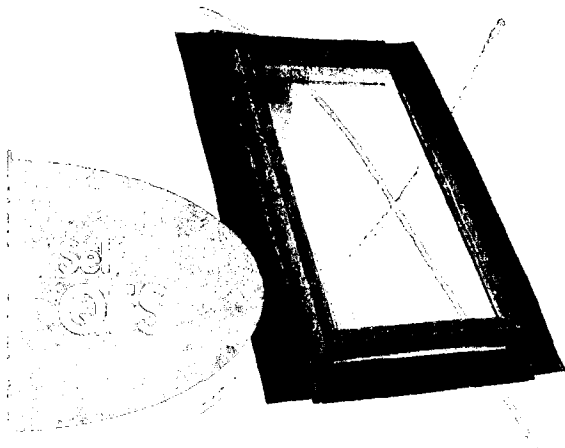
FLASHING SOLD SEPARATELY

Flashing is available for almost any roof type, pitch or material (see pages 28-29).

FS INSTALLATION PITCH



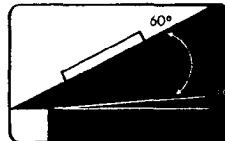
The fixed skylight captures abundant daylight and beautiful views for every style and size home.



FLASHING INTEGRATED

Includes factory-installed flashing system designed for shingle roofs only.

QFS INSTALLATION PITCH



BALDWIN

House Numbers

PRODUCTS FINISHES ABOUT BALDWIN WHAT'S NEW DEALER LOCATOR SEARCH BALDWIN EXPRESS

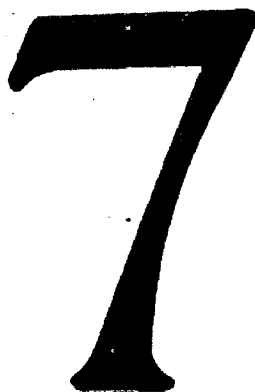
PRODUCT DETAIL

- Home
- Lock
- Bath
- Lighting
- Hardware
 - General Products
 - Hinges
 - Push/Pull and Kick Plates
 - Door Stops & Holders
 - Switch Plates
 - Cabinet Hardware
 - Baldwin Archetypes

FAST FINDERS

SEARCH

[Back to products](#)



House Number 7

SKU 90677.112

Category Hardware

Dimensions Height: 5"

- Product Templates
- Installation Guides

DEALER LOCATOR

Some products may not be available in all finishes. Contact your local Baldwin dealer for specific information about available finishes for this product.

FINISHES:

Some products may not be available in all finishes. Contact your local Baldwin dealer for specific information about available finishes for this product.

- 003 - Lifetime Polished Brass
- 030 - Polished Brass
- 038 - Aged Brass
- 040 - Satin Brass
- 050 - Satin Brass & Black
- 055 - Lifetime Polished Nickel
- 056 - Lifetime Satin Nickel
- 060 - Satin Brass & Brown
- 102 - Oil Rubbed Bronze
- 112 - Venetian Bronze
- 140 - Polished Nickel
- 150 - Satin Nickel
- 151 - Antique Nickel
- 190 - Satin Black
- 260 - Polished Chrome
- 264 - Satin Chrome
- 320 - Polished Stainless Steel †
- 324 - Satin Stainless Steel †
- 402 - Distressed Oil Rubbed Bronze
- 412 - Distressed Venetian Bronze
- 432 - Rustic Bronze
- 452 - Distressed Antique Nickel
- 726 - Polished Chrome/White

† Finishes 320 and 324 are only available on products made from stainless steel.

(34)





HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

Owner's mailing address Brenneman, Dean K. ET AL 10605 Concord street, suite 1 Kensington, MD. 20895	Owner's Agent's mailing address Dean K. Brenneman 5807 Massachusetts Ave Bethesda MD 20816
Adjacent and confronting Property Owners mailing addresses	
Mohican Swimming Pool Assoc. P.O. Box 666 Glen Echo Maryland 20812	Robert + Margaret Hazen 7021 MacArthur Blvd. Bethesda, MD 20816
U.S. Army Corp, USA Baltimore District 5900 MacArthur Blvd. Washington DC 20016	
Billy + Lori Viers 6540 Walkonding Rd Bethesda Md 20816	

BALDWIN

HOUSE NUMBERS

PRODUCTS FINISHES ABOUT BALDWIN WHAT'S NEW DEALER LOCATOR SEARCH BALDWIN EXPRESS

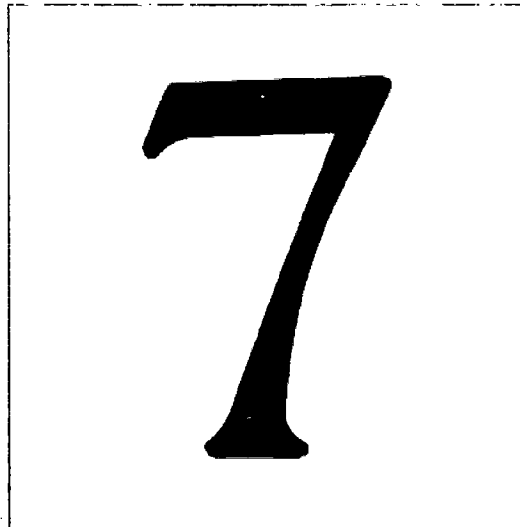
PRODUCT DETAIL

- ▶ Home
- ▶ Lock
- ▶ Bath
- ▶ Lighting
- ▶ Hardware
 - General Products
 - Hinges
 - Push/Pull and Kick Plates
 - Door Stops & Holders
 - Switch Plates
 - Cabinet Hardware
- ▶ Baldwin Archetypes

SEARCH CATALOG

SEARCH

◀ Back to products



House Number 7

SKU	90677.112
Category	Hardware
Dimensions	Height: 5"

- ▶ [Product Templates](#)
- ▶ [Installation Guides](#)

DEALER LOCATOR

Some products may not be available in all finishes. Contact your local Baldwin dealer for specific information about available finishes for this product.

FINISHES:

Some products may not be available in all finishes. Contact your local Baldwin dealer for specific information about available finishes for this product.

- [003 - Lifetime Polished Brass](#)
- [030 - Polished Brass](#)
- [038 - Aged Brass](#)
- [040 - Satin Brass](#)
- [050 - Satin Brass & Black](#)
- [055 - Lifetime Polished Nickel](#)
- [056 - Lifetime Satin Nickel](#)
- [060 - Satin Brass & Brown](#)
- [102 - Oil Rubbed Bronze](#)
- [112 - Venetian Bronze](#)
- [140 - Polished Nickel](#)
- [150 - Satin Nickel](#)
- [151 - Antique Nickel](#)
- [190 - Satin Black](#)
- [260 - Polished Chrome](#)
- [264 - Satin Chrome](#)
- [320 - Polished Stainless Steel *](#)
- [324 - Satin Stainless Steel *](#)
- [402 - Distressed Oil Rubbed Bronze](#)
- [412 - Distressed Venetian Bronze](#)
- [432 - Rustic Bronze](#)
- [452 - Distressed Antique Nickel](#)
- [726 - Polished Chrome/White](#)

* Finishes 320 and 324 are only available on products made from stainless steel.

PEARL DOORS



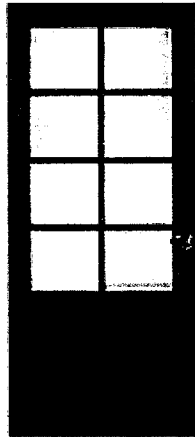
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[Support](#) [Customer Tools](#) [About Us](#)

Your Door Specifications

[Next Door](#)

General Information



Door Name: 7508
 Door Number: 7508
 Door Series: Stain Grade
 Door Type: Exterior French & Sash
 Door Species: **Fir/Hemlock**

Standard Features

Panels: 1-7/16" Innerbond
 Moulding: na
 Glass: **3/4" Insulated**
 Caming: na

Standard Sizes*

Door Widths: 2'0", 2'2", 2'4", 2'6", 2'8", 2'10", **3'0"**, 3'2", 3'4", 3'6"
 Door Heights: **6'8"**, 7'0", 8'0"

*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.

Design Available with Single Glazing - 508 (S.G.)

Door Options

Matching Sidelights:

[7804 \(7804\)](#)

[7804 \(7804\)](#)

Matching Transoms:

[7751 \(7751\)](#)

[7755 \(7755\)](#)

Glass Options:

[Tempered Glass](#)

Maximum Weather Resistance:

 [Performance Series](#)



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FRONT DOOR



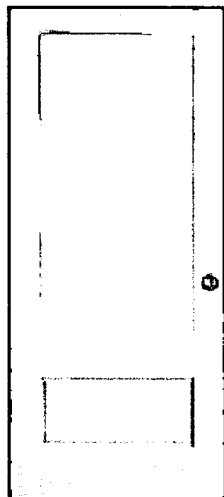
Home Catalog Products

Support Customer Tools

Your Door Specifications

Next Door

General Information



Door Name: 7501
 Door Number: 7501
 Door Series: Stain Grade
 Door Type: Exterior French & Sash
 Door Species: Fir/Hemlock

Standard Features

Panels: 1-7/16" Innerbond
 Moulding: na
 Glass: 3/4" Insulated
 Caming: na

Design Available with Single Glazing - 501 (S.G.)

Door Options

Matching Sidelights:

7801 (7801)

Matching Transoms:

7755 (7755)

7751 (7751)

Glass Options:

Tempered Glass

Maximum Weather Resistance:



ANY DOOR. ANY SPECIES.

Standard Sizes*

Door Widths: 2'0", 2'2", 2'4", 2'6", 2'8", 2'10", 3'0", 3'2", 3'4", 3'6"
 Door Heights: 6'8", 7'0", 8'0"

*Additional sizes are available. See your Simpson Authorized Dealer for final availability and price.

PORCH ENCLOSURE



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Your Door Specifications

[Next Door](#)

General Information



Door Name: 7804
 Door Number: 7804
 Door Series: Stain Grade
 Door Type: Sidelight
 Door Species: **Fir/Hemlock**

Standard Features

Panels: 1-7/16" Innerbond
 Moulding: na
 Glass: **3/4" Insulated**
 Caming: na

Design Available with Single Glazing - 1804 (S.G.)

Door Options

Glass Options:

[Tempered Glass](#)

Standard Sizes*

Sidelight Widths: 1'0", 1'2", **1'4"**, **1'6"**
 Sidelight Heights: **6'8 1/2"**, 7'1/2", 8'1/2"



*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.

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SKYLIGHTS

Fixed Skylight

Fixed skylights are perfect for visually expanding areas such as hallways, stairwells, and other closed-in, dark spaces that can be transformed with light and sky views. It provides an economical alternative in creating a spacious home that is filled with natural light.

- Captures daylight for rooms in which maximum lighting is the only requirement.
- Comes with a wood frame, gasketing to drain any condensation outside, and protective aluminum or copper cladding.
- Streamlined exterior – smooth, low profile does not obstruct your roofline.

- Blinds and controls are available (see pages 30-31).
- Choice of Comfort™ or ComfortPlus™ insulated glass.
- Impact glass available for hurricane prone areas.



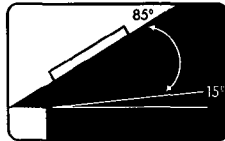
**Deck
FS®**

Maximum daylight area and economical price make this skylight a great choice for any room.

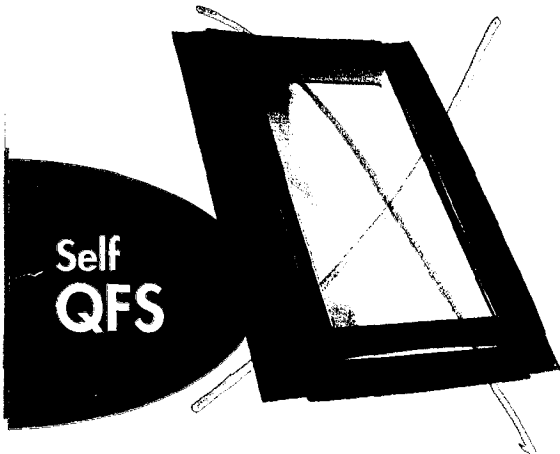
FLASHING SOLD SEPARATELY

Flashing is available for almost any roof type, pitch or material (see pages 28-29).

FS INSTALLATION PITCH



The fixed skylight captures abundant daylight and beautiful views for every style and size home.

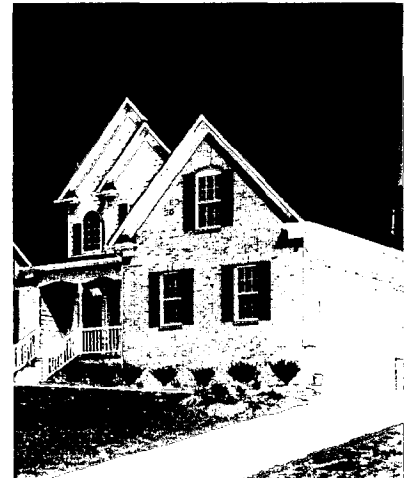
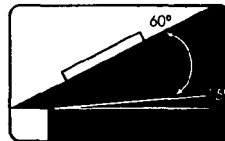


**Self
QFS**

FLASHING INTEGRATED

Includes factory-installed flashing system designed for shingle roofs only.

QFS INSTALLATION PITCH



Product Data

FIXED SKYLIGHTS

Model FS													
Outside frame	in.	15 $\frac{1}{4}$ x 46 $\frac{1}{4}$	21 $\frac{1}{2}$ x 27 $\frac{1}{2}$	21 $\frac{1}{2}$ x 38 $\frac{1}{2}$	21 $\frac{1}{2}$ x 46 $\frac{1}{2}$	21 $\frac{1}{2}$ x 55	21 $\frac{1}{2}$ x 70 $\frac{1}{2}$	30 $\frac{3}{8}$ x 30 $\frac{3}{8}$	30 $\frac{3}{8}$ x 38 $\frac{1}{2}$	30 $\frac{3}{8}$ x 46 $\frac{1}{2}$	30 $\frac{3}{8}$ x 55	44 $\frac{1}{2}$ x 27 $\frac{1}{2}$	44 $\frac{1}{2}$ x 46 $\frac{1}{2}$
	mm	(389 x 1178)	(548 x 699)	(548 x 978)	(548 x 1178)	(548 x 1398)	(548 x 1800)	(778 x 778)	(778 x 978)	(778 x 1178)	(778 x 1398)	(1138 x 699)	(1138 x 1178)
Finished frame dimension	in.	14 $\frac{1}{2}$ x 45 $\frac{1}{2}$	20 $\frac{1}{2}$ x 26 $\frac{1}{2}$	20 $\frac{1}{2}$ x 37 $\frac{1}{2}$	20 $\frac{1}{2}$ x 45 $\frac{1}{2}$	20 $\frac{1}{2}$ x 53 $\frac{1}{2}$	20 $\frac{1}{2}$ x 69 $\frac{1}{2}$	29 $\frac{1}{4}$ x 29 $\frac{1}{4}$	29 $\frac{1}{4}$ x 37 $\frac{1}{2}$	29 $\frac{1}{4}$ x 45 $\frac{1}{2}$	29 $\frac{1}{4}$ x 53 $\frac{1}{2}$	43 $\frac{1}{2}$ x 26 $\frac{1}{2}$	43 $\frac{1}{2}$ x 45 $\frac{1}{2}$
	mm	(368 x 1151)	(521 x 667)	(521 x 945)	(521 x 1145)	(521 x 1365)	(521 x 1767)	(751 x 745)	(751 x 945)	(751 x 1145)	(751 x 1365)	(1111 x 667)	(1111 x 1145)
Rough opening for EDL/EDW/EDM	in.	14 $\frac{1}{2}$ x 46 $\frac{1}{2}$	21 $\frac{1}{2}$ x 28	21 $\frac{1}{2}$ x 39	21 $\frac{1}{2}$ x 46 $\frac{1}{2}$	21 $\frac{1}{2}$ x 55 $\frac{1}{2}$	21 $\frac{1}{2}$ x 71 $\frac{1}{2}$	30 $\frac{3}{8}$ x 31 $\frac{1}{2}$	30 $\frac{3}{8}$ x 39	30 $\frac{3}{8}$ x 46 $\frac{1}{2}$	30 $\frac{3}{8}$ x 55 $\frac{1}{2}$	44 $\frac{1}{2}$ x 28	44 $\frac{1}{2}$ x 46 $\frac{1}{2}$
	mm	(368 x 1191)	(548 x 711)	(548 x 991)	(548 x 1191)	(548 x 1411)	(548 x 1813)	(775 x 791)	(775 x 991)	(775 x 1191)	(775 x 1411)	(1138 x 711)	(1138 x 1191)
Rough opening for ECX Flat Roof Curb	in.	N/A	21 $\frac{1}{2}$ x 34 $\frac{1}{2}$	21 $\frac{1}{2}$ x 46 $\frac{1}{2}$	21 $\frac{1}{2}$ x 54 $\frac{1}{2}$	21 $\frac{1}{2}$ x 63 $\frac{1}{2}$	21 $\frac{1}{2}$ x 80 $\frac{1}{2}$	N/A	30 $\frac{3}{8}$ x 46 $\frac{1}{2}$	30 $\frac{3}{8}$ x 54 $\frac{1}{2}$	30 $\frac{3}{8}$ x 63 $\frac{1}{2}$	44 $\frac{1}{2}$ x 34 $\frac{1}{2}$	44 $\frac{1}{2}$ x 54 $\frac{1}{2}$
	mm	N/A	(548 x 877)	(548 x 1172)	(548 x 1383)	(548 x 1615)	(548 x 2039)	N/A	(775 x 1172)	(775 x 1383)	(775 x 1615)	(1138 x 877)	(1138 x 1383)
Rough opening for EMX Flat Roof Curb	in.	N/A	21 $\frac{1}{2}$ x 30 $\frac{1}{2}$	21 $\frac{1}{2}$ x 41 $\frac{1}{2}$	21 $\frac{1}{2}$ x 49 $\frac{1}{2}$	21 $\frac{1}{2}$ x 58 $\frac{1}{2}$	21 $\frac{1}{2}$ x 74 $\frac{1}{2}$	N/A	30 $\frac{3}{8}$ x 41 $\frac{1}{2}$	30 $\frac{3}{8}$ x 49 $\frac{1}{2}$	30 $\frac{3}{8}$ x 58 $\frac{1}{2}$	44 $\frac{1}{2}$ x 30 $\frac{1}{2}$	44 $\frac{1}{2}$ x 49 $\frac{1}{2}$
	mm	N/A	(548 x 768)	(548 x 1051)	(548 x 1254)	(548 x 1477)	(548 x 1886)	N/A	(775 x 1051)	(775 x 1254)	(775 x 1477)	(1137 x 768)	(1138 x 1254)
Daylight area (glass)	in.	12 x 42 $\frac{1}{2}$	18 $\frac{1}{4}$ x 24 $\frac{1}{4}$	18 $\frac{1}{4}$ x 35 $\frac{1}{4}$	18 $\frac{1}{4}$ x 42 $\frac{1}{4}$	18 $\frac{1}{4}$ x 51 $\frac{1}{4}$	18 $\frac{1}{4}$ x 67 $\frac{1}{4}$	28 $\frac{1}{2}$ x 29 $\frac{1}{4}$	27 $\frac{1}{4}$ x 35 $\frac{1}{4}$	27 $\frac{1}{4}$ x 42 $\frac{1}{4}$	27 $\frac{1}{4}$ x 51 $\frac{1}{4}$	41 $\frac{1}{4}$ x 24 $\frac{1}{4}$	41 $\frac{1}{4}$ x 42 $\frac{1}{4}$
Daylight area	sq. ft.	3.58	3.04	4.43	5.42	6.52	8.52	5.23	6.64	8.12	9.78	6.92	12.36
Net weight (with temp. glass)	lbs.	37	30	38	46	52	65	42	51	59	66	54	80

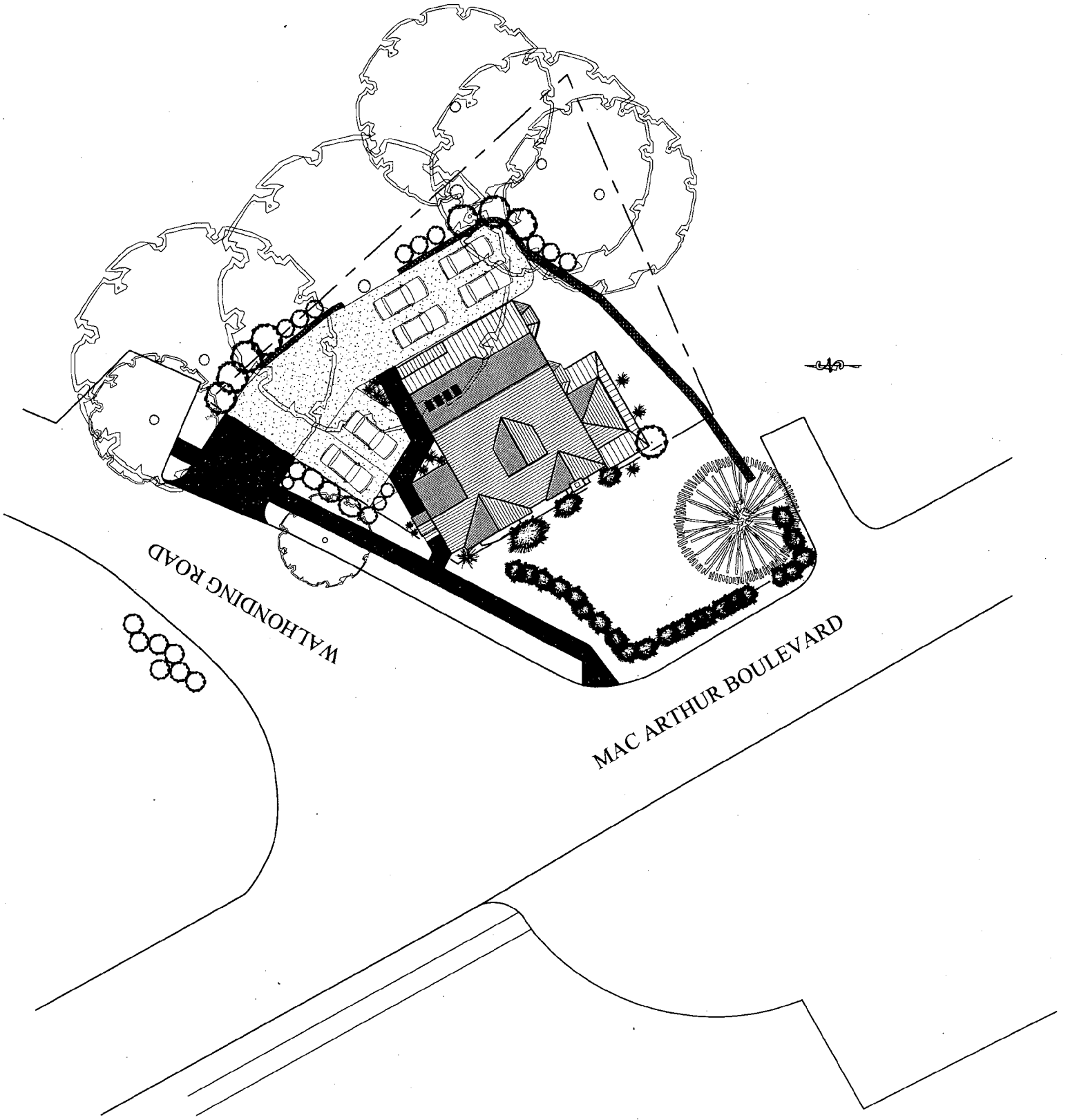
Note: Impact units should be specified as Type 0099 69.

Model QFS							
Outside frame	(w x h)	in.	23 $\frac{3}{16}$ x 23 $\frac{1}{2}$	23 $\frac{3}{16}$ x 46 $\frac{1}{2}$	30 $\frac{3}{8}$ x 30 $\frac{3}{8}$	30 $\frac{3}{8}$ x 46 $\frac{3}{8}$	47 $\frac{1}{16}$ x 46 $\frac{3}{8}$
		mm	(592 x 598)	(592 x 1178)	(778 x 778)	(778 x 1178)	(1201 x 1178)
Rough opening/ Finished framing	(w x h)	in.	22 $\frac{1}{2}$ x 22 $\frac{1}{2}$	22 $\frac{1}{2}$ x 45 $\frac{3}{16}$	29 $\frac{1}{4}$ x 29 $\frac{1}{4}$	29 $\frac{1}{4}$ x 45 $\frac{3}{16}$	46 $\frac{1}{2}$ x 45 $\frac{3}{16}$
		mm	(572 x 572)	(572 x 1150)	(756 x 751)	(756 x 1150)	(1181 x 1150)
Daylight area (glass)	(w x h)	in.	19 $\frac{1}{16}$ x 20 $\frac{1}{8}$	19 $\frac{1}{16}$ x 42 $\frac{3}{16}$	28 $\frac{1}{2}$ x 29 $\frac{1}{4}$	27 $\frac{1}{4}$ x 42 $\frac{1}{16}$	41 $\frac{3}{8}$ x 42 $\frac{1}{16}$
Daylight area	sq. ft.		2.78	5.94	5.32	8.12	12.35
Net weight (with temp. glass)	lbs.		29	48	34	53	95

Note: Impact units should be specified as Type 0099 69.

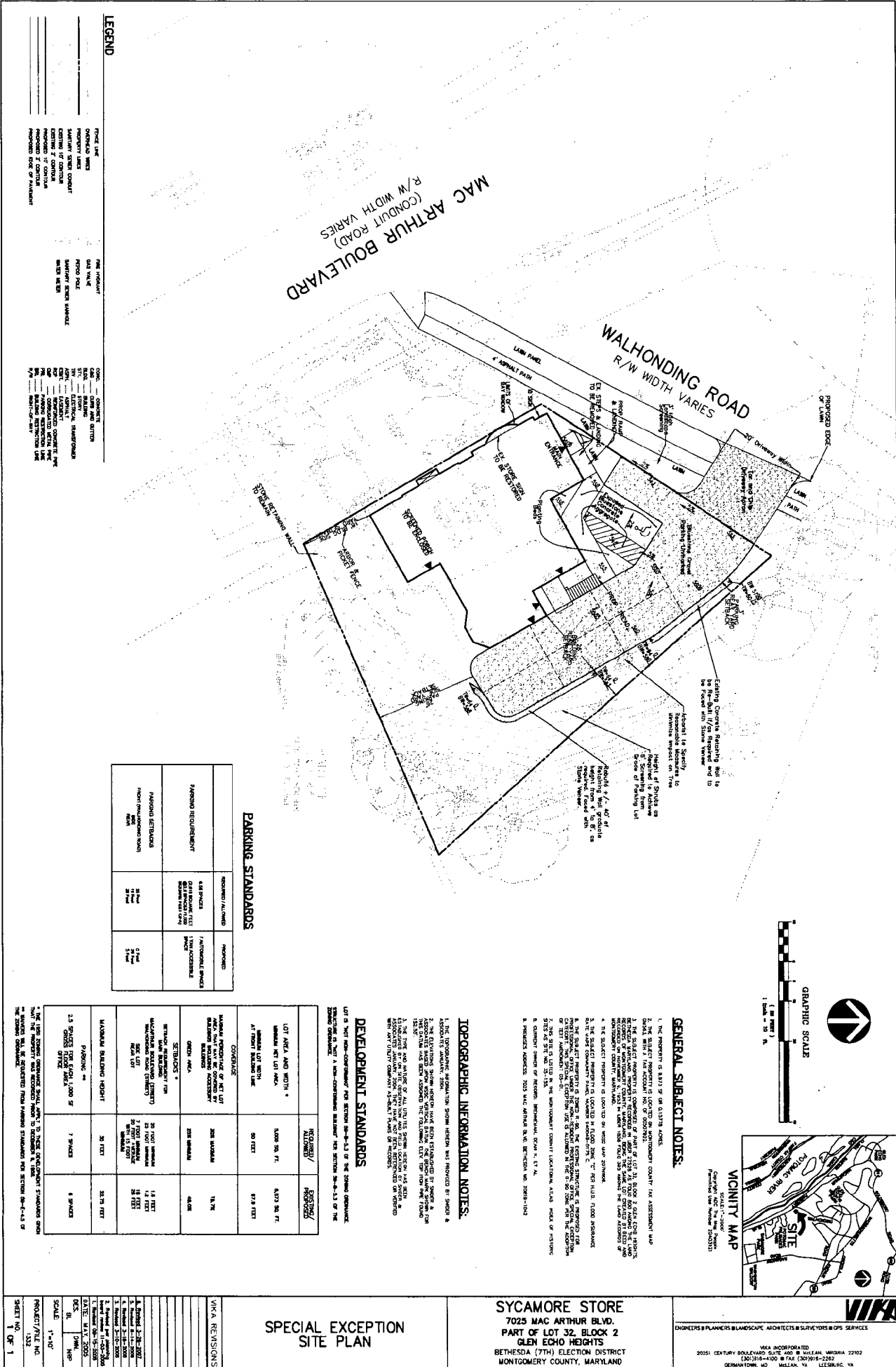
ARCHITECTURAL SPECIFICATIONS

Architectural specifications for VELUX products are available at www.VELUXUSA.com/specifications.



WALHONDING ROAD

MAC ARTHUR BOULEVARD



LEGEND

PROPOSED DRIVE	PROPOSED DRIVE
PROPOSED DRIVE	PROPOSED DRIVE
PROPOSED DRIVE	PROPOSED DRIVE
PROPOSED DRIVE	PROPOSED DRIVE
PROPOSED DRIVE	PROPOSED DRIVE
PROPOSED DRIVE	PROPOSED DRIVE
PROPOSED DRIVE	PROPOSED DRIVE
PROPOSED DRIVE	PROPOSED DRIVE
PROPOSED DRIVE	PROPOSED DRIVE
PROPOSED DRIVE	PROPOSED DRIVE

PARKING STANDARDS

PARKING REQUIREMENT	REQUIRED (MINIMUM)	PROPOSED
PARKING SPACES PER 1,000 SF	1.5 SPACES PER 1,000 SF	1.5 SPACES PER 1,000 SF
PARKING SETBACKS FROM (WALHONDING ROAD)	50 FEET	50 FEET

GENERAL SUBJECT NOTES:

1. THE PROPERTY IS 3,871 SF OR 0.1078 ACRES.
2. THE SUBJECT PROPERTY IS LOCATED IN THE DISTRICT OF COLLEGE PARK, MONTGOMERY COUNTY, MARYLAND.
3. THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A SYCAMORE STORE. THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A SYCAMORE STORE.
4. THE SUBJECT PROPERTY IS LOCATED ON WALHONDING ROAD.
5. THE SUBJECT PROPERTY IS LOCATED IN BLOCK 32, LOT 32.
6. THE SUBJECT PROPERTY IS ZONED R-100.
7. THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A SYCAMORE STORE.
8. THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A SYCAMORE STORE.
9. THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A SYCAMORE STORE.
10. THE SUBJECT PROPERTY IS CURRENTLY OCCUPIED BY A SYCAMORE STORE.

TOPOGRAPHIC INFORMATION NOTES:

1. THE TOPOGRAPHIC INFORMATION WAS PROVIDED BY SHEDS & SHEDS.
2. THE TOPOGRAPHIC INFORMATION WAS PROVIDED BY SHEDS & SHEDS.
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DEVELOPMENT STANDARDS

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10. THE DEVELOPMENT STANDARDS FOR THIS PROJECT ARE AS FOLLOWS:

COVERAGE

MINIMUM COVERAGE OF NET LOT AREA INCLUDING ACCESSORY USES	25% MINIMUM
MINIMUM COVERAGE OF NET LOT AREA INCLUDING ACCESSORY USES	25% MINIMUM
MINIMUM COVERAGE OF NET LOT AREA INCLUDING ACCESSORY USES	25% MINIMUM
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MINIMUM COVERAGE OF NET LOT AREA INCLUDING ACCESSORY USES	25% MINIMUM
MINIMUM COVERAGE OF NET LOT AREA INCLUDING ACCESSORY USES	25% MINIMUM

MAXIMUM BUILDING HEIGHT

PARKING	30 FEET	30 FEET
PARKING	30 FEET	30 FEET
PARKING	30 FEET	30 FEET
PARKING	30 FEET	30 FEET
PARKING	30 FEET	30 FEET
PARKING	30 FEET	30 FEET
PARKING	30 FEET	30 FEET
PARKING	30 FEET	30 FEET
PARKING	30 FEET	30 FEET
PARKING	30 FEET	30 FEET

SYCAMORE STORE

7025 MAC ARTHUR BLVD.
PART OF 1.07 ACRES, BLOCK 2
LOT 32
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

VIA REVISIONS

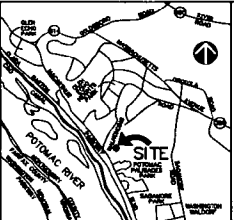
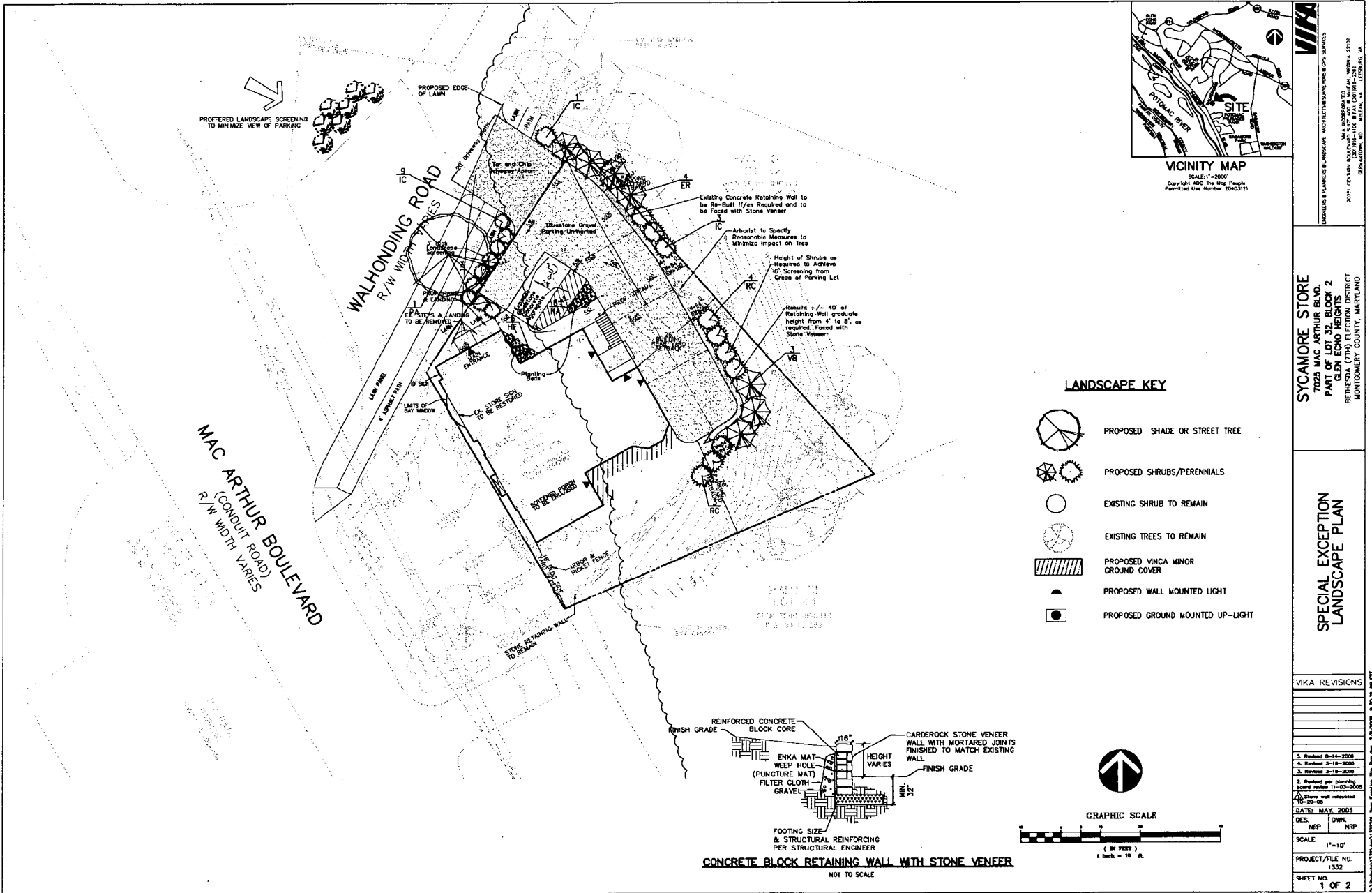
NO.	DATE	DESCRIPTION
1	11/25/2009	ISSUE FOR PERMITS
2	12/15/2009	REVISIONS TO PERMITS
3	01/15/2010	REVISIONS TO PERMITS
4	02/15/2010	REVISIONS TO PERMITS
5	03/15/2010	REVISIONS TO PERMITS
6	04/15/2010	REVISIONS TO PERMITS
7	05/15/2010	REVISIONS TO PERMITS
8	06/15/2010	REVISIONS TO PERMITS
9	07/15/2010	REVISIONS TO PERMITS
10	08/15/2010	REVISIONS TO PERMITS

SPECIAL EXCEPTION SITE PLAN

VIA INCORPORATED
2015 CENTURY BULLCROSS SUITE 400 B WHELAN, WOODBRIDGE 22092
(301)915-4100 # FAX (301)915-2282
GERMANTOWN, MD MELLAN, VA LEESBURG, VA

PROJECT/FIELD NO.

1332
SHEET NO. OF 1



VKA
GEORGE F. VANDEBEEK, ARCHITECT & LANDSCAPE ARCHITECTS
100 W. WASHINGTON ST., SUITE 200
BETHESDA, MD 20814
301.291.1100

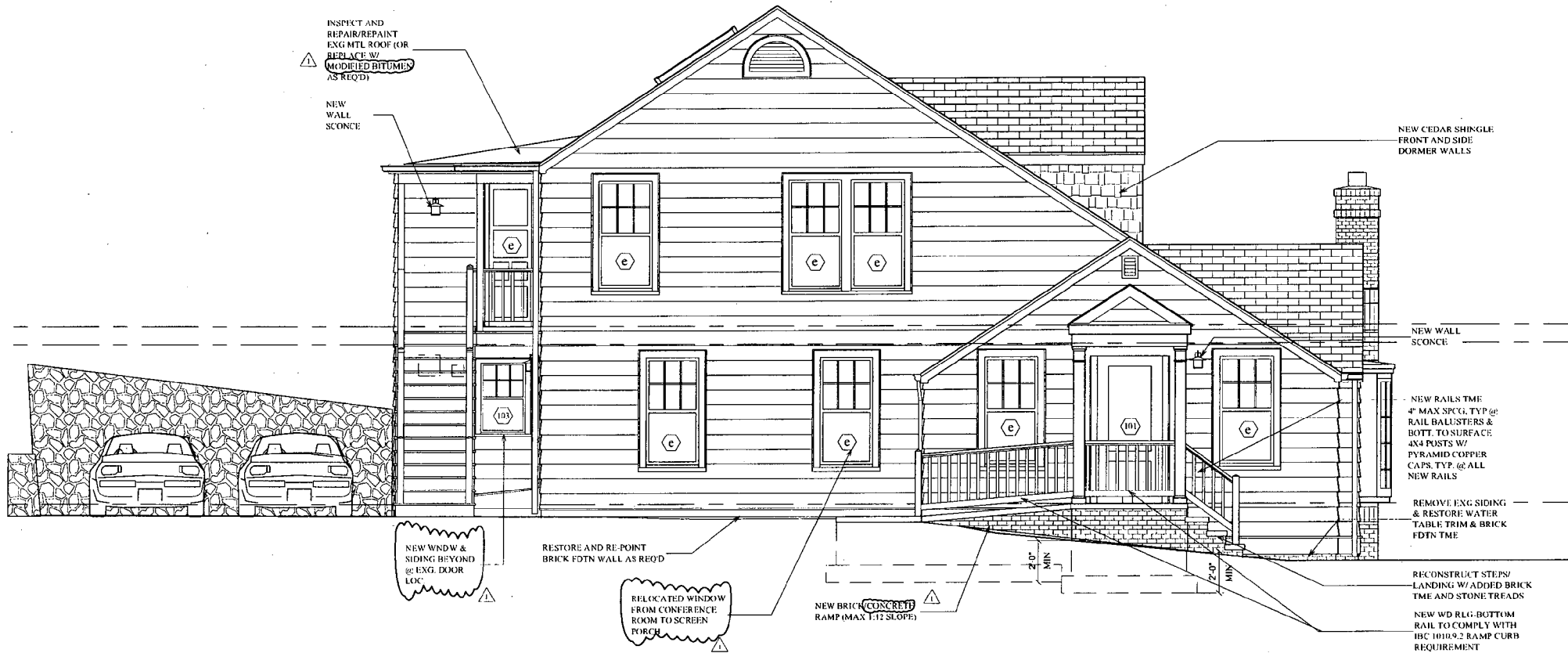
SYCAMORE STORE
7025 MAC ARTHUR BLVD.
PART OF LOT 22, BLOCK 2
BETHESDA (TBA) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

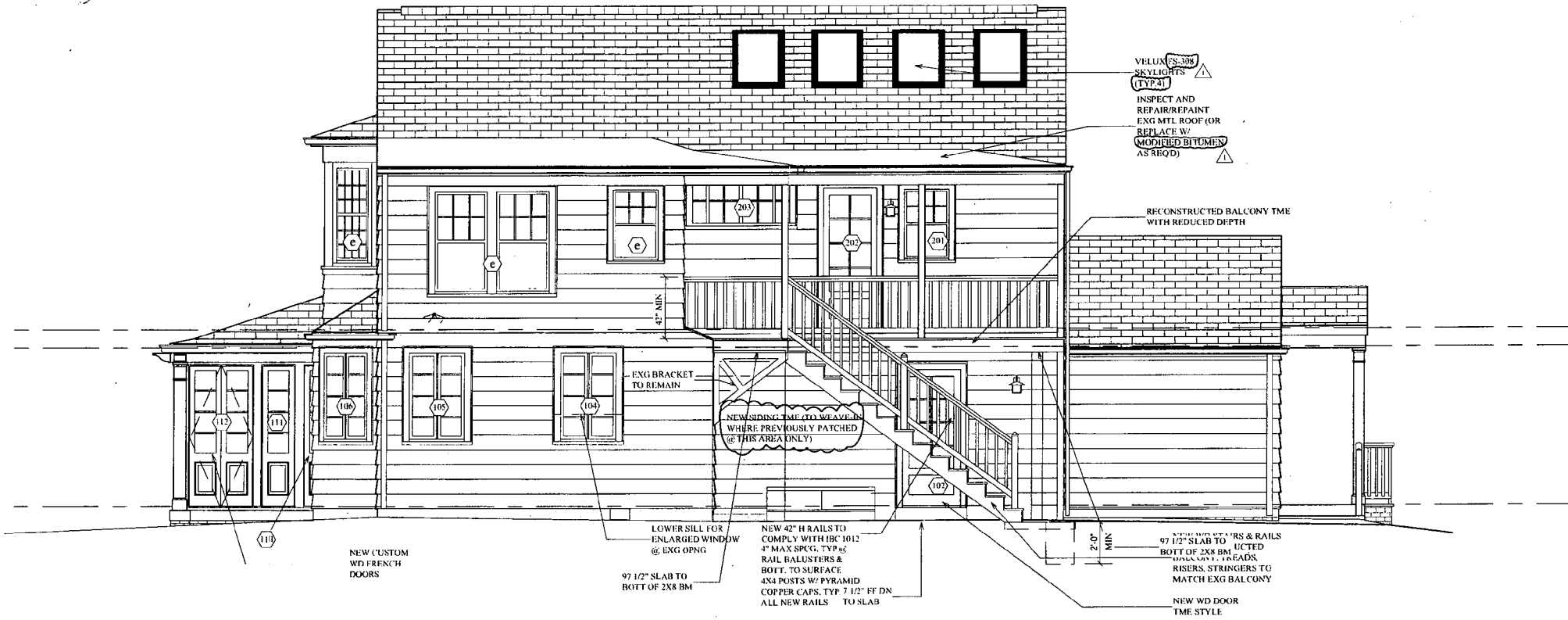
SPECIAL EXCEPTION LANDSCAPE PLAN

VKA REVISIONS

NO.	DATE	DESCRIPTION
1	05-11-05	ISSUED FOR PERMIT
2	05-11-05	REVISIONS TO PERMIT
3	05-11-05	REVISIONS TO PERMIT
4	05-11-05	REVISIONS TO PERMIT
5	05-11-05	REVISIONS TO PERMIT

DATE: MAY 2005
DES. DWN. NRP
SCALE: 1"=10'
PROJECT/FILE NO. 1332
SHEET NO. 1 OF 2





VELUX (FS-308) SKYLIGHTS (TYP.)
 INSPECT AND REPAIR/REPAINT EXG MTL ROOF (OR REPLACE W/ MODIFIED BITUMEN AS REQD)

RECONSTRUCTED BALCONY TME WITH REDUCED DEPTH

NEW SIDING TME TO WEAVE IN WHERE PREVIOUSLY PATCHED @ THIS AREA ONLY

EXG BRACKET TO REMAIN

LOWER SILL FOR ENLARGED WINDOW @ EXG OPNG

97 1/2" SLAB TO BOTT OF 2X8 BM

NEW 42" H RAILS TO COMPLY WITH IBC 1012 4" MAX SPG. TYP @ RAIL BALUSTERS & BOTT. TO SURFACE 4X4 POSTS W/ PYRAMID COPPER CAPS. TYP 7 1/2" FF DN ALL NEW RAILS TO SLAB

2'-0" MIN

STEEL BRACKETS & RAILS 97 1/2" SLAB TO BOTT OF 2X8 BM UNCTED 2X4 @ 12" LEADS RISERS, STRINGERS TO MATCH EXG BALCONY

NEW WD DOOR TME STYLE

NEW CUSTOM WD FRENCH DOORS

(110)

(112)

(111)

(106)

(105)

(104)

4" MIN

(203)

(202)

(201)

(107)

(e)

(e)

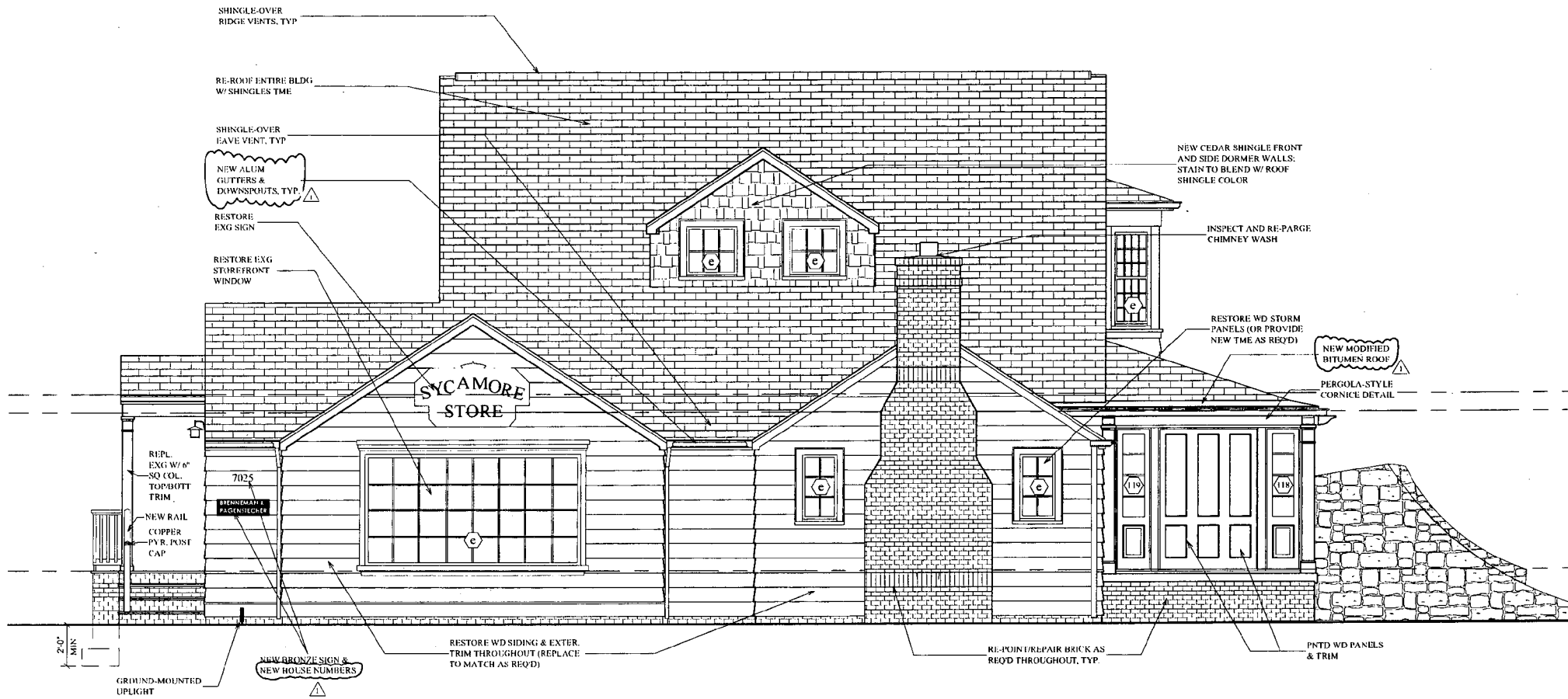
(e)

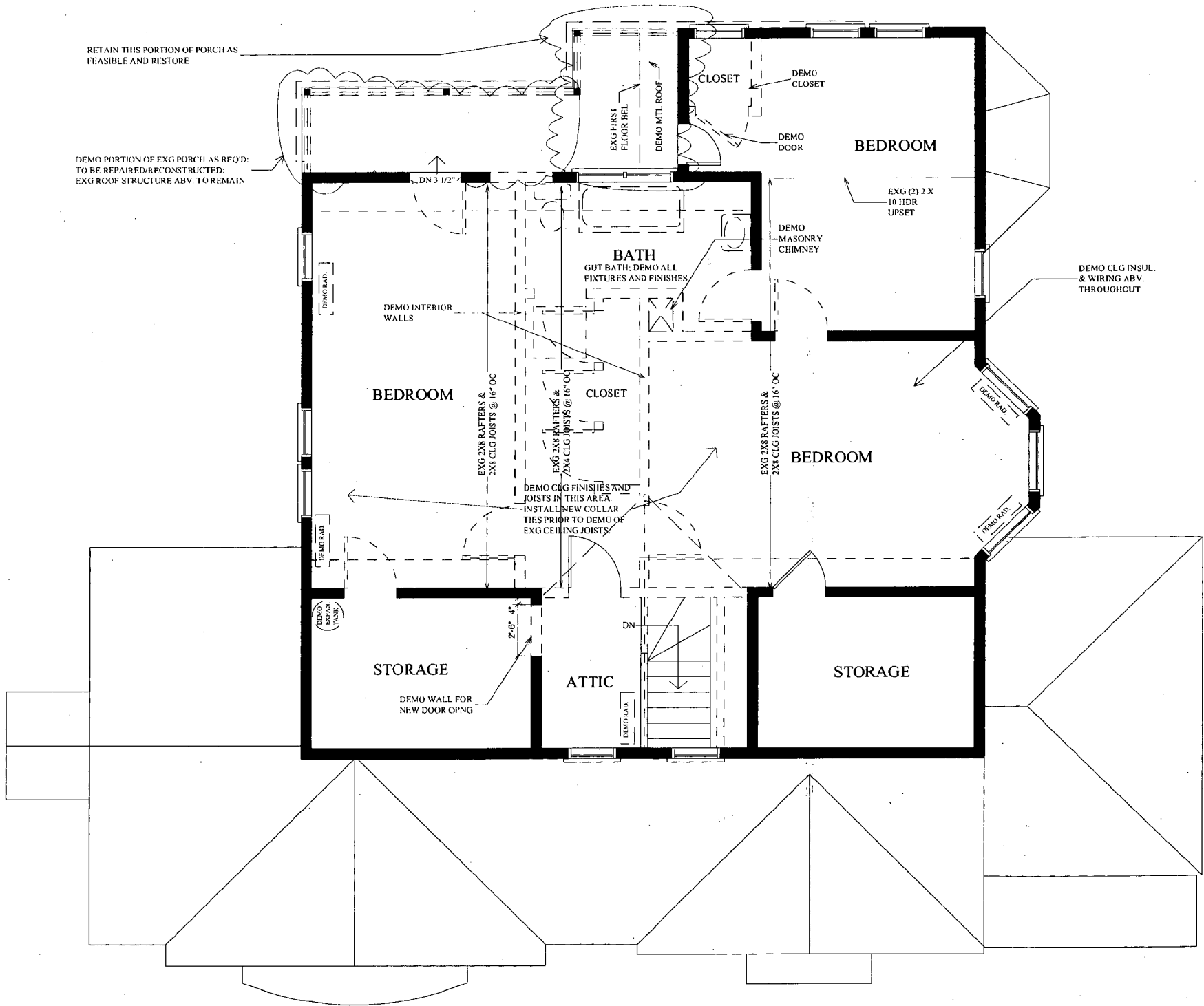
(1)

(1)

(1)

(1)





RETAIN THIS PORTION OF PORCH AS FEASIBLE AND RESTORE

DEMO PORTION OF EXG PORCH AS REQ'D TO BE REPAIRED/RECONSTRUCTED. EXG ROOF STRUCTURE ABV. TO REMAIN

EXG FIRST FLOOR BEL
DEMO MTL ROOF

CLOSET
DEMO CLOSET
DEMO DOOR

BEDROOM

EXG (2) 2 X 10 HDR UPSET

DEMO CLG INSUL. & WIRING ABV. THROUGHOUT

BATH
GUT BATH; DEMO ALL FIXTURES AND FINISHES

DEMO MASONRY CHIMNEY

DEMO INTERIOR WALLS

BEDROOM

CLOSET

BEDROOM

EXG 2X8 RAFTERS & 2X8 CLG JOISTS @ 16" OC

EXG 2X8 RAFTERS & 2X8 CLG JOISTS @ 16" OC

EXG 2X8 RAFTERS & 2X8 CLG JOISTS @ 16" OC

DEMO CLG FINISHES AND JOISTS IN THIS AREA. INSTALL NEW COLLAR TIES PRIOR TO DEMO OF EXG CEILING JOISTS

DEMO PAN FAN

STORAGE

ATTIC

STORAGE

DEMO WALL FOR NEW DOOR OPNG

DN

2'-6" 4"

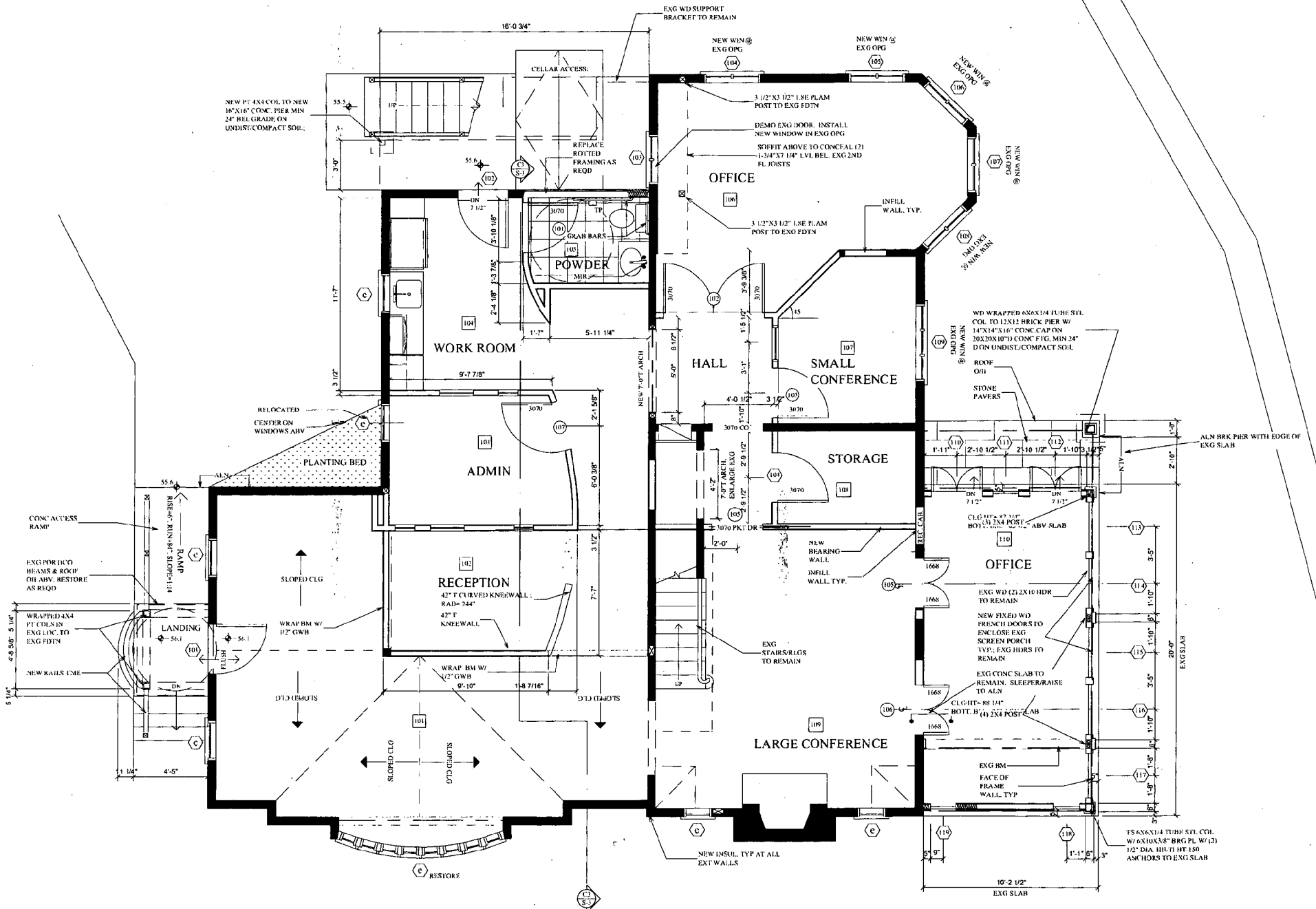
DEMO BRAD

DEMO BRAD

DEMO BRAD

DEMO BRAD

DN 3 1/2"



NEW PT 4X4 COL TO NEW
18"x18" CONC. PIER MIN
2" BEL GRADE ON
UNDIST./COMPACT SOIL.

EXG WD SUPPORT
BRACKET TO REMAIN

CELLAR ACCESS

REPLACE
ROOTED
FRAMING AS
REQD

OFFICE

POWDER

WORK ROOM

HALL

SMALL
CONFERENCE

ADMIN

STORAGE

RECEPTION

LARGE CONFERENCE

LANDING

OFFICE

RESTORE

CONC. ACCESS
RAMP

SLOPED CLG

WRAP BM W/
1/2" GWB

42" F CURVED KNEEWALL,
RAD= 244"

42" F
KNEEWALL

WRAP BM W/
1/2" GWB

SLOPED CLG

EXG STAIRS/RIGS
TO REMAIN

EXG WD (2) 2X10 HDR
TO REMAIN

NEW FIXED WD
FRENCH DOORS TO
ENCLOSE EXG
SCREEN PORCH
TYP; EXG HURS TO
REMAIN

EXG CONC SLAB TO
REMAIN. SLEEPER/RAISE
TO ALN

CLGHT= 88 1/4"
BOTT. H (4) 2X4 POST/SLAB

EXG HM
FACE OF
FRAME
WALL TYP

T/S 6X6X14 TUBE STEEL COL
W/ 6X10X8" BRG PL W/ (2)
1/2" DIA. HLT. H/L SO
AN CHORS TO ENG SLAB

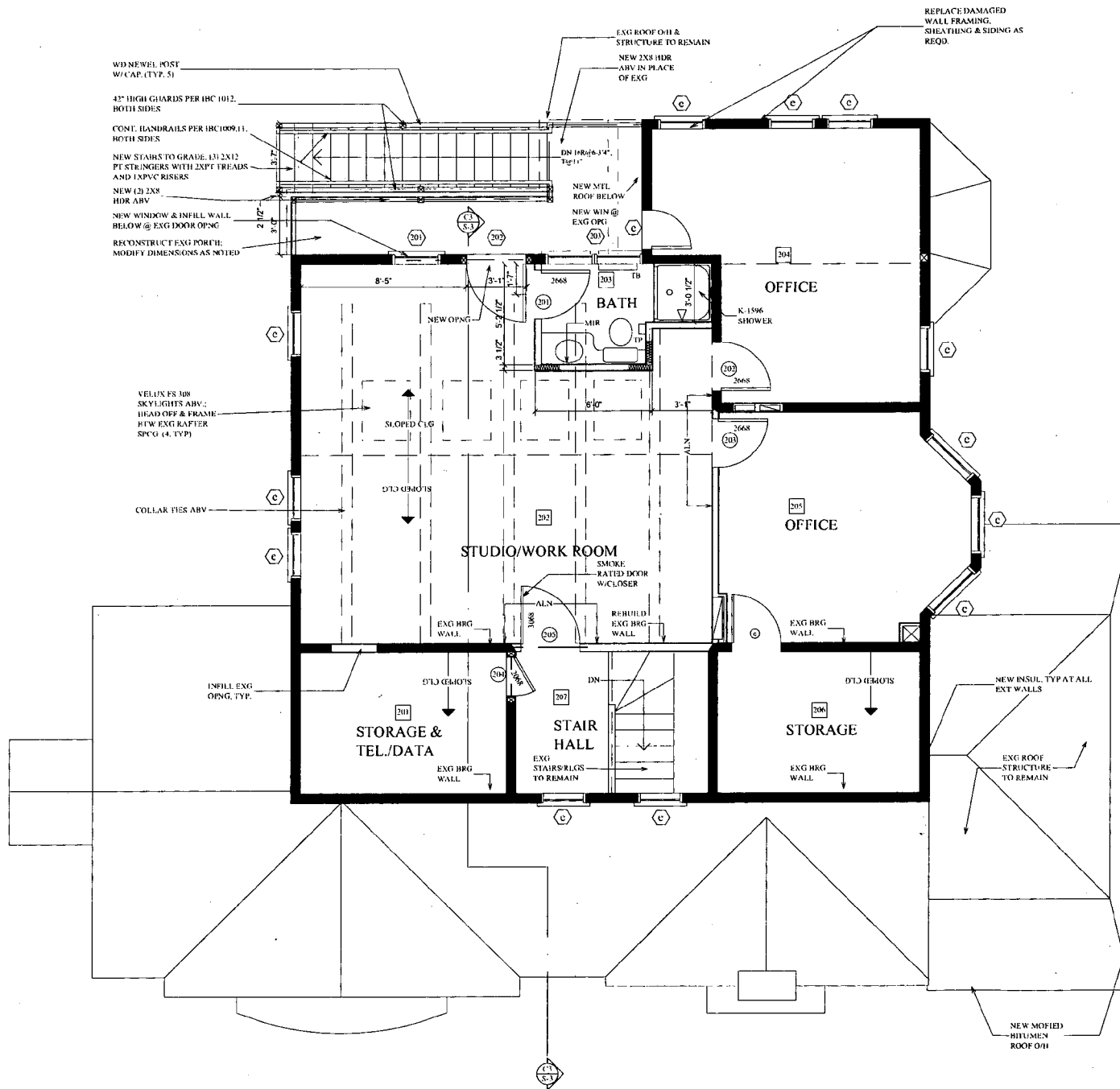
WD WRAPPED 6X6X14 TUBE STEEL
COL TO 12X12 BRICK PIER W/
8"X8"X16" CONC. CAP ON
20X20X10" CONC. FTG. MIN 3"
DN UNDIST./COMPACT SOIL

ROOF
OFF
STONE
PAVERS

ALN BRK PIER WITH EDGE OF
ENG SLAB

ENG SLAB

10' 2 1/2"
ENG SLAB



**PROFESSIONAL CERTIFICATION:
ARCHITECTURAL**
I certify that these documents were prepared or approved by me, and that I am a duly Licensed Architect under the laws of the State of Maryland, License Number: 6934-A.
Expiration Date: 01/30/2010

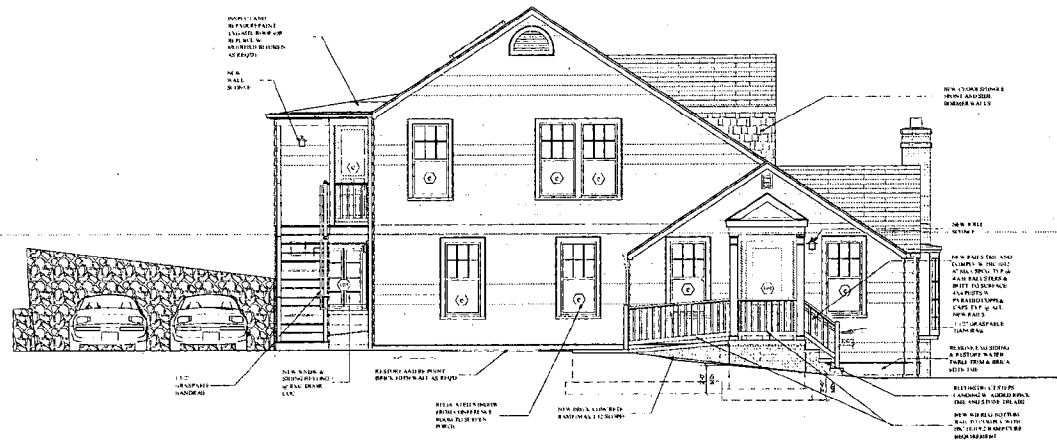
APPROVED BY:
SEAL & SIGNATURE
DATE: _____

**BRENNEMAN &
PAIGENSRECHER**
ARCHITECTS
1100 W. WASHINGTON BLVD. SUITE 200
BETHESDA, MD 20814
TEL: 301-461-1100
WWW.BRENNEMANPAIGENSRECHER.COM

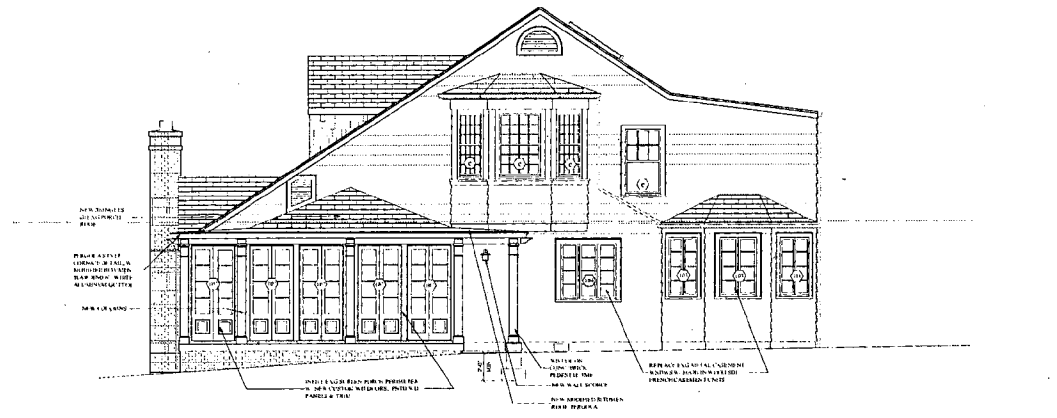
SYCAMORE STORE
7025 MACARTHUR BLVD
BETHESDA, MD 20816

LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
HAMP APPLICATION 02/23/07
PROJECT NO. 121110000122/01
PERMIT SET REVISED 12/16/09
PROVIDED 12/16/09

SHEET NUMBER
A-8



B3
A-8
LEFT SIDE ELEVATION
1/4" = 1'-0"



D3
A-8
RIGHT SIDE ELEVATION
1/4" = 1'-0"

PROFESSIONAL CERTIFICATION:
ARCHITECTURAL
 I certify that these documents were prepared or approved by me, and that I am a duly Licensed Architect under the laws of the State of Maryland, License Number: 6934-A, Expiration Date: 01.30.2010

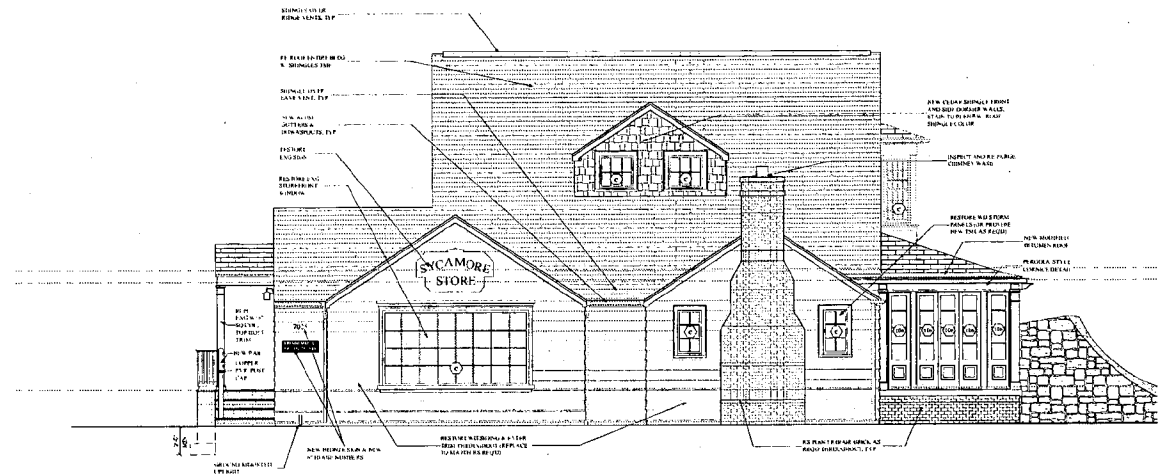
APPROVED WHEN
 AS SHOWN & SIGNED
 G. BRENNEMAN & PAGES ARCHITECTURE, P.C.

BRENNEMAN & PAGES ARCHITECTURE
 ARCHITECTS
 1000 W. WASHINGTON BLVD., SUITE 200
 BETHESDA, MARYLAND 20814
 TEL: 301.462.1100
 FAX: 301.462.1101
 WWW.BRENNEMANPAGES.COM

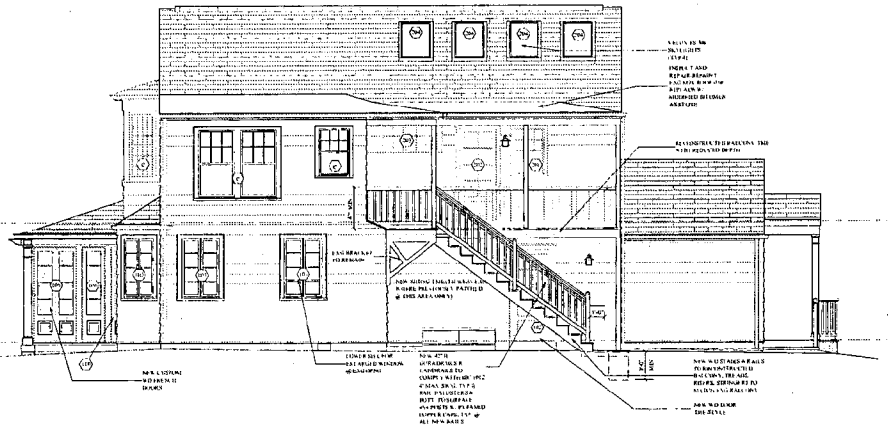
SYCAMORE STORE
 7025 MACARTHUR BLVD
 BETHESDA, MD 20816

FRONT ELEVATION
 REAR ELEVATION
 DRAWN: J. L. [unreadable]
 CHECKED: J. L. [unreadable]
 PROJECT: SYCAMORE STORE
 SHEET: A-7

SHEET NUMBER
A-7



B3
A-7
FRONT ELEVATION
 1/4" = 1'-0"



D3
A-7
REAR ELEVATION
 1/4" = 1'-0"

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7025 MacArthur Blvd, Bethesda	Meeting Date:	8/15/2007
Applicant:	Brenneman & Pagenstecher (Dean Brenneman, Agent)	Report Date:	8/08/2007
Resource:	Master Plan Site #35/155 Sycamore Store	Public Notice:	8/01/2007
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/155-07A	Staff:	Michele Oaks
Proposal: Adaptive Reuse of Store/Landscape Alterations			

STAFF RECOMMENDATION: Staff is recommending that the Commission approve this HAWP application with the conditions that:

- A tree protection plan will be prepared by a certified arborist, submitted to HPC staff and implemented prior to any work beginning on the property.
- The approved new, windows and doors will be fabricated of painted wood.
- The applicants will utilize simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
- Proposed wood picket fence to be installed along the Southern corner of the property will not exceed 4' in height. The fence will be painted or stained. The design of the picket fence will be reviewed and approved by staff prior to installation.

BACKGROUND:

The subject proposal was reviewed by the Historic Preservation Commission as a preliminary Consultation in October 2005. The applicant was seeking preliminary approval from the Commission as documentation for his Board of Appeals Special Exception case. The Commission unanimously supported the project and forwarded a letter of support to the Planning Board (see letter on page **15**)

The Board of Appeals has supported the applicant's Special Exception Request (see opinion beginning on page and is before the Commission with this Historic Area Work Permit application seeking approval of his proposal.

PROJECT DESCRIPTION:

SIGNIFICANCE: Master Plan Site # 35/155, Sycamore Store
STYLE: Vernacular
DATE: c1919

The Sycamore Store is significant for representing the development of the Glen Echo Heights area. The structure is the last vestige of a commercial intersection that thrived from about 1892, when the Baltzley brothers established a nearby store until 1995, when the Sycamore Store closed.

The resource is significant for representing the summer resort history of the Potomac River valley in Montgomery County. The store was operated by members of the Sycamore Island Club, a private club for outdoor enthusiasts located within walking distance. High Johnston, Captain of Sycamore Island Club, opened the store about 1920.

Located at the one-one terminus of the Glen Echo Railroad, known as Sycamore Junction, the store has a close relationship with the streetcar. Even after the streetcar line was extended to Glen Echo, the trolley continued to stop at the Sycamore Store. The store was located across Walhonding Road from the stone car barn and power house.

The Sycamore Store is an established and familiar visual feature of the Glen Echo Heights neighborhood. Built as a bungalow-type residence about 1916, the structure was converted into a store about 1920, and was expanded with a front addition by the early 1930s.

PROPOSAL:

The applicant is proposing to:

Structure

General

- Repair and replace, as needed, the existing wood siding and trim.
- Repair and rehabilitate existing windows where not noted below to replace.
- Remove existing cedar shingles on building and replace with new cedar shingles, stain the shingles to match the roof shingle color.
- Re-roof entire building with shingles to match existing.
- Install new copper gutters and downspouts.
- Install new, wall sconces to illuminate entrances
- Rehabilitate most of the existing windows except where noted below.

Front Elevation

- Restore the historic "Sycamore Store" sign.
- Install a new bronze sign underneath the "house numbers" on the front façade of the building, which will read "Brenneman & Pagenstecher".
- Install a ground-mounted light to illuminate the new, bronze sign.
- Re-parge chimney.
- Install a new, copper railing at entrance.
- Replace existing 6" square column at entrance
- Replace screen panels in right side extension with wood windows and panels. The extension will be finished with a copper roof to convert this addition into a sunroom and useable interior space.

Left Side Elevation

- Reconstruct rear steps and landing
- Construct a new, brick and flagstone handicapped ramp
- Remove the existing electrical service mast and all other exposed electrical, TV & telephone wiring from building façade.
- Remove security grills from windows
- Replace 6/1 window at second story entrance with a painted 6/1, SDL wood window
- Replace a wood side entry door

Right Side Elevation

- Replace a wood column on concrete/brick pedestal to match existing
- Replace the existing metal casement windows with painted, wood, SDL French casement windows.

Rear Elevation

- Install 6 skylights on the rear roof slope
- Construct a new staircase and reconstruct balcony
- Inspect and repair or replace metal roof

- Enlarge one, of the existing two, lower window openings and install, new wood, casement windows
- Install a new, painted, wood door and painted wood, casement and 6/1 window under the second story covered porch
- Install a new, painted wood French door replacement on the first floor

Landscape

- Remove the non-contributing garage and several concrete pads surrounding the building.
- Install a seven-car, bluestone, gravel parking lot in the approximate location of the existing gravel parking lot. This will locate the parking secondary to the main façade of the historic structure.
- Construct a 20' wide tar and chip driveway apron, as required by County code, to provide the access into the parking lot.
- Install a bluestone, exposed aggregate concrete sidewalk and handicapped accessible parking to match the gravel parking material.
- Rebuild existing concrete retaining walls located at the rear of the property and face it with a stone veneer.
- Develop a tree protection plan by a certified arborist and conform to the specifications outlined in the Special Exception. The plan will specify reasonable measures to minimize the construction impact to the 36" Sycamore tree.
- Install shrubs and planting beds.
- Install an arbor and picket fence enclosing the point of entry from the screen porch to the stone retaining wall along the southern corner of the property.

APPLICABLE GUIDELINES:

When reviewing alterations to the landscape of properties individually designated on the *Master Plan for Historic Preservation*, two main documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

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

Secretary of the Interior's Standards for Rehabilitation:

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.

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

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 proportions, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION:

The applicant should be commended for their thoughtful proposal, which preserves the exterior fabric of this store, while adapting it into a new use. Much of the project is potentially eligible for the County tax credit program.

The exterior of the building is being rehabilitated intact with only three minor changes; glazing in a screened porch, constructing an exterior stair on the rear elevation, and installing six (6) skylights on the rear roof slope (not visible from MacArthur). Additionally, the project will include the rehabilitation of the historic illuminated sign, and the existing stone retaining walls.

In terms of landscape modifications, the applicant is proposing the most minimal amount of impermeable surface possible on the site (19.7%), while protecting the contributing environmental resources and landscape features. Additionally, the proposed parking lot is being retained in its original location at the rear of the building, albeit slightly larger than the original. However, it will continue to be secondary to the main façade of the historic structure. This, in staff's mind, is consistent with the guidelines, as it is protecting the visual integrity of the property's principal front façade, which faces MacArthur Boulevard, and the new use is only requiring minimal changes to the spatial relationship of the property.

The subject proposal with the above-recommended conditions meets the *Montgomery County Code Chapter 24A* and *Secretary of the Interior's Standard's for Rehabilitation*. Staff is recommending approval with the above standard conditions.

STAFF RECOMMENDATION:

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

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

Owner's mailing address

Brenneman, Dean K. ET AL
10605 Concord street, suite 1
Kensington, MD. 20895

Owner's Agent's mailing address

Dean K. Brenneman
5807 Massachusetts Ave
Bethesda MD 20816

Adjacent and confronting Property Owners mailing addresses

Mohican Swimming Pool Assoc.
P.O. Box 666
Glen Echo Maryland 20812

Robert & Margaret Hazen
7021 MacArthur Blvd.
Bethesda, MD 20816

U.S. Army Corp, USA
Baltimore District
5900 MacArthur Blvd.
Washington DC 20016

Billy & Lori Viers
6540 Walkonding Rd
Bethesda Md 20816



**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
(240) 777-6600

www.montgomerycountymd.gov/content/council/boa/board.asp

Case No. S-2651

PETITION OF BRENNEMAN AND PAGENSTECHER, INC.

ERRATA STATEMENT

The Board of Appeals Opinion, for the above-captioned case, dated June 22, 2007, contained inadvertent errors that need to be corrected. This errata statement is incorporated into the Opinion and reflects the following corrections and clarifications:

On page 2, in the first, full paragraph the third sentence should read:

"After careful consideration and review of the record, the Board adopts the Hearing Examiner's Report and Recommendation and grants the special exception and parking waivers subject to the following conditions, with additional conditions inserted as Conditions Nos. 14 and 16, and the requirement in Condition No. 7 that the Board receive a copy of the Tree Save Plan:"

Condition No. 16 should read:

"The Special Exception Holder shall inform the Board of the issuance date for its Certificate for Use and Occupancy for the special exception. The Board will hold a review hearing on the special exception within one year of that date. The Board hereby reserves the right to revise the terms and conditions of approval of the special exception if it finds that the review hearing reveals violations of the special exception."

Allison S. Fultz

Allison Ishihara Fultz
Chair, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland.
this 2nd day of July, 2007.

Katherine Freeman

Katherine Freeman
Executive Director

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for
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Case No. S-2651

PETITION OF BRENNEMAN AND PAGENSTECHER, INC.

OPINION OF THE BOARD

(Opinion Adopted June 13, 2007)
(Effective Date of Opinion: June 22, 2007)

Case No. S-2651 is an application, pursuant to Section 59-G-2.38 of the Zoning Ordinance, to permit a non-resident professional office (architect's). The petition also requests waivers from a number of parking regulations pursuant to Section 59-E-4.5

The subject property is Lot 32, Block 2, Glen Echo Heights Subdivision, located at 7025 Mac Arthur Boulevard, Bethesda, Maryland, 20816, in the R-90 Zone.

The Hearing Examiner for Montgomery County held a public hearing on the application on November 4, 2005, April 10, 2006, May 12, 2006, May 19, 2006 and November 17, 2006, closed the record in the case on April 6, 2007, and on May 7, 2007 issued a Report and Recommendation for approval of the special exception.

Decision of the Board: Special Exception **Granted** Subject to Conditions Enumerated Below.

The Board of Appeals considered the Hearing Examiner's Report and Recommendation at its Worksession on June 13, 2007, and thanks the Hearing Examiner for a thorough and thoughtful analysis of complex legal questions and a voluminous factual record. The Board also had before it a request for Oral Argument from Norman G. Knopf, Esquire, on behalf of Norma Danis Speigel, Ronald Nessen and John Juenemann. Jody S. Kline, Esquire filed a request, in the event that the Board granted Oral Argument, to present argument on the

subject of Condition No. 12 in the Hearing Examiner's Report and Recommendation.

The Board believes that the Hearing Examiner has thoroughly analyzed the facts and legal issues in the case and that the parties have vigorously argued their positions. The Board finds therefore that it does not need further argument to inform its decision and that the requests for oral argument should be denied. After careful consideration and review of the record, the Board adopts the Hearing Examiner's Report and Recommendation and grants the special exception and parking waivers subject to the following conditions, with an additional condition inserted at No. 14, and the requirement in Condition No. 7 that the Board receive a copy of the Tree Save Plan:

1. Petitioner shall be bound by all of its testimony and exhibits of record, and by the testimony of its witnesses and representations of counsel identified in the Hearing Examiner's report and in the opinion the Board.
2. Petitioner shall limit parking spaces on site to eight, and these spaces must be screened as shown on the revised Landscape Plan (Exhibit 127(b)). Parking on the site shall be conducted in accordance with the Consolidated Statement of Operations (Exhibit 166).
3. Petitioner shall limit the use to seven (7) employees stationed on the subject site.
4. Primary hours of business operation shall be from 7:00 a.m. to 5:30 p.m. daily, Monday through Friday. Extended Visitor hours until 7:00 p.m., Tuesday and Thursday evenings. Visitor and Staff Flex hours are permitted as noted below:
 - a. Visitors
 - i. No clients or other visitors allowed on weekends, or at any other time outside of Primary and Extended Visitor hours.
 - ii. Client visits limited to five (5) per week. Client visits to be logged and reserved for DPS inspection purposes.
 - iii. No company trucks or vans allowed visiting outside of the primary business hours (7:00 a.m. to 5:30 p.m. daily).
 - iv. No construction materials allowed to be delivered, received or stored at any time.
 - b. Staff Flex hours
 - i. Two (2) staff members, maximum, present between the hours of 5:30 a.m. to 7:00 a.m., Monday through Friday.
 - ii. Four (4) staff members, maximum, present between the hours of 5:30 p.m. to 7:00 p.m., Monday through Friday.

- iii. Two (2) staff members, maximum, present between the hours of 7:00 p.m. to 9:00 p.m., Monday through Friday.
 - iv. Two (2) staff members, maximum, present between the hours of 10:00 a.m. to 4:00 p.m., Saturday and Sunday.
 - v. No staff members allowed at any other time outside of Primary and Flex Staff hours.
5. Parking area landscape screening must be maintained. Hedges located along Walhonding Road must be maintained at a height of 3 feet to 3½ feet to avoid interference with the line of sight of motorists exiting the site's driveway. In the event that landscape screening is removed from an adjacent property, that when in place effectively screened the petitioner's parking area, screening must be replaced on the petitioner's property by modification to the approved special exception.
6. Because the subject site has been designated in the Master Plan for Historic Preservation, approval of the Historic Preservation Commission and issuance of an Historic Area Work Permit must be obtained before any exterior changes to the site may be made.
7. Petitioner must prepare a Tree Save Plan and submit it to M-NCPPC Environmental Planning staff prior to issuance of sediment and erosion control permits. This plan must be prepared by an ISA certified arborist and demonstrate full compliance with the requirements of Forest Conservation Law Section 22A-12. The Plan shall make every effort to preserve two-thirds of the critical root zone of the 36" caliper Sycamore tree. A copy of this plan shall be submitted to the Board of Appeals.
8. Petitioner shall limit the site's office, professional nonresidential, floor space, as defined in Zoning Ordinance §59-E-3.7, to 2,802 square feet. Petitioner shall provide 8 parking spaces on site, including 1 handicapped accessible space, with appropriate signage, and 1 visitor- priority space, with a sign so designating.
9. If there is any event which would require parking in excess of that provided in the on-site facility, Petitioner shall make a specific arrangement to handle it as provided in the Parking Management Plan contained in the Consolidated Statement of Operations.
10. Petitioner is prohibited from using the public parking lot on the west side of MacArthur Boulevard, directly across from the Sycamore Store, for employees or construction contractors at any time and for visitors on weekends. It may be used for occasional weekday visitors, as long as the County chooses not to

post signs prohibiting the lot's use in this fashion. "Occasional" for this purpose means no more than one or two cars, once or twice a week.

11. Petitioner is prohibited from bringing construction equipment and heavy trucks into the on-site parking facility or on Walhonding Road or in the public lot across MacArthur Boulevard at any time once Petitioner's office is operational; however, such equipment may be brought on site to complete the renovation of the Sycamore Store and the site.
12. The non-architectural part of Petitioner's firm (*i.e.*, the building contractor business) may not operate out of the Sycamore store. Peter Pagenstecher or his successor may have an office in the Sycamore Store solely to conduct his overall management role for the firm, but he may not conduct his building contractor business there. The administrative employees of the firm may conduct their activities, which are ancillary to that which would be expected in an architectural office, at the Sycamore Store, even though those activities may be interwoven with some administration of the builder function.
13. Petitioner may repair the existing Sycamore Store sign and may post a sign identifying the professional office after it obtains a permit therefor pursuant to Code §59-F-9.1(a). The office sign should not exceed two square feet, and a copy of the permit should be filed with the Board of Appeals. Consistent with Condition 12, the sign should not identify the firm as a "builder," "construction contractor," or the like.¹
14. The special exception site shall not be used to host the weekly company lunch.
15. Petitioner must obtain and satisfy the requirements of all licenses and permits, including but not limited to building permits and use and occupancy permits, necessary to occupy the special exception premises and operate the special exception as granted herein. Petitioner shall at all times ensure that the special exception use and premises comply with all applicable codes (including but not limited to building, life safety and handicapped accessibility requirements), regulations, directives and other governmental requirements.

On a motion by Donna L. Barron, Vice-Chair, seconded by Catherine G. Titus, with Caryn L. Hines, Wendell M. Holloway and Allison Ishihara Fultz, Chair in agreement, the Board adopted the following Resolution:

¹ Petitioner has previously posted signs identifying itself as "Brenneman and Pagenstecher, Residential Architects & Builders." See Exhibit 107. Any sign posted on the subject site should not contain any reference to "Builders."

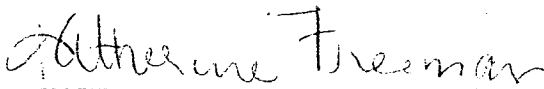
BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland that the opinion stated above is adopted as the Resolution required by law as its decision on the above-entitled petition.



Allison Ishihara Fultz

Chair, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 22nd day of June, 2007.



Katherine Freeman
Executive Director

NOTE:

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date the Opinion is mailed and entered in the Opinion Book (See Section 59-A-4.63 of the County Code). Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County, in accordance with the Maryland Rules of Procedure.



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

October 27, 2005

Derick Berlage
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Berlage:

On October 26, 2005, the Montgomery County Historic Preservation Commission (HPC) had a preliminary consultation with the current owner of the Sycamore Store to discuss his plans for renovation of the historic site and the reuse of it as a professional office. As you know, the Sycamore Store has been nominated for designation on the *Master Plan for Historic Preservation*. This nomination has been unanimously supported by the HPC and the Planning Board; it is currently before the County Council for final action. The HPC also understands that the owner must obtain a Special Exception in order to move forward with the reuse of the building and that this Special Exception will be considered by the Board of Appeals on November 4th.

As part of the HPC's recent preliminary consultation, we were briefed on the owner's plans for exterior renovation of the historic building, demolition of a non-historic garage, and installation of a gravel parking area. The HPC feels that the proposed renovation plans for the Sycamore Store are sympathetic and compatible with the historic character of the property. The only changes proposed for the structure itself are glassing in a screened porch and installing an exterior stair on the rear elevation. The seven-car gravel lot will be placed on an existing gravel parking area and will require minimal changes to the historic setting. The lot is located in what was the side and rear yard of the store and does not change the front façade appearance of the site. These physical changes to the property would all be acceptable from a historic preservation perspective.

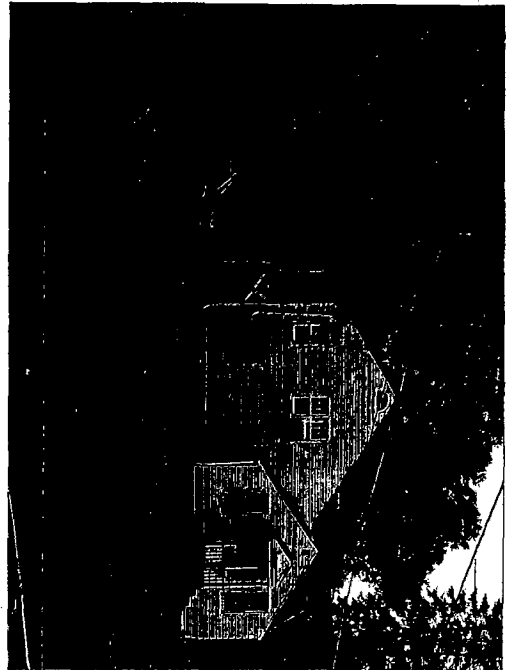
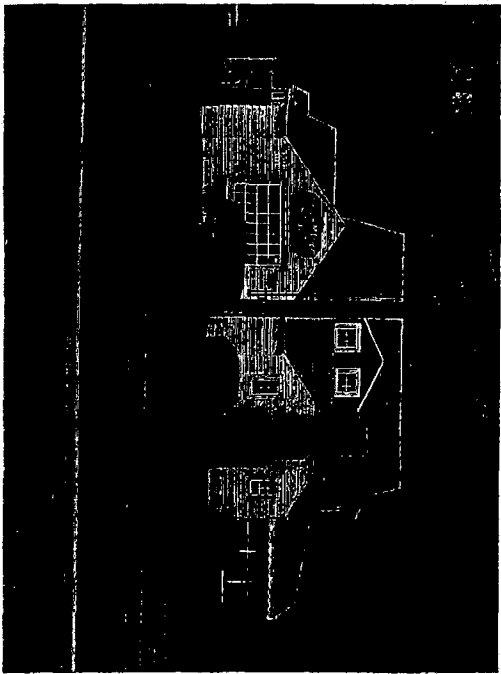
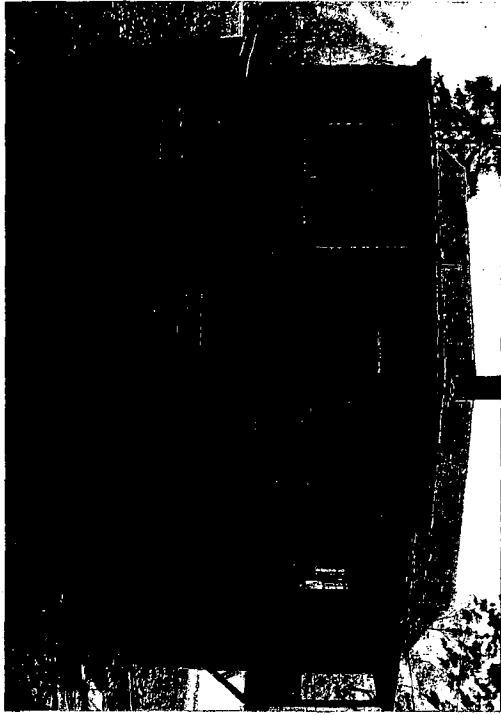
In addition, the HPC feels that reuse of the Sycamore Store as a professional office is an excellent adaptive reuse of this historic commercial building. The building has been a commercial enterprise for most of its existence, but has been vacant for a number of years - it needs to be put to good use. The project is fine example of finding creative ways to bring a historic structure back to life and to keep a landmark functioning in the community. We fully support the requested Special Exception to allow the Sycamore Store to be used as professional offices.

Thank you for the opportunity to provide these comments.

Sincerely,

Julia O'Malley
Chair, HPC





4 of 4

Blank rectangular area for notes or signatures.

SYCAMORE STORE

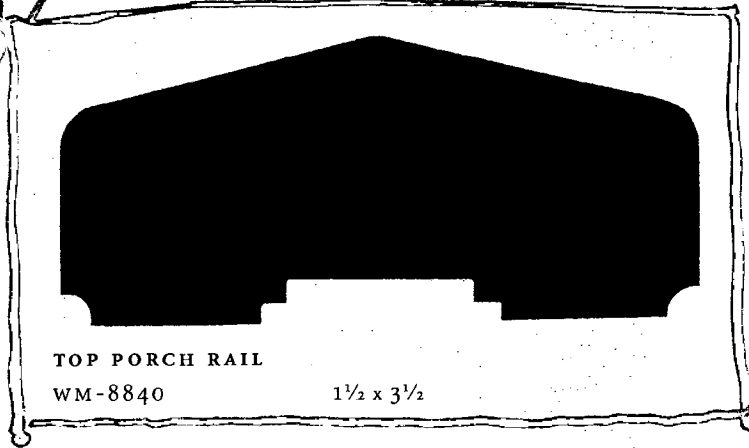
7025 MACARTHUR BLVD
BETHESDA, MD 20816

BRENNEMAN &
PACINSTECHER
 ARCHITECTS

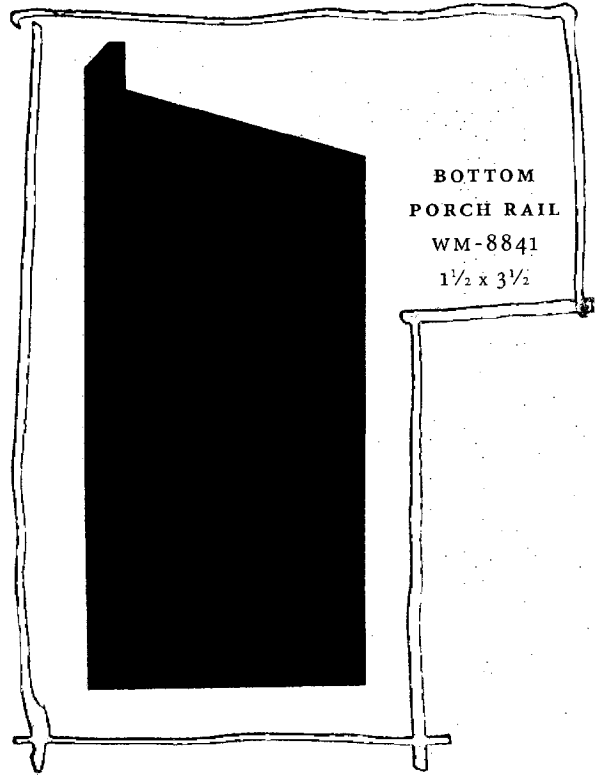
100-752-2381 FAX 301-752-2386

APPROVED WHEN
SEAL & SIGNED

porch rails

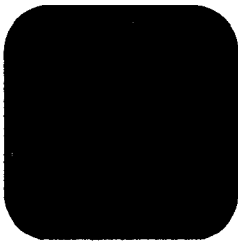


TOP PORCH RAIL
WM-8840 1½ x 3½

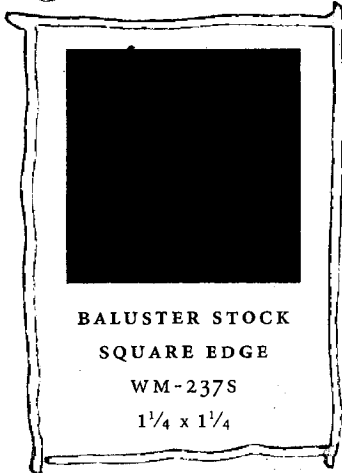


BOTTOM PORCH RAIL
WM-8841
1½ x 3½

balusters



BALUSTER STOCK
EASED EDGE
WM-237
1¼ x 1¼



BALUSTER STOCK
SQUARE EDGE
WM-237S
1¼ x 1¼



BALUSTER STOCK
WM-238
1/16 x 1/16



BALUSTER STOCK
WM-239
¾ x ¾

19

drip caps



DRIP CAP
WM-197
1/16 x 1 5/8


screen rails



SCREEN RAIL
WM249R 1/16 x 1 5/8

WINDOW & EXTERIOR DOOR SCHEDULE

Tag	Qty.	Manufacturer	Type	Model #	Jamb Depth	Exterior Finish	Glass Type	Screen Type & Color	Cullite Division	Grille Style	Interior Finish	Door Lockset	Tilt Sash Liner	Finish Hardware	Exterior Casing	Hinging	R.O. M.O.	R.O. Head & Sill Hts. above Sub Floor	Notes
101	1	Jeld-Wen or eq.	prtd wd		6 9/16	prtd wd	5/8" insul	n/a	n/a	n/a	prtd wd	brass full mortise handleset	n/a	pol brass	WD, TME	LH	TME	TME	Replace exg w/ new TME
102	1	Jeld-Wen or eq.	prtd wd		6 9/16	prtd wd	5/8" insul	n/a	n/a	n/a	prtd wd	brass full mortise handleset	n/a	pol brass	WD, TME	LH	TME	TME	Replace exg w/ new TME
103		not used																	
104	1	Marvin	wd fr. Csmnt	WFCM 4066	6 9/16	prtd wd	5/8" insul	WHITE	1/4	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		3-5 X 4-8 9/16	TME	IN EXG OPNG, W/ LOWERED SILL HT
105	1	Marvin	wd fr. Csmnt	WFCM 4068	6 9/16	prtd wd	5/8" insul	WHITE	1/4	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		3-5 X 4-8 9/16	TME	IN EXG OPNG
106	1	Marvin	wd fr. Csmnt	WFCM 4066	6 9/16	prtd wd	5/8" insul	WHITE	1/4	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		3-5 X 4-8 9/16	TME	IN EXG OPNG
107	1	Marvin	wd fr. Csmnt	WFCM 4066	8 9/16	prtd wd	5/8" insul	WHITE	1/4	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		3-5 X 4-8 9/16	TME	IN EXG OPNG
108	1	Marvin	wd fr. Csmnt	WFCM 4066	6 9/16	prtd wd	5/8" insul	WHITE	1/4	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		3-5 X 4-8 9/16	TME	IN EXG OPNG
109	1	Marvin	TRIPLE wd Csmnt	WFCM 1648-3	6 9/16	prtd wd	5/8" insul	WHITE	1/4	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		4-4 X 4-0 9/16	TME	IN EXG OPNG; PROVIDE CUSTOM WIDTH AS REQ'D
110	1	CUSTOM WD OUTSWING FRENCH DODR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
111	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
112	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
113	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
114	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
115	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
116	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
117	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
118	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
201	1	Marvin	WD DH	WUHD 2016	6 9/16	prtd wd	5/8" insul	WHITE	6/6	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		2-2 3/8 X 3-5 1/2	TME	IN EXG OPNG
202	1	Jeld-Wen or eq.	prtd wd		6 9/16	prtd wd	5/8" insul	n/a	n/a	n/a	prtd wd	brass full mortise handleset	n/a	pol brass	WD, TME	LH	TME	TME	Replace exg w/ new TME
203	3	Marvin	WD HOPPER OR AWNING	WAWN 2420 CUST. WITH TME	6 9/16	prtd wd	5/8" insul	WHITE	2/2	COLONIAL	PNTD WO		n/a	WHITE	WD, TME		TME	TME	IN EXG OPNG
204	1	Marvin	WD DH	WUHD 2016	6 9/16	prtd wd	5/8" insul	WHITE	6/6	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		2-2 3/8 X 3-5 1/2	TME	IN EXG OPNG
6		VELUX	WD/CLAD SKYLIGHT	VS-106		CLAD BRN ALUM	COMFORT PLUS INSUL.	WHITE	N/A	N/A	PNTD WO				N/A		1-8 1/2 X 3-10 7/8		

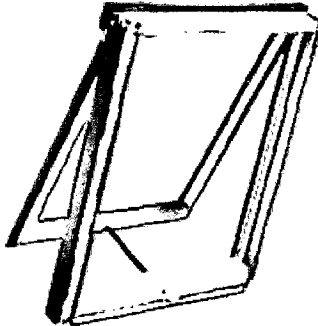
 DENOTES ~~EXISTING~~ EXISTING UNITS TO REMAIN (REHABILITATE & REPAINT)



VS Manual Venting Skylight



- Skylights
- Electric Venting
- Manual Venting
 - VS
 - QVM
 - VCM
- Fixed with Vent Flap
- Fixed
- Roof windows
- Sun tunnel skylights (new)
- Accessories
- Commercial program
- Product selector



Designed for deck mounted installations, the VS manual venting skylight enables any home to embrace the best of what nature has to offer. Opening for maximum fresh air, the venting skylight contributes to a home's proper moisture balance and comfort level by allowing stale, humid air to be released.

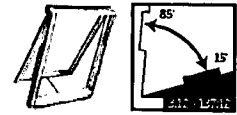


- Convenient Manual Control**
- Manual to Electric Conversion**
- Energy Efficient Glass Options For Added Safety And Energy Efficiency**
- ENERGY STAR®**
- Sunscreening Options For Optimal Light Control**
- Flashing Options For A Weathertight Installation**
- Installation Slope**
- Warranties You Can Trust**
- Quality Construction**
- Streamlined Exterior**
- Wide Range of Sizes and Prices**
- VS Skylight Testing Data**
- Easy Skylight Replacement Option**

NEXT STEPS
 Locate a Dealer
 Find an Installer

- Related areas**
- VS Specs
 - VS CAD Files
 - VS Instructions
 - VS Sizes/Prices
 - Related Images
 - ENERGY STAR® Website

VS | Manual venting deck mounted skylights



Size code		101	104	105	108	156	304	306	308	601	606	
Outside frame (W"xH")		21½ x 27⅞	21½ x 38⅞	21½ x 46¼	21½ x 54⅝	23⅞ x 46⅞	30⅞ x 38⅞	30⅞ x 46¼	30⅞ x 54⅝	44¼ x 27⅞	44¼ x 46¼	
Rough opening (W"xH")		21½ x 27⅞	21½ x 38⅞	21½ x 46¼	21½ x 55⅞	22½ x 45⅞	30⅞ x 38⅞	30⅞ x 46¼	30⅞ x 55⅞	44¼ x 27⅞	44¼ x 46¼	
Finished framing (W"xH")		20⅞ x 26⅞	20⅞ x 37⅞	20⅞ x 45⅞	20⅞ x 53¼	22½ x 45⅞	29⅞ x 37⅞	29⅞ x 45⅞	29⅞ x 53¼	43⅞ x 26⅞	43⅞ x 45⅞	
Glazings/Claddings	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	Continued
VS Tempered / Aluminum		309	335	364	396	371	367	395	442	410	492	S
VS Laminated / Aluminum		327	363	395	419	402	415	452	499	438	554	S
VS Laminated / Copper		490	545	592	628	N/A	623	678	748	657	831	N
VS Impact / Aluminum	Please call for pricing and availability											N
VS Snowload / Aluminum	Please call for pricing and availability											N
Flashing systems	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	Continued
EDL Step flashing		60	60	60	71	61	65	65	65	72	72	S
EDL Copper Step flashing For copper cladding only		120	120	120	143	N/A	130	130	130	145	145	N
ZZZ 165 Additional step flashing		13	13	13	13	13	13	13	13	13	13	S
ECB Biepack flashing		135	135	135	135	N/A	155	155	155	165	165	S
EDW High profile flashing		99	101	108	110	122	111	116	118	126	133	S
EDM Metal roof flashing		173	186	193	205	201	202	210	218	217	234	S
ZOZ 121 Roofing underlayment		29	29	29	29	29	29	29	29	29	29	S
ZZZ 189 Skylight trim kit		39	39	39	39	39	39	39	39	39	39	T
Blinds	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	Continued
FDA 1040 Manual cellular shades Translucent white		107	119	124	135	124	130	135	149	135	160	S
PDA 9150 Manual venetian blinds Eggshell white		85	95	99	109	99	103	109	119	109	126	S
MMA 5060 Electric heat block awning Exterior charcoal net cloth		319	324	331	342	331	349	354	359	366	372	S
Manual to electric conversion kits	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	Continued
WCM 14052 Conversion kit Includes motor, controls, sensors and wires (order code)		433 (52100)	433 (52100)	433 (52100)	433 (52100)	438 (52150)	444 (52300)	444 (52300)	444 (52300)	449 (52600)	449 (52600)	T

Optional manual controls	\$	Quantity
ZCT 300 6' - 10' manual telescopic rod	33	S
ZMT 300 6' - 10' motorized telescopic rod	154	S
ZCT 100 3' Extension to ZCT 300 and ZMT 300	10	S
ZOZ 032 2' Manual rod for operation of in-reach blinds	28	T
ZZZ 179 Skylight replacement hook	13	S
ZZZ 169 Crank handle	16	S
ZZZ 180 Crank handle for larger skylights	19	S
Optional electric controls	\$	Quantity
WLC 160 Power supply for 3 electric blinds	219	S
WLI 160 Required wall mounted keypad for WLC 160	95	S
WLR 160 Optional infrared remote for WLI 160 keypad	67	S
KES 160 Power supply and switch for 1 electric blind	92	S

Continental USA delivery guidelines	
In-stock at regional warehouses - Allow 2 to 4 business days for shipment.	S
Trans-shipped from central warehouse - Allow 10 to 14 business days for shipment.	T
Not stocked; Manufactured on demand - Allow approximately 30 business days for shipment.	N

Product/Pricing notes
Truss series deck mounted skylights that fit perfectly between trusses set 24" on center, and are trans-shipped from central warehouse. Allow 10 to 14 business days for shipment.
VS package includes the operator hook and insect screen.
Interior electric blinds are available for VS. Use electric blinds listed with model VSE and the wire kit ZOZ 158 for \$21.
Electric blinds require control systems, which are sold separately. See optional electric control pricing.
Retail prices are not valid in Alaska, Hawaii or Mexico due to additional freight cost.

VELUX America Inc.
SPECIFICATION FOR MODEL VS
VENTILATING SKYLIGHT (Manual Chain)

SECTION 08610
WOOD WINDOWS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Production fabricated wood, manually operated ventilating skylight with exterior maintenance free cladding with [electrically] [manually] operated accessories as indicated on window schedule.

1.02 REFERENCE STANDARDS

A. ANSI/ASTM E 283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.

B. ANSI/ASTM E 330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

C. ANSI/ASTM E 331 - Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Static Air Pressure Difference.

D. ANSI/ASTM E 1886 – Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials. (impact glazing only)

E. ANSI/ASTM E 1996 – Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors, and Storm Shutters Impacted by Windborne Debris in Hurricanes. (impact glazing only)

F. AAMA/WDMA 1600/IS7 - Voluntary Specifications for Skylights.

G. ICBO Evaluation Services Acceptance Criteria AC 17 – Acceptance Criteria for Sloped Glass Glazing in Solariums, Patio Covers and Prefabricated Skylights.

H. National Evaluation Service Committee Report No. NER-216

I. National Fenestration Rating Council, NFRC 100, Procedure for Determining Fenestration Product U-factors.

J. National Fenestration Rating Council, NFRC 200, Procedure for Determining Fenestration Product Solar Heat Gain Coefficients at Normal Incidence.

K. National Fenestration Rating Council, NFRC 300, Procedures for Determining Solar Optical Properties of Simple Fenestration Products.

1.03 QUALITY ASSURANCE

A. Wood venting skylight with exterior maintenance free cladding and all accessories and components required for complete and weatherproof installation shall be manufactured to the highest standards of quality and craftsmanship in accordance with VELUX Manufacturing Standards.

1.04 SYSTEM DESCRIPTION

A. Skylight: Wood frame and sash, exterior maintenance free cladding, production fabricated flashings, glass and glazings, and anchorage.

B. Configuration: Outward opening, top hinged, production-installed manual chain operator. Sash removable for installation.

C. Operation: Manual crank handle.

1.05 PERFORMANCE REQUIREMENTS

A. Model VS manually operated venting skylight to withstand dead and live loads caused by pressure and uplift of wind acting normal to plane of roof as tested in accordance with National Evaluation Services, Inc. to a design pressure of 575 – 8714 Pa (12-182 psf) and an uplift pressure of 1053 – 4597 Pa (22-96 psf) as measured in accordance with AAMA/WDMA 1600/IS7 and ANSI/ASTM E 330.

B. Limit member deflection to flexure limit of glass with full recovery of glazing materials.

C. System to accommodate, without damage to components or deterioration of seals, movement between sash and frame and perimeter framing.

D. Air leakage through assembly limited to 0.86 l/s/m² (0.17 CFM/ft²) of total unit area, measured at a reference differential pressure across assembly of 75 Pa (1.57 psf) as measured in accordance with AAMA/WDMA 1600/IS7 and ANSI/ASTM E 283.

E. Water infiltration: No water penetration noted when measured in accordance with AAMA/WDMA 1600/IS7 and ANSI/ASTM E 331 with a test pressure differential of 140 Pa (2.86 psf).

F. Gasketing designed to drain water entering joints, condensation occurring in glazing channel, or migrating moisture occurring within system, to exterior by drainage network.

G. Thermal Performance: Tested and certified in accordance with NFRC 100 and 200 procedures.

H. Model VS with impact glazing (0099 69): Tested and certified in accordance with ANSI/ASTM E 1886 and ANSI/ASTM E 1996-01.

I. Fall Protection: Model VS with laminated glass (0074) tested to meet or exceed the intent of OSHA 29 CFR 1910.23(e)(8) for fall protection. Model VS tested to 1400 ft/lbs with no glass breakage.

1.06 SUBMITTALS

A. Manufacturer's unit dimensions, rough opening, and finished framing dimensions, affected related work, and installation requirements are shown in manufacturer's installation instructions.

B. Product Data: For Model VS manually operated ventilating skylight, glazing options and [electrically] [manually] operated accessories are indicated in manufacturer's printed material.

1.07 DELIVERY, HANDLING, STORAGE

A. Deliver products in manufacturer's original containers, dry, undamaged, seals and labels intact.

B. Store and protect products in accordance with manufacturer's recommendations.

PART 2 PRODUCTS

2.01 MANUFACTURER

A. VELUX America Inc. product Model VS manually operated ventilating skylight and flashing systems as specified in this section and as manufactured by VELUX America Inc.

2.02 MATERIALS

A. Wood: Kiln-dried, laminated Nordic Pine (Specific Gravity 0.51), temporarily treated for mold and mildew for transparent or opaque interior finish applied after installation.

B. Maintenance free exterior cladding: Roll formed 0.65 mm aluminum frame coverings, 0.57 mm aluminum sash coverings, 0.55 mm copper frame coverings, 0.50 copper sash coverings prefinished, production engineered, and fabricated to fit exterior exposed surfaces (Alloy AA 3003 H12 and AA 3003 H16).

C. Fasteners: #8 x 1" wood screw, Phillips recess, washer headed, full threaded, black lacquered stainless steel for exterior aluminum cladding. Number 8 x 1/2" pan head, Phillips recess, stainless steel with black lacquer for top covers.

2.03 COMPONENTS

A. Weather stripping: Factory applied neoprene weather stripping throughout entire frame and sash, profiled to effect weather seal.

B. Screen: Aluminum screen profile, spring metal clip attachment, 0.28 mm glass fiber thread with PVC coating, charcoal in color.

C. Fittings: Surface treatment with electro-galvanized, chromate passivated yellow.

D. Mounting brackets: Factory installed stamped steel, surface treatment electro-galvanized, chromate passivated yellow.

E. Fasteners: #8 x 1 3/16" wood screws, Phillips recess, countersunk, yellow passivated chromate steel for mounting bracket attachment to frame, two per bracket. 1/4" galvanized, ring shank drive fasteners for attachment to roof deck, three per bracket.

2.04 GLASS AND GLAZING MATERIALS

A. Standard 16 mm (5/8") overall dual sealed insulated glass unit with 11.1 mm (0.437") air space. Stainless steel spacer with desiccant, primary seal polyisobutylene, secondary seal silicone.

B. Gasketing: Each I.G. unit dry glazed with chloroprene gasket, no sealants.

C. Description of glazing options:

Type 74 Laminated Low-E Gas Filled: Exterior lite 3 mm (1/8") clear tempered with Low-E² coating on surface #2, 11.1 mm (0.44") air space filled with argon gas, interior lite two plies of 2.3 mm (0.090") heat-strengthened laminated with 0.76 mm (0.030") vinyl interlayer.

Type 75 Low-E gas filled: Two lites 3.0 mm (1/8") clear tempered with 11.1 mm (0.44") airspace filled with argon gas. Low-E² coating is applied to surface #2.

Type 0099 10 (Snowload Glazing) Laminated Low-E Gas Filled: Exterior lite 3 mm (1/8") clear tempered with Low-E² coating on surface #2, 11.1 mm (0.44") air space filled with argon gas, interior lite two plies of 3 mm (1/8") tempered laminated with 0.76 mm (0.030") vinyl interlayer.

Type 0099 23 (White Laminated) Laminated Low-E Gas Filled: Exterior lite 3 mm (1/8") clear tempered with Low-E² coating on surface #2, 11.1 mm (0.44") air space filled with argon gas, interior lite two plies of 2.3 mm (0.090") heat-strengthened laminated with 0.76 mm (0.030") white vinyl interlayer.

Type 0099 69 (Impact Glazing) Laminated Low-E Gas Filled: Exterior lite 3 mm (1/8") clear tempered with Low-E² coating on surface #2, 11.1 mm (0.44") air space filled with argon gas, interior lite two plies of 2.3 mm (0.090") heat-strengthened laminated with 2.3 mm (0.090") vinyl interlayer.

2.05 HARDWARE

- A. Sash: Top hinged, hinges allow for sash removal.
- B. Manual chain operator: Factory installed. The chain is fitted to the sash with clip, pin and limit stops, removable pins allow for sash separation.

2.06 FLASHING

Type EDL Flashing is a prefabricated step flashing system, designed for use with roofing materials less than 3/4" thick and for slopes of 15 degrees to 85 degrees.

Type EDW Flashing is a prefabricated gutter flashing system designed for use with roofing material greater than 3/4" thick or high profile material and for roof slopes of 15 degrees to 85 degrees. Sill flashing section consists of corrugated apron to allow form fit of high profile material.

Type EDM Flashing is a prefabricated flashing system designed for use with metal roofing materials and for roof slopes of 15 degrees to 85 degrees. Sill flashing section consists of corrugated apron to allow form fit of roofing material profile.

Type ECX/EMX Curb Flashings are flashing systems designed for use on flat and low-pitched roof slopes of 0 degrees to 15 degrees. The ECX/EMX curb flashings should be used with rolled roofing.

2.07 FABRICATION

- A. Fabricate frame with slip joint/lock corners glued and nailed for hairline, weather tight fit.
- B. Fabricate frame components within minimum tolerances enabling installation and movement of sash and dynamic movement of perimeter weather stripping.
- C. Permit external drainage channels to migrate moisture to exterior. Provide internal drainage of glazing spaces to exterior through gasketing.
- D. Assemble insect screen of rolled aluminum rectangular sections. Sections are square cut and assembled using square corner keys. Fit mesh taut and secure with vinyl spline.
- E. All units factory glazed with chloroprene gasketing.

2.08 FINISHES

- A. Exterior surfaces: Exposed exterior wood surfaces to be covered with roll formed maintenance free cladding pieces. Aluminum has umber gray, Kynar® 500 polyvinylidene fluoride resin finish. Copper is roll formed mill finish.
- B. Maintenance free flashing: Roll formed aluminum, umber gray, baked on polyester polyamid primer and finish coats. Copper is roll formed mill finish.
- C. Interior surface: All exposed interior wood surfaces to be clear unfinished wood.
- D. Screens: Frames - light gray, mesh –charcoal.
- E. Operator - concealed beneath light gray covers.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify rough opening dimensions and proper orientation of skylight.

3.02 INSTALLATION

- A. Install skylight in accordance with manufacturer's installation instructions.
- B. Align skylight level, free of warp or twist; maintain dimensional tolerances.

- C. Attach skylight to roof sheathing with manufacturer's brackets with screws and nails to accommodate construction tolerances and other irregularities.
- D. Provide thermal isolation when components penetrate or disrupt building insulation. Pack fibrous insulation in rough opening to maintain continuity of thermal barriers.
- E. Coordinate attachment and seal of perimeter air and vapor barrier material.
- F. Install sash and connect operator.
- G. Install manufacturer's engineered perimeter flashing in accordance with manufacturer's installation instructions to achieve weather tight installation.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 8/29/07

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Michele Oaks, Planner Coordinator 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #461029, Adaptive Reuse of Store/Landscape Alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approve with conditions at the August 15, 2007 meeting.

- A tree protection plan will be prepared by a certified arborist, submitted to HPC staff and implemented prior to any work beginning on the property.
- The approved new, windows and doors will be fabricated of painted wood.
- The applicants will utilize simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
- Proposed wood picket fence to be installed along the Southern corner of the property will not exceed 4' in height. The fence will be painted or stained. The design of the picket fence will be reviewed and approved by staff prior to installation.

existing AP

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: Brenneman and Pagenstecher (Dean Brenneman, Agent)

Address: 7025 MacArthur Boulevard, Bethesda (Master Plan Site# 35/155, Sycamore Store)

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.





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

DPS - #8

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HISTORIC PRESERVATION COMMISSION
301/563-3400

Permit 461029

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Dean K. Brenneman

Daytime Phone No.: 301-933-9305 ext. 15

Tax Account No.: 00507922

Name of Property Owner: Brenneman, Dean K ET AL Daytime Phone No.: 301-933-9305

Address: 10605 Concord Street, Suite 1, Kensington, MD 20895-2504

Contractor: Brenneman & Pagenstecher, Inc. Phone No.: 301-933-9305

Contractor Registration No.: MHIC# 120414

Agent for Owner: Dean K. Brenneman Daytime Phone No.: 301-933-9305 ext. 15

LOCATION OF BUILDING/PREMISE

House Number: 7025 Street: MacArthur Blvd

Town/City: Bethesda Nearest Cross Street: Walhonding Road

Lot: P32 Block: 2 Subdivision: Glen Echo Heights

Liber: 1858 Folio: 395 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 300,000

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

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 8' feet 0" 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.

Dean K. Brenneman
Signature of owner or authorized agent

7/25/07
Date

Approved: X W/CONDITIONS _____
Signature: _____ Date: 8/15/07

Disapproved: _____
Application/Permit No.: 461029 Date Filed: _____ Date Issued: _____

JUL 25 2007

**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:

Circia 1920 Structure with 1925 & late 1930's addition. Traditionally occupied by the Sycamore Store, a local grocery store and deli that grew up around the Sycamore Store Island Club and the developing Glen Echo/Glen Echo Heights areas.

The structure is Residential in character, but Non-Residential in use and is a unique building type and a local landmark.

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

Restoration of entire exterior; demolition of detached garage; installation of landscaping and parking area; repair and/or re-construction of stone retaining wall; restoration of Sycamore Store sign; re-configuration of rear porch to add a stair; enclosure of screened porch, asphalt walking path, preservation of all large trees. Per special exception #S-2651 approval 6/22/07

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7025 MacArthur Blvd, Bethesda	Meeting Date:	8/15/2007
Applicant:	Brenneman & Pagenstecher (Dean Brenneman, Agent)	Report Date:	8/08/2007
Resource:	Master Plan Site #35/155 Sycamore Store	Public Notice:	8/01/2007
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/155-07A	Staff:	Michele Oaks
Proposal:	Adaptive Reuse of Store/Landscape Alterations		

STAFF RECOMMENDATION: Staff is recommending that the Commission approve this HAWP application with the conditions that:

- A tree protection plan will be prepared by a certified arborist, submitted to HPC staff and implemented prior to any work beginning on the property.
- The approved new, windows and doors will be fabricated of painted wood.
- The applicants will utilize simulated divided light wood windows, which contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
- Proposed wood picket fence to be installed along the Southern corner of the property will not exceed 4' in height. The fence will be painted or stained. The design of the picket fence will be reviewed and approved by staff prior to installation.

BACKGROUND:

The subject proposal was reviewed by the Historic Preservation Commission as a preliminary Consultation in October 2005. The applicant was seeking preliminary approval from the Commission as documentation for his Board of Appeals Special Exception case. The Commission unanimously supported the project and forwarded a letter of support to the Planning Board (see letter on page *15*)

The Board of Appeals has supported the applicant's Special Exception Request (see opinion beginning on page and is before the Commission with this Historic Area Work Permit application seeking approval of his proposal.

PROJECT DESCRIPTION:

SIGNIFICANCE: *Master Plan Site # 35/155, Sycamore Store*
STYLE: Vernacular
DATE: c1919

The Sycamore Store is significant for representing the development of the Glen Echo Heights area. The structure is the last vestige of a commercial intersection that thrived from about 1892, when the Baltzley brothers established a nearby store until 1995, when the Sycamore Store closed.

The resource is significant for representing the summer resort history of the Potomac River valley in Montgomery County. The store was operated by members of the Sycamore Island Club, a private club for outdoor enthusiasts located within walking distance. High Johnston, Captain of Sycamore Island Club, opened the store about 1920.

Located at the one-one terminus of the Glen Echo Railroad, known as Sycamore Junction, the store has a close relationship with the streetcar. Even after the streetcar line was extended to Glen Echo, the trolley continued to stop at the Sycamore Store. The store was located across Walhonding Road from the stone car barn and power house.

The Sycamore Store is an established and familiar visual feature of the Glen Echo Heights neighborhood. Built as a bungalow-type residence about 1916, the structure was converted into a store about 1920, and was expanded with a front addition by the early 1930s.

PROPOSAL:

The applicant is proposing to:

Structure

General

- Repair and replace, as needed, the existing wood siding and trim.
- Repair and rehabilitate existing windows where not noted below to replace.
- Remove existing cedar shingles on building and replace with new cedar shingles, stain the shingles to match the roof shingle color.
- Re-roof entire building with shingles to match existing.
- Install new copper gutters and downspouts.
- Install new, wall sconces to illuminate entrances
- Rehabilitate most of the existing windows except where noted below.

Front Elevation

- Restore the historic "Sycamore Store" sign.
- Install a new bronze sign underneath the "house numbers" on the front façade of the building, which will read "Brenneman & Pagenstecher".
- Install a ground-mounted light to illuminate the new, bronze sign.
- Re-parge chimney.
- Install a new, copper railing at entrance.
- Replace existing 6" square column at entrance
- Replace screen panels in right side extension with wood windows and panels. The extension will be finished with a copper roof to convert this addition into a sunroom and useable interior space.

Left Side Elevation

- Reconstruct rear steps and landing
- Construct a new, brick and flagstone handicapped ramp
- Remove the existing electrical service mast and all other exposed electrical, TV & telephone wiring from building façade.
- Remove security grills from windows
- Replace 6/1 window at second story entrance with a painted 6/1, SDL wood window
- Replace a wood side entry door

Right Side Elevation

- Replace a wood column on concrete/brick pedestal to match existing
- Replace the existing metal casement windows with painted, wood, SDL French casement windows.

Rear Elevation

- Install 6 skylights on the rear roof slope
- Construct a new staircase and reconstruct balcony
- Inspect and repair or replace metal roof

- Enlarge one, of the existing two, lower window openings and install, new wood, casement windows
- Install a new, painted, wood door and painted wood, casement and 6/1 window under the second story covered porch
- Install a new, painted wood French door replacement on the first floor

Landscape

- Remove the non-contributing garage and several concrete pads surrounding the building.
- Install a seven-car, bluestone, gravel parking lot in the approximate location of the existing gravel parking lot. This will locate the parking secondary to the main façade of the historic structure.
- Construct a 20' wide tar and chip driveway apron, as required by County code, to provide the access into the parking lot.
- Install a bluestone, exposed aggregate concrete sidewalk and handicapped accessible parking to match the gravel parking material.
- Rebuild existing concrete retaining walls located at the rear of the property and face it with a stone veneer.
- Develop a tree protection plan by a certified arborist and conform to the specifications outlined in the Special Exception. The plan will specify reasonable measures to minimize the construction impact to the 36" Sycamore tree.
- Install shrubs and planting beds.
- Install an arbor and picket fence enclosing the point of entry from the screen porch to the stone retaining wall along the southern corner of the property.

APPLICABLE GUIDELINES:

When reviewing alterations to the landscape of properties individually designated on the *Master Plan for Historic Preservation*, two main documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *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:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

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

Secretary of the Interior's Standards for Rehabilitation:

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

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.

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

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 proportions, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION:

The applicant should be commended for their thoughtful proposal, which preserves the exterior fabric of this store, while adapting it into a new use. Much of the project is potentially eligible for the County tax credit program.

The exterior of the building is being rehabilitated intact with only three minor changes; glazing in a screened porch, constructing an exterior stair on the rear elevation, and installing six (6) skylights on the rear roof slope (not visible from MacArthur). Additionally, the project will include the rehabilitation of the historic illuminated sign, and the existing stone retaining walls.

In terms of landscape modifications, the applicant is proposing the most minimal amount of impermeable surface possible on the site (19.7%), while protecting the contributing environmental resources and landscape features. Additionally, the proposed parking lot is being retained in its original location at the rear of the building, albeit slightly larger than the original. However, it will continue to be secondary to the main façade of the historic structure. This, in staff's mind, is consistent with the guidelines, as it is protecting the visual integrity of the property's principal front façade, which faces MacArthur Boulevard, and the new use is only requiring minimal changes to the spatial relationship of the property.

The subject proposal with the above-recommended conditions meets the *Montgomery County Code Chapter 24A and Secretary of the Interior's Standard's for Rehabilitation*. Staff is recommending approval with the above standard conditions.

STAFF RECOMMENDATION:

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

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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

DPS - #8

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HISTORIC PRESERVATION COMMISSION
301/563-3400

Permit 461029

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dean K. Brenneman

Daytime Phone No.: 301-933-9305 ext. 15

Tax Account No.: 00507922

Name of Property Owner: Brenneman, Dean K ET AL Daytime Phone No.: 301-933-9305

Address: 10605 Concord Street, Suite 1, Kensington, MD 20895-2504

Street Number City State Zip Code

Contractor: Brenneman & Pagenstecher, Inc. Phone No.: 301-933-9305

Contractor Registration No.: MHIC# 120414

Agent for Owner: Dean K. Brenneman Daytime Phone No.: 301-933-9305 ext. 15

LOCATION OF BUILDING/PREMISE

House Number: 7025 Street: MacArthur Blvd

Town/City: Bethesda Nearest Cross Street: Walhonding Road

Lot: P32 Block: 2 Subdivision: Glen Echo Heights

Liber: 1858 Folio: 395 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 - Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 - Revision Repair Revocable Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 300,000

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

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 8' feet 0" 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.

Dean K. Brenneman Signature of owner or authorized agent 7/25/07 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:

Circia 1920 Structure with 1925 & late 1930's addition. Traditionally occupied by the Sycamore Store, a local grocery store and deli that grew up around the Sycamore Store Island Club and the developing Glen Echo/Glen Echo Heights areas.

The structure is Residential in charactor, but Non-Residential in use and is a unique building type and a local landmark.

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

Restoration of entire exterior; demolition of detached garage; installation of landscaping and parking area; repair and/or re-construction of stone retaining wall; restoration of Sycamore Store sign; re-configuration of rear porch to add a stair; enclosure of screened porch, asphalt walking path, preservation of all large trees. Per special exception #S-265T approval 6/22/07

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

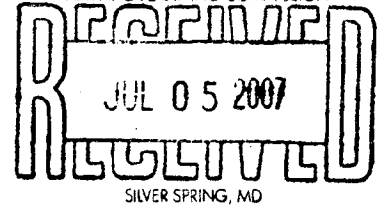
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

<p>Owner's mailing address Brenneman, Dean K. ET AL 10605 Concord street, suite 1 Kensington, MD. 20895</p>	<p>Owner's Agent's mailing address Dean K. Brenneman 5807 Massachusetts Ave Bethesda MD 20816</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Mohican Swimming Pool Assoc. P.O. Box 666 Glen Echo Maryland 20812</p>	<p>Robert + Margaret Hazen 7021 MacArthur Blvd. Bethesda, MD 20816</p>
<p>U.S. Army Corp, USA Baltimore District 5900 MacArthur Blvd. Washington DC 20016</p>	
<p>Billy + Lori Viers 6540 Walkonding Rd Bethesda Md 20816</p>	



**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
(240) 777-6600

www.montgomerycountymd.gov/content/council/boa/board.asp

Case No. S-2651

PETITION OF BRENNEMAN AND PAGENSTECHER, INC.

ERRATA STATEMENT

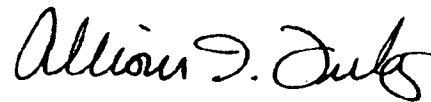
The Board of Appeals Opinion, for the above-captioned case, dated June 22, 2007, contained inadvertent errors that need to be corrected. This errata statement is incorporated into the Opinion and reflects the following corrections and clarifications:

On page 2, in the first, full paragraph the third sentence should read:

"After careful consideration and review of the record, the Board adopts the Hearing Examiner's Report and Recommendation and grants the special exception and parking waivers subject to the following conditions, with additional conditions inserted as Conditions Nos. 14 and 16, and the requirement in Condition No. 7 that the Board receive a copy of the Tree Save Plan:"

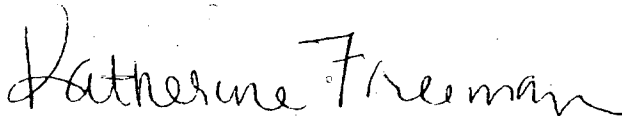
Condition No. 16 should read:

"The Special Exception Holder shall inform the Board of the issuance date for its Certificate for Use and Occupancy for the special exception. The Board will hold a review hearing on the special exception within one year of that date. The Board hereby reserves the right to revise the terms and conditions of approval of the special exception if it finds that the review hearing reveals violations of the special exception."

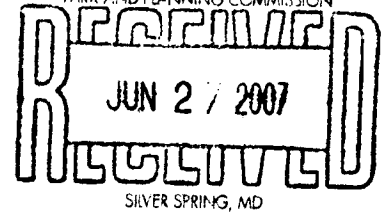


Allison D. Fultz
Allison Ishihara Fultz
Chair, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 2nd day of July, 2007.



Katherine Freeman
Katherine Freeman
Executive Director



**BOARD OF APPEALS
for
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building
100 Maryland Avenue
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Case No. S-2651

PETITION OF BRENNEMAN AND PAGENSTECHER, INC.

OPINION OF THE BOARD

(Opinion Adopted June 13, 2007)
(Effective Date of Opinion: June 22, 2007)

Case No. S-2651 is an application, pursuant to Section 59-G-2.38 of the Zoning Ordinance, to permit a non-resident professional office (architect's). The petition also requests waivers from a number of parking regulations pursuant to Section 59-E-4.5

The subject property is Lot 32, Block 2, Glen Echo Heights Subdivision, located at 7025 Mac Arthur Boulevard, Bethesda, Maryland, 20816, in the R-90 Zone.

The Hearing Examiner for Montgomery County held a public hearing on the application on November 4, 2005, April 10, 2006, May 12, 2006, May 19, 2006 and November 17, 2006, closed the record in the case on April 6, 2007, and on May 7, 2007 issued a Report and Recommendation for approval of the special exception.

Decision of the Board: **Special Exception Granted Subject to
Conditions Enumerated Below.**

The Board of Appeals considered the Hearing Examiner's Report and Recommendation at its Worksession on June 13, 2007, and thanks the Hearing Examiner for a thorough and thoughtful analysis of complex legal questions and a voluminous factual record. The Board also had before it a request for Oral Argument from Norman G. Knopf, Esquire, on behalf of Norma Danis Spiegel, Ronald Nessen and John Juenemann. Jody S. Kline, Esquire filed a request, in the event that the Board granted Oral Argument, to present argument on the

subject of Condition No. 12 in the Hearing Examiner's Report and Recommendation.

The Board believes that the Hearing Examiner has thoroughly analyzed the facts and legal issues in the case and that the parties have vigorously argued their positions. The Board finds therefore that it does not need further argument to inform its decision and that the requests for oral argument should be denied. After careful consideration and review of the record, the Board adopts the Hearing Examiner's Report and Recommendation and grants the special exception and parking waivers subject to the following conditions, with an additional condition inserted at No. 14, and the requirement in Condition No. 7 that the Board receive a copy of the Tree Save Plan:

1. Petitioner shall be bound by all of its testimony and exhibits of record, and by the testimony of its witnesses and representations of counsel identified in the Hearing Examiner's report and in the opinion the Board.
2. Petitioner shall limit parking spaces on site to eight, and these spaces must be screened as shown on the revised Landscape Plan (Exhibit 127(b)). Parking on the site shall be conducted in accordance with the Consolidated Statement of Operations (Exhibit 166).
3. Petitioner shall limit the use to seven (7) employees stationed on the subject site.
4. Primary hours of business operation shall be from 7:00 a.m. to 5:30 p.m. daily, Monday through Friday. Extended Visitor hours until 7:00 p.m., Tuesday and Thursday evenings. Visitor and Staff Flex hours are permitted as noted below:
 - a. Visitors
 - i. No clients or other visitors allowed on weekends, or at any other time outside of Primary and Extended Visitor hours.
 - ii. Client visits limited to five (5) per week. Client visits to be logged and reserved for DPS inspection purposes.
 - iii. No company trucks or vans allowed visiting outside of the primary business hours (7:00 a.m. to 5:30 p.m. daily).
 - iv. No construction materials allowed to be delivered, received or stored at any time.
 - b. Staff Flex hours
 - i. Two (2) staff members, maximum, present between the hours of 5:30 a.m. to 7:00 a.m., Monday through Friday.
 - ii. Four (4) staff members, maximum, present between the hours of 5:30 p.m. to 7:00 p.m., Monday through Friday.

- iii. Two (2) staff members, maximum, present between the hours of 7:00 p.m. to 9:00 p.m., Monday through Friday.
 - iv. Two (2) staff members, maximum, present between the hours of 10:00 a.m. to 4:00 p.m., Saturday and Sunday.
 - v. No staff members allowed at any other time outside of Primary and Flex Staff hours.
5. Parking area landscape screening must be maintained. Hedges located along Walhonding Road must be maintained at a height of 3 feet to 3½ feet to avoid interference with the line of sight of motorists exiting the site's driveway. In the event that landscape screening is removed from an adjacent property, that when in place effectively screened the petitioner's parking area, screening must be replaced on the petitioner's property by modification to the approved special exception.
 6. Because the subject site has been designated in the Master Plan for Historic Preservation, approval of the Historic Preservation Commission and issuance of an Historic Area Work Permit must be obtained before any exterior changes to the site may be made.
 7. Petitioner must prepare a Tree Save Plan and submit it to M-NCPPC Environmental Planning staff prior to issuance of sediment and erosion control permits. This plan must be prepared by an ISA certified arborist and demonstrate full compliance with the requirements of Forest Conservation Law Section 22A-12. The Plan shall make every effort to preserve two-thirds of the critical root zone of the 36" caliper Sycamore tree. A copy of this plan shall be submitted to the Board of Appeals.
 8. Petitioner shall limit the site's office, professional nonresidential, floor space, as defined in Zoning Ordinance §59-E-3.7, to 2,802 square feet. Petitioner shall provide 8 parking spaces on site, including 1 handicapped accessible space, with appropriate signage, and 1 visitor- priority space, with a sign so designating.
 9. If there is any event which would require parking in excess of that provided in the on-site facility, Petitioner shall make a specific arrangement to handle it as provided in the Parking Management Plan, contained in the Consolidated Statement of Operations.
 10. Petitioner is prohibited from using the public parking lot on the west side of MacArthur Boulevard, directly across from the Sycamore Store, for employees or construction contractors at any time and for visitors on weekends. It may be used for occasional weekday visitors, as long as the County chooses not to

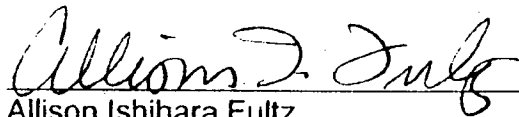
post signs prohibiting the lot's use in this fashion. "Occasional" for this purpose means no more than one or two cars, once or twice a week.

11. Petitioner is prohibited from bringing construction equipment and heavy trucks into the on-site parking facility or on Walhonding Road or in the public lot across MacArthur Boulevard at any time once Petitioner's office is operational; however, such equipment may be brought on site to complete the renovation of the Sycamore Store and the site.
12. The non-architectural part of Petitioner's firm (*i.e.*, the building contractor business) may not operate out of the Sycamore store. Peter Pagenstecher or his successor may have an office in the Sycamore Store solely to conduct his overall management role for the firm, but he may not conduct his building contractor business there. The administrative employees of the firm may conduct their activities, which are ancillary to that which would be expected in an architectural office, at the Sycamore Store, even though those activities may be interwoven with some administration of the builder function.
13. Petitioner may repair the existing Sycamore Store sign and may post a sign identifying the professional office after it obtains a permit therefor pursuant to Code §59-F-9.1(a). The office sign should not exceed two square feet, and a copy of the permit should be filed with the Board of Appeals. Consistent with Condition 12, the sign should not identify the firm as a "builder," "construction contractor," or the like.¹
14. The special exception site shall not be used to host the weekly company lunch.
15. Petitioner must obtain and satisfy the requirements of all licenses and permits, including but not limited to building permits and use and occupancy permits, necessary to occupy the special exception premises and operate the special exception as granted herein. Petitioner shall at all times ensure that the special exception use and premises comply with all applicable codes (including but not limited to building, life safety and handicapped accessibility requirements), regulations, directives and other governmental requirements.

On a motion by Donna L. Barron, Vice-Chair, seconded by Catherine G. Titus, with Caryn L. Hines, Wendell M. Holloway and Allison Ishihara Fultz, Chair in agreement, the Board adopted the following Resolution:

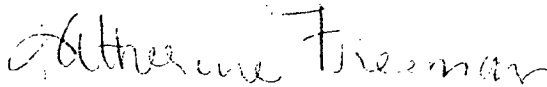
¹ Petitioner has previously posted signs identifying itself as "Brenneman and Pagenstecher, Residential Architects & Builders." See Exhibit 107. Any sign posted on the subject site should not contain any reference to "Builders."

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland that the opinion stated above is adopted as the Resolution required by law as its decision on the above-entitled petition.



Allison Ishihara Fultz
Chair, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 22nd day of June, 2007.



Katherine Freeman
Executive Director

NOTE:

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date the Opinion is mailed and entered in the Opinion Book (See Section 59-A-4.63 of the County Code). Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County, in accordance with the Maryland Rules of Procedure.



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

October 27, 2005

Derick Berlage
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Berlage:

On October 26, 2005, the Montgomery County Historic Preservation Commission (HPC) had a preliminary consultation with the current owner of the Sycamore Store to discuss his plans for renovation of the historic site and the reuse of it as a professional office. As you know, the Sycamore Store has been nominated for designation on the *Master Plan for Historic Preservation*. This nomination has been unanimously supported by the HPC and the Planning Board; it is currently before the County Council for final action. The HPC also understands that the owner must obtain a Special Exception in order to move forward with the reuse of the building and that this Special Exception will be considered by the Board of Appeals on November 4th.

As part of the HPC's recent preliminary consultation, we were briefed on the owner's plans for exterior renovation of the historic building, demolition of a non-historic garage, and installation of a gravel parking area. The HPC feels that the proposed renovation plans for the Sycamore Store are sympathetic and compatible with the historic character of the property. The only changes proposed for the structure itself are glassing in a screened porch and installing an exterior stair on the rear elevation. The seven-car gravel lot will be placed on an existing gravel parking area and will require minimal changes to the historic setting. The lot is located in what was the side and rear yard of the store and does not change the front façade appearance of the site. These physical changes to the property would all be acceptable from a historic preservation perspective.

In addition, the HPC feels that reuse of the Sycamore Store as a professional office is an excellent adaptive reuse of this historic commercial building. The building has been a commercial enterprise for most of its existence, but has been vacant for a number of years - it needs to be put to good use. The project is fine example of finding creative ways to bring a historic structure back to life and to keep a landmark functioning in the community. We fully support the requested Special Exception to allow the Sycamore Store to be used as professional offices.

Thank you for the opportunity to provide these comments.

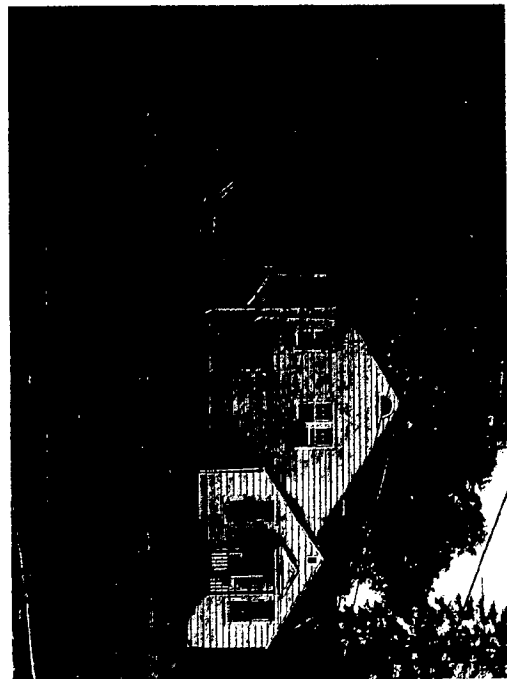
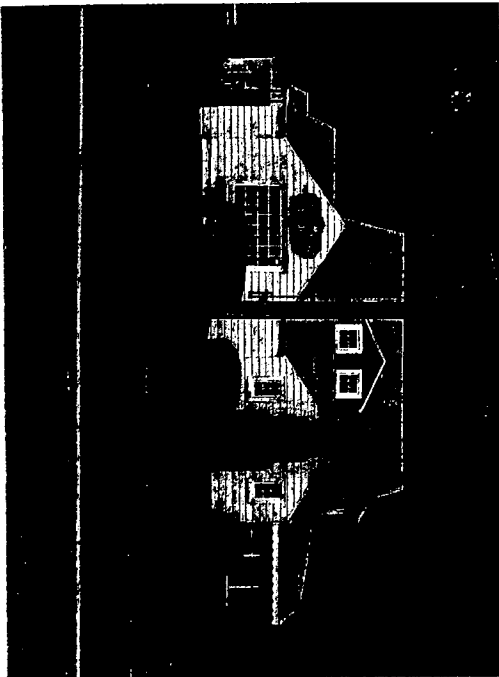
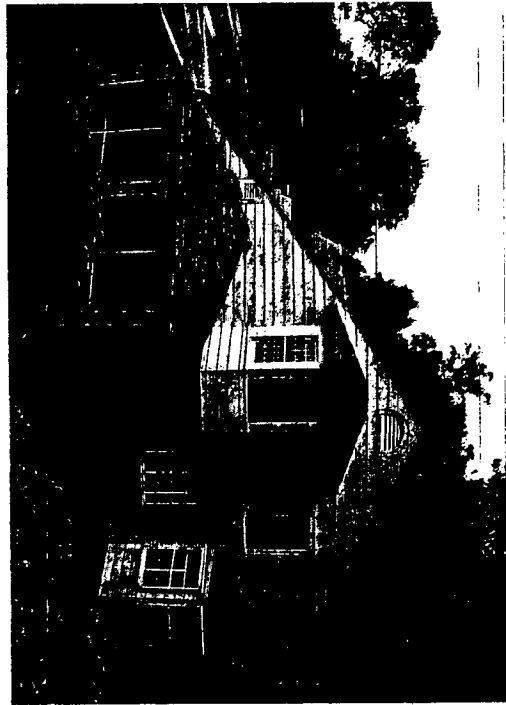
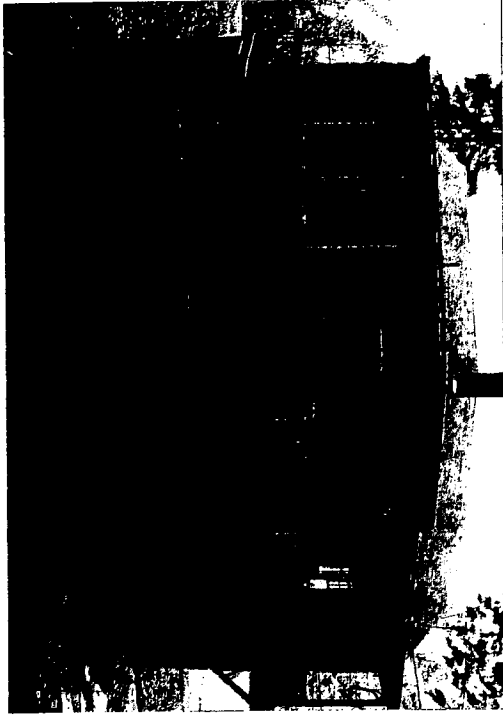
Sincerely,

Julia O'Malley
Chair, HPC









4 of 4
SHEET NUMBER

SYCAMORE STORE

7025 MACARTHUR BLVD
FETHERSDA MD 20816

**BRENNEMAN &
PATENSTECHER**
RESIDENTIAL ARCHITECTS & BUILDERS
18001 CONCORD DRIVE • SPRINGFIELD, MD 20681

APPROVED WHEN



TOP PORCH RAIL
WM-8840

1 1/2 x 3 1/2



BOTTOM
PORCH RAIL
WM-8841
1 1/2 x 3 1/2

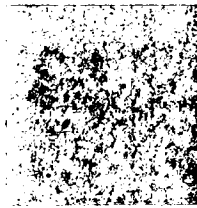
Handwritten note: top rail



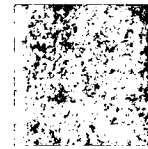
BALUSTER STOCK
EASED EDGE
WM-237
1 1/4 x 1 1/4



BALUSTER STOCK
SQUARE EDGE
WM-237S
1 1/4 x 1 1/4



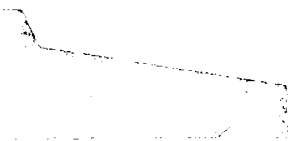
BALUSTER STOCK
WM-238
1 1/16 x 1 1/16



BALUSTER STOCK
WM-239
3/4 x 3/4

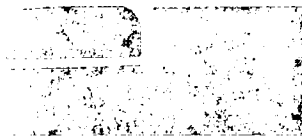
19

Handwritten note: drip cap



DRIP CAP
WM-197
1 1/16 x 1 5/8

Handwritten note: screen rails



SCREEN RAIL
WM249R 1 1/16 x 1 5/8

WINDOW & EXTERIOR DOOR SCHEDULE

Tag	Qty.	Manufacturer	Type	Model #	Jamb Depth	Exterior Finish	Glass Type	Screen Type & Color	Cutoff Division	Grille Style	Interior Finish	Door Lockset	Tilt Sash Liner	Finish Hardware	Exterior Casing	Hinging	R.O. M.O	R.O. Head & Sill Hts. above Sub Floor	Notes
101	1	Jeld-Wen or eq.	prtd wd		6 9/16	prtd wd	5/8" insul	n/a	n/a	n/a	prtd wd	brass full mortise handleset	n/a	pol brass	WD, TME	LH	TME	TME	Replace exg w/ new TME
102	1	Jeld-Wen or eq.	prtd wd		6 9/16	prtd wd	5/8" insul	n/a	n/a	n/a	prtd wd	brass full mortise handleset	n/a	pol brass	WD, TME	LH	TME	TME	Replace exg w/ new TME
103		not used																	
104	1	Marvin	wd fr. Csmt	WFCM 4056	6 9/16	prtd wd	5/8" insul	WHITE	1/4	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		3-5 X 4-8 9/16	TME	IN EXG OPNG, W/ LOWERED SILL HT
105	1	Marvin	wd fr. Csmt	WFCM 4056	6 9/16	prtd wd	5/8" insul	WHITE	1/4	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		3-5 X 4-8 9/16	TME	IN EXG OPNG
106	1	Marvin	wd fr. Csmt	WFCM 4056	6 9/16	prtd wd	5/8" insul	WHITE	1/4	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		3-5 X 4-8 9/16	TME	IN EXG OPNG
107	1	Marvin	wd fr. Csmt	WFCM 4056	6 9/16	prtd wd	5/8" insul	WHITE	1/4	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		3-5 X 4-8 9/16	TME	IN EXG OPNG
108	1	Marvin	wd fr. Csmt	WFCM 4056	6 9/16	prtd wd	5/8" insul	WHITE	1/4	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		3-5 X 4-8 9/16	TME	IN EXG OPNG
109	1	Marvin	TRIPLE wd Csmt	WFCM 1648-3	6 9/16	prtd wd	5/8" insul	WHITE	1/4	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		4-4 X 4-0 9/16	TME	IN EXG OPNG; PROVIDE CUSTOM WIDTH AS REQ'D
110	1	CUSTOM WD OUTSWING FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
111	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
112	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
113	1	CUSTOM WD FIXED FRENCH DOOR			6 9/18	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
114	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
115	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
116	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
117	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
118	1	CUSTOM WD FIXED FRENCH DOOR			6 9/16	prtd wd	5/8" insul				PNTD WD	brass full mortise handleset	n/a	pol brass	WD, TME		3-2 X 6-10		
201	1	Marvin	WD DH	WURD 2018	6 9/16	prtd wd	5/8" insul	WHITE	6/6	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		2-2 3/8 X 3-5 1/2	TME	IN EXG OPNG
202	1	Jeld-Wen or eq.	prtd wd		6 9/16	prtd wd	5/8" insul	n/a	n/a	n/a	prtd wd	brass full mortise handleset	n/a	pol brass	WD, TME	LH	TME	TME	Replace exg w/ new TME
203	3	Marvin	WD HOPPER OR AWNING	WAWN 2420 CUST. WIDTH TME	6 9/16	prtd wd	5/8" insul	WHITE	2/2	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		TME	TME	IN EXG OPNG
204	1	Marvin	WD DH	WURD 2016	6 9/16	prtd wd	5/8" insul	WHITE	6/6	COLONIAL	PNTD WD		n/a	WHITE	WD, TME		2-2 3/8 X 3-5 1/2	TME	IN EXG OPNG
	6	VELUX	WD/CLAD SKYLIGHT	VS-106		CLAD BRN ALUM	COMFORT PLUS INSUL	WHITE	N/A	N/A	PNTD WD				N/A		1-8 1/2 X 3-10 7/8		

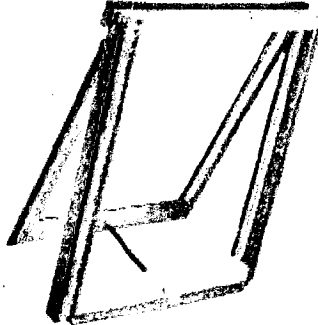
→ NOTES: (1) EXISTING UNITS TO BE REPLACED (2) VERIFY DATE & LOCATION



Search++

VS Manual Venting Skylight

- Skylights
- Electric Venting
- Manual Venting
- VS
- QVM
- VCM
- Fixed with Vent Flap
- Fixed
- Roof windows
- Sun tunnel skylights (new)
- Accessories
- Commercial program
- Product selector



Designed for deck mounted installations, the VS manual venting skylight enables any home to embrace the best of what nature has to offer. Opening for maximum fresh air, the venting skylight contributes to a home's proper moisture balance and comfort level by allowing stale, humid air to be released.



NEXT STEPS

- Locate a Dealer
- Find an Installer

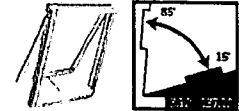
Related areas

- VS Specs
- VS CAD Files
- VS Instructions
- VS Sizes/Prices
- Related Images
- ENERGY STAR® Website



- Convenient Manual Control**
- Manual to Electric Conversion**
- Energy Efficient Glass Options For Added Safety And Energy Efficiency**
- ENERGY STAR®**
- Sunscreening Options For Optimal Light Control**
- Flashing Options For A Weathertight Installation**
- Installation Slope**
- Warranties You Can Trust**
- Quality Construction**
- Streamlined Exterior**
- Wide Range of Sizes and Prices**
- VS Skylight Testing Data**
- Easy Skylight Replacement Option**

VS | Manual venting deck mounted skylights



Size code	101	102	103	103	153	303	303	303	303	303	303
Outside frame (W"xH")	21½ x 27½	21½ x 38½	21½ x 46½	21½ x 54½	23½ x 46½	30½ x 38½	30½ x 46½	30½ x 54½	44½ x 27½	44½ x 46½	
Rough opening (W"xH")	21½ x 27½	21½ x 38½	21½ x 46½	21½ x 55½	22½ x 45½	30½ x 38½	30½ x 46½	30½ x 55½	44½ x 27½	44½ x 46½	
Finished framing (W"xH")	20½ x 26½	20½ x 37½	20½ x 45½	20½ x 53½	22½ x 45½	29½ x 37½	29½ x 45½	29½ x 53½	43½ x 26½	43½ x 45½	
Glazing/Claddings											
VS Tempered / Aluminum	309	335	364	396	371	367	395	442	410	492	S
VS Laminated / Aluminum	327	363	395	419	402	415	452	499	438	554	S
VS Laminated / Copper	490	545	592	628	N/A	623	678	748	657	831	N
VS Impact / Aluminum	Please call for pricing and availability										N
VS Snowload / Aluminum	Please call for pricing and availability										N
Flashing Systems											
EDL Step flashing	60	60	60	71	61	65	65	65	72	72	S
EDL Copper Step flashing For copper cladding only	120	120	120	143	N/A	130	130	130	145	145	N
ZZZ 165 Additional step flashing	13	13	13	13	13	13	13	13	13	13	S
ECB Backpack flashing	135	135	135	135	N/A	155	155	155	165	165	S
EDW High profile flashing	99	101	108	110	122	111	116	118	126	133	S
EDM Metal roof flashing	173	186	193	205	201	202	210	218	217	234	S
ZOZ 121 Roofing underlayment	29	29	29	29	29	29	29	29	29	29	S
ZZZ 189 Skylight trim kit	39	39	39	39	39	39	39	39	39	39	T
Blinds											
FDA 1040 Manual cellular shades Translucent white	107	119	124	135	124	130	135	149	135	160	S
PDA 9150 Manual venetian blinds Eggshell white	85	95	99	109	99	103	109	119	109	126	S
MMA 5060 Electric heatblock awning Exterior charcoal net cloth	319	324	331	342	331	349	354	359	366	372	S
Manual to electric conversion kits											
WCM 140 52 Conversion kit Includes motor, controls, sensors and wires (order code)	433 (52100)	433 (52100)	433 (52100)	433 (52100)	438 (52150)	444 (52300)	444 (52300)	444 (52300)	449 (52600)	449 (52600)	T

Optional manual controls		
ZCT 300 6' - 10' manual telescopic rod	33	S
ZMT 300 6' - 10' motorized telescopic rod	154	S
ZCT 100 3' Extension to ZCT 300 and ZMT 300	10	S
ZOZ 032 2' Manual rod for operation of in-reach blinds	28	T
ZZZ 179 Skylight replacement hook	13	S
ZZZ 169 Crank handle	16	S
ZZZ 180 Crank handle for larger skylights	19	S
Optional electric controls		
WLC 160 Power supply for 3 electric blinds	219	S
WLI 160 Required wall mounted keypad for WLC 160	95	S
WLR 160 Optional infrared remote for WLI 160 keypad	67	S
KES 160 Power supply and switch for 1 electric blind	92	S

Continental USA Delivery guidelines	
In-stock at regional warehouses - Allow 2 to 4 business days for shipment.	S
Items shipped from central warehouse - Allow 10 to 14 business days for shipment.	T
Not stocked, Manufactured on demand - Allow approximately 30 business days for shipment.	N

Product/Package Notes	
Truss series deck mounted skylights that fit perfectly between trusses set 24" on center, and are trans-shipped from central warehouse. Allow 10 to 14 business days for shipment.	
VS package includes the operator hook and insect screen.	
Interior electric blinds are available for VS. Use electric blinds listed with model VSE and the wire kit ZOZ 158 for \$21.	
Electric blinds require control systems, which are sold separately. See optional electric control pricing.	
Retail prices are not valid in Alaska, Hawaii or Mexico due to additional freight cost.	

VELUX America Inc.
SPECIFICATION FOR MODEL VS
VENTILATING SKYLIGHT (Manual Chain)

SECTION 08610
WOOD WINDOWS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Production fabricated wood, manually operated ventilating skylight with exterior maintenance free cladding with [electrically] [manually] operated accessories as indicated on window schedule.

1.02 REFERENCE STANDARDS

A. ANSI/ASTM E 283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.

B. ANSI/ASTM E 330 - Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

C. ANSI/ASTM E 331 - Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Static Air Pressure Difference.

D. ANSI/ASTM E 1886 – Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials. (impact glazing only)

E. ANSI/ASTM E 1996 – Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors, and Storm Shutters Impacted by Windborne Debris in Hurricanes. (impact glazing only)

F. AAMA/WDMA 1600/IS7 - Voluntary Specifications for Skylights.

G. ICBO Evaluation Services Acceptance Criteria AC 17 – Acceptance Criteria for Sloped Glass Glazing in Solariums, Patio Covers and Prefabricated Skylights.

H. National Evaluation Service Committee Report No. NER-216

I. National Fenestration Rating Council, NFRC 100, Procedure for Determining Fenestration Product U-factors.

J. National Fenestration Rating Council, NFRC 200, Procedure for Determining Fenestration Product Solar Heat Gain Coefficients at Normal Incidence.

K. National Fenestration Rating Council, NFRC 300, Procedures for Determining Solar Optical Properties of Simple Fenestration Products.

1.03 QUALITY ASSURANCE

A. Wood venting skylight with exterior maintenance free cladding and all accessories and components required for complete and weatherproof installation shall be manufactured to the highest standards of quality and craftsmanship in accordance with VELUX Manufacturing Standards.

1.04 SYSTEM DESCRIPTION

A. Skylight: Wood frame and sash, exterior maintenance free cladding, production fabricated flashings, glass and glazings, and anchorage.

B. Configuration: Outward opening, top hinged, production-installed manual chain operator. Sash removable for installation.

C. Operation: Manual crank handle.

1.05 PERFORMANCE REQUIREMENTS

A. Model VS manually operated venting skylight to withstand dead and live loads caused by pressure and uplift of wind acting normal to plane of roof as tested in accordance with National Evaluation Services, Inc. to a design pressure of 575 – 8714 Pa (12-182 psf) and an uplift pressure of 1053 – 4597 Pa (22-96 psf) as measured in accordance with AAMA/WDMA 1600/IS7 and ANSI/ASTM E 330.

B. Limit member deflection to flexure limit of glass with full recovery of glazing materials.

C. System to accommodate, without damage to components or deterioration of seals, movement between sash and frame and perimeter framing.

D. Air leakage through assembly limited to 0.86 l/s/m² (0.17 CFM/ft²) of total unit area, measured at a reference differential pressure across assembly of 75 Pa (1.57 psf) as measured in accordance with AAMA/WDMA 1600/IS7 and ANSI/ASTM E 283.

E. Water infiltration: No water penetration noted when measured in accordance with AAMA/WDMA 1600/IS7 and ANSI/ASTM E 331 with a test pressure differential of 140 Pa (2.86 psf).

F. Gasketing designed to drain water entering joints, condensation occurring in glazing channel, or migrating moisture occurring within system, to exterior by drainage network.

G. Thermal Performance: Tested and certified in accordance with NFRC 100 and 200 procedures.

H. Model VS with impact glazing (0099 69): Tested and certified in accordance with ANSI/ASTM E 1886 and ANSI/ASTM E 1996-01.

I. Fall Protection: Model VS with laminated glass (0074) tested to meet or exceed the intent of OSHA 29 CFR 1910.23(e)(8) for fall protection. Model VS tested to 1400 ft/lbs with no glass breakage.

1.06 SUBMITTALS

A. Manufacturer's unit dimensions, rough opening, and finished framing dimensions, affected related work, and installation requirements are shown in manufacturer's installation instructions.

B. Product Data: For Model VS manually operated ventilating skylight, glazing options and [electrically] [manually] operated accessories are indicated in manufacturer's printed material.

1.07 DELIVERY, HANDLING, STORAGE

A. Deliver products in manufacturer's original containers, dry, undamaged, seals and labels intact.

B. Store and protect products in accordance with manufacturer's recommendations.

PART 2 PRODUCTS

2.01 MANUFACTURER

A. VELUX America Inc. product Model VS manually operated ventilating skylight and flashing systems as specified in this section and as manufactured by VELUX America Inc.

2.02 MATERIALS

A. Wood: Kiln-dried, laminated Nordic Pine (Specific Gravity 0.51), temporarily treated for mold and mildew for transparent or opaque interior finish applied after installation.

B. Maintenance free exterior cladding: Roll formed 0.65 mm aluminum frame coverings, 0.57 mm aluminum sash coverings, 0.55 mm copper frame coverings, 0.50 mm copper sash coverings prefinished, production engineered, and fabricated to fit exterior exposed surfaces (Alloy AA 3003 H12 and AA 3003 H16).

C. Fasteners: #8 x 1" wood screw, Phillips recess, washer headed, full threaded, black lacquered stainless steel for exterior aluminum cladding. Number 8 x 1/2" pan head, Phillips recess, stainless steel with black lacquer for top covers.

2.03 COMPONENTS

A. Weather stripping: Factory applied neoprene weather stripping throughout entire frame and sash, profiled to effect weather seal.

B. Screen: Aluminum screen profile, spring metal clip attachment, 0.28 mm glass fiber thread with PVC coating, charcoal in color.

C. Fittings: Surface treatment with electro-galvanized, chromate passivated yellow.

D. Mounting brackets: Factory installed stamped steel, surface treatment electro-galvanized, chromate passivated yellow.

E. Fasteners: #8 x 1 3/16" wood screws, Phillips recess, countersunk, yellow passivated chromate steel for mounting bracket attachment to frame, two per bracket. 1/4" galvanized, ring shank drive fasteners for attachment to roof deck, three per bracket.

2.04 GLASS AND GLAZING MATERIALS

A. Standard 16 mm (5/8") overall dual sealed insulated glass unit with 11.1 mm (0.437") air space. Stainless steel spacer with desiccant, primary seal polyisobutylene, secondary seal silicone.

B. Gasketing: Each I.G. unit dry glazed with chloroprene gasket, no sealants.

C. Description of glazing options:

Type 74 Laminated Low-E Gas Filled: Exterior lite 3 mm (1/8") clear tempered with Low-E² coating on surface #2, 11.1 mm (0.44") air space filled with argon gas, interior lite two plies of 2.3 mm (0.090") heat-strengthened laminated with 0.76 mm (0.030") vinyl interlayer.

Type 75 Low-E gas filled: Two lites 3.0 mm (1/8") clear tempered with 11.1 mm (0.44") airspace filled with argon gas. Low-E² coating is applied to surface #2.

Type 0099 10 (Snowload Glazing) Laminated Low-E Gas Filled: Exterior lite 3 mm (1/8") clear tempered with Low-E² coating on surface #2, 11.1 mm (0.44") air space filled with argon gas, interior lite two plies of 3 mm (1/8") tempered laminated with 0.76 mm (0.030") vinyl interlayer.

Type 0099 23 (White Laminated) Laminated Low-E Gas Filled: Exterior lite 3 mm (1/8") clear tempered with Low-E² coating on surface #2, 11.1 mm (0.44") air space filled with argon gas, interior lite two plies of 2.3 mm (0.090") heat-strengthened laminated with 0.76 mm (0.030") white vinyl interlayer.

Type 0099 69 (Impact Glazing) Laminated Low-E Gas Filled: Exterior lite 3 mm (1/8") clear tempered with Low-E² coating on surface #2, 11.1 mm (0.44") air space filled with argon gas, interior lite two plies of 2.3 mm (0.090") heat-strengthened laminated with 2.3 mm (0.090") vinyl interlayer.

2.05 HARDWARE

- A. Sash: Top hinged, hinges allow for sash removal.
- B. Manual chain operator: Factory installed. The chain is fitted to the sash with clip, pin and limit stops, removable pins allow for sash separation.

2.06 FLASHING

Type EDL Flashing is a prefabricated step flashing system, designed for use with roofing materials less than 3/4" thick and for slopes of 15 degrees to 85 degrees.

Type EDW Flashing is a prefabricated gutter flashing system designed for use with roofing material greater than 3/4" thick or high profile material and for roof slopes of 15 degrees to 85 degrees. Sill flashing section consists of corrugated apron to allow form fit of high profile material.

Type EDM Flashing is a prefabricated flashing system designed for use with metal roofing materials and for roof slopes of 15 degrees to 85 degrees. Sill flashing section consists of corrugated apron to allow form fit of roofing material profile.

Type ECX/EMX Curb Flashings are flashing systems designed for use on flat and low-pitched roof slopes of 0 degrees to 15 degrees. The ECX/EMX curb flashings should be used with rolled roofing.

2.07 FABRICATION

- A. Fabricate frame with slip joint/lock corners glued and nailed for hairline, weather tight fit.
- B. Fabricate frame components within minimum tolerances enabling installation and movement of sash and dynamic movement of perimeter weather stripping.
- C. Permit external drainage channels to migrate moisture to exterior. Provide internal drainage of glazing spaces to exterior through gasketing.
- D. Assemble insect screen of rolled aluminum rectangular sections. Sections are square cut and assembled using square corner keys. Fit mesh taut and secure with vinyl spline.
- E. All units factory glazed with chloroprene gasketing.

2.08 FINISHES

- A. Exterior surfaces: Exposed exterior wood surfaces to be covered with roll formed maintenance free cladding pieces. Aluminum has umber gray, Kynar® 500 polyvinylidene fluoride resin finish. Copper is roll formed mill finish.
- B. Maintenance free flashing: Roll formed aluminum, umber gray, baked on polyester polyamid primer and finish coats. Copper is roll formed mill finish.
- C. Interior surface: All exposed interior wood surfaces to be clear unfinished wood.
- D. Screens: Frames - light gray, mesh -charcoal.
- E. Operator - concealed beneath light gray covers.

PART 3 EXECUTION

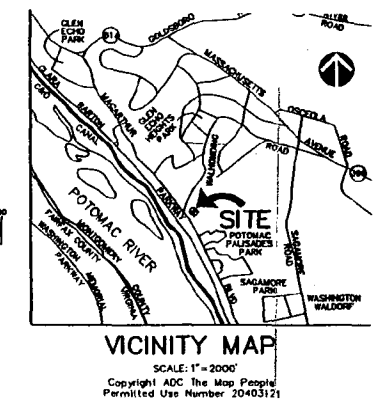
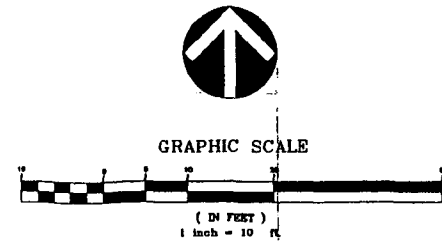
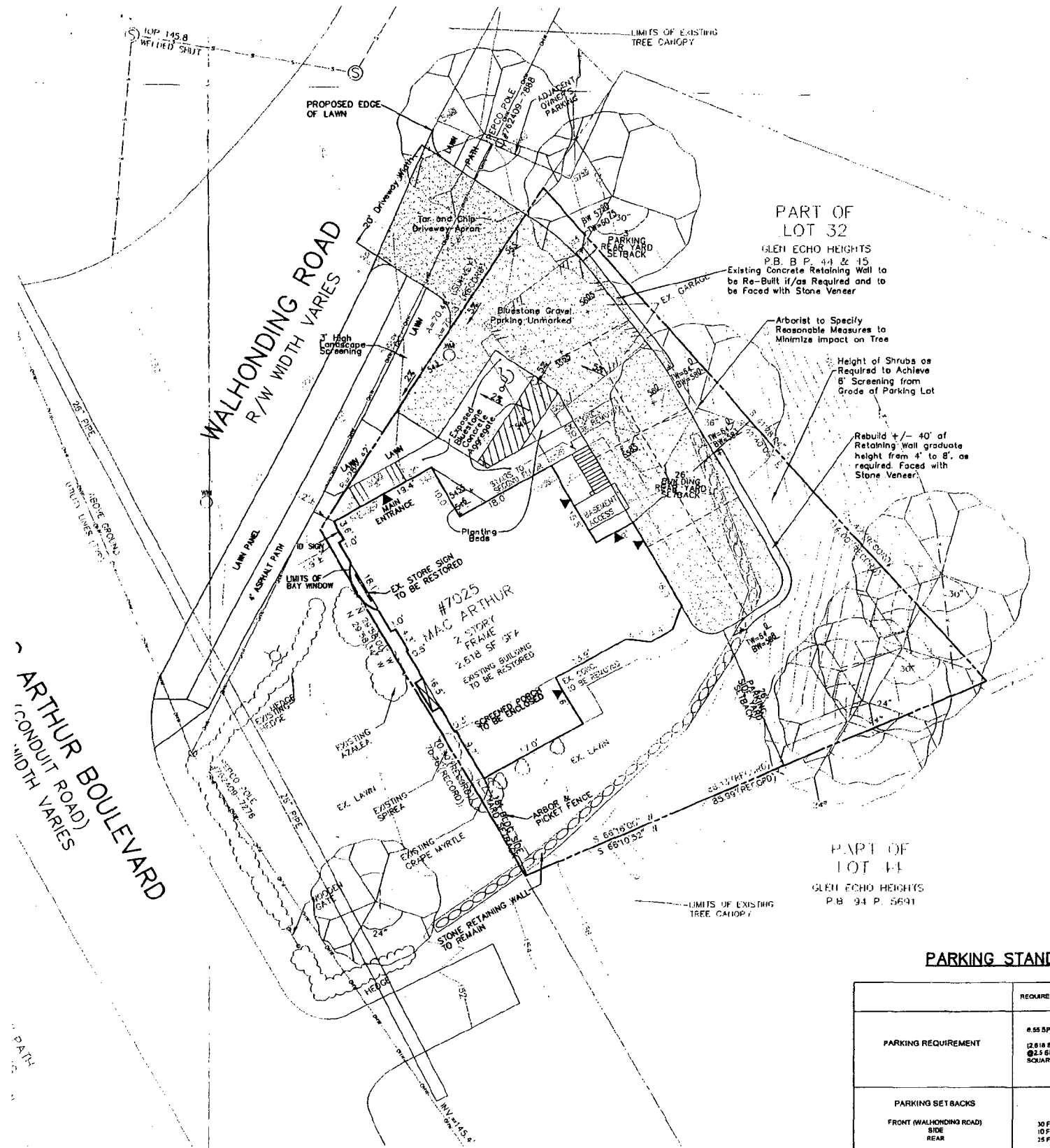
3.01 EXAMINATION

- A. Verify rough opening dimensions and proper orientation of skylight.

3.02 INSTALLATION

- A. Install skylight in accordance with manufacturer's installation instructions.
- B. Align skylight level, free of warp or twist; maintain dimensional tolerances.

- C. Attach skylight to roof sheathing with manufacturer's brackets with screws and nails to accommodate construction tolerances and other irregularities.
- D. Provide thermal isolation when components penetrate or disrupt building insulation. Pack fibrous insulation in rough opening to maintain continuity of thermal barriers.
- E. Coordinate attachment and seal of perimeter air and vapor barrier material.
- F. Install sash and connect operator.
- G. Install manufacturer's engineered perimeter flashing in accordance with manufacturer's installation instructions to achieve weather tight installation.



GENERAL SUBJECT NOTES:

1. THE PROPERTY IS 6,873 SF OR 0.15778 ACRES.
2. THE SUBJECT PROPERTY IS LOCATED ON MONTGOMERY COUNTY TAX ASSESSMENT MAP CM563, WITH A TAX ACCOUNT NO. OF 00507922.
3. THE SUBJECT PROPERTY IS COMPRISED OF PART OF LOT 32, BLOCK 2 GLEN ECHO HEIGHTS, BETHESDA MARYLAND. PROPERTY RECORDED IN LIBER 27528 AS FOLIO 800 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, BEING THE SAME LOT CREATED BY DEED AND RECORDED ON NOVEMBER 9, 1933 IN LIBER 1856 FOLIO 395 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
4. THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 207NN08.
5. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER H.U.D. FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBER 240019-0175 C.
6. THE SUBJECT PROPERTY IS ZONED R-90. THE EXISTING STRUCTURE IS PROPOSED FOR PROFESSIONAL OFFICE UNDER THE NON-RESIDENT PROFESSIONAL OFFICE SPECIAL EXCEPTION CATEGORY. THIS SPECIAL EXCEPTION USE IS ALLOWED IN THE R-90 ZONE PER THE ADOPTION OF TEXT AMENDMENT 05-01.
7. THIS SITE IS LISTED IN THE MONTGOMERY COUNTY LOCAL HISTORICAL ATLAS INDEX OF HISTORIC SITES AS SITE NO. 23-125.
8. CURRENT OWNER OF RECORD: BRENNEMAN, DEAN K. ET AL.
9. PREMISES ADDRESS: 7025 MAC ARTHUR BLVD. BETHESDA MD. 20816-1042

TOPOGRAPHIC INFORMATION NOTES:

1. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY SHEDER & ASSOCIATES JANUARY, 2004.
2. THE ELEVATIONS SHOWN HEREON HAVE BEEN ESTABLISHED BY SHEDER & ASSOCIATES BASED UPON WSSC VERTICAL DATUM. THE BENCH MARK SHOWN FOR THIS DATUM HAS BEEN ASSIGNED THE FOLLOWING ELEV. TOP IRON PIPE FOUND 152.95'.
3. THE TYPE AND NATURE OF ALL UTILITIES SHOWN HEREON HAS BEEN ESTABLISHED BY ON SITE OBSERVATION AND FIELD LOCATION BY SHEDER & ASSOCIATES JANUARY, 2004. THEY HAVE NOT BEEN REFERENCED OR VERIFIED WITH ANY UTILITY COMPANY AS-BUILT PLANS OR RECORDS.

DEVELOPMENT STANDARDS

LOT IS "NOT NON-CONFORMING" PER SECTION 59-B-5.3 OF THE ZONING ORDINANCE.
 STRUCTURE IS "NOT A NON-CONFORMING BUILDING" PER SECTION 59-B-5.3 OF THE ZONING ORDINANCE.

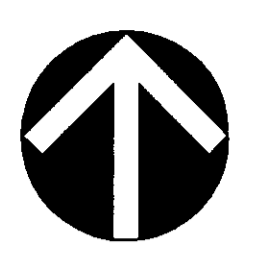
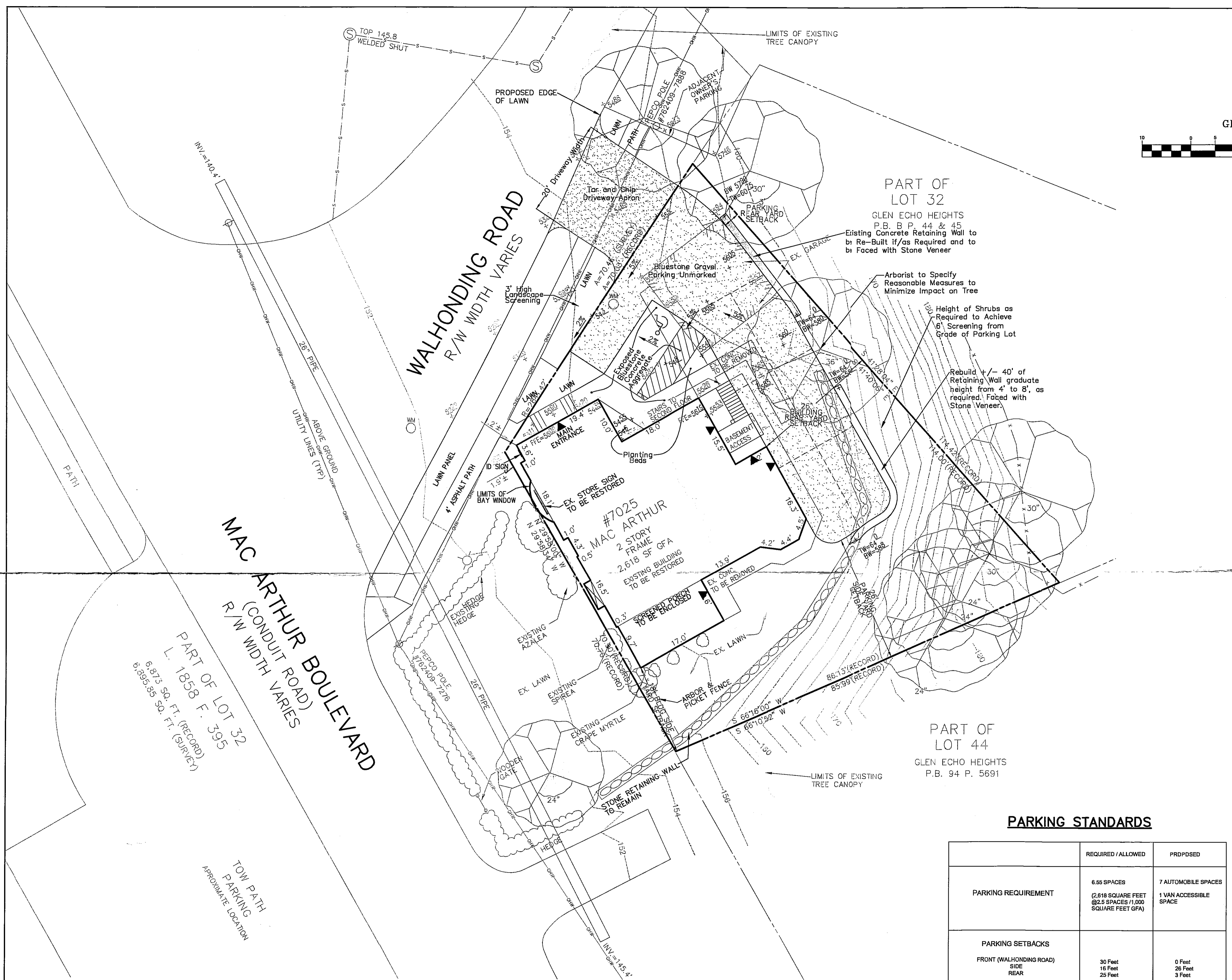
	REQUIRED/ALLOWED	EXISTING/PROPOSED
LOT AREA AND WIDTH *		
MINIMUM NET LOT AREA	5,000 SQ. FT.	6,873 SQ. FT.
MINIMUM LOT WIDTH AT FRONT BUILDING LINE	50 FEET	67.9 FEET
COVERAGE		
MAXIMUM PERCENTAGE OF NET LOT AREA THAT MAY BE COVERED BY BUILDINGS INCLUDING ACCESSORY BUILDINGS	30% MAXIMUM	16.7%
GREEN AREA	25% MINIMUM	46.0%
SETBACKS *		
SETBACK REQUIREMENT FOR MAIN BUILDING		
MACARTHUR BOULEVARD (STREET)	25 FOOT MINIMUM	1.9 FEET
WALHONDING ROAD (STREET)	25 FOOT MINIMUM	1.2 FEET
SIDE LOT	7 FOOT MINIMUM	18 FEET
REAR LOT	20 FOOT AVERAGE WITH 15 FOOT MINIMUM	26 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	22.75 FEET
PARKING **		
2.5 SPACES FOR EACH 1,000 SF GROSS FLOOR AREA OFFICE	7 SPACES	8 SPACES

* THE 1950 ZONING ORDINANCE SHALL APPLY TO THESE DEVELOPMENT STANDARDS GIVEN THAT THE PROPERTY WAS RECORDED PRIOR TO DECEMBER 8, 1958.
 ** WAIVERS WILL BE REQUESTED FROM PARKING STANDARDS PER SECTION 59-E-4.5 OF THE ZONING ORDINANCE.

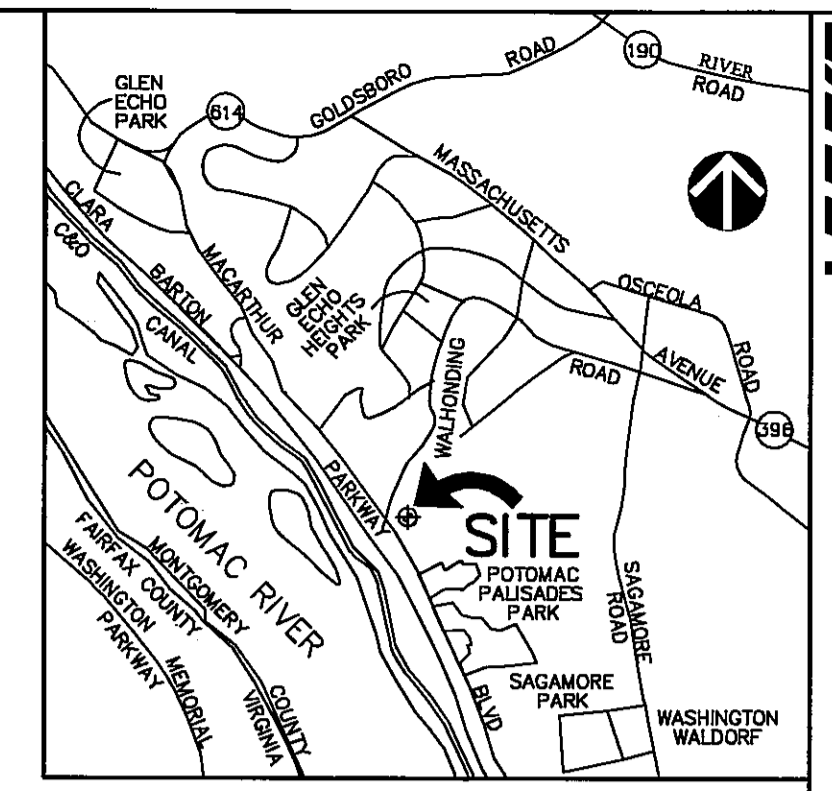
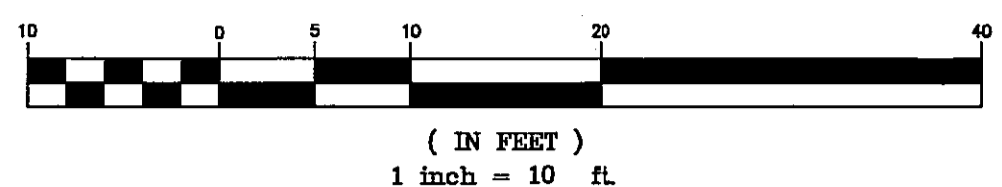
PARKING STANDARDS

	REQUIRED / ALLOWED	PROPOSED
PARKING REQUIREMENT	6.55 SPACES (2.518 SQUARE FEET @ 2.5 SPACES / 1,000 SQUARE FEET OF A)	7 AUTOMOBILE SPACES 1 VAN ACCESSIBLE SPACE
PARKING SET BACKS		
FRONT (WALHONDING ROAD)	30 Feet	0 Feet
SIDE	10 Feet	26 Feet
REAR	15 Feet	3 Feet

- FIRE HYDRANT
- ⊗ GAS VALVE
- PEPCO POLE
- SANITARY SEWER MANHOLE
- WATER METER
- CONC. CONCRETE
- C&G CURB AND GUTTER
- BLDG. BUILDING
- STY. STORY
- TRV. ELECTRICAL TRANSFORMER
- ASPH. ASPHALT
- ESMT. CASEMENT
- RCP. REINFORCED CONCRETE PIPE
- CMP. CORRUGATED METAL PIPE
- PRL. PARKING RESTRICTION LINE
- BRL. BUILDING RESTRICTION LINE
- R/W. RIGHT-OF-WAY



GRAPHIC SCALE



VICINITY MAP

SCALE: 1"=2000'
Copyright ADC The Map People
Permitted Use Number 20403121

GENERAL SUBJECT NOTES:

1. THE PROPERTY IS 6,873 SF OR D.1577B ACRES.
2. THE SUBJECT PROPERTY IS LOCATED ON MONTGOMERY COUNTY TAX ASSESSMENT MAP GM563, WITH A TAX ACCOUNT NO. OF 00507922.
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4. THE SUBJECT PROPERTY IS LOCATED ON WSSC MAP 207NW06.
5. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER H.U.D. FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBER 240049-0175 C.
6. THE SUBJECT PROPERTY IS ZONED R-90. THE EXISTING STRUCTURE IS PROPOSED FOR PROFESSIONAL OFFICE UNDER THE NON-RESIDENT PROFESSIONAL OFFICE SPECIAL EXCEPTION CATEGORY. THIS SPECIAL EXCEPTION USE IS ALLOWED IN THE R-90 ZONE PER THE ADOPTION OF TEXT AMENDMENT 05-01.
7. THIS SITE IS LISTED IN THE MONTGOMERY COUNTY LOCAL ATLAS INDEX OF HISTORIC SITES AS SITE NO. 35-155.
8. CURRENT OWNER OF RECORD: BRENNEMAN, DEAN K. ET AL
9. PREMISES ADDRESS: 7025 MAC ARTHUR BLVD, BETHESDA MD. 20816-1042

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DEVELOPMENT STANDARDS

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STRUCTURE IS "NOT A NON-CONFORMING BUILDING" PER SECTION 59-B-5.3 OF THE ZONING ORDINANCE.

	REQUIRED/ALLOWED	EXISTING/PROPOSED
LOT AREA AND WIDTH *		
MINIMUM NET LOT AREA	5,000 SQ. FT.	6,873 SQ. FT.
MINIMUM LOT WIDTH AT FRONT BUILDING LINE	50 FEET	67.9 FEET
COVERAGE		
MAXIMUM PERCENTAGE OF NET LOT AREA THAT MAY BE COVERED BY BUILDINGS INCLUDING ACCESSORY BUILDINGS	30% MAXIMUM	19.7%
GREEN AREA	25% MINIMUM	48.0%
SETBACKS *		
SETBACK REQUIREMENT FOR MAIN BUILDING:		
MACARTHUR BOULEVARD (STREET)	25 FOOT MINIMUM	1.9 FEET
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SIDE LOT	7 FOOT MINIMUM	18 FEET
REAR LOT	20 FOOT AVERAGE WITH 15 FOOT MINIMUM	26 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	22.75 FEET
PARKING **		
2.5 SPACES FOR EACH 1,000 SF GROSS FLOOR AREA OFFICE	7 SPACES	8 SPACES

PARKING STANDARDS

	REQUIRED / ALLOWED	PROPOSED
PARKING REQUIREMENT	6.55 SPACES (2,618 SQUARE FEET @ 2.5 SPACES / 1,000 SQUARE FEET GFA)	7 AUTOMOBILE SPACES 1 VAN ACCESSIBLE SPACE
PARKING SETBACKS		
FRONT (WALHONDING ROAD)	30 Feet	0 Feet
SIDE	15 Feet	25 Feet
REAR	25 Feet	3 Feet

LEGEND

- | | | | | |
|-----------------------------|---------------------------|---|------------------------|-------------------------------------|
| --- x --- x --- x --- x --- | FENCE LINE | ⊕ | FIRE HYDRANT | CONC. CONCRETE |
| --- OHW --- OHW --- OHW --- | OVERHEAD WIRES | ⊕ | GAS VALVE | C&G CURB AND GUTTER |
| ----- | PROPERTY LINES | ⊕ | PEPCO POLE | BLDG. BUILDING |
| ----- | SANITARY SEWER CONDUIT | ⊕ | SANITARY SEWER MANHOLE | STY. STORY |
| ----- | EXISTING 10' CONTOUR | ⊕ | WATER METER | TRV ELECTRICAL TRANSFORMER |
| ----- | EXISTING 2' CONTOUR | ⊕ | | ASPH. ASPHALT |
| ----- | PROPOSED 10' CONTOUR | ⊕ | | ESMT. EASEMENT |
| ----- | PROPOSED 2' CONTOUR | ⊕ | | ROP REINFORCED CONCRETE PIPE |
| ----- | PROPOSED EDGE OF PAVEMENT | ⊕ | | CMP CORRUGATED METAL PIPE |
| ----- | | ⊕ | | PRL PARKING RESTRICTION LINE |
| ----- | | ⊕ | | BRL BUILDING RESTRICTION LINE |
| ----- | | ⊕ | | R/W RIGHT-OF-WAY |

VKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VKA INCORPORATED
20251 CENTURY BOULEVARD SUITE 400 ■ McLEAN, VIRGINIA 22102
(301)916-4100 ■ FAX (301)916-2282
GERMANTOWN, MD ■ McLEAN, VA ■ LEESBURG, VA

SYCAMORE STORE
7025 MAC ARTHUR BLVD.
PART OF LOT 32, BLOCK 2
GLEN ECHO HEIGHTS
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SPECIAL EXCEPTION SITE PLAN

VKA REVISIONS

6. Revised 3-26-2007	
5. Revised 8-14-2006	
4. Revised 3-16-2006	
3. Revised 3-10-2006	
2. Revised per planning board review 11-03-2005	
1. Revised 09-15-2005	
DATE: MAY, 2005	
DES. BL	OWN. NRP
SCALE: 1"=10'	
PROJECT/FILE NO. 1332	
SHEET NO. 1 OF 4	



Manual Venting Skylight Image Gallery



Why skylights

Image galleries

Sorted by room

Sorted by product

Electric venting skylights

Manual venting skylights

Fixed skylights

Roof windows

Sun tunnel skylights

Before and after

Commercial images

Case studies

Literature

Events

Model homes

Viewing images 3-6 of 30



Products: Four size 104 manual venting skylights.

NEXT STEPS

- Visit a Model Home
- Choose Your Products
- Locate a Dealer

Related Areas

- Room Galleries

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[Blind Shop](#)

Manual Venting Skylight Image Gallery



[Why skylights](#)

[Image galleries](#)

[Sorted by room](#)

[Sorted by product](#)

[Electric venting skylights](#)

[Manual venting skylights](#)

[Fixed skylights](#)

[Roof windows](#)

[Sun tunnel skylights](#)

[Before and after](#)

[Commercial images](#)

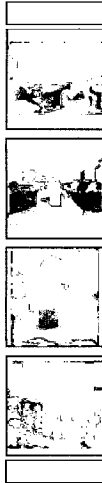
[Case studies](#)

[Literature](#)

[Events](#)

[Model homes](#)

Viewing images 1-4 of 30



Products: Two size 306 [fixed skylights](#) and one size 306 [manual venting skylight](#); each fitted with a [cellular shade](#).

[Send this image to a friend](#)

NEXT STEPS

[Visit a Model Home](#)

[Choose Your Products](#)

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Related Areas

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Pricing disclaimer

Disclaimer: List prices shown do not include shipping and handling cost, delivery cost by your local VELUX Dealer or applicable sales tax. Final unit pricing can be 10 - 15% higher depending on your location, services provided and final delivery of the skylight to the job site. Many of the skylights do not include flashing's or blinds, these can be purchased separately.

All VELUX Skylights, Roof Windows, Sun Tunnel Skylights, Flashing kits and blinds must be purchased through a qualified VELUX Dealer. Please see the "Where To Buy" section of this website for a list of VELUX Dealers near you.

By opening the attached pricing PDF, you acknowledge that you have read and understood the above disclaimer.



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

Permit 46/029

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dean K. Brenneman

Daytime Phone No.: 301-933-9305 ext. 15

Tax Account No.: 00507922

Name of Property Owner: Brenneman, Dean K ET AL Daytime Phone No.: 301-933-9305

Address: 10605 Concord Street, Suite 1, Kensington, MD 20895-2504
Street Number City State Zip Code

Contractor: Brenneman & Pagenstecher, Inc. Phone No.: 301-933-9305

Contractor Registration No.: MHIC# 120414

Agent for Owner: Dean K. Brenneman Daytime Phone No.: 301-933-9305 ext. 15

LOCATION OF BUILDING/PREMISE

House Number: 7025 Street: MacArthur Blvd

Town/City: Bethesda Nearest Cross Street: Walhonding Road

Lot: P32 Block: 2 Subdivision: Glen Echo Heights

Liber: 1858 Folio: 395 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 300,000

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

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 8' feet 0" 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.

Dean K. Brenneman
Signature of owner or authorized agent

7/25/07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Dept. of Permitting Services

JUL 25 2007

Received

m

**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:

Circia 1920 Structure with 1925 & late 1930's addition. Traditionally occupied by the Sycamore Store, a local grocery store and deli that grew up around the Sycamore Store Island Club and the developing Glen Echo/Glen Echo Heights areas.

The structure is Residential in character, but Non-Residential in use and is a unique building type and a local landmark.

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

Restoration of entire exterior; demolition of detached garage; installation of landscaping and parking area; repair and/or re-construction of stone retaining wall; restoration of Sycamore Store sign; re-configuration of rear porch to add a stair; enclosure of screened porch, asphalt walking path, preservation of all large trees. Per special exception #S-2651 approval 6/22/07

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

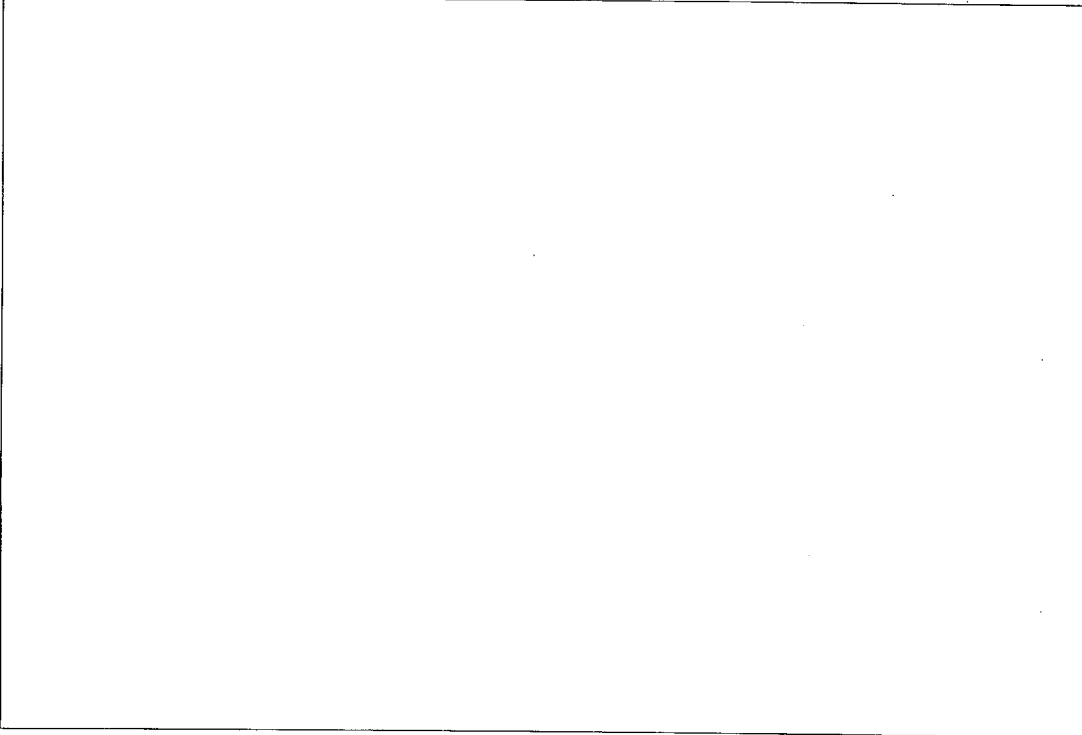
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie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

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

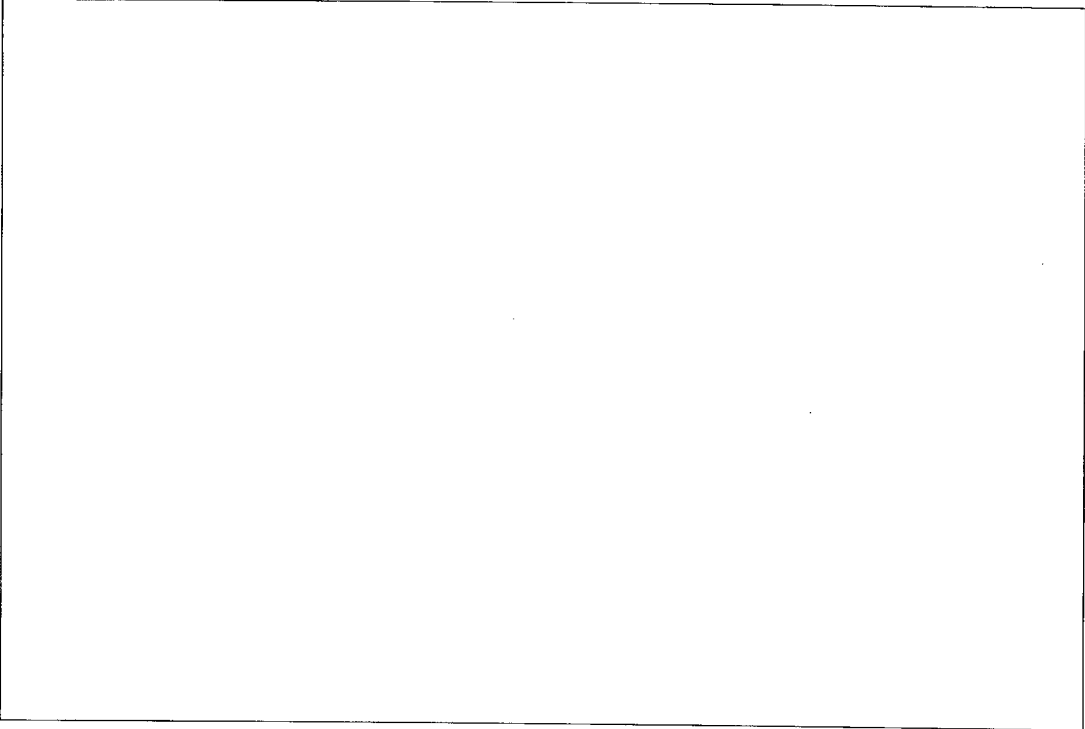
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Brenneman, Dean K. ET AL 10605 Concord street, suite 1 Kensington, MD. 20895	Owner's Agent's mailing address Dean K. Brenneman 5807 Massachusetts Ave Bethesda MD 20816
Adjacent and confronting Property Owners mailing addresses	
Mohican Swimming Pool Assoc. P.O. Box 666 Glen Echo Maryland 20812	Robert & Margaret Hazen 7021 MacArthur Blvd. Bethesda, MD 20816
U.S. Army Corp, USA Baltimore District 5900 MacArthur Blvd. Washington DC 20016	
Billy & Lori Viers 6540 Walkonding Rd Bethesda Md 20816	

Existing Property Condition Photographs (duplicate as needed)

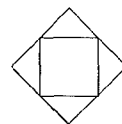


Detail: _____



Detail: _____

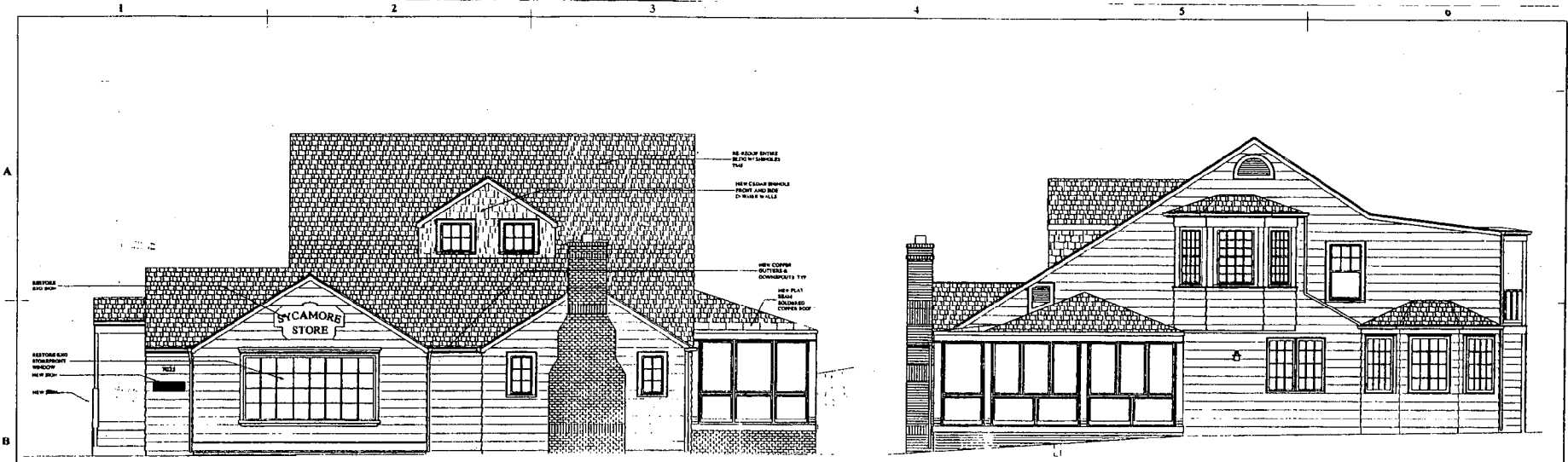
Site Plan



Shade portion to indicate North

Applicant: _____

Page: __



(B1)
(A-1) FRONT ELEVATION
1/4" = 1'-0"

(B5)
(A-1) RIGHT SIDE ELEVATION
1/4" = 1'-0"



(D1)
(A-1) REAR ELEVATION
1/4" = 1'-0"



(D5)
(A-1) LEFT SIDE ELEVATION
1/4" = 1'-0"

APPROVED WHEN
SEAL & SIGNED

BRENNEMAN & C
ARCHITECTS
1100 N. W. 10th St., Ft. Lauderdale, Fla. 33304

SYCAMORE STORE
7025 MACARTHUR BLVD
BETHESDA, MD 20816

ELEVATIONS
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SHEET NUMBER
3 - 4

