



35/13-07A 32 IRVING ST  
Chevy Chase Village Historic District



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 15, 2007

**Edward & Amy Knight**  
32 West Irving Street  
Chevy Chase, Maryland 20815

Re: Project at 32 West Irving Street, Chevy Chase Village Historic District

Mr. & Mrs. Knight:

This letter in response to a revision to your approved HAWP (DPS#441444) for the installation of a front door located on the above referenced property. As per the HAWP conditions of approval I have reviewed the enclosed design and feel it meets the HPC goals of sympathetic design. Your request to install the enclosed door style is approved. Any additional exterior alterations and revisions to this site must be reviewed by the HPC prior to the project's commencement.

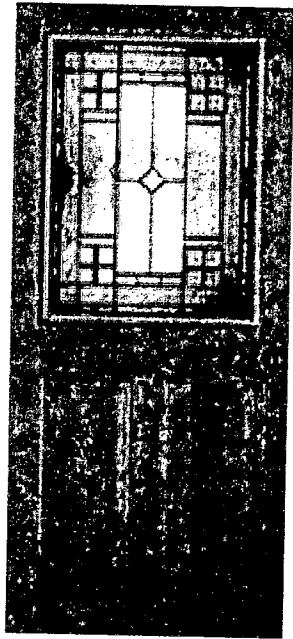
This letter will serve as your official approval for this alteration. If you have any additional questions, please do not hesitate to contact me at 301-563-3400. Thank you for your cooperation and assistance in this matter.

Sincerely,

Joshua Silver  
Historic Preservation Planner

Cc: Reggie Jetter, Department of Permitting Services  
Geoff Biddle, Chevy Chase Village Manager  
Hisao J. Yatsunami AIA, Gilday Renovations

Simpson  
7044  
Venetian



**Silver, Joshua**

---

**From:** Hisao Yatsuhashi [hisaoyatsuhashi@gilday.com]  
**Sent:** Tuesday, May 15, 2007 2:21 PM  
**To:** Silver, Joshua  
**Subject:** RE: Knight Residence Front door selection

Josh,

The image I sent you is based on taking a Simpson #7044 half light door and inserting the Venetian glass design adjusted from a full light design to a half light design. I placed the order for the door yesterday and that triggered the Simpson door company to create a shop drawing for the door based on the image I sent you. Once I receive the shop drawing I can forward it to you.

**Hisao J. Yatsuhashi, AIA**

**Gilday Renovations**

Ph: 301-565-4600 x26

Fx: 1-866-838-5488

[hisaoyatsuhashi@gilday.com](mailto:hisaoyatsuhashi@gilday.com)

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**From:** Silver, Joshua [mailto:Joshua.Silver@mncppc-mc.org]  
**Sent:** Tuesday, May 15, 2007 2:14 PM  
**To:** Hisao Yatsuhashi  
**Subject:** RE: Knight Residence Front door selection

Hisao:

Do you have a cut sheet of the 7044 Venetian style you can e-mail me?

Thanks,

Josh

-----Original Message-----

**From:** Hisao Yatsuhashi [mailto:hisaoyatsuhashi@gilday.com]  
**Sent:** Monday, May 14, 2007 9:40 AM  
**To:** Silver, Joshua  
**Subject:** RE: Knight Residence Front door selection

Josh,

The homeowners have decided to go with the 7044 Venetian style. The door will be painted. Please send out the confirmation letter at your earliest convenience.

Thanks,

**Hisao J. Yatsuhashi, AIA**

**Gilday Renovations**

Ph: 301-565-4600 x26

Fx: 1-866-838-5488

[hisaoyatsuhashi@gilday.com](mailto:hisaoyatsuhashi@gilday.com)

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**From:** Silver, Joshua [mailto:Joshua.Silver@mncppc-mc.org]  
**Sent:** Tuesday, April 24, 2007 12:29 PM  
**To:** Hisao Yatsuhashi  
**Subject:** RE: Knight Residence Front door selection

-----Original Message-----

**From:** Hisao J. Yatsuhashi, AIA [mailto:hyatsuha@gilday.com]

**Sent:** Thursday, April 05, 2007 1:37 PM

**To:** Tully, Tania

**Subject:** Knight Residence Front door selection

Tania,

I tried you a couple of times earlier by phone but I'm not sure if you got the message. I've attached a cut sheet of the front door selection at the project at 32 West Irving Street in Chevy Chase. Please review. As a recap the front door is being replaced so that we can provide light into the front foyer for Mrs. Knight. Currently she achieves this by leaving the front door open when she is home with the full-light storm door allowing the light in. But the storm door is being removed for ease of handicap access and the main door will now have to allow the light in while maintaining privacy.

In addition to the above reasons, the glass detailing is picking up on some of the camed glass that appears in other houses on West Irving street. The picture 2006-12-06-003.jpg shows the neighbors door directly across the street, with other pictures showing doors at other neighbors' houses.

I look forward to hearing from you,

**Hisao J. Yatsuhashi, AIA**

**Gilday Renovations**

9162 Brookville Road

Silver Spring, MD 20910

Ph: 301-565-4600 x26

Fx: 1-866-838-5488

[hisaoyatsuhashi@gilday.com](mailto:hisaoyatsuhashi@gilday.com)

[www.gilday.com](http://www.gilday.com)

**Silver, Joshua**

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**From:** Hisao J. Yatsuhashi, AIA [hyatsuha@gilday.com]  
**Sent:** Friday, April 06, 2007 2:44 PM  
**To:** Tully, Tania  
**Cc:** Silver, Joshua  
**Subject:** RE: Knight Residence Front door selection

Thanks,  
I will review with the homeowner and get back to Josh.

Best of luck in NC.

**Hisao J. Yatsuhashi, AIA**  
**Gilday Renovations**  
Ph: 301-565-4600 x26  
Fx: 1-866-838-5488  
[hisaoyatsuhashi@gilday.com](mailto:hisaoyatsuhashi@gilday.com)

---

**From:** Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]  
**Sent:** Friday, April 06, 2007 2:21 PM  
**To:** Hisao J. Yatsuhashi, AIA  
**Cc:** Silver, Joshua  
**Subject:** RE: Knight Residence Front door selection

Hisao -

The door proposed still looks out of character. The problem with the coming in your proposal is the arced element at the top and bottom of each pane. The coming in combination with the two panels also lends a less historic feel to the door. I have three suggestions.

1. Use the same door design without the coming, but using a glass that allows for some privacy.
2. Select one of the door designs attached without the coming, but using a glass that allows for some privacy.
3. Select one of the door designs attached and use a simple coming design that does not include an arced element.

I've attached 5 images.

because this is my last day, I have discussed this with Josh Silver and copied him on this email. He will be able to help you from here on.

It has been a pleasure to work with you.

-Tania

Tania Georgiou Tully  
Senior Planner  
Montgomery County Historic Preservation Commission  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400

4/9/2007

35/013

**Silver, Joshua**

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**From:** Hisao Yatsuhashi [hisaoyatsuhashi@gilday.com]  
**Sent:** Tuesday, April 17, 2007 8:27 AM  
**To:** Silver, Joshua  
**Subject:** RE: Knight Residence Front door selection

Josh,  
 I've attached a door selection that is in response to Tania's comment no 3 below. Please confirm that this would be acceptable.

**Hisao J. Yatsuhashi, AIA**  
**Gilday Renovations**  
 Ph: 301-565-4600 x26  
 Fx: 1-866-838-5488  
[hisaoyatsuhashi@gilday.com](mailto:hisaoyatsuhashi@gilday.com)

---

**From:** Tully, Tania [mailto:Tania.Tully@mncppc-mc.org]  
**Sent:** Friday, April 06, 2007 2:21 PM  
**To:** Hisao J. Yatsuhashi, AIA  
**Cc:** Silver, Joshua  
**Subject:** RE: Knight Residence Front door selection

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It has been a pleasure to work with you.

-Tania

Tania Georgiou Tully  
 Senior Planner  
 Montgomery County Historic Preservation Commission  
 1109 Spring Street, Suite 801  
 Silver Spring, MD 20910  
 301-563-3400

-----Original Message-----

4/23/2007

# KNIGHT RESIDENCE

## FRONT ENTRY ACCESS

32 WEST IRVING STREET  
CHEVY CHASE, MD 20815

CONTENTS OF DRAWINGS		PROJECT INFORMATION
CS	COVER SHEET	PROJECT LEADER: KEVIN GILDAY OFFICE- 301-565-4600 x11
SP	SITE PLAN	ARCHITECTURAL DESIGN: ARCHITECT: HISAO YATSUHASHI, A.I.A. OFFICE- 301-565-4600 x26
D-1	EXISTING & DEMO FLOOR PLAN	
A-1	NEW FOUNDATION PLAN	
A-2	NEW FLOOR PLAN	
A-3	SIDE ELEVATIONS	
A-4	NORTH ELEVATION	
		<p>ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH I.R.C. 2003 AND ANY AMENDMENTS</p> <p>INFORMATION SHOWN ON THIS DOCUMENT INCORPORATES PROPRIETARY RIGHTS AND IS NOT TO BE DUPLICATED WHOLLY OR IN PART WITHOUT THE EXPRESS PERMISSION OF GILDAY DESIGN COMPANY.</p> <p>ALL CONDITIONS AND DIMENSIONS CONTAINED HEREIN ARE APPROXIMATE. ALL TRADES PERSONS INVOLVED WITH THE WORK MUST FIELD VERIFY ALL PERTINENT INFORMATION, CONDITIONS AND DIMENSIONS. SEVERE DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.</p> <p>DO NOT SCALE DRAWINGS</p>

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Kevin Gilday* 2/27/04

**Gilday**  
RENOVATIONS

6162 Brookville Road  
Silver Spring, MD 20910  
301.565.4600

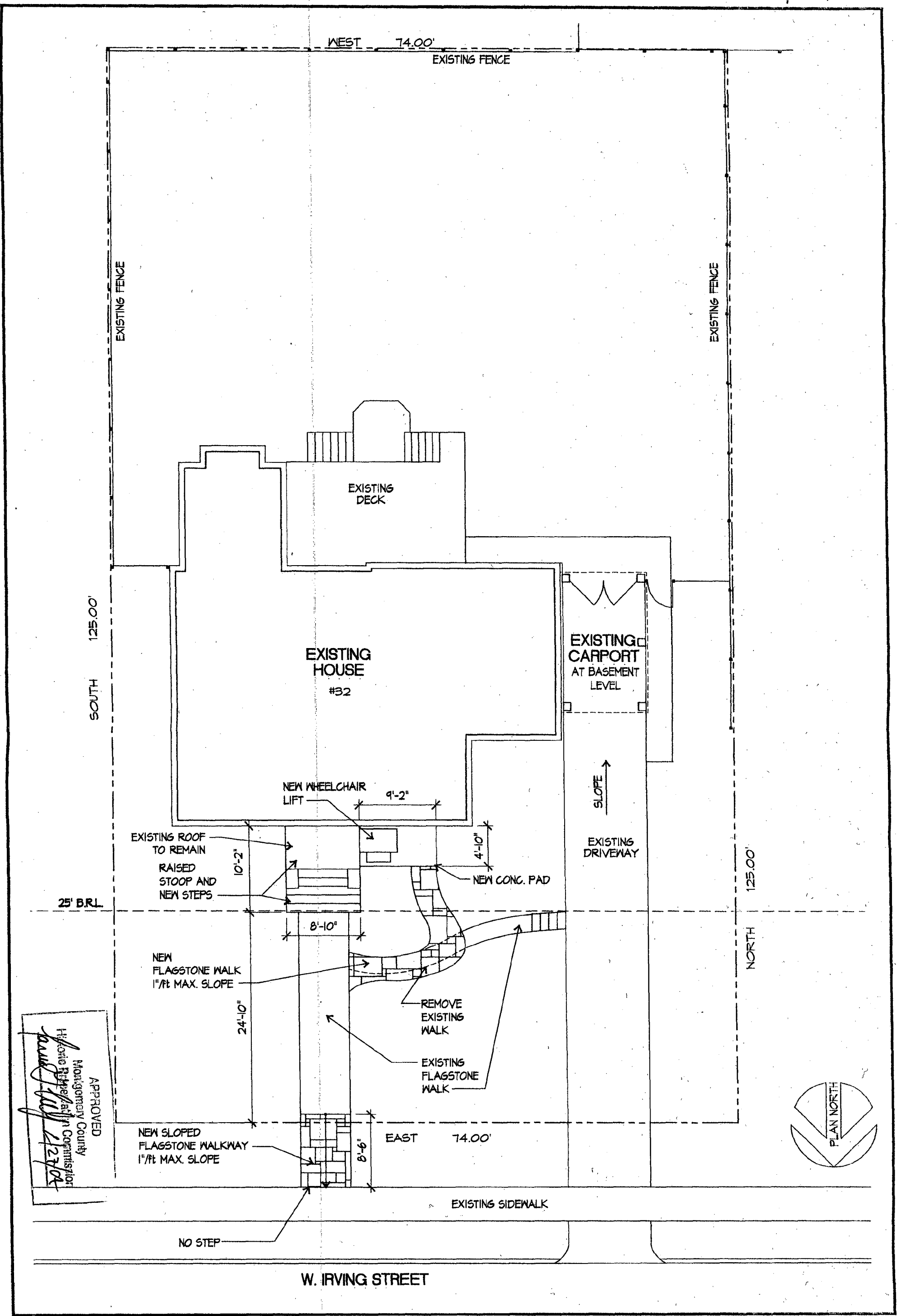
KNIGHT RESIDENCE - FRONT ENTRY ACCESS  
Cover Sheet

Scale: No Scale

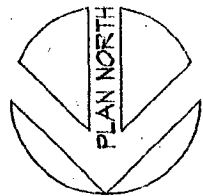
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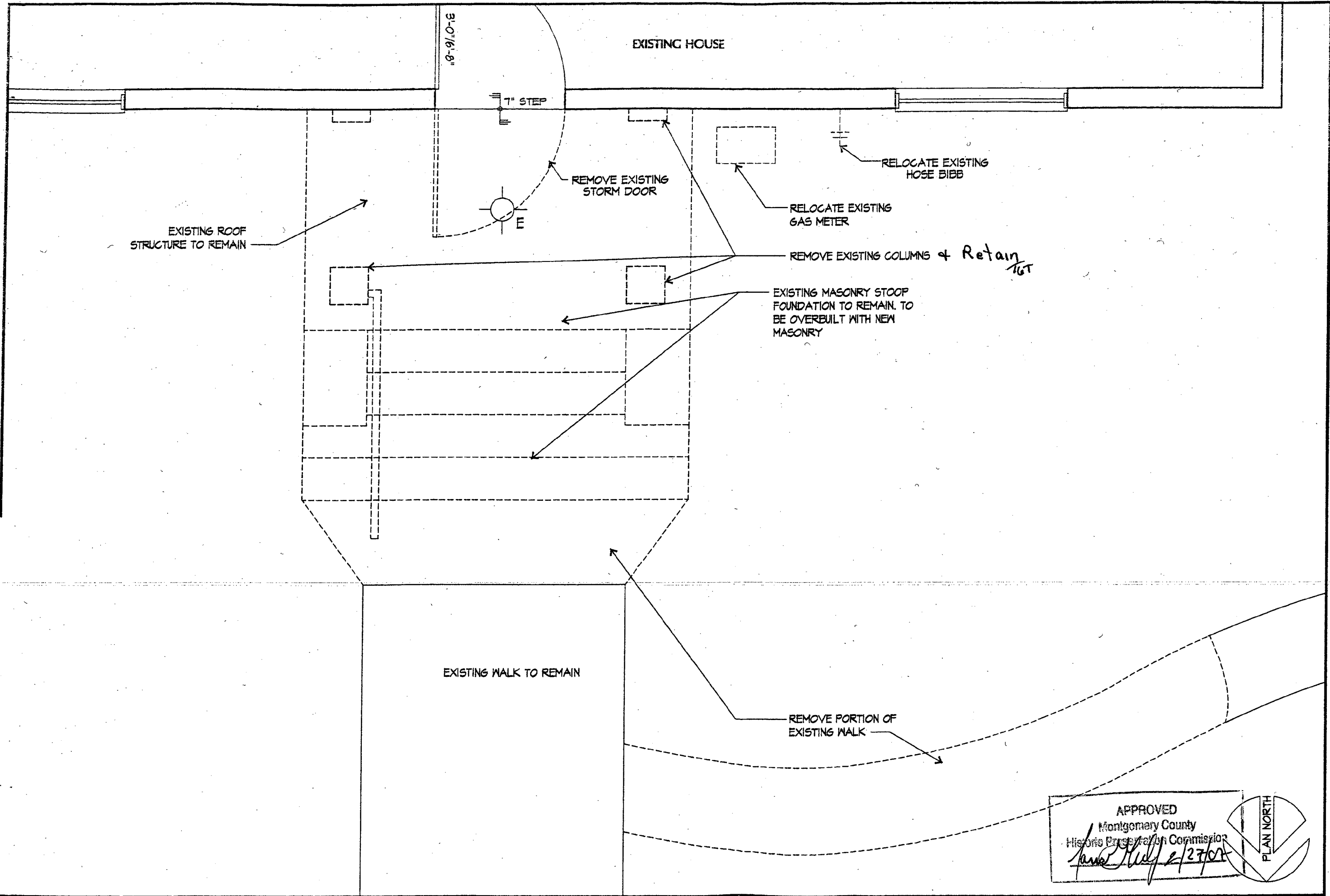
CS  
Knight-Plan-PD.dwg





APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 2/27/04





D-1

Knight-Plan-PD.dwg

**KNIGHT RESIDENCE - FRONT ENTRY ACCESS**

**Demolition Plan**

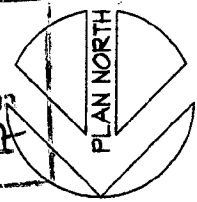
Scale: 1/2" = 1'-0"

10-26-06

9182 Brookville Road  
Silver Spring, MD 20910  
301.565.4600

**Gilday**  
RENOVATIONS

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 2/27/07



KNIGHT RESIDENCE - FRONT ENTRY ACCESS  
New Foundation Plan

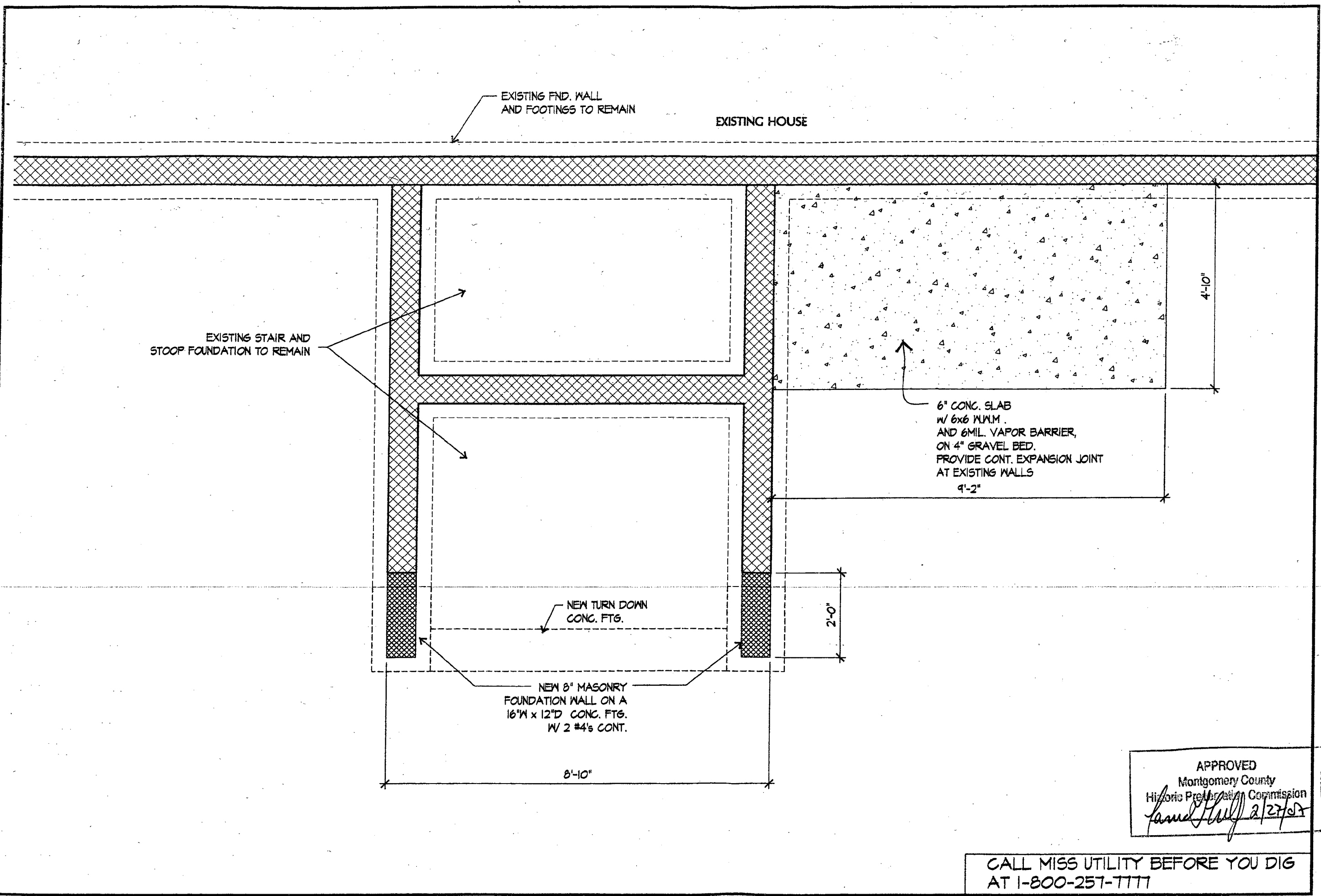
Scale: 1/2" = 1'-0"

9162 Brookville Road  
Silver Spring, MD 20910  
301.585.4600



APPROVED  
Montgomery County  
Historic Preservation Commission  
*James Hall 2/27/07*

CALL MISS UTILITY BEFORE YOU DIG  
AT 1-800-257-7777



**Premier Lifts, Inc.**  
**2100 Concord Blvd, Suite C**  
**Crofton, MD 21114**  
**410-721-1380**  
**Fax 410-721-1369**  
**www.premierlifts.com**

To: Hisao

Date: 2/22/2007 3:33 PM

Fax #: 1-866-838-5488

Pages to Follow: 1

From: Mike Aird

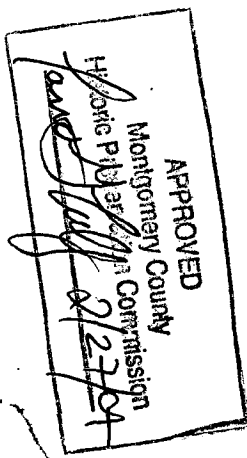
Subject: Wheelchair Lift Information

Hisao,

According to the factory, the ~~PERA 36~~ weighs approximately 670 pounds. Let me know if you need anything else.

Thanks,

Mike Aird



# PORCH-LIFT<sup>®</sup>

VERTICAL PLATFORM LIFT

Residential  
Lift

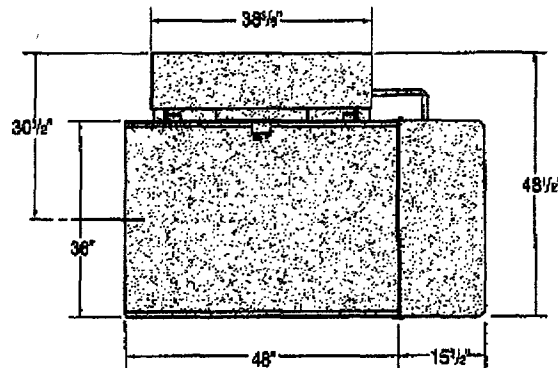
## Unit Dimensional Drawing

### STANDARD EQUIPMENT

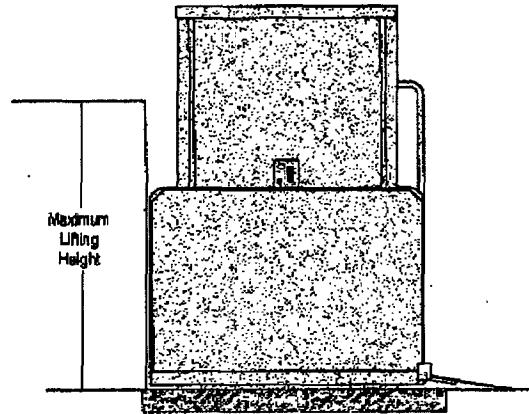
Platform Control Switch with Emergency Stop, Key Operation  
 All Controls – constant pressure  
 Low Voltage Controls- 24 Volt  
 Platform Safety Fan  
 36" high Platform Guard Panels  
 36" x 48" Platform with Non-skid Surface  
 15-1/2" long Automatic Folding Access Ramp  
 550 lb. Capacity  
 Ivory White Powder Coat Finish  
 UL Listed when appropriately equipped  
 3/4 HP Motor, 120 V, 60 Hz  
 Acme Screw Drive  
 Three V-Belt Drive System with Monitoring Device  
 ASME/ANSI A16.1 (formerly A17.1: Part XX, Section 2100 for private residences) when appropriately equipped with Options.

### OPTIONAL EQUIPMENT

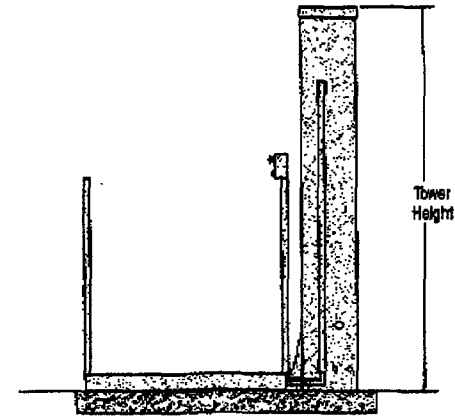
42" high Top Landing Gate  
 Access ESI (doors & gates by others)  
 Flush Mount Electric Strike (door/gate by others)  
 Keyed Dead Latch (for use with Flush Mount Electric Strike)  
 Fascia Panel, 36" wide  
 Manual Lowering Device  
 Optional Colors



PLAN VIEW



FRONT ELEVATION



LOWER LANDING  
SIDE ELEVATION

Note: 4" thick, 3600 PSI, reinforced concrete slab required.

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Jane D. Huff 2/27/09*

Model PL-RA		
Model	Max. Lifting Ht.	Tower Height
24	27"	47 1/4"
36	38"	62 1/4"
50	53"	73 1/4"
72	75"	95 1/4"

"STOCK UNIT" – Right hand configuration (shown) (can be changed in field) and has all the Standard Equipment listed and no Options.

4001 East 139th Street  
 Grandview, MO 64030-2837  
 Phone: 816-763-3100  
 Fax: 816-763-4487  
 Toll Free: 800-925-3100  
 www.tkaccess.com

TKA008-051 Information is subject to change without notice. Dimensions are nominal.

**ThyssenKrupp Access**  
 Accessibility Division

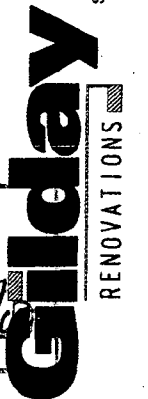


ThyssenKrupp

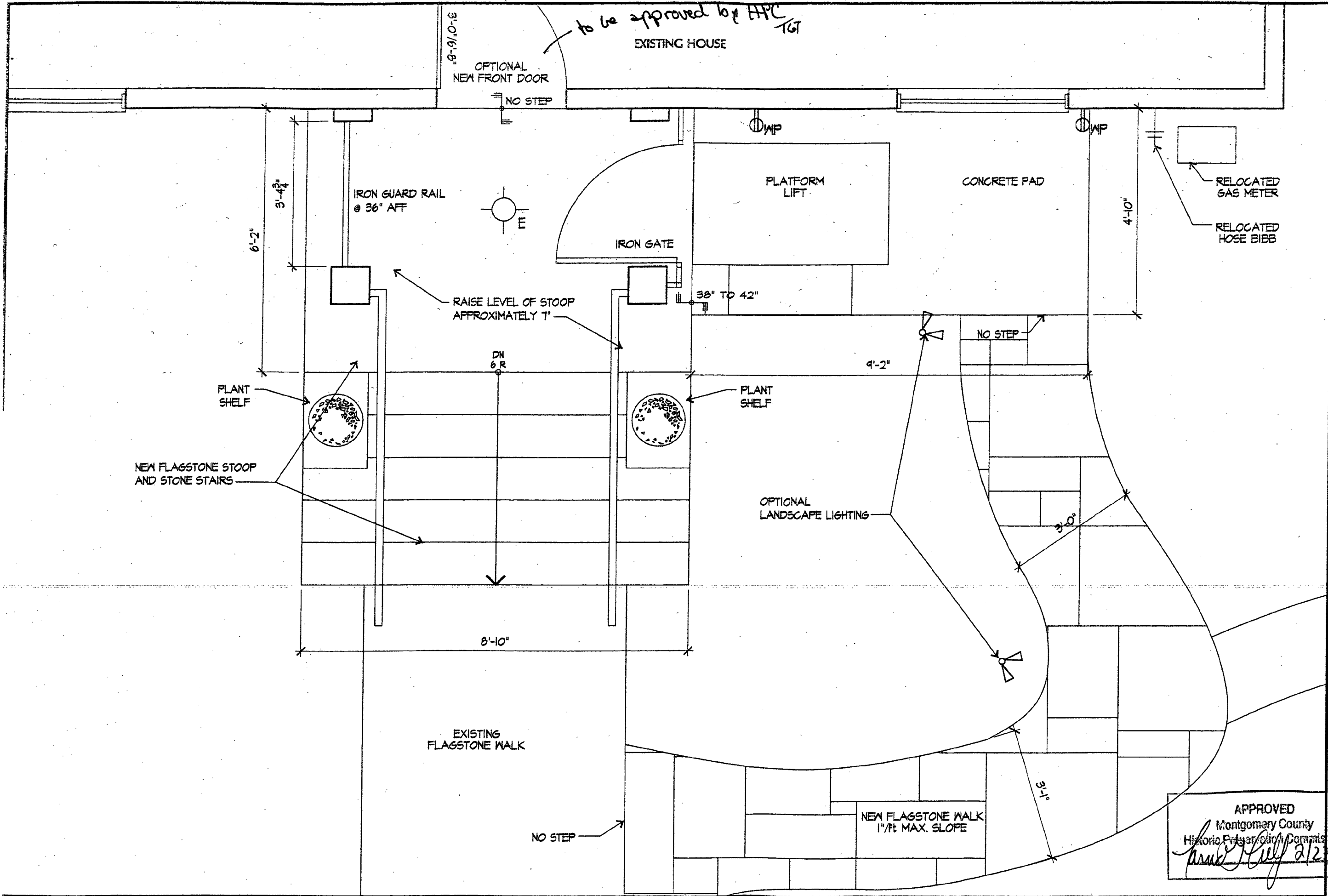
KNIGHT RESIDENCE - FRONT ENTRY ACCESS  
New Floor Plan

Scale: 1/2" = 1'-0"

9162 Brookville Road  
Silver Spring, MD 20910  
301.565.4600



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Ann D. Kelly* 2/27/07



to be approved by APC  
EXISTING HOUSE

OPTIONAL  
NEW FRONT DOOR

NO STEP

IRON GUARD RAIL  
@ 36" AFF



IRON GATE

PLATFORM  
LIFT

CONCRETE PAD

RELOCATED  
GAS METER

RELOCATED  
HOSE BIBB

RAISE LEVEL OF STOOP  
APPROXIMATELY 7"

38" TO 42"

NO STEP

PLANT  
SHELF



PLANT  
SHELF



NEW FLAGSTONE STOOP  
AND STONE STAIRS

DN  
6 R

OPTIONAL  
LANDSCAPE LIGHTING

8'-10"

EXISTING  
FLAGSTONE WALK

NO STEP

NEW FLAGSTONE WALK  
1"/ft MAX. SLOPE

3'-1"

3'-0"

4'-10"

6'-2"

3'-4 3/4"

9'-2"

KNIGHT RESIDENCE - FRONT ENTRY ACCESS

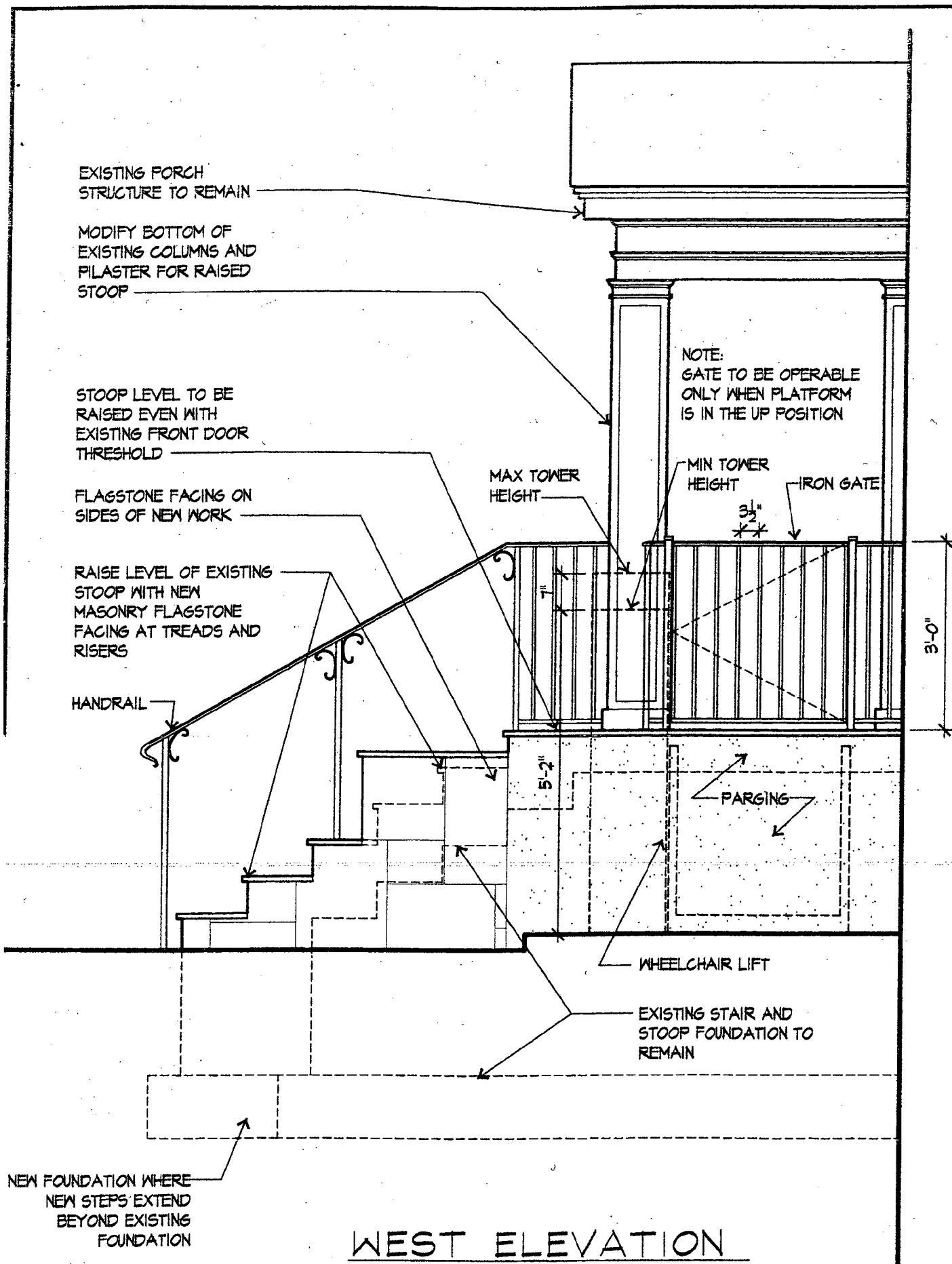
Side Elevations

Scale: 1/2" = 1'-0"

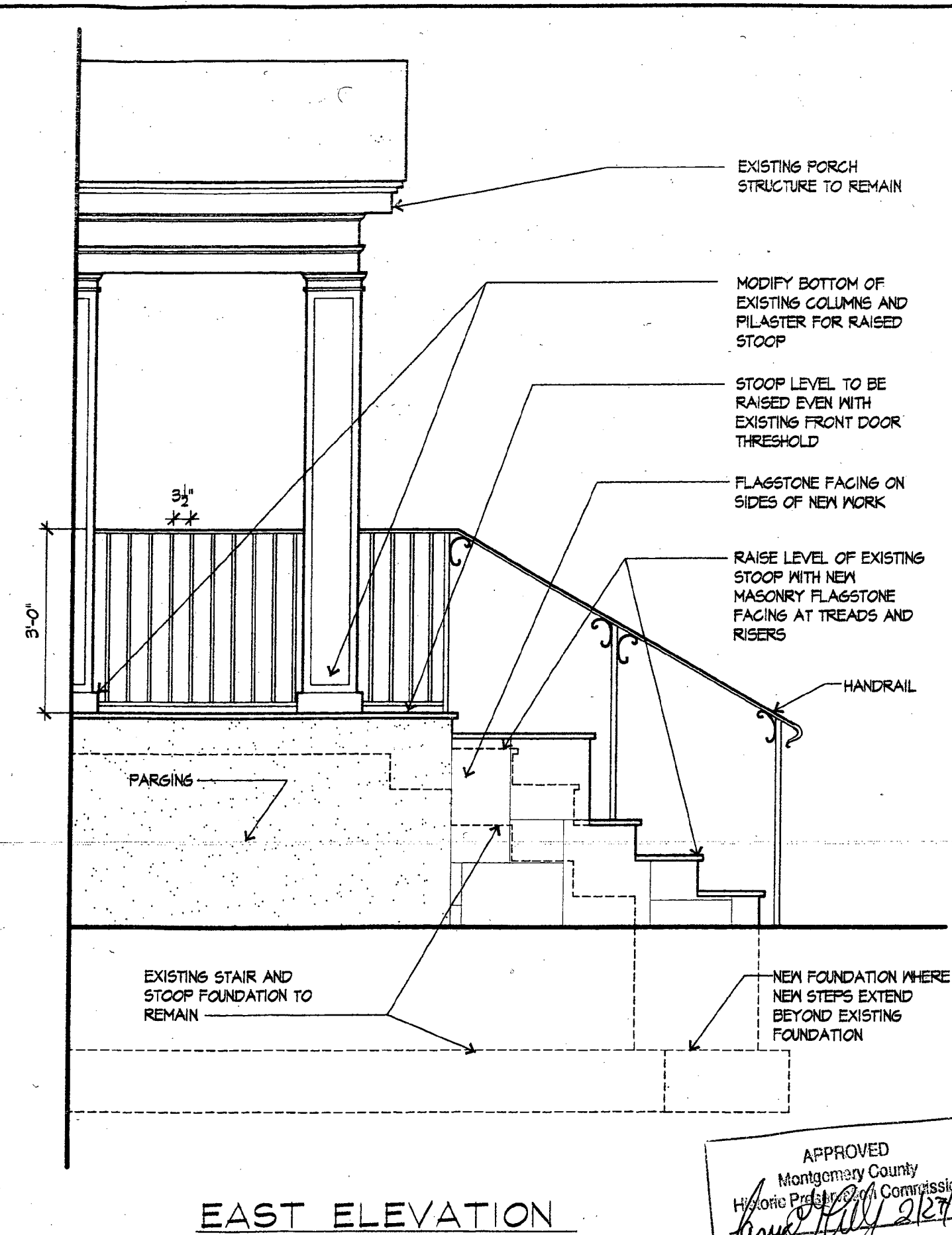
9162 Brookville Road  
Silver Spring, MD 20910  
301.565.4600

**Gilday**  
RENOVATIONS

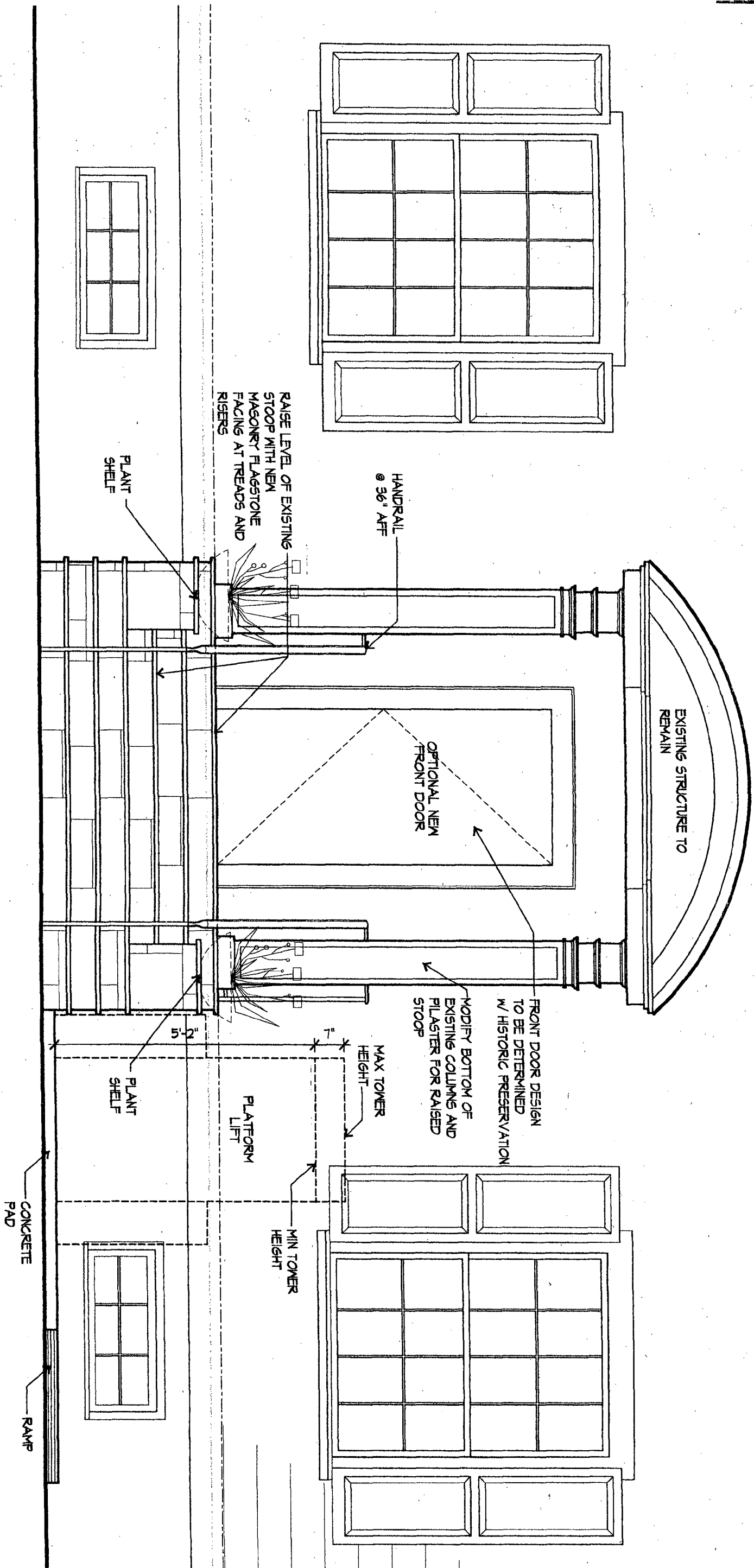
APPROVED  
Montgomery County  
Historic Preservation Commission  
*Arue Kelly* 2/27/07



WEST ELEVATION



EAST ELEVATION



**KNIGHT RESIDENCE - FRONT ENTRY ACCESS**  
**North Elevation**

Scale: 1/2" = 1'-0"

**A-4**

2-27-07

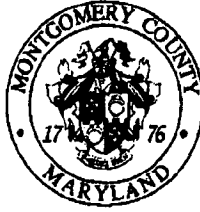
Knight-Plan-PD.dwg

APPROVED  
 Historic Preservation Commission  
 Montgomery County  
*[Signature]*  
 2/27/07

**Gilday**  
 RENOVATIONS

9162 Brookville Road  
 Silver Spring, MD 20910  
 301.563.4800





## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Julia O'Malley  
Chairperson

Date: February 27, 2007

### MEMORANDUM

TO: Reggie Jetter, Acting Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #441444, wheelchair lift and landscape modifications

---

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 January 10, 2007 meeting.

- 1. The exact design of the front door will be approved by Staff prior to installation.*

The HPC staff has reviewed and stamped the attached construction drawings.

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: Edward & Amy Knight

Address: 32 Irving St, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Julia O'Malley  
Chairperson

Date: January 16, 2007

### MEMORANDUM

TO: Reggie Jetter, Acting Director  
Department of Permitting Services

FROM: Tania Tully, Senior Planner *TGT*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #441444, wheelchair lift and landscape modifications

*Only the fence  
~~work~~ work was  
stamped today.  
TGT.*

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the January 10, 2007 meeting.

- 1. The exact design of the front door will be approved by Staff prior to installation.*

The HPC staff has reviewed and stamped the attached construction drawings. *(fence only)*

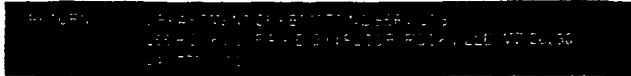
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Applicant: Edward & Amy Knight

Address: 32 Irving St, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Hisao Yatsuhashi
Daytime Phone No.: 301-565-4600 x26

Tax Account No.: 00454366
Name of Property Owner: Edward + Amy Knight
Address: 32 West Irving St. Chevy Chase MD 20815
Contractor: Gilday Renovations
Agent for Owner: Gilday Renovations

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: West Irving Street
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
Lot: 20 Block: 29 Subdivision: 9
Liber: 6642 Folio: 649 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: wheelchair lift
1B. Construction cost estimate: \$ 35,500
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 5 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[X] 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 of owner or authorized agent: [Signature] Date: 12-20-06

Approved: WITH CONDITIONS For Chairman of Historic Preservation Commission
Disapproved: Signature: Julia O'Malley Date: 1/10/07
Application/Permit No.: Date Filed: Date Issued:

4411 444

**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:

The subject house is a wood frame colonial revival built in 1928 situated in a neighborhood of eclectic single family homes of approximately the same age. The house has a rear addition built in 2002. The front entry porch is covered with an arched pediment roof on square columns. The horizontal and vertical surfaces of the existing porch stoop that are visible from the street are faced with flagstone. This is considered a "contributing property."

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

Installation of a wheelchair lift adjacent to the porch providing access for the owner who is wheelchair bound. The existing porch will remain in place with portions augmented to provide level access to the first floor, and to provide additional space for wheelchair maneuvering. Existing porch roof and support columns to remain. Remove aluminum front storm door. Repair/replace existing fence enclosing backyard, work will be sensitive to replacement of existing materials and detailing in kind. The wheelchair lift will provide access to the home without changing the character of the facade the way a long ramp would.

**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).

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## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Julia O'Malley  
Chairperson

Date: January 12, 2007

### MEMORANDUM

TO: Edward & Amy Knight  
32 Irving St, Chevy Chase

FROM: Tania Tully, Senior Planner *TGT*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #441444

*Fence was stamped 1/10/07*

Your Historic Area Work Permit (HAWP) application for wheelchair lift and landscape modifications was **Approved with Conditions** by the Historic Preservation Commission at its January 10, 2007 meeting.

The conditions of approval were:

- 1. The exact design of the front door will be approved by Staff prior to installation.*

Before applying for a building permit from the Montgomery County Department of Permitting Services (DPS), you must schedule a meeting with your assigned staff person to bring your three (3) final permit sets of drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another local government office before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings, the official approval letter, and the signed HAWP Application. These forms will be issued when the drawings are stamped by your assigned staff person and are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in **any way** from the approved plans, either before you apply for your building permit or even after the work has begun, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

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





## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Julia O'Malley  
Chairperson

Date: January 16, 2007

### MEMORANDUM

TO: Reggie Jetter, Acting Director  
Department of Permitting Services

FROM: Tania Tully, Senior Planner *TGT*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #441444, wheelchair lift and landscape modifications

*Only the fence  
~~work~~ work was  
stamped today.  
TGT*

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the January 10, 2007 meeting.

*1. The exact design of the front door will be approved by Staff prior to installation.*

The HPC staff has reviewed and stamped the attached construction drawings. *(fence only)*

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: Edward & Amy Knight

Address: 32 Irving St, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850  
240 777-2376

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Hisao Yatsuhashi  
Daytime Phone No.: 301-565-4600 X26

Tax Account No.: 00454366  
Name of Property Owner: Edward + Amy Knight Daytime Phone No.: 301-654-0245  
Address: 32 West Irving St. Chey Chase MD 20815  
Street Number City State Zip Code  
Contractor: Gilday Renovations Phone No.: 301-565-4600  
Contractor Registration No.: 10131  
Agent for Owner: Gilday Renovations Daytime Phone No.: 301-565-4600

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: West Irving Street  
Town/City: Chey Chase Nearest Cross Street: Cedar Parkway  
Lot: 20 Block: 29 Subdivision: 9  
Liber: 6642 Folio: 649 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: wheelchair lift  
1B. Construction cost estimate: \$ 35,500  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 5 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] for Gilday Renovations 12-20-08  
Signature of owner or authorized agent Date

Approved: WITH CONDITIONS for Chairperson Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 1/10/07  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

4411444

**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:

The subject house is a wood frame colonial revival built in 1928 situated in a neighborhood of eclectic single family homes of approximately the same age. The house has a rear addition built in 2002. The front entry porch is covered with an arched pediment roof on square columns. The horizontal and vertical surfaces of the existing porch stoop that are visible from the street are faced with flagstone. This is considered a "contributing property."

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

Installation of a wheelchair lift adjacent to the porch providing access for the owner who is wheelchair bound. The existing porch will remain in place with portions augmented to provide level access to the first floor, and to provide additional space for wheelchair maneuvering. Existing porch roof and support columns to remain. Remove aluminum front storm door. Repair/replace existing fence enclosing backyard. Work will be sensitive to replacement of existing materials and detailing in kind. The wheelchair lift will provide access to the home

2. **SITE PLAN** without changing the character of the facade the way a long ramp would.

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
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3. **PLANS AND ELEVATIONS**

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

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

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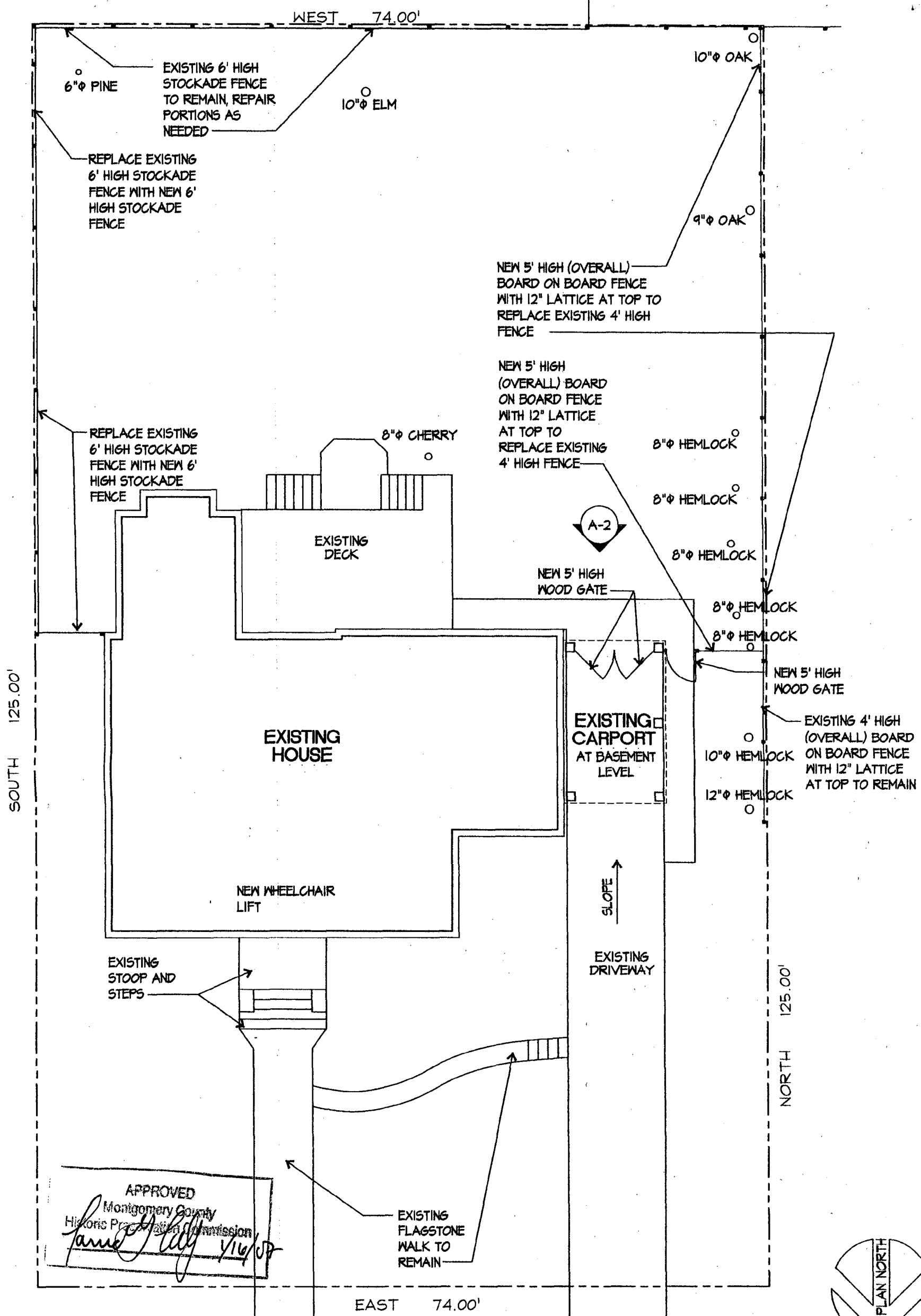
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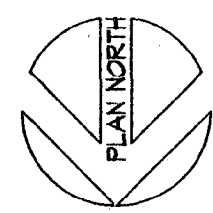
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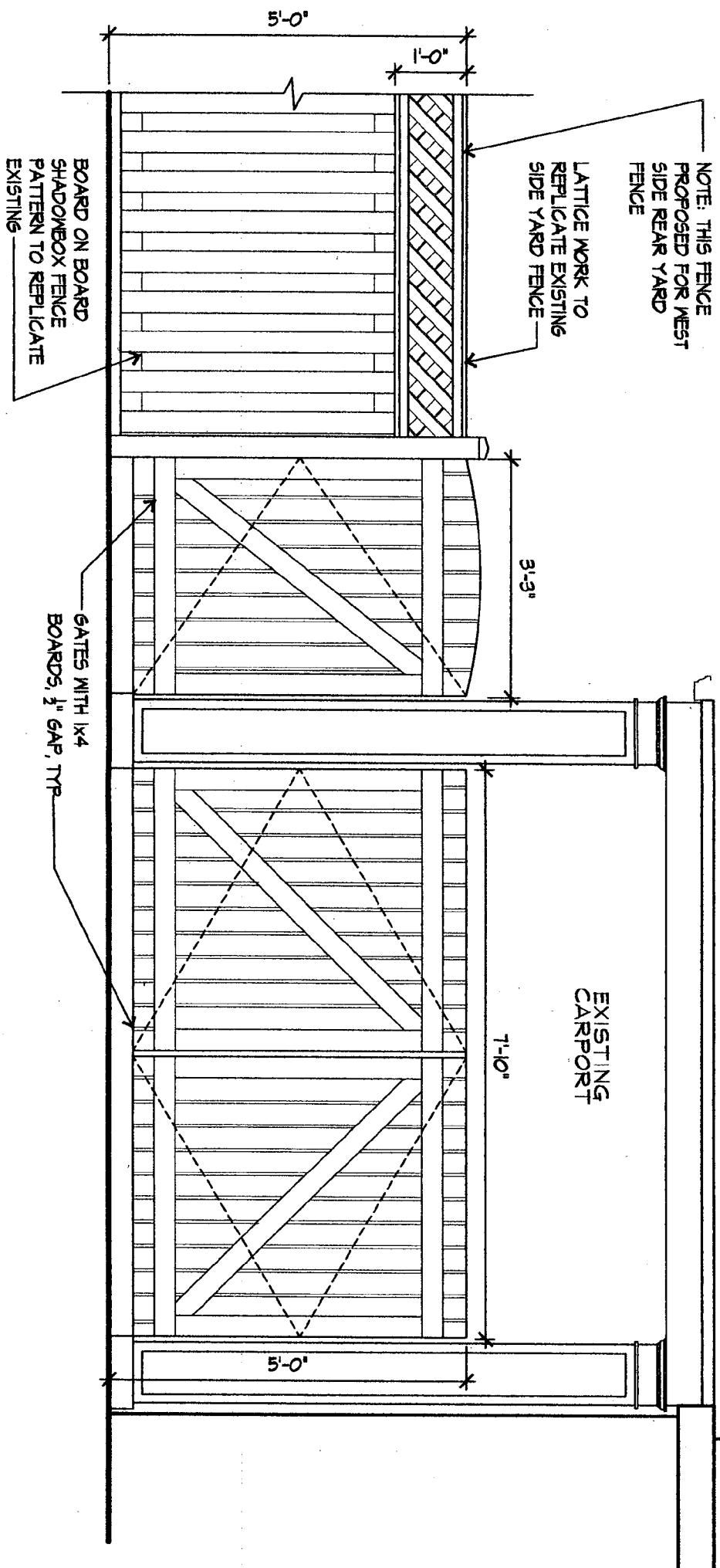


APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*James Kelly* 4/16/07



W. IRVING STREET

ELEVATION OF GATES AND FENCE AT CARPORT  
VIEW FROM REAR YARD



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 7/16/07

# KNIGHT RESIDENCE

## FRONT ENTRY ACCESS

32 WEST IRVING STREET  
CHEVY CHASE, MD 20815

CONTENTS OF DRAWINGS		PROJECT INFORMATION
CS	COVER SHEET	PROJECT LEADER: KEVIN GILDAY OFFICE- 301-565-4600 x11
EC-1	EXISTING SITE PLAN	ARCHITECTURAL DESIGN: ARCHITECT: HISAO YATSUHASHI, A.I.A. OFFICE- 301-565-4600 x26
EC-2	FRONT STOOP EXISTING PLAN	
EC-3	EXISTING FRONT ELEVATION	<p>ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH I.R.C. 2000 AND ANY AMENDMENTS</p> <p>INFORMATION SHOWN ON THIS DOCUMENT INCORPORATES PROPRIETARY RIGHTS AND IS NOT TO BE DUPLICATED WHOLLY OR IN PART WITHOUT THE EXPRESS PERMISSION OF GILDAY DESIGN COMPANY.</p> <p>ALL CONDITIONS AND DIMENSIONS CONTAINED HEREIN ARE APPROXIMATE. ALL TRADES PERSONS INVOLVED WITH THE WORK MUST FIELD VERIFY ALL PERTINENT INFORMATION, CONDITIONS AND DIMENSIONS. SEVERE DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.</p> <p>DO NOT SCALE DRAWINGS</p>
A-1	PROPOSED SITE PLAN	
A-2	PROPOSED PLAN	
A-3	SIDE ELEVATIONS	
A-4	NORTH ELEVATION	
A-5	SOUTH ELEVATION OF PROPOSED GATES & FENCE	

CS

Knights-Plan-PD.dwg

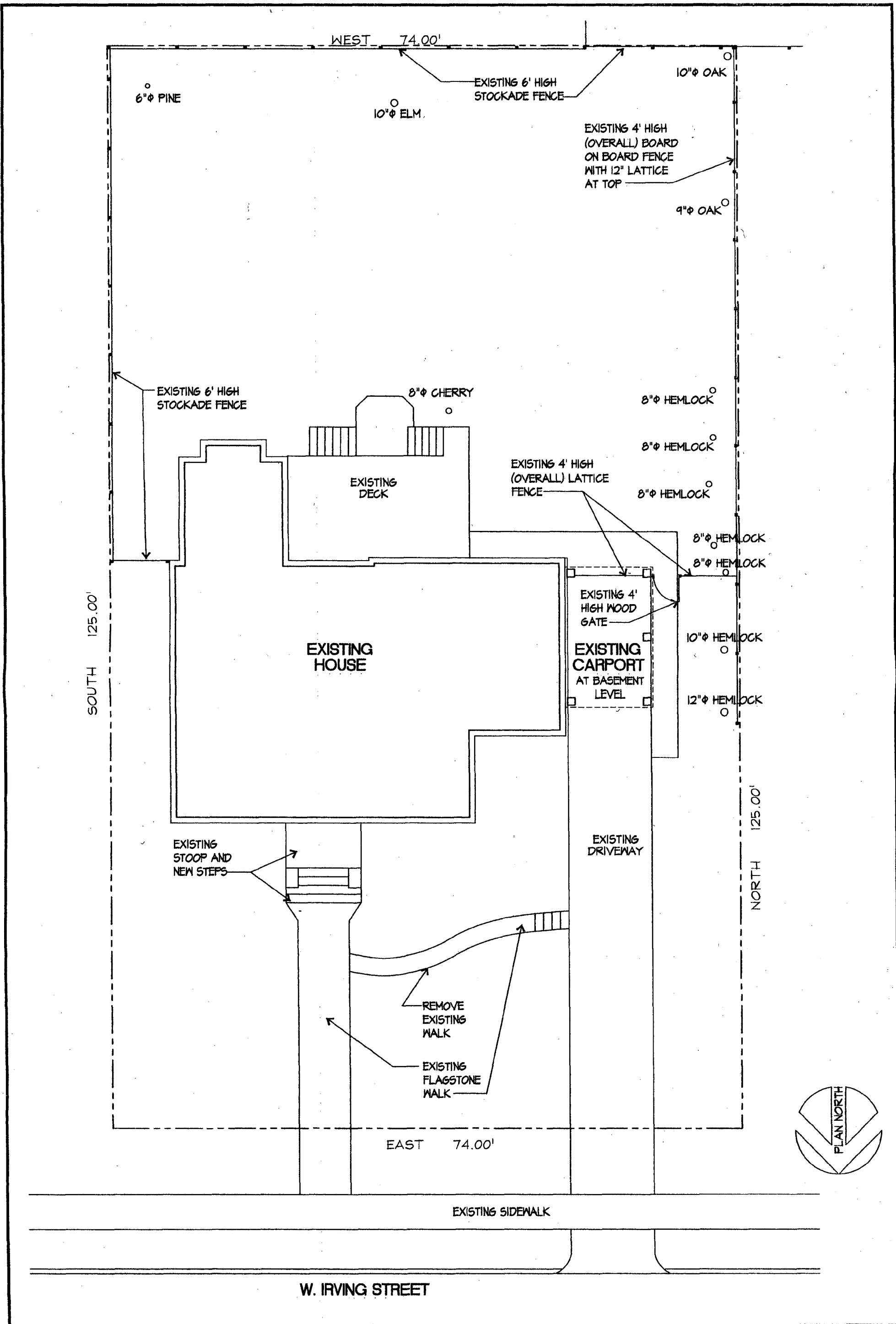
12-20-06

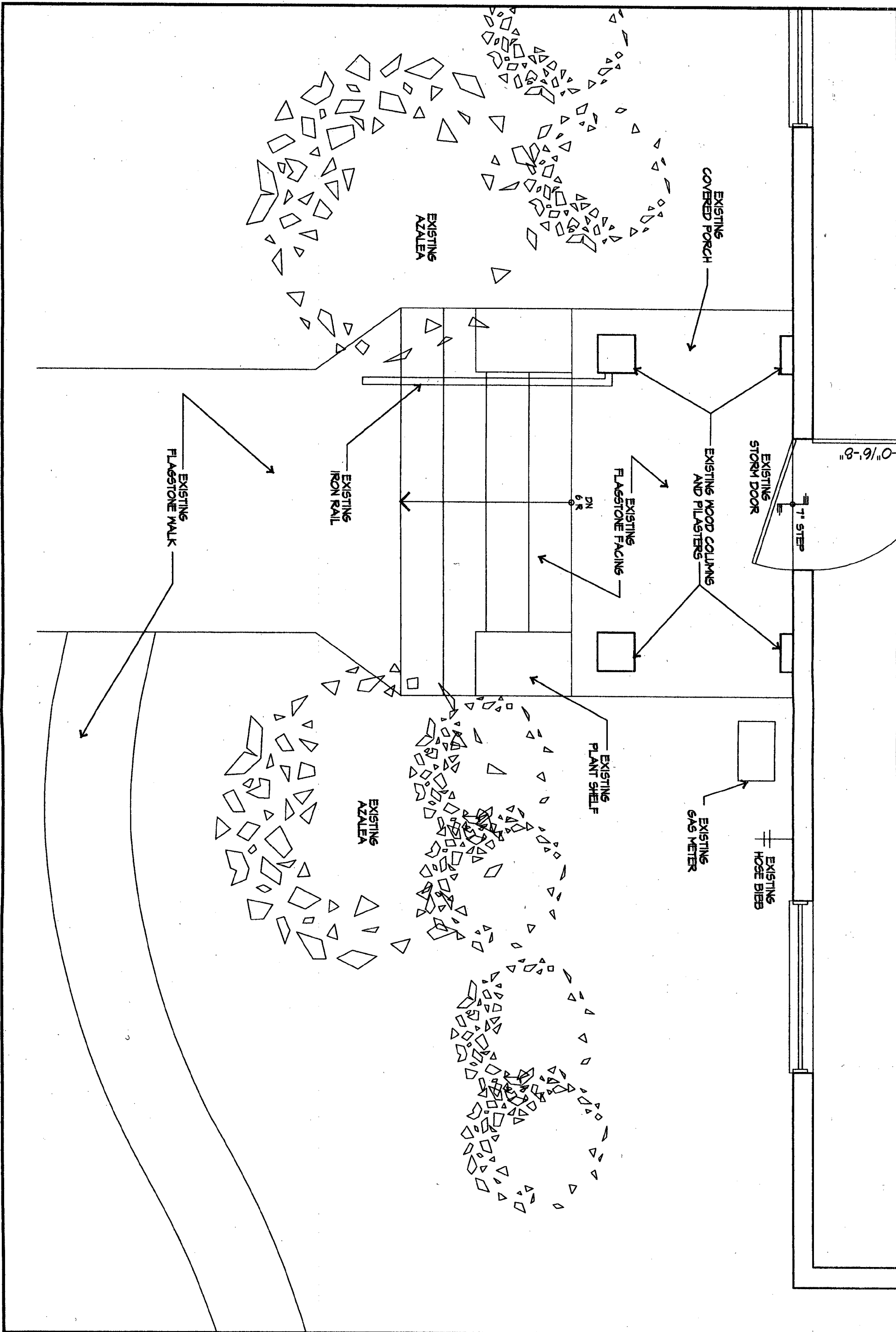
KNIGHT RESIDENCE - FRONT ENTRY ACCESS  
Cover Sheet

Scale: No Scale

**Gilday**  
RENOVATIONS

9162 Brookville Road  
Silver Spring, MD 20910  
301.565.4600





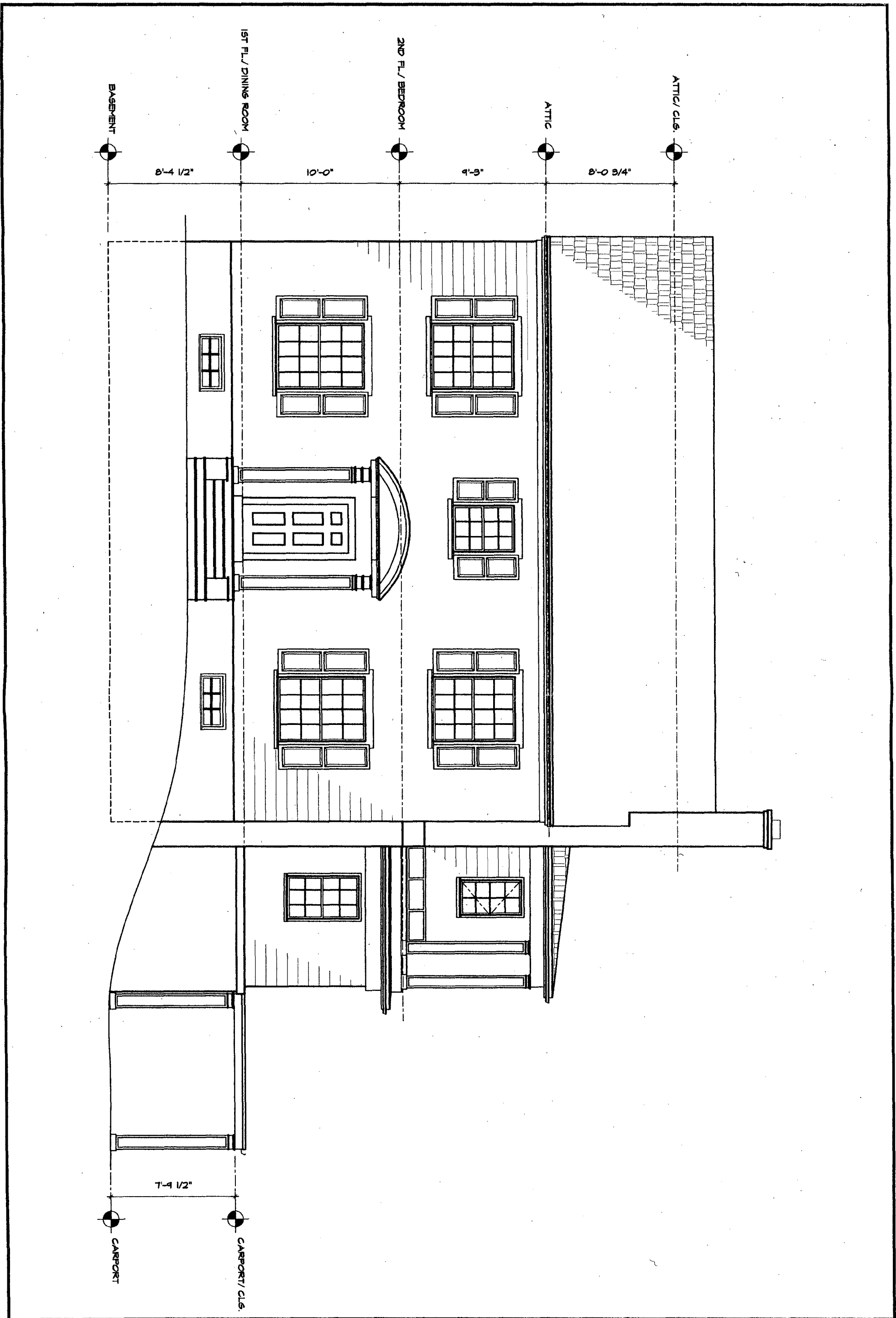
**KNIGHT RESIDENCE - FRONT ENTRY ACCESS**  
**Front Stoop Existing Plan**

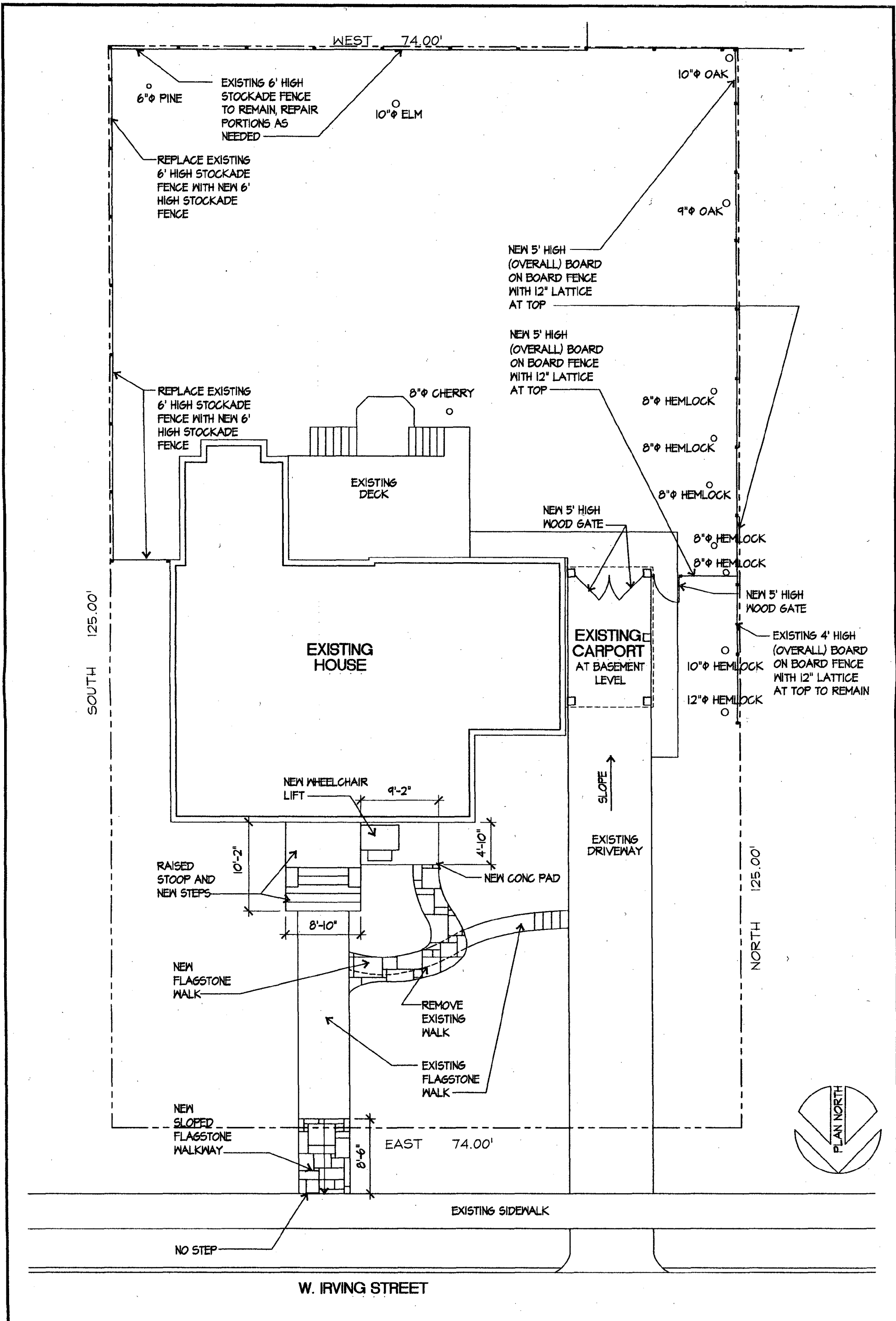
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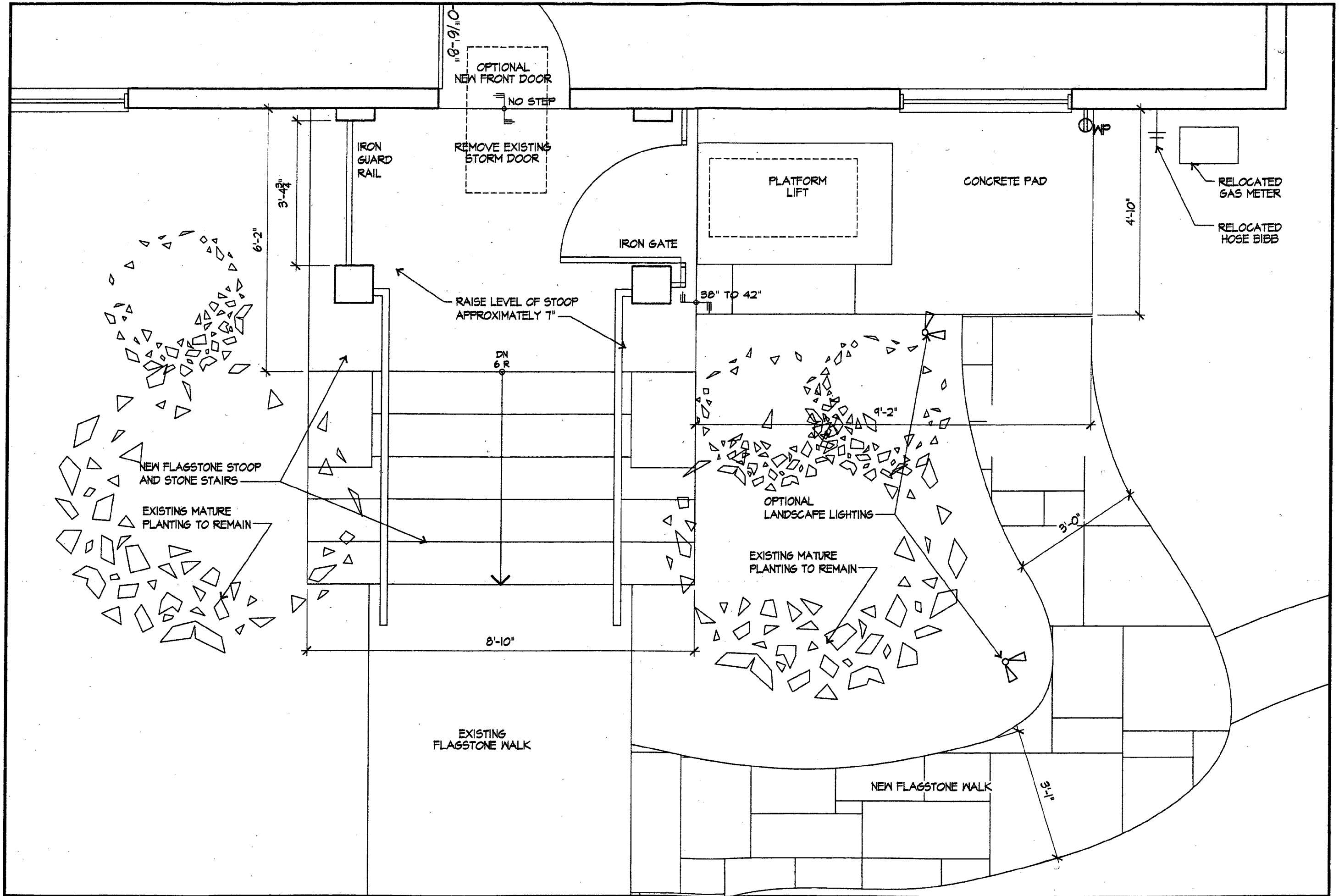
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**EC-2**

Knight-Plan-PD.dwg







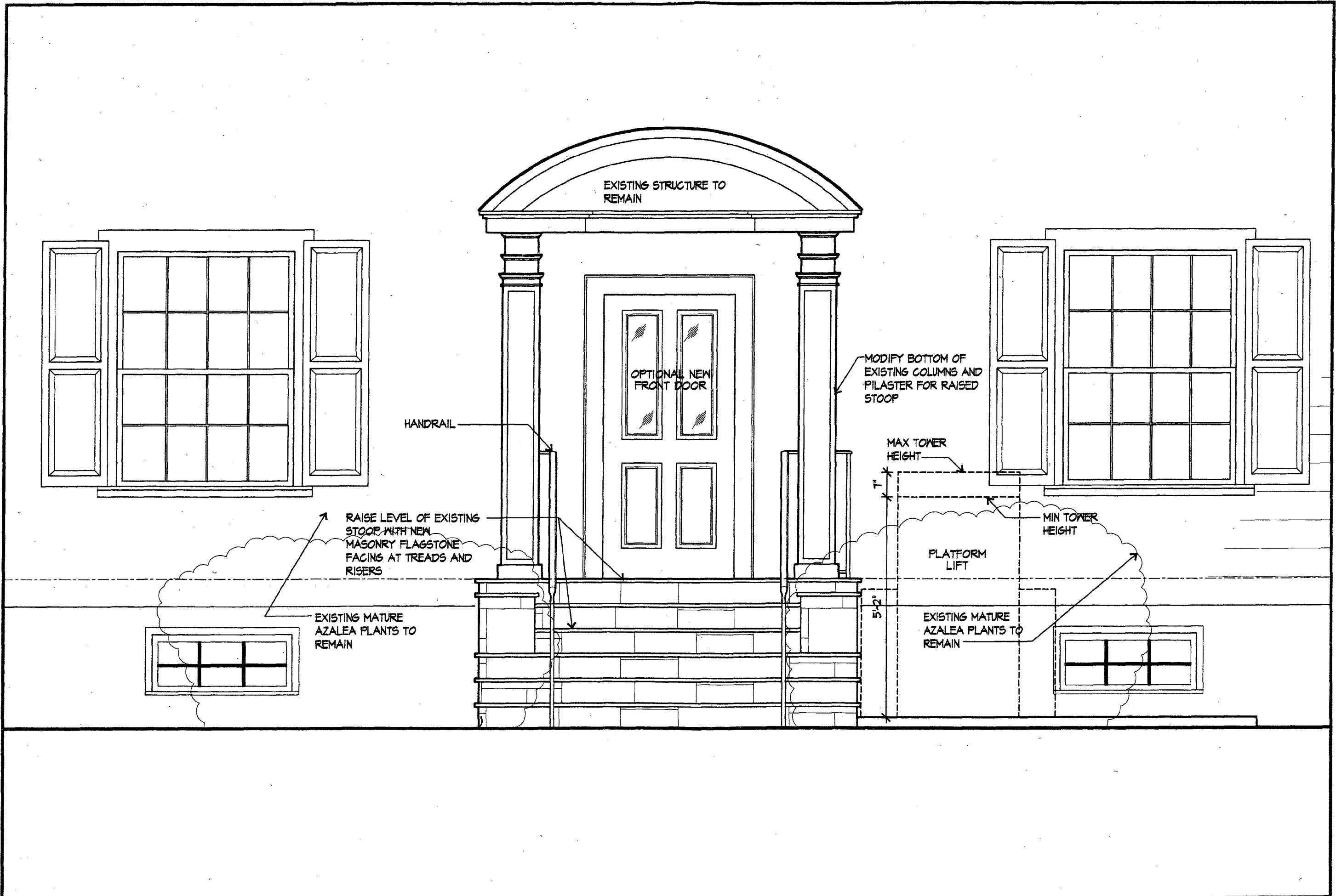
KNIGHT RESIDENCE - FRONT ENTRY ACCESS

Proposed Plan

Scale: 1/2" = 1'-0"

12-20-06





**KNIGHT RESIDENCE - FRONT ENTRY ACCESS**

North Elevation

Scale: 1/2" = 1'-0"

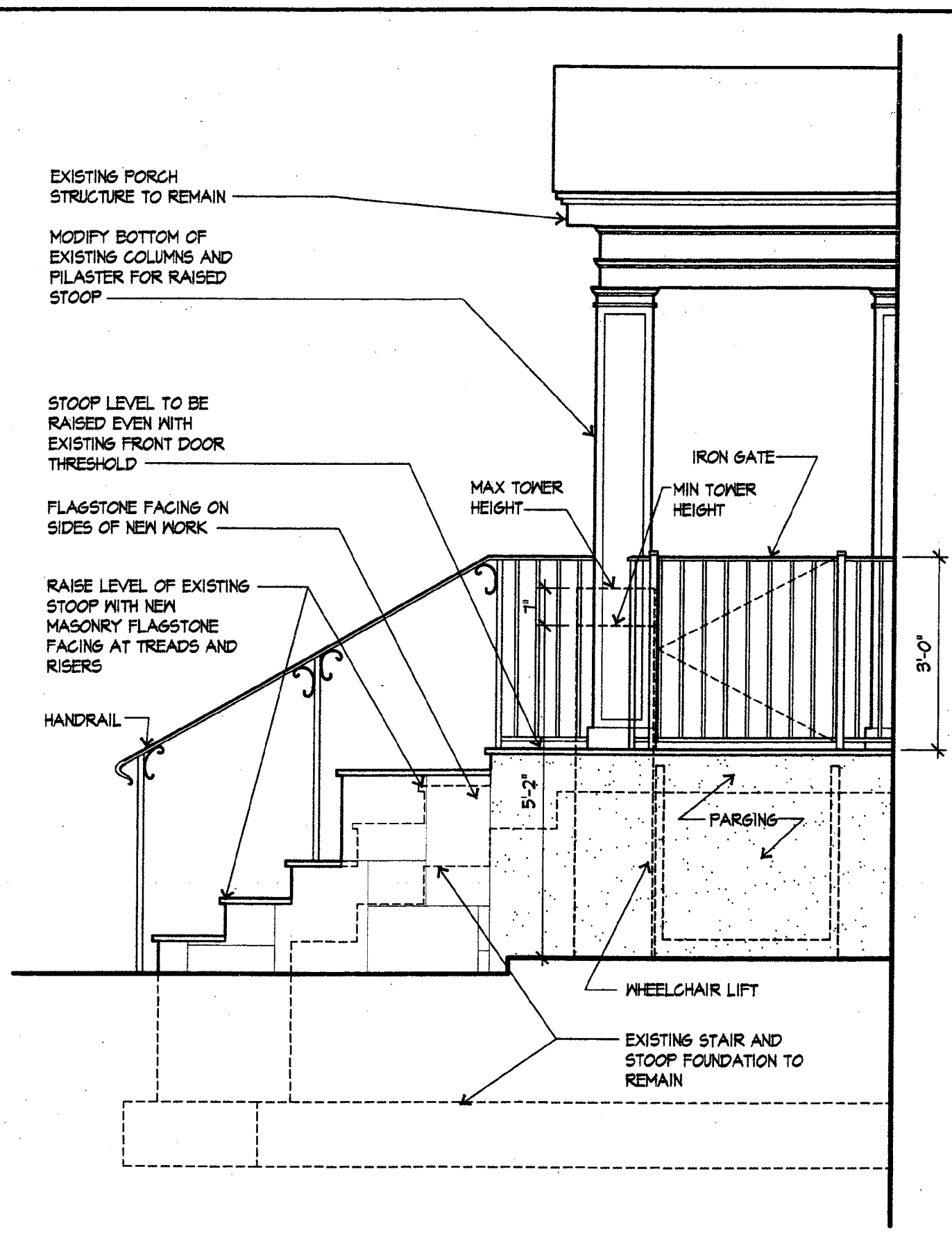
**A-4**

Knight-Plan-PD.dwg

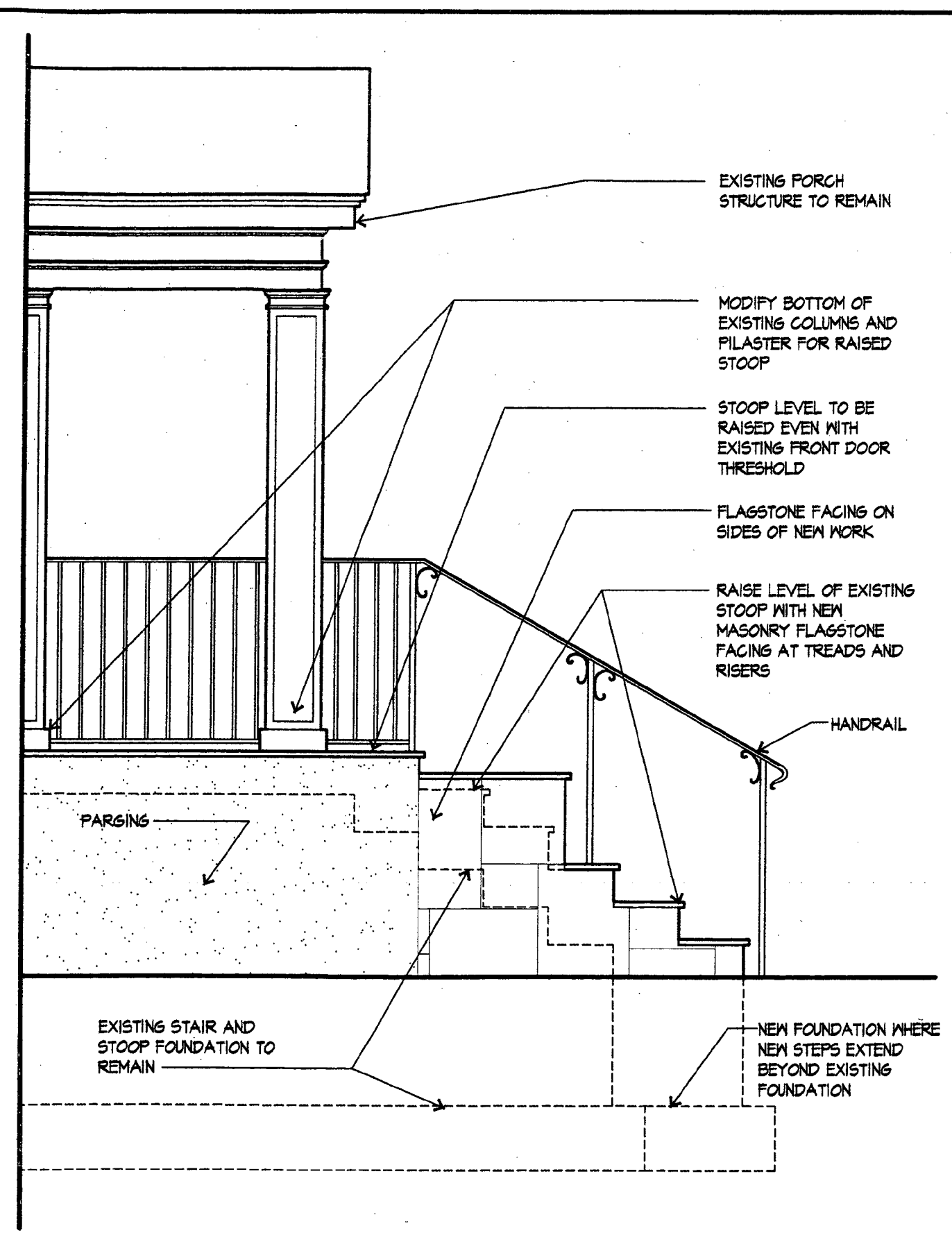
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9162 Brookville Road  
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301.565.4600

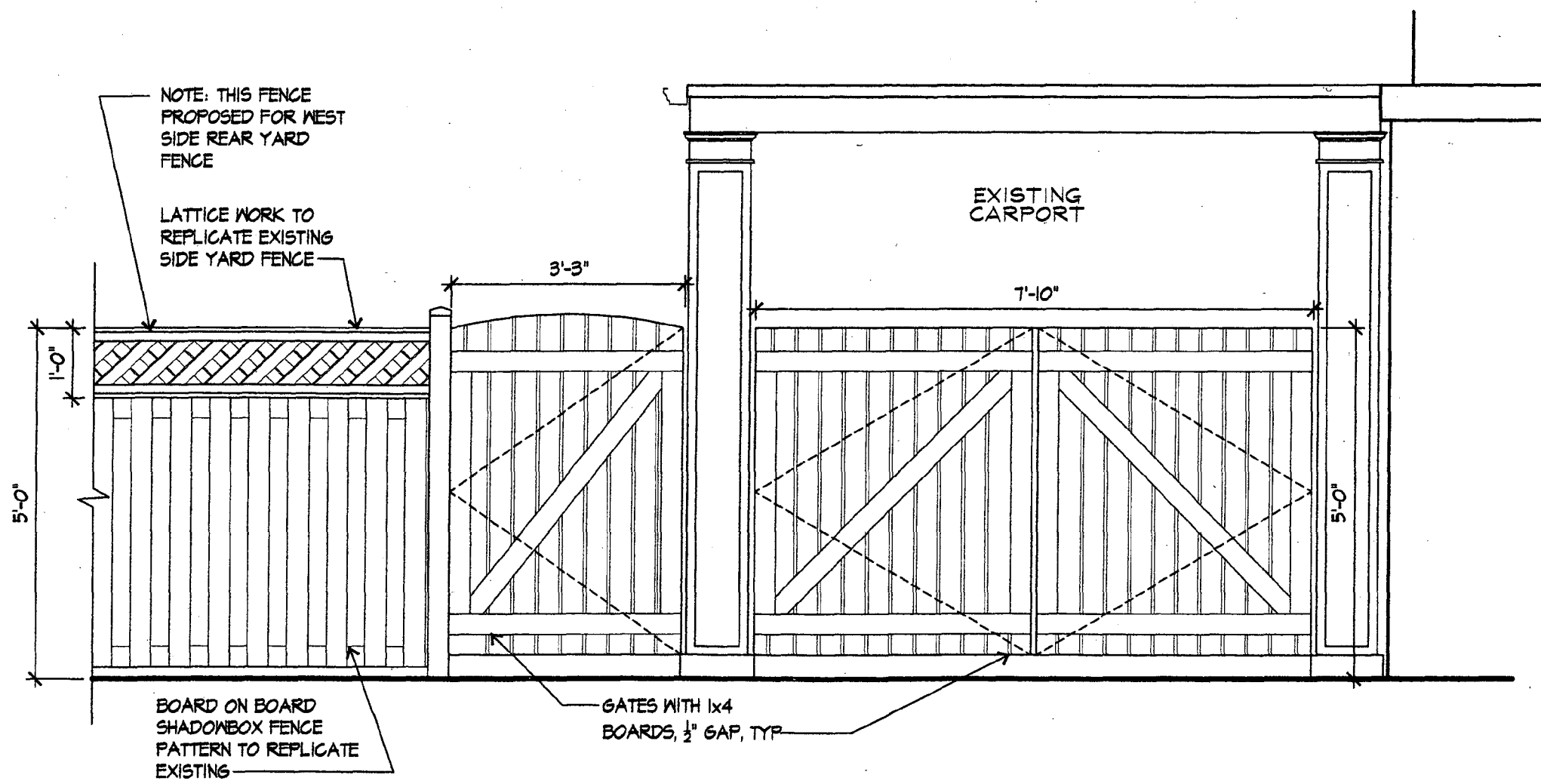
**Gilday**  
RENOVATIONS



WEST ELEVATION



EAST ELEVATION



ELEVATION OF GATES AND FENCE AT CARPORT  
VIEW FROM REAR YARD

# KNIGHT RESIDENCE

## FRONT ENTRY ACCESS

32 WEST IRVING STREET  
CHEVY CHASE, MD 20815

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CS

Knigh-Plan-PD.dwg

12-20-06

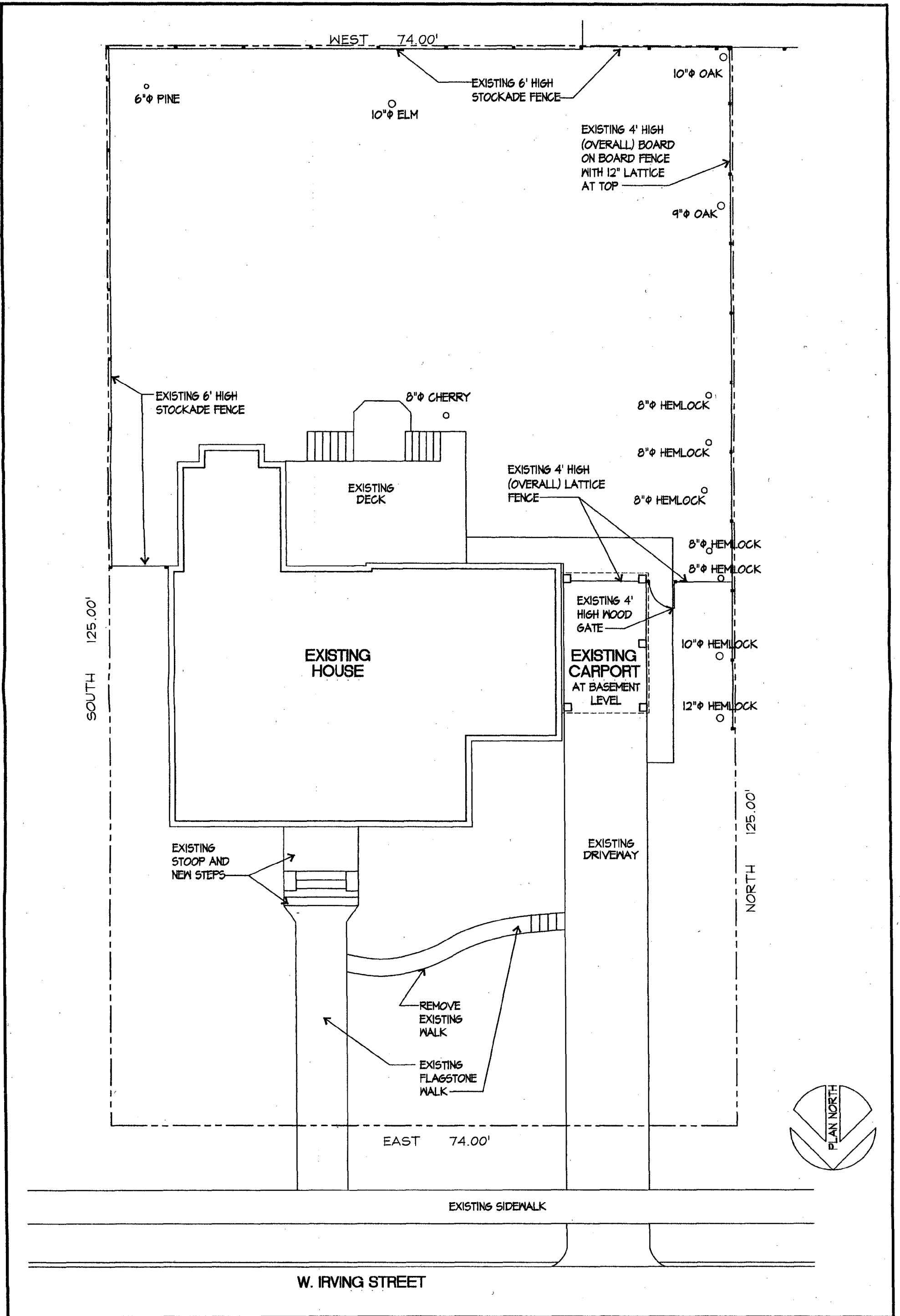
KNIGHT RESIDENCE - FRONT ENTRY ACCESS

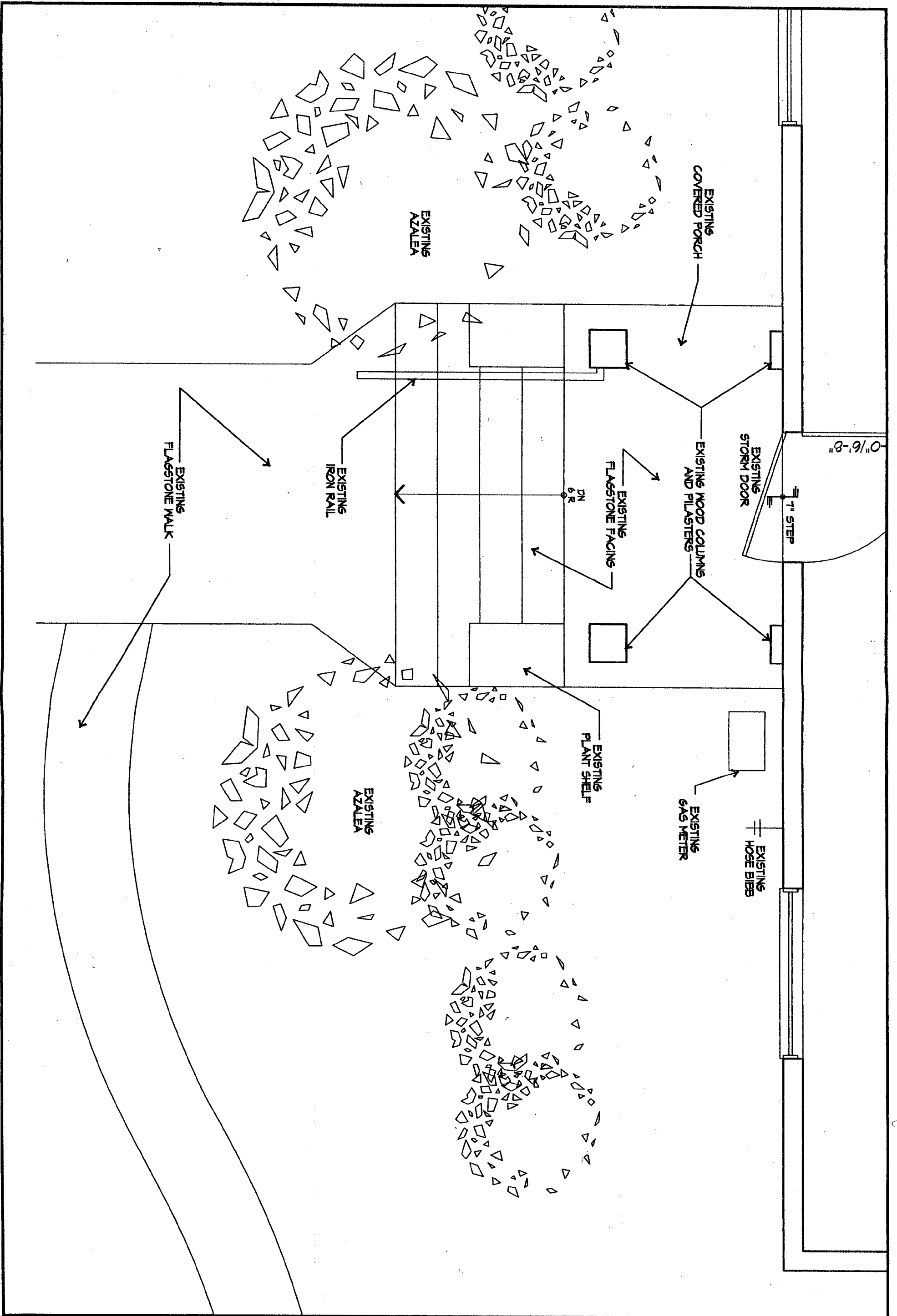
Cover Sheet

Scale: No Scale

**Gilday**  
RENOVATIONS

9182 Brookville Road  
Silver Spring, MD 20910  
301.565.4600





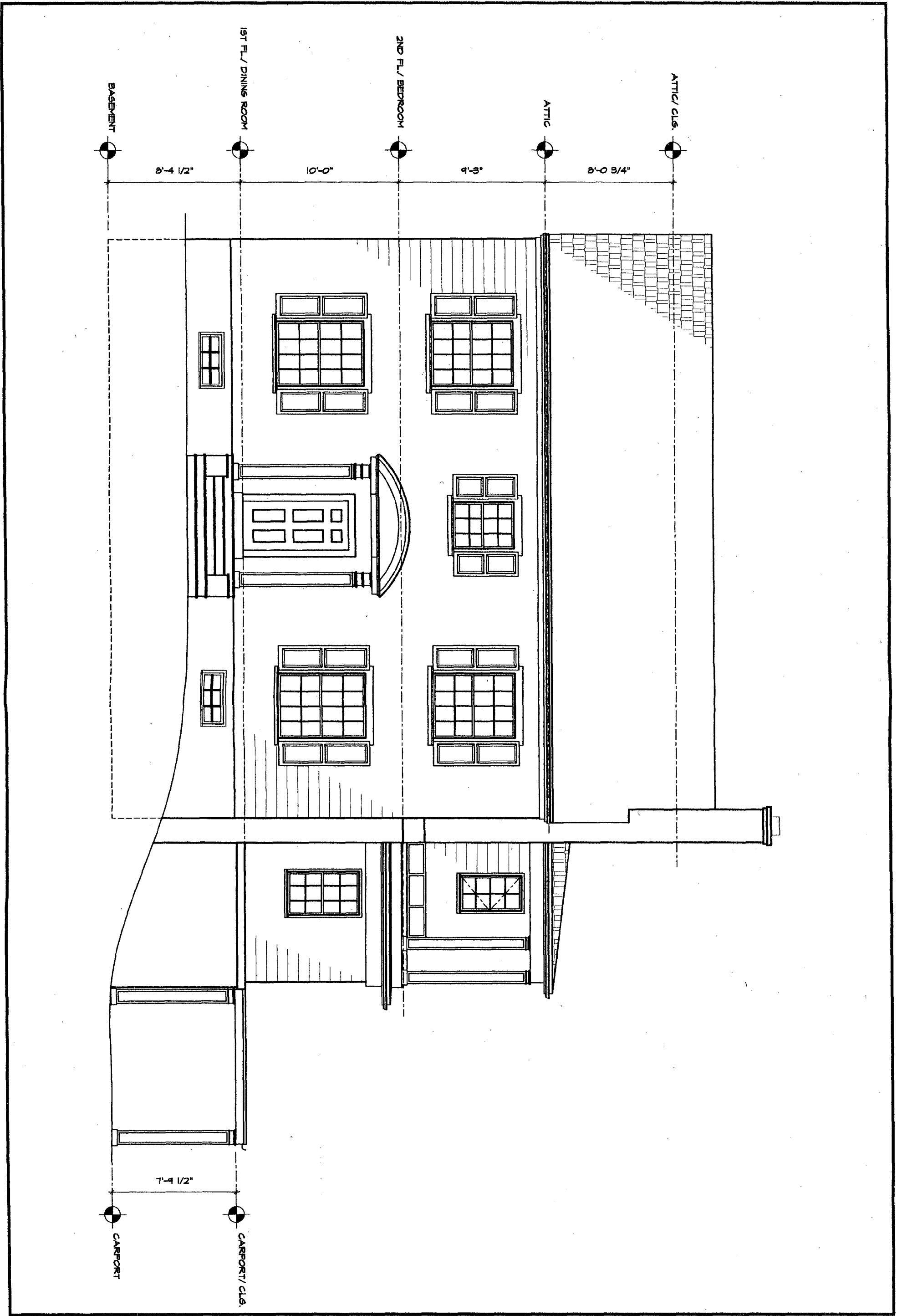
**KNIGHT RESIDENCE - FRONT ENTRY ACCESS**  
**Front Stoop Existing Plan**

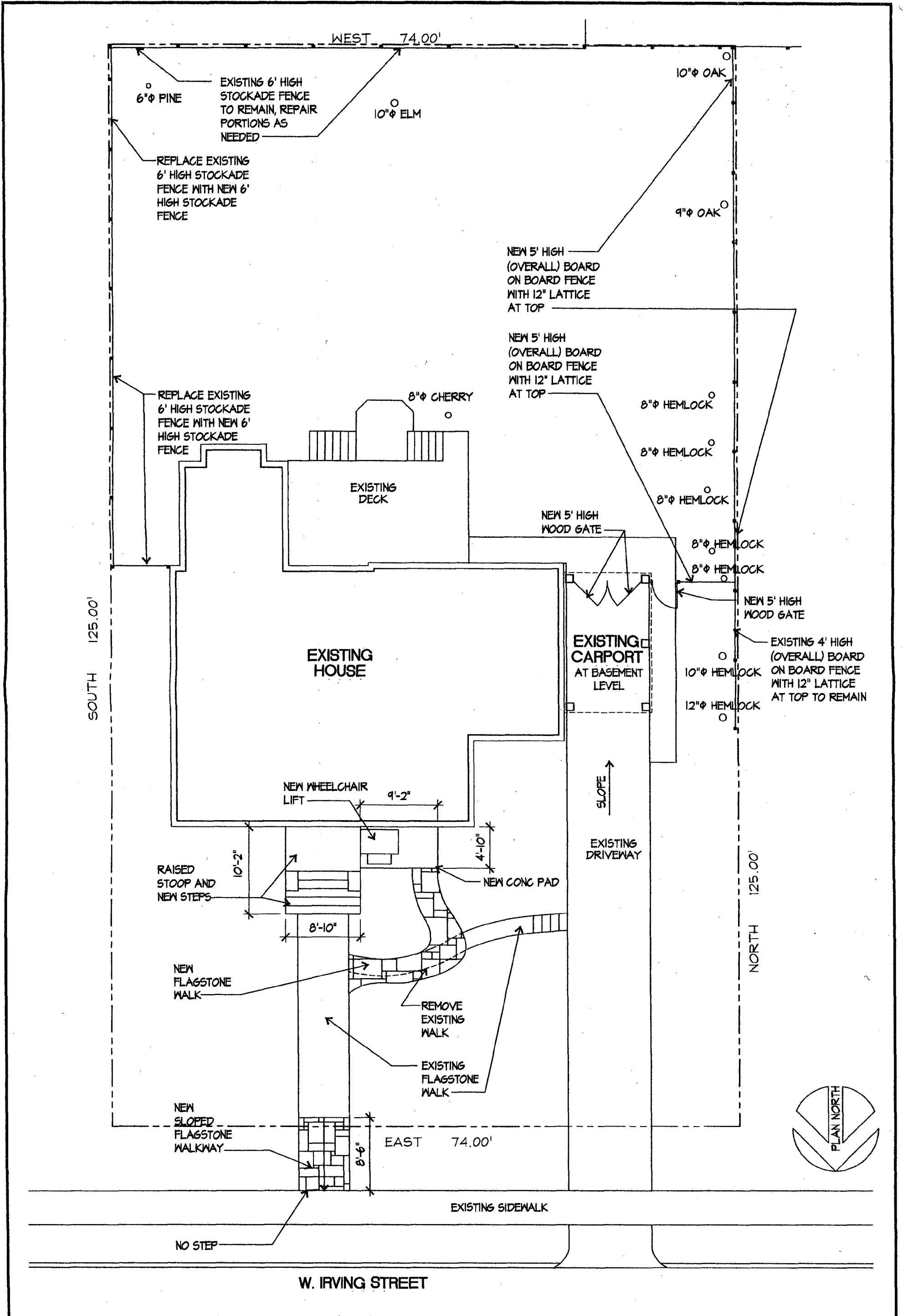
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12-20-06

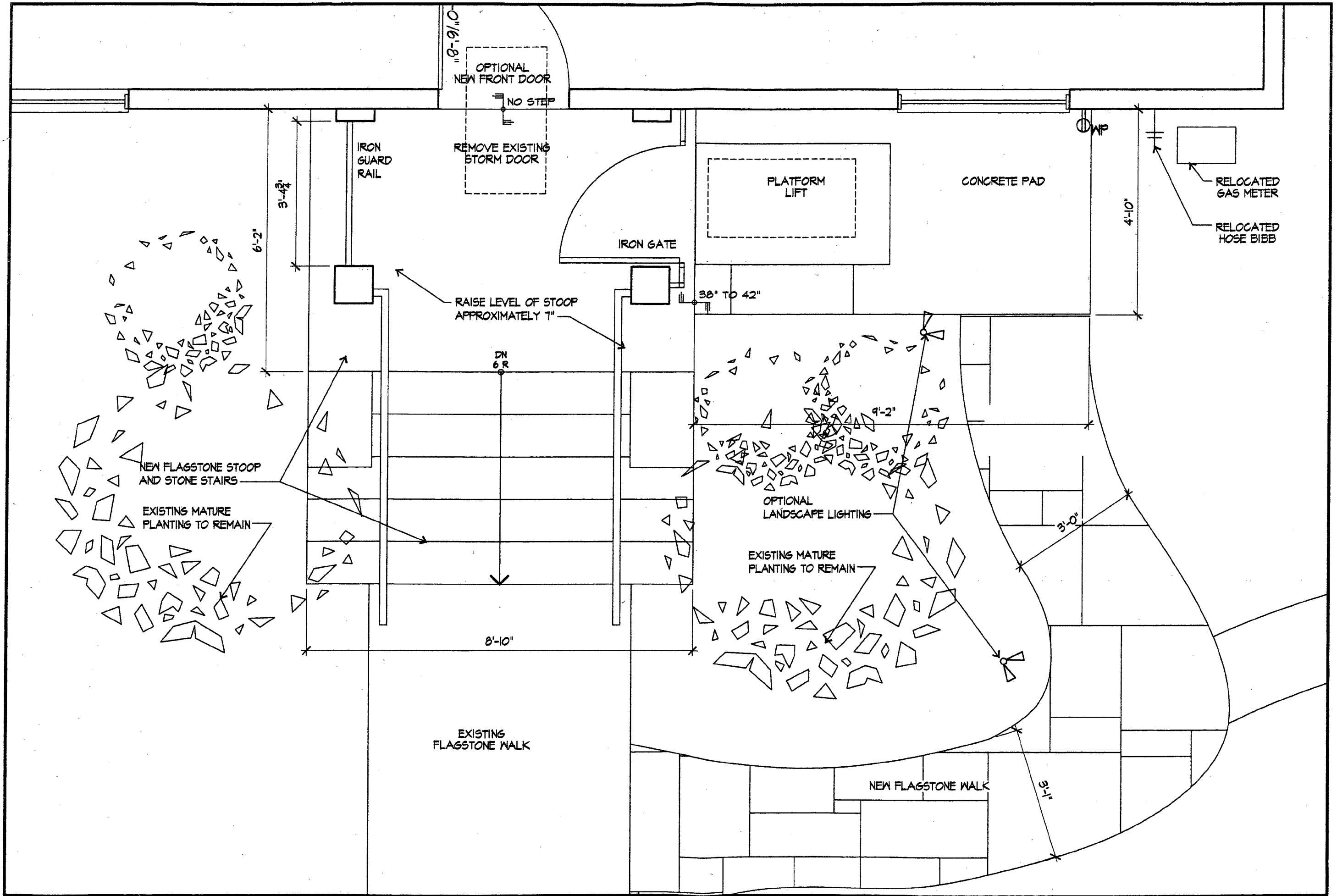
**EC-2**

Knight-Plan-PD.dwg





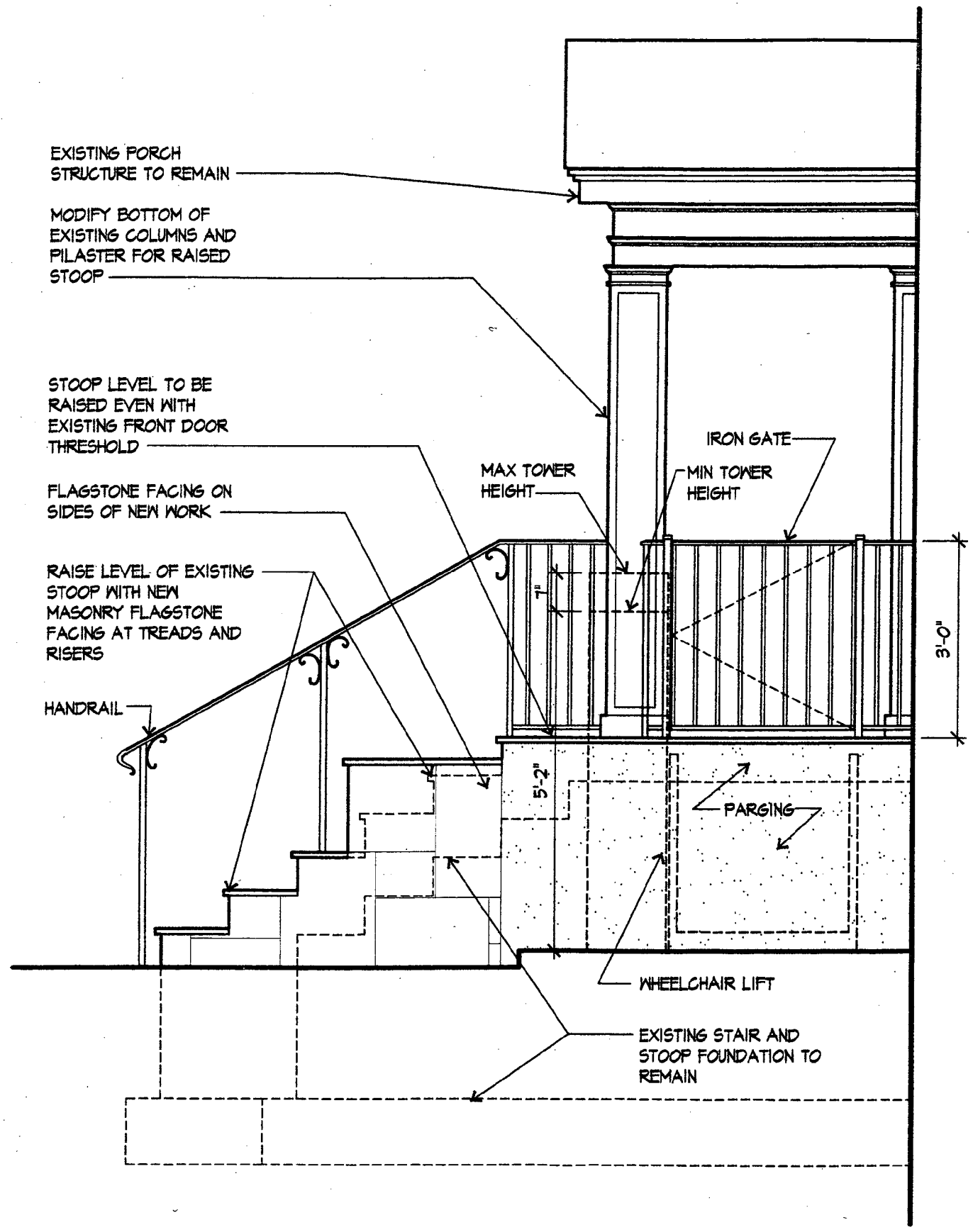




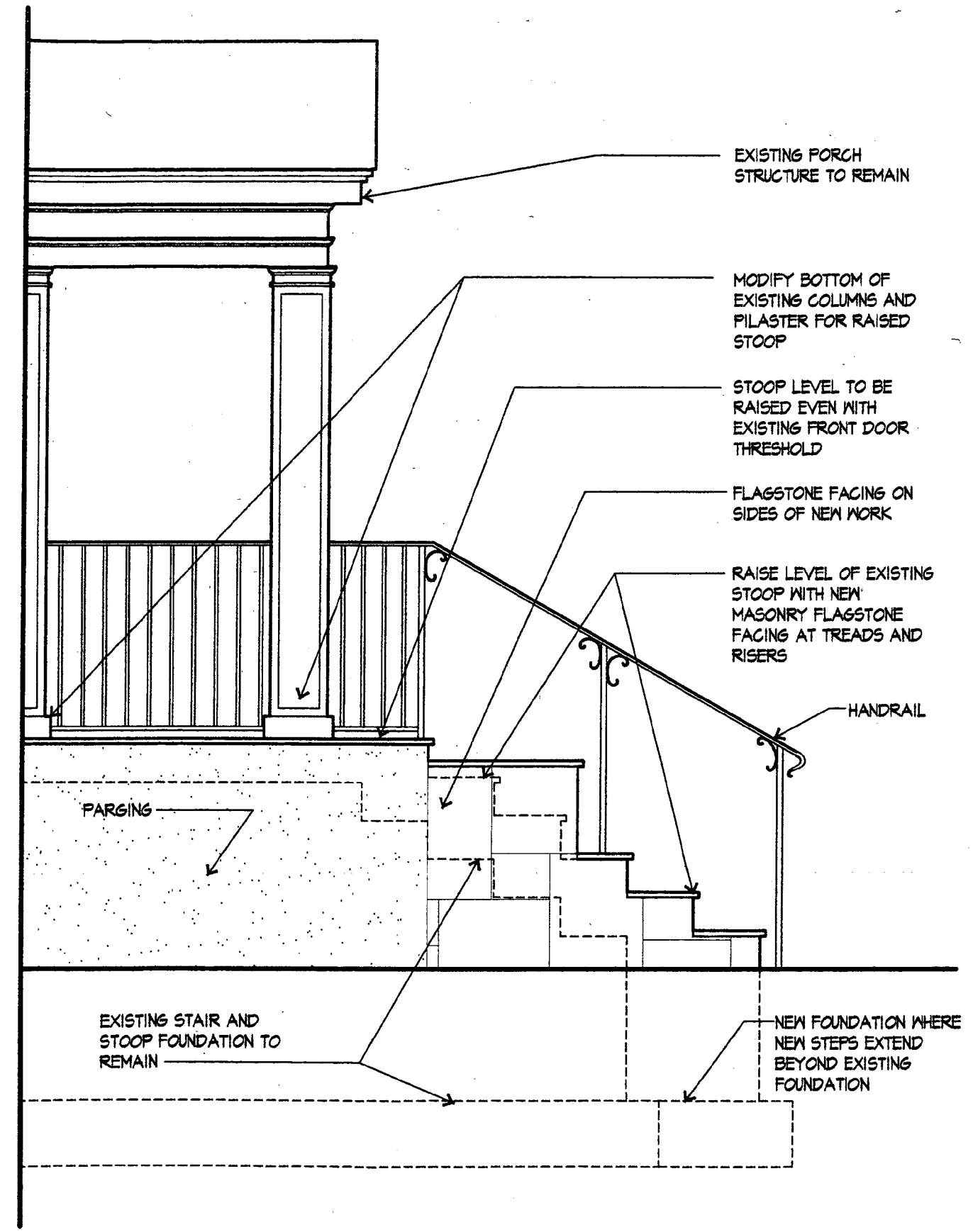
KNIGHT RESIDENCE - FRONT ENTRY ACCESS  
Side Elevations

Scale: 1/2" = 1'-0"

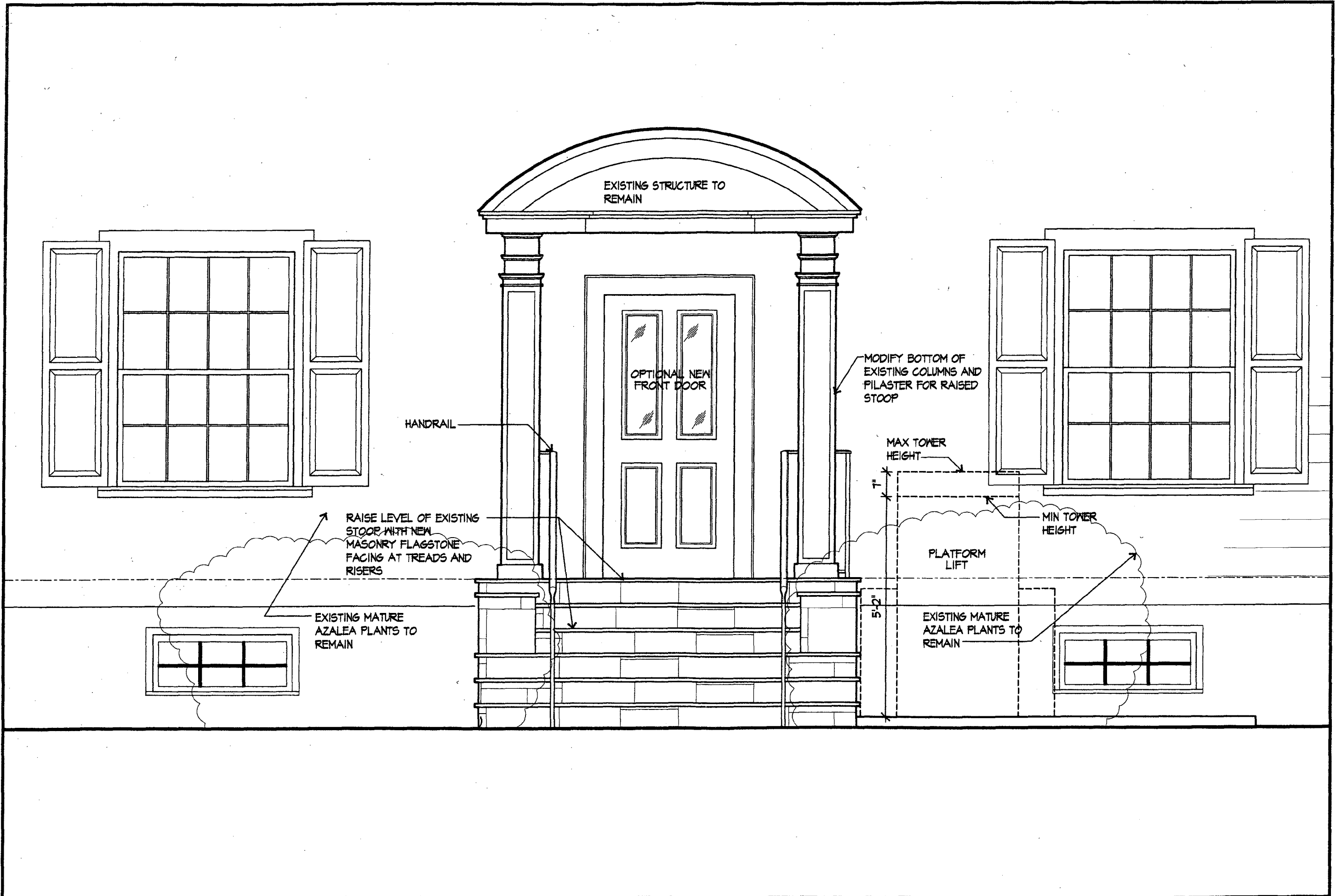
8182 Brookville Road  
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WEST ELEVATION



EAST ELEVATION



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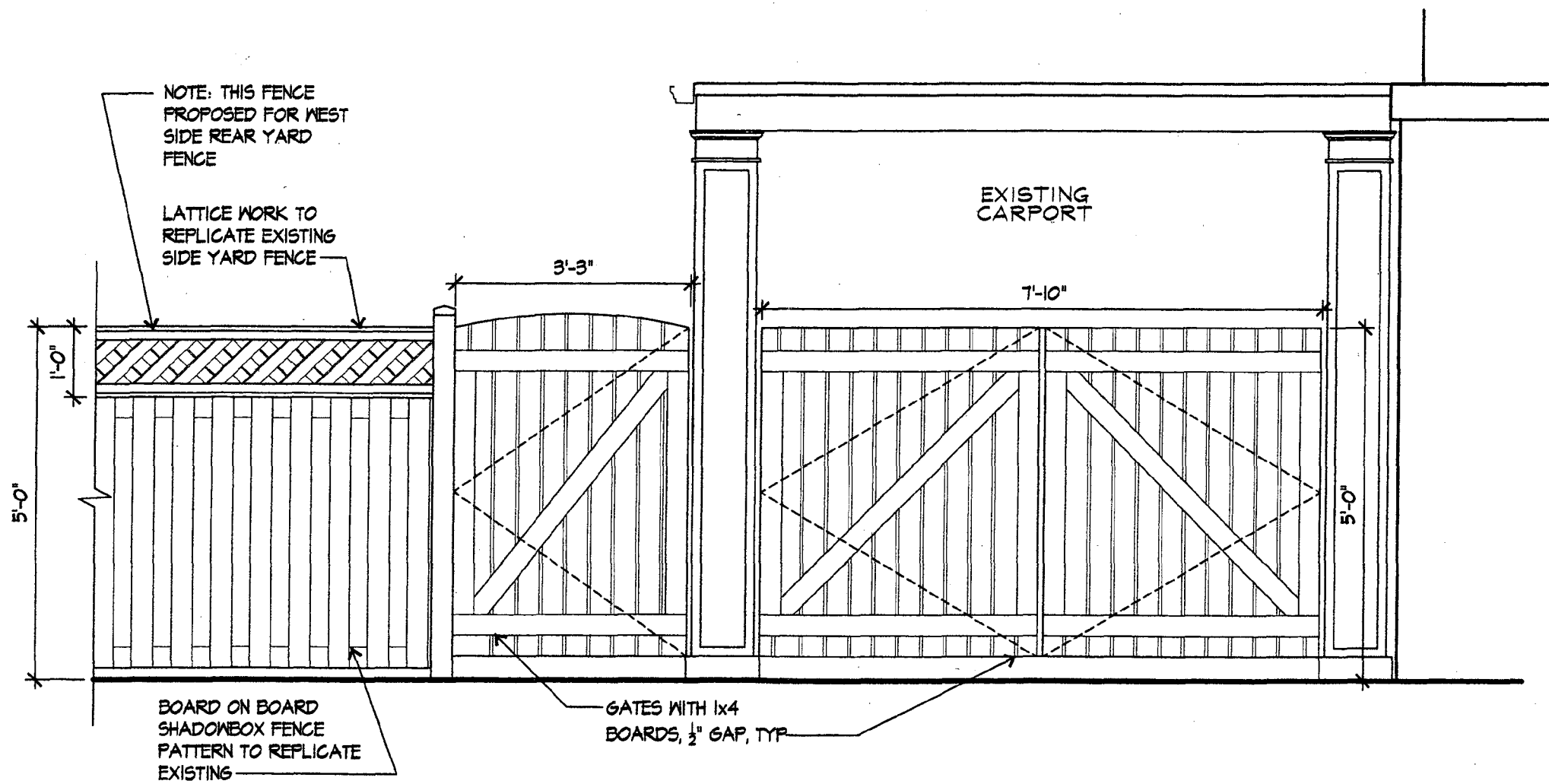
North Elevation

Scale: 1/2" = 1'-0"

**A-4**

Knight-Plan-PD.dwg

12-20-06



ELEVATION OF GATES AND FENCE AT CARPORT  
VIEW FROM REAR YARD

**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:

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

<p><b>Owner's mailing address</b>                  Edward &amp; Amy Knight                  32 West Irving St.                  Chevy Chase MD 20815</p>	<p><b>Owner's Agent's mailing address</b>                  Gilday Renovations                  Attn: Hisao Yatsushashi                  9162 Brookville Rd.                  Silver Spring, MD 20910</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>John &amp; Phyllis Corrigan                  33 West Irving St.                  Chevy Chase MD 20815</p>	<p>Mark &amp; Myra Korey                  30 West Irving St.                  Chevy Chase, MD 20815</p>
<p>Richard &amp; Amy Zantzenfer                  5815 Cedar Parkway                  Chevy Chase MD 20815</p>	<p>Grace Spring                  27 Hesketh St.                  Chevy Chase, MD                  20815</p>
<p>L.J. Bullard                  29 Hesketh St.                  Chevy Chase, MD                  20815</p>	

**Existing Property Condition Photographs**



**Front Elevation**



**Front Façade approach from the east**

**Existing Property Condition Photographs**



Front Entry Stoop



Front Entry Door



**Existing Property Condition Photographs**

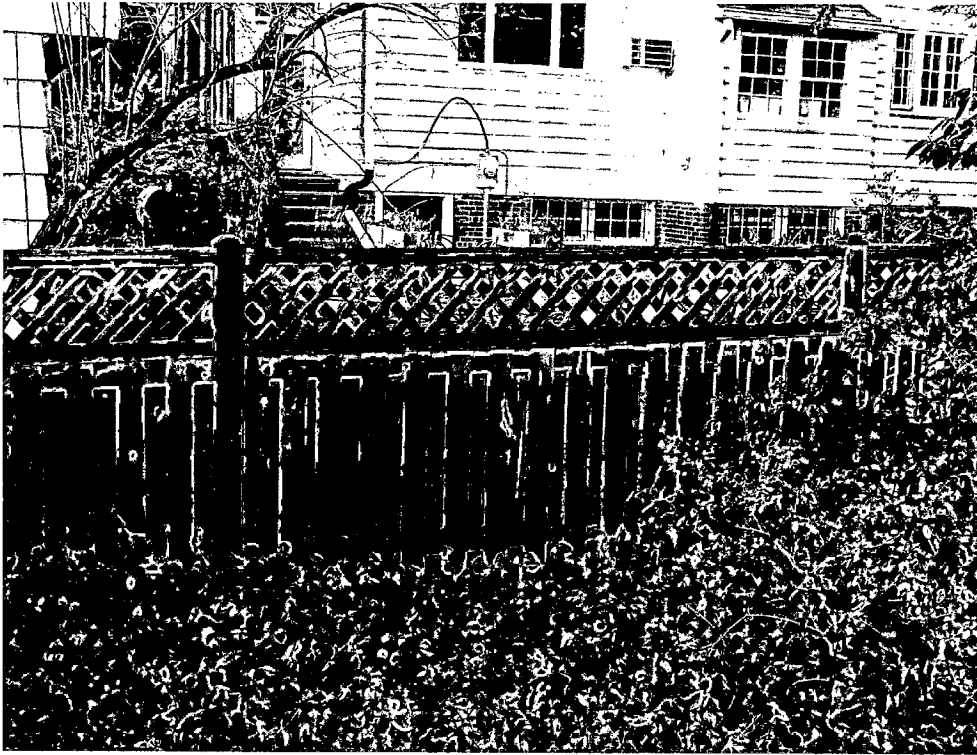


Front approach from the west



Rear yard fence and gate at carport

**Existing Property Condition Photographs**



4' rear yard fence along the west side property line



6' Stockade fence along the rear (south) property line

## Existing Property Condition Photographs



6' rear yard stockade fence along the east side property line



6' rear yard fence as it returns to the house

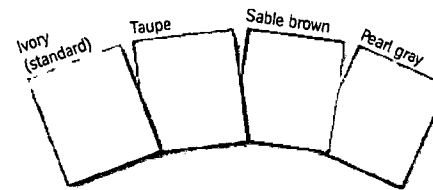


While the lift is in motion, the ramp folds. Once it arrives at a lower landing, one side will lower, allowing easy access.

### Residential Porch-Lift features

General Specifications:	
Rated Load:	550 lbs.
Lifting Height:	Up to 6' 3"
Speed:	9 - 18 fpm
Max. # of Stops:	2
Power Supply:	Standard household current (115 VAC, 60 Hz, 20 AMP)
Finish:	Ivory powder coated
Drive System:	Belt-driven Acme screw
Motor:	3/4 hp, 115 VAC, 60 Hz reversible
Platform Controls:	Constant pressure, low voltage, paddle with key lock and emergency stop button
Platform:	36"x48" non-skid surface with 36" high guard panels
Access Ramp:	15-1/2" automatic folding
Safety Devices:	Platform safety pan, broken belt monitor, safety nut, final limit switches
Warranty:	Two-year drive train, one year parts
Optional Equipment	
Remote Controls:	(2) wall mounted paddle switches with key locks
Top Landing Gate:	39" wide (32" clear space) with VDR™ mechanical interlock
Larger Platform:	36"x54"
Special Order Colors:	180 special colors
Certification:	UL Listed

Specifications and/or colors subject to change without notice.



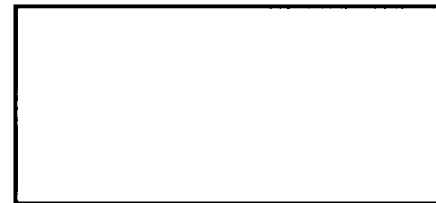
### Finish colors

Ivory powder coat is the standard finish color. Powder coating is more durable than typical paint, protecting the lift and adding years of beauty. Or you may select one of 180 special colors to complement your home.



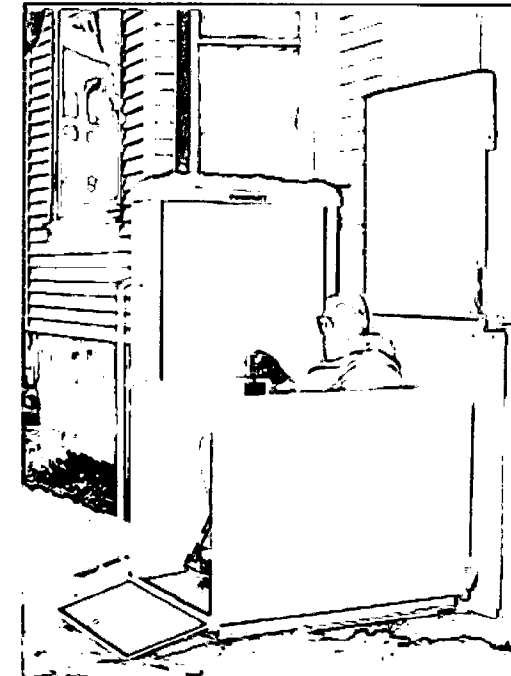
Manufactured in USA since 1947.

**800.829.9760**  
[www.accessind.com](http://www.accessind.com)



**ThyssenKrupp Access Corp.**  
 4001 East 138th Street  
 Grandview, MO 64030

## Residential Porch-Lift® Vertical Platform Lift



**Access Industries**



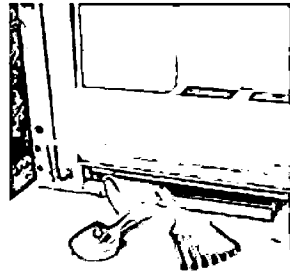
**ThyssenKrupp**

## Convenient access to your home without unsightly, space consuming ramps



Porch-Lift platform has a non-skid surface that comes standard with an automatic folding ramp.

Spending time with your loved ones in the home you cherish is important. So when stairs become a barrier, homeowners across America turn to Access Industries for solutions that add value to their independent lifestyle—both indoors and outdoors.



There are multiple safety features built into each lift. Sensors even detect when an object is blocking its path, stopping the lift until the path is clear.

### Convenience

Whether you want to get past one step on your porch or enjoy the scenery from your back deck, the Porch-Lift® wheelchair lift offers a smooth, quiet ride. The stylish, compact design affords plenty of room on the non-skid platform, while maximizing valuable living space.

### Low Maintenance

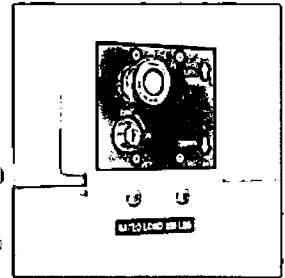
The Porch-Lift is easy to own. It is low maintenance and features a durable powdercoat finish, making it weather resistant. A Porch-Lift can be a more cost-effective alternative to space-hogging ramps, and you'll never have to shovel snow and ice down a slippery slope.

### Safety

We engineer all of our lifts for your safety and comfort, following the same exacting standards for home models as our commercial grade units. Why give up a great home just because of a few stairs? Turn to Access Industries for complete solutions that open your home to you.



Optional remote controls mounted at each level ensure that your lift will be exactly where you want it at the push of a button.



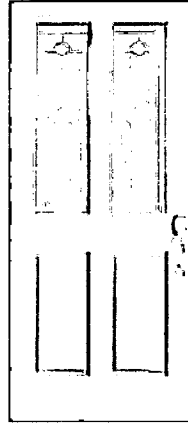
Control panel features constant pressure control toggle, key lock and backup emergency stop button.



Choose an optional gate at the upper landing. Its VDR® mechanical interlock prevents the lift from operation until the gate is closed and locked.



# Your Door Specifications



### Door Options

Matching Sidelights:

[Somerset \(4003\)](#)

Caming Options:

[4006 \(4006\) na](#)

[View Glass Detail](#)



### General Information

Door Name: Somerset  
 Door Number: 4002  
 Door Series: Mastermark  
 Door Type: Exterior Decorative  
 Door Species: Fir/Hemlock

### Standard Features

Panels: 1-1/4" Innerbond  
 Moulding: na  
 Glass: Leaded  
 Caming: Brass

### Standard Sizes\*

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

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

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

<b>Owner's mailing address</b> Edward & Amy Knight 32 West Irving St. Chevy Chase MD 20815	<b>Owner's Agent's mailing address</b> Gilday Renovations Attn: Hisao Yatsushashi 9162 Brookville Rd Silver Spring, MD 20910
<b>Adjacent and confronting Property Owners mailing addresses</b>	
John & Phyllis Corrigan 33 West Irving St Chevy Chase MD 20815	Mark & Myra Korey 30 West Irving St. Chevy Chase, MD 20815
Richard & Amy Zantzenfer 5815 Cedar Parkway Chevy Chase MD 20815	Grace Spring 27 Hesketh St Chevy Chase, MD 20815
L.J. Bullard 29 Hesketh St Chevy Chase, MD 20815	

**Existing Property Condition Photographs**



Front Elevation



Front Façade approach from the east



**Existing Property Condition Photographs**



Front Entry Stoop

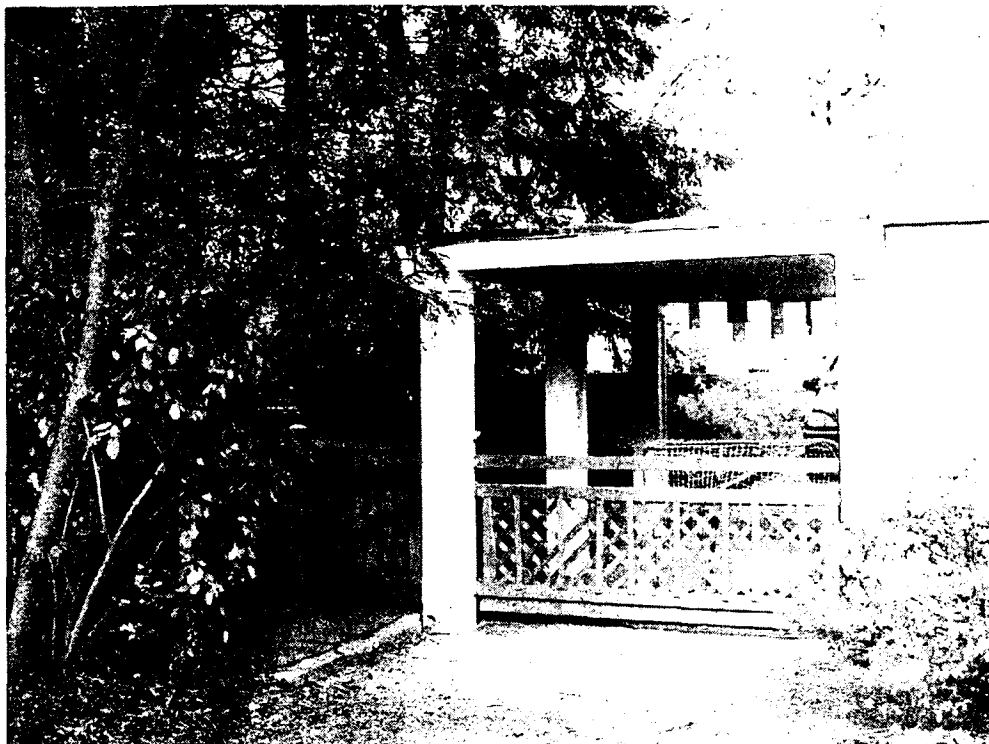


Front Entry Door

**Existing Property Condition Photographs**

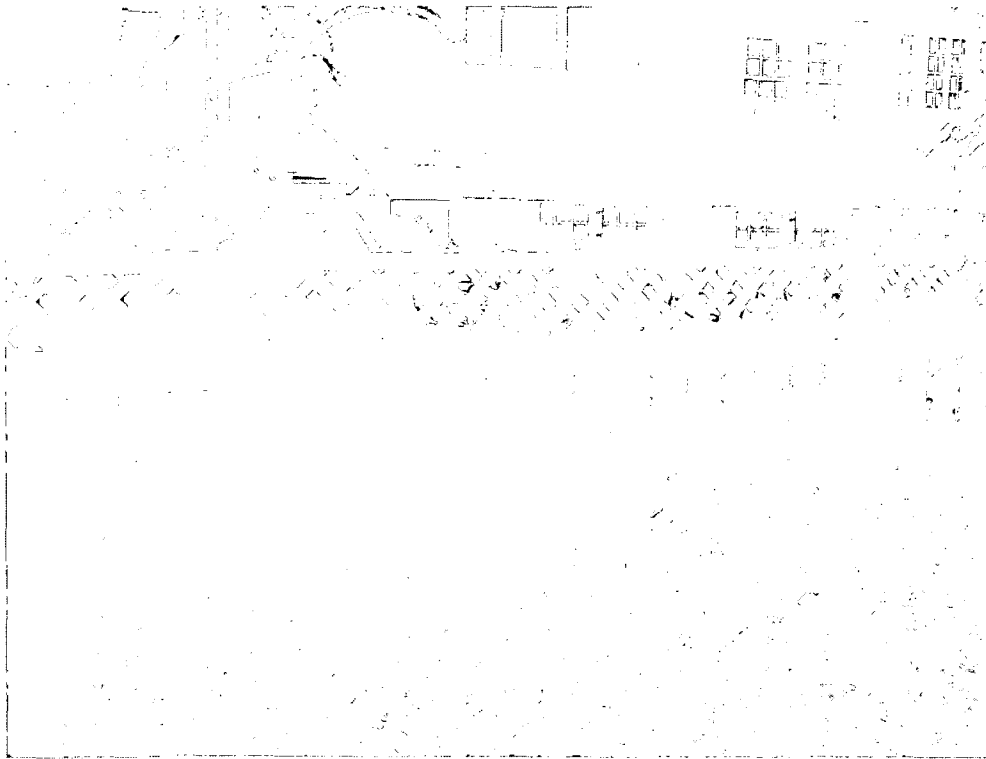


Front approach from the west

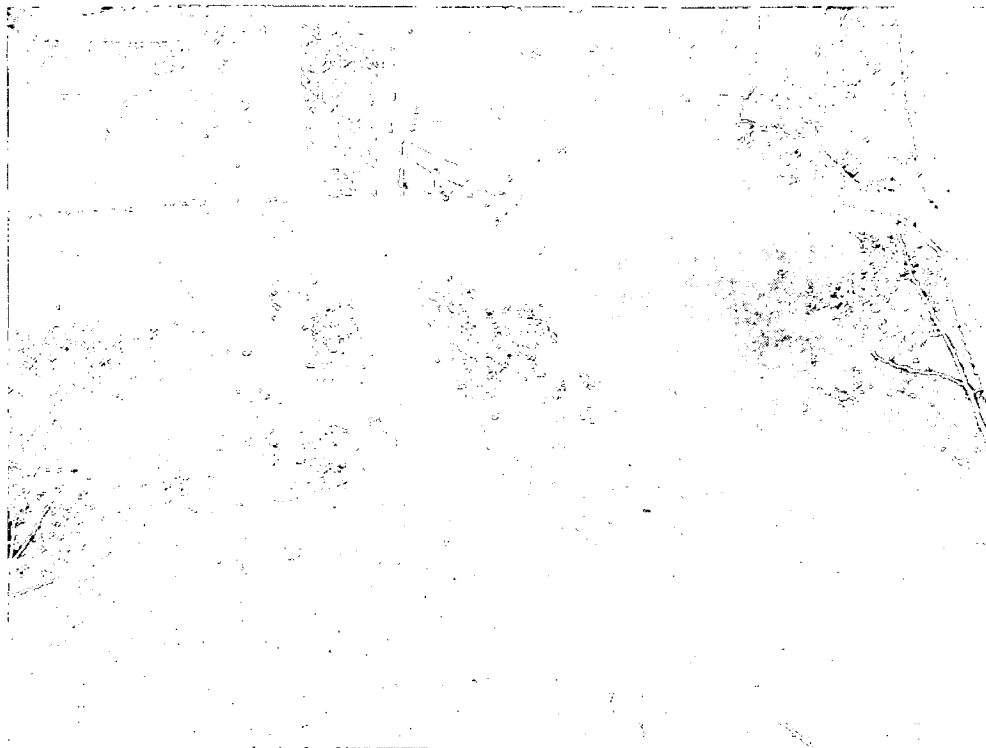


Rear yard fence and gate at carport

**Existing Property Condition Photographs**



**4' rear yard fence along the west side property line**

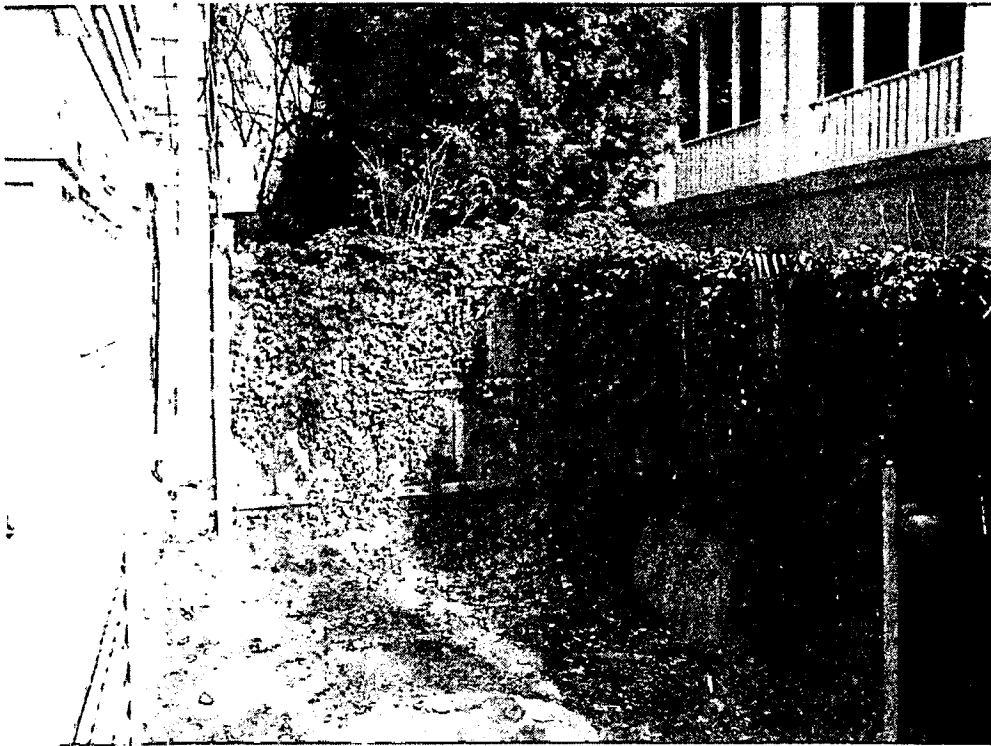


**6' Stockade fence along the rear (south) property line**

**Existing Property Condition Photographs**



6' rear yard stockade fence along the east side property line



6' rear yard fence as it returns to the house

## Residential Porch-Lift® Vertical Platform Lift



While the lift is in motion, the ramp folds. Once it arrives at a lower landing, one side will lower, allowing easy access.

### Residential Porch-Lift features

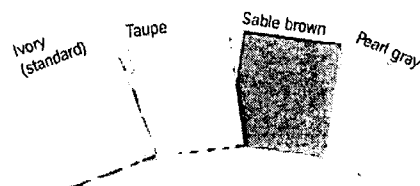
#### General Specifications:

Rated Load:	550 lbs.
Lifting Height:	Up to 6' 3"
Speed:	9 - 18 fpm
Max. # of Stops:	2
Power Supply:	Standard household current (115 VAC, 60 Hz, 20 AMP)
Finish:	Ivory powder coated
Drive System:	Belt-driven Acme screw
Motor:	3/4 hp, 115 VAC, 60 Hz reversible
Platform Controls:	Constant pressure, low voltage, paddle with key lock and emergency stop button
Platform:	36"x48" non-skid surface with 36" high guard panels
Access Ramp:	15-1/2" automatic folding
Safety Devices:	Platform safety pan, broken belt monitor, safety nut, final limit switches
Warranty:	Two-year drive train, one year parts

#### Optional Equipment

Remote Controls:	(2) wall mounted paddle switches with key locks
Top Landing Gate:	39" wide (32" clear space) with VDR™ mechanical interlock
Larger Platform:	36"x54"
Special Order Colors:	180 special colors
Certification:	UL Listed

*Specifications and/or colors subject to change without notice.*



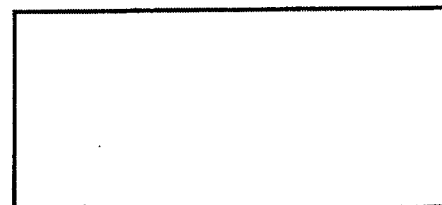
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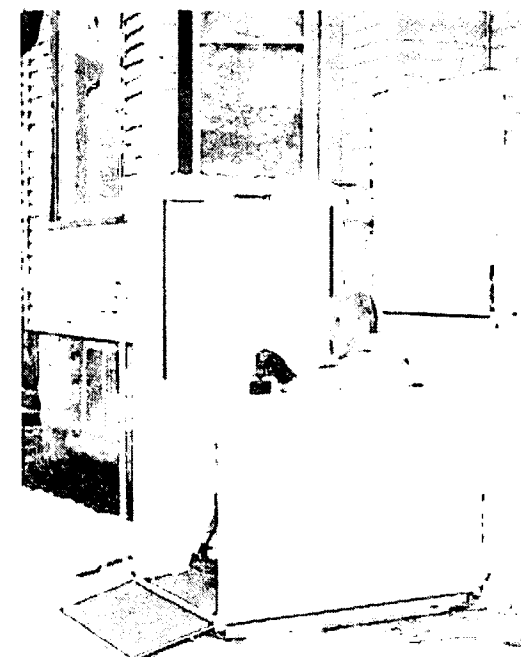


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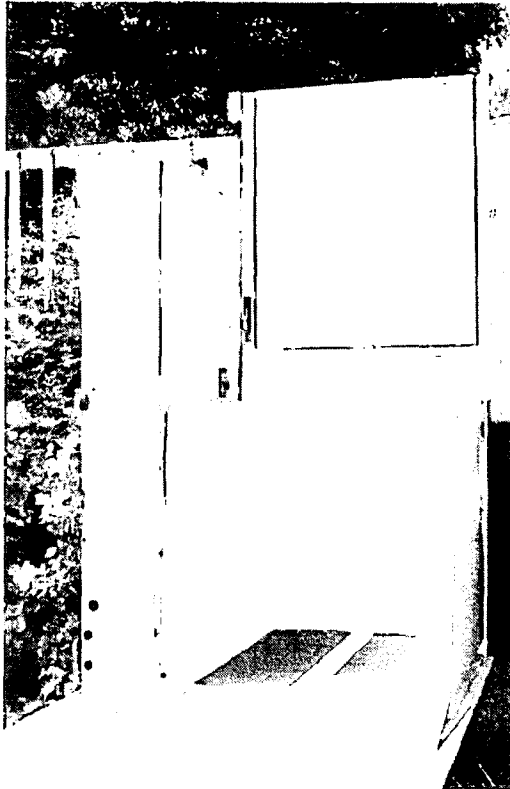


**Access Industries**



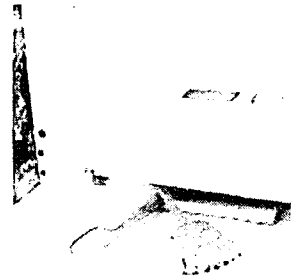
**ThyssenKrupp**

## Convenient access to your home without unsightly, space consuming ramps



Porch-Lift platform has a non-skid surface that comes standard with an automatic folding ramp.

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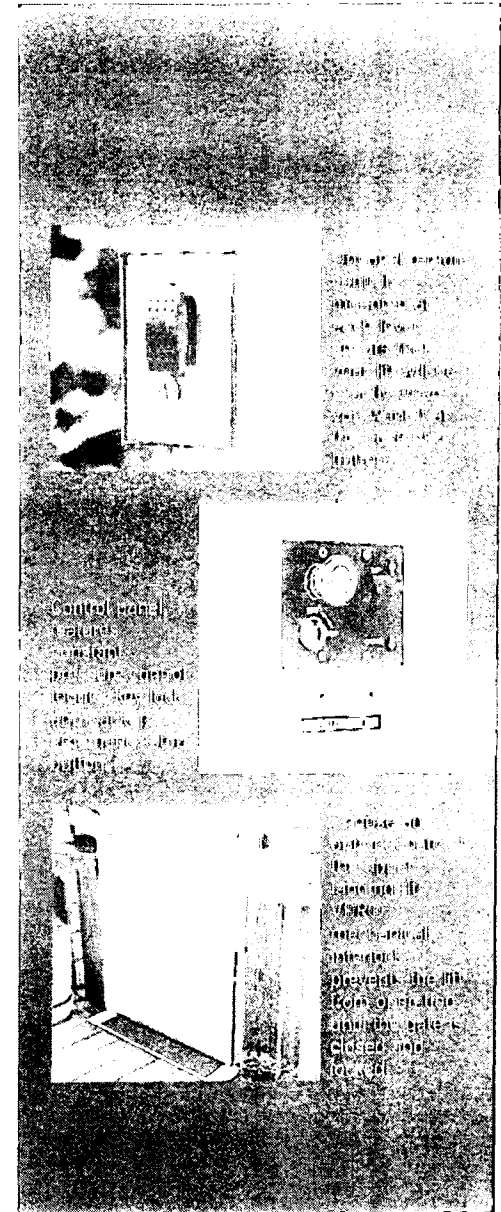
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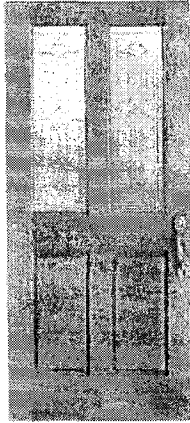
### Safety

We engineer all of our lifts for your safety and comfort, following the same exacting standards for home models as our commercial grade units. Why give up a great home just because of a few stairs? Turn to Access Industries for complete solutions that open your home to you.





# Your Door Specifications



### Door Options

Matching Sidelights:  
[Sommerset \(4003\)](#)

Caming Options:  
[4006 \(4006\) na](#)

[View Glass Detail](#)



### General Information

Door Name: Sommerset  
Door Number: 4002  
Door Series: Mastermark  
Door Type: Exterior Decorative  
Door Species: Fir/Hemlock

### Standard Features

Panels: 1-1/4" Innerbond  
Moulding: na  
Glass: Leaded  
Caming: Brass

### Standard Sizes\*

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

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

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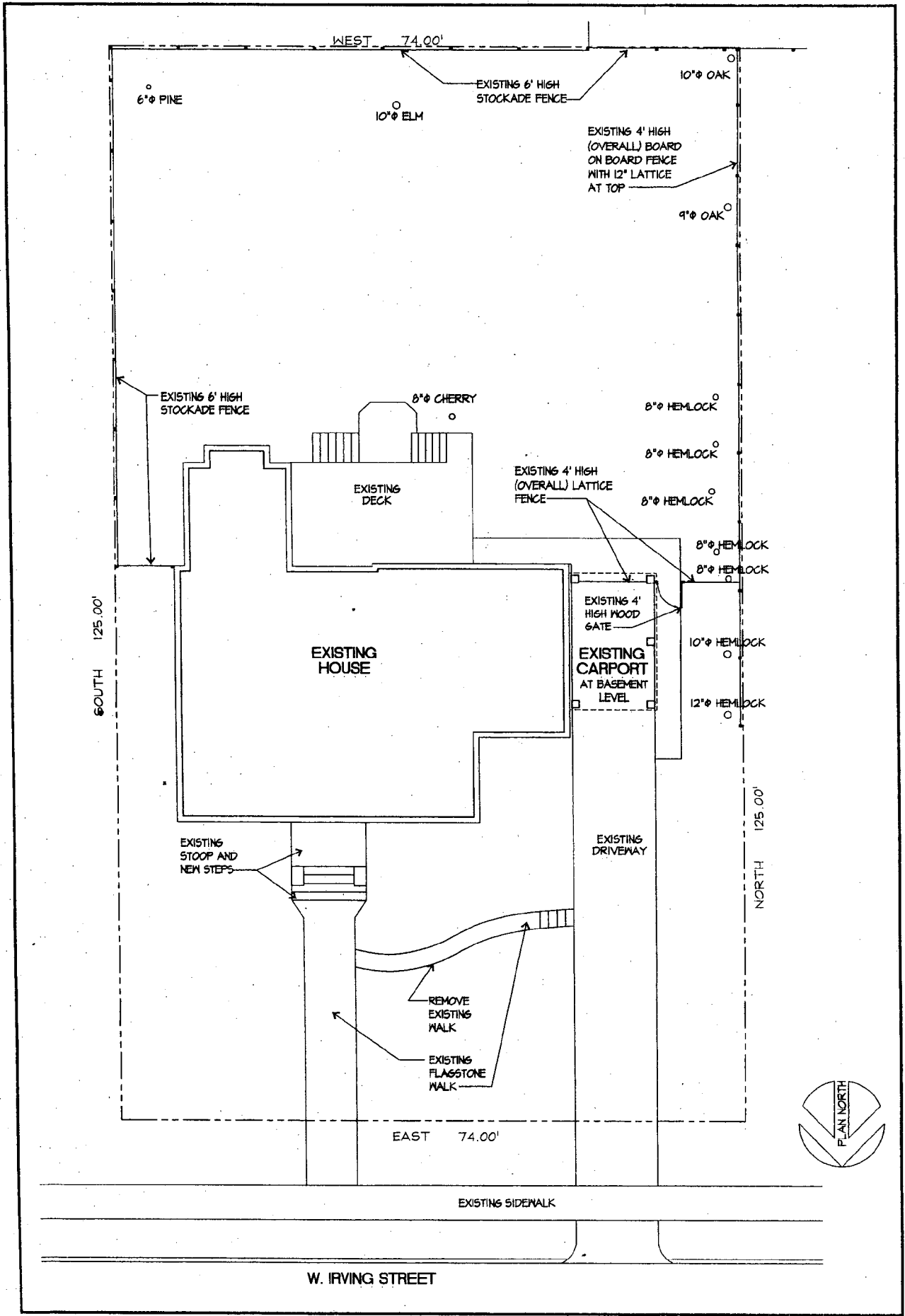
# KNIGHT RESIDENCE

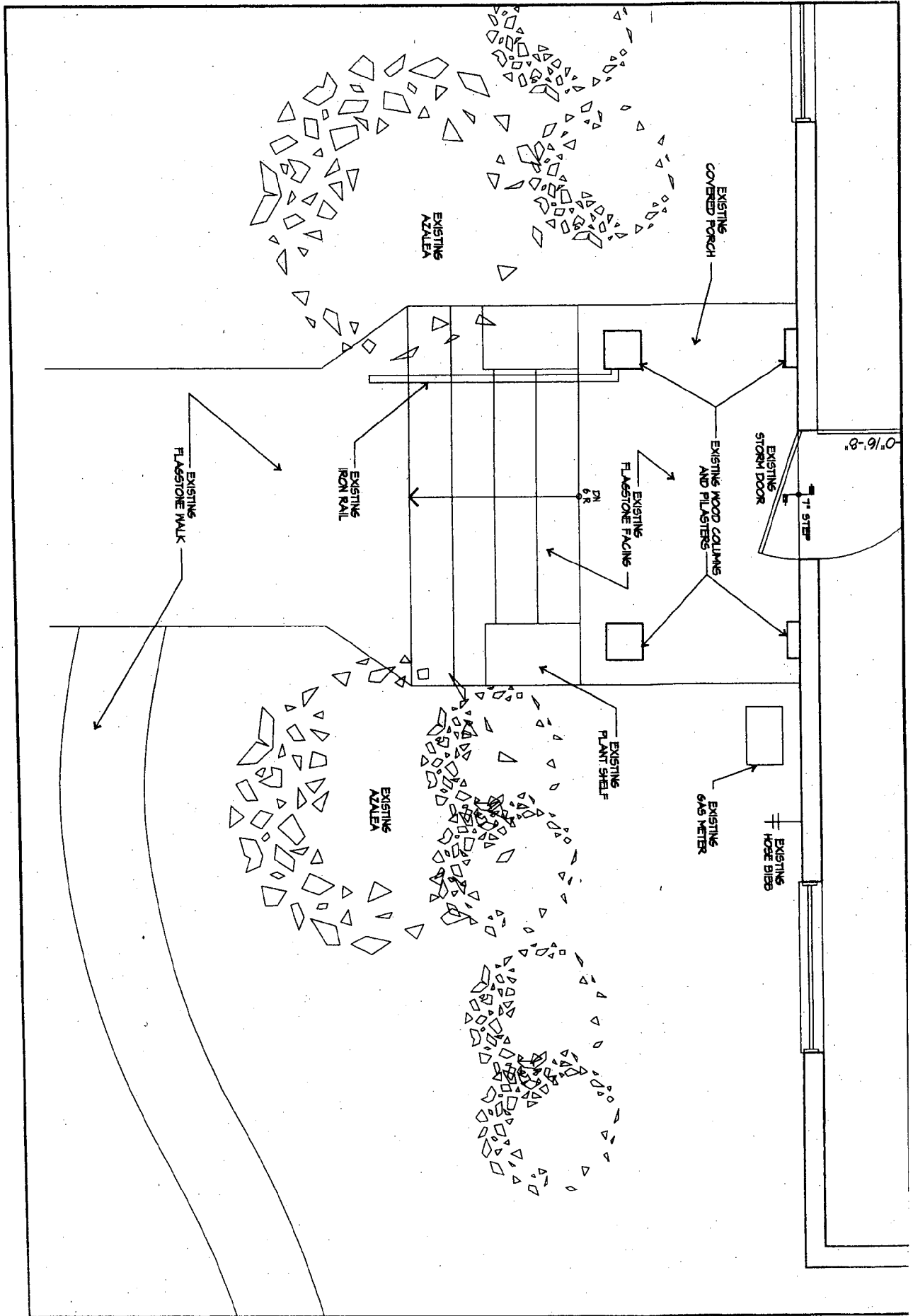
FRONT ENTRY ACCESS

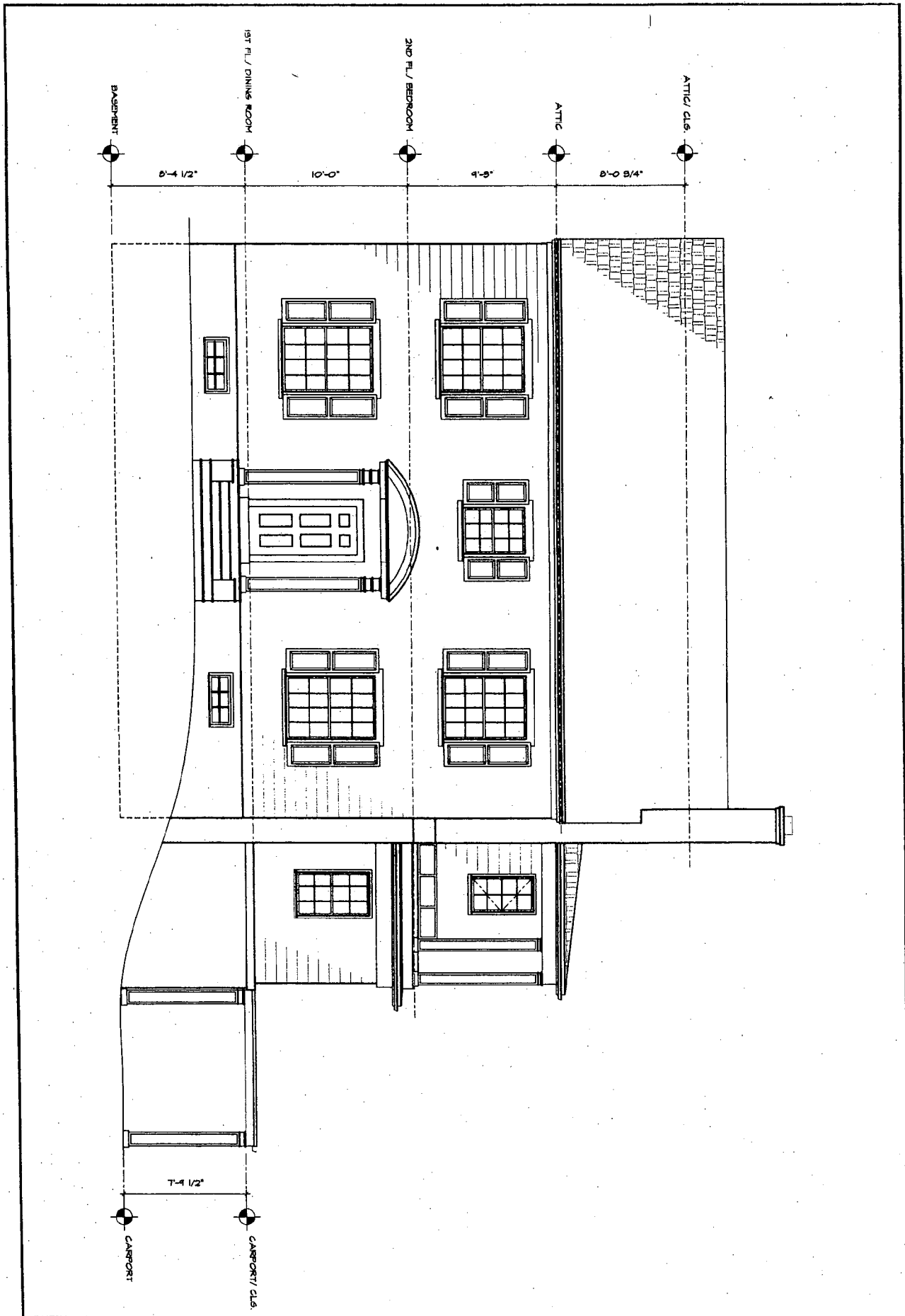
32 WEST IRVING STREET  
CHEVY CHASE, MD 20815

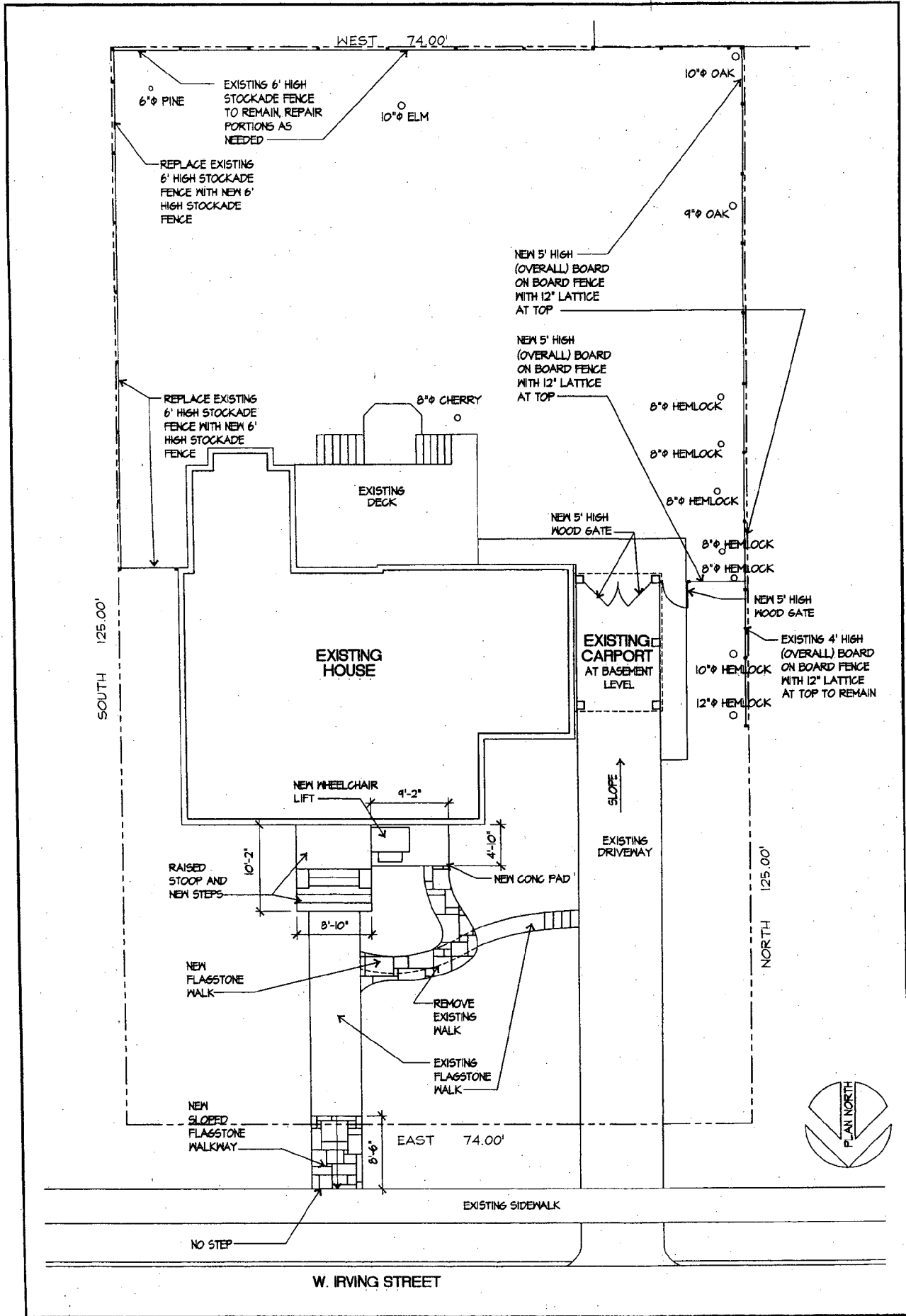
CONTENTS OF DRAWINGS		PROJECT INFORMATION
CS	COVER SHEET	PROJECT LEADER: KEVIN GILDAY OFFICE- 301-565-4600 x11
EC-1	EXISTING SITE PLAN	ARCHITECTURAL DESIGN: ARCHITECT: HISAO YATSUHASHI, A.I.A. OFFICE- 301-565-4600 x26
EC-2	FRONT STOOP EXISTING PLAN	
EC-3	EXISTING FRONT ELEVATION	<p>ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH I.R.C. 2000 AND ANY AMENDMENTS</p> <p>INFORMATION SHOWN ON THIS DOCUMENT INCORPORATES PROPRIETARY RIGHTS AND IS NOT TO BE DUPLICATED WHOLLY OR IN PART WITHOUT THE EXPRESS PERMISSION OF GILDAY DESIGN COMPANY.</p> <p>ALL CONDITIONS AND DIMENSIONS CONTAINED HEREIN ARE APPROXIMATE. ALL TRADES PERSONS INVOLVED WITH THE WORK MUST FIELD VERIFY ALL PERTINENT INFORMATION, CONDITIONS AND DIMENSIONS. SEVERE DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.</p> <p>DO NOT SCALE DRAWINGS</p>
A-1	PROPOSED SITE PLAN	
A-2	PROPOSED PLAN	
A-3	SIDE ELEVATIONS	
A-4	NORTH ELEVATION	
A-5	SOUTH ELEVATION OF PROPOSED GATES & FENCE	

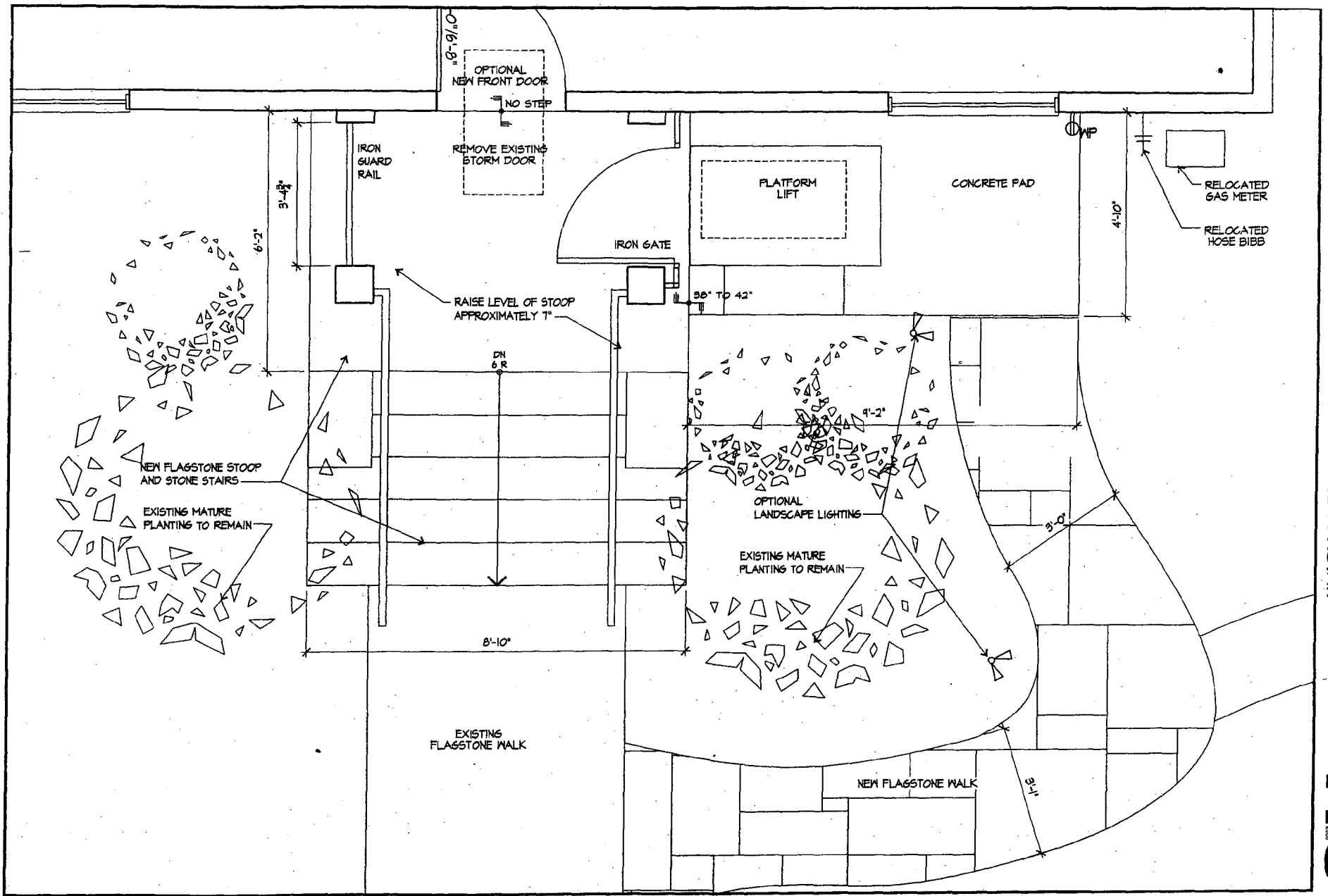












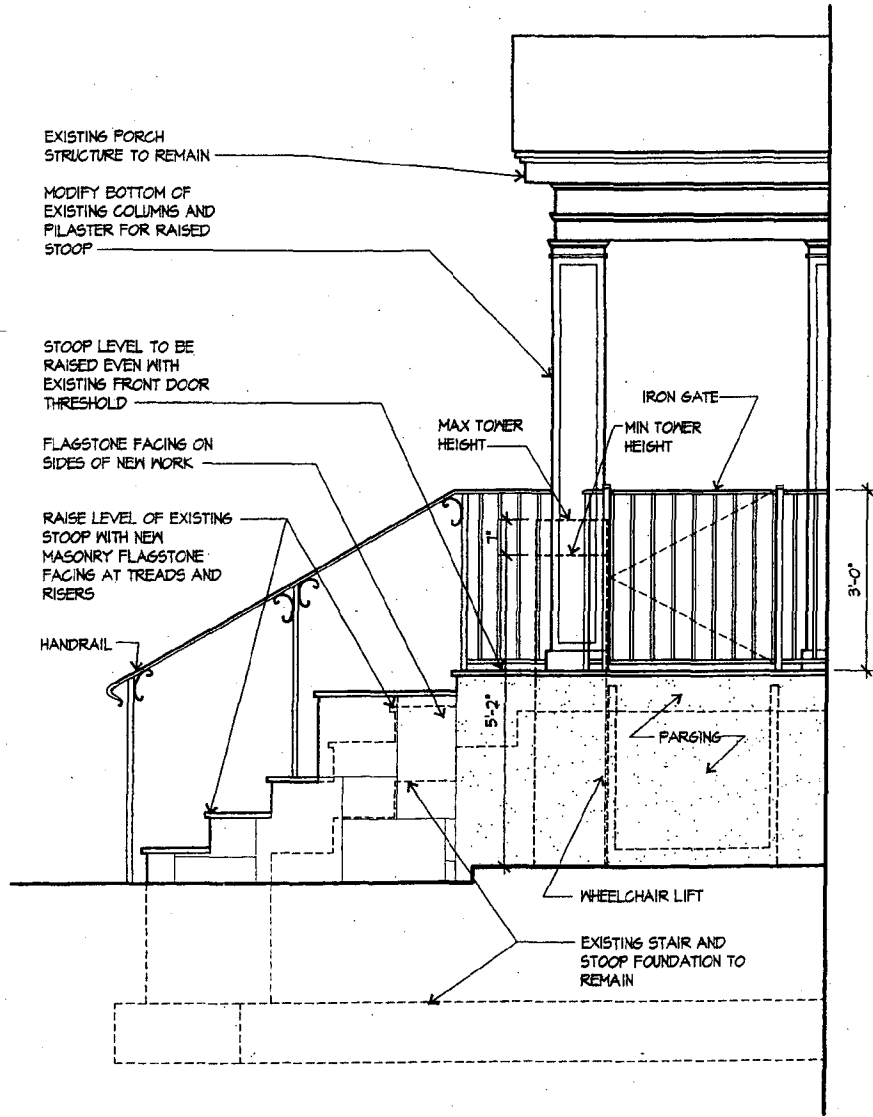
**KNIGHT RESIDENCE - FRONT ENTRY ACCESS**  
**Proposed Plan**

**A-2**

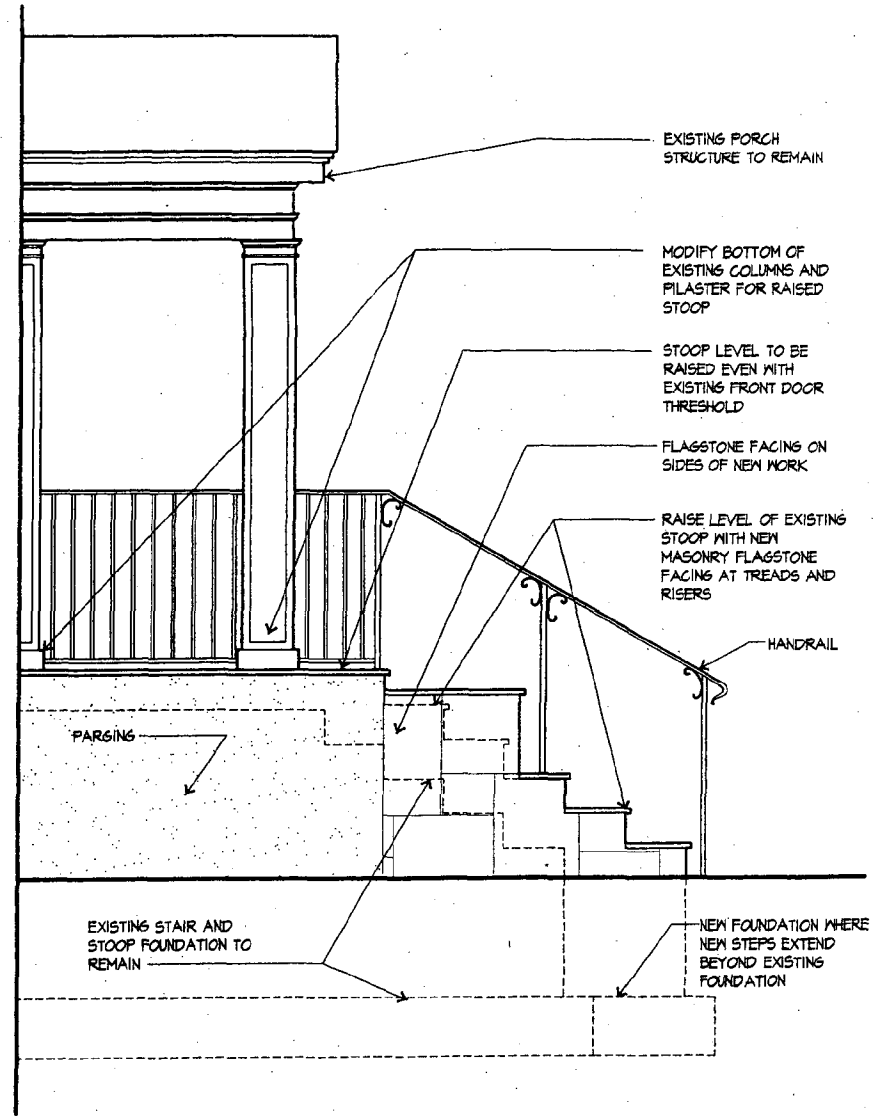
Knight Plans, PLLC

12-20-06

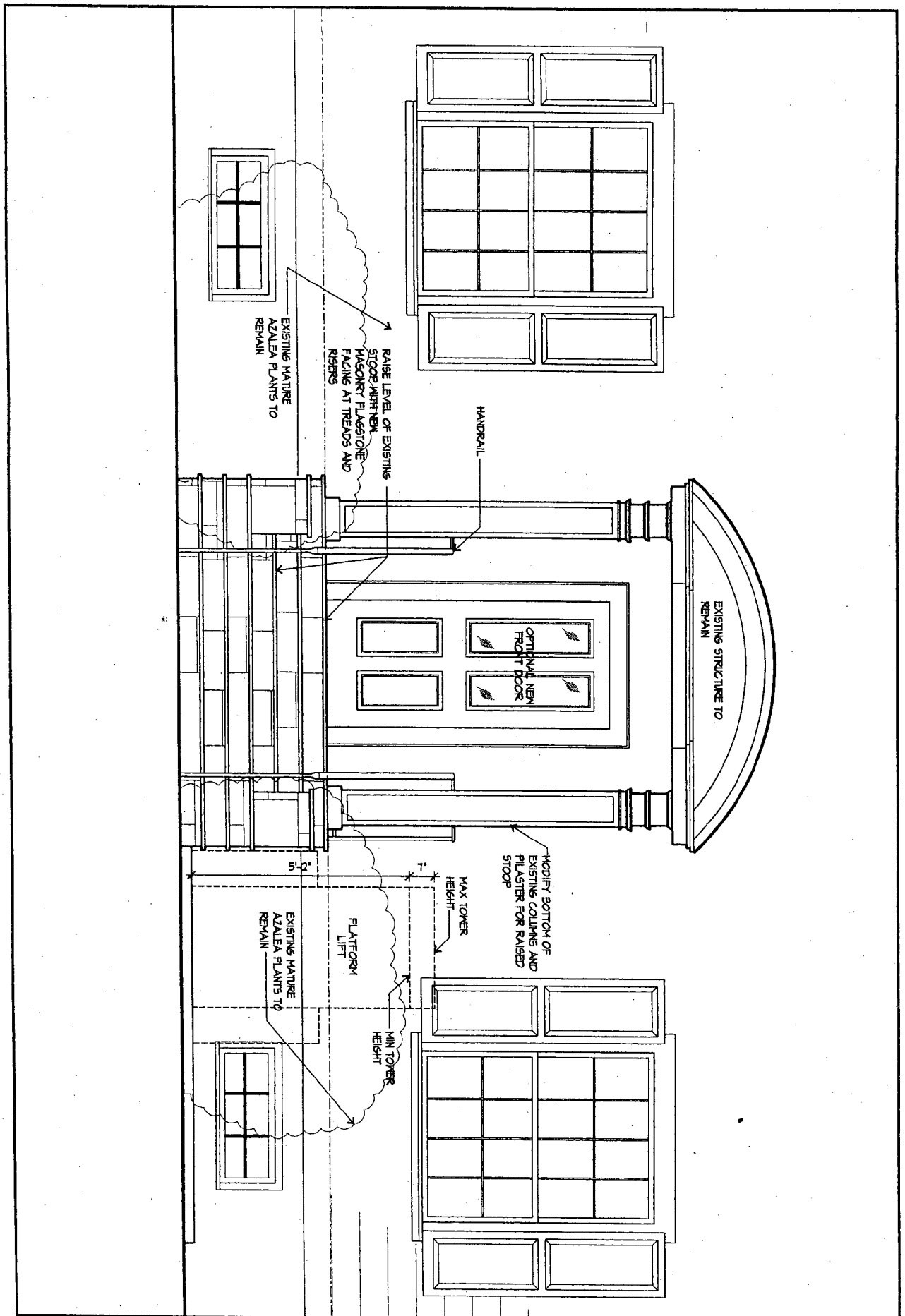
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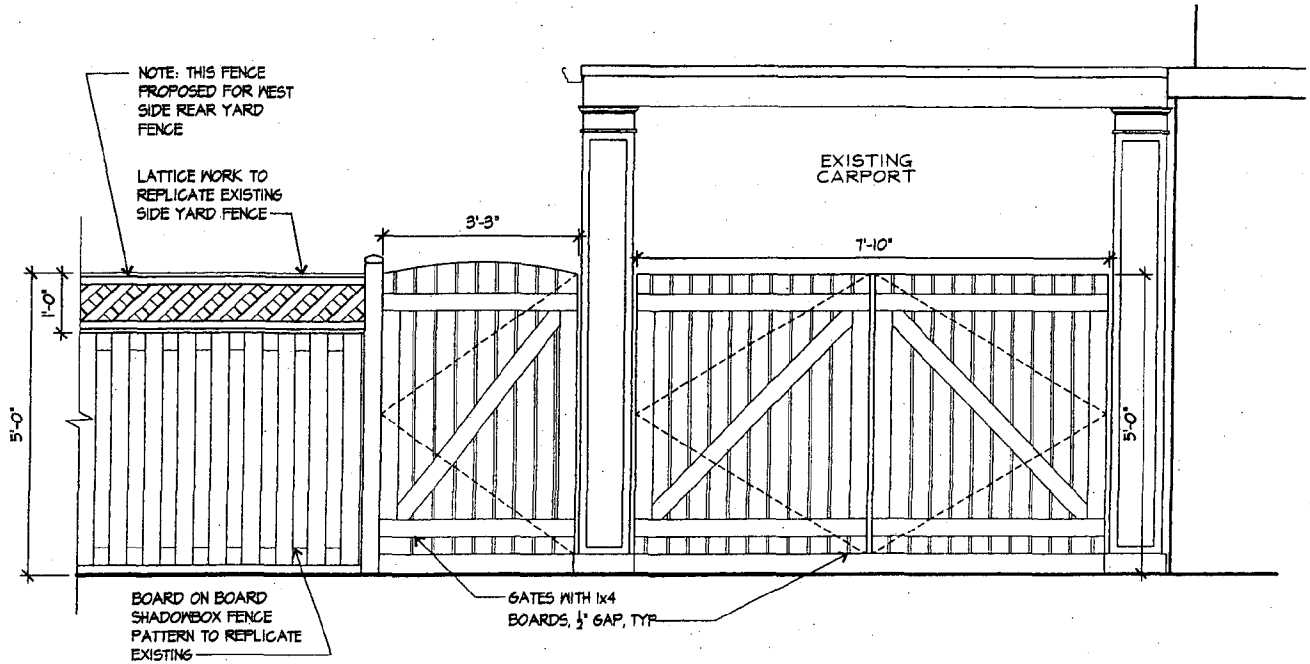


WEST ELEVATION



EAST ELEVATION





ELEVATION OF GATES AND FENCE AT CARPORT  
VIEW FROM REAR YARD



# KNIGHT RESIDENCE

## FRONT ENTRY ACCESS

32 WEST IRVING STREET  
CHEVY CHASE, MD 20815

CONTENTS OF DRAWINGS		PROJECT INFORMATION
CS	COVER SHEET	PROJECT LEADER: KEVIN GILDAY OFFICE- 301-565-4600 x11
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A-2	PROPOSED PLAN	
A-3	SIDE ELEVATIONS	
A-4	NORTH ELEVATION	
A-5	SOUTH ELEVATION OF PROPOSED GATES & FENCE	

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	32 W Irving St, Chevy Chase	<b>Meeting Date:</b>	1/10/2007
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	1/3/2007
<b>Applicant:</b>	Edward & Amy Knight (Hisao Yatsunami)	<b>Public Notice:</b>	12/27/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-07A	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	wheelchair lift and landscape modifications		
<b>RECOMMENDATION:</b>	Approve with Condition		

**STAFF RECOMMENDATION:**

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

1. The exact design of the front door will be approved by Staff prior to installation.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** c1928

**HISTORIC CONTEXT**

(Excerpted from **Places from the Past: The Tradition of Gardez Bien in Montgomery County, MD**)

Chevy Chase Village was Montgomery County's first and most influential streetcar suburb planned and developed between 1892 and 1930. It was the most visionary investment in Montgomery County real estate in the late nineteenth and early twentieth century - representing the Chevy Chase Land Company's prototype for a planned suburb and setting the tone for early twentieth century neighborhoods throughout northwest Washington and southern Montgomery County. Architecturally, Chevy Chase Village contains the county's highest concentration of outstanding architect-designed and builder vernacular suburban houses rendered in post-Victorian styles of the period 1890-1930. Together, the surviving plan and architecture of Chevy Chase Village represents one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.

Chevy Chase is nationally recognized as a prototypical, turn-of-the-century streetcar suburb providing upscale residences in a comprehensively planned environment. The driving force behind the development of Chevy Chase was Senator Francis G. Newlands of Nevada. Newlands is recognized as one of the first entrepreneurs to appreciate the speculative implications of the streetcar. Chevy Chase gets its name from a 560-acre tract of land patented here in 1751 by Colonel Joseph Belt, known as "Chevy Chace." The name has historic associations with a 1388 battle between England and Scotland that involved a border raid, or "chevauchee," of hunting grounds, known as a "chace."

Chevy Chase Village is an exceptional concentration of late nineteenth century and early twentieth century

architectural styles, including the Colonial Revival, Neoclassical, Shingle, Tudor Revival, Italian Renaissance, and Craftsman. Locally and nationally known architects designed many of the houses.

Domestic architecture built between 1892 and 1930 is characterized by the combining of different academic architectural styles and forms. It is typical for buildings of this era to display elements of several different styles and types of ornamentation all on one structure. Academic Eclecticism is a term often used to describe this type of architecture - not meaning that buildings were designed with little forethought, but rather that the exuberance of the period led designers to break with rigid stylistic rules and freely combine the best of different forms and decorative motifs.

After [World War I], Chevy Chase benefited from the prosperity of the 1920s and the explosive growth of the federal government. As reflected in real estate advertisements of the period, Chevy Chase Village had emerged as an established, planned suburb by the early 1920s. Advertisements noticing sales of both new and existing houses identified the area as "Old Chevy Chase, Maryland" or the "Most Exclusive Section of Chevy Chase, Maryland." Lot sales were so good in Chevy Chase by 1922 that the Land Company struggled to keep up with demand by opening several new sections - including Section 5, Section 1, and Section 1-A. Chevy Chase Village gradually evolved from a scattering of exclusive seasonal houses for the well-to-do who built large country residences on spacious lots to a solid, middle-class residential district of upscale houses mixed with smaller, less costly Period houses.

Outstanding landscape features which bear testimony to Nathan Barrett's original landscape plan, include the arched canopy of trees framing West Irving Street, and triangular park-like lots at Magnolia Parkway and Chevy Chase Circle, and at Laurel Parkway and Kirke Street. A major landscape feature - Chevy Chase Circle, located on the DC-Maryland border - unites the two jurisdictions and provide a gateway to Chevy Chase. The sandstone Chevy Chase Circle Fountain, built in 1932 and dedicated to Newlands, was recently restored by the Chevy Chase Land Company.

Taken as a whole, the buildings in Chevy Chase Village - sited along the planned, curving street system and surrounded by mature landscaping - represent an important cultural expression of American wealth and power in the early twentieth century and reflect in their designs the optimism and comfort considered central to domestic architecture of the post-Victorian American suburb.

### **PROPOSAL:**

Install wheelchair lift on 4'10"x9'2" concrete pad (Circles 10-18)

Alter front porch and steps to accommodate lift

    Raise stoop 7" to height of entry threshold

    Raise steps and add riser to accommodate new stoop height

    Add iron railings to stoop and steps to match existing

Remove storm door

Repair/replace in-kind existing wood fence enclosing rear yard (Circles 10,11, 20-22)

    East side: replace 6' high stockade fence in-kind

    West side: replace 4' board-on-board with lattice fence with 5' high same design

    Carpport: replace 4' wood gate with 5' wood gate

    Carpport: replace 4' lattice fence with 5' wood gate

Replace front door (Circle 19)

Hardscape modifications (Circles 11&13)

    Reconfigure existing flagstone walkway between driveway and front walk

    Add sloped portion to flagstone front walk to eliminate one step

### **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents

include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Chevy Chase Village Historic District Guidelines***

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- **Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.**
  - Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
  - Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
  - Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
  - Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
  - **Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.** Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
  - Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- The *Guidelines* state five basic policies that should be adhered to, including:
- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, **perpetuate the ability to perceive the sense of time and place** portrayed by the district.
  - Preserving the integrity of contributing structures. **Alterations to should be designed in such a way that the altered structure still contributes to the district.**
  - Maintaining the variety of architectural styles and the tradition of architectural excellence.
  - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
  - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

*Montgomery County Code; Chapter 24A*

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

*Secretary of the Interior's Standards for Rehabilitation*

**STAFF DISCUSSION**

The major impetus for this project is to provide wheelchair access from the sidewalk to the front door. The proposed design is sensitive to the character of the house and to the historic district. A wheelchair lift was chosen over a ramp because of the smaller footprint and because the visual impact is dramatically less. Installation of the lift will require modifications to the porch stoop and steps, as well as the addition of more railings. However, the changes will be accomplished without removing the existing fabric and will not impair the architectural design of the house or the character of the district. The portico and wood columns will remain save for the bottom seven inches of the columns. The realigned walkway will be flagstone like the existing walks.

The existing front door is not historic and its change is approvable, but the type of glass proposed is not in character with the district. It is recommended that the applicant work with Staff to find an acceptable front door. The fence proposal is a combination of repair and replacement, all in wood. The proposed height increases are 4' and 5' - within the limits typically approved.

The proposed work in this HAWP application meets all applicable *Standards* and *Guidelines*; therefore, Staff is recommending conditional approval. The character of the property and Historic District will not be impaired.

**STAFF RECOMMENDATION:**

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

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

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

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



DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE, MD 20850  
242 777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Hisao Yatsushashi  
Daytime Phone No.: 301-565-4600 X26

Tax Account No.: 00454366  
Name of Property Owner: Edward + Amy Knight Daytime Phone No.: 301-654-0245  
Address: 32 West Irving St. Chevy Chase MD 20815  
Street Number City Street Zip Code  
Contractor: Gilday Renovations Phone No.: 301-565-4600  
Contractor Registration No.: 10131  
Agent for Owner: Gilday Renovations Daytime Phone No.: 301-565-4600

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: West Irving Street  
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway  
Lot: 20 Block: 29 Subdivision: 9  
Liber: 6642 Folio: 649 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: wheelchair lift  
1B. Construction cost estimate: \$ 35,500  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 5 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] for Gilday Renovations 12-20-06  
Signature of owner or authorized agent Date

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

4411 444



**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:

The subject house is a wood frame colonial revival built in 1928 situated in a neighborhood of eclectic single family homes of approximately the same age. The house has a rear addition built in 2002. The front entry porch is covered with an arched pediment roof on square columns. The horizontal and vertical surfaces of the existing porch stoop that are visible from the street are faced with flagstone. This is considered a "contributing property."

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

Installation of a wheelchair lift adjacent to the porch providing access for the owner who is wheelchair bound. The existing porch will remain in place with portions augmented to provide level access to the first floor and to provide additional space for wheelchair maneuvering. Existing porch roof and support columns to remain. Remove aluminum front storm door. Repair/replace existing fence enclosing backyard. Work will be sensitive to replacement of existing materials and detailing in kind. The wheelchair lift will provide access to the home without changing the character of the facade the way a long ramp would.

**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.

6

**Existing Property Condition Photographs**



**Front Elevation**



**Front Façade approach from the east**

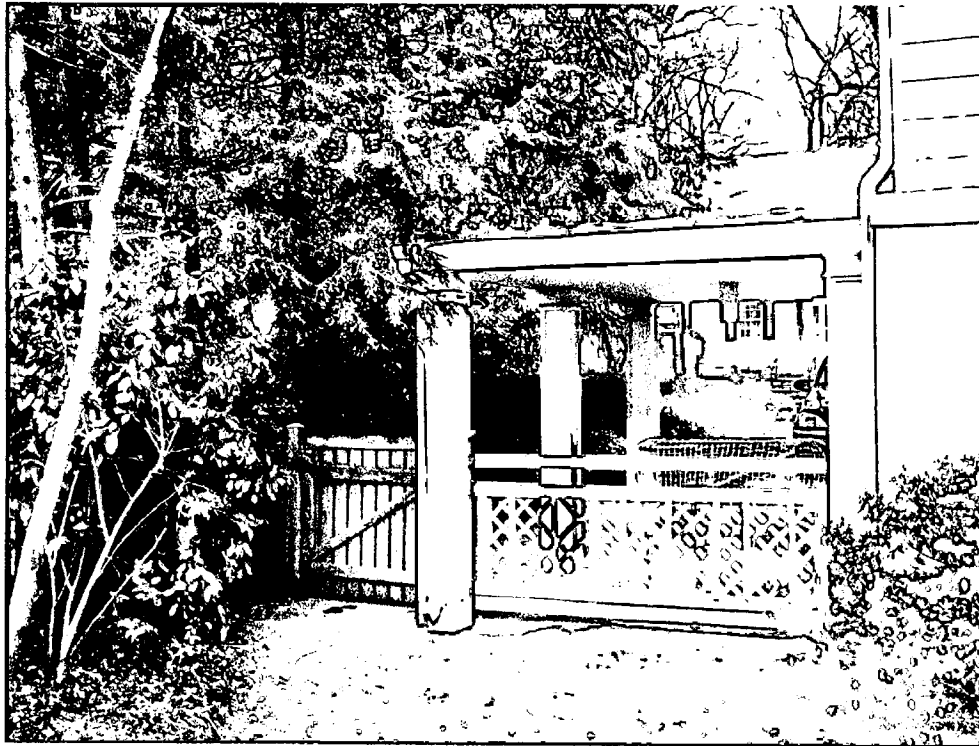
**Applicant: Edward and Amy Knight**



**Existing Property Condition Photographs**



Front approach from the west



Rear yard fence and gate at carport



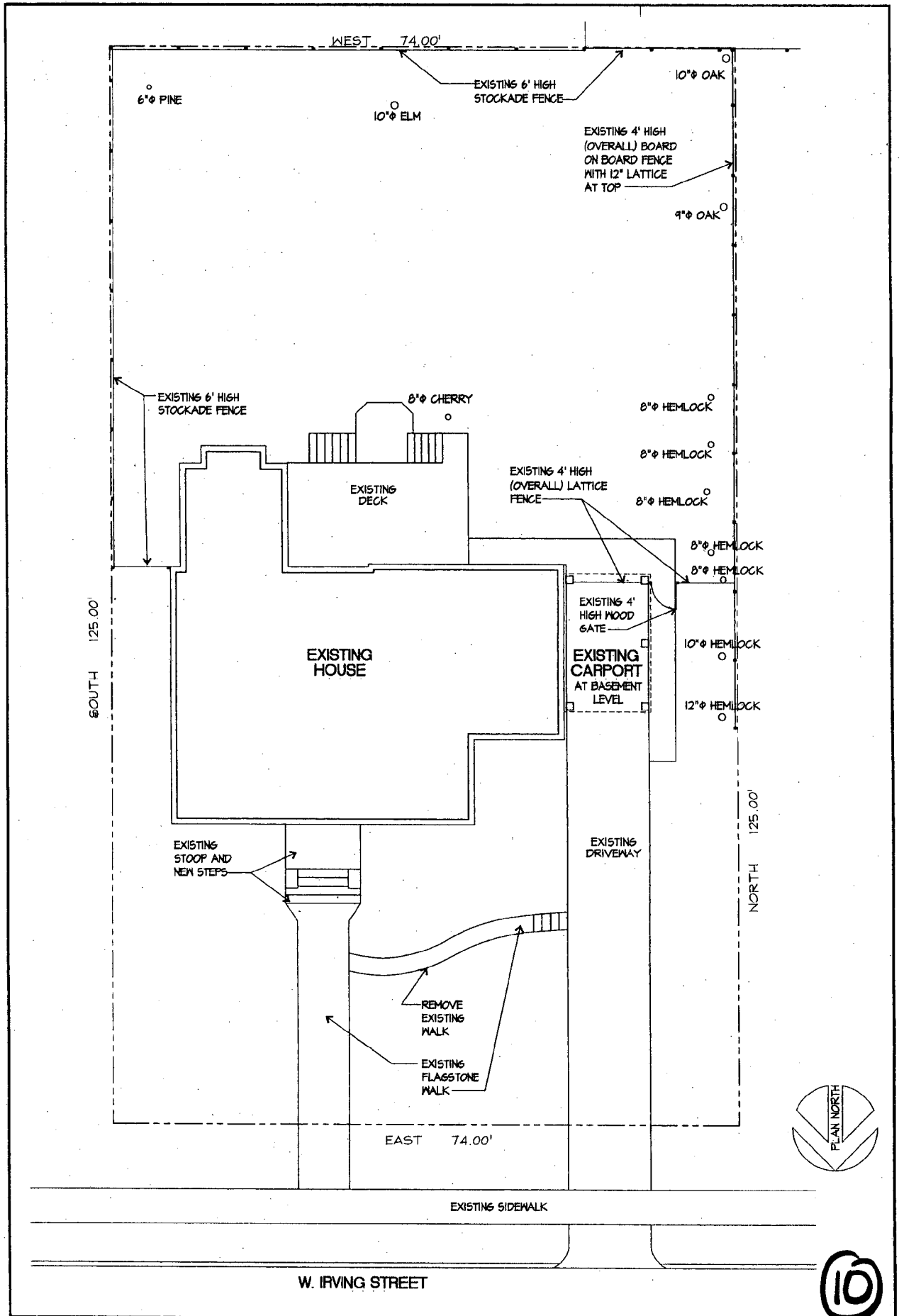
Existing Property Condition Photographs

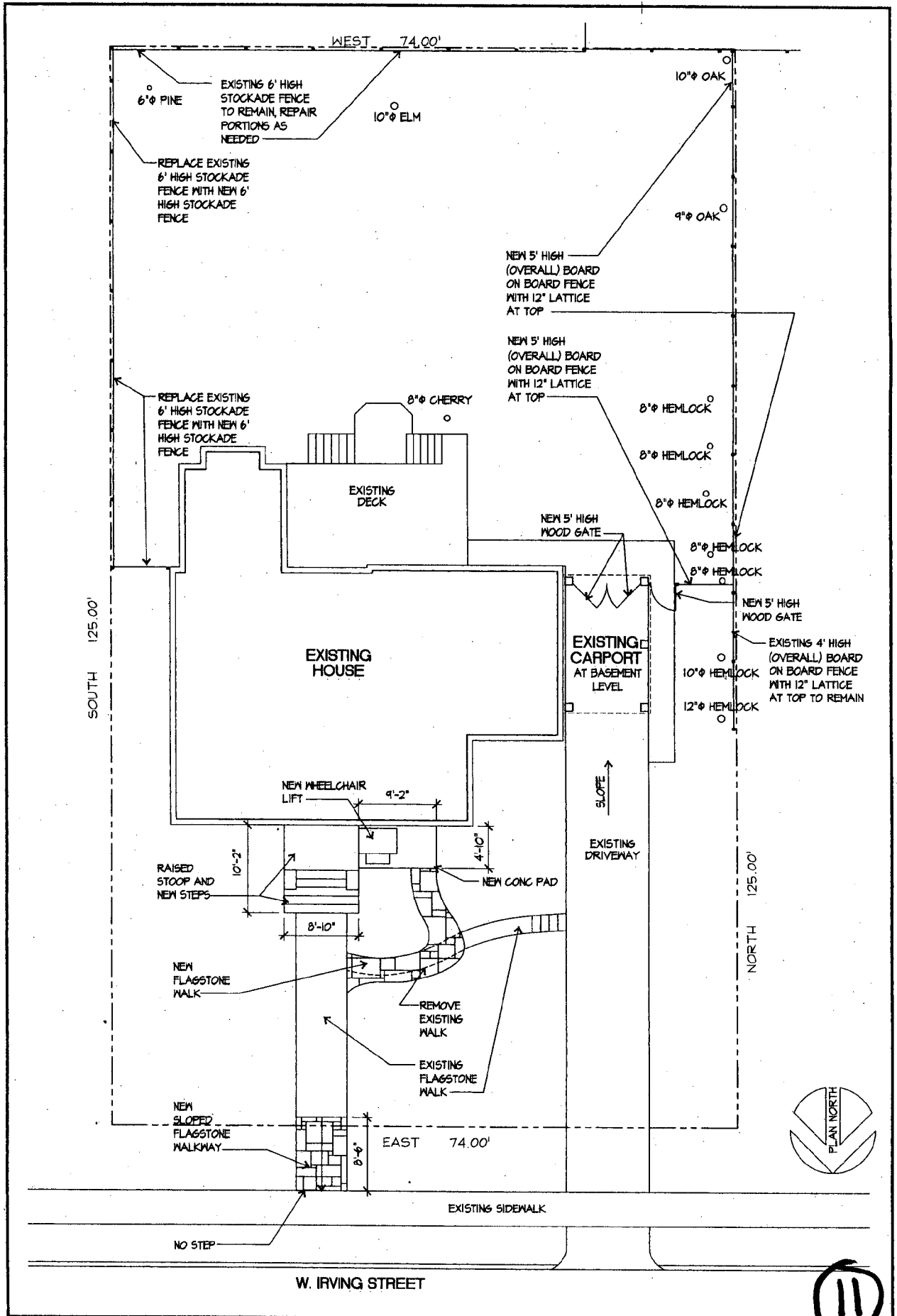


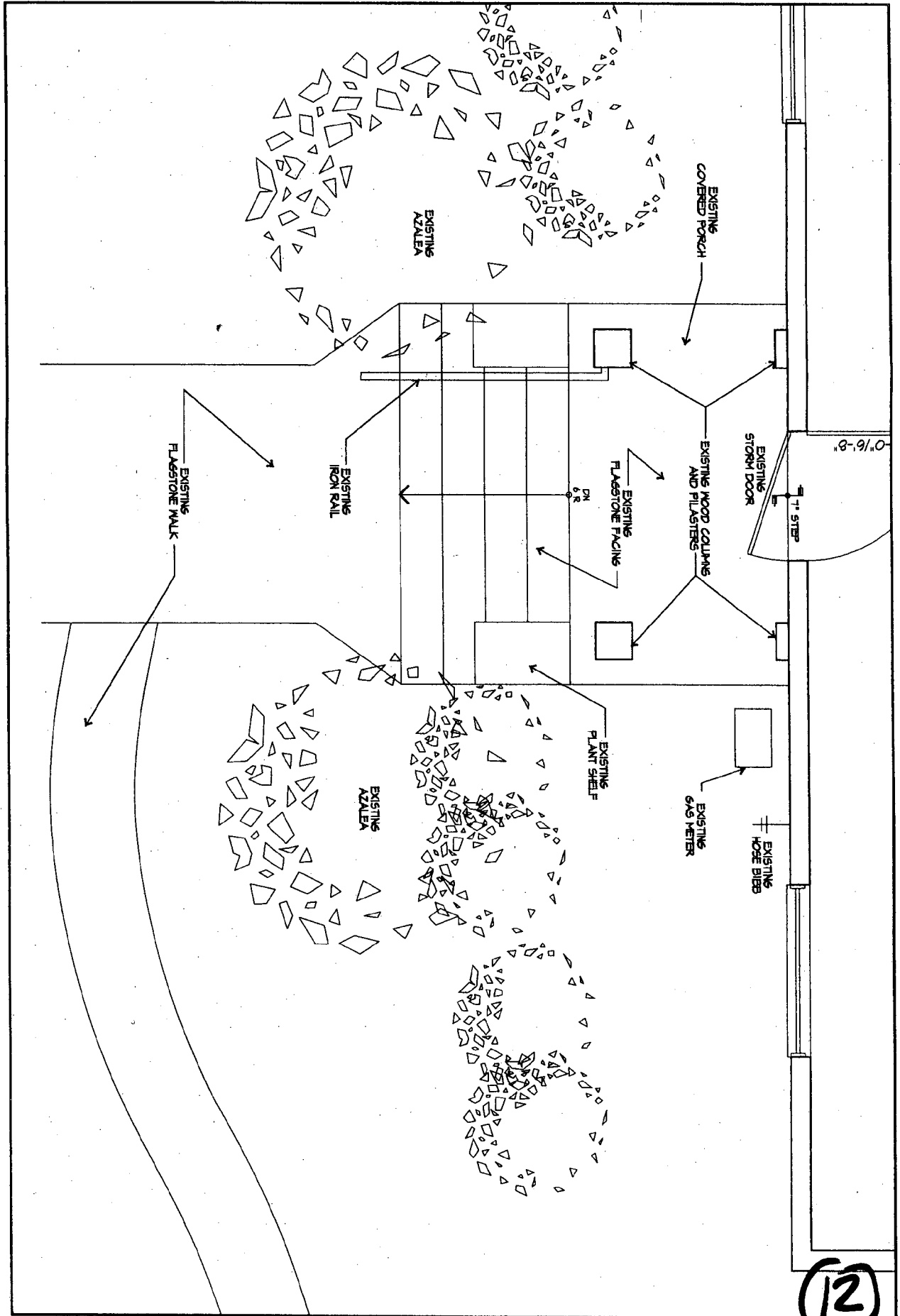
Front Entry Stoop



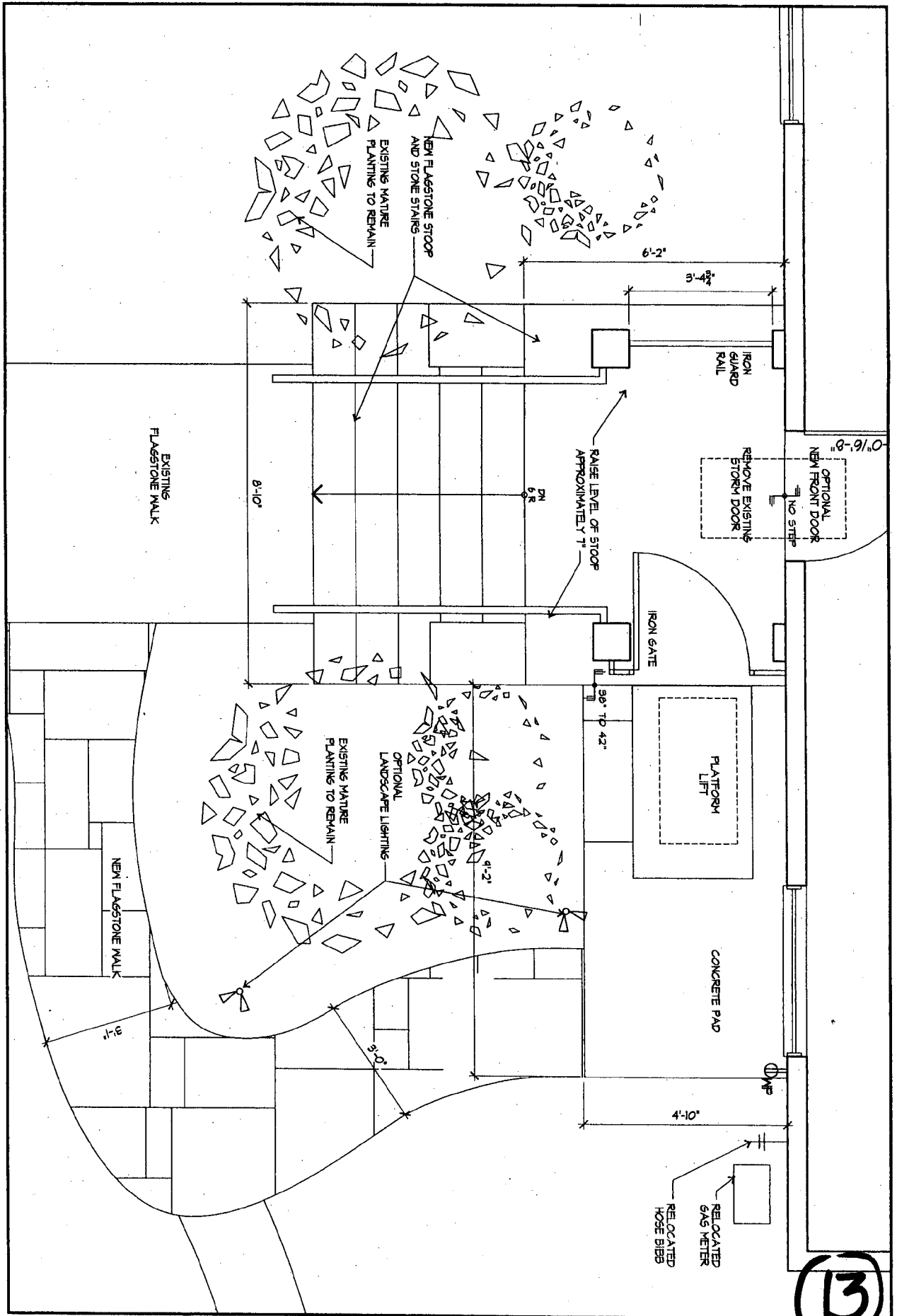
Front Entry Door





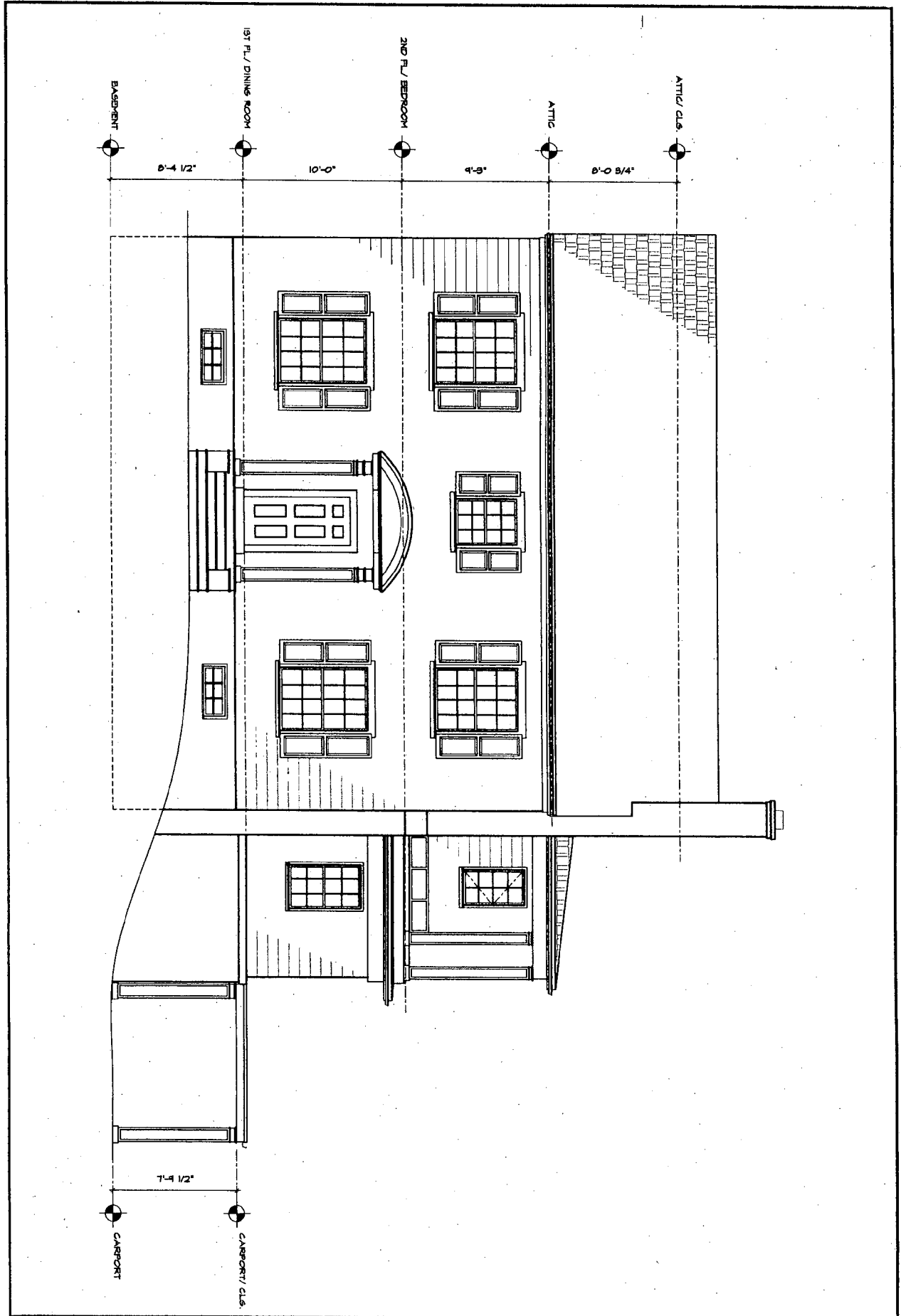


12

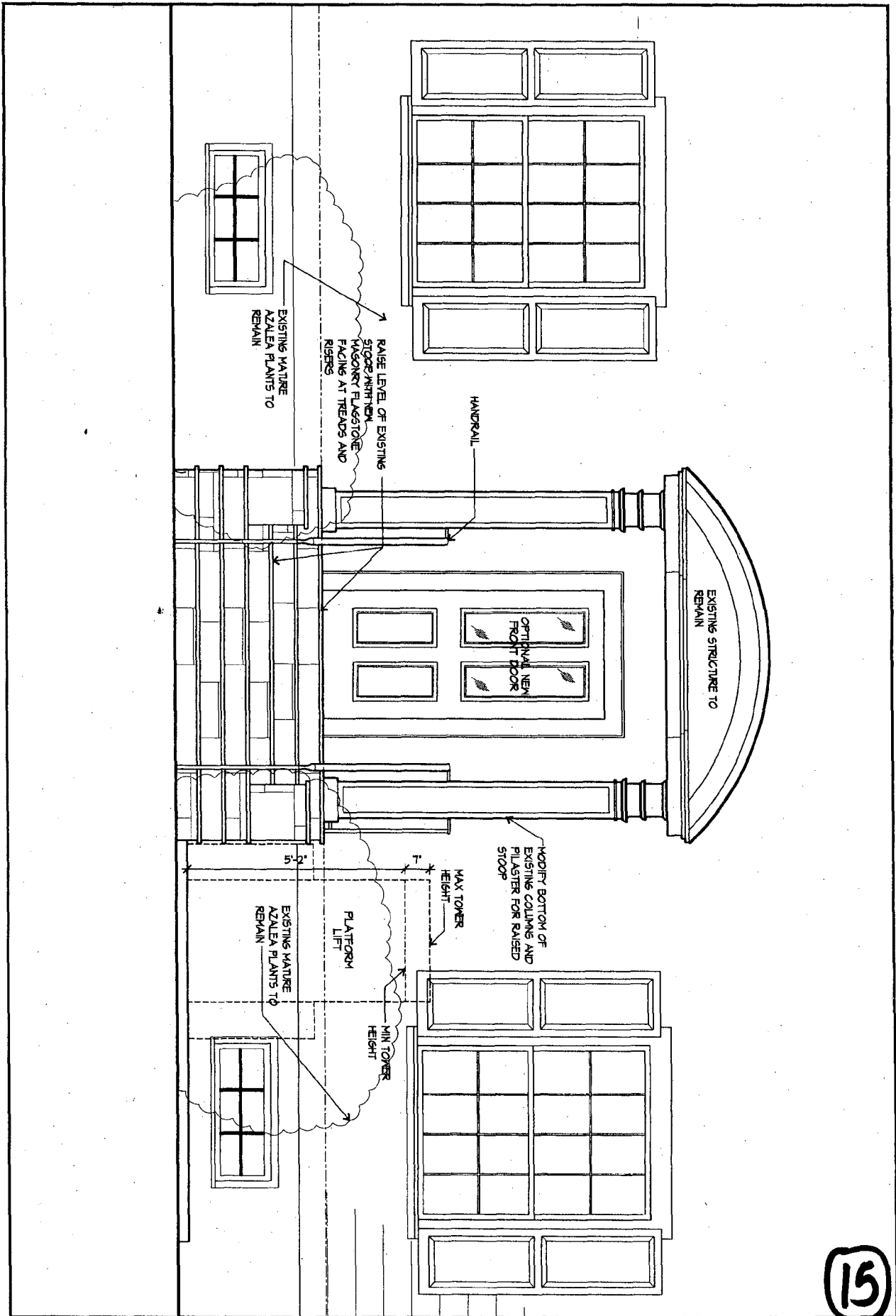


**13**  
 A-2

14



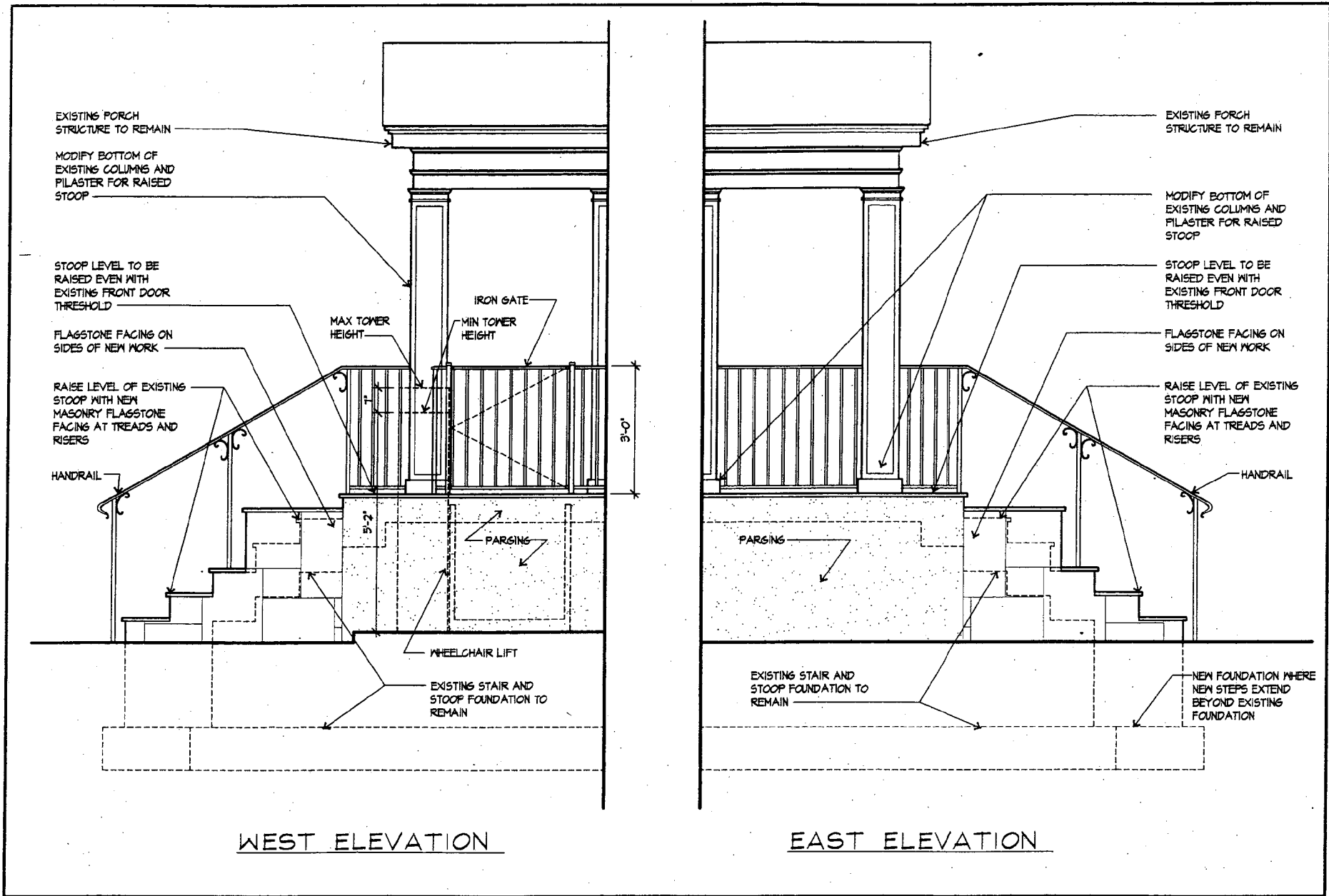
15



15



10



## Residential Porch-Lift® Vertical Platform Lift

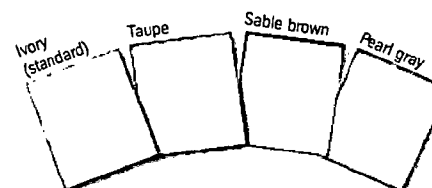


While the lift is in motion, the ramp folds.  
Once it arrives at a lower landing, one side will  
lower, allowing easy access.

### Residential Porch-Lift features

General Specifications:	
Rated Load:	550 lbs.
Lifting Height:	Up to 6' 3"
Speed:	9 - 18 fpm
Max. # of Stops:	2
Power Supply:	Standard household current (115 VAC, 60 Hz, 20 AMP)
Finish:	Ivory powder coated
Drive System:	Belt-driven Acme screw
Motor:	3/4 hp, 115 VAC, 60 Hz reversible
Platform Controls:	Constant pressure, low voltage, paddle with key lock and emergency stop button
Platform:	36"x48" non-skid surface with 36" high guard panels
Access Ramp:	15-1/2" automatic folding
Safety Devices:	Platform safety pan, broken belt monitor, safety nut, final limit switches
Warranty:	Two-year drive train, one year parts
Optional Equipment	
Remote Controls:	(2) wall mounted paddle switches with key locks
Top Landing Gate:	39" wide (32" clear space) with VDR™ mechanical interlock
Larger Platform:	36"x54"
Special Order Colors:	180 special colors
Certification:	UL Listed

Specifications and/or colors subject to change  
without notice.



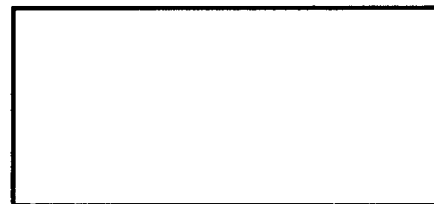
### Finish colors

Ivory powder coat is the standard finish color.  
Powder coating is more durable than typical paint,  
protecting the lift and adding years of beauty. Or  
you may select one of 180 special colors to  
complement your home.



Manufactured in USA since 1947.

**800.829.9760**  
**www.accessind.com**



**Access Industries**



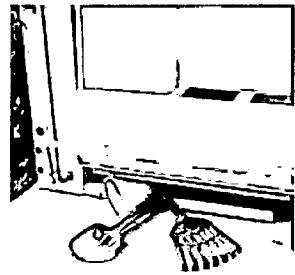
ThyssenKrupp

## Convenient access to your home without unsightly, space consuming ramps



Porch-Lift platform has a non-skid surface that comes standard with an automatic folding ramp.

Spending time with your loved ones in the home you cherish is important. So when stairs become a barrier, homeowners across America turn to Access Industries for solutions that add value to their independent lifestyle—both indoors and outdoors.



There are multiple safety features built into each lift. Sensors even detect when an object is blocking its path, stopping the lift until the path is clear.

### Convenience

Whether you want to get past one step on your porch or enjoy the scenery from your back deck, the Porch-Lift® wheelchair lift offers a smooth, quiet ride. The stylish, compact design affords plenty of room on the non-skid platform, while maximizing valuable living space.

### Low Maintenance

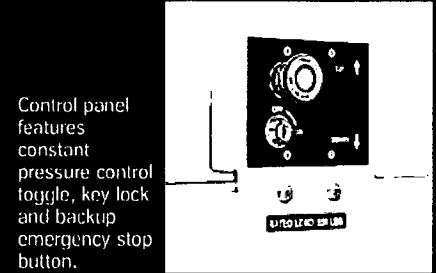
The Porch-Lift is easy to own. It is low maintenance and features a durable powdercoat finish, making it weather resistant. A Porch-Lift can be a more cost-effective alternative to space-hogging ramps, and you'll never have to shovel snow and ice down a slippery slope.

### Safety

We engineer all of our lifts for your safety and comfort, following the same exacting standards for home models as our commercial grade units. Why give up a great home just because of a few stairs? Turn to Access Industries for complete solutions that open your home to you.



Optional remote controls mounted at each level ensure that your lift will be exactly where you want it at the push of a button.



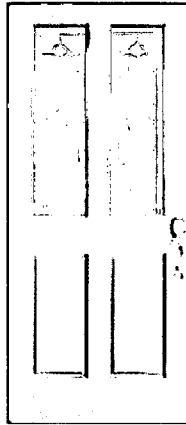
Control panel features constant pressure control toggle, key lock and backup emergency stop button.



Choose an optional gate at the upper landing. Its VDR® mechanical interlock prevents the lift from operation until the gate is closed and locked.



# Your Door Specifications



### Door Options

Matching Sidelights:

[Somerset \(4003\)](#)

Caming Options:

[4006 \(4006\) na](#)

[View Glass Detail](#)



### General Information

Door Name: Somerset  
 Door Number: 4002  
 Door Series: Mastermark  
 Door Type: Exterior Decorative  
 Door Species: Fir/Hemlock

### Standard Features

Panels: 1-1/4" Innerbond  
 Moulding: na  
 Glass: Leaded  
 Caming: Brass

### Standard Sizes\*

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

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

## [New Search](#)

### [Find a Dealer](#)

Quickly locate the dealer nearest you

Enter Zip Code

### [Idea Gallery](#)

Find inspiration by viewing Simpson doors in homes just like yours.

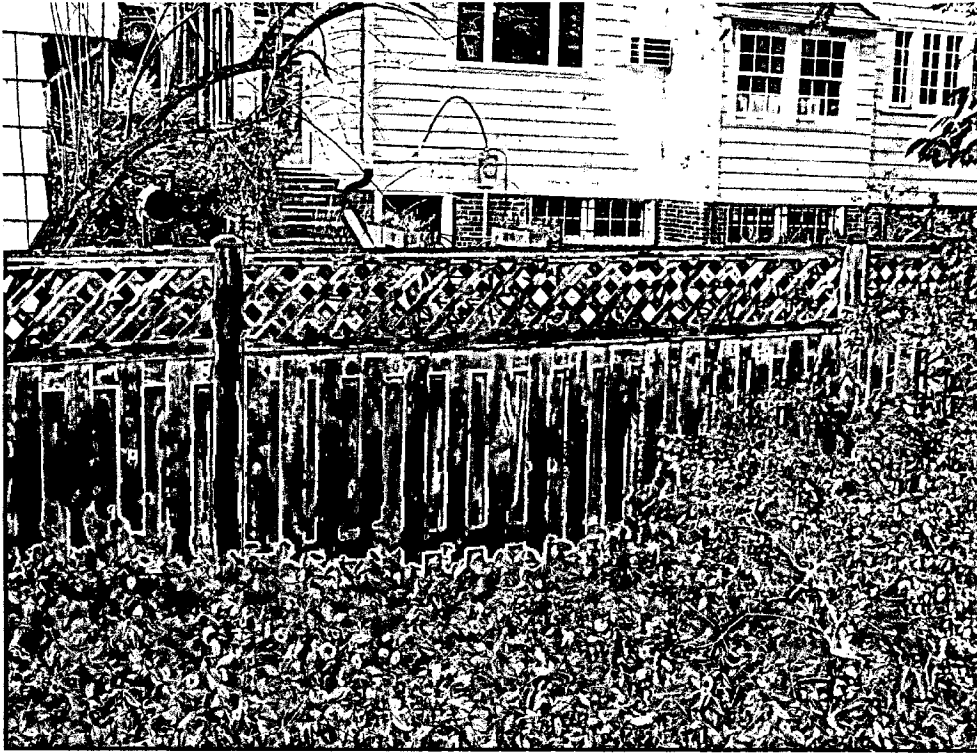
### [Literature Request](#)

Want more information? Request our latest literature.

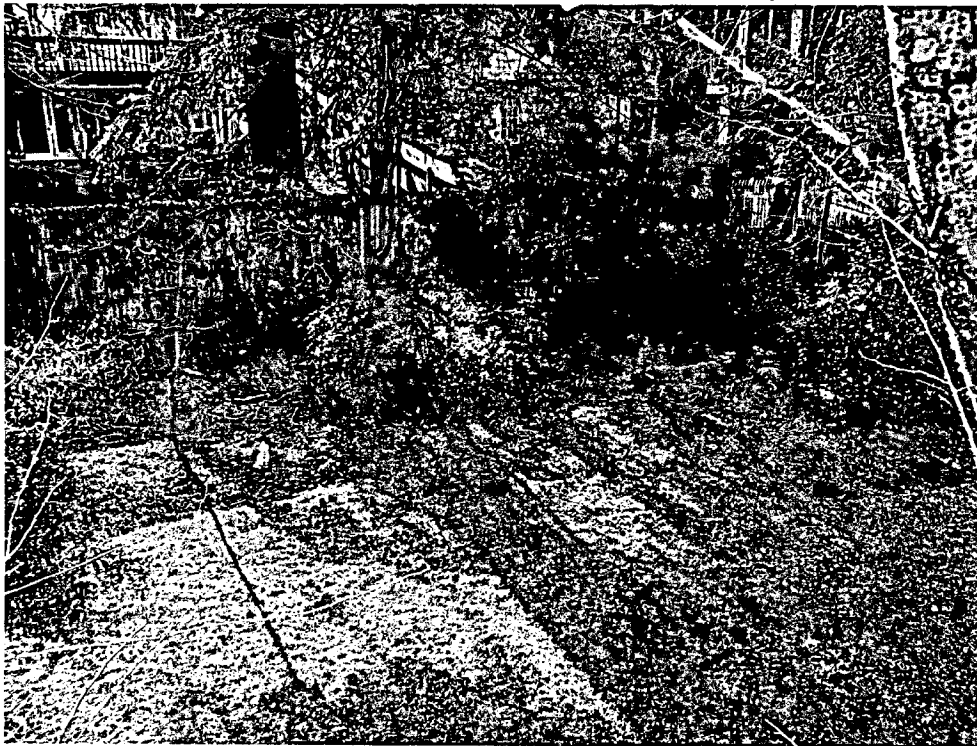
[Press Room](#) | [Site Map](#)

Search

**Existing Property Condition Photographs**



4' rear yard fence along the west side property line



6' Stockade fence along the rear (south) property line

**Existing Property Condition Photographs**

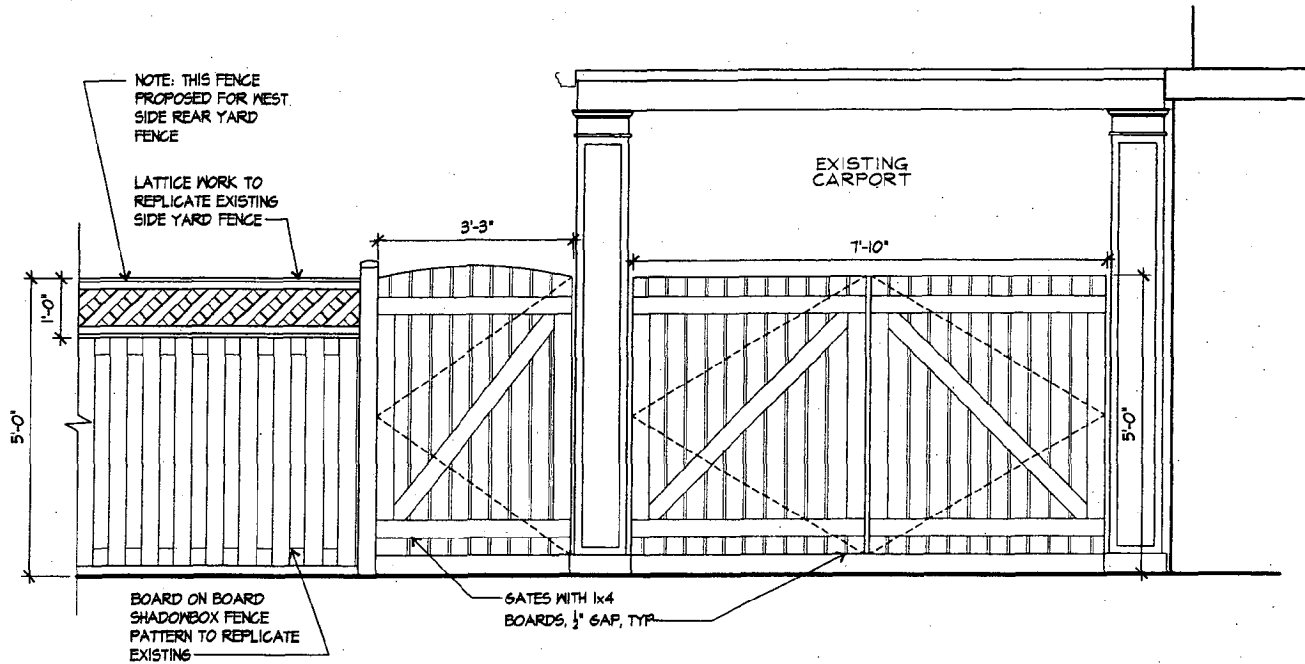


6' rear yard stockade fence along the east side property line



6' rear yard fence as it returns to the house





ELEVATION OF GATES AND FENCE AT CARPORT  
VIEW FROM REAR YARD

(22)

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

<b>Owner's mailing address</b> Edward & Amy Knight 32 West Irving St. Chevy Chase MD 20815	<b>Owner's Agent's mailing address</b> Gilday Renovations Att: Hisao Yatsushashi 9162 Brookville Rd. Silver Spring, MD 20910
<b>Adjacent and confronting Property Owners mailing addresses</b>	
John & Phyllis Corrigan 33 West Irving St Chevy Chase MD 20815	Mark & Myra Korey 30 West Irving St. Chevy Chase, MD 20815
Richard & Amy Zambzinger 5815 Cedar Parkway Chevy Chase MD 20815	Grace Spring 27 Hesketh St Chevy Chase, MD 20815
L.J. Bullard 29 Hesketh St Chevy Chase, MD 20815	