



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: October 29, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 968997: Side porch enclosure, new roof, new windows and doors, and other alterations.

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the October 27, 2021 HPC meeting.

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: Roman Matinez (David Easterday, Architect)
Address: 2 West Melrose Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 968997
DATE ASSIGNED _____

APPLICANT:

Name: Roman Martinez
Address: 2 West Melrose St
Daytime Phone: 202-637-3377

E-mail: Roman.Martinez@lw.com
City: Chevy Chase Zip: 20815
Tax Account No.: 03148095

AGENT/CONTACT (if applicable):

Name: David Easterday
Address: 5155 MacArthur Blvd NW
Daytime Phone: (202) 686-6583

E-mail: david@thomsoncooke.com
City: Washington, DC Zip: 20016
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/ No/

Is there a Preservation/Land Trust/Environmental map of the easement, and documentation from the Easement

REVIEWED

By Michael Kyne at 2:06 pm, Oct 29, 2021

Are other Planning and/or Hearing Examiner Approvals /Resolutions (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.

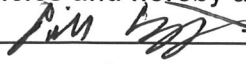
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Montgomery County
Historic Preservation Commission


Building Number: 2 Street: West Melrose
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave
Lot: 9 Block: 43 Subdivision: 0009 Parcel: 0000

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

 9/24/2021
Signature of owner or authorized agent Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Existing two-story, single family home with cellar and attic, front and rear covered porches, and connected garage. The house was built in 1999 according to tax records. The existing roofing is asphalt shingle. The existing siding is stone veneer at the first floor and wood shake siding at the second floor and attic.

Description of Work Proposed: Please give an overview of the work to be undertaken:

A side and two rear single-floor additions are proposed, which will be within the existing covered porch footprint. An existing rear bay window on the second floor will be removed and rebuilt. A new dormer window will be added to the attic floor. The unfinished attic will be finished with new bedroom and living space. The existing roofing will be replaced with new architectural, 30-year shingles. The house will be repainted, colors to match existing. The new windows and doors will be prefinished metal.

REVIEWED

By Michael Kyne at 2:06 pm, Oct 29, 2021

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Robert H. Adams

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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Work Item 3: _____

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*				*
Window/Door Changes	*	*	*				*
Window/Door Repair	*	*	*				*
Signs	*	*	*				*

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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 10/1/2021

Application No: 968997
AP Type: HISTORIC
Customer No: 1392150

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 2 W MELROSE ST
CHEVY CHASE, MD 20815

Othercontact Easterday (Primary)

Historic Area Work Permit Details

Work Type ADD

Scope of Work Side and rear additions to existing two-story single family home with cellar and attic.

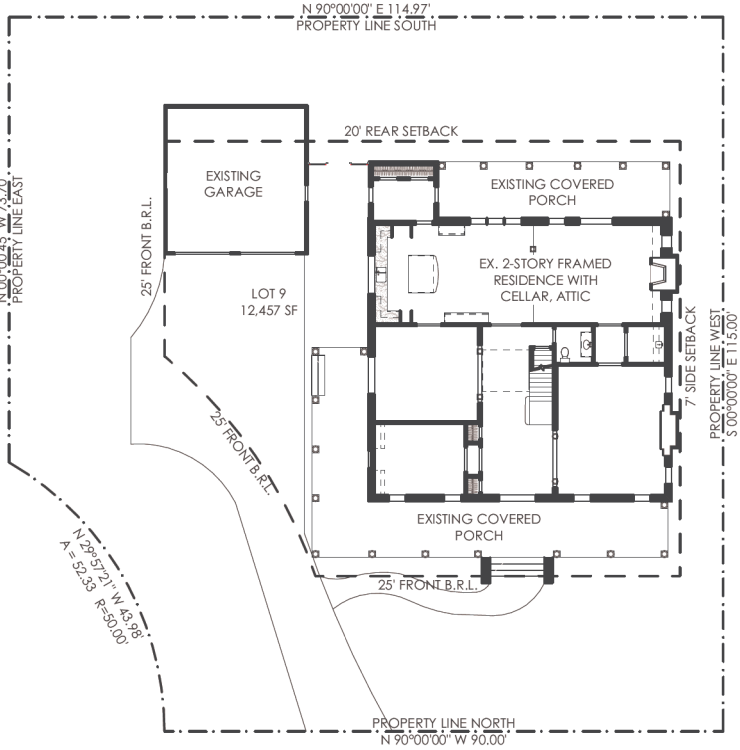
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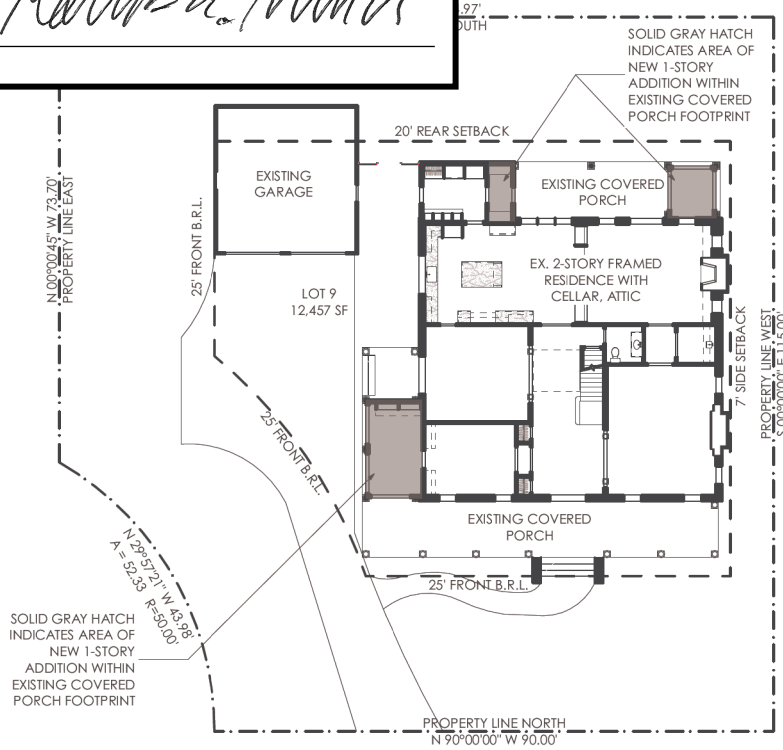
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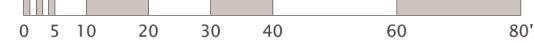
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Robert H. [Signature]



1 Existing Site Plan
1" = 20'



2 Proposed Site Plan
1" = 20'



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Martinez Residence

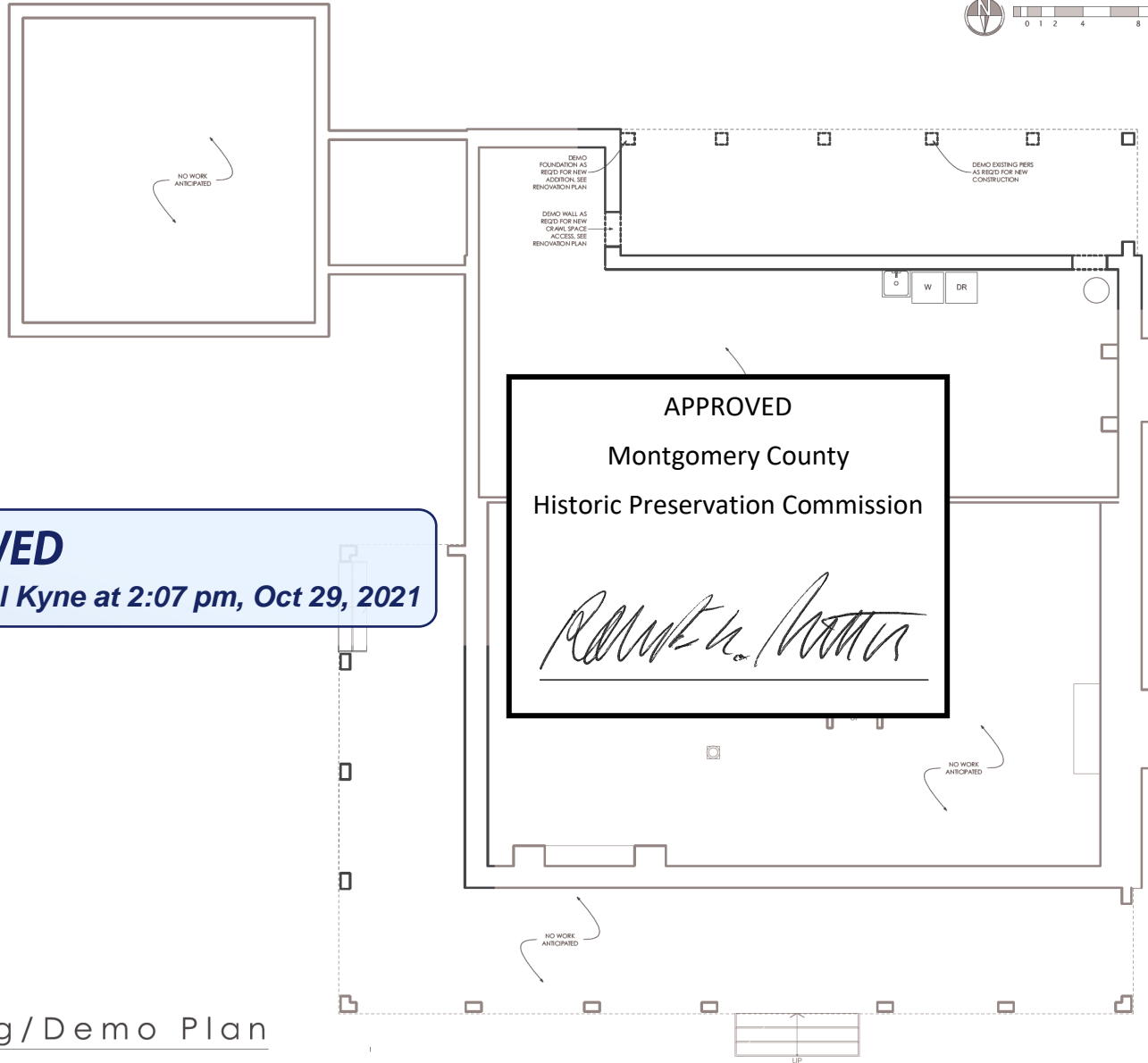
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Existing and Proposed Site Plans

10/01/2021 HAWP Application

01



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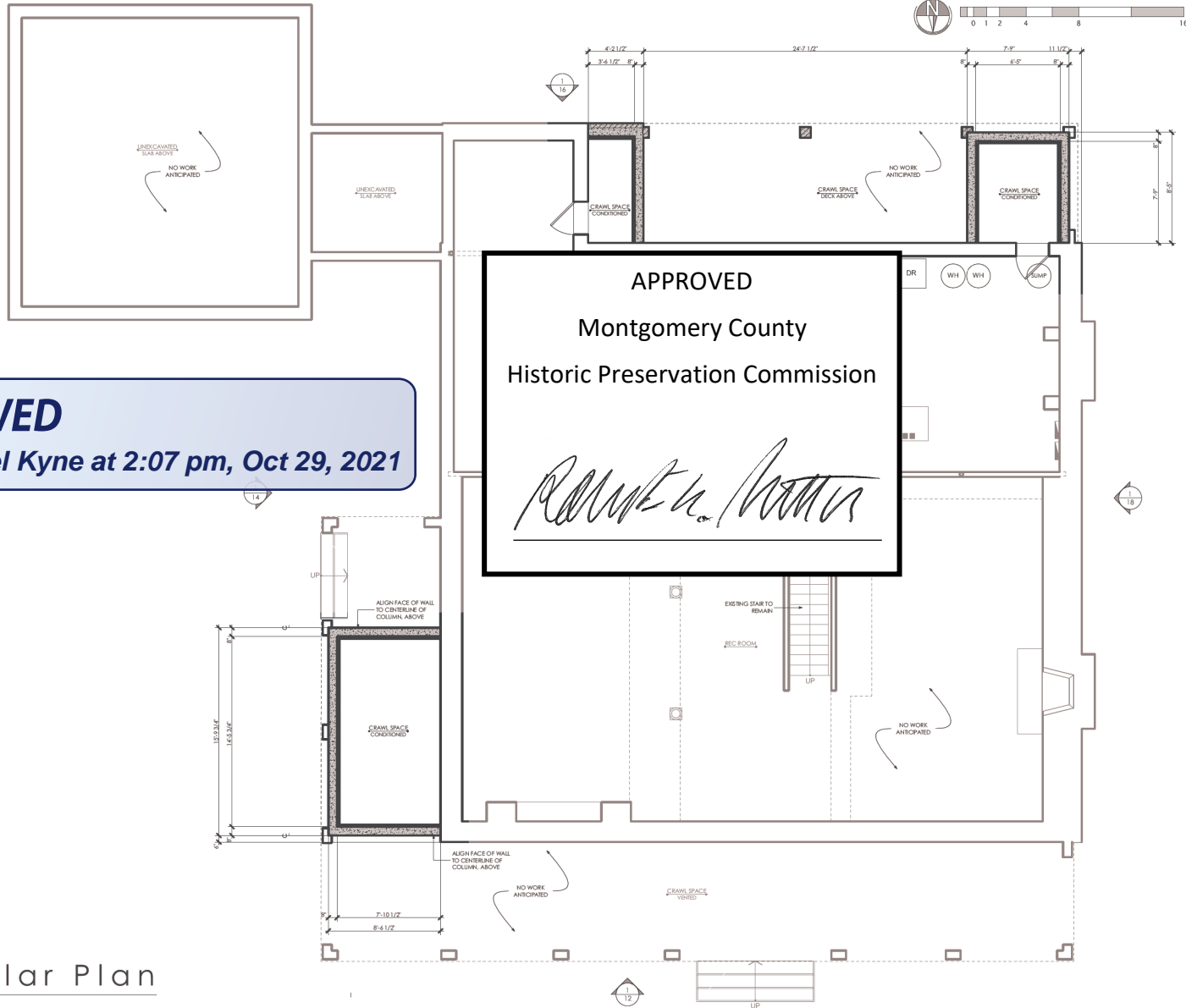
1 Cellar Existing/Demo Plan
 1/8" = 1'-0"

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Existing Cellar Plan	
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1 Proposed Cellar Plan
 1/8" = 1'-0"

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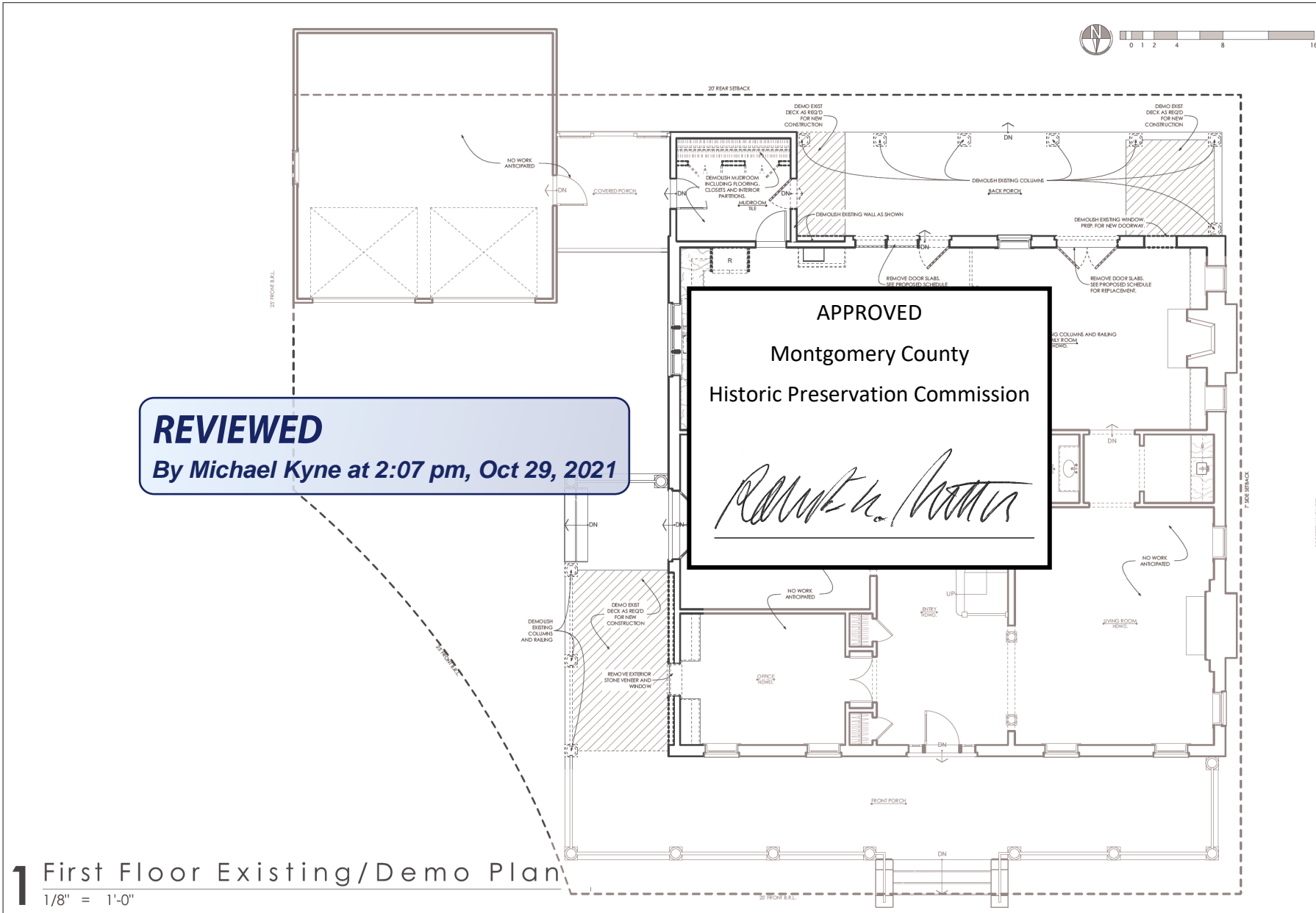
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Proposed Cellar Plan

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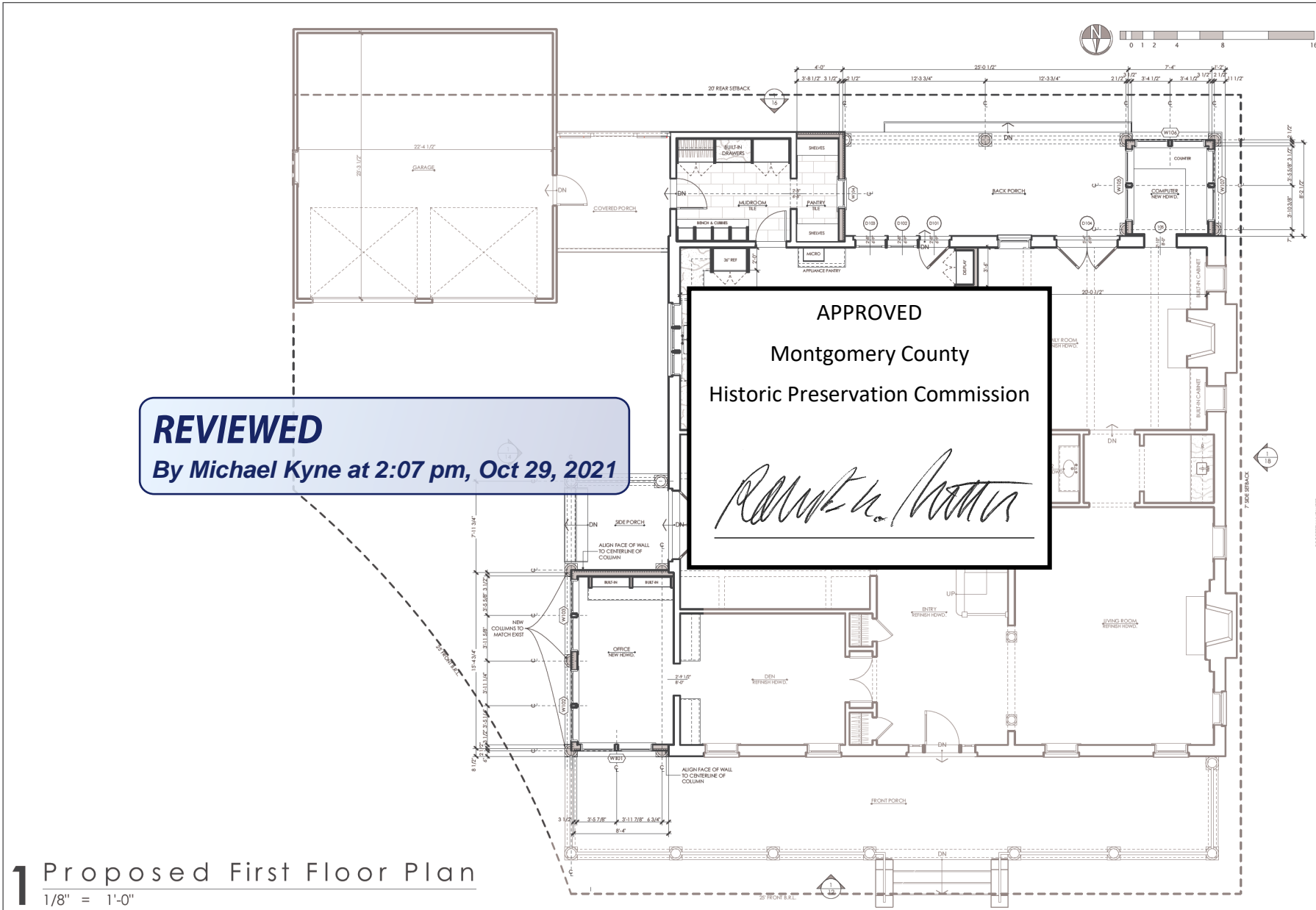
1 First Floor Existing/Demo Plan
 1/8" = 1'-0"

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Existing First Floor Plan	
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1 Proposed First Floor Plan
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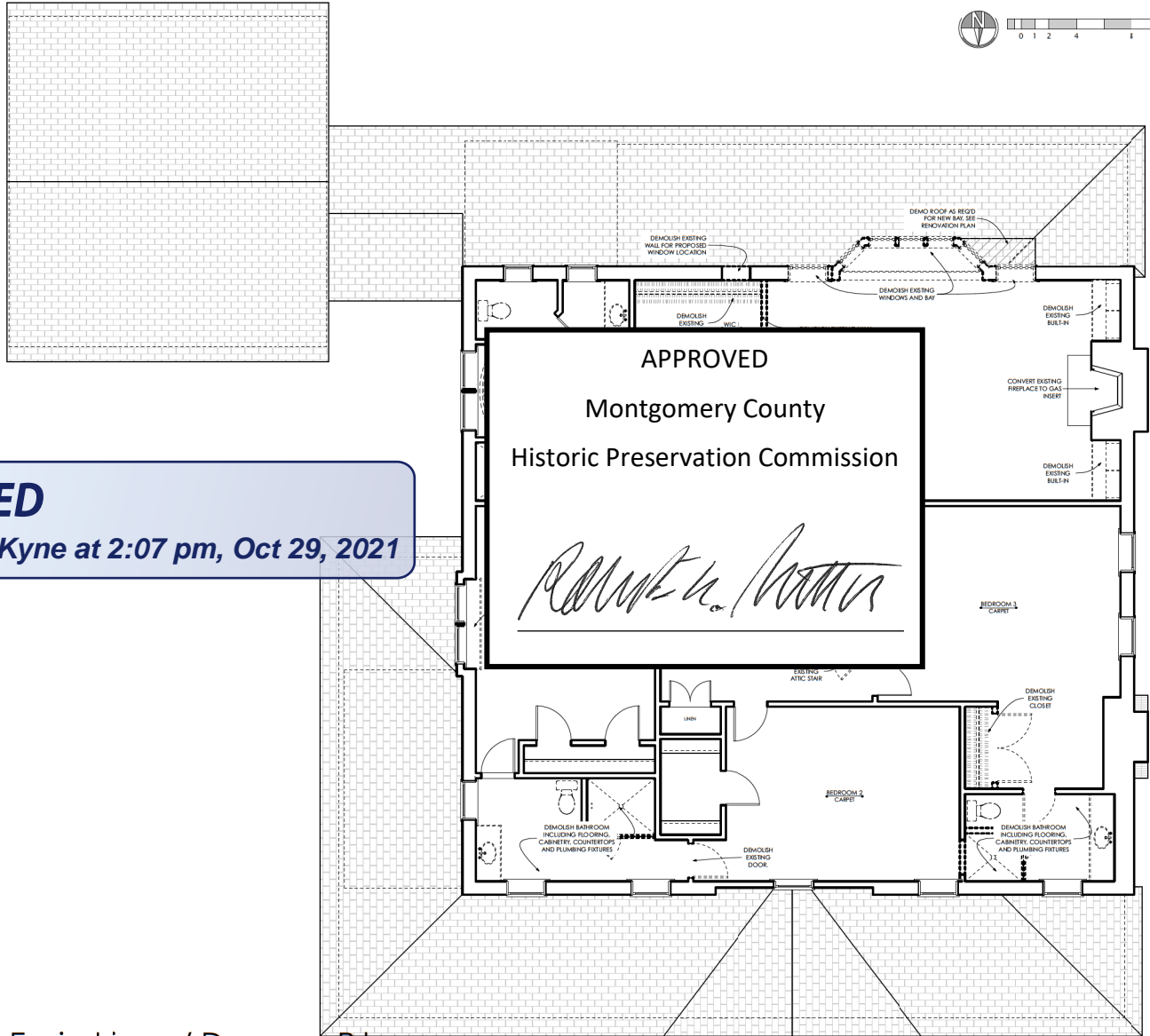
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Proposed First Floor Plan

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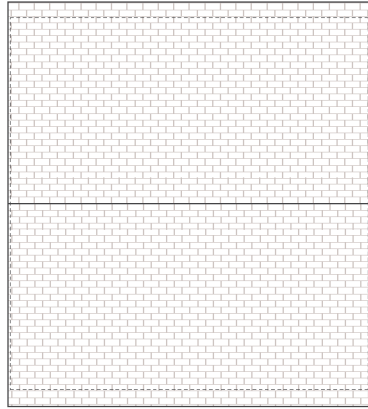
1 Second Floor Existing/Demo Plan
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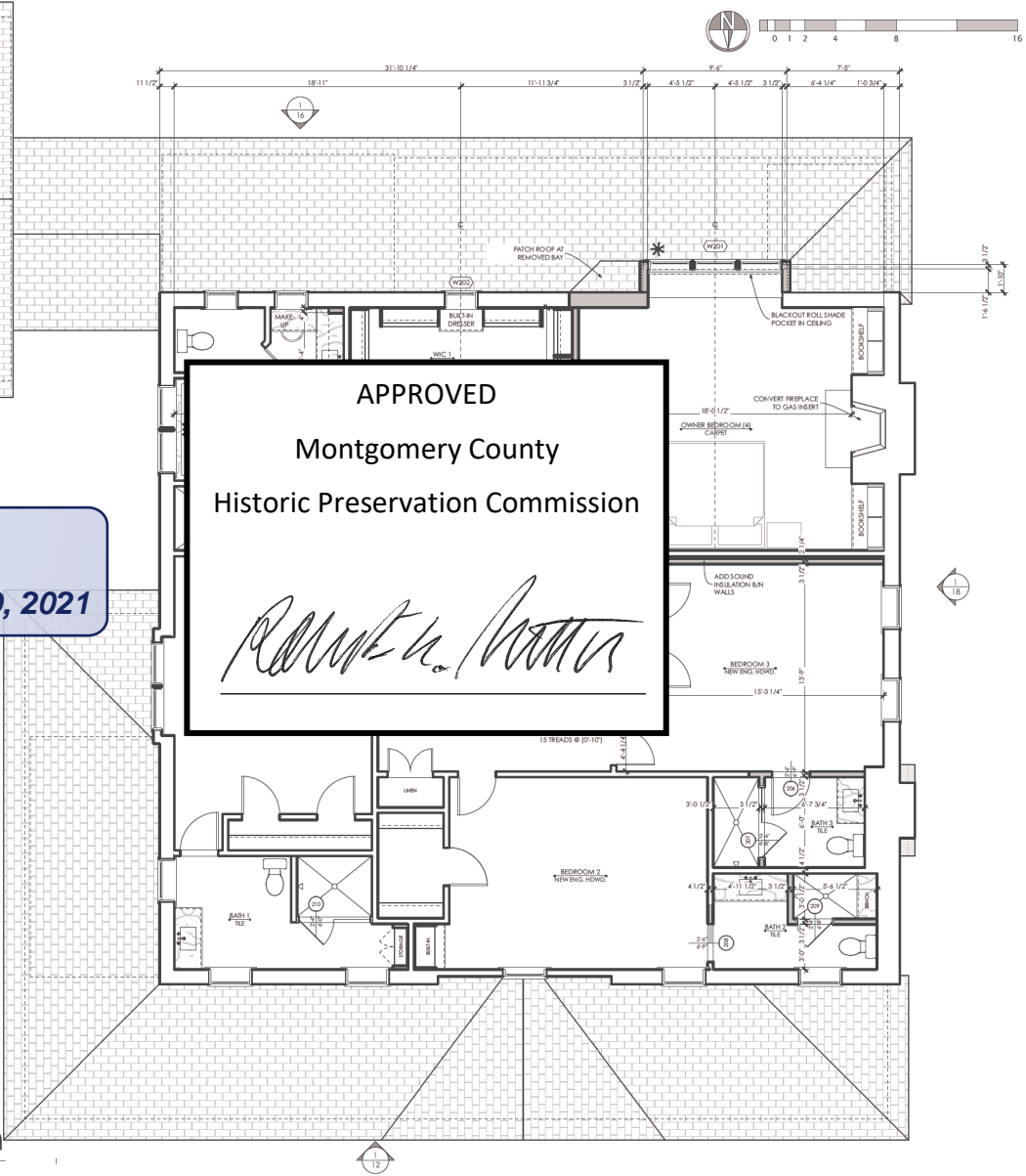
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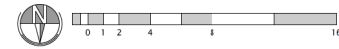
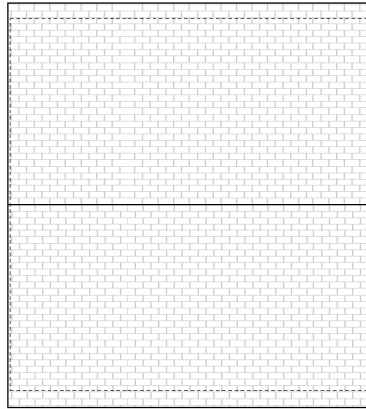
Proposed Second Floor Plan

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1 Proposed Second Floor Plan
 1/8" = 1'-0"



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Ronald H. Potter

DEMOLISH EXISTING
 HWY ROOF

DEMOLISH EXISTING
 WINDOW

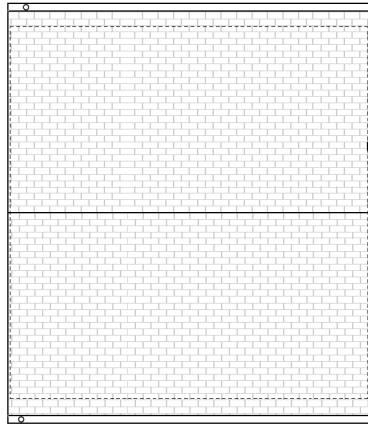
1 Attic Existing/Demo Plan
 1/8" = 1'-0"

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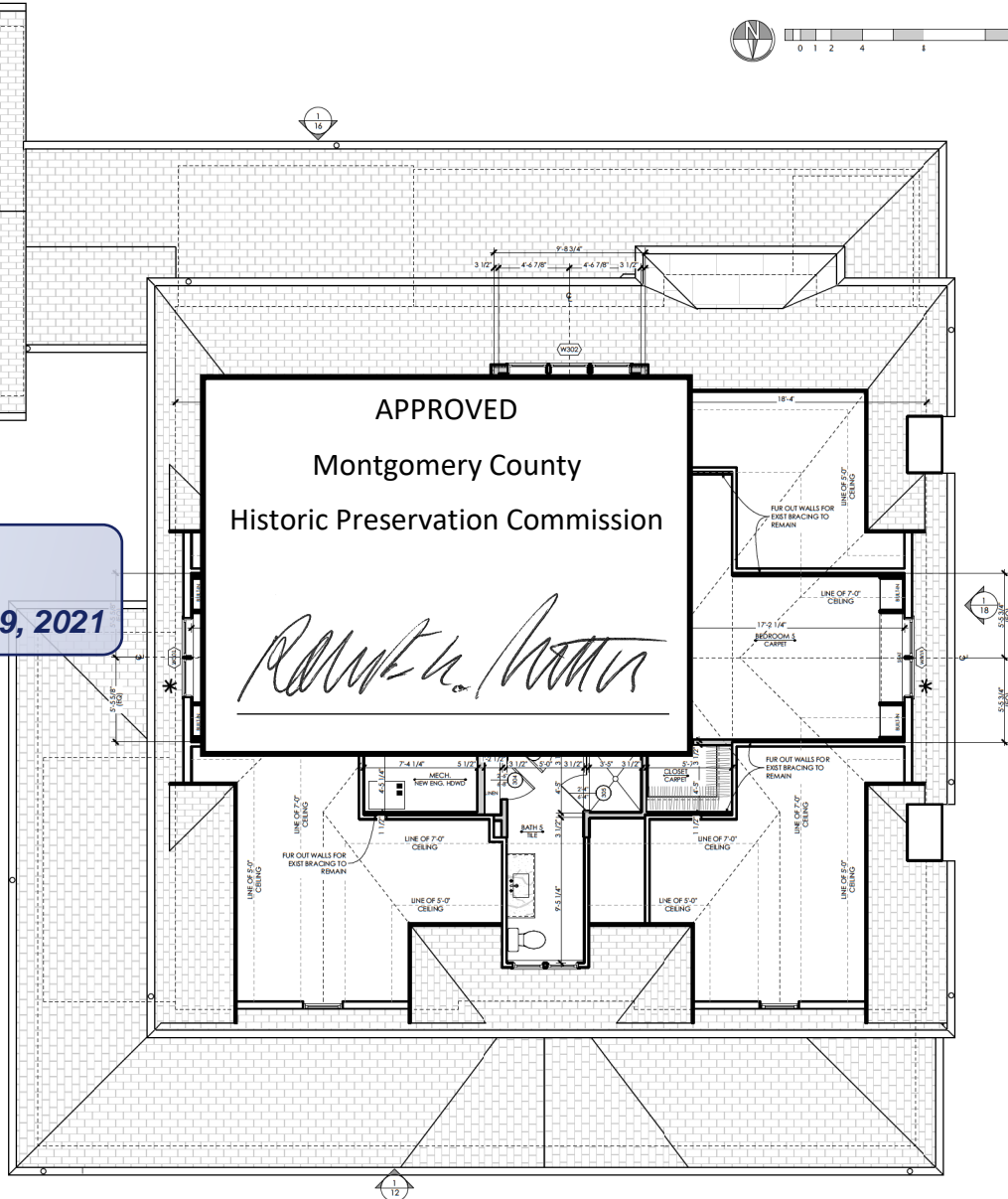
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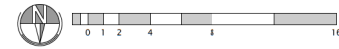
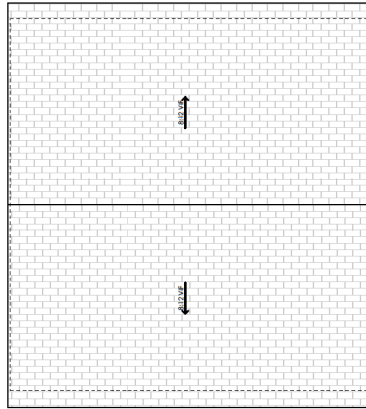
1 Proposed Attic Plan
 1/8" = 1'-0"

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Proposed Attic Plan
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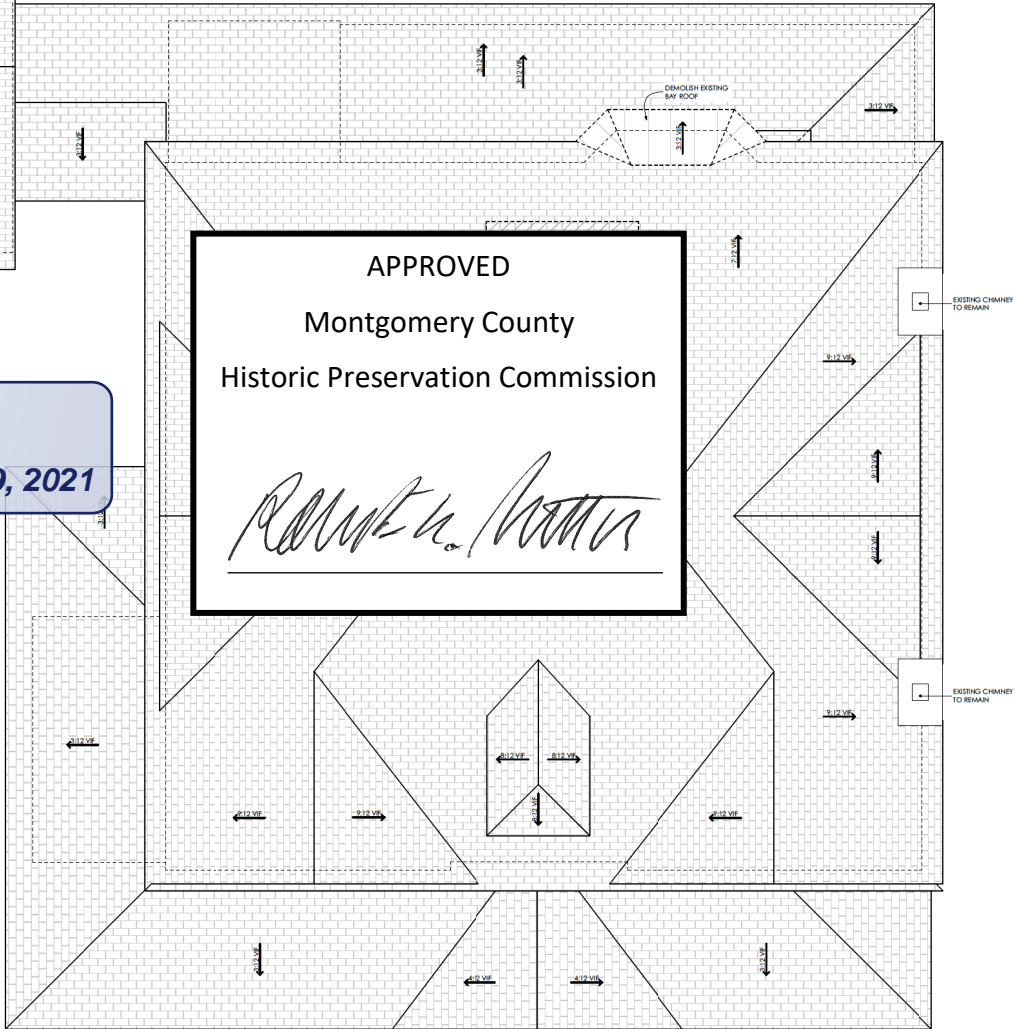
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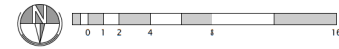
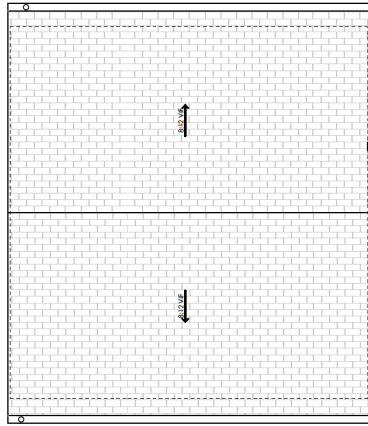
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Existing Roof Plan	
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1 Roof Existing/Demo Plan
 1/8" = 1'-0"

10

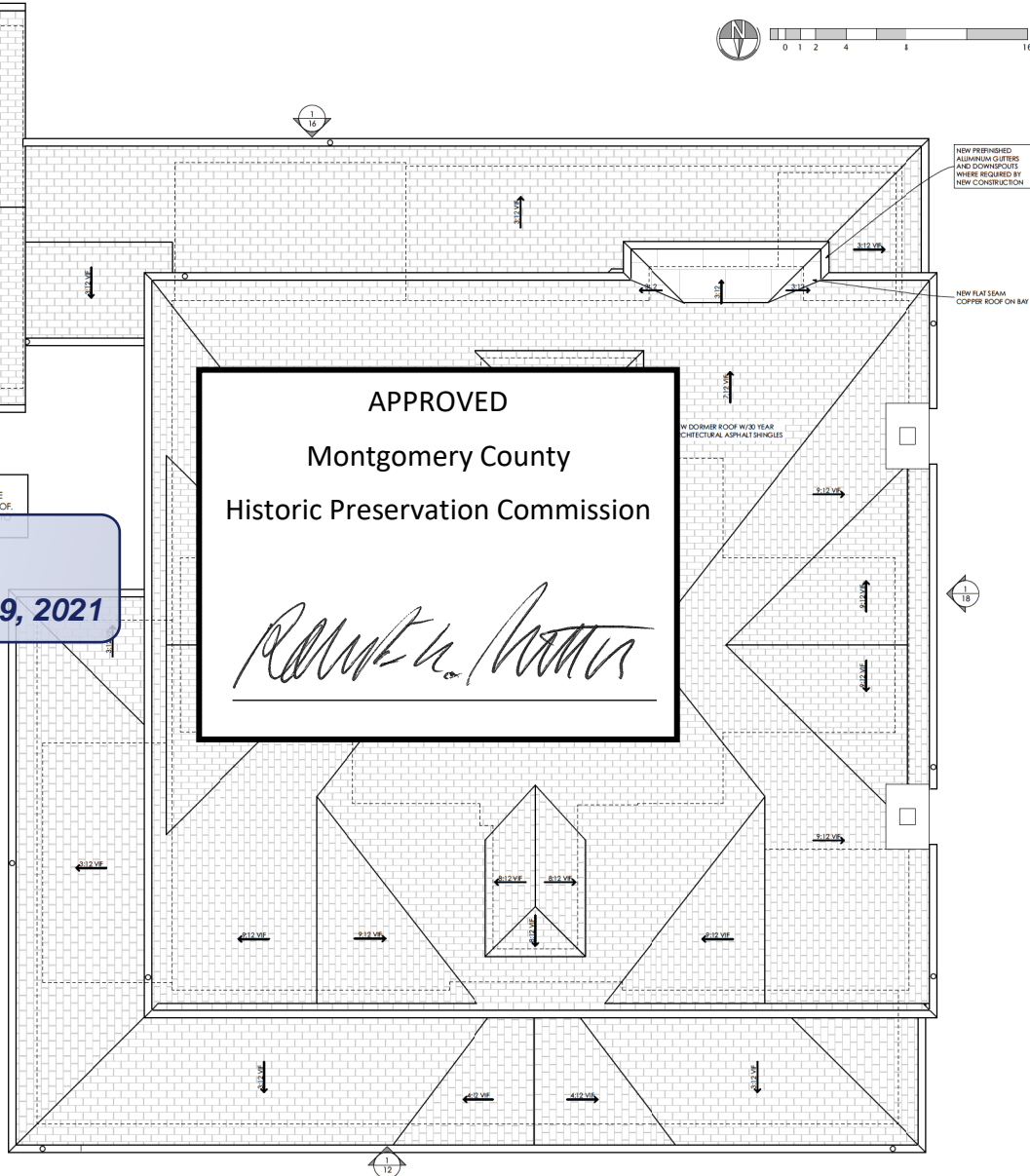


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NOTE:
 NEW 30 YEAR ARCHITECTURAL SHINGLE
 REPLACEMENT ON ENTIRE EXISTING ROOF.
 REMAIN:

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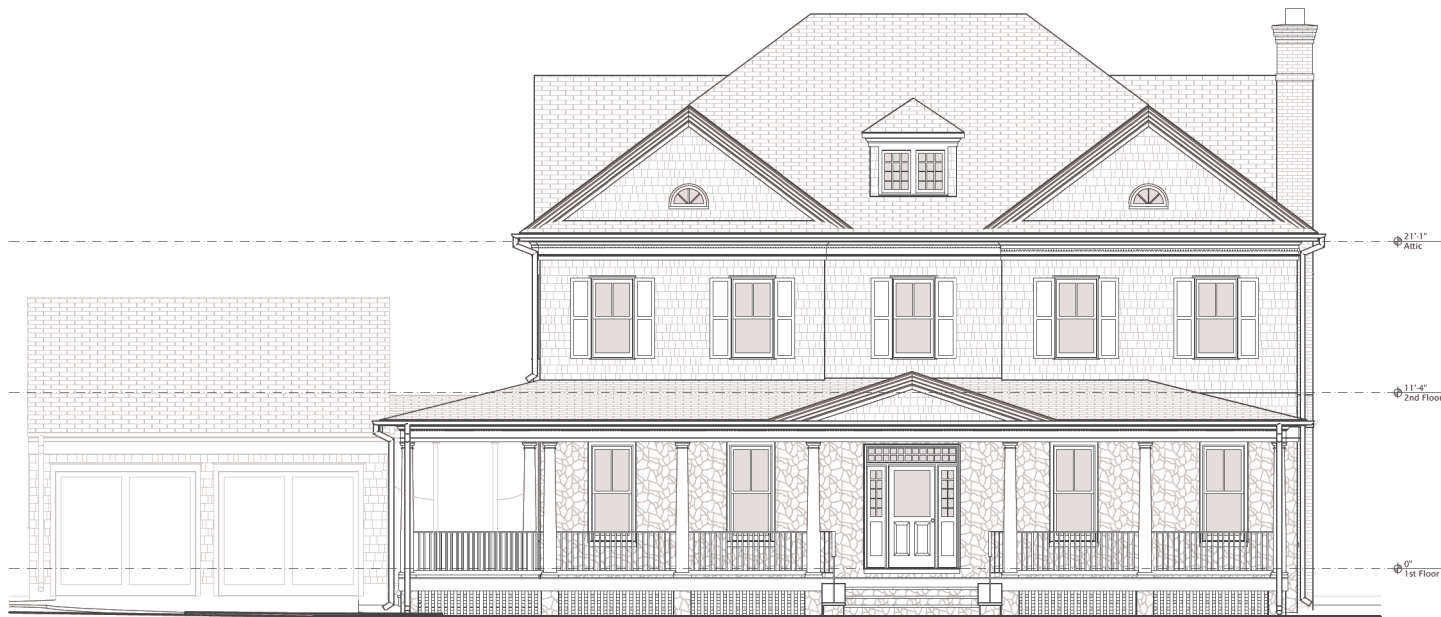
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Proposed Roof Plan
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1 Proposed Roof Plan
 1/8" = 1'-0"



1 Existing Front Elevation
 1/8" = 1'-0"

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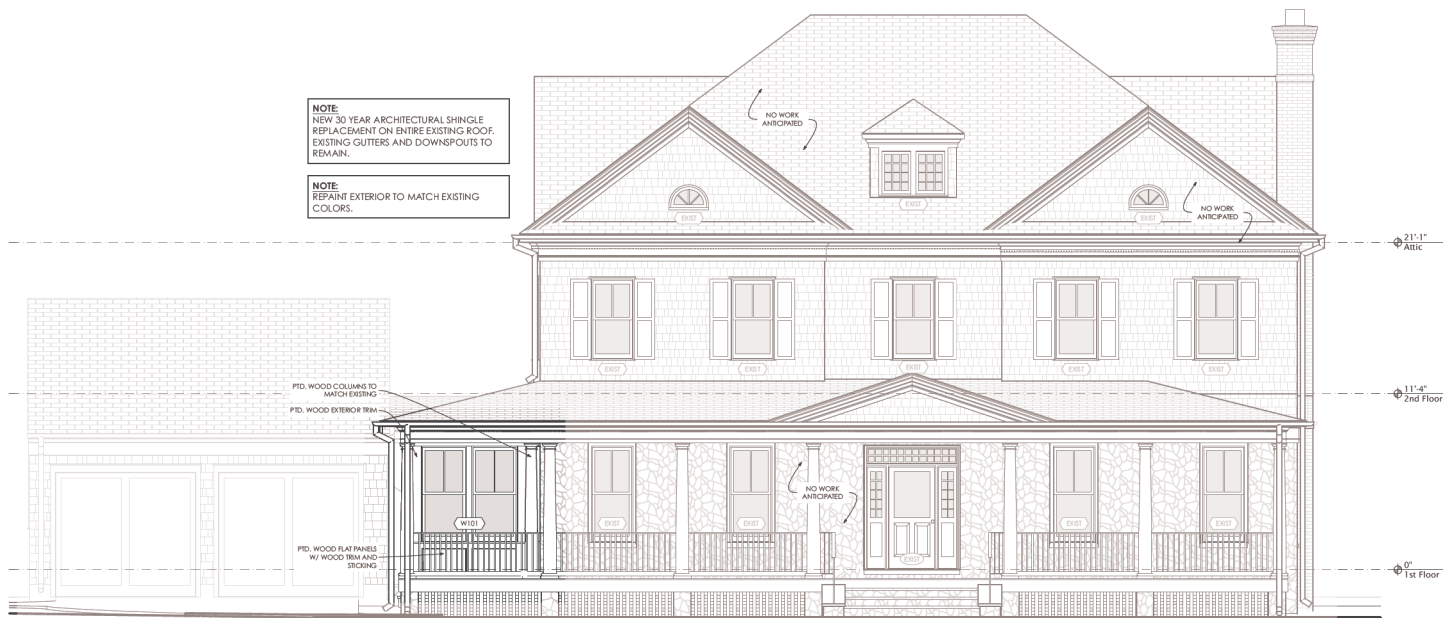
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Existing Front Elevation	
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1 Proposed Front Elevation
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Proposed Front Elevation	
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1 Existing Left Elevation
 1/8" = 1'-0"

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Existing Left Side Elevation	
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1 Proposed Left Elevation
 1/8" = 1'-0"

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Proposed Left Side Elevation	
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1 Existing Rear Elevation
 1/8" = 1'-0"

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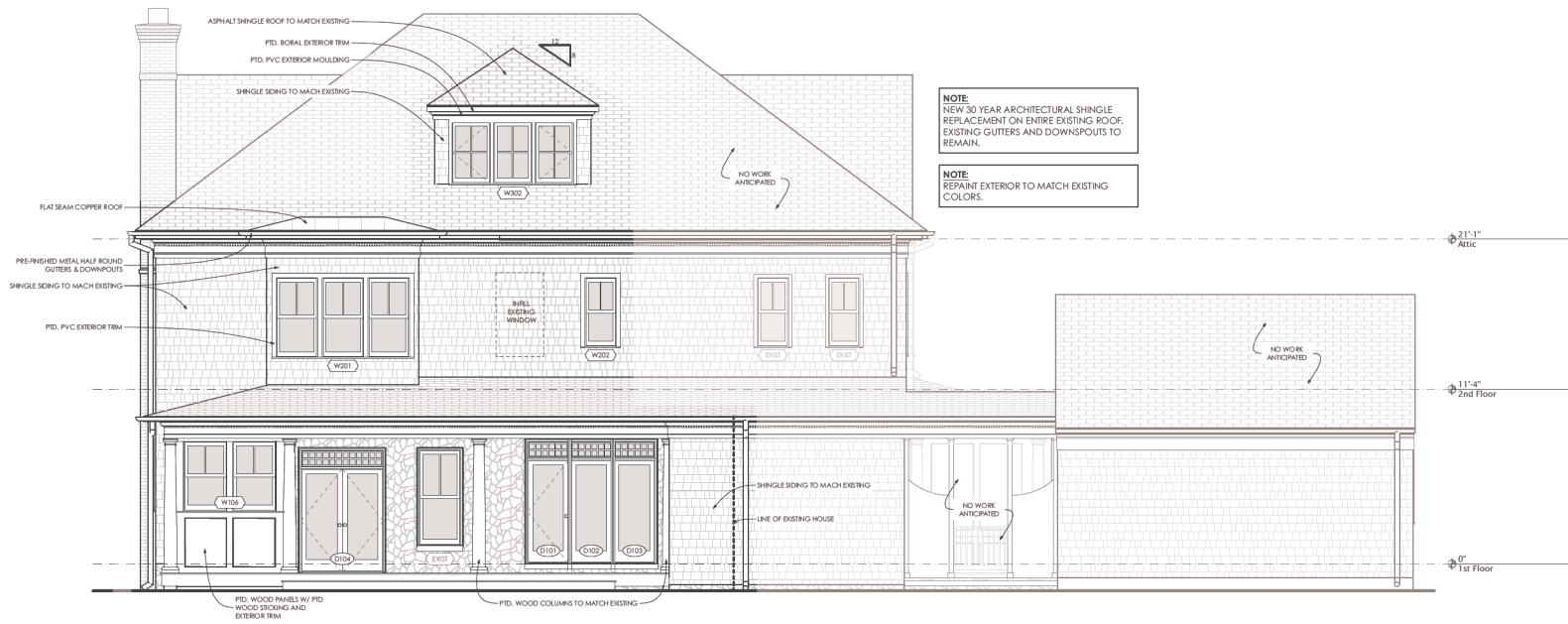
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Existing Rear Elevation	
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16	



NOTE
NEW 30 YEAR ARCHITECTURAL SHINGLE REPLACEMENT ON ENTIRE EXISTING ROOF. EXISTING GUTTERS AND DOWNPOUTS TO REMAIN.

NOTE
REPAINT EXTERIOR TO MATCH EXISTING COLORS.

1 Proposed Rear Elevation
1/8" = 1'-0"

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Proposed Rear Elevation	
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1 Existing Right Elevation
 1/8" = 1'-0"

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Existing Right Side Elevation

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NOTE:
NEW 30 YEAR ARCHITECTURAL SHINGLE REPLACEMENT ON ENTIRE EXISTING ROOF. EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN.

NOTE:
REPAIR EXTERIOR TO MATCH EXISTING COLORS.



1 Proposed Right Elevation
1/8" = 1'-0"

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Proposed Right Side Elevation	
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1 Existing Front-Left Perspective



3 Existing Front-Right Perspective



2 Proposed Front-Left Perspective



4 Proposed Front-Right Perspective

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Perspectives

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5 Existing Rear Perspective



6 Proposed Rear Perspective

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Perspectives

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Existing Photos

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Martinez Residence
2 W Melrose Street
Chevy Chase, MD 20815

October 1st, 2021

PRELIMINARY SPECIFICATIONS

DESCRIPTION: Addition and renovation to existing two- story house with Attic and Basement:

First Floor: Ceiling height: 9'-11 1/2"
Office, Den, Kitchen, Mudroom, Pantry, Computer

Second Floor: Ceiling height: 9'-0"
Bath 1, Bedroom 2, Bath 2, Bath 3, Bedroom 1, Hall, Bedroom 3, Owner Bathroom, Vestibule, WIC 1, WIC 2, Owner Bedroom

Attic: Ceiling height: 8'-0"
Bath 5, Loft, Mechanical/Storage, Closet, Attic, Bedroom 5, Closet, Stair Landing

Cellar: N/A

Outdoor Space: Back Porch, Front Porch, Side Porch

UTILITIES AND SITE WORK

1. Landscaping:

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By Michael Kyne at 2:06 pm, Oct 29, 2021

a. All planting and final grading by owner.

2. Utilities: Existing utilities retained. Provide assessment

3. Electric:

- a. Provide and install panels, outlets and switches, per manufacturer.
- b. Decorative light fixtures by owner.
- c. Provide lamps and bulbs for all fixtures, per manufacturer.
- d. Home security system, intercom and audio/visual system by Owner.
- e. Provide telephone, cable, & CAT6 wiring at locations shown on plans.
- f. Provide recessed lights and wall washers as shown, white trim & baffle. Provide allowance.
- g. *Hafele Loox 2037* LED under cabinet strip lighting, utilitarian lighting and exhaust fans not included in above allowance.

4. Plumbing:

- a. See individual rooms.
- b. Provide copper supply pipes for indoors (above ground), and PVC supply pipes for under slab and underground; PVC waste pipes with cast iron stand pipes.



5. HVAC:

- a. Recommend optimal three-zone HVAC system.
- b. Hard metal duct shall be used; maximum of 4' length of flexible duct permitted.
- c. Provide electric air filters/ unit.
- d. Provide humidifier/ unit.
- e. All ceiling and wall registers to be by *Reggio Register*, painted aluminum with scroll design. All floor registers in hardwood floors to be matching wood and flush with floor. All floor registers in stone or tile floors to be by *Architectural Grille*.

GENERAL

- 1. Exterior Walls: 2 x 6 stud walls 16" O.C. *Icynene* spray foam insulation to R-21 thickness or to meet performance requirements of local jurisdiction and 1/2" plywood with *Block-It* house wrap. Exterior to be stained cedar shingles (to match existing). Interior to be drywall. R-13 batt insulation at all Bathrooms, Laundry Room and Mechanical Room walls, all bedroom walls and floors for sound insulation. Note: Pilasters and trim details per elevations.
- 2. Foundation: 10" Concrete walls with 4" stone veneer to match existing above grade 2" R-10 rigid insulation at conditioned crawlspaces as shown on plans.
- 3. Chimneys: Inspect and repair existing chimneys as needed.
- 4. Floor Framing: Assume 2x wood framing.
- 5. Roof: Framing per structural with 5/8" plywood sheathing. Provide *Icynene* closed spray foam insulation to R-49 thickness at new roof locations and R-38 at existing roof, asphalt architectural shingles to match existing roofing. Flat seam copper roof at all locations noted "flat roof". Note: Provide price for shingle replacement on entire roof.
- 6. Windows and Exterior Doors: New windows & doors to be glass, white jamb liners and screens with oil rubbed bronze.
- 7. Exterior Trim: Painted mahogany trim at reachable locations on plans. New painted Somerset or equal wood columns to match existing.
- 8. Interior Trim: Provide allowance on entire trim package as shown on plans. Provide allowance on all door and window sills and baseboards. Provide allowance on all door and window sills and baseboards. Provide allowance on all door and window sills and baseboards.
- 9. Interior Doors: 1 3/4" thick, painted (6) raised panel solid wood doors with bronze hinges. Provide \$400 door knob allowance per door.
- 10. Cabinet Hardware: Provide \$5,000.00 allowance for all cabinet hardware.
- 11. Gutters & Downspouts: Pre-finished aluminum half round gutters and full round downspouts. Run all downspouts to cast iron sleeves connected to underground drain pipes.
- 12. Deck: Ipe decking on pressure treated 2x framing per structural.
- 13. Exterior Walks/Terrace(s): Random rectangular bluestone on concrete slab.
- 14. Painting: Low VOC spec. *Benjamin Moore* throughout.
- 15. Hardwood Floors: Engineered hardwood - (3) coats oil based polyurethane, satin finish. Provide flooring no less than 4'-0" in length.

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Note: See individual room descriptions for additional

16. Allowances:
- a. General:
 - 1. Contract sum shall include all allowances.
 - 2. Amount of allowances includes the following:
 - i. Cost of product to contractor, less any trade discounts.
 - ii. Delivery to site.
 - iii. Applicable taxes.
 - 3. In addition to amount of each allowance, contract sum shall include Contractor's costs for the following:
 - i. Labor for installation and finishing.
 - ii. Handling at site.
 - iii. Other expenses to complete installation.
 - iv. Contractor's and Subcontractor's overhead and profit.

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APPROVED
Montgomery County
Historic Preservation Commission