Chowy chap will age the 35/13



HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive Thomas Jester Chairperson

Date: 9/30/10

MEMORANDUM

TO:

Carla Reid, Director

Department of Permitting Services

FROM:

Anne Fothergill

Planner Coordinator

Historic Preservation Section-Planning Department Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Fermit #545233—rear addition and alterations to house

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on September 7, 2010.

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:

Nicholas and Lydia Calio

Address:

11 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.







HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

| | | | Contact Person: | ANE IIII |
|---------------------------------------|------------------------------|--|---|-----------------------------------|
| | | | Daytime Phone No.: 202 | 333.2626 |
| ex Account No.: 07-0 | 09-004 57 | 666 | | |
| ame of Property Owner, WICH | WLAS E. & LY | DAK. CAL | O Daytime Phone No.: 30 / | 656.9033 |
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| Street Number | 1 | City | Staet | Zip Cade |
| antractors. TBD | | | Phone No.: | |
| Contractor Registration No.: | | | | |
| Igent for Owner: DOUGL | AG PIXEY, | AIA | Daytime Phone No.: 202 | · 333·2626 |
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| 2B. Type of water supply: | 01 20 WSSC | 02 🗆 W ell | 03 🗆 Other: | |
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| approved by all agencies listed a | nd I hereby acknowledge an | nd accept this to be a | condition for the issuance of this perm | vit. |
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| Approved: | | For Chair | person, Historic Preservation Commis | () 1/2/1/V |
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| Application/Permit No.: | 45233 | Oate F | aled: 3/5/10 Date less | red: |
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Edit 6/21/99

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:

EXILTING HOUSE C. 1923, WITH ADDITIONS C. 1985 \$ 1992

THE OPIGINAL STUCCO HOUSE (ITALIANATE | COLONIAL

PEVIVAL) IS PELATIVELY INTACT, WITH GOME ALTERATIONS

TO THE FRONT POPCH. EXTENSIVE PEAR ADDITIONS/

ALTERATIONS TO THE PEAR ARE SYMPATHETIC TO THE

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TO LOT CONPIGURATION. THE SITE IS ON THE EDGE OF

CHEVY CHAGE VILLAGE ADJACENT TO THE COUNTRY CLUB.

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

THE PROPHED ADDITION 16 ON THE PERK OF THE EXIGHTING

HOUGH, COMPHIGED OF TWO GROPLES ABOVE THE EXIGHTING

CROWN FLOOF ADDITION C. 1995 (NO CHANGE TO BULLDING

FOOTPHINT), MATERIALS, DETAILS & FENESTRATION

MATCH/APE COMPATIBLE

W/ EXIGHTING; ADDITION 16 VISIBLE FROM GOLF COURSE ONLY. FRONT

PENESTRATION ALTERATIONS AFE ON "NEW" WING ONLY, AND APE DEGISHED

2. SITEPLAN TO BE SYMPATHETIC WITH EXIGHING.

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.

- 8. 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 focuses proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the
 front of photographs.
- 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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PLEASE PRINT (IN BLUE OR BLACK INIQ 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.

CALIO

Staff i em # 2

Fothergill, Anne

From:

Fothergill, Anne

Sent:

Monday, September 20, 2010 2:32 PM

Subject:

staff item #2 for September 22

Attachments:

Scan001.pdf; 1 025.jpg

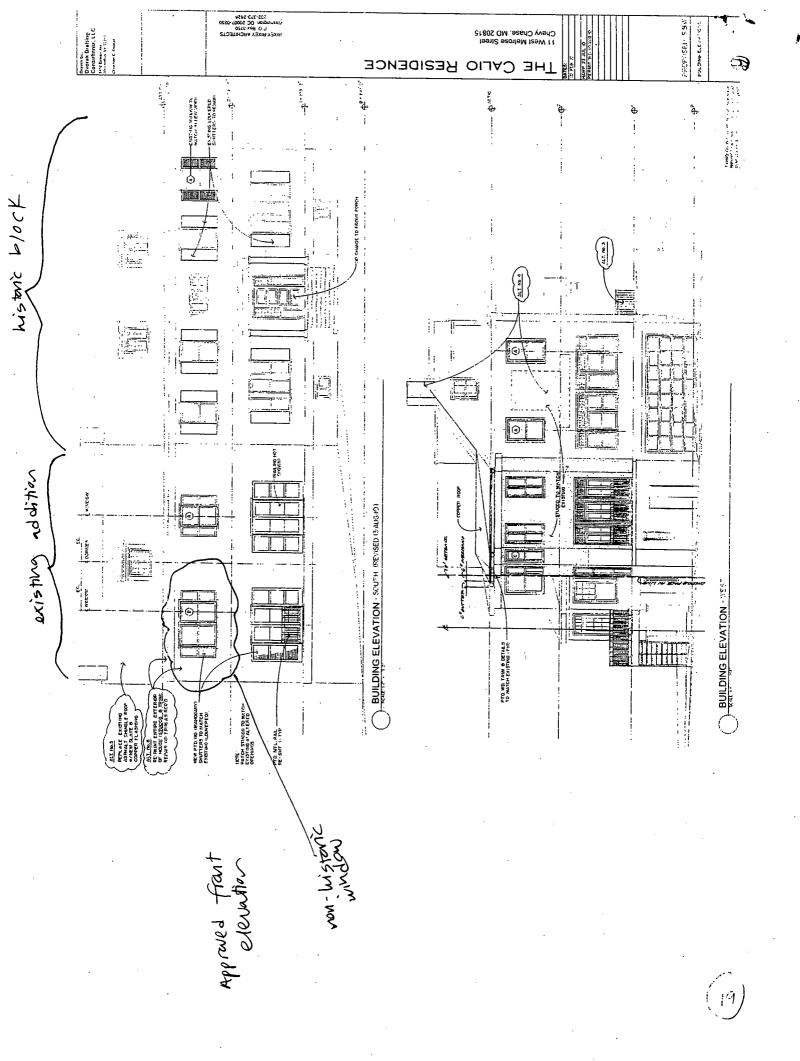
The HPC recently approved a HAWP for 11 West Melrose Street, Chevy Chase (photo attached. The applicants would like to replace the double window on the 2nd floor of the non-historic addition on the west side of the house with a single double hung window. Approved and revised front elevations are attached and I will bring copies of this staff item to the worksession.

thanks, Anne

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

Office Location:

1400 Spring Street, Suite 500 W Silver Spring, MD 20910 Mailing Address: 8787 Georgia Avenue Silver Spring, MD 20910 yes



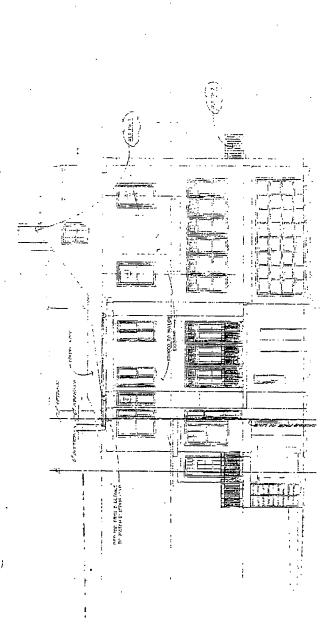
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... BUILDING ELEVATION ...



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 11 West Melrose Street, Chevy Chase Meeting Date: 9/7/10

Resource: Contributing Resource Report Date: 9/1/10

Chevy Chase Village Historic District

Applicant: Nicholas and Lydia Calio Public Notice: 8/25/10

(Douglas Rixey, Architect)

Review: HAWP Tax Credit: None

Case Numbers: 35/13-10S Staff: Anne Fothergill

Proposal: Rear addition and alterations to house

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application with the following condition:

1. French doors are not approved on the front elevation; final window design to be reviewed and approved at the staff level.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District

STYLE: Colonial Revival

DATE: 1923

PROPOSAL

The applicants are proposing to construct an addition at the rear of the house over and behind an existing c.1995 side addition. The addition will be clad in stucco to match the house and will have wood windows, wood doors and transoms, metal railings and a copper roof. They also will replace an existing rear door with French doors on the foundation level of the 1995 addition. On the left (west) side of the 1995 addition at the second floor they are proposing to remove the balcony and French doors, add two wood windows and a masonry chimney and infill the area with stucco. They are also proposing to install new wood windows, shutters, and doors, and metal railings on the front of the 1995 addition. They are proposing to replace non-original wood railings on the sides of the front porch in the original massing and replace them with metal railings.

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

The Guidelines define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character."

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.

One of the basic policies stated in the *Guidelines* is "alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review Most changes to the rear of the properties should be approved as a matter of course. The *Guidelines* also state:

<u>Doors</u> should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

<u>Major additions</u> should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources but strict scrutiny for outstanding resources.

<u>Windows</u> (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are now.

Montgomery County Code; Chapter 24A-8:

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The proposed addition is at the rear of the property and will be added to the 1995 side addition and not the historic massing. Any rear addition to this house is restricted by the diagonal property line rear setback which dictated the shape and size of the 1995 addition and this proposed addition (a variance was granted for the previous addition). The property directly behind this house (golf course) is outside the historic district, and the proposed rear addition will not have an adverse impact on the historic house or district.

The proposed changes to the front of the house receive a higher level of scrutiny because of their visibility, even though they are changes to the 1995 addition. The large side addition was built before Chevy Chase Village was a historic district designed and any future alterations to this block should be designed to ensure that the addition defers to the historic massing and doesn't add a feature that might compete with it. Staff supports the installation of additional windows on the front elevation of the addition if desired but recommends that the windows be similar in character to those of the main structure and simpler. The

proposed doors are too large and with the metal railings, they detract from the historic house which should be viewed as the prominent massing. Staff discussed this concern with the architect and the doors were simplified and the transoms were removed which improved the proposal. Staff recommends that the doors be changed to large windows which would still provide the desired light but would be more in keeping with the fenestration of the historic house and would allow the railings to be removed. Staff recommends approval of the proposed application with one condition.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application with one condition 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.



HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

| | | | Contact Person: DOUFL | AG PUXEY, ALL |
|---|---|--|---|--|
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| av Account Nat: 07 | -009-004-57 | 666 | | |
| Name of Property Change & | ICHOLAS E. & LY | IDIAK. CALI | O Daytime Phone No.: 30 / | .656.9033 |
| dense // WEY | MELPOSE ST. | CHEVYC | HAGE, MD | 20815 |
| Street A | umber | City | Staet | Zip Code |
| Contractor: TBD | | | Phone No.: | |
| Contractor Registration No.: | | | | |
| Agent for Owner: DOU | GLAG PIXEY, | AIA | Daytime Phone No.: _202 | · 333· 2626 |
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| ☐ Revision ☐ I | - | ☐ Fence/M | Vall (complete Section 4) Oth | NET |
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| 2A. Type of sewage dispo | | 02 🗆 Septic | 03 🗍 Other: | |
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| PART THREE: COMPLE | I 40 NIVA FORT FENGE FREI FANNI | NG WALL | <u></u> | |
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| I hereby certify that I have approved by all agencies li | the authority to make the foregoing sted and I hereby acknowledge a | ng application, that the and accept this to be a c | application is correct, and that the co condition for the issuance of this per | onstruction will comply with plans mit. |
| <u> </u> | 1~~ | | 27 | JULY 10 |
| DOUGHA H | nure of owner or authorized agent | 4 | | <i>Unic</i> |
| | | | | |
| Approved: | | For Chain | person, Historic Preservation Commi | ssion |
| Disapproved: | Signature: | | | Oete: |
| Application/Permit No.: | | Date F | Filed: Oute is: | sued: |

SEE REVERSE SIDE FOR INSTRUCTIONS

(5)

Edit 6/21/99

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

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THE OPIGINAL STUCCO HOUGHE (ITALIANATE | COLONIAL

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TO THE FRONT PORCH. EXTENSIVE PEAR ADDITIONS!

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HOUSE, COMPPLEED OF TWO GROPLES ABOVE THE EXIGHTING

GROUND FLOOF ADDITION C. 1995 (NO CHANGE TO BULLDING

PROTPHINT), MATERIALS, DETAILS OF FENESTRATION MATCH/ARE COMPATIBLE

W/ EXISTING; ADDITION 16 VISIBLE FROM GOLF COURSE ONLY. FRONT

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6

2 OF 17

CALIO

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING

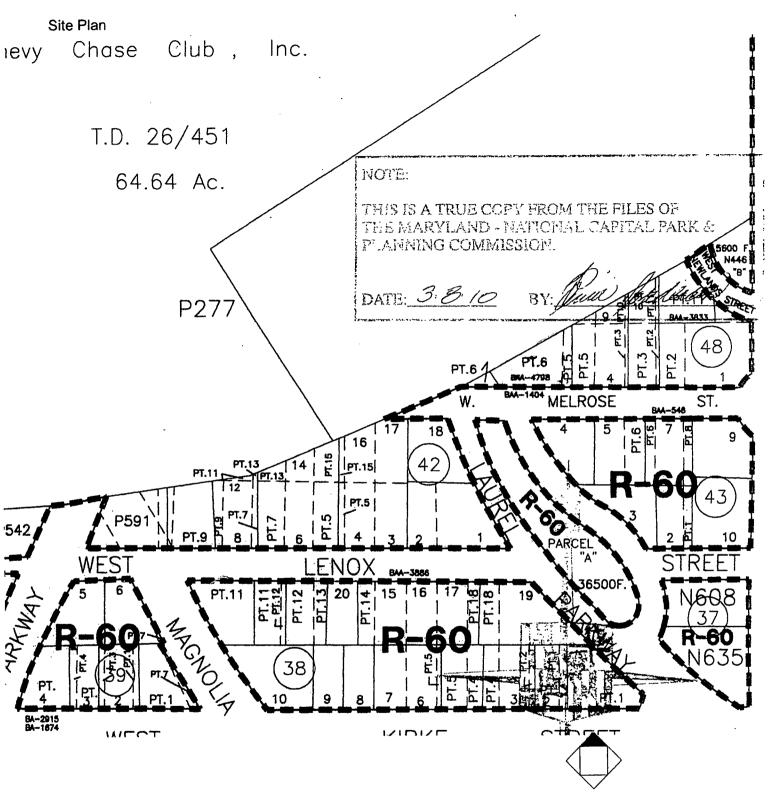
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

| Owner's mailing address | Owner's Agent's mailing address |
|-------------------------|---|
| NICHOLAG E. & LYDIA | K. DOUGLAG PIXEY, AIA PIXEY, PIXEY ARCHITECTS P.O. BOX 3750 |
| CALIO | RIXEY, PIXEY ARCHITECTS |
| 11 WEST MELPOGE STP | EET P.O. BOX 3750 |
| CHEVY CHAGE, MD | WASHINGTON, DC |
| 20915 | 20007 |
| Adjacent and confr | onting Property Owners mailing addresses |
| | |
| | |

| CHEVY CHAVE, MD CHEVY CHAVE, MD 20815 | | |
|---|--|--|
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| PAUL 6. & C.H. KATINAG 9 WEGT MELLOGE STREET | HERBERT W. JACOBS, JR. 8 WEST MELFOGE GREET |
|---|---|
| | CHEVY CHAYE, MD |
| 20015 | 20915 |

| | THOMAS W. of C.C. PERRY, JR | . POONEY L. & JANEC. JOYCE |
|---|-----------------------------|----------------------------|
| | 6 WEST MELROSS STREET | 10 LAUREZ PARKWAY |
| | CHEVY CHAGE, MD 20815 | CHEVY CHAUE, Mb' |
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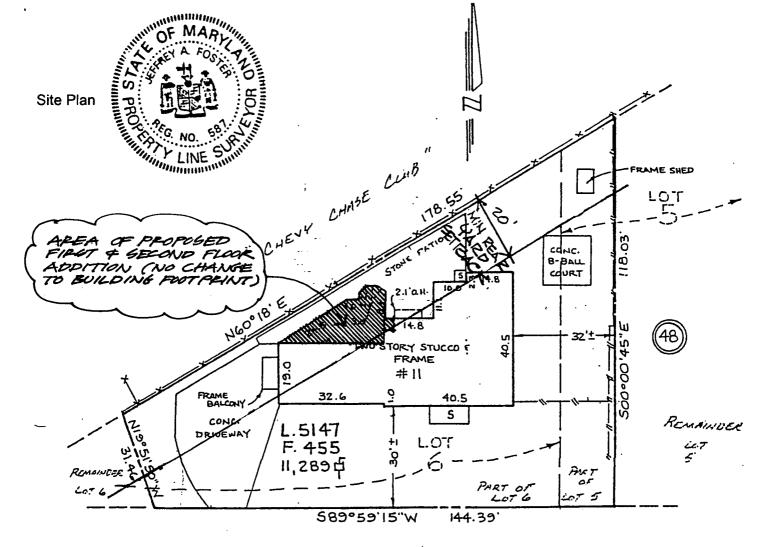


Applicant: NICHOLAG E. & LYDIA K.
CALIO

Page: 5 of 17

Shade portion to indicate North

8



MELROSE STREET

HOUSE LOCATION SURVEY

PART OF LOTS 5 \$6 BLOCK 48

SECTION NO. 2

CHEVY CHASE

BEING THE PROPERTY DESCRIBED IN

L. 5147 F. 455

MONTGOMERY COUNTY, MARYLAND

H.U.D. PANEL INFORMATION UNAVAILABLE

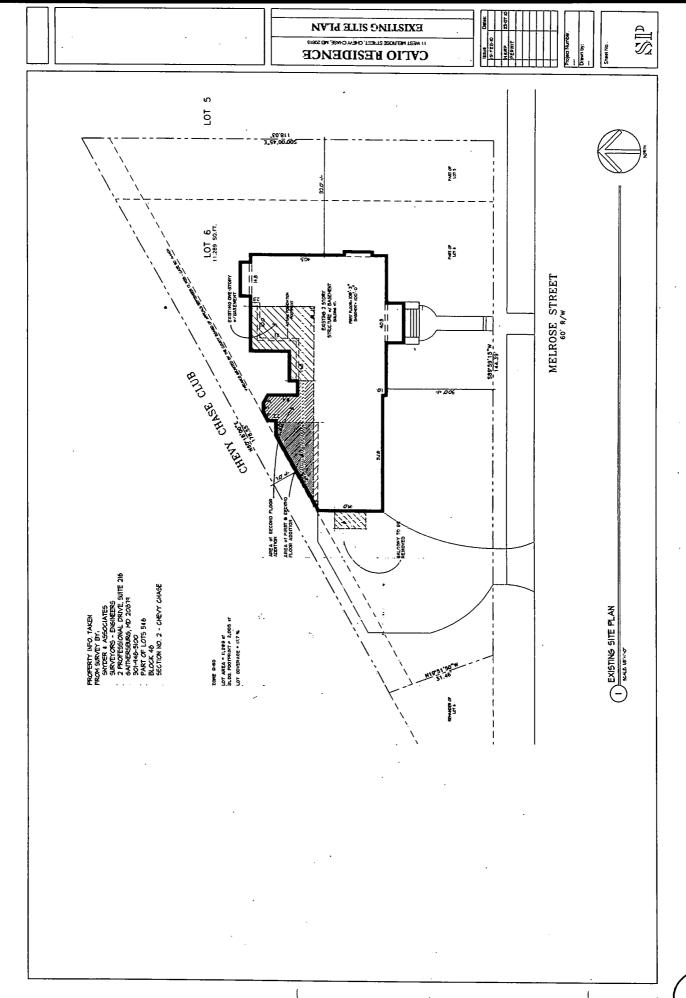
BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAIGEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATO SNIDER & ASSOCIATES REFERENCES SURVEYOR'S CERTIFICATE SURVEYORS - ENGINEERS EREBY CERTIFY THAT THIS INSPECTION WAS LAND PLANNING CONSULTANTS PLATIIK. 2 FORMED IN ACCORDANCE WITH THE STANDARDS 2 Professismal Dr., Soite 216 OF PRACTICE FOR REGISTERED SURVEYORS IN THE Gaithersburg, kill 20277 **PLAT NO. 106** STATE AS ADOPTED BY THE MARYLAND SOCIETY OF (301) 948-5100 SURVEYORS." SCALE: 1" = 30' DATE OF LOCATIONS LIBER 5147 WALL CHECK: P.L.4. DRAWNBY: SFT HSE 1.0C: 2-21-92 455 587 FOLIO JOI NO.: 92-856 MARYLAND NO. BOUNDARY:

Applicant: NICHOLAG E. & LYDYAK.

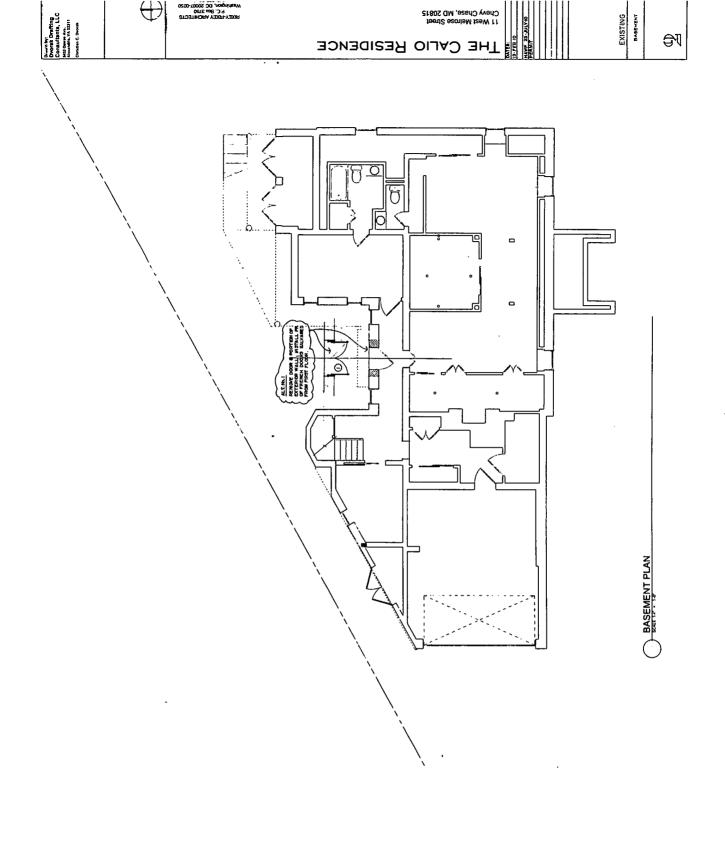
Page: 6 0F 17

BINEY BINEY ARCHITCES

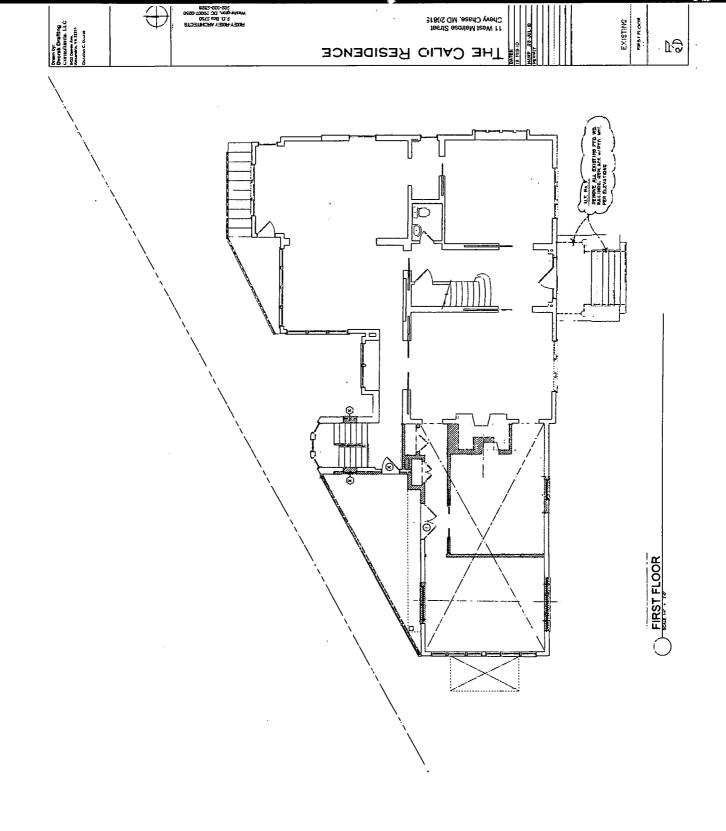
II WEST MELROSE STREET
CHEVY CHASE, MD 20815

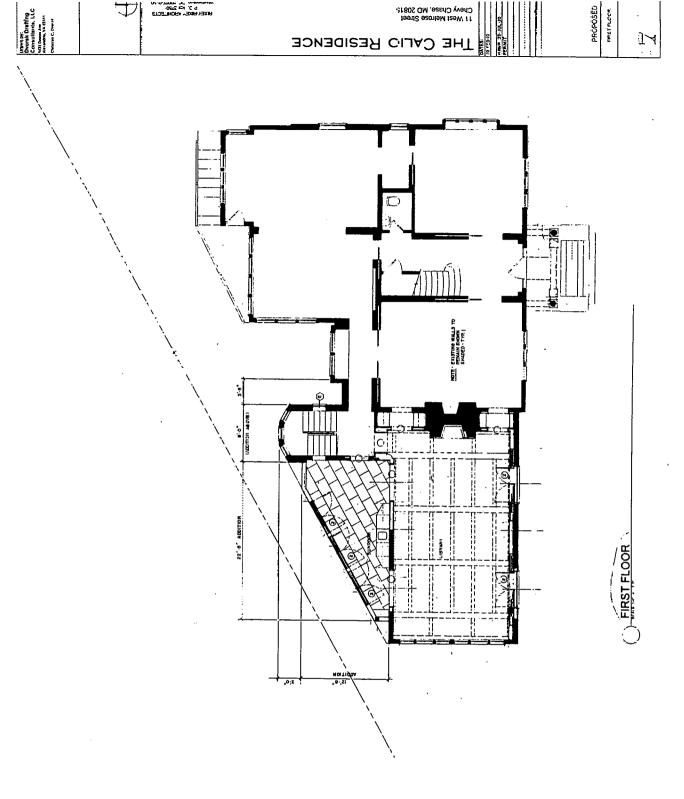


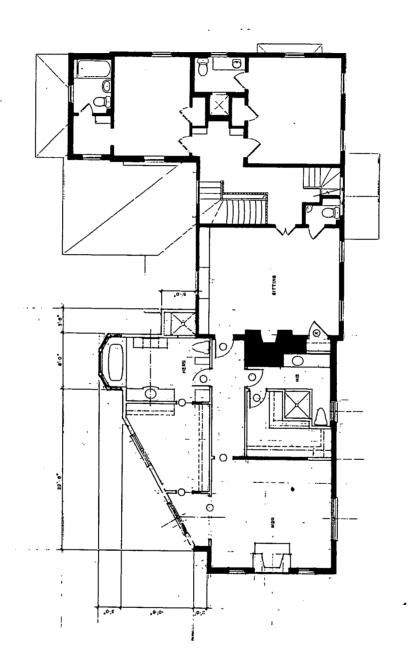
| SPECIFICATIONS | STRUCTURAL NOTES | MECHANICAL NOTES | | LIGHT FIXTUR | LIGHT FIXTURES 8 APPLIANCES | FINISH SCHEDULE | | |
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| made part of the confitting to American testings of Archaelts in | Dead bodh: Short, 10 pd | by the Actions and Orner. 2. Note: to Actions and Orner, the account plane; the Community | | | | | | |
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| and Schedule. 4. At work shall be performed in accordance with all applicable cades. | expansion. Any deviations from ensured condition or deal section to be reviewed by Architect and Structural Engineer print | Actions decrease of the major and the beautiful to the Action of the major and wall personalize to be wrapped to 1° dick. AMANADE to majorithe country expenditu. | | | | | | |
| and extremes as accorded by the Velopia of Cherry Chess, Orbit of Mayback and Mandaprinery Charty. | construction. Furthermal: Foother are daughted to bear on undeterhed or | 7. Ductoort shall be designed and extuned in accordance with SubClub Marcel, ASPAN, Speciately and NESCA Marcel 1. | | | | | | · T |
| the course and control and the course the course of the course and course of the course and course of the course o | office of contrast bearing when of 1000 pit. Deferre of their | Lection of all registers and grilles to be verified in field with. Authorized and Owner and shell be conserved as shown. | , | | | | | |
| Charlege at a large tests shall take precedence over drawings at a smaller easily. Next's Activities of any bosestationese before | extended below developes about where necessary to reach d | Q.C. to execute at outsing and paticiting for installation of HVAC system and resident of thisbes to match existing. | | | | | | 1 |
| proceeding. 7. Q.C. is searchasts ached to differe supplied term with Durine to | Gradus, all was bearings and be 30 with a 12 febr. All columns tendens and be 30 a 12 febr. | HVAC Performance Specification: Health and cealing during to be educated to maintain as a minimum on busin or unspecime of 72 | | | | | | |
| eneure street errical or jab eth. O.C. respensible ter exhecuting and coerdination of the trades to arrest enversessary delays. | sunded archergs. At weed place and be authored to be booked on 17 derives entity bels consider on one | tegress was the autito temperature is a degree, and in Nette temperature of 75 degrees dy toth and 20%, relative huntility when | , | | | | | |
| 8. O.C. responsible for the proper deconfensers of galibbs as required and for they diffy head-ups, including units, sever, | (meximum of 17 has end of plats). Both shall extend a minimum of 7 has entered and measure. Furnished action of the | buth. System is be betomed in profits adequate at quantities. | | | | | | |
| olicate, gas, telephone and cable to as necessary. S. Site is to be realizabled in a chain and extent present D.C. to | equivalent to section builts, may be used. | System Design: encount these addition to be hashed and concled by new heat purp lecebed in adia above; (additing redistors and | | | | | | |
| remers and depose of trach and debrit to a track backer. 10. Prantis but headilies with the tolkering it values: for flaces and | fracticity with that section is Tables ROALLT(), ROALLT() | coulting dustreet to be removed. Post they they and but to be healthed by new cost from baseboard radiation cathering to existing | | | | | | |
| cellings R-30C or R-35C had or hard pages had to instruce authors, he and seeds R-21 lord pages had be refere surface for End seals | Cue to Place Commune | beller, and cooked by actualling externing ductions below. | | | | | | |
| First track paper lace to breaks wetter, whether boardy more | to the owner state of the 3000 per (12 States and 12 States | ELECTRICAL NOTES | | | | | | |
| reduce sound transmission. | per guide part). Story of all for a strong has or other 1. | the state of the s | | | | | | |
| Give any present bear of one or any other and and one | N. Ondo tide that he if their contends with the VC. ONTLO WWW pound on 8 m2 vapor banks over 6 minimum of 30° septem | hose recessary for the complete electrical system inducted before an annual solution of the complete electrical system in conference about an article control of the complete | | | | | | Ī |
| variation from plants or level. | e. Refricement to be ASTM A-116 Oncie 80 supported on proper | mechanical and planting drawings and goodbasters. | • | | | | | |
| Note departed on sentition. | 6. Filtry under sides on grade shall be made with material approved | of a spitche bus sode, ordrance and replation, except | | MINDOWS B | 8 DOORS | | | T184-165 |
| sanded amough prior to Shibhing. | by the Carteschiccal Engineer and intellige compacted in a manner that sell not demagn foundation wells. It should be seek tomped in if | 3. Upen campbellon of work adjust all equipment and took all systems. | | | | Signal Later and account | GOOD HOWLE | |
| and Ell. 100 Outside some maple to match exactly. Beard ingthe | layers in reach thickness, to 60% maximum dry density per A47M Q-886 to Q-1557. | 4. Q.C. to expect catalog electrical service and noily Owner it is | | MARIO. | OTMER | SECTION DELINATE INSWING PRENCH DOOR | |] |
| mad be of a morecure. Fresh shall be start and the costs sath polynomethase to match coloring. | Managery: Cancerto mesonry units alved to hollere load bearing units (ASTM) | addition to service as shown. Pay all costs invelved with power | | A MARYIN WUDH | DOBL: HUND PITD WID, I.G., LOW-E w/ 1/2 SCREEN (TYPICAL - ALL DM's) VIP 812E TO MATCH 2nd FLOOR FRONT | SCALET - 1'0" | | |
| way: 1/4 place ordina. Undersa bearing over meaning | Cato) Onecta No. 1, result 1,360 pal. 1. All junts to be 13ed codd. Mentar to carrolly with ASTM C3.70. | 4. What britishe furtishing and betaffing of lighting and electrical | | © | PAIR OF 'A' | • | TOTAL . | |
| To Provide blass Statute large Breathful Statute of Tatute | The Lat of the December 10 to Late Conference | to tembred by Owner and tembred by Q.C. | | - | | | | |
| unatherstoping on at deers which had his unconditioned space. 17. O.C. to histof Gastring at at new window heads, heaterful wood. | Fill solidy with great in top of footing under any concentrated both flooring meth, columns. | All chical diversity and be full module L2s. A nextly typed schedule that be framed under ches plants at panel, with | | - | | ļē I | , | |
| bin econ, window also and st bottom of can'ty walls. | s. Provide 3 courses of solid britsh or one course of 100% solid | approved legand identifying sech circlai and what it controls. Leads what he committed for best prime behaves. | - | (a) | | 100 | | |
| 19. Provide T. sebragal on any pairs of fearth does with two edge | menery male. | 7. At wing shall be with copper conductors full maid for bald served. Machiners who also shall be 412 AWG. Chapts shall be commented. | • | | CUSTOM TRANSOM OVER EXISTING WINDOWS, ALIGN W. EXISTO HEADS | | | 0SZ 81.2 |
| Each pair franch doesn to have bridge-freen on both lash, edited | i. Once he represented boost war away to any stock par presentant pas graved concrete with a clump of it to if". Hought of pour shall not | off) back not to expect 60% of bracker by mitty. | | | | | | D-10 |
| and inactive. 20. Poctal door hardware shall be extra heavy daty of best quelly. | exceed 4 heat. Reinferchip bern shall be lapped 24" minimum. Grouping shall be dene in a somitivesse pour filling all cells and shall | ground hash cheuß hierrupes receptades in erses as required by | | | | -1:1 | | 925 |
| Websites and carches in operation are not expectable. (2), Hardware shall be removed and releasing after thish | to consolidated by reding as obserting during placement and then recenterizated ofter expect moleture has been absented. | 4. First of derice places and soler of weing derice placts shall be | | ⊗ | EXISTING TO BE REMOVED, SALVAGE FOR RE-USE | | | VIII |
| etakringbakribg. 22. Prior to baginning etabingbakring, Architect shall tumain color | Auchimic shall be notified after referencement to hipton, but before concarts in pound. Rehistonement shall be tipd to "Dur-d-wall" in | 10. Salety metabes shall be provided where required by code. Use | | - Λ ι | | | A CONTRACTOR OF THE PARTY OF TH | OEA OEA |
| de. All curtaces requiring pelatified shall have one prim on think coats. Figure open must be raised and may | such a marrier float their not be displaced during paint. | Westingsune. | | MADVIN | PTD, WD, 16, LOW-E, SDL W/ CUSTOM TRANSON TO MATCH EXIST 9 | ====================================== | | DEL- |
| ad. All paint is to Benjamin Madro of Sharein William Bated | All framing timber what be Nam-Fit No. 2 (except study and expense treated materiality study (head beauty wells) shall be | 11. As within that be routed in a concessed marries. 12. As materials and equipment shall be new, of the class quality and | | | PROVIDE RETRACTABLE, JAMB-MTD SCREENS | 2- | | XEA |
| a. Meat, 1 com matal petror, 2 seets high gloss of based enemel. | Special Pro-Fit B-Dry construction grade Fa = 676 pai, Fe = 1350 cal. E = 1,300,000 pair stude (perfect bearing with) shall be | south U.L. Labelto service is established shall be self. Label | • | | | | | ·M |
| gibes of based enertial co. Wheel (Exertory, 1 costs serving. | Spring-Phys.Ru & Dry stud grads; pressure trasted shall be Seather Video Pin No. 2. | eartrol and beatook safety compaint. Itself all such width as | | | | -11 | | _ |
| gloss super lates extendes paint d. Masony (Distribl): 3 seet masony prime, 2 costs masony fitti | Use 11 page juici hengen or citys for all connections where there is no direct booking. | notices in appreced equations resources a series or grant for the operation hollowed | | - | • | | Rectargular In- Sech Trans | |
| paint o. COVIC. 1 cost total well primer, thind as required, 2 costs fee | Provide tritiging at 8 had machinan sevien. Other and noticing (34" minimum, temper and greate). | 4. Prends trigger at the mathemateure. personal free from the required to complete such electric prends of the and and all subject (2014 and | | | | | Over hands French Door | |
| town and paint 1. Stained Wood (Interlet): 2 costs of based stain by Bahlans or | Use double joints under of portitions perulis in joilts. Perused Elegablic: And 3/F T & O DEPA Co. crimits pend. | undergrand conduit shall be libbaddle op PVC. | | | | | | |
| wes so needed to cover enerty, send, east and 4000 h | index 1971; Floor Good 3/7 T & Q DEPA C-C emission persol index 1271; Walte 1/7 DEPA C-D catalog, passed index 1271. | 10. At welches to be magnined at 47° of unless ecited. 17. At buildes to be magnined at 17° of when permitted by code. | | | | the Seth Transom | | |
| 23 G.C. is provide all interfor and astache publishing of renewated and new work. | 11, Ethers Lead Bearing Walls: Unless otherwise Indicated on the persons and also and constitute and contents and conferm to 7 and 673 (3) | 13. Smeke detector to be tectration type manufactured by Pyresports or SPX. At arrola detectors to hard wind. | WOOD ULTIMATE DOUBLE HUNG | | | | | _ |
| 24. Persons lags, labels and deep applaces, wholever, stylights, figures, families, etc., Persons Omers with one warrants and | or the USC 2000 Clean. Waste that have a conductor double too | The second of th | SECTION DETAILS: CONSTRUCTION | | | | | |
| sperific menus at end of th. | 2 - Moching of michalds or 4 °C on center machines well-ally | PLUMBING NOTES | MOTTO SIGNAL | | | ie E | : £ | |
| 23. Provide sement better beard belief all onlittle of chrimer, surrands and both to preferre. | Walk that here a measture is "It" prouch beard chaustury and 1937 OSB absoluting. Where here than 4-0" of sheathing is | 1. As plantiting uses shall be becaused by eccurdance with all applicable togal codes and authorsess. Obtain all required permits and pay all | | | | | | |
| 28. Coord nate demonstrate of reasones to other for the Security and no cut then. Out then only where strandship resonancy, and service 12 | granded of a censer, seefar with the Shuckstra's Engineer. 12. All seed in contact with concrete or maneury shall be preserve. | these. Arrange for magnitud brapedders by botal authorities of the proper time during the program of work. | NOTE - MATCH EXISTING CASINGITYPI-VIP | | | | | |
| taucat and handles on the se jobst and controlles tub or shorter. 27. Groud for both 90 shall be Hydramust milder resistant unsanded | seated. 13. Capedhate stuctural barting and handle-off as necessary for: | 2. Planting includes the handship and including of all new planting | | | | 7 | -!! | |
| great, property with thydrament Mulbipupose Lates Admittees | a. Uph fizzes teations where recessed | and cold water plant and one ploing bracketon, fifther, veloca. | | | | MELINET MALE | | |
| mundature's noterneydaten end shall be untern. | Machine in Australia and planting No below and to about in our takes I'm I'm beams to | others chall be previded as required, to and from schilling affect | | | | 2 | | |
| preject, | estants or any other deather functions whose pile appears to Artifact and Section Enthree. | 3 All sankery delings paint that to planted as minerates of had per | | | 3 | | | |
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| | Res jake and anchenge of mesonry bearing such with motal Too | perts. Verl objerg chal he BCH. 40 parentied steel or DWV | | | | £ 22. | 1 | |
| | Product TECO furning archers at each red jets bearing and. | copper and cast from Underground and coloring definings of public shall be of service weight cast beneath and expect tree. | | | | 200 | | O. |
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| | description of the second beginning that he constituted to the | party and the of type of capes taking with hand type pitts. | | | | | PRCKETTS at 4 o/e IN | |
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| | Appendix . | responsed to special. Margers to units polygenal and | | | | ē | | MAH R39 |
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| brogety of the exhibit construction at al times. O.C. chal bear | Langto to G.C.: see \$12-1(714)16 (2-1)7 top bertraded | Vaper harter shall be branched for covering an east enter pipe. Fronts scenario free branches in all self-ness above | Ŋ | TYPE MANUF. MODEL | OTHER | No. COVER SHEET | S & W ELEVATIONS | |
| crasting construction or equality properties. | each and the space of G or last and of boaring the space G of to G . | Deducers, And poems, latters and dring areas. October shall shi also to downers condition effection by work | | | | SP SITE PLAN | IO NOE ELEVATIONS | |
| and and real describes work | D.C. to separal executarial cheek shape describing to Astrobuct review when the mean individuals. Structural street to be AM. | and think plan to wert accordingly. | | | | SCHEDULES & POTES | 11 BUILDING & WALL SECTIONS | е |
| underen and dear retailing, but not firmed in reds, beats, utve, | Structural Engineer for this project in JOX Structural Engine P.C. 2338 Wahna Street, Felb Church, Vrigital, 22049, Helpton | States, Pitz, etc., and about recover and dispose of all rabbles as directed. | | | | 2 BARRENT-PROFINE | | s |
| seen as passible tollowing dominator, 4. Coordinate removal of personal beleagings at turbulings from | 703-658-7003, Jim Kannett, PE. | 11. At each picky shall be flashed and swood ballen clearly with and one concentrate to calling spaces. At water pointy of or total shall be | 12 | | | _ | _ | חרנ |
| S. Pre to cotho e della d'ectro strutural members nel | | sautrad is assertance of those sedes. 12. Particle Davie and Other are seedled to the drawing. | TANAM. | | | - | _ | 103 |
| Indicated, submit evizon nette to Authlast and Brustonel Engineer specifying location and requesting consent to proceed | | Provide at reupting-in, eating and that connections as required. All Prince, nootes and all excutations shall be of cast trime with | | | | | _ | EH: |
| , and coming at definite | | political chrome finish, accounties of recities by Architect. All supplies to be of Statile or rigid type, to soil | | | | | _ | Ţ |
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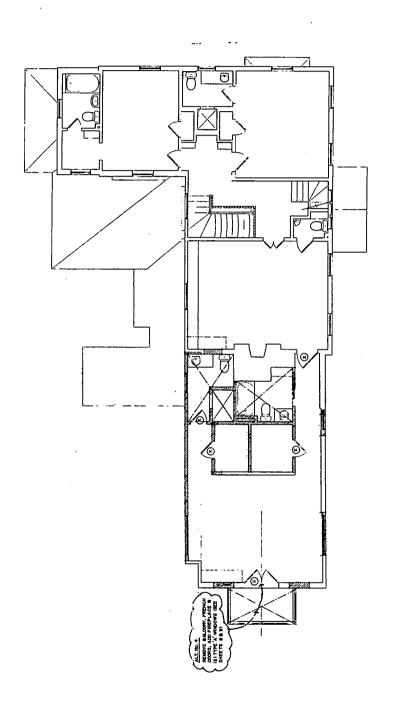
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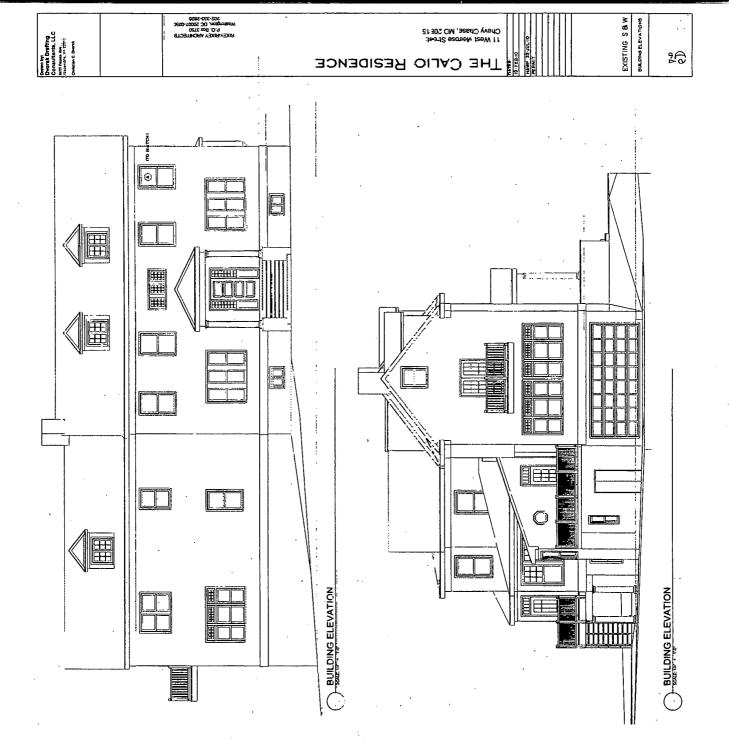




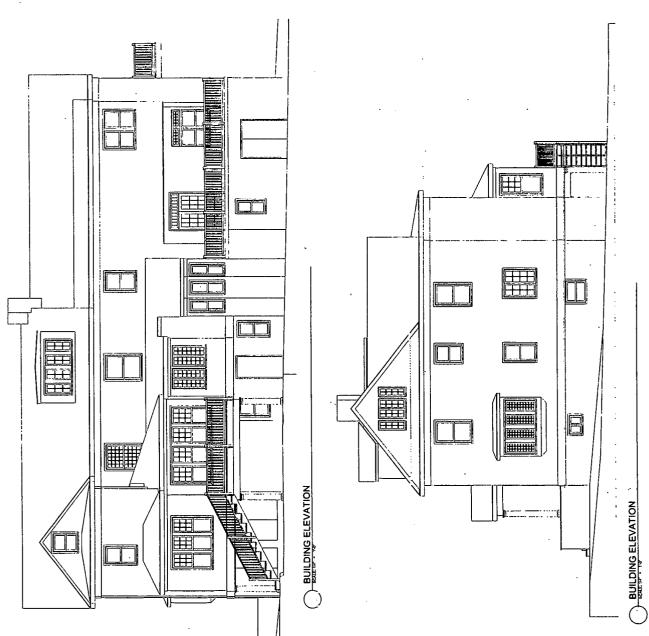
SECOND FLOOR PLAN

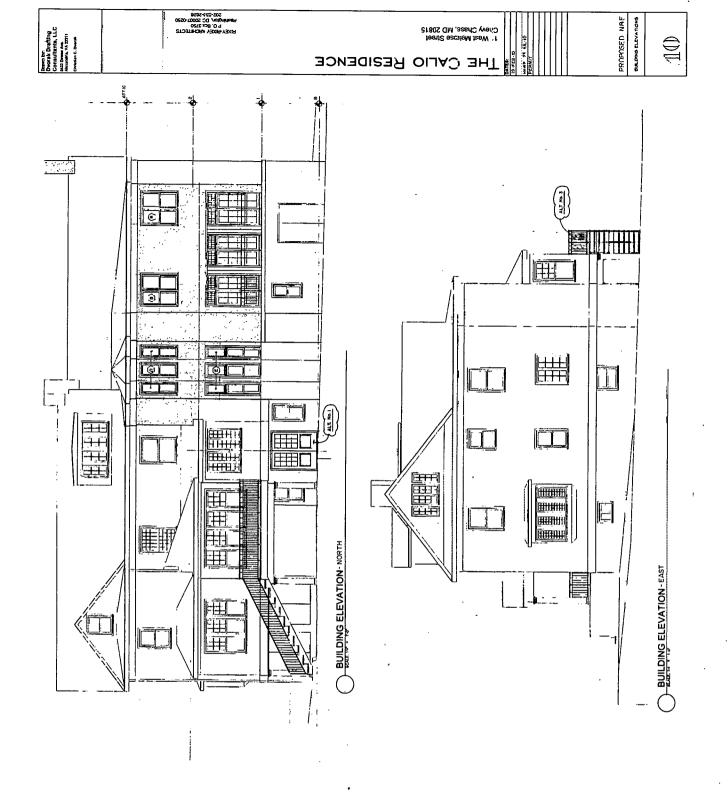


SECOND FLOOR PLAN









Existing Property Condition Photographs (duplicate as needed)



Detail: SOUTH (FRONT) OF EXISTING HOUSE



Detail: EAST (GIDE) OF EXISTING HOUSE

< NO ALTERATIONS PROPOSED

Applicant: MICHOLAG E. & LYDIA K.

CALIO

Page: 7 OF 17

Calio: 11 West Melrose, Chevy Chase



South (front) of existing house



West end of house (showing balcony to be removed)

Calio: 11 West Melrose, Chevy Chase



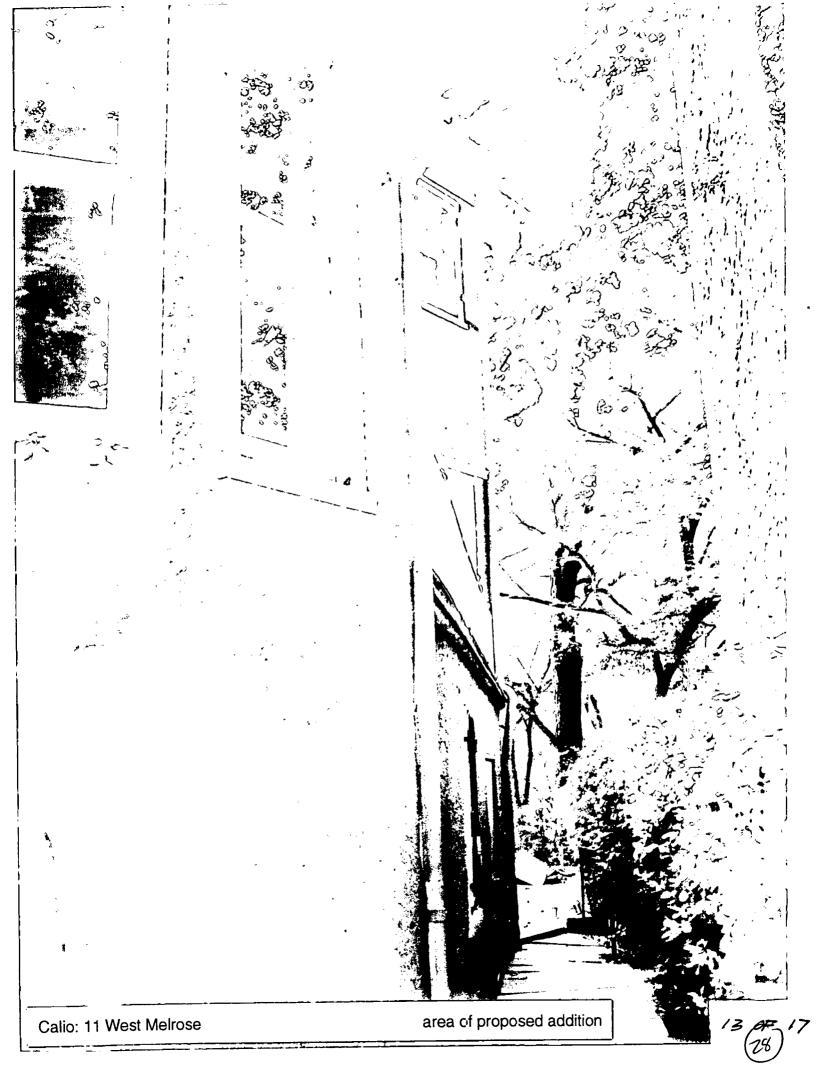
View of house from north east (proposd addition would not be visible)



View of area of proposed addition from north (golf course)









front porch



front porch detail



32 West Kirke - stucco house with metal rails on balcony and porch



8 West Lennox - stucco house with metal rails on porch



4 West Melrose - brick and clapboard house with metal rails on porch



31 West Kirke - stucco house with French doors "to nowhere"; heavy wood rail



7500 Meadow Lane - stucco and stone house with metal rails on porch



3518 Raymond - stucco house with French doors "to nowhere" and metal rails

re: Addition to the Calio Residence 11 West Melrose Street Chevy Chase, MD 20815

10 March 10

To Whom It May Concern:

I have reviewed the proposed rear addition to the above referenced project as represented on the drawings prepared by RIXEY-RIXEY Architects dated 19 February 2010, and support the variance application.

Sincerely,

printed name and address (adjacent neighbors)

33

15 of 17

re: Addition to the Calio Residence 11 West Melrose Street Chevy Chase, MD 20815

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Sincerely,

Carole H. Katinos

printed name and address (adjacent neighbors)

9 West Harose Street

Chery Chase Mi)

20818

34)

16 of 17

re: Addition to the Calio Residence 11 West Melrose Street

Chevy Chase, MD 20815

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1 (35)

17 OF 17

Existing Property Condition Photographs (duplicate as needed)



Detail: SOUTH (FRONT) OF EXISTING HOUSE



Detail: EAST (GIDE) OF EXIGNING HOUSE

Applicant: MIOHOLAG E. & LYDIA K.

CALIO

Calio: 11 West Melrose, Chevy Chase



South (front) of existing house



West end of house (showing balcony to be removed)

Calio: 11 West Melrose, Chevy Chase



View of house from north east (proposd addition would not be visible)



View of area of proposed addition from north (golf course)





12 AUG 10



front porch



front porch detail



32 West Kirke - stucco house with metal rails on balcony and porch



8 West Lennox - stucco house with metal rails on porch

12 AUG 10



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Chery Chase Mi) 20818

re: Addition to the Calio Residence 11 West Melrose Street Chevy Chase, MD 20815

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Sincerely,

printed name and address (adjacent neighbors)

17 OF 17

Victoria Rixey

From:

Douglas Rixey [drixey@verizon net]

Sent:

Friday, August 13, 2010 9:41 AM

To: Cc: 'Fothergill, Anne' 'lkcalio2@aol.com'

Subject:

RE: 11 West Melrose Street

Anne: sorry to hear about the loss of power at your offices; these storms have really been something!

Here is my strategy to address your concerns:

- 1) We'll take the front porch alterations off the table until we can determine through research with the Historical Society what the original porch form was (hopefully before the hearing so the application can be complete). I will also clarify the drawings as to the existing shutter condition remaining unaltered.
- 2) Assuming you concur that painted metal railings are not inappropriate (given the precedents in the neighborhood per the photos previously sent), we would like to proceed with replacing the existing wood rails (none of which are original to the main block of the house).
- Regarding the French doors on the front elevation of the new wing/addition, the Owner, and I as well, are very reticent to change them to windows. While I understand the concern of having the addition overshadow the original house, the alterations were very carefully composed to develop a similar (though reduced) ratio of fenestration to blank façade. The existing addition is quite plain and drab, and in my opinion neither stands up to nor complements the existing house. The transoms are virtually the only interesting detail on the addition, and thus were used over the proposed new French doors to give the new wing some design coherency. If you feel they are too decorative, we would be willing to remove them and simply have French doors with rails and shutters. If the doors "to nowhere" are still considered inappropriate, we could certainly change the rails to small balconies (though this might complicate the shutter detail).

I would like to revise and resubmit the drawings for your use in generating your report on the 30th. If at all possible, please call me today to discuss your reaction to the above strategy. My cell might be best: 202-246-4742.

Thanks!

Douglas Rixey, AIA
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From: Fothergill, Anne [mailto:Anne.Fothergill@mncppc-mc.org]

Sent: Thursday, August 12, 2010 12:47 PM

To: Douglas Rixey

Subject: RE: 11 West Melrose Street

Our office doesn't have power today so let's try and talk by phone tomorrow before I am gone until August 30. Also, you can call me Anne.

Talk to you tomorrow!

thanks, Anne

----Original Message----

From: Douglas Rixey [mailto:drixey@verizon.net]

Sent: Thu 8/12/2010 10:20 AM

To: Fothergill, Anne Cc: lkcalio2@aol.com

Subject: 11 West Melrose Street

Dear Ms. Fothergill::

I conducted an informal survey of Chevy Chase, MD yesterday and collected the attached images. It seems typical that clapboard and shingle houses have painted wood railings. It is not uncommon for stucco/masonry houses to have painted metal railings. Given the unique nature of 11 West Melrose, I believe the metal rails proposed are perfectly appropriate to the condition.

I have discussed the possibility of altering the front fenestration of the Library with the Owner, and will call you later today to discuss options. I am also researching old photos of the property through the Historical Society to determine what form the front porch may have had originally (we believe it has been significantly altered over the years).

Douglas Rixey, AIA

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