

PRELIM. 9 West Melrose Street
DEMOLITION: Chevy Chase Village HD

35/13-01A 9 West Melrose Street
(Chevy Chase Village HD)

35/13-01A 9 West Melrose Street
(Chevy Chase Village HD) REVISION

Notice
Lydia Calio
3-656-9033
11 W. Melrose

Please send copies
of staff report to
① Paul Katinas
② Lydia Calio
11 W. Melrose
③ LAP 3/21
Please send 1st
~~copy~~ notice
to Adj + Conf.
prop. owners 3/21

12/6
11:25
Robin -
~~Robin~~ Paul Katinas
re: any new letters?
fol to him at 202-
667-9148
A

10:05
Thurs
Robin -
Call Paul Katinas
202-667-1948
S.

6 E Lenoxy
7 E Melrose

FAX staff report
to Paul K
202-667-9148

=== COVER PAGE ===

TO: _____

FAX: 3015633412

FROM: PAUL KATINAS

FAX: 202-667-9148

TEL: 202-667-1948

COMMENT:

PARAMOUNT DEVELOPMENT C O M P A N Y

2/6/01

Dear Robin,

My wife Carole has taken a picture of the mantel sticker. Hopefully it will come out. The information on the sticker reads as follows:

(I think it is Charles

Chor Morgan

Melrose St. Chevy Chase Md.

From

Chesapeake Supply Co.

Mantels, Tiles, Grates

Heating and Lighting Supplies

1009-1015 9th Street N.W. Washington D.C.

Dawson Manufacturing Co. Philadelphia

As far as salvaging materials goes. Mike Seebold has spent a day collecting items for the "Old House Fest". On the next page you will find a copy of his receipt.

Thank You,



MONTGOMERY PRESERVATION INC. OLD HOUSE PARTS

Recycling Pre-1940 house parts to Montgomery County Residents
P.O. Box 4661, Rockville MD 20850

DONOR RECEIPT

Date: 2/3/01

Donor Name PAUL KATINAS
Mailing Address #9 W. MELROSE
City, State, Zip CHEVY CHASE, MD, 20815
Project Address SAME
Orig. Construction Date 1909
Telephone number () _____

ITEMS: 100' L. HARDWOOD RAILING VALUE _____

150' L. 1" X 3" BALUSTERS _____

6 EA. NEWEL POST _____

2 EA. 6 PANEL DOORS _____

24 SETS HARDWARE (BRASS) _____

6 EA. BATHROOM ACCESS _____

12 EA. BRASS LIGHT FIX. _____

1 EA. SWINGING DOOR W/ HARDWARE _____

48 EA. BRASS HINGES _____

6 EA. STEEL RADIATORS
FRAMES _____

1 EA. DECORATIVE CLOTHES LINE DISPENSOR _____

Total: _____

Signature of MPI - OHP Representative MIKE SEIBALD



11:00:00 AM 11:00:00 AM 11:00:00 AM 11:00:00 AM 11:00:00 AM

DENIAL
MAILED
4/12/01

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

April 12, 2001

Mr. Reggie Jetter
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

Dear Mr. Jetter:

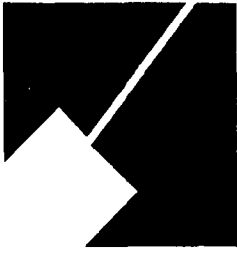
Attached, you will find the Historic Preservation Commission's decision on Historic Area Work Permit Case No. 35/13-01A REVISION, DPS Permit No. 237234.

Please feel free to call me at (301)563-3400 if you have any questions.

Sincerely,

Robin Ziek
Historic Preservation Planner

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

April 12, 2001

Mr. Paul G. Katinas
1815 Kalorama Road N.W.
Washington, D.C. 20009

Dear Mr. Katinas:

Attached, you will find the Historic Preservation Commission's decision on your Historic Area Work Permit Case No. 35/13-01A REVISION, DPS Permit No. 237234.

Please feel free to call me at (301)563-3400 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Robin Ziek" followed by a stylized monogram "RZ".

Robin Ziek
Historic Preservation Planner

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 4/11/01

TO: Local Advisory Panel/Town Government *Village of Chevy Chase*

FROM: Historic Preservation Section, M-NCPPC
RDZ Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 3/29/01
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-563-3400

Case No: 35/13-01A REV Received March 7, 2001

Public Appearance: March 28, 2001

Before the Montgomery County Historic Preservation Commission

Application of Mr. Paul Katinas

RE: Removal of original chimney on east elevation;
construction of roof dormer on east roof hip.

Chevy Chase Village Historic District

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to demolish the original brick chimney on the east elevation and construct a new dormer on the east roof hip at 9 West Melrose Street.

Commission Motion: At the March 28, 2001 meeting of the Historic Preservation Commission, Commissioner Harbit presented a motion for the demolition of the original brick chimney and construction of a new dormer on the east roof of the property at 9 West Melrose Street. Commissioner Harbit presented the motion. Commissioners Breslin, Harbit, Les, Velasquez and Williams voted in favor of the motion. Commissioner DeReggi voted against the motion. The motion was adopted 7 - 1.

ORIGINAL

DEFINITIONS:

The following terms are defined in Section 24A-2 of the Code:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the *Master Plan*, and structures thereon, on which is located a historic resource, unless reduced by the District Council or the commission, and

to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

Board: The county board of appeals of Montgomery County, Maryland.

Director: The director of the department of permitting services of Montgomery County, Maryland or his designee.

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials and the type or style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture. This includes, but is not limited to, all properties on the *Locational Atlas and Index of Historic Sites in Montgomery County*.

Historic site: Any individual historic resource that is significant and contributes to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the *Master Plan for Historic Preservation*.

Permit: An historic area work permit issued by the director authorizing work on an historic site or an historic resource located within an historic district.

BACKGROUND:

The applicant came before the Historic Preservation Commission (HPC) on November 15 and on December 6, 2000 for two Preliminary Consultations. Through that process, the HPC provided comments to the applicant on his project proposal and gave him guidance as to modifications to his proposal which should be incorporated in an upcoming Historic Area Work Permit application. For example, at the November 15th presentation, the applicant proposed a new addition which was approximately twice the size of the original house. Taking HPC comments into consideration, when the applicant returned to the HPC on December 6th, the proposed new addition had been significantly reduced in size.

At both Preliminary Consultations, the HPC discussed the importance of the brick chimney on the east elevation from the standpoint of architectural design and massing. At the November 15th meeting, one Commissioner noted that, with the demolition of the chimneys and the back wall, it is "like you're essentially demolishing this house and that's a problem to me." The Commissioners agreed that the November 15th proposal would not retain the perimeter of the house, and that one would not be able to read the evolution of this house. The applicant noted that he thought he could retain the original chimney on the east elevation of the original house.

At the second Preliminary Consultation on December 6, 2000, the applicant noted that he could save the original chimney as an architectural element on the exterior of the house, even if it wasn't part of a working fireplace. He noted that the chimney was the most visible part of that side and [retaining it would mean that] it's still visible and still contributes to the district.

The applicant submitted an Historic Area Work Permit application for the January 10, 2001 HPC meeting. The application was approved unanimously by the HPC as part of the "consent calendar" at that meeting because the Commission felt that the applicant had been responsive to their comments in the previous two Preliminary Consultations. There was no objection from the applicant, and no discussion of the project at that meeting. The applicant subsequently met with staff on 2/12/01 for staff-level review and stamping of the building permit set, as per HPC/DPS protocol, and the project moved into the construction phase.

9 West Melrose Street was designated in 1999 as a Contributing Resource in the Chevy Chase Village Historic District. It is an early 20th century resource in the Shingle Style, and was constructed between 1916-1927. This two-story structure exemplifies the transitional architectural development in Chevy Chase Village which has been characterized as "Academic Eclecticism. It is typical for buildings of this era to display elements of several different styles and types of ornamentation all on one structure." (*Master Plan Amendment*). At the subject property, there are elements of the Four Square, including the cube massing and the hipped roof accented with front and side dormers. But there is a wrap-around porch and the individualized plan which are more characteristic of the Shingle Style, as it relates to the asymmetrical layout of Victorian architecture.

The house has wood shingle siding. The front porch has arched openings across the front and side elevations and a crenellated parapet wall. The foundation is stone, and the chimneys are brick above this stone foundation. The house is also notable for the use of projecting oriel windows on the front and rear elevations, and a two-story projecting bay on the west elevation. There are several diamond-paned windows and one oval window on the front elevation.

EVIDENCE IN THE RECORD:

A written staff recommendation on this application was prepared and sent to the HPC on March 21, 2001. At the HPC meeting on March 28, 2001, staff person Robin D. Ziek showed 35mm slides of the site and presented an oral report on the staff recommendation. Staff recommended denial of the proposed demolition of the brick chimney on the east elevation, and the subsequent proposal to construct a new dormer on the east roof hip, noting the significance of the chimney as a prominent architectural feature of the site. Staff also noted that the HPC had specifically discussed the retention of the chimney as an important element of the original massing of the house, and noted that this was discussed by the HPC at both Preliminary Consultations.

Staff noted that this proposal is inconsistent with the criteria for approval in Chapter 24A-8(b)2 of the County Code, and inconsistent with the Secretary of the Interior's *Standards for Rehabilitation* #2, #9, and #10, as well as referring to the ideas presented in the Secretary of the

Interior's *Standards for Rehabilitation* #3. Standard #2 addresses the retention of distinctive materials ... that characterize a property." Standard #3 notes that "the property is a physical record of its time, place, and use, and cautions against changes that create a false sense of historical development." Standard #9 speaks for the preservation of historic materials and features even when new additions, or exterior alterations are undertaken. Standard #10 addresses life cycle alterations at a property, with new additions being added or taken away by subsequent owners. The new work "shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property... would be unimpaired."

Staff's specific concerns about the proposed demolition and new construction were:

1. The HPC had discussed the chimney with the applicant at both Preliminary Consultations, and supported retention of the chimney;
2. The applicant had proposed saving the chimney, knowing that special structural measures would have to be undertaken to accomplish that;
3. The applicant had not provided any new information for HPC consideration of this proposal, other than the complexity of the structural undertaking, and his reconsideration of the proposed work. He stated he would rather have more room in the attic, and not save the chimney as an architectural, but non-functioning, element.
4. The addition was approved with the understanding that it would preserve the basic sense of the original house, while still allowing the applicant to substantially enlarge the house with side and rear additions.
5. The addition of a new dormer in the east roof hip would balance the existing dormer in the west roof hip, and would provide a false sense of history and incorrect sense of the architectural decisions which were made at the time of construction. The replacement of the chimney on the east elevation with a new dormer would distort the original building massing and configuration. As constructed in the early 20th century, the house was a mixture of symmetrical and asymmetrical elements. This dynamic tension is one of the notable features of the historic district, and is discussed in the *Master Plan Amendment* as part of the historic context.
6. The east elevation and the chimney is visible from the public right-of-way. The chimney is an original architectural element, and can be seen as a prominent feature above the roof line.

Mr. Paul Katinas came forward to testify with his architect, Mr. John Katinas. Paul Katinas noted that his construction team questioned the proposal, even though it can be done. John Katinas testified that the existing chimney is in poor condition and, to construct the proposal as approved by the HPC, they will have to essentially rebuild it. John Katinas also reiterated that Paul would rather have more room in the attic, which he could obtain if the chimney were removed and a new dormer built on the east hip roof.

The Commissioners discussed other alternatives with the applicant, including Commissioner Williams asking about the possibility of removing the chimney and building only that portion which went above the roof. Commissioner Breslin discussed building a full-height chimney on the end wall of the expanded living room. And Commissioner O'Malley noted that they could simply retain the original floor plan, forgo the extra six feet in the living room, and retain the original chimney with its original fireplace.

Mr. John Katinas responded to these suggestions, noting that the full-height chimney at the new wall location was not feasible due to the unsupported height it would have. He also noted that the approved floor plan worked for their purposes, and they didn't want to lose the expanded living room space. Paul Katinas noted that, rather than rebuild the chimney even just above the roof line, he wanted to build the new dormer in the attic.

Commissioner Spurlock noted that the house was not designed to be symmetrical.

Commissioner Harbit supported retention of the chimney as a critical feature in the original design, and trying to make the house symmetrical with the addition of a dormer would not be preservation.

Commissioner Velasquez spoke in support of the original design with its asymmetrical form, and didn't want to approve further destruction of the original house.

Commissioner DeReggi spoke up in favor of the proposal, as she was not supportive of elements which were seen as decoration rather than functional.

The Local Advisory Panel (LAP) comments were transmitted by their Chair, Mr. Tom Bourke, via Fax machine. These comments were distributed to the HPC and to the applicant at the meeting. The LAP noted that they were not in favor of an incremental approach to changing the house and expanding the amount of demolition and reconstruction. That said, their sense of this specific proposal was that it affected primarily the side of the house, and therefore should be approved.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:

The criteria which the Commission must use in determining whether to deny a Historic Area Work Permit application are found in Section 24A-8(a) of the Ordinance.

Section 24A-8(a) provides that:

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 or 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.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's *Standards for Rehabilitation and Guidelines*, adopted by the Commission on February 5, 1987. In particular Standards #2, #3, #9 and #10 are applicable in this case.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

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

Standard 10: New additions and adjacent or related new construction shall 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.

FINDINGS OF FACT:

Based on this, the Commission finds that:

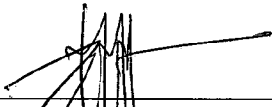
1. The property at 9 West Melrose is a Contributing Resource within the Chevy Chase Village Historic District, as designated on the Montgomery County *Master Plan for Historic Preservation*. As a Contributing Resource in the district, all proposals for changes and alterations are guided by the district specific *Guidelines*, and by the Secretary of the Interior's *Standards for Rehabilitation*.
2. The proposed alterations are inconsistent with the previous discussion between the HPC and the applicant.
3. The applicant has not provided any new information to support reconsideration of the original themes and discussion by the HPC.
4. The proposed new dormer would alter the original asymmetrical design and massing of the historic structure, and remove elements of that original design, damaging the integrity of the historic structure and historic district.

CONCLUSIONS OF LAW:

The Commission was guided in its decision by Chapter 24A, the Chevy Chase Village *Guidelines*, and the Secretary of the Interior's *Standards for Rehabilitation*. Because the proposed project would affect the integrity of the Chevy Chase Village Historic District, the Commission can not be lenient in its judgement of this proposal for a revision to the existing Historic Area Work Permit, pursuant to 24A-8(d).

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Historic Preservation Commission **denies** the application of Mr. Paul Katinas for a Revision to the existing Historic Area Work Permit, to demolish the original chimney on the east elevation, and to construct a new dormer in the east roof hip on the property at 9 West Melrose Street in the Chevy Chase Village Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



Steven Spuflock, Chairperson
Montgomery County
Historic Preservation Commission

4/11/01

Date

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-563-3400

Case No: 35/13-01A REV Received March 7, 2001

Public Appearance: March 28, 2001

Before the Montgomery County Historic Preservation Commission

Application of Mr. Paul Katinas

RE: Removal of original chimney on east elevation;
construction of roof dormer on east roof hip.

Chevy Chase Village Historic District

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to demolish the original brick chimney on the east elevation and construct a new dormer in the east roof hip at 9 West Melrose Street.

Commission Motion: At the March 28, 2001 meeting of the Historic Preservation Commission, Commissioner Harbit presented a motion to deny this application for the demolition of the original brick chimney on the east elevation and the construction of a new dormer on the east roof hip at the residential property at 9 West Melrose Street. Commissioner Velasquez seconded the motion. Commissioners Breslin, Harbit, Lesser, O'Malley, Spurlock, Velasquez and Williams voted in favor of the motion; Commissioner DeReggi voted against the motion. The motion was passed 7 - 1.

DEFINITIONS:

The following terms are defined in Section 24A-2 of the Code:

Appurtenances and environmental setting: The entire parcel, as of the date on which the historic resource is designated on the *Master Plan*, and structures thereon, on which is located a historic resource, unless reduced by the District Council or the commission, and

to which it relates physically and/or visually. Appurtenances and environmental settings shall include, but not be limited to, walkways and driveways (whether paved or not), vegetation (including trees, gardens, lawns), rocks, pasture, cropland and waterways.

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Permit: An historic area work permit issued by the director authorizing work on an historic site or an historic resource located within an historic district.

BACKGROUND:

The applicant came before the Historic Preservation Commission (HPC) on November 15 and on December 6, 2000 for two Preliminary Consultations. Through that process, the HPC provided comments to the applicant on his project proposal and gave him guidance as to modifications to his proposal which should be incorporated in an upcoming Historic Area Work Permit application. For example, at the November 15th presentation, the applicant proposed a new addition which was approximately twice the size of the original house. Taking HPC comments into consideration, when the applicant returned to the HPC on December 6th, the proposed new addition had been significantly reduced in size.

At both Preliminary Consultations, the HPC discussed the importance of the brick chimney on the east elevation from the standpoint of architectural design and massing. At the November 15th meeting, one Commissioner noted that, with the demolition of the chimneys and the back wall, it is "like you're essentially demolishing this house and that's a problem to me." The Commissioners agreed that the November 15th proposal would not retain the perimeter of the house, and that one would not be able to read the evolution of this house. The applicant noted that he thought he could retain the original chimney on the east elevation of the original house.

At the second Preliminary Consultation on December 6, 2000, the applicant noted that he could save the original chimney as an architectural element on the exterior of the house, even if it wasn't part of a working fireplace. He noted that the chimney was the most visible part of that side and [retaining it would mean that] it's still visible and still contributes to the district.

The applicant submitted an Historic Area Work Permit application for the January 10, 2001 HPC meeting. The application was approved unanimously by the HPC as part of the "consent calendar" at that meeting because the Commission felt that the applicant had been responsive to their comments in the previous two Preliminary Consultations. There was no objection from the applicant, and no discussion of the project at that meeting. The applicant subsequently met with staff on 2/12/01 for staff-level review and stamping of the building permit set, as per HPC/DPS protocol, and the project moved into the construction phase.

9 West Melrose Street was designated in 1999 as a Contributing Resource in the Chevy Chase Village Historic District. It is an early 20th century resource in the Shingle Style, and was constructed between 1916-1927. This two-story structure exemplifies the transitional architectural development in Chevy Chase Village which has been characterized as "Academic Eclecticism. It is typical for buildings of this era to display elements of several different styles and types of ornamentation all on one structure." (*Master Plan Amendment*). At the subject property, there are elements of the Four Square, including the cube massing and the hipped roof accented with front and side dormers. But there is a wrap-around porch and the individualized plan which are more characteristic of the Shingle Style, as it relates to the asymmetrical layout of Victorian architecture.

The house has wood shingle siding. The front porch has arched openings across the front and side elevations and a crenellated parapet wall. The foundation is stone, and the chimneys are brick above this stone foundation. The house is also notable for the use of projecting oriel windows on the front and rear elevations, and a two-story projecting bay on the west elevation. There are several diamond-paned windows and one oval window on the front elevation.

EVIDENCE IN THE RECORD:

A written staff recommendation on this application was prepared and sent to the HPC on March 21, 2001. At the HPC meeting on March 28, 2001, staff person Robin D. Ziek showed 35mm slides of the site and presented an oral report on the staff recommendation. Staff recommended denial of the proposed demolition of the brick chimney on the east elevation, and the subsequent proposal to construct a new dormer on the east roof hip, noting the significance of the chimney as a prominent architectural feature of the site. Staff also noted that the HPC had specifically discussed the retention of the chimney as an important element of the original massing of the house, and noted that this was discussed by the HPC at both Preliminary Consultations.

Staff noted that this proposal is inconsistent with the criteria for approval in Chapter 24A-8(b)2 of the County Code, and inconsistent with the Secretary of the Interior's *Standards for Rehabilitation* #2, #9, and #10, as well as referring to the ideas presented in the Secretary of the

Interior's *Standards for Rehabilitation* #3. Standard #2 addresses the retention of distinctive materials ... that characterize a property." Standard #3 notes that "the property is a physical record of its time, place, and use, and cautions against changes that create a false sense of historical development." Standard #9 speaks for the preservation of historic materials and features even when new additions, or exterior alterations are undertaken. Standard #10 addresses life cycle alterations at a property, with new additions being added or taken away by subsequent owners. The new work "shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property... would be unimpaired."

Staff's specific concerns about the proposed demolition and new construction were:

1. The HPC had discussed the chimney with the applicant at both Preliminary Consultations, and supported retention of the chimney;
2. The applicant had proposed saving the chimney, knowing that special structural measures would have to be undertaken to accomplish that;
3. The applicant had not provided any new information for HPC consideration of this proposal, other than the complexity of the structural undertaking, and his reconsideration of the proposed work. He stated he would rather have more room in the attic, and not save the chimney as an architectural, but non-functioning, element.
4. The addition was approved with the understanding that it would preserve the basic sense of the original house, while still allowing the applicant to substantially enlarge the house with side and rear additions.
5. The addition of a new dormer in the east roof hip would balance the existing dormer in the west roof hip, and would provide a false sense of history and incorrect sense of the architectural decisions which were made at the time of construction. The replacement of the chimney on the east elevation with a new dormer would distort the original building massing and configuration. As constructed in the early 20th century, the house was a mixture of symmetrical and asymmetrical elements. This dynamic tension is one of the notable features of the historic district, and is discussed in the *Master Plan Amendment* as part of the historic context.
6. The east elevation and the chimney is visible from the public right-of-way. The chimney is an original architectural element, and can be seen as a prominent feature above the roof line.

Mr. Paul Katinas came forward to testify with his architect, Mr. John Katinas. Paul Katinas noted that his construction team questioned the proposal, even though it can be done. John Katinas testified that the existing chimney is in poor condition and, to construct the proposal as approved by the HPC, they will have to essentially rebuild it. John Katinas also reiterated that Paul would rather have more room in the attic, which he could obtain if the chimney were removed and a new dormer built on the east hip roof.

The Commissioners discussed other alternatives with the applicant, including Commissioner Williams asking about the possibility of removing the chimney and building only that portion which went above the roof. Commissioner Breslin discussed building a full-height chimney on the end wall of the expanded living room. And Commissioner O'Malley noted that they could simply retain the original floor plan, forgo the extra six feet in the living room, and retain the original chimney with its original fireplace.

Mr. John Katinas responded to these suggestions, noting that the full-height chimney at the new wall location was not feasible due to the unsupported height it would have. He also noted that the approved floor plan worked for their purposes, and they didn't want to lose the expanded living room space. Paul Katinas noted that, rather than rebuild the chimney even just above the roof line, he wanted to build the new dormer in the attic.

Commissioner Spurlock noted that the house was not designed to be symmetrical.

Commissioner Harbit supported retention of the chimney as a critical feature in the original design, and trying to make the house symmetrical with the addition of a dormer would not be preservation.

Commissioner Velasquez spoke in support of the original design with its asymmetrical form, and didn't want to approve further destruction of the original house.

Commissioner DeReggi spoke up in favor of the proposal, as she was not supportive of elements which were seen as decoration rather than functional.

The Local Advisory Panel (LAP) comments were transmitted by their Chair, Mr. Tom Bourke, via Fax machine. These comments were distributed to the HPC and to the applicant at the meeting. The LAP noted that they were not in favor of an incremental approach to changing the house and expanding the amount of demolition and reconstruction. That said, their sense of this specific proposal was that it affected primarily the side of the house, and therefore should be approved.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:

The criteria which the Commission must use in determining whether to deny a Historic Area Work Permit application are found in Section 24A-8(a) of the Ordinance.

Section 24A-8(a) provides that:

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 or 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.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's *Standards for Rehabilitation and Guidelines*, adopted by the Commission on February 5, 1987. In particular Standards #2, #3, #9 and #10 are applicable in this case.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

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

Standard 10: New additions and adjacent or related new construction shall 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.

FINDINGS OF FACT:

Based on this, the Commission finds that:

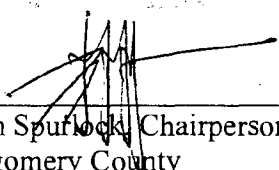
1. The property at 9 West Melrose is a Contributing Resource within the Chevy Chase Village Historic District, as designated on the Montgomery County *Master Plan for Historic Preservation*. As a Contributing Resource in the district, all proposals for changes and alterations are guided by the district specific *Guidelines*, and by the Secretary of the Interior's *Standards for Rehabilitation*.
2. The proposed alterations are inconsistent with the previous discussion between the HPC and the applicant.
3. The applicant has not provided any new information to support reconsideration of the original themes and discussion by the HPC.
4. The proposed new dormer would alter the original asymmetrical design and massing of the historic structure, and remove elements of that original design, damaging the integrity of the historic structure and historic district.

CONCLUSIONS OF LAW:

The Commission was guided in its decision by Chapter 24A, the Chevy Chase Village *Guidelines*, and the Secretary of the Interior's *Standards for Rehabilitation*. Because the proposed project would affect the integrity of the Chevy Chase Village Historic District, the Commission can not be lenient in its judgement of this proposal for a revision to the existing Historic Area Work Permit, pursuant to 24A-8(d).

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Historic Preservation Commission **denies** the application of Mr. Paul Katinas for a Revision to the existing Historic Area Work Permit, to demolish the original chimney on the east elevation, and to construct a new dormer in the east roof hip on the property at 9 West Melrose Street in the Chevy Chase Village Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



Steven Spurlock, Chairperson
Montgomery County
Historic Preservation Commission

4/11/01

Date

Sender: "Bourke Tom" <tom.bourke@whihomes.com>

The following are the comments of the
Chevy Chase Village Local Advisory Panel
regarding agenda items for the 3/28/01 HPC Hearing:

9 West Melrose

Katinas (contract purchaser)

Contributing resource

Revision to approved plan: remove - rather than support with beam - east
side chimney

HPC Staff Recommendation: deny

LAP recommendation: approval. Several LAP members expressed concerns about the process which appears to have been followed here - i.e. an incremental approach to changing the house and expanding the amount of demolition and reconstruction. Nevertheless it is the consensus of the LAP that this change affects primarily the side of the house. Therefore it should be subject to lenient scrutiny, and is approvable. We recognize that the chimney and new dormer are above the roofline and as such are visible from the street. However we believe they are not integral to the main façade of the house, and that the changes proposed are consistent with the basic style of the house. We would also note that preservation of the "design intent" of the original structure when the change is focussed on the use of an interior room is not a local concern nor a criterion within our Guidelines.

Submitted for the CCV LAP by Tom Bourke, Chair

REVISED

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

301-563-3400

WEDNESDAY

March 28, 2001

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: The HPC agenda is subject to change anytime after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend.

- I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room.
- II. HISTORIC PRESERVATION MASTER PLAN EVALUATION - 7:30 p.m. in MRO Auditorium.
 - A. Second HPC worksession to formulate a recommendation on the potential historic designation of resources in the **Olney/Sandy Spring/Goshen** area. (No public testimony will be taken at this time.)
- III. HISTORIC AREA WORK PERMITS - 8:30 p.m. in MRO Auditorium.
 - A. Harry Montgomery, for new fencing at 211 Market Street, Brookeville (HPC Case #23/65-01A) (Brookeville Historic District).
 - B. Daniel Ruppert, for new construction at 26003 Frederick Road, Hyattstown Park (HPC Case #10/59-01D) (Hyattstown Historic District).
 - C. Paul Katinas, for alterations at 9 West Melrose Street (HPC Case # 35/13-01A **REVISED**) (Chevy Chase Village Historic District).
 - D. Steven P. Lillie & Carol Davies, for outbuilding demolition and new construction at 11006 Montrose Avenue, Garrett Park (HPC Case # 30/13-01A) (Garrett Park Historic District).
 - E. Christine Owens and Sanford Newman, for tree removal at 7101 Cedar Avenue, Takoma Park (HPC Case # 37/3-00CC **CONTINUED**)(Takoma Park Historic District).

(OVER)

F. David Corn & Welmoed Laanstra (Saskia VanGroningen, Agent), for rear addition at 38 Hickory Avenue, Takoma Park (HPC Case #37/3-01F) (Takoma Park Historic District).

(Withdrawn) G. Housing Opportunities Commission (Ron Cantrell, Agent), for window replacement at 8708, 8712, 8716 & 8722 Colesville Road, Silver Spring (HPC Case # 36/7-2-01A) (**Montgomery Arms Apartment**, *Master Plan Site #36/7-2*).

IV. PRELIMINARY CONSULTATION - 10:00 p.m. in MRO Auditorium.

A. Thomas Cosgrove, for alterations and new addition to 10919 Montrose Avenue, Garrett Park (Garrett Park Historic District). - *pages 6*

V. MINUTES

Vergara FAX 301.949.5213

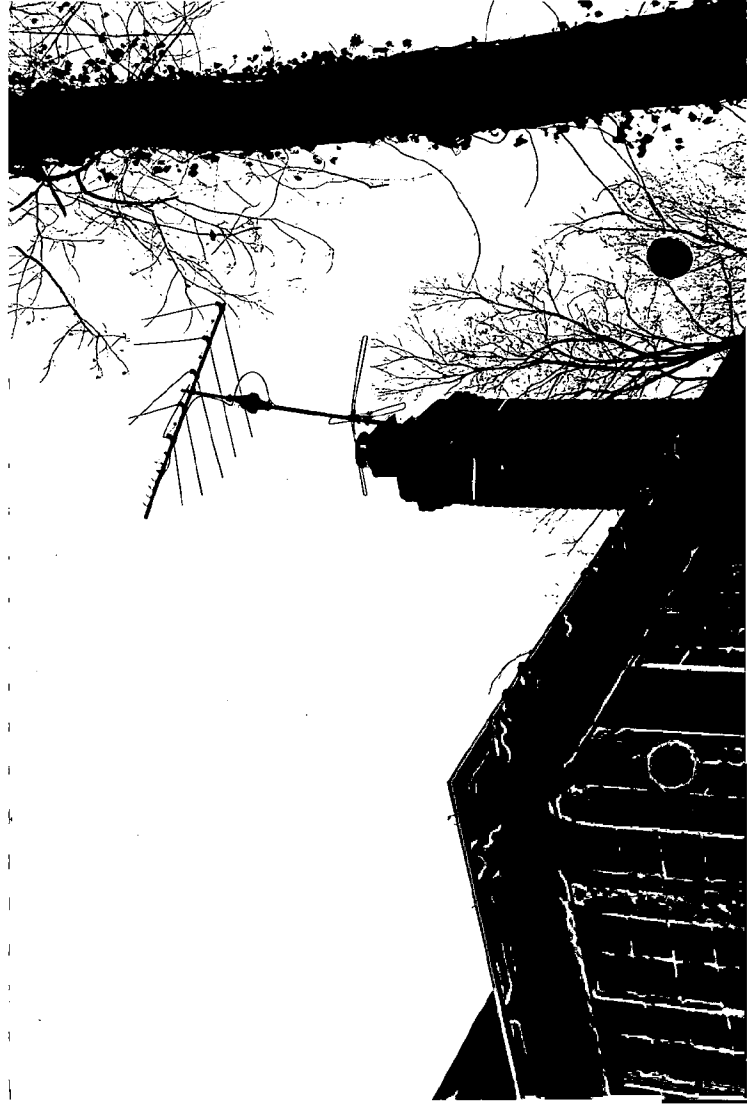
A. February 28, 2001

VI. OTHER BUSINESS

A. Commission Items

B. Staff Items

VII. ADJOURNMENT



003 NO 07N00 2NN- 3 0340

(No. 2A)

30587





002 NA 0ANAB INN- 2 0340

<No. 2A>

RECEIVED

RECEIVED

30586

Israeli Archive

RECEIVED

What happens with the
drainage ?

Next door neighbor is
Very concerned.

Reminders

Thursday

Jan 18th 8³⁰ p.m.

Given -
Alex email
Talking points
to the HPC.

guy - Pl.
Eob.

-
6. The Following **Record Plats** are Recommended for APPROVAL, Subject to the Appropriate Conditions of Approval of the Preliminary and/or Site Plans:

NOT AVAILABLE AT TIME OF PRINTING

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

7. **Zoning Text Amendment No. 01-02 and Subdivision Regulations Amendment No. 01-1**

Introduced by Councilmember Leggett; Amend the Zoning Ordinance and Subdivision Regulations to extend the sunset provisions for the Department of Permitting Services

(Action Required for Hearing of 05-15-01)

Staff Recommendation: Approval.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

8. **Mandatory Referral No. 01804-DPWT-1**

US 29 Sidewalks: Lorraine Avenue to Burnt Mills Avenue

Staff Recommendations: Approval with conditions.

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action:

3/28/01

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9 West Melrose Street	Meeting Date:	3/28/01
Applicant:	Paul Katinas	Report Date:	3/ ²¹ / 14 /01
Resource:	Chevy Chase Village Historic District	Public Notice:	¹⁴ 3/7/00
Review:	HAWP – REVISION	Tax Credit:	Partial
Case Number:	35/13-01A REV	Staff:	Robin D. Ziek

PROPOSAL: Remove all of the original chimney on the east side of the house; proceed with previously approved side addition. Add dormer on east hip of main roof.

RECOMMEND: Deny proposed revision

*7-1
DeKessig
votes
for the
proposal*

The applicant came before the HPC on November 15 and on December 6, 2000 for two Preliminary Consultations. The Historic Area Work Permit was approved at the January 10, 2001 meeting as a "Consent" item, based on the applicant's positive response to the HPC comments at the two Preliminary Consultations.

RESOURCE: Contributing Resource in the Chevy Chase Village Historic District
 STYLE: Shingle
 DATE: 1916-1927

PROPOSAL

The applicant proposes to remove the original brick chimney on the east side of the house in its entirety. The applicant then proposes to construct a new dormer in the east hip of the roof, which would replicate the existing dormers on the west and south roof hips.

STAFF DISCUSSION

The existing HAWP permits the expansion of the living room to the east with the resulting removal of the lower 1/2 of the chimney. The upper portion, that which would be visible above the roof of the new one-story addition, would be retained. To achieve this, the applicant proposed supporting the upper portion of the chimney with structural beams in the new addition. This would accommodate the new interior space, and comply with the concerns of the HPC (see Circle 30-35).

(1)

The original chimney was discussed at both Preliminary Consultations and was seen as an element that helped preserve the sense of the original massing of the house. The HPC acknowledged that the applicant proposed substantial changes to the site, but felt that the new additions might be approved if the original massing were still clearly legible. This would be accomplished by retaining the form of the roof and preserving the memory of the Four Square form of the house by revealing the original edges. On the east elevation, this is delineated by the chimney, which extends from grade to the roof.

There is no new information to indicate that anything has changed during the renovation of the house to support this new application. While acknowledging that it is challenging to support a chimney with structural beams, the commission discussed this specifically with the applicant. The commission was reassured by the approach proposed by the applicant to retain the chimney above the new addition as an important element of the original house.

Staff notes that the revised proposal utilizes the existing vocabulary of the original structure, and fits in with a theory of the original planning of the house. Staff and the applicant have surmised that the reason why there was no dormer on the east hip is because the chimney came up above the roof at that point. The chimney would, therefore, have obstructed any view from the dormer, and the house was built with the unsymmetrical dormer layout.

One might surmise that the original builder might have added the dormer on the east side if the fireplace had been at a different location in the living room. Whether or not this is logical, the history of the house reveals a different story. The existing chimney location reflects the designer's intentions for the dramatic entry/living room with a central and prominent fireplace on the east wall, and the chimney expresses the edge of the house on this elevation.

Under the terms of the approved HAWP, the applicant has substantially altered the interior plan so that the original fireplace would be in the middle of a new space if it were retained in total. However, the HPC did not comment on interior alterations. The commission restricted its comments to the review of exterior changes only, focusing on the preservation of the original house while accommodating the applicant with large new additions, which were deemed compatible with the district. As noted in the 2nd Preliminary Consultation, the commission was guided by the Secretary of the Interior *Guidelines*. This includes guidance on alterations and additions, which shall not destroy historic materials, features and spatial relationships (#9) and which shall be reversible (#10).

STAFF RECOMMENDATION

Staff recommends against the proposal because the new revision does not preserve the original design intent of the structure, would remove original material, would remove an original feature, and would be misleading in terms of the actual history of the site. In any historic district, secondary resources are still significant structures and integral to the district's story.

(See Circle
36, standard
3)

2

Staff recommends that the Commission find this proposal inconsistent with the purposes of Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and with the Secretary of the Interior Guidelines #9:

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

and with the Secretary of the Interior Guidelines #10:

New additions and adjacent or related new construction shall 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.

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Adjacent Property (East of house)
 5 West Melrose Street
 John J. + Kathleen K. McMackin
 Home - 301-656-8012
 Work - 202-659-8201

Adjacent Property (West of House)
 11 West Melrose Street
 Nicholas + Lydia Calio
 Home - 301-656-9033
 Work - 202-898-4746

Confronting Property (Across Street from house)
 6 West Melrose Street
 T. W., Jr. + Carter Perry
 Home - UNLISTED
 Work - 301-652-2600 (T.W. Perry Lumber)

(Across The Street)
 4 West Melrose Street
 Edmond + Mary T. Bartlett
 Home 301-718-1622
 Work 301-718-0937

(Across The Street)
 8 West Melrose Street
 Herbert W. + Alki B. Jacobs
 Home 301-654-1830

EXISTING SQUARE FOOTAGE

HOUSE = 1175 sq ft + 432 sq ft Rear Porch

GARAGE = 399

SHED = 128

TOTAL = 1702 sq ft (2134 total)

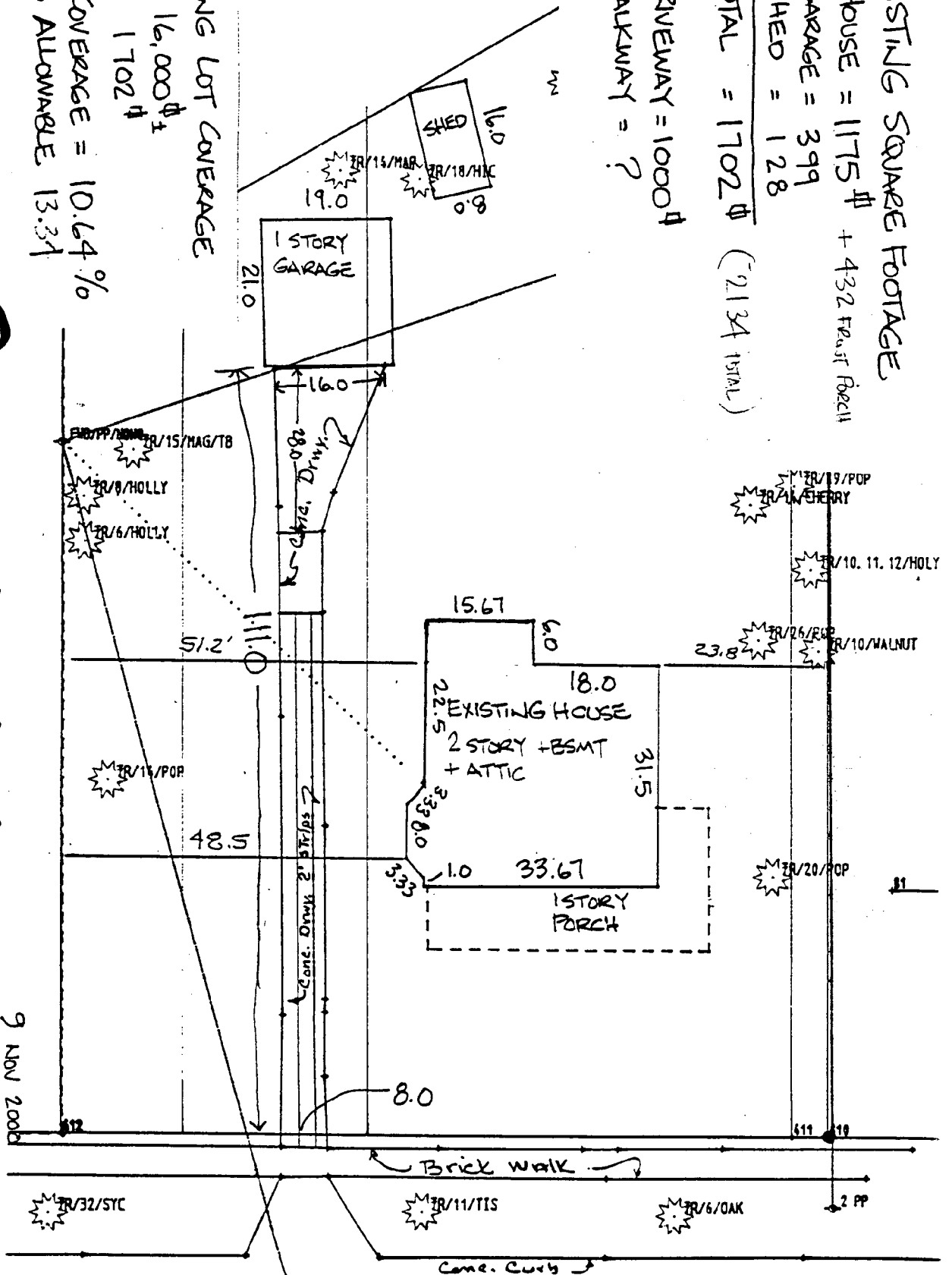
DRIVEWAY = 1000 sq ft

WALKWAY = ?

EXISTING LOT COVERAGE
 LOT = 16,000 sq ft
 HOUSE = 1702 sq ft
 % OF COVERAGE = 10.64%
 35% ALLOWABLE 13.31

SITE PLAN SQUARE FOOTAGE

**#9 WEST MELROSE STREET
 CHEVY CHASE MD 20815**



9 Nov 2000
 30 OCT 2000
1"=20'

JOHN KATINAS ARCHITECT
 8738 BRIGADOON DRIVE
 BETHESDA MD 20817
 (301) 823-0828

EXISTING

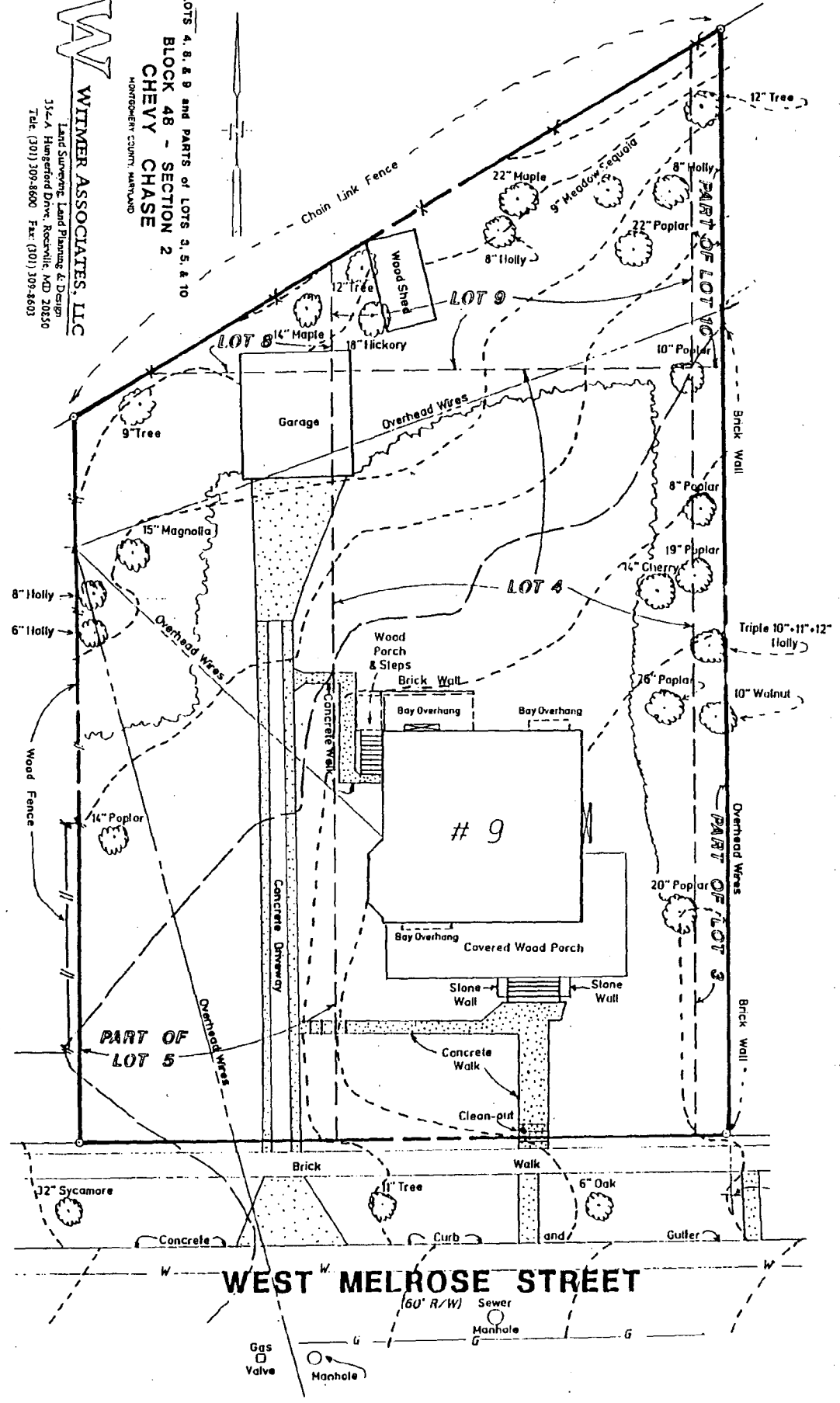
KATINAS

5 8

EXISTING SITE & TREE SURVEY
#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

W
WIMMER ASSOCIATES, LLC
 Land Surveying, Land Planning & Design
 3324 A Hungerford Drive, Rockville, MD 20850
 Tel: (301) 309-8600 Fax: (301) 309-8603

LOTS 4, 8, & 9 and PARTS of LOTS 3, 5, & 10
 BLOCK 48 - SECTION 2
 CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND



WEST MELROSE STREET

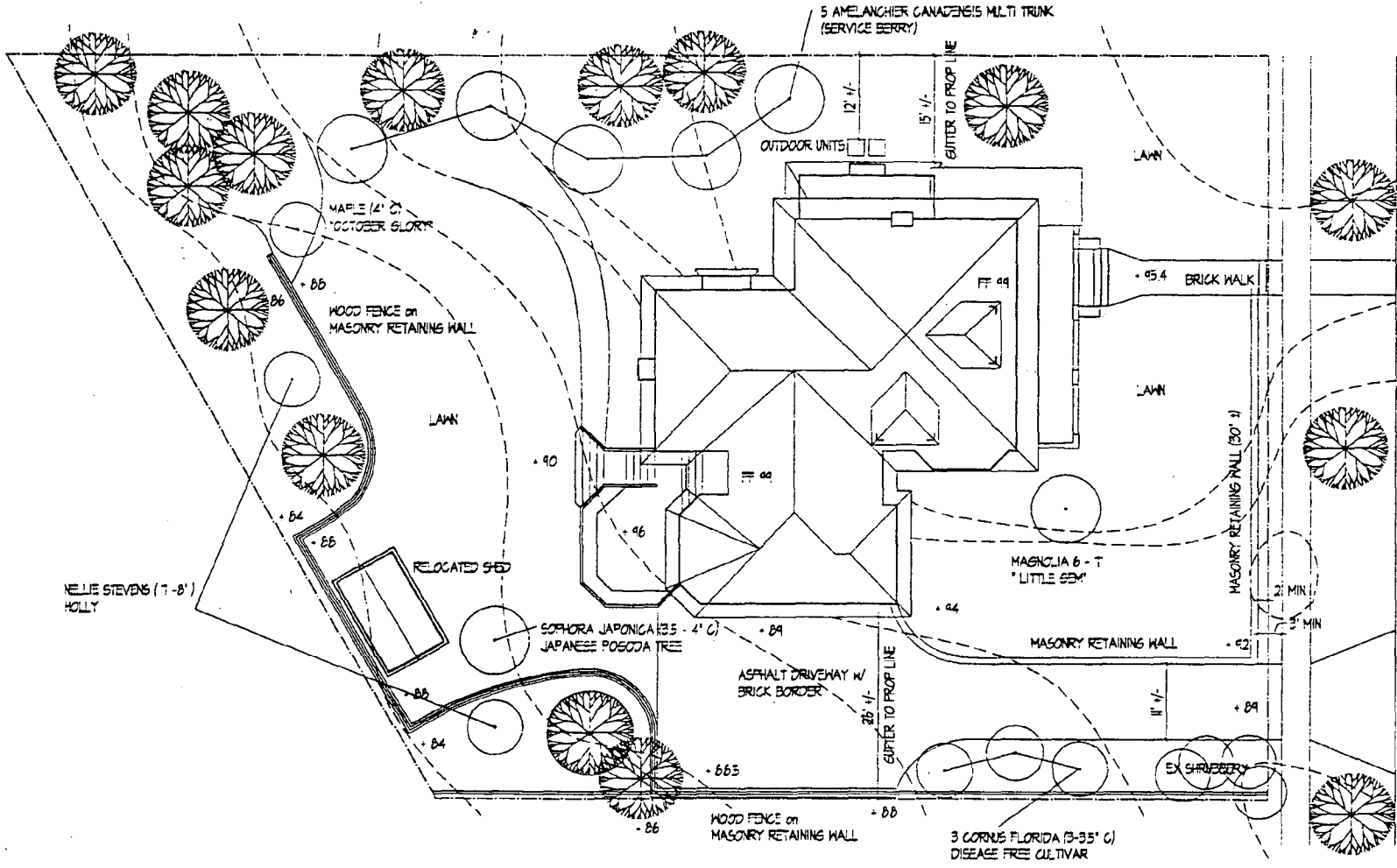
SEE DISK BOOK
1A
 JOHN KATYLA ASSOCIATES
 5728 BRIMLINGTON DRIVE
 BETHESDA AND
 ROCKVILLE

6
 7

11

KATINAR

PROPOSED



SITE & RE-FORESTATION PLAN

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

7

DEC 2000
1"=15' 10
 JOHN KATINAR ARCHITECT
 8728 BRISADOWN DRIVE
 BETHESDA MD 20817
 (301) 583-0882

MAR 06 2001

PAUL

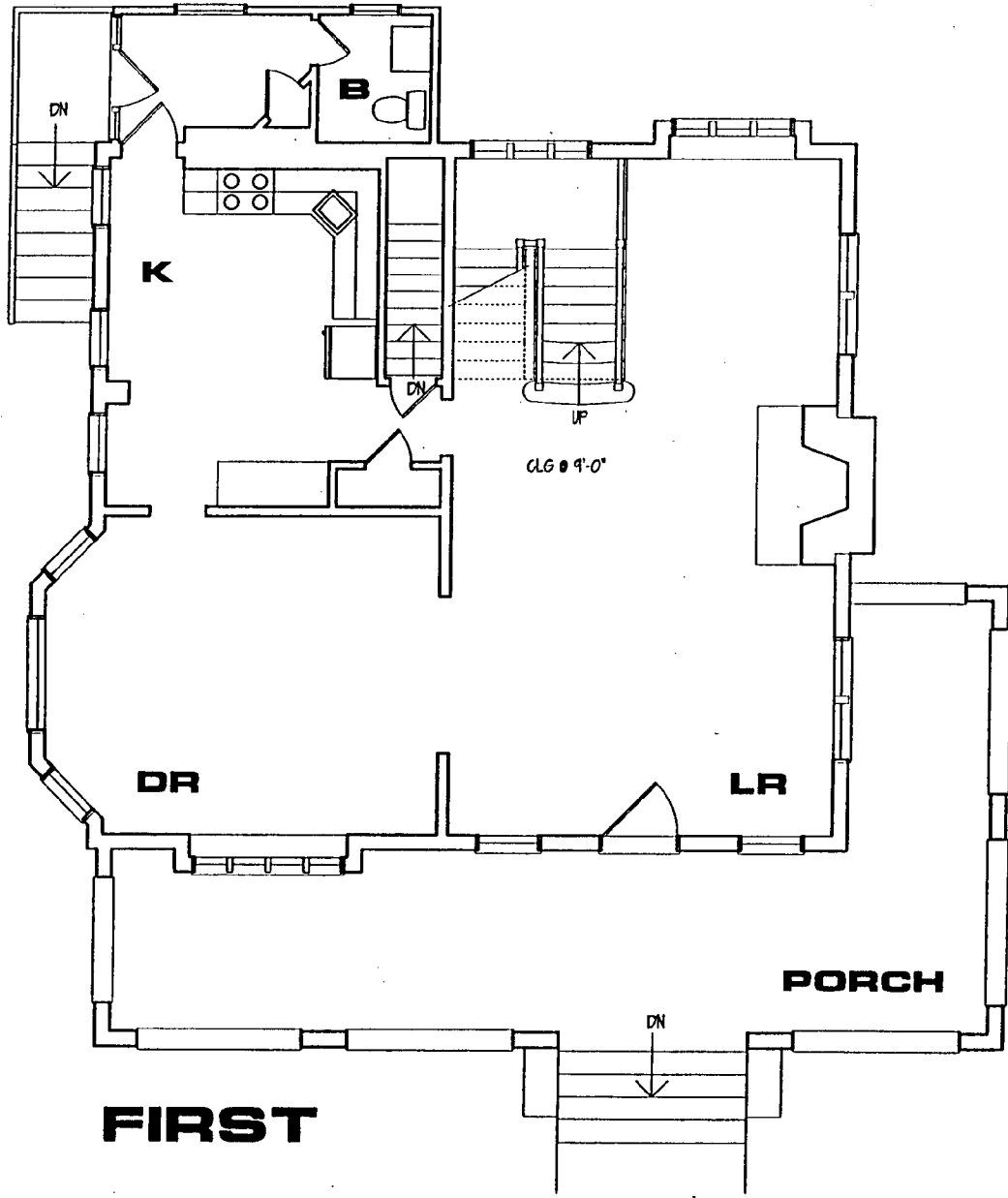
HERE ARE ELEVATIONS YOU CAN SEND
TO ROBIN. 1 → 4 AS APPROVED
2 → 8 PROPOSED REMOVAL OF CHIMNEY
9 → 12 WITH NEW CORNER.

CALL WITH QUESTION.

JOHN

14

KATINAS



6

FIRST

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

1175 #
not including
porch

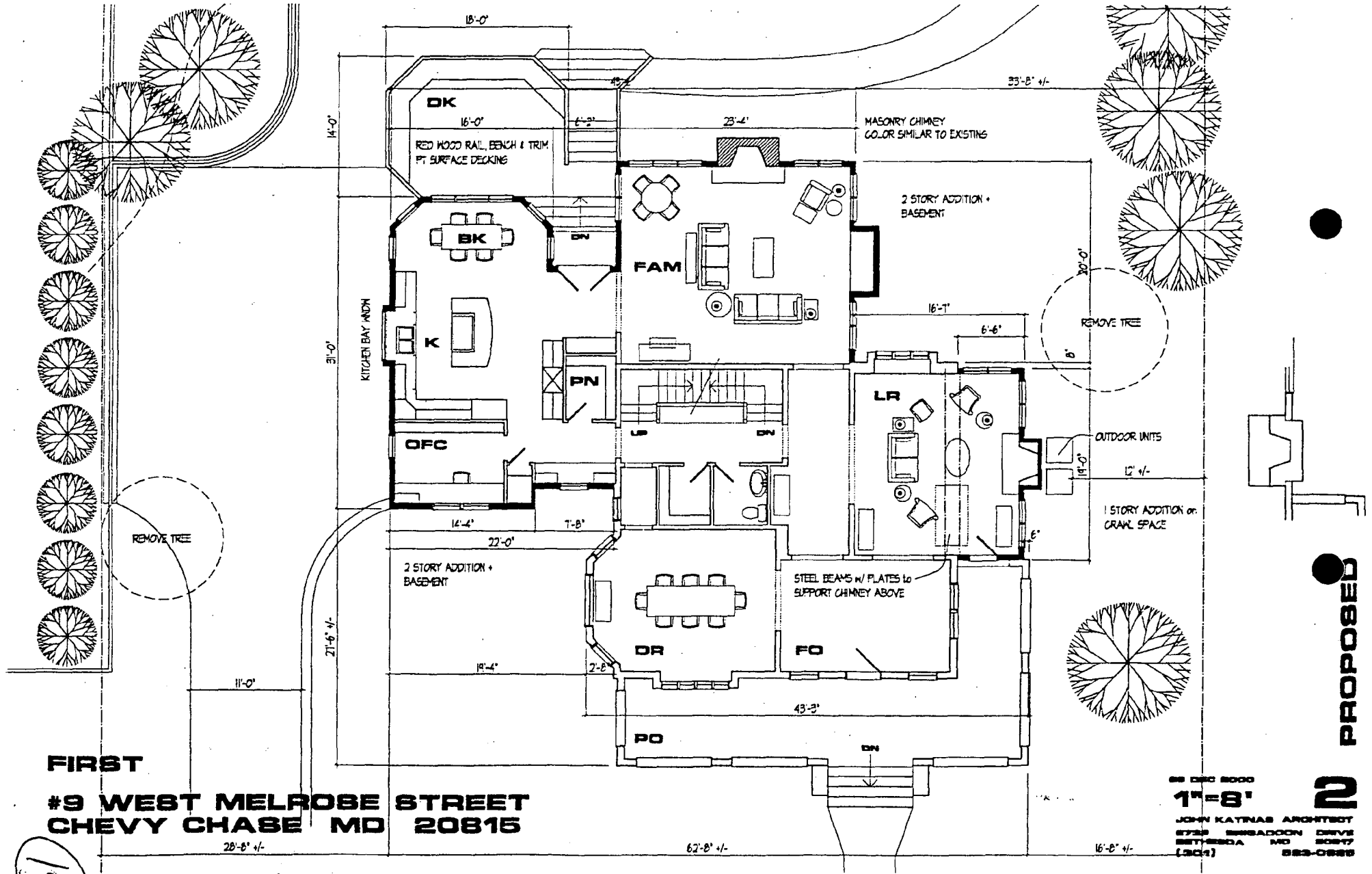
30 OCT 2000

1"=8'

3

JOHN KATINAS ARCHITECT
6738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 623-0825

EXISTING



FIRST
#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

28 DEC 2000
1"=8'
 JOHN KATINAS ARCHTCT
 8728 BRISACON DRIVE
 BETHESDA MD 20817
 (301) 883-0888

PROPOSED

10

KATINAS (21)



B SOUTH

EXISTING

(11)

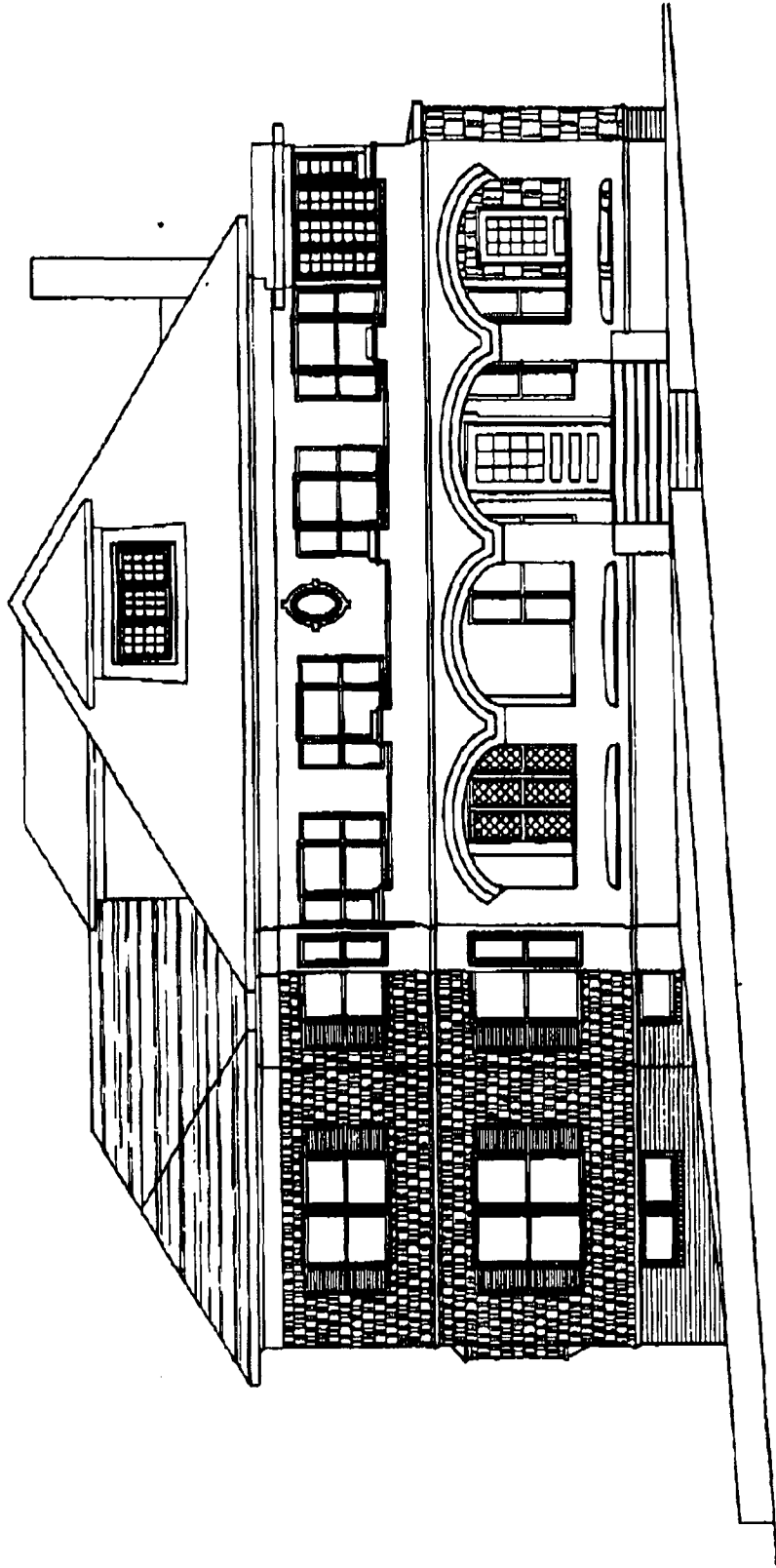
**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

30 OCT 2000

1"=8'



**JOHN KATINAS ARCHITECT
6738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0825**



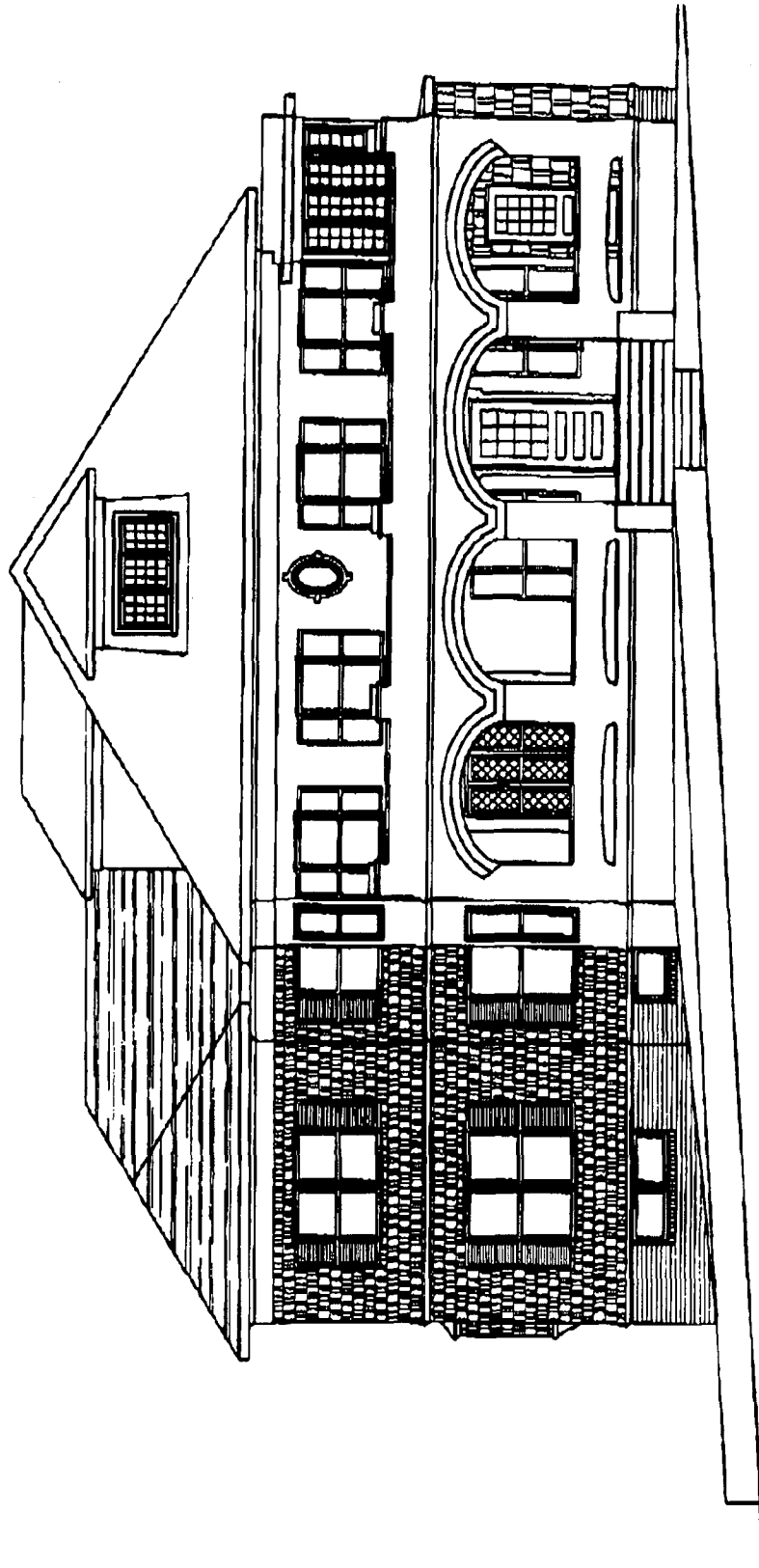
SOUTH
AS APPROVED

MAR 06 2001

FRONT

①

①
12



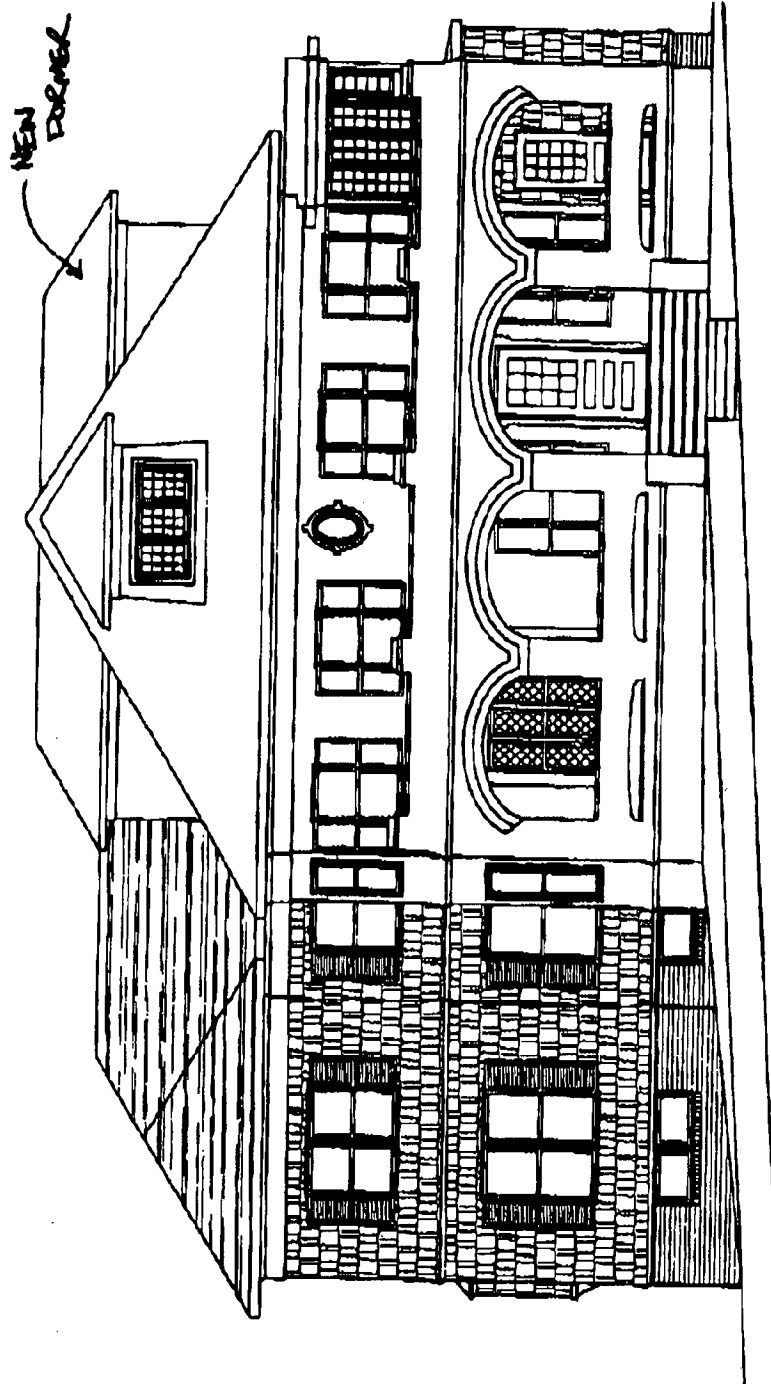
SOUTH
AS PROPOSED.

MAR 06 2001

FROST ⑤

PROPOSED REMOVAL OF CHIMNEY

⑬



SOUTH

MAR 06 2001

FRONT 9

PROPOSED NEW DORMER

14



KATINAS 23

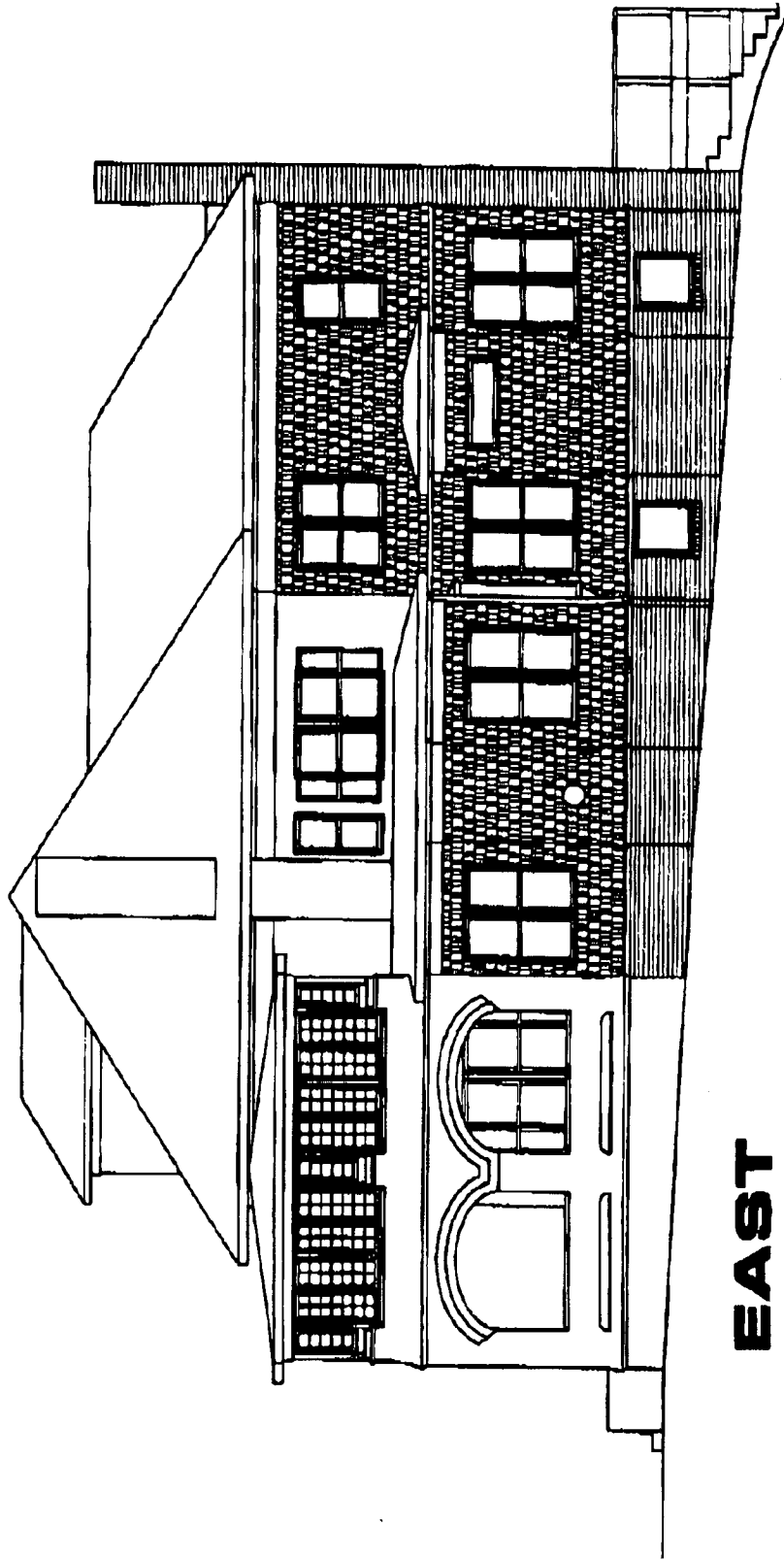
15

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

30 OCT 2000
1"=8'

JOHN KATINAS ARCHITECT
8738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0825

8



EAST

MAR 06 2001

(2)

RIGHT

Previously Approved

(16)



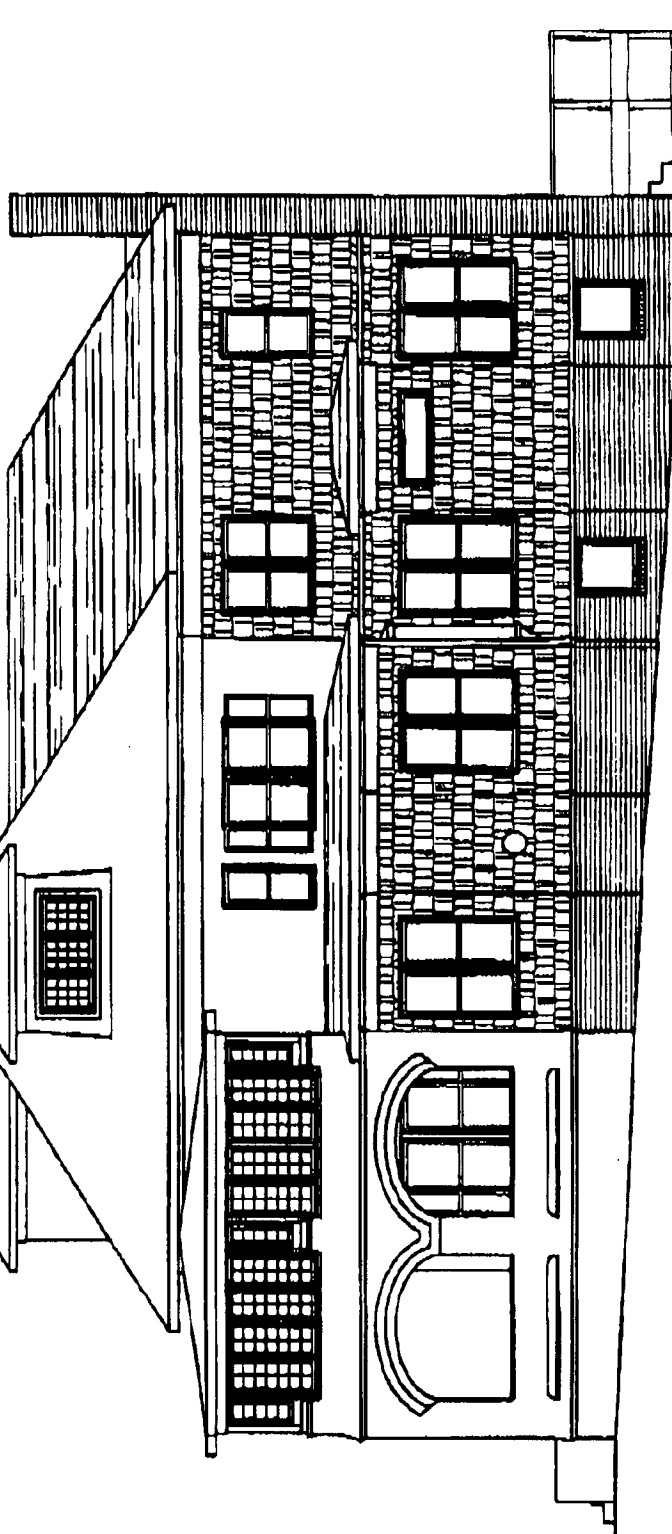
EAST

MAR 06 2001

PROPOSED REMOVAL OF CHIMNEY

RIGHT (6)

NEW
PORCH



EAST

MAR 06 2001

RIGHT

10

PROPOSED NEW PORCH

18



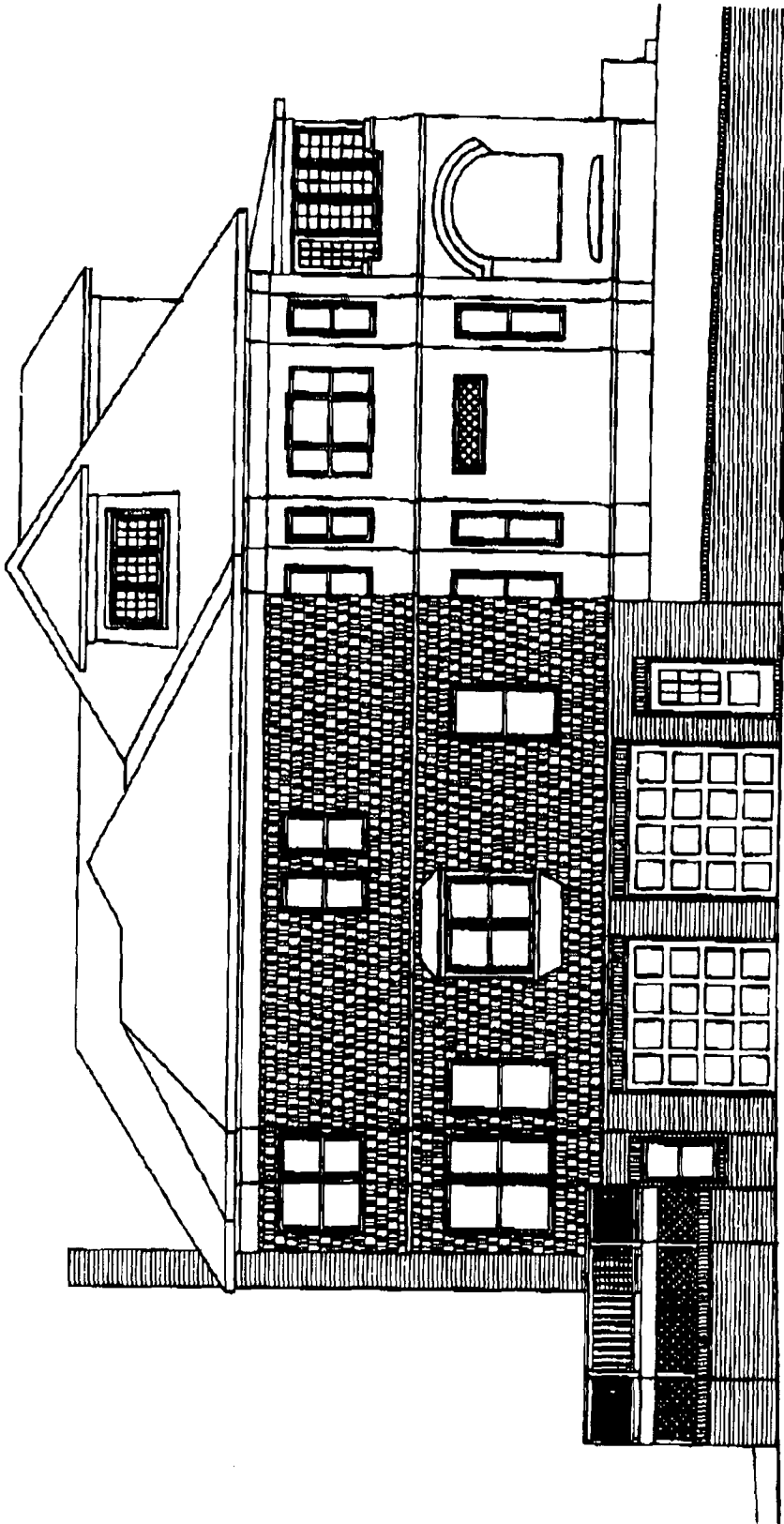
WEST

EXISTING ● **KATINAS** (27)

(19)

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

30 OCT 2000
1"=8' 10
JOHN KATINAS ARCHITECT
6738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0825



WEST

PREVIOUSLY
APPROVED
ALTERATIONS

NO VISIBLE
CHANGES ON THIS
FACADE / VIEW

MAR 06 2001

LEFT

4

20



NORTH

16

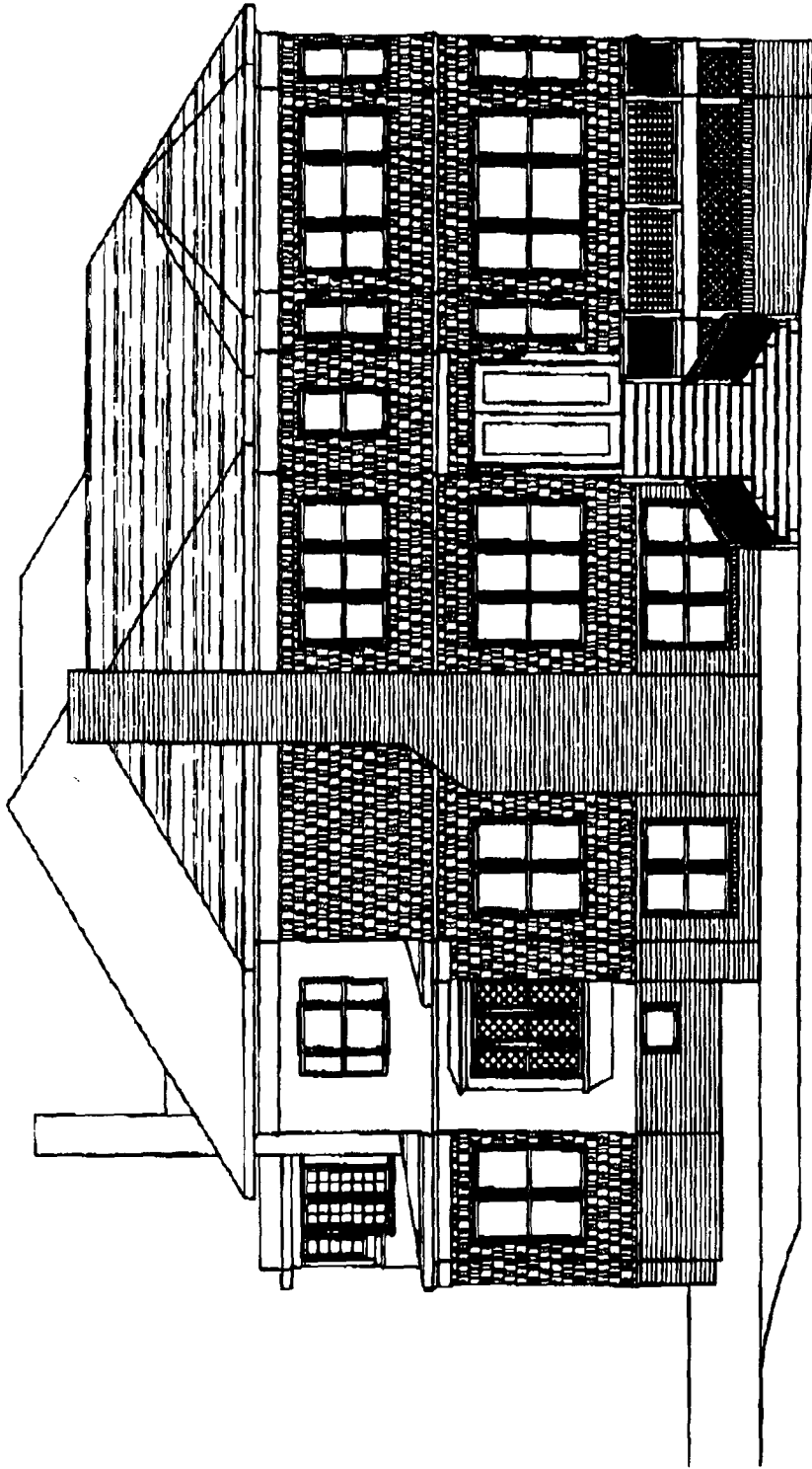
**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

30 OCT 2000

1"=8'

9

**JOHN KATINAS ARCHITECT
6738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0825**



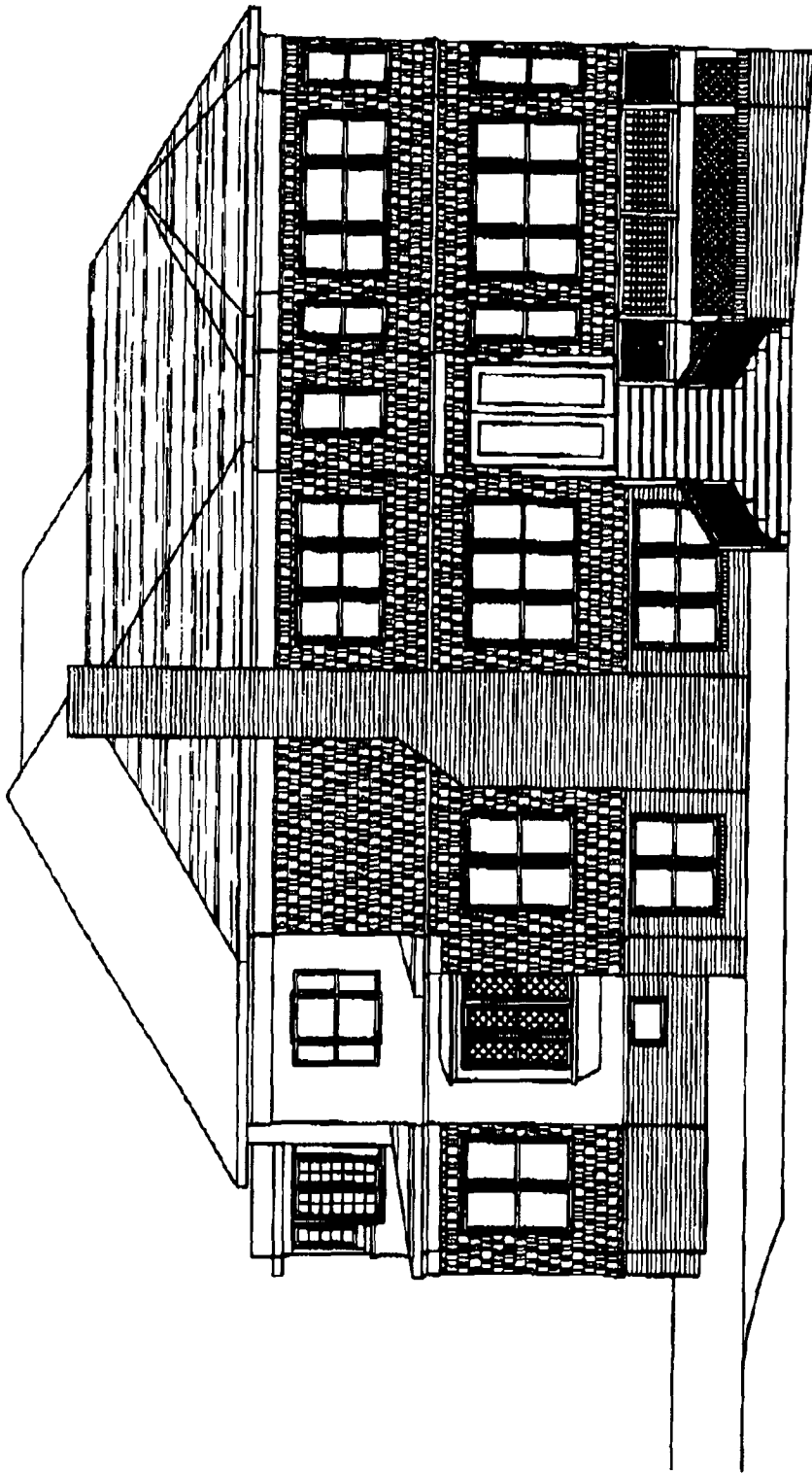
NORTH

MAR 06 2001

REAR (3)

PREVIOUSLY APPROVED

(22)



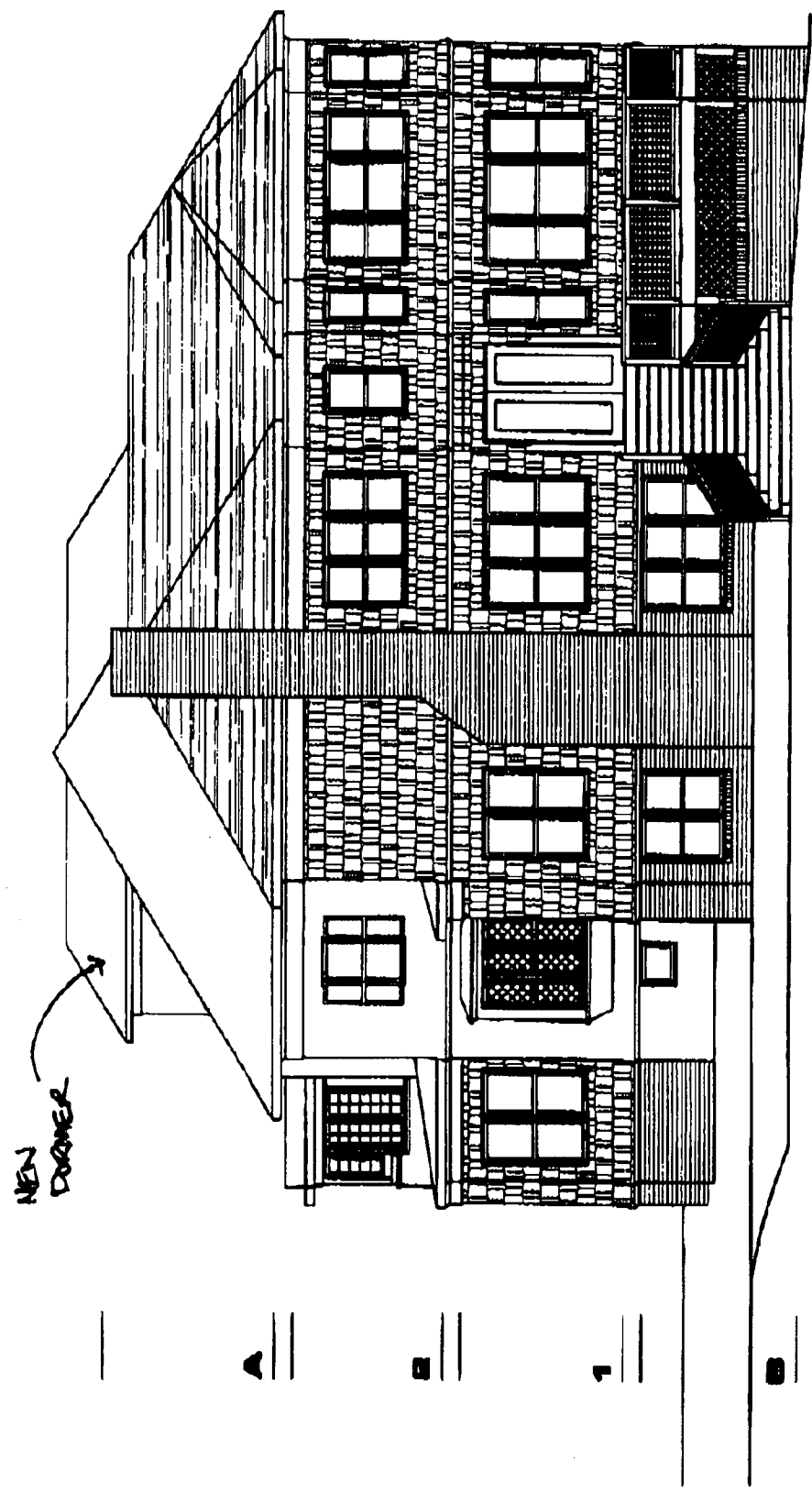
NORTH

MAR 06 2001

REAR (7)

PROPOSED REMOVAL OF CHIMNEY

(23)

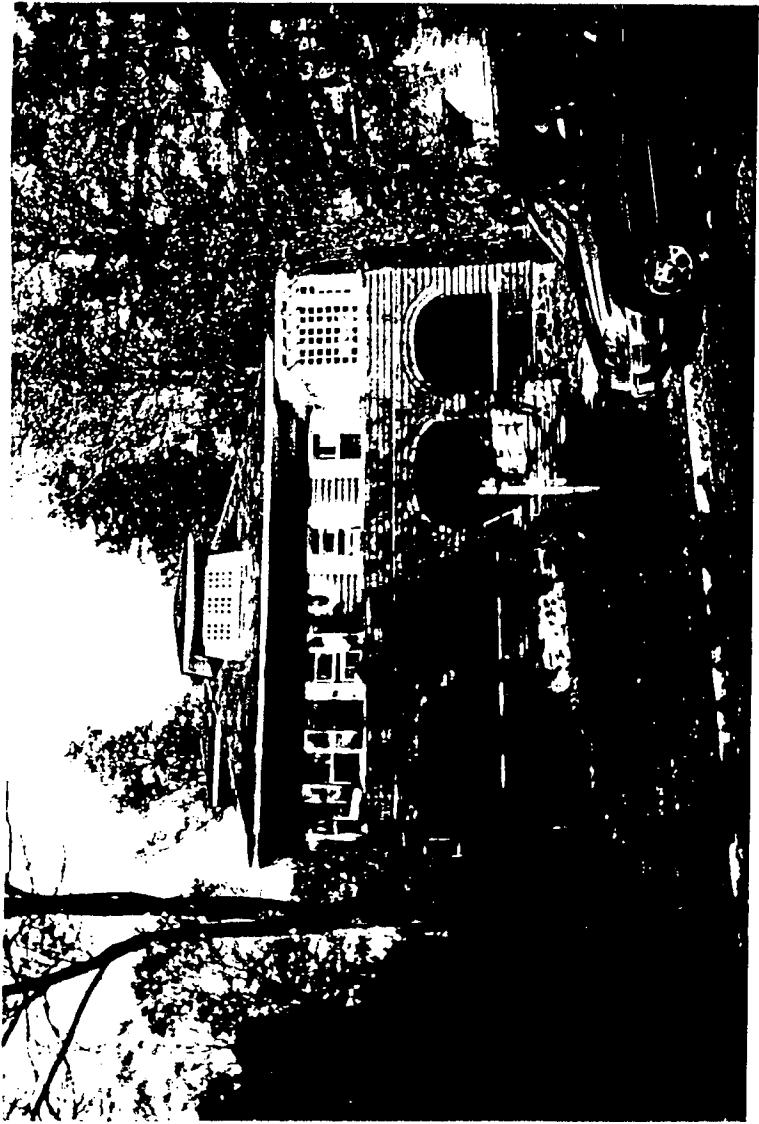


MAR 06 2001

REAR (II)

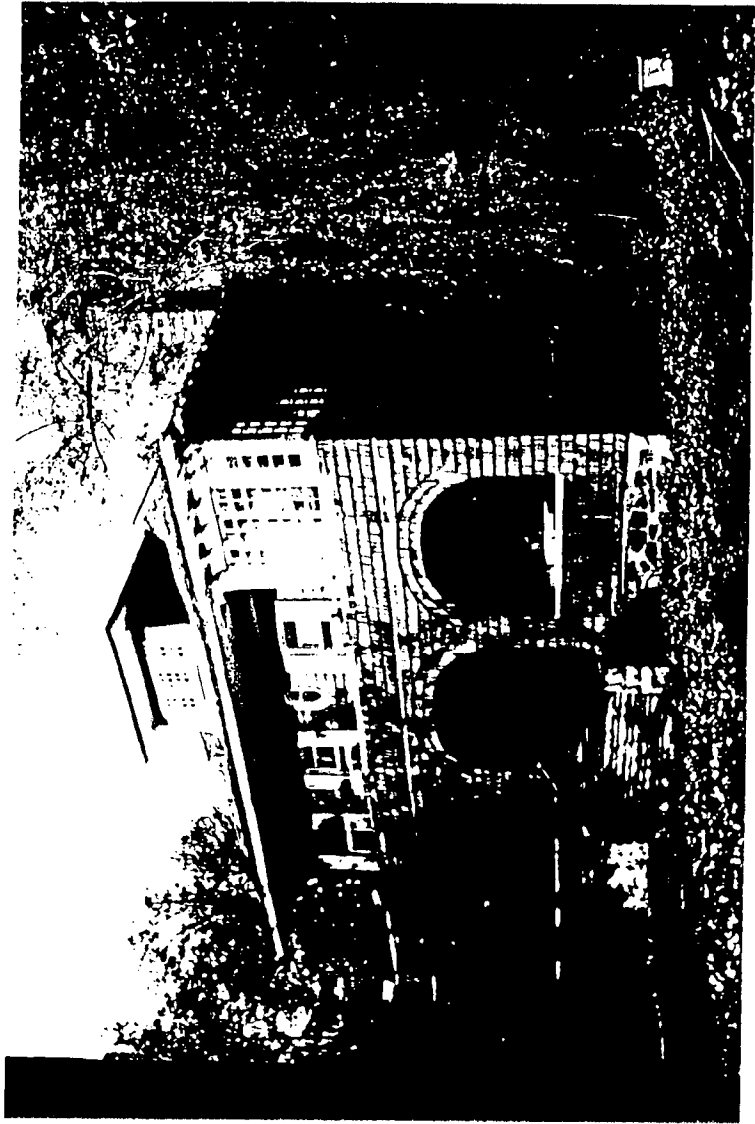
PROPOSED NEW DORMER

24



FRONT (SOUTH)

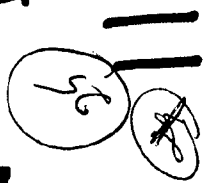
KATINAS



FRONT / RIGHT END

#9 W MELROSE

EXISTING





KAT. IAC

RIGHT (EAST)



RIGHT
#9 W MELROSE

EXISTING
26
12

KATINAS



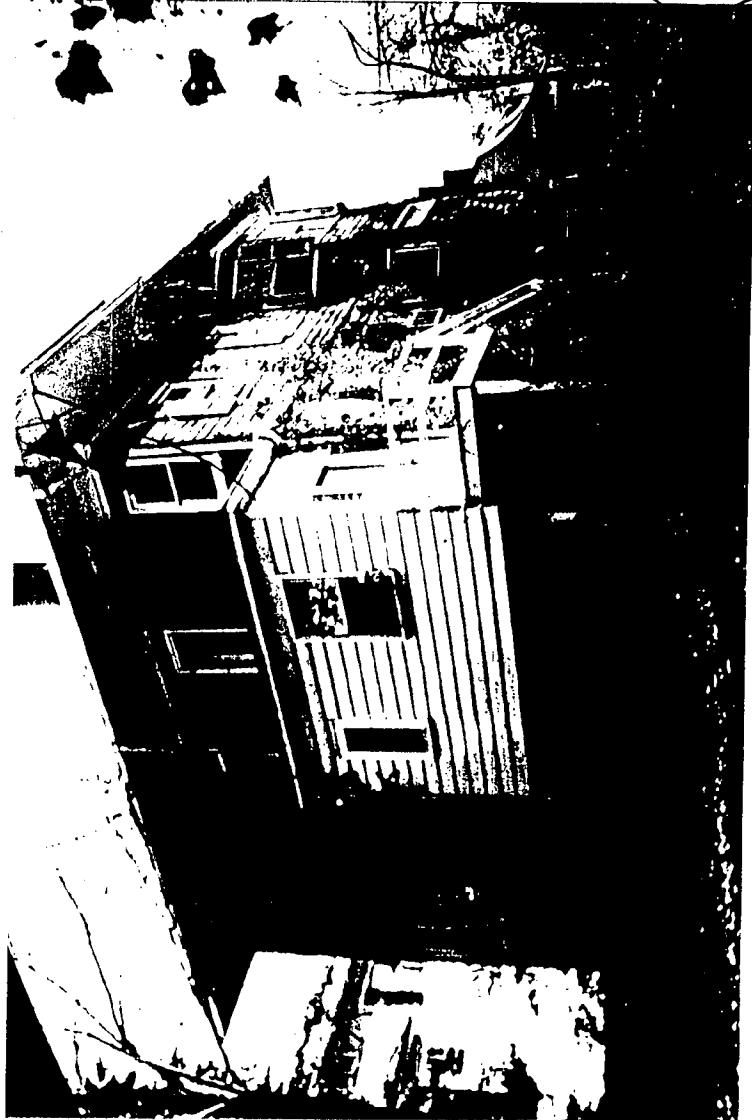
LEFT (WEST)

EXISTING

13

9

ME



REAR (NORTH)
#9 W MELROSE



SITE FROM W MELROSE

KATINAS



FRONT GARAGE
#9 WEST MELROSE

EXISTING
14
14

A meeting in the above-entitled matter was held on
November 15, 2000, commencing at 7:40 p.m., in the MRO
Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland
20910, before:

COMMITTEE CHAIRMAN

Steven L. Spurlock, Vice-Chairman

COMMITTEE MEMBERS

Steven Breslin
Susan Velasquez
Nancy Lesser
Emily Hotaling Eig
Lynne B. Watkins
Marilyn Boyd DeReggi

ALSO PRESENT:

Robin Ziek
Michelle Naru

1 the plan we submitted, but this is more than mass and site in
2 guidance towards direction of developing the property.

3 I know we're moving fast and I -- drop this on you,
4 but is there some way that we can -- I can answer some
5 questions in regard to this?

6 MR. SPURLOCK: In terms of your floorplan, which
7 was Circle 22 --

8 JOHN KATINAS: Right.

9 MR. SPURLOCK: -- just lopping off the garage,
10 laundry; would that be what you're proposing?

11 PAUL KATINAS: Well, change in the living room --
12 the living room side would change. You wouldn't come out as
13 far, but it would go a little bit farther back.

14 MR. SPURLOCK: I see.

15 MS. EIG: One of the issues that I have with the
16 designs you've proposed is that you do not retain the house.
17 I mean, you retain the front of the house, but you've pulled
18 out the main chimney, you pull out the secondary chimney, the
19 back wall may be the same wall, but it doesn't have to be the
20 same wall, you know. And that's the problem. It's like
21 you're essentially demolishing this house and that's a
22 problem to me.

23 PAUL KATINAS: Well, you could say we were
24 definitely doing that on the back half, to be honest with
25 you, but the front half is not. The front half is going --

1 MS. EIG: Well, you're taking the chimney --

2 PAUL KATINAS: Well, one of the chimneys we think
3 we could keep it in place.

4 MS. EIG: The original?

5 PAUL KATINAS: Yes, on the --

6 MS. EIG: The main chimney?

7 PAUL KATINAS: -- on the side -- on the side. We
8 think we can keep that in there. *

9 JOHN KATINAS: That would be here.

10 PAUL KATINAS: The thing is we've worked hard
11 trying to figure out how to do this.

12 MS. VELASQUEZ: I have a comment, too. I think
13 you've completely lost the Four Square. I know that you can
14 still see some shadows of it in the proposal, but it's not a
15 Four Square house anymore. And as far as I'm concerned, it
16 is -- we've lost that house if this goes forward like this.

17 JOHN KATINAS: You don't see the house -- backdrop
18 to the --

19 MS. VELASQUEZ: Not according to these drawings,
20 and I still think that -- I don't think we have that many
21 really neat Four Squares, A. B, in parts of Chevy Chase,
22 Chevy Chase Village, and certain other areas of the county,
23 they didn't do then what developers are doing now; in other
24 words, mansionize a lot. Then, they had this open garden-y
25 feel and in this particular instance, that would mean sliding

1 down in toward the golf course look, and that golf course has
2 been there for a long, long time. And so you have an open
3 feel around this house and I think you're going to lose that
4 if you start to really oversize the house.

5 I personally am adverse to expanding anything on
6 the sides of it. If there was something -- back that I
7 couldn't see from the front, I might even think about it, but
8 I think we're losing the Four Square and that distresses me a
9 lot.

10 JOHN KATINAS: Does that rule out side additions?

11 MS. VELASQUEZ: Only in my opinion. I'm only one.

12 JOHN KATINAS: How does the other -- any comments
13 on side additions?

14 MS. EIG: I think that's the point I was trying to
15 make before. It's because you've not retained the perimeter
16 of the original house, your additions don't read as
17 additions. They read as an evolution of the house; that is,
18 it's just grown. It's not been added to. And there is not -
19 - you do not have enough sense of the original house in its
20 three-dimensional character there. So, it's not to say that
21 any addition to the side is bad or good, but rather the way
22 you're approaching the addition to the side is not the right
23 way here.

24 MR. SPURLOCK: Anybody else?

25 MS. DeREGGI: Yeah, I think I have to agree also,

A meeting in the above-entitled matter was held on December 6, 2000, commencing at 7:45 p.m., in the MRO Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland 20910, before:

COMMITTEE CHAIRMAN

George Kousoulas

COMMITTEE MEMBERS

Steven L. Spurlock
Marilyn Boyd DeReggi
Douglas A. Harbit
Lynne B. Watkins

ALSO PRESENT:

Perry Kapsch
Robin Ziek
Michele Naru

APPEARANCES

STATEMENT OF:

PAGE

PAUL KATINAS

13

JOHN KATINAS

15


1 track, but it shows it at -- in the one-story addition on
2 that floor and then it shows --


3 JOHN KATINAS: Right, then it shows here existing.

4 MR. SPURLOCK: Yeah, that's why --


5 JOHN KATINAS: This would be a gas fireplace is
6 what we would do there. On the second floor it is still
7 there. We've held it up in the air.

8 MR. SPURLOCK: So it's not a working fireplace.

9 JOHN KATINAS: No. But it's still the 
10 architectural element. So, I think -- you've seen the
11 existing plan and you know the design of the house.

12 PAUL KATINAS: Under moderate scrutiny it says that
13 an altered structure may be altered as long as it still
14 contributes to the district. So, like for the side
15 elevation, on the east elevation, we have altered the
16 structure, but we can -- we feel like we're still main -- it
17 still contributes to the district. We've saved the fireplace
18 chimney; the most visible part of that side, so it's still 
19 visible and it's still contributes to the district.

20 MR. SPURLOCK: I was confused by what you were
21 proposing.

22 JOHN KATINAS: Right. We've maintained the chimney 
23 as far as an element on the structure. Right, and as far
24 as -- well, let's see, what else should we -- I think the
25 structural integrity, you know, it seems to be a primary

1 point -- the lot integrity and the structural integrity.
2 It's still there and I think if that's an important point, I
3 think you have to concede that we have -- maintain it and did
4 it very well.

5 PAUL KATINAS: Well, that refers to Guideline 10
6 about being reversible. ~~*~~

7 JOHN KATINAS: Well, each level. I just wanted to
8 indicate --

9 PAUL KATINAS: -- here's the second floor. It's
10 there in its entirety.

11 JOHN KATINAS: And we've punched a couple of holes
12 through exterior walls, but just to reach into the addition
13 which wraps around the back corner.

14 PAUL KATINAS: And staff also mentioned that it
15 needs to be reversible in concept, and this clearly shows
16 that it is reversible in concept.

17 JOHN KATINAS: Right. And each level we did that
18 and, again, creating a structure that has integrity -- I
19 mean, and it can be built practically. You know, as proposed
20 here, you've got -- you've got a strange condition to
21 support, you know, either the roof in the second floor at
22 least in Robin's, you know without a corner being there to do
23 it.

24 MR. SPURLOCK: But we haven't been privy to
25 Robin's --

REHABILITATION

is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

STANDARDS FOR REHABILITATION

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match

REHABILITATION AS A TREATMENT.

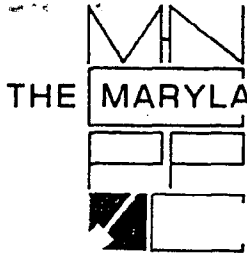
When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible.

Treatments that cause damage to historic materials shall not be used.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall 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 shall 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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 1/12/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

237234

FROM: GW Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 35/13-01A

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

Approved with Conditions: (1) The house (including interior) will be documented with photographs to HHT standards; (2) Steps shall be taken to assess & salvage interior element which will be removed in association with this project, in conjunction with HPC staff; (3) New shutters will be sized to fit the opening & will be operable; (4) New fencing will be approved by staff, in terms of design.
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Paul Katinas

Address: 1815 Kalorama Rd NW, Washington, DC 20009

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

FE: 9 W. Melrose Street, Chevy Chase Village H.D.

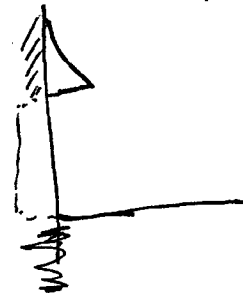
July 1908 Newspaper used as insulation
under window sills.

{Book copyright 1903 found in wall}

Chimney in living room was



truncated pyramid
and curved profile





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Paul G. Katinas
Daytime Phone No.: 202-667-1948

Tax Account No.: 160700458444
Name of Property Owner: Paul G. Katinas Daytime Phone No.: 202-667-1948
Address: 1815 Kalorama Rd. N.W. Washington D.C. 20009
Street Number City Street Zip Code
Contractor: Paramount Development Company Phone No.: 202-667-1948
Contractor Registration No.: #3302
Agent for Owner: Paul + John Katinas Daytime Phone No.: 202-667-1948 (Paul)
301-523-0825 (John)

LOCATION OF BUILDING/PREMISE

House Number: #9 Street: W 1st Malrose
Town/City: Cherry Chase Nearest Cross Street: Connecticut Ave.
Lot: part of 3, 5, 8, 10 Block: 48 Subdivision: Cherry Chase Village Section #2
Liber: 4456 Folio: 412 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 300,000.00
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 6 feet 0 inches MAX VARIES SEE PLANS
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] Signature of owner or authorized agent 12/13/00 Date

Approved: X w/conditions _____ Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 1/12/01
Application/Permit No.: 237234 Date Filed: 12/20/00 Date Issued: _____

35/13-00A

Approved on an expedited basis!

III-D

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9 West Melrose Street	Meeting Date:	1/10/01
Applicant:	Paul Katinas	Report Date:	1/3/01
Resource:	Chevy Chase Village Historic District	Public Notice:	12/27/00
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-01A	Staff:	Robin D. Ziek

PROPOSAL: Remove existing garage; construct new additions with attached garage and new driveway and parking/turn-around area.

RECOMMEND: Approve w/conditions

- 1) The interior will be documented with photographs to MHT standards (see Circle 34-37).
- 2) Steps shall be taken to assess and then salvage interior elements which will be removed as part of this work program, in conjunction with HPC staff.
- 3) New shutters will be correctly sized to fit the opening, and will be operable.

4. Staff approval of fence design.

The applicant came before the HPC on November 15 and on December 6, 2000 for two Preliminary Consultations with the HPC. The proposal presented at the second Preliminary Consultation incorporated HPC comments from the first preliminary consultation. The HPC provided favorable comments for the overall proposal on December 6th, but noted that the elevations on the north and east sides might be improved with additional windows, if everything worked within the proportions of the original house.

RESOURCE:	Contributing Resource in the Chevy Chase Historic District
STYLE:	Shingle
DATE:	1916-1927

Need to see fence design -

PROPOSAL

The applicant proposes to remove the two-car garage of the size of the house. The new addition on the south side includes a side-loaded two-car garage at the basement level, with additional paving for a back-up and extra parking along the west edge of the property. The proposal indicates that the parking will extend to the property line, and the applicant has noted that the adjacent neighbor has, in place, a line of trees for privacy screening. In terms of site development, several trees which are currently diseased or dying will be removed (see Circle 10), but only two healthy trees are proposed to be removed. The one is in the area of the proposed parking, and the other is on the north property line and overhanging the neighbor's

house. Several new trees are proposed to be added along the property edges (see Circle //). A retaining wall is proposed at the back of the property, to help moderate the slope and provide a more level area for the repositioned early 20th century shed.

The proposed roof plan is shown on Circle // . The height of the new work has been kept well below that of the original structure (see Circle 22). The new addition will be clad in wood shingles with wood trim to match the existing structure. The applicant proposes to remove the existing slate roofing shingles and replace it with "Grand Manor" composition shingles. The slate siding on the existing dormers will be retained.

STAFF DISCUSSION

The applicant has been responsive to the HPC. The proposal reflects HPC comments and guidance. The applicant has refined the north and east elevations, with the addition of windows suitably proportioned.

The Chevy Chase Village Guidelines note, under "roofing materials" (p. 11), that "materials differing from the original should be approved for contributing resources." The Village was concerned with the cost of slate re-placement for deteriorated slate roofs, given the prevalence of slate for roofing material in the late 19th early 20th century in this district. The applicant has investigated the condition of the existing roof, and determined that these slates are original and at the end of their useful life. The proposal to retain the slate siding on the original roof dormers is significant because the slate is highly visible in this location. Given the shallow pitch of the original roof, the roofing slates themselves are less highly visible, and their removal would conform to the guidance provided in the historic district amendment.

STAFF RECOMMENDATION

Staff recommends, with the following Conditions, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS:

- 4) The interior will be documented with photographs to MHT standards (see Circle 34-37).
- 5) Steps shall be taken to assess and then salvage interior elements that will be removed as part of this work program, in conjunction with HPC staff.
- 6) New shutters will be correctly sized to fit the opening, and will be operable.

and subject to the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 extra set for HPC file copy)** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Paul G. Katinas

Daytime Phone No.: 202-667-1948

Tax Account No.: 160700458444

Name of Property Owner: Paul G. Katinas Daytime Phone No.: 202-667-1948

Address: 1815 Kalorama Rd. N.W. Washington D.C. 20009
Street Number City Street Zip Code

Contractor: Paramount Development Company Phone No.: 202-667-1948

Contractor Registration No.: #3302

Agent for Owner: Paul + John Katinas Daytime Phone No.: 202-667-1948 (Paul)
301-523-0825 (John)

LOCATION OF BUILDING/PREMISE

House Number: #9 Street: West Monroe

Town/City: Cherry Chase Nearest Cross Street: Connecticut Ave.

Lot: 94 parcel 357810 Block: 48 Subdivision: Cherry Chase Village Section #2

Liber: 4456 Folio: 412 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 300,000.00

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 6 feet 0 inches MAX VARIES SEE PLANS

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

12/13/00
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 237234 Date Filed: 12/20/00 Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

CONTRIBUTING RESOURCE

FRAME 2 STORY + BSMT + ATTIC HOUSE on 16,000^{sq} TREE LOT.

EXTERIOR FINISHES ARE GRANITE, FOUNDATION, SHINGLE SIDING +
SLATE ROOF.

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

2 STORY + BSMT ADDITION TO WEST (SIDE) + NORTH (REAR).

1 STORY and CRAWL ADDITION TO EAST (SIDE)

WOOD DECK OFF REAR, DRIVEWAY + MASONRY RETAINING WALLS.

WOOD FENCE ALONG WEST + NORTH PROPERTY LINES.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

5

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Adjacent Property (East of house)
 5 West Melrose Street
 John J. + Kathleen K. McMacken
 Home - 301-656-8012
 Work - 202-659-8201

Adjacent Property (West of House)
 11 West Melrose Street
 Nicholas + Lydia Calio
 Home - 301-656-9033
 Work - 202-898-4746

Confronting Property (Across Street from house)
 6 West Melrose Street
 T. W., Jr. + Carter Perry
 Home - UNLISTED
 Work - 301-652-2600 (T.W. Perry Lumbria)

(Across The Street)
 4 West Melrose Street
 Edmond + Mary T. Bartlett
 Home 301-718-1622
 Work 301-718-0937

(Across The Street)
 8 West Melrose Street
 Herbert W. + Alki B. Jacobs
 Home 301-654-1830

7

KATINAS



DRAFTED

20 DEC 2000
COVER SHEET

#9 WEST MELROSE
CHEVY CHASE MD 20815

JOHN KATINAS ARCHITECT
8738 BRIGADOON DRIVE
BETHESDA MD 20814
(301) 523-0822

EXISTING SQUARE FOOTAGE

HOUSE = 1175 sq ft + 432 Front Porch

GARAGE = 399

SHED = 128

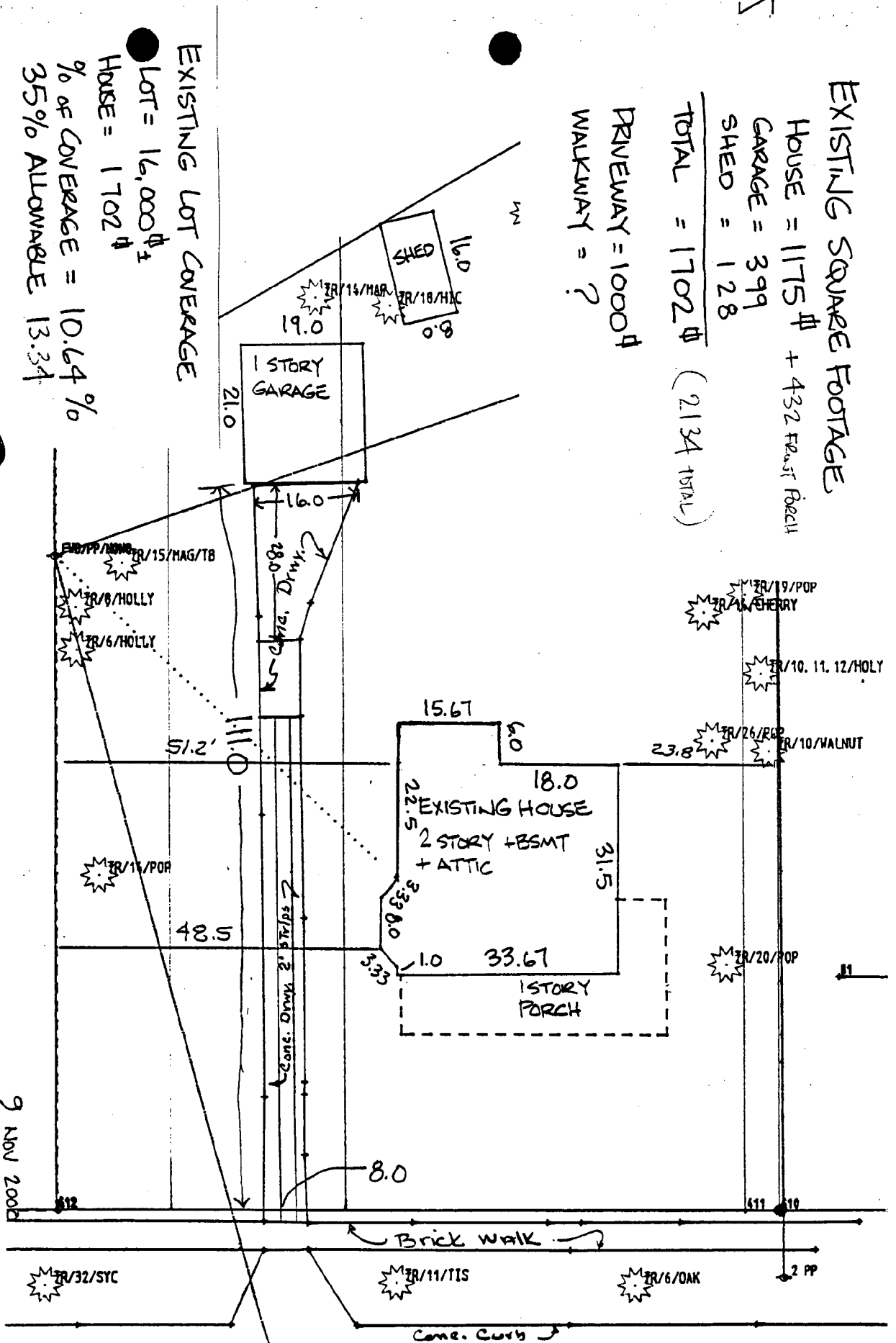
TOTAL = 1702 sq ft (2134 TOTAL)

DRIVEWAY = 1000 sq ft

WALKWAY = ?

EXISTING LOT COVERAGE
 LOT = 16,000 sq ft
 HOUSE = 1702 sq ft
 % OF COVERAGE = 10.64%
 35% ALLOWABLE 13.34

SITE PLAN SQUARE FOOTAGE
#9 WEST MELROSE STREET
CHEVY CHASE MD 20815



9 NOV 2000
 30 OCT 2000
 1"=20'
 JOHN KATINAS ARCHITECT
 8738 BRIGADOON DRIVE
 BETHESDA MD 20817
 (301) 523-0828

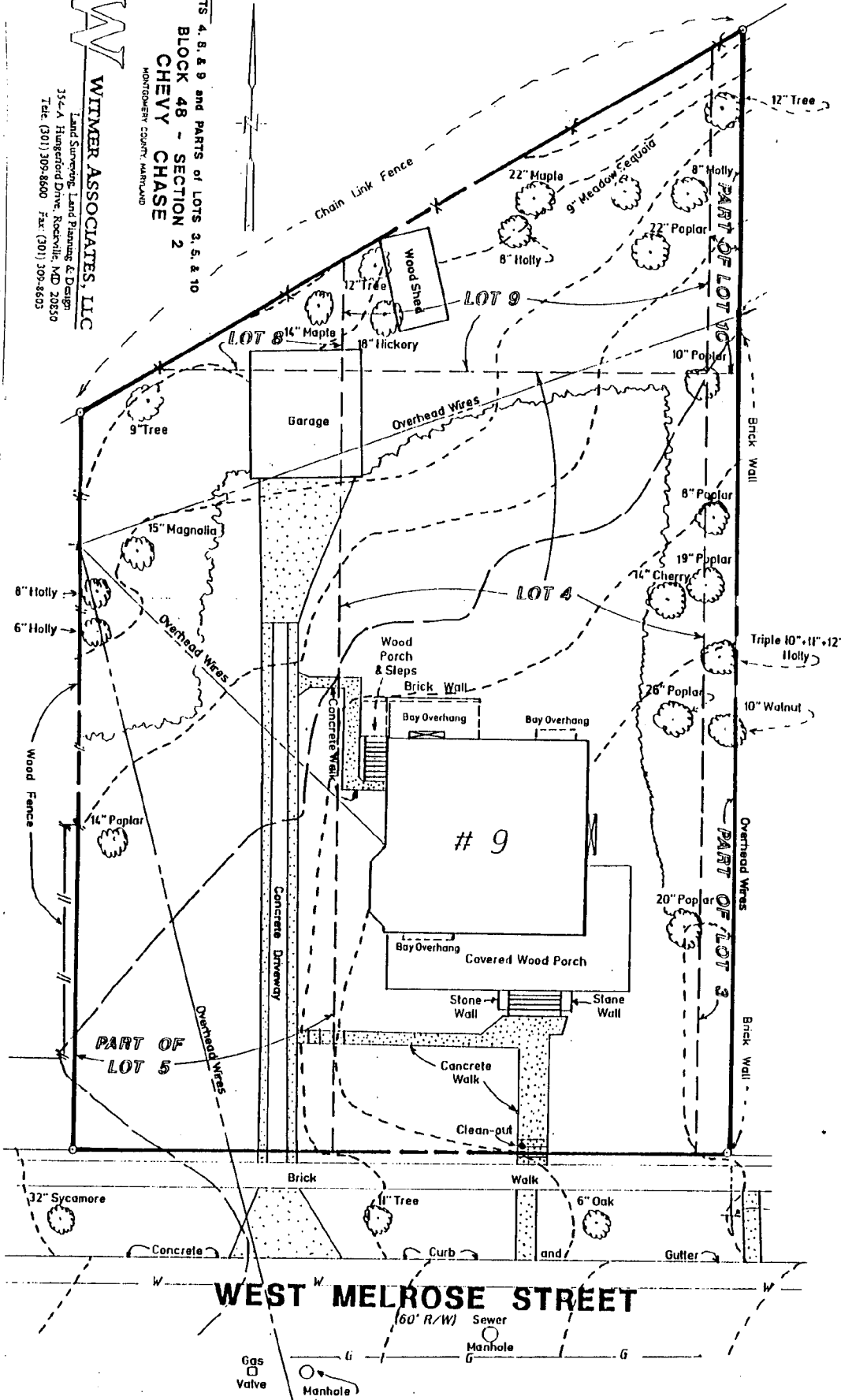
EXISTING

KATINAS

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

W
WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
354-A Hangford Drive, Rockville, MD 20850
Tel: (301) 309-8600 Fax: (301) 309-8603

LOTS 4, 8, & 9 and PARTS of LOTS 3, 5, & 10
BLOCK 48 - SECTION 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

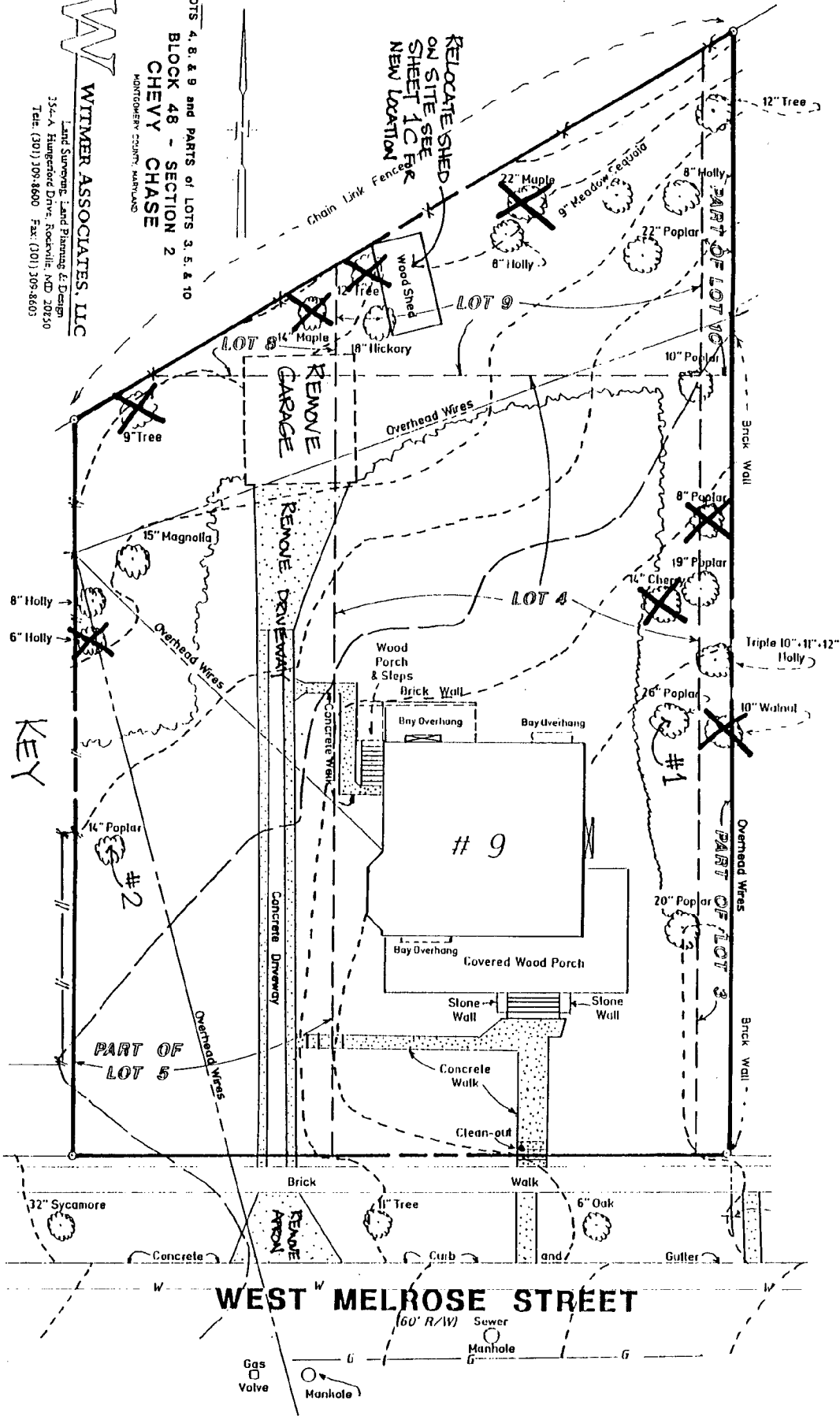


AS SHOWN
1"=15' 1/2"
JOHN KATYNAK ARCHITECT
BETTERBORN DRIVE
BETHESDA AND
N23-0812

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

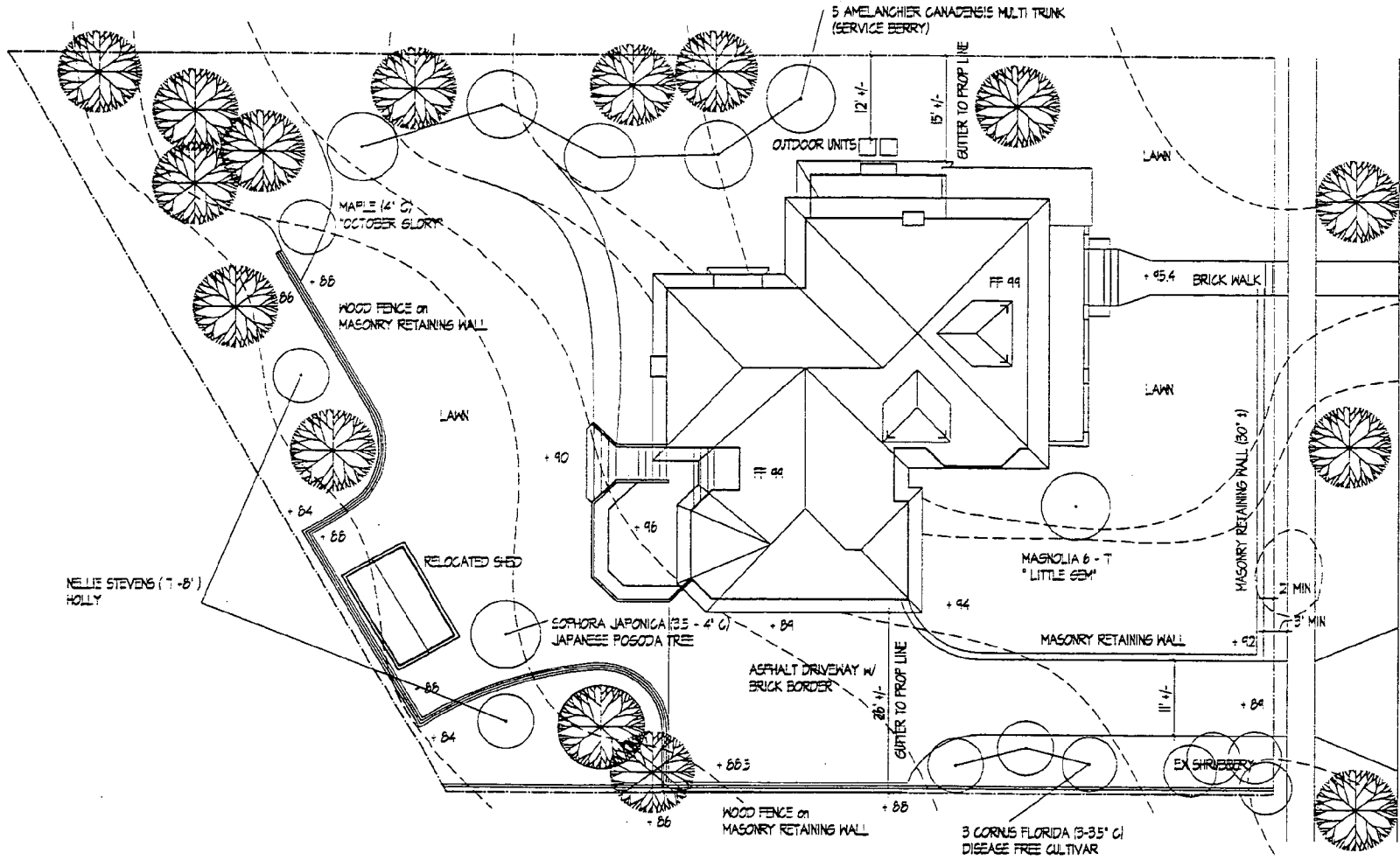
WITMER ASSOCIATES, LLC
 Land Surveying, Land Planning & Design
 33-A Hungerford Drive, Rockville, MD 20850
 Tel: (301) 309-8800 Fax: (301) 309-8803

LOTS 4, 8, & 9 and PARTS of LOTS 3, 5, & 10
 BLOCK 48 - SECTION 2
 CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND



KEY
 X TREE TO BE REMOVED SEE VILLAGE ARBORIST REPORT.
 #1, #2 VARIANCE REQUESTED FOR TREE REMOVAL.

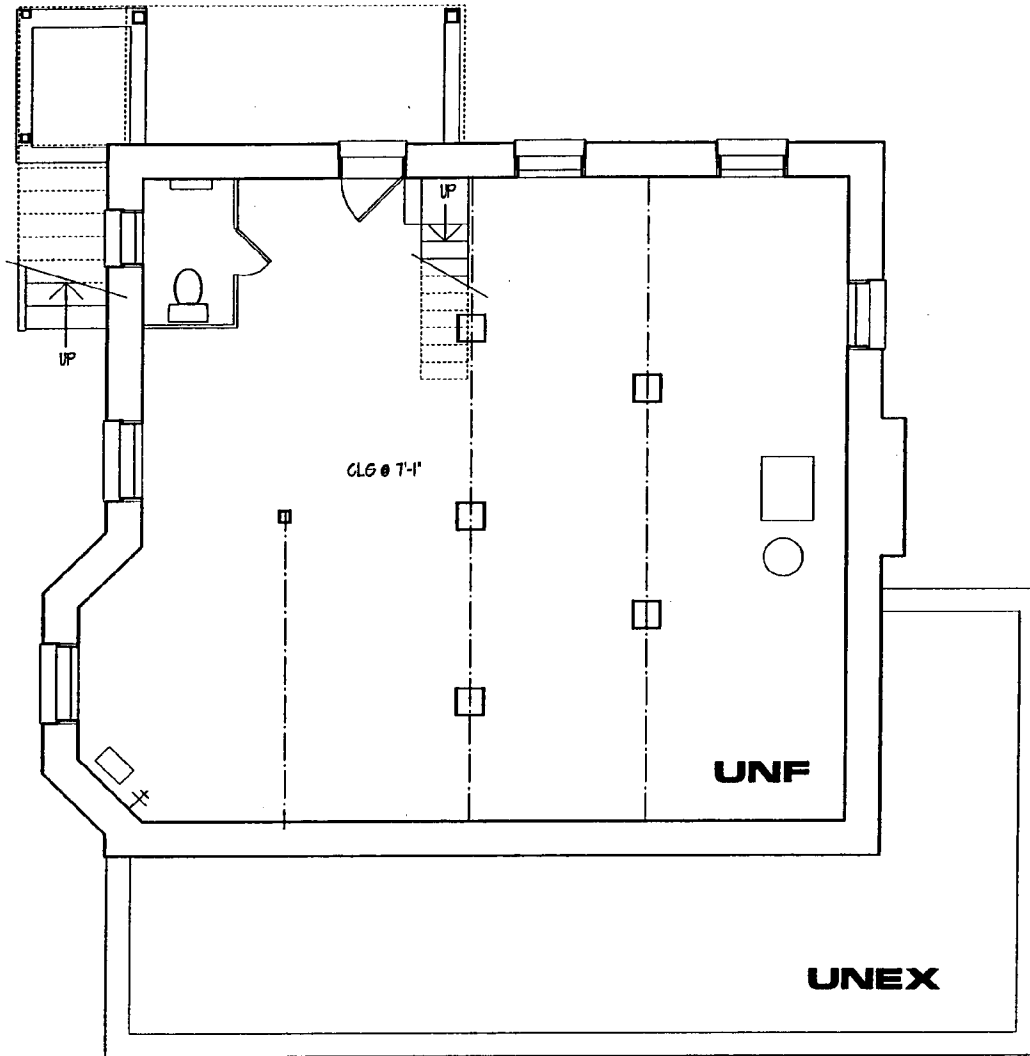
NO DATA RECORD
11-15-13
 JOHN KATHAN ARCHITECT
 5728 SWANSON DRIVE
 BETHESDA, MD 20814
 (301) 582-0822



SITE & RE-FORESTATION PLAN

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

DEC 2000
1"=15'
 JOHN KATINAS ARCHITECT
 8738 BRADDOCK DRIVE
 BETHESDA MD 20817
 (301) 583-0882



BASEMENT

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

30 OCT 2000

1"=8'

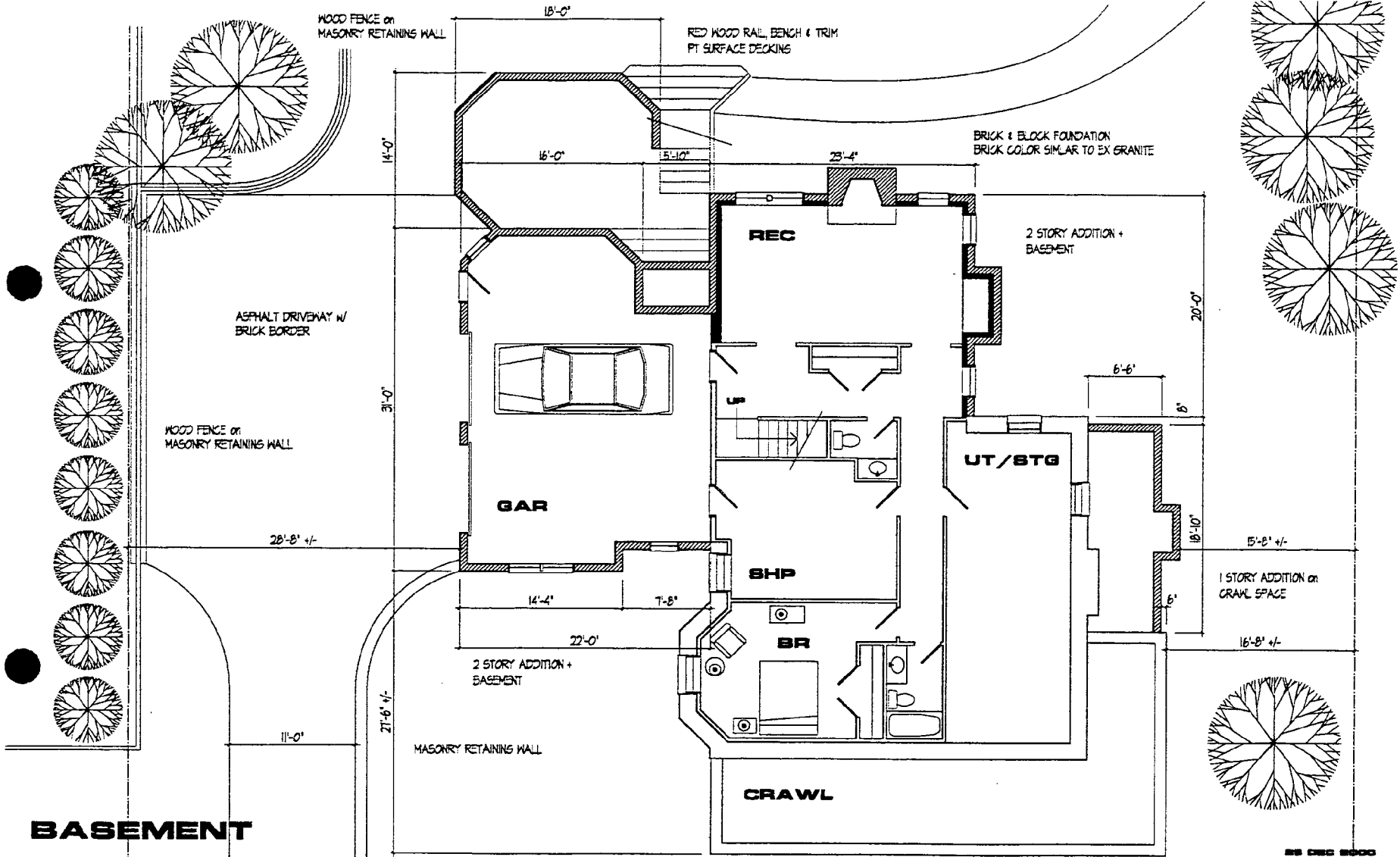
**JOHN KATINAS ARCHITECT
6738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0826**

2

EXISTING

KATINAS

12



BASEMENT

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

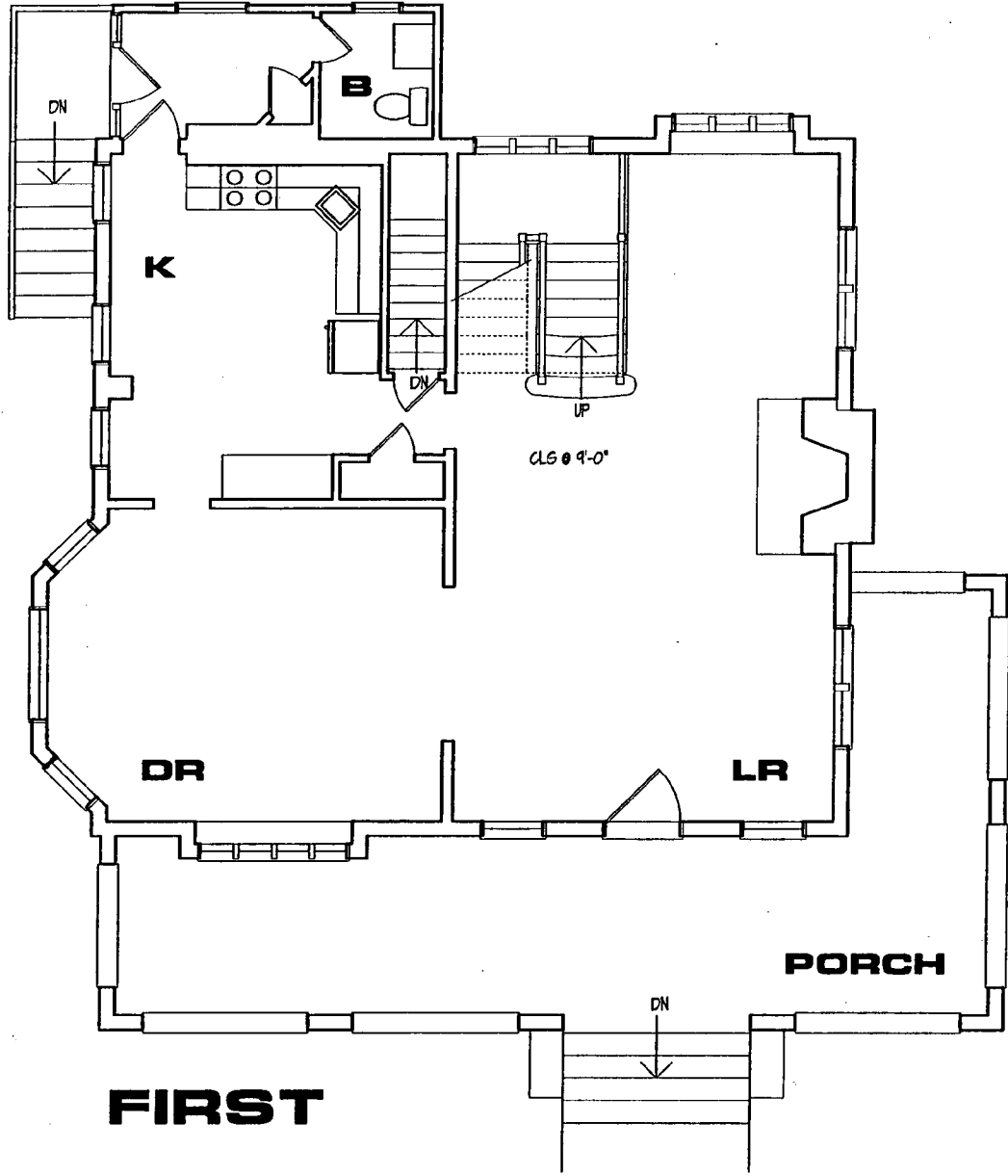
1"=8'

JOHN KATINAS ARCHITECT
6738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 553-0825



(4)

KATINAS



FIRST

*1175 \$
not including
porch*

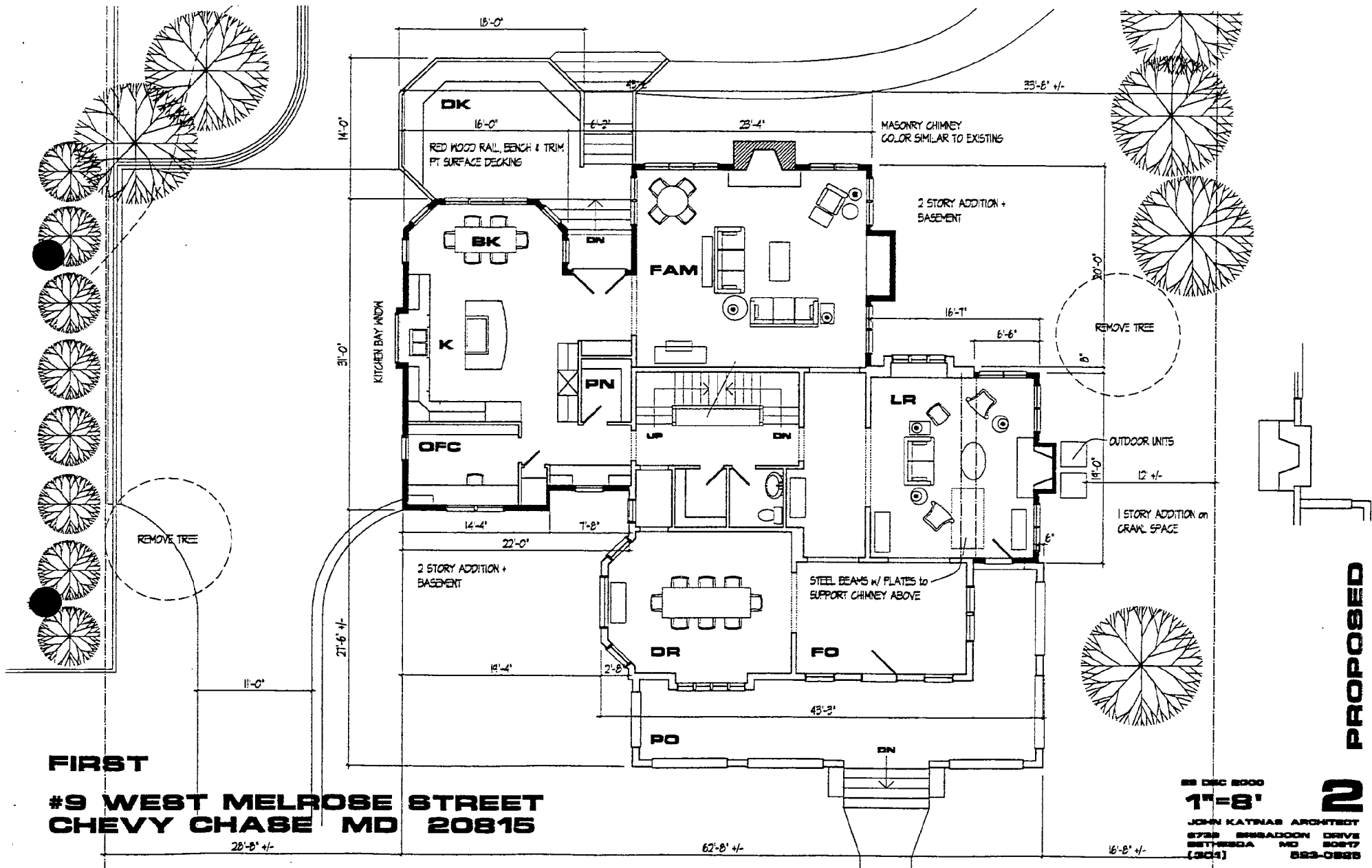
EXISTING

3

30 OCT 2000
1"=8'

JOHN KATINAS ARCHITECT
8738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0826

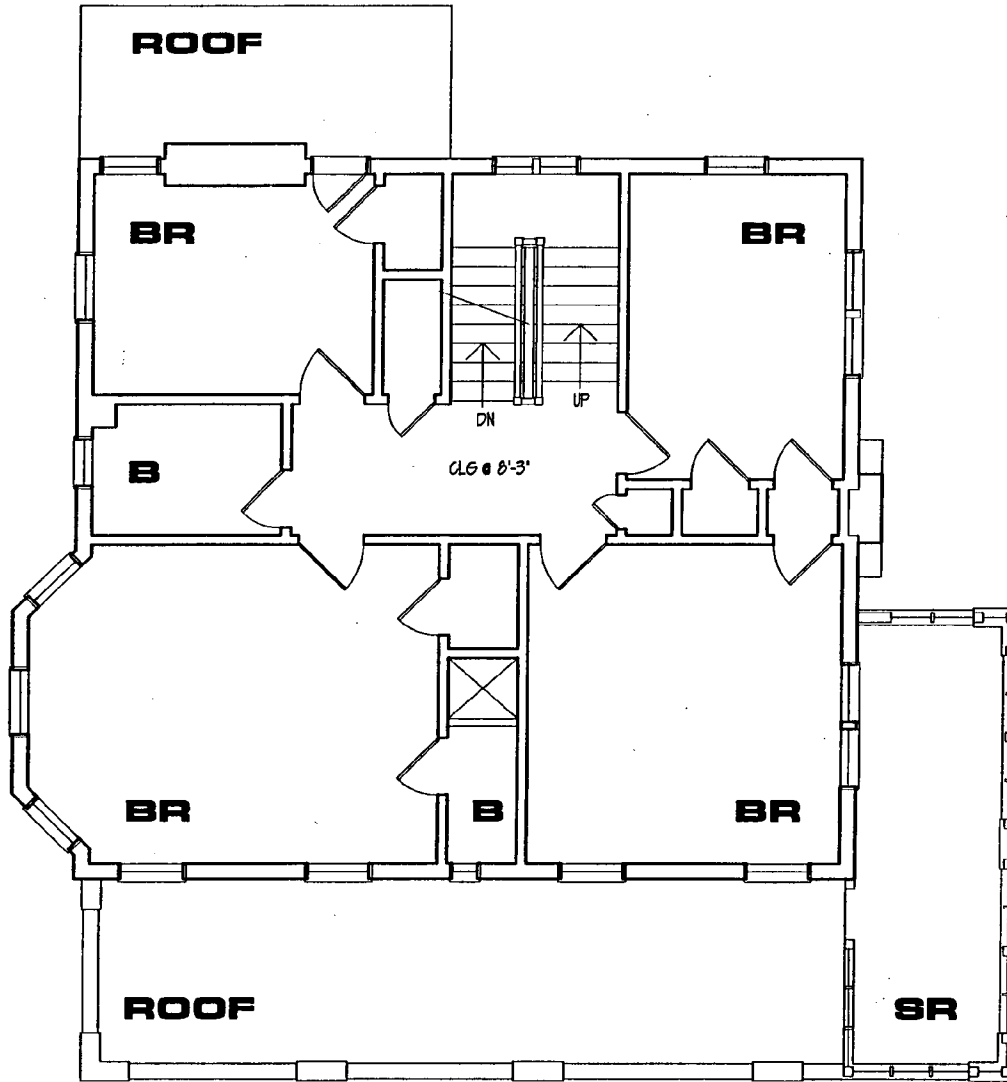
**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**



FIRST
#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

25 DEC 2000
1"=8"
 JOHN KATINAS ARCHITECT
 8728 BENSADON DRIVE
 BETHESDA MD 20817
 (301) 882-0880

PROPOSED



SECOND

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

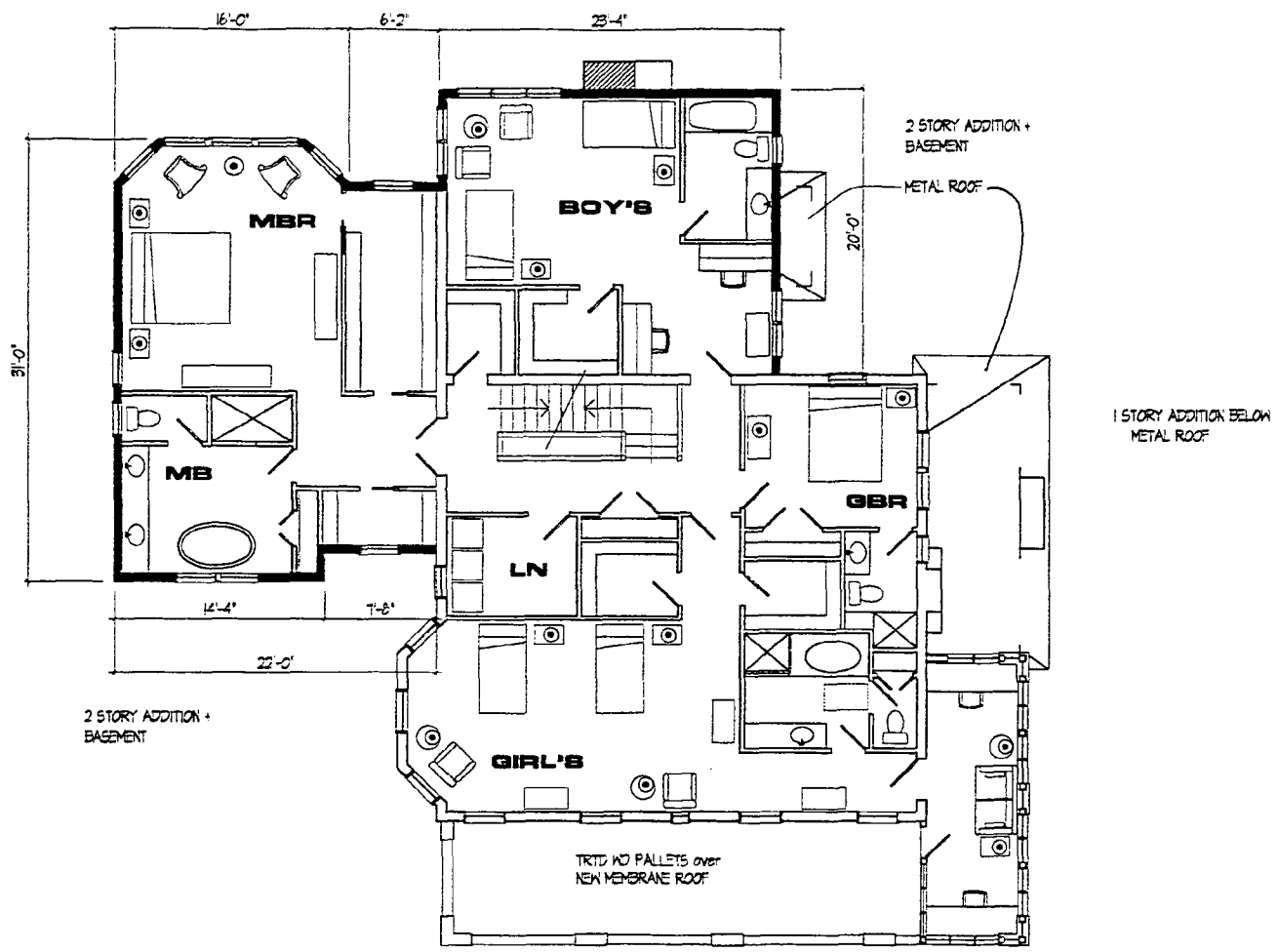
**30 OCT 2000
1"=8'**

**JOHN KATINAS ARCHITECT
8738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0825**

EXISTING

KATINAS ⁽³¹⁾

4



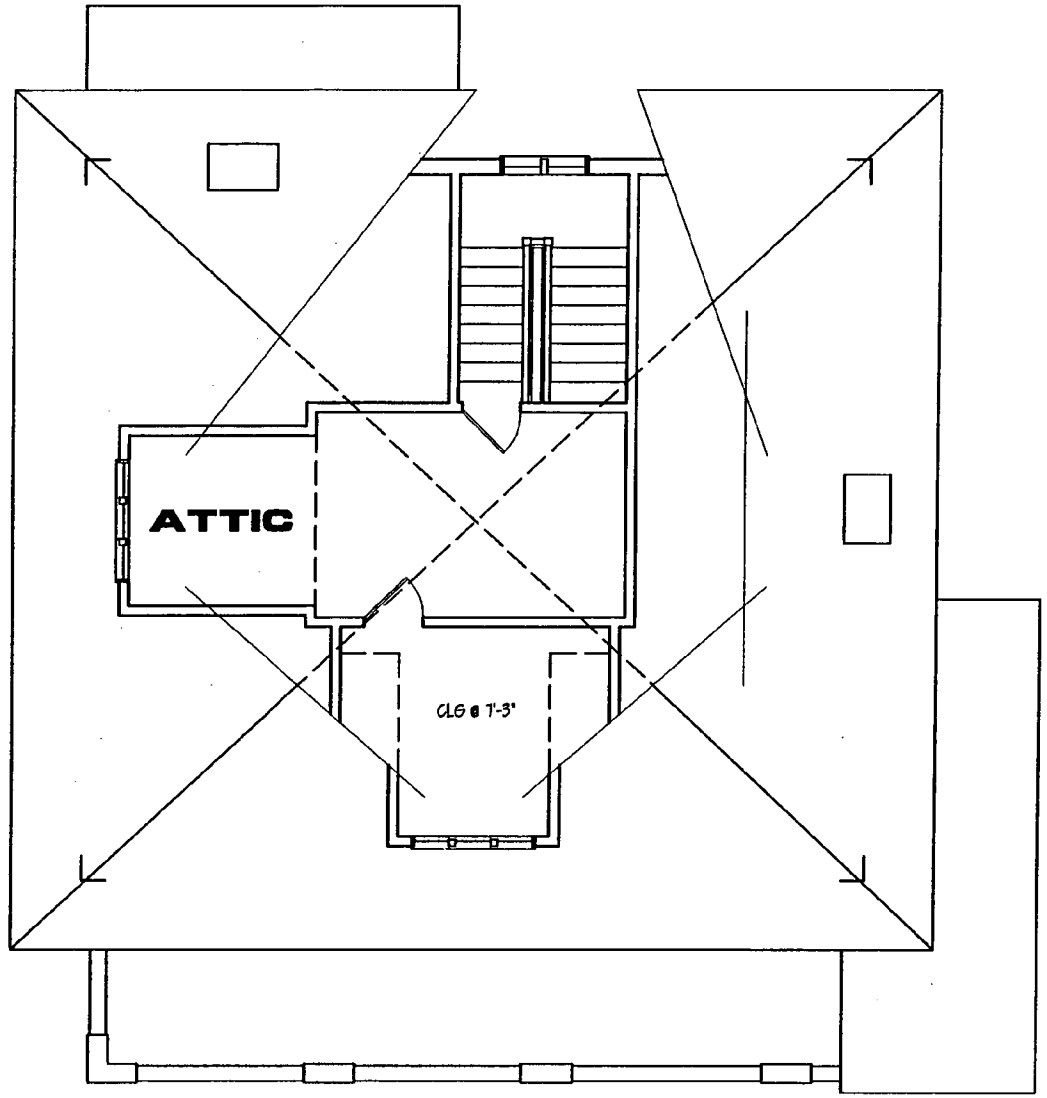
SECOND

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

28 DEC 2000
1"=8'



JOHN KATINAS ARCHITECT
5728 BRADDOON DRIVE
BETHESDA MD 20817
(301) 623-0888



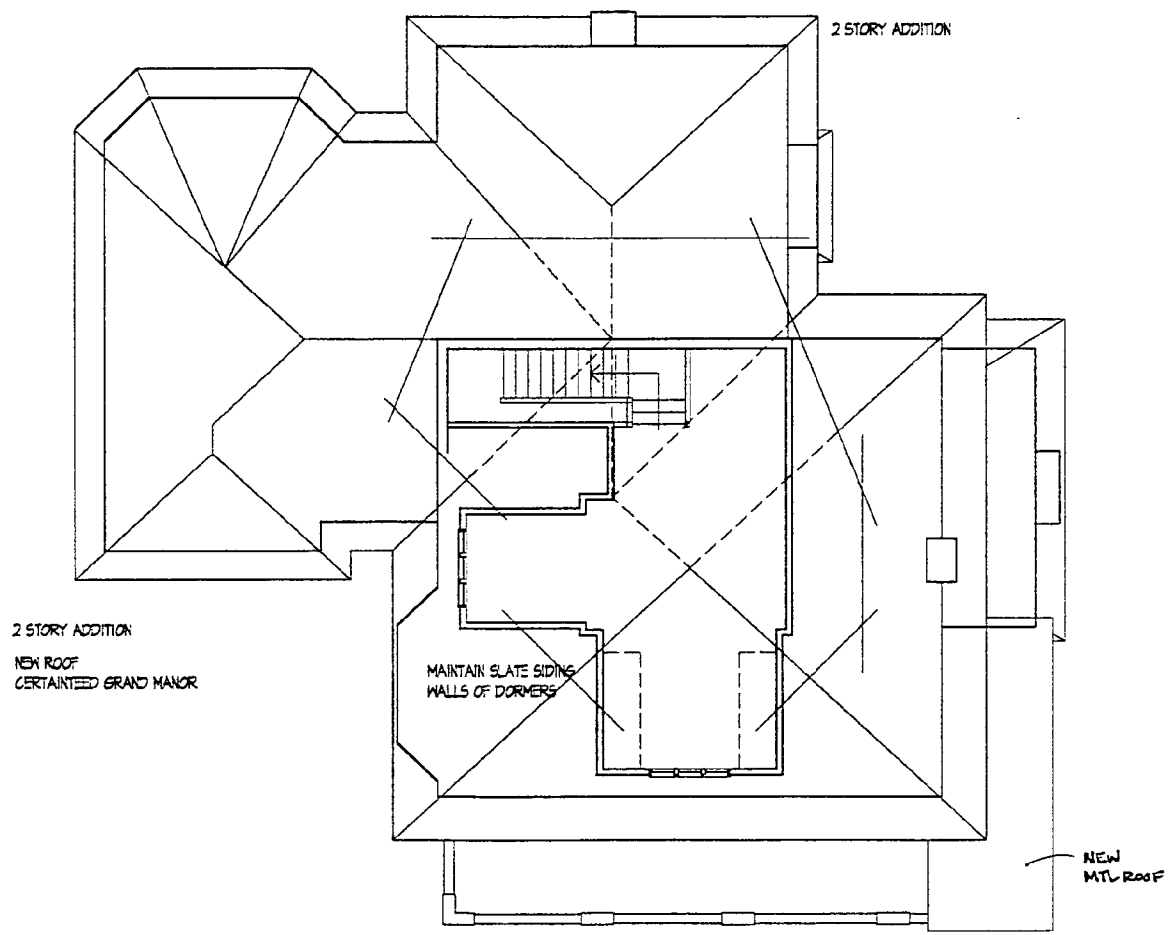
ATTIC

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

**30 OCT 2000
1"=8'**

5

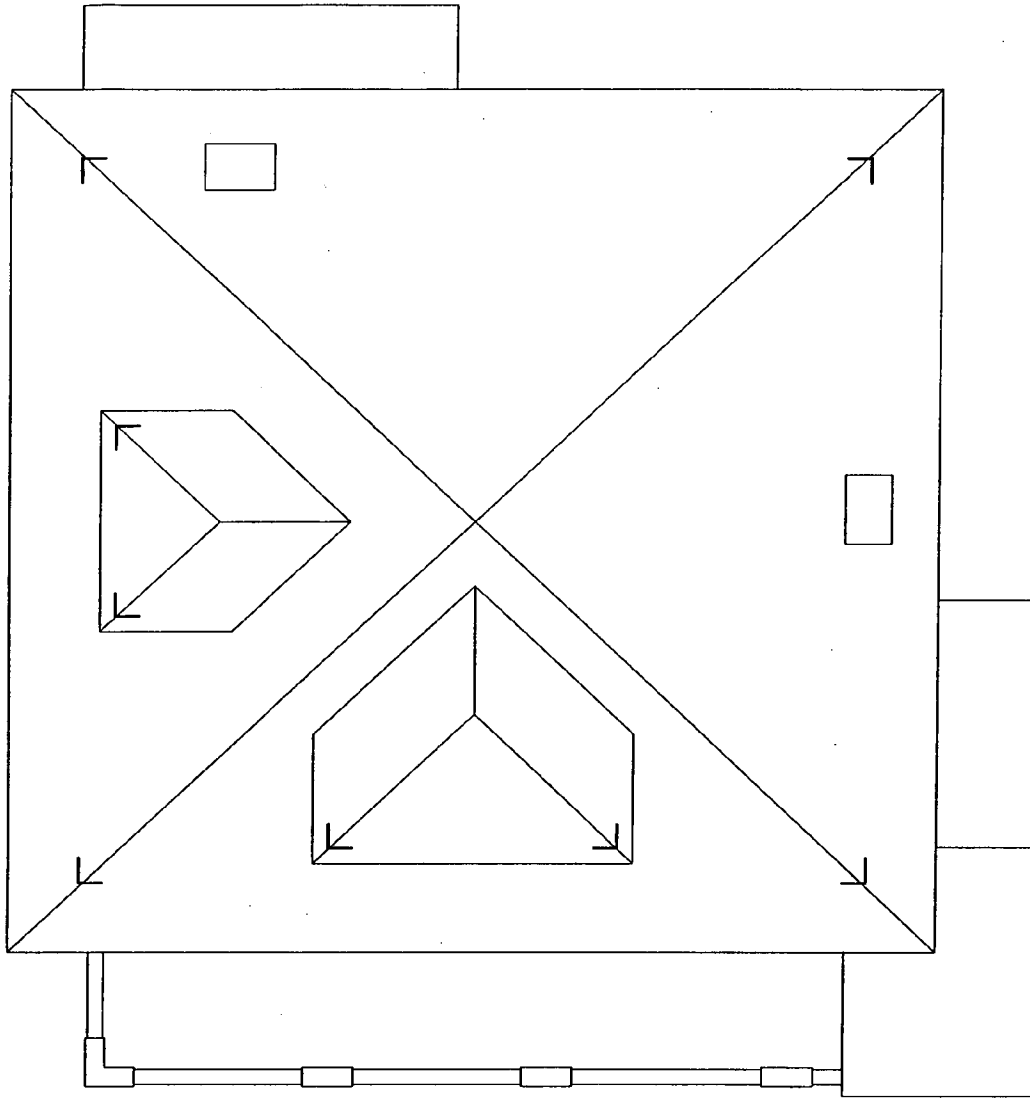
**JOHN KATINAS ARCHITECT
6739 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0826**



ATTIC / ROOF

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

28 DEC 2000
1"=8'
4
 JOHN KATINAS ARCHITECT
 8728 BRADDOCK DRIVE
 BETHESDA MD 20817
 (301) 682-0886



ROOF

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

30 OCT 2000

1"=8'

6

**JOHN KATINAS ARCHITECT
8738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0828**

EXISTING

KATINAS

(Signature)

KATINAS ¹²



A

B

1

B

SOUTH

EXISTING

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

30 OCT 2000

1"=8'

**JOHN KATINAS ARCHITECT
8738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0825**



22

BY KATINAS

MAINTAIN SLATE SIDING
WALLS OF DORMERS



ROOF
CERTAINTED GRAND MANOR

MOULDINGS & DN SPOUTS
WOOD PORNICE
SIMILAR TO EXISTING
2' OVERHANG

WOOD DEL PLING WINDOWS
SIMILAR TO EXISTING
RE-USE EX WHERE POSSIBLE

WOOD BELT COURSE

CEDAR SHAKE SIDING
SIMILAR TO EXISTING

WOOD BELT COURSE

BRICK FOUNDATION
COLOR SIMILAR TO EXISTING GRANITE

4'-0" +/-

30'-4" +/-

34'-4" +/-

A

B

1

B



LIVING ROOM DOOR TO POR.
WOOD 15 LT 3 PNL

SOUTH

RESTORE &/OR REBULD
FRONT LEFT END OF PORCH

NEW FRONT STAIRCASE

FRONT

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

PROPOSED

26 DEC 2000
1"=8'

JOHN KATINAS ARCHITECT
6736 BRADDOCK DRIVE
BETHESDA MD 20817
(301) 883-0888

6

KATINAS 23



EXISTING

EAST

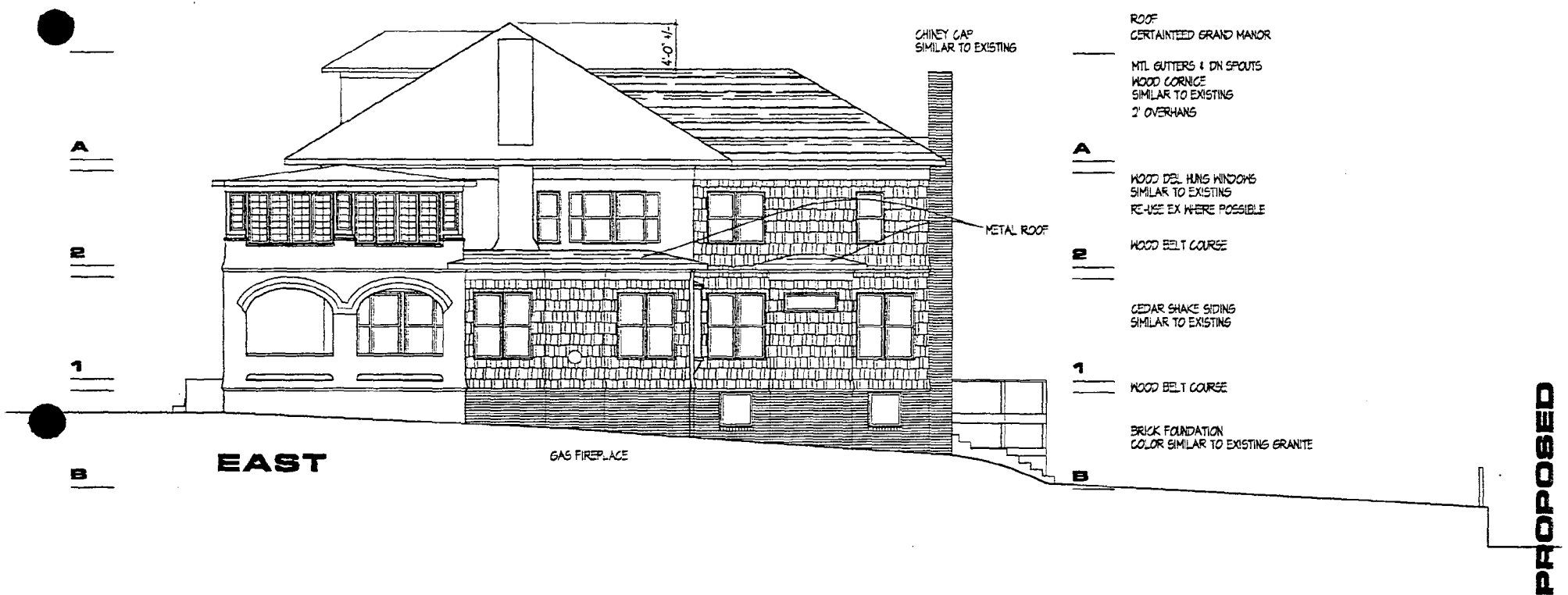
30 OCT 2000

1"=8'

8

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

**JOHN KATINAS ARCHITECT
8739 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 623-0826**



- ROOF
- CERTAINTED GRAND MANOR
- MTL GUTTERS & DN SPOUTS
- WOOD CORNICE
- SIMILAR TO EXISTING
- 2' OVERHANGS
- WOOD DEL. HUNG WINDOWS
- SIMILAR TO EXISTING
- RE-USE EX WHERE POSSIBLE
- WOOD BELT COURSE
- CEDAR SHAKE SIDING
- SIMILAR TO EXISTING
- WOOD BELT COURSE
- BRICK FOUNDATION
- COLOR SIMILAR TO EXISTING GRANITE

EAST

GAS FIREPLACE

RIGHT

#9 WEST MELROSE STREET
 CHEVY CHASE MD 20815

08 DEC 2000
1"=8'
 JOHN KATINAS ARCHITECT
 8738 BRISBADOON DRIVE
 BETHESDA MD 20817
 (301) 583-0285

PROPOSED

KATINAS ²⁵

EXISTING

A

B

1

B



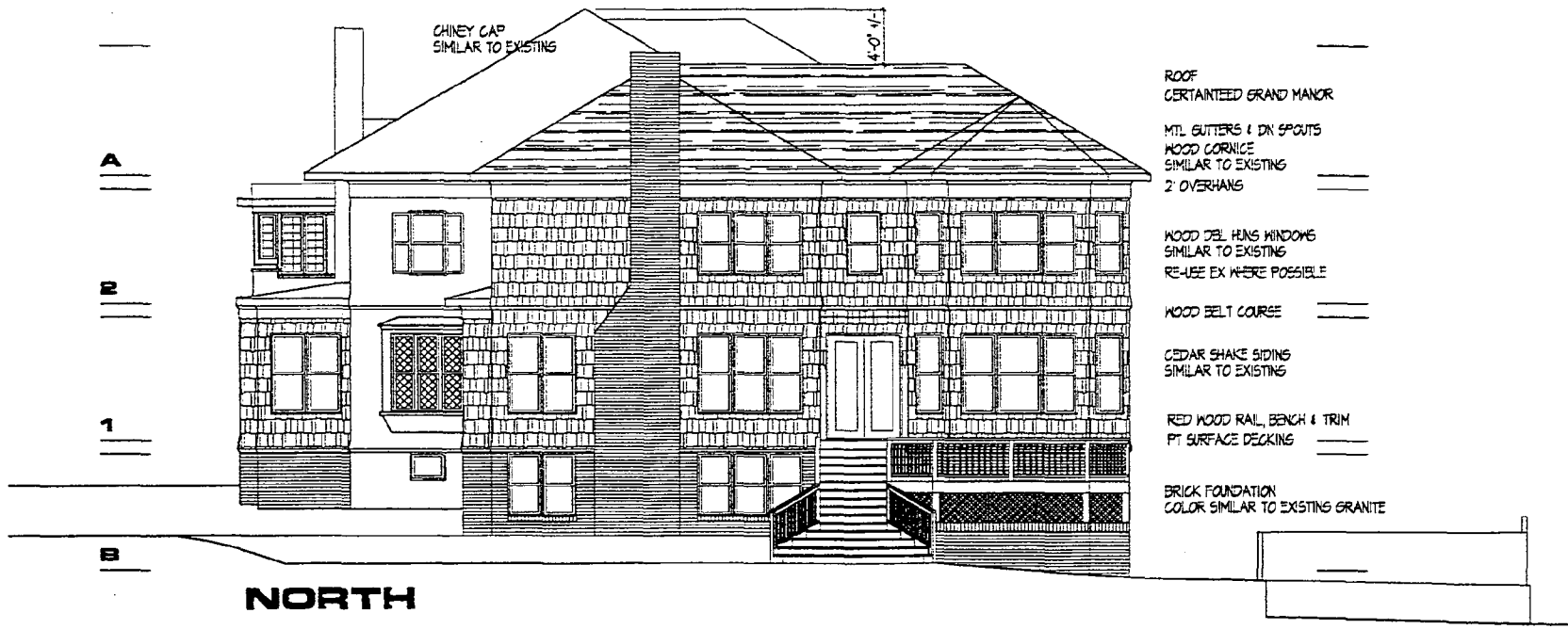
NORTH

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

30 OCT 2000
1"=8'



JOHN KATINAS ARCHITECT
6738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0826



- ROOF
- CERTAINTED GRAND MANOR
- MTL. GUTTERS & DN SPOUTS
- WOOD CORNICE
- SIMILAR TO EXISTING
- 2' OVERHANG
- WOOD DEL HANS WINDOWS
- SIMILAR TO EXISTING
- RE-USE EX WHERE POSSIBLE
- WOOD BELT COURSE
- CEDAR SHAKE SIDING
- SIMILAR TO EXISTING
- RED WOOD RAIL, BENCH & TRIM
- PT SURFACE DECKING
- BRICK FOUNDATION
- COLOR SIMILAR TO EXISTING GRANITE

NORTH

PROPOSED

REAR

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

25 DEC 2000

1"=8'

JOHN KATINAS ARCHITECT
8728 BRADDOCK DRIVE
BETHESDA MD 20817
(301) 582-0888





WEST

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

30 OCT 2000
1"=8' **10**
JOHN KATINAS ARCHITECT
8738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0825



- ROOF
CERTAINTED GRAND MANOR
- MTL GUTTERS & DN SPOUTS
WOOD CORNICE
SIMILAR TO EXISTING
2' OVERHANG
- WOOD DEL HUNG WINDOWS
SIMILAR TO EXISTING
RE-USE EX WHERE POSSIBLE
- WOOD BELT COURSE
- CEDAR SHAKE SIDING
SIMILAR TO EXISTING
- RED WOOD RAIL, BENCH & TRIM
PT SURFACE DECKING
- BRICK FOUNDATION
COLOR SIMILAR TO EXISTING GRANITE

WOOD FENCE or
MASONRY RETAINING WALL

MASONRY RETAINING WALL

WEST

LEFT

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

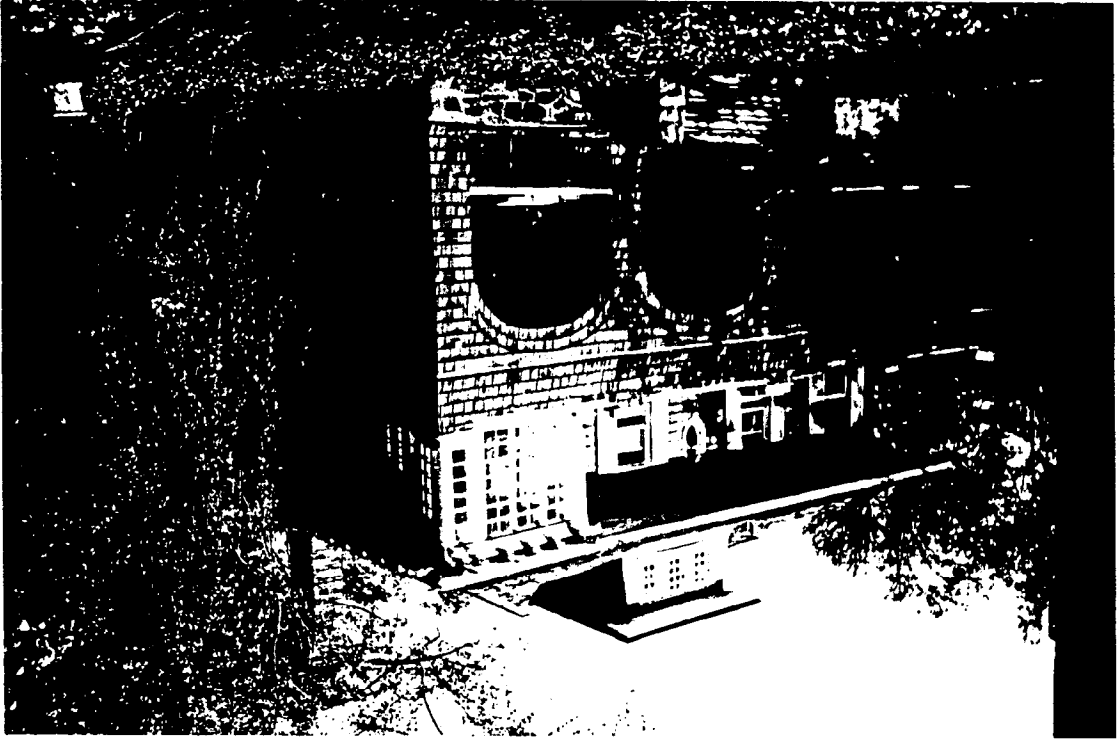
25 DEC 2000
1"=8'
 JOHN KATINAS ARCHITECT
 5735 BRIGADOON DRIVE
 BETHESDA MD 20817
 (301) 823-0885



PROPOSED

#9 W MELROSE

FRONT / RIGHT END



FRONT (SOUTH)



EXISTING

KATINAS

11 (29)



KATINAS

RIGHT (EAST)



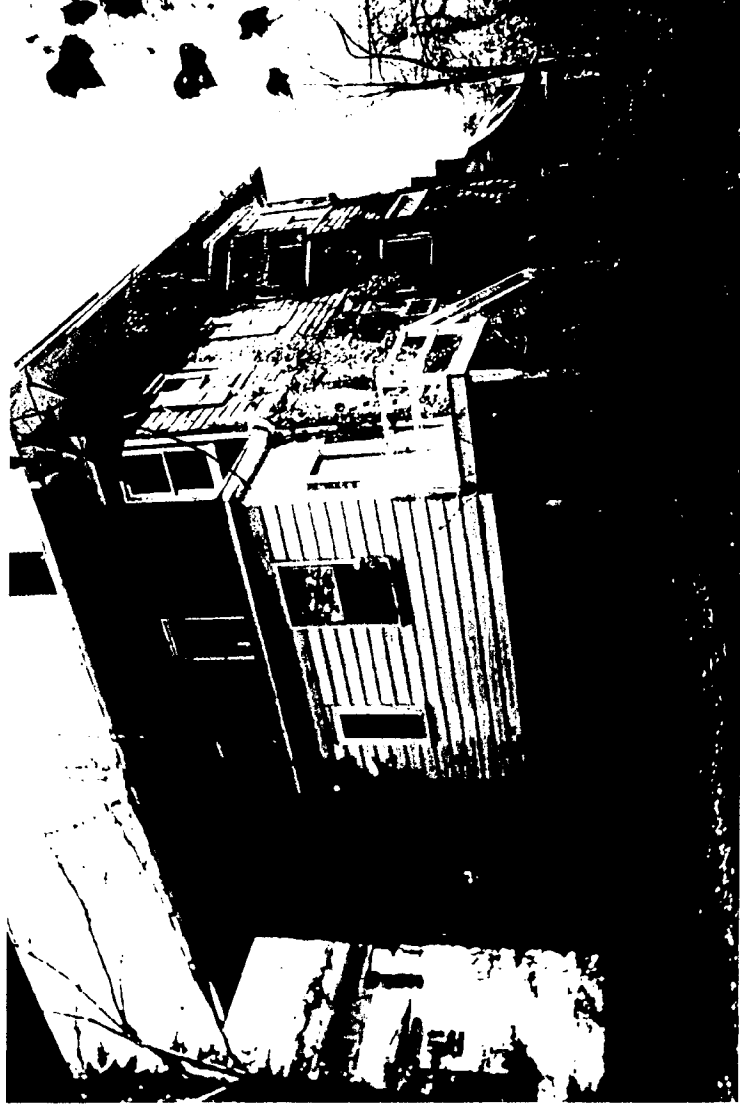
RIGHT
#9 W MELROSE

EXISTING
30 12



KATINAS

LEFT (WEST)



REAR (NORTH)
#9 W MELROSE

EXISTING

13
31



SITE FROM W MELROSE

KATINAS



FRONT GARAGE
#9 WEST MELROSE

EXISTING

14

32



KATINAS

RIGHT GARAGE



SHED
#9 W MEUROSE

EXISTING

33
15

Standards and Guidelines for Architectural and Historical Investigations in Maryland



MARYLAND HISTORICAL TRUST
DIVISION OF HISTORICAL AND CULTURAL PROGRAMS
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



property is located, approximate date of construction, and access (public or private).

Photographs: For each property recorded on an inventory form, submit clear and illustrative black-and-white photographs. Check individual project requirements for the number of sets of photographs and slides to be provided. Use a 35mm single-lens reflex (SLR) or larger format camera. All photographs should be in the form of prints at least 5" x 7" in size, with negatives. Also provide 35mm color slides of views corresponding to those shown in prints. Smaller size prints will not be accepted; nor will color prints or color film developed as black and white.

The photographs should be recent and should be a true visual representation of the historical integrity and significant features of the property. The number of photographic views will vary according to the size and complexity of the property. Submit as many photographs as needed to show the current condition and significant aspects of the property. Include representative views of both contributing and non-contributing resources. Copies of historic photographs may supplement documentation and may be particularly useful in cases where alterations make a property's historic integrity questionable. Photographic prints of historic views are preferred; photocopies may be acceptable. Guidelines relating to the number and types of photographs for individual properties and districts are listed below.

Buildings, Structures, and Objects

Submit one or more views to show the principal facades and the environment or setting in which the property is located.

- Additions, alterations, intrusions, and dependencies should appear in the photographs.
- Include views of interiors, outbuildings, landscaping, or unusual details if the significance of the property is entirely or in part based on them.
- If property includes a number of resources, such as a farmstead, key the photographs to a sketch map of the property.

Architectural and Historic Districts

Submit photographs representing the major building types and styles, pivotal buildings and structures, representative non-contributing resources, and any important topographical or spatial elements defining the character of the district.

- Provide overall streetscape, landscape, or aerial views showing the resources in context, as well as views of representative individual properties within the district. Views of individual buildings are not necessary, if streetscapes and other views clearly illustrate the significant historical and architectural qualities of the district.
- Key all photographs to the Resource Sketch Map for the district or prepare a separate photograph map.

The subject of each photograph must be written legibly on the back of the print. Use a soft graphite (lead) pencil to label photographs; prints labeled in any other medium cannot be accepted and will be returned. It may be difficult to write on resin-coated photographic paper

with many pencils, however, soft grades such as #1, commonly available in office-supply stores, or #4B, #5B, sold in art-supply stores, work well. Do not use china marking or grease pencils, as their waxy medium will smudge and transfer to the surface of other prints. Felt-tip markers, including permanent markers labeled for photographic purposes, are not acceptable.

Provide the following information on the back of each photograph:

- Maryland Inventory of Historic Properties (MIHP) number
- Name of property or, for districts, the name of the building or street address followed by the name of the district
- County and State
- Name of photographer
- Date of photograph
- Location of negative (enter MD SHPO)
- Description of subject of photograph. The caption should be concise and should clearly explain what is shown in the picture. The caption may describe the camera location and direction of view (i.e., view east on Main Street from Third Street), or may indicate the resource and elevation shown (i.e. Main House, south facade, Corncrib, west elevation). Interiors may require other information (Main house, first floor SW parlor, camera facing N; mantel, second floor N chamber; etc.). For districts, include the name and street number of the specific resource(s) shown in the photograph: Reese House, 20 Main Street, SE elevation.
- Photograph numbers should be assigned sequentially, for example, #1 of 7 or 1/7.

Use archival storage pages for submitting photographs to the Trust. These must be heavyweight polypropylene pages with two side-loading pockets in a 5" x 7" format that fit a standard three-ring binder. Vinyl or polyvinyl chloride (pvc) sheets are not acceptable. Photo sleeves are available through archival photographic storage companies. Place the photographs in the storage pages in a logical sequence, showing views of the overall setting, the exterior, the overall interior, specific rooms, details, and finally all secondary resources. They must be placed back to back so that four photographs are stored in one page.

Submit negatives in archival polypropylene negative holders. Neatly print or type the following information in the area provided on the holders: property name, MIHP number, name of photographer, and date taken. If hand written, use a permanent fine-point felt-tip pen, such as the Sanford Sharpie or Kaiser-Schreiber.



Submit color slides of representative views and key characteristics. These should follow the subject matter of the photographs as closely as possible. Label each color slide legibly with a fine-tip, permanent-ink pen. Self-adhesive labels applied to slide mounts are unacceptable. The following information must be included on each slide mount in the following manner: the MIHP inventory number in the upper right-hand corner; the name of the property and the location directly above the image; the description of the subject and view (i.e., barn, N elevation) directly below the image; the name of the photographer on the next line below; and the date the slide was taken in the lower right-hand corner. The top left-hand corner should be left completely blank so that the six-digit accession number can be added. Slides are always labeled the same way, even with a vertical shot.

Locational map: Submit two copies of an appropriate map clearly locating the property within the city or broader geographical context for each inventory form. It is extremely important that the map reflect only the resource being surveyed. This must be an 8½" x 11" photocopy made from the appropriate section of the United States Geological Survey quadrangle map with the location of the property clearly circled. For urban properties, a current tax, block, and parcel map should be included along with the USGS quad map. For incorporated towns and cities, prior approval of base map is required. For regulatory surveys that make a determination of eligibility, the map should clearly define the property boundaries and eligible resource, if different. Each map should include a north arrow and a title block that lists the inventory number, property name, town or town vicinity, county, and map or quadrangle name (adhesive labels are not acceptable).

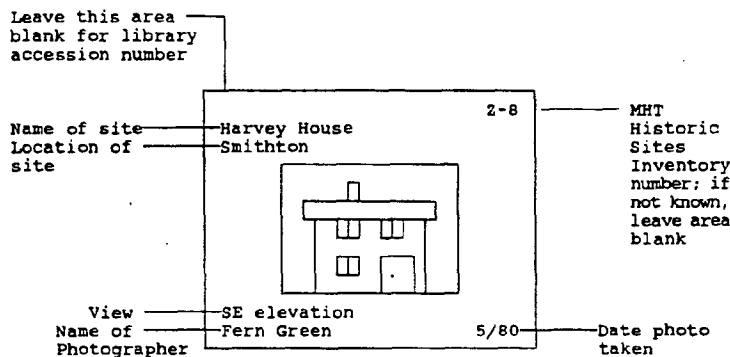
Resource Sketch Map: If the property contains a number of buildings, structures, objects, and/or sites, prepare a map that illustrates the approximate location of these resources within the boundaries of the property and clearly identifies contributing and non-contributing resources as well as their use. This map does not have to be drawn to scale. The map must be labeled with the inventory number, name of property, town or town vicinity, county, a north arrow, and the title *Resource Sketch Map* (adhesive labels are not acceptable).

Historic Maps: Historic maps should be included when possible, with the property clearly marked on an 8½" x 11" photocopy. Label the map, including the inventory number, name of property, town or town vicinity, county, north arrow, date, and source of the historic map (adhesive labels are not acceptable).

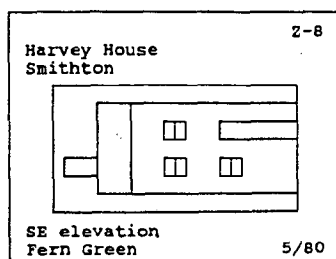
Measured Drawings: When possible, provide a plan of the room arrangement of the principal building(s) that characterize the property. Draw the plan to fit an 8½" x 11" sheet of paper. The plan need not be drawn to precise scale, but it should be generally proportional and should indicate overall exterior dimensions. It may be drawn either free hand or hard-line but must be clear and detailed.

The plan should illustrate the principal floor, generally the first floor, and should include additions, porches, etc. Denote arrangement of rooms, chimney or fireplace locations, and the placement of stairs, doors, and windows. Use conventional symbols to represent these elements.

When the significance of the resource is based on its architectural character or if the



SLIDES ARE ALWAYS LABELED THE SAME WAY, EVEN WITH A HORIZONTAL SHOT AS BELOW



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9 West Melrose Street Meeting Date: 12/6/00
 Applicant: Paul Katinas Report Date: 11/29/00
 Resource: Chevy Chase Village Historic District Public Notice: 11/22/00
 Review: PRELIMINARY CONSULTATION #2 Tax Credit: Partial
 Case Number: District #35/13 Staff: Robin D. Ziek

PROPOSAL: Remove existing garage, construct new additions with attached garage

RECOMMEND: Delete attached garage; reduce size and massing

The applicant came before the HPC on November 15, 2000 for a Preliminary Consultation (see abbreviated staff report, attached, for "Project Description", with general description of the existing conditions at the property). This second Preliminary Consultation reflects their continued interest in the property, as the contract purchaser, and presents a revised proposal for HPC comments.

RESOURCE: Contributing Resource in the Chevy Chase Village Historic District
 STYLE: Shingle
 DATE: 1916-1927

PROPOSAL

The applicant proposes to remove the two-car garage, and double the size of the house. This is a reduction in size from the previous proposal which would have tripled the size of the historic house. The latest proposal includes a side-loaded attached 2-car garage at the basement level, with additional paving for a back-up and extra parking along the west edge of the property.

The retaining wall is placed along the rear boundary line, with spacing around the existing magnolia to preserve that cluster. Several trees will be removed (see Circle 6). The small early 20th century shed will be placed at the north end of the driveway.

The height of the additions has been somewhat reduced, and the massing reads as a large addition to the west side, although the plan reveals substantial alterations at the rear NE corner as well (see Circle 9, 10). The new proposal does propose retaining the oriel window at the rear, and would retain the exterior chimney while deleting the internal fireplace and original stairway and original plan.

(1)

STAFF DISCUSSION

The Historic Preservation Commission in Montgomery County is guided by *the Secretary of the Interior Guidelines for Rehabilitation ("Guidelines")* and by *the Chevy Chase Village Historic District Guidelines ("Village Guidelines")*, which have been formally adopted by the HPC to provide guidance to all involved in these decisions. *The Secretary of the Interior Guidelines* is a national standard that the local commission has adopted as the county standard. *The Village Guidelines* were written by the local community to infuse the national standard with local details, and provide guidance about community-wide values and standards in terms of preservation of the local historic district. All projects will normally comply with all of the guidelines, noting that the HPC is not an architectural review board, and uses design review to achieve the preservation of historic resources.

Specifically *Guidelines #2, #9, and #10* are relevant in the consideration of this proposal (see Circle 30). *Guidelines #2* focuses on the preservation of historic materials, features and spaces. *Guidelines #9* focuses on compatibility of alterations and additions, while protecting the overall integrity of the site, noting that integrity cannot be restored once lost. *Guidelines #10* endorses reversibility, so that new additions and alterations may come and go while retaining the essential form and integrity of the historic site.

The applicant has been struggling to provide 21st century amenities and spaces for a 21st century family in an early 20th century resource. In addition, this resource is "quirky". But this is not surprising in a district which is defined by the "Academic Eclecticism" demonstrated in the "exceptional concentration of late 19th and early 20th century styles...many designed by locally and nationally known architects" (*Village Guidelines*, p.3).

Specifically, the applicant seeks to bury a new house within most of the walls of the historic building. The original stairway comes out, and the original plan is completely reworked, with only one original space to be retained - the dining room. Staff continues to feel that the historic building is a secondary issue for the applicant.

There is no mandate that requires that historic homes which never had attached garages should now have attached garages. There is no mandate that historic homes which were large in their own day but relatively small in our day should have to grow to match the current large homes. Historic preservation serves as a physical illustration of the past. Historic buildings don't match the standards of new buildings, and they are not supposed to.

The HPC noted in the first Preliminary Consultation that the mere size of a proposal is not necessarily a problem. Staff notes that the new proposal is smaller than the first proposal and will only double the size of the original structure. However, the size of the west side addition is being driven by the requirements of the attached 2-car garage (22' deep). As staff has noted consistently, it has not been HPC practice to approve attached garages in homes and districts where the detached garage was typical. Therefore, staff feels that the project could be reduced in size, scale and massing by discarding the attached garage.

The HPC has not yet seen a proposal which retains the important features of the house, while providing an addition. A very rough sketch of such a proposal is included on Circle 24, 25. The interior entrance sequence, including the original staircase, and layout of picturesque windows and associated spaces are character defining features of this house. Exterior alterations will be substantially reduced if these internal features are retained, thus preserving the character of the house.

Staff feels that the applicant could revise the project to meet historic preservation guidelines. Indeed, the applicant has responded to comments by the HPC and staff, and the latest proposal preserves three corners of the original roof and an exterior chimney, in order to preserve a sense of the original size and shape of the historic building. Still, the latest proposal fails to meet *Guidelines #2*, noting that a false sense of time and place is introduced with the integrated garage. While the latest proposal retains more of the original structure, it fails to meet *Guidelines #9* because the proposal is still not so much an addition to the original structure as the construction of a new house under the restraint of the old structure. And it also fails to meet *Guidelines #10*, because, when this new addition is removed in 20 years by the next resident, there will be no original structure left to be revealed.

STAFF RECOMMENDATION

Staff recommends that the Commission note that this proposal is inconsistent with the *Village Guidelines* and with *the Secretary of the Interior's Guidelines for Rehabilitation*. Staff recommends that any new proposal be redesigned to retain substantially more of the original structure to reduce the overall impact on the integrity of the resource and its place in the district.

2nd
Preliminary
Consultation

9. W. Melrose

Adjacent + Confronting

5 W. Melrose

John J. McMackin, Jr.

11 W. Melrose

Nicholas + L.K. Calio

8 W. Melrose

Herbert Jacobs

6 W. Melrose

Thomas V + C.C. Perry

4 W. Melrose

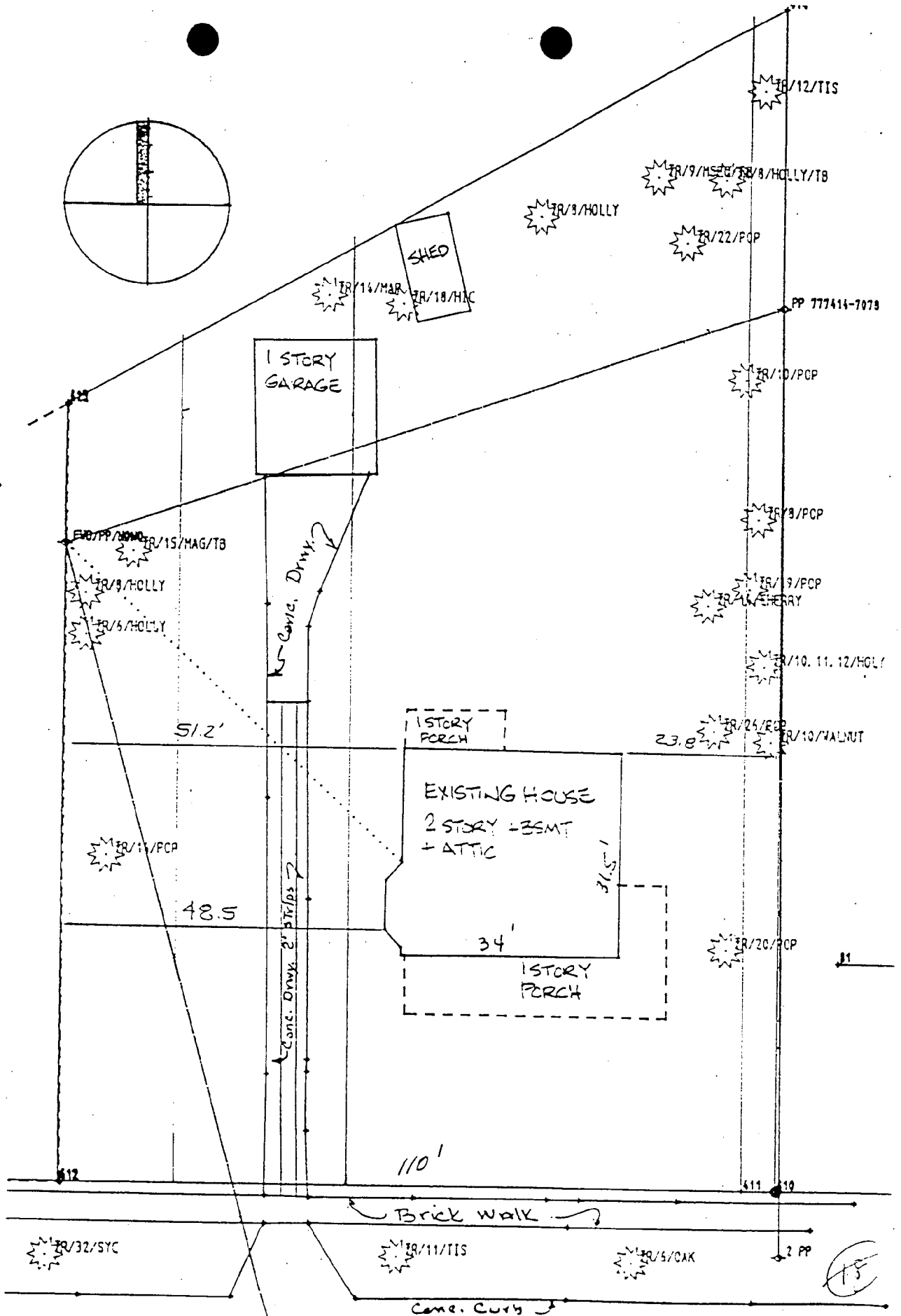
Edmund + M. T. Bartlett

(4)

(5)

#9 WEST MELROSE STREET
 CHEVY CHASE MD 20815

SITE PLAN



30 OCT 2000
 1"=20'

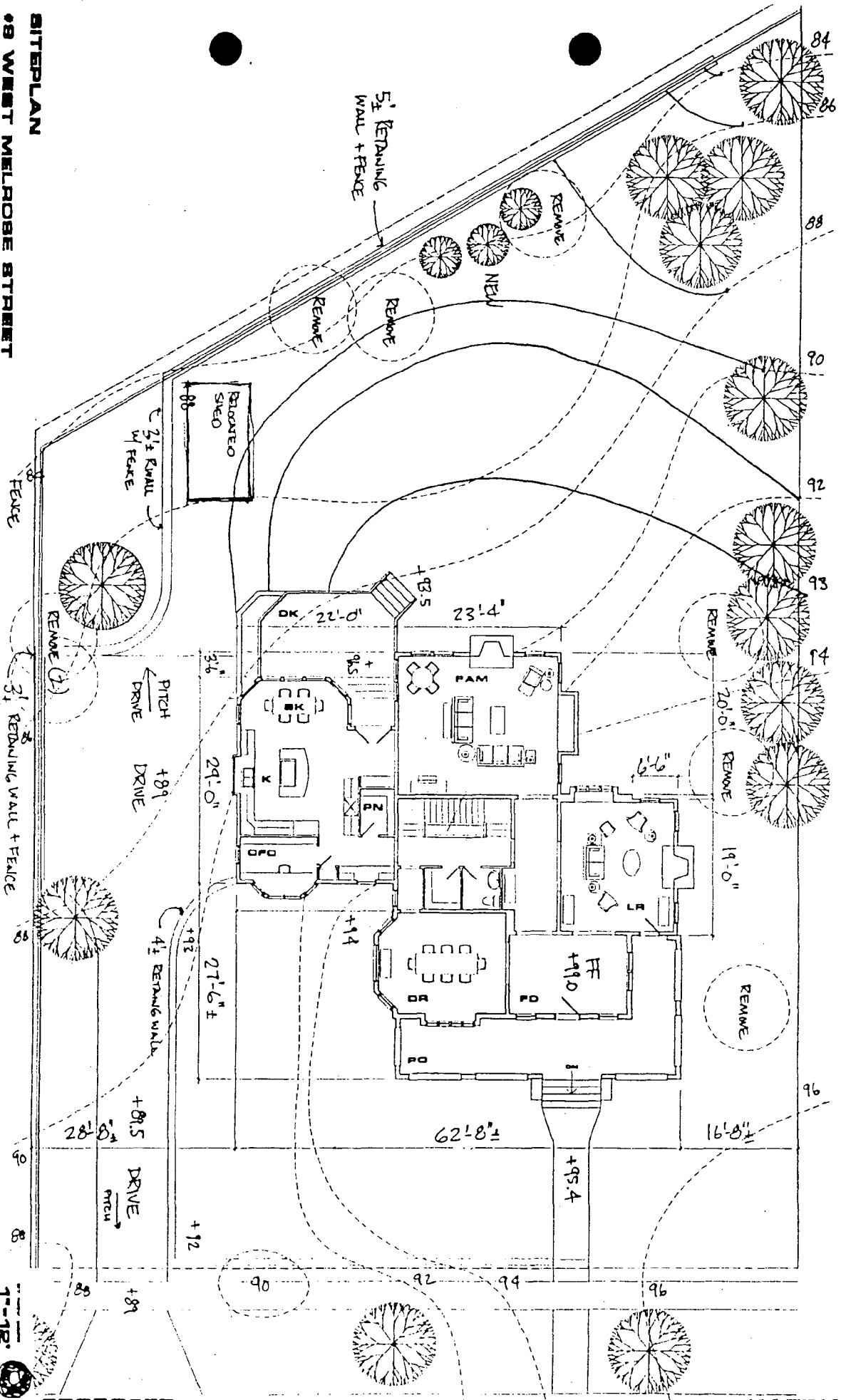
JOHN KATINAS ARCHITECT
 6738 BRIGADOON DRIVE
 BETHESDA MD 20817
 (301) 523-0828

EXISTING

KATINAS

15
 5

SITEPLAN
89 WEST MELROBE STREET
CHEVY CHASE MD 20818



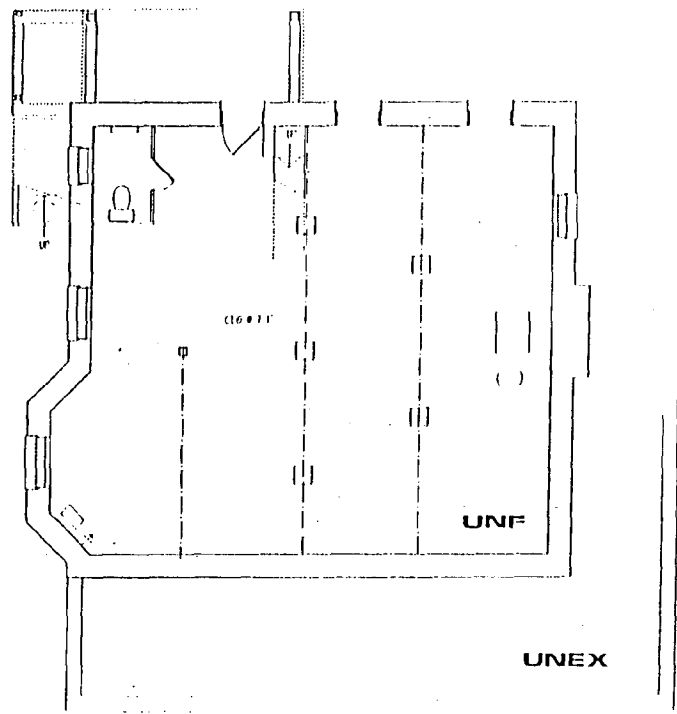
1" = 12'
 12/12/12

PROPOSED

KATINAB

6

7



BASEMENT

#9 WEST MELROSE STREET

KATINAS

EXISTING

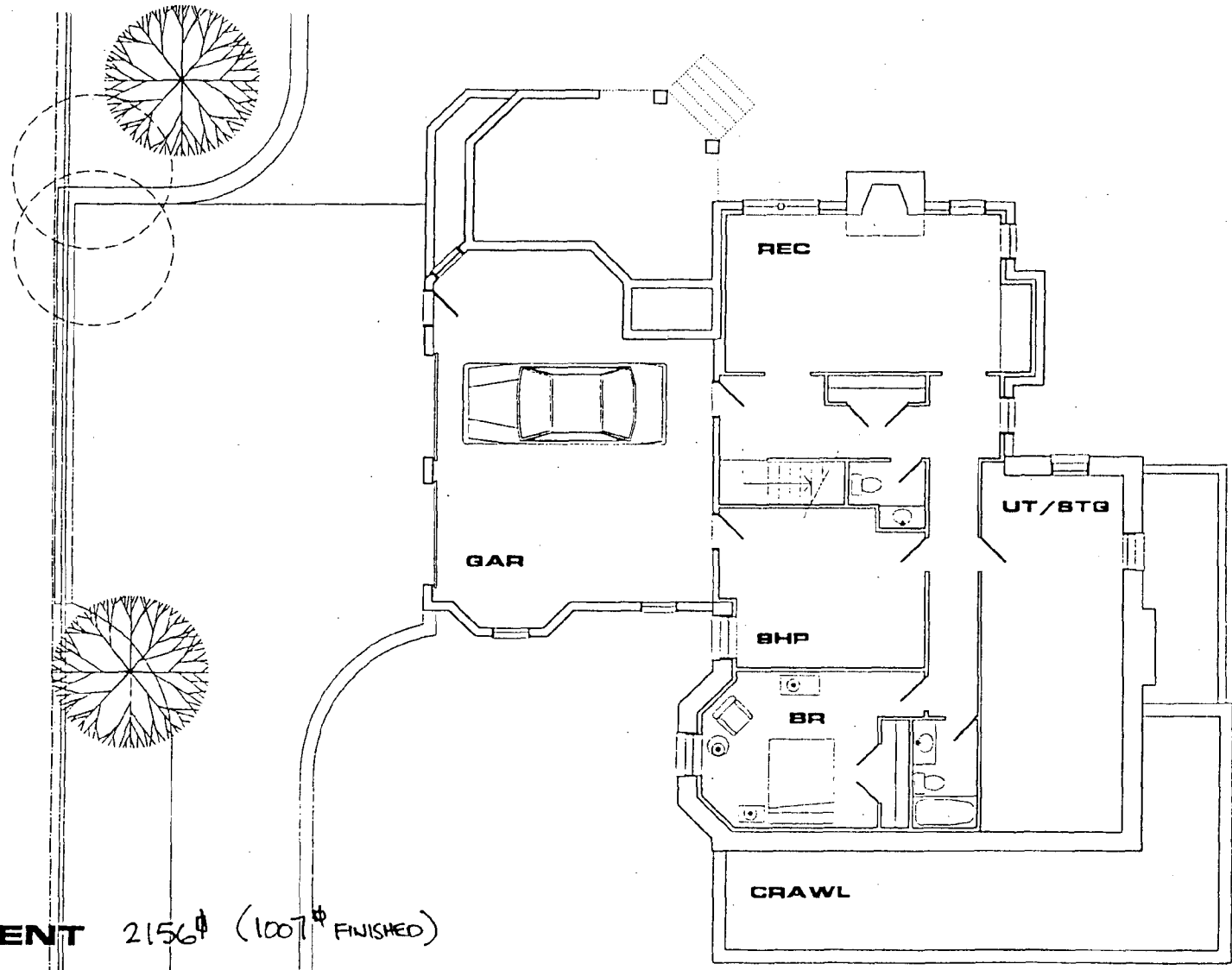
30 OCT 2000
1"=8'

JOHN KATINAS ARCHITECT
8730 BOBADOOR DRIVE



8

KATINAS

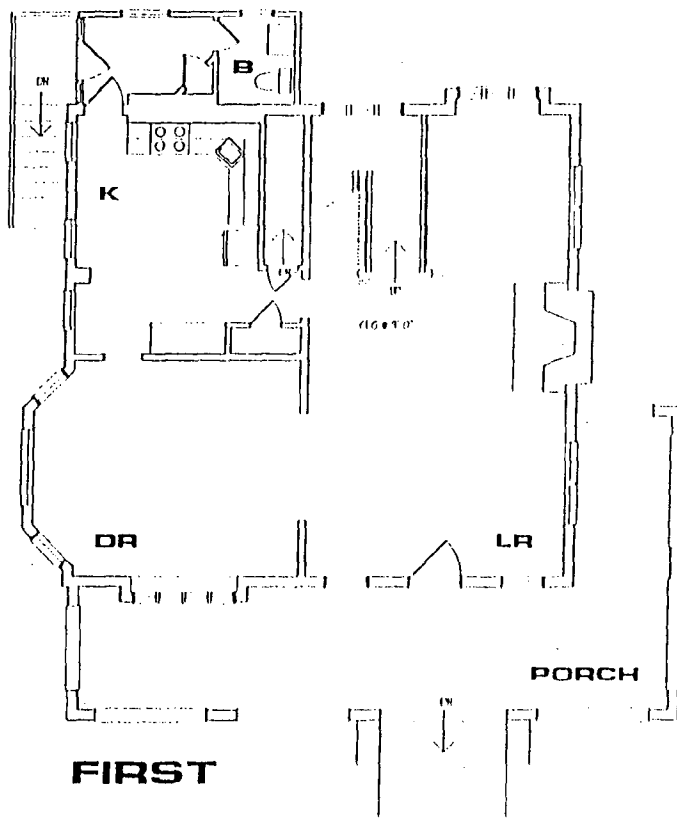


BASEMENT 2156[±] (1007[±] FINISHED)
#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

87 NOV 8000
1"=8'
 JOHN KATINAS ARCHITECT
 8728 BRISBACON DRIVE
 BETHESDA MD 20817
 (301) 883-0888

4 PROPOSED

9



#9 WEST MELROSE STREET

KATINAS

EXISTING

30 OCT 2000

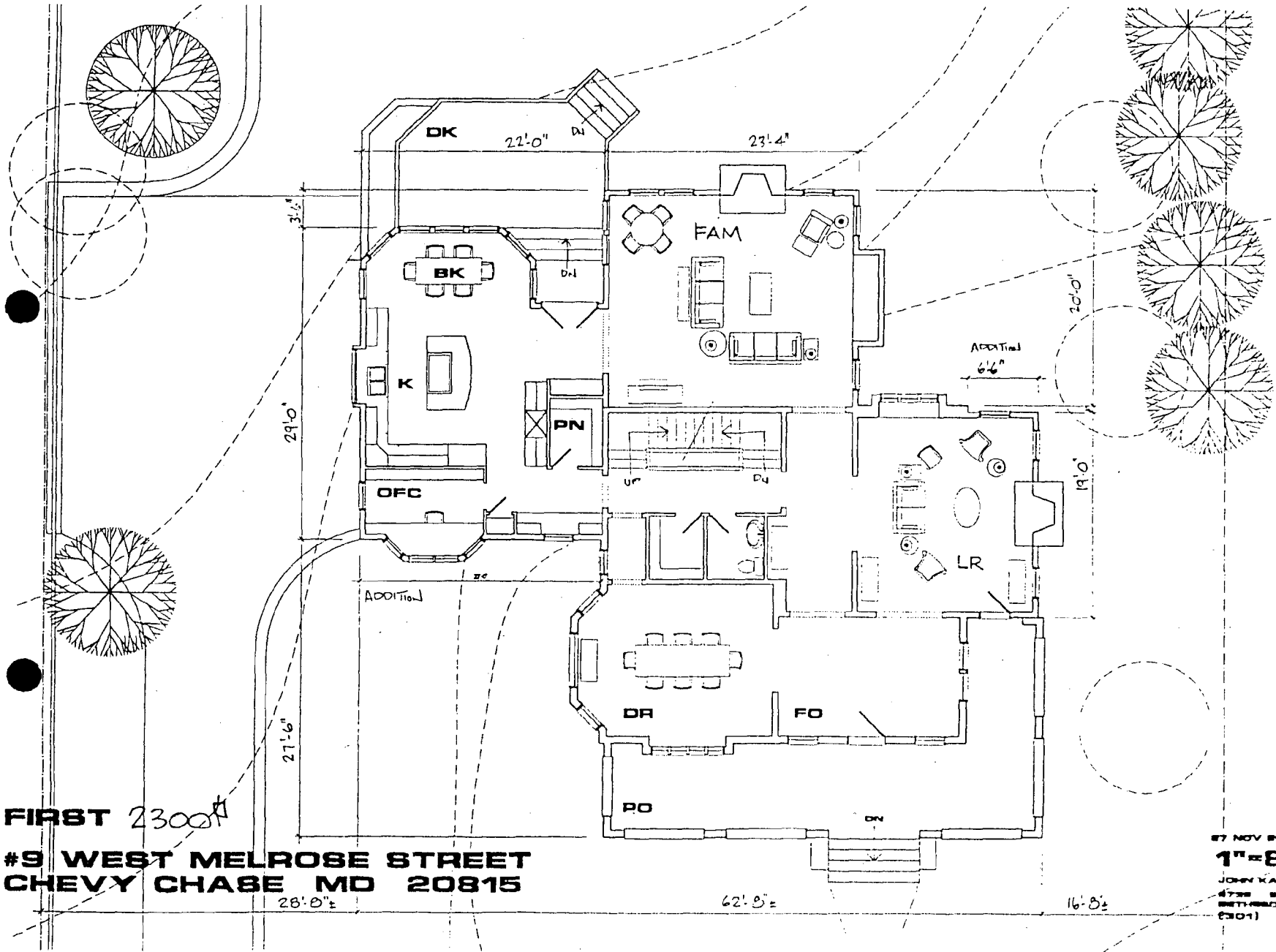
1"=8'

JOHN KATINAR ARCHITECT
2000 UNIVERSITY BLVD



10

KATINAS

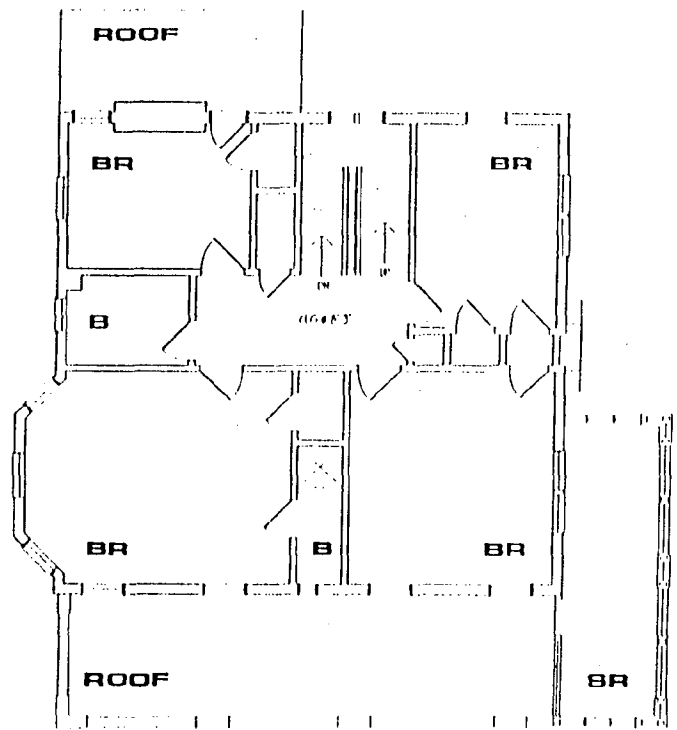


FIRST 2300
 #9 WEST MELROSE STREET
 CHEVY CHASE MD 20815

27 NOV 2000
 1"=8'
 JOHN KATINAS ARCHITECT
 4728 BIRCHWOOD DRIVE
 BETHESDA MD 20817
 (301) 552-0822

1 PROPOSED

11
23



KATINAS

EXISTING

SECOND

#9 WEST MELROSE STREET

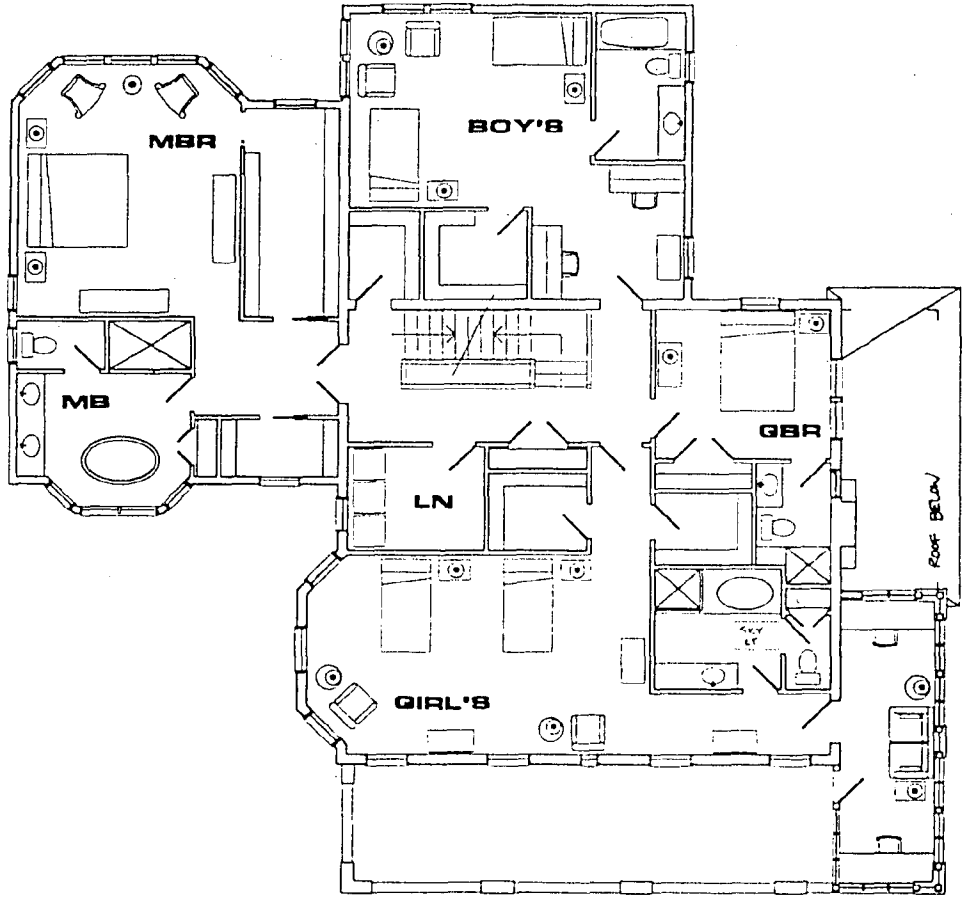
30 OCT 2000
1"=8'

JOHN KATINAS ARCHITECT
8738 BRIDGEMAN BLVD

4

12

KATINAS



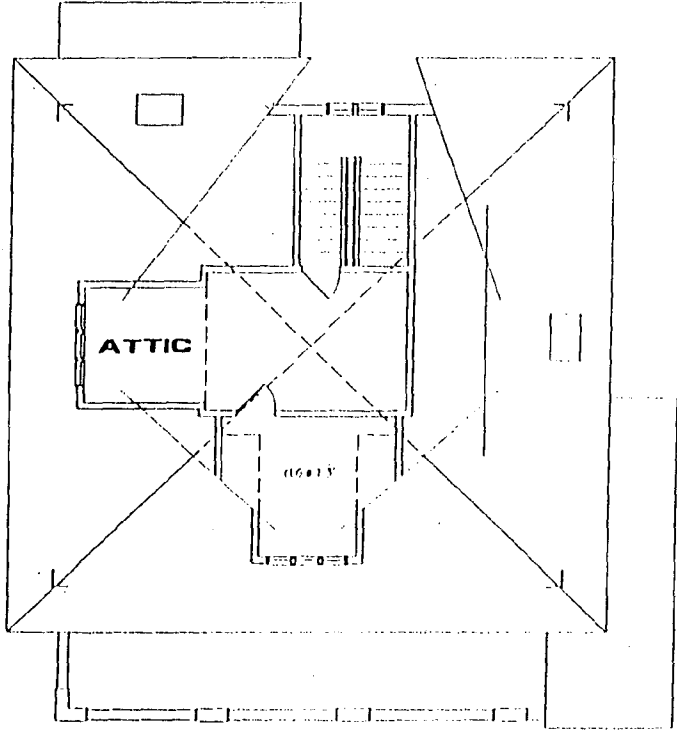
PROPOSED

SECOND 2322^{1/2}
#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

27 NOV 2000
1"=8'
 JOHN KATINAS ARCHT/ST
 8738 BRADDOON DRIVE
 BETHESDA MD 20817
 (301) 623-0888

2

13
JK



ATTIC

#9 WEST MELROSE STREET

KATINAS

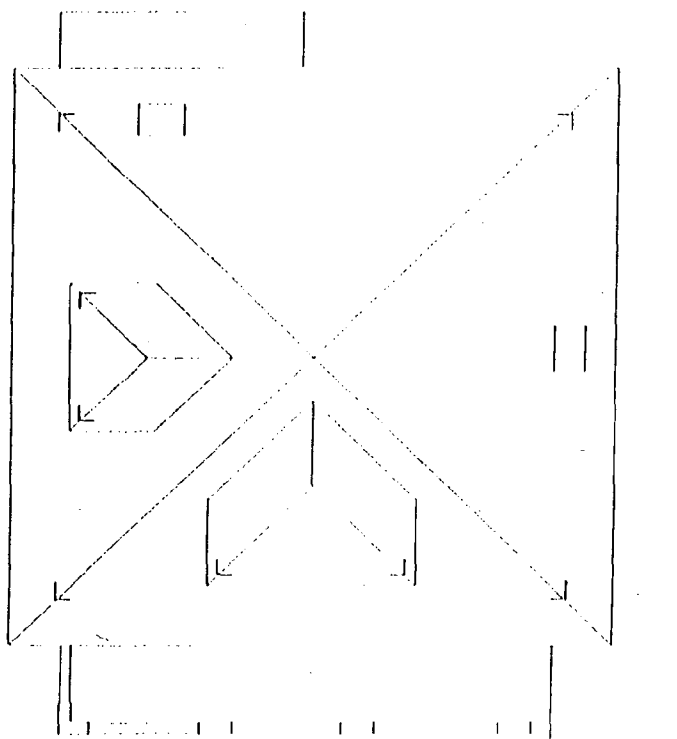
EXISTING

30 OCT 2000
1"=8'

JOHN KATINAS ARCHITECT
6738 BRIDGEMAN DRIVE



11
JK



ROOF

#9 WEST MELROSE STREET

KATINAS

EXISTING

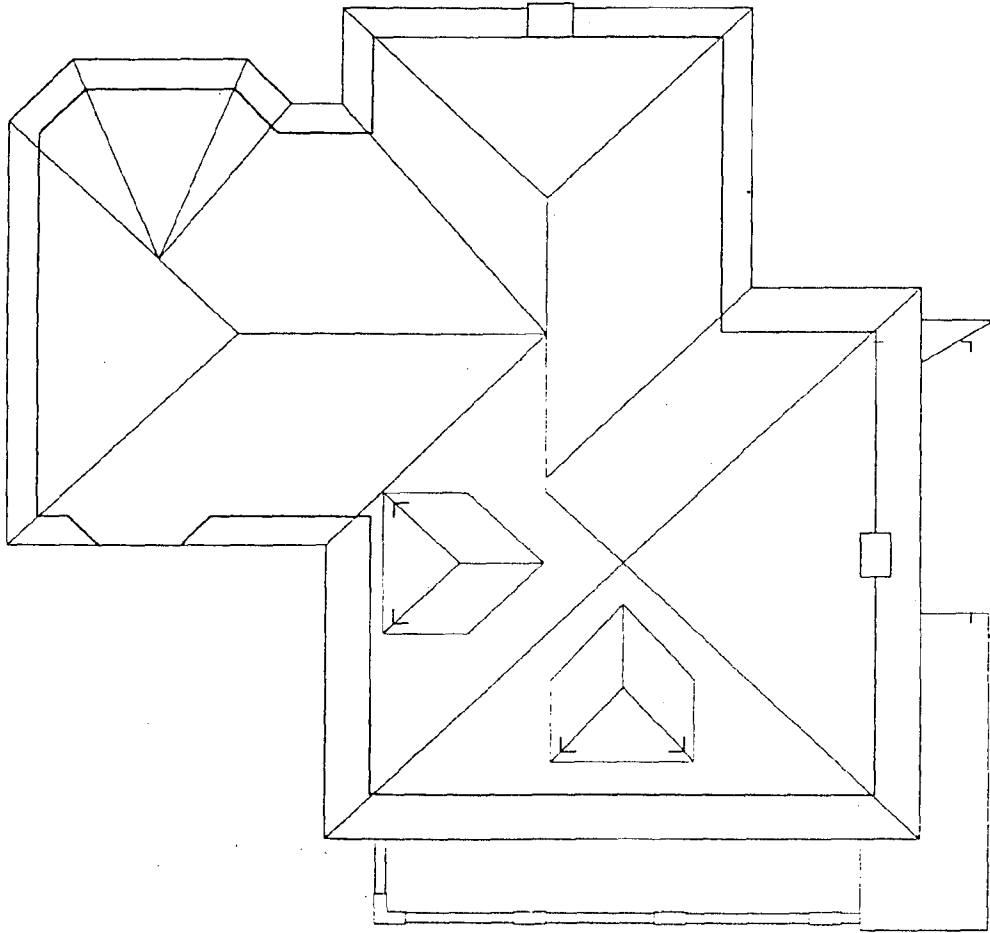
NO OCT 2000
1"=8'

JOHN KATINAS ARCHITECT
8738 BRIGADIER DRIVE



51

KATINAS



ROOF

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

PROPOSED

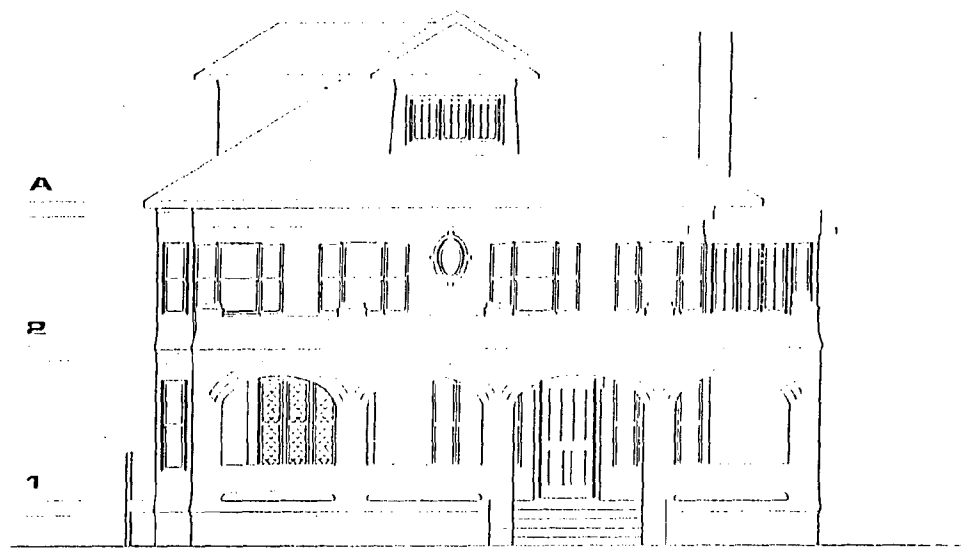
87 NOV 2000

1"=8'

JOHN KATINAS ARCHITECT
8728 BROADDOON DRIVE
BETHESDA MD 20817
(301) 883-0888



16



A

B

1

B

SOUTH

KATINAS

EXISTING

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

30 OCT 2000

1"=8'



JOHN KATINAS ARCHITECT
8738 BRIGADON DRIVE
BETHESDA MD 20817
(301) 493-0888

17

KATINAS



—
A
—
2
—
1
—
B

SOUTH

FRONT

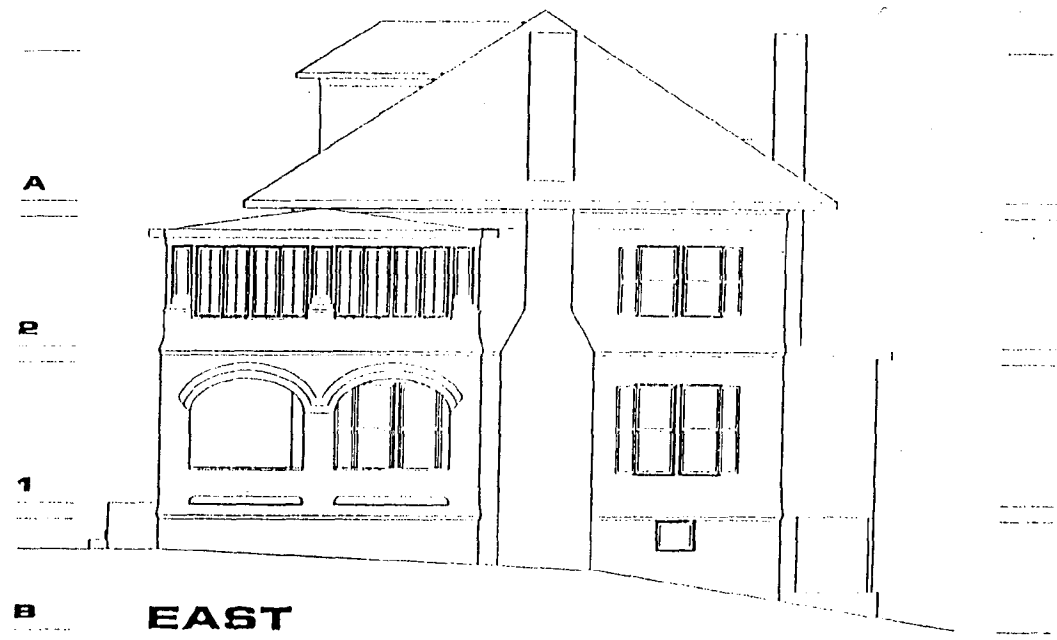
#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

PROPOSED

17 NOV 2000
1"=8'
JOHN KATINAS ARCHITECT
8738 SWALDOON DRIVE
BETHESDA MD 20817
(301) 893-0888



18
19



KATINAS

EXISTING

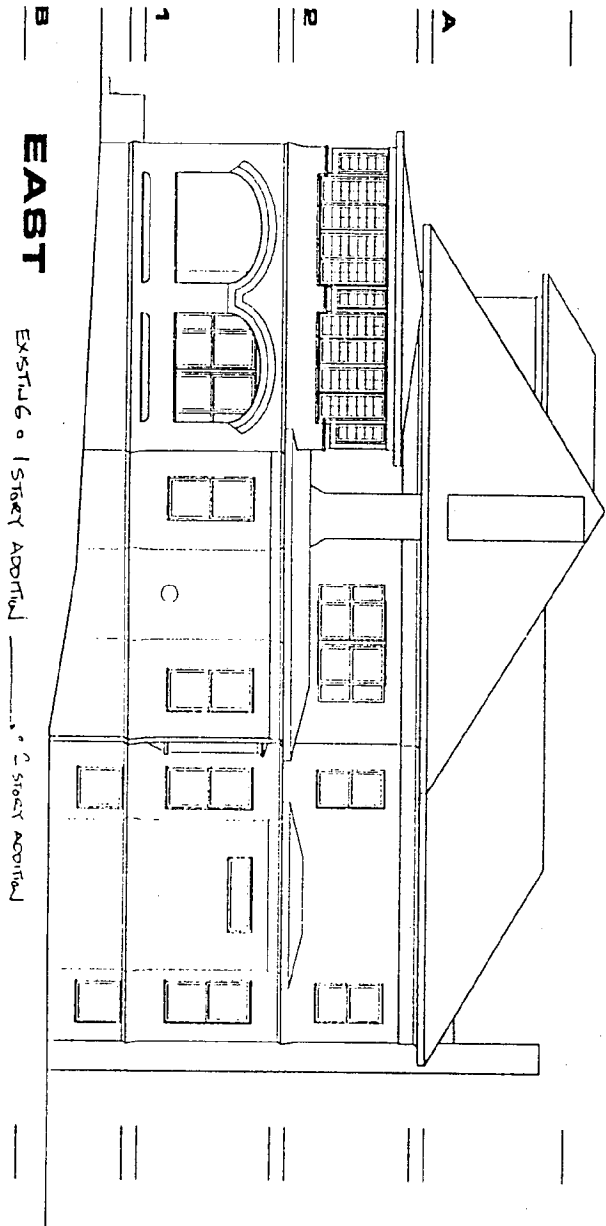
#9 WEST MELROSE STREET

30 OCT 2000
1"=8'



JOHN KATINAS ARCHITECT

RIGHT
#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

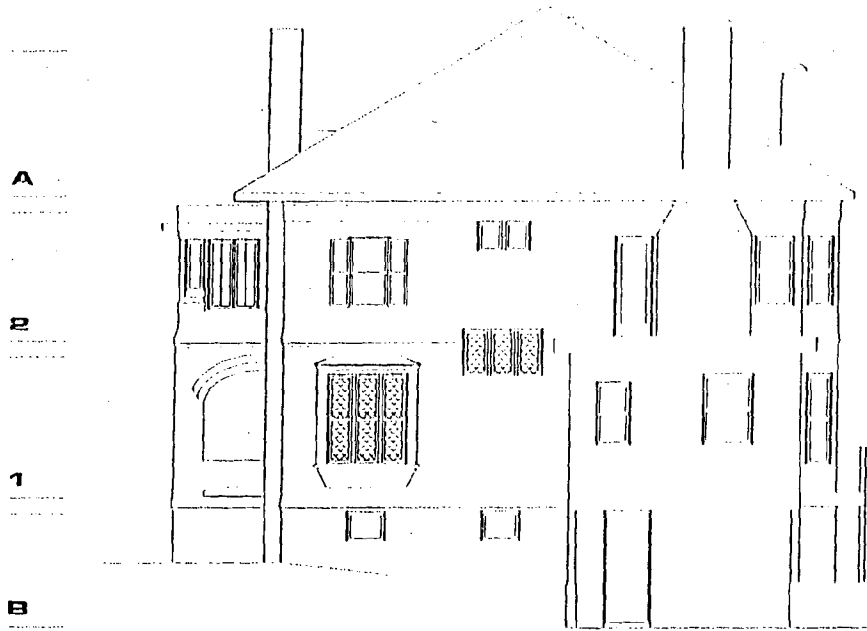


19

KATINAS

17 NOV 2000
11:31
6
 JOHN KATINAS ARCHITECT
 8738 BRADBROOK DRIVE
 BETHESDA MD
 20814-5833
 (301) 583-0833

PROPOSED



NORTH

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

NO OCT 9000

1"=8'

JOHN KATINAR ARCHITECT
8738 BRIDGEMAN DRIVE
BETHESDA MD 20817
(301) 463-0888

9

KATINAS

EXISTING

3/3/91
20

(JK)

KATINAS



1 story addition ◦ EXISTING ◦ 2 story addition

NORTH

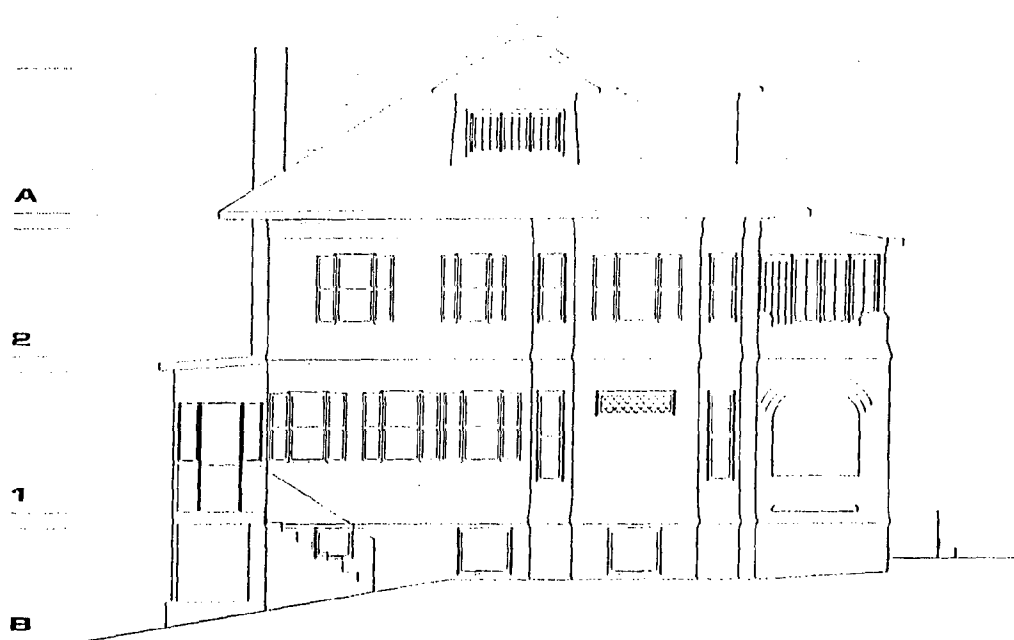
PROPOSED

REAR

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

27 NOV 2000
1"=8'
 JOHN KATINAS ARCHITECT
 8738 BRADDOCK DRIVE
 BETHESDA MD 20817
 (301) 523-0828

7



WEST

KATINAS

EXISTING

(Handwritten marks)
22

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

NO OCT 2000
1"=8' 10
JOHN KATINAS ARCHITECT
8738 BRIDGEMAN DRIVE
BETHESDA MD 20817
(301) 453-0888

23

KATINAS



SIDE LOAD BASEMENT GARAGE
 2 STORY ADDITION ◦ EXISTING

WEST

PROPOSED

LEFT

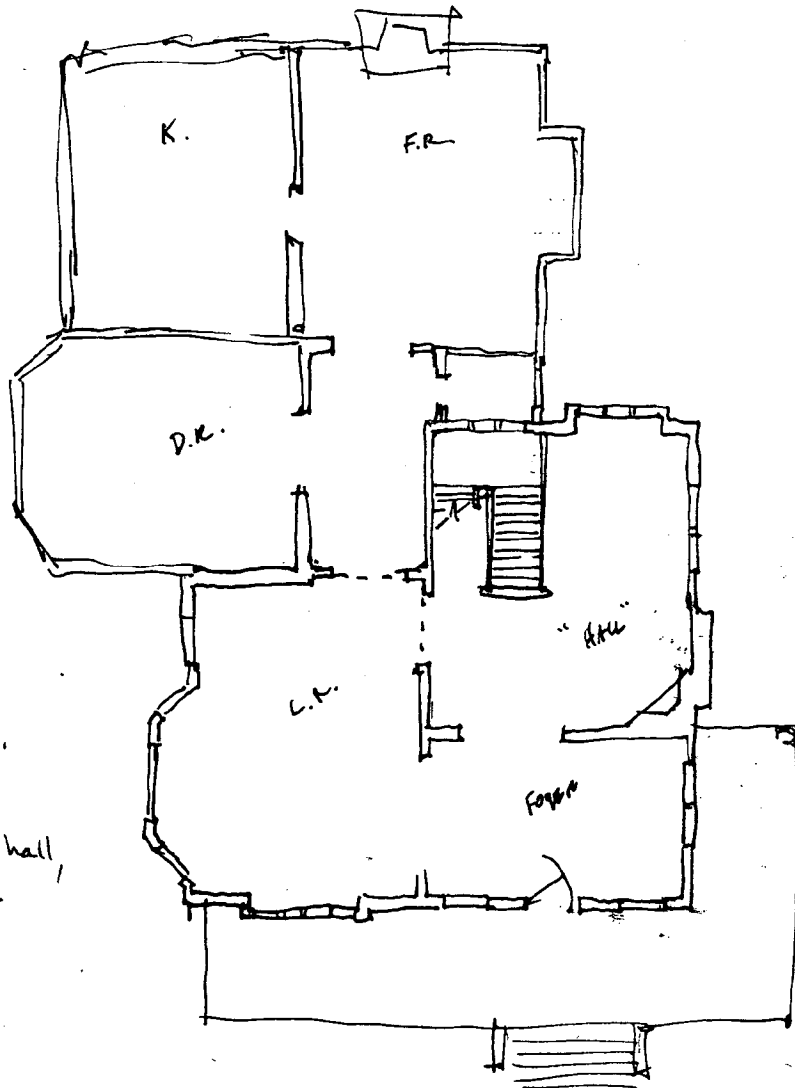
#9 WEST MELROSE STREET
 CHEVY CHASE MD 20815

87 NOV 8000

1"=8'



JOHN KATINAS ARCHITECT
 8728 BREADDOON DRIVE
 BETHESDA MD 20817
 (301) 543-0822



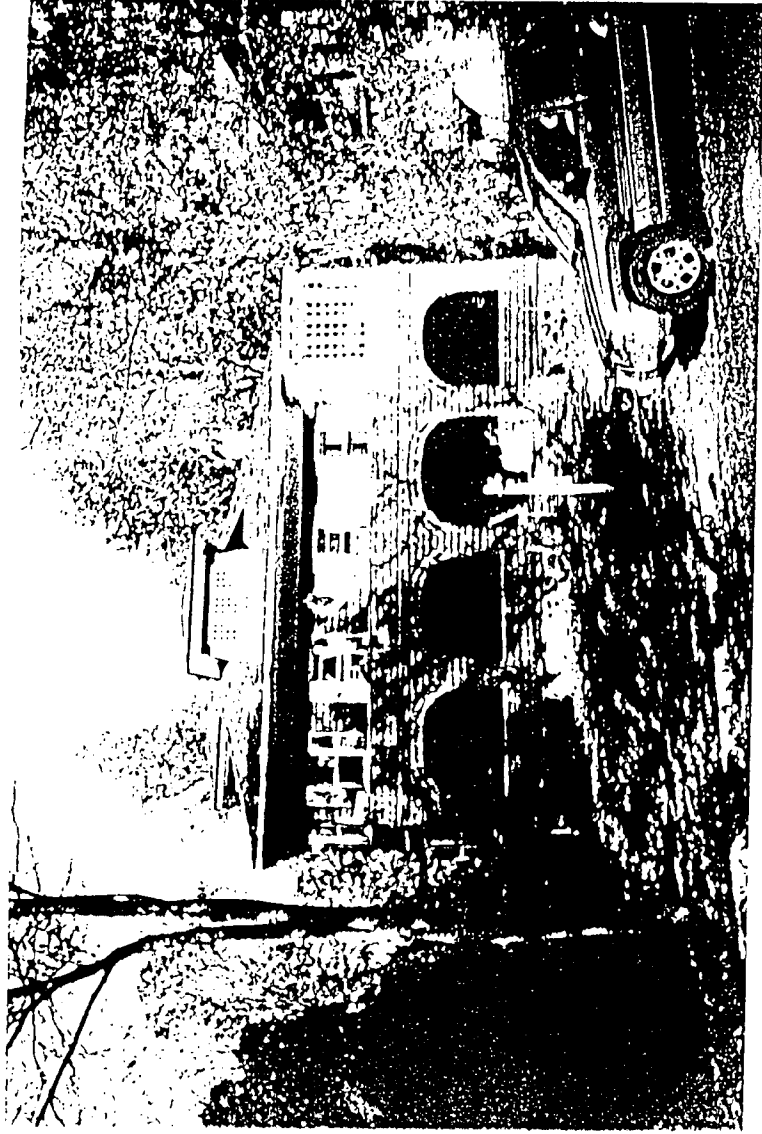
Modifies plan but
retains "Four Square"
elements.

Retains original stair hall,
oriel window in situ



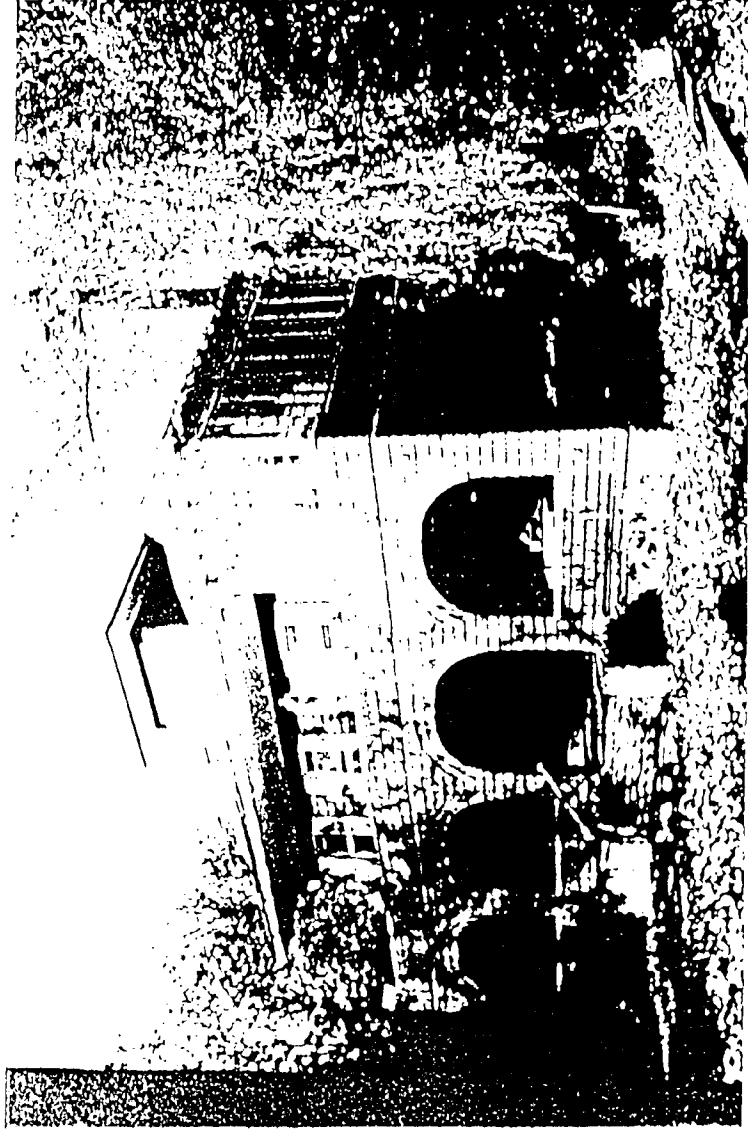
Alternative Plan (staff proposal)

(BLANK)



KATILIAS

FRONT (SOUTH)



EXISTING

FRONT / RIGHT END

#9 W. MEUROSE

26



KATINAS

RIGHT (EAST)



RIGHT

#9 W MELROSE

EXISTING

27

112

12



KATINAS

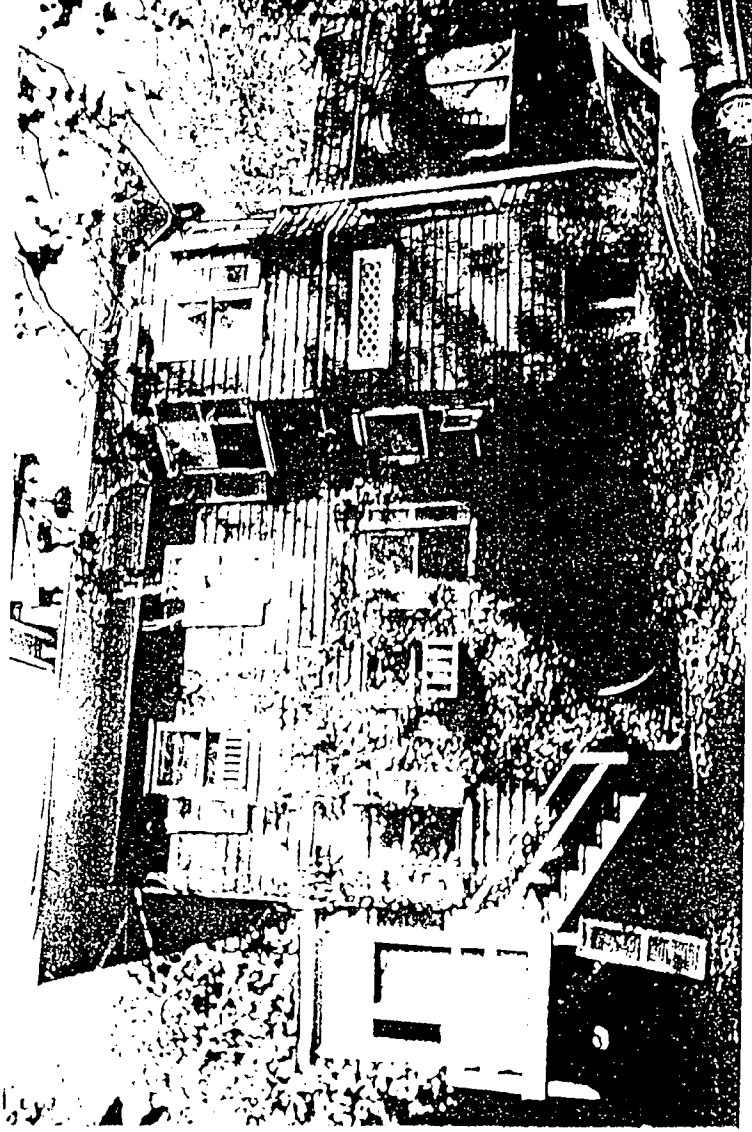
SITE FROM MEUROSE



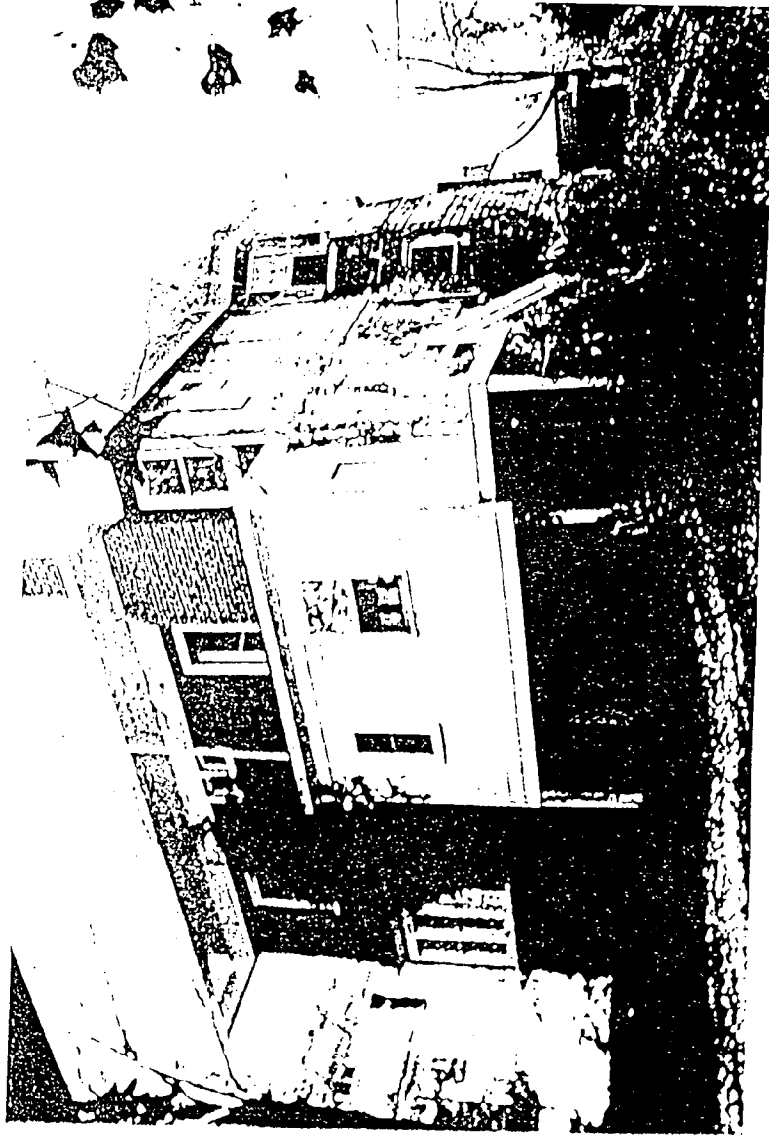
FRONT GARAGE
#9 W MEUROSE

EXISTING

28
14
38



LEFT (WEST)



REAR (NORTH)
#9 W MELROSE

KATINAS

EXISTING

29

777

13

REHABILITATION

is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

STANDARDS FOR REHABILITATION

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match

REHABILITATION AS A TREATMENT.

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible.

Treatments that cause damage to historic materials shall not be used.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall 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 shall 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.

12/6/00

Comments on 9 West Melrose St. District #35/13

Chevy Chase Village is a wonderful place to live. It is also a great place to work, which I have done for 25 years as a landscape contractor. The historic homes are a big part of what makes it special. In the case of 9 West Melrose St, a large family wants to move into a relatively small, quirky, and inefficiently designed house, and transform it into a space suitable for 21st century needs and desires in living arrangements and lifestyles.

Unfortunately, the two efforts ^{to date} to achieve this goal would so compromise the integrity of this resource as to largely destroy what it contributes to this historic district.

I support the staff report. I strongly urge the Commissioners to instruct the applicant to consider an appropriately sized and massed addition that is separated from the original house except by a connecting passageway. Or, you may need to tell this applicant that this property can only be lived in by a family that can use what the house now offers.

It is obvious that the Katinas' would make a wonderful addition to West Melrose Street and to Chevy Chase Village, but it may be necessary that they consider a different house so that their contemporary needs do not compromise and even destroy the historic needs presently offered by this house to current and future residents of this community.

Wayne Goldstein
Wayne Goldstein
Vice President
Montgomery Preservation
3009 Jennings Road
Kensington, MD 20895
301-942-8079

December 4, 2000

Ms. Robin Ziek
Historic Preservation Commission
Maryland National Park and Planning Commission
1109 Spring Street

Dear Ms. Ziek:

We live at 11 West Melrose Street and would like to comment on the notice of the Historical Preservation Commission Staff report on the revised proposal of case number: District #35/13 concerning the property at 9 West Melrose Street, Chevy Chase, Maryland.

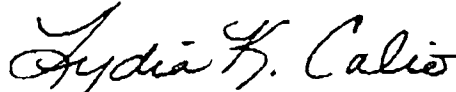
The Katinas's second proposal addresses a number of the original concerns and they have been very fair and accessible to the neighbors. However, we continue to have reservations about the revised plans.

The revised proposal does not address itself to your and our ongoing mutual concern about the historical appropriateness of an attached garage. As the report notes, "the size of the west side addition is being driven by the requirements of the attached two car garage (22' deep)." In the last year and a half, there have been two new houses built on our street, both with detached garages. A detached garage in this instance would be consistent.

Obviously, our view is colored by the fact that we will be looking onto a parking pad and bank of garage doors that would otherwise be a simple façade if precedent is followed. Also, the pavement for the garage driveway and parking area comes to the lot line thereby leaving no space for landscaping.

Again, we appreciate the Katinas' willingness to make modifications. However, the Historic Preservation Commission's rules exist for a purpose and we believe, should be followed within reason. They serve as a protection for all who moved to the Village for particular aesthetic reasons. Thank You.

Sincerely,



Lydia & Nick Calio
11 West Melrose Street
Chevy Chase, MD 20815
(301) 656-9033

*** IMMEDIATE ATTENTION PLEASE ***

**O'Brien ♦ Calio
1350 I Street, NW
Suite 690
Washington, D.C. 20005**

**Telephone: (202) 898-4746
Telecopier: (202) 898-4756**

PLEASE DELIVER THE FOLLOWING DOCUMENT TO:

Robin Ziek

Phone:

Fax: (301) 563 3412

COMMENTS:

The attached is in reference to the proposed renovation at 9 West Melrose Street in Chevy Chase.

FROM: Lydia and Nick Calio

Total Number of Pages (Including this cover):

DATE: 12/4/00

TIME:

Please call (202) 898-4746 if copies are unclear.

WILLIAMS & JENSEN, P.C.

A PROFESSIONAL CORPORATION

LAWYERS

1155 21ST STREET, N.W.
WASHINGTON, D.C. 20036-3308

TELEPHONE
(202) 659-8201

FACSIMILE
(202) 659-5249

FAX COVER

Date: 12-5-00

Time: _____

Reference: _____

PLEASE DELIVER THE FOLLOWING PAGE(S):

TO: Name: Ms. Ziek
Company: _____
Fax No.: 301-563-3412

FROM: Jack McMackin

PAGES: (INCLUDING COVER)

RE:

MESSAGE:

If you do not receive all the pages, please call Elleecia at 202-973-5943.

CONFIDENTIALITY NOTICE

The documents accompanying this FAX transmission contain information from the law firm of Williams & Jensen, P.C. which is confidential and/or legally privileged. The information is intended only for the use of the individual or entity named on this transmission sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this faxed information is strictly prohibited, and that the documents should be returned to this firm immediately. In this regard, if you have received this FAX in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

FAX COVER SHEET

Ed Bartlett
4 West Melrose Street
Chevy Chase, MD 20815

Phone number: 301-718-1622
Fax number: 301-718-0937

SEND TO <i>Robin Zick</i>	From
Attention	Date

- Urgent
 Reply ASAP
 Please comment
 Please review
 For your information

Total pages, including cover: _____

COMMENTS

Follow-up letter re.

9 West Melrose St.

Chevy Chase, MD 20815



Facsimile Cover

To: 1-301-563-3412 *From:* Bourke, Tom
Fax Number: 1-301-563-3412 *Subject:* 9 W Melrose
Date: Friday, December 01, 2000 *Pages:* 1
Time: 7:15:57 AM

Message:

We have received a revision to the proposal for 9 W Melrose and it appeared to the LAP in attendance last Tuesday to be a vast improvement. The mass of the additions was greatly reduced and the set backs appear to have been reduced. The LAP also felt that staff criticism of the contract purchaser for removing the detached garage and incorporating it into (actually it is now underneath) the addition was not well-founded. Times and the use of property has changed since the early 1900's.

Next steps:

HPC staff - I am CC'ing you on this to let you know our thinking and to ask for clarification:

- 1) We had two site plans in the last package one hand drawn and one hard-lined. They showed differing setbacks - 10' & 17' on the East and 29.7 & 35' 6" on the West. What are the latest setbacks - as you understand them?
- 2) Have there been any more letters from the neighbors? Have the neighbors seen the revised plans?

LAP - Please look over the last package, we need to formally respond for the Dec 6th Consultation with HPC.

Tom Bourke
email: tom.bourke@whihomes.com
tel: 301-489-1201
fax: 301-474-6713

West Melrose Street Residents

December 05, 2000

Robin Ziek
Historic Planning Commission

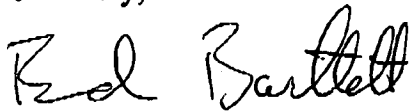
Dear Robin:

Since our last letter, it is clear that major changes have been made to the plans for 9 West Melrose. For your benevolent influence, we thank you!

I was part of the meeting at the McMackin's with Paul and his borther last week. I think we were all favorably impressed with the new plan. I hope you will see your way clear to approving the underground garage as opposed to a detached garage which will only eat up more green space.

I can also speak for the neighbors including, Tom Perry, Herb Jacobs, and Arthur Cox. Tom Perry called me to say a friend of his speaks highly of Paul Katinias so now Tom is satisfied.

Sincerely,



Ed Bartlett

*Jack & Kathy McMackin
5 West Melrose Street
Chevy Chase, Maryland 20815*

November 8, 2000

Ms. Robin Ziek
Historic Planning Commission
Via fax: 301-563-3412

Re: 9 West Melrose Street

Dear Ms. Ziek:

Since Kathy and I wrote you our earlier letter protesting Mr. Katinas' proposed plan, he was good enough to come to our home to go over the revised plan that we understand he has now submitted to you. Ed Bartlett and the Calios were also there. I am pleased to report that Kathy and I can now support the Katinas' proposal. We believe that the substantially revised plan does a good job of preserving the character of the property, including preserving a reasonable amount of air and light. We believe that Mr. Katinas has likewise tried hard to accommodate other concerns of the neighbors, including ourselves, and that he largely succeeded.

I believe that the Bartletts and Calios are also in agreement with the revised proposal, but I am sure they will speak for themselves.

Again, thank you for your efforts on this matter and for considering our views.

Sincerely,


John J. McMackin, Jr.

CC: Bartletts
Calios
Paul Katinas

Katinas.ziek#2



Facsimile Cover

To: 1-301-563-3412 *From:* Bourke, Tom
Fax Number: 1-301-563-3412 *Subject:* HPC hearing: 9 W Melrose
Date: Wednesday, December 06, 2000 *Pages:* 2
Time: 9:50:11 AM

Message:

The following are the comments of the
Chevy Chase Village Local Advisory Panel
regarding agenda items for the 12/6/00 HPC Hearing:

9 West Melrose
Katinas (contract purchaser)
Contributing resource
Second Consultation: New additions, demolition of detached garage, tree removal

The LAP is directing its comments to a revised, hand-drawn plan dated 20 Nov 2000 entitled "New Proposal," which was included in a package mailed to the LAP in late November. This revised plan appears to conform most closely with information from HPC staff that the current proposal includes setbacks on the sideyards as follows: 28'8" on west and 16'8" on east. Assuming that this revised plan reflects the applicant's current proposal, the HPC, HPC staff and the contract purchasers are commended for the substantial reduction in the bulk of the new additions. The LAP felt that this revised plan represented a vast improvement over the original proposal. Regarding the demolition of the garage, this is a Village Board issue. The LAP members did not express any great concerns about its demolition. The loss of several specimen trees is a concern and the revised plan shows tree removal which may not be necessary with the latest revisions. The applicant should be advised that the HPC reviews tree removal and Village approval will be required as well.

6400 Brookville Rd.
Clements Residence
Contributing Resource
Fence installation
Staff Recommendation: expedited approval; LAP concurs.

Submitted for the CCV LAP by Tom Bourke, Chair

December 4, 2000

Ms. Robin Ziek
Historic Preservation Commission
Maryland National Park and Planning Commission
1109 Spring Street

Dear Ms. Ziek:

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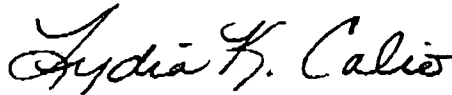
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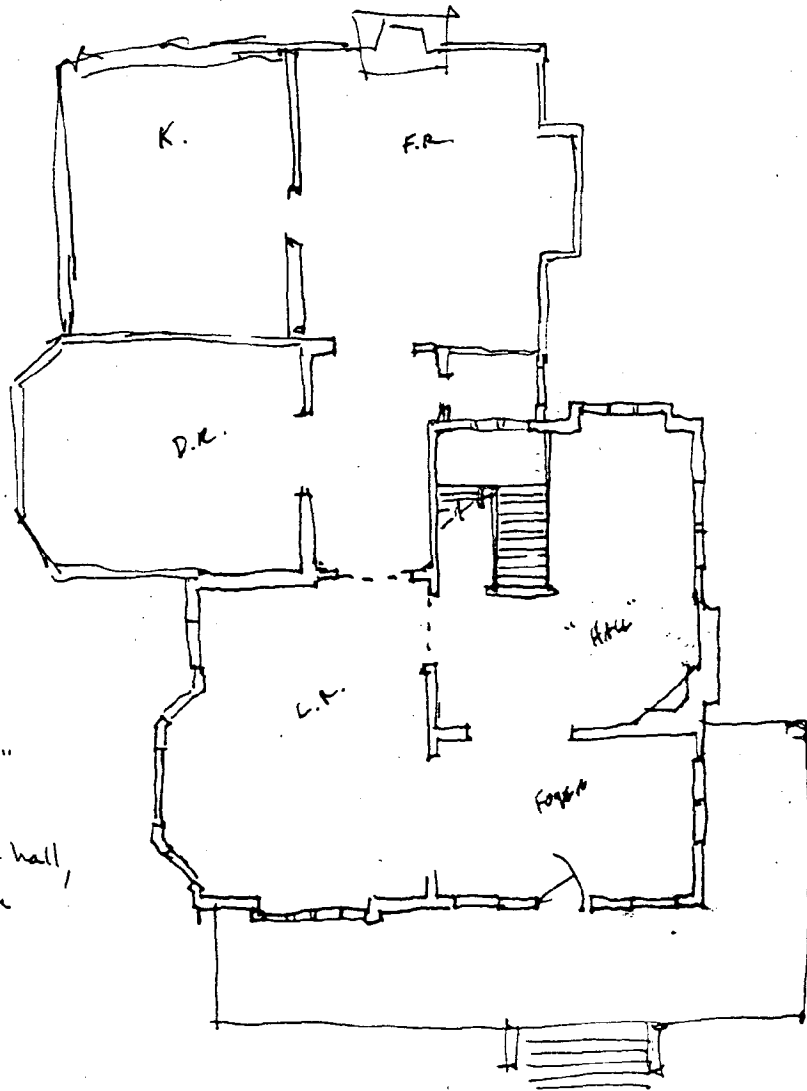
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Sincerely,



Lydia & Nick Calio
11 West Melrose Street
Chevy Chase, MD 20815
(301) 656-9033



Modifies plan but
retains "Four Square"
elements.

Retains original stair hall,
oriel window in site

Alternative Plan (staff proposal)

23

KATINAS



SIDE LOAD BASEMENT GARAGE
 2 STORY Addition to EXISTING

WEST

PROPOSED

LEFT

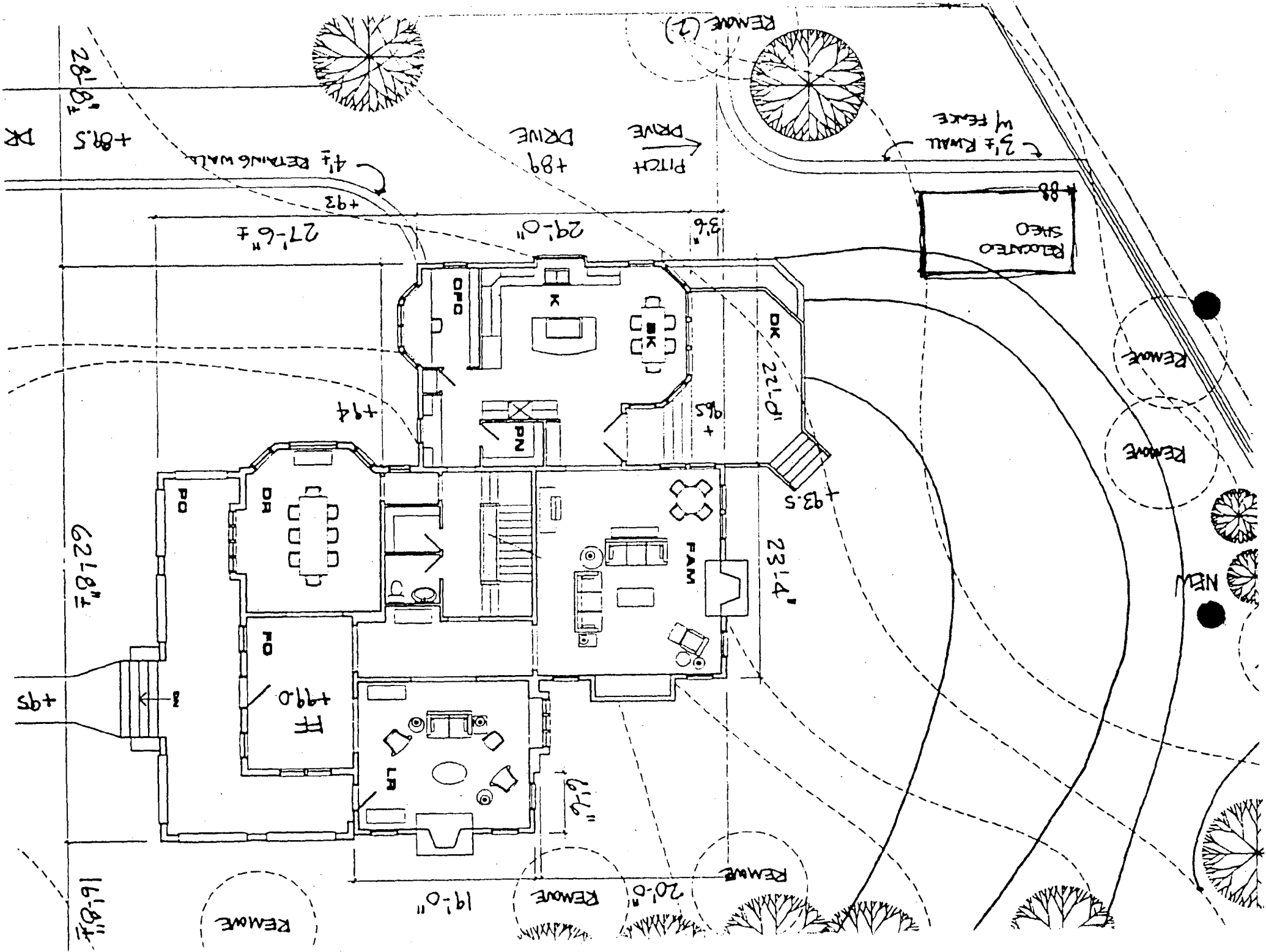
#9 WEST MELROSE STREET
 CHEVY CHASE MD 20815

07 NOV 2000

1"=8'



JOHN KATINAS ARCHITECT
 8728 BRADDOCK DRIVE
 BETHESDA MD 20817
 (301) 593-0885



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9 West Melrose Street Meeting Date: 11/15/00
 Applicant: Paul Katinas Report Date: 11/8/00
 Resource: Chevy Chase Village Historic District Public Notice: 11/1/00
 Review: ~~HAWP~~ Preliminary Consultation Tax Credit: Yes
 Case Number: District #35/13 #1 Staff: Robin D. Ziek

PROPOSAL: Remove existing garage, construct new additions with attached garage

RECOMMEND: Reduce proposal and redesign

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in the Chevy Chase Village Historic District
 STYLE: Shingle
 DATE: 1916-1927

The 2-1/2 story wood frame house is a shingle-style Four Square, with pyramidal roof, wide flat eaves, and a full-width wrap-around porch. The porch has large arched openings and matches the decorative details of the main house, with the slight outward flair at the second story line which is accentuated with the reveal of a painted wood band. Other decorative features include a 2-story polygonal bay on the left (west) elevation, whose projection is sheltered under the broad eaves. The foundation is fieldstone, laid in a rough coursing.

The windows on the main floors are generally 1/1 double-hung with flanking shutters. There are, however, two oriel windows on the house, one on the front elevation in the dining room, and the other on the rear elevation in the entrance/living room. These projecting elements each include a triple set of double-hung diamond-paned windows. This motif is also used in the high narrow window in the dining room, on the left (west) elevation (see Circle 37), and on the landing for the stairs.

On the east elevation where there are two sets of paired windows, folded shutters have been installed. The windows in the two attic dormers are groups of three 12-light casement windows, under the pyramidal roof of the dormer. The two existing dormers, facing the street and on the left side (west), provide two attic rooms. The right side of the roof has no dormer, perhaps because it would have faced the chimney, and no interior space. (35)

Early alterations at the house include the construction of a 2nd story sunroom on the front porch roof along the east elevation, projecting as a narrow element along the front elevation of

the house (see Circle 34). At the rear, it appears that a rear 2-story porch was removed and replaced with a 1-story mud room with bath. This addition provides some shelter for the rear basement door, which is only a step down from the existing back yard grade. There is a full basement under the house.

Other structures on the property include two outbuildings (see Circle 18, 38). A narrow driveway leads to a 2-car garage at the back of the property. This one-story frame structure is sided with wood shingles to match the house, but it is not original to the house. The wood framing would indicate a date in the second ½ of the 20th century, and this is confirmed by the lack of any garage shown on either the 1931 or 1941 Klingle Maps (see Circle 15, 16). In addition to the garage, there is a small frame shed with windows and a wood floor, sided with German siding rests on "temporary" footings at the back of the property. This small building most likely dates to the first ½ of the 20th century, and it was apparently moved to its present location at the back of this property. Although not apparently original to the site, it is early 20th century, of a size that is typical for early outbuildings, and is fairly rare in this historic district.

The property includes Lot 4, a small portion of Lot 3 and the greater portion of Lot 5. The entire road frontage is 110' (see Circle 18). The house was placed in the SE quadrant of the property, on the high ground, with a generous sideyard to the west that is lower than the house. There are mature trees on the property including an outstanding cluster of southern magnolia at the NW corner by the existing garage. The rear of the property is wooded, and there are also mature trees (poplar, walnut, cherry, holly) along the east property line (see Circle 18). Most of the planting is at the perimeter of the property, and the trees provide a sense of privacy for this house and for the adjacent neighbors. The Chevy Chase Country Club owns the property at the rear.

The existing house has a footprint of approximately 1,071 sf. The front porch wraps on the side closest to a neighboring house, but there is a sense of privacy. This is, in part, due to the enclosure provided by the arched openings and, in part, by the trees which have grown up along the east property line. While the house appears small by today's standards of new construction, the choices made in the early part of the century reflect a greater relationship between the interior and exterior of the house.

The internal layout of the house is somewhat unusual, and is not clearly reflected on the exterior. The plan is neither a Four Square nor a Hall/parlor plan. It appears to be a compromise, with elements of the Four Square and elements of a much grander home, with emphasis on the entry hall/living room. Instead of entering into an entry/stairhall, with the kitchen to the rear and a living room and dining room to one side as is typical in a Four Square, the entry hall and the living room at this house have been combined into one long space. A projecting stairway sits at the rear of the living room, and the dining room and kitchen are placed on the other side of the house (see Circle 2 ()).

The living room runs the entire length of the east side of the house, and the exposed stairway projects into this room. It is the focus of attention upon entering the room, and also serves as a room divider. There is a built-in bookcase to the left, and a seating area to the right of

the stairs which has a paired window and an oriel window for lighting. The fireplace was placed right in the middle of the east wall. It seems hard to furnish, but there is an effect of grandeur upon entering through the front door, seeing the stairs with its diamond-paned window at the landing and the diamond-paned windows in the alcove adjacent to the stairs.

The dining room uses applied molding to achieve a high wainscoting which is also reflected in the height of the window in the bay on the west side. The house is only in fair condition. The front left corner of the front porch is severely deteriorated and needs to be rebuilt. The interior of the house needs work, including painting, walls and ceiling repairs, as well as an upgrade to the plumbing and electrical systems as well as the installation of a new HVAC system. The house includes 4 bedrooms and 1 bath on the 2nd floor, but the rooms are small.

PROPOSAL

The applicant is the contract purchaser of the property. The applicant proposes to remove both outbuildings and triple the size of the house through a series of additions at the sides and rear. The proposal includes building a new 2-car attached garage, and adding new paving on the west side of the property to provide off-street parking and garage access. Stylistically, the new construction reflects the original house so that the finished project would blend together. Differentiation between the original and the new could be achieved with subtle changes, such as using insulated windows.

The original house measures 34' across the front elevation and is 31.5' deep (1,071 sf footprint, exclusive of the original front porch). The first floor footprint is approximately 1,071 sf. The lot size is 110' wide by 125' deep, or 13,750 sf. The existing lot coverage for the house alone is 12.8%. Because the outbuildings are not attached to the house, and the garage is not a contributing element on the property, they have not been included in the lot coverage figure.

The proposed new building would retain the original façade and the front ½ of each side elevation. The apparent width of the new house, visible from the public right-of-way, is approximately 93'. The depth of the house is increased to 50' from the front entrance to the rear of the family room. With the attached garage, the new first floor would provide approximately 3,000 sf. * This would result in a new lot coverage of 21.8%. This figure does not include the proposed new driveway and parking paving, but it does include the new garage because it is attached to the house.

In terms of site development, the applicant proposes to remove the two existing outbuildings and regrade the back yard to provide a more level area. A long retaining wall is proposed to help with this regarding that would extend along the west boundary area and in the rear yard forward of the existing tree line.

* All dimensions were scaled off of the drawings presented by the applicant, using the dimensions provided on the site plan (see Circle 1 §). The square footage is provided for comparative purposes only, to help understand size, scale and proposed massing, and is presented for comparative purposes only.

STAFF DISCUSSION

Value in a historic district rests in the preservation of original character. Design review of a proposal, while very important, is secondary to preservation of original character and materials. The discussion below is guided by the *Secretary of the Interior Guidelines for Rehabilitation* ("Guidelines") and by the *Chevy Chase Village Historic District Guidelines* ("Village Guidelines"), which have been formally adopted by the HPC to provide guidance to all involved in these decisions. Specifically *Guidelines* #2, #9, and #10 are relevant in the consideration of this proposal.

Secretary of the Interior Guidelines #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Secretary of the Interior Guidelines #9:

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

Secretary of the Interior Guidelines #10:

New additions and adjacent or related new construction shall 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.

As noted in both sets of guidelines, alterations and additions are both possible and expected. Accommodation and compromise are key components to the preservation of historic structures everywhere, noting that a building that isn't used will not survive. There are, however, always alternatives for accomplishing any particular goal. And, while there are always many ways to achieve certain goals, there are also limitations. The historic preservation ordinance envisions preservation well into the future. This will involve many different families at any particular property, and a sense of stewardship is encouraged.

The two guiding principles set out in the *Village Guidelines* are 1) respect for the "cohesive architectural image" of the Village; and, 2) preservation of the open, parklike character of the existing environmental settings, landscaping, and patterns of open space (p. 7, 8). Problematic elements of the applicant's proposal include the size of the proposed additions, the inclusion of the attached garage with accompanying paving, the removal of mature landscape material and overall alterations to the character of the environmental setting for the dwelling.

Strictly from a design review perspective, the applicant has been thoughtful and mindful of the original structure, by utilizing the design components of the original structure in their new design. Also, the proposed location of the attached garage is clever, for by using the lower elevation and a 1-story entry porch element as a connector, the house is differentiated from the garage. Similarly, the applicant has held the addition on the east side away from the front porch, helping to preserve that porch as a distinct element at the front of the house. However, the proposal is simply too big to avoid overwhelming the house and the lot, and would substantially alter the relationship of this house to its neighborhood.

One of the biggest changes involves the spatial character of the site. Today, the depth of the property is apparent from the public right-of-way, with the generous sideyard providing a sense of the adjacent backyard property beyond. With this new proposal, this would be changed to a linear presentation with the building mass parallel to the street and with the buildings dominating the site.

Another major issue involves the proposed use of an attached garage at a site where there never was an attached garage. In the late 19th and early 20th century sites, the history of transportation has been physically expressed with a series of structures that include early carriage houses, small auto houses, larger garages, and finally attached garages. In terms of the county, examples of each of these transitions have been designated and are to be preserved under our preservation ordinance. It has been the policy of the HPC to retain the original relationship of dwelling to service structures to the maximum extent possible. There have been numerous proposals to add attached garages at sites that either never had a garage or had a detached garage. Applicants have consistently been strongly discouraged from doing this on the basis of maintaining the existing historic character of the site. In recognition of this policy, the *Village Guidelines* call for the review of attached garages as "major additions" (p. 10). Staff has indicated this to the applicant while discussing other options, including the feasibility of adding a garage at the back of the house, under a new addition so it would not be visible from the public right-of-way. Staff also notes that the placement of a garage as shown on Circle 19 has the additional requirement of the large amount of accompanying pavement which staff feels contributes to the loss of the parklike setting in the Village.

A Four Square is difficult to add on to because of its centralizing design. Staff has met with the applicant on site to discuss possible additions to the house. These are subject to "moderate scrutiny" as noted in the *Village Guidelines* (p. 9) where "issues of massing, scale and compatibility as well as preserving the integrity of the resource is taken into account." Integrity is a measure of the preservation of the original structure in its environmental setting. The comparison of footprint size and lot coverage indicates that the proposal would more than triple the size of the dwelling. While mere size does not tell the whole story, it is informative of intention. This proposal accomplishes that tripling of size by demolishing the Four Square form and reasserting a new relationship between the house, its property and the neighborhood.

This proposal is a compromise for the applicant, but effectively is a retention of the facade of the original structure while accommodating the construction of a new house on the lot. Staff feels that this compromise is unacceptable for the historic district, and that the proposal does not meet the *Secretary of the Interior Standards for Rehabilitation* or the *Chevy Chase Village Historic District Guidelines*. Staff essentially considers this too much of a "demolition and new construction" proposal to go forward, based on size and massing of the new proposal, and the resulting loss of original scale, character and original features, including landscape elements, which amounts to a loss of integrity overall.

While alterations and additions are both possible and expected, the test is always at the outer limits of massing, scale, compatibility and integrity. Staff feels that this proposal tests these limits and goes way beyond what is acceptable. This includes altering the relationship of the house to the street, demolishing the original form, removing original windows, demolishing the original chimney, demolishing historic outbuildings, and demolishing mature landscaping.

With regard to *Guidelines #2*, staff notes that too much of the historic character of the property will be removed, including removal of the historic form, historic materials, and the alteration of the sense of space which characterizes the property. Regarding *Guidelines #9*, the new construction is not so much an addition to the original structure as a demolition of the

original structure with accompanying new construction. Regarding *Guidelines* #10, should the new addition be removed at some time in the future, the original structure would not be revealed.

STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal inconsistent with the *Village Guidelines* and with *the Secretary of the Interior's Guidelines for Rehabilitation*. Staff recommends that any new proposal be substantially reduced in size, scale and massing, and that the overall impact on the integrity of the resource be reduced.



DATE 3 NOV 2000

PAGE 1 OF 2

PLEASE DELIVER THE FOLLOWING PAGE(S)
TO ROBIN ZIEK
FROM JOHN KATINAS
REGARDING #9 MELROSE STREET
MESSAGE

ROBIN/

PLEASE FIND ATTACHED THE PROPOSED
FIRST FLOOR PLAN FOR THE ABOVE NAMED
JOB.

PLEASE CALL W/ QUESTIONS OR COMMENTS.

THANK YOU,
JOHN KATINAS

IF YOU HAVE ANY PROBLEMS IN RECEIVING PLEASE CALL SENDER
(301) 523-0825 (202) 337-0635 FAX
JOHN KATINAS ARCHITECT
8739 BRIGADOON DRIVE BETHESDA MARYLAND 20817

7

9. W. Melrose

Adjacent + Contracting

5 W. Melrose

John J. McMackin, Jr.

11 W. Melrose

Nicholas + L.K. Calio

8 W. Melrose

Herbert Jacobs

6 W. Melrose

Thomas^W + C.C. Perry

4 W. Melrose

Edmund + M. T. Bartlett

*Jack & Kathy McMackin
5 West Melrose Street
Chevy Chase, Maryland 20815*

November 8, 2000

Ms. Robin Ziek
Historic Planning Commission
Via fax: 301-563-3412

Re: 9 West Melrose Street

Dear Ms. Ziek:

Kathy and I are the owners of 5 West Melrose Street, the white frame house to the right (as you face it) of the Webber's at 9 West Melrose. We received yesterday a copy of the plans by the prospective purchasers, Mr. and Mrs. Katinas. We are startled, disturbed and saddened by the aggressiveness and inappropriateness of that plan. As I will inform the Katinases, we intend to oppose it every way that we can. From what I can tell from the discussion on the street last night – before the topic switched to national politics – we will not be alone.

So, I wanted to take this opportunity to communicate with you in your role as protector of the historic character of the parcel, the street and the neighborhood. It seems to us that if this plan is approved, any developer in the region should feel free to acquire lots in Chevy Chase Village, through de-facto tear-downs or otherwise, fill them with massive structures, and claim that the historic character of the neighborhood has been honored – so long as some architectural features are preserved in the façades. In other words, they would be entitled to believe that neither space, scale, light, air, trees nor grass has anything to do with that character. Of course, in the present era, one should expect that the existing house at 9 West Melrose Street would be expanded, but one would also think that the expansion would have been out-the-back, to minimize the intrusiveness of that expansion. I may be remembering this wrong, but isn't "visual beauty" one of the things that is to be preserved, and doesn't that inevitably involve considerations of scale and green?

West Melrose Street has become, for some reason, a testing ground for change versus preservation. Our street has been swept by change, all of which has had the effect of reducing the breathing space and formerly open character of the neighborhood. 9 West Melrose will tell whether the historic preservation process can do anything to arrest this.

I called this morning the name listed on the plans, John Katinas, thinking that Mr. Katinas, the architect, was also Mr. Katinas the owner. I wanted to inform him of our determined (but determinedly civil) opposition to his plans. Mr. Katinas told me that it

was in fact his brother, Paul, who was the prospective owner. I was just reflecting on what else he told me. He indicated that there were alternatives that were even worse for Kathy and me than a two-story addition in the narrow spaces between our home and No. 9, and that one of those worse alternatives would be pushed – or already had been pushed – by the preservationists. That would involve, he said, removing all the trees and bushes between the two houses so that a driveway to the (new) garage could be situated there. (I am not sure why the driveway would not be installed on the other side, where it is now, where there is far more room, and where it would not destroy a critical buffer. Perhaps that simply does not involve enough change.) Though I am put off by the implications of Mr. Katinas' statement, I do think there is a serious point in what he says. I would hope that the Planning Commission is flexible in fulfilling its mission. There must be solutions that maximize the amount of historic preservation while minimizing the impact on the immediate neighbors.

Kathy and I did not object to the unusual goings-on on the *other* side of us involving the house built on what was the Freer's side lot. We did not even object to the Club's building of a tennis building behind us. But we do object to this. And, as Mr. J. Katinas was good enough to inform me, out of this objection, and perhaps even out of the efforts of the Historic Planning Commission, we may end up with something even worse for the McMackins. In fact, Mr. Katinas' suggestion does not exhaust the possibilities in that regard: How about a two-story addition on the side next to us, windows lined up to look directly into ours *plus* all the trees and shrubs removed for a driveway or a sidewalk or a general de-buffer zone? In any case, despite its risks, we appreciate the Historic Planning Commission's efforts and would greatly appreciate a continued opportunity for ourselves and our existing neighbors to have input into your process.

Sincerely,


John J. McMackin, Jr.

CC: Mary & Ed Bartlett
Jerry Schiro

O'BRIEN ♦ CALIO

LAWRENCE F O'BRIEN, III

NICHOLAS E. CALIO

November 8, 2000

Ms. Robin Ziek
Historic Preservation Commission
Maryland National Park and Planning Commission
1109 Spring Street

Dear Ms. Ziek:

We live at 11 West Melrose Street and want to voice our strong objection to the plans for 9 West Melrose. The plans as we read them materially alter the appearance of the house and dramatically impact the property's green space both in terms of the size of the renovation and the location of the construction.

We are obviously concerned that the proposed construction reaches almost to our property line. In addition, it appears that the grade would be elevated so that the construction abutting our property would begin approximately half way or more up the existing fence.

We would appreciate the opportunity to discuss with you the proposed renovation, the process by which it is reviewed, and any legal recourse affected residents may have.

Sincerely,



Nick and Lydia Calio
11 West Melrose
Chevy Chase, MD 20815
301-656-9033

11

FAX COVER SHEET

Ed Bartlett
4 West Melrose Street
Chevy Chase, MD 20815

Phone number: 301-718-1622
Fax number: 301-718-0937

SEND TO		From
Robin Ziele		Ed Bartlett
Attention	Historic Planning Comm.	Date
		4/7/00

- Urgent
 Reply ASAP
 Please comment
 Please review
 For your information

Total pages, including cover: _____

COMMENTS

The neighbors are worried about
9 West Melrose Street, Chevy
Chase.

This letter is from 4 of us - The others
will contact you directly.

Thanks,
Ed B.

West Melrose Street Residents

November 07, 2000

Robin Ziek
Historic Planning Commission

Dear Robin:

We, the undersigned, would like to voice our concern over the proposed plans for 9 West Melrose Street.

The poor old house certainly needs help but the result should be appropriate to Chevy Chase Village not Potomac. The proposed renovation will dramatically change the appearance of the house from the street. The proposed renovation goes right to the borders of both neighbors properties. Why can't this renovation include an addition in the back of the house and keep the front the way it is. Clearly, 9 West Melrose is one of the few houses in the Village that looks the way it did when it was built. Shouldn't Historic Preservation work to keep at least the spirit of the house intact.

We have already lost much green space with two new houses in the last two years. The Katinas plan for 9 West Melrose certainly utilizes a great deal of this lots green space.

We think that the size of this renovation is too large and the street frontage is too great. We hope you will work to change these plans.

Sincerely,

Mary & Ed Bartlett @

4 West Melrose Street

Ed + Mary Bartlett

Carter & Tom Perry @

6 West Melrose Street

Carter + Tom Perry

Alki and Herbert Jacobs @

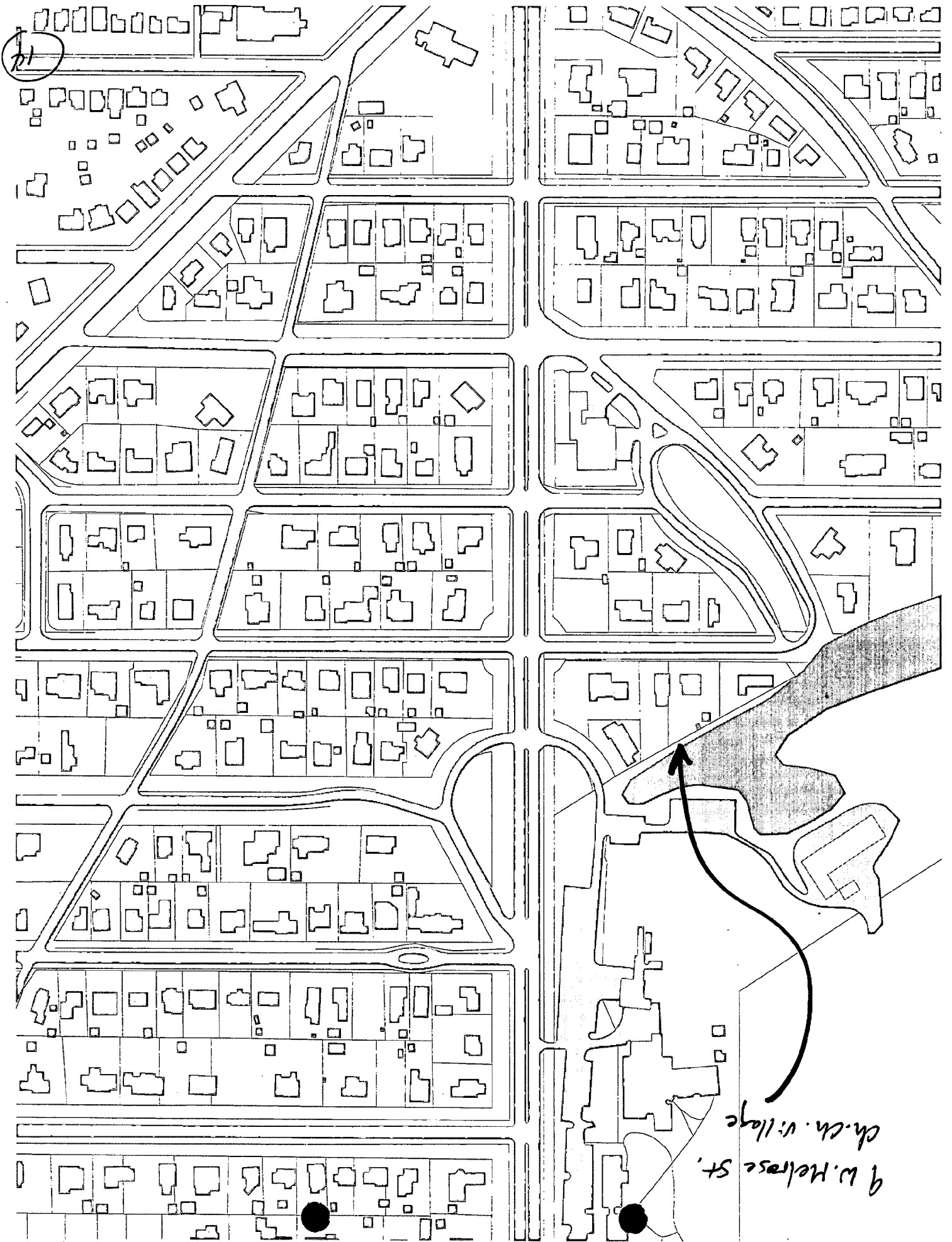
8 West Melrose Street

Herbert + Alki Jacobs

Art Cox @

10 Laurel Parkway

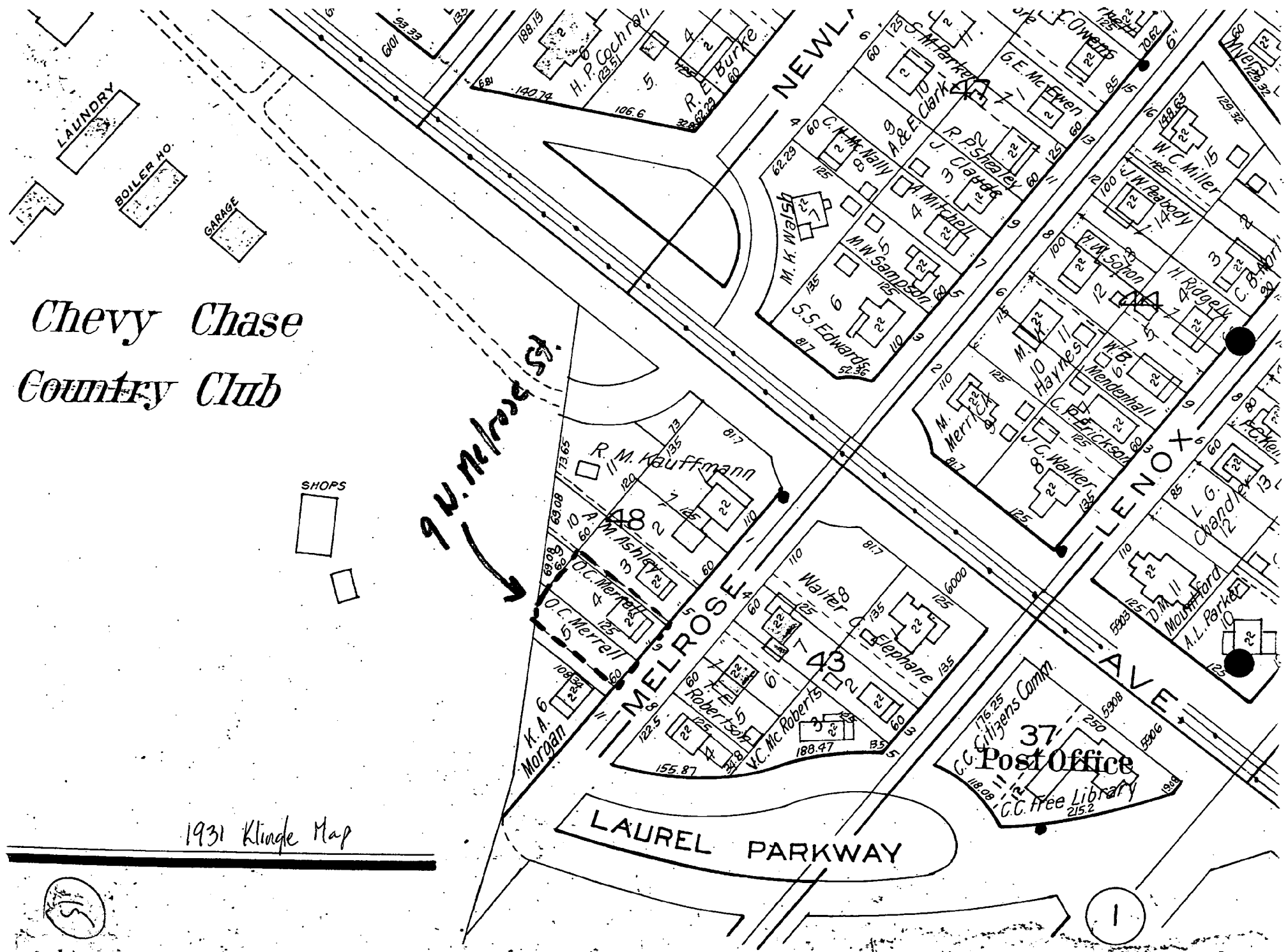
Art Cox



21

q W. Helrose St.
Ch. Ch. Village

Chevy Chase Country Club



1931 Klinger Map

5

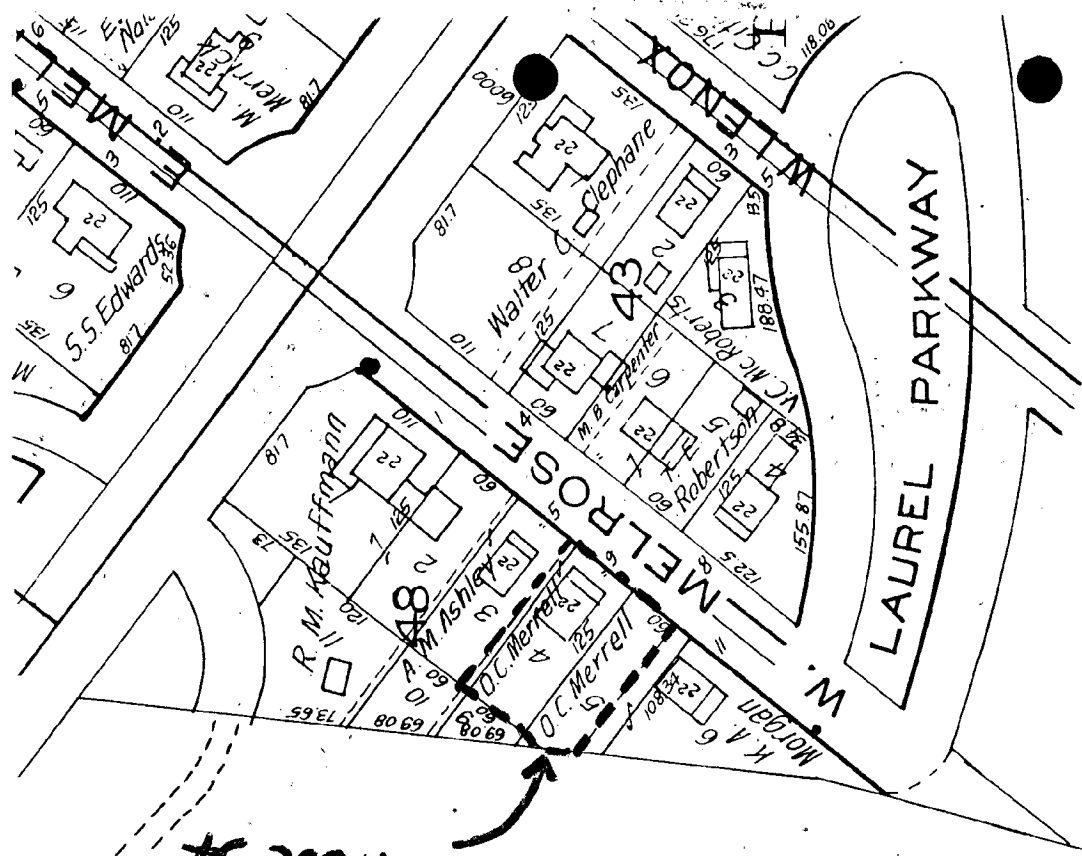
1

Country Club

9 W. Helrose St

SHOPS

1941 Kinole Map



17

KATINAS RESIDENCE

#9 WEST MELROSE STREET CHEVY CHASE MD 20815

KATINAS

PURPOSE

IT IS THE INTENTION OF THE CONTRACT PURCHASERS:
 CAROL AND PAUL KATINAS
 1815 KALARAMA ROAD
 NW WASHINGTON DC 20009
 (202) 387-3138 HOME
 (202) 667-1948 OFFICE PAUL
 TO MAKE ADDITIONS AND RENOVATE THE PROPERTY AT:
 #9 WEST MELROSE STREET
 CHEVY CHASE MARYLAND 20815
 THE SET ESTABLISHES THE GENERAL CRITERIA FOR THE
 CONSTRUCTION.

INDEX

CS COVER SHEET

EXISTING

- 1** SITE PLAN
- 2** BASEMENT
- 3** FIRST
- 4** SECOND
- 5** ATTIC
- 6** ROOF
- 7** SOUTH
- 8** EAST
- 9** NORTH
- 10** WEST

EXISTING PHOTOGRAPHS

- 11** FRONT (SOUTH) & FRONT / RIGHT END
- 12** RIGHT
- 13** LEFT (WEST) & REAR (NORTH)
- 14** SITE FROM W. MELROSE & FRONT GARAGE
- 15** RIGHT GARAGE & SHED

PROPOSED

- 16** SITE PLAN
- 17** SOUTH
- 18** EAST
- 19** NORTH
- 20** WEST

COVER SHEET

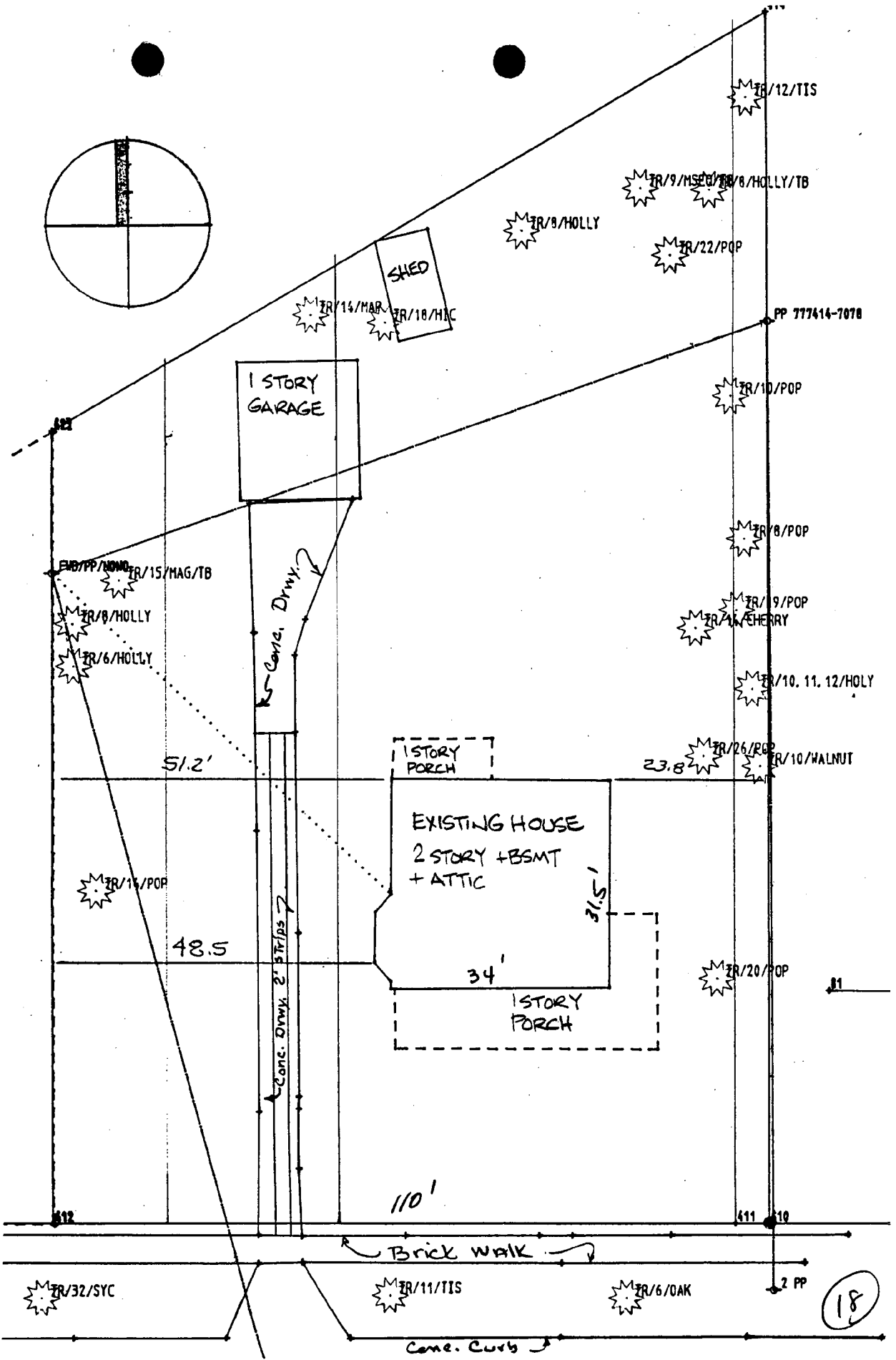
EXISTING

30 OCT 2000

CS

JOHN KATINAS ARCHITECT
 8738 BRIGADOON DRIVE
 BETHESDA MD 20817
 (301) 523-0825

SITE PLAN
#9 WEST MELROSE STREET
CHEVY CHASE MD 20815



30 OCT 2000
1"=20'

JOHN KATINAS ARCHITECT
 8739 BRIGADOON DRIVE
 BETHESDA MD 20817
 (301) 523-0825

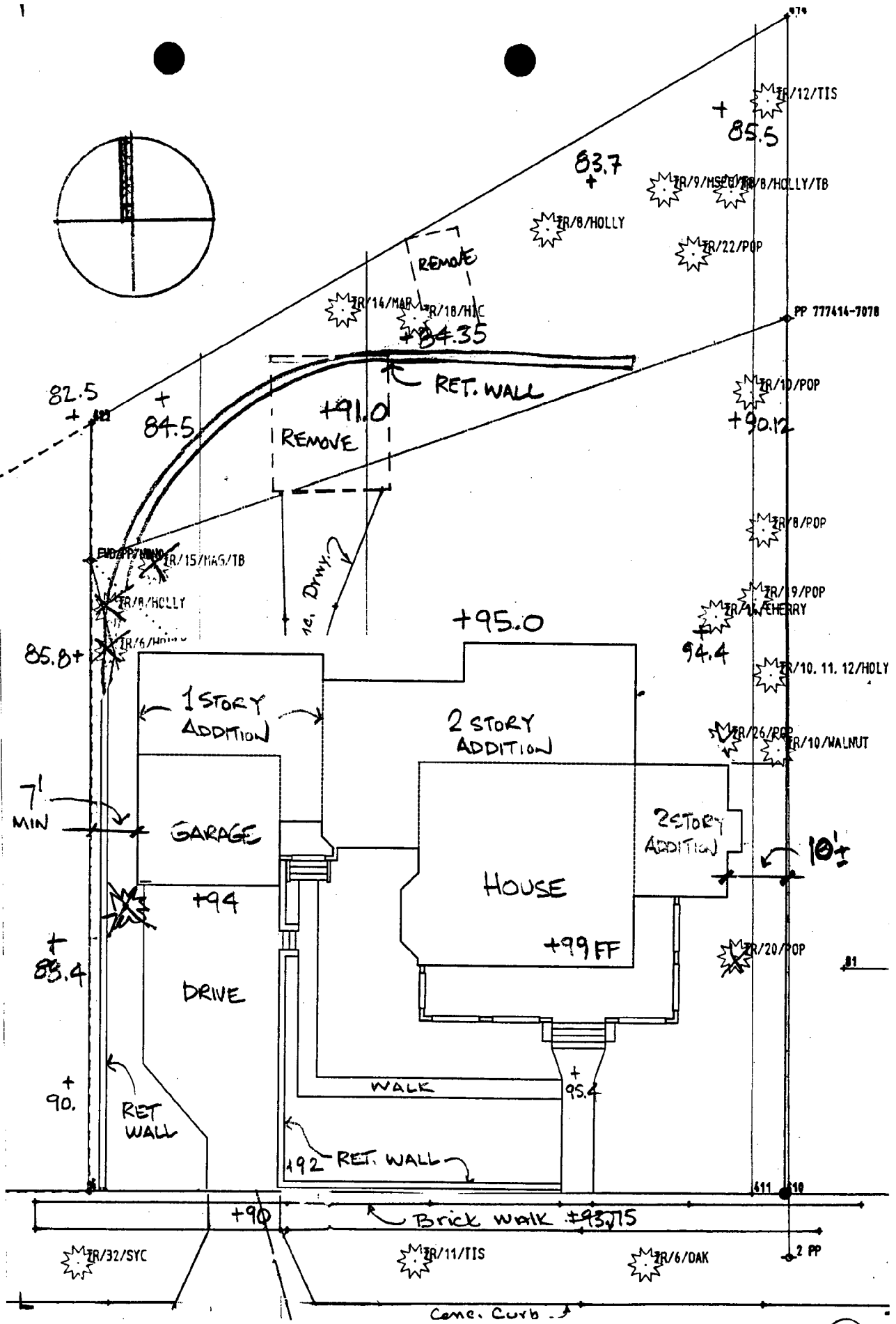
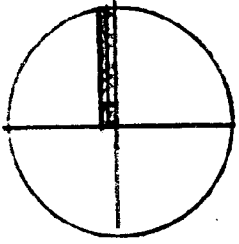
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KATINAS

18

#9 WEST MELROSE STREET
 CHEVY CHASE MD 20815

SITE PLAN



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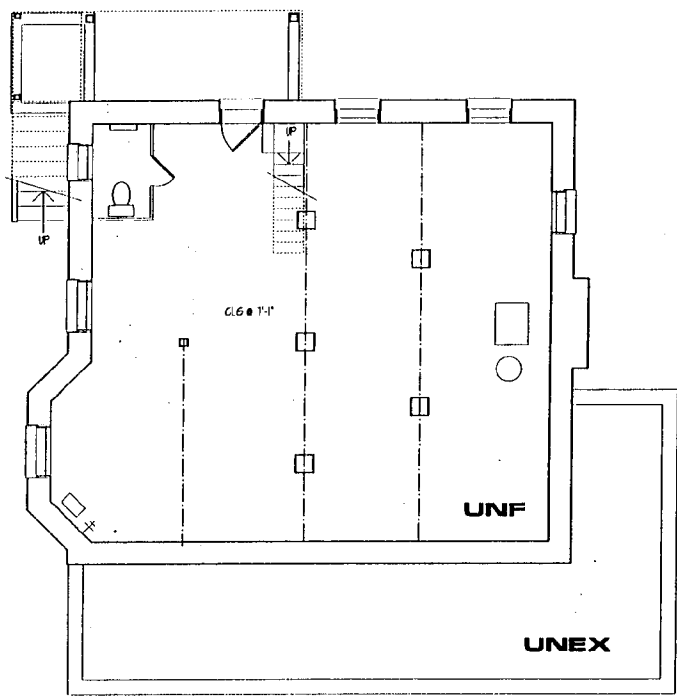
JOHN KATINAS ARCHITECT
 8738 BRIGADOON DRIVE
 BETHESDA MD 20817
 (301) 583-0828

PROPOSED

KATINAS

19

20



BASEMENT

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

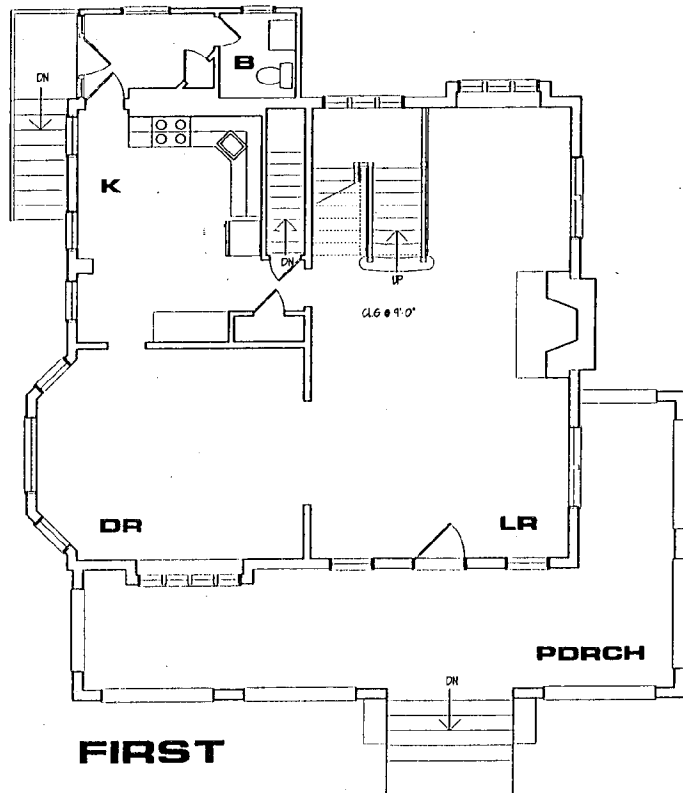
KATINAS

EXISTING

30 OCT 2000
1"=8'



JOHN KATINAS ARCHITECT
8738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0825



**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

30 OCT 2000
1"=8'

JOHN KATINAS ARCHITECT
6738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0825

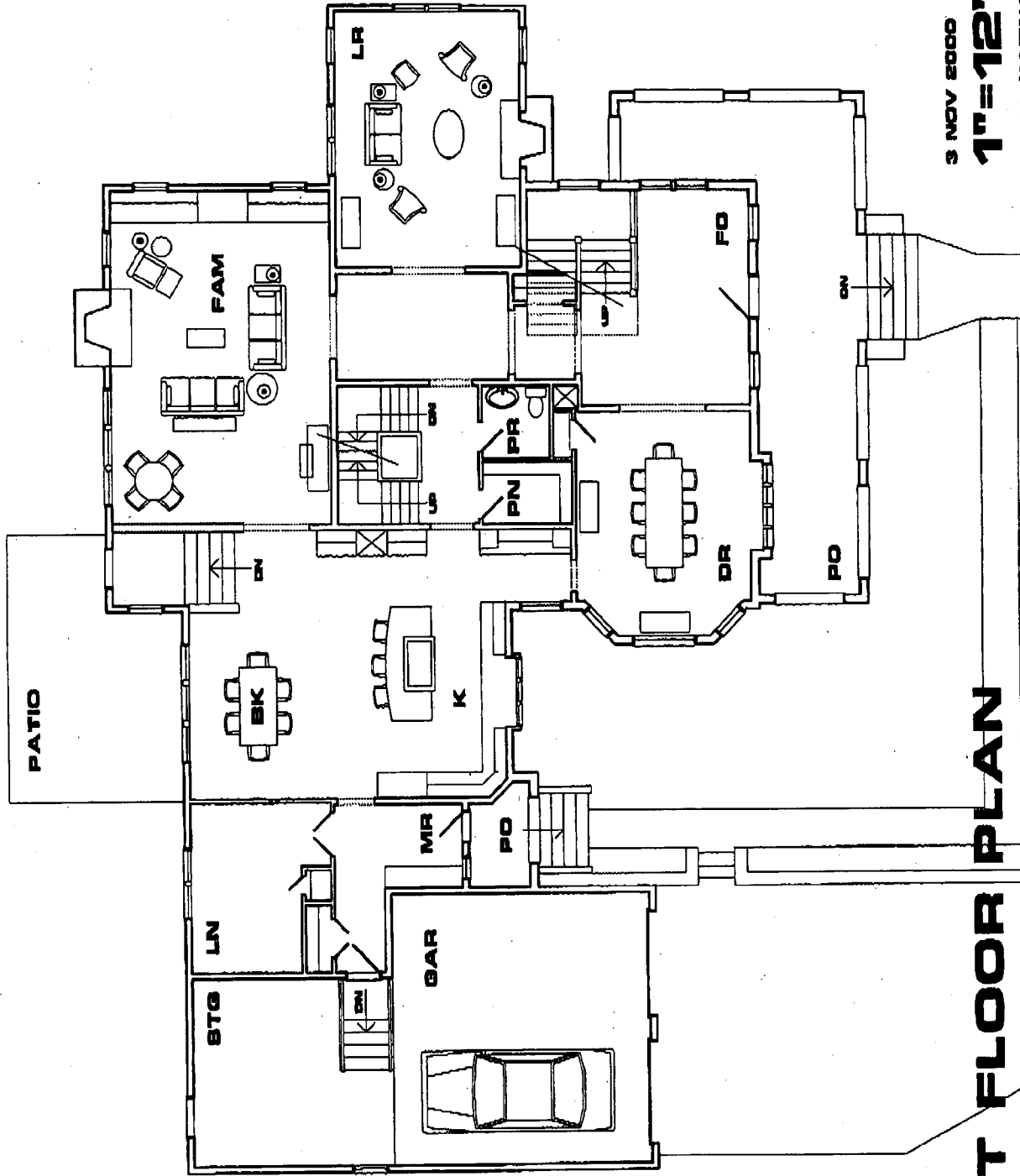
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EXISTING KATINAS

KATINAS

PROPOSED

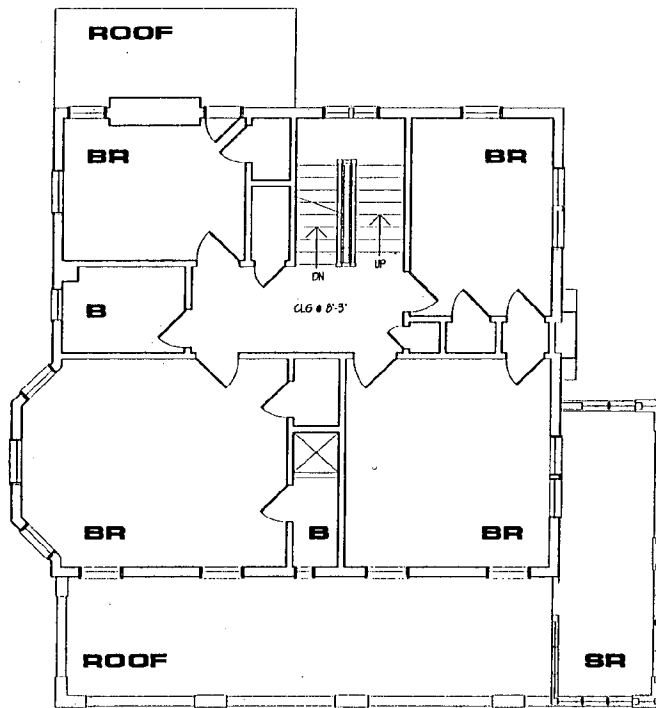
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3 NOV 2000
1"=12' 21
 JOHN KATINAS ARCHITECT
 8798 BRIGADOON DRIVE
 BETHESDA MD 20817
 (301) 623-0825

FIRST FLOOR PLAN
#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

23



SECOND

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

KATINAS

EXISTING

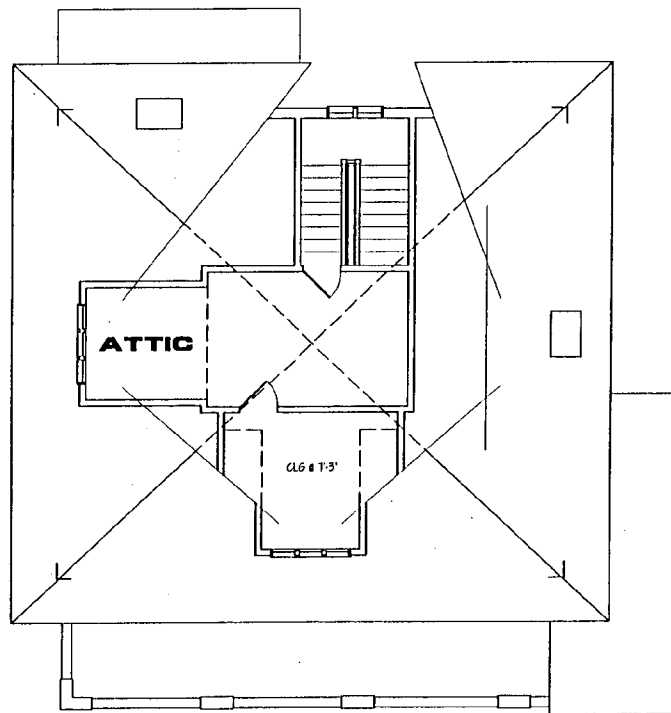
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1"=8'

4

JOHN KATINAS ARCHITECT
6738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0828

hA



ATTIC

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

KATINAS

EXISTING

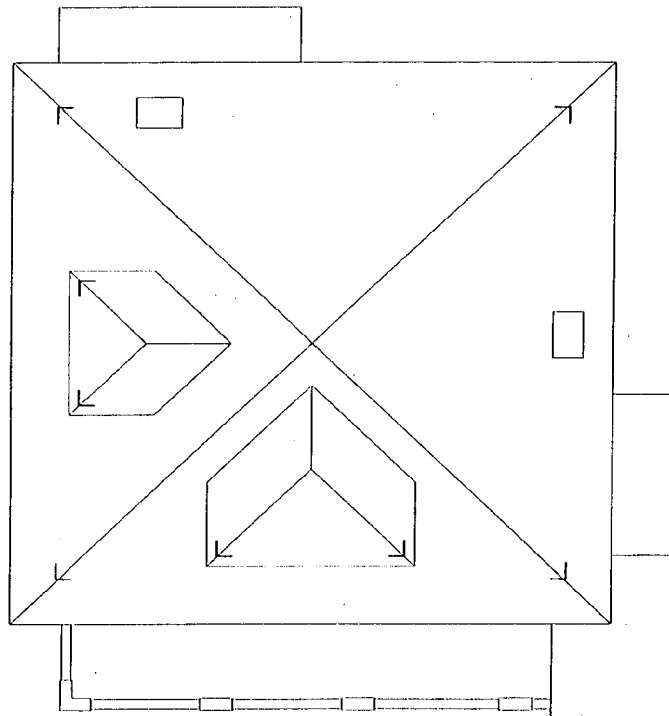
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1"=8'

**JOHN KATINAS ARCHITECT
5739 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0825**



25



ROOF

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

KATINAS

EXISTING

30 OCT 2000

1"=8'

**JOHN KATINAS ARCHITECT
8738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 623-0826**





A

B

1

B

SOUTH

KATINAS

EXISTING

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

30 OCT 2000

1"=8'



**JOHN KATINAS ARCHITECT
8738 BRIDADOON DRIVE
BETHESDA MD 20817
(301) 623-0826**

27

KATINAS



SOUTH

PROPOSED

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

30 OCT 2000
 1"=12' 17
 JOHN KATINAS ARCHITECT
 6739 BRIGADOON DRIVE
 BETHESDA MD 20817
 (301) 523-0825

28



KATINAS

EXISTING

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

30 OCT 2000
1"=8'

JOHN KATINAS ARCHITECT
8739 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 583-0826



28

KATINAS



PROPOSED

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

30 OCT 2000

1"=12' 18

JOHN KATINAS ARCHITECT
8738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0826



NORTH

**#9 WEST MELROSE STREET
CHEVY CHASE MD 20815**

30 OCT 2000

1"=8'

**JOHN KATINAS ARCHITECT
6738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 623-0825**



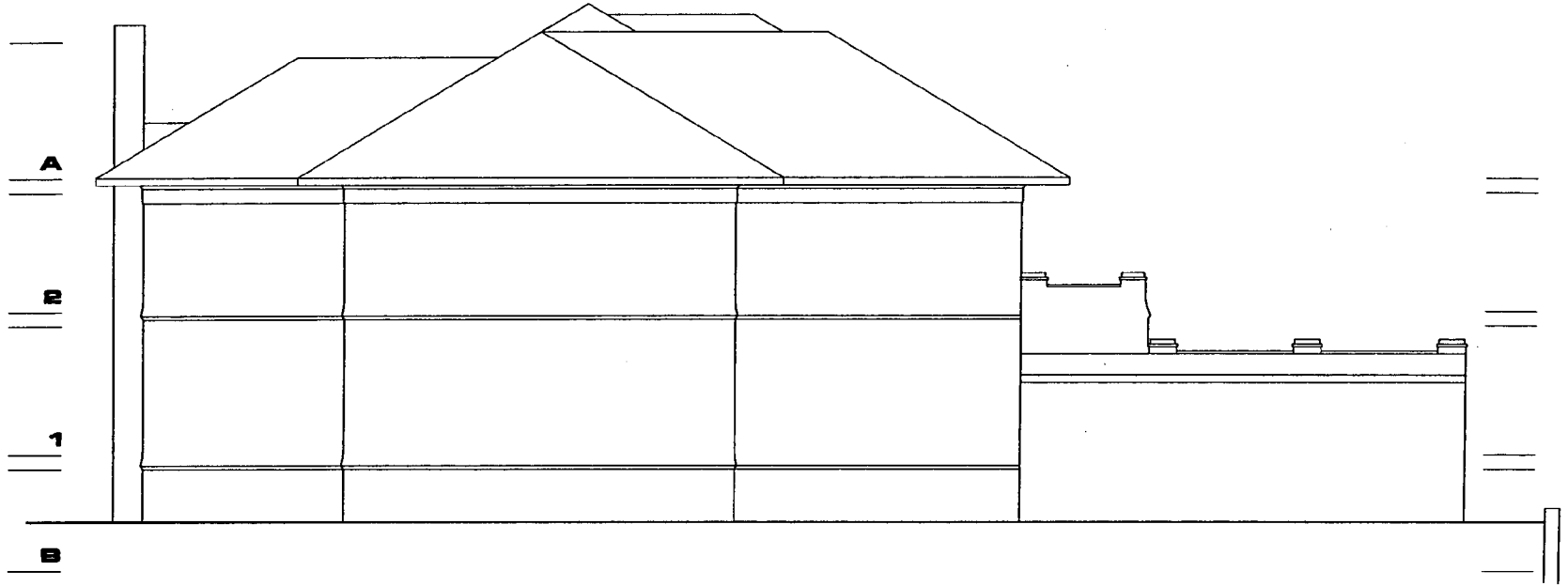
EXISTING

KATINAS

30

31

KATINAS



PROPOSED

**#9 WEST MELROSE STREET
 CHEVY CHASE MD 20815**

30 OCT 2000
1"=12' 19
 JOHN KATINAS ARCHITECT
 6739 BRIGADOON DRIVE
 BETHESDA MO 20817
 (301) 523-0825

32



KATINAS

EXISTING

WEST

#9 WEST MELROSE STREET
CHEVY CHASE MD 20815

30 OCT 2000

1"=8'

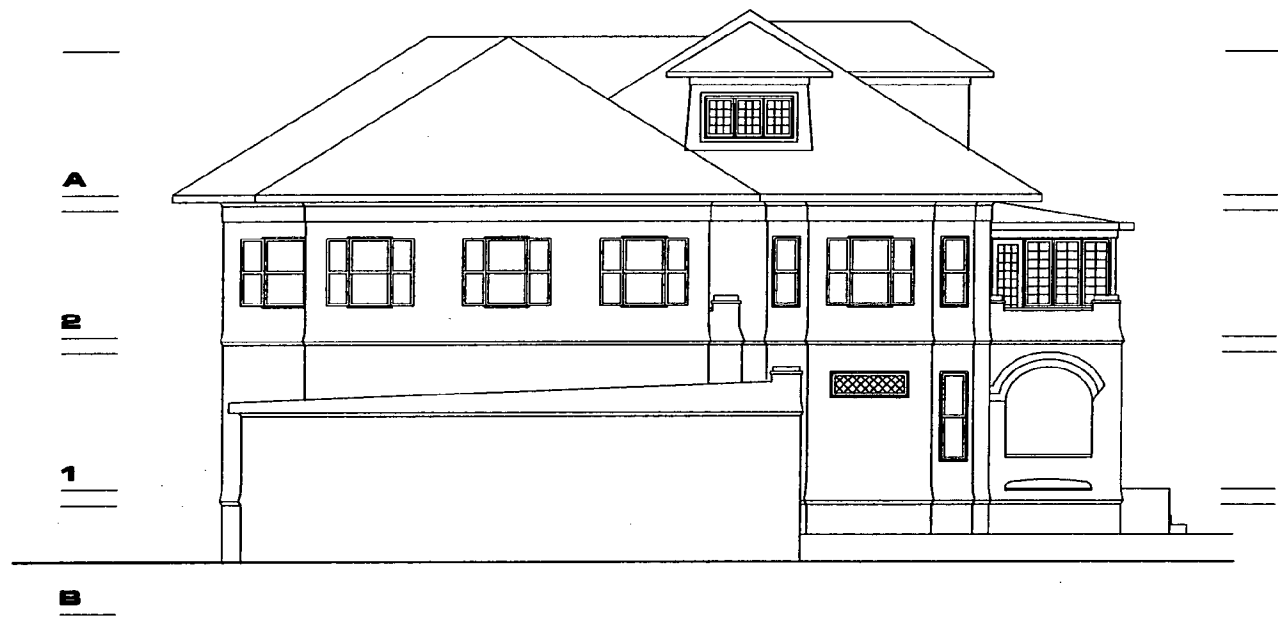
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JOHN KATINAS ARCHITECT
8738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0826

33

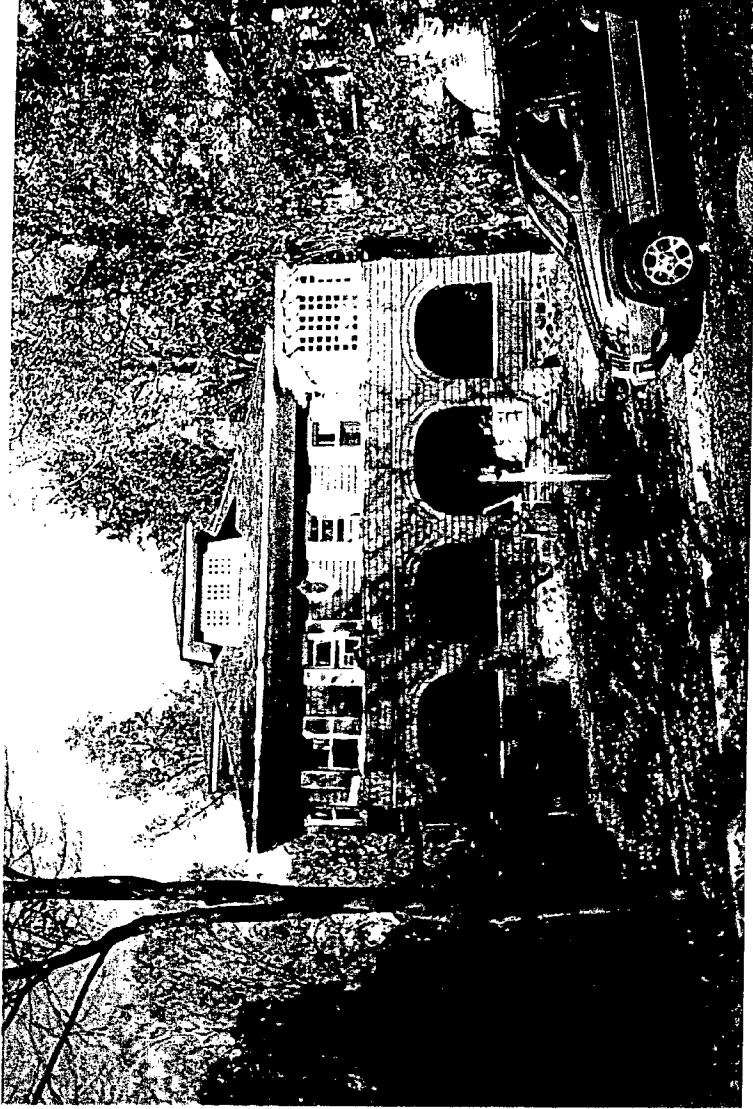
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PROPOSED



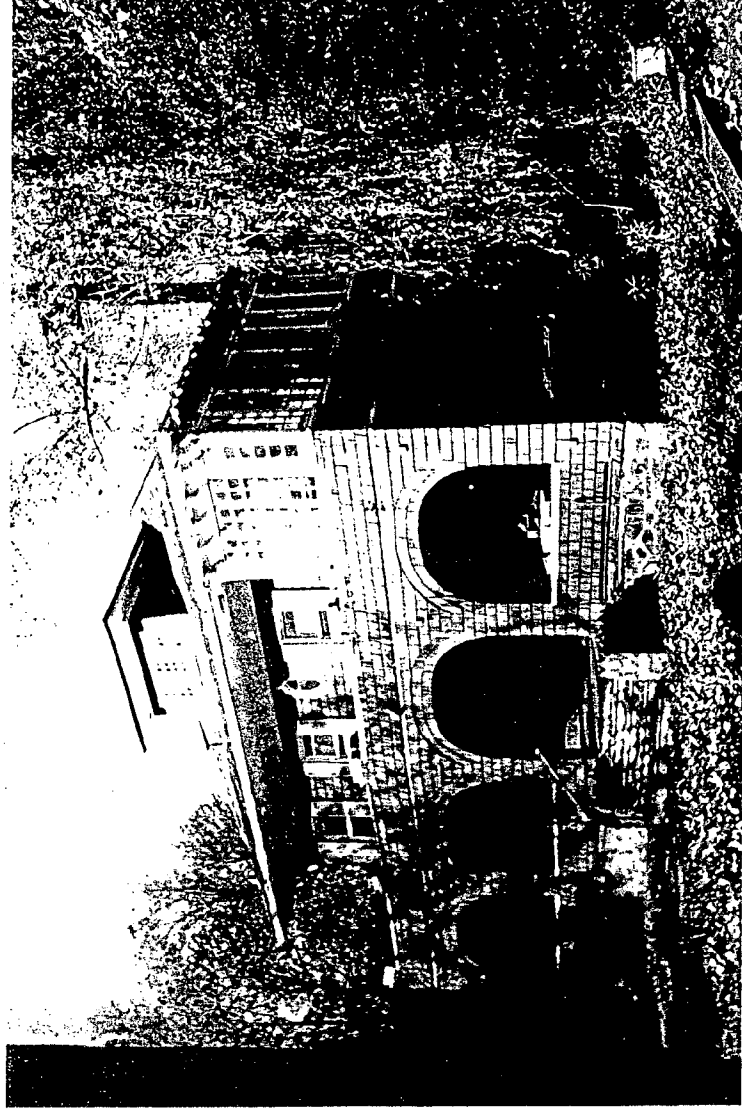
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CHEVY CHASE MD 20815**

30 OCT 2000
1"=12'20
JOHN KATINAS ARCHITECT
8738 BRIGADOON DRIVE
BETHESDA MD 20817
(301) 523-0825



KATINAS

FRONT (SOUTH)



EXISTING

FRONT / RIGHT END

#9 W. MEUROSE

34



KATINAS

RIGHT (EAST)

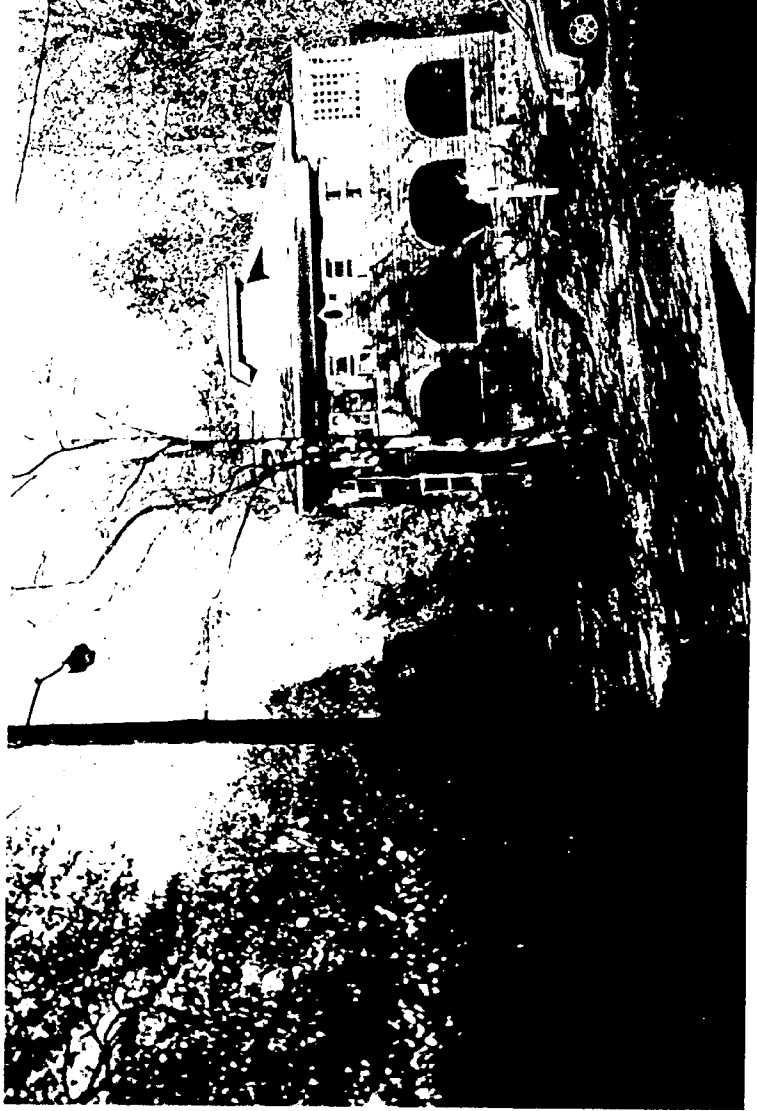


RIGHT

#9 W/ MELROSE

35

12 EXISTING



KATINAS

SITE FROM MELROSE



FRONT GARAGE
#9 W MELROSE

EXISTING

36

14



KATINAS

LEFT (WEST)



EXISTING

REAR (NORTH)
#9 W MELROSE

37

13



RIGHT GARAGE

KATINAS



SHEP
#9 W. MELROSE

EXISTING

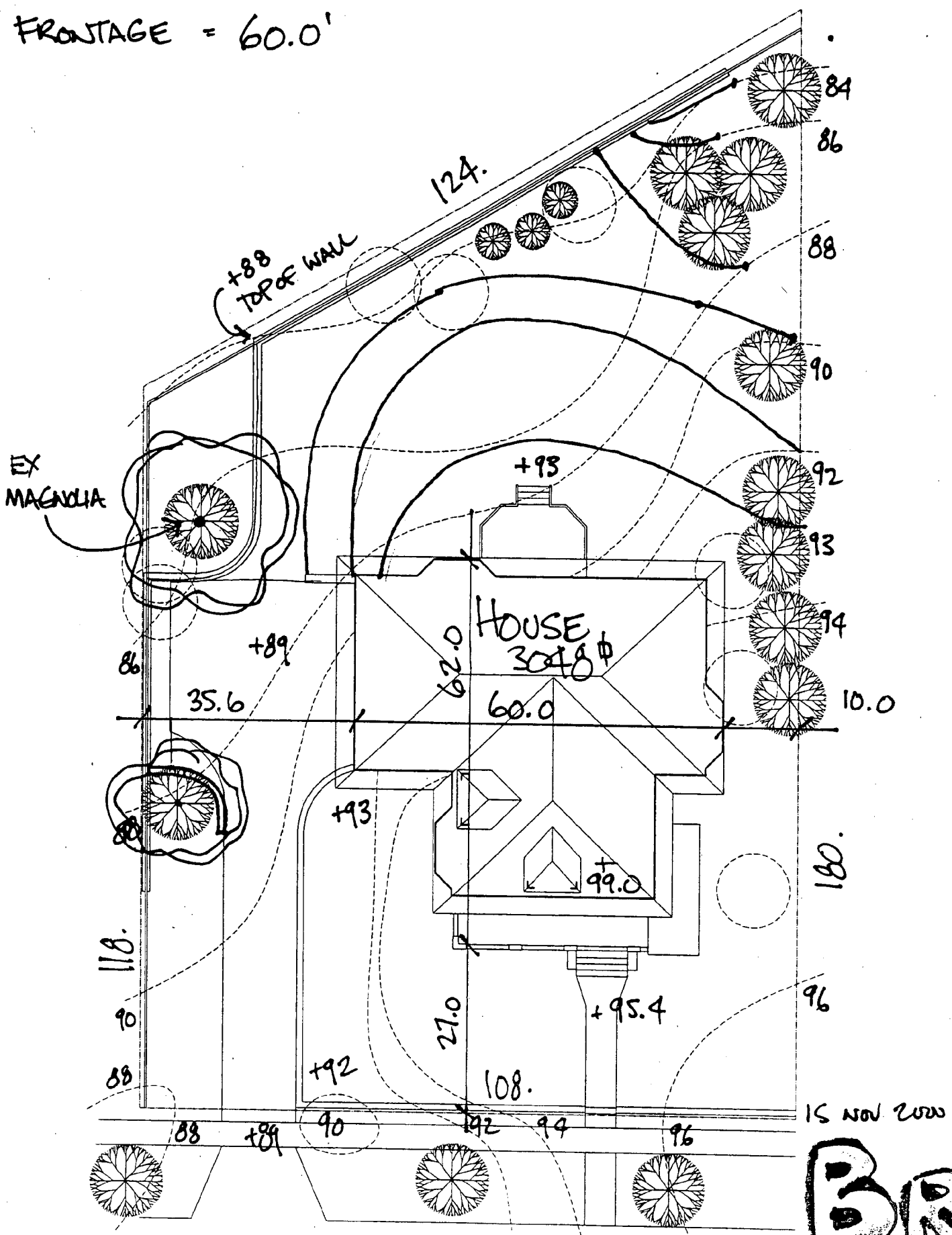
38

51

COVERAGE = 19.5 3048 φ

SUBMITTED AT Meeting.

FRONTAGE = 60.0'



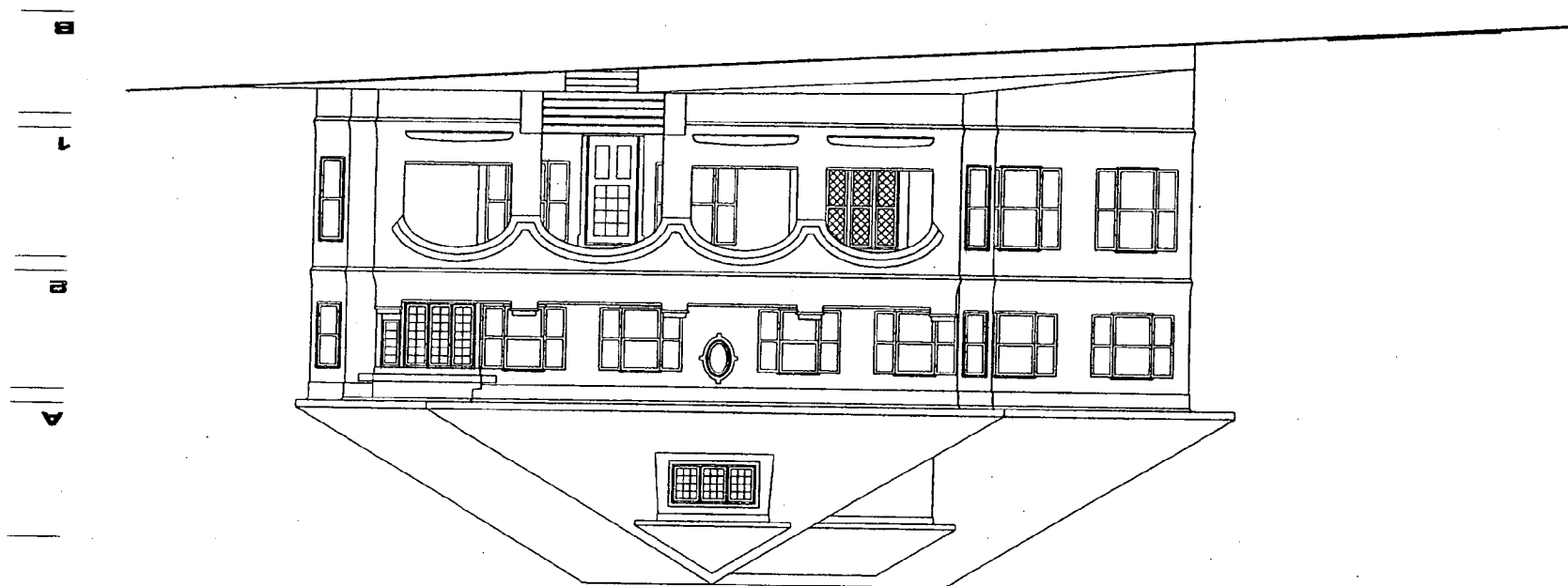
BR
A

⑤ B/BR

15 foot 2 inch

ELEVATION

FRONT





LEFT

ELEVATION

15 NOV 2000

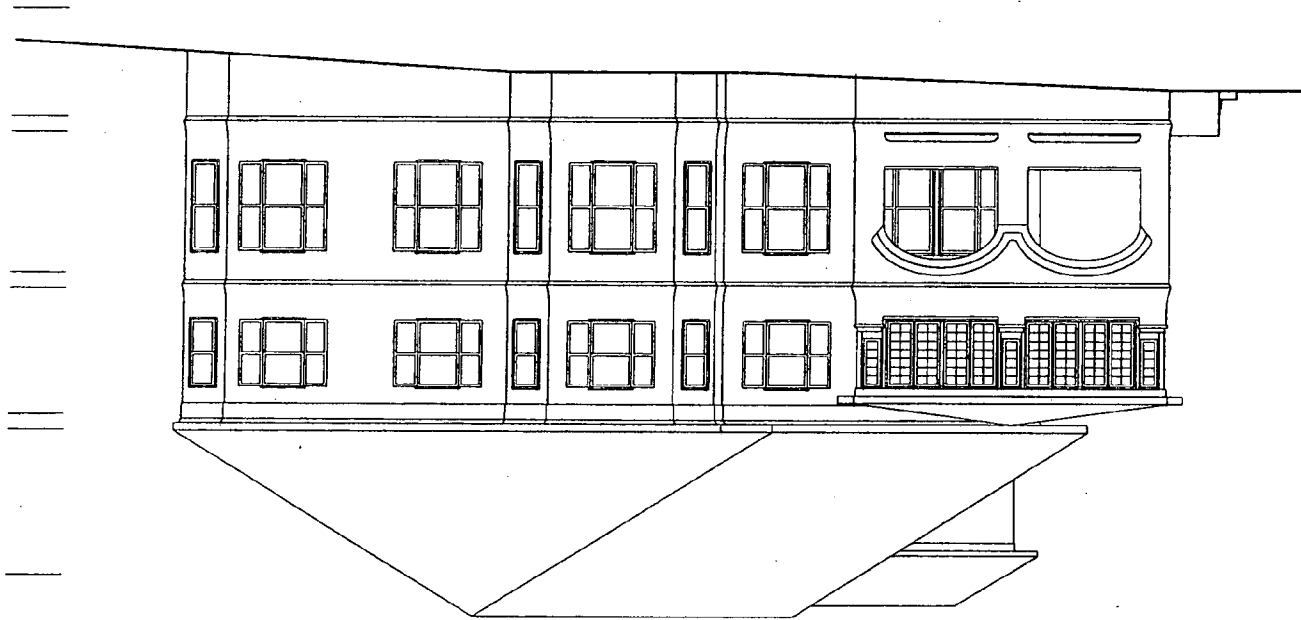
B/BR
⑦

6
B/B/R

15 MAY 2000

ELEVATION

RIGHT





RE FAXED 6 NOV 2000

PAGE 1 OF 2

DATE 3 NOV 2000

PLEASE DELIVER THE FOLLOWING PAGE(S)

TO ROBIN ZIEK

FROM JOHN KATINAS

REGARDING #9 MELROSE STREET

MESSAGE

ROBIN/

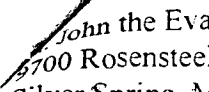
PLEASE FIND ATTACHED THE PROPOSED
FIRST FLOOR PLAN FOR THE ABOVE NAMED
JOB.

PLEASE CALL W/ QUESTIONS OR COMMENTS.

THANK YOU,

JOHN KATINAS

IF YOU HAVE ANY PROBLEMS IN RECEIVING PLEASE CALL SENDER
(301) 523-0825 (202) 337-0635 FAX
JOHN KATINAS ARCHITECT
8739 BRIGADOON DRIVE BETHESDA MARYLAND 20817



John the Evangelist Church
5700 Rosensteel Avenue
Silver Spring, MD 20910

Resident
2500 Forest Glen Road
Silver Spring, MD 20910

35/13-00BB
John & Carole Detweiler
49 West Lenox Street
Chevy Chase, MD 20815

Chevy Chase Club
6100 Connecticut Avenue
Chevy Chase, MD 20815

Mr. & Mrs. Lawrence Gibbs

(No address given)

Mr. Edward Virgin
51 West Lenox Street
Chevy Chase, MD 20815

Mr. & Mrs. James Leslie
47 West Lenox Street
Chevy Chase, MD 20815

CCVLAP

31/6-00P
John & Alison Oppenheim
10312 Armory Avenue
Kensington, MD 20895

Stephen & Anna McHale
10314 Armory Avenue
Kensington, MD 20895

Spencer & Barbara Harrill
3810 Warner Street
Kensington, MD 20895

Cindy & Carleton Conant
10309 Armory Avenue
Kensington, MD 20895

Kensington LAP

37/3-00X
Jim DeArmon
500 Tulip Avenue
Takoma Park MD 20912

James & Linda Rettberg
408 Tulip Avenue
Takoma Park, MD 20912

Elinor H. Landstreet
502 Tulip Avenue
Takoma Park, MD 20912

Frederick Brandt
22121 Hermitage Avenue
Wheaton, MD 20902

Colin & Ann Norman
7204 Spruce Avenue
Takoma Park, MD 20912

PRELIMINARY CONSULT:

Paul Katines
1815 Kalorama Road, N.W.
Washington, DC 20009

John Katines, AIA
8739 Brigadoon Drive
Bethesda, MD 20817

John J. McMackin, Jr.
5 West Melrose Street
Chevy Chase, MD 20815

Nicholas & L.K. Calio
11 West Melrose Street
Chevy Chase, MD 20815

Herbert Jacobs
8 West Melrose Street
Chevy Chase, MD 20815

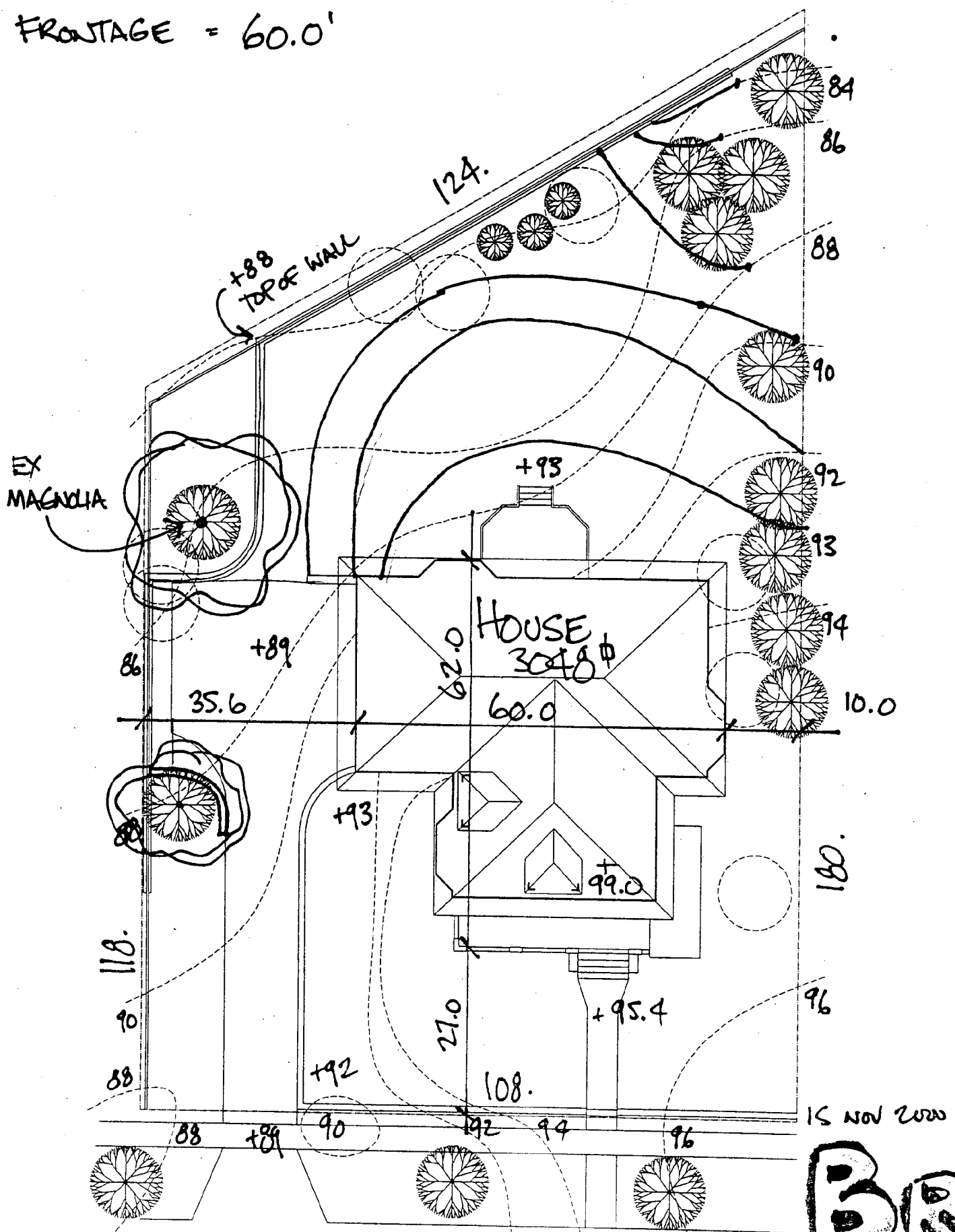
Thomas W. & C.C. Perry
6 West Melrose Street
Chevy Chase, MD 20815

Edmund & M.T. Bartlett
4 West Melrose Street
Chevy Chase, MD 20815



COVERAGE = 19.05 3048 ϕ

FRONTAGE = 60.0'



15 NOV 2000

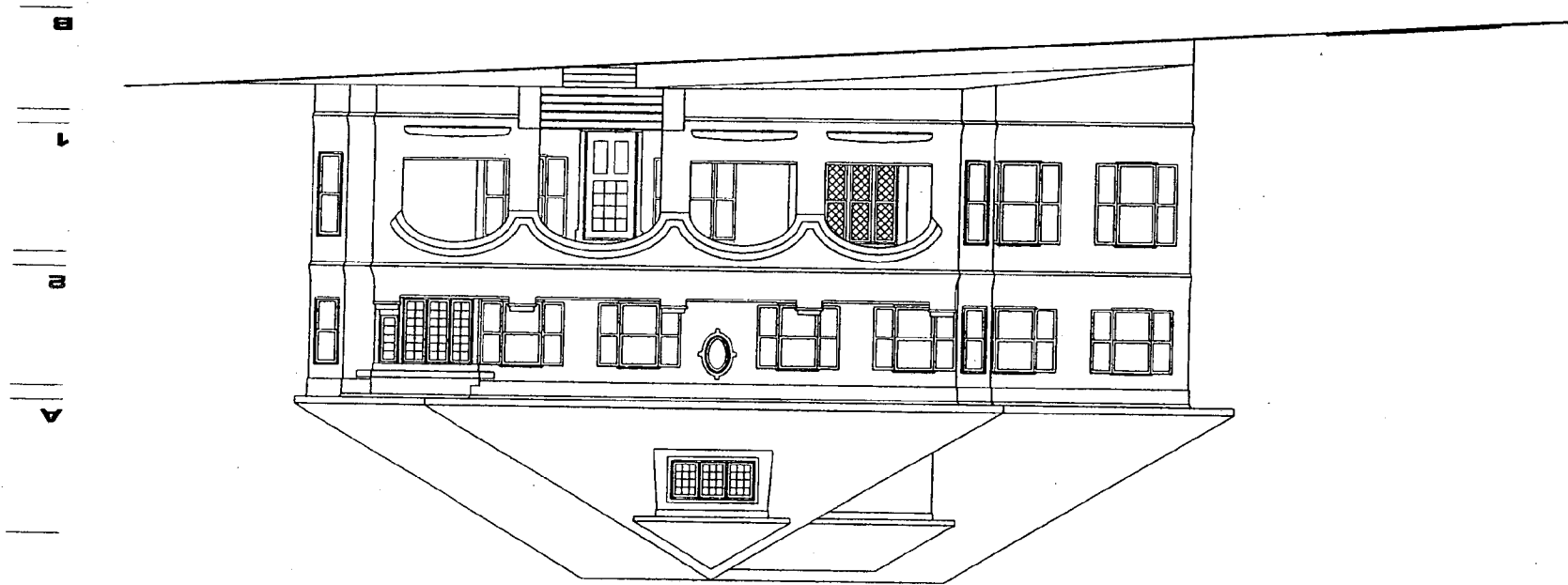
BR
A.

⑤ B/BR

15' 100' 200'

ELEVATION

FRONT

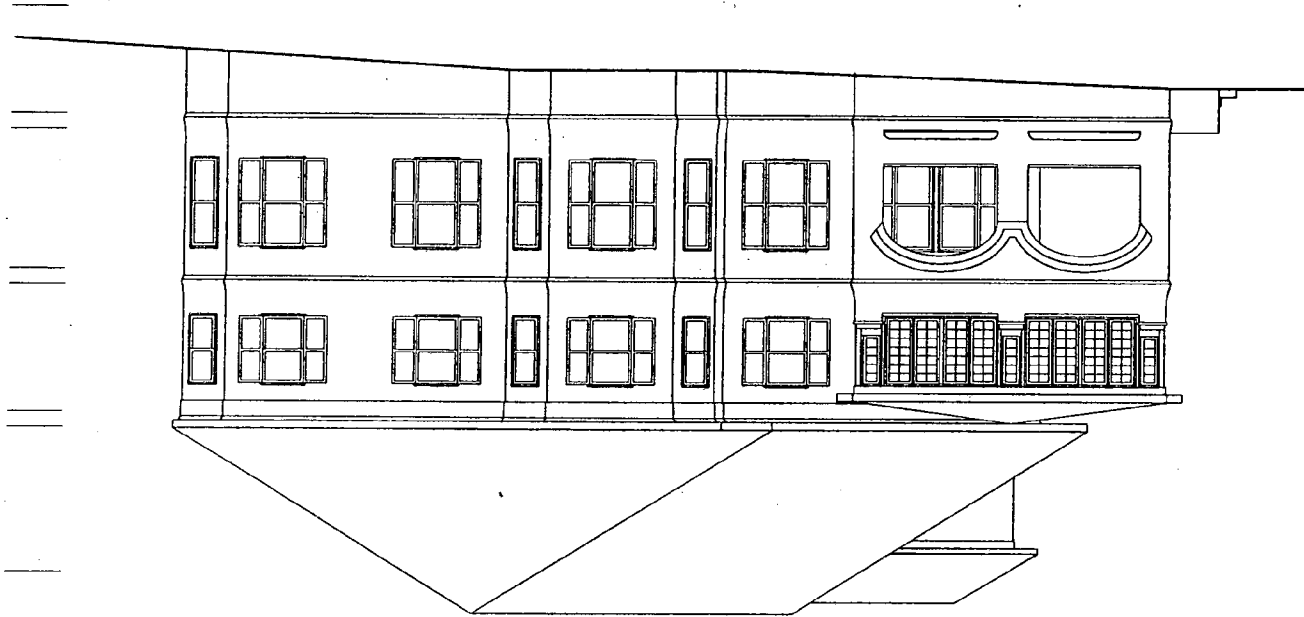


6
B/B

15 NOV 2000

ELEVATION

RIGHT

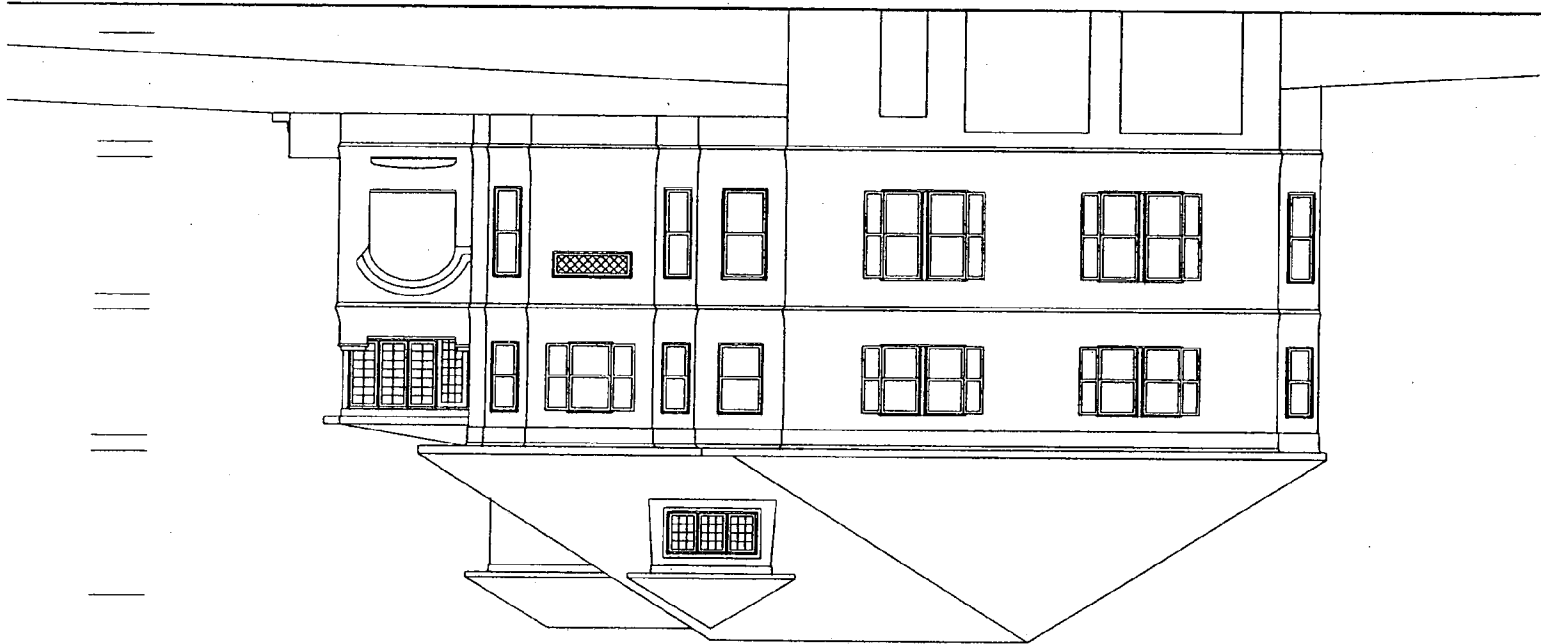


⑦
B/BR

15 NOV 2020

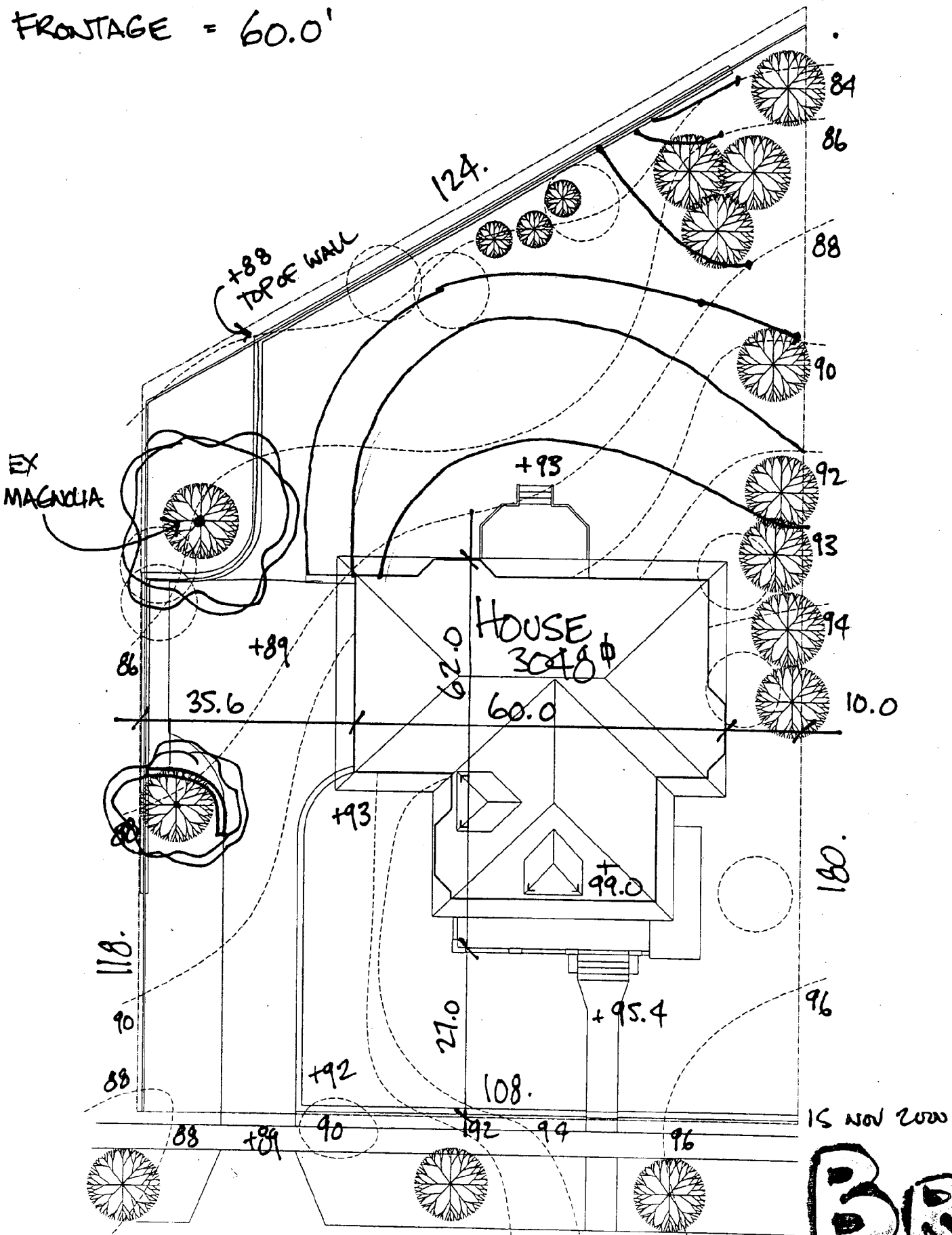
ELEVATION

LEFT



COVERAGE = 19.05 3048 ϕ

FRONTAGE = 60.0'



BR

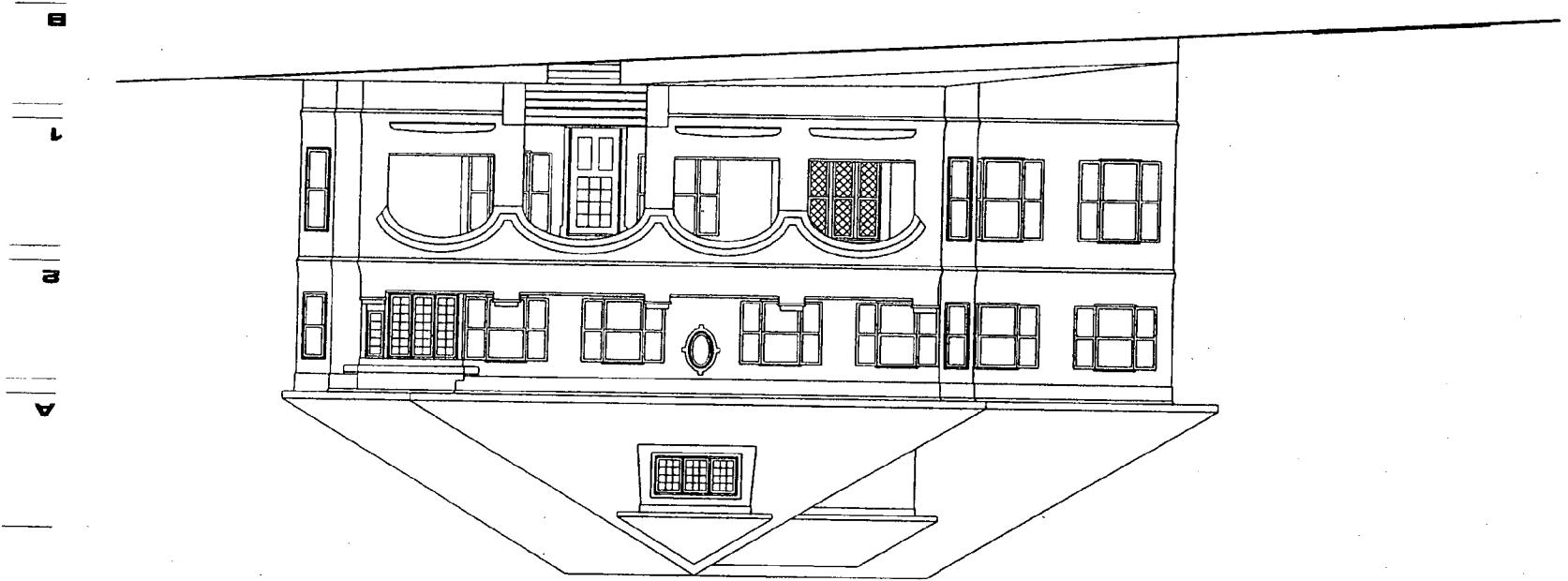
A

B/BR
©

15 Nov 2000

ELEVATION

FRONT

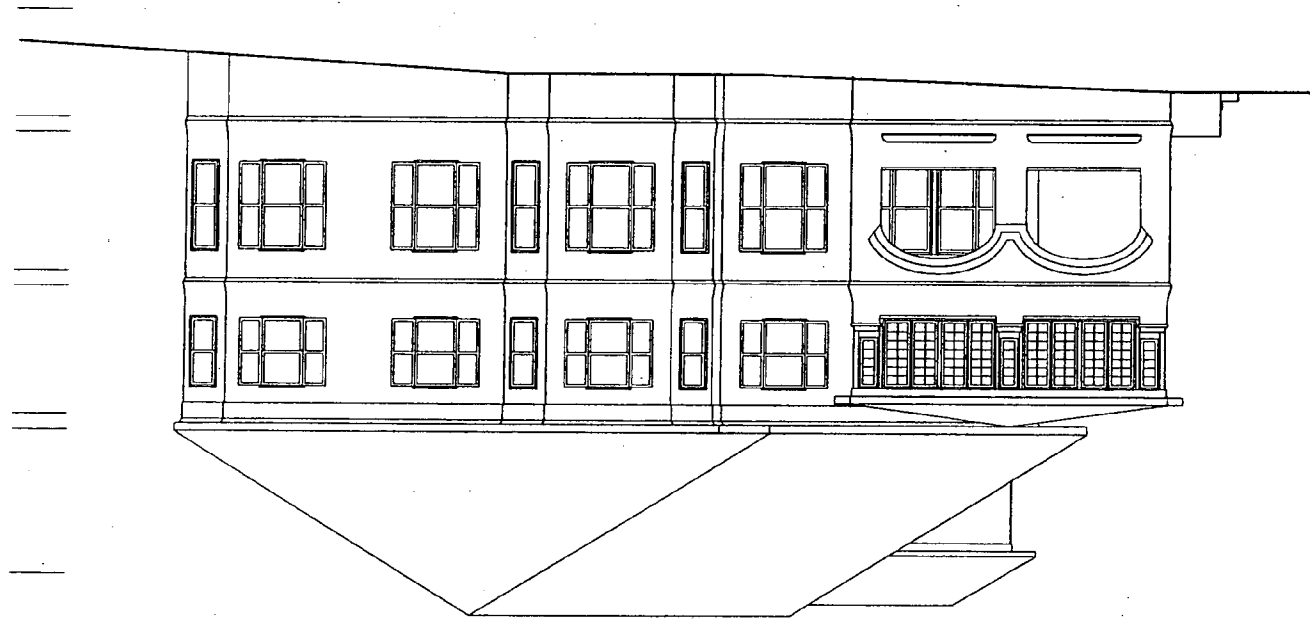


6
B/B

15 NOV 2000

ELEVATION

RIGHT



⑦
B/BR

15 NOV 2000

ELEVATION

LEFT

