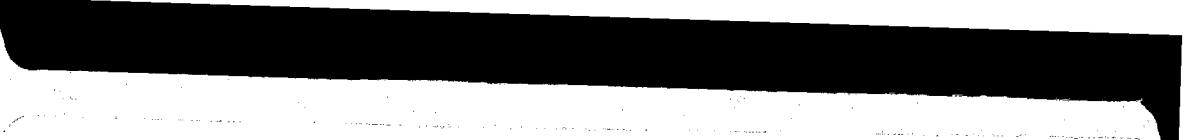


6 East Irving St. HAWP 35/13-0790



WWW.OPXGLOBAL.COM

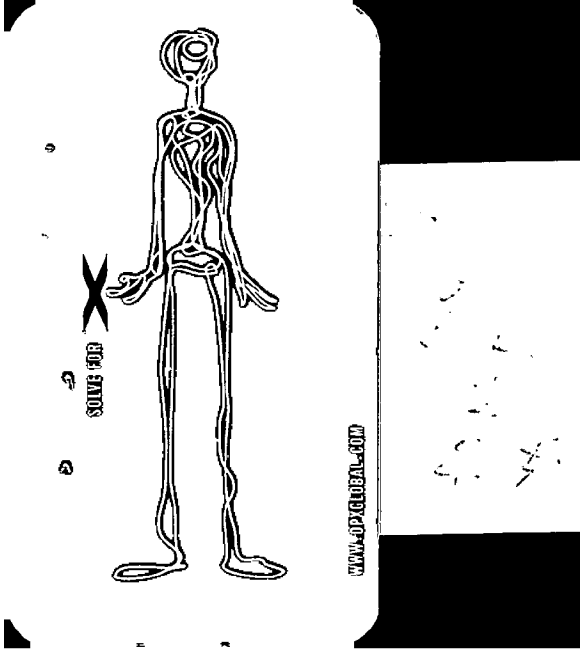


architecture / interiors

ALISTAIR S. GELLATLY, Senior Associate
alistair@opxglobal.com

T_202-822-9797 D_202-721-1677 F_202-785-D443
21 DUPONT CIRCLE, NW WASHINGTON, DC 20036 USA

Plans in
bin
9-14-07
AP





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 9/12/2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services


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

SUBJECT: Historic Area Work Permit #463080 window replacement and other alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the 9/11/2007 meeting.

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

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Chris Niemczewski 

Address: 6 East Irving St. Chevy Chase

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

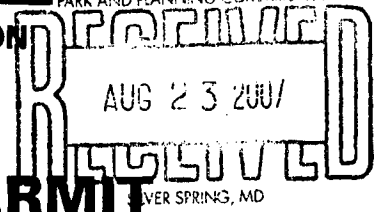




RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

HISTORIC PRESERVATION OFFICE
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
ROCKVILLE, MD

HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALISTAIR GELLATLY
Daytime Phone No.: 202 721 1677

Tax Account No.: _____
Name of Property Owner: CHRIS NIEMCZEWSKI Daytime Phone No.: 202 828 6228
Address: 6 E. IRVING ST. CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: OPX ALISTAIR GELLATLY Daytime Phone No.: 202 721 1677

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: EAST IRVING STREET
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD
Lot: P4 Block: 26 Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ 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: WINDOW RENOV

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

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 _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature] Signature of owner or authorized agent 9-AUG-2007 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 9-12-07
Application/Permit No.: 463080 Date Filed: 8/15/07 Date Issued: _____

Fothergill, Anne

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]
Sent: Tuesday, September 11, 2007 6:26 PM
To: Silver, Joshua; Manarolla, Kevin; Fothergill, Anne
Subject: comments for HPC

The following are the LPA comments for the HPC a meeting of 9/11/07:

1. 6 East Irving Street

LAP agrees with the staff's recommendation on the project

2. 4 Oxford Street

The LAP agrees with the staff's recommendation on the project

3. 11 East Melrose St.

I have polled the LAP members and the consensus is that we do not agree with the staff's recommendation on this project for many of the reasons presented by interested residents. We recognize and appreciate that efforts have been made to build the addition in the rear of the property, but given its extent it still not consistent with the Guidelines regarding preserving the "open, park-like character" of the Village.

The addition is too large in several respects, and, equally important, as many of the residents point out, it impinges on the very subject - "mansionization"- that the Village is presently studying under authority of a statute imposed by the Maryland legislature.

We also note for the record that this case has generated very substantial interest and objections, not only from the immediate neighbors, but also from residents in other parts of the Village, who want to maintain the existing "park like" character of the Village.

The letters and materials in the packet indicate a widely held opinion within the Village that the proposed expansion is excessive, and our panel members felt that the LAP should support that opinion.

Thomas K. Bourke - Vice President - Land Acquisitions - Winchester Homes Inc -
6905 Rockledge Dr, #800 - Bethesda, MD 20817
tel: 301.803.4901 - fax: 301.803.4929 - cell: 301.252.9931

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6 East Irving Street, Chevy Chase	Meeting Date:	9/11/2007
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	9/4/2007
Applicant:	Chris Niemczewski (Alistair Gellatly, Architect)	Public Notice:	8/29/2007
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-07FF	Staff:	Anne Fothergill
PROPOSAL:	Window and storm window replacement		

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this application .

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1908

PROPOSAL

The applicant is proposing to make a number of window changes to the 2nd floor rear porch that was enclosed in the 1950s (approximately):

- Install three new wood fixed windows on west side
- Replace a single, double, and triple window on the rear elevation with a single, double and triple wood window and vertical batten wood siding in between
- Remove one window on north side and infill with wood siding
- Install one new wood window on east side
- Reclad the second floor rear in wood siding and trim -- 2nd floor enclosed porch only, not entire 2nd floor

The applicant also proposes to replace non-original windows in the rear and east side dormers. The window openings will remain the same but the windows will be wood casements for egress to meet Code.

The applicant plans to restore the windows in the historic massing as part of the overall rehabilitation and repair of the house. The applicant also proposes to remove the aluminum storm windows and install wood storm windows.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

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

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

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

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

Specifically, the *Guidelines* state:

- *Siding* should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition.
- *Windows* (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

Additionally, the *Guidelines* state five basic policies that should be adhered to, including:

- Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

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

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

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

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.

STAFF DISCUSSION

Generally the HPC does not support window replacement in Contributing Resources. However, the proposed window replacement in the rear enclosed second story porch is allowable because it is on the rear elevation which receives lenient scrutiny and because this is not a part of the original massing of the house. When you are in the house it is evident that it was once an open porch and there are original exterior windows that are now interior and look into rooms that resulted from the porch enclosure, which may have happened around the 1950s. While staff would have preferred more windows across the back to keep that area glassy to recall the porch, the applicant has stated they cannot do that for the interior space requirements. The replacement of the dormer windows to meet Code is allowable because the dormers are on the rear and side and they are not original windows and the openings will be retained. Finally, the change from stucco to wood siding on the rear 2nd floor porch area is allowable since this area of the house has been altered and is at the rear and not visible from the street.

The proposed changes would not adversely impact the historic house or district and staff is recommending approval.

STAFF RECOMMENDATION

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

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

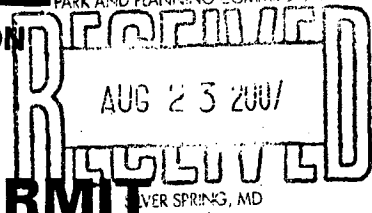
and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



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

HISTORIC PRESERVATION OFFICE
THE MARYLAND HISTORICAL ARCHIVES
PARK AND PLANNING COMMISSION
ROCKVILLE, MD

HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALISTAIR GELLATLY
Daytime Phone No.: 202 721 1677

Tax Account No.: _____
Name of Property Owner: CHRIS NIEMCZEWSKI Daytime Phone No.: 202 828 6228
Address: 6 E. IRVING ST. CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: DPX, ALISTAIR GELLATLY Daytime Phone No.: 202 721 1677

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Lot: P4 Block: 26 Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ Parcel: _____

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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: WINDOW RENOV

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

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

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3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

9-AUG-2007
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 463080 Date Filed: 8/15/07 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:

SEE ATT.

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

SEE ATT

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

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

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

5

Adjacent and confronting Property Owner's mailing addresses

Kathryn Fulton & Robert D. Kyle
4 E Irving Street
Chevy Chase MD 20815-4221
Lot 3 Block 26

Wayne Beyer
C/O Dana Beyer
8 E Irving Street
Chevy Chase, MD
Lot 5 Chevy Chase Sec 2 (Lot P4, Block 26)

Hoffman, Margaret V ET AL
C/O Robert F Comstock
5225 Wisconsin Avenue NW
Washington, DC 20015-2014
Lot4, Block 34
Premises Address: 7 E Irving Street

Patrick and Erin Dorton
5 E Irving Street
Chevy Chase MD 20815-4220
Lot 5, Block 34

Stuart M Gerson
Pamela E Somers
3 E Irving Street
Chevy Chase MD 20815
Lot 6 Block 34

JJ Cararo
C/O Warner Management Company
PO Box 422
Florham Park, NJ 07932-0422
Lot 1 Block 26
Premises Address: 9 Chevy Chase Circle
Chevy Chase MD 20815

Owner's Address

Chris Niemczewski
143 Hesketh Street
Chevy Chase MD 20815

Owner's Agent Address

Alistair Gellatly
OPX
21 Dupont Circle NW
Washington DC 20036

Description of existing structure and environmental setting, including their historical features and significance.

Six East Irving is a traditional colonial home constructed around 1908, it has two and a half stories along with a full basement. The exterior of the house has a stucco finish and brick base. In the historic part of the house the windows are six over one double hung windows, and all of the windows on this portion have shutters. These windows appear to be original to the house and are in reasonably good condition. There are aluminum storm windows on all of the windows in the historic part of the house, with the exception of the attic windows on the south.

There are two later additions to the house. It appears that a second floor addition was made to close in a porch at the rear of the home. The windows on this portion of the house are casements except the window facing Irving which is double hung. Detailing on these openings is different from the historic portion in scale and dimension, there are neither shutters nor storm windows, the casings are wider and flatter. The vintage of the addition is further evidenced by weather-stripped doors and windows currently accessing interior rooms

The second addition was only to the ground floor. It is also at the rear, and is much more recent. The windows are insulated double hung units with applied muntins. The proportions of the building and placement of openings lend nothing to the character of the historic building.

The front stoop appears to have been added about the same time as the second floor addition. While there is more detailing than there is on the original building, it considerably adds to the character and interest of the front of the house.

The property lies between Connecticut Avenue and Brookville Road, one block north of Western Avenue and Chevy Chase Circle. The neighborhood is a collection of eclectic architectural house styles, which gives the neighborhood its distinctive feel. The yards are generally spacious with established planting and trees.

General description of project and it's effect on the historic resource, the environmental setting, and where applicable, the historic district.

The proposed project leaves the size of the existing envelope unchanged. Within the existing structure we are adding two bathrooms and reconstructing two.

We propose to remove a window facing Irving Street from a mid century non historic porch enclosure. In addition we intend to introduce three new windows to the West elevation of the second story enclosure and remove/replace windows on the rear elevation. We propose to reclad the second floor in wood siding and trim. All new windows will be wood, painted inside and out.

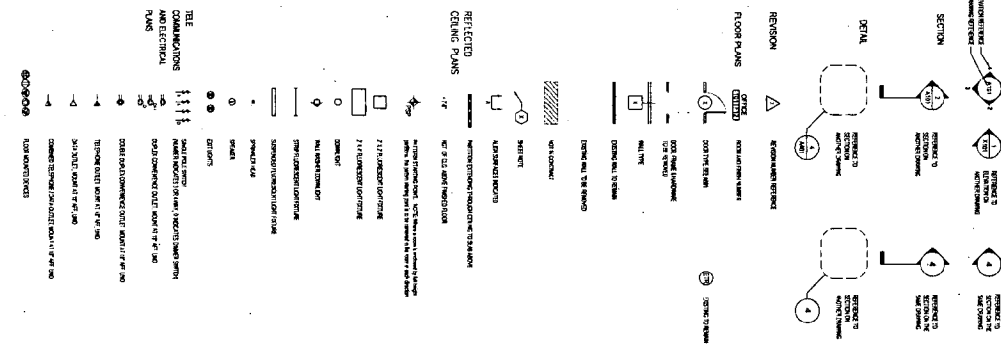
The existing windows in the historic portion of the house will be renovated in place. In general terms, we plan to repair those sash cords that are broken. Most of the upper sashes have been painted shut, or were never operable; if, during window renovations we find that they were once operable we plan on repairing them all. We plan to remove all aluminum storm windows, remove old paint, repaint and installg removable wood storm windows. The existing stoop and screen porch will be repaired as required and repainted.

This project will have minimal impact on the historic part of the house The work to the non historic addition will help differentiate that addition from the older portion, and complement both. Work to the older part of the house will help present a mor historically accurate façade to the street.

ABBREVIATIONS

- AC Adhesive
- AD Adhesive
- AF Adhesive
- AK Adhesive
- AL Adhesive
- AM Adhesive
- AN Adhesive
- AO Adhesive
- AP Adhesive
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- B100 Adhesive

DRAWINGS SYMBOLS



MATERIAL DESIGNATIONS

FINISH NO.	ROOM NAME	FLOOR	BASE	WALLS

FINISH SCHEDULE

CONCRETE

METAL

WOOD

STONE

INSULATION

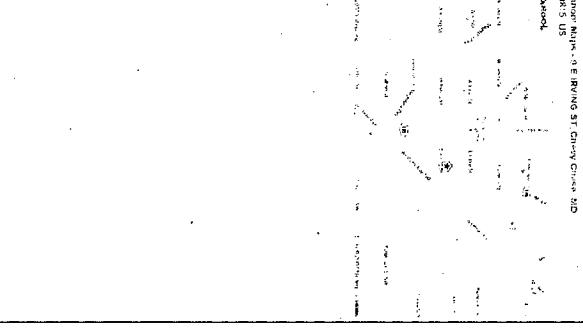
FINISHES

MISC.

LIST OF DRAWINGS

DRAWING NO.	DRAWING TITLE	DATE	BY	CHKD

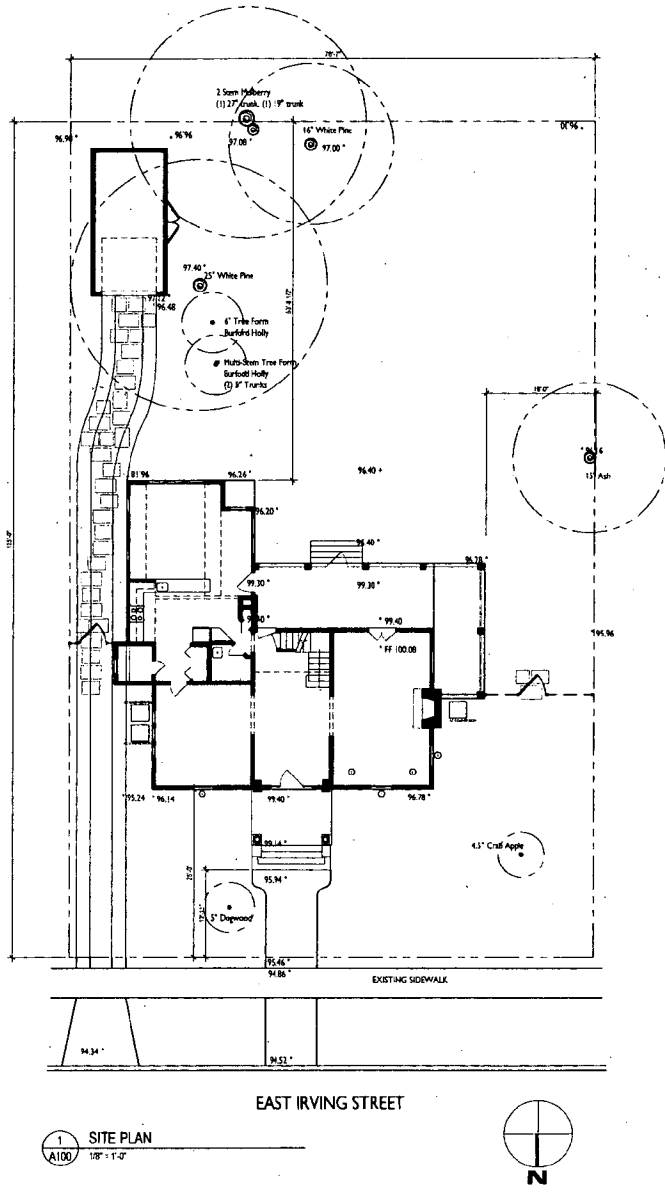
LOCATION PLANS



epi
Architecture / Interiors
71 Dupont Circle NW, Washington, DC 20036
Tel: 202.222.9397 / Fax: 202.785.8845
http://www.epiarch.com

Niemczewski / Hoffman Residence
6 East Irving Street
Chevy Chase, Maryland

GENERAL INFORMATION
G001



1 SITE PLAN
A100 1/8" = 1'-0"



architecture / interiors

21 Dupont Circle Washington DC 20036
tel 202.022.9797 / fax 202.785.0443
http://www.opxglobal.com

Niemczewski / Hoffman Residence
6 East Irving Street
Cherry Chase, Maryland

REVISIONS

NO.	DESCRIPTION	DATE	BY	CHKD

Site Plan

Drawn	Scale	Project No.
Approved	Date	G002

(11)



DEMOLITION KEY NOTES

- ① REMOVE EXISTING SIDING & FISH
- ② REMOVE EXISTING SIDING
- ③ REMOVE ALUMINUM STORE WINDOW

① EXISTING / DEMOLITION NORTH ELEVATION
1/4" = 1'-0"



② EXISTING / DEMOLITION WEST ELEVATION
1/4" = 1'-0"

architecture / interiors
 21 Dupont Circle Washington DC 20036
 tel 202.822.9797 / fax 202.785.0443
<http://www.opxglobal.com>

Niemczewski / Hoffman Residence
 6 East Irving Street
 Chevy Chase, Maryland

REVISIONS			
NO.	DATE	DESCRIPTION	BY/APP'D

Existing / Demolition
North & West Elevations

Drawn

Scale

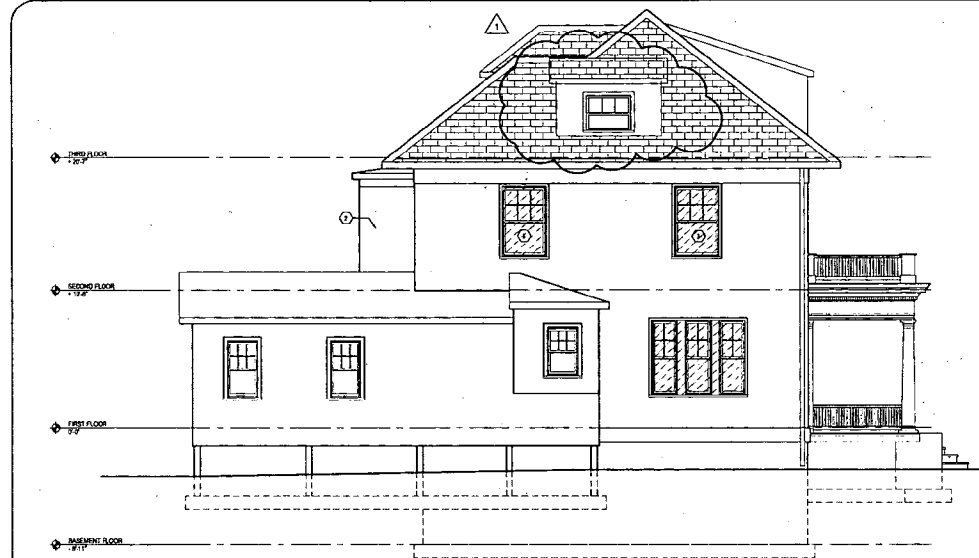
Project No. 2748

Revised

Date

A201

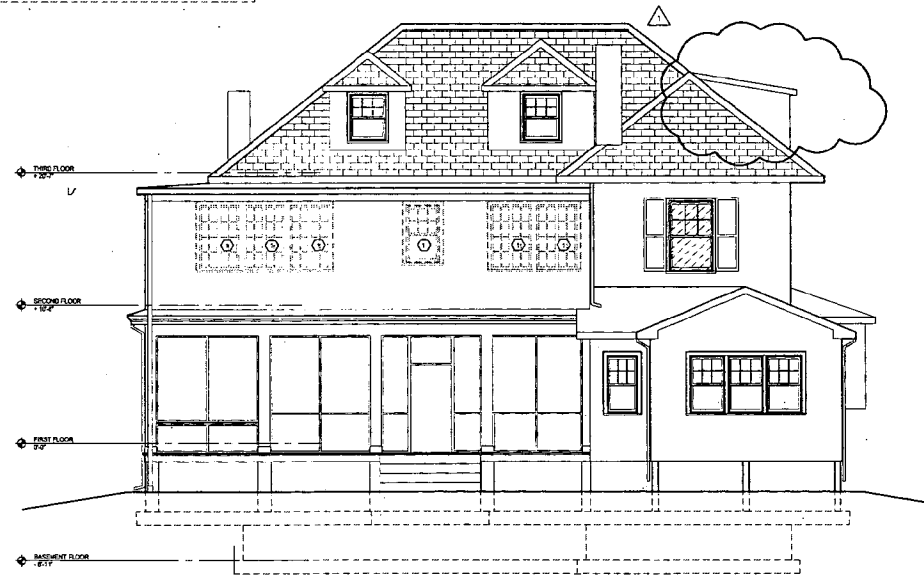
21



DEMOLITION KEY NOTES

- 1 REMOVE EXISTING WINDOWS & TRIM
- 2 REMOVE EXISTING STUDS
- 3 REMOVE ALUMINUM STORM WINDOWS

1 EXISTING / DEMOLITION EAST ELEVATION
1/8" = 1'-0"



2 EXISTING / DEMOLITION SOUTH ELEVATION
1/8" = 1'-0"



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tel 202.822.9797 / fax 202.785.0443
http://www.apiglobal.com

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Chevy Chase, Maryland

REVISIONS

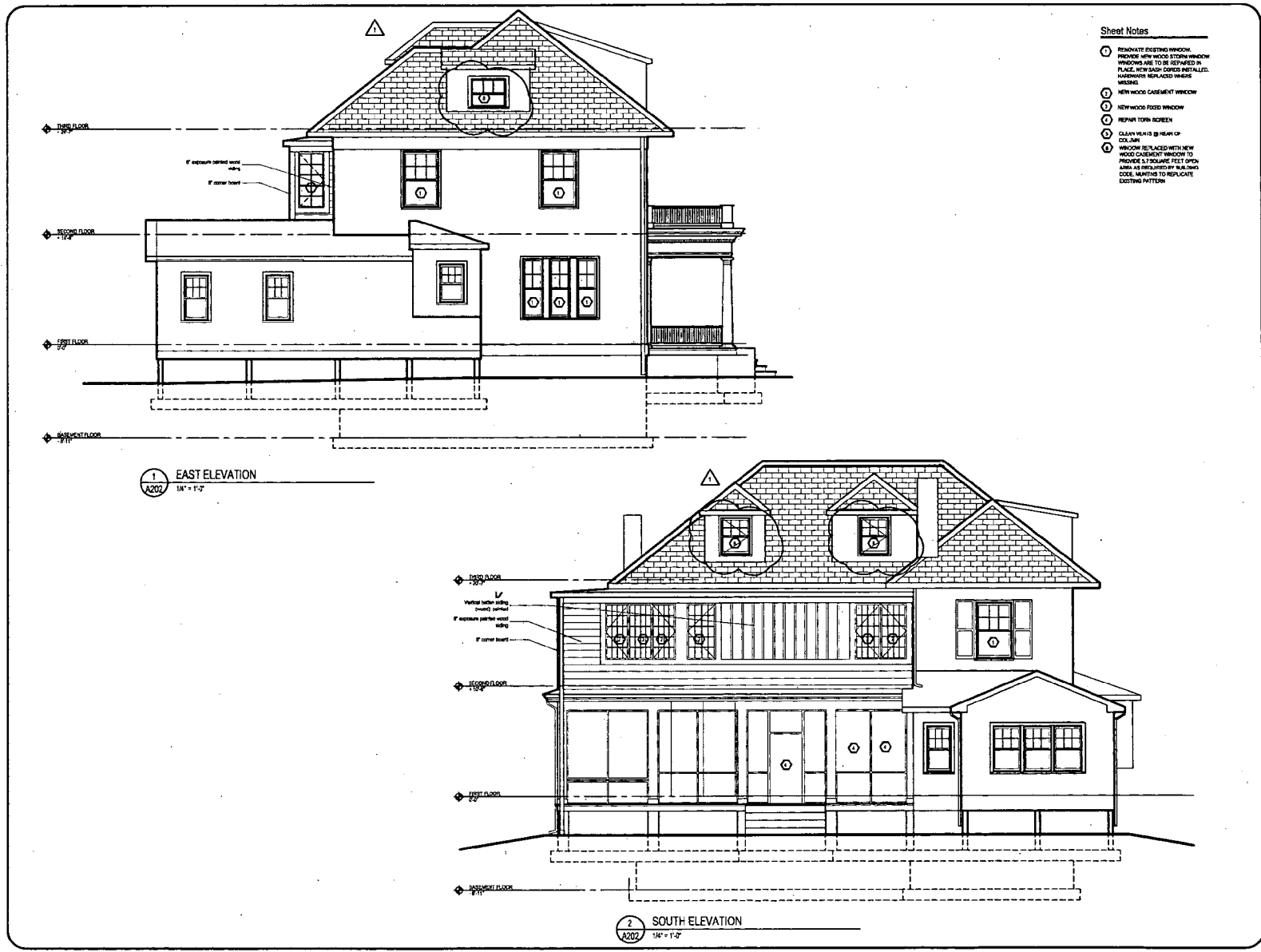
ISSUES FOR HISTORIC AREA WORK PERMIT	DATE
Remove Existing Stone	8.31.08

NO.	DESCRIPTION	DATE

Existing / Demolition
East & South Elevations

Drawn	Scale	Project No.	2102
14-07-03			
Approved	Date		
	8/24/08		A202

(14)



Sheet Notes

- ① RENOVATE EXISTING WINDOW. PROVIDE NEW WOOD STORM WINDOW. WINDOW ARE TO BE REPAIRED IN PLACE. NEW SASH CORNERS RE-INSTALLED. HARDWARE REPLACED WHERE MISSING.
- ② NEW WOOD CASEMENT WINDOW
- ③ NEW WOOD FIXED WINDOW
- ④ REPAIR TORN SCREEN
- ⑤ CLEAN MULLS @ HEAR OF COLONY
- ⑥ WINDOW REPLACED WITH NEW WOOD CASEMENT WINDOW TO PROVIDE 1.1 SQUARE FEET OPENING AS REQUIRED BY BUILDING CODE. MANTLES TO REPLICATE EXISTING PATTERN



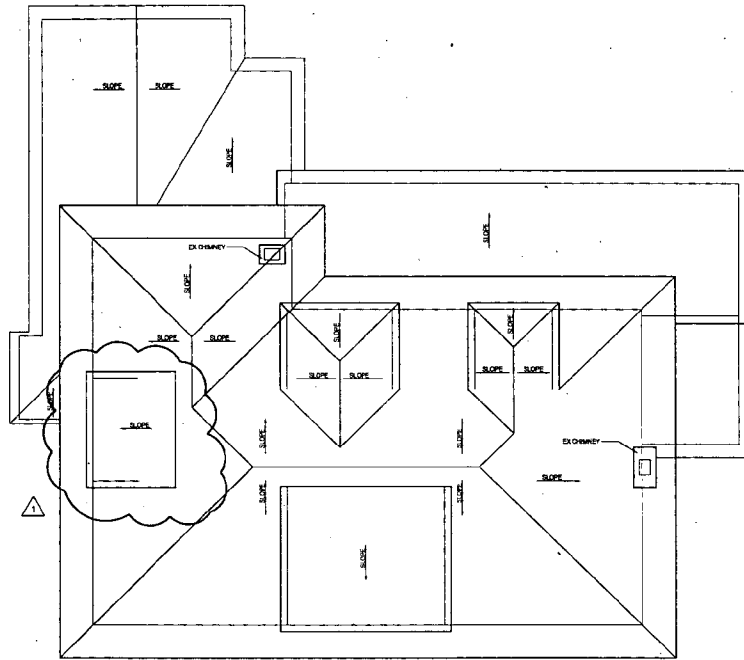
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NO.	REVISIONS	DATE
1	ISSUED FOR HISTORIC AREA WORK PERMIT	06/10/13
2	ISSUED FOR HISTORIC AREA WORK PERMIT	06/10/13
3		
4		
5		
6		
7		
8		
9		
10		

Proposed East & South Elevations

Client:	Name:	Project No.:
Approved:	Date:	A204



1
A103
EXISTING ROOF
1/4" = 1'-0"



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REVISIONS	DATE	BY	APP'D
ISSUED FOR HISTORIC AREA WORK PERMIT			
OWNER & ARCHITECT SIGNATURE			

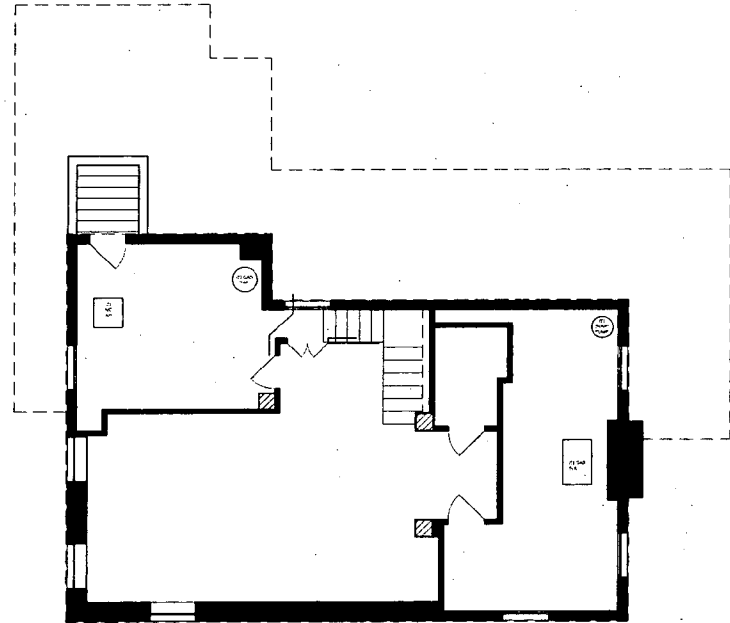
Roof Plan

Sheet	Scale	Project No.	DATE
A103	1/4" = 1'-0"	45-40270	8.31.14
Author	Drawn	Checked	Scale
			A103

16

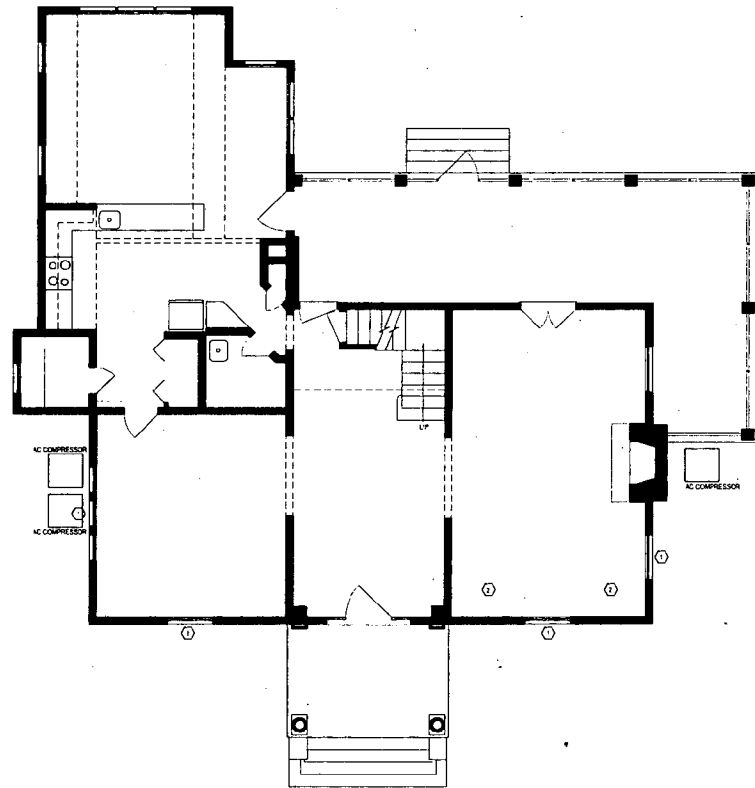
DEMOLITION KEY NOTES

- ① REMOVE ALL LUMBER STORM WINDOWS
- ② REMOVE EXISTING BUILT-IN BOOKSHELF



1 EXISTING / DEMOLITION BASEMENT PLAN

 A101 1/4" = 1'-0"



2 EXISTING / DEMOLITION FIRST FLOOR PLAN

 A101 1/4" = 1'-0"



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REVISION	ISSUES FOR HISTORIC AREA WORK PERMIT	DATE

Existing Demolition Basement

 Test Plans

Sheet	Scale	Project No. 210

D101

17



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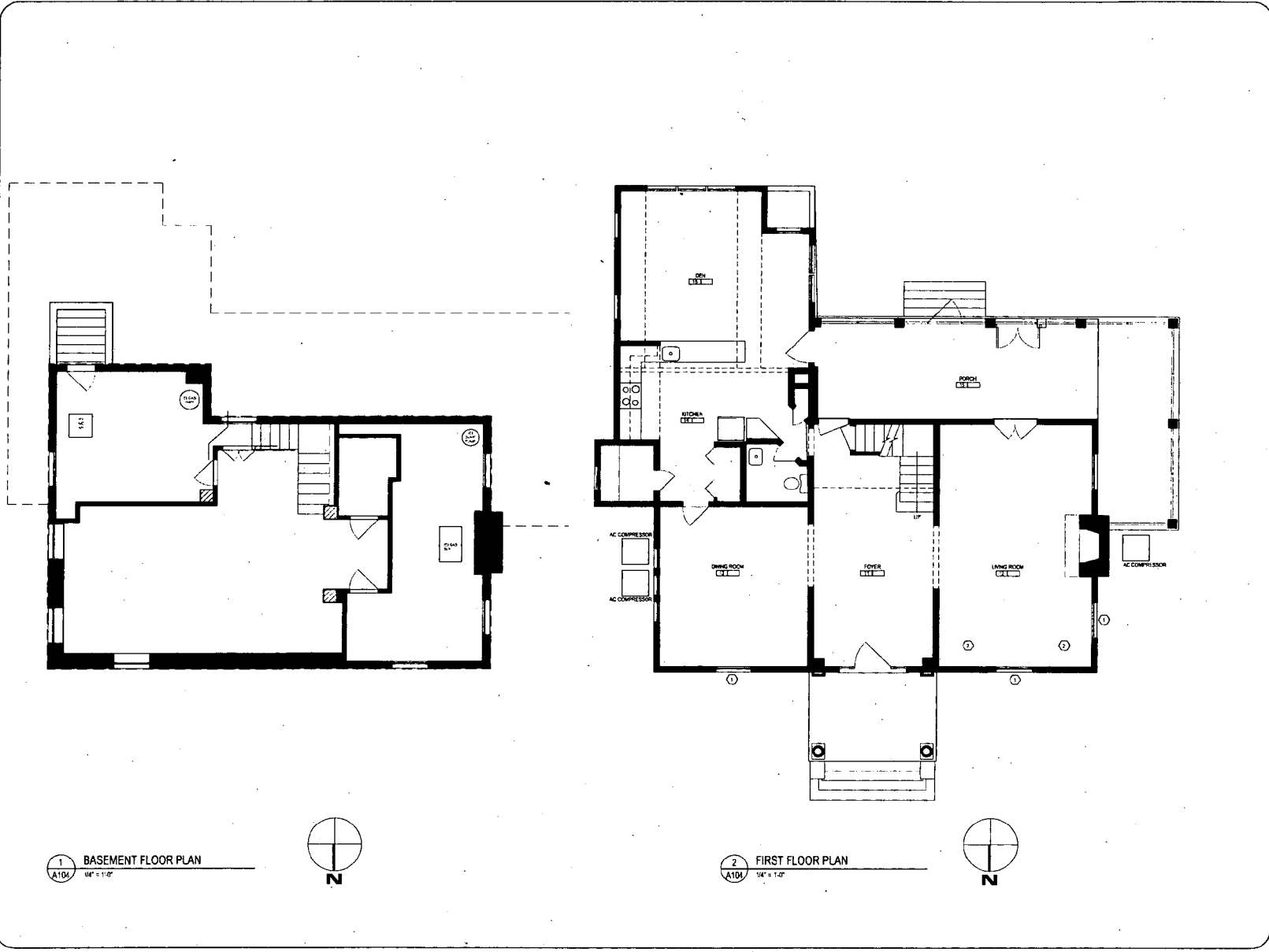
REVISIONS

DESIGNED FOR HISTORIC AREA WORK PERMIT 01-1401

No.	Description	Date

Proposed Basement
1st Floor Plans

Drawn	Scale	Project No.
	1" = 7'	2152
Approved	Date	A101



1 BASEMENT FLOOR PLAN
A101 1/4" = 1'-0"

2 FIRST FLOOR PLAN
A101 1/4" = 1'-0"

(61)



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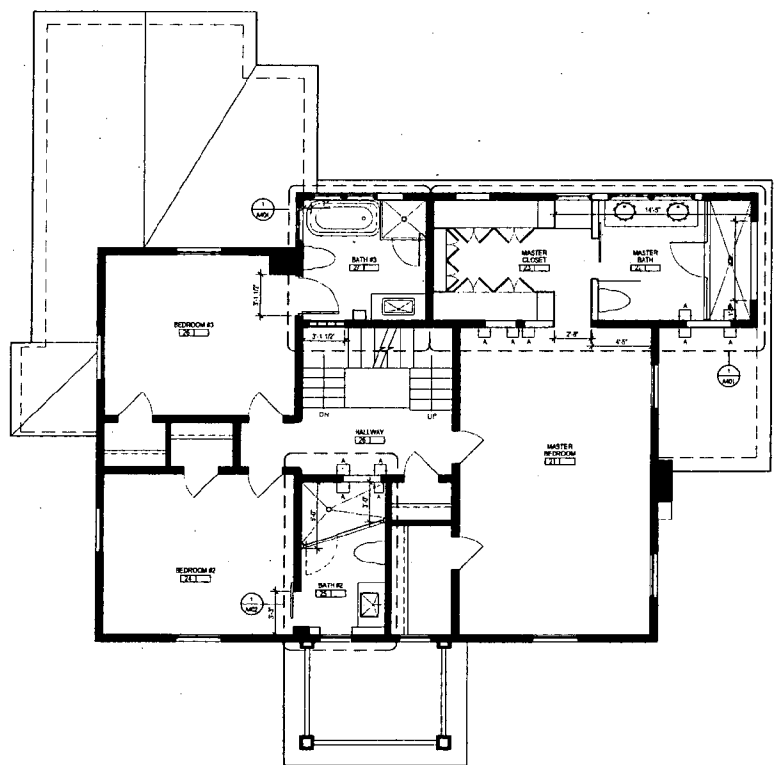
6 East Livingston Street
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ISSUED FOR HISTORIC AREA WORK PERMIT

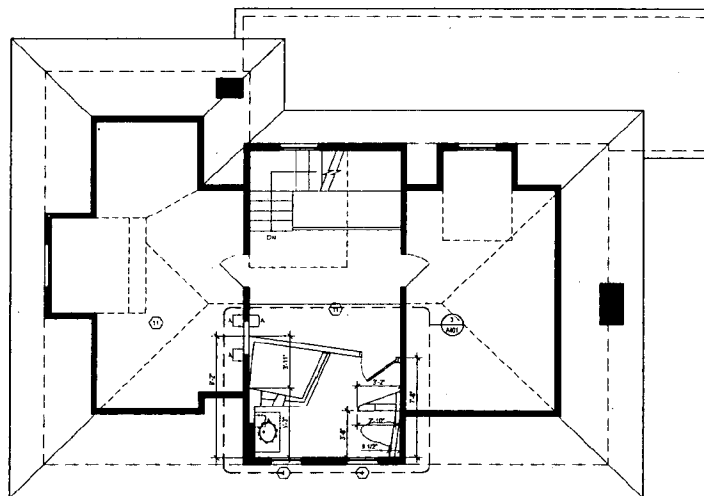
No.	Description	Date

Proposed 2nd and 3rd Floor Plans

Drawn	Scale	Project No.
Approved	Date	Sheet No.
		A102

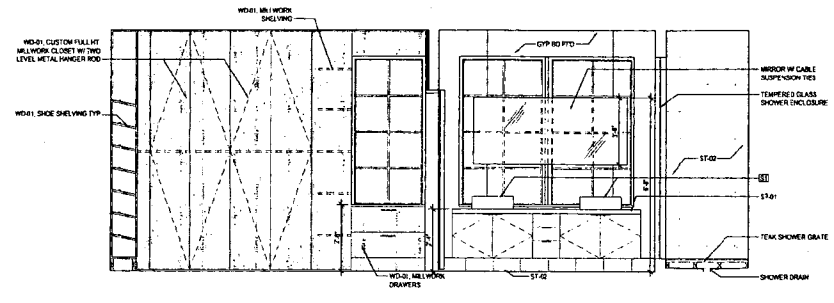
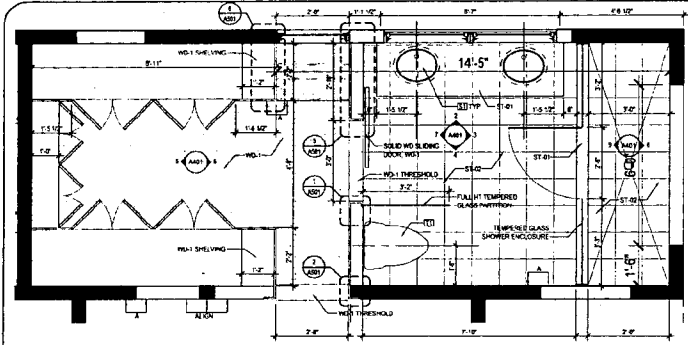


1 SECOND FLOOR PLAN
1/4" = 1'-0"



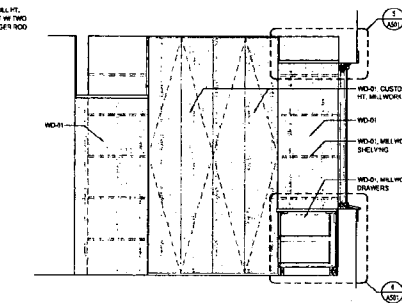
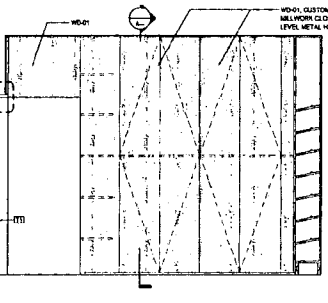
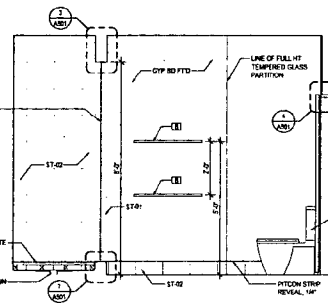
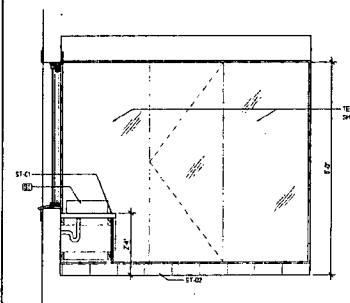
2 THIRD FLOOR PLAN
1/4" = 1'-0"





1 MASTER BATH / CLOSET ENLARGED PLAN
1/2" = 1'-0"

2 MASTER BATH / CLOSET SOUTH ELEVATION
1/2" = 1'-0"

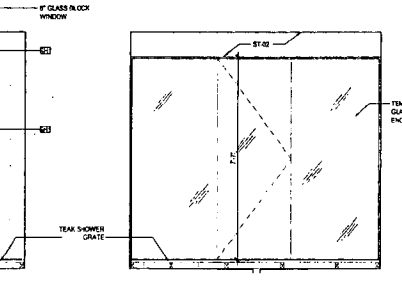
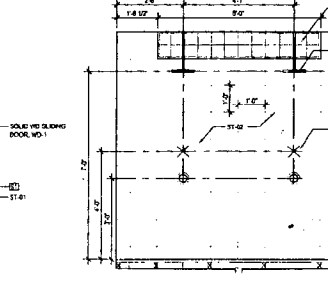
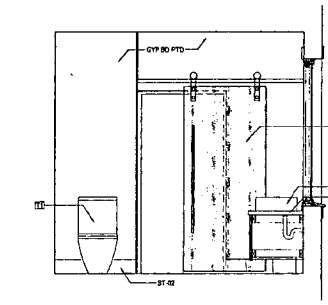
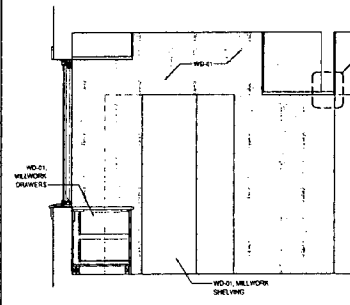


3 MASTER BATH - WEST ELEVATION
1/2" = 1'-0"

4 MASTER BATH / CLOSET - NORTH ELEVATION
1/2" = 1'-0"

5 MASTER CLOSET - EAST ELEVATION
1/2" = 1'-0"

6 MASTER CLOSET - WEST ELEVATION
1/2" = 1'-0"



7 MASTER CLOSET - WEST ELEVATION
1/2" = 1'-0"

8 MASTER CLOSET - EAST ELEVATION
1/2" = 1'-0"

9 MASTER SHOWER - WEST ELEVATION
1/2" = 1'-0"

10 MASTER SHOWER - EAST ELEVATION
1/2" = 1'-0"

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NO.	DATE	DESCRIPTION

Prepared: [Name], Date: [Date]
 Checked: [Name], Date: [Date]
 Drawn: [Name], Date: [Date]

A401



North and West side from Irving Street



North and East side from Irving Street



West Side



South/Rear of House

Applicant: Chris Niemczewski



East Side with addition

Interior Detail



Interior/Former Exterior door in master bedroom

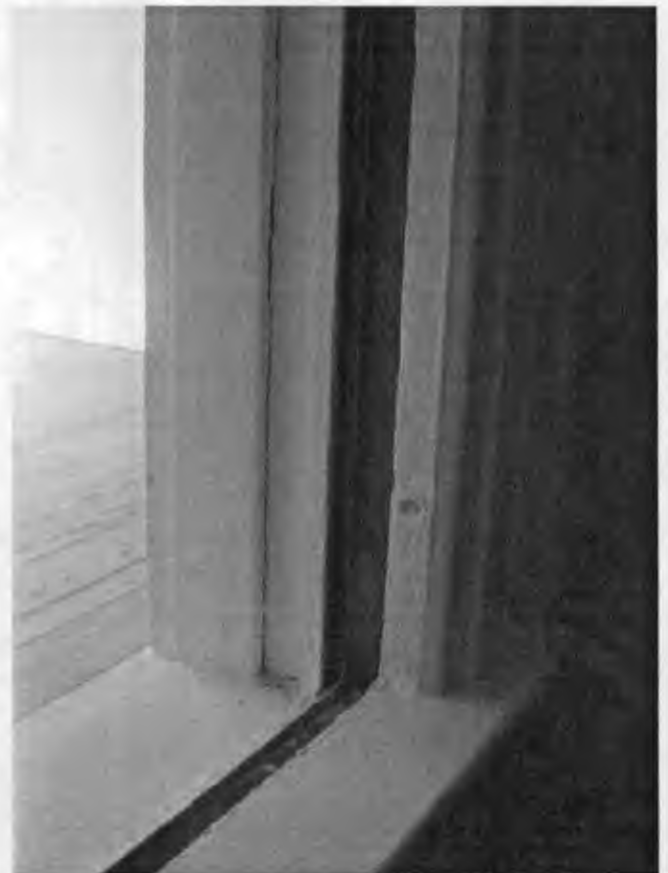


Interior/Former Exterior door in master bedroom(detail)

Interior Detail



Interior/Former Exterior door/window in bedroom/stairwell



Interior/Former Exterior door/window in bedroom/stairwell (detail)

