MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 15 W. Irving St., Chevy Chase
Meeting Date: 07/26/17

Resource: Contributing Resource
Report Date: 07/19/17
Chevy Chase Village Historic District

Applicant: Franz & Alex Dreesgoss
Public Notice: 07/12/17

Review: HAWP
Tax Credit: n/a

Case Number: 35/13-17V
Staff: Dan Bruechert

Proposal: Alterations to non-historic addition

RECOMMENDATION
Staff recommends that the Historic Preservation Commission approve the HAWP application.

PROPERTY DESCRIPTION
SIGNIFICANCE: Contributing Resource to the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: c.1916-27

The subject property is a two-story, stone, Dutch Colonial house, with an asphalt-shingled gambrel roof, three bays wide, with a full-width covered porch. To the rear is a two-story, non-historic addition, with a rear gable roof, clad in Hardi siding, with an enclosed corner porch on both floors. The addition is approximately two-thirds of the width of the historic house and is not visible from the public right-of-way.

To the left rear on the lot there is a detached garage.

PROPOSAL
The applicant is proposing to alter the rear elevation and enclose the porch on the non-historic addition. Alterations involve enlarging window openings and introducing new ones, removing a non-historic chimney, installing Hardi panels to enclose the porch, and constructing a new rear deck. None of the work will be visible from the public right of way.

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 (District
Guidelines, Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Guidelines
The Guidelines break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

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

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

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

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- **Balconies** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- **Decks** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- **Doors** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- **Exterior trim** (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- **Garages and accessory buildings** which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory
building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”

- **Lot coverage** should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- **Porches** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- **Siding** should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- **Tree removal** should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- **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.

- The **Guidelines** state five basic policies that should be adhered to, including:
  - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
  - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
  - Maintaining the variety of architectural styles and the tradition of architectural excellence.
  - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
  - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

*Montgomery County Code, Chapter 24A Historic Resources Preservation*

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
STAFF DISCUSSION

The applicant is proposing to redesign the rear elevation of the non-historic addition and to enclose the existing screened-in porches in the non-historic addition. Additionally, the applicant is proposing to construct a rear deck and relocate some mechanical equipment. None of the proposed work will be visible from the public right-of-way. Staff supports approval of the proposed work.

Rear Elevation

On the rear elevation, the applicant is proposing to remove the non-historic brick chimney and install several new windows, install a small balcony, and install vertical Hardi siding. All of these proposed alterations are on a non-historic portion of the house on an elevation that is not visible from the public right-of-way and the review is subject to lenient scrutiny.

In evaluating the proposed changes under lenient scrutiny, Chevy Chase Village Historic District Guidelines state the focus of review should be on massing and scale and utilize a very liberal interpretation of historic preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility. In this instance, the scale and massing of the building are not being altered.

The proposal will remove the four hung window, two on each floor, and replace them with large casement windows in steel frames. The ground floor will have two fixed, full-height windows and a sliding glass door of equal dimensions. The second floor will have a pair of large casement windows, each approximately 4'6" (four feet, six inches) square. On the left side of the second floor the applicant is proposing to remove the existing window and install a full-lite glass door with a small projecting balcony. District Guidelines state that balconies should be subject to lenient review if they are not visible from the public-right-of-way. The proposed 3’ (three foot) tall balcony is 4'6" (four feet, six inches) wide and projects 3’ (three feet) from the wall plane. Staff believe these changes will not have a significant impact on the historic building or the surrounding district.

The rear elevation of the screened-in porch will be glazed with large fixed windows in aluminum frames with smooth Hardi panels at the edges. These changes will have a visual impact on the rear elevation of the building, but do not affect the massing and scale of the building and are to be reviewed under lenient scrutiny. Lastly, this proposal will remove the Hardi clapboard siding and replace it with vertical Hardi siding. The overall effect of these changes will create a contemporary appearance on the rear elevation.

The District Guidelines state that aluminum and vinyl windows should be discouraged. Staff interprets this guidance to be focused on the installation of hung sash windows either as replacement windows or in new construction. The aluminum frame windows proposed in this HAWP are appropriate within a contemporary architectural vocabulary and Staff feels that the proposal is keeping with the stated policy promoting architectural excellence.

While some may have reservations about the compatibility of this design with the historic portion of the house, Staff interprets the lenient scrutiny dictated by the District Guidelines as supporting this proposal. In fact, the District Guidelines state, as one of the five basic policies,
that alterations to the rear of the property should be subject to not just lenient scrutiny, but "very lenient scrutiny" [emphasis added]. Staff supports approval of this proposal.

**Porch Enclosure**
The applicant is proposing to enclose the small rear screened-in porches in the rear. The rear elevation of these porches is detailed above in the discussion of alterations to the rear elevation. The side elevation of the porches is currently a traditional design with wood balusters. The proposal calls for the removal of the screens and balusters and the installation of smooth Hardi panels on the first floor and laminated wood panels on the second floor with a single, small fixed aluminum framed window on each floor. This elevation is obscured by the historic house and is not at all visible from the public right-of-way. As such, District Guidelines state the proposed changes should be reviewed under lenient scrutiny.

The change proposed to the screened-in rear porches will not have any impact on the scale or massing of the building and will not impact the surrounding district. As this proposal does not affect the scale or massing of the building, Staff supports approval of the proposal to enclose the two rear screened-in porches.

**Rear Deck**
Lastly, the applicant is proposing to install a new deck at the rear of the property. Like this other work discussed in this Staff Report this portion of the proposal is to be reviewed under lenient scrutiny (decks that are not visible from the public right-of-way are to be reviewed under lenient scrutiny). The proposed deck will have an Azek floor and apron, but due to its low height, 21" (twenty-one inches), will not require a railing. The deck will be approximately 23' (twenty-three feet) long and 12' (twelve feet deep).

The construction of this deck will not impact any trees on the site as the trees in the rear of the property are all at the edge of the property line. The District Guidelines are concerned with the lot coverage in order to preserve the ‘park-like setting’ of the district. While the construction of the deck will cover more of the lot with built materials, the placement of the deck will not impact the setting of the district and, as it is only 21" (twenty-one inches) tall, it will not have a negative impact on the openness of the surrounding district.

Lastly, the installation of the deck will require the removal of two air handlers. The air handlers will be moved to the east elevation of the house at the rear corner. These mechanical elements will be moved as far to the rear as possible, adjacent to the non-historic addition, and will not have a significant impact on the historic house or the surrounding district.

**STAFF RECOMMENDATIONS**
Staff recommends that the Commission approve the HAWP application; and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Andrew Fernbach
Contact Email: fast-track@verizon.net

Tax Account No.: __________________
Name of Property Owner: FRANZ & ALEX DREZERROSS
Daytime Phone No.: __________________
Address: 15 CHEY CHASE CIR IRVING 70815
Street Number: __________________
City: __________ Street: __________________
Zip Code: __________

Contractor: __________________
Contractor Registration No.: __________________
Agent for Owner: __________________
Daytime Phone No.: __________________

HOUSE NUMBER

House Number: 15
Street: WEST IRVING ST
Nearest Cross Street: __________

Lot: 09 Block: 33 Subdivision: __________

PART III: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 
☐ Construct ☐ Extend ☐ Alter/Remodel
☐ Move ☐ Install ☐ Add/Remove
☐ Revision ☐ Repair ☐ Reconvert
☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: __________

1B. Construction cost estimate: $180,000

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

PART IV: LOCATION OF WORK AND PARTIAL VIEW

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

PART V: COORDINATE 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/assessment

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

________________________________________
Signature of owner or authorized agent

__________________________
Date

Approved: ____________________ For Chairperson, Historic Preservation Commission

Disapproved: ____________________ Signature: ____________________ Date: ____________________

Application/Permit No.: ____________________ Date Filed: ____________________ Date Issued: ____________________

SEE REVERSE SIDE FOR INSTRUCTIONS

DPS #: ____________________

HISTORIC PRESERVATION COMMISSION
301/563-3400
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:

   **EXISTING STRUCTURE IS A SINGLE-FAMILY RESIDENCE.**
   **THE NEIGHBORHOOD IS CHEVY CHASE VILLAGE.**
   **THE EXISTING HOUSE CONTAINS THE ORIGINAL MASONRY PART WHICH FACES STREETSIDE, AS WELL AS AN ADDITION TOWARDS THE REAR WHICH WAS ADDED LATER.**

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

   **THE PROJECT PROPOSES NEW GLASS ON THE REAR OF THE HOUSE, AS WELL AS AN ENCLOSURE AROUND AN EXISTING SCREENED-IN PORCH. THE ORIGINAL MASONRY PART OF THE HOUSE IS NOT AFFECTED IN ANY WAY BY THE DESIGN.**

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and data;
   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.
   **SEE DRAWINGS**

3. PLANS AND ELEVATIONS
   You must submit 2 copies or 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 features 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.

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 PHOTOCOPED DIRECTLY ONTO MAILING LABELS.
FIRST FLOOR DOORS
- Exterior: Triple, Sliding, Full Lite Alum Clad
- Interior: Double, Sliding, Sliding Door Co.
- Dimensions: 8'6" x 14'4"

FIRST FLOOR WINDOWS
- Exterior: Single, Fixed, Alum Clad, Low E Glass
- Interior: Double, Sliding, Sliding Door Co.
- Dimensions: 7'6" x 6'6"

SECOND FLOOR DOORS
- Exterior: Single, Hinged, Full Lite Alum Clad
- Dimensions: 7'6" x 2'6"

SECOND FLOOR WINDOWS
- Exterior: Single, Fixed, Alum Clad, Low E Glass
- Interior: Double, Sliding, Sliding Door Co.
- Dimensions: 8'6" x 6'6"

DOUBLE HEIGHT WINDOWS
- Dimensions: 10'6" x 4'8"

ALL GLAZING TO HAVE U-FACTOR .35
STRUCTURAL NOTES

1. GENERAL
   B. THE FOLLOWING LIVE LOADS WERE USED IN THE DESIGN:
      - ROOF: 30 PSF
      - FIRST FLOOR AND SECOND FLOOR, INCLUDING MECHANICAL ROOMS: 40 PSF
      - SLEEPING ROOMS: 30 PSF

A. MINIMUM OF 75 PSFdead load was used in the design.

C. THE BASIS STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE IMPACT OF A FORMER LEVER ARM, WALLS, AND ROOF ACTING TOGETHER.

D. CONTRACTOR TO PROVIDE ALL GUARD, BARRELS, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL USE, STACK, AND WINE LOADS. ALL FIBER CONNECTIONS BETWEEN THESE COMPONENTS ARE MADE.

2. EXTERNAL WAYS
   A. SOIL BEARING VALUE AT THE BOTTOM OF ALL FOOTINGS IS ADJUSTED TO BE 3000 PSF. THIS VALUE IS TO BE VERIFIED IN THE FIELD PRIOR TO POURING FOOTINGS BY A REGISTERED ENGINEER EMPLOYED BY THE CONTRACTOR OR BY A QUALIFIED INSPECTOR.
   B. BOTTOM OF ALL EXTERNAL FOOTINGS SHALL BE A MINIMUM OF 2'-4" BELOW EXISTING EXTERNAL GRADE. WHERE REQUIRED, STEP FOOTINGS IN RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

C. COMPACTED SOILS BELOW BUILDING SLABS — ALL SOIL, fill, material, must be approved by soils engineer prior to placement. MATERIALS TO BE FREE FROM ORGANIC MATERIALS, TRASH, MUCK, CONCRETE, ASPHALT, OR OTHER OBSCURING SUBSTANCES. PRIOR TO PAVING, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REJECT OR ORGANIC MATERIALS. ALL MATERIALS TO BE LEFT IN PLACE. NOT TO EXCEED 6" AND COMPACTED TO 10% OF DRY MATERIAL AS DETERMINED BY ASTM D692.

D. FOUNDATION WALLS ARE DESIGNED FOR A LATENT EXISTING PRESSURE OF 60 PSF ASSUMING CONCRETE OR DRAINING MATERIAL BEHIND WALL WITH PAINTER TREATED BARRIER. NO EXISTING WALLS IF SOIL CONDITIONS DIFFER.

3. CONCRETE
   A. ALL CONCRETE TO HAVE MINIMUM COMPACTION STRENGTH (F27) OF 3000 PSF IN 28 DAYS. EXTERIOR SLABS AND BALCONY SLABS SHALL HAVE A MINIMUM STRENGTH OF 2000 PSF. ALL CONCRETE TO BE POURED IN ACCORDANCE WITH MIN 216I SPECIFICATIONS. CONCRETE EXPOSED TO WEATHER TO BE AN EXHIBIT.
   B. ALL REINFORCED STEEL TO MEET ASTM-A-416 GR 60 DEGREE. PLACE "THE MANUAL OF STANDARD PRACTICE FOR PLACING REINFORCED CONCRETE STRUCTURES." PUMP SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH CULI STANDARDS. ALL REINFORCEMENT TO BE SPACED A MINIMUM OF 10 BAR DIAMETERS.

C. PROVIDE CLEAR DISTANCE TO OUTERMOST REINFORCEMENTS AS FOLLOWING:

   - PLANS AND SHOP FABRICATION DETAILS SHALL BE IN ACCORDANCE WITH
     - BEAMS EXPOSED TO WEATHER
     - 1-1/2"
     - FORCED WIND OR TORNADO
     - 2"
     - PROVIDE DRAINAGE BARS TO MATCH HORIZONTAL REINFORCEMENTS IN WALLS AND FOUNDATIONS.

4. STEEL
   A. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. PIPE UP TO 12" IN DIAMETER SHALL BE ALLOWED TO BE ASSEMBLED HORIZONTAL OR VERTICAL. DETAILS TO BE IN ACCORDANCE WITH ANSI STRUCTURAL STEEL. DETAILING MANUAL. BRAZED PIPE CONNECTION SHALL BE 3/4" DIA. FITTED WITH 3/4" DIA. STAINLESS STEEL WELD ALL THREADS PERMITS WELDING.
   B. ALL STEEL EXPOSED TO WEATHER SHALL BE JACKETED WITH HOT-DIP GALVANIZED OR APPROVED RUST PROTECTOR.
   C. ALL WELDS SHALL BE FACETED IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY. ALL WELDS ELECTRODES, WASHERS, ETC. SHALL BE COMPATIBLE WITH STEEL BEING WELDED.

5. WOOD
   A. ALL FRAMING LUMBER SHALL BE #2-4, #2 OR #3 SOUTHERN YELLOW PINE, #2 OR BETTER, HAVING THE FOLLOWING MINIMUM BASE DESIGN VALUES:
      - Bending Stress "Fw" 1500 PSF For Single Member Use
      - Compression Parallel to Grain "Fe" = 450 PSI
      - Compression Parallel, to Grain "Fct" = 1,500 PSI
      - Modulus of Elasticity "E" = 2,000,000 PSI

      NOTE: DOUBLE FEETED FRAMING IS NOT ACCEPTABLE. DOUBLE FEETED WOOD MUST BE GRADE 2.4 OR BETTER.
   B. ALL EXTERIOR FRAMES SHALL BE PRESSURE-TREATED. FRAMES SHALL BE PRESSURE-TREATED WITH A MINIMUM COAT OF COPPER BASE OIL (ACO) OR COPPER AZIDE (CA-4 AND CA-6). NOT SUITABLE FOR EXTERIOR USE.
   C. STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE, #2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES BASED ON 2013 LUMBER STANDARDS:
      - Bending Stress "Fw" = 1500 PSF
      - Compression Parallel to Grain "Fe" = 450 PSI
      - Compression Parallel, to Grain "Fct" = 1,500 PSI
      - Modulus of Elasticity "E" = 2,000,000 PSI
   D. PLYWOOD Laminate (Micro-lam) Beams SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
      - Bending Stress "Fw" = 2400 PSI
      - Compression Parallel to Grain "Fe" = 1,500 PSI
      - Modulus of Elasticity "E" = 2,000,000 PSI
   E. ALL WOOD LUMBER TO BE #2 OR BETTER, HAVING THE FOLLOWING MINIMUM BASE DESIGN VALUES:
      - Compression Parallel to Grain "Fct" = 450 PSI
      - Modulus of Elasticity "E" = 2,000,000 PSI
   F. ALL WOOD LUMBER TO BE #2 OR BETTER, HAVING THE FOLLOWING MINIMUM BASE DESIGN VALUES:
      - Compression Parallel to Grain "Fct" = 450 PSI
      - Modulus of Elasticity "E" = 2,000,000 PSI

6. SHEATHING
   A. FLOOR SHEATHING SHALL BE 3/8" (2-3/8" INCH APA RATED PLUG) FOR FLOOR, TONGUE AND GROOVE, PLYWOOD. PANELS SHALL HAVE LONG PANELS ORIENTED ALONG AXES OF WOOD JOISTS AND SHALL BE FASTENED WITH CONSTRUCTION ADHESIVE AND 100 NAILS AT 6" HICKIES AT CENTER AND AT 12" HICKIES AT CENTER AT INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE, PANEL EDGES NEED NOT BE BLOCKED.
   B. EXTERIOR WALL SHEATHING SHALL BE 1/2" (1-1/2" INCH APA RATED WOOD STRUCTURAL PANELS). FASTER PANELS TO STUDS WITH 6" HICKIES AT CENTER AT INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE, PANEL EDGES NEED NOT BE BLOCKED.
   C. ROOF SHEATHING SHALL BE 1/2" (1-1/2" INCH APA RATED WOOD STRUCTURAL PANELS). FASTEN PANELS TO STUDS WITH 6" HICKIES AT CENTER AT INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE, PANEL EDGES NEED NOT BE BLOCKED. UNLESS NOTED OTHERWISE.

NOTICE: THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THE ATTACHED PLANS IS DEPENDENT UPON COMPLIANCE ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING AND ARE EXCLUDED IN THE PLAN AND SPECIFICATIONS. STRUCTURAL CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED AND LICENSED CONTRACTOR. STRUCTURAL ENGINEERS ARE OFTEN REQUIRED FOR EXCEPTIONS DURING CONSTRUCTION. UNLESS THE CONSTRUCTION METHODS AND SPECIFICATIONS ARE SUPERVISED BY THE STRUCTURAL ENGINEERS DURING CONSTRUCTION.
**TYPICAL PORTAL FRAME CS–PF Brace Detail**

**SECTION**

**NOT TO SCALE**

**DETAILS**

**ALEX’S KITCHEN**

**REVIEW**

**DRAWN & CHECKED**

**JZSC**

**STRUCTURAL FRAMING**

**4300 RIVERSIDE AVE, 4TH FLOOR, ALEXANDRIA, VA 22301**

**WWW.JZSCONSTRUCTION.COM**

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**CONC FOUNDATION WALL**

**WOOD STRUCTURAL PANEL SHEATHING OVER APPROVED BAND OR RAIN JOINT**

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**ATTACH SHEATHING TO BAND OR RAIN JOINT W/ 8D COMMON NAILS @ 3" C.C. TOP & BOTTOM**

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**MIN. 7/16" WOOD STRUCTURAL PANEL SHEATHING**

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**MIN. 7/16" WOOD STRUCTURAL PANEL SHEATHING**

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**FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 18d SINKER NAILS @ 3" O.C. TYP.**

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**BRACED WALL PANEL NOTES:**

1. **Wood, exterior sheathing shall be as follows:**
   - 2x4 MN. SPF (STUD GRADE) SPACED @ 16" O.C. MAX.
   - EXTERIOR WALL SHEATHING - 7/16" CSB OR PLYWOOD
   - FASTENERS - 6d x 2-1/2" LONG NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS

2. **Wood structural panel (WSP) shall be constructed the same as above, and all edges of braced wall panels (WSP or CS–PF) shall be blocked with 2x4 blocking and the same edge nailing as above.**

3. **When continuous sheathing methods (CS–WSP or CS–PF) are specified on the plans, all exterior sheathable surfaces on the specified braced wall line shall be sheathed the same as note 1 & shall be blocked with 2x4 blocking.**

4. **Gypsum board (GB) braced wall, when installed vertically, shall be blocked with 2x4 blocking & finished as follows:**
   - INTERIOR WALL FINISH - 1/2" GYPSUM BOARD
   - FASTENERS - 6d x 2" COMMON NAILS @ 7" O.C. @ EDGES & 7" IN FIELD OR NO. 6 1/4" SCREWS @ 4" O.C. @ EDGES & 8" IN FIELD

5. **Minimum braced wall panel length is in accordance with Table R802-10.**

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**ABBREVIATIONS & LEGEND:**

- CS–WSP = Continuous Sheathing
- WSP = Wood Structural Panel
- CS–PF = Continuous Sheathing Portal Frame
- GB = Gypsum Board
- SW = Shear Wall
15 W. Irving St. Chevy Chase, MD

Historic Preservation Section
Montgomery County Planning Department
addendum notes:

- 1 small trees will be removed 1 1/2" diameter sits against side of house.

- material for deck: Azek (similar to Trex) single color

- stair railing if needed (2" x 1/2" steel)
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<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 W IRVING ST.</td>
<td>KUBE ARCHITECTURE</td>
</tr>
<tr>
<td>CHEVY CHASE, MD. 20815</td>
<td>1700 CONNECTICUT AVE. NW</td>
</tr>
<tr>
<td></td>
<td>WASHINGTON DC, 20009</td>
</tr>
</tbody>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>HENRY &amp; ANNE DUDLEY</td>
</tr>
<tr>
<td>13 W IRVING ST</td>
</tr>
<tr>
<td>CHEVY CHASE-MD. 20815</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ives Law</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 W IRVING ST</td>
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<td>CHEVY CHASE-MD. 20815</td>
</tr>
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</table>