



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: April 10,  
2023

### MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of  
Permitting Services  
FROM: Winnie Cargill  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission  
SUBJECT: Historic Area Work Permit #1025548

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC Staff.

The HPC staff has reviewed and stamped the attached construction drawings. This HAWP is only approving the replacement of the garage fascia board. The porch trellis work was reviewed by staff as in kind work and a HAWP was not needed for this work.

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: Paul Brownell  
Address: 102 East Melrose 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. Once work is complete the applicant will contact Winnie Cargill at 301.495.2108 or [winnie.cargill@montgomeryplanning.org](mailto:winnie.cargill@montgomeryplanning.org) to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_

submitted on: \_\_\_\_\_

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Christina Cargill on \_\_\_\_\_. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1025548
DATE ASSIGNED

APPLICANT:

Name: Paul Brownell
Address: 102 East Melrose St.
Daytime Phone: 301.771.1987

E-mail: paulbrownell1@gmail.com
City: Chevy Chase Zip: 20815
Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Stephanie Hernandez
Address: 4142-A Howard Ave
Daytime Phone: 301.571.6166

E-mail: stephanie.hernandez@hpdicontractors.com
City: Kensington Zip: 20895
Contractor Registration No.: 15946538

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? X Yes/District Name Chevy Chase Village Historic District
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 102 Street: East Melrose Street

Town/City: Chevy Chase Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

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

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other (Replacement of damaged garage fascia board & demom wood trim)

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

Signature of owner or authorized agent (Paul Brownell) Date (3/22/23)

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**  
102 East Melrose St.  
Chevy Chase, MD 20815

**Owner's Agent's mailing address**  
4142-A Howard Ave  
Kensington, MD 20895

**Adjacent and confronting Property Owners mailing addresses**

confronting property owners:  
101 East Melrose St.  
Chevy Chase, MD 20815

adjacent property owners:  
104 East Melrose St.  
Chevy Chase, MD 20815



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

102 E. Melrose St, Chevy Chase, MD 20815 is a 2,912 sq. ft. home located in the Chevy Chase Village Historic District. It sits on the corner lot of the intersection between E. Melrose St. and Brookeville Rd (186). It is a single family residential home, colonial style, built in 1918. There is an existing detached garage visible from Brookeville Rd (186). The home has an existing uncovered front porch deck, with a crawlspace underneath the front porch deck on both sides of the front steps.

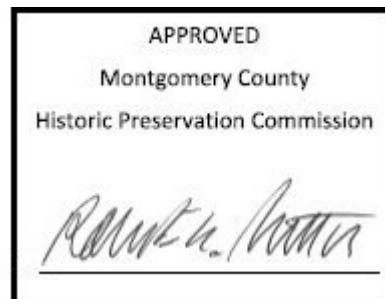
Description of Work Proposed: Please give an overview of the work to be undertaken:

Proposed work for HAWP review is as follows:

- remove & haul away damaged diamond wood trellis
- remove & replace existing garage fascia board
- provide & install new cedar diamond wood trellis – material to be stain grade

**REVIEWED**

*By Winnie Cargill at 11:16 am, Apr 03, 2023*



In kind work for Trellis replacement HAWP not needed

Work Item 1: Garage fascia board replacement

Description of Current Condition:

current fascia board has an 8'1ft section that has been damaged by weather conditions

Proposed Work:

It is our proposed work to replace only the damaged fascia board in-kind to match existing fascia board.

Work Item 2: Diamond wood trellis replacement

Description of Current Condition:

current existing diamond wood trellis is located behind bushes covering the crawlspace underneath the uncovered front porch deck. The current diamond wood trellis has been deteriorated due to weather over time.

Proposed Work:

It is our proposed work to replace both left and right side of the diamond wood trellis using stain grade material to match existing style.

**REVIEWED**

By Winnie Cargill at 11:16 am, Apr 03, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission



In kind work for Trellis replacement HAWP not needed

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:













102  
EAST MELROSE







