

2 WEST MELROSE, CHRY CHASE
[HPC Case # 35/13-12-T]
Chry Chase H.O.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: September 13, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #605970, fencing replacement

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 August 15, 2012 meeting.

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

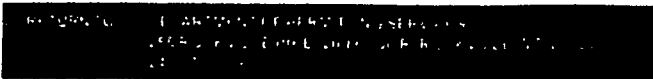
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Karen and Thomas Marvaso

Address: 2 West Melrose Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





DPS-#8

6059.70

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: KAREN MARVASO
Daytime Phone No.: 301-656-8188

Tax Account No.: 03148095

Name of Property Owner: KAREN + THOMAS MARVASO Daytime Phone No.: 301-656-8188
Address: #2 WEST MELLOSE ST. CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: Potomac Fence Phone No.: 301-468-1228
Contractor Registration No.: 9989 H.C.
Agent for Owner: Dale Gudner Daytime Phone No.: 301-468-1228

LOCATION OF BUILDING/PREMISE

House Number: 2 Street: WEST MELLOSE ST.
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE
Lot: 9 Block: 43 Subdivision: CHEVY CHASE VILLAGE
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMITS ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stab 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: \$ 3725.00
1C. If this is a revision of a previously approved active permit, see Permit # N/A

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 to 4' 0"
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.

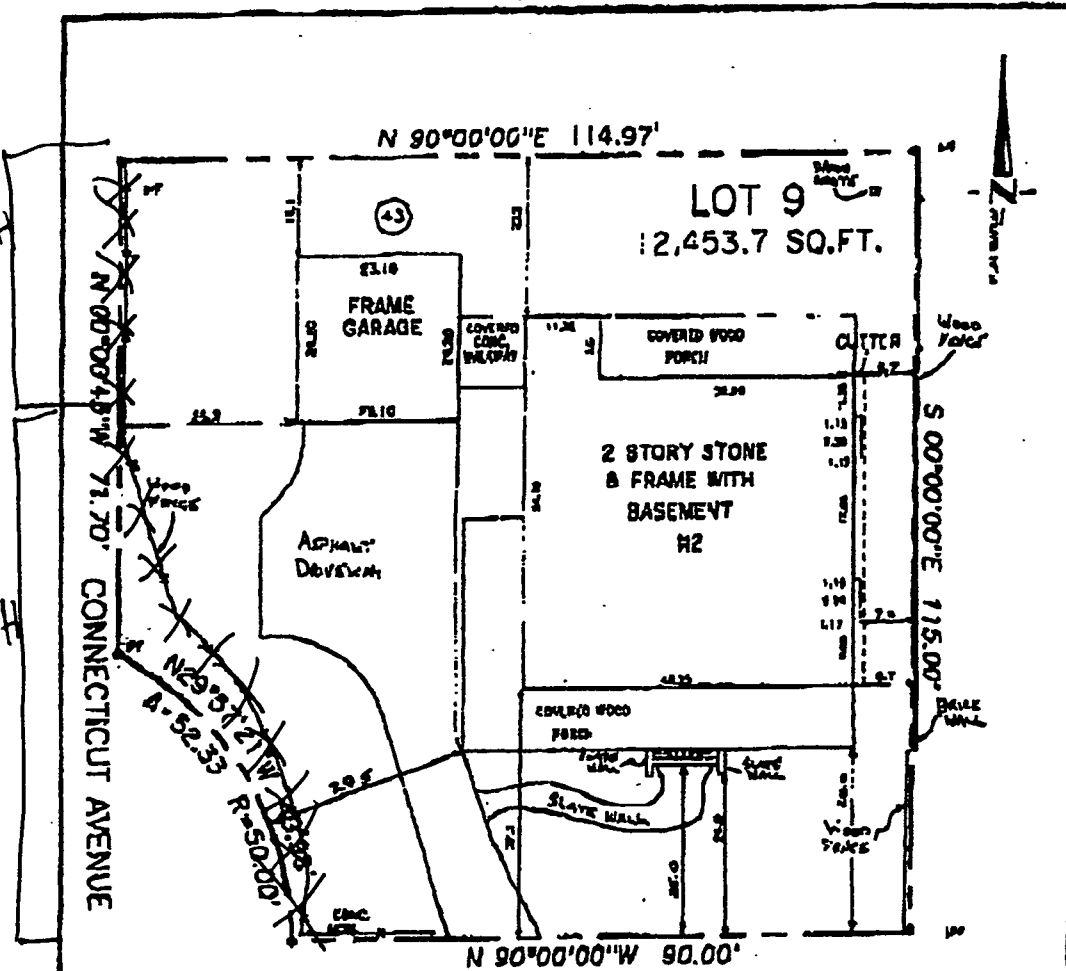
Karen Marvaso Signature of owner or authorized agent 7/24/12 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 9/13/12
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Final

4' HIGH

6' HIGH



X FENCE

MELROSE STREET



THE STATE OF MARYLAND
 DEPARTMENT OF GENERAL SERVICES
 DIVISION OF LAND & NATURAL RESOURCES
 1000 BANKERS BUILDING
 BALTIMORE, MARYLAND 21201
 410-527-1100

LOT 9
 BLOCK 43 SECTION 2
 CHEVY CHASE
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

BOUNDARY SURVEY

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION THAT THIS BOUNDARY SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE LAW REGARDING "MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS" FOR A SUBURBAN SURVEY (COMAR 09.13.08.03).

Eric V. Day
 ERIC V. DAY
 PROFESSIONAL LAND SURVEYOR
 NO. REC. NO. 10771

DEWBERRY & DAVIS			
ARCHITECTS ENGINEERS PLANNERS SURVEYORS			
304 WEST BIRCHWOOD AVENUE BETHESDA, MARYLAND 20814 PHONE 744-8100			
PLAN BOOK 62			
PLAN NO 5327			
DATE 10-13-88			
PREPARED BY M.J. O'B.S.	WALL CHECK	10-13-88	P.H.
ALIGNED BY #2	FINISH	8 28 88	P.R.
	SCALE	1"=90'	

APPROVED
 Montgomery County
[Signature]
 9/13/12

**CONTRACT
WE TRY HARDER**

POTOMAC FENCES, INC. (301) 468-1228

12411 Washington Avenue, Rockville, Maryland 20852 Fax (301) 984-1120
BONDED-INSURED-LICENSED CONTRACTOR 9989 HIC MD VA

We have the Quality - Selection & Price you want

We propose, subject to acceptance, to sell and to install on your property the fencing materials enumerated below: and we herewith submit contract for materials and labor at the request and order of:

OWNER NAME MRS. Karen MARVASO
ADDRESS #2 west Melrose street
CITY, STATE & ZIP Chevy Chase Md 20815

JOB ADDRESS Same
DATE 5/16/12
PHONE RES: (301) 367-5344 OFF: (301) _____
(202) _____ (202) _____

Seasonal - Fill in When Contract Accepted by Manager

*APPROX. START DATE 2 weeks APPROX. COMPLETION DATE _____ REGULAR SIZE YARDS 1-4 DAYS CALL UTILITIES | YES | NO

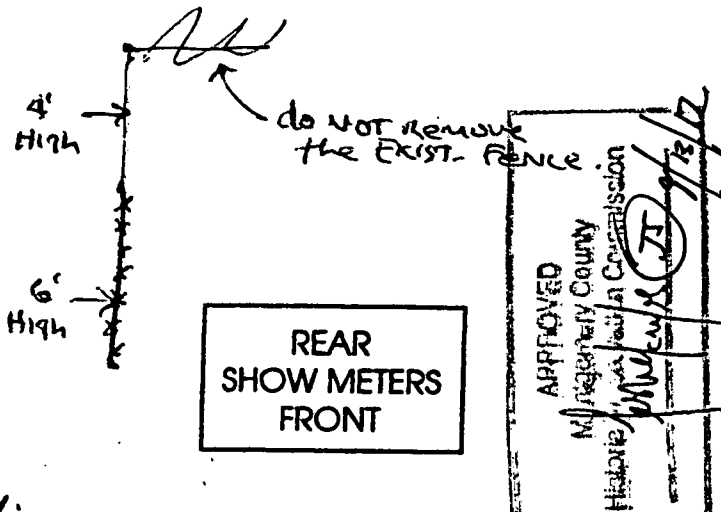
Work Schedule varies due to weather, material deliveries etc. Jobs are installed in the order received.

Demo/Remove the existing stockade style fencing, to be hauled away.

Provide and install approx- 78' of 6' high western red cedar flat board style fencing with two 1"x4" horizontal face boards across the top and bottom.
All vertical boards are 1"x4"x22" high with 1"x6" cap board on the top. There will be also, approx- 43' of 4' high flat-board w/ ~~face~~ horizontal face boards towards the rear of the property.

All Terminal, End-Posts are 6"x6" pressure treated yellow pine set below the ground dry packed

WOOD IS A NATURAL PRODUCT THAT MAY CRACK, SPLIT, WARP, TWIST, STAIN, MILDEW, ETC.



IN concrete. All caps are 6"x6" pyramic

Prices valid 30 days - Call for update after 30 days.

TOTAL SALE	\$ _____
DEPOSIT	\$ <u>3,735</u>
BALANCE COD	\$ <u>1,245</u>
FOREMAN TO COLLECT BALANCE	\$ <u>2,490</u>

TO MAIL IN CONTRACT SIGN 2 COPIES, KEEP 1 COPY, MAIL 1 COPY WITH DEPOSIT IF SO INDICATED. OR FAX TO 301-984-1120

FILL IN CREDIT CARD INFORMATION IF YOU WISH TO CHARGE YOUR PURCHASE.

NAME ON CARD _____
EXP. DATE _____
 VISA M/C USE CARD FOR
DEPOSIT ONLY BALANCE BY CHECK DEPOSIT NOW CHARGE BALANCE ON COMPLETION OF THE WORK

Total included M.C. Permit

Acceptance of Contract

The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

POTOMAC FENCES, INC.

BY Dale Buckner ESTIMATOR (Signature) _____ (LS.)

LIC # 4254343

Owner or Purchaser - Copy Received

DATE ACCEPTED X

This proposal is subject to terms, covenant, and conditions on the reverse side hereof, and is not binding upon Potomac Fences, Inc. until accepted by Home Office.

Accepted Home Office By _____ Date Rcvd. _____ (6)

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	2 West Melrose, Chevy Chase	Meeting Date:	8/15/12
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	8/8/12
Applicant:	Karen and Thomas Marvaso	Public Notice:	8/1/12
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-12T	Staff:	Josh Silver
PROPOSAL:	Fencing replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1916-27

PROPOSAL

The applicants are proposing to remove a 4 – 6' high, wooden stockade privacy fence from the west (left) property line and install a 4 – 6' high, wooden, vertical flat board privacy fence in the same location.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic

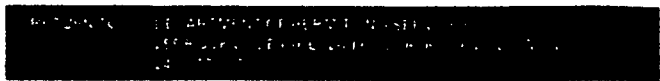
- resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district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

STAFF RECOMMENDATION

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



DPS - #8

605970

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: KAREN MARVASO
Daytime Phone No.: 301-656-8188

Tax Account No.: 03148095

Name of Property Owner: KAREN + THOMAS MARVASO Daytime Phone No.: 301-656-8188

Address: #2 WEST MELLOSE ST. CHEVY CHASE MD Zip Code: 20815
Street Number City State

Contractor: Potomac Fence Phone No.: 301-468-1228

Contractor Registration No.: 9989 H.C.

Agent for Owner: Date Gudner Daytime Phone No.: 301-468-1228

LOCATION OF BUILDING/PREMISE

House Number: 2 Street: WEST MELLOSE ST.
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE
Lot: 9 Block: 43 Subdivision: CHEVY CHASE VILLAGE
Liber: Folio: Parcel:

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3A. Height 6 feet 0 inches to 4' 0"
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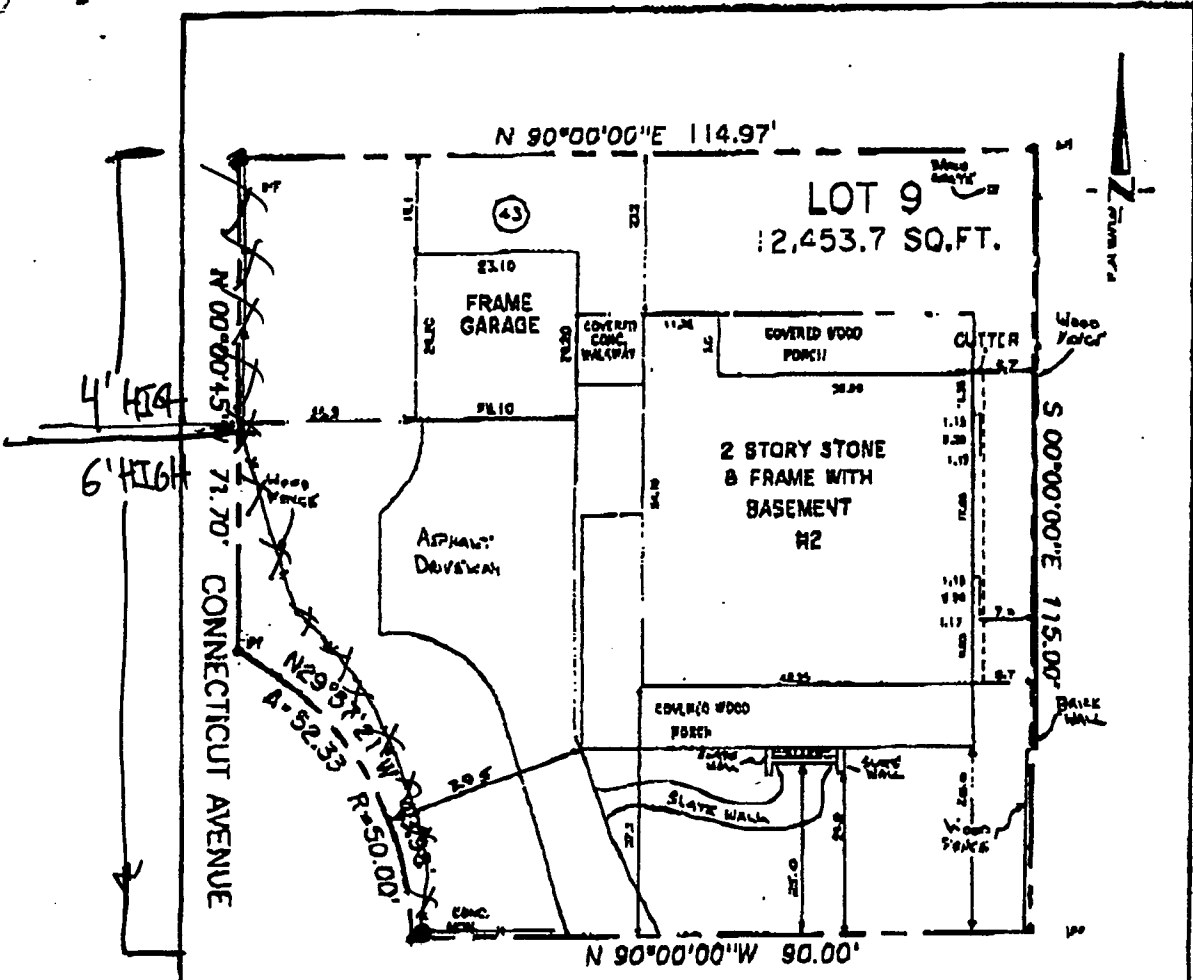
Karen Marvaso Signature of owner or authorized agent
7/24/12 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

Owner's mailing address	Owner's Agent's mailing address
#2 WEST MELROSE ST. CHEVY CHASE, MD 20815	
Adjacent and confronting Property Owners mailing addresses	
MR + MRS Colby 8000 CONNECTICUT AVE Chevy Chase, MD 20815	

Final



X = FENCE



LOT 9
BLOCK 43 SECTION 2
CHEVY CHASE
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

NOTICE: THE SUBJECT OF THIS SURVEY HAS BEEN RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, UNDER RECORD NO. 10771, DATED JULY 7, 1998.

SURVEYOR'S CERTIFICATE

BOUNDARY SURVEY

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION THAT THIS BOUNDARY SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH MARYLAND STATE LAW REGARDING "MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING" FOR A SUBURBAN SURVEY (COMAR 03.13.08.03).

Eric V. Day
ERIC V. DAY
PROFESSIONAL LAND SURVEYOR
MD. REC. NO. 10771

DEWBERRY & DAVIS

PLAN BOOK 62	ARCHITECTS ENGINEERS PLANNERS SURVEYORS 804 WEST BIRMINGHAM AVENUE BETHESDA, MARYLAND 20814 PHONE 944-8100		
PLAN NO 0527	DATE	CURRED BY	
LINE 184-02	10-15-88	P.K.	
FOR A 025	MAIL CHECK	8 28 88	P.R.
ALAMAR 82	SCALE	1"=90'	

CONTRACT
WE TRY HARDER

POTOMAC FENCES, INC. (301) 468-1228

12411 Washington Avenue, Rockville, Maryland 20852 Fax (301) 984-1120
BONDED-INSURED-LICENSED CONTRACTOR 9989 HIC MD VA

We have the Quality - Selection & Price you want

We propose, subject to acceptance, to sell and to install on your property the fencing materials enumerated below: and we herewith submit contract for materials and labor at the request and order of:

OWNER NAME MRS. KAREN MARVASO
ADDRESS #2 West Melrose street
CITY, STATE & ZIP Cherry Chase Md 20815

JOB ADDRESS same
DATE 5/16/12
PHONE RES: (301) 362-5366 OFF: (301) _____
(202) _____ (202) _____

Seasonal - Fill in When Contract Accepted by Manager

*APPROX. START DATE 2 weeks APPROX. COMPLETION DATE _____
REGULAR SIZE YARDS 1-4 DAYS CALL UTILITIES | YES | NO

Work Schedule varies due to weather, material deliveries etc.
Jobs are installed in the order received.

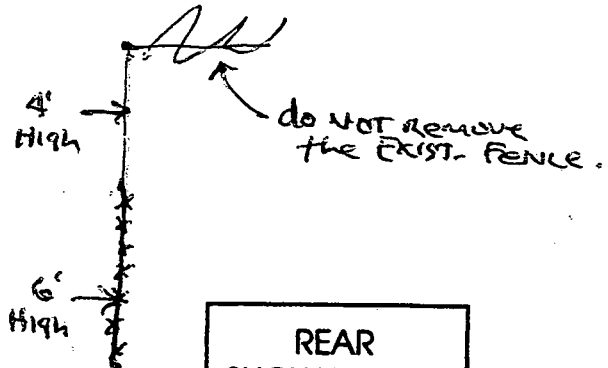
~~Demo/Remove the existing stockade style~~
Fencing, to be hauled away.

Provide and install approx- 78' of 6'
high western red cedar flat board style
Fencing with two 1"x4" horizontal face
boards across the top and bottom.

All vertical boards are 1"x4"x22" high
with 1"x6" cap board on the top. There
will be also, approx- 43' of 4' high
flat board w/ ~~face~~ horizontal face
boards towards the rear of the property.

All Terminal, End Posts are 6"x6" pressure
treated yellow pine set below the ground dry packed

WOOD IS A NATURAL PRODUCT THAT MAY CRACK,
SPLIT, WARP, TWIST, STAIN, MILDEW, ETC.



REAR
SHOW METERS
FRONT

Prices valid 30 days - Call for update after 30 days.
in concrete. All caps are 6"x6" pyramic

TOTAL SALE	\$	
DEPOSIT	\$	3,735
BALANCE COD	\$	1,245
FOREMAN TO COLLECT BALANCE	\$	2,490

TO MAIL IN
CONTRACT SIGN 2
COPIES, KEEP 1
COPY, MAIL 1 COPY
WITH DEPOSIT IF SO
INDICATED. OR FAX TO
301-984-1120

FILL IN CREDIT CARD INFORMATION IF YOU WISH TO CHARGE YOUR PURCHASE.

NAME ON CARD _____

EXP. DATE _____

VISA M/C USE CARD FOR _____

DEPOSIT ONLY BALANCE BY CHECK _____

DEPOSIT NOW CHARGE BALANCE ON COMPLETION OF THE WORK

* Total included M.C. permit

Acceptance of Contract

The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

POTOMAC FENCES, INC.

BY Dale Budkur ESTIMATOR

Owner or Purchaser - Copy Received

LIC # 4254343

DATE ACCEPTED X

This proposal is subject to terms, covenant, and conditions on the reverse side hereof, and is not binding upon Potomac Fences, Inc. until accepted by Home Office.

Accepted Home Office By _____

Date Rcvd. _____

THANK YOU! Dale

2 WEST M6URSC

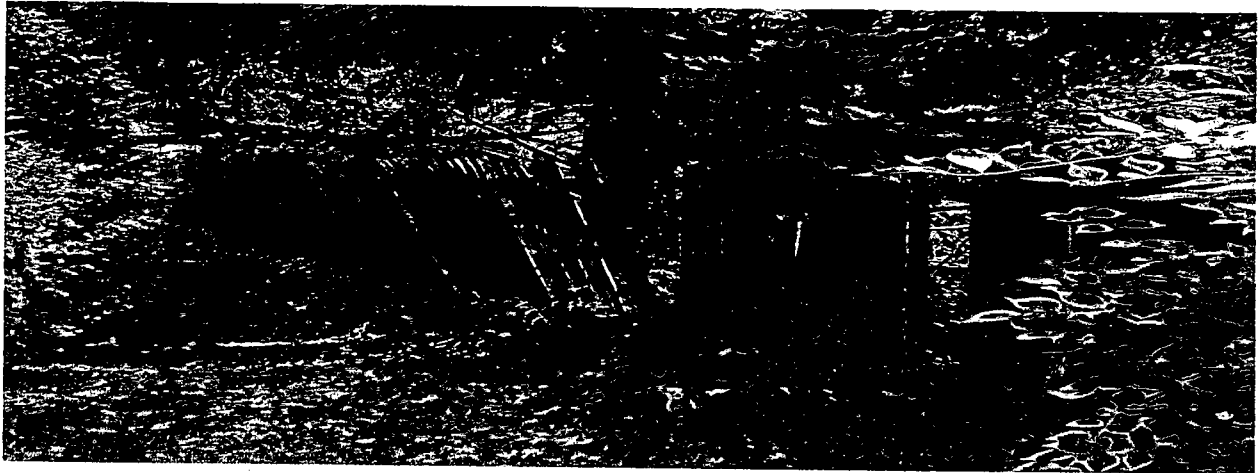




WEST MELROSE STREET – EXISTING 6' HIGH, WOODEN STOCKADE FENCE ON LEFT



Existing Property Condition Photographs (duplicate as needed)



Fence to be replaced on side of 2 West Melrose Street – Picture 2

Detail: From outside of yard.

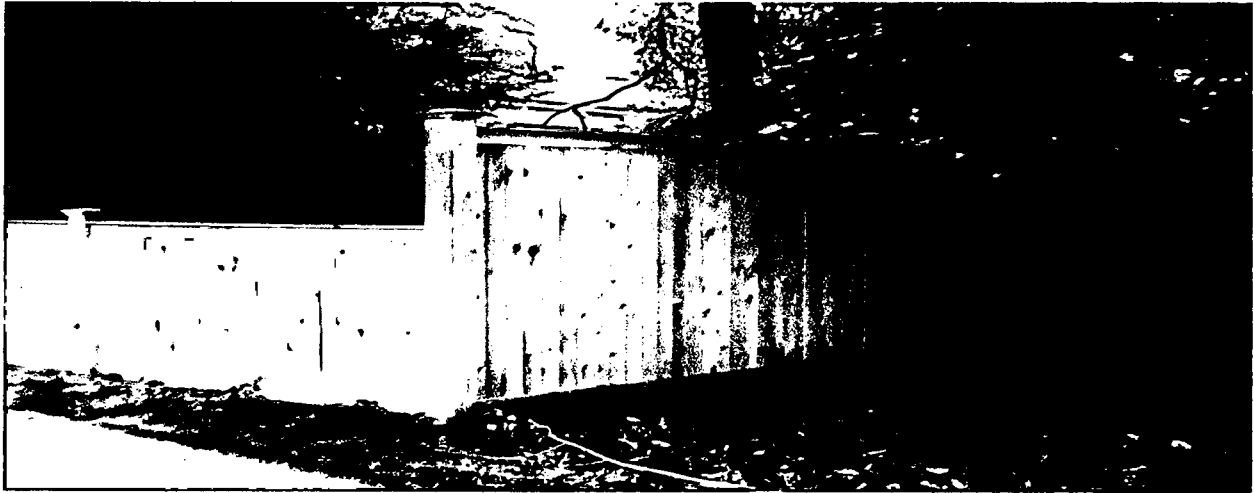


Fence to be replaced on side of 2 West Melrose Street – Picture 1

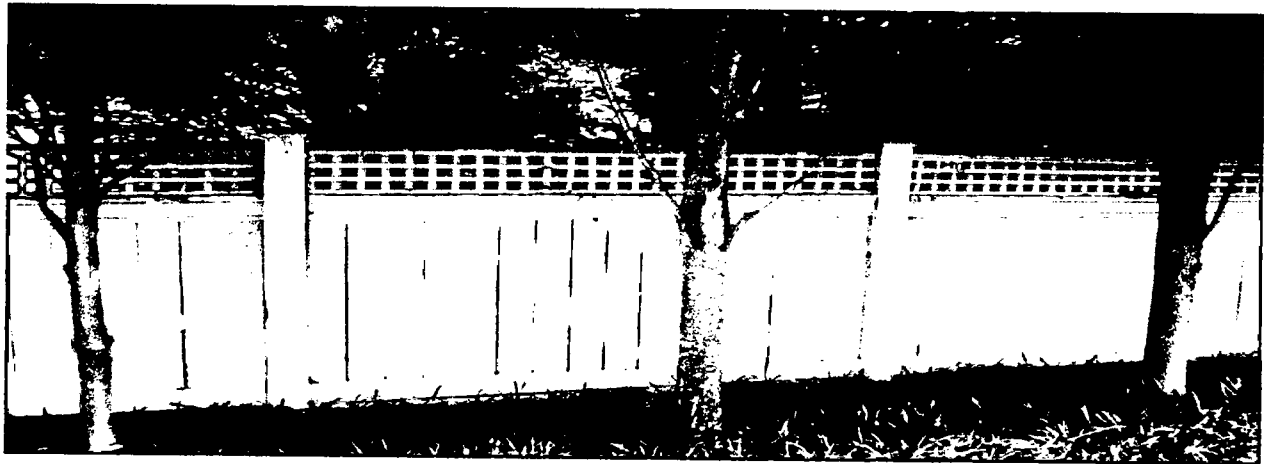
Detail: From inside of yard

Applicant: MARVASO

Page:



Proposed fence to replace side fence on 2 West Melrose Street



Current Fence in Back Yard at 2 West Melrose Street.