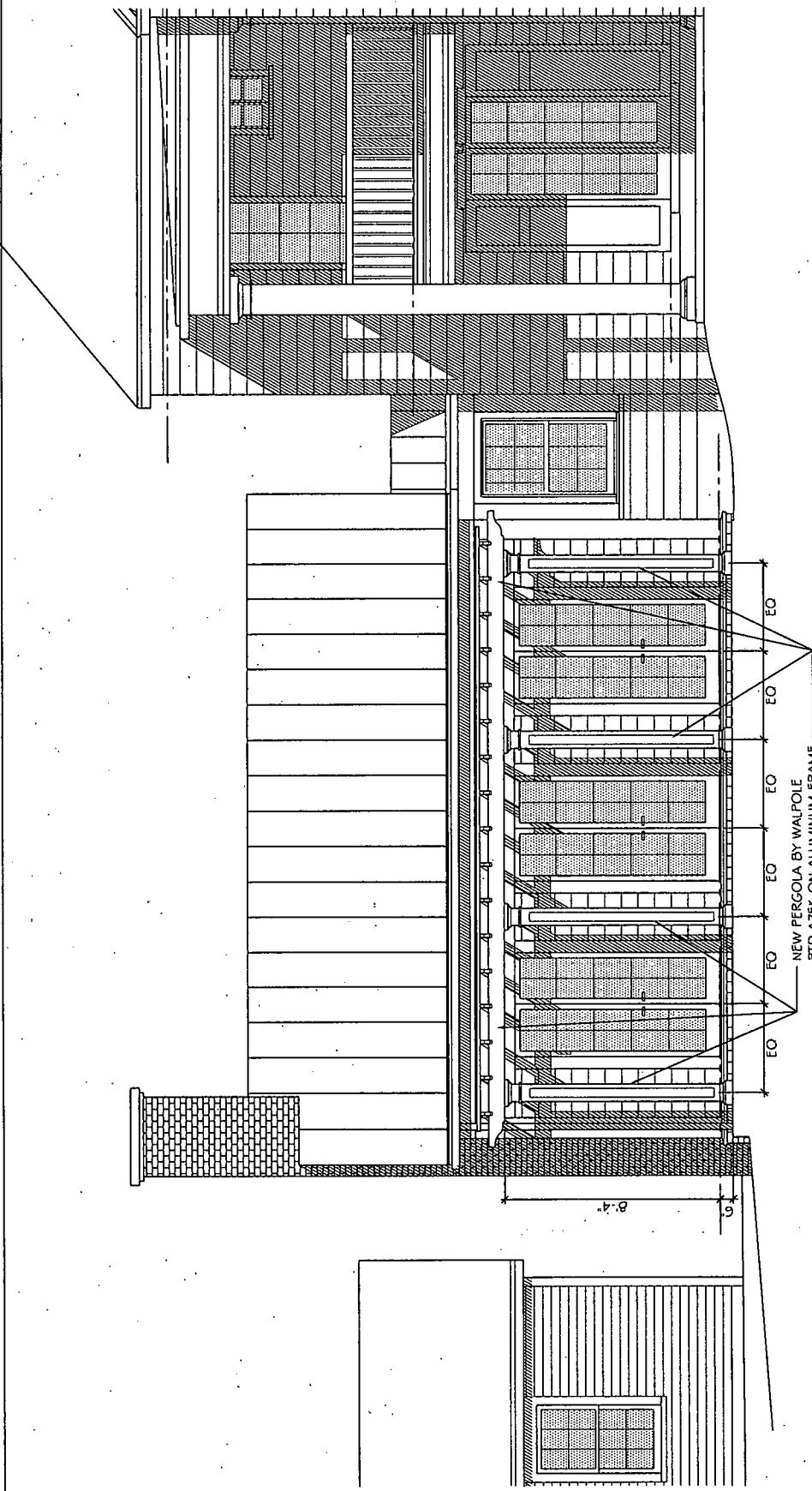


1 East ME 1082
Chevy Chase H.D.

2010 HAMP
35/13



A SIDE ELEVATION
 1/4" = 1'-0"

APPROVED
 Montgomery County
 Planning & Zoning Commission
[Signature]

3/10/11

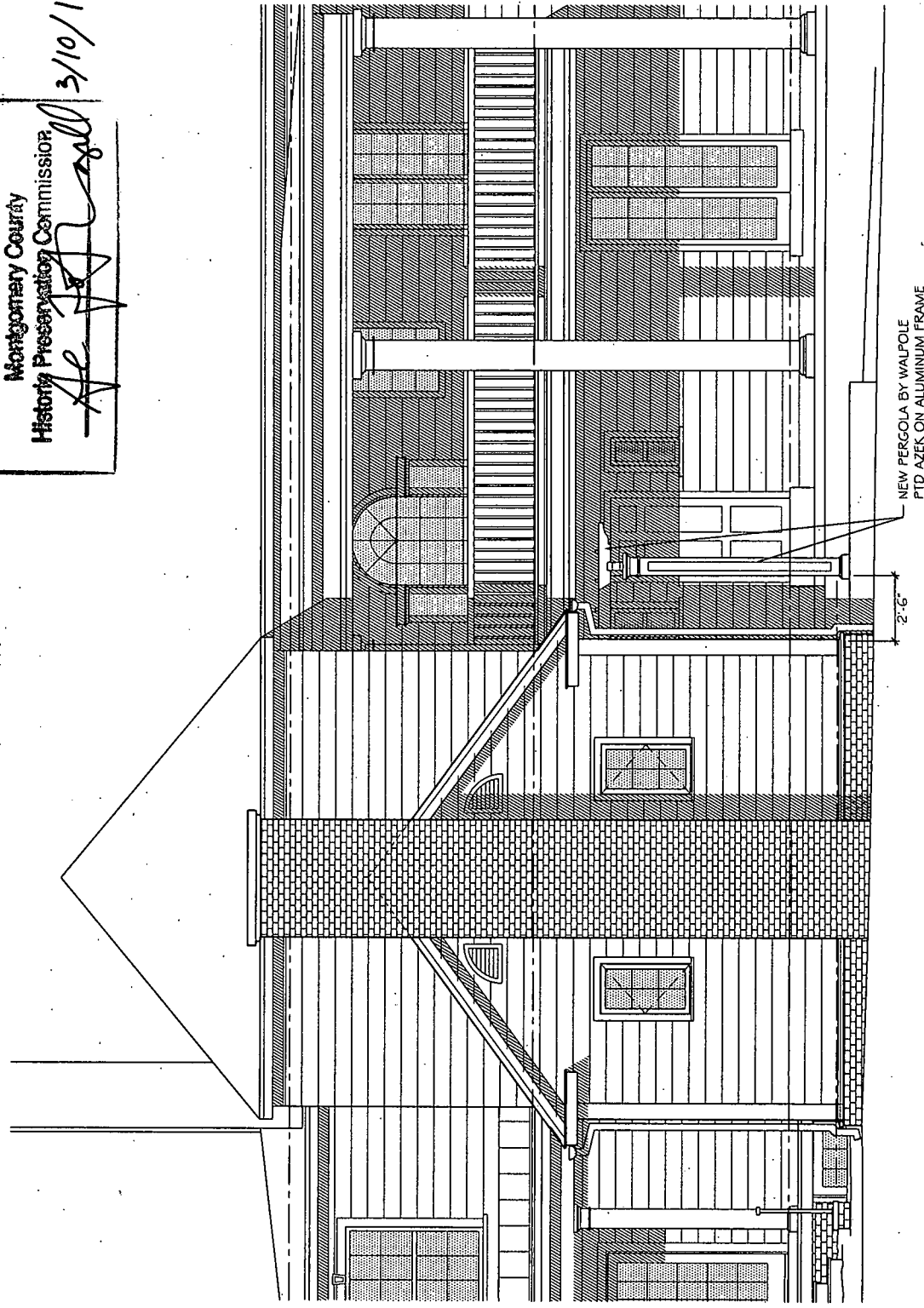
TREACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 • FAX: 202-362-7791

H.A.W.P. REVIEW
REAR YARD PERGOLA
1/4"=1'-0"
3-7-2011

ASHER RESIDENCE
ONE EAST MELROSE STREET
CHEVY CHASE, MD 20815

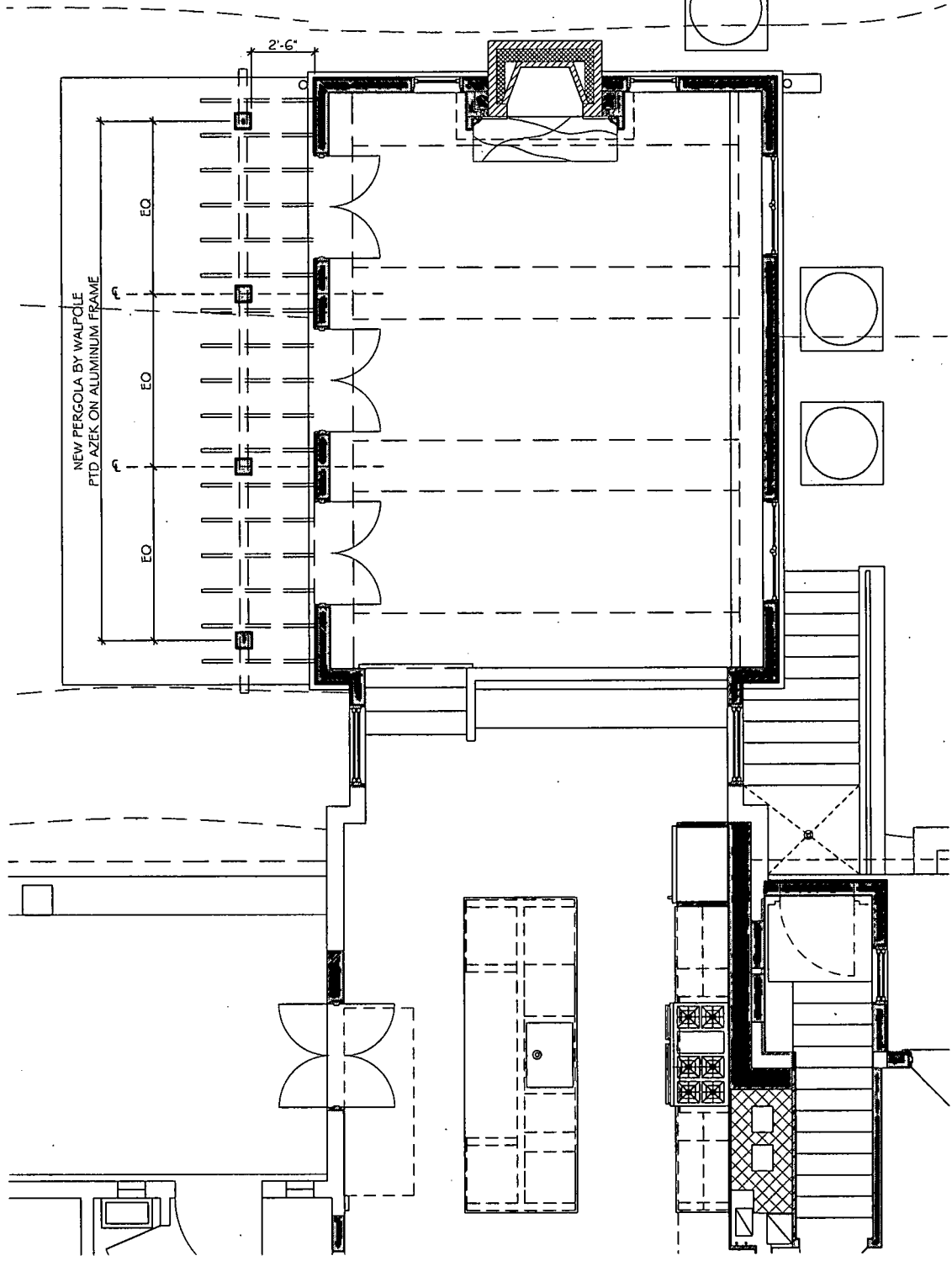
2
OF 3

APPROVED
Montgomery County
History Preservation Commission
[Signature]
3/10/11



A REAR ELEVATION
2 1/4"=1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 3/10/11



A PERGOLA PLAN
 3 1/4" = 1'-0"

3 OF 3

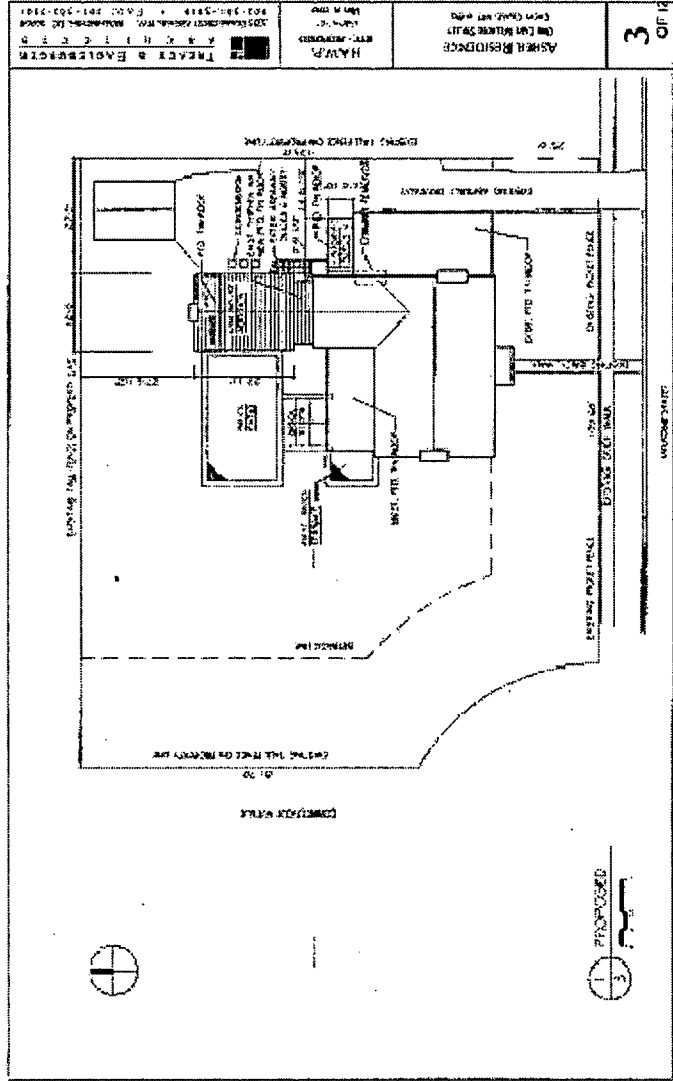
ASHER RESIDENCE
 ONE EAST MELROSE
 CHEVY CHASE, MD

H.A.W.P. REVIEW
 REAR YARD PERGOLA
 1/4" = 1'-0"
 3.7.2011

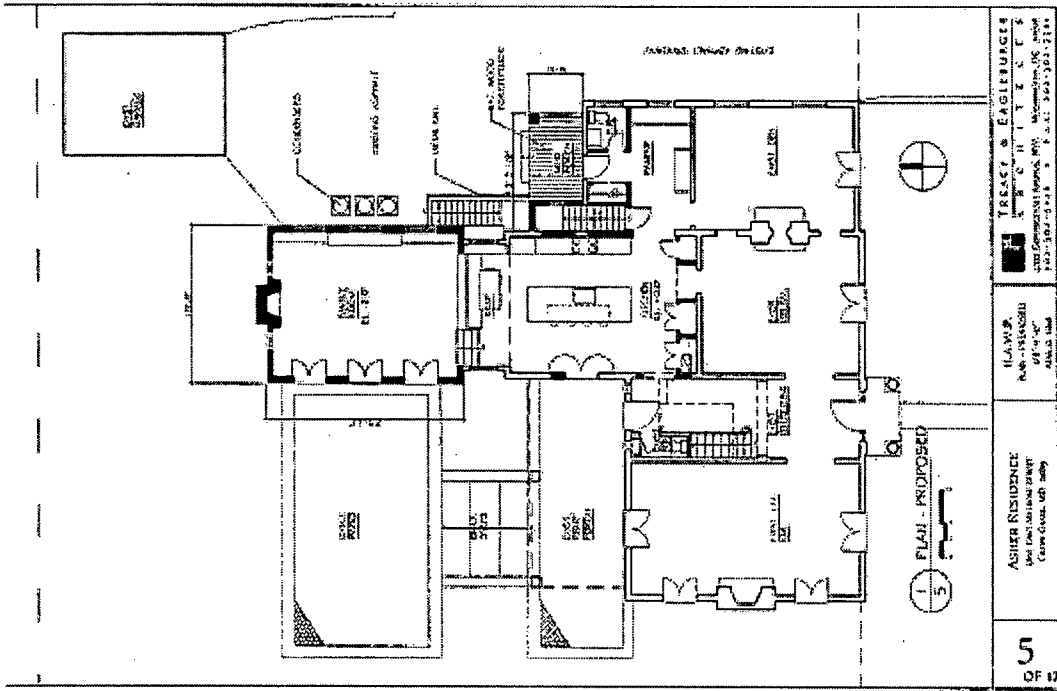
TREACY & EAGLEBURGER
 ARCHITECTS
 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
 202-362-5226 • FAX: 202-362-7791

1 East Melrose, Chevy Chase

Plans for rear addition approved by the HPC June 2010



OK ✓



5
 OF 11
PLANNED PROPOSED
 ASHER RESIDENCE
 1000 E. 10TH STREET
 CROWN POINT, IN 46038
 HLAWP
 PLAN - 10000001
 10/11/2011
 TRACY S. EAGLEBARGER
 ARCHITECT
 1000 E. 10TH STREET
 CROWN POINT, IN 46038
 765.226.2111

Approved by the HPC

Approved by the HPC

<p>TREACY B. EAGLEBURGER ARCHITECTS 333 CONGRESSIONAL AVENUE, WASHINGTON, DC 20001 Tel: 202-331-3333 • Fax: 202-331-3333</p>	<p>H.A.W.P. 18" x 12" 1/4" = 1'-0" DATE: 05/10/2005</p>	<p>ASHTON RESIDENCE ONE EIGHT NINE SIX SEVEN DRIVE GAITHER, MD 20878</p>	<p>12 OF 12</p>
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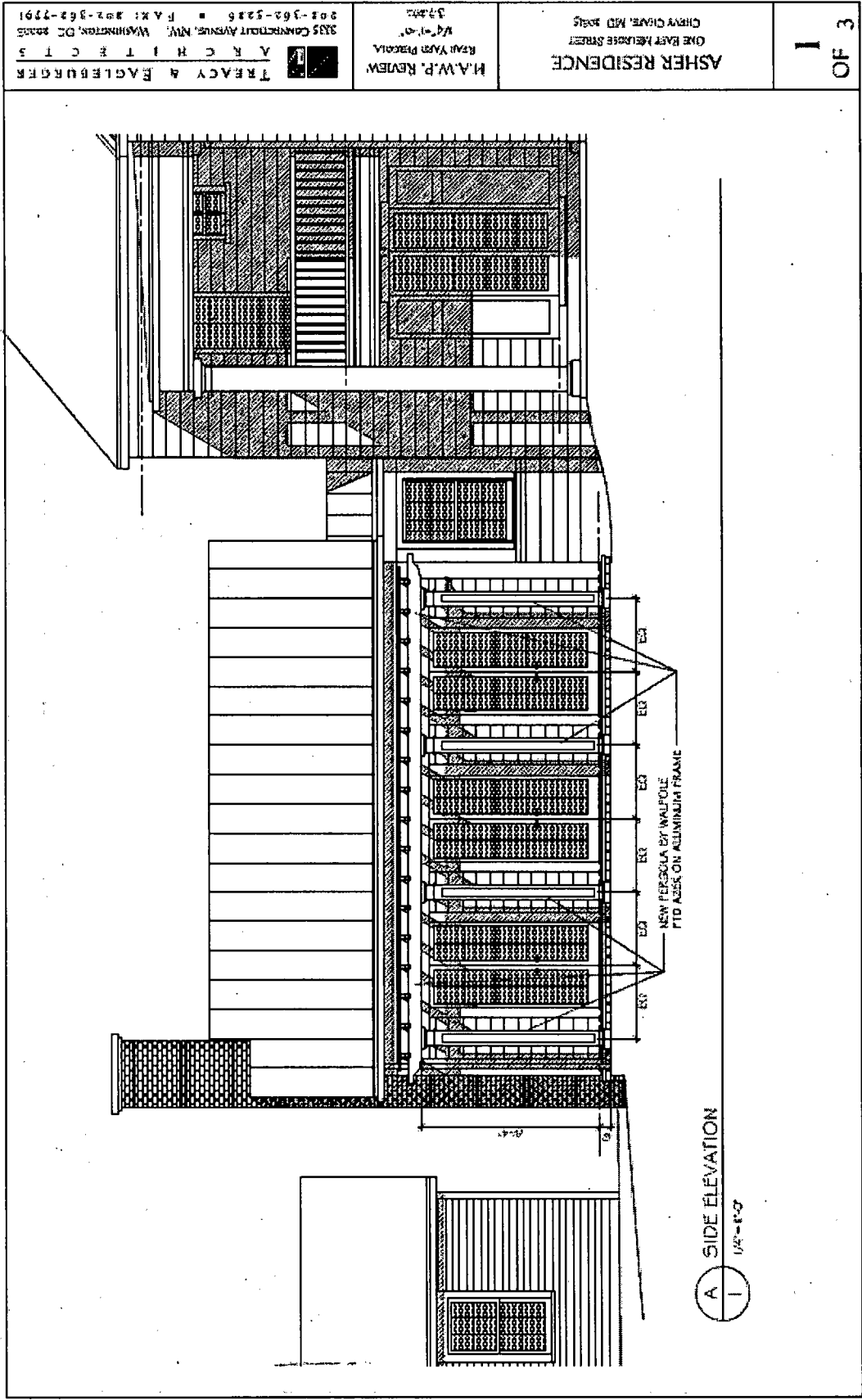
Annotations and Callouts:

- NEW BRICK CHIMNEY
DETAILED TO MATCH
EXIST. WORK
- EXIST. BRICK 2-STORY
WING RETURN TO
CONCRETE
- NEW BRICK CHIMNEY
DETAILED TO MATCH
EXIST. WORK
- EXIST. BRICK 2-STORY
WING RETURN TO
CONCRETE
- WOOD SHEDS, TRIM,
AND DETAILS TO
MATCH EXIST. OR
MAIN HOUSE
- NEW BRICK CHIMNEY
DETAILED TO MATCH
EXIST. WORK
- EXIST. BRICK 2-STORY
WING RETURN TO
CONCRETE
- WOOD SHEDS, TRIM,
AND DETAILS TO
MATCH EXIST. OR
MAIN HOUSE
- NEW BRICK CHIMNEY
DETAILED TO MATCH
EXIST. WORK
- EXIST. BRICK 2-STORY
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CONCRETE
- WOOD SHEDS, TRIM,
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MAIN HOUSE
- NEW BRICK CHIMNEY
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- EXIST. BRICK 2-STORY
WING RETURN TO
CONCRETE
- WOOD SHEDS, TRIM,
AND DETAILS TO
MATCH EXIST. OR
MAIN HOUSE

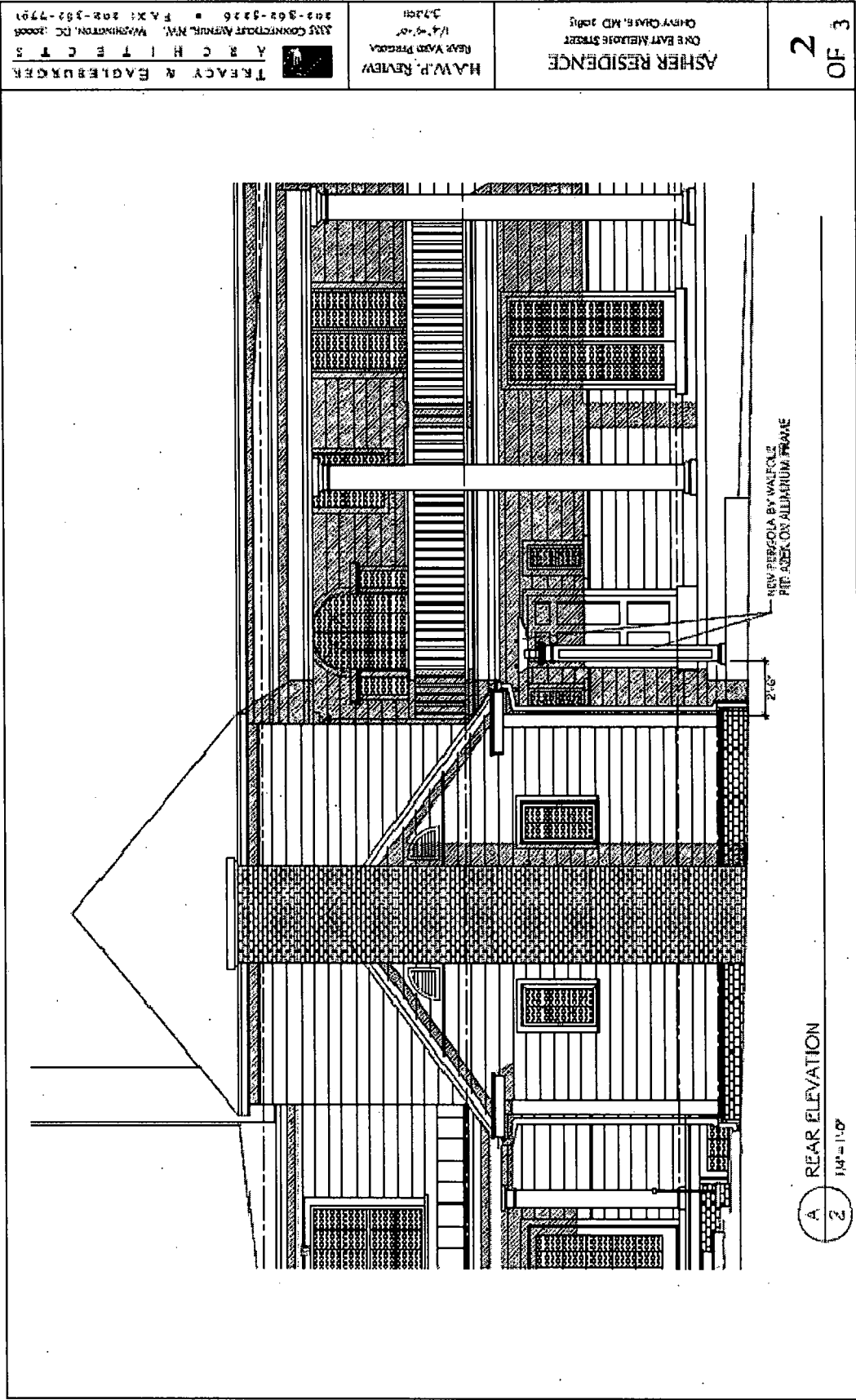
REAR (N) ELEVATION - PROPOSED

1/12

PROPOSED PERGOLA OFF ADDITION



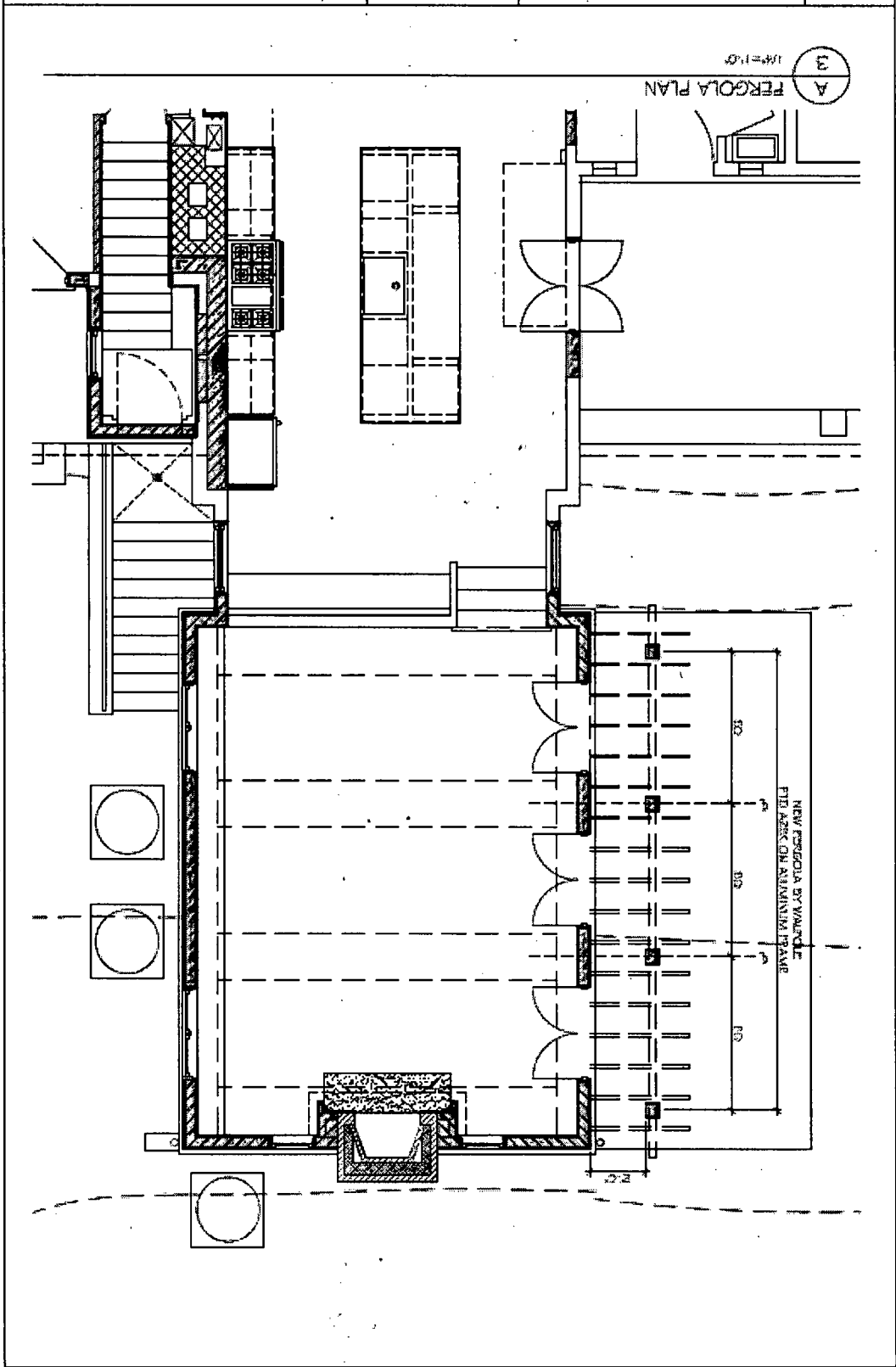
PROPOSED PERGOLA



ASHER RESIDENCE
ONE EAST ALLENDALE STREET
CHERRY GABLE, MD 20815

H.A.W.P. REVIEW
1/4" = 1'-0"
REAR VIEW PERGOLA
3/22/01

TREACY & BAGLEBURGER
ARCHITECTS
3335 CONNOR ROAD AVENUE, NW, WASHINGTON, DC 20008
202-362-3226 • FAX: 202-362-7791



PROPOSED PERGOLA



© Copyright 1998, Phoenix, Arizona, USA



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: August 25, 2010

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JPS* *FOR ANNE FOTHERGILL 8/25/10*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #537098, rear addition, chimney removal, and patio installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** at the May 26, 2010 meeting:

1. The chimney will not be removed

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: Norm and Jeanne Asher

Address: 1 East 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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
246 877 6371

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Phil Eagleburger
Daytime Phone No.: (202) 362-5226 x2

Tax Account No.: 00458422
Name of Property Owner: Nirm & Jeanne Asher Daytime Phone No.: (301) 961-4025
Address: #1 E. Melrose Street, Chevy Chase, MD 20815
Street Number City State Zip Code
Contractor: Hall Johnstone Phone No.: (301) 520-2533
Contractor Registration No.: #286089
Agent for Owner: Phil Eagleburger Daytime Phone No.: (202) 362-5226 x2

LOCATION OF BUILDING/PREMISE

House Number: #1 Street: E. Melrose Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: 6 Block: 47 Subdivision: 9
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT 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: \$ 200K
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: No added fixtures
2B. Type of water supply: 01 WSSC 02 Well 03 Other: No added fixtures

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N.A.
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.

Phil Eagleburger 5/5/2010
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 8/25/10
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____ #537098

**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 2-story colonial was built in 1918. It is at the NE corner of Connecticut and E. Melrose St. An attached 2-story open porch on the rear, appears to be part of the original house. A small mudroom is attached at the east rear of the house and this too appears original. A 2-story addition on the east end of the house, appears to date much later, perhaps 1970s or 1980s. There is an existing, detached 1-story garage at the NE corner of the property.

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

A modest, one-story (single-room) addition is planned, discretely attached to the rear face of the existing mudroom. The addition leaves comfortable room between the house and the existing garage. Additionally, a small attached mudroom porch is planned to the east of the existing mudroom.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

No trees affected.

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.

Manarolla, Kevin

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihcmes.com]
Sent: Tuesday, June 08, 2010 3:49 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: Bob Elliott; ChCh Village file (CCV@montgomerycountymd.gov); FeldmanGS@aol.com; Jacobs - Eph's daughter (ab.doe@gmail.com); Marsh, Joan (r.marshes@gmail.com); Stephens, Betsy; Wellington, P. (ccv)
Subject: LAP comments for HPC 6-9-10: 7 E Mel; 3706 Brad; 26 W Irv; 1 E Mel

The following are the comments from the Chevy Chase Village Local Advisory Panel for items on the HPC agenda for 6-9-10:

D: 7 E Melrose

Alterations to driveway: change from asphalt to exposed aggregate concrete, same dimensions.

Contributing Resource

Staff recommended "Expedited Approval" and LAP concurs with Staff

F: 3706 Bradley

Installation of circular driveway, alterations to retaining wall and front walkway

Contributing Resource

Staff recommended approval and LAP concurs with staff

H: 26 W Irving

Demolition and new construction

Non-contributing Resource

Staff recommended approval

One change from the prior proposal was the reduction in the size of the driveway and elimination of the return portion -- which had made the prior driveway a circular one. The LAP was not willing to demand this at the prior review, but from the transcript we see that the HPC was more concerned. In any event, we support the project as presented and approved by Staff.

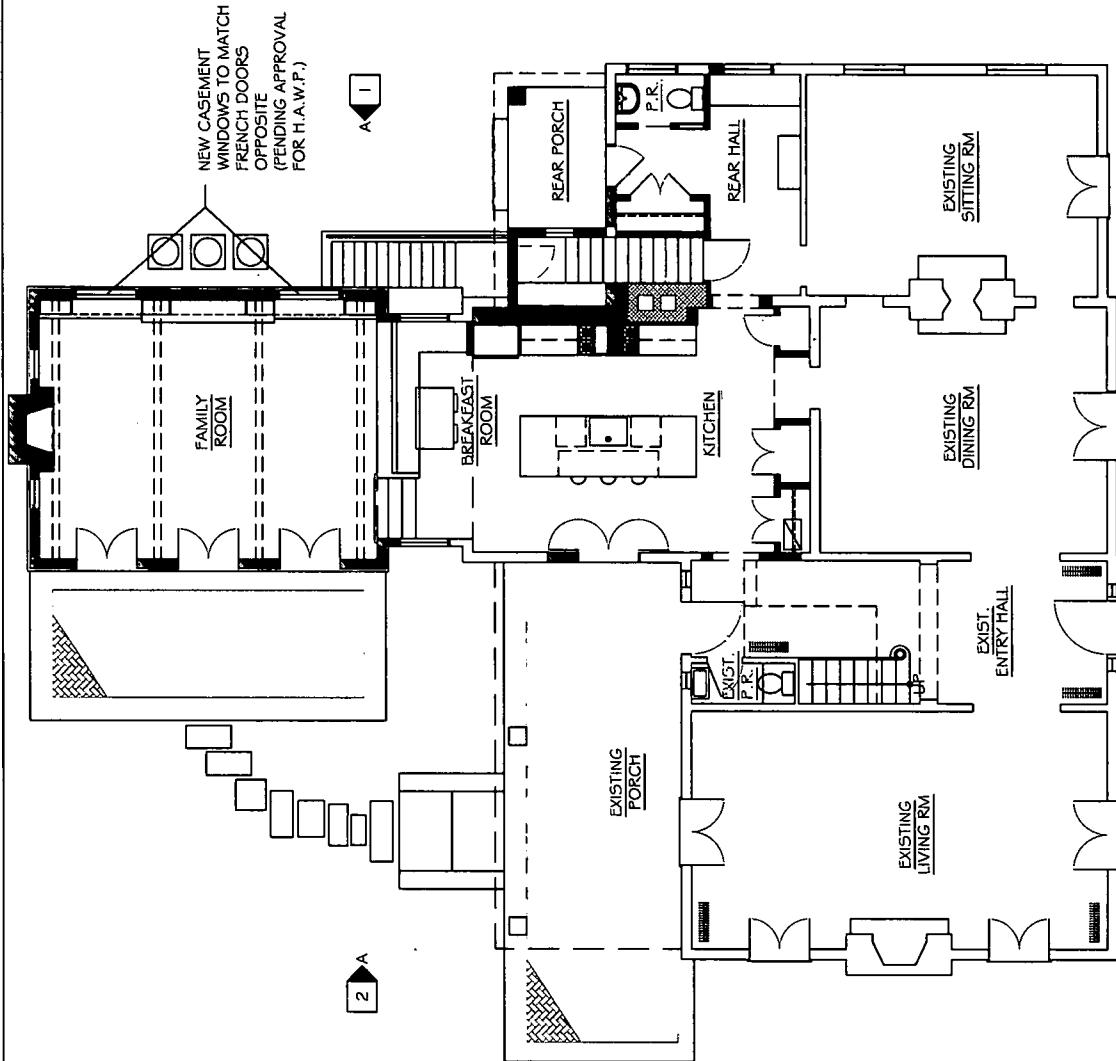
I: 1 E Melrose

Rear addition and patio installation

Contributing Resource

We see that Staff is suggesting the requirement that the applicant keep the third, rear, chimney in place. We also note that the chimney is at the rear and keeping it would interfere with the new kitchen, pantry, stair design. The LAP feels the residents have obviously taken great pains to carefully design these renovations -- both aesthetically and functionally -- and we feel that the project can be approved as submitted. As we have noted before to HPC, we recognize this is an historic district, but it is also a neighborhood for families to live in and use.

Submitted on behalf of the LAP by Tom Bourke, Chair

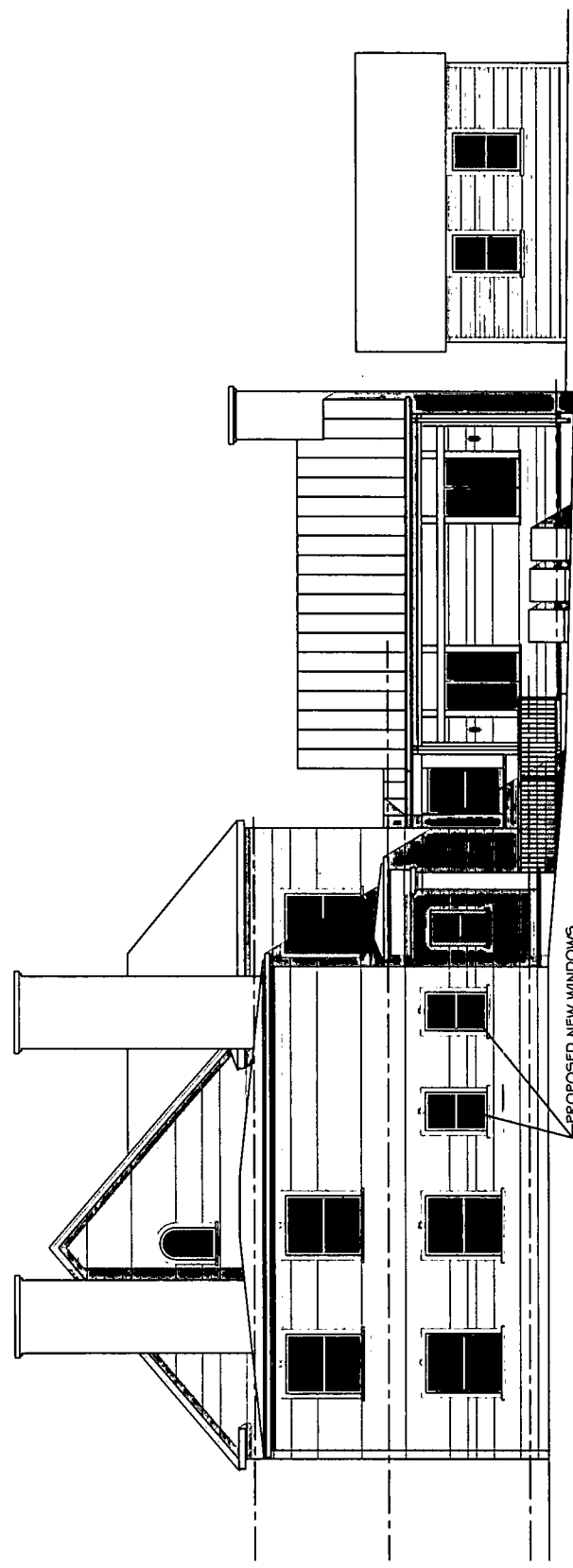


A 1ST FLOOR PLAN
3 1/8" = 1'-0"

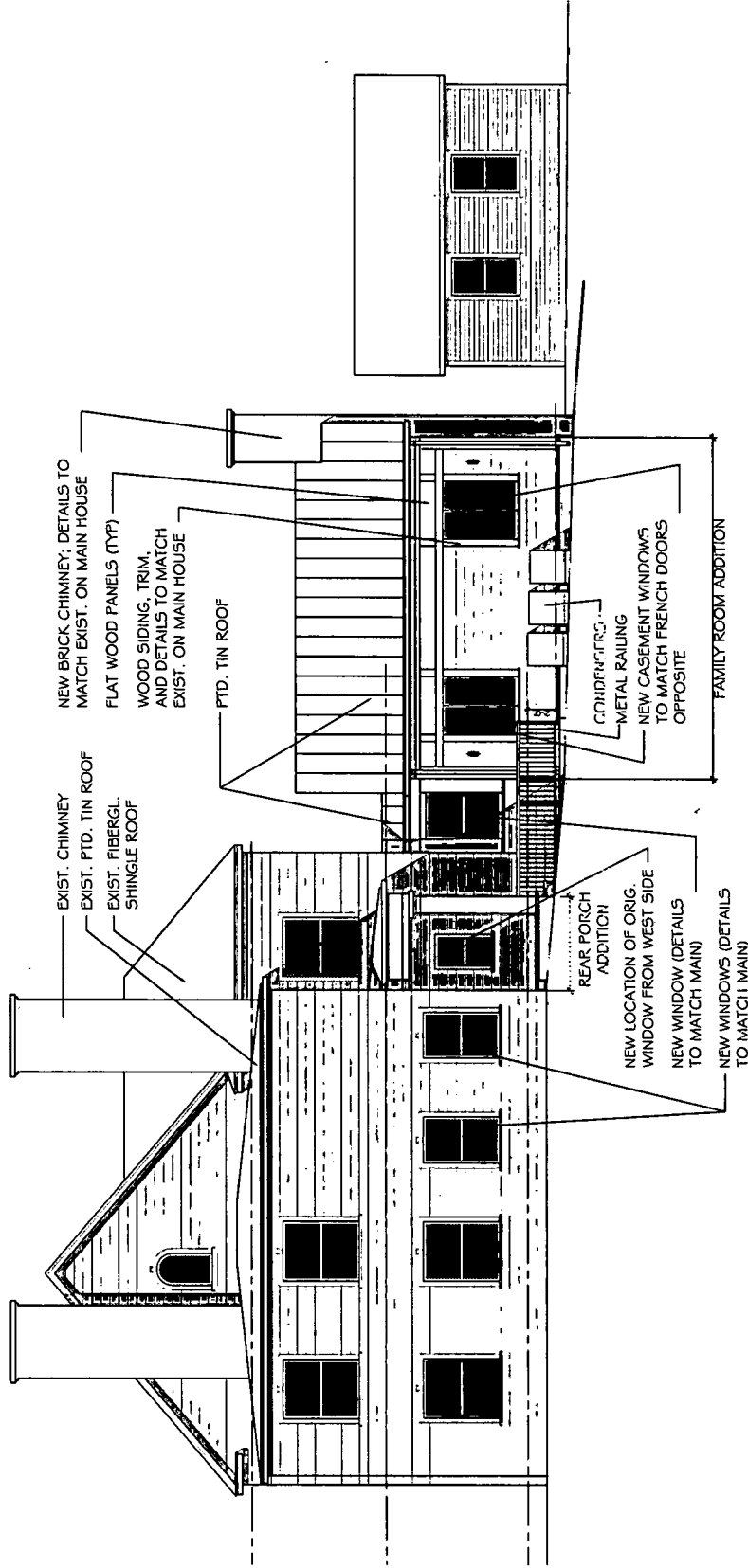
TRACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 • FAX: 202-362-7791

H.A.W.P.
PROPOSED WINDOW REVISION
1/8" = 1'-0"
JULY 30, 2010

ASHER RESIDENCE
ONE EAST MELROSE STREET
CHEVY CHASE, MD 20815

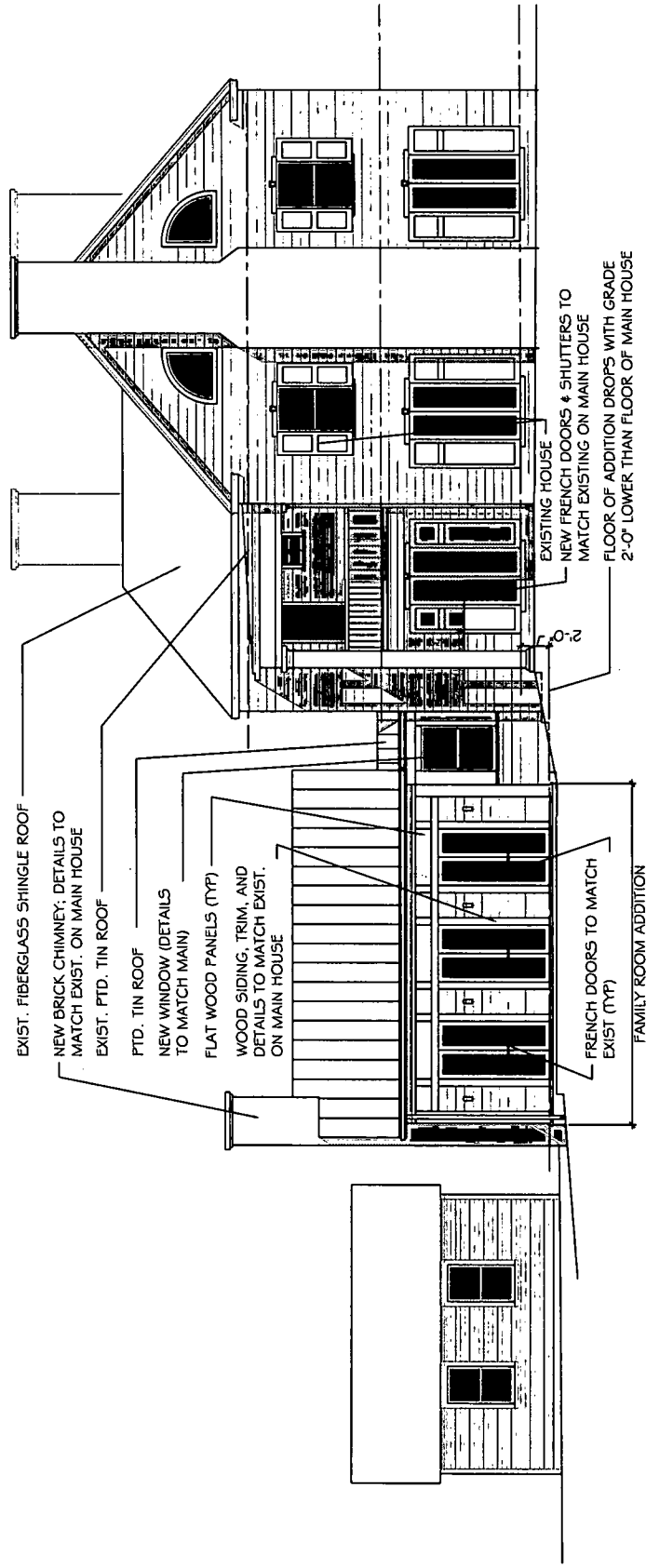


A PROPOSED EAST ELEVATION (DRIVEWAY SIDE)
1/8" = 1'-0"



A PROPOSED EAST ELEVATION (PENDING APPROVAL FOR H.A.W.P.)

1/8"=1'-0"



A PROPOSED WEST ELEVATION (APPROVED FOR H.A.W.P. - 5.26.10)
 2 1/8"=1'-0"

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1 East Melrose Street, Chevy Chase	Meeting Date:	6/9/10
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	6/2/10
Applicant:	Norm and Jeanne Asher (Philip Eagleburger, Architect)	Public Notice:	5/26/10
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-10K	Staff:	Anne Fothergill

PROPOSAL: Rear addition, chimney removal, and patio installation

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application with the following condition:

- 1) The chimney will not be removed.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1918

PROPOSAL

The applicants are proposing to:

1. construct a one-story rear addition. The addition connects to the house at an existing mudroom that was originally a partially enclosed porch and was altered in the 1990s. The one room addition has three sets of wooden French doors on the west (left) elevation, and wood clerestory windows on the east (right) side, brick chimney and wood windows on the north (rear), wood siding and panels, and a painted tin roof
2. remove an existing chimney located between the historic rear ell and the two-story addition (constructed c. 1970)
3. construct a one-story entry porch at the rear right (northeast) corner of the house behind the two-story 1970s addition and replace an existing rear window with a new door to the porch
4. construct a small addition off the rear ell adjacent to the new porch with a window that will be relocated from west side
5. install new areaway stairs with metal railing on the east side of the house
6. install a new window and replace a door with a window on the east side elevation of the 1970s addition
7. install new wood windows on the west and east sides of the existing mudroom
8. remove one window on the west side of house and install French doors to access the rear porch; the wood doors will have simulated divided lights and wood shutters to match the appearance of the existing doors; the window will be relocated to the east side of the addition (see # 4)
9. install a new brick patio off the proposed addition with brick steps to the existing rear porch

See existing and proposed plans in Circles 8-19 and photos of existing conditions in Circles 21-25. The original 1918 floor plans and elevations are in Circles 26-30.

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 define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character."

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:

- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.
- Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- 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.
- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources

replacement in kind is always advocated. For example, replacement of slate roofs in kind is usually required. However, the application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in kind, and the reviewing agency should be open to consideration of these alternative solutions.

- o 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. For outstanding resources, they should be subject to strict scrutiny. 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. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

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 one 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; Ord. No. 11-59.)

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.
- #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features,

size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

A one-story rear addition to this house, a rear brick patio, and a small open rear porch are changes that are in keeping with the Chevy Chase Village *Guidelines* and the Secretary of the Interior's *Standards for Rehabilitation*. The proposed addition is connected to the historic massing at the previously altered mudroom which acts as a hyphen. The addition is clearly differentiated from the historic house and it does not impact the two-story rear porch, which is a character-defining feature of this house. Because this house is a corner property, changes at the rear have more visibility than they would normally but because the addition is only one-story its visibility will be limited. The rear entry porch is off a later addition (c. 1970) and is small and compatible with the house.

Generally the HPC does not support the removal of original chimneys. This chimney is located in an original rear ell, but there are two other, more prominent chimneys on the gable ends of the house. The HPC may support the removal of this less visible and less prominent chimney as a reasonable change to this house and if that is the case the recommended condition of approval could be removed.

Another concern is the small addition that is proposed on the east side of the original ell next to the new entry porch. However, because the addition is very small, and the original corners of the ell (specifically the northeast corner) will remain visible, staff supports this as it is a very small addition located entirely at the rear of the house.

Overall, staff recommends approval of the proposed one-story changes at the rear of this contributing resource with one recommended condition.

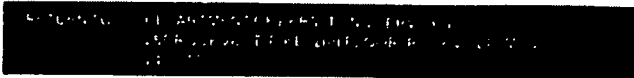
STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with one condition** 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;

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.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Phil Eagleburger
Daytime Phone No.: (202) 362-5226 x2

Tax Account No.: 00458422
Name of Property Owner: Norm & Yvonne Asher Daytime Phone No.: (301) 961-4025
Address: #1 E. Melrose Street, Chevy Chase, MD 20815
Street Number City Street Zip Code
Contractor: Hall Johnstone Phone No.: (301) 520-2533
Contractor Registration No.: #28689
Agent for Owner: Phil Eagleburger Daytime Phone No.: (202) 362-5226 x2

LOCATION OF BUILDING/PREMISE

House Number: #1 Street: E. Melrose Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: 6 Block: 47 Subdivision: 9
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 200K
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: No added fixtures
2B. Type of water supply: 01 WSSC 02 Well 03 Other: No added fixtures

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N.A.
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.

Phillip R. Eagleburger 5/5/2010
Signature of owner or authorized agent Date

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

#537098

**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 2-story colonial was built in 1918. It is at the NE corner of Connecticut and E. Melrose St. An attached 2-story open porch on the rear, appears to be part of the original house. A small mudroom is attached at the east rear of the house and this too appears original. A 2-story addition on the east end of the house, appears to date much later, perhaps 1970s or 1980s. There is an existing, detached 1-story garage at the NE corner of the property.

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

A modest, one-story (single-room) addition is planned, discretely attached to the rear face of the existing mudroom. The addition leaves comfortable room between the house and the existing garage. Additionally a small attached mudroom porch is planned to the east of the existing mudroom.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

No trees affected.

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.

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

Owner's mailing address

Nirm & Jeanne Asher
#1 E. Melrose Street
Cherry Chase, MD 20815

Owner's Agent's mailing address

Phil Eageburger
Tracy & Eageburger Architects PC
3335 Connecticut Ave, NW - 2nd Floor
Washington, DC 20008

Adjacent and confronting Property Owners mailing addresses

Marguerite Foley or Current Resident
#5 E. Melrose Street
Cherry Chase, MD 20815

Bridget Overcash or Current Resident
#2 E. Melrose Street
Cherry Chase, MD 20815

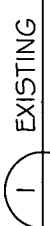
Presley Smith or Current Resident
#1 W. Melrose Street
Cherry Chase, MD 20815

James Breed or Current Resident
#2 Newlands Street
Cherry Chase, MD 20815

8

MELROSE STREET

EXISTING



2

1

EXISTING BRICK WALK

EXISTING PICKET FENCE

109.68'

EXISTING PICKET FENCE

EXISTING BRICK WALK

EXISTING ASPHALT DRIVEWAY

EXIST. 2-STORY ADDITION W/PTD. TIN ROOF (CIRCA 70s)

EXIST. 2-STORY MAIN HOUSE (1918)

EXIST. 2-STORY PORCH W/PTD. TIN ROOF (ORIG. 1918)

EXIST. 1-STORY PARTIALLY ENCL. PORCH W/PTD. TIN ROOF (ORIG. 1918) ENCLOSED IN 90s

EXIST. BRICK TERRACE

SETBACK LINE

EXIST. ASPHALT EXTER. AREA WAY

EXIST. CONDENSERS

EXIST. GARAGE (DATE UNCERTAIN)

25'-0"

125'-0"

EXISTING TALL FENCE ON PROPERTY LINE

8'-70"

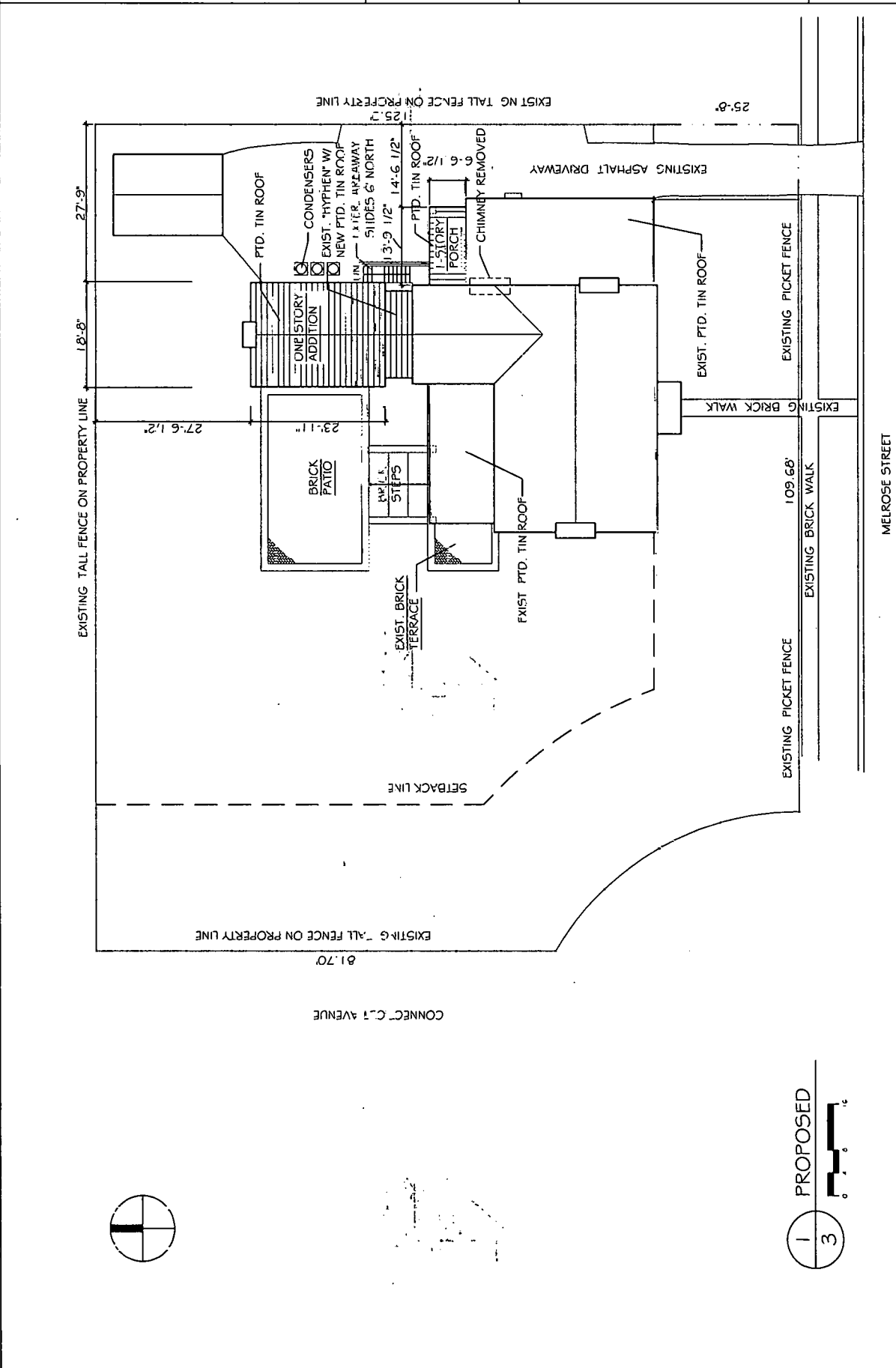
EXISTING TALL FENCE ON PROPERTY LINE

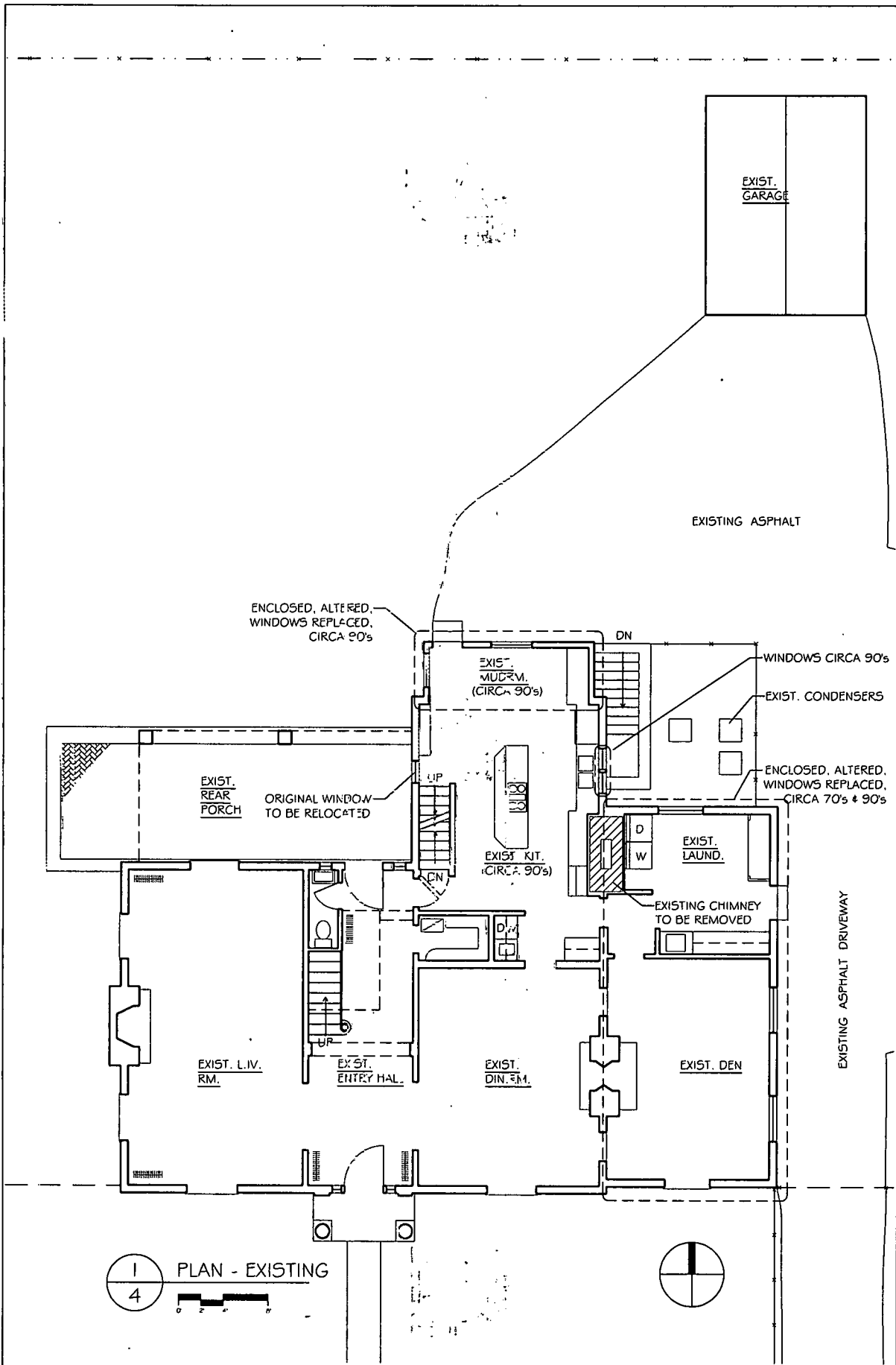
2 OF 12

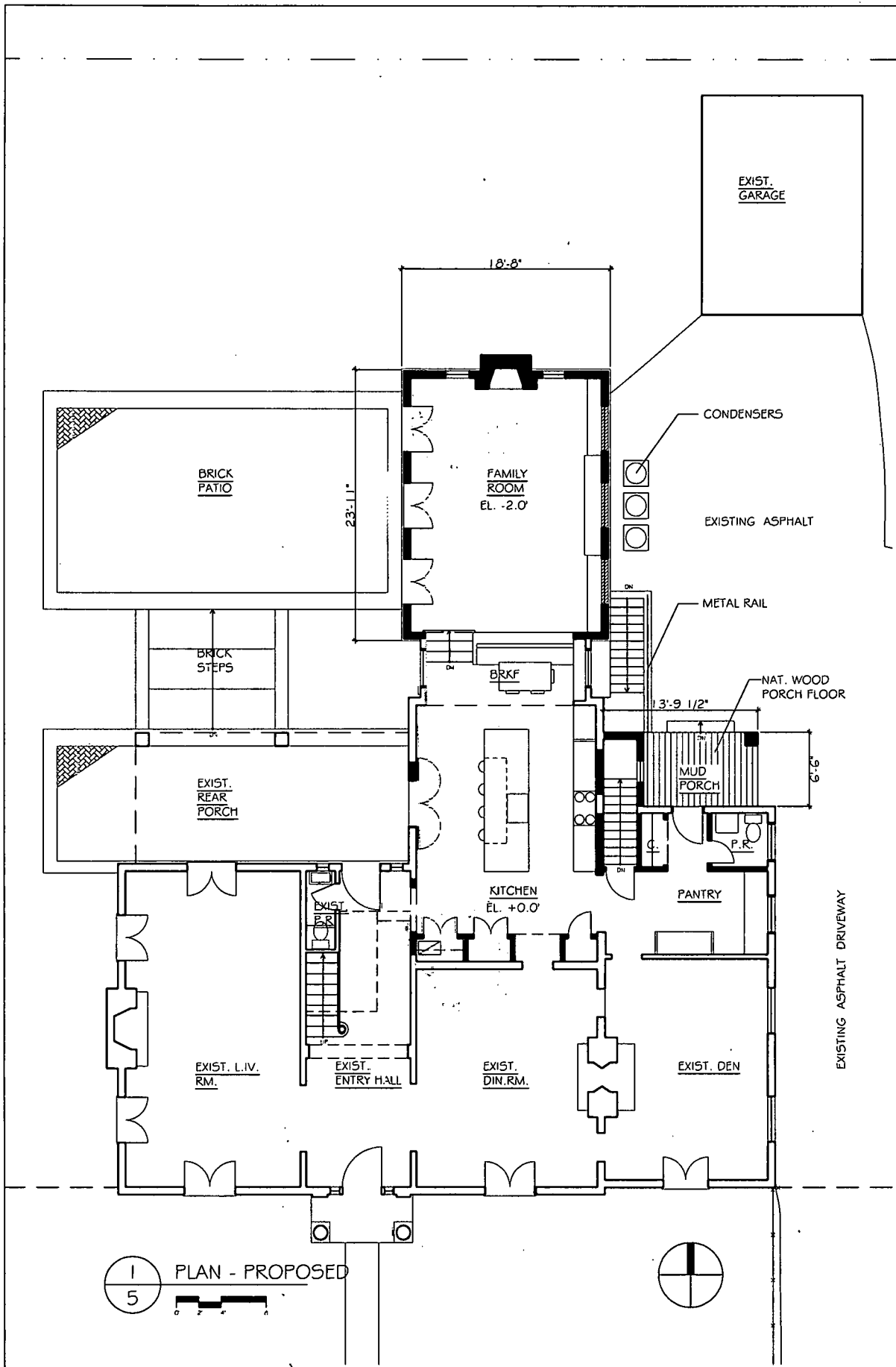
ASHER RESIDENCE
ONE EAST MELROSE STREET
CHEVY CHASE, MD 20815

H.A.W.P.
SITE - EXISTING
1/16"=1'-0"
MAY 19, 2010

TREACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 • FAX: 202-362-7791







5
OF 12

ASHER RESIDENCE
ONE EAST MELROSE STREET
CHEVY CHASE, MD 20815

H.A.W.P.
PLAN - PROPOSED
1/8" = 1'-0"
MAY 19, 2010

TREACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 • FAX: 202-362-7791

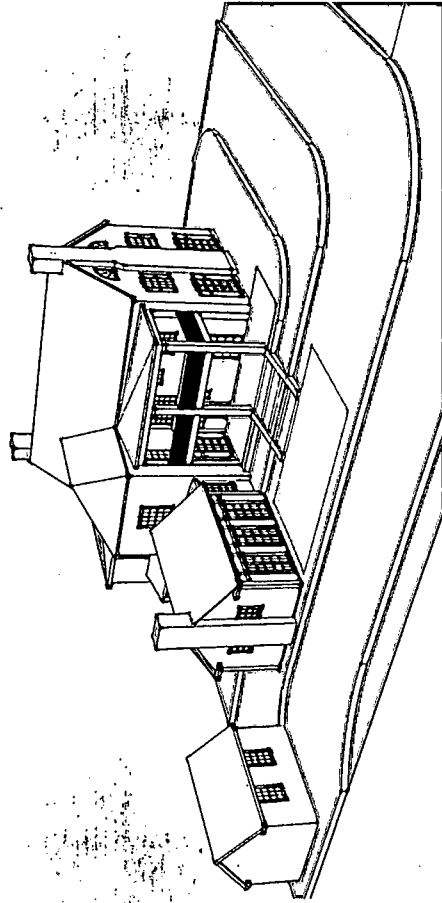
(11)

ASHER RESIDENCE
ONE EAST MELROSE STREET
CHEVY CHASE, MD 20815

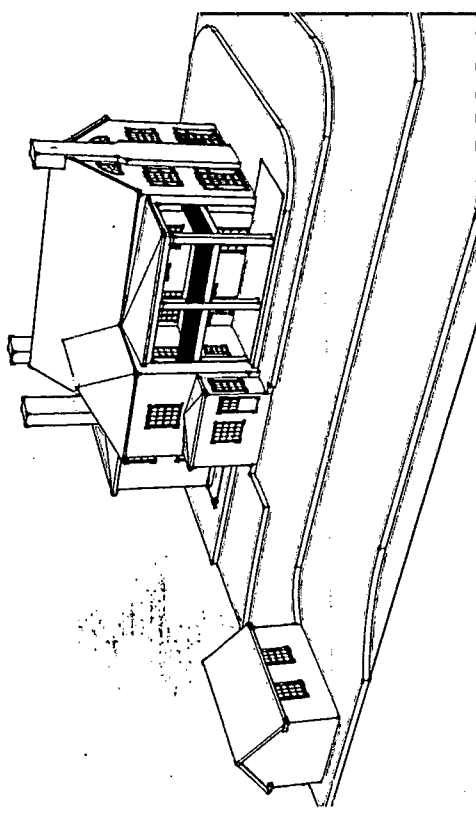
H.A.W.P.
VIEW FROM NW
EXIST & PROPOSED
MAY 19, 2010

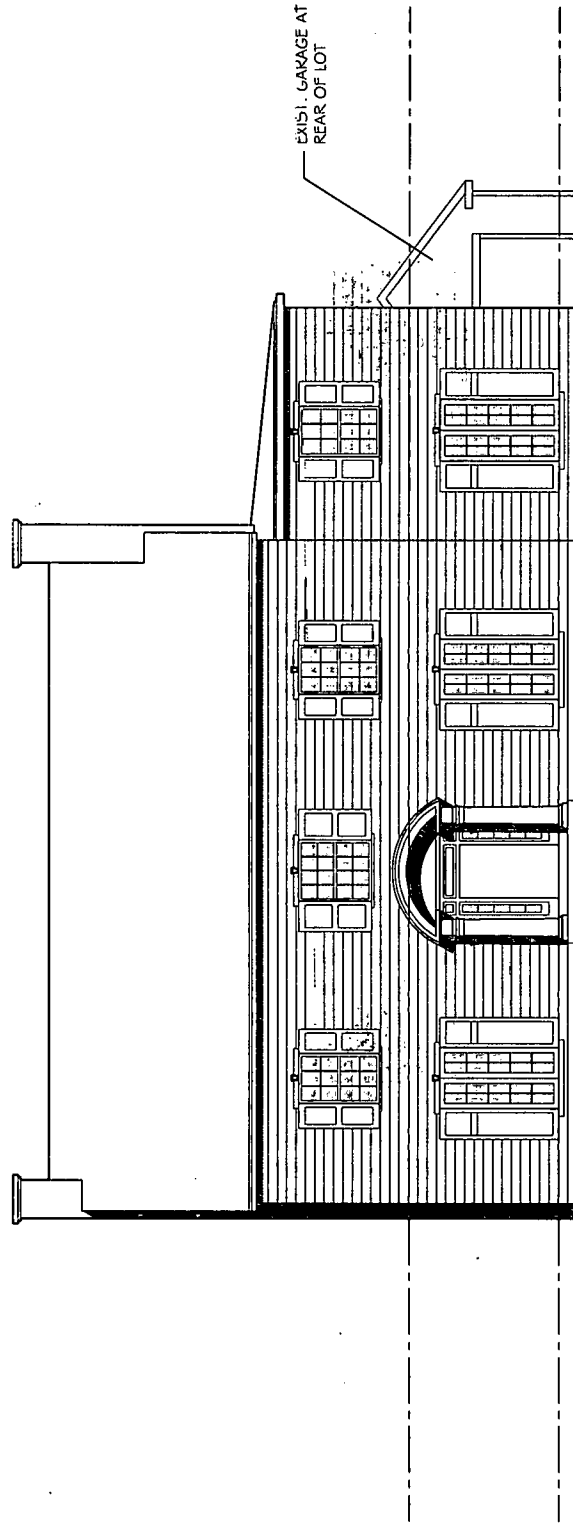
TRACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 ■ FAX: 202-362-7791

PROPOSED
VIEW FROM NORTHWEST



EXISTING
VIEW FROM NORTHWEST



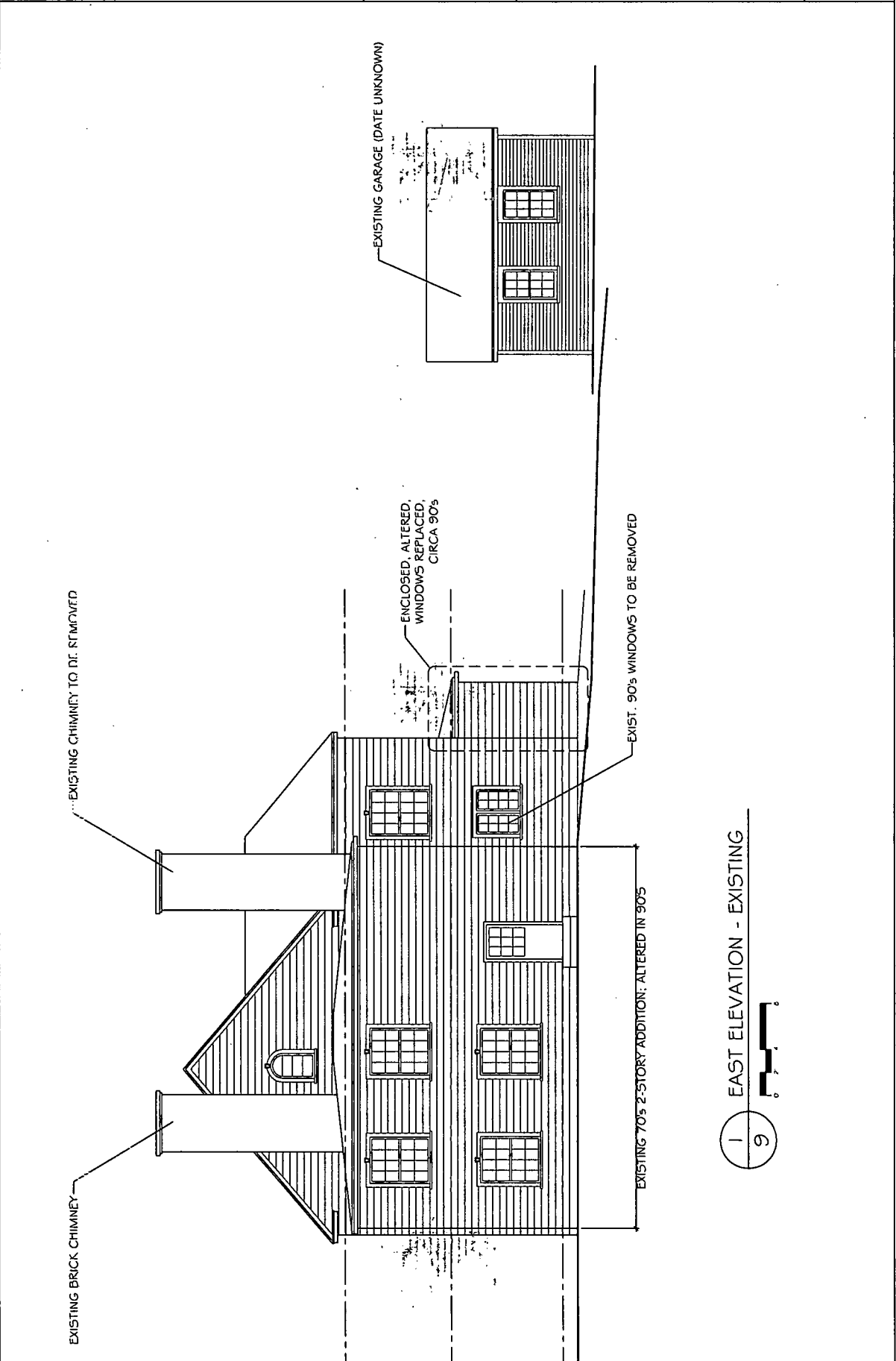


EXIST. MAIN HOUSE, 1918 (NO CHANGE)

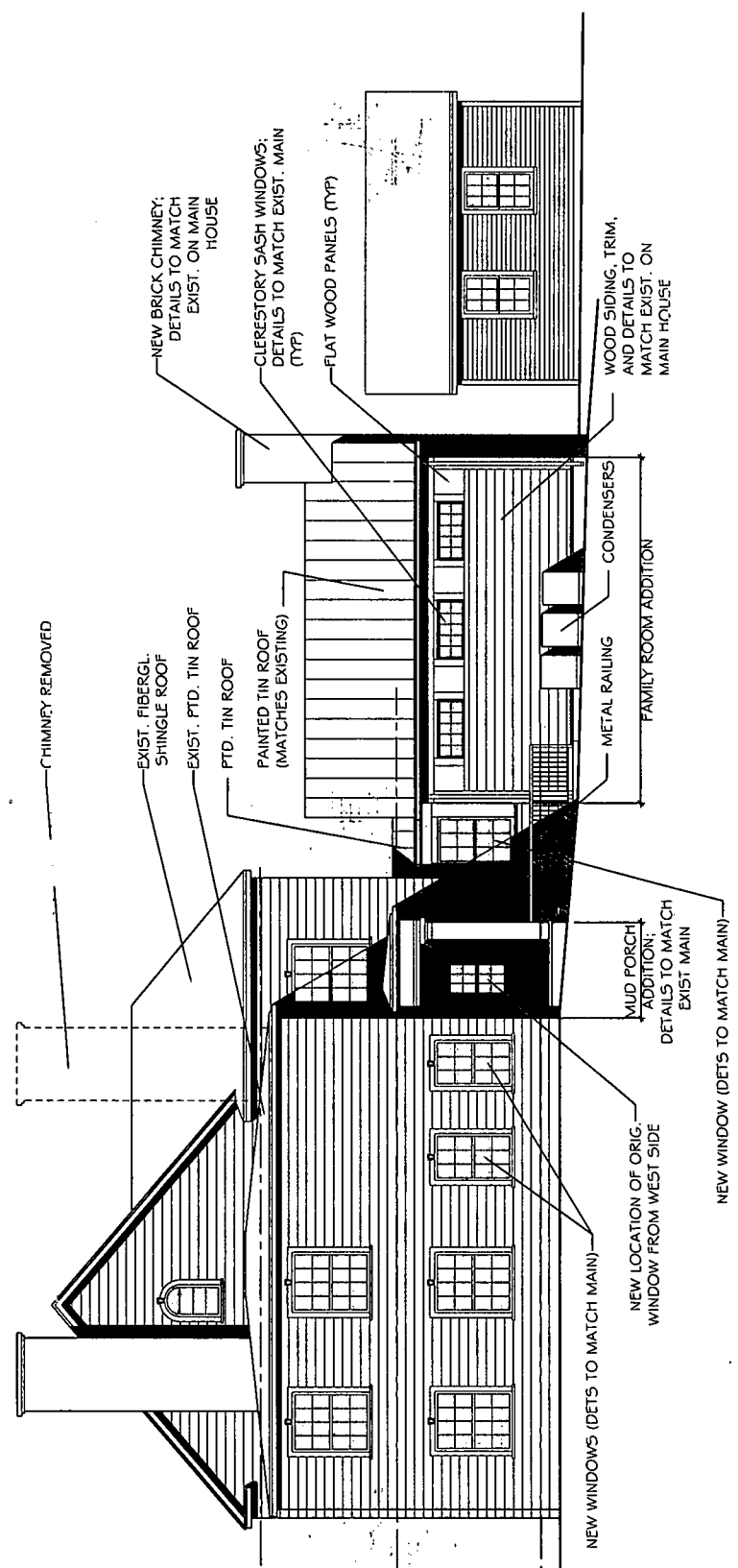
CIRCA 70's ADDITION, ALTERED IN 90's

1 8 FRONT (S) ELEVATION - EXISTING & PROPOSED (NO CHANGE)

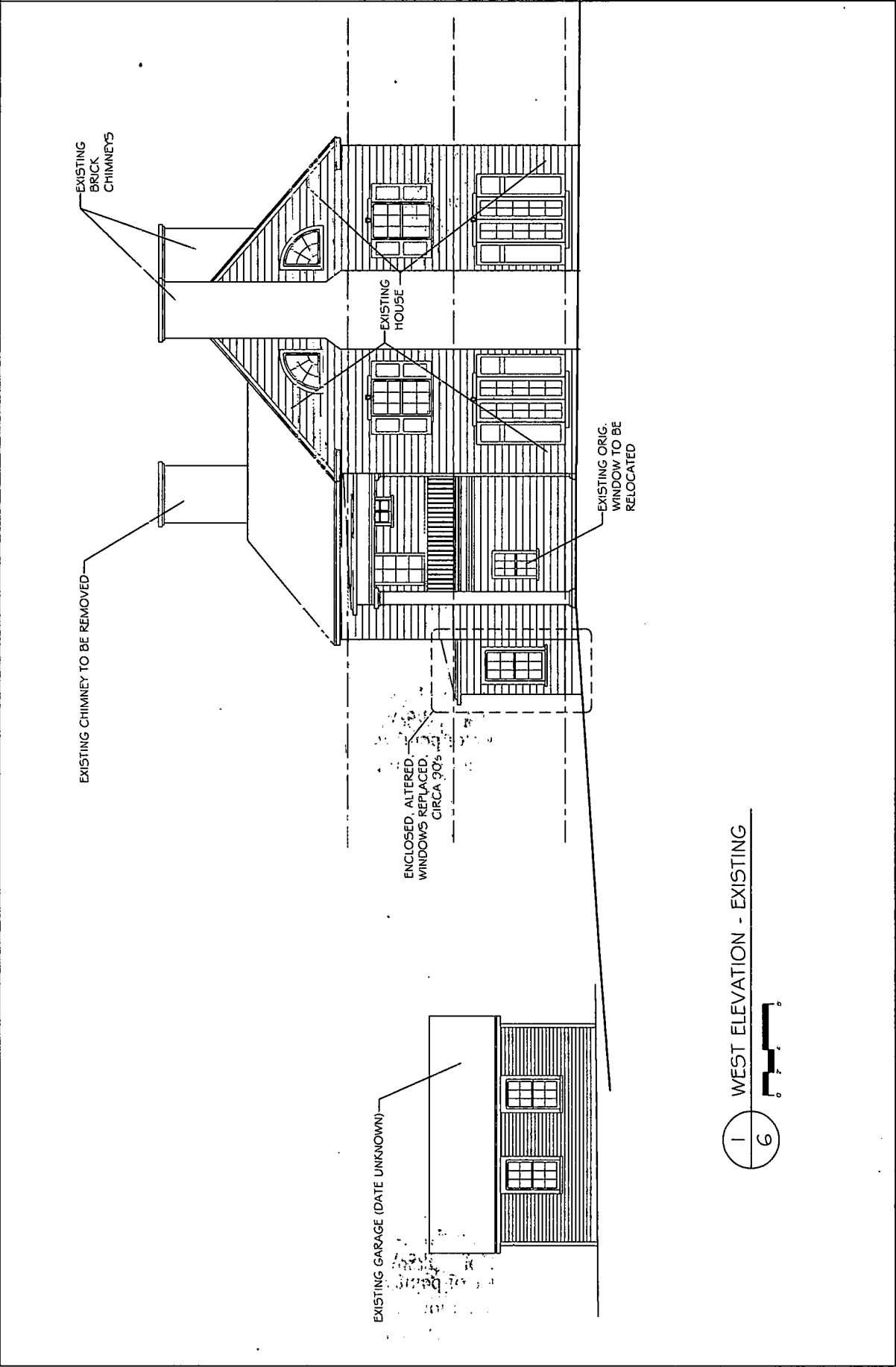




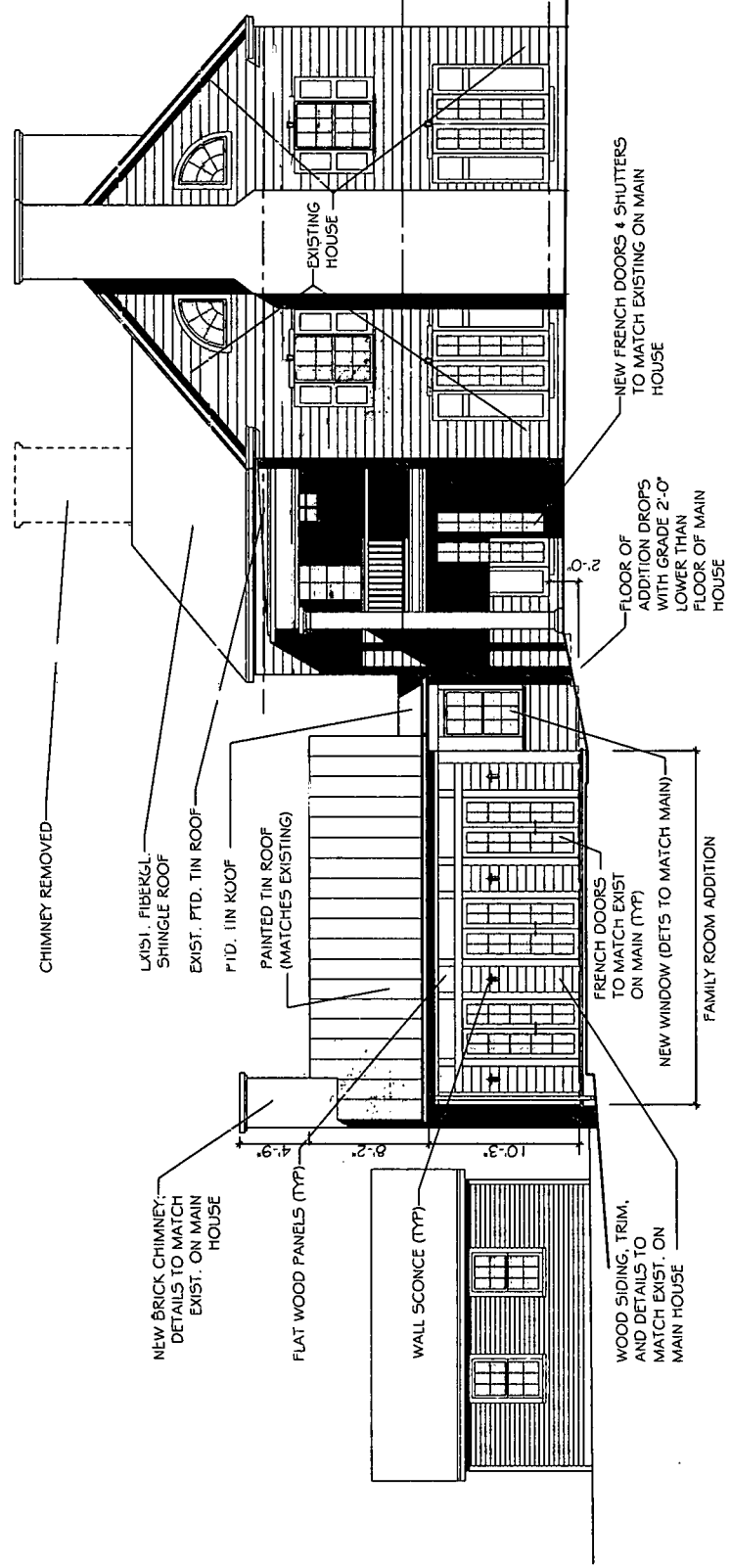
14

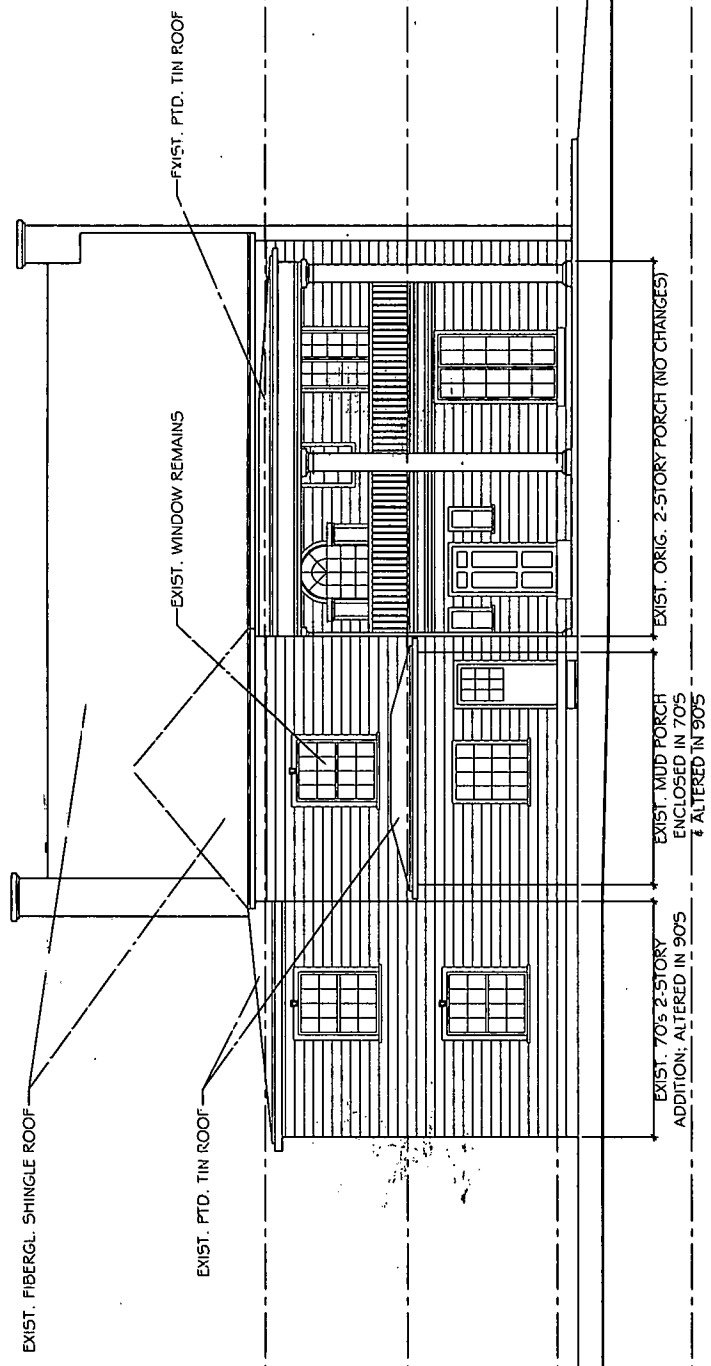


1 EAST ELEVATION - PROPOSED



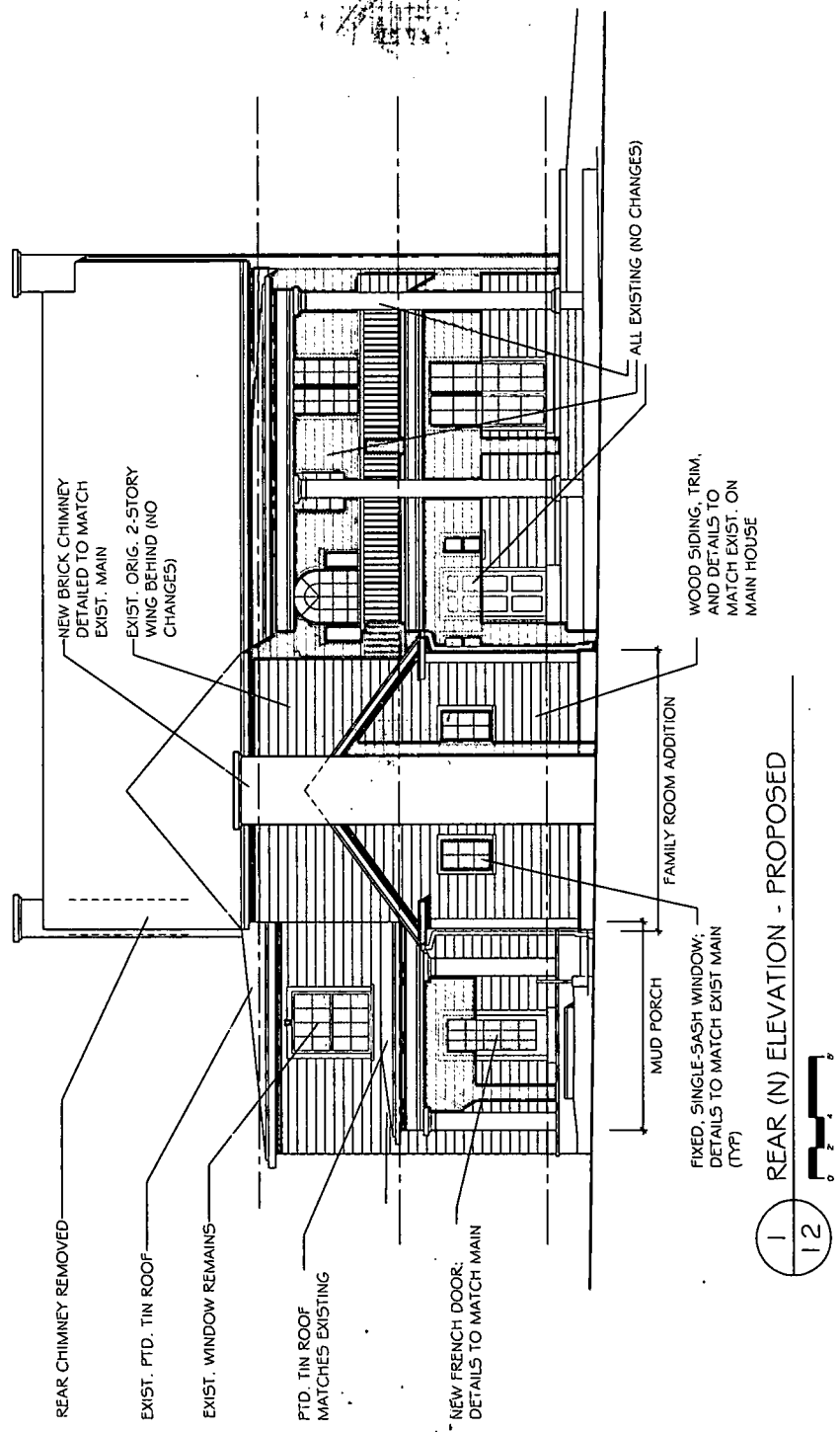
1 WEST ELEVATION - EXISTING
 6





11 REAR (N) ELEVATION - EXISTING





19



MEMORANDUM

MAY 19, 2010

RE: HAWP APPLICATION; #1 E. MELROSE STREET, CHEVY CHASE, MD

LIST OF ESSENTIAL FACTS:

1. The one-story addition attaches to an original “bump” that originally was a partially enclosed porch. This “bump” was substantially altered and fully enclosed in the 90’s. It would now serve as a “hyphen” that would provide clear articulation between the existing and the proposed addition.
2. The floor of the addition steps down with grade, two feet, helping mitigate the height and presence of the proposed addition.
3. No original windows are being removed or altered except one small, 2’ x 4’ double-hung window that now faces west, into the existing original two-story porch. This window will be re-used on the proposed mud porch, and will face east, into the open portion of the proposed mud porch.
4. In place of the above-noted original window, will be a pair of wood french doors, that match exactly the wood french doors on the original house. These will face west, into the existing lower level of the existing original two-story porch. All new windows and doors will be custom-made, all-wood, with SIMULATED DIVIDED LITES (ADHERED BOTH SIDES) and with spacer bars between insulating glass panes.
5. A small, new, partially-enclosed mud porch is proposed to be located in the inside corner formed by the north face of the 70’s two story addition, and the east face of the original rear “elle”. The north face of the proposed mud porch, will be in line with the north face of the existing original two-story porch. The proposed mud porch will be very close in spirit and size, to the original 1018 mud porch, and will be detailed similarly.
6. The existing house has three existing chimneys: Two of these are prominent with one on the west gable end of the main two story mass and the other one on the east gable end of the house. Together these work like traditional “bookends”, containing the primary mass and front facade facing E. Melrose Street. As part of the addition the “third” chimney would be removed. The existing third chimney has the appearance of being an afterthought as it is located towards the rear of the house, straddling the rear eave and the 70’s, two-story addition (also causing some roof-drainage problems). In contrast to the front, primary chimneys, this third chimney *serves no fireplaces from within* and appears to never have done so. It serves only the basement mechanical equipment that is being replaced with high-efficiency equipment not requiring any flues

END OF MEMORANDUM



EXISTING FRONT (SOUTH ELEVATION)



EXISTING WEST ELEVATION

ASHER

1 E. MELROSE STREET
CHEVY CHASE, MD 20815

**HAWP PKG.
MONTGOMERY CO.**

04.05.10
PHOTO PAGE 1 OF 2



TREACY & EAGLEBURGER
ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791



EXISTING REAR (NORTH ELEVATION)



EXISTING VIEW FROM NEWLANDS STREET (FROM NORTH)

ASHER

1 E. MELROSE STREET
CHEVY CHASE, MD 20815

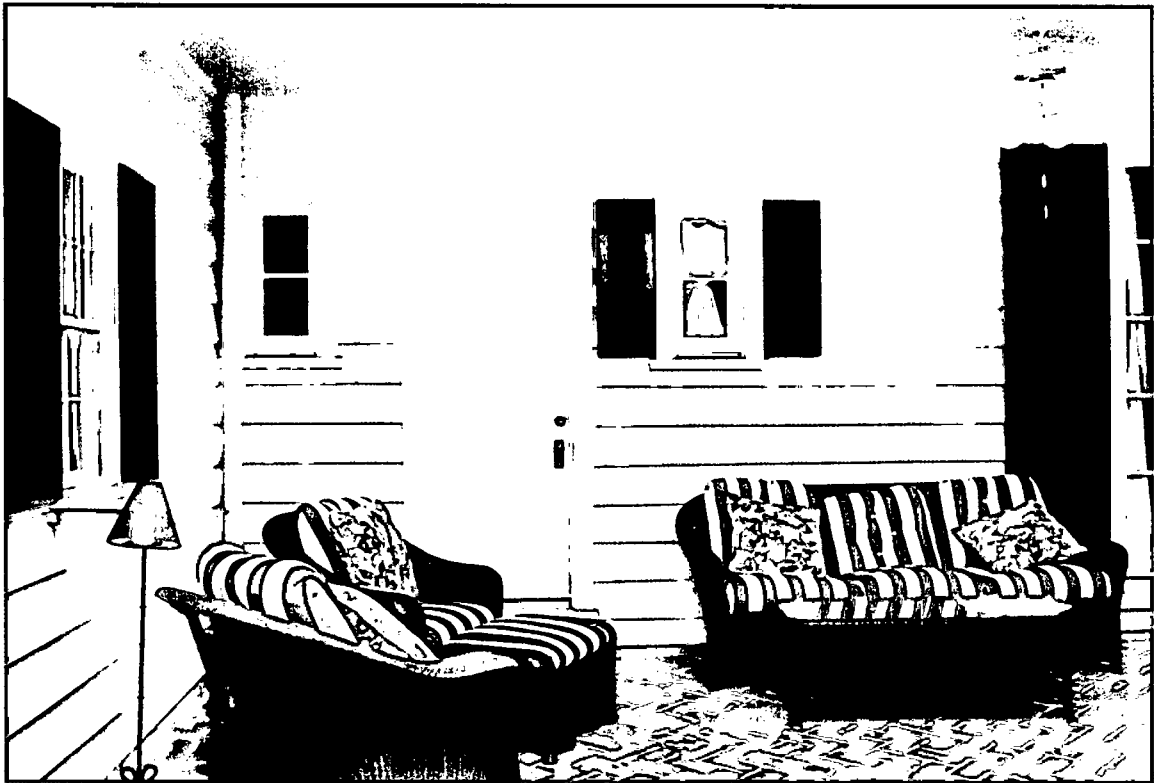
**HAWP PKG.
MONTGOMERY CO.**

04.05.10
PHOTO PAGE 2 OF 2



TREACY & EAGLEBURGER
ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791







House for
Burr N. Edwards, Esq

At the N.E. corner of Prince St & Canal St.
(Lot 6, 3/4 47, Sec 2) Chesapeake, Maryland.

John H. Dunn, Architect.
Washington, D.C.



FRONT ELEVATION
Scale 1/4" = 1'-0"

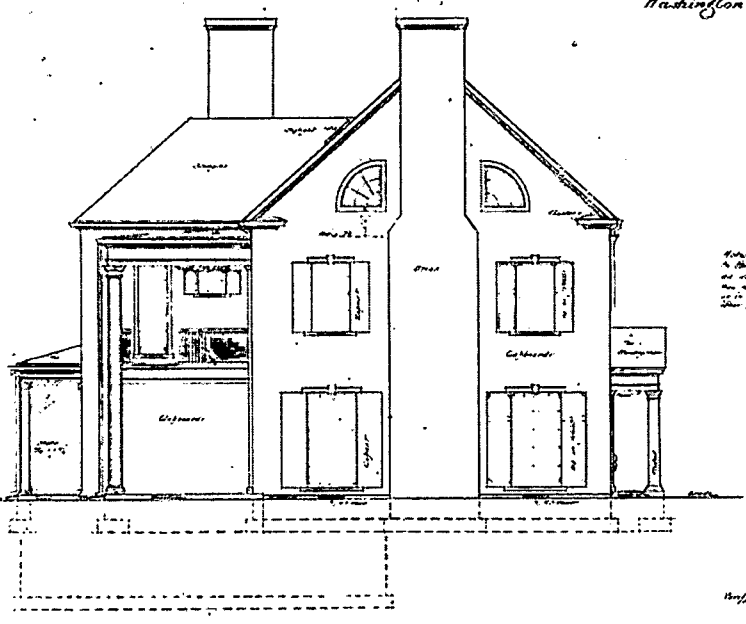
Each window shall be of average
size and of average cost in
the field for a similar style and
style. The shutters shall be made
of wood and shall be of average
size and of average cost in the
field for a similar style and style.
The shutters shall be made of
wood and shall be of average
size and of average cost in the
field for a similar style and style.

Half measurement

House for
Burr N. Edwards, Esq

At the N.E. corner of Prince St & Canal St.
(Lot 6, 3/4 47, Sec 2) Chesapeake, Maryland.

John H. Dunn, Architect.
Washington, D.C.



SIDE ELEVATION
Scale 1/4" = 1'-0"

Each window shall be of average
size and of average cost in
the field for a similar style and
style. The shutters shall be made
of wood and shall be of average
size and of average cost in the
field for a similar style and style.

Half measurement

House for
Burr N. Edward, Esq.

At the N.E. corner of Peirce St. & Conn Ave.
(Lot 6, B18 47, Sec 2) Chevy Chase, Maryland

John M. Dunn, Architect,
Washington, D.C.



FRONT ELEVATION
Scale 1/8" = 1'-0"

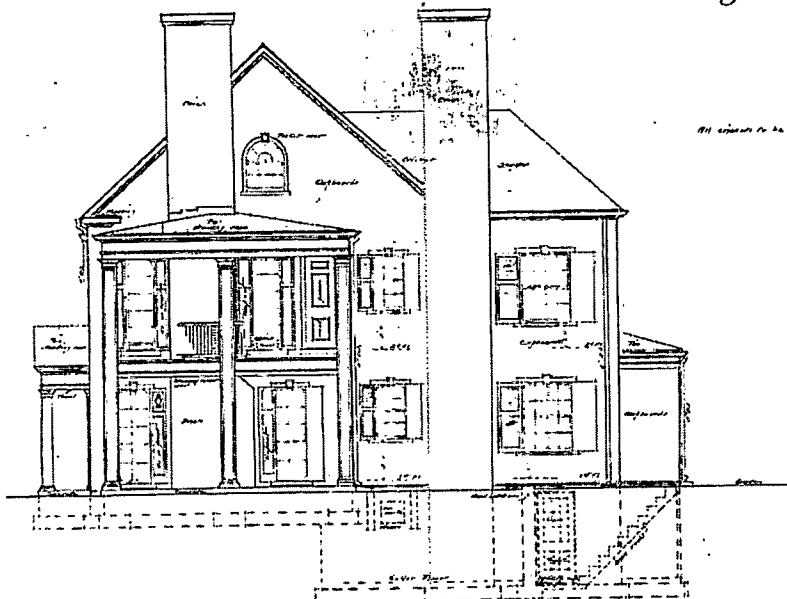
Prof. measurements

2

House for
Burr N. Edward, Esq.

At the N.E. corner of Peirce St. & Conn Ave.
(Lot 6, B18 47, Sec 2) Chevy Chase, Maryland.

John M. Dunn, Architect,
Washington, D.C.



SIDE ELEVATION
Scale 1/8" = 1'-0"

All elevations to be covered with 7/8" flat stone.

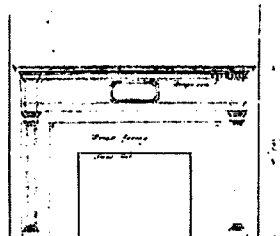
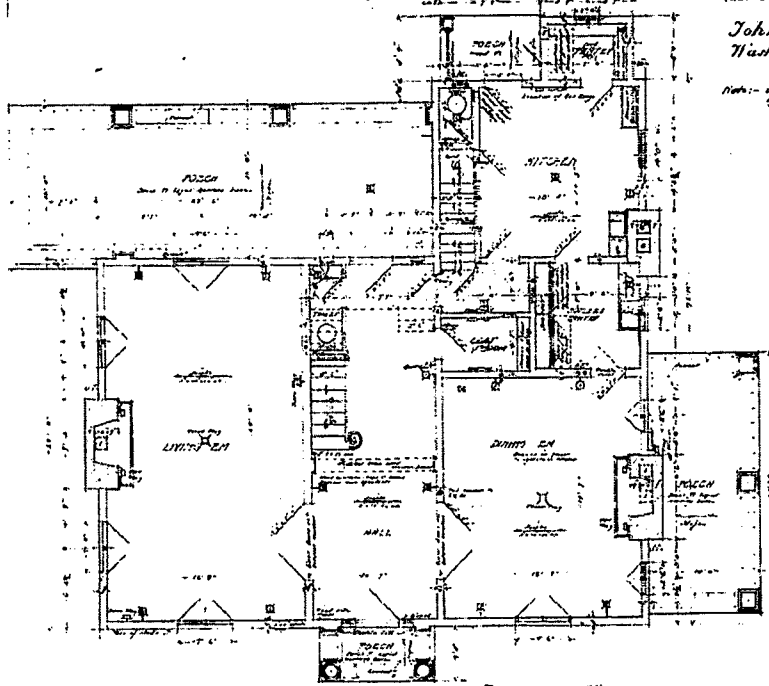
3

House for
Burr N. Edwards, Esq

At the N.E. corner of Melrose St & Conn Ave.
(Lot 6, Blk 4B, Sec 2) Chevy Chase, Maryland

John M. Dunn, Architect,
Washington, D.C.

Note: - Verify measurements from floor outside face
of walls.



LIVING ROOM MANTEL
Scale 3/4" = 1'-0"

Depth of mantel to be shown
here clearly shown.
Mantel shall be finished in
the light shade to same part shown above.
There shall also apply in being the mantel
above opening to be half of width of opening of the

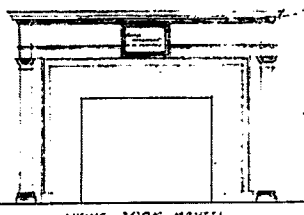
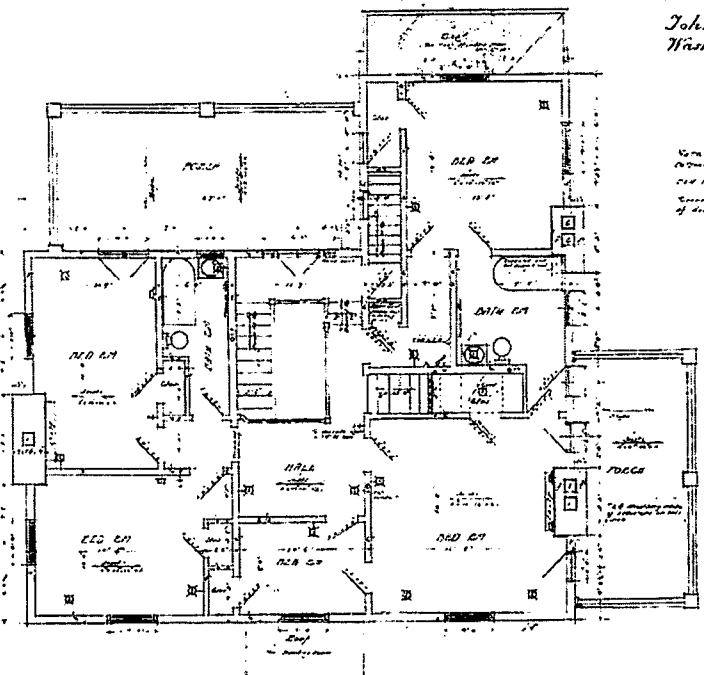
FIRST FLOOR PLAN
Scale 1/8" = 1'-0"

House for
Burr N. Edwards, Esq

At the N.E. corner of Melrose St & Conn Ave.
(Lot 6, Blk 4B, Sec 2) Chevy Chase, Maryland

John M. Dunn, Architect,
Washington, D.C.

Note: - Verify measurements from floor outside face of
wall from center to center and also above and over.
Space of this door shall be half of the full depth
of door.



LIVING ROOM MANTEL
Scale 3/4" = 1'-0"

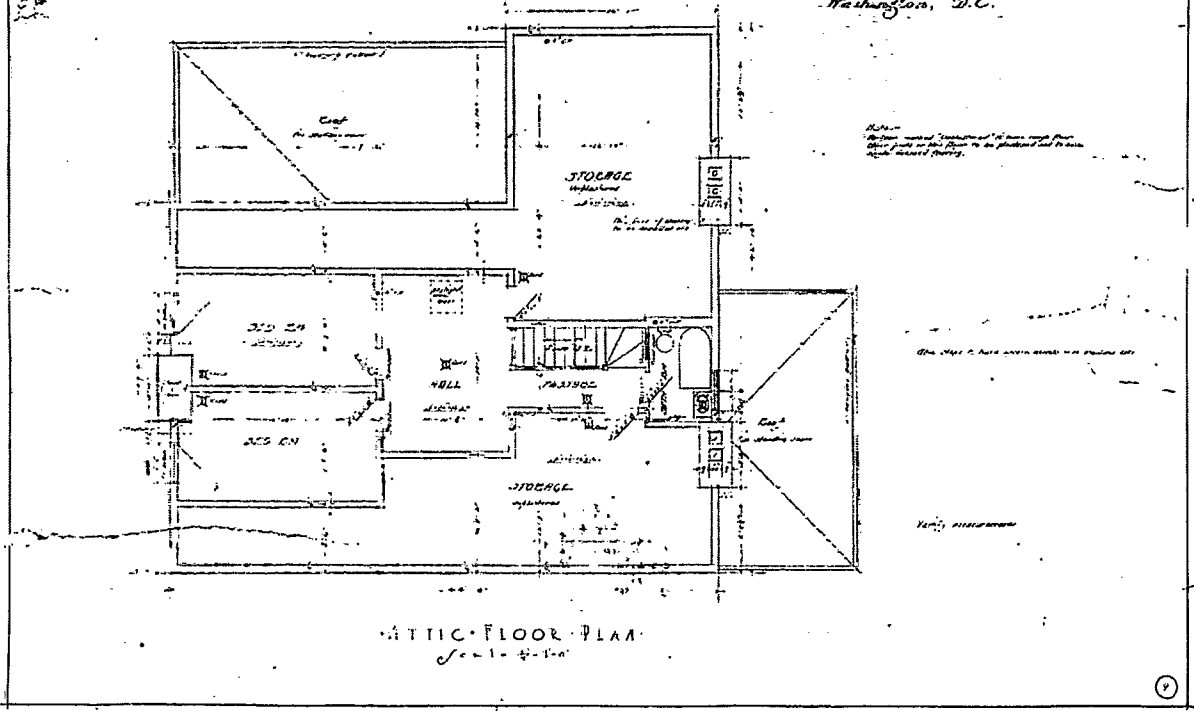
Note: - Verify measurements from floor outside face of
wall from center to center and also above and over.
Space of this door shall be half of the full depth
of door.

Verify measurements

SECOND FLOOR PLAN
Scale 1/8" = 1'-0"

House for
Burr N. Edward, Esq.

At the N.E. corner of Wilson & G. Conn Ave
(Lot 6, Bldg 11, Jan 2) Chevy Chase, Maryland
John H. Davis, Architect,
Washington, D.C.

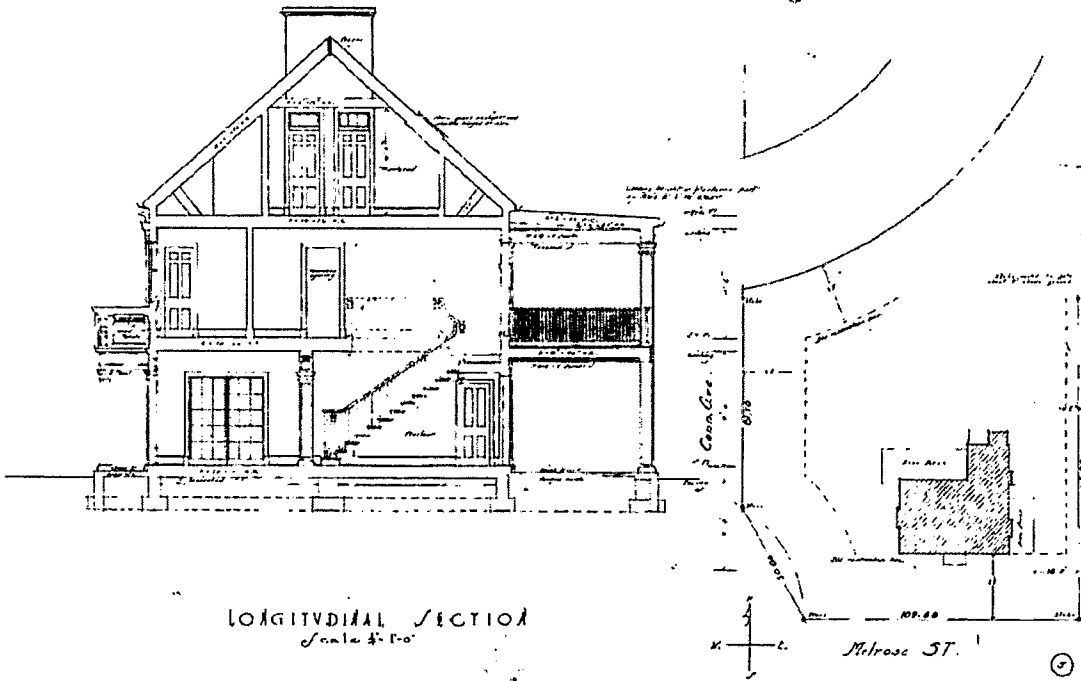


ATTIC FLOOR PLAN
Scale 1/4" = 1'-0"

House for
Burr N. Edwards, Esq.

At the N.E. corner of Melrose St. & Conn. Ave.
(Lot 6, Bk 47, Sec 2) Chevy Chase, Maryland.

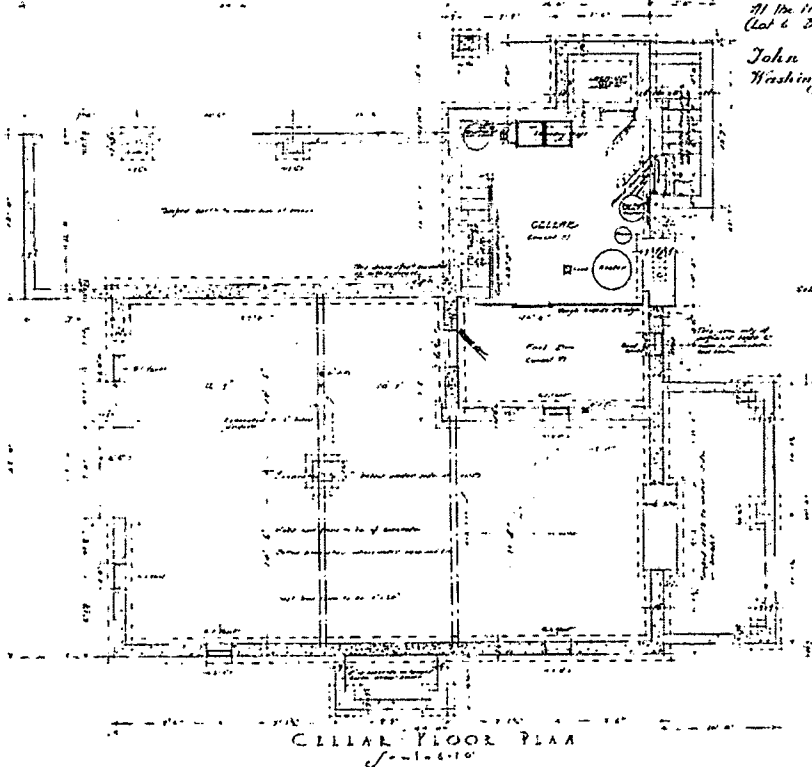
John M. Dunn, Architect,
Washington, D.C.

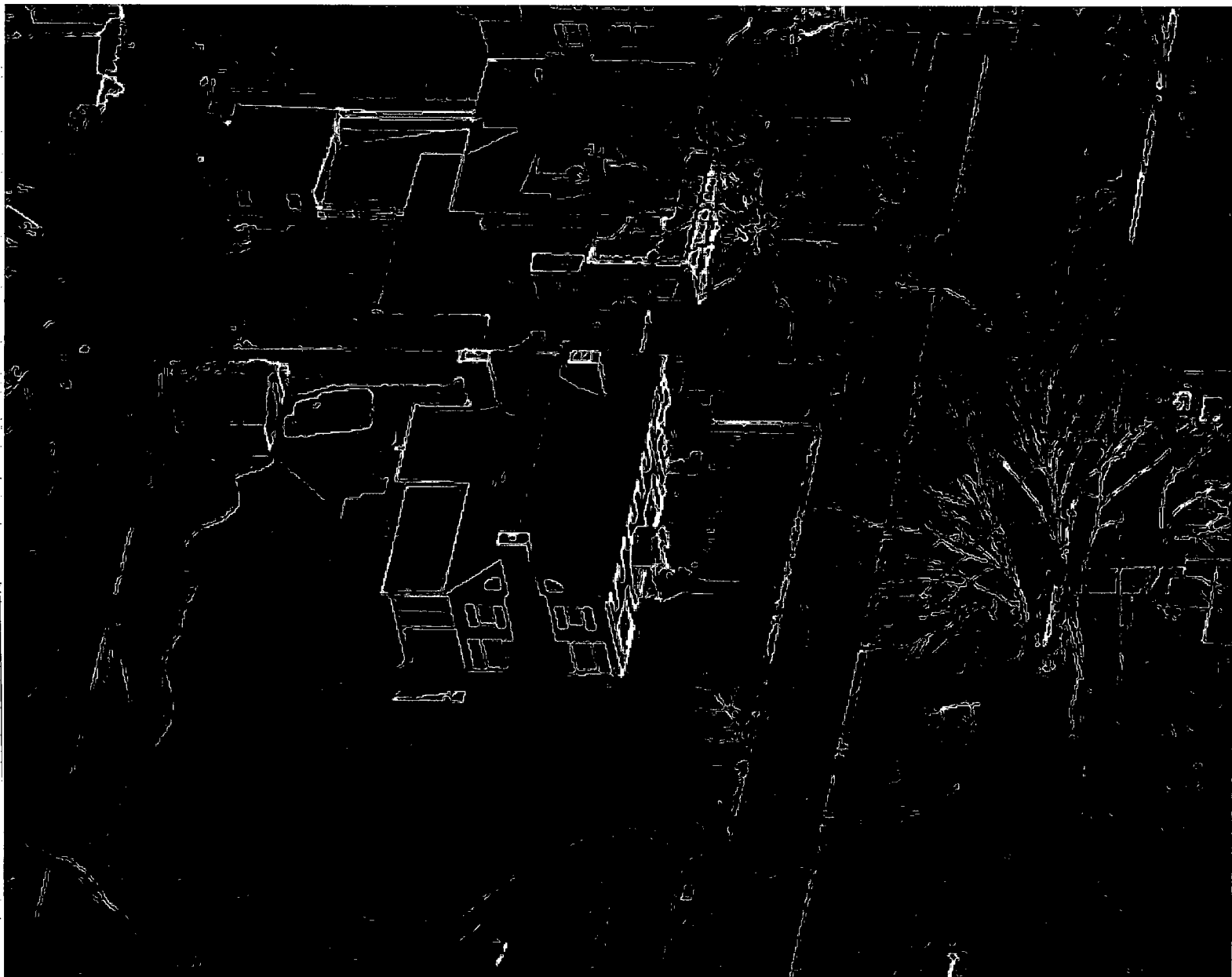


House for
Burr N. Edwards, Esq.

At the N.E. corner of Melrose St. & Conn. Ave.
(Lot 6, Bk 47, Sec 2) Chevy Chase, Md.

John M. Dunn, Architect,
Washington, D.C.

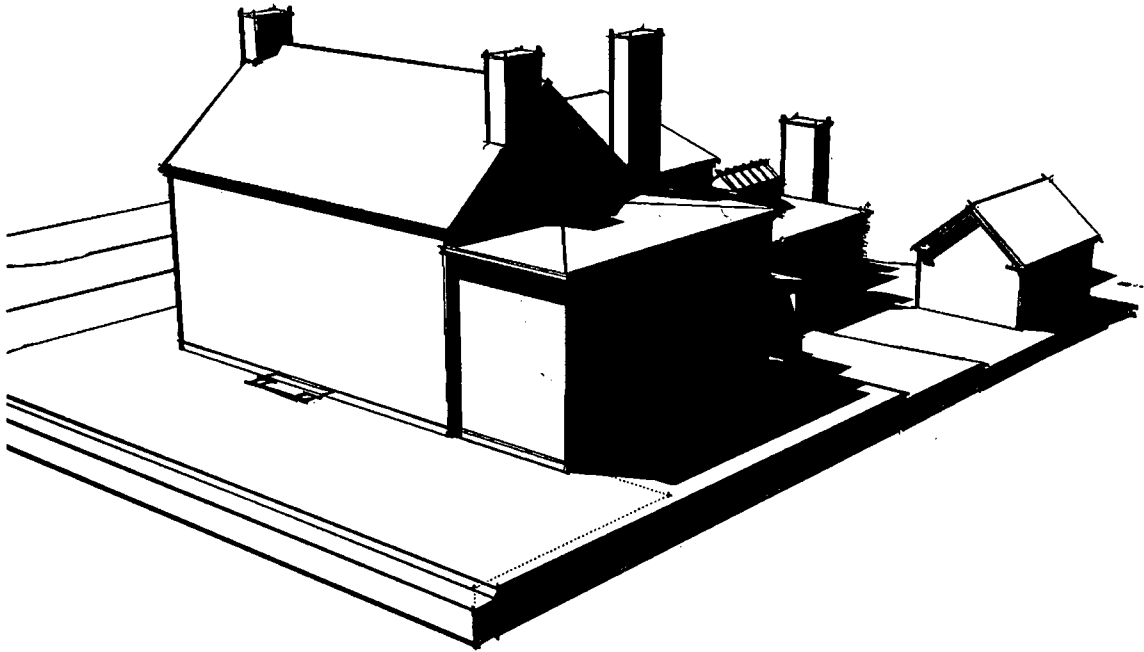




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(c) Copyright 2006, Pictometry International





EXISTING REAR (NORTH ELEVATION)



EXISTING VIEW FROM NEWLANDS STREET (FROM NORTH)

ASHER

1 E. MELROSE STREET
CHEVY CHASE, MD 20815

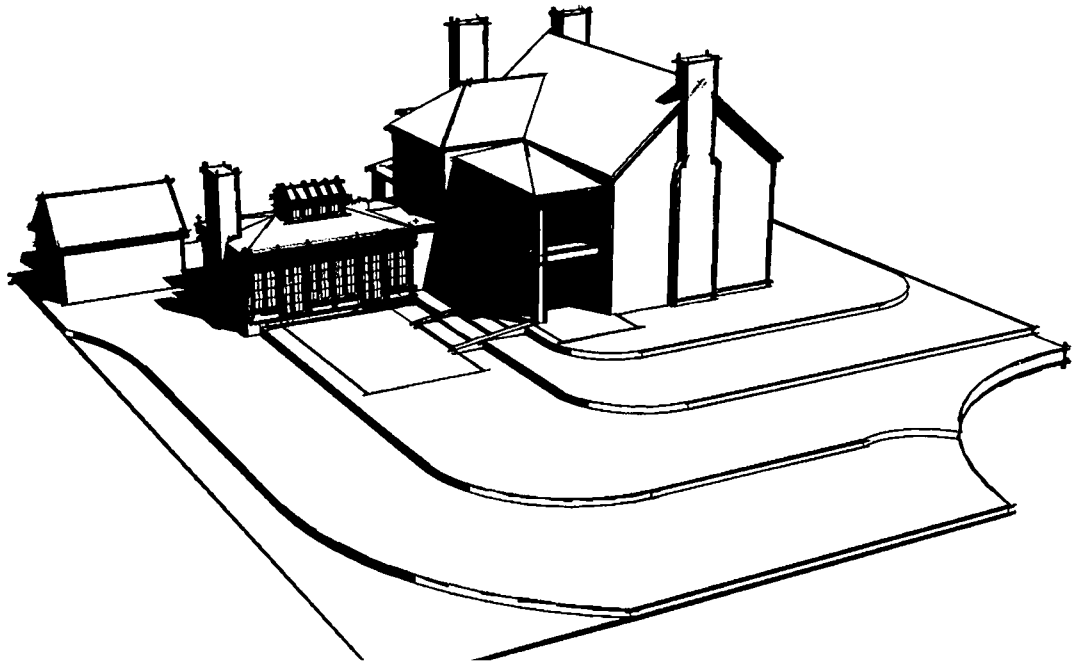
**HAWP PKG.
MONTGOMERY CO.**

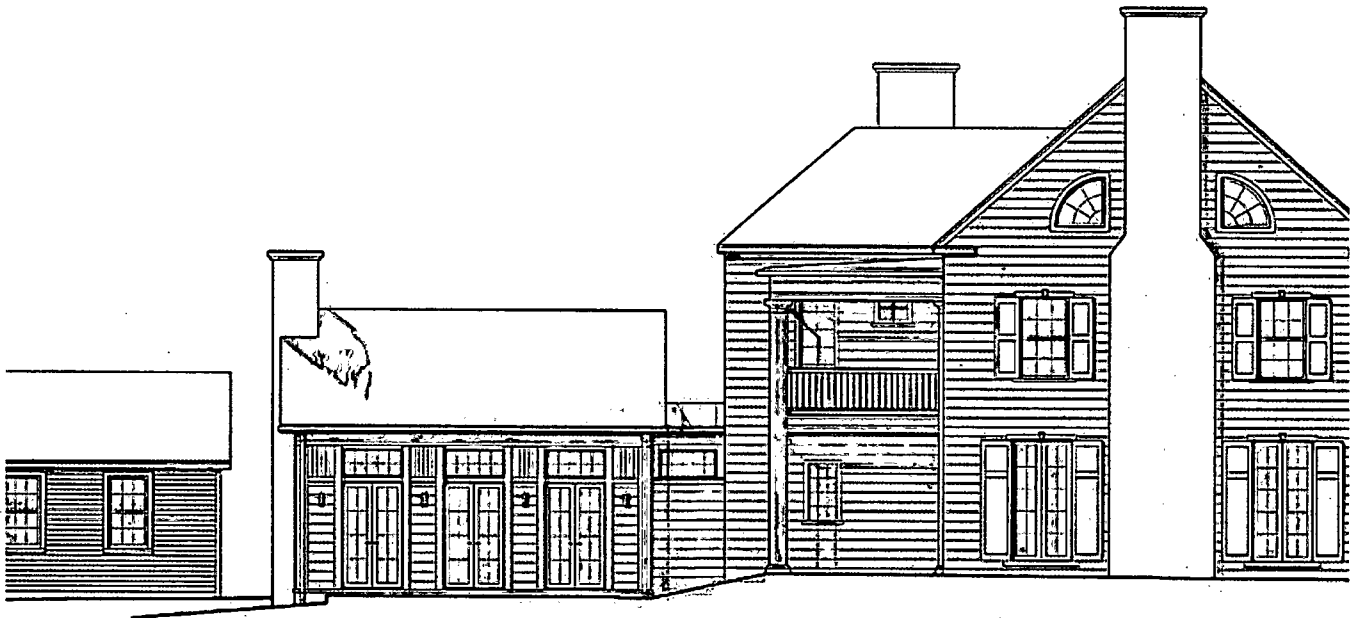
04.05.10
PHOTO PAGE 2 OF 2



TREACY & EAGLEBURGER
ARCHITECTS

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791







EXISTING FRONT (SOUTH ELEVATION)



EXISTING WEST ELEVATION

ASHER

1 E. MELROSE STREET
CHEVY CHASE, MD 20815

HAWP PKG.
MONTGOMERY CO.
04.05.10
PHOTO PAGE 1 OF 2



TREACY & EAGLEBURGER
A R C H I T E C T S

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791