

7 East meadow  
CHEM CHARD H.D.

2010 HAMP  
35/13



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: 6/10/10

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Anne Fothergill *AF*  
Planner Coordinator  
Historic Preservation Section-Planning Department  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #537963—Driveway material change

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on June 9, 2010.

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: Joseph Coffey  
Address: 7 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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Maria Salmi

Daytime Phone No.: 202-291-9780

Tax Account No.: 00454617

Name of Property Owner: Joseph Coffey Daytime Phone No.:

Address: 7 East Melrose St Chevy Chase, MD 20815  
Street Number City Street Zip Code

Contractor: Kalos Construction Phone No.: 202-291-8780

Contractor Registration No.:

Agent for Owner: Maria Salmi Daytime Phone No.: 202-291-8780

LOCATION OF BUILDING/PREMISE

House Number: 7 Street: East Melrose St.

Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave.

Lot: 4 Block: 47 Subdivision: Section 2 Chevy Chase

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Other: Driveway

1B. Construction cost estimate: \$ 10,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other:

2B. Type of water supply: 01  WSSC 02  Well 03  Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

Maria Salmi  
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: Signature: [Signature] Date: 6/10/10

Application/Permit No.: 531903 Date Filed: 2/14/2010 Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Existing 3 story single family home in  
historic suburban area.

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

Replace existing concrete apron & asphalt driveway  
with all new concrete. Same dimensions as existing.  
Will improve appearance of property and  
neighborhood.

2. **SITE PLAN**

*exposed aggregate*

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

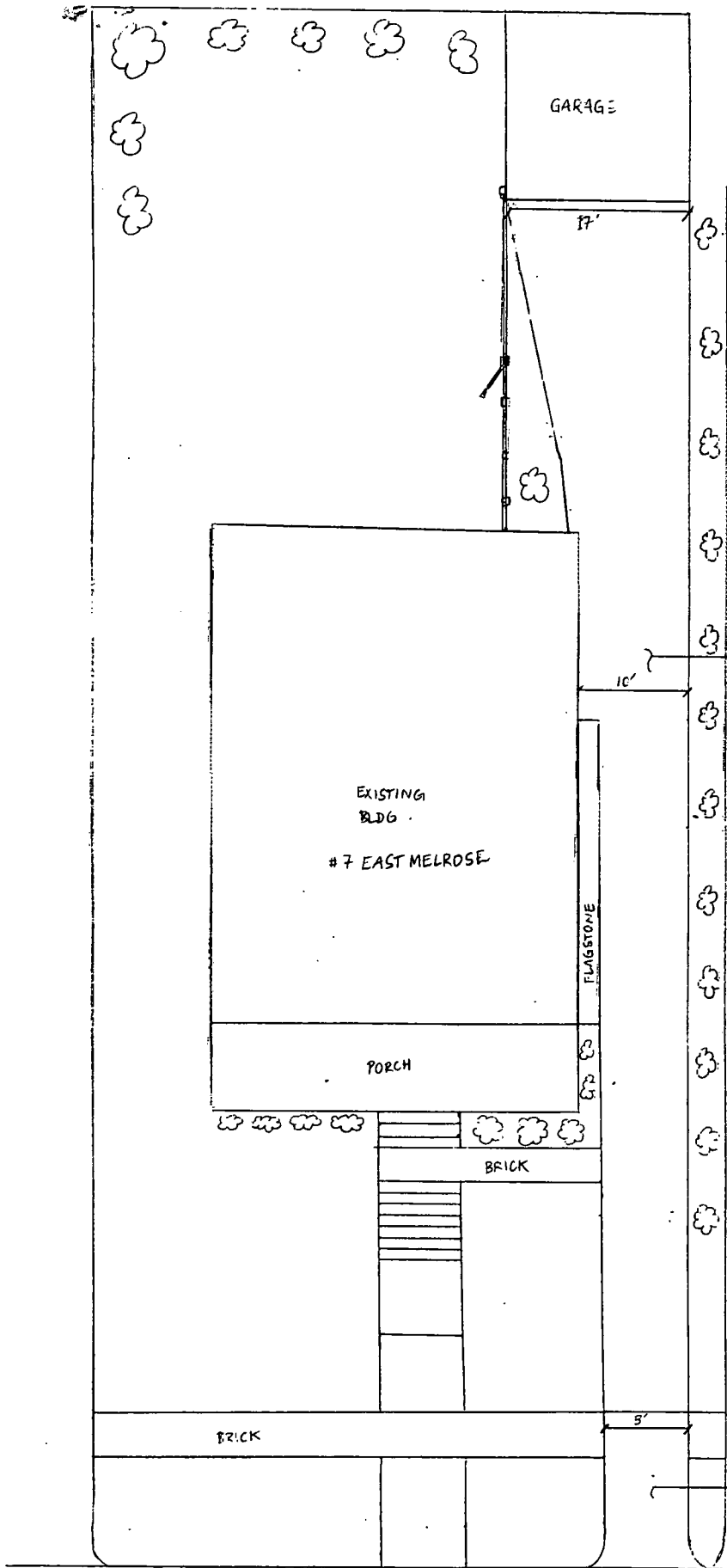
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

6. **TREE SURVEY**

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

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

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

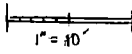


REPLACE EXISTING ASPHALT DRIVEWAY WITH CONCRETE - *Exposed Aggregate*

APPROVED  
 WORKMANSHIP COUNCIL  
 Historic Preservation Commission  
*[Signature]*

6/10/10

REPLACE EXISTING CONCRETE APRON WITH NEW CONCRETE



7 EAST MELROSE ST. CHEVY CHASE, MD. NEW DRIVEWAY

## Manarolla, Kevin

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**From:** Bourke, Tom (Winchester Homes Inc.) (Tom) [tom.bourke@whihomes.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 (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); Stephens, Betsy; Wellington, F. (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

Existing Property Condition Photographs (duplicate as needed)



Detail: View from 5<sup>th</sup> Melrose



Detail: View from 6 E. Melrose

Existing Property Condition Photographs (duplicate as needed)



Detail: View from 8 E. Melrose



Detail: View from 9 E. Melrose



Existing Property Condition Photographs (duplicate as needed)

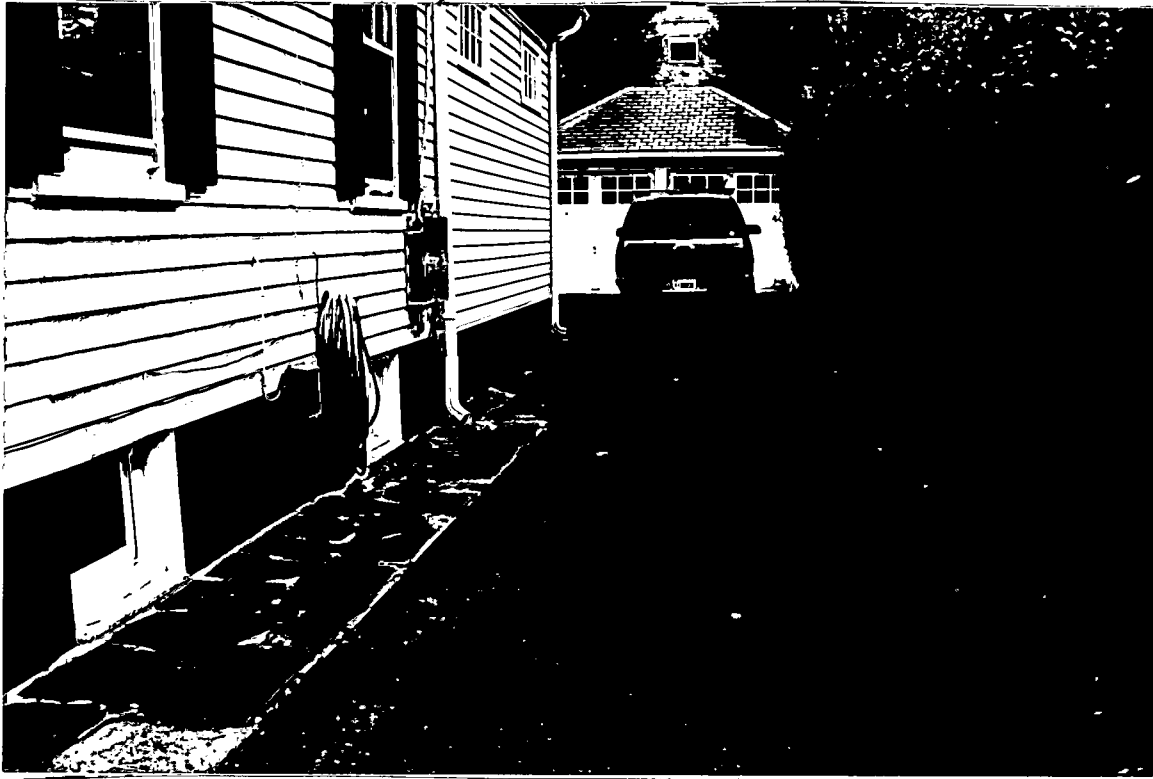


Detail: View from front of 7 E. Melrose



Detail: Close up of apron.

Existing Property Condition Photographs (duplicate as needed)



Detail: Driveway closeup



Detail: Driveway closeup

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7 East Melrose Street, Chevy Chase	<b>Meeting Date:</b>	6/9/10
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	6/2/10
<b>Applicant:</b>	Joseph Coffey	<b>Public Notice:</b>	5/26/10
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Numbers:</b>	35/13-10L	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Driveway material change		

**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1903

**PROPOSAL**

The applicants are proposing to replace the existing asphalt driveway with an exposed aggregate concrete driveway with the same dimensions.

**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; Ord. 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](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.



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DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Maria Salmi

Jaytime Phone No.: 202-291-8780

Tax Account No.: 00454617

Name of Property Owner: Joseph Coffey Daytime Phone No.: \_\_\_\_\_

Address: 7 East Melrose St Chevy Chase, MD 20815  
Street Number City State Zip Code

Contractor: Kalos Construction Phone No.: 202-291-8780

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Maria Salmi Daytime Phone No.: 202-291-8780

LOCATION OF BUILDING/PREMISE

House Number: 7 Street: East Melrose St.

Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave.

Lot: 4 Block: 47 Subdivision: Section 2 Chevy Chase

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Driveway

1B. Construction cost estimate: \$ 10,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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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.

Maria Salmi

Signature of owner or authorized agent

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 531903 Date Filed: 2/14/2010 Date Issued: \_\_\_\_\_

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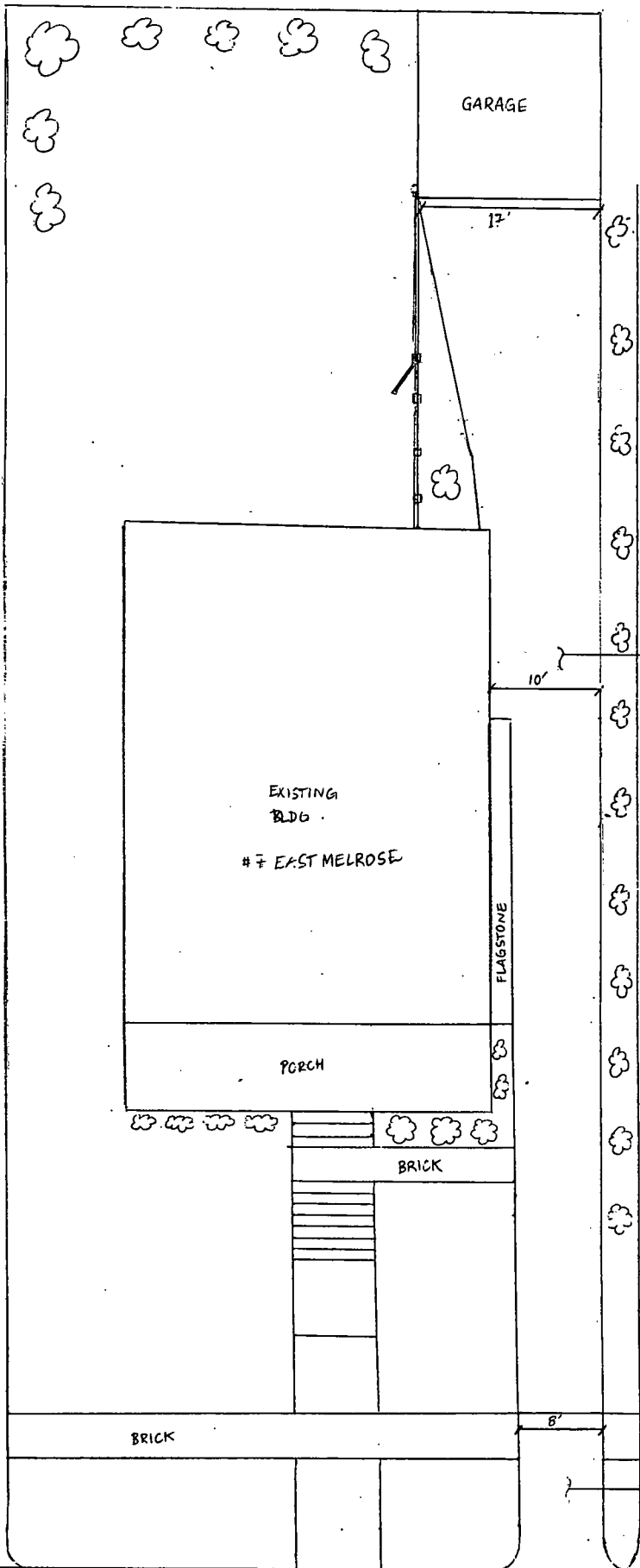
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

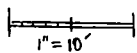
Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

<b>Owner's mailing address</b> <i>Mr. &amp; Mrs. Coffey</i> <i>7 East Melrose St.</i> <i>Cherry Chase, MD 20815</i>	<b>Owner's Agent's mailing address</b> <i>Kalos Construction</i> <i>P.O. Box 60874</i> <i>Washington, DC 20039</i>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<i>Mark &amp; Cindy Aron</i> <i>8 East Melrose St.</i> <i>Cherry Chase, MD 20815</i>	<i>William &amp; Jane Scott</i> <i>6 East Melrose St.</i> <i>Cherry Chase, MD 20815</i>
<i>Alan Burlow</i> <i>9 East Melrose St.</i> <i>Cherry Chase, MD 20815</i>	<i>Marquitta P. Foley</i> <i>5 East Melrose St.</i> <i>Cherry Chase, MD 20815</i>



REPLACE EXISTING ASPHALT DRIVEWAY WITH CONCRETE (exposed aggregate)

REPLACE EXISTING CONCRETE APRON WITH NEW CONCRETE





**MARYLAND STATE HIGHWAY ADMINISTRATION  
OFFICE OF MATERIALS AND TECHNOLOGY  
CONCRETE TECHNOLOGY DIVISION  
CONCRETE MIX DESIGN**

Mix Code No.: S2W-N35-28-6 Date: 27-Mar-06

Design Strength 3000 P.S.I. Slump: 2 - 5 in

Max. Allow. H<sub>2</sub>O 31.8 Gallons / C.Y. Max. W/C Ratio .50

(1)	(2)	(3)	(4)	(5)
		[(5) x (4)] x 62.4		(3) / [(4) x 62.4]
Material	Proportion Percentage	Design Weights lbs. Per C.Y.	Specific Gravity	Absolute Vol. (cubic ft.)
Cement	64.9	344	3.15	1.75
G.I.B.F.S	35.1	186	2.95	1.01
Sand (SSD)	41.7	1286	2.62	7.87
No. 57 Agg	58.3	1800	2.70	10.68
Water	30.0 Gal	250	1.00	4.00
Estimated Air %	6.5	Air Volume = 27 x Est. Air %		1.76
Total Volume =				27.07
Theoretical Weight of Mix lbs./cu.ft.				142.81

Producer	AGGREGATE INDUSTRIES	Plant	ROCKVILLE
Cement	LAFARGE	G.I.B.F.S.	NEWCEM
No. 57 Agg.	BARRICK, WOODSBORO	Sand	AGG. IND. - ACCOKEEK
Air Ent. Admix	SIKA AEA-14	Dosage Rate	½ - 3.0 oz./cwt.
Reducing Admix.	PLASTOCRETE 161	Dosage Rate	3.0 - 5.0 oz./cwt.

NOTE: This mix design was evaluated by trial batch on Nov-05  
It meets all specification requirements.

REMARKS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
AI ID  
MD26535

APPROVAL RECOMMENDED



Vicki R. Stewart  
Section Chief  
Concrete/Chemical/Cement Laboratory