

102 E. WETTER  
CHERRY CREEK HD.

35/13  
2010 HFW?



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: 9/8/10

### 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 #545726—fencing installation

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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 September 7, 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: Robert Nichols  
Address: 102 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: Wendy Ritter
Daytime Phone No.: 301 607-4690 X3162

Tax Account No.: 00457052
Name of Property Owner: Robert Nichols Daytime Phone No.: 202 457-8787
Address: 102 E. Melrose St. Chevy Chase Md. 20815
Contractor: Long Fence Co Phone No.:
Contractor Registration No.: 961502
Agent for Owner: Wendy Ritter Daytime Phone No.: 301 607-4690 X3162

LOCATION OF BUILDING/PREMISE

House Number: 102 E MELROSE ST Street:
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE
Lot: 11 Block: 45 Subdivision: Chevy Chase Village
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [X] 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) [X] Other:
1B. Construction cost estimate: \$ 7,000
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 6 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[X] 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.

Signature of owner or authorized agent: Bob Nichols Date:

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 545726 Date Filed: 8/9/10 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:

REMOVE 6' TALL MUNICIPAL FENCE

INSTALL 6' TALL CEDAR AND TONGUE VERTICAL BOARD  
FENCE WITH ALUMINUM TOP

\* IDENTICAL TO FENCE AT 26 OXFORD ST. \*

IDENTICAL TO FENCE APPROVED BY THE HPC  
AT THE APRIL 28 MEETING

THE CHERRY CREEK VILLAGE ALSO APPROVED FENCE

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

THIS FENCE WILL MATCH THE FENCE  
THE HPC + VILLAGE HAS APPROVED AS  
PART OF THE BIRNOLVILLE ROAD  
PROJECT

(HPC # 35/13-10F)

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**

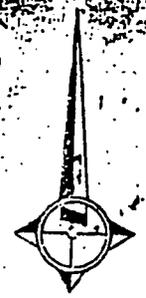
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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).

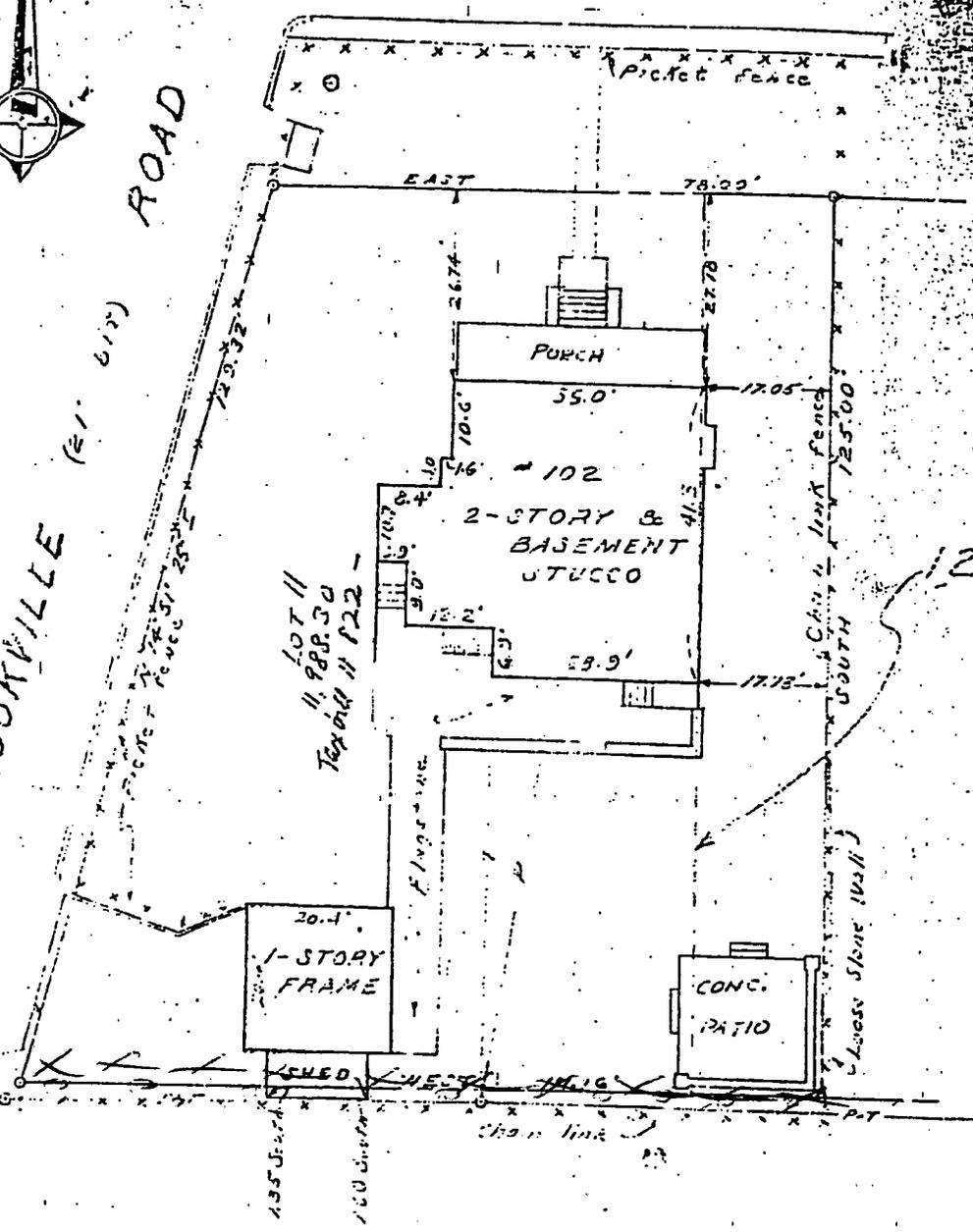
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

0 = 1/4" = 1' 0"



102 MELROSE (102 STREET)

BROOKVILLE (E. 612) ROAD



SPRINGFIELD

I hereby certify that the position of all existing improvements on the above described property has been carefully ascertained and shown on this plan.

John D. Allen Jr.

Surveyor  
Montgomery County, Maryland  
FOR LAWYERS TITLE OF MONTGOMERY COUNTY, MARYLAND

11/31/10

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 (301) 662-1600

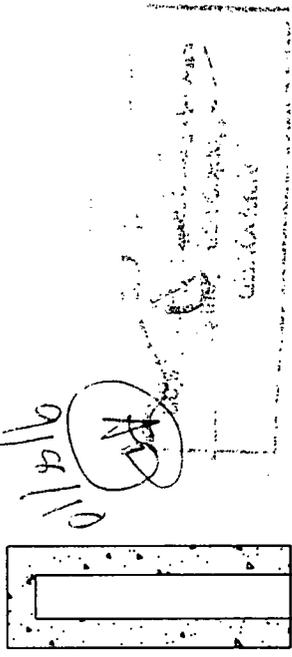
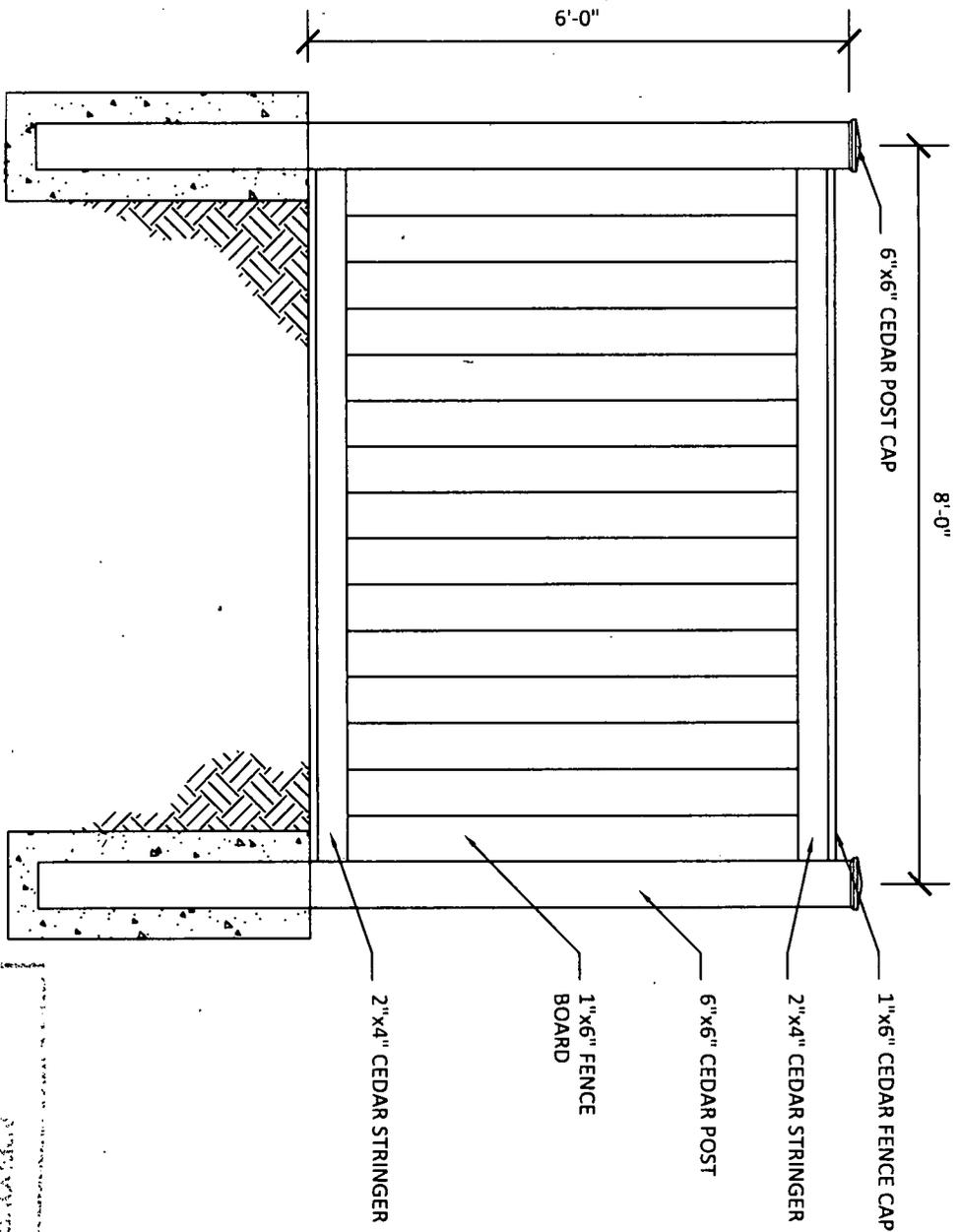
DATE: AUGUST 03, 2010 REV: A

DRAWING NUMBER:  
 10RM917

CUSTOMER INFORMATION:  
 ROB NICHOLS  
 102 E. MELROSE ST.  
 CHEVY CHASE, MD 20815

ESTIMATOR: J. RAFFERTY DRAWN BY: C. ROGERS

SHEET# 1 of 1



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

<b>Address:</b>	102 East Melrose Street, Chevy Chase	<b>Meeting Date:</b>	9/7/10
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	9/1/10
<b>Applicant:</b>	Robert Nichols	<b>Public Notice:</b>	8/25/10
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Numbers:</b>	35/13-10N	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Fencing installation		

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**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**PROPERTY DESCRIPTION**

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

**PROPOSAL**

The applicants are proposing to remove existing fencing and install 6' tall wood vertical board fencing across the rear (south side) of the property. The HPC recently approved the same fencing for the left (west) side of this property as part of the Brookville Road walkway application.

**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 a 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@mcppc-mc.org](mailto:anne.fothergill@mcppc-mc.org) 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

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**301/563-3400**

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Name of Property Owner: Robert Nichols Daytime Phone No.: 202 457-8787  
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**LOCATION OF BUILDING/PREMISE**

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Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE  
Lot: 11 Block: 45 Subdivision: Chevy Chase Village  
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: \$ 7,000  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

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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.

ROB NICHOLS  
Signature of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
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FENCE WITH FLAT TOP

\*IDENTICAL TO FENCE AT 26 OXFORD ST. \*  
IDENTICAL TO FENCE APPROVED BY THE HPC  
AT THE APRIL 28 MEETING  
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(HPC # 35/13-10F)

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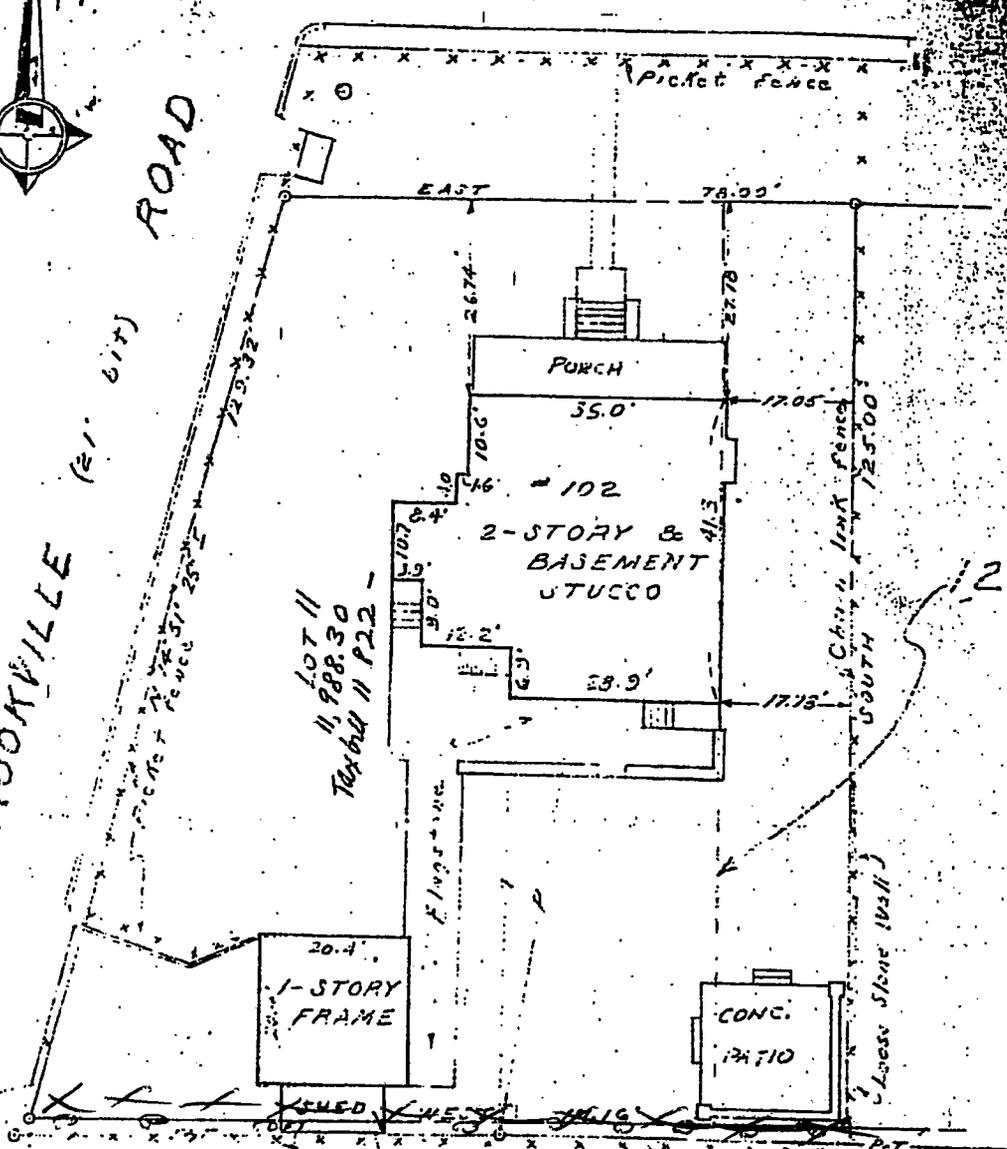
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O = 6' x 4' 00' 0

BROOKVILLE (21' bit) ROAD

102 MELROSE (102 STREET)



fence location

NOTARY PUBLIC'S CERTIFICATE

I hereby certify that the position of all existing improvements on the above described property has been carefully established and that the same are as shown on the attached plat.

*J. Allen Jr.*

NOTARY PUBLIC  
MONTGOMERY COUNTY, MARYLAND  
FOR LAWFUL TITLE OF MONTGOMERY COUNTY, MARYLAND

5

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DATE: AUGUST 03, 2010 REV: A

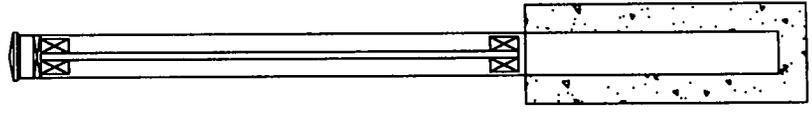
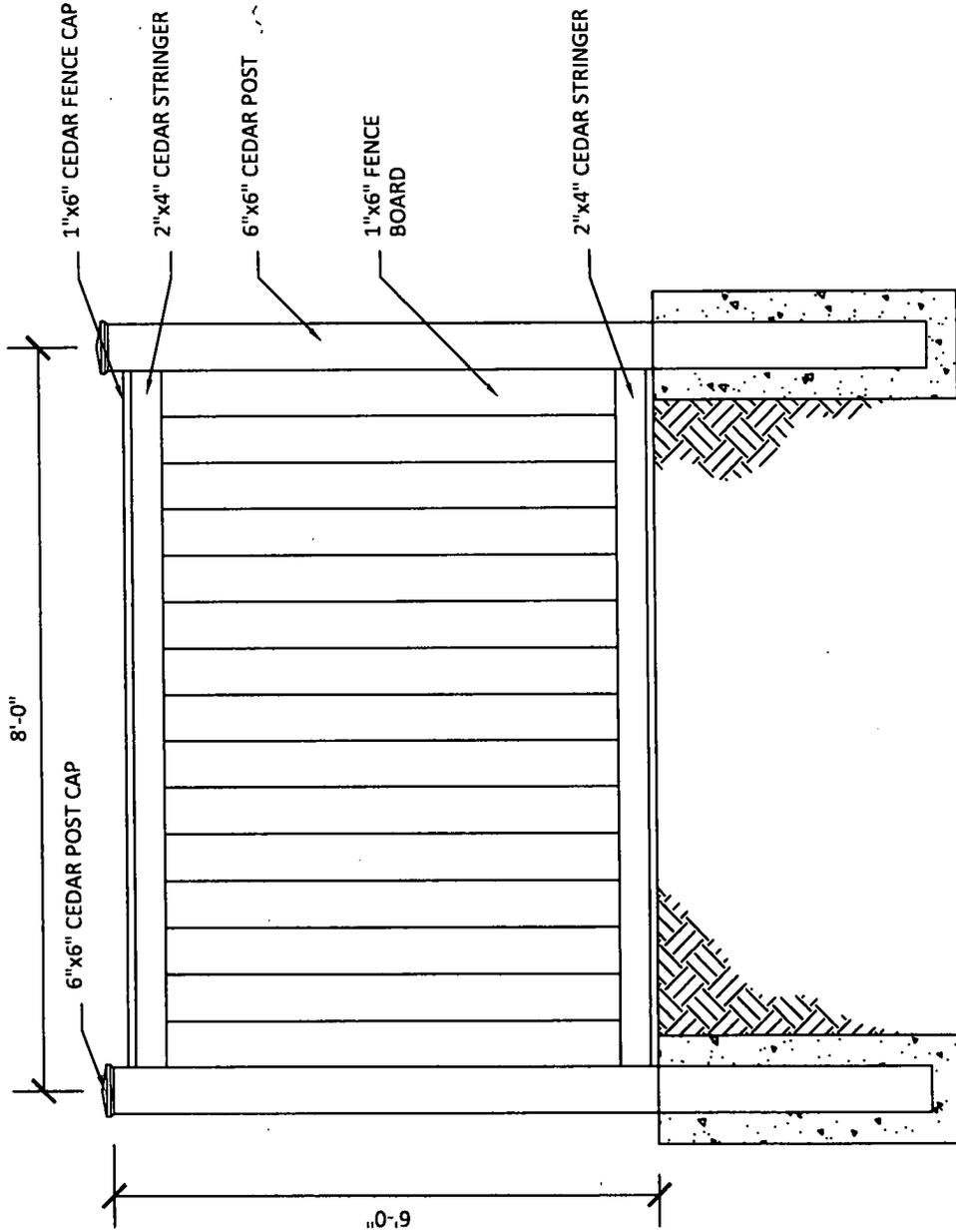
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CHEVY CHASE, MD 20815

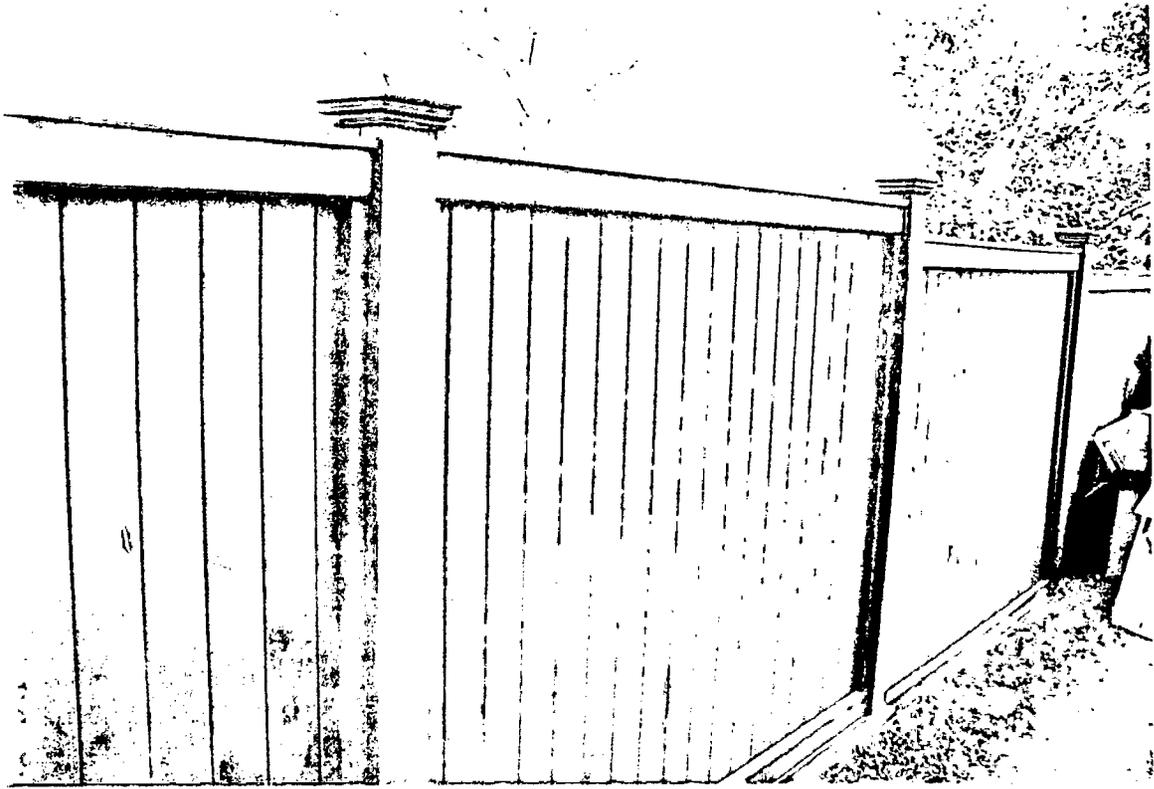
ESTIMATOR:  
J. RAFFERTY

DRAWN BY:  
C. ROGERS

SHEET# 1 of 1

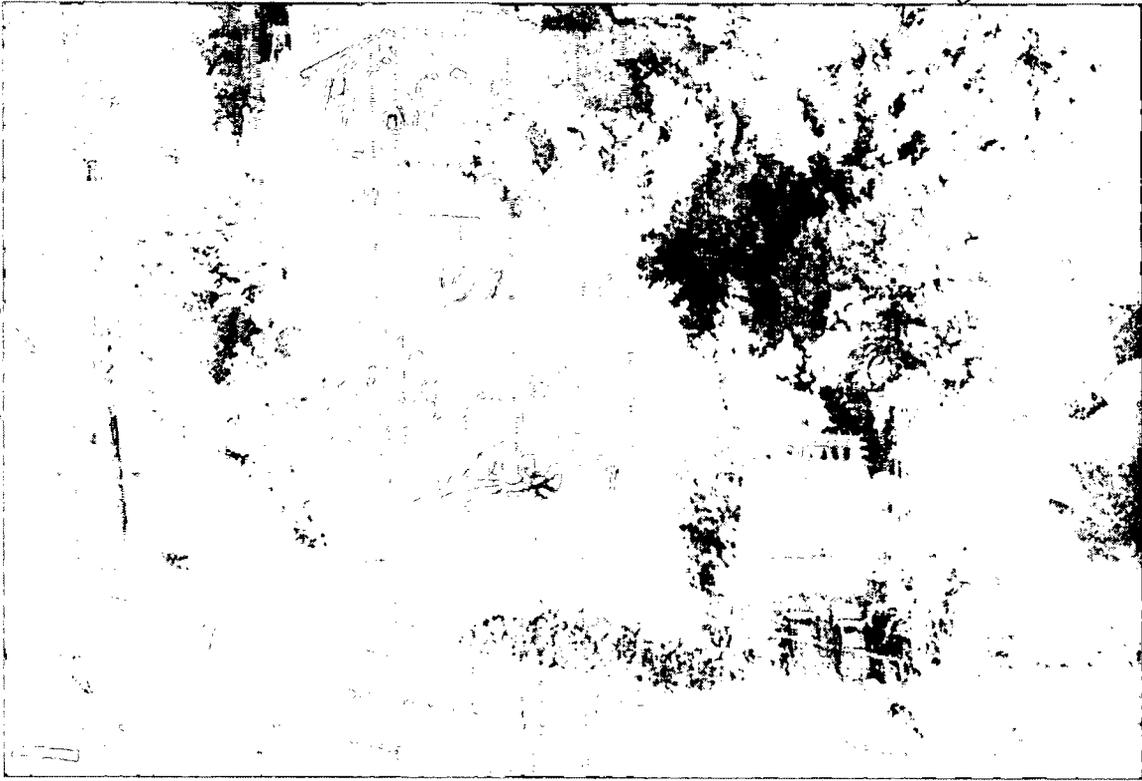


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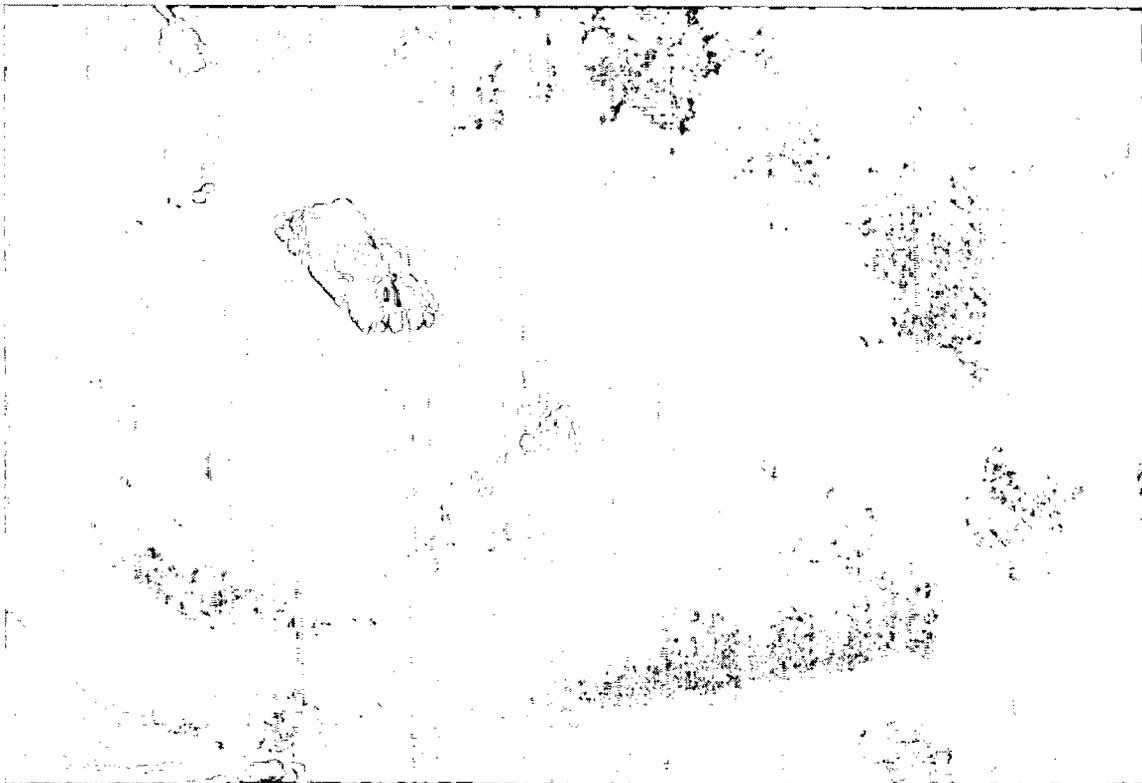


fence location  
at rear

East Meiosis



front



A  
fence  
location

