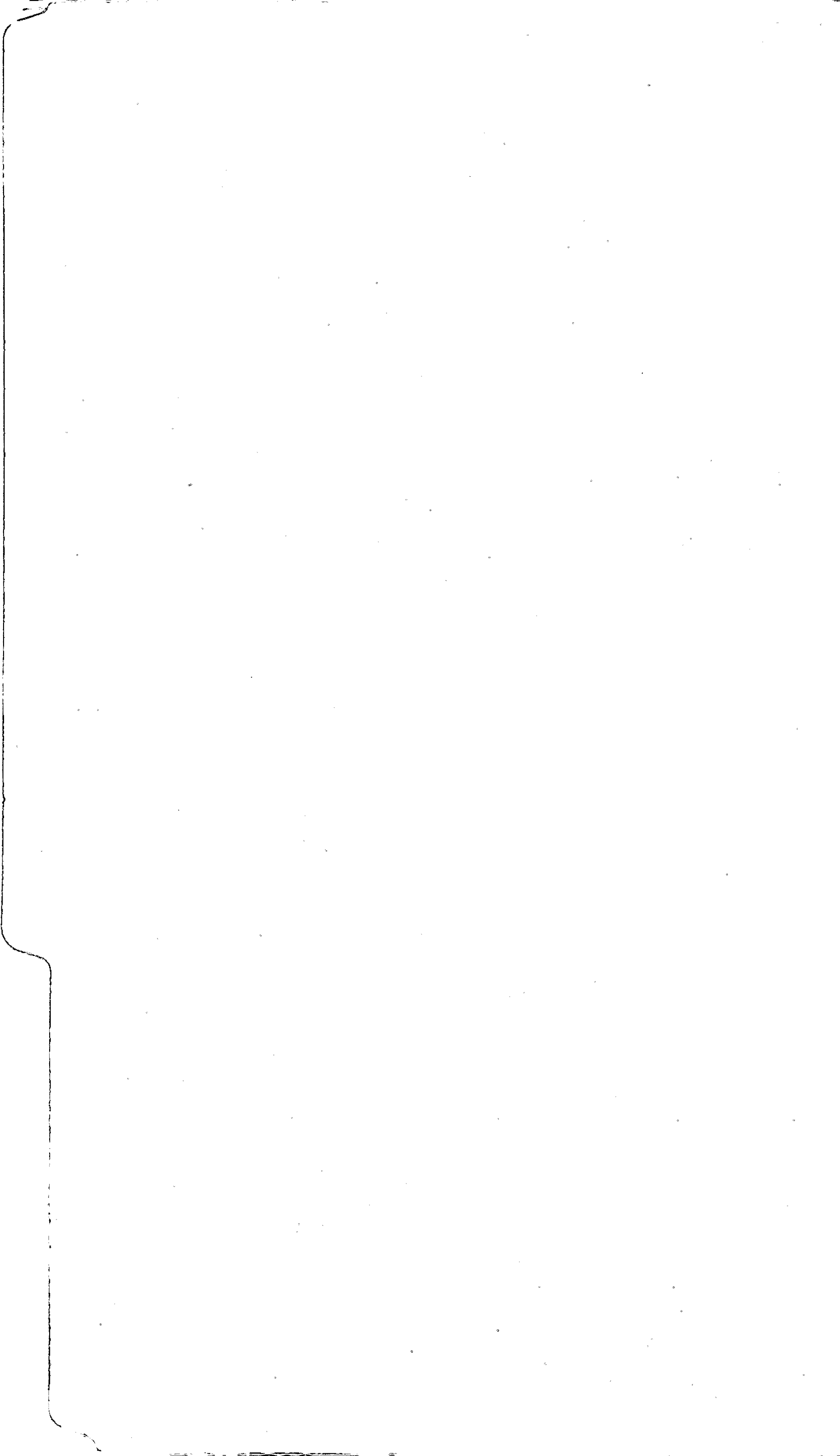


2011 MAP

15 East Meador
Cherry Chase Village H.D.





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 5/12/11

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #566238—fencing replacement

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 May 11, 2011.

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: Charles and Serene Farmer
Address: 15 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.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Charles Farmer
Daytime Phone No.: 301-980-3210

Tax Account No.: 16 07 00455430

Name of Property Owner: Charles / Sorene Farmer Daytime Phone No.: 301-687-7360

Address: 15 E. Melrose St Chevy Chase MD 20815
Street Number City Street Zip Code

Contractor: Long Fence Phone No.:

Contractor Registration No.:

Agent for Owner: NA Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: E. Melrose St

Town/City: Chevy Chase Nearest Cross Street: Brookville Rd.

Lot: P1 Block: 47 Subdivision:

Liber: 9141 Folio: 495 Parcel: NA

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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: \$1500

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 4 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.

Signature of Charles Farmer
Signature of owner or authorized agent

April 18, 2011
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: [Signature] Signature: [Signature] Date: 5/12/11

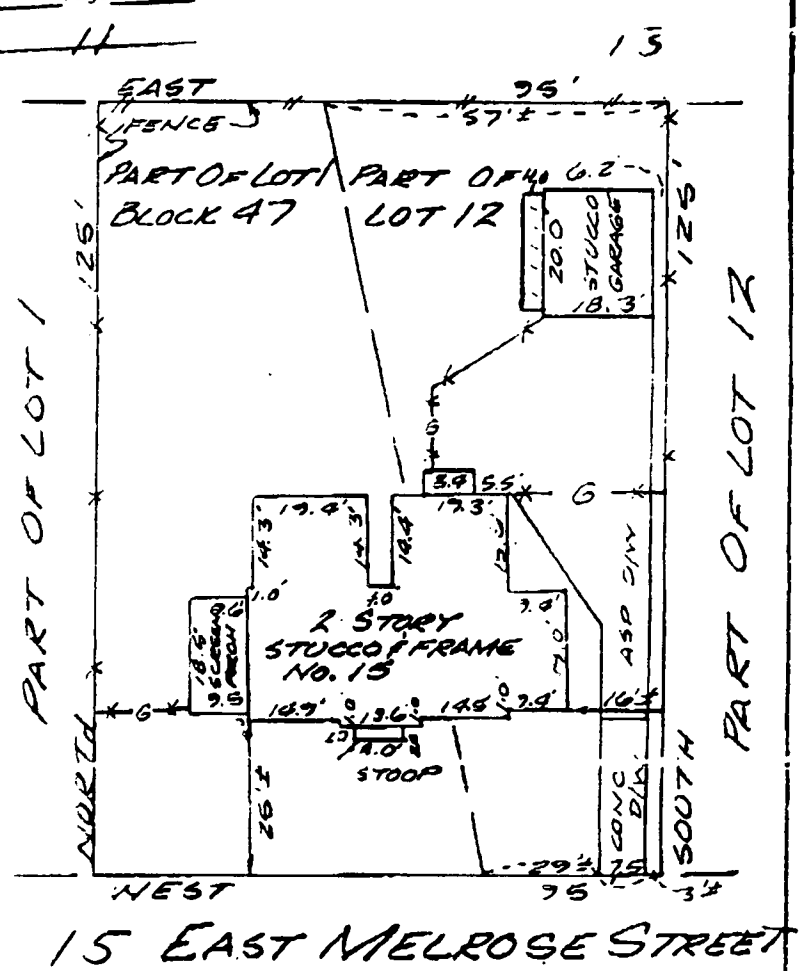
Application/Permit No.: Date Filed: Date Issued:

LOCATION OF HOUSE
 PART OF LOTS 1 & 12 - BLOCK 47 - SECTION NO. 2
 CHEVY CHASE
 MONTGOMERY COUNTY, M.D.

MONTGOMERY CO. GOVERNMENT
 Department of Environmental Protection
 Division of Environmental Policy & Compliance

Approved G. McClain Date 12-29-92
 Zoning Class R-60 Page 2 of 4
 Board of Appeals Case 11

5/12/11



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS

Harry J. Blanchard
 REGISTERED LAND SURVEYOR MD #7180

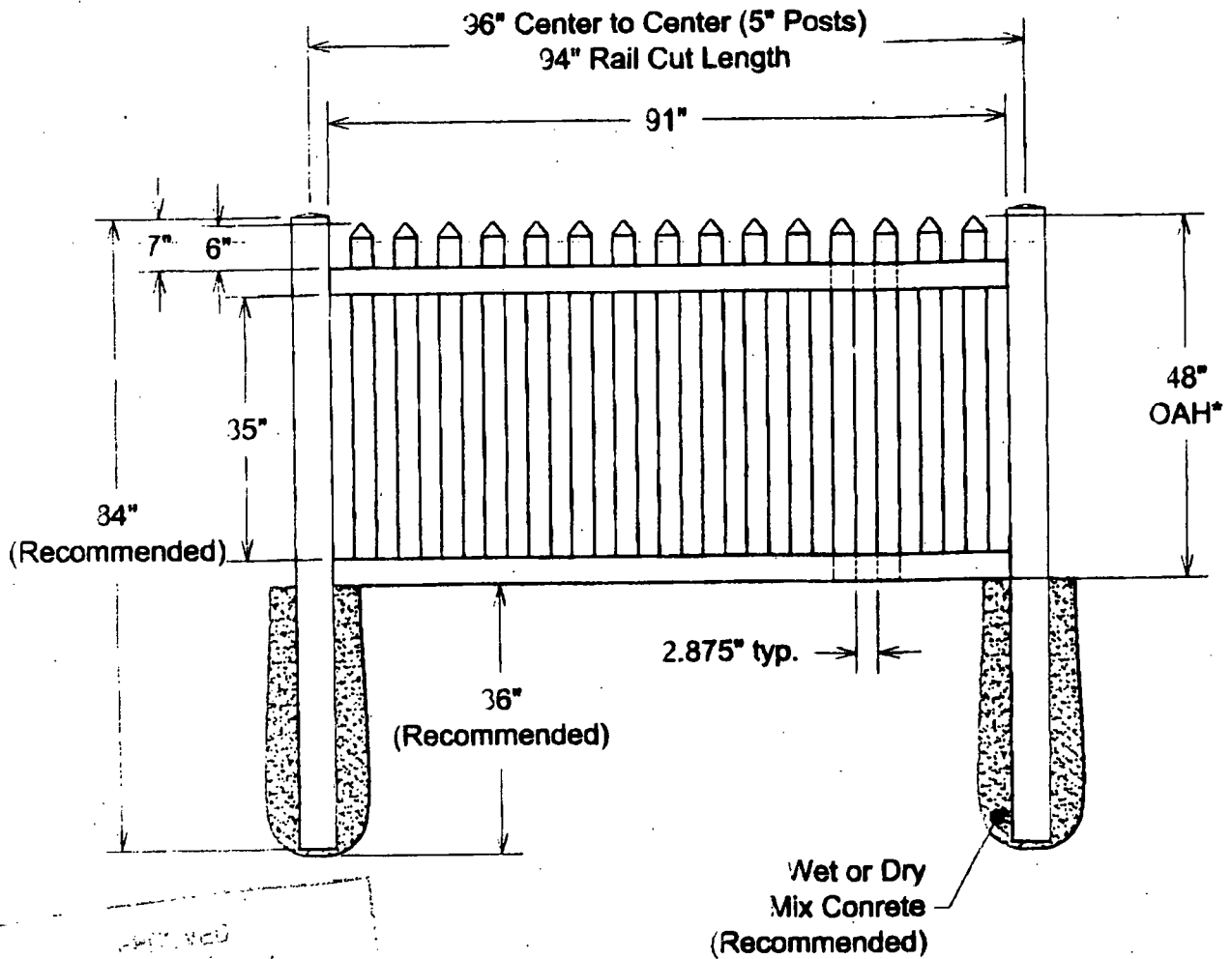
REFERENCES
 PLAT BK. 2
 PLAT NO. 106
 LIBER #141
 FOLIO 495

ELDON E. SNIDER & ASSOCIATES
 LAND SURVEYORS
 LAND PLANNING CONSULTANTS
 2 PROFESSIONAL DRIVE, SUITE 216
 GAITHERSBURG, MD.
 208 5100

DATE OF SURVEYS: _____ SCALE: 1" = 30'
 WALL CHECK: _____ DRAWN BY: A.W.
 HSE. LOC.: 12-29-78
 BOUNDARY: _____ JOB NO. 78-2080

4. Materials Specifications

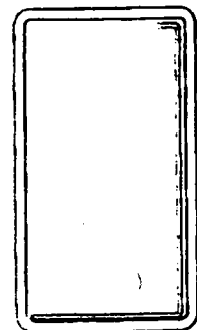
WOOD - NOT VINYL



REVISED
DATE: 5/12/11

* Note: Dog Ear Caps can be substituted using the same length pickets. The OAH will be one inch shorter.

Material per 8' section.		
Qty	Item	Dimension
2	Rails	2" x 3-1/2" x 94"
1	J-Channel	1-9/16" x 3-3/16" x 94"
15	Pickets	7/8" x 3" x 45-13/16"
15	Spade Caps	7/8" x 3"



Bottom Rail End View

VINYL VISIONS, LLC
894 Prairie Avenue
Wilmington, Ohio 45177

Drawn By:
A.C. Bailey

Contemporary 3" Picket
Wide Spacing
Straight Top
4' x 8' Section

Scale:
NTS
Date:
6/11/01

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 East Melrose Street, Chevy Chase	Meeting Date:	5/11/11
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	5/4/11
Applicant:	Charles and Serene Farmer	Public Notice:	4/27/11
Review:	HAWP	Tax Credit:	None
Case Numbers:	35/13-11N	Staff:	Anne Fothergill
Proposal:	Fencing replacement		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1898

PROPOSAL

The applicants are proposing to replace the existing 16' span of wood fencing and gate at the northeast corner of the house with new 4' tall wood picket fencing and gate. They also propose to replace the existing 16' span of chain link fencing and gate at the southwest corner of the house with 4' tall wood picket fencing and gate.

The fencing replacement has been approved by Chevy Chase Village.

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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Charles Farmer

Daytime Phone No.: 301-980-3210

Tax Account No.: 16 07 00455430

Name of Property Owner: Charles / Serene Farmer Daytime Phone No.: 301-657-7360

Address: 15 E. Melrose St Chevy Chase MD 20815

Contractor: Long Fence Phone No.:

Contractor Registration No.:

Agent for Owner: NA Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: E. Melrose St

Town/City: Chevy Chase Nearest Cross Street: Brookville Rd.

Lot: P1 Block: 47 Subdivision:

Liber: 7141 Folio: 795 Parcel: NA

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:

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

1B. Construction cost estimate: \$1500

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 7 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.

Signature of Charles Farmer

Date: April 18, 2011

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

7.

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
Charles N Farmer 15 E Melrose St Chevy Chase MD 20815	
Adjacent and confronting Property Owners mailing addresses	
Darwin O'R Curtis 13 E. Melrose St Chevy Chase MD 20815	
Bill & Liz Tindall 21 E Melrose St Chevy Chase MD 20815	
John & Emily Miller 16 E. Melrose St Chevy Chase MD 20815	

1. Project Description: 15 E. Melrose St. Chevy Chase

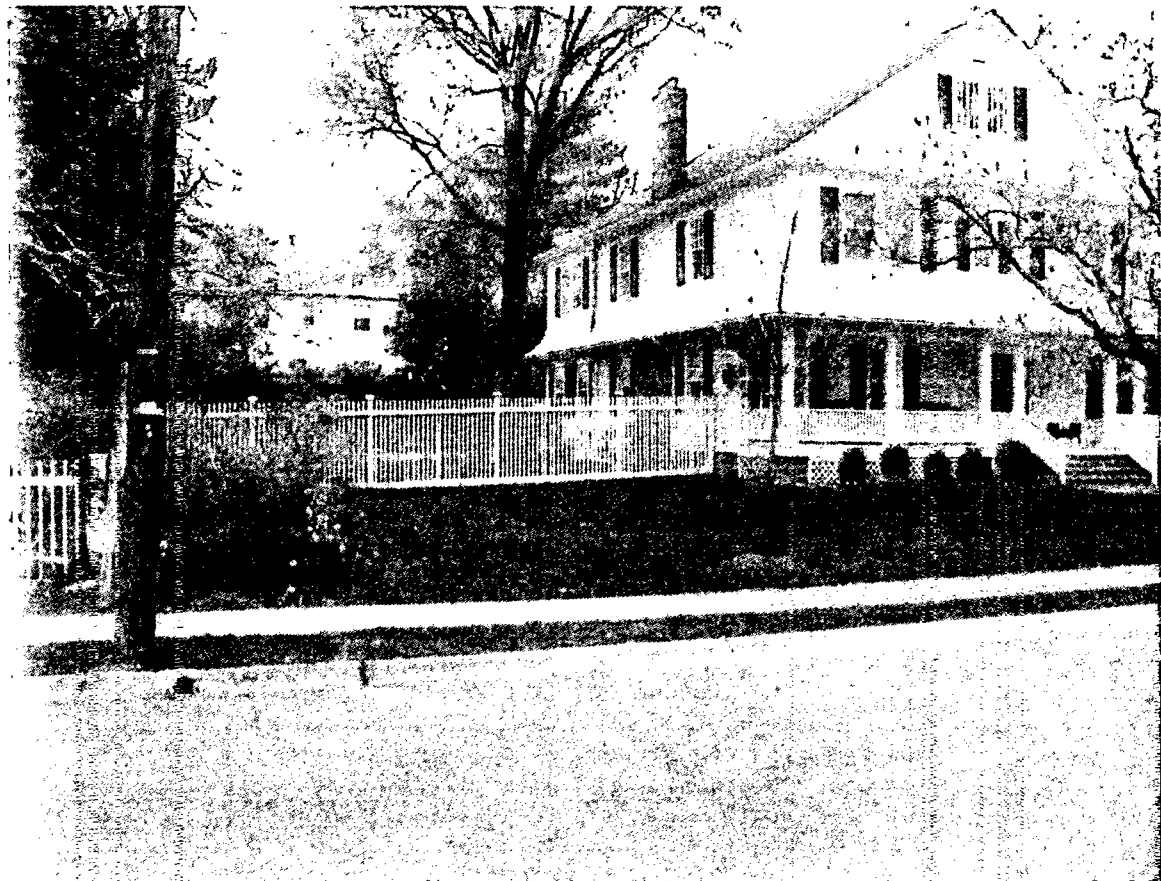
The project consists of repair/replace for two sections of fence/gate sections on either side of the house.

a. Existing Structures

1. The fence/dual gate on the east side crosses the driveway and is in such disrepair that it can no longer be used. (See Photograph 2) The fence/gate is approximately 16' and spans the edge of the house to the neighbor's side yard fence. There is no historical significance to this fence and gate. The gate is usually kept open and from the street is not particularly visible. (See Photograph 1)
2. The chain link fence /gate on the west side of the house is also approximately 16'. (See photograph 3) This fence/gate is back from the street and tends to be obscured by foliage and shrubbery. There is no historical significance to this fence.

b. General Description of project

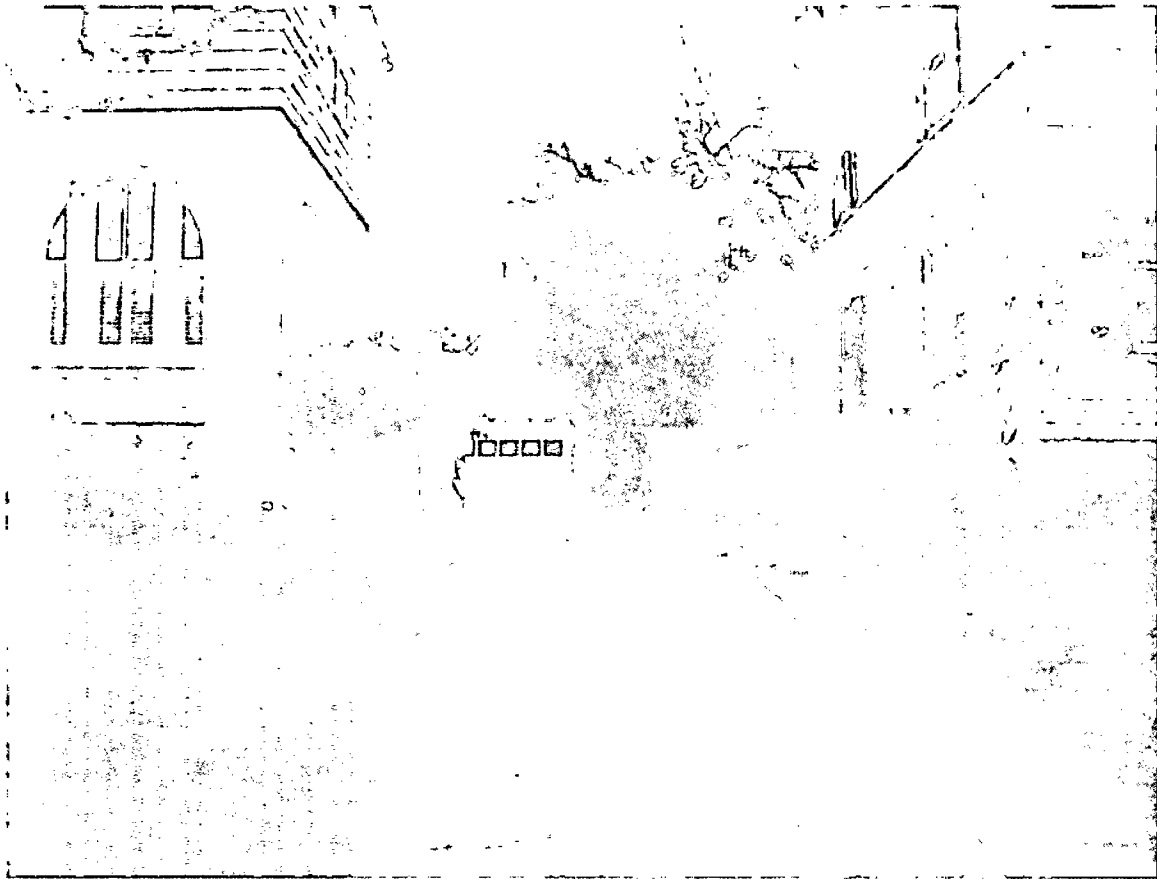
1. The project will replace the east side gate/fence with a wood picket fence and gate. The fence will have the same overall dimensions and placement as the existing fence.
2. For a consistent look the project will also replace the west-side chain link fence/gate with the same type fence and smaller gate as above. Again the overall dimensions and placement will be the same as the existing fence/gate.
3. The overall look of both fences is consistent with other fences in neighboring yards at 16 E. Melrose St. and 12 E. Melrose St. as shown in photographs 4 and 5 respectively.



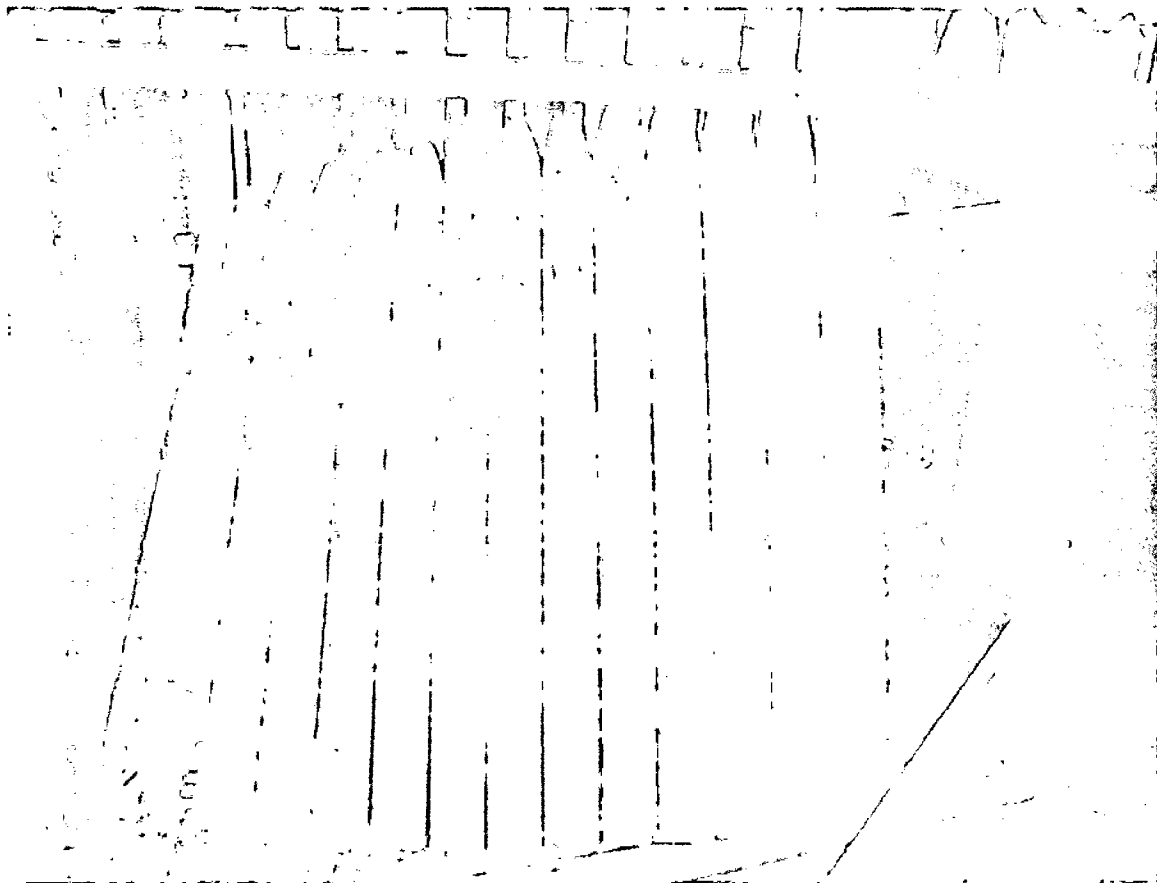
(8)

Charles N Farmer
15 E Melrose St.

5. Photographs pg 1



1. View of east side fence w/ gate open



2. Close-up of existing gate.

Charles N Farmer
15 E Melrose St

(9)

S. Photographs pg 2



3. View of West side fence from Street

(10)

Charles N Farmer
15 E Melrose St



(c) Copyright 2008, Pictometry International

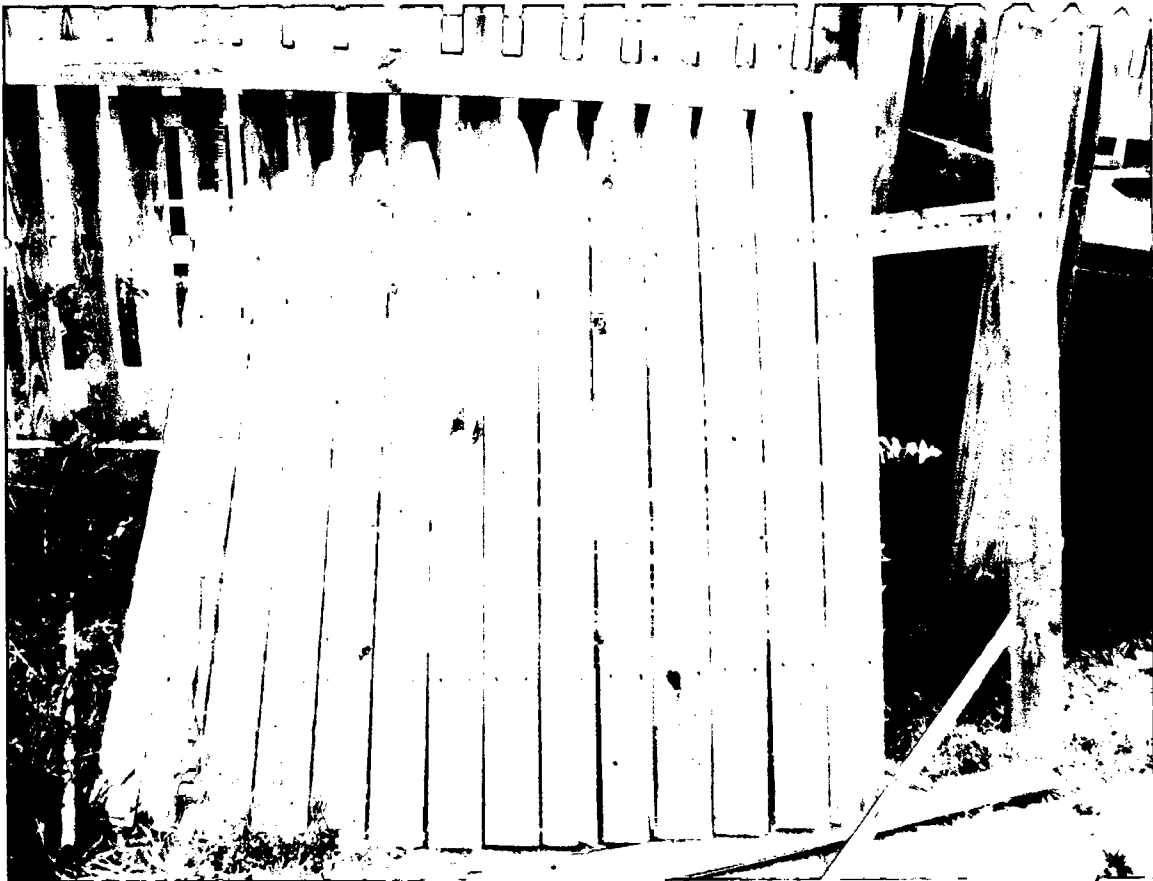


Charles N Farmer
15 E Melrose St.

5. Photographs pg 1



1. View of east side fence w/ gate open.



2. Close up of existing gate.

Charles N Farmer
15 E Melrose St

5. Photographs pg 2



3. View of West side fence from Street

Charles N Farmer
15 E Melrose St