

6 West Melrose St.
Cherry Chase Village H.D.

2012 Stamp



REAR
FACING

SOUTH

7/1/12

6
WEST
MELROSE

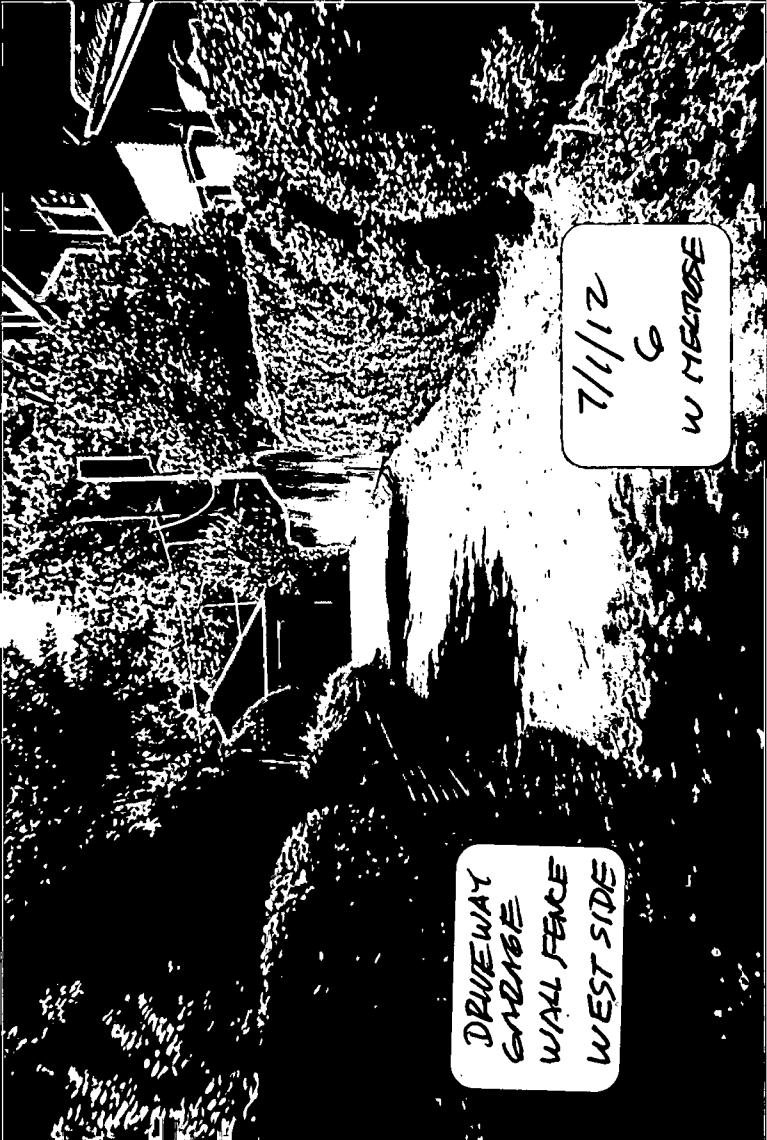


SIDE
FACING
WEST

7/1/12
6
WEST
MELROSE

DRIVEWAY
GARAGE
WALL FENCE
WEST SIDE

7/1/12
G
W MERTROSE



NEARBY SIDE
FACING
SOUTH
& EAST

7/1/12
6
WEST
MEADOWS

71112
WEST
HEALROSE

SIDE
EAKINS
WEST

<No. 28A>020 CN

*24-7005 033 N H H H 02 405707 07.04.17 0705 2122.2/ 101 .

FRONT
FACING

NORTH

7/11/12

6
WEST
HELDORF

<NO. 22R>004 CN
*21-6002 003 N N N N 05 405047 06.01.12 6R05 2122.2/103.0

7/1/72
WEST
HELPOUSE

FRONT
FACING
NORTH



<No. 25A>001 CN

*21-6002 003 N N N N 19 405047 06.01.12 GR05 Z122.2/100.0



FACING
NORTH &
EAST

7/1/12
6
WEST
MELROSE

REAR
FACING
SOUTH

716/12
6
WEST
MEADOWS





<No. 18A>016 CH
*24-7000 000 H H H H N 405707 07.04.12 ERSS 17. 100.0



HISTORIC PRESERVATION COMMISSION

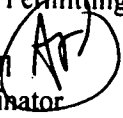
Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 7/26/12

MEMORANDUM

TO: Diane Schwartz Jones, 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 #603978—front siding 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 July 25, 2012.

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: Catherine Carter Perry
Address: 6 West Melrose, 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: WM. I. JORDAN
Daytime Phone No.: 301 467 1911

Tax Account No.: _____
Name of Property Owner: CATHERINE CARRIER PERRY Daytime Phone No.: _____
Address: 6 WEST MELROSE ST CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: NOT SELECTED Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: WM. I. JORDAN GEN. CONT. 320 ^{MHC} Daytime Phone No.: 301 467 1911

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: WEST MELROSE
Town/City: CHEVY CHASE Nearest Cross Street: CONN AVE
Lot: 5 (6) Block: 43 Subdivision: CHEVY CHASE MD MONTGOMERY CO
Liber: _____ Folio: _____ Parcel: SECTION 2

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC 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: PAINTING
1B. Construction cost estimate: \$ 10,000.00 + NEW SIDING
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 1/2 inches FENCE IS EXISTING
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.

WM I JORDAN GEN CONT
[Signature] ^{MHC 320}
Signature of owner or authorized agent Date: 7/1/12

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7/26/12
Application/Permit No.: 603978 Date Filed: 7/5/12 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:

A WELL CONSTRUCTED BUILDING
CIRCA 1905 DUTCH STYLE "COTTAGE" 2 1/2
STORIES. FLASHED RED BRICK FLEMISH BOND
FIRST FLOOR AND CEDAR SHAKE CEILING
2ND & THIRD FLOOR WOOD FRAMING
WOOD WORK PAINTED BUT OTHERWISE UNCHANGED
DISTINGUISHED ENTRY & PORCH AND IRON RAILINGS

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

REPLACE EXISTING DILAPIDATED CEDAR SHAKES
WITH PINE GERMAN DROP SIDING 3/4 X 5 1/2 WITH
4 3/4 TO WEATHER PAINTED OR WITH COMMON BEVELED
REDWOOD/CEDAR/PINE SIDING 5/8 X 6" WITH 4 3/4
TO WEATHER, PAINTED. NO OTHER CHANGES TO
MILLWORK OR WOODWORK EXCEPT REPAIRS AND PAINTING.
NO CORNER BOARDS REQUIRED.

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).

23x5 S

S/H/T 1 6500

ACTUAL SHINGLE:

4 3/4 x 4 3/4 UP + TO WEATHER

NUMBER = SURFACES

APPROVED
Montgomery County
Historic Preservation Commission

A = 170

B + B = 400 #

C = 80 #

B + B + A + C = 32 #

8'6" TOTAL # - 32 #

TOTAL #

100 # = 1
23-24

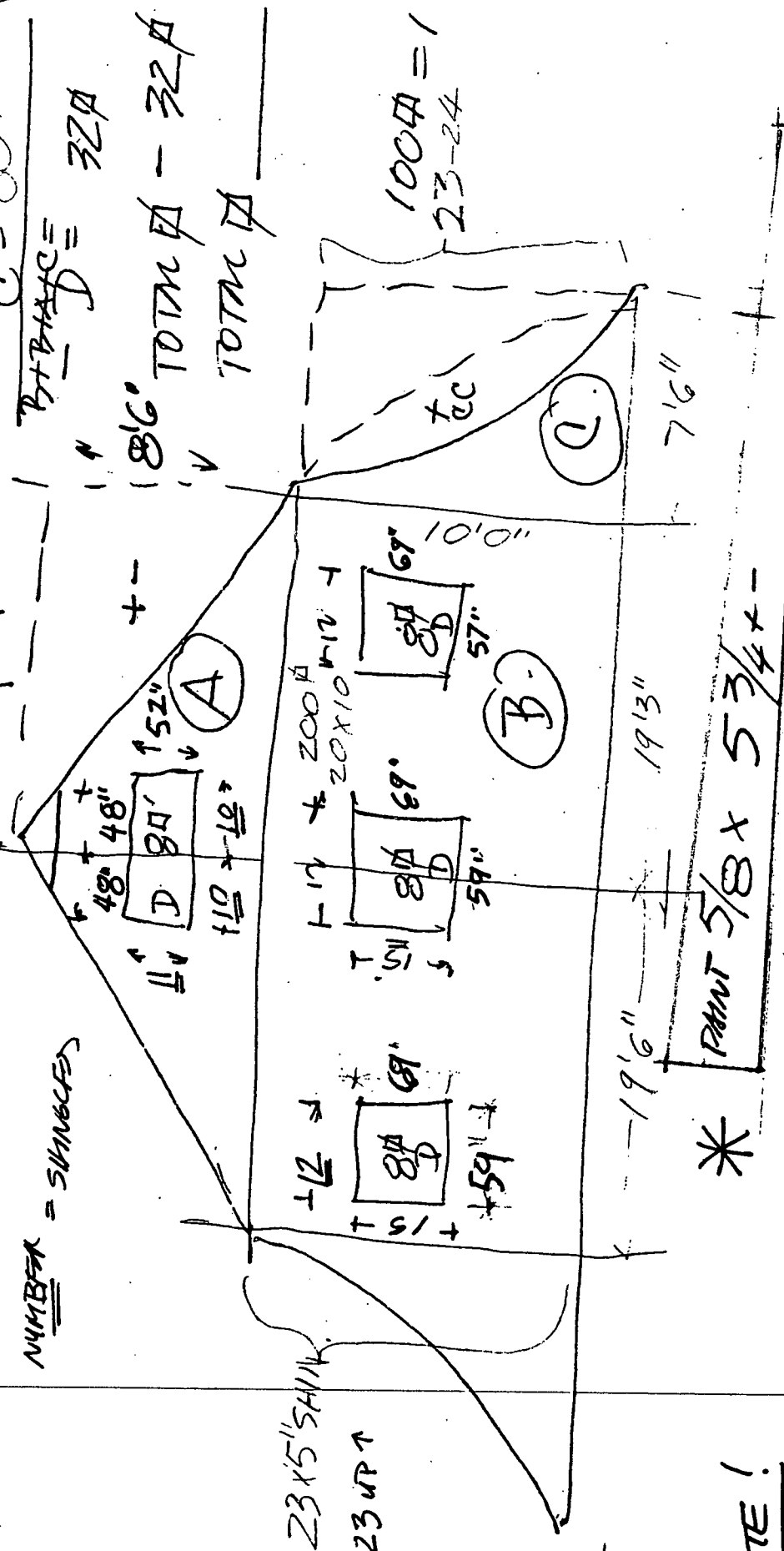
4 3/4" TO WEATHER
PINE 3/4 x 5 3/8
ACTUAL SIZE OF BOARD
SHINGLES

* NOTE!

THIS PAGE FOR ROUGH

ESTIMATES OF VARIOUS SIZES ONLY

AGENT WM. L. JORDAN & CO. INC.



* PAINT 5/8 x 5 3/4 +

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|-------------------------------------|--|-----------------------|-----------------|
| Address: | 6 West Melrose Street, Chevy Chase | Meeting Date: | 7/25/12 |
| Resource: | Contributing Resource Chevy Chase Village Historic District | Report Date: | 7/18/12 |
| Applicant: | Catherine Carter Perry | Public Notice: | 7/11/12 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | ³⁵ 3/13-12S | Staff: | Anne Fothergill |
| PROPOSAL: Siding replacement | | | |

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

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

PROPOSAL

The applicants are proposing to remove the non-original deteriorated wood shake siding from the front gable end and install wood horizontal drop or beveled siding. The rear gable end has horizontal wood siding.

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:

- *Siding* should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.

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:

#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.

STAFF DISCUSSION

The *Guidelines* state that “contributing resources add to the overall streetscape due to their size, scale, and architectural character.” They require that siding replacement be reviewed with moderate scrutiny and that the “use of compatible new materials, rather than the original building materials, should be permitted.” Applying moderate scrutiny, the guidelines allow the replacement of the wood shingles with wood horizontal siding - a compatible building material - and with this alteration the house will still contribute to the historic district.

Staff finds that this HAWP application is in accordance with the *Guidelines* and recommends that the HPC approve the project.

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 *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. 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.



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: WM. I. JORDAN
Daytime Phone No.: 301 467 1911

Tax Account No.: _____
Name of Property Owner: CATHERINE CADDY PERRY Daytime Phone No.: _____
Address: 6 WEST MELROSE ST. CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: NOT SELECTED Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: WM. I. JORDAN GEN. CONT. 320 ^{MHC} Daytime Phone No.: 301 467 1911

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: WEST MELROSE
Town/City: CHEVY CHASE Nearest Cross Street: CONN AVE
Lot: 5 (6) Block: 43 Subdivision: CHEVY CHASE MD MONTGOMERY CO
Liber: _____ Folio: _____ Parcel: SECTION 2

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: PAINTING
1B. Construction cost estimate: \$ 16,000.00 + NEW SIDING
1C. If this is a revision of a previously approved active permit, see Permit # _____

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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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3A. Height 6' feet + 02 inches FENCE IS EXISTING
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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.

WM I JORDAN GEN CONT
[Signature] MHC 320
Signature of owner or authorized agent Date: 7/1/12

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 603978 Date Filed: 7/5/12 Date Issued: _____

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

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STORIES. FLASHED RED BRICK FLAMISH BOND
FIRST FLOOR AND CEDAR SHAKE COVERED
2ND & THIRD FLOOR WOOD FRAMING
WOOD WORK PAINTED BUT OTHERWISE UNCHANGED
DISTINGUISHED ENTRY & PORCH AND IRON RAILINGS

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

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4-3/4 TO WEATHER PAINTED OR WITH COMMON BEVELED
REDWOOD/CEDAR/PINE SIDING 5/8 X 6" WITH 4-3/4
TO WEATHER, PAINTED. NO OTHER CHANGES TO
MILLWORK OR WOODWORK EXCEPT REPAIRS AND PAINTING
NO CORNER BOARDS REQUIRED.

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

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

| | |
|---|--|
| <p>Owner's mailing address</p> <p>C. CARTER PERRY 6 WEST MELROSE ST CHEVY CHASE MD. 20815</p> | <p>Owner's Agent's mailing address</p> <p>MHC 320 WM. I. JORDAN GENCONT 21921 DICKERSON ROAD DICKERSON MD 20842</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>MR & MRS. EDWARD BARTLETT 4 W MELROSE ST CHEVY CHASE MD 20815 EAST SIDE</p> | <p>MR & MRS. PAUL KATINAS 9 W. MELROSE ST CHEVY CHASE MD 20815 NORTH SIDE</p> |
| <p>MR & MRS. NICHOLAS TALIO 11 WEST MELROSE ST. CHEVY CHASE MD 20815 NORTH SIDE</p> | <p>MR & MRS A. STEINBERG 5 WEST LENOX ST. CHEVY CHASE MD 20815 SOUTH SIDE</p> |
| <p>MR & MRS. HUBERT JACOBS 8 WEST MELROSE ST CHEVY CHASE MD 20815 WEST SIDE</p> | <p>MR & MRS NICHOLAS TALIO 11 WEST MELROSE ST CHEVY CHASE MD 20815 NORTH SIDE</p> |

MKE

House Location Plat:
Lot 5 & Part of Lot 6, Block 43
"CHEVY CHASE"
Section 2
Montgomery County, Maryland
Scale: 1" = 30'

Engineer's Certificate

I hereby certify that the plat shown hereon is correct, and that the location of buildings shown is as by actual measurement.

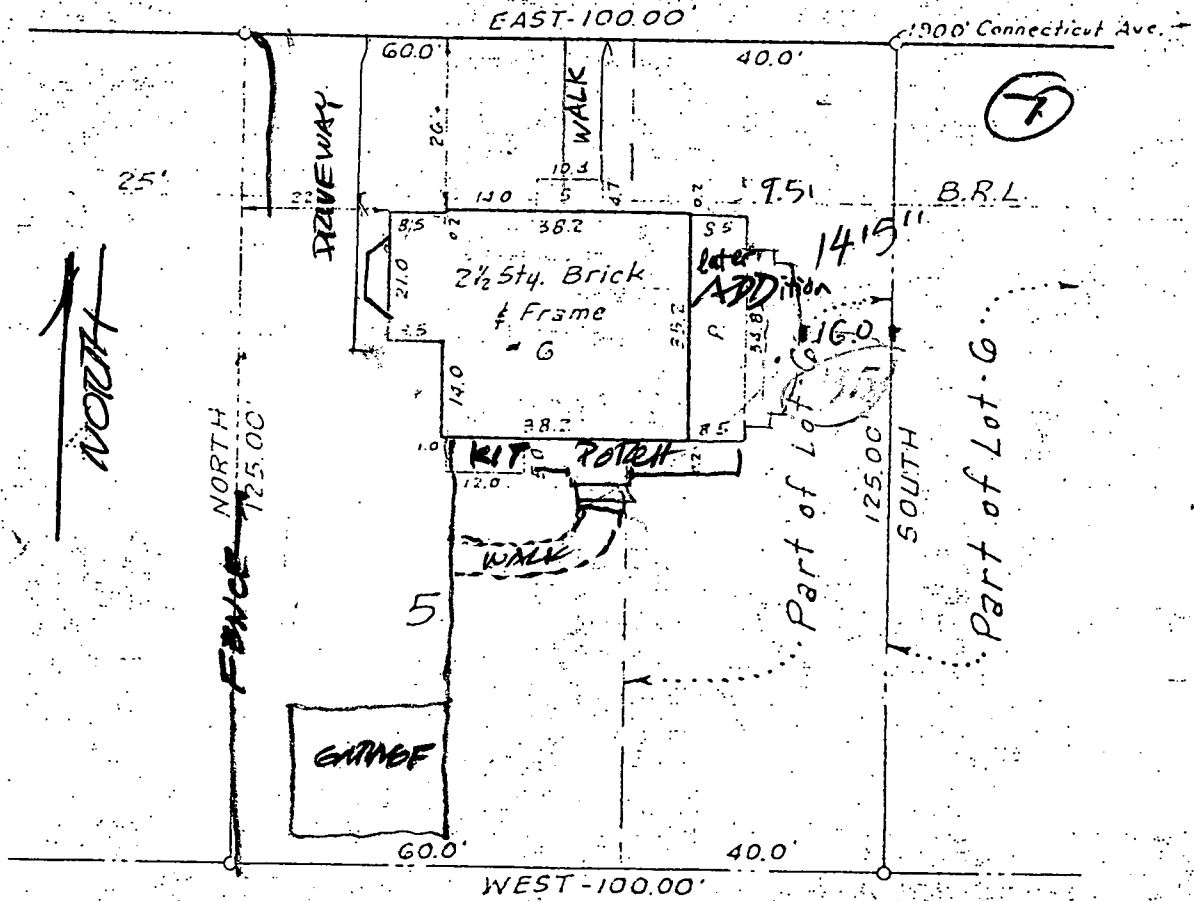
February 28, 1963
Plat Book 2
Plat 106

STERLING R. MADDOX AND ASSOCIATES
ARCHITECTS, ENGINEERS, SURVEYORS, SITE PLANNERS

JOB

By:
FILE COPY 9

WEST MELROSE ST.



W.M. L. JORDANAKAREN
301 467 1911

23x5 5

S/A/T ①

650 #

ACTUAL SHINGLES:

4 3/4 x 4 3/4 UP + - TO WEATHER

4 3/4 TO WEATHER
PINE 3/4 x 5 3/8
REMOVE SIZE OF 6" SPUR
STAIN 6

A = 170 #
B + B = 400 #
C = 80 #

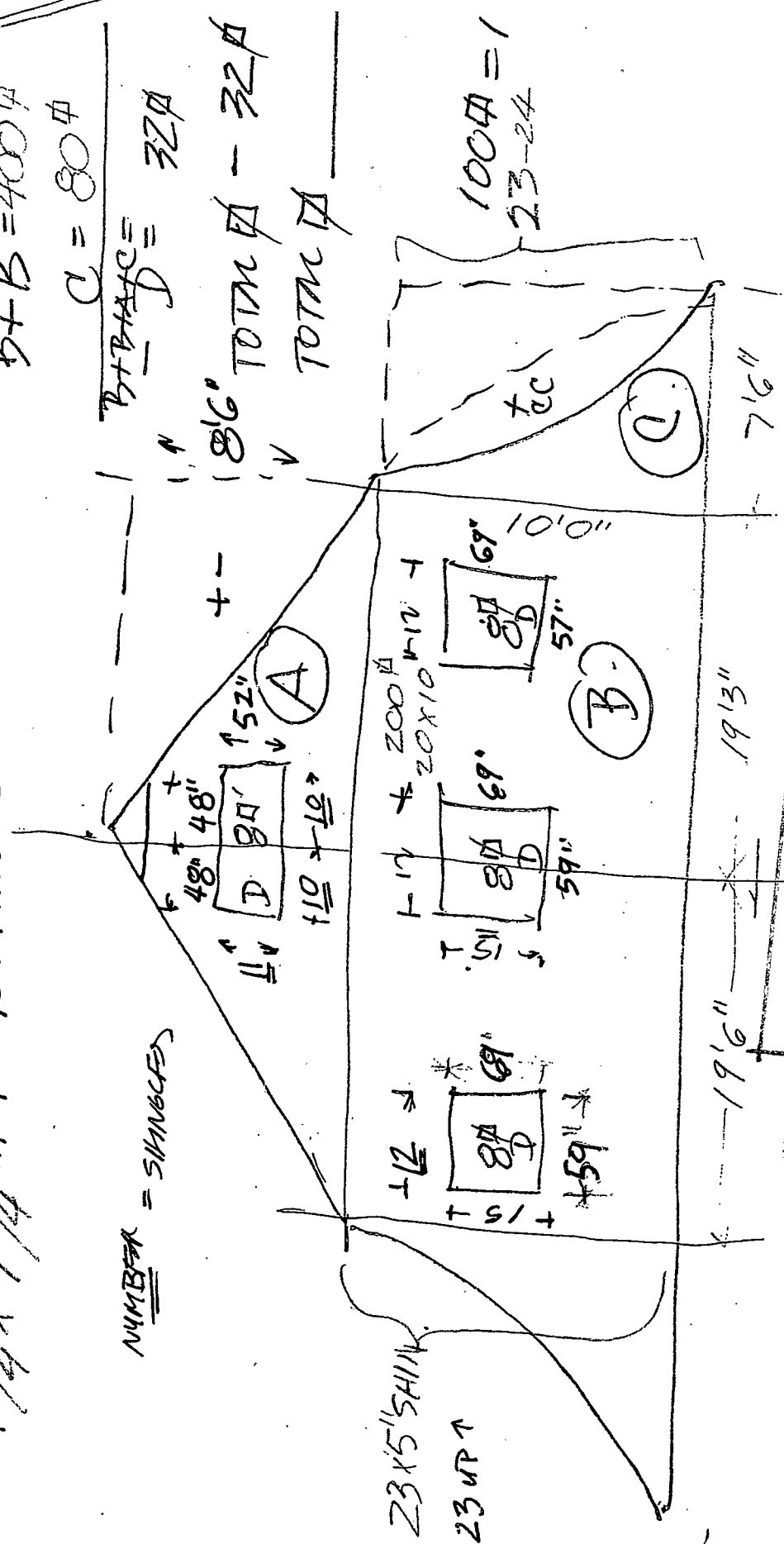
NUMBER = SHINGLES

B+B+C = 32 #

86" TOTAL # - 32 #

TOTAL #

100 # = 1
23-24



*NOTE!

THIS PAGE FOR ROUGH

ESTIMATES OF VARIOUS SIZES ONLY
STANDARD

TO WEATHER 4 3/4

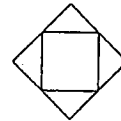
* PAINT 5/8 x 5 3/4

ABOUT WM. L. JOHNSON & CO. INC.

7/1/12

PHOTOS SHOW DETAILS
OF BUILDING, WALKS,
DRIVE WAY, RETAINING WALLS,
FENCE AND GARAGE. NEW ADDITION
EAST SIDE & KIT ADDITION SOUTH
SIDE INCLUDING DECK AT REAR.

FRONT OF BUILDING
FACES NORTH



Shade portion to indicate North

Applicant: CARTER PERRY
6 W HENRIE ST
CCMD

Page: 1

WM. I. JORDAN AGENT





REAR
FACING
SOUTH

7/1/12
6
WEST
MELROSE



SIDE
FACING
WEST

7/1/12
6
WEST
MELROSE



7/1/12
6
WEST
MELROSE

SIDE
FACING
WEST



FACING
NORTH &
EAST

7/1/12
6
WEST
MELROSE



7/1/12
6
WEST
MELROSE

REAR SIDE
FACING
SOUTH
& EAST



DRIVEWAY
GARAGE
WALL FENCE
WEST SIDE

7/1/12
6
W MELROSE

6 West Melrose



siding to be replaced



House Location Plat:
 Lot 5 & Part of Lot 6, Block 43
 "CELVY CHASE"
 Section 2
 Montgomery County, Maryland
 Scale: 1" = 30'

Engineer's Certificate

I hereby certify that the plat shown hereon is correct, and that the location of buildings shown is as by actual measurement.

February 28, 1963
 Plat Book 2
 Plat No. 106

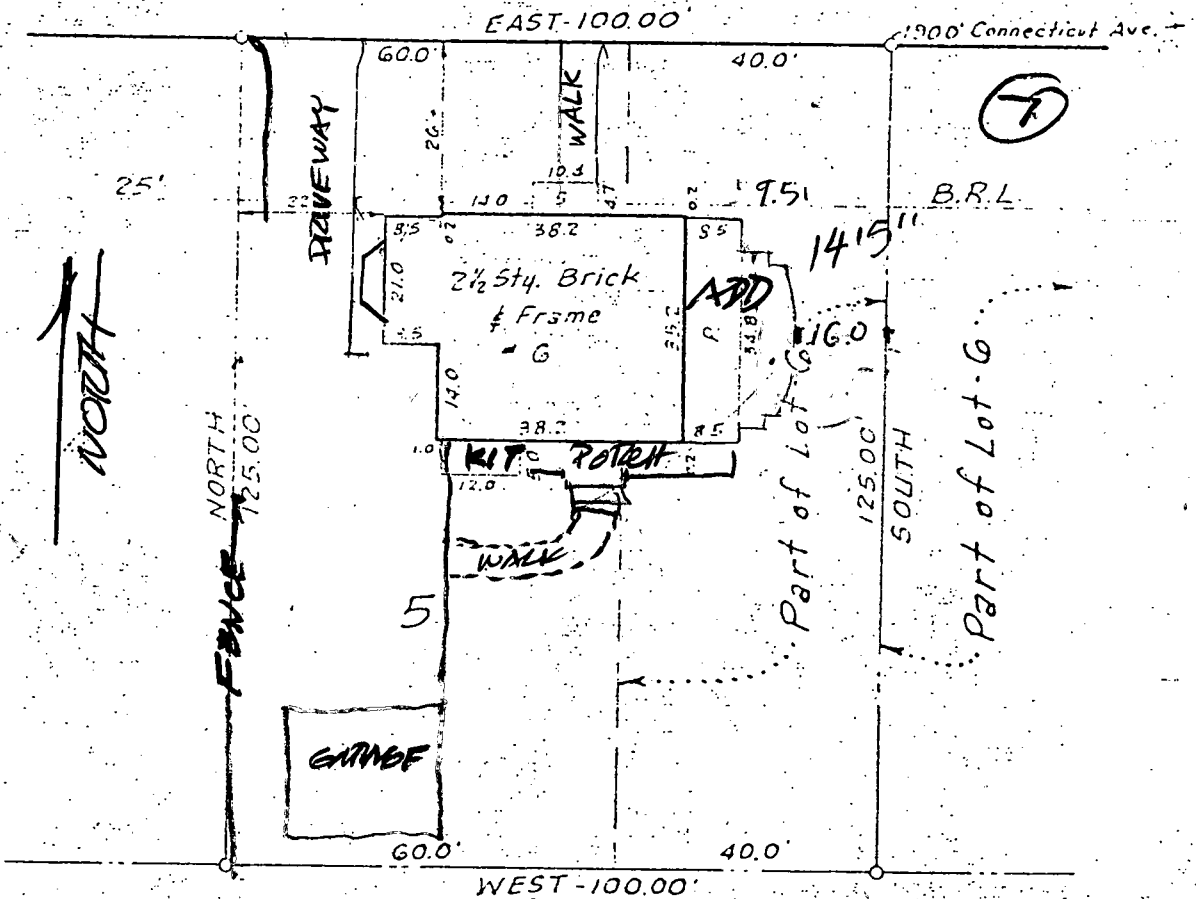
STERLING R. MADDOX AND ASSOCIATES
 ARCHITECTS - ENGINEERS - SURVEYORS - SITE PLANNERS

JOB

By:

FILE COPY

WEST MELROSE ST.



W.H. L. JORDAN, ARCHT.
 301467 1911