

35/13-00J 7 East Melrose
(Chevy Chase Village HD)

R

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 5/12/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: PD Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

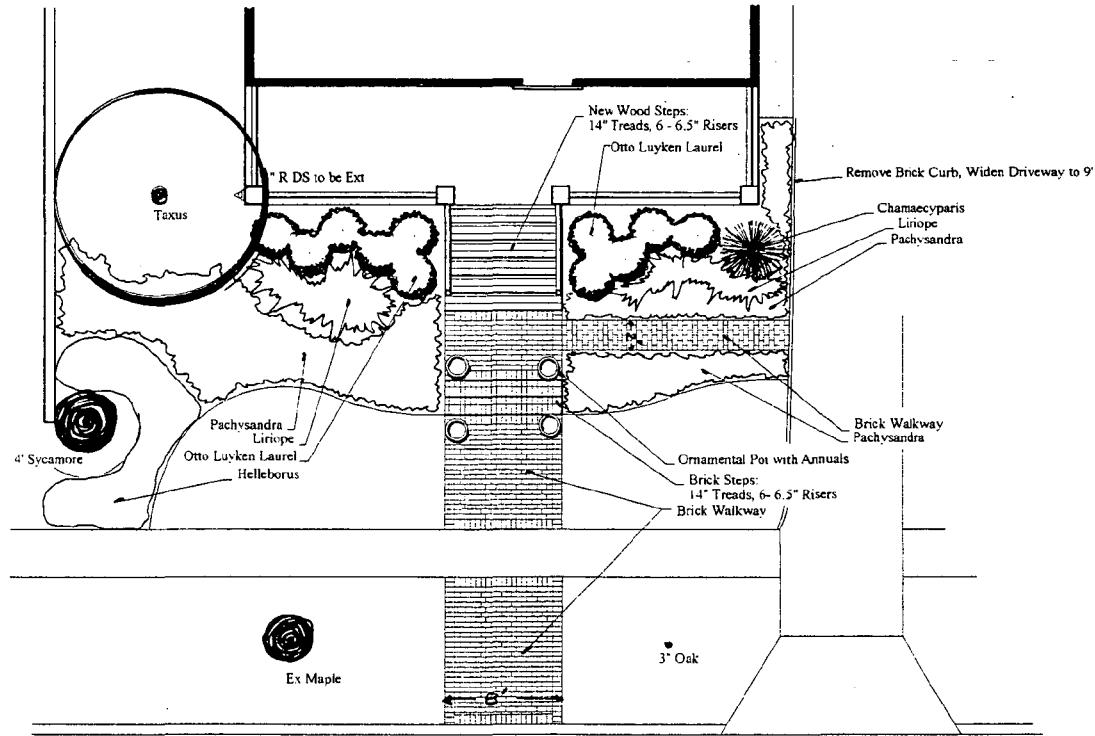
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: J. + M. Coffey

Address: 7 E Helrose St, Chevy Chase MD 20825

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



5/10/00

PROJECT NUMBER

COFFEY RES.
 7 E. MELROSE
 CHEVY CHASE, MD

SCALE: 1/8" = 1'

DESIGNER: JCS

DATE: 4-00

NOTICE

This drawing is the property of the designer and shall remain his/her property. It is to be used only for the project and site shown on this drawing. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the designer.





DEPARTMENT OF PERMITTING SERVICES
255 ROCKHILL PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
246-777-6376

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Jim Sines

Daytime Phone No.: 301-924-4131

Tax Account No.: _____

Name of Property Owner: Joseph & Morgan Coffey Daytime Phone No.: 301-654-2380

Address: 7 East Melrose Street, Chevy Chase, MD 20825
Street Number City State Zip Code

Contractor: Garden Gate Landscaping, Inc. Phone No.: 301-924-4132

Contractor Registration No.: 440

Agent for Owner: Jim Sines (Garden Gate) Daytime Phone No.: 301-924-4132

LOCATION OF BUILDING/PREMISE

House Number: #7 Street: East Melrose Street

Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue

Lot: 4 Block: 47 Subdivision: Chevy Chase Village

Lot: _____ Folio: _____ Parcel: Flat Book #2 - Plat #106

PART ONE: TYPE OF PERMIT ACTION AND USE

I.A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

I.B. Construction cost estimate. \$ 8,000.00

I.C. 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: N/A

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

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.

James C Sines
Signature of owner or authorized agent

4/24/2000
Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 5/10/00

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

1) Remove existing brick steps from porch and replace with wooden steps.

2) Remove existing concrete walk and replace with a brick walk laid in cement over a 4-inch reinforced concrete base, as shown on plans.

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

The changing of the walk and steps will be more in keeping with the original condition and will match the majority of the steps and walks of the porches in the neighborhood.

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**

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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 5/12/00

TO: Local Advisory Panel/Town Government

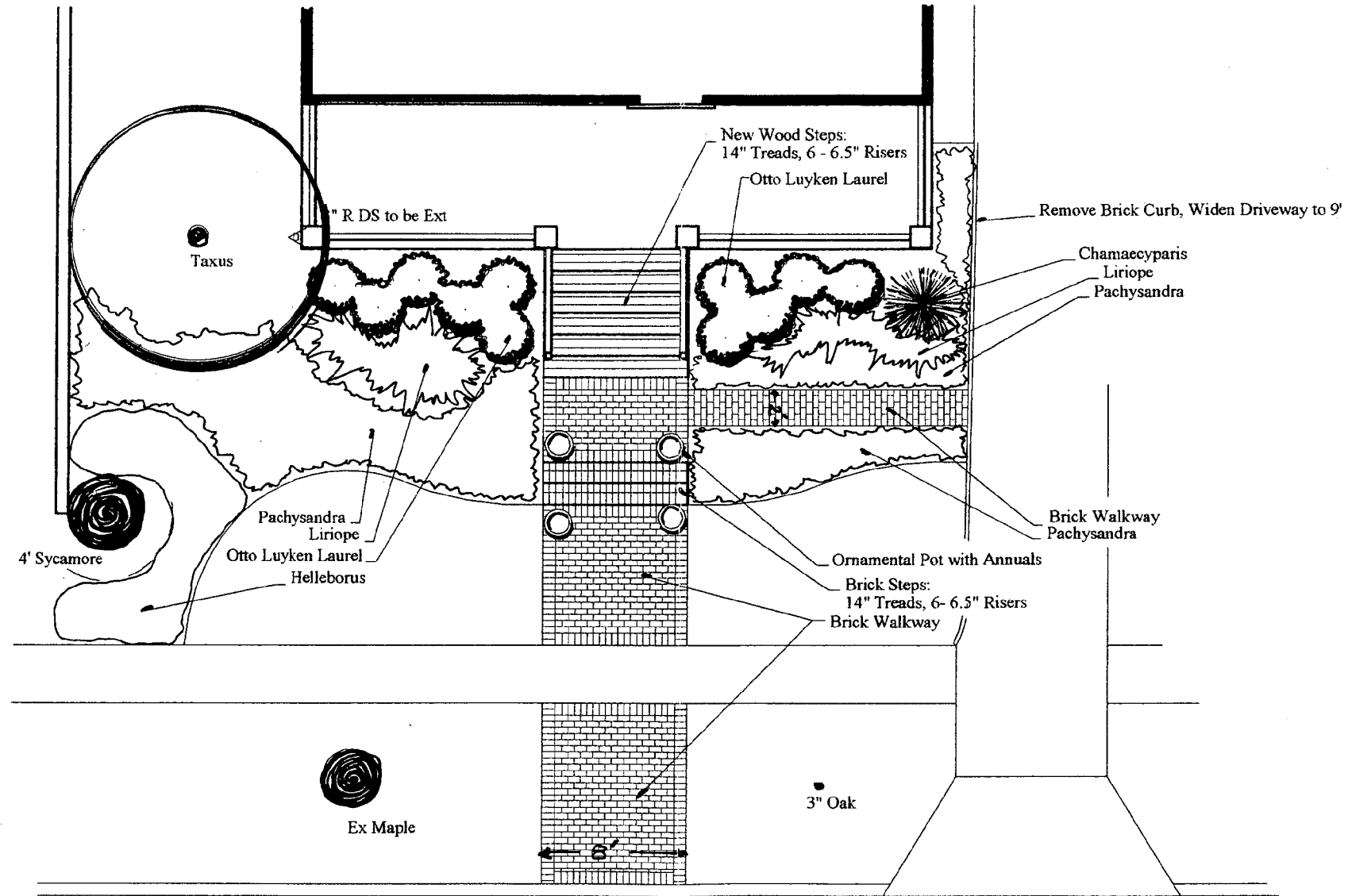
Cherry Chase Village

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 5/10/00.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.



PROJECT NUMBER

COFFEY RES.
7 E. MELROSE
CHEY CHASE, MD

SCALE: 1/8" = 1'
DESIGNER: JCS
DATE: 4-02

NOTICE
This drawing and the original landscape design, specifications and details depicted herein, are the property of Garden Gate Landscaping, Inc. and no reproduction or use of this drawing and/or the said design, specifications and details depicted herein shall be made without the express written permission of Garden Gate Landscaping, Inc.



APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
5/10/02

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7 East Melrose Street Meeting Date: 5/10/00
 Applicant: Joseph & Morgan Coffey Report Date: 5/3/00
 (Jim Sines, Agent)
 Resource: Chevy Chase Village Historic District Public Notice: 4/26/99
 Review: HAWP Tax Credit: Partial
 Case Number: 35/13-00J Staff: Robin D. Ziek

PROPOSAL: Replace existing front steps and handrail, and replace existing front walk

STAFF RECOMMENDATION: Approve w/Conditions

1. The new handrails will be painted.

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in the historic district
 STYLE: Colonial Revival
 DATE: 1892-1916

The two-story frame structure has a side-gable roof, and a full-width front porch. The existing steps are brick, with metal handrails. The existing sidewalk is concrete with some minor brick trim.

PROPOSAL

The applicant proposes to remove the existing front walk, front steps and metal handrails. The new steps and handrails will be constructed of wood (see Circle 7, 8), to match the existing porch handrail. The new front walk will be constructed of brick. Due to a change in grade, there will be two shallow steps approximately 3' before the new wooden steps. This low brick landing will also serve as the connection to a brick sidewalk leading from the driveway. New landscape plantings are proposed adjacent to the front porch (see Circle 7).

STAFF DISCUSSION

The proposed alterations are in-keeping with the Chevy Chase Village Historic District *Guidelines*. It is noted there that scrutiny for sidewalks should be moderate, unless there is an impact on, particularly, mature trees, and no trees will be affected by the new walkway. The width of the new walk was designed to match the width of the porch steps, but it seems very wide. If the owners wished, the amount of paving in the front yard could be reduced forward of the shallow brick steps. The new planters would serve as an accent to mark the increased width, which will then logically match the front steps. Staff notes that paths in our county's parks are 8'

wide and accommodate walkers and bikers. A front sidewalk with an 8' width seems excessive in this residential area, but would not harm the district.

STAFF RECOMMENDATION

Staff recommends, **with the following conditions**, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with *Secretary of the Interior's Standards for Rehabilitation #2*:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

CONDITIONS:

1. The new handrails for the front steps will be painted.

and subject to the general condition that, **the applicant shall contact staff for an appointment to stamp three permit sets (one for HPC files; call 301-563-3400 for appointment) prior to applying to DPS for the building permit**; and, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES 255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850 240-777-6376

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

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Daytime Phone No.: 301-924-4131

Tax Account No.:

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Lot: 4 Block: 47 Subdivision: Chevy Chase Village

Parcel: Flat Book #2 - Plat #106

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: Front Walk and Steps

1B. Construction cost estimate: \$ 8,000.00

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.

Signature of owner or authorized agent

Date: 4/24/2000

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

3

35/13-00J

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4

HAWP APPLICATION
ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Marguerite P. Foley
5 East Melrose Street
Chevy Chase, MD 20825
301-656-0728

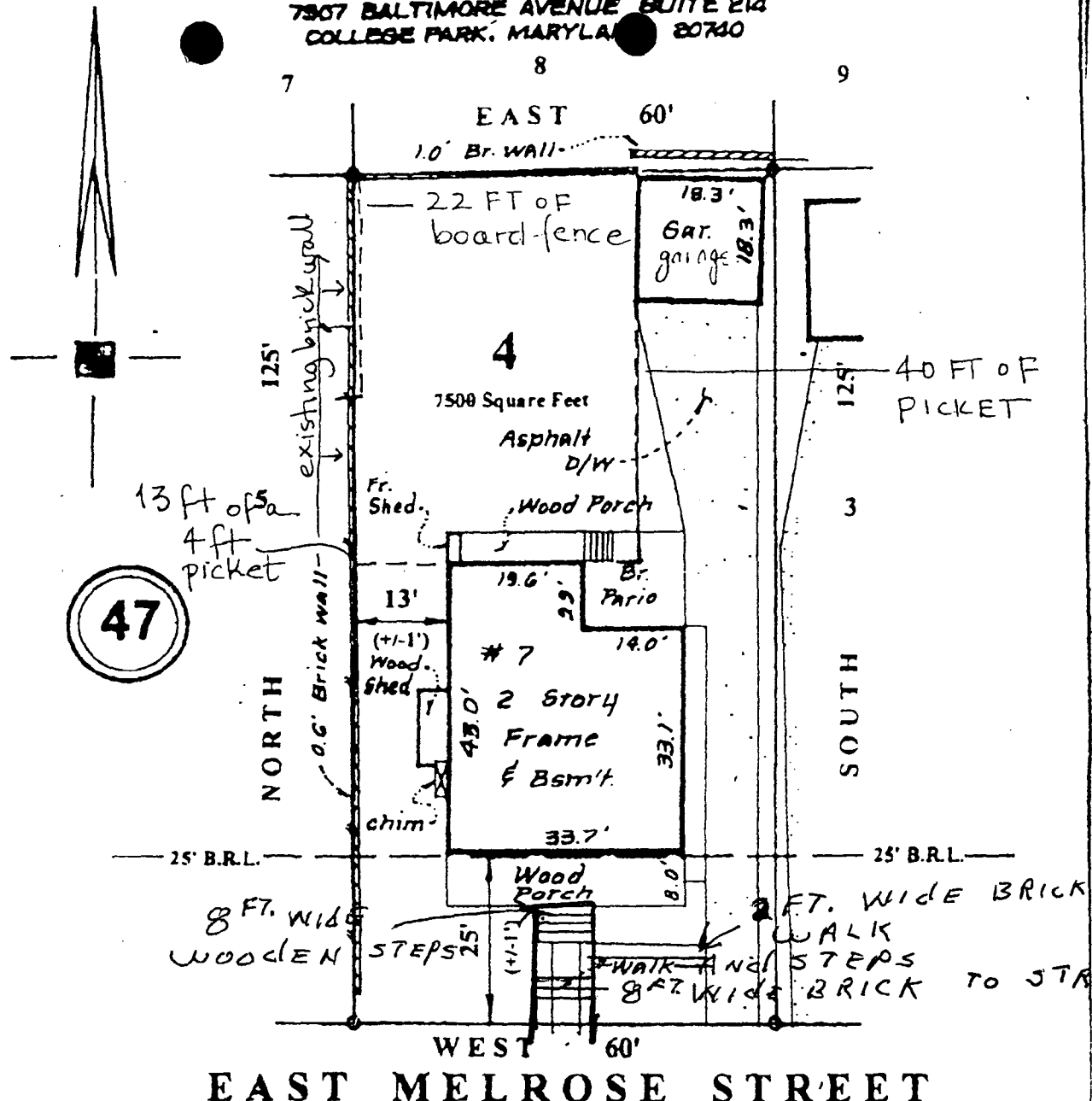
William W. & Jane L. Scott
6 East Melrose Street
Chevy Chase, MD 20825
301-986-8578

Aron & Cindy Mark
8 East Melrose Street
Chevy Chase, MD 20825
(Unlisted)

Alan Berlow & Susan Blaustein
9 East Melrose Street
Chevy Chase, MD 20825
301-907-0227

Charles & Harriett Klosson
4 Newland Street
Chevy Chase, MD 20825
301-654-3759

5



47

EAST MELROSE STREET

NOTES:

1. The plat is of benefit to [redacted] by a lender or a title insurance company in connection with a contemplated transfer, financing or refinancing of the property.
2. The plat is not to be relied upon for the location of fences, garages, buildings, or other existing or future improvements.
3. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

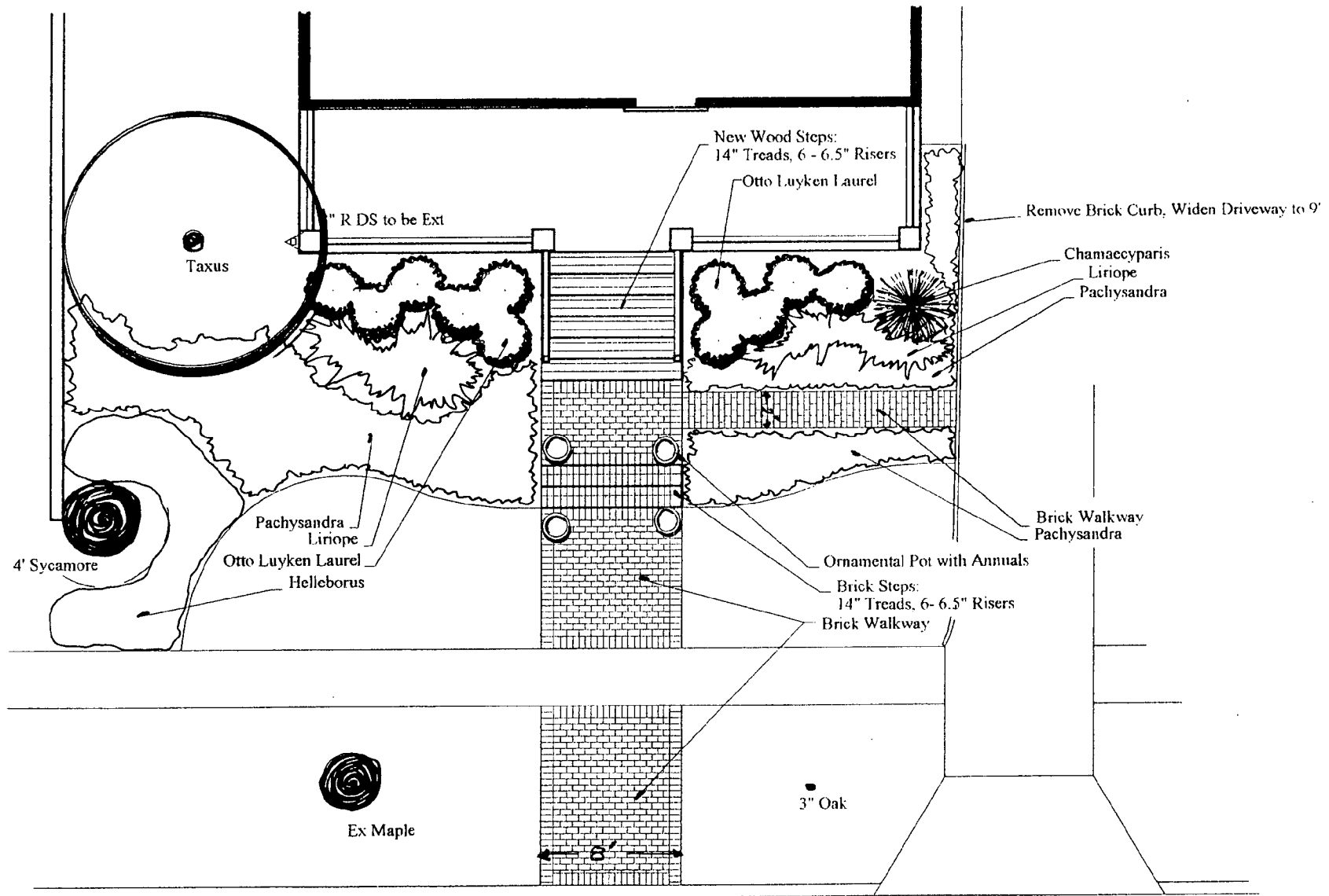


NO TITLE REPORT FURNISHED

LOCATION PLAT OF: # 7 East Melrose Street Montgomery County, Maryland SUBDIVISION SECTION No. 2 CHEVY CHASE	LOT: <u>4</u>	BLOCK: <u>97</u>
	FLAT BOOK: <u>2</u>	PLAT NO: <u>106</u>
	DATE: <u>10-21-99</u>	SCALE: <u>1" = 20'</u>
	CASE NO: <u>99.10011 MDG</u>	FILE NO: <u>1st 99148</u>

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland

6



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SUBJECT PROPERTY



821 Norwood Road, Silver Spring, Maryland 20905



Front view from street - #7 East Melrose



Close up of existing steps - #7 East Melrose

Phone: 301-924-4131 • Web Site: www.gardengate.net • Fax: 301-570-3212

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SUBJECT PROPERTY 1 DETAIL



821 Norwood Road, Silver Spring, Maryland 20905



Close up of front view of steps - #7 East Melrose



Close up of walk from street curb to city sidewalk - #7 East Melrose

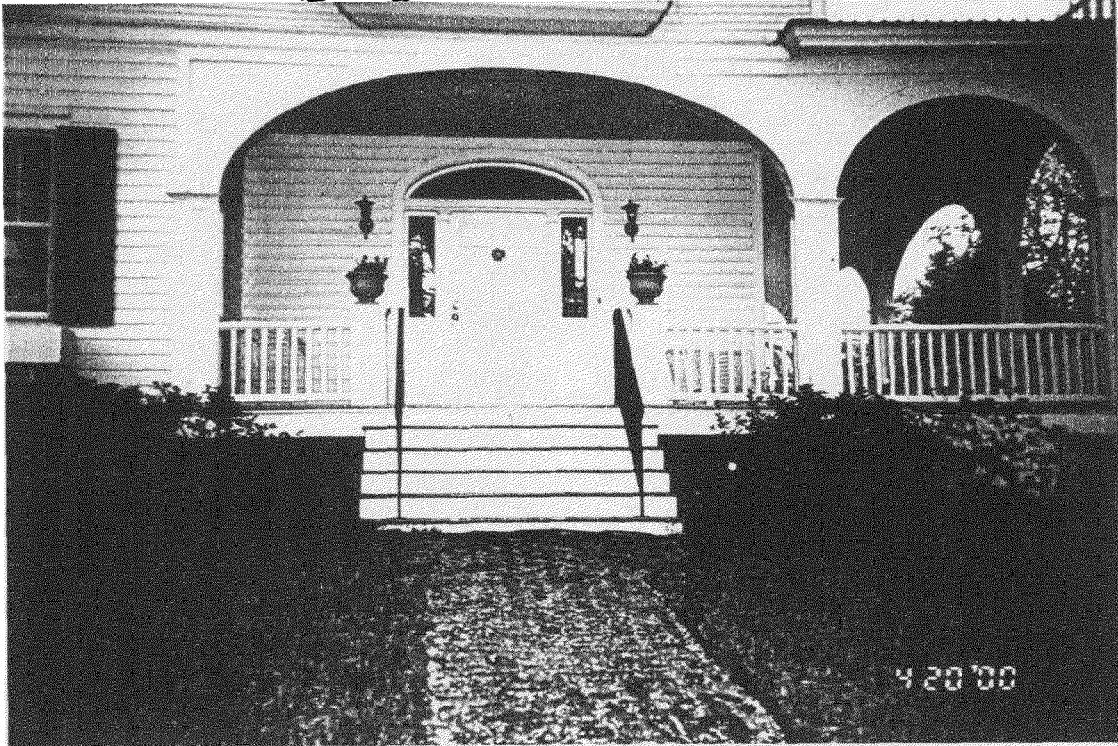
Phone: 301-924-4131 • Web Site: www.gardengate.net • Fax: 301-570-3212

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NEIGHBORING
PROPERTIES

821 Norwood Road, Silver Spring, Maryland 20905



#6 East Melrose – Across the street from #7 Melrose



#11 East Melrose – Two (2) houses down to right of #7 East Melrose

Phone: 301-924-4131 • Web Site: www.gardengate.net • Fax: 301-570-3212

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NEIGHBORING
PROPERTIES

821 Norwood Road, Silver Spring, Maryland 20905



#5 East Melrose – House to the left of #7 Melrose



#9 East Melrose – House to the right of #7 Melrose

Phone: 301-924-4131 • Web Site: www.gardengate.net • Fax: 301-570-3212

11



821 Norwood Road, Silver Spring, Maryland 20905



Close up of front view of steps - #7 East Melrose



Close up of walk from street curb to city sidewalk - #7 East Melrose

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821 Norwood Road, Silver Spring, Maryland 20905



Front view from street - #7 East Melrose



Close up of existing steps - #7 East Melrose

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821 NORWOOD ROAD

SILVER SPRING

MARYLAND

20905

301-924-4131

FAX:

301-570-3212

