

35/13-00P 1 East Melrose St. 2
(Chevy Chase Village Histori

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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: 6.14.00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *gwl*

SUBJECT: Historic Area Work Permit
HPC # 35/13-00P # 219561

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: Jeanette & Norm Asher

Address: 1 East Melrose St. Chevy Chase

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.



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: _____

Daytime Phone No.: _____

Tax Account No.: 7-7-458422

Name of Property Owner: JEANNE + NORM ASHER Daytime Phone No.: _____

Address: 1 E. MELROSE ST CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: EX PERFENCE (RICK POPPLETON) Phone No.: 703 751 3008

Contractor Registration No.: 36751

Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 1 Street: E. MELROSE ST.

Town/City: CHEVY CHASE MD Nearest Cross Street: CONNECTICUT AVENUE

Lot: 6 Block: 47 Subdivision: SECTION TWO, CHEVY CHASE

Liber: 17205 Folio: 280 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct (checked)
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 (checked)
Other:

1B. Construction cost estimate: \$ 13,000

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:

- On party line/property line (checked)
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: Jeanne Popper

Date: 5/9/00

Approved: [checkmark]

Disapproved: _____ Signature: _____ Date: 6-14-00

Application/Permit No.: 219561 Date Filed: 5/22/00 Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

Home built in 1918. On the north side of the yard is a 6' cedar privacy fence. On the east side of the yard is a 4' chain link fence (very old and rusty). On the south side is a white picket fence which is rotting. We plan to plant a number of trees inside the fence on the NE corner.

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

We plan to replace existing fences on 3 sides of our yard with 6' cedar fencing. See attached drawings. Fences will be placed at property line. No existing structures or trees will be affected by the construction.

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).

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

May 24, 2000

To: Chevy Chase Village Board of Managers
From: Jeanne and Norm Asher
1 East Melrose St.
Chevy Chase, MD 20815

We would like to appeal to the board for a variance to allow us to replace the existing fence on three sides of our property with a six-foot cedar fence as shown in the schematic provided by our fencing contractor. The fence will be constructed of 1x6 cedar boards arranged vertically. There will be a horizontal cross bar at the top and one at the bottom. If we choose to place finials on the posts, they will not increase the height beyond 6'6". In addition, beginning eight feet before each end of the fence, we will gradually reduce the height of the fence so that it will be only 4' at either end. We plan to leave the wood in its natural state and to do extensive landscaping along it.

The existing fence on the north side of the yard is in fact already a six-foot tall cedar fence, which we would like to replace to provide uniformity and consistency. On the east side the current fence is a chain link fence, which is very unsightly because it is old and rusted. It provides us with no privacy. The view from this side of the yard is mainly of Connecticut Avenue with its heavy traffic pattern. The issue of blocking this view is of considerable importance to us. On the south side of our property we will be replacing a stockade fence, which is rotting and falling down. There is apparently no issue with this particular part of the fence.

We believe that the board should approve this appeal because this fence will not adversely affect the public health, safety or welfare. Specifically it does not obstruct any line of sight at any intersection. In addition, it will not adversely affect the reasonable use of adjoining properties. In fact, it will beautify and improve the border between our properties.

Finally, we would like to appeal to the Board on the grounds that if we are not permitted to shield our property from the traffic and hubbub of Connecticut Avenue that this will pose undue hardship on us. It would cause us a loss of privacy and be a detriment to our ability to enjoy our back and side yard.

Thank you for considering this request.

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten signature]
[Handwritten date: 6/14/00]

June 1, 2000

To: Terri

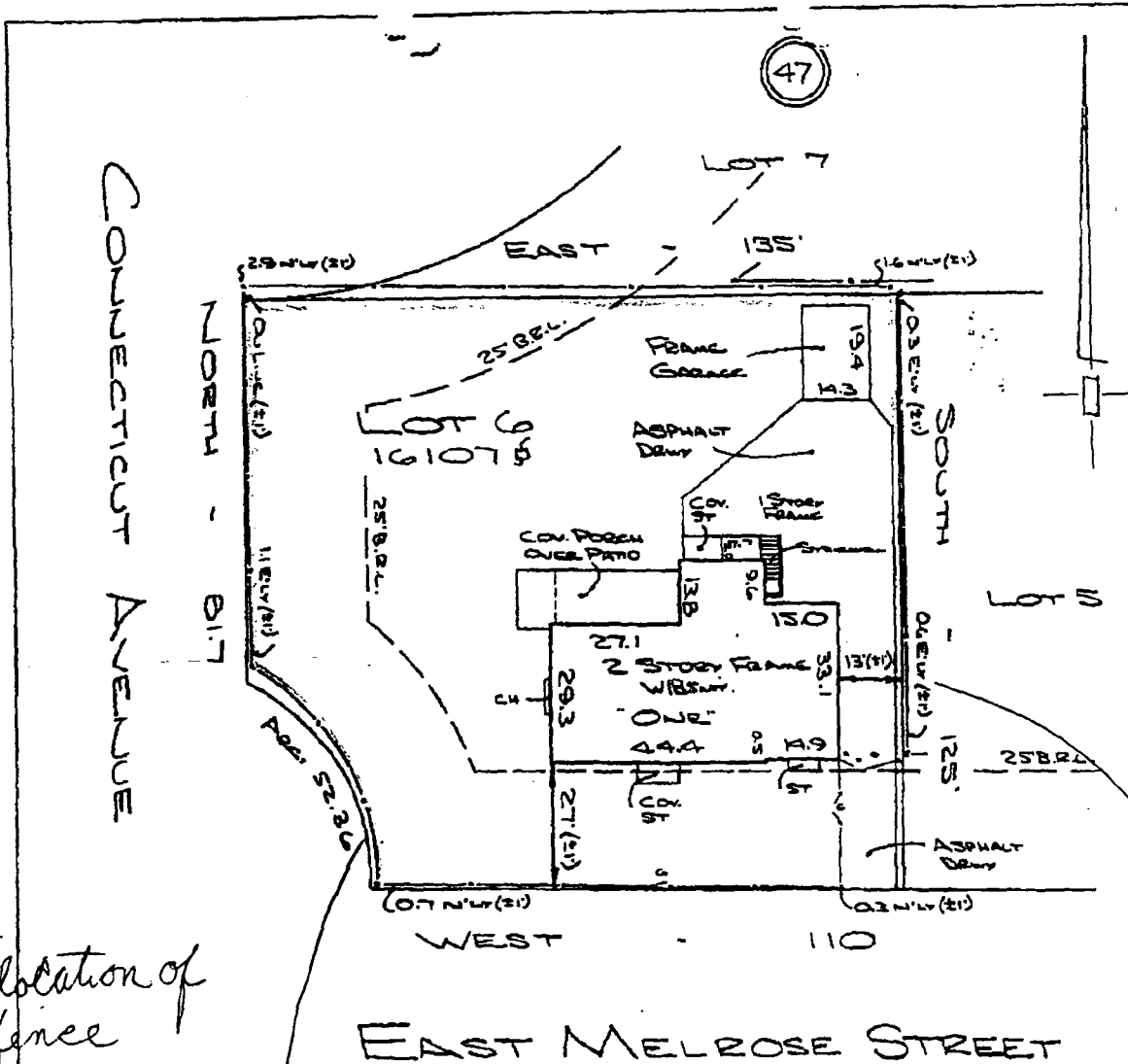
From: Jeanne Asker
1 E. Melrose St
Cherry Chase MD 20815

Our adjoining neighbors are

Mrs Foley at 5 E. Melrose St
Cherry Chase MD 20815

and The McMillans at 2 Newlands St
Cherry Chase, MD
20815

I am also sending you a copy of a letter which we have sent to the village detailing out plans. Let me know if you need anything else.



47

CONNECTICUT AVENUE

NORTH - 81.7

LOT 7

EAST

135'

LOT 6
161075

FRAME GARAGE

ASPHALT DRIVE

CON. PORCH OVER PATIO

2 STORY FRAME W/BSMT.

OVER

SOUTH

103.5' (E) (S)

110

125'

ASPHALT DRIVE

WEST

110

EAST MELROSE STREET

APPROVED
Montgomery County
Historic Preservation Commission

6/14/00



ADDRESS: ONE EAST MELROSE STREET

Capitol Surveys, Inc.
1300 Mercantile Lane
Suite 138
Largo, Maryland 20774
Phone 301-772-1654
Fax 301-341-1285

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and 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 refinancing.
This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
LOT 6 BLOCK 47
SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND
Registered in Plat Book 2 Plat 106 Scale 1" = 30'
CASE: 9564R FILE: 5320Z

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

fence will slope down to 4' beginning about 8' in.

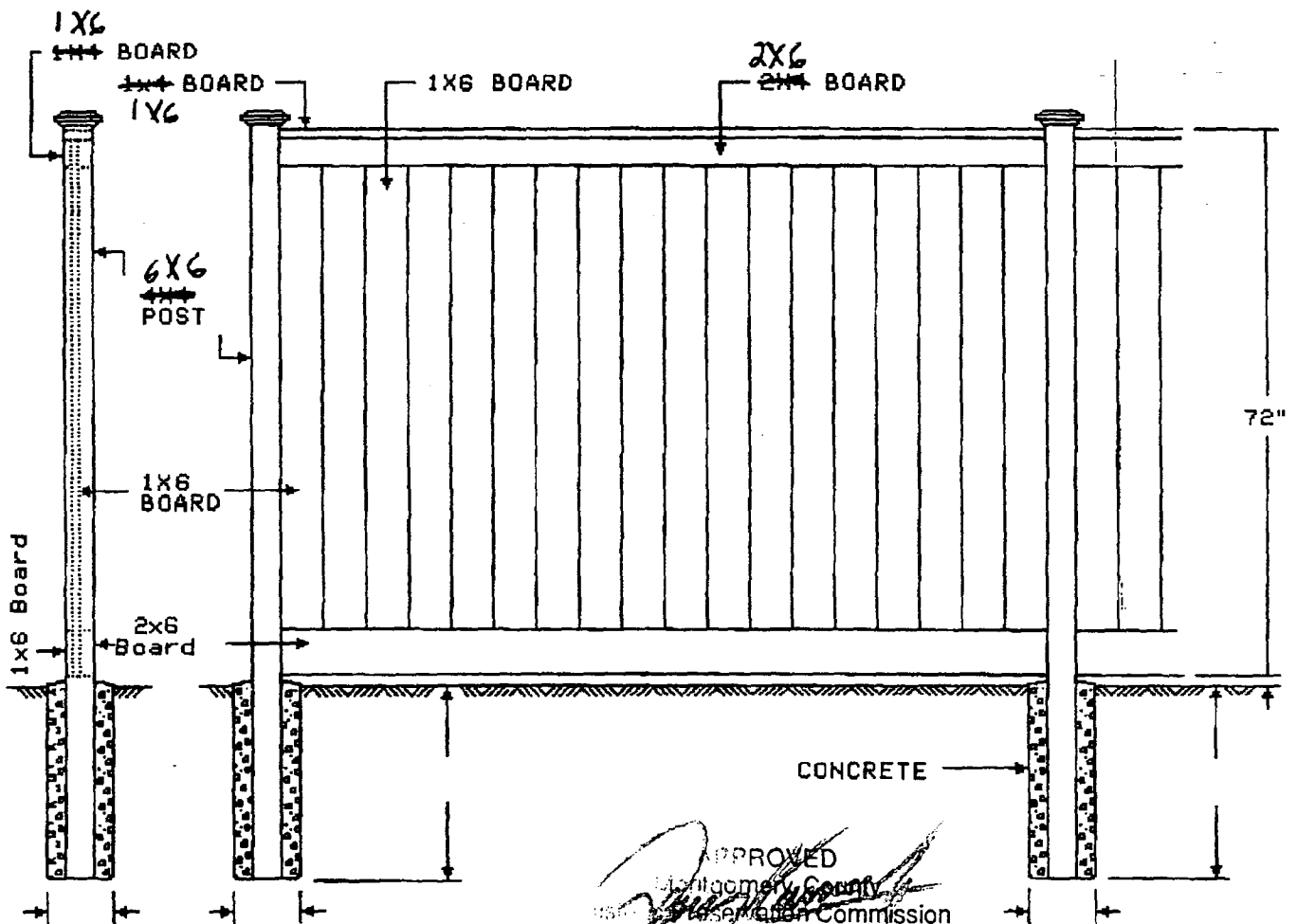
fence will slope down to 4' beginning about 8' in.

(25)

1X6 CAPPED AND FACED SOLID BOARD FENCE

-this fence can be built with 4x4 posts as shown or with 5x5 posts (4 1/4" square), or 6x6 posts (5 1/2" square)

(-CAN be built w/ 2X6 + 1X6 AT TOP ALSO similar to your photo).



(SIDE VIEW)

(ELEVATION VIEW)



EXPERT FENCE

1X6 CAPPED AND FACED WITH 2X6 BOTTOM RAIL
(6' HIGH)

MHIC#36751

EXPERT FENCE, INC.
6027 Farrington Avenue
ALEXANDRIA, VIRGINIA 22304
703 751 3008 fax 703 751 8803

DRAWING: RJP 07-06-1994	SCALE: NONE	PAGE:
REVISED: RJP 04-25-2000	FILE: L408040E	1 OF 1

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: 6-14-00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *gwr*

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

HDC # 3513 · 60P # 219561

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

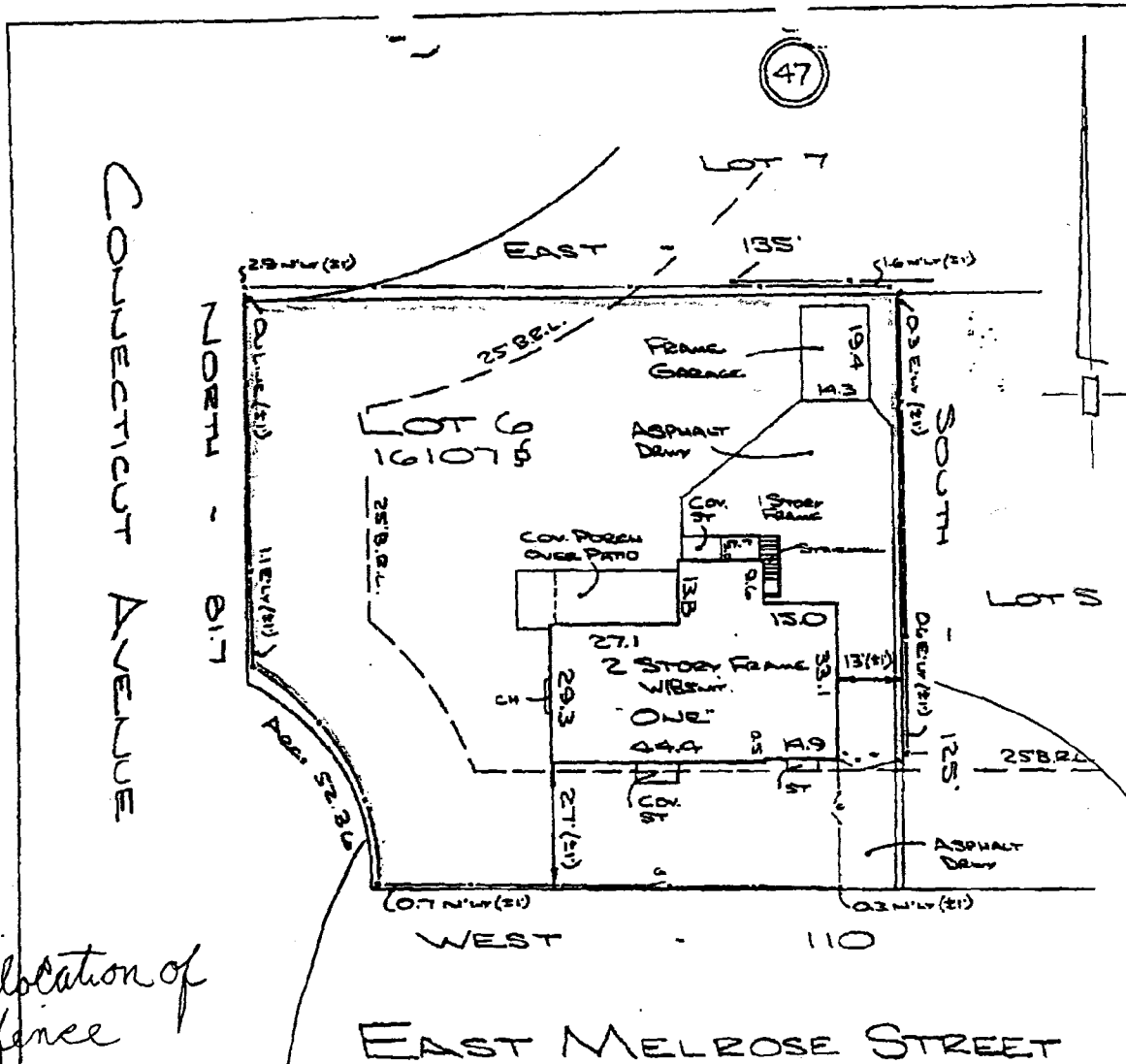
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

c:\hawpapr.wpd



location of fence

fence will slope down to 4' beginning about 8' into

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ADDRESS: ONE EAST MELROSE STREET



Capitol Surveys, Inc.

1300 Mercantile Lane
Suite 138
Largo, Maryland 20774
Phone 301-772-1654
Fax 301-341-1285

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and 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 refinancing.
This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
LOT 6 BLOCK 47
SECTION No. 2

CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 2 of 106 Scale 1" = 30'
CASE: 9564R FILE: 53202

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

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Maryland Property Line Surveyor No. 522

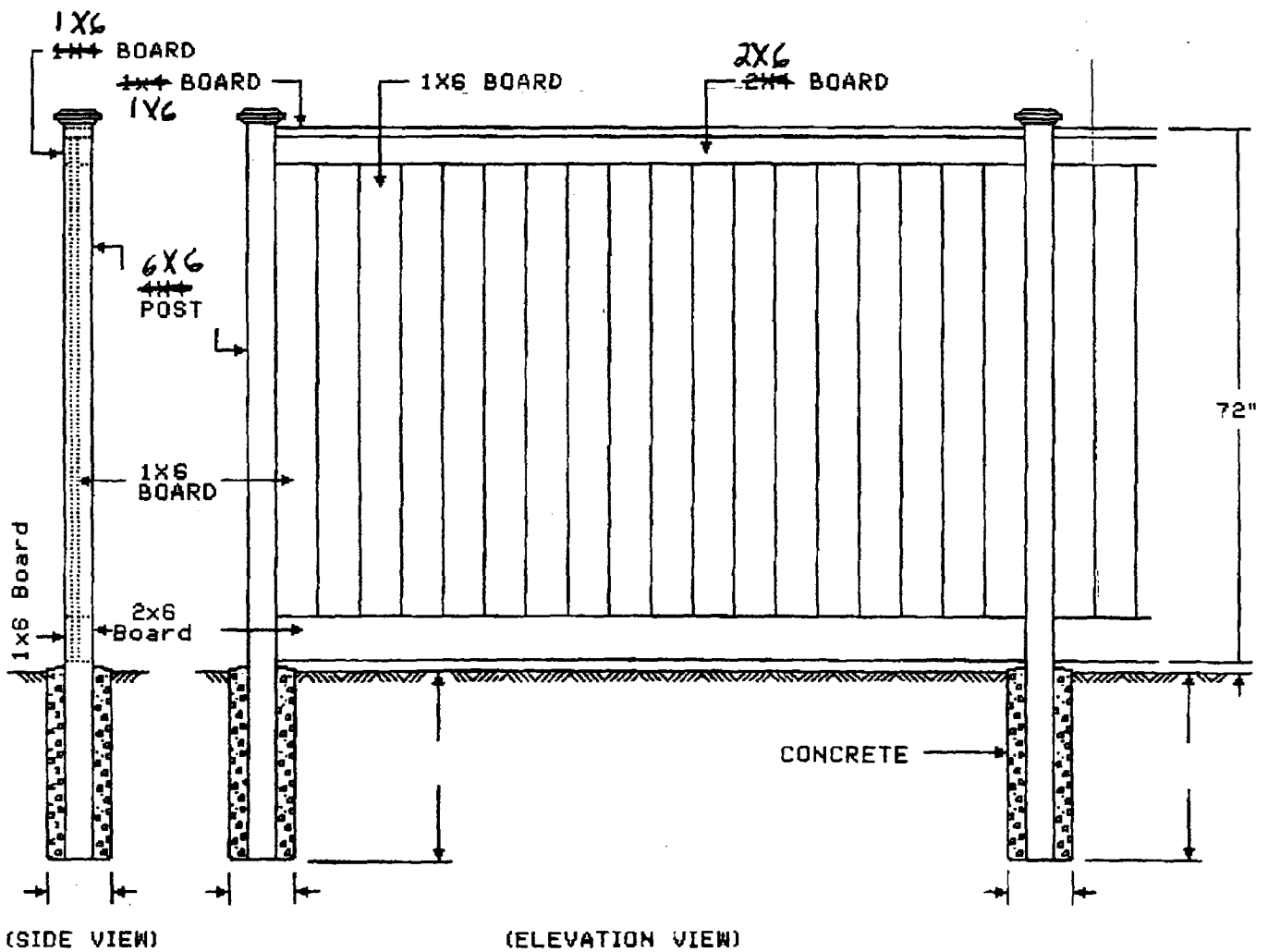
(9)

(25)

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REVISED: RJP 04-25-2000	FILE: L408040E	1 OF 1



Facsimile Cover

To: 1-301-563-3412 From: Bourke, Tom
Fax Number: 1-301-563-3412 Subject: CCV LAP: 3 Magnolia, 5 Grafton, 1
Date: Tuesday, June 13, 2000 Pages: 2
Time: 2:34:19 PM

Message:

The following are the comments by the Chevy Chase Village LAP for HPC Agenda Items for 6/14/00:

- P* A 3 Magnolia Pkwy,
Robbins-Evans Residence
Non-contributing resource
Front alterations - revision for wood-framed windows
Staff recommendation: approval
the CCV LAP concurs with the staff recommendation to approve without conditions. The change to prior plan is not significant.
- P* D. 5 Grafton, Poole-Barr Residence
Contributing resource
a change to a previously (1998) approved front facade
Staff recommendation: approval
The LAP concurs with staff recommendation for approval without conditions. The changes from the prior approval are minor and generally help the facade.
- P* J. 1 East Melrose, Asher Residence
Contributing Resource
replace existing chain-link and panel fence with 6' 1x6 board on board fence
Staff recommendation: expedited approval
The LAP concurs that this is a good candidate for an expedited approval. Applicant is reminded that they must also secure approval from Chevy Chase Village Board of Managers for fences.
- R* O. 6100 Connecticut, CC Country Club
Primary resource
remove 8' x 11' paving area and replace with planting bed
Staff recommendation: Expedited approval
The LAP concurs with Staff recommendation



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**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	1 East Melrose Street, Chevy Chase	Meeting Date:	06/14/00
Applicant:	Jeanne & Norm Asher	Report Date:	06/07/00
Resource:	Chevy Chase Village Historic District	Public Notice:	05/31/00
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-00P	Staff:	Perry Kephart
PROPOSAL:	Replace fence	RECOMMENDATION:	Approve.

DATE OF CONSTRUCTION: 1918

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Colonial Revival residence.

PROPOSAL: The applicant proposes to replace the existing wood panel and chain link fence sections on the side and rear property boundary lines with 6' high cedar 1x6 board fencing mounted on either 4x4 or 6x6 posts with simple wood caps. The fence height will be reduced to 4' on each side at a point approximately 8' from the front property line.

RECOMMENDATION:

- Approval
- Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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

x 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.



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DPS - #8

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CHECK ALL APPLICABLE:

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Slab
Room Addition
Porch
Deck
Shed
Solar
Fireplace
Woodburning Stove
Single Family
Fence/Wall (checked)
Other: _____

1B. Construction cost estimate: \$ 13,000

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Signature of owner or authorized agent: James Popper

Date: 5/9/00

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 219561 Date Filed: 5/22/00 Date Issued: _____

5

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