

PRELIM: 35/13-2 - for rear addition^R
to 6709 East Avenue, Chevy Chase
(Chase House/Norwood Cottage)

35/13-2-01A 6709 East Street, Chevy
Chase (MP #35/13-2 Chase Hse/Norwood
Cottage)

35/13-2-01A 6709 East Avenue
Revised; Chase House/Norwood Cottage

10/10/01 III - B - Robin

10/24/01 II - A - Robin

12/5/01 IIIA - Robin

RICHARD S. ROSEN, AIA



ARCHITECTURE

PLANNING

Melinda Miller
Fas + St.
Tom + Ch. Cl.

8910 THIRD AVENUE

SILVER SPRING, MD 20910

301.588.6821



Bin Messett
Superior Landscaping
301-989-8758



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 21, 2003

Melinda Miller
4620 Windsor Lane
Bethesda, MD 20814

Dear Ms. Miller:

Thank you for your letter of February 17th regarding an amendment to your approved Historic Area Work Permit for 6709 East Avenue in Chevy Chase.

Your proposal to use ridged copper for the porch roof is consistent with the historic character of the building. This change to your approved Historic Area Work Permit is minor in nature and meets the Historic Preservation Commission's guidelines; thus, it can be approved at a staff level.

This letter is your approval to use ridged copper for the porch roof at 6709 East Avenue.

If you have questions, please contact me.

Sincerely,

Gwen Wright
Historic Preservation Supervisor

Melinda Miller
4620 Windsor Lane
Bethesda, MD 20814
(301) 718-8963

February 17, 2003

Ms. Gwen Wright
Historic Preservation Planner
Montgomery County
Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Amendment to plans for 6709 East Avenue, Chevy Chase, MD (HAWP #258832)

Dear Ms. Wright:

Per our discussion, we would like to amend our plans to change the approved roofing material for the porch roof of the historic property on 6709 East Avenue, Chevy Chase, MD. According to the evaluation of several roofing companies, using any type of shingle on the porch roof would result in standing water and eventual damage due to the pitch. Therefore, we are requesting permission to use ridged copper to cover the porch roof only. We plan to use duraslate on the existing house structure and approved addition.

Please fax back your approval to (301) 718-3677 at your earliest convenience.

Thank you for your consideration,


Melinda Miller



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**HISTORIC AREA WORK
PERMIT**

IssueDate: 10/31/2001

Permit No: 258832
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

CHRIS AND MELINDA MILLER
6709 EAST AVENUE
CHEVY CHASE MD 20815

HAS PERMISSION TO: CONSTRUCT

PERMIT CONDITIONS: SCOPE OF WORK INCLUDES: ALTER/RENOVATE - MOVE - INSTALL - REPAIR; ROOM ADDITION/PORCH/FIREPLACE/SLAB/AC AND 6 FT FENCE ON THE PROPERTY LINE

PREMISE ADDRESS 6709 EAST AVE
CHEVY CHASE MD 20815-

LOT 26	BLOCK 5	PARCEL	ZONE
LIBER	ELECTION DISTRICT 07	PLATE	GRID
FOLIO	SUBDIVISION		
PERMIT FEE: \$0.00	TAX ACCOUNT NO.:		

HISTORIC MASTER: Y
HISTORIC ATLAS: N

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

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

December 11, 2001

MEMORANDUM

TO: Robert Hubbard, Director Permit #258832
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 35/13-2-01A REVISION

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

Approved **Denied** **Approved with Conditions:**

This application includes the proposed pool, with surrounding flagstone paving ; and the small sections of fencing parallel to the street at either side of the house to fully enclose the rear yard. The new fencing will be 5” high (to meet code requirements), a spaced picket, and painted.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant’s applying for a building permit with DPS;** and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

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

Applicant: Chris and Melinda Miller
6709 East Avenue
Chevy Chase, MD 20815

1-sided
original

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6709 East Avenue Meeting Date: 12/5/01
Applicant: Chris and Melinda Miller Report Date: 11/28/01
Resource: Royden and Ivy Chase House Public Notice: 11/21/01
(Norwood Cottage)
Review: HAWP – REVISION Tax Credit: No
Case Number: #35/13-2-01A **REVISION** Staff: Robin D. Ziek

PROPOSAL: Install in-ground pool in back yard; install two short segments of fencing, with gates, to enclose yard

RECOMMEND: Approve

RESOURCE: Royden and Ivy Chase House/Norwood Cottage
STYLE: Craftsman Cottage
DATE: 1906-1090

A new rear addition was approved at this site at the September 24, 2001 meeting. The following proposal is a amendment to the existing HAWP.

PROPOSAL

The applicant proposes to remove the existing concrete patio in the back yard. They would then like to install an in-ground pool, with flagstone paving on grade. At the far end of the pool area, they proposed to install a trellis structure which will include storage space at either end.

The county requires 5' high fencing around all pools. The property currently has fencing along three sides of the back yard. The only new fencing they wish to install are two small segments, with gates, at their side yards to complete the enclosure of the back yard. The fencing would start near the far end of the house. The proposed fencing will be 5' high, with an open picket.

STAFF DISCUSSION

This work will not affect any mature trees, and will not be visible in any way from the public right-of-way. All of the proposed work is a good distance from the original house and will have no effect on it.

STAFF RECOMMENDATION

Staff recommends that 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 the Secretary of the Interior Guidelines #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.

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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

35/13-2

November 13, 2001

35/13-2-01 A REV.

Ms. Robin Ziek
Historic Preservation Planner
Montgomery County Department of Park & Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Robin:

Per our recent conversation, please accept this letter and new drawing as an amendment to our approved historic are work permit application for 6709 East Avenue, Chevy Chase, Maryland.

The amendment includes the addition of a pool and open picket fence enclosing the existing fencing (around 3 sides of the property that has been built already by our neighbors) with 2 sides areas facing the street approximately 6 ft high, to comply with Montgomery County code. We would like for our amendment to be considered at the December 5th meeting if at all possible.

Please call me at (301) 771-4819 w or (301) 718-8963 h, if you require additional information or have any questions I can answer prior to the meeting, please let me know.

Regards,

Melinda Miller
Melinda Miller

3
1

Chris and Melinda Miller
6709 East Avenue

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

Owner's mailing address Chris and Melinda Miller 6709 East Avenue Chevy Chase, MD 20815	Owner's Agent's mailing address
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Adjacent and confronting Property Owners mailing addresses

Lane, Nancy B et al trust 6711 East Avenue Chevy Chase, MD 20815-5229	Samelson, Lawrence E + Elizabeth Trosman 6707 East Avenue Chevy Chase, MD 20815
---	--

Kline, Francis J + ML 4400 Ridge Street Chevy Chase, MD 20815	Diana Morgan 4308 Rosemary Street Chevy Chase, MD 20815-5216
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g:\addresses\noticing table

(4) (2)

M-NCPCC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

October 26, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *PWC* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 35/13-2-01A

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

Approved Denied **Approved with Conditions:**

- 1) The applicant is not applying for a parking pad in the front yard at this time.
- 2) The new rear addition will incorporate the stone foundations from the existing rear ell into the new project.
- 3) Prior to removal of the dead or dying trees, the applicant shall provide a report from a certified arborist confirming their condition to staff, for staff level approval.
- 4) If any additional railing is needed, at the front porch and new addition connection, this will be approved at a staff level.

and subject to the general conditions that 1) **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS;** and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

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

Applicant: Chris and Melinda Miller
6709 East Avenue
Chevy Chase, MD 20815

RE: The Royden and Ivy Chase House (Norwood Cottage)

~~3~~
5



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Melinda Miller
Daytime Phone No.: 301 771 4319

Tax Account No.: _____
Name of Property Owner: Chris and Melinda Miller Daytime Phone No.: (240) 771-1219 Melinda
(240) 446-4760 Chris
Address: 6709 East Avenue, Chevy Chase, MD 20815
Street Number City Street Zip Code
Contractor: Chase Builders, LLC Phone No.: 31 588 4747
Contractor Registration No.: 3550
Agent for Owner: Self Daytime Phone No.: see above

Address: _____
LOCATION OF BUILDING/PREMISE
House Number: 6709 Street: East Avenue
Town/City: Chevy Chase Nearest Cross Street: Bradley Boulevard
Lot: 26 Block: 5 Subdivision: Norwood Heights
Liber: 3 Folio: 55 Parcel: 7

PART ONE: TYPE OF PERMIT ACTION AND USE

I.A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate HVAC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Blaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
I.B. Construction cost estimate: \$ 250,000
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: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

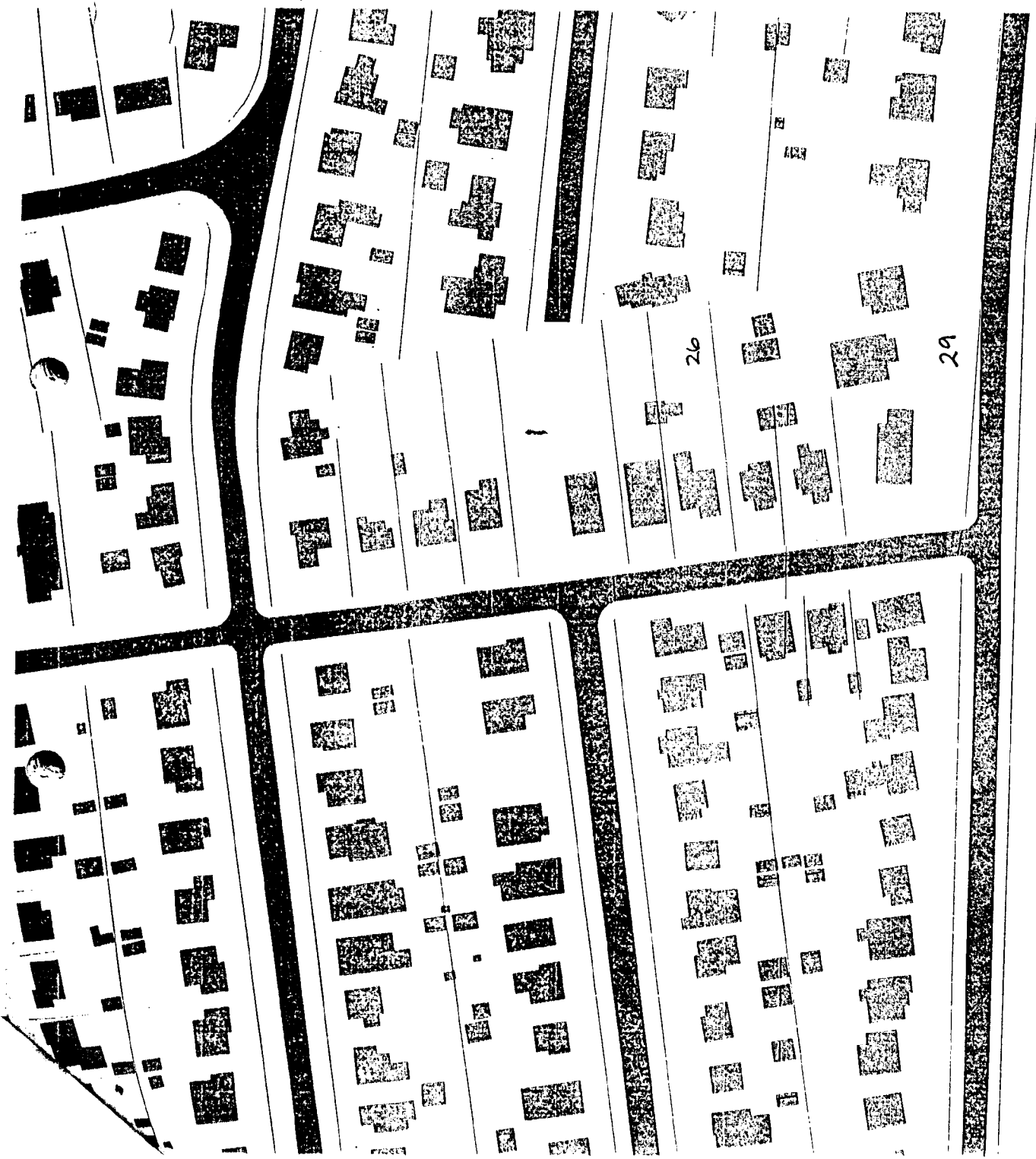
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 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.

Melinda Miller Signature of owner or authorized agent September 17, 2001 Date

Approved: [Signature] X W/ CONDITIONS for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 10/24/01
Application/Permit No.: 258832 Date filed: 9-19-2001 Date Issued: _____



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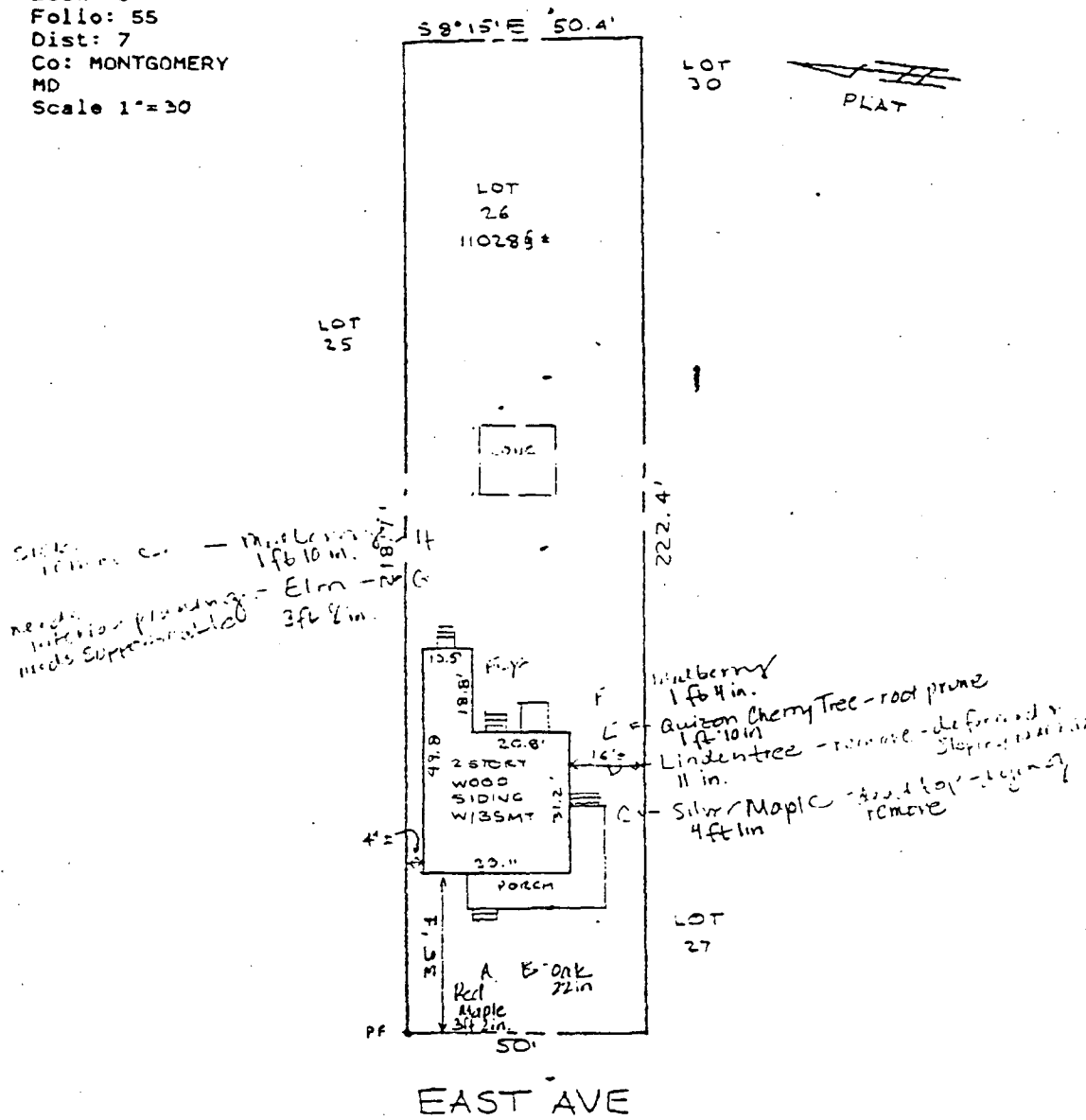
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Lot 26: 6709 EAST STREET

7

Ms and Melinda Miller
709 East Avenue

AH01-101-38 6709 EAST AV CHEVY CHASE MONT 5/21/01 ADVAN Case#AT1087
 Fema Panel: 240049 0200C
 Flood Zone: C
 LOT 26
 BLK 5
 NORWOOD HEIGHTS
 Book: 3
 Follo: 55
 Dist: 7
 Co: MONTGOMERY
 MD
 Scale 1"=30'



Accuracy: Approximate average accuracy (SD of sideline distances) for small suburban lots is two feet, and for large lots and metes and bounds parcels varies from two feet to twenty feet. In case of doubt, we recommend a Boundary Survey.



EMAIL: SURVEYASSOCIATES@EROLS.COM

LEGEND

Shed (unsurveyed)	\square
Blacktop Drive	-----
Gravel Drive	====
Concrete	=====

This is an improvements Location Survey only, and must not be used for Boundary purposes. No Title Report furnished. No statement is made as to ownership of property or right or interest therein. Fences are approximate only and may not be shown. *Not to be used for construction purposes or permits of any kind whatsoever.*

SURVEY ASSOCIATES OF MARYLAND
 4905 SUDLEY RD

WEST RIVER MARYLAND 20778

TEL 410 266 7211 FAX 410 266 0918
 FAX BALT 410 841 6150 FAX DC 301 970 2514

**LOCATION
 MORTGAGE
 SURVEY**

8
 16

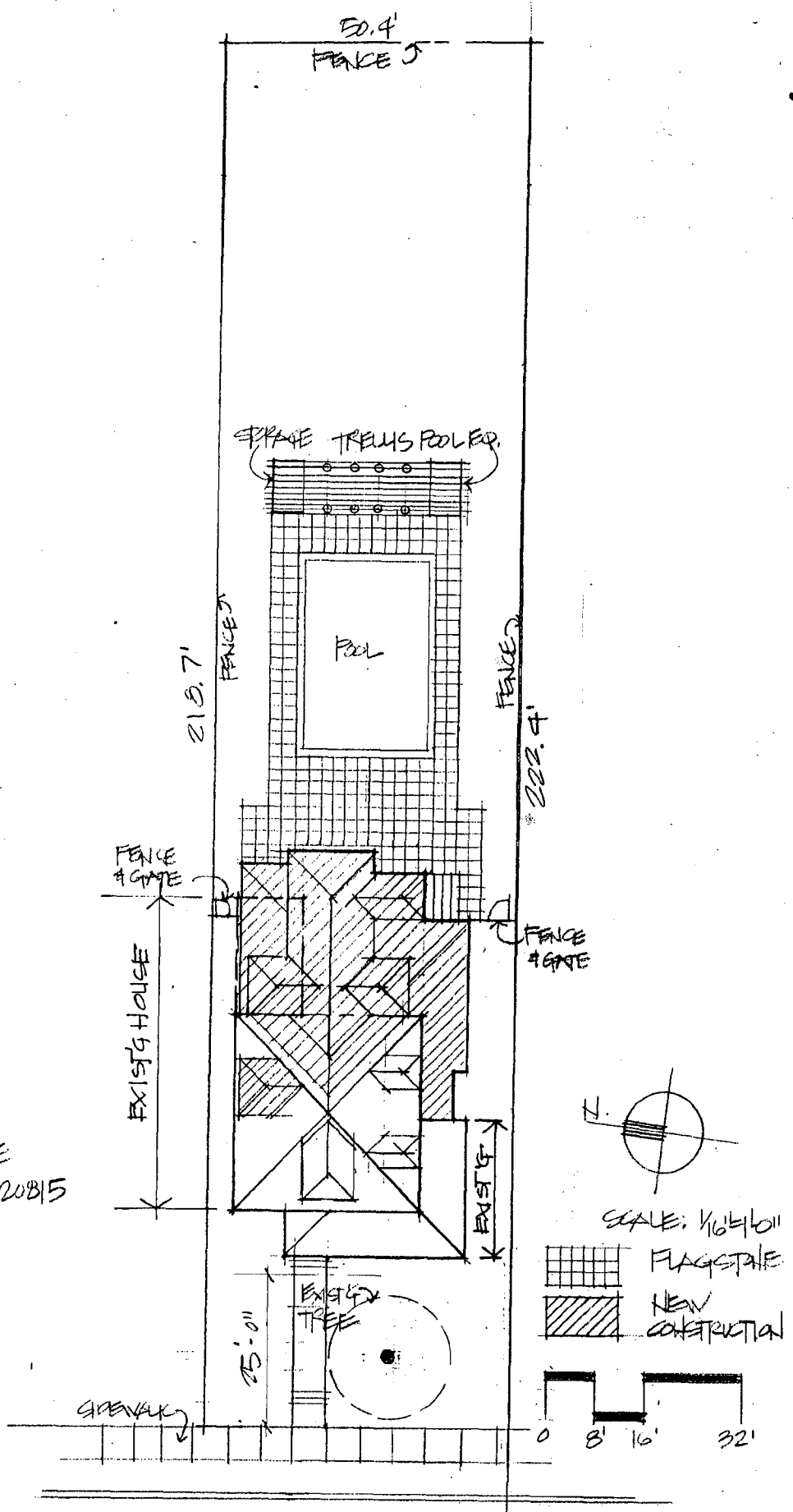
SITE PLAN

6709 EAST AVENUE
 CHEVY CHASE, MD 20815

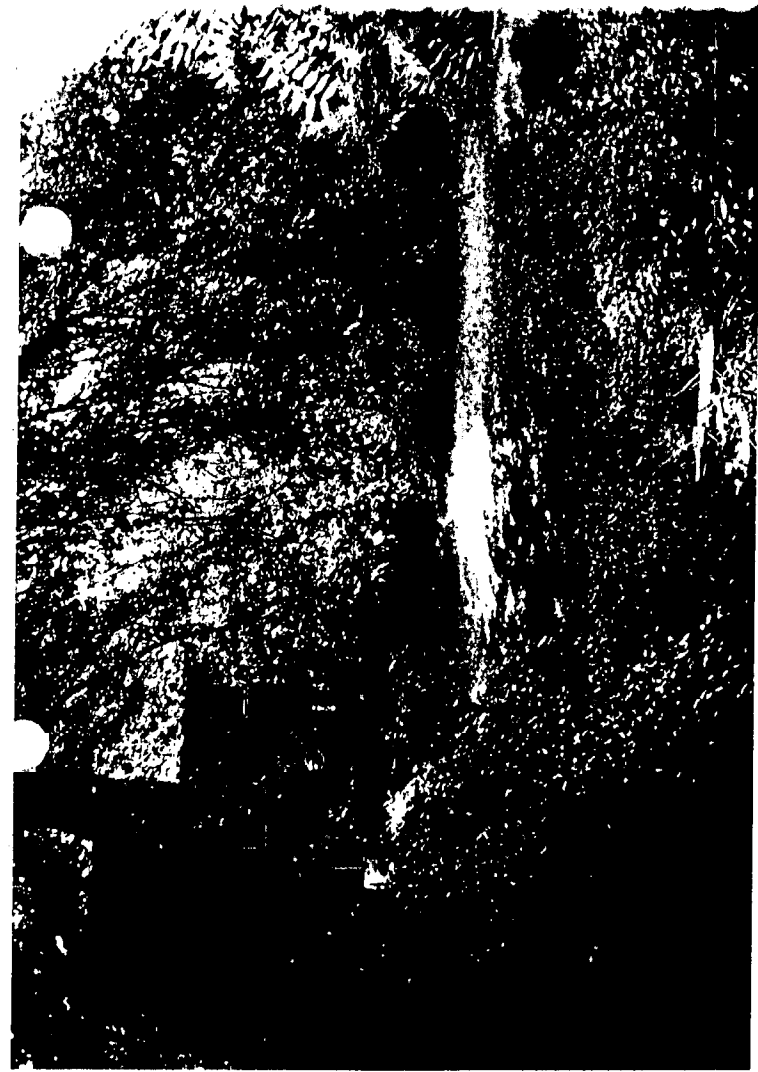
LOT 26 BLOCK 5
 HERWOOD HEIGHTS

BOOK: 3
 FOLIO: 55
 DIST: 7

12 NOV 2001



RODAROS ROSEN, AIA
 3710 THORNE GILVER SPRING, MD EAST AVENUE



⑧ 10

November 13, 2001

Ms. Robin Ziek
Historic Preservation Planner
Montgomery County Department of Park & Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Robin:

Per our recent conversation, please accept this letter and new drawing as an amendment to our approved historic area work permit application for 6709 East Avenue, Chevy Chase, Maryland.

The amendment includes the addition of a pool and open picket fence enclosing the existing fencing (around 3 sides of the property that has been built already by our neighbors) with 2 sides areas facing the street approximately 6 ft high, to comply with Montgomery County code. We would like for our amendment to be considered at the December 5th meeting if at all possible.

Please call me at (301) 771-4819 w or (301) 718-8963 h, if you require additional information or have any questions I can answer prior to the meeting, please let me know.

Regards,

Melinda Miller

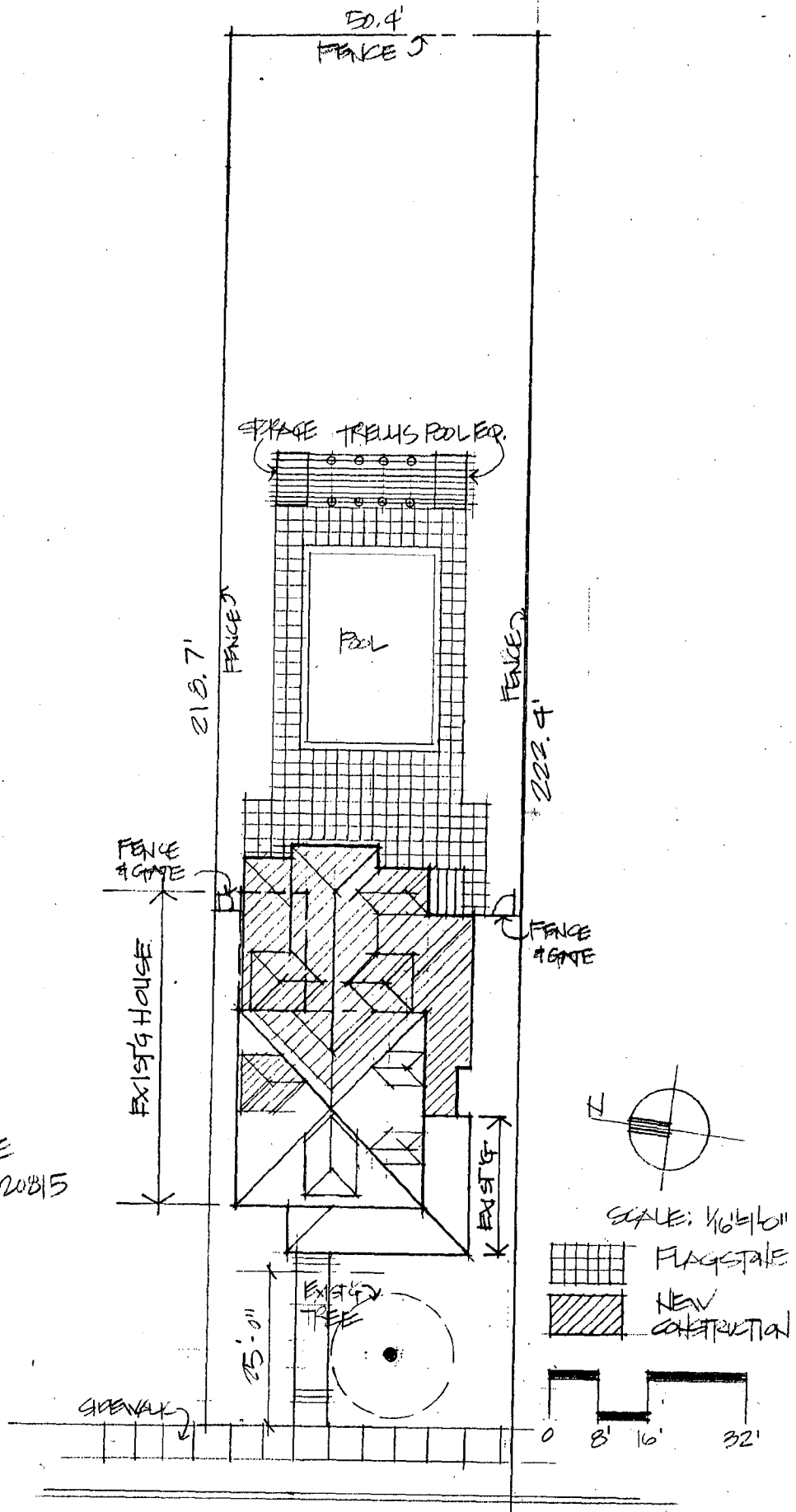
SITE PLAN

6709 EAST AVENUE
 CHEVY CHASE, MD 20815

LOT 26 BLOCK 5
 HARWOOD HEIGHTS

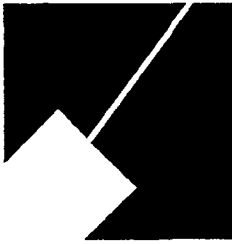
BOOK: 3
 FOLIO: 55
 DIST: 7

• 12 NOV 2001



RICHARD S. ROSEN, AIA
 3710 THROANE SILVER SPRING, MD EAST AVENUE

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

December 11, 2001

MEMORANDUM

TO: Robert Hubbard, Director Permit #258832
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 35/13-2-01A REVISION

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

Approved Denied Approved with Conditions:

This application includes the proposed pool, with surrounding flagstone paving ; and the small sections of fencing parallel to the street at either side of the house to fully enclose the rear yard. The new fencing will be 5" high (to meet code requirements), a spaced picket, and painted.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS;** and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

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

Applicant: Chris and Melinda Miller
6709 East Avenue
Chevy Chase, MD 20815

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

301-563-3400

**WEDNESDAY
December 5, 2001**

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend.

Special Event

A Party To Celebrate The Publication Of

Places From The Past

A New Illustrated Inventory of Montgomery County Historic Sites

5 - 7 PM

Strathmore Hall

10801 Rockville Pike, Rockville

- I. **HPC WORKSESSION - 7:00 p.m.**
- II. **NATIONAL REGISTER NOMINATION - 7:30 p.m. in MRO Auditorium**
- A. Salmon/Stohlman House, at 4728 Dorset Avenue, Somerset Historic District (Outstanding Resource). Nominated by the owners, James Graham and Victoria Clarke.
- III. **HISTORIC AREA WORK PERMITS - 7:40 p.m. in MRO Auditorium.**
- A. Chris & Melinda Miller, for pool and fence installation at 6709 East Avenue, Chevy Chase (HPC Case No. 35/13-2 - 01A Revised) (Master Plan Site # 35/13-2, **Chase House/Norwood Cottage**).
- B. Susan Miller, for fence installation at 12 Montgomery Avenue, Takoma Park (HPC Case No. 37/3-0100) (Takoma Park Historic District).
- C. Pierre M. & Lois Perrolle, for rear alteration at 7121 Willow Avenue, Takoma Park (HPC Case No. 37/3-01PP) (Takoma Park Historic District).

*Pool, patio,
fence only.*

(OVER)

- D. George Myers, for rear addition, garage replacement, tree removal at 10314 Fawcett Street, Kensington (HPC Case No. 31/6-01J) (Kensington Historic District).

IV. MINUTES

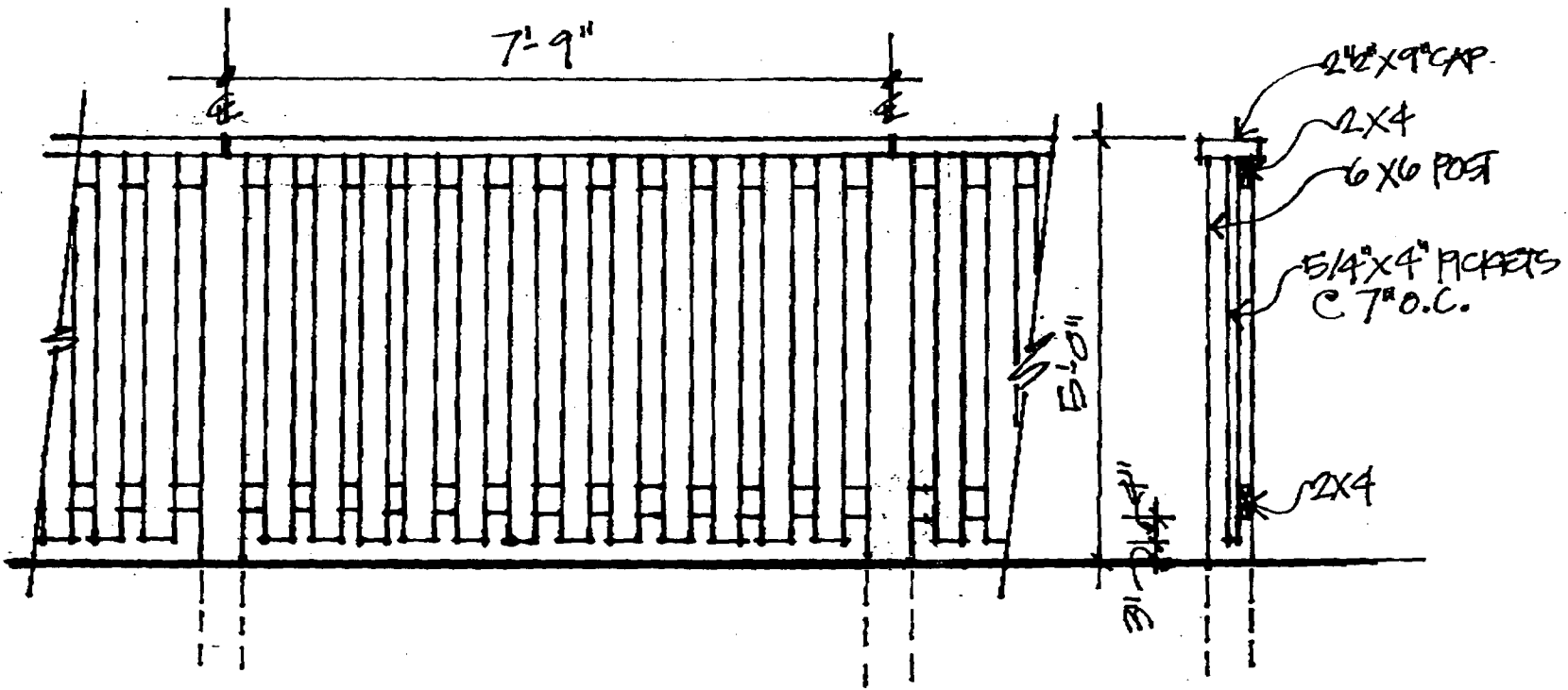
- A. October 24, 2001

V. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VI. ADJOURNMENT

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PAINTED WOOD PICKET FENCE

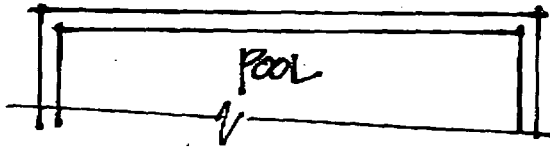
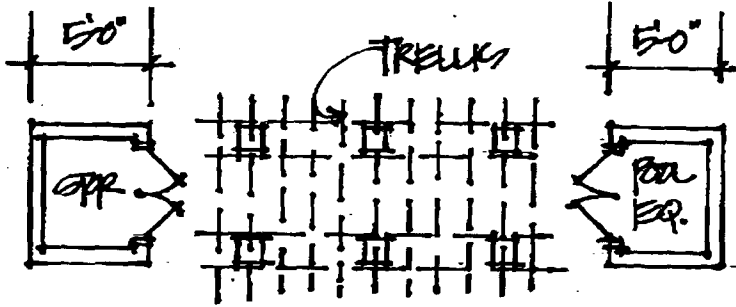
SCALE: 1/2" = 1'-0"

MILLER RESIDENCE

6709 EAST AVENUE
CHEVY CHASE, MD 20815

27 Nov 2001

Richard S. Rosen, AIA
8910 Third Avenue
Silver Spring, MD 20910
301.588.6821/rrosenaia@aol.com

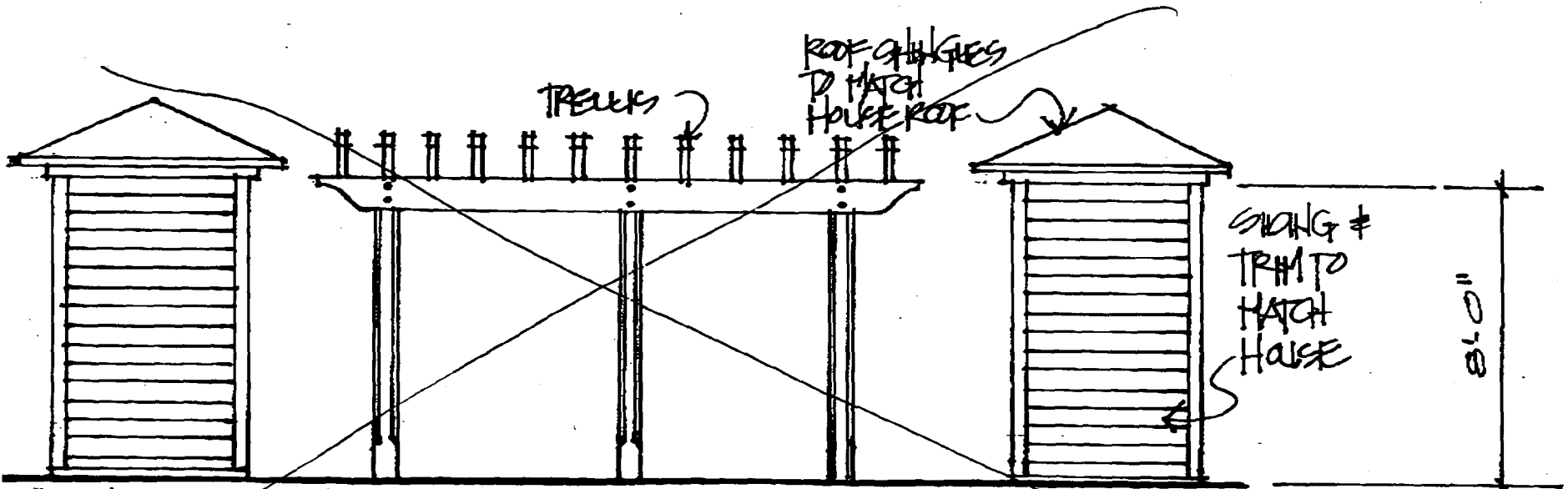


PLAN - POOL EQUIPMENT & STORAGE SHEDS

SCALE: 1/8" = 1'-0"

MILLER RESIDENCE
 6709 EAST AVENUE
 CHEVY CHASE, MD 20915
 27 Nov. 2001.

Richard S. Rosen, AIA
 8910 Third Avenue
 Silver Spring, MD 20910
 301.588.6821/rosenaia@aol.com



ELEVATION - POOL EQUIPMENT / STORAGE SHEDS & TRELLIS

SCALE: 1/4" = 1'-0"

TO: CHRIS & MELINDA ROM 3030
MILLER
40 WESTIN SEATTLE

FAX: 206 728 2259

FROM: RICH ROSEN 301.588.6824

2 PAGES

TO: ROBIN ZIEK NOV. 28, 2001
HISTORIC PRESERVATION (301) 563-3412
PLANNER FAX# 301 650 4371

FROM: RICH ROSEN 2 PAGES + TRANSMITTAL
RE: 6709 EAST AVENUE

PLEASE CALL W/ QUESTIONS -
THANKS.

301.399.8950

INDEX OF DRAWINGS

- A1 COVER SHEET / INDEX / PLAN
- NOTES
- A2 EXISTING CONDITIONS / DEMOLITION PLANS - BASEMENT & FIRST FLOOR
- A3 EXISTING CONDITIONS / DEMOLITION SECOND FLOOR & ROOF
- A4 EXISTING CONDITIONS - ELEVATIONS
- A5 BASEMENT & ROOF PLANS
- A6 FIRST & SECOND FLOOR PLANS
- A7 SECTIONS
- A8 ELEVATIONS
- A9 INTERIOR ELEVATIONS
- A10 WALL SECTION / WINDOWS & DOORS

- F1 FIRST FLOOR FRAMING PLAN
- F2 SECOND FLOOR & ROOF FRAMING PLAN
- E1 BASEMENT ELECTRICAL / LTG. PLAN
- E2 FIRST & SECOND FLOOR ELECTRICAL & LIGHTING PLANS

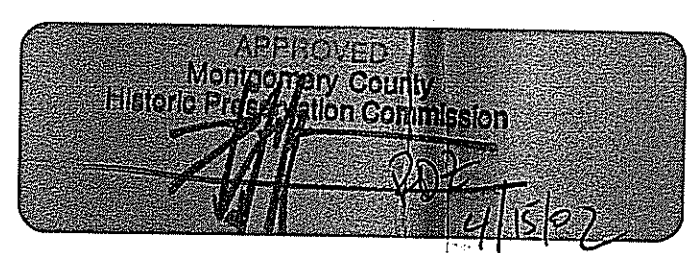
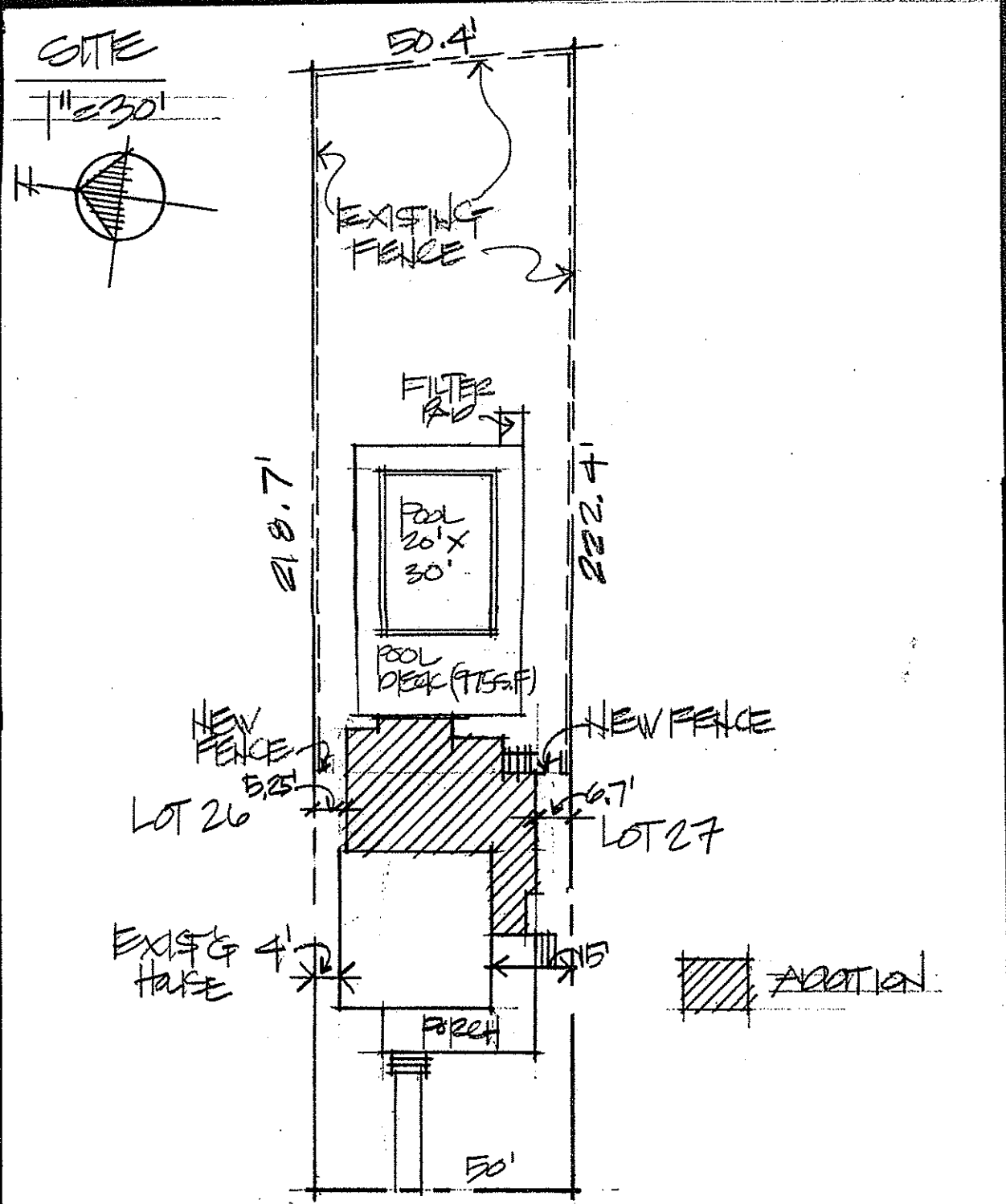
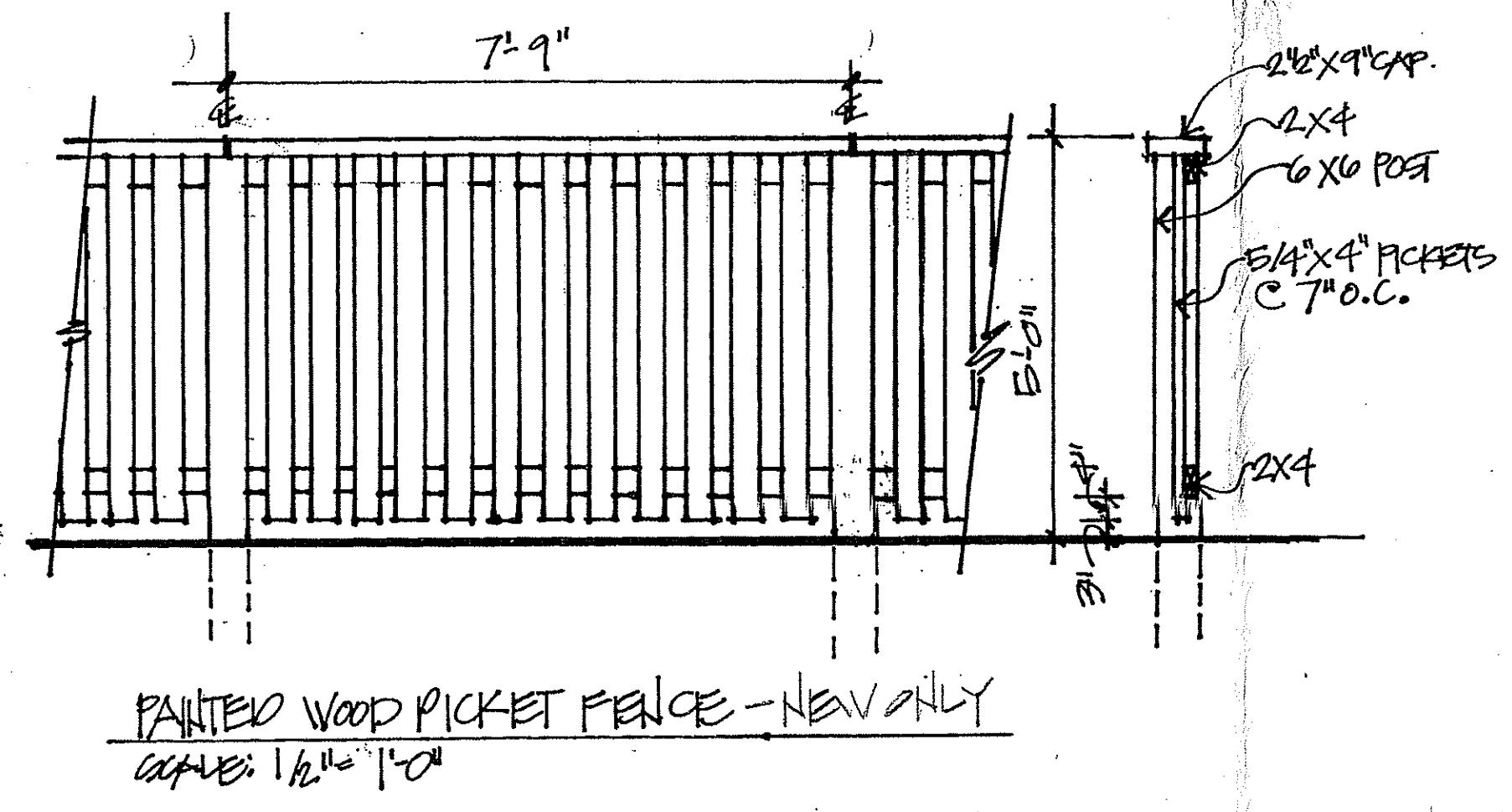
Scope of the Project

This project is a two-story addition/renovation of an existing 2-story wood-frame Arts and Crafts home. The work involves the following:

- Two-story addition at the rear of the house providing new family room and expanded kitchen on the first floor, new bathrooms, master suite addition and renovation of bedrooms on the second floor.
- Major first floor renovation, including new stairs to both the basement and second floor.

General Notes

1. Contractor to obtain all necessary permits, inspections and approvals from Montgomery County, Chevy Chase Village and other applicable local and state agencies. Architect will submit for building permit to begin permit process.
2. Work is to comply with all applicable local and national building codes.
3. The Contractor and his subcontractors are responsible for visiting the site prior to preparation of his bid.
4. During construction, the Contractor is responsible for verifying all dimensions in the field and notifying Architect of discrepancies between existing conditions and the drawings prior to executing the affected work.
5. Contractor is to protect the existing house from damage in areas adjacent to demolition and new construction.
6. Work site is to be left broom clean at the end of each construction day. The Contractor is responsible for the removal of any trash or debris generated by the project. Trash should be removed from the site at the end of each work day.
7. All doors removed in demolition to be saved and stored for potential re-use.
8. Unless otherwise noted, all new work shall match adjacent existing conditions in material, color and finish.
9. Unless otherwise noted, contractor to tie off/cap any plumbing, mechanical and electrical outlets/pipes/supply/returns in areas for demolition to allow for potential re-use in the renovation.



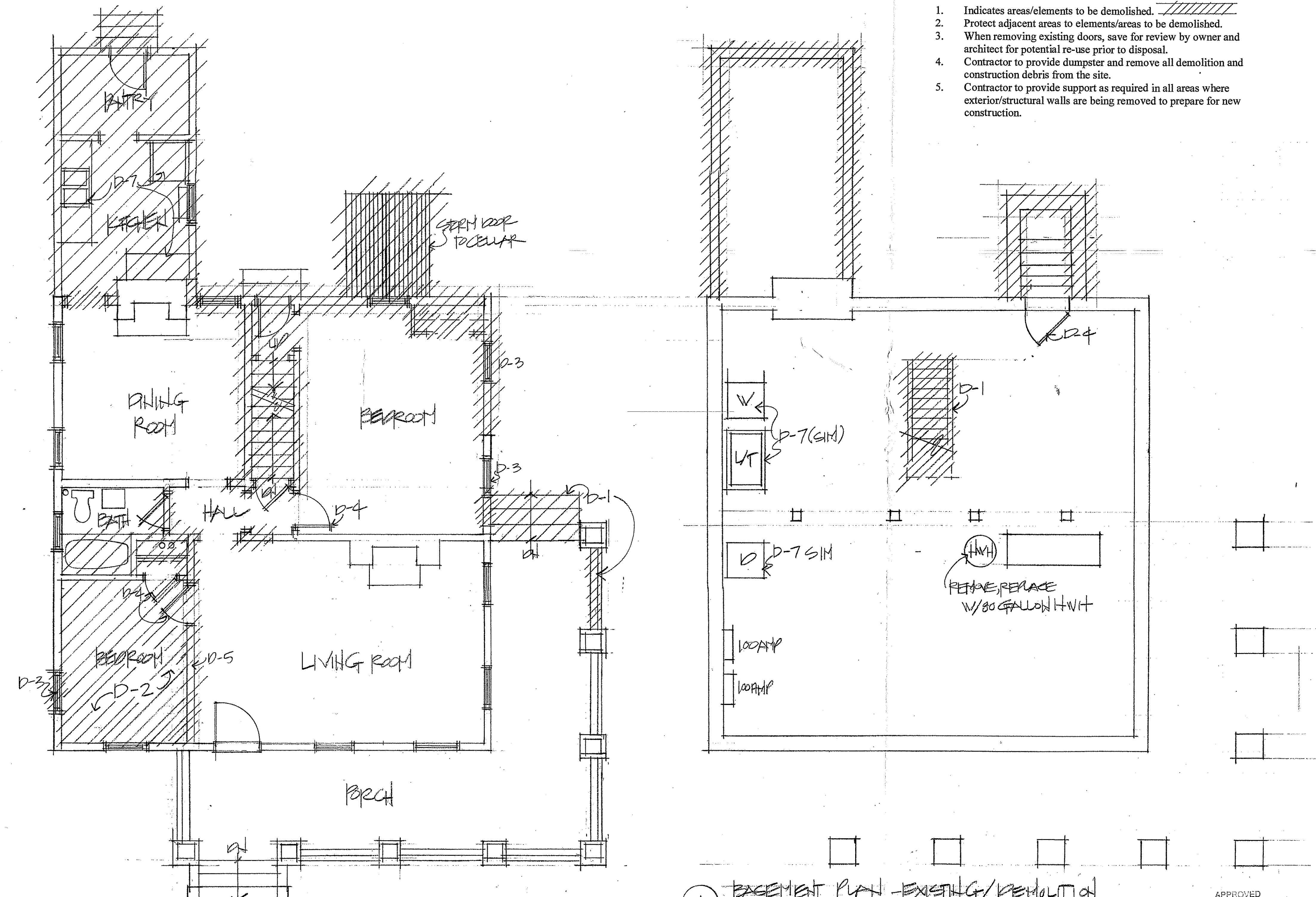
— EAST AVENUE
 AH-01-33 6709 EAST AVENUE
 CHEVY CHASE MONTGOMERY COUNTY
 PERM PANEL: 240049 2000
 FLOOD ZONE: C LOT 26 BLOCK 5
 NORWOOD HEIGHTS BLOCK 3 FOLIO: 55
 DIST: 7 COUNTY: MONTGOMERY, MD

Demolition Notes

- D-1 Remove Existing Stair and Railings
- D-2 Remove Existing floor and framing. See framing plans for changes to floor opening.
- D-3 Remove existing window, frame and trim.
- D-4 Remove existing door, frame and trim.
- D-5 Remove existing wall.
- D-6 Remove section of wall.
- D-7 Remove Existing Kitchen counters, cabinets and appliances
Cap off/disconnect all plumbing and electrical connections
To the kitchen for potential re-use in new work.

General Demolition Notes

1. Indicates areas/elements to be demolished.
2. Protect adjacent areas to elements/areas to be demolished.
3. When removing existing doors, save for review by owner and architect for potential re-use prior to disposal.
4. Contractor to provide dumpster and remove all demolition and construction debris from the site.
5. Contractor to provide support as required in all areas where exterior/structural walls are being removed to prepare for new construction.



② FIRST FLOOR PLAN - EXISTING/DEMOLITION
SCALE: 1/4" = 1'-0"

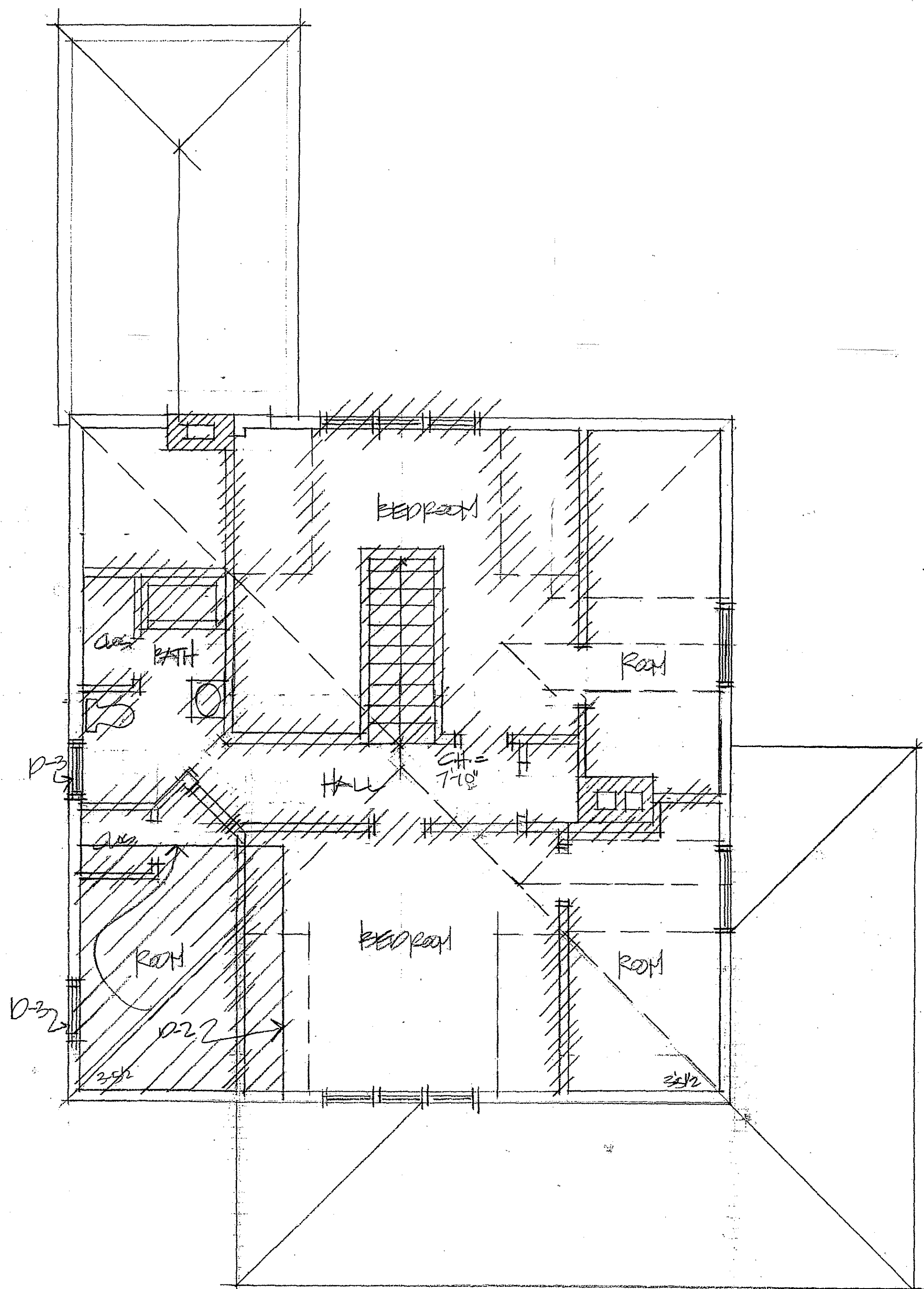
① BASEMENT PLAN - EXISTING/DEMOLITION
SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 4/15/02

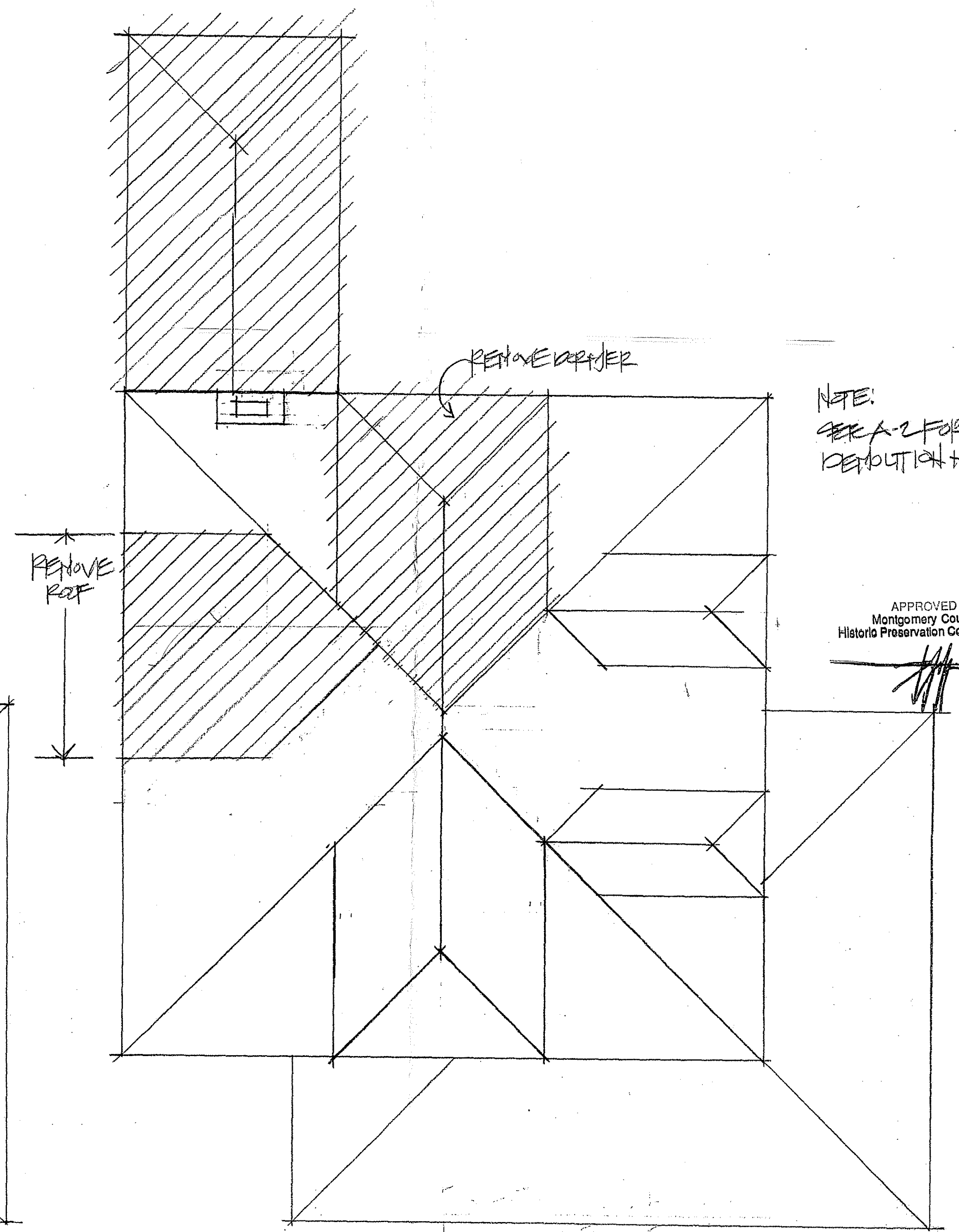
RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, MD 20910
301.588.6821 P 301.588.0240 F

PERMIT/FIRST FLOOR EXIST. COND./DEMOLITION
MILLER RESIDENCE-ADDITION/RENOVATION
6709 East Avenue Chevy Chase, MD 20815

PERMIT/BLDG SET LATE 02



② SECOND FLOOR - EXISTING CONDITIONS / DEMOLITION
SCALE: 1/4" = 1'-0"



① ROOF PLAN - EXISTING CONDITIONS / DEMOLITION
SCALE: 1/4" = 1'-0"

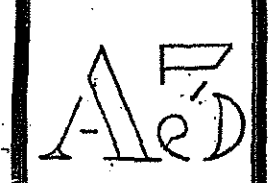
NOTE:
SEE A-2 FOR
DEMOLITION NOTES

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
10/2/15/16

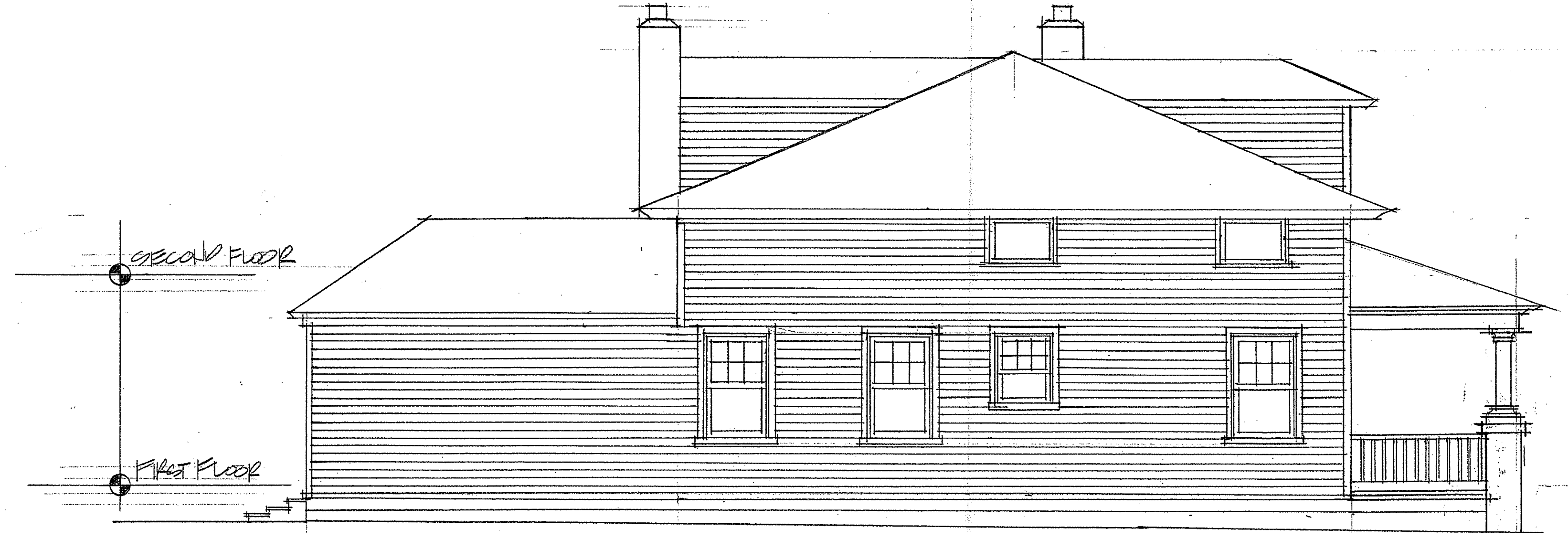
RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, MD 20910
301.588.6821 P 301.588.0240 F

EXISTING CONDITIONS / DEMOLITION - SECOND FLOOR / ROOF PERMIT BID SET APRIL 2016
MILLER RESIDENCE-ADDITION/RENOVATION
6709 East Avenue Chevy Chase, MD 20815





1 REAR ELEVATION-EXISTING
SCALE: 1/4"=1'-0"



2 SIDE ELEVATION-EXISTING
SCALE: 1/4"=1'-0"



3 FRONT ELEVATION-EXISTING
SCALE: 1/4"=1'-0"



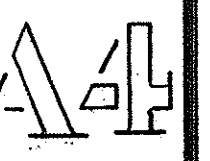
4 SIDE ELEVATION-EXISTING
SCALE: 1/4"=1'-0"

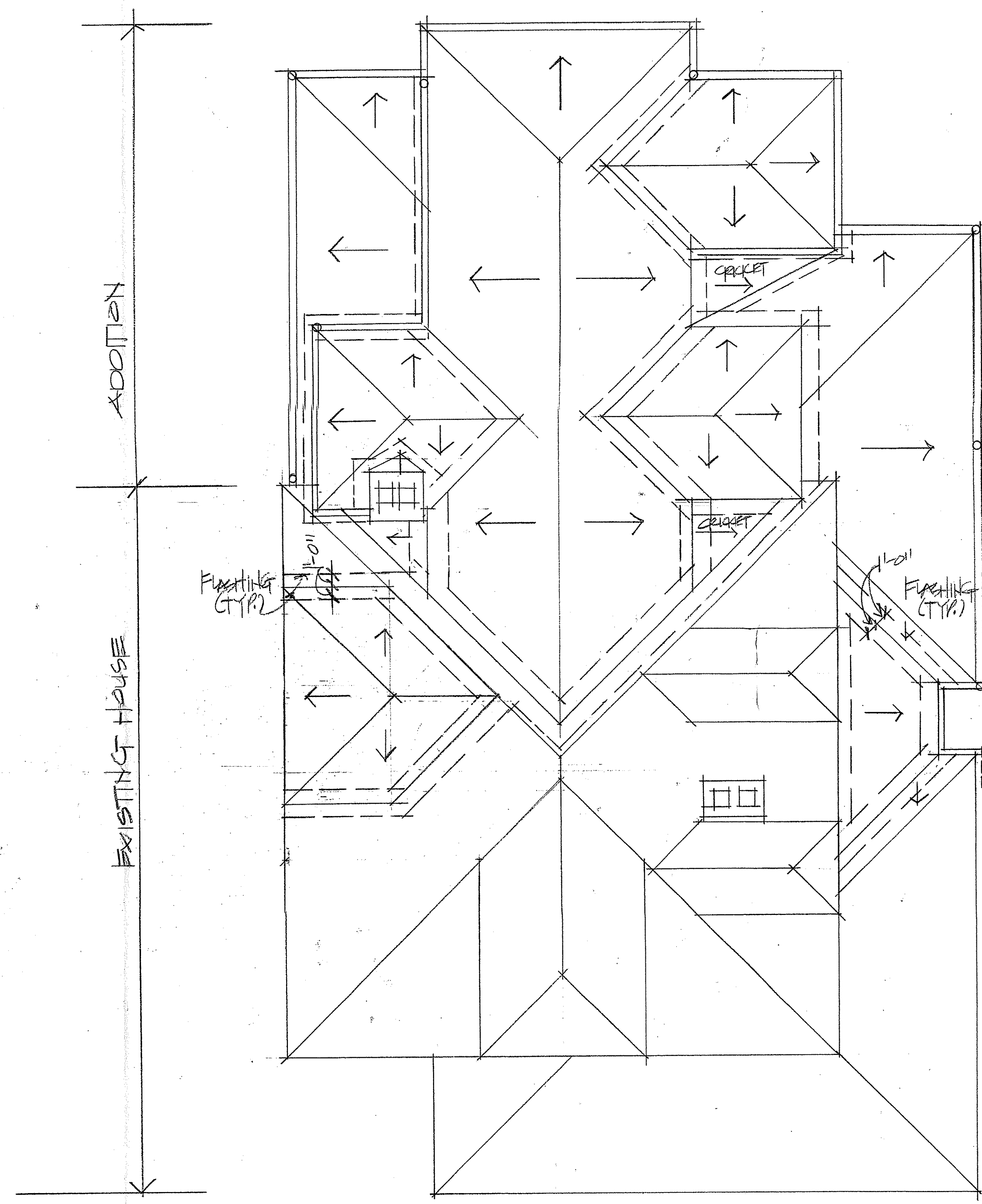
APPROVED
Montgomery County
Historic Preservation Commission
PBR 4/11/02

RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, MD 20910
301.588.6821 P 301.588.0240 F

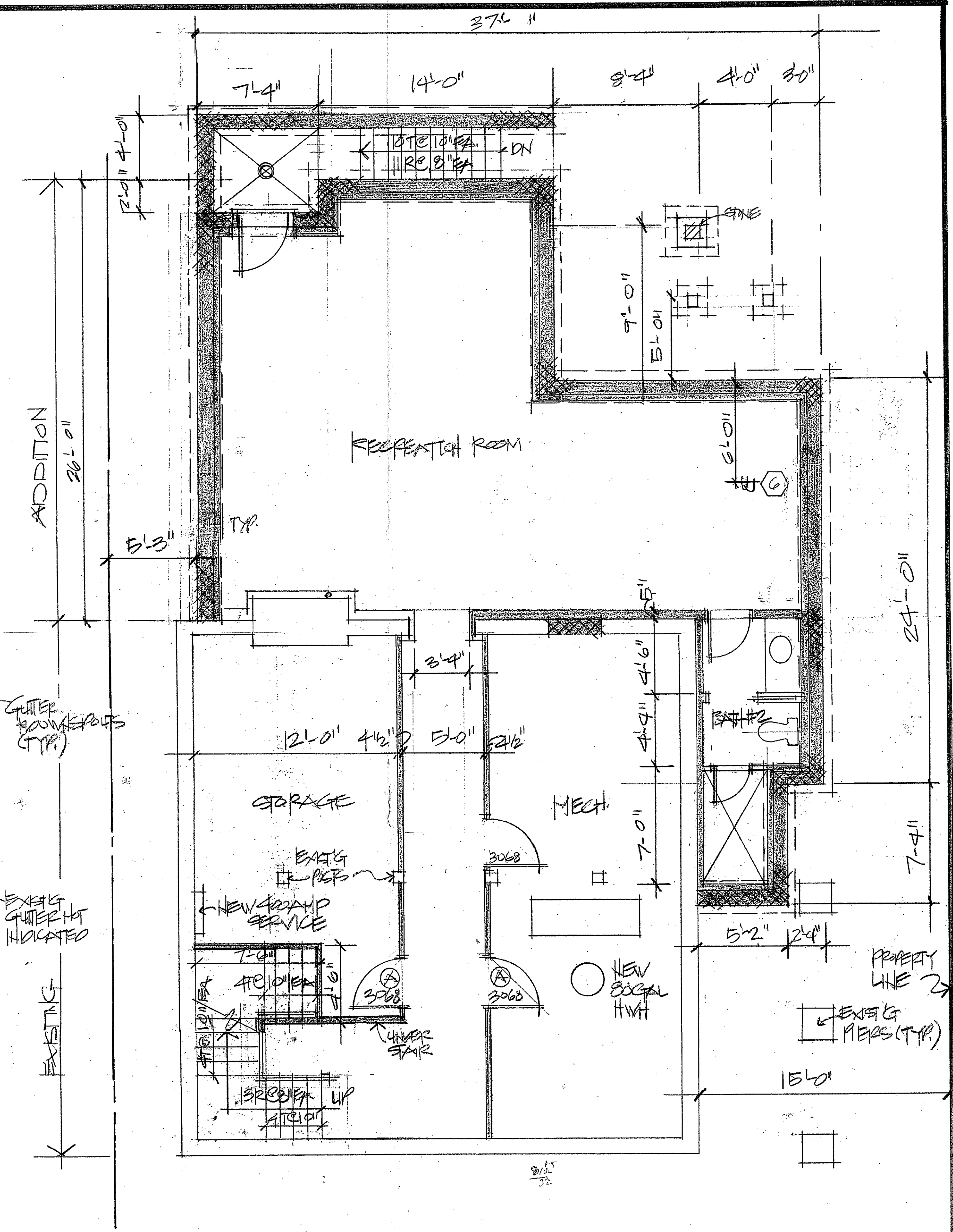
EXISTING CONDITIONS-ELEVATIONS
MILLER RESIDENCE-ADDITION/RENOVATION
6709 East Avenue Chevy Chase, MD 20815

REPRINT/RESET 1/11/02





1 ROOF PLAN
SCALE: 1/4" = 1'-0"

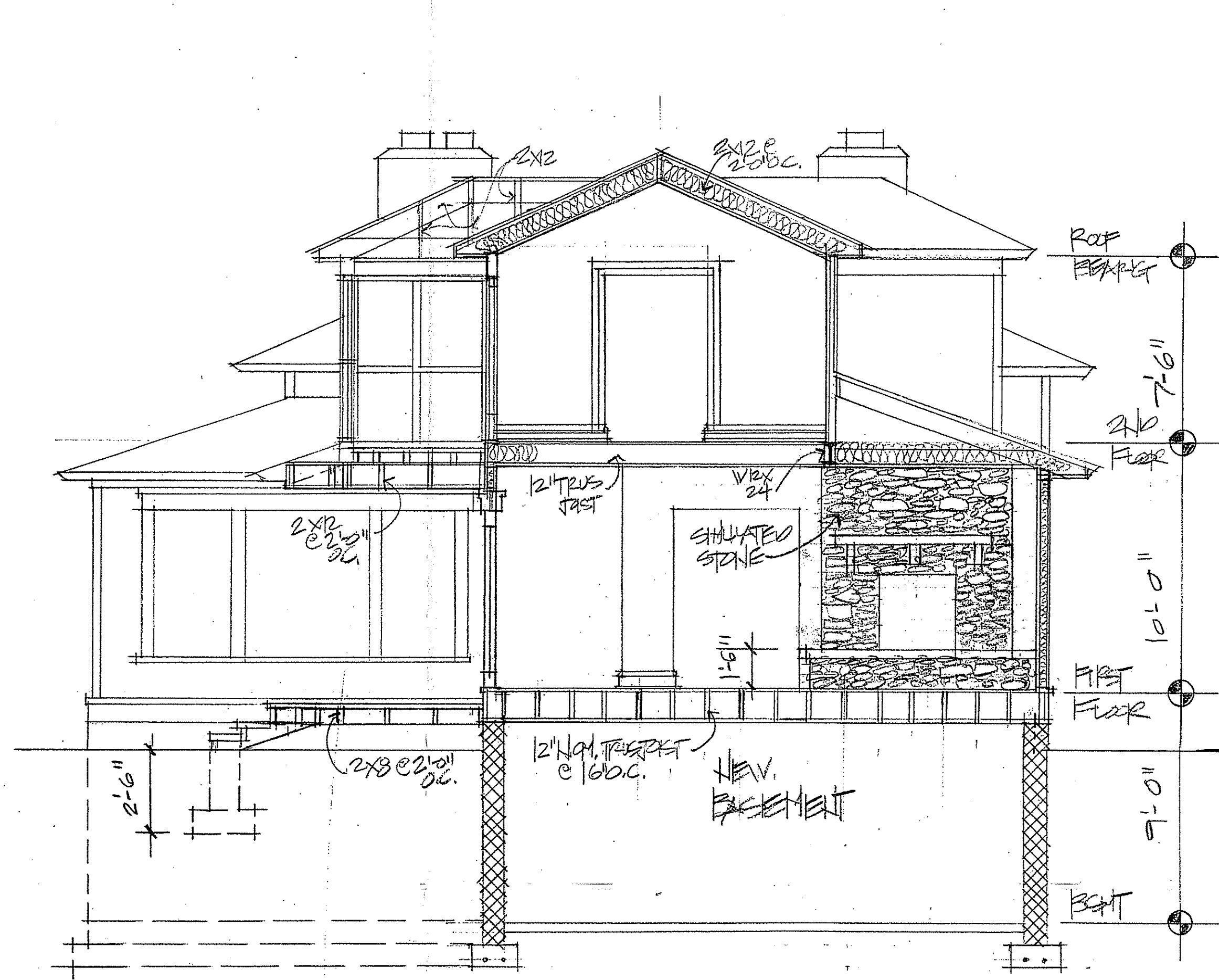


2 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

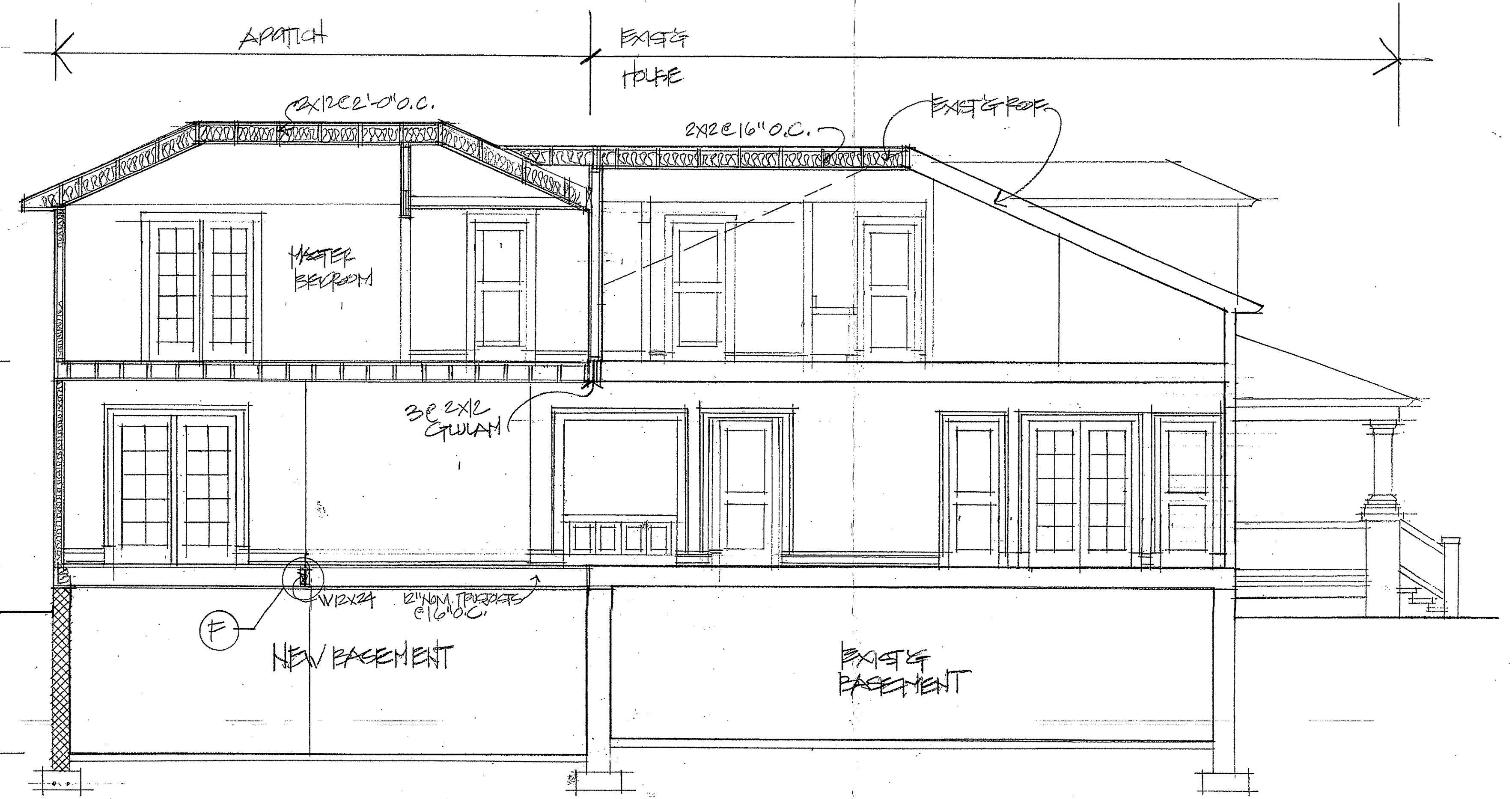
- NOTES
1. NEW WALL PARTITION
 2. ALL DIMENSIONS TO FINISHED FACE OF WALL
 3. CHU

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
8/22/12

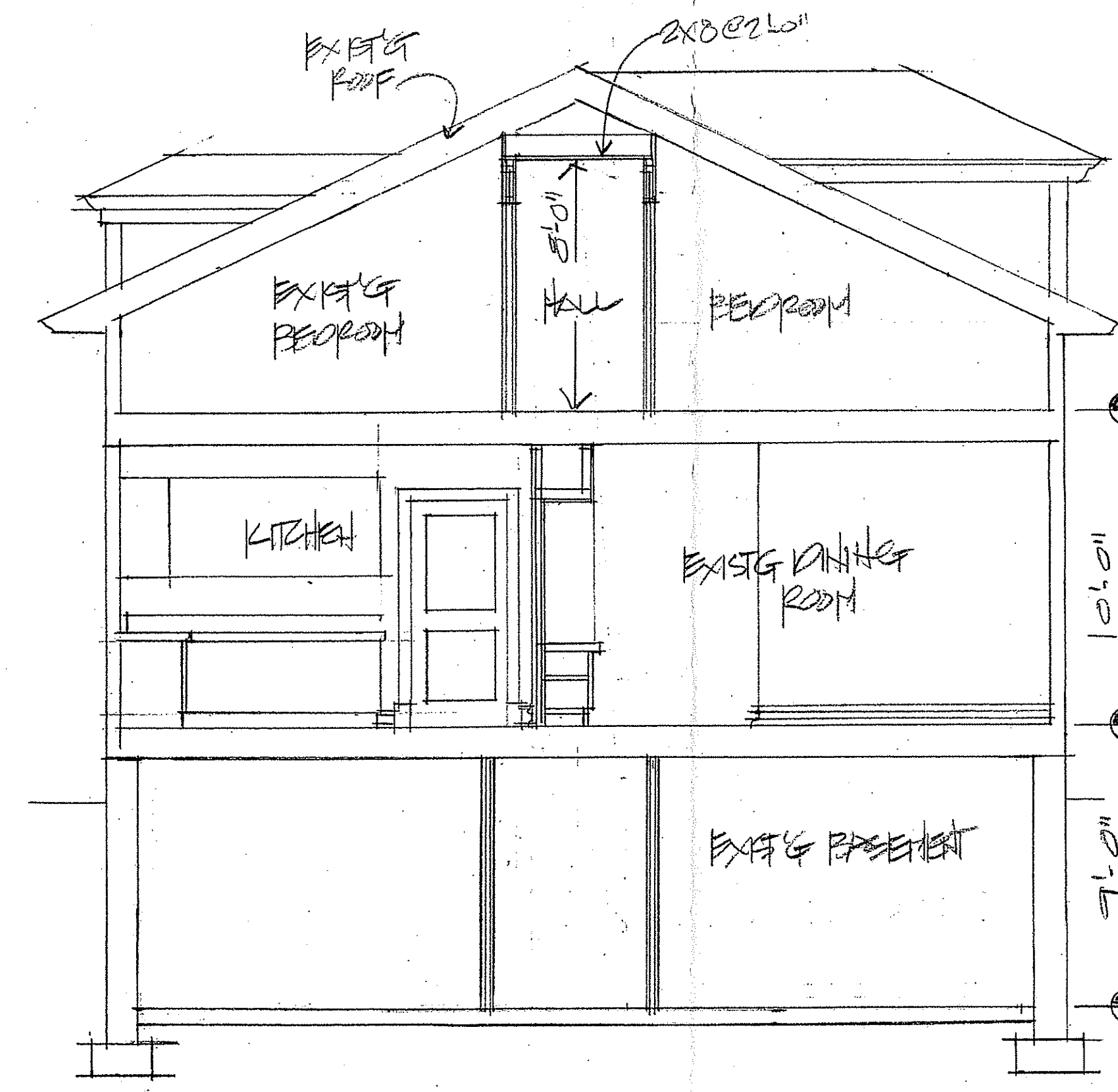
<p>RICHARD S. ROSEN, AIA ARCHITECT 8910 Third Avenue Silver Spring, MD 20910 301.588.6821 P 301.588.0240 F</p>	<p>BASEMENT & ROOF PLANS MILLER RESIDENCE-ADDITION/RENOVATION 6709 East Avenue Chevy Chase, MD 20815</p>	<p>PERMITTED WORK </p>
--	--	----------------------------



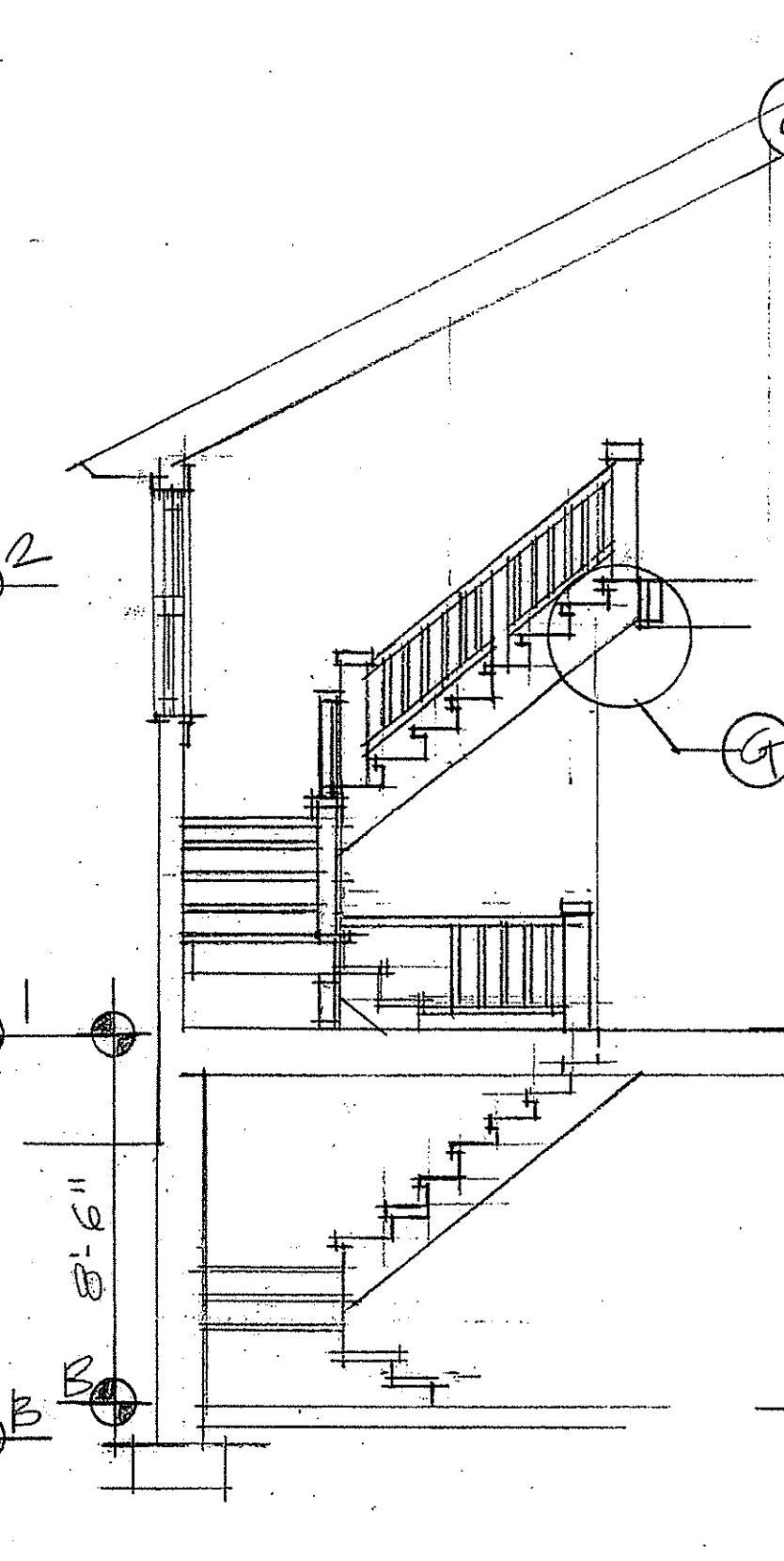
A SECTION
SCALE: 1/4" = 1'-0"



B SECTION
SCALE: 1/4" = 1'-0"



C SECTION
SCALE: 1/4" = 1'-0"



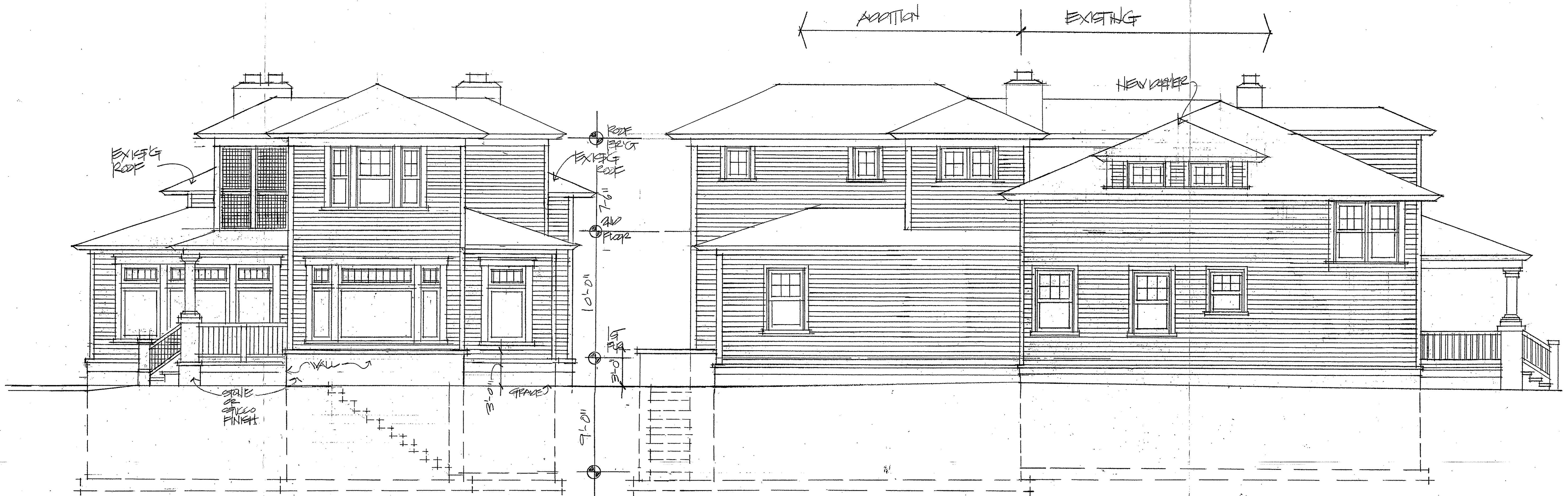
D SECTION - GAR
SCALE: 1/4" = 1'-0"



E SECTION
SCALE: 1/4" = 1'-0"

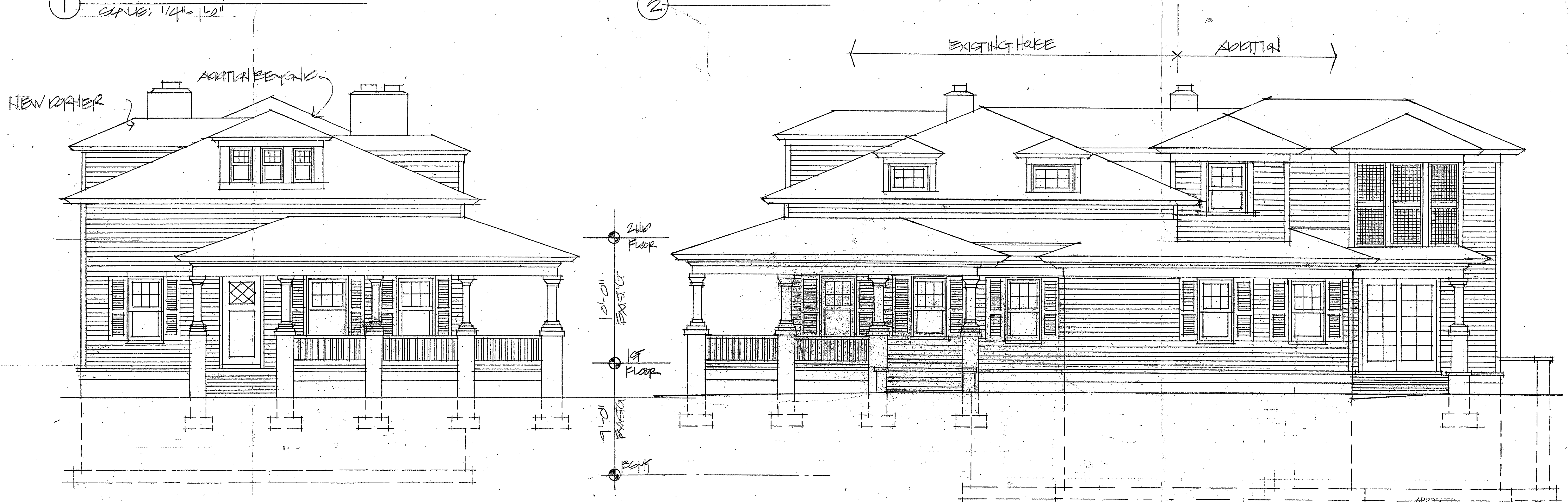
SHIMMED JOIST HANGER
S1x2x24
2x2 @ 16" O.C. BOLTED THROUGH BEAM
DETAIL @ 21" O.C.
SCALE 1/2" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
dls/br
4/15/02



1 REAR ELEVATION
SCALE: 1/4"=1'-0"

2 SIDE ELEVATION



3 FRONT ELEVATION
SCALE: 1/4"=1'-0"

4 SIDE ELEVATION
SCALE: 1/4"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
202
4/16/02

RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, MD 20910
301.588.6821 P 301.588.0240 F

ELEVATIONS
MILLER RESIDENCE-ADDITION/RENOVATION
6709 East Avenue Chevy Chase, MD 20815

EXPERIMENTAL LAF02



Scope of the Project

This project is a two-story addition/renovation of an existing 2-story wood-frame Arts and Crafts home. The work involves the following:

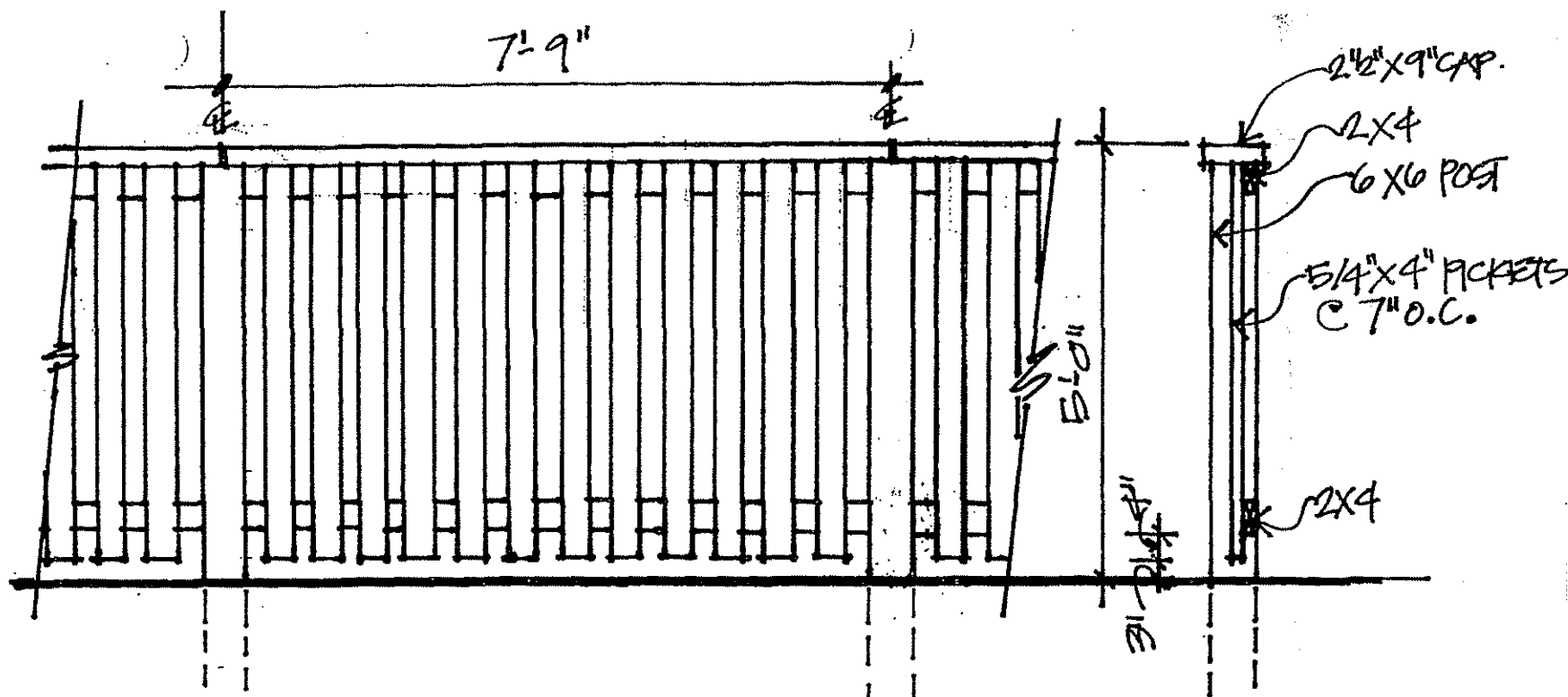
- Two-story addition at the rear of the house providing new family room and expanded kitchen on the first floor, new bathrooms, master suite addition and renovation of bedrooms on the second floor.
- Major first floor renovation, including new stairs to both the basement and second floor.

General Notes

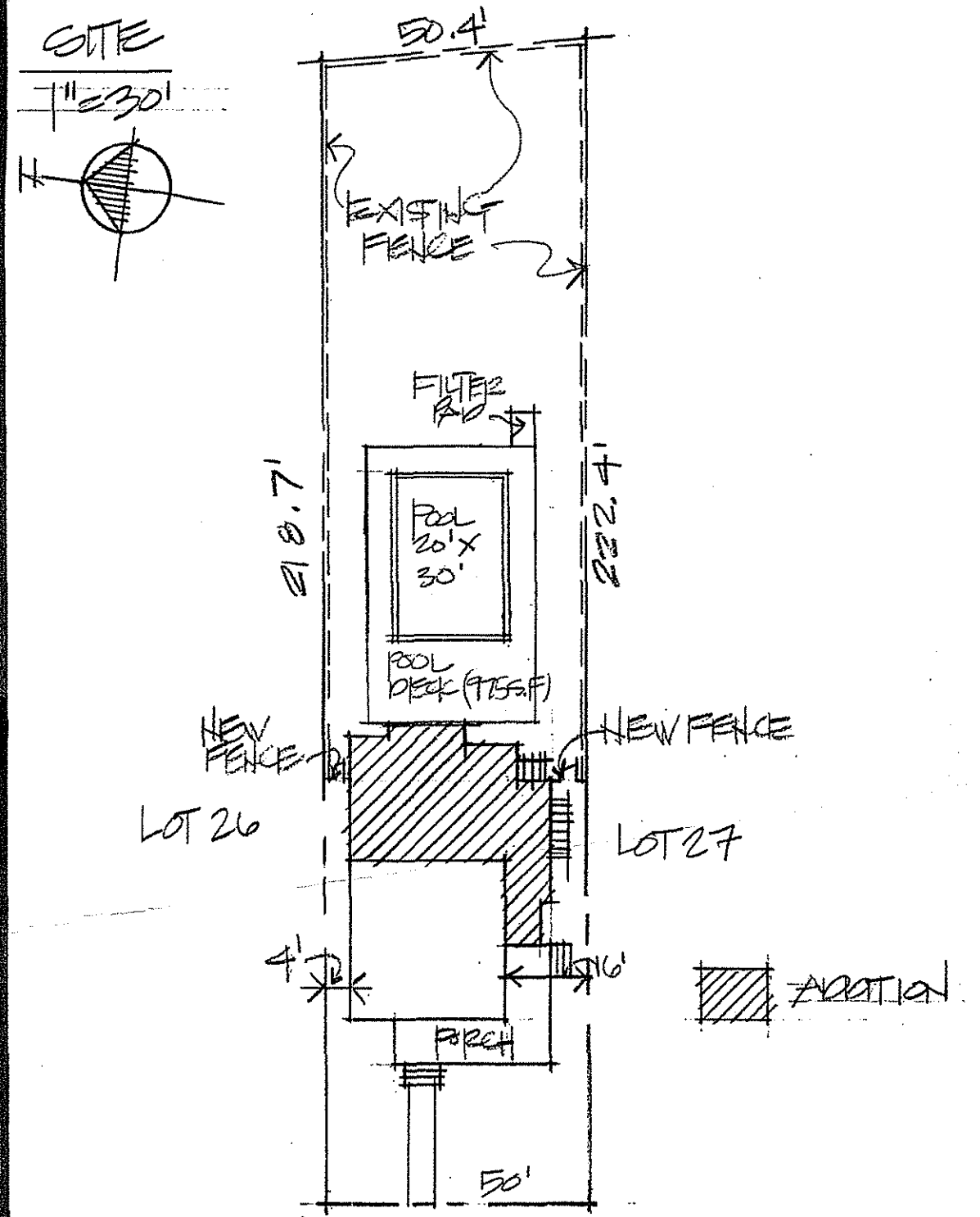
1. Contractor to obtain all necessary permits, inspections and approvals from Montgomery County, Chevy Chase Village and other applicable local and state agencies. Architect will submit for building permit to begin permit process.
2. Work is to comply with all applicable local and national building codes.
3. The Contractor and his subcontractors are responsible for visiting the site prior to preparation of his bid.
4. During construction, the Contractor is responsible for verifying all dimensions in the field and notifying Architect of discrepancies between existing conditions and the drawings prior to executing the affected work.
5. Contractor is to protect the existing house from damage in areas adjacent to demolition and new construction.
6. Work site is to be left broom clean at the end of each construction day. The Contractor is responsible for the removal of any trash or debris generated by the project. Trash should be removed from the site at the end of each work day.
7. All doors removed in demolition to be saved and stored for potential re-use.
8. Unless otherwise noted, all new work shall match adjacent existing conditions in material, color and finish.
9. Unless otherwise noted, contractor to tie off/cap any plumbing, mechanical and electrical outlets/pipes/supply/returns in areas for demolition to allow for potential re-use in the renovation.

INDEX OF DRAWINGS

- A1 COVER SHEET/INDEX/PLAT PLAN
- NOTES
- A2 EXISTING CONDITIONS/DEMOLITION PLANS - BASEMENT & FIRST FLOOR
- A3 EXISTING CONDITIONS/DEMOLITION SECOND FLOOR & ROOF
- A4 EXISTING CONDITIONS - ELEVATIONS
- A5 BASEMENT & ROOF PLANS
- A6 FIRST & SECOND FLOOR PLANS
- A7 SECTIONS
- A8 ELEVATIONS
- A9 INTERIOR ELEVATIONS
- A10 WALL SECTION/WINDOWS & DOORS
- F1 FIRST FLOOR FRAMING PLAN
- F2 SECOND FLOOR & ROOF FRAMING PLAN
- E1 BASEMENT ELECTRICAL/LTG. PLAN
- E2 FIRST & SECOND FLOOR ELECTRICAL & LIGHTING PLANS



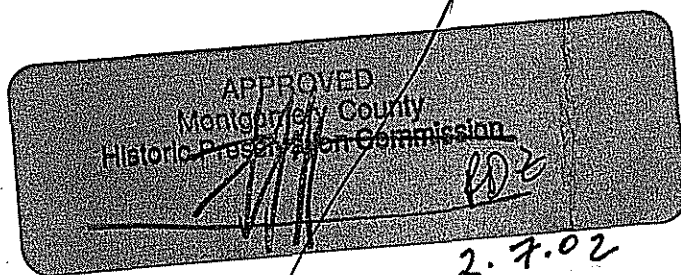
PAINTED WOOD PICKET FENCE - NEW ONLY
CAP: 1/2" = 1'-0"



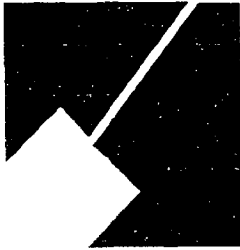
EAST AVENUE
 AH-01-33 6709 EAST AVENUE
 CHEVY CHASE MONTGOMERY COUNTY
 FESA PANEL: 240049 2000
 FLOOD ZONE: C LOT 26 BLOCK 5
 NORWOOD HEIGHTS BOX 3 FOLIO: 55
 DIST: 7 COUNTY: MONTGOMERY, MD

See new stamped set:

Revised 4/15/02
 RD 3



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

October 26, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *RDC* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 35/13-2-01A

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

Approved Denied **Approved with Conditions:**

- 1) The applicant is not applying for a parking pad in the front yard at this time.
- 2) The new rear addition will incorporate the stone foundations from the existing rear ell into the new project.
- 3) Prior to removal of the dead or dying trees, the applicant shall provide a report from a certified arborist confirming their condition to staff, for staff level approval.
- 4) If any additional railing is needed, at the front porch and new addition connection, this will be approved at a staff level.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS;** and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

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

Applicant: Chris and Melinda Miller
6709 East Avenue
Chevy Chase, MD 20815

RE: The Royden and Ivy Chase House (Norwood Cottage)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Melinda Miller
Daytime Phone No.: 301 771 4819

Tax Account No.: _____
Name of Property Owner: Chris and Melinda Miller Daytime Phone No.: (301) 771-4819 Melinda
Address: 6709 East Avenue Chevy Chase, MD 20815
Street Number City Street Zip Code
Contractor: Chase Builders, LLC Phone No.: 31 588 4747
Contractor Registration No.: 3550
Agent for Owner: SELF Daytime Phone No.: see above
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 6709 Street: East Avenue
Town/City: Chevy Chase Nearest Cross Street: Bradley Boulevard
Lot: 26 Block: 5 Subdivision: Norwood Heights
Liber: 3 Folio: 55 Parcel: 7

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Stab Room Addition Porch Deck Shed
 Move Install Wreck/Blaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 200,000
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 _____ 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.

Melinda Miller
Signature of owner or authorized agent

September 17, 2001
Date

Approved: [Signature] X W/CONDITIONS or Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 10/24/01
Application/Permit No.: 258832 Date Filed: 9-19-2001 Date Issued: _____

PC

**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:

The Chase House is an example of a modest Craftsman style cottage. The 1 1/2 story hip roof dwelling has a wrap around porch supported by squared posts on stone piers. The foundation is fieldstone as are two massive interior chimneys. 11,028 sq. ft. property extends largely behind the house.

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

Project will renovate existing structure, repairing porch, and chimneys. Project will also add addition in back of property, in keeping with existing historical flair. All like materials will be used to preserve historical resources.

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.

© Picture of
Silver Oak
(dying - recommended
we remove)
Approx 4ft 1in diameter



31

Miller

① Pictures of
Lindentree
(deformed and sloping
towards neighbors property)
recommended we remove it
Approx 11 in diameter

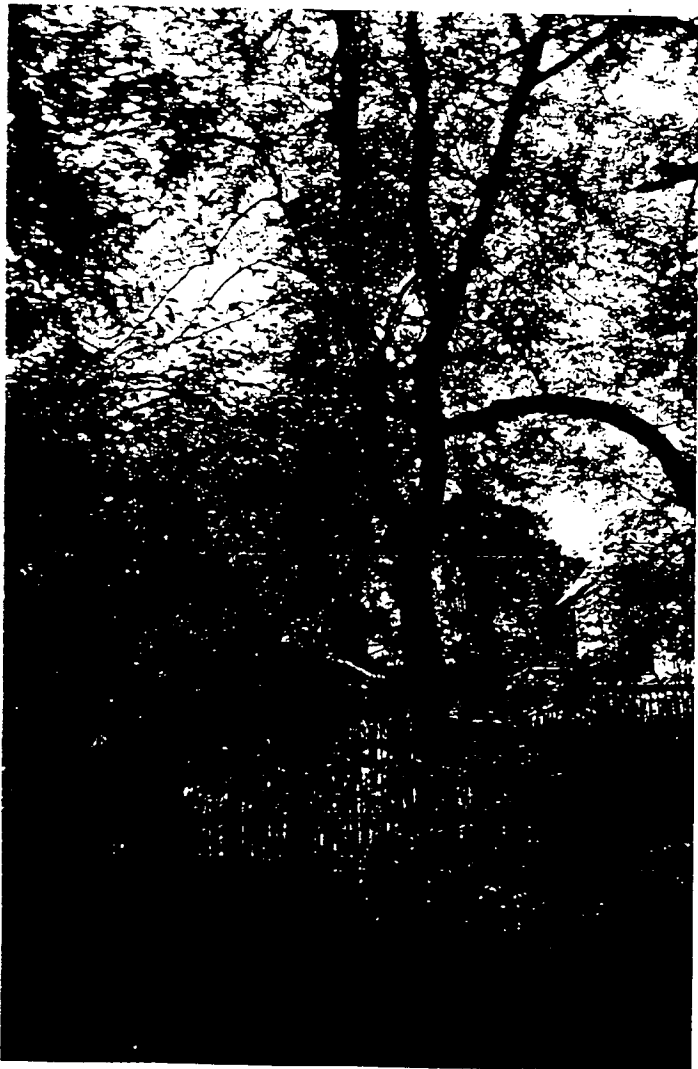
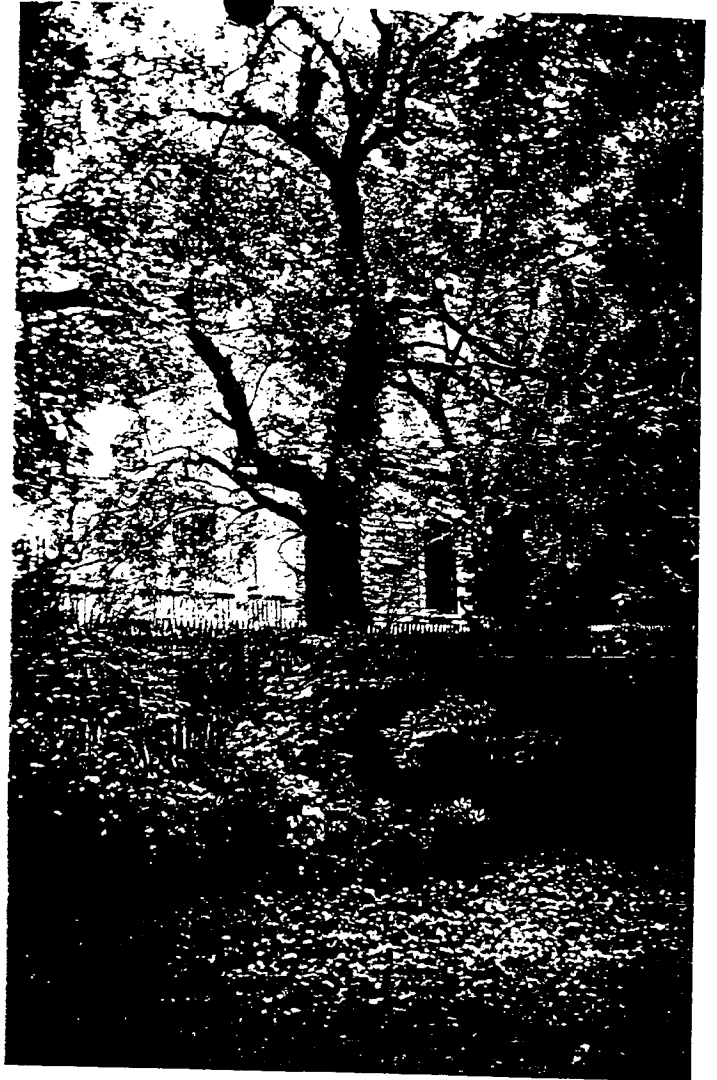


40

David A. Miller
11/11/2000

⑤ Quizon Cherry tree →
Plan to keep; interior
prune + root prune
for health.

Approx 1ft 10in diameter



← ⑤ Mulberry
plan to keep
approx 1ft 10in diameter

④

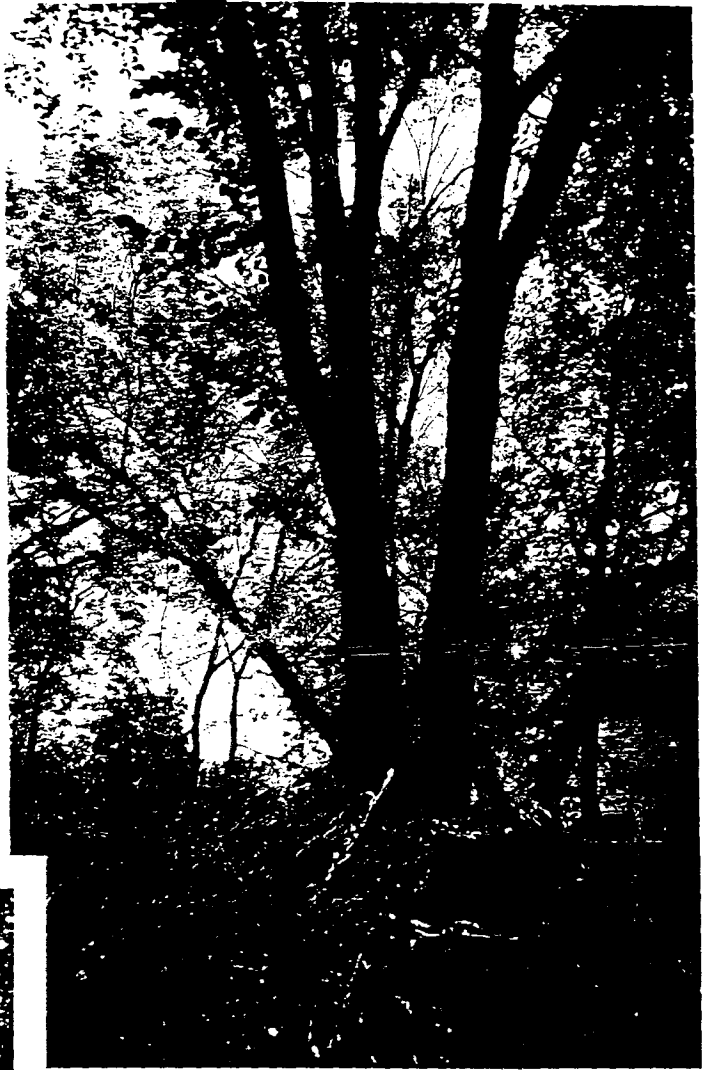
David and Melissa Miller
104 West Avenue

(G)

Elm →

approx 37 to 8 in diameter
plan to keep;

interior prune, remove
dead wood + elevate



Another view
of Elm

(42)

James W. ... Mike
500 ...

43



Sick, plant to
remove
approx 1 ft 10 in. diameter

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6709 East Avenue Meeting Date: 10/24/01
 Applicant: Chris and Melinda Miller Report Date: 10/17/01
 Resource: Royden and Ivy Chase House Public Notice: 10/10/01
 (Norwood Cottage)
 Review: HAWP Tax Credit: Potential
 Case Number: #35/13-2-01A Staff: Robin D. Ziek

PROPOSAL: Remove existing rear ell; add rear addition with side-wrapping porch

RECOMMEND: Approve with the following Conditions:

- 1) The applicant is not applying for a parking pad in the front yard at this time.
- 2) The new rear addition will incorporate the stone foundations from the existing rear ell into the new project.
- 3) Prior to removal of the dead or dying trees, the applicant shall provide a report from a certified arborist confirming their condition to staff, for staff level approval.

1st - Doug Harbitt
 2nd - Steve Dresler
 Unanimous
 Approval

(4) Staff to approve any additional railing required by code...

RESOURCE: Royden and Ivy Chase House/Norwood Cottage
 STYLE: Craftsman Cottage
 DATE: 1906-1090

This site was added to the *Master Plan* in 1995. This 1-1/2 story cottage has a pyramidal roof with two small dormers on the right roof hip, and a single larger dormer on the front hip. The front dormer almost meets the high point of the hipped roof, while the two smaller dormers are visibly lower, and were apparently built ca. 1930 (noted by previous owner). The foundation is fieldstone, and there are two fieldstone chimneys.

A notable feature of the house is the generous side-wrapping front porch. The front columns are 1/2-height, and sit on masonry piers. There is a small ell at the rear with a hipped roof, sitting on a fieldstone footing which, though similar to the stone foundation of the rest of the house, is discontinuous from that footing. This probably indicates that the small ell was built early in the 20th century, but not at the same time as the main block of the house. The pantry portion of the rear ell was originally an open porch. There is a full basement under the house, but not under the ell, and exterior steps lead out from the basement to the backyard, covered by a hatch door. This is a deep lot (222'), although only the standard 50' wide. There are mature trees in the front and along the side edges of the property, some of which are dying.

PROPOSAL

The applicant proposes to remove the rear ell to accommodate the construction of a rear addition. The sense of the main block of the house will be retained in terms of massing and in most details, being clearly visible at the 2nd floor level. The rear right corner of the house, at the first floor level, will be incorporated into the new addition (see Circle 9,10) by extending the addition the width of the existing side-wrapping porch. At the back end of the porch, the applicant proposes to turn the yard stairs towards the side yard, pull the addition wall in from the column, leaving the porch column as the free-standing element, and provide a back/side entry door at the end of the porch. (see Circle 9).

In order to reduce the impact on the street, the new addition has been centered on the rear roof hip. The new addition will use hipped roof lines to complement the original roof shape and meet the original roof with a logical joint. The two existing roof dormers on the right hip will be retained. A new dormer will be added toward the rear of the left roof hip which almost matches the height of the hipped roof. The furthest extension of the rear addition will have a roof height slightly higher (ca. 18") than the original roof. It will be separated from the original roof by a connecting link with a ridgeline that will match the height of the original roof. In that way, the master bedroom can have a comfortable ceiling height, but this will not be obtrusive (see Circle 25) from the public right-of-way. The roof height of the remainder of the addition will not exceed that of the original roof.

The applicant also proposes to remove a large Silver Maple and a Linden tree in the right side yard (see Circle //), as well as a large mulberry in the back yard. There are two large trees in the front yard and they propose to retain both.

STAFF DISCUSSION

The HPC Preliminary Consultation was favorable towards the overall design and concept. There was a lot of objection to a parking pad and the applicants have dropped that aspect of the proposal for the time being. They will probably work with a landscape architect and bring a new parking proposal to the HPC at some future date.

Several commissioners also had some concern with the design of the connection between the new addition and the side-wrapping porch. Concerns were expressed for wholly engaging the porch into the addition, and for losing the sense of seeing beyond into the back yard. The applicant has modified the design to promote a distinction between the original porch and the new addition. The last porch column remains free-standing, and new steps lead down to the ground, connecting the porch to the yard. While the clear view of the back yard is not retained, the sense of looking past the porch to the rear is retained. (see Circle 9,10).

Staff feels that the applicant has succeeded in devising a new addition which works with the overall character of the house. By keeping the new work low, the original structure is not dominated by the addition. The project retains a sense of small special places on the interior which are expressed on the exterior, with dormers of varying size and with a variety of window sizes and shapes. The bungalow vocabulary is maintained throughout, and this also contributes to an overall unity to the proposal as does the use of compatible materials.

Landscape aspects of the proposal include the removal of several trees on the property which have been evaluated by an arborist as dead or dying. A copy of that report should be provided to staff.

Staff also would encourage the applicant to consider saving the original foundation of the ell and incorporating this into the new addition. Staff feels that this would retain the memory of the small ell through retention of the foundation, as an artifact, while agreeing to its demolition.

STAFF RECOMMENDATION

Staff recommends that the Commission, with the following Conditions 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 the Secretary of the Interior Guidelines #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.

- 1) The applicant is not applying for a parking pad in the front yard at this time.
- 2) The new rear addition will incorporate the stone foundations from the existing rear ell into the new project.
- 3) Prior to removal of the dead or dying trees, the applicant shall provide a report from a certified arborist confirming their condition to staff, for staff level approval.

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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Melinda Miller
Daytime Phone No.: 301 771 4819

Tax Account No.: _____
Name of Property Owner: Chris and Melinda Miller Daytime Phone No.: (301) 771-4819 Melinda
(301) 440-4760 Chris
Address: 6709 East Avenue Chevy Chase, MD 20815
Street Number City Street Zip Code
Contractor: Chase Builders, LLC Phone No.: 301 588 4747
Contractor Registration No.: 3550
Agent for Owner: SELF Daytime Phone No.: see above
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 6709 Street: East Avenue
Town/City: Chevy Chase Nearest Cross Street: Bradley Boulevard
Lot: 26 Block: 5 Subdivision: Norwood Heights
Liber: 3 Folio: 55 Parcel: 7

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/tear Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 200,000

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 _____ 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.

Melinda Miller
Signature of owner or authorized agent

September 17, 2001
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 258832 Date Filed: 9-19-2001 Date Issued: _____

PC

(4)

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:

The Chase House is an example of a modest Craftsman style cottage. The 1 1/2 story hip roof dwelling has a wrap around porch supported by squared posts on stone piers. The foundation is fieldstone as are two massive interior chimneys. 11,028 sq ft property extends largely behind the house.

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

Project will renovate existing structure; repairing porch and chimneys. Project will also add ^{siding} addition in back of property, in keeping with existing historical flair. All like materials will be used to preserve historical resources.

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, Hockville, (301/279-1355).

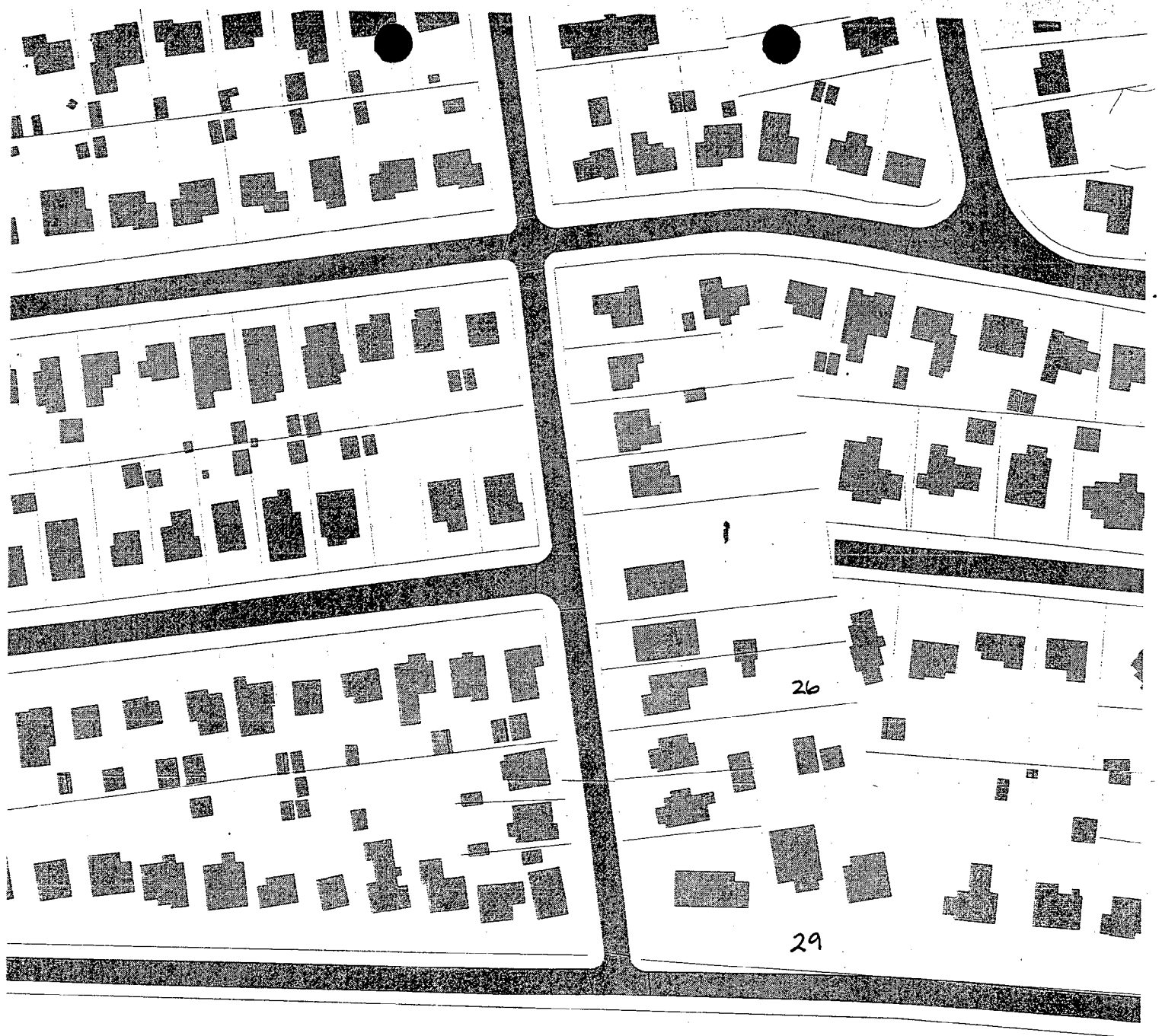
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

Chris and Melinda Miller
6709 East Avenue

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Chris and Melinda Miller 6709 East Avenue Chevy Chase, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Lane, Nancy B et al trust 6711 East Avenue Chevy Chase, MD 20815-5229	Samelson, Lawrence E + Elizabeth Trosman 6707 East Avenue Chevy Chase, MD 20815
Kline, Francis J + ML 4400 Ridge Street Chevy Chase, MD 20815	Diana Morgan 4308 Rosemary Street Chevy Chase, MD 20815-5216

g'addresses\ noticing table



Lot 26: 6709 EAST STREET

6910 Third Avenue Silver Spring, MD 20910
301.588.8821 p 301.588.0240

**Richard S. Rosen,
AIA**

Fax

To: Robin Ziek, Historic Preservation Planner **From:** Richard Rosen

Fax: 301-563-3412 **Pages:** 5 including transmittal

Phone: 301-563-3408 **Date:** 10/14/2001

Re: 6709 East Avenue Porch Studies **CC:** Melinda Miller 301-718-3677

Urgent For Review Please Comment Please Reply Please Recycle

● **Comments:**

Robin: Enclosed are 2 options for respecting the existing porch roof and configuring the entry into the mud room. My preference is Option 'A', since it still allows a person to go from the front part of the porch to the back yard from the porch. Option 'B' breaks that link. Also, I feel that by having the steps enter the porch through the columns, it repeats the pattern set up at the front steps. The recess of the mud room allows for the original porch roof to read through and gives a better scale to the kitchen/breakfast room portion of the addition. This will be reinforced by shade and shadow on the 2 foot setback.

I had thought about more glass in the additions, but I felt that since all the other architectural moves had tried to use the language of the existing house that it would be best to continue this here. The proportion of the setback mudroom is such that windows and doors have a good solid to void relationship in each wall.

I have put dots in the low roof between the old and new to just indicate plane. It is my intention that this roof will be the same red shingles to match both roofs.

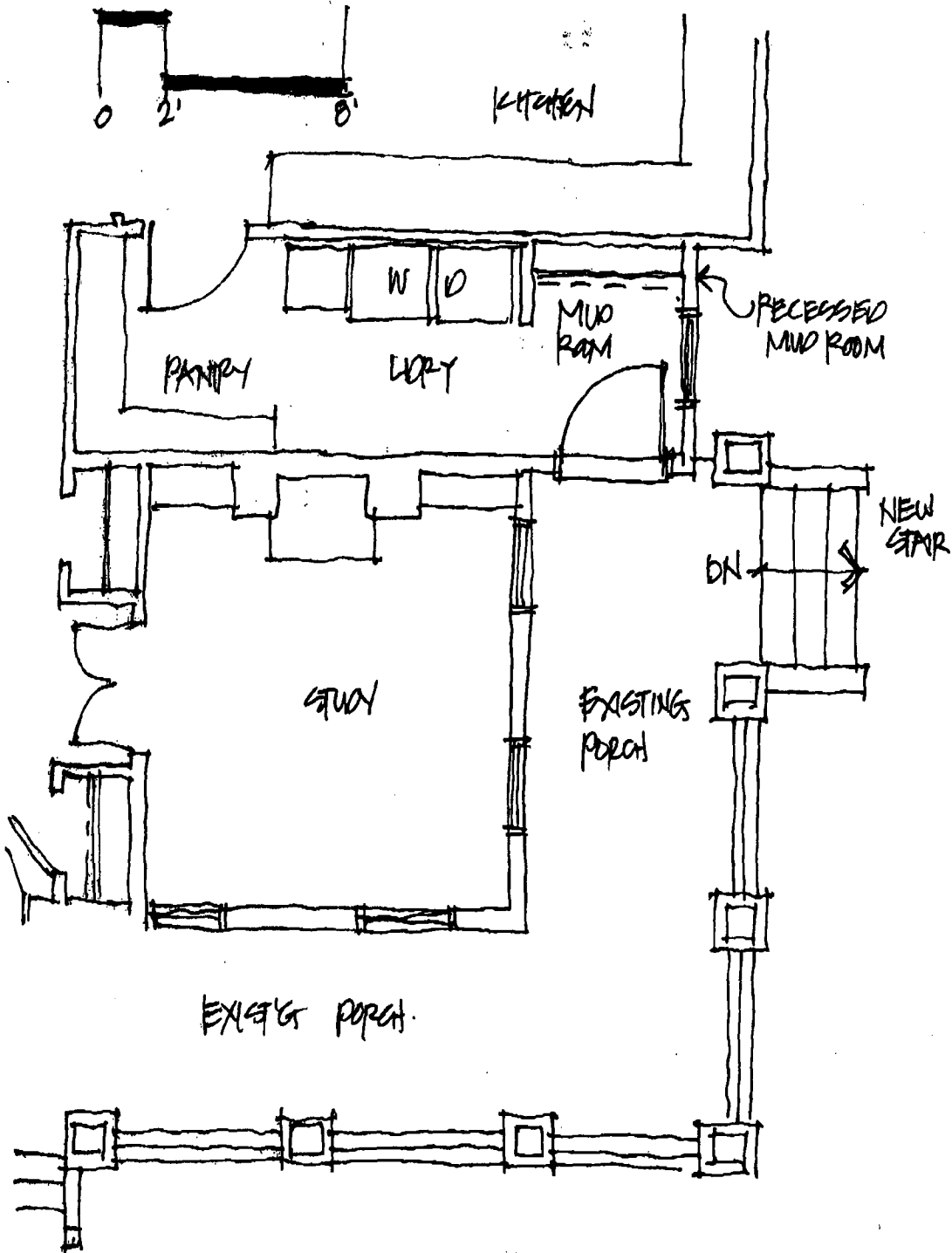
Thanks again for your help. I will be back in town on Tuesday, but if you want to ask me any questions, please call 301-399-8950 and I will pick up a message if I'm not there. Incidentally, I e-mailed your contact at the Silver Spring Historical Society and am waiting to hear back.

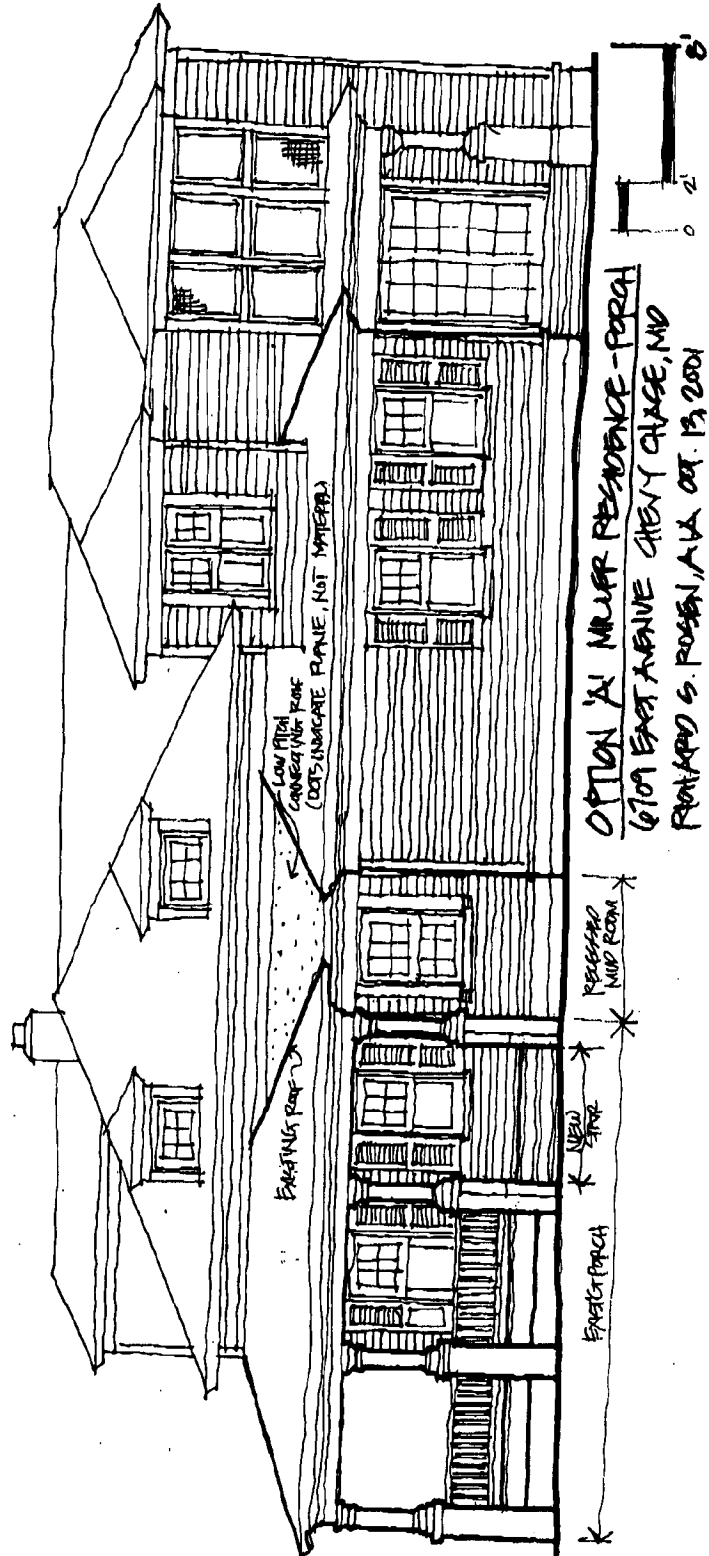
Thanks,

Richard Rosen

8

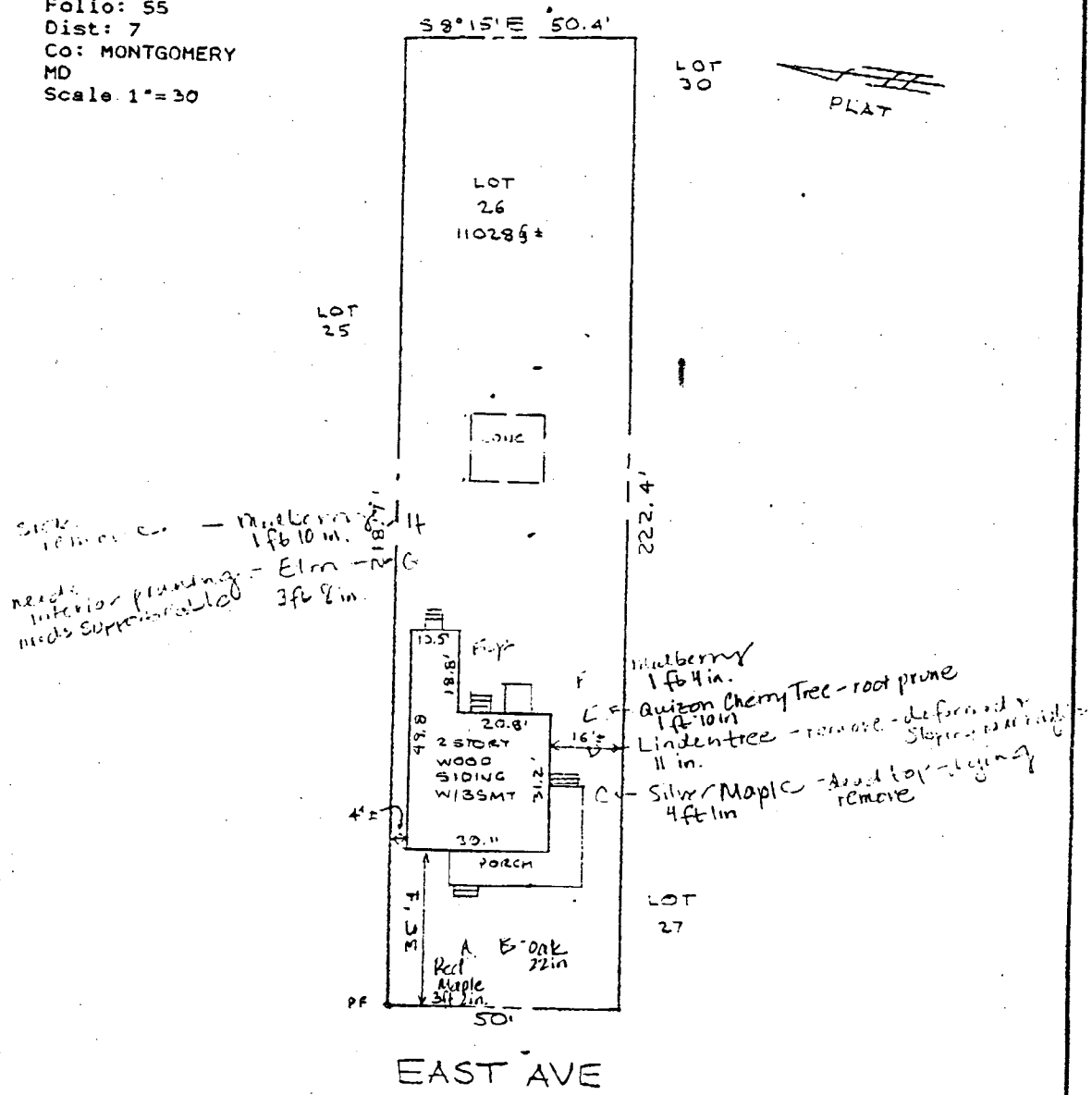
OPTION 'A' MILLER RESIDENCE - PORCH
6709 EAST AVENUE CHEVY CHASE MD
RICHARD S. ROSEN, AIA OCT. 13, 2001





Ms and Melinda Miller
709 East Avenue

AH01-101-38 6709 EAST AV CHEVY CHASE MONT 5/21/01 ADVAN Case#AT1087
 Fema Panel: 240049 0200C
 Flood Zone: C
 LOT 26
 BLK 5
 NORWOOD HEIGHTS
 Book: 3
 Folio: 55
 Dist: 7
 Co: MONTGOMERY
 MD
 Scale: 1"=30'



Accuracy: Approximate average accuracy (SD of sideline distances) for small suburban lots is two feet, and for large lots and metes and bounds parcels varies from two feet to twenty feet. In case of doubt, we recommend a Boundary Survey.



EMAIL:
SURVEYASSOCIATES@EROLS.COM

LEGEND

Shed (unsurveyed)	□
Blacktop Drive	-----
Gravel Drive	====
Concrete	=====

This is an improvements Location Survey only, and must not be used for Boundary purposes. No Title Report furnished. No statement is made as to ownership of property or right or interest therein. Fences are approximate only and may not be shown. *Not to be used for construction purposes or permits of any kind whatsoever.*

LOCATION
MORTGAGE
SURVEY

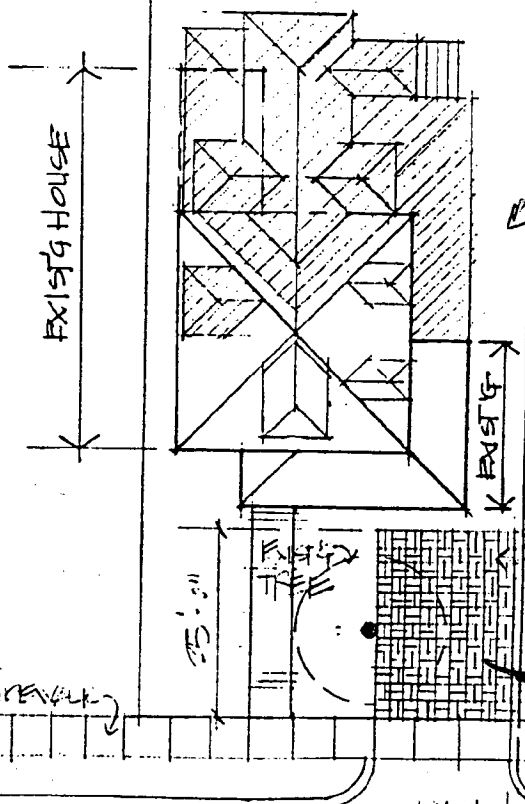
SURVEY ASSOCIATES OF MARYLAND
 4905 SUDLEY RD
 WEST RIVER MARYLAND 20778
 TEL 410 266 7211 FAX 410 266 0918
 FAX BALT 410 841 6150 FAX DC 301 970 2514

11

50.4

213.7'

222.4'

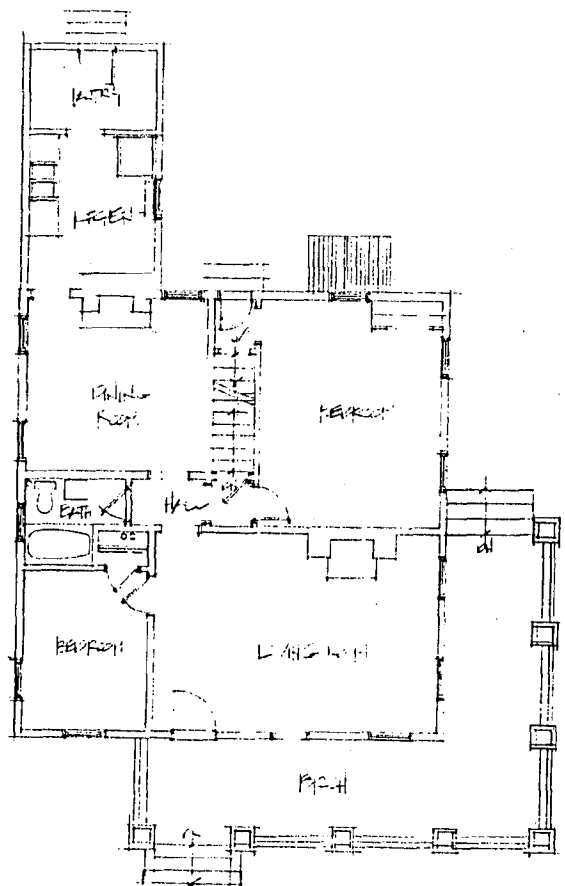


See Circle 8-10

SITE PLAN
 27.1 EAST AVENUE
 HEAVY TRAFFIC, NO CURBS
 LOT 26 BLOCK 5
 1 LANE, HEIGHTS
 FZ-3
 FOU: 55
 HT: 7

Delete
 Parking PAD

BURKES RIVER AV
 18.0' 18.0' 1.0'

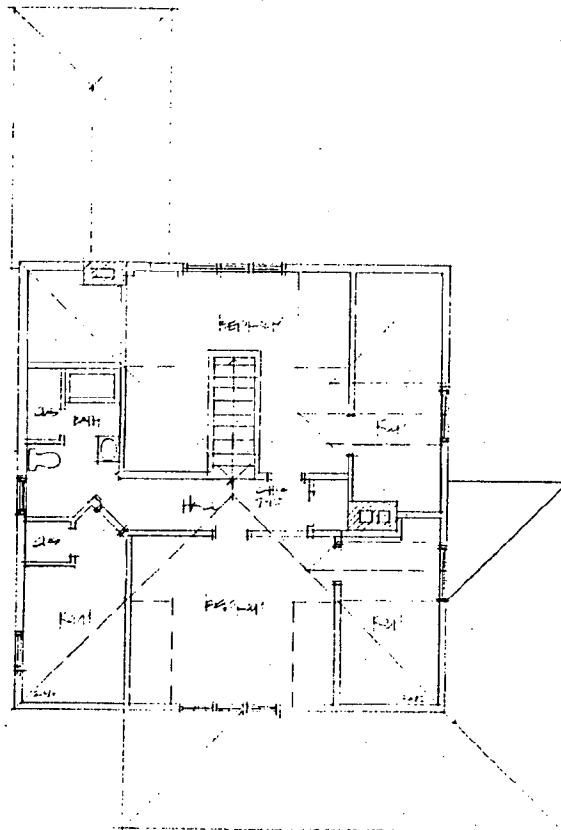


FIRST FLOOR PLAN - EXISTING
 12/15/01

EXISTING CONDITIONS
 MILLER RESIDENCE
 6701 EAST AVENUE CHEVY CHASE, MD 20915

RICHARD S. ROSEN, AIA ARCHITECT
 8910 Third Avenue Silver Spring, MD 20910
 301.588.6821 P 301.588.0240 F

12

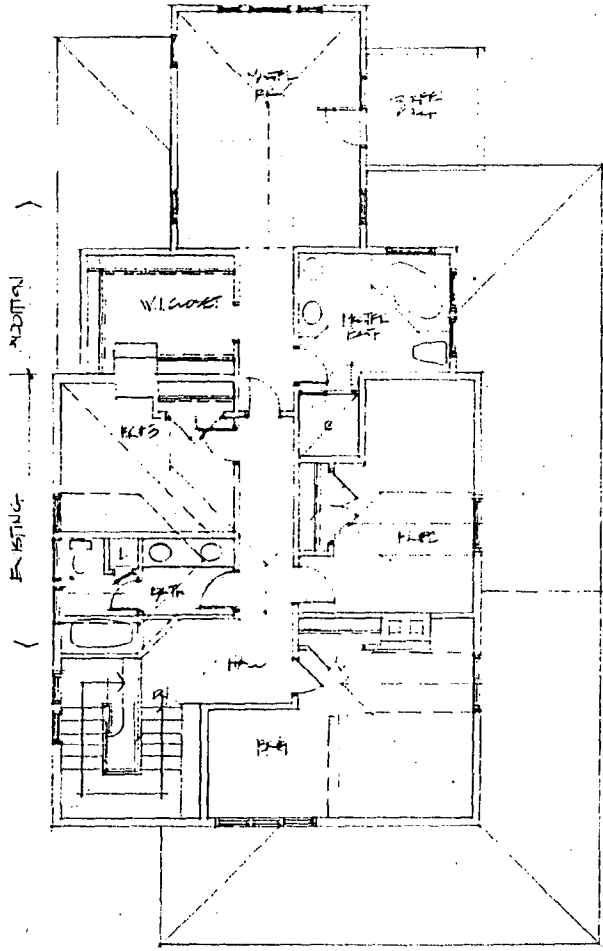


EXISTING FLOOR PLAN - EXISTING
CONDITIONS

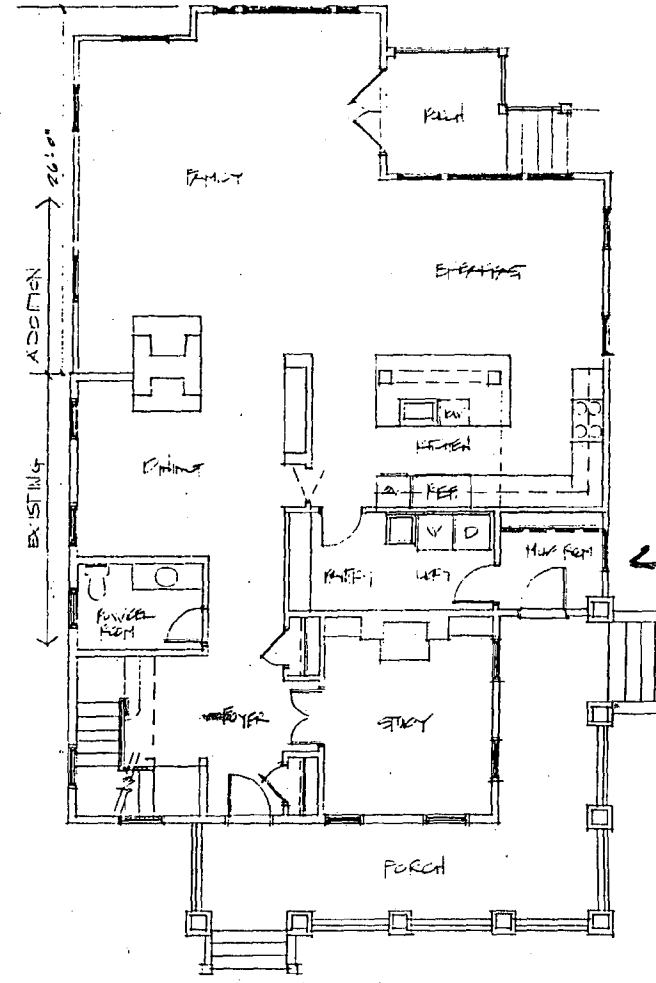
EXISTING CONDITIONS
MILK REFRIGERATOR
6709 EAST AVENUE GREENHURST MD 20815

RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, MD 20910
301.588.6821 P 301.588.0240 F

101



SECOND FLOOR PLAN - PROPOSED
SCALE 1/4" = 1'-0"



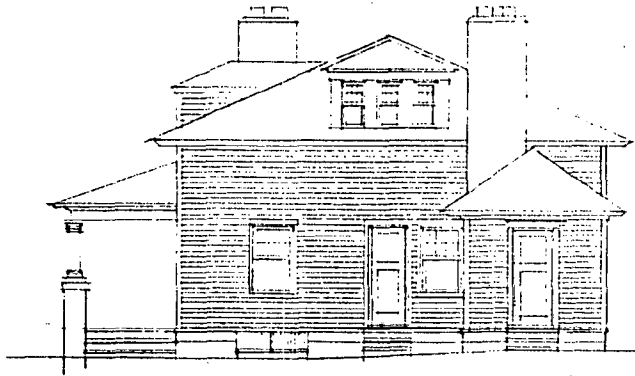
FIRST FLOOR PLAN - PROPOSED
SCALE 1/4" = 1'-0"

FLOOR PLANS
HUNT RESIDENCE
3709 PAT. AVENUE GAITHERSBURG, MD 20878

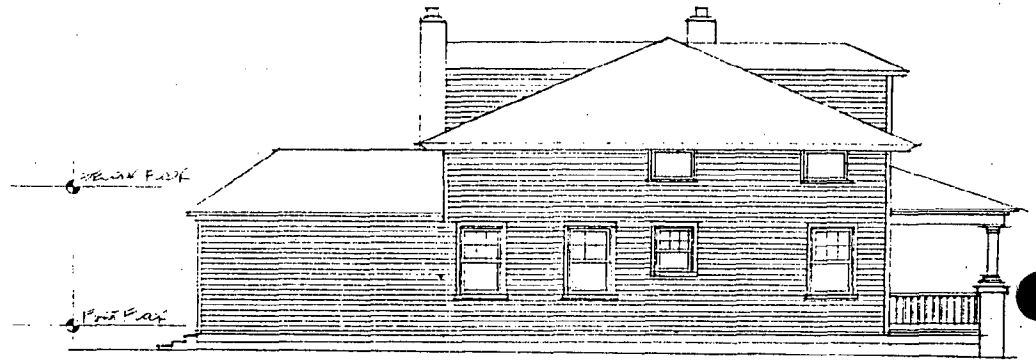
RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, MD 20910
301.588.6821 P 301.588.0240 F

REV. 17.2001

18



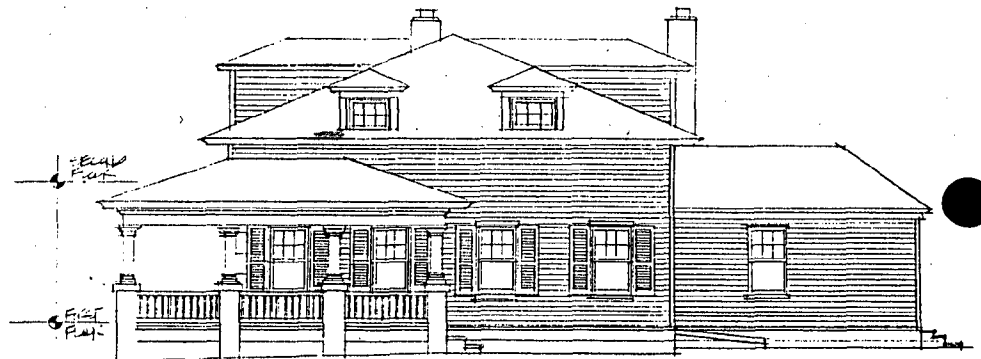
REAR ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



SIDE ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



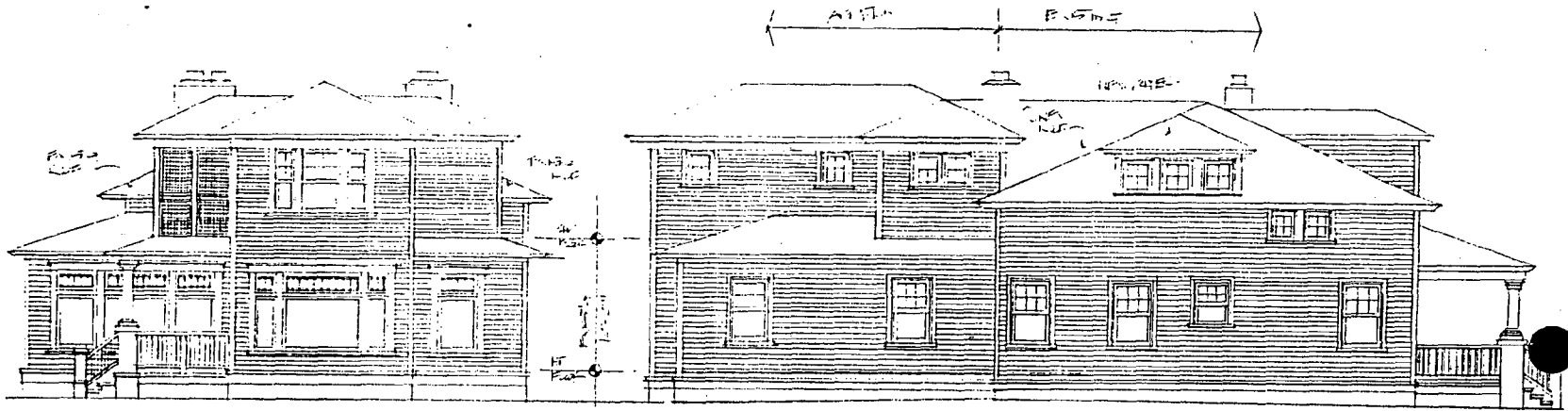
SIDE ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

EXISTING ELEVATIONS
MILLER RESIDENCE
6709 EAST ARLINGTON CHASE, MD 20915

RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, MD 20910
301.588.6821 P 301.588.0240 F

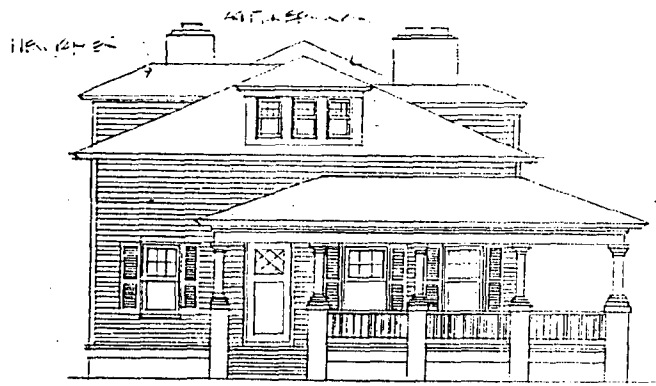
2017.2.21



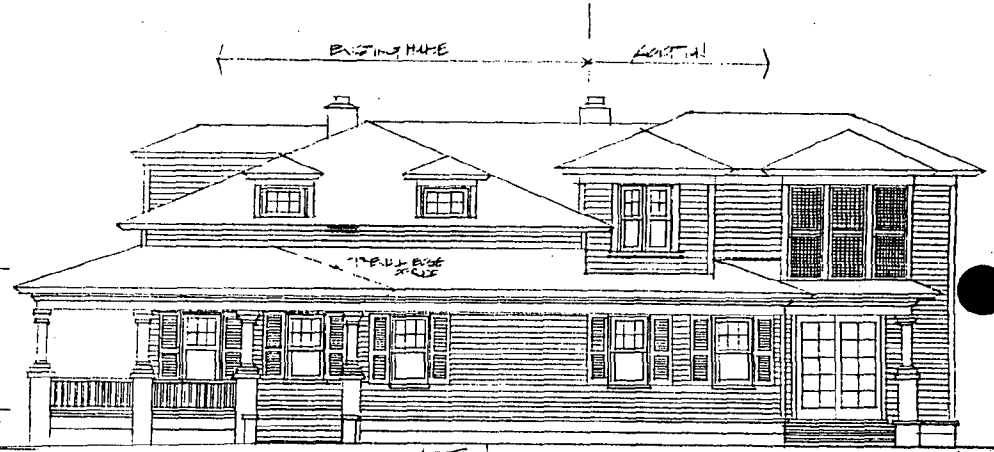


FRONT ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

SIDE ELEVATION (WEST) - PROPOSED
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



SIDE ELEVATION (SOUTH) - PROPOSED
SCALE: 1/4" = 1'-0"

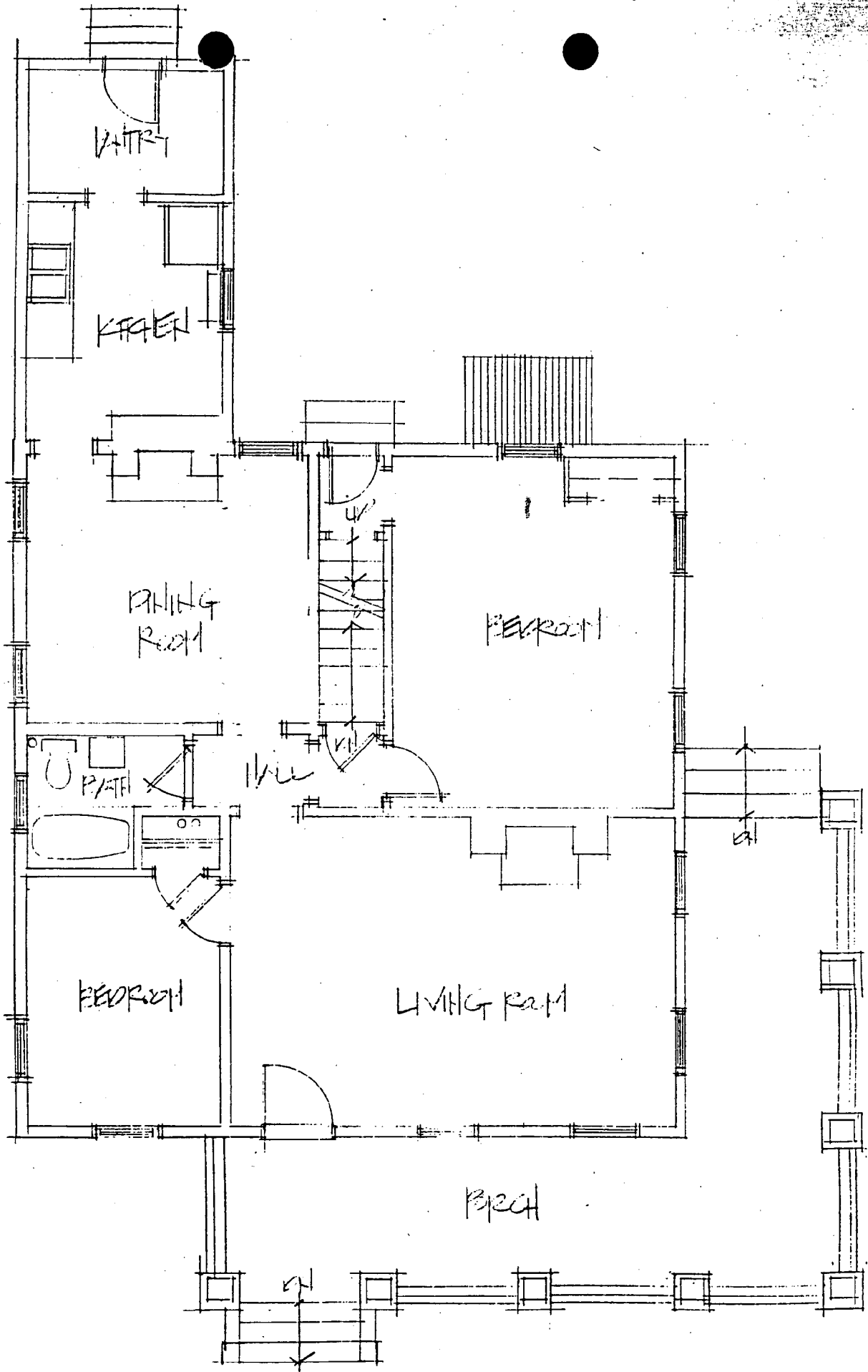
see Circle 10

PROPOSED ELEVATIONS
MILLEN RESIDENCE
4701 EAST AVENUE CHERRY GARDENS, MD 20815

RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, MD 20910
301.588.6821 P 301.588.0240 F

12-2011-01

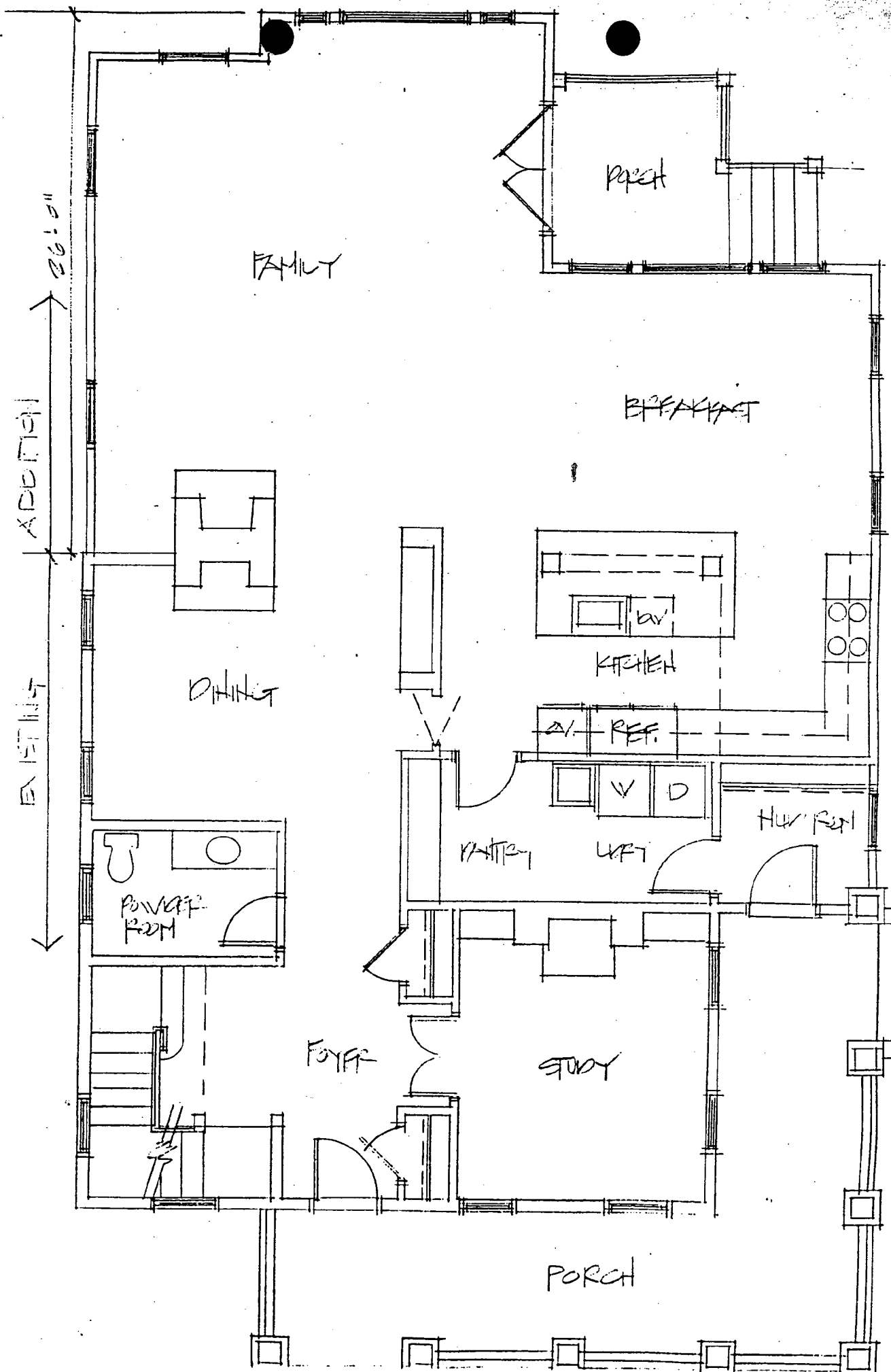
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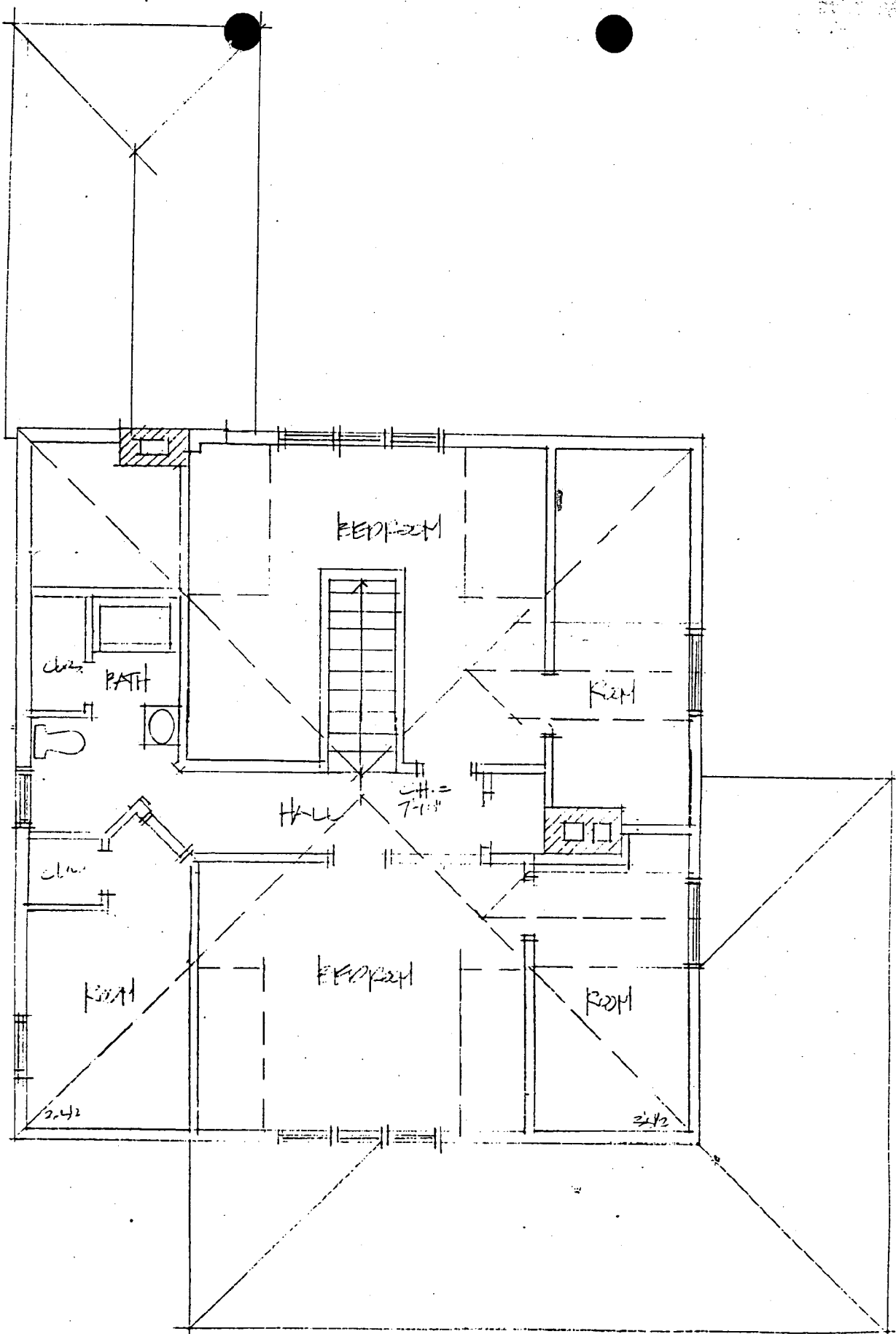
FIRST FLOOR PLAN - EXISTING

SCALE:

1/4" = 1'-0"

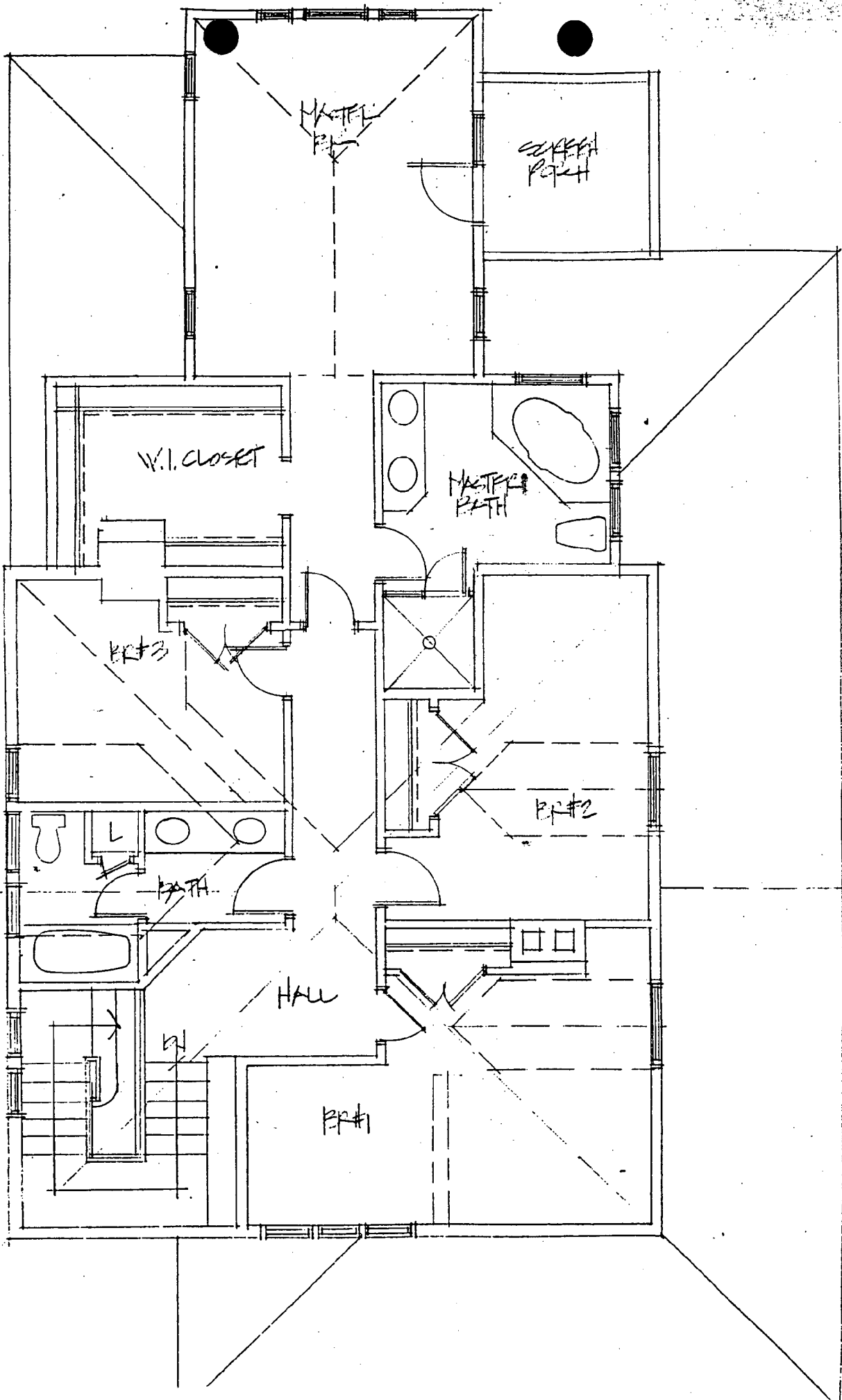


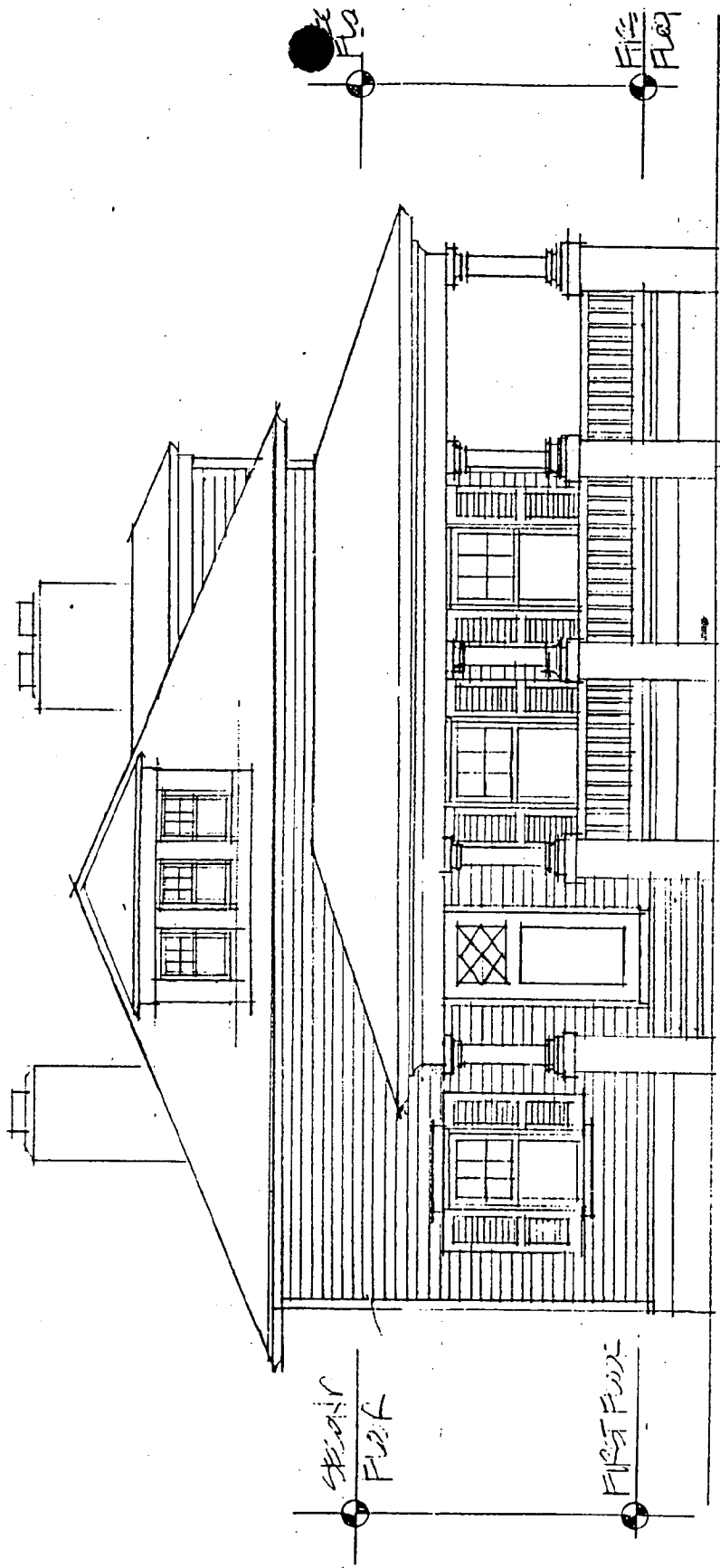
See Circle 9



SECOND FLOOR PLAN - EXISTING
 SCALE: 1/4" = 1'-0"

EXISTING
ADDITION

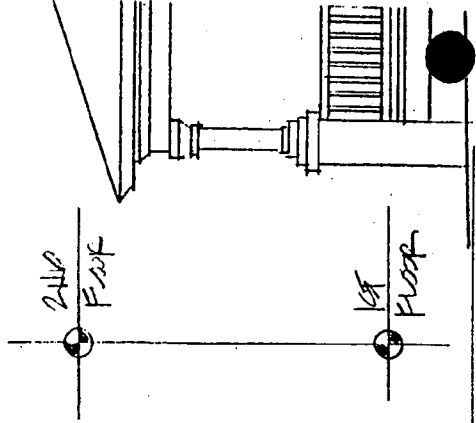
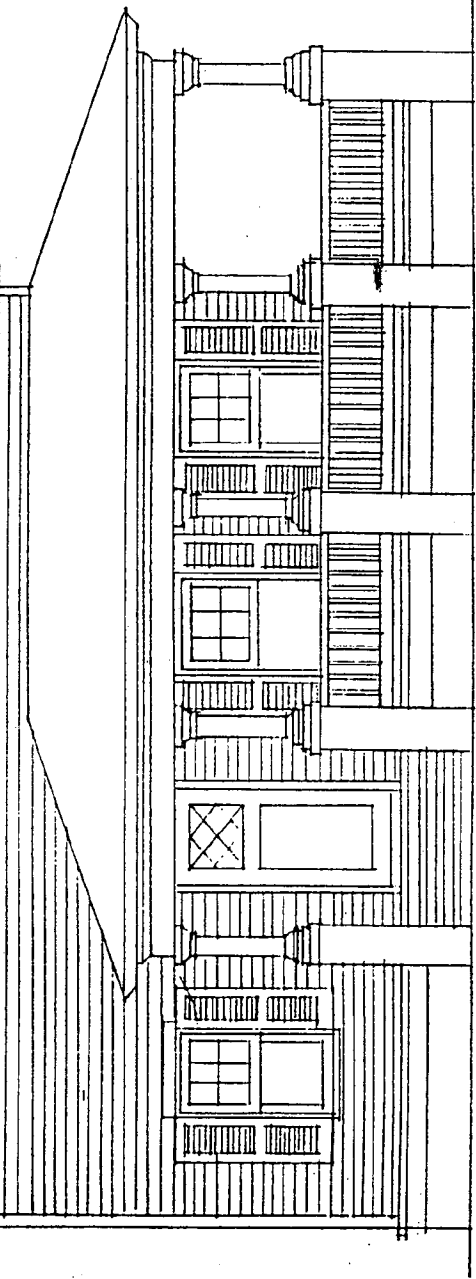
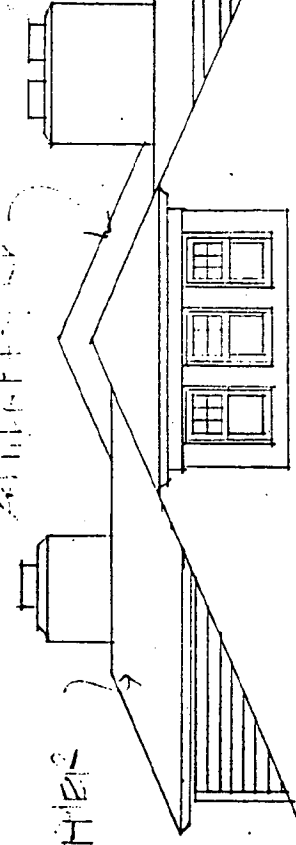




FRONT ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"

NEW YORK

NEW YORK



2ND FLOOR

1ST FLOOR

FRONT ELEVATION - PROPOSED

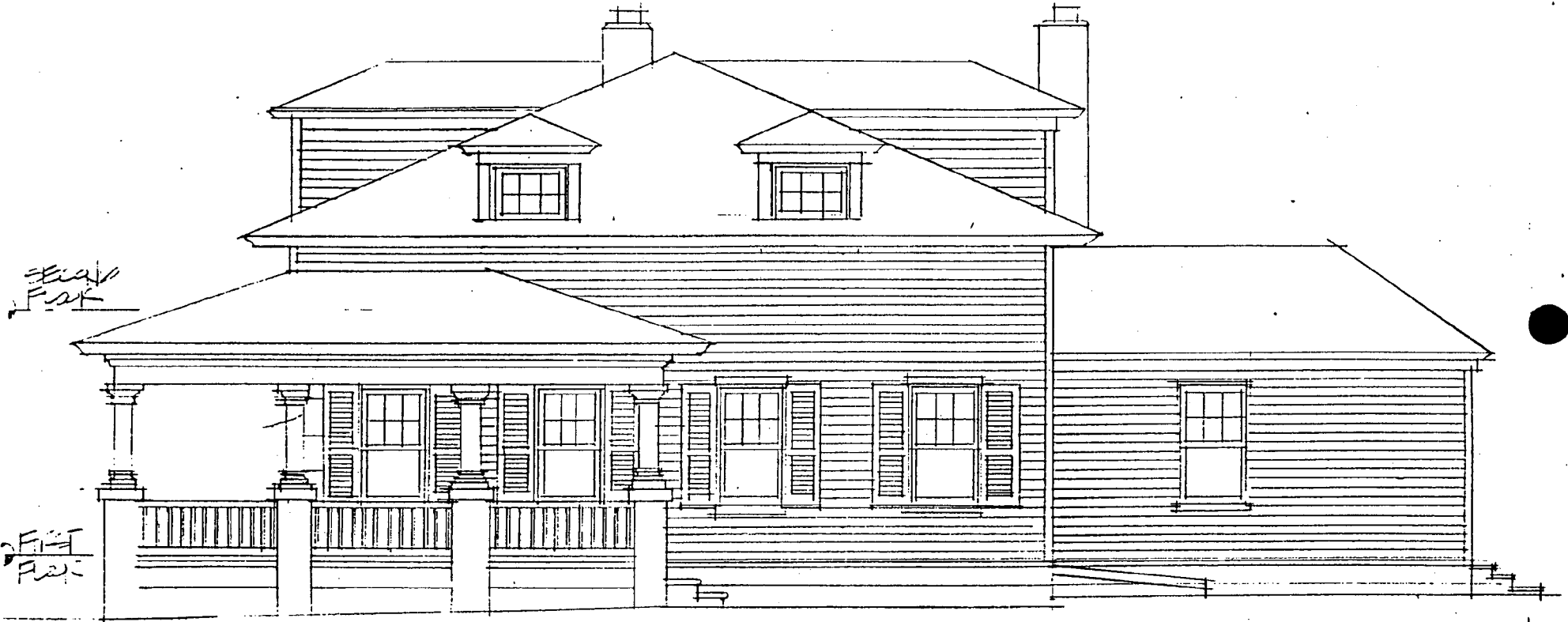
SCALE:

1/4" = 1'-0"

SIDE ELEVATION

SCALE:

PROPS.



SIDE ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

EXISTING ELEVATIONS
MILLER RESIDENCE
6709 EAST AVENUE CHEVY CHASE, MD 20915

RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, MD 20910
301.588.6821 P 301.588.0240 F

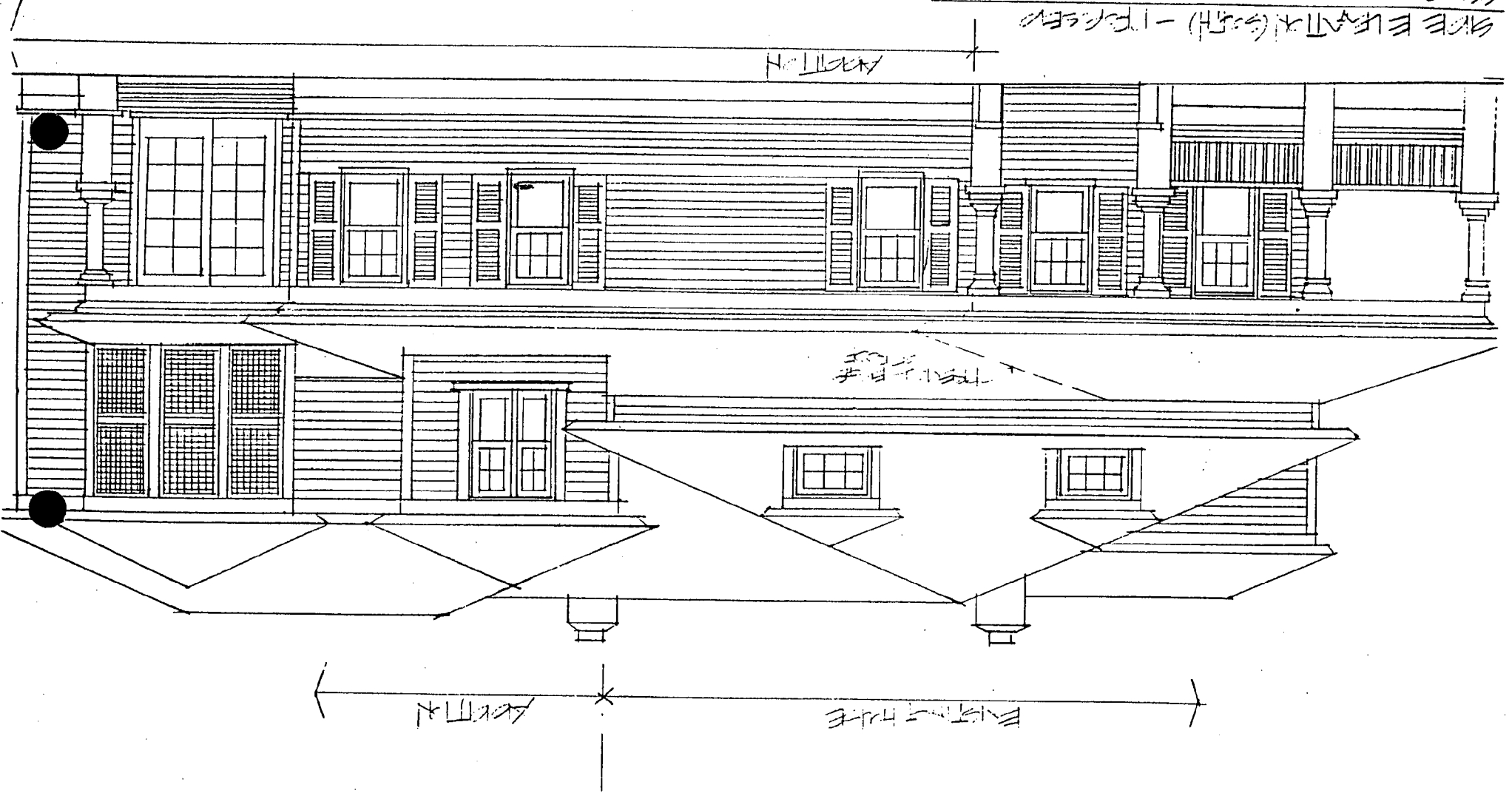
22 JUL 2

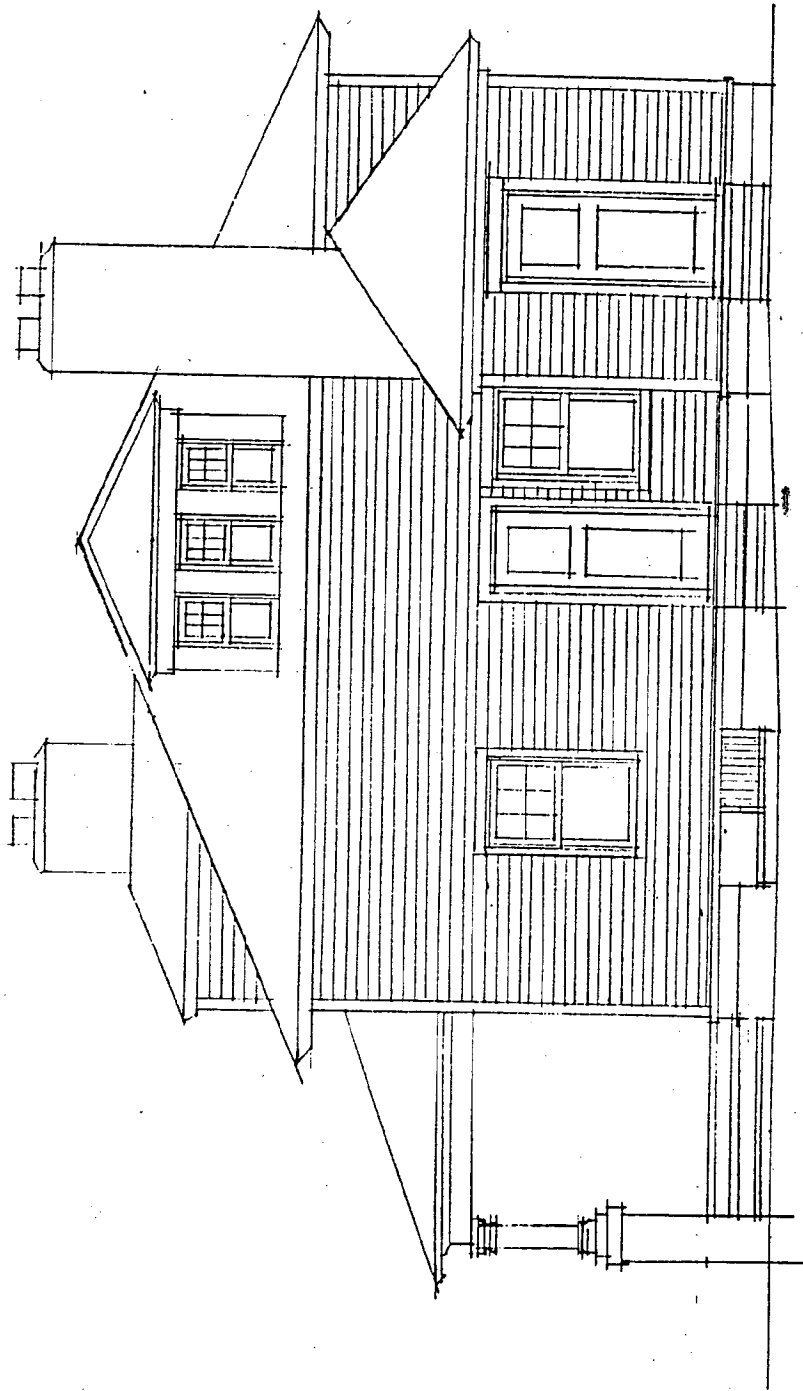


F
2

See Circle 10

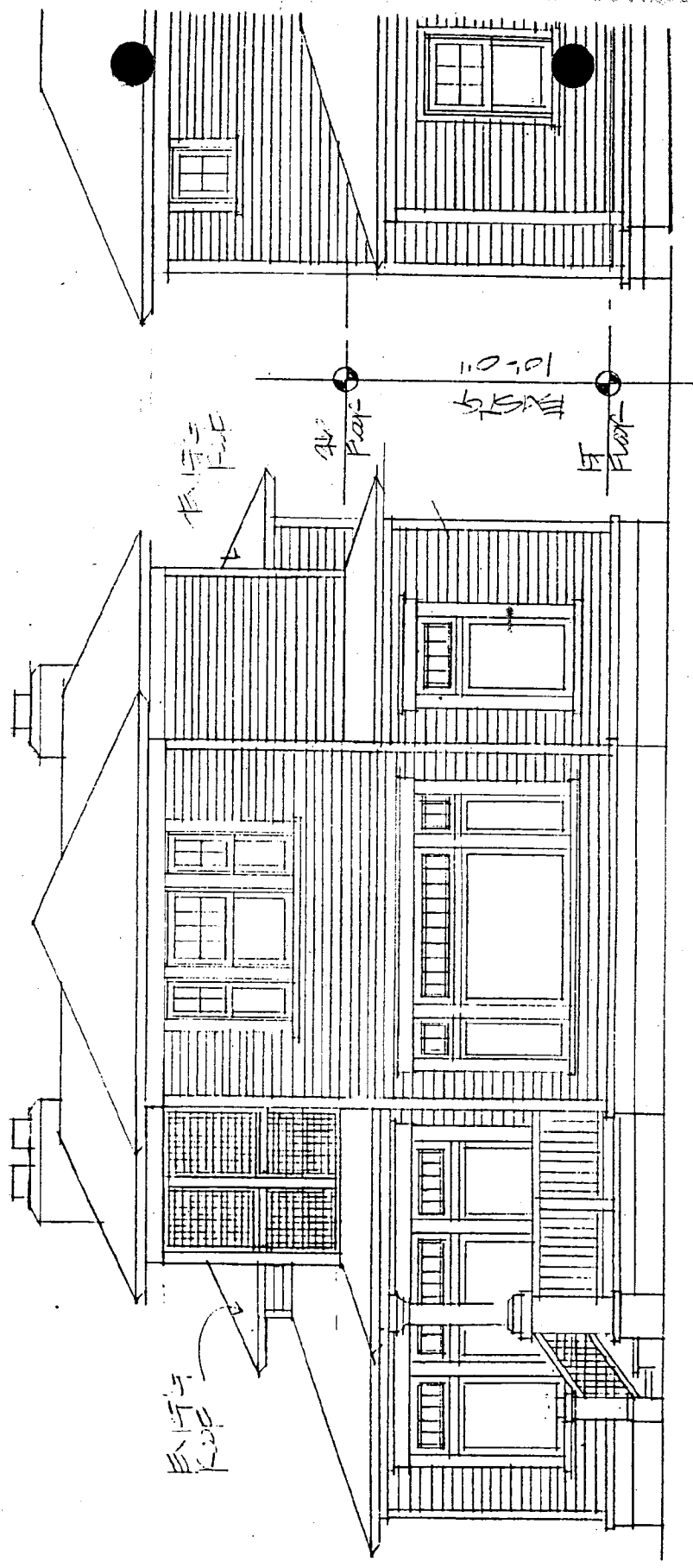
SCALE: 1/8" = 1'-0"
SIDE ELEVATION (SOUTH) - 1955





REAR ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

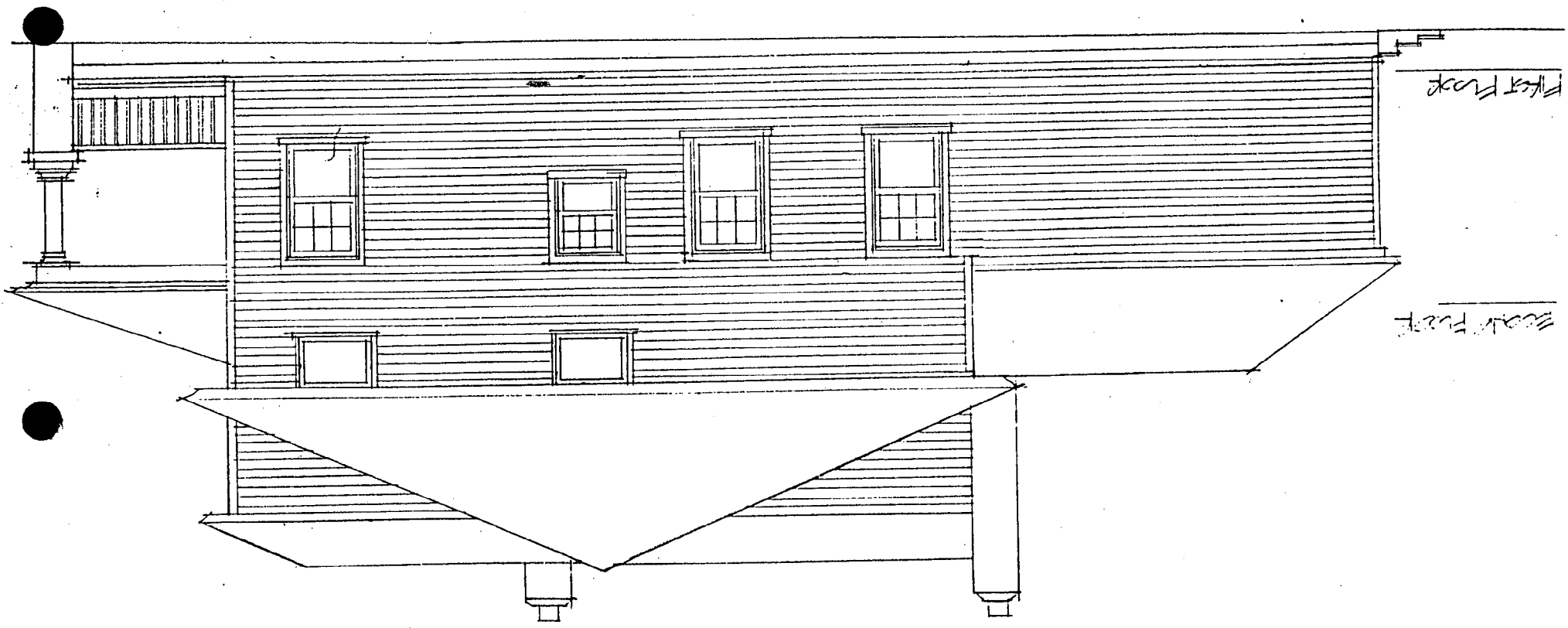
K



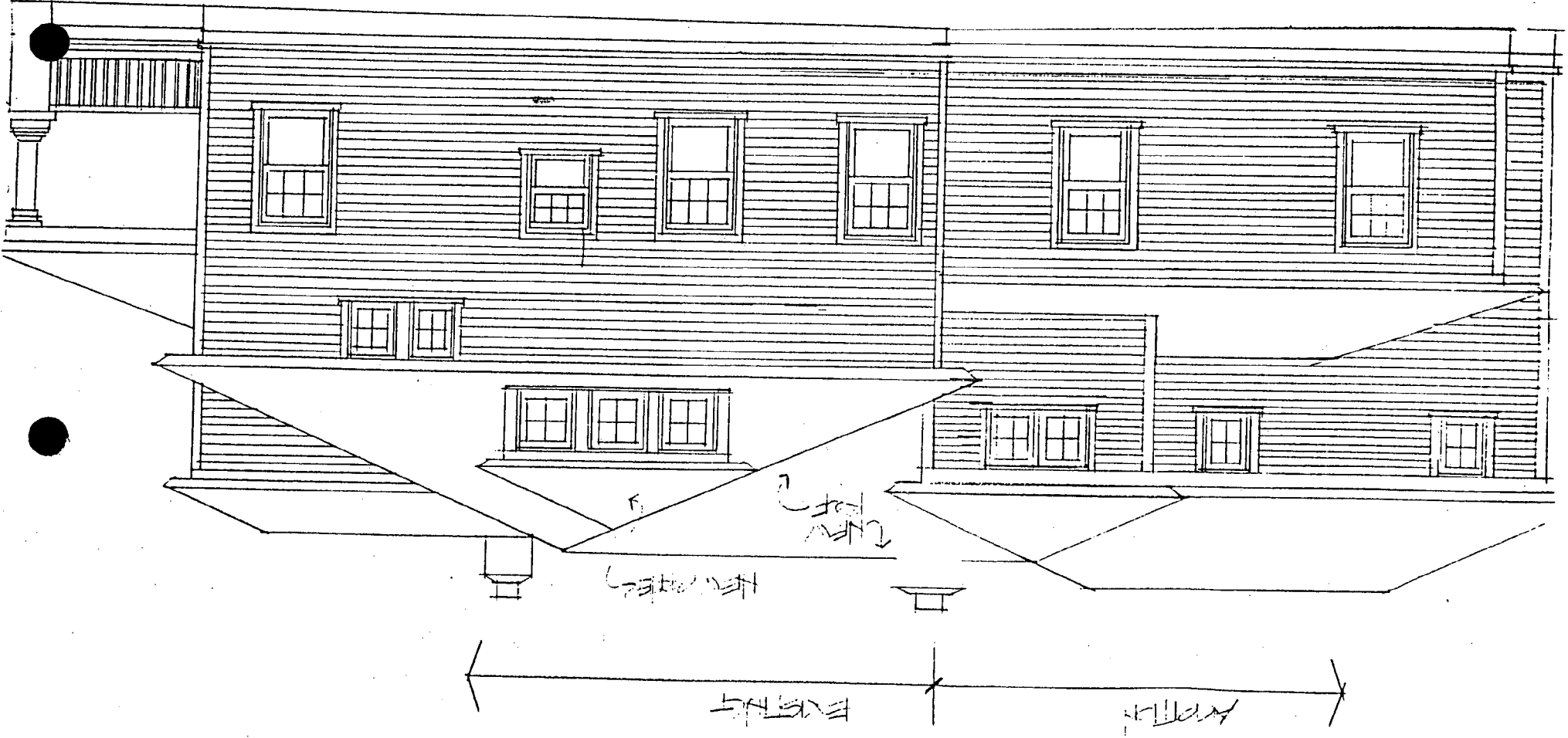
SIDE ELEVATION -
SCALE:

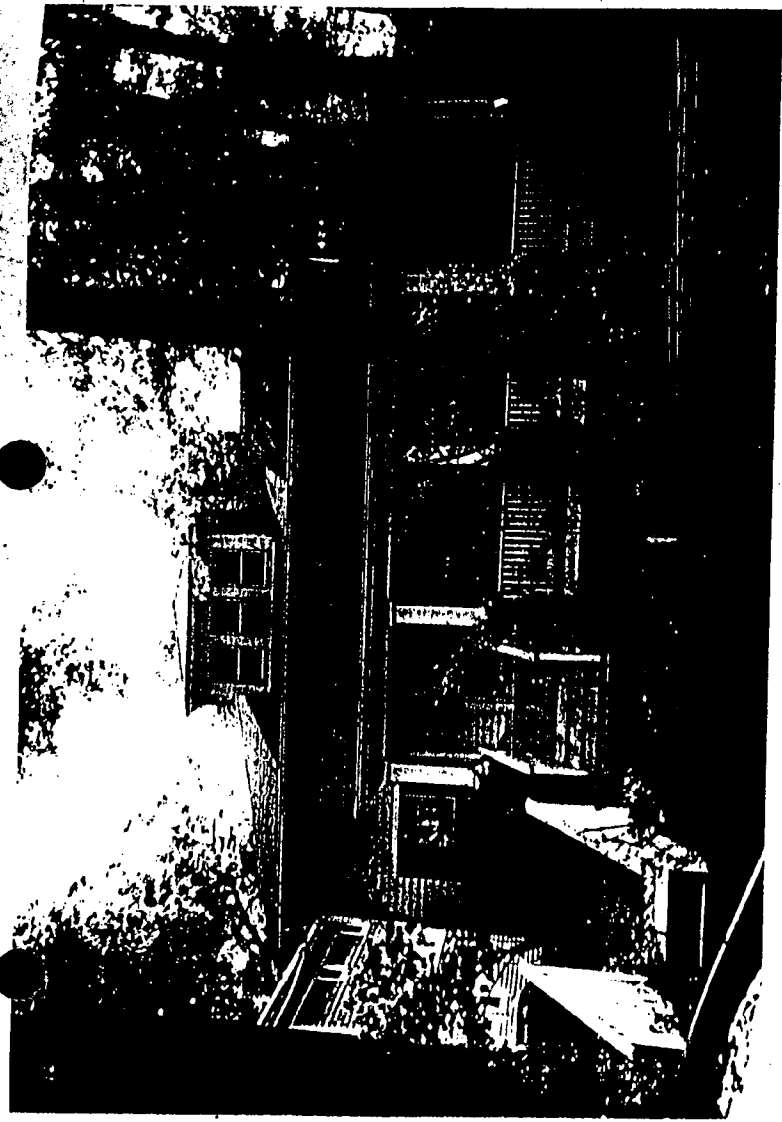
REAR ELEVATION - PROPOSED
SCALE:

SIDE ELEVATION - RIGHT
SCALE: 1/4" = 1'-0"

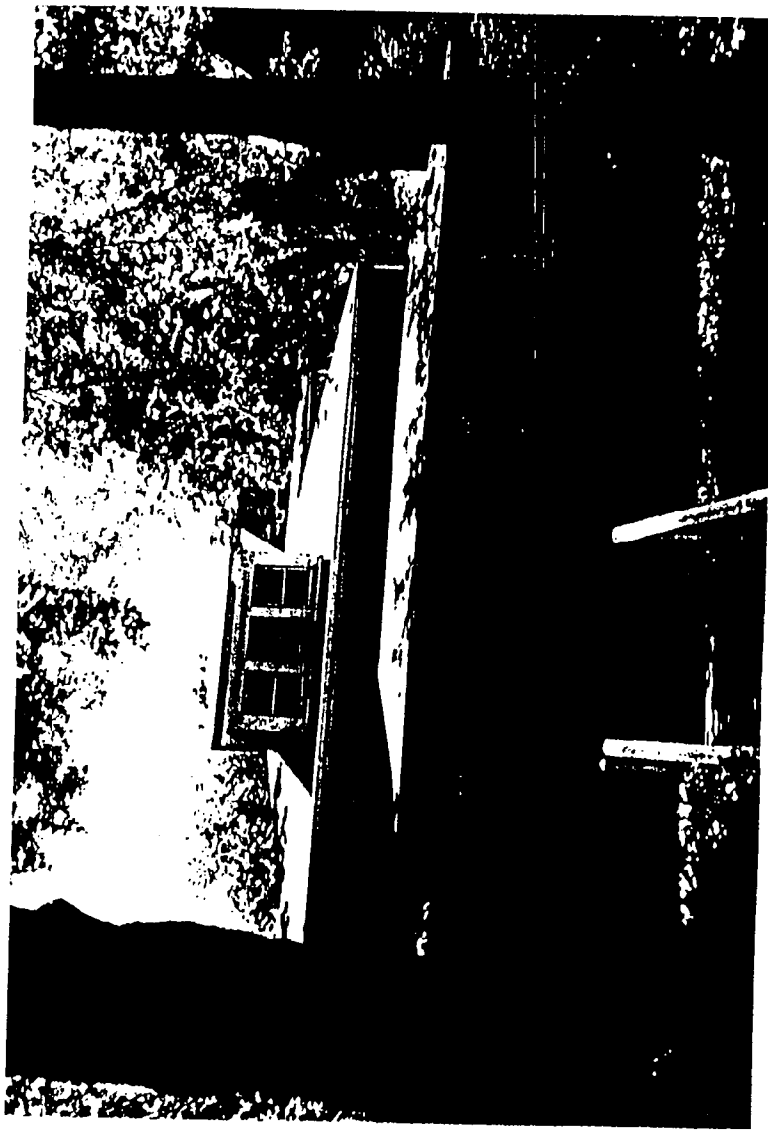


SCALE: 1/4" = 1'-0"
SIDE ELEVATION - P. 100



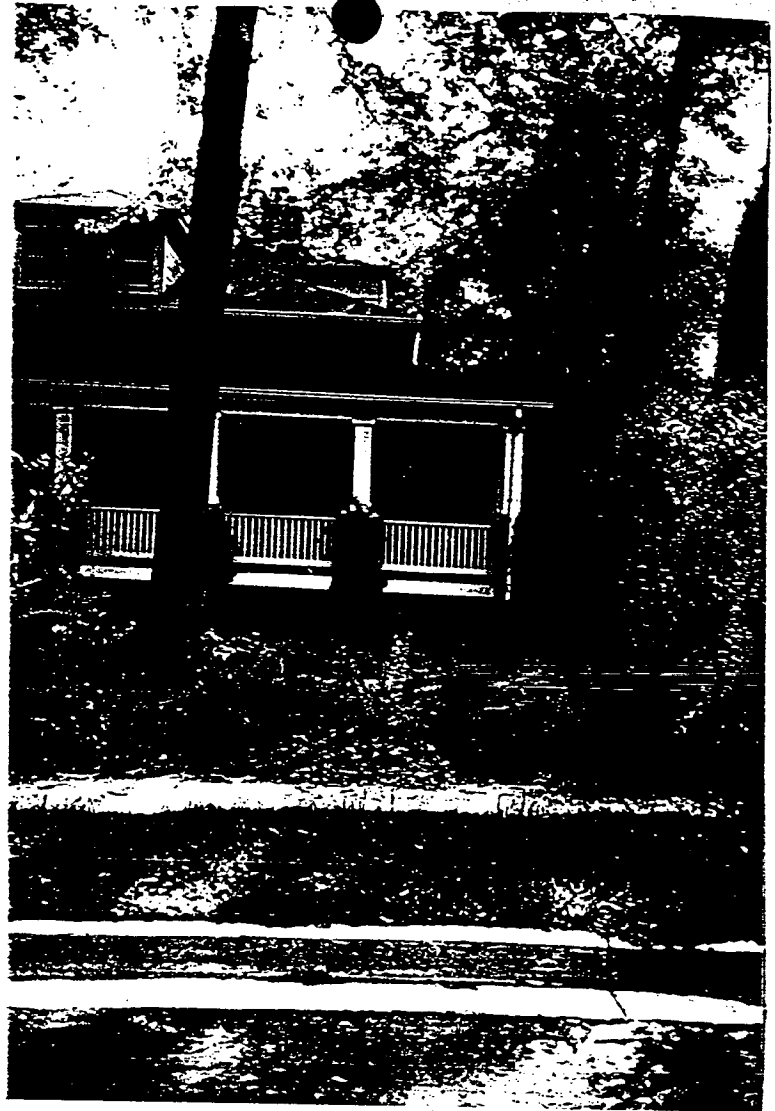


Front view of property



Chris and Melinda Miller

Front right side of house →



Front view of house that shows where parking pad proposed ↓



Charles Orlando Martin



View from 6711 East Avenue

↓ View from 6707 East Avenue property driveway



Rear view of side extension of porch →



Front view of side extension of porch
↓



29



Additional pictures of rear of house

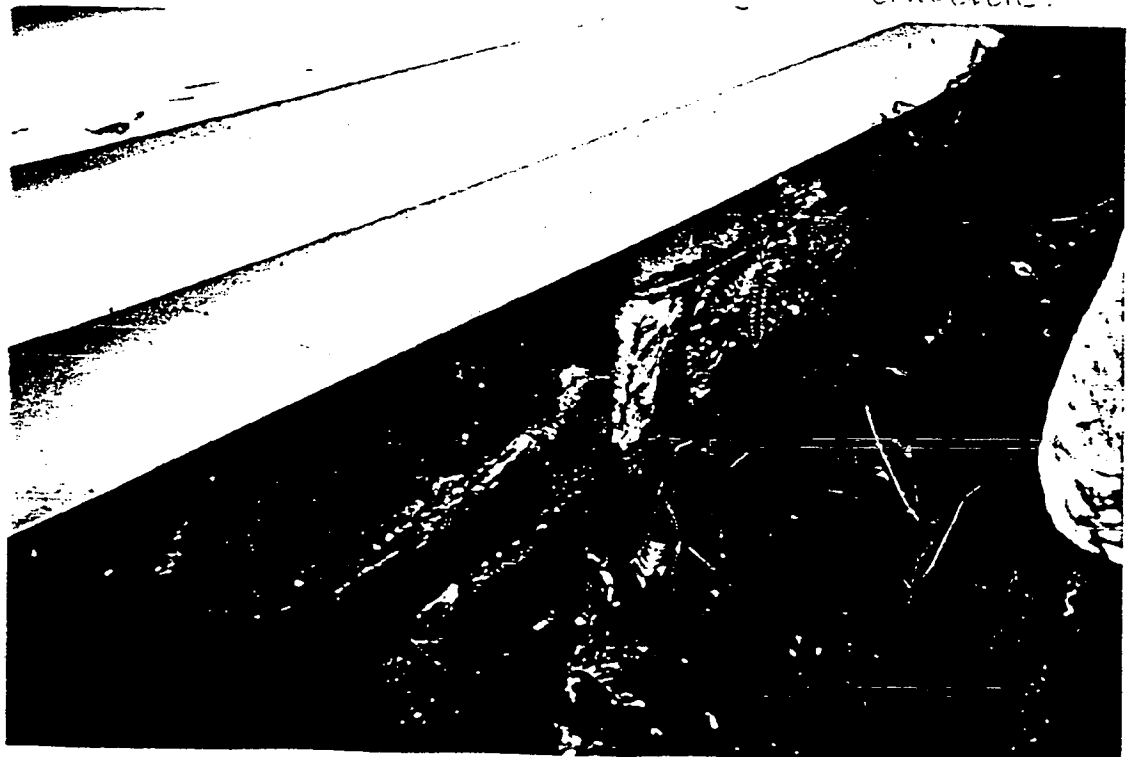


Chris and Melinda Miller
6709 East Avenue (34)

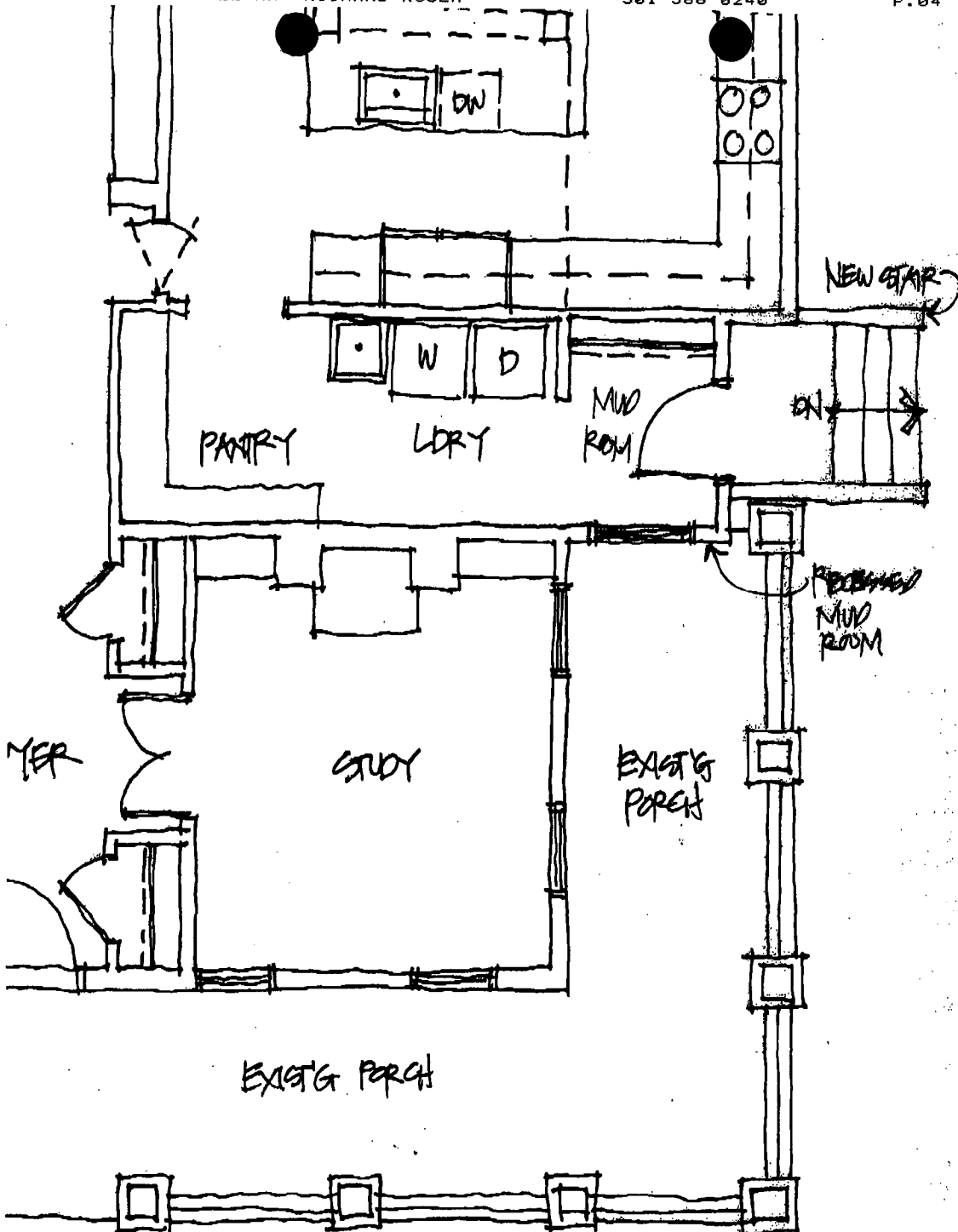
Rear addition
that currently
houses kitchen



Picture of break in foundation; demonstrates
kitchen structure is an addition to original structure.

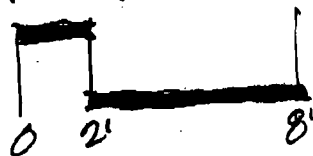


Intsard
Melinda Miller
6709 East Avenue

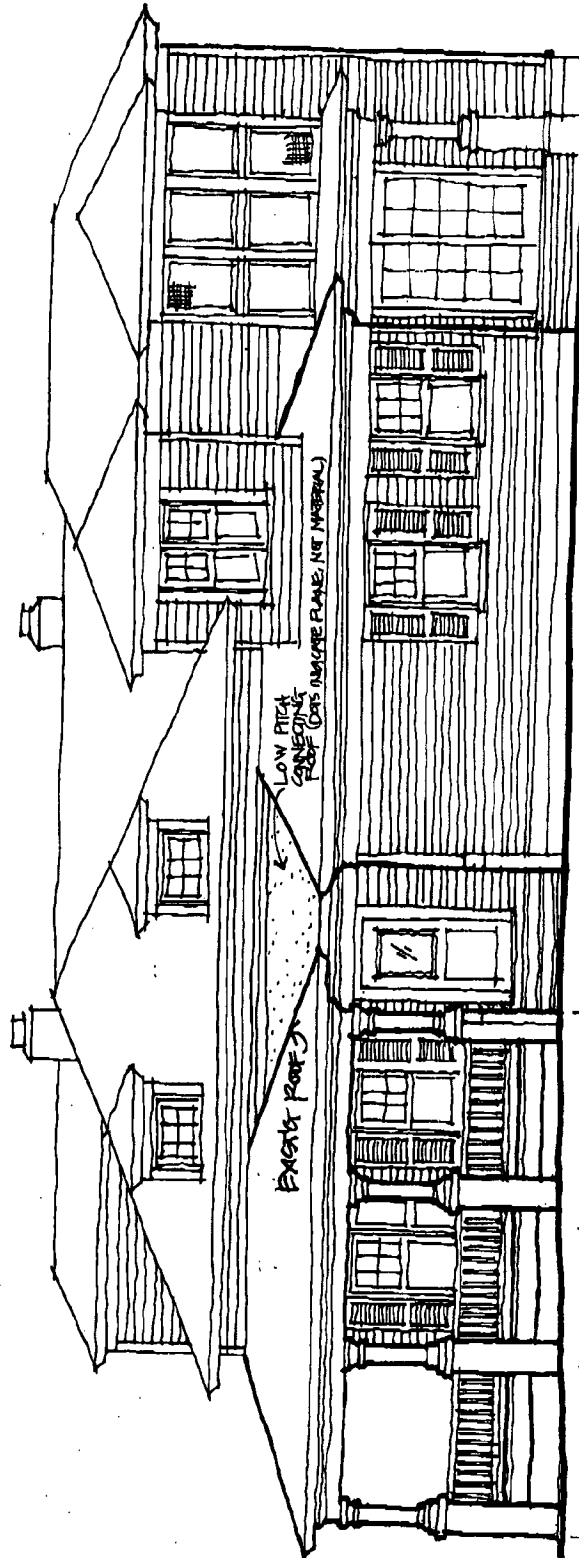


OPTION 'B' - MILLER RESIDENCE - PORCH

6709 EAST AVENUE CROWN CREEK, MO
RICHARD S. ROSEN, AIA OCT. 13, 2001



NOT SHOWN TO
HPC.



OPTION B: MILLER RESIDENCE - PORCH
 6709 EAST AVENUE CHEVY CHASE, MD
 RICHARD S. ROSEN, AIA OCT. 13, 2001



Nancy - good addition
not in the parking area.

Julie - Reservations about parking pad
Likes the design. - But make some changes with the
porch side addition. Detail clearly where porch +
pull back wall so column is still pre-
standing there.

Kim - Thinks this takes away from wrap around quality -
Maybe recess at end of porch + then pull addition
out to provide eat-in space...
reduce size of kitchen.

Not parking pad. Pre-dates garages in Ch. Ch.

Douglas - Not on parking pad
Support further differentiation at porch - connection

Susan - agrees with Dale Censer - like porch -
good design, "adorable" design -

Not the parking pad, as shown. Maybe do 2 tracks!

Explore more - maybe they could get easement
access from neighbors -

Steve - good addition
parking - let's see a context



one, part of
remote
approx 1 ft 10 in. diameter

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6709 East Avenue Meeting Date: 10/10/01
Applicant: Chris and Melinda Miller Report Date: 10/3/01
Resource: Royden and Ivy Chase House Public Notice: 9/26/01
(Norwood Cottage)
Review: PRELIMINARY CONSULTATION Tax Credit: Potential
Case Number: #35/13-2 Staff: Robin D. Ziek

PROPOSAL: Remove existing rear ell; add rear addition with side-wrapping porch

RECOMMEND: The applicant should proceed to the HAWP with modifications to the parking pad, and with the incorporation of the stone foundations for the rear ell into the new project. HAWP application should include arborist's report on specific trees to be removed.

RESOURCE: Royden and Ivy Chase House/Norwood Cottage
STYLE: Craftsman Cottage
DATE: 1906-1090

This *Master Plan* site was proposed for designation in the 1980s by the [then] owner, and there is a lot of information about the house in the files. It was listed in the Locational Atlas in the 1980s, and included in staff's proposed historic district for the Rosemary Circle area in the Town of Chevy Chase. The County Council did not endorse a district, but did designate several individual sites in 1995, including Norwood Cottage.

This 1-1/2 story cottage has a pyramidal roof with two small dormers on the right roof hip, and a single larger dormer on the front hip. The front dormer almost meets the high point of the hipped roof, while the two smaller dormers (see Circle 14) are visibly lower. They were apparently built ca. 1930 (described by previous owner). The house sits on a fieldstone foundation, and there are two fieldstone chimneys.

An open well on the lot was filled in the 1980's (noted by previous owner). An outbuilding on the subject property was also described by a previous owner, but there are no standing structures on the property at this time except for the house. A brick outbuilding on Lot 29 is also discussed by the previous owner which may have been associated with an earlier owner - the Adams family - but they owned 136 acres in the 1860s, which included this lot.

A notable feature of the house is the generous side-wrapping front porch. The front columns are 1/2-height, and sit on masonry piers. At the rear, there is a small ell with a hipped roof, which houses the kitchen and pantry. The ell sits on a fieldstone footing which, though similar to the stone foundation of the rest of the house, is discontinuous from that footing (see Circle 33). This probably indicates that the small ell was built early in the 20th century, but not at the same time as the main block of the house. The pantry portion of the rear ell, originally an open porch, was enclosed at some time in the past. There is a full basement under the house, but not under the ell, and exterior steps lead out from the basement which are protected by a hatch door.

SITE VISIT
RECOMMENDED.

The house has not been upgraded or spruced up in awhile. It is in good overall condition, but appears dilapidated. This is a deep lot (222'), although only the standard 50' wide. There are mature trees in the front and along the side edges of the property, some of which are dying.

PROPOSAL

The applicant proposes to remove the rear ell to accommodate the construction of a rear addition. The sense of the main block of the house will be retained in terms of massing and in most details, being clearly visible at the 2nd floor level. The rear right corner at the first floor level will be incorporated into the new addition (see Circle 13) by extending the addition the width of the existing side-wrapping porch. A new entry door will provide the terminus of the side porch instead of steps (see Circle 11, 13).

In order to reduce the impact on the street, the new addition has been centered on the rear roof hip. The new addition will use hipped roof lines to complement the original roof shape and meet the original roof with a logical joint. The two existing roof dormers on the right hip will be retained. A new dormer will be added toward the rear of the left roof hip which almost matches the height of the hipped roof. The furthest extension of the rear addition will have a roof height slightly higher than the original roof. It will be separated from the original roof by a connecting link with a ridgeline that will match the height of the original roof. In that way, the master bedroom can have a comfortable ceiling height, but this will not be obtrusive (see Circle 15). The roof height of the remainder of the addition will not exceed that of the original roof.

Landscape aspects of the proposal include the installation of a parking pad in the front yard. The applicant proposes a paved area measuring 18' x 25' (see Circle 9). They also propose to remove a large Silver Maple and a Linden tree in the right side yard (see Circle 10), as well as a large mulberry in the back yard. There are two large trees in the front yard and they propose to retain both.

The applicant will bring in a model to illustrate the various roof planes.

STAFF DISCUSSION

Staff has been working with the applicant over the past several weeks to develop a proposal for HPC review. A first proposal was revised to reduce the massing and height of the rear addition, as well as to revise the roof form.

This bungalow is notable for a sense of “tumbling roofs”. This is apparent in the view from the street, when one looks across the front porch up to the main roof and to the right-side dormer beyond. The building has a low scale overall, but has an active massing. One’s eye is led down by the main roof, across by the front porch and up again by the climbing roof lines.

Staff feels that the applicant has succeeded in devising a new addition which works with the overall character of the house. By keeping the new work low, the original structure is not dominated by the addition. The project retains a sense of small special places on the interior which are expressed on the exterior, with dormers of varying size and with a variety of window sizes and shapes. The bungalow vocabulary is maintained throughout, and this also contributes to an overall unity to the proposal as does the use of compatible materials.

Landscape aspects of the proposal include the removal of several trees on the property which have been evaluated by an arborist as dead or dying. The project also includes the installation of a paved parking area (18’ x 25’) in the front yard. Staff feels that the property could accommodate parking for one car along the right side of the property. This would have a sense of a typical driveway, even if it didn’t extend behind the house. Staff is concerned that parking for two cars would involve too much paving of the front yard and reduce the opportunity for front yard landscaping. There are some concerns also for paving too much of the root area of the existing tree, and this should be evaluated and discussed further.

Staff also would encourage the applicant to consider saving the original foundation of the ell and incorporating this into the new addition. Staff feels that this is a sensitive proposal in terms of expanding the living space of the house while respecting the potential impact on the resource and the streetscape. But it might be better to retain the memory of the small ell through retention of the foundation even while agreeing to the demolition of the ell. This might also serve to minimize ground disturbance in the back yard.

STAFF RECOMMENDATION

The applicant should proceed to the HAWP with modifications to the parking pad, and with the incorporation of the stone foundations for the rear ell into the new project. HAWP application should include arborist’s report on specific trees to be removed.

September 26, 2001

Ms. Robin Ziek
Historic Preservation Planner
Montgomery County
Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

VIA FACSIMILE

Dear Robin:

Per your voicemail today, I wanted to clarify that we understand that we will be coming to the October 10th meeting for a preliminary consultation, but submitted a HAWP application in the hopes that we might attend the October 24th meeting for an official Historic Area Work Permit review. We understand that the committee is allowed a 45 day review process for HAWPs, but we since we have spent some time working through our proposal with you, we wanted to take advantage of the potential opportunity to move things forward more quickly and address our permit application at the October 24th meeting.

We look forward to meeting with you and the committee on October 10th for our preliminary consultation to discuss our proposed plans for 6709 East Avenue. We appreciate all of your assistance through this process.

Please let me know if you have any additional questions or concerns.

Best regards,



Melinda Miller
(301) 771-4819



RETURN TO: DEPARTMENT OF PERMITTING & REGULATORY SERVICES
288 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: Melinda Miller
Daytime Phone No.: 301 771 4819

Tax Account No.: _____
Name of Property Owner: Chris and Melinda Miller Daytime Phone No.: (301) 771-4819 Melinda
(301) 440-4760 Chris
Address: 6709 East Avenue Cherry Chase, MD 20815
Street Number City Street Zip Code
Contractor: Chase Builders, LLC Phone No.: 301 588 4747
Contractor Registration No.: 3550
Agent for Owner: Self Daytime Phone No.: see above
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 6709 Street: East Avenue
Town/City: Cherry Chase Nearest Cross Street: Bradley Boulevard
Lot: 26 Block: 5 Subdivision: Norwood Heights
Liber: 3 Folio: 55 Parcel: 7

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/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 200,000
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 _____ 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.

Melinda Miller September 17, 2001
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 25883a Date Filed: 9/19/2001 Date Issued: _____

PC

(5)

CHRIS AND MELINDA MILLER
6709 EAST AVENUE
CHEVY CHASE, MD 20815

*Application for Historic Area
Work Permit*

LOT 26 BLOCK 5
NORWOOD HEIGHTS

BOOK: 3
FOLIO: 55
DIST: 7

Chris and Melinda Miller
6709 East Avenue

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Chris and Melinda Miller 6709 East Avenue Chevy Chase, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Lane, Nancy B et al trust 6711 East Avenue Chevy Chase, MD 20815-5229	Samelson, Lawrence E + Elizabeth Trosman 6707 East Avenue Chevy Chase, MD 20815
Kline, Francis J + ML 4400 Ridge Street Chevy Chase, MD 20815	Diana Morgan 4308 Rosemary Street Chevy Chase, MD 20815-5216

g\addresses\ noticing table



Lot 26: 6709 EAST STREET

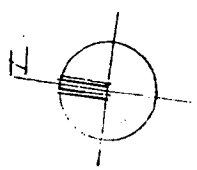
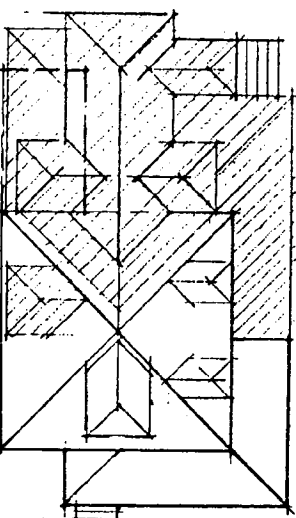
50.4'

218.7'

222.4'

EXIST'G HOUSE

EXIST'G



SCALE: 1/4" = 1'-0"

PROPOSED EXIST'G IMPROVEMENTS

NEW CONSTRUCTION

SITE PLAN

2701 EAST AVENUE
 CITY OF CHICAGO, MD 20815
 LOT 26 BLOCK 5
 PLANNING HEIGHTS
 FLOOR: 3
 FLOOR: 55
 FLOOR: 7

DRIVEWAY

EXIST'G TREE

25'-0"

18'-0"

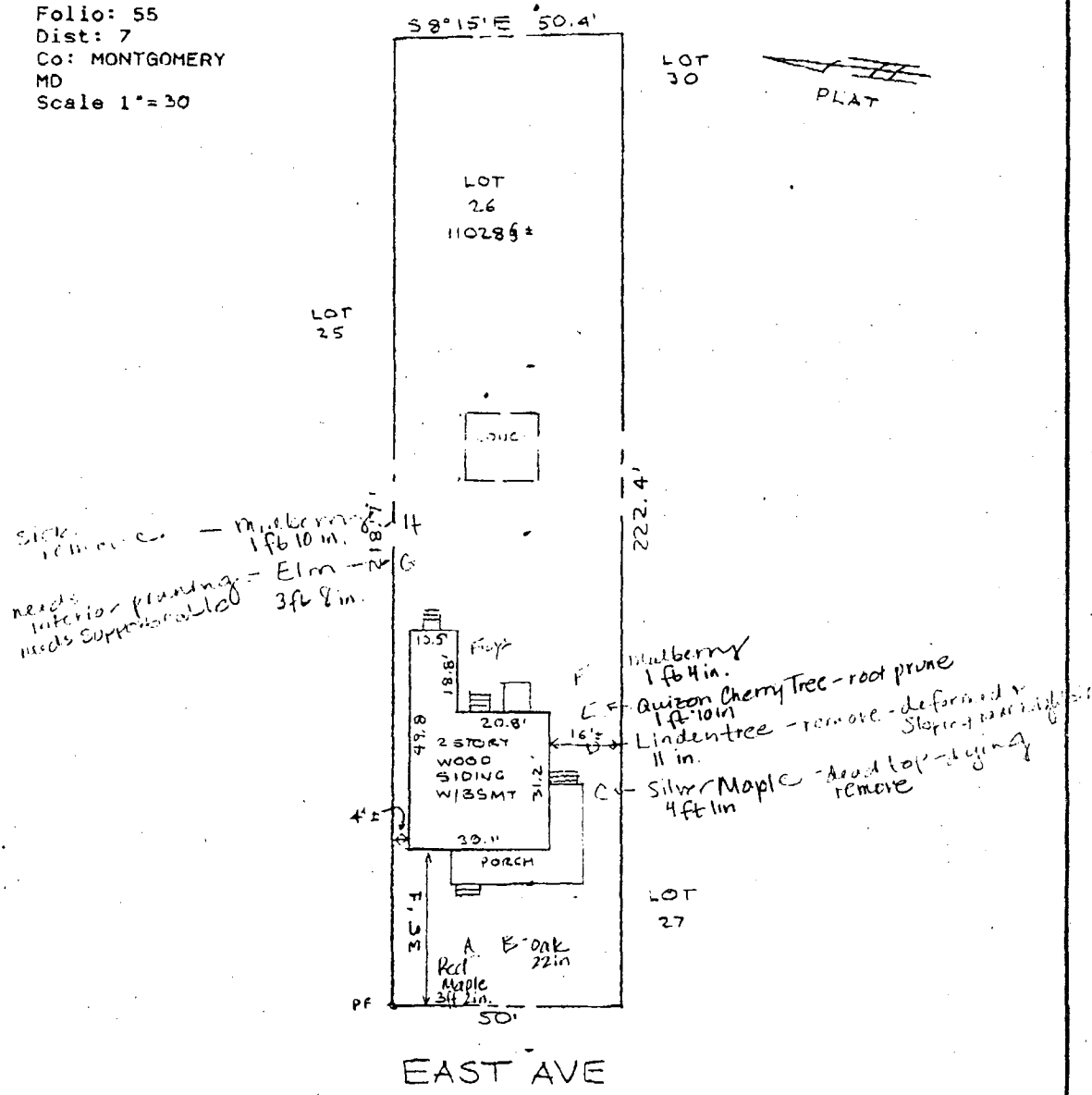
1'-0"

BLANKS, ROYAL ANA

2701 EAST AVENUE

Carol and Melinda Miller
 09 East Avenue

AH01-101-38 6709 EAST AV CHEVY CHASE MONT 5/21/01 ADVAN Case#AT1087
 Fema Panel: 240049 0200C
 Flood Zone: C
 LOT 26
 BLK 5
 NORWOOD HEIGHTS
 Book: 3
 Folio: 55
 Dist: 7
 Co: MONTGOMERY
 MD
 Scale 1"=30'



Accuracy: Approximate average accuracy (SD of sideline distances) for small suburban lots is two feet, and for large lots and metes and bounds parcels varies from two feet to twenty feet. In case of doubt, we recommend a Boundary Survey.



EMAIL:
 SURVEYASSOCIATES@EROLS.COM

LEGEND

Shed (unsurveyed) [S]

Blacktop Drive -----

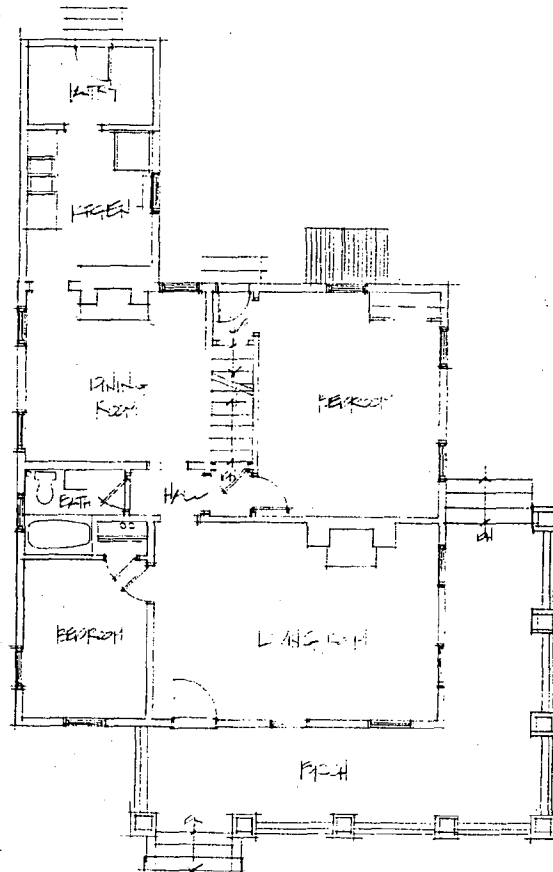
Gravel Drive == == ==

Concrete =====

This is an improvements Location Survey only, and must not be used for Boundary purposes. No Title Report furnished. No statement is made as to ownership of property or right or interest therein. Fences are approximate only and may not be shown. **Not to be used for construction purposes or permits of any kind whatsoever.**

SURVEY ASSOCIATES OF MARYLAND
 4905 SUDLEY RD
 WEST RIVER MARYLAND 20778
 TEL 410 266 7211 FAX 410 266 0918
 FAX BALT 410 841 6150 FAX DC 301 970 2514

10



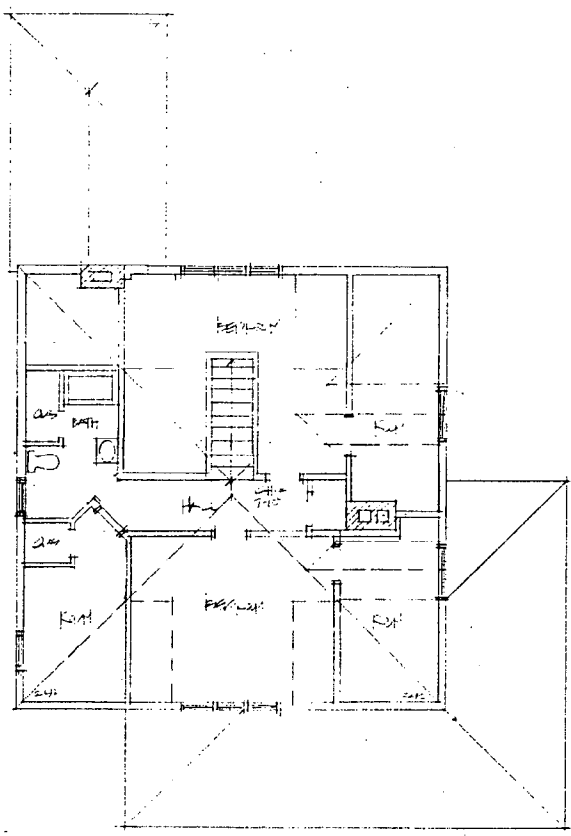
FIRST FLOOR PLAN - EXISTING
 12/2/88 1/25/88

EXISTING CONDITIONS
 MILLER RESIDENCE
 6704 EAST AVENUE CHEVY CHASE, MD 20815

RICHARD S. ROSEN, AIA ARCHITECT
 8910 Third Avenue Silver Spring, MD 20910
 301.588.6821 P 301.588.0240 F

SEN 17.2.11

11

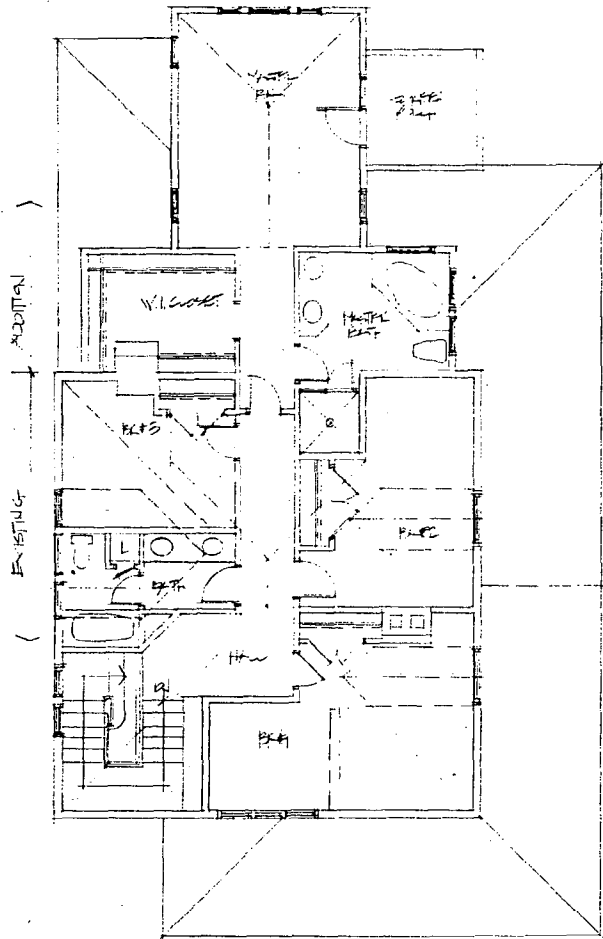


EXISTING FLOOR PLAN - EXISTING
 6/21/81

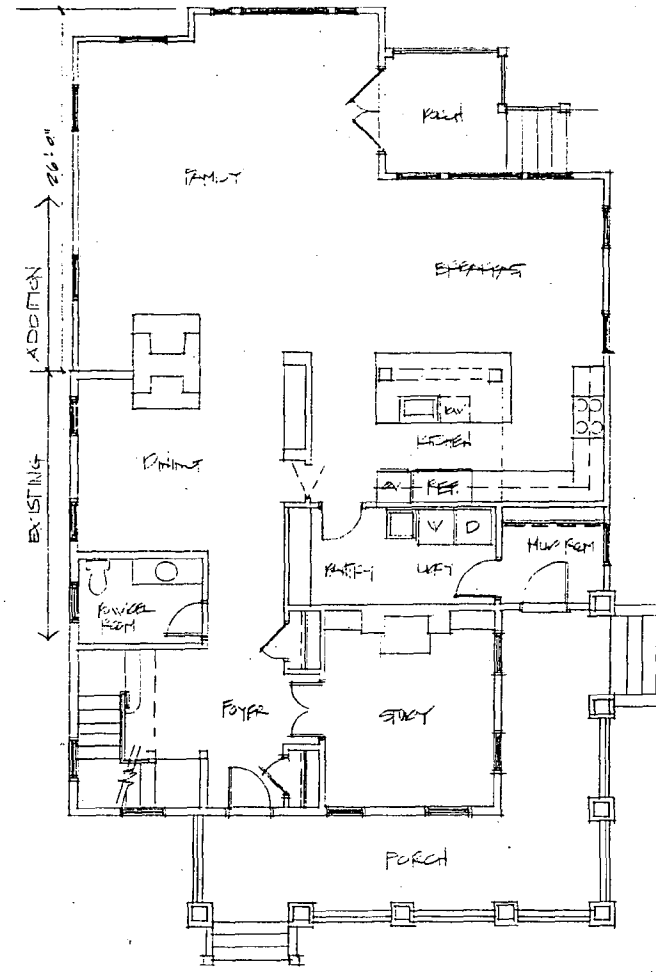
EXISTING CONDITIONS
 MILLER RESIDENCE
 6709 EAST AVENUE CATERVILLE MD 21035

RICHARD S. ROSEN, AIA ARCHITECT
 8910 Third Avenue Silver Spring, MD 20910
 301.588.6821 P 301.588.0240 F

12



EXISTING FLOOR PLAN - REVISED
SCALE: 1/4" = 1'-0"

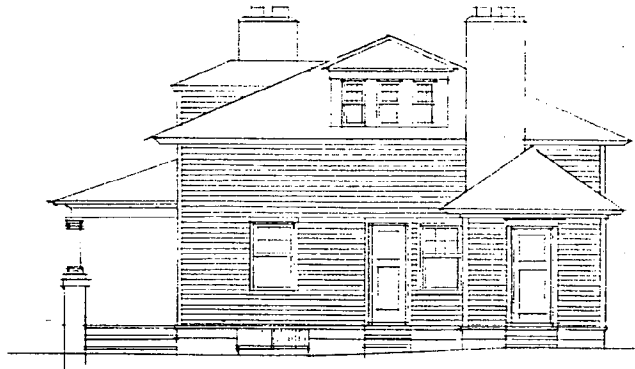


FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

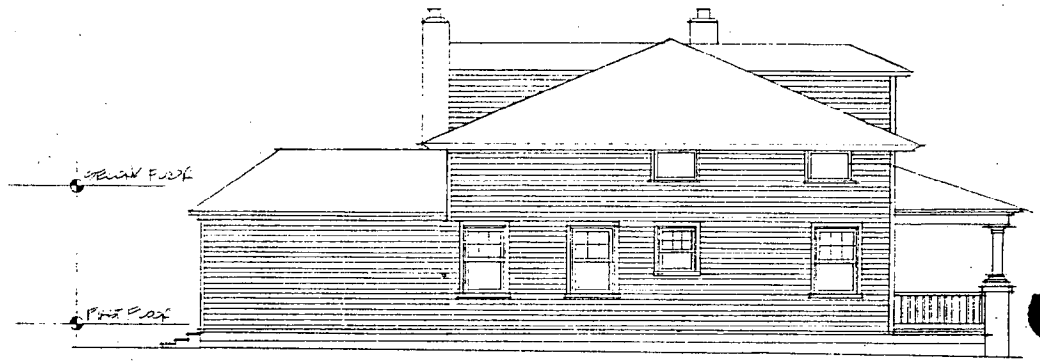
FLOOR PLANS
HILF RESIDENCE
6709 EAST AVENUE CHEVY CHASE, MD 20815

RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, MD 20910
301.588.6821 P 301.588.0240 F

REV. 17/2001



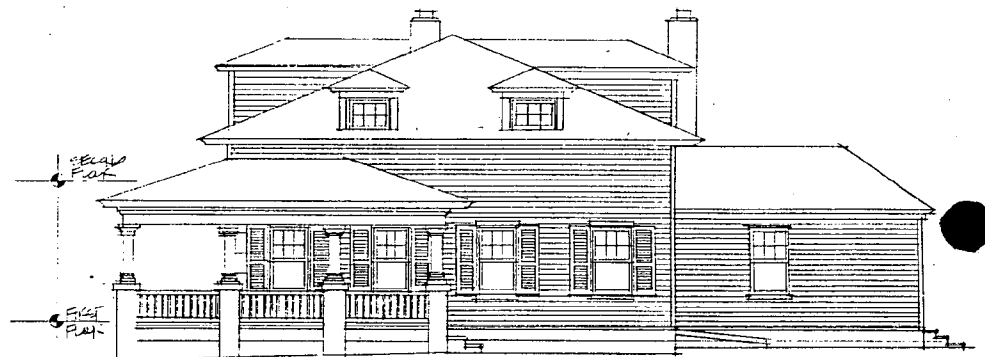
REAR ELEVATION - EXIST
SCALE: 1/4" = 1'-0"



SIDE ELEVATION - EXIST
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - EXIST
SCALE: 1/4" = 1'-0"

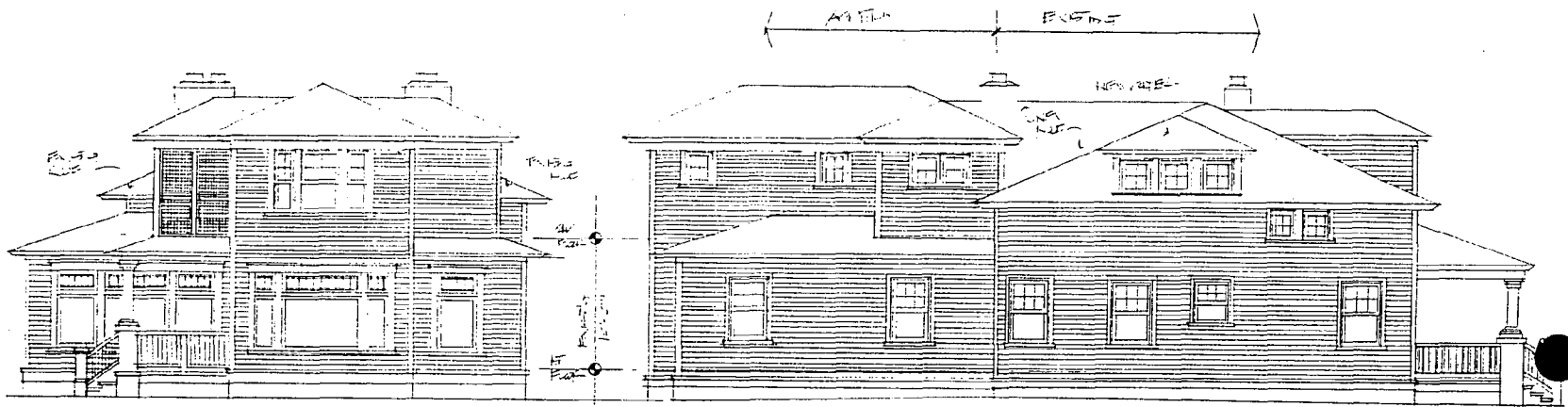


SIDE ELEVATION - EXIST
SCALE: 1/4" = 1'-0"

EXISTING ELEVATIONS
MILLER RESIDENCE
6709 EAST AVE. CHEVY CHASE, MD 20815

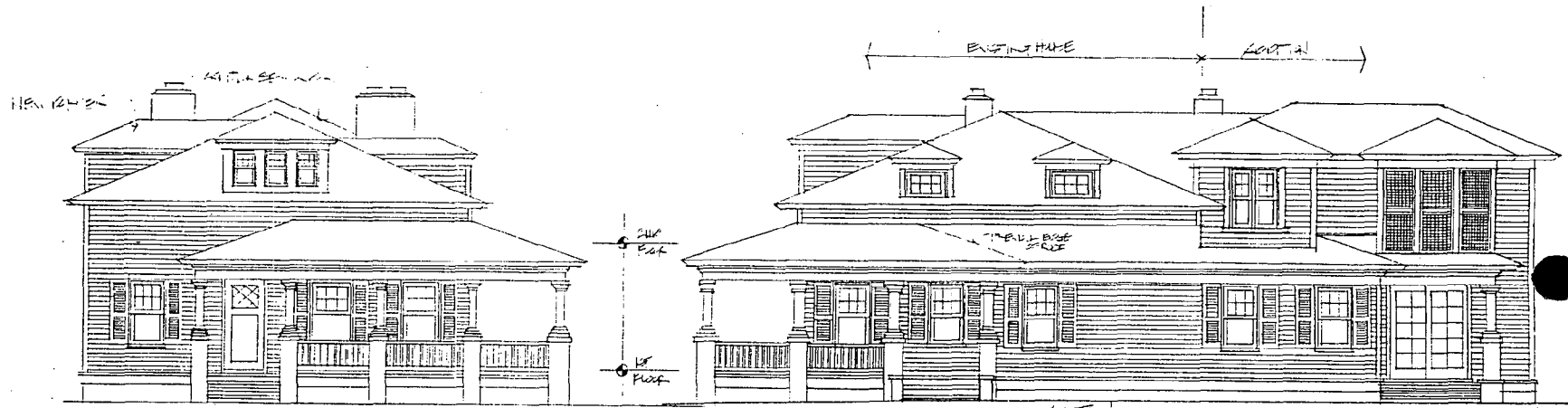
RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, MD 20910
301.588.6821 P 301.588.0240 F

3/17/201



REAR ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

SIDE ELEVATION (LEFT) - PROPOSED
SCALE: 1/4" = 1'-0"

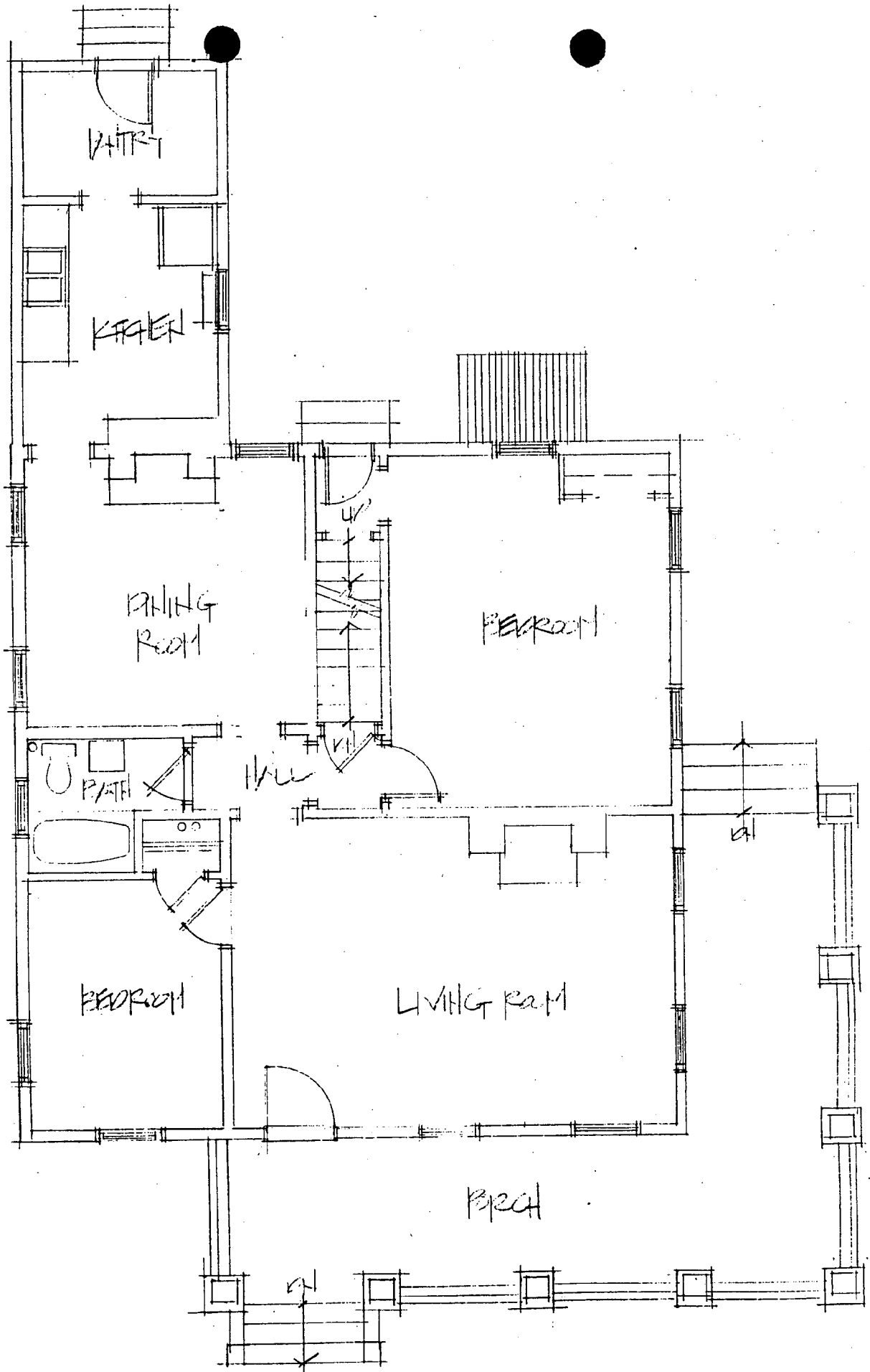


FRONT ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

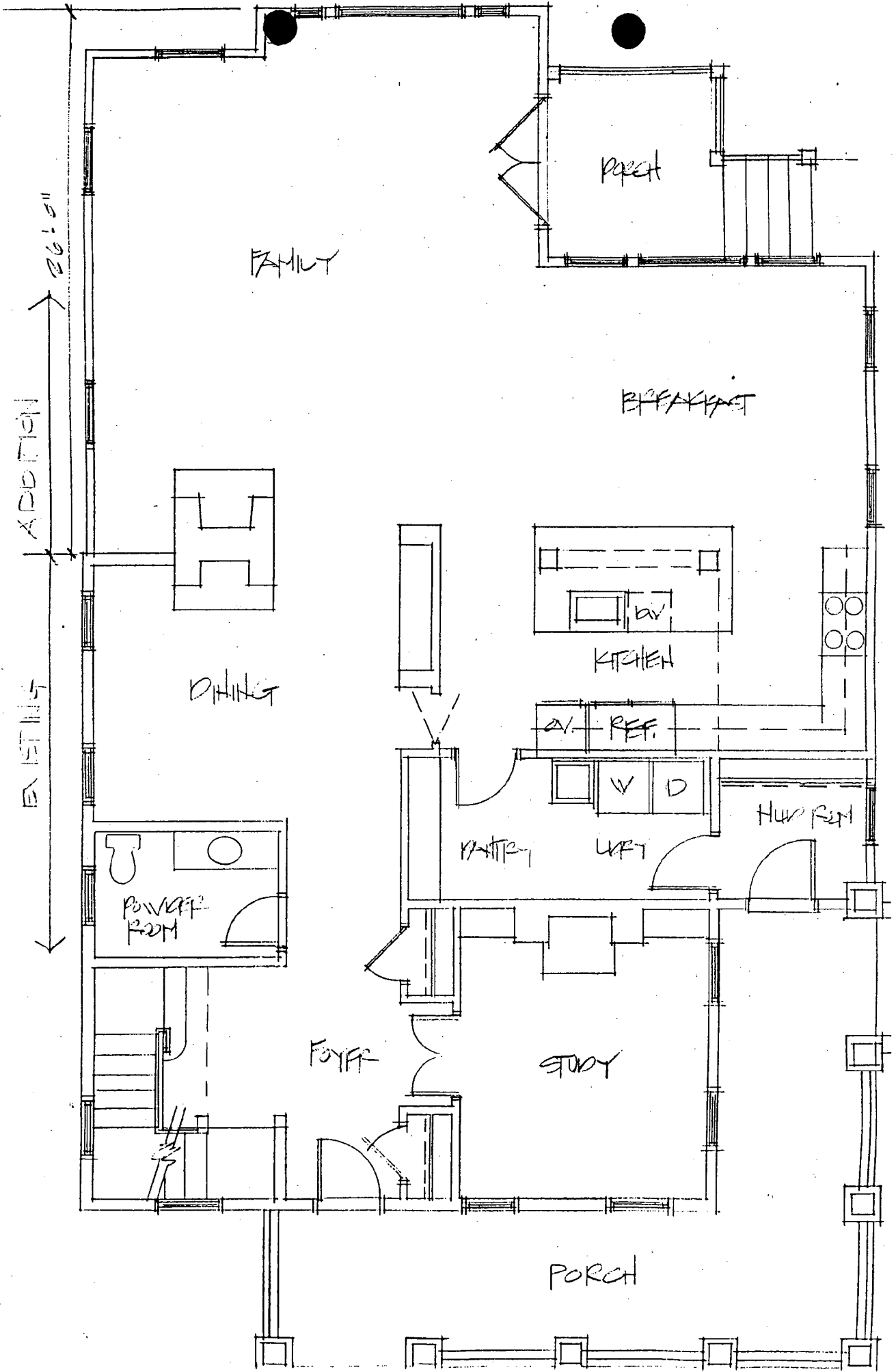
SIDE ELEVATION (RIGHT) - PROPOSED
SCALE: 1/4" = 1'-0"

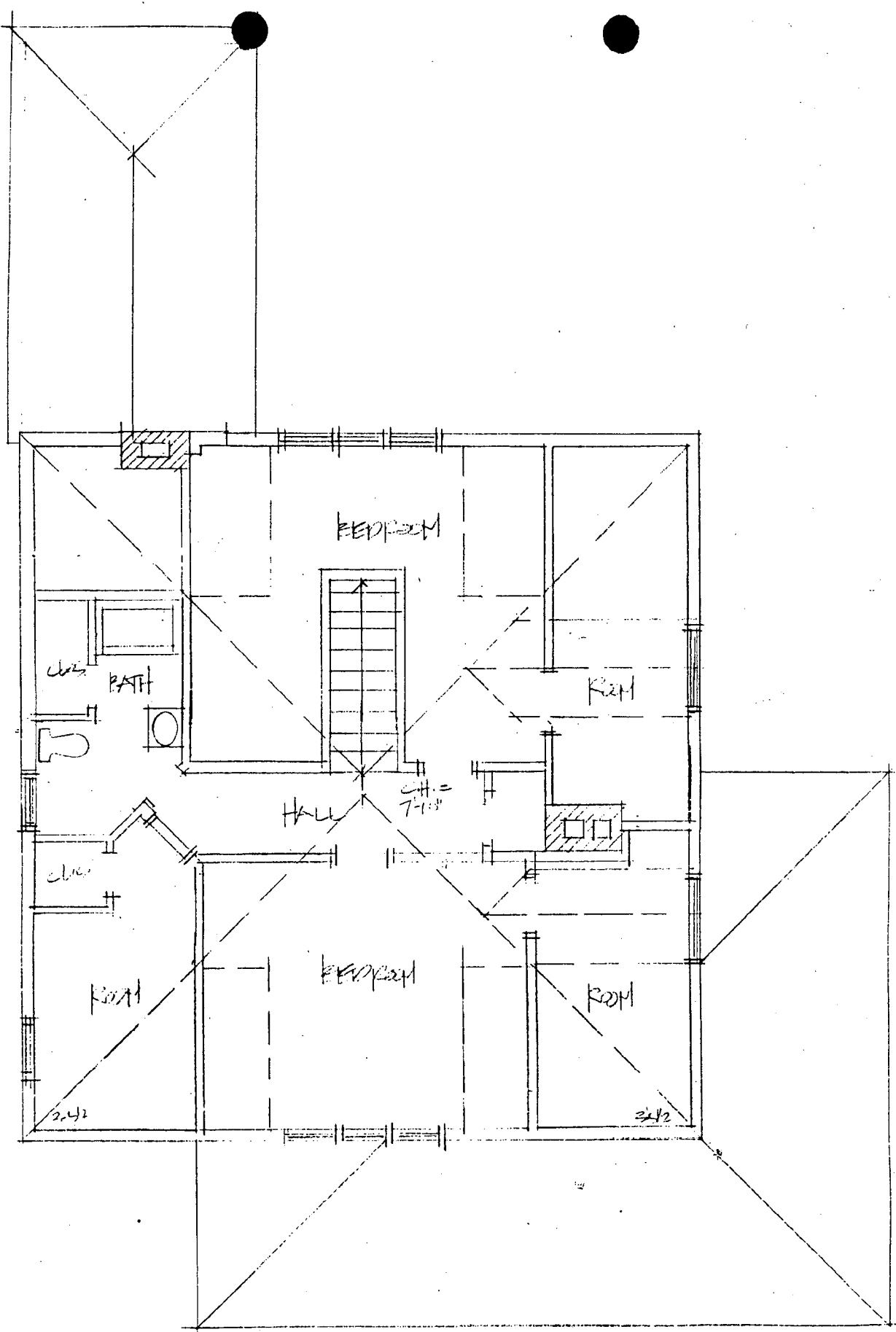
PROPOSED ELEVATIONS
MILLEN RESIDENCE
4709 EAST AVENUE CHERRY SPRING MD 20915

RICHARD S. ROSEN, AIA ARCHITECT
8910 Third Avenue Silver Spring, MD 20910
301.588.6821 P 301.588.0240 F

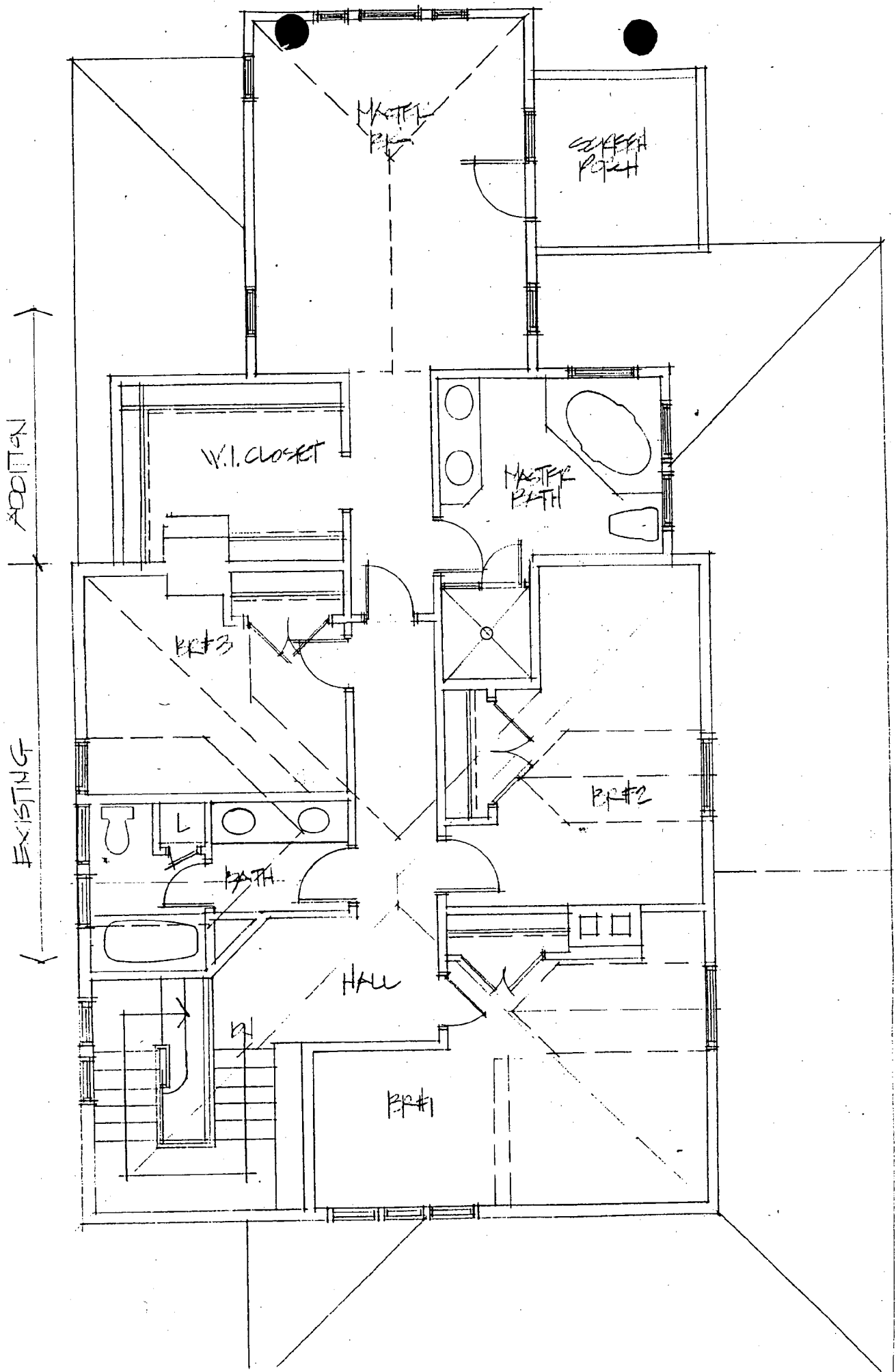


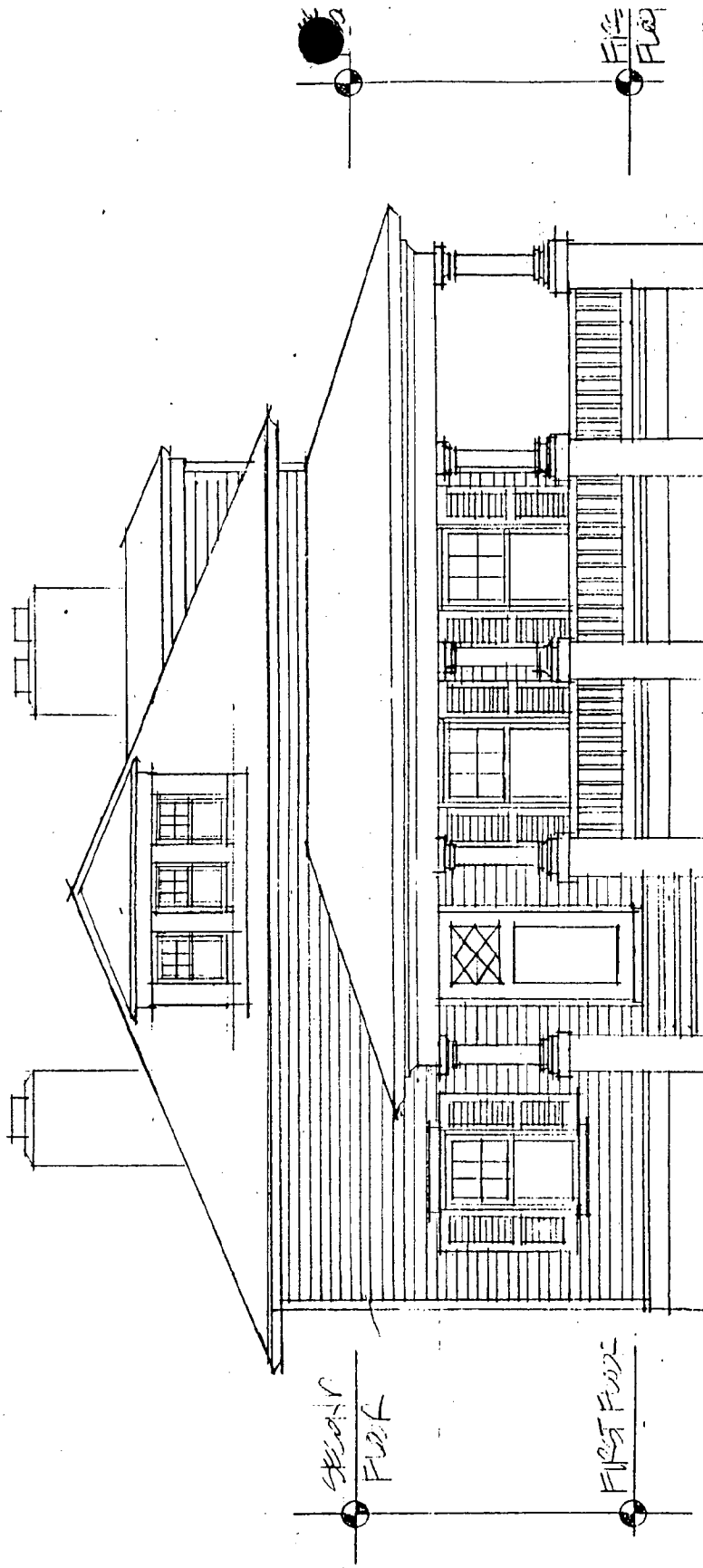
FIRST FLOOR PLAN - EXISTING
 SCALE: 1/4" = 1'-0"





SECOND FLOOR PLAN - EXISTING
 1/4" = 1'-0"



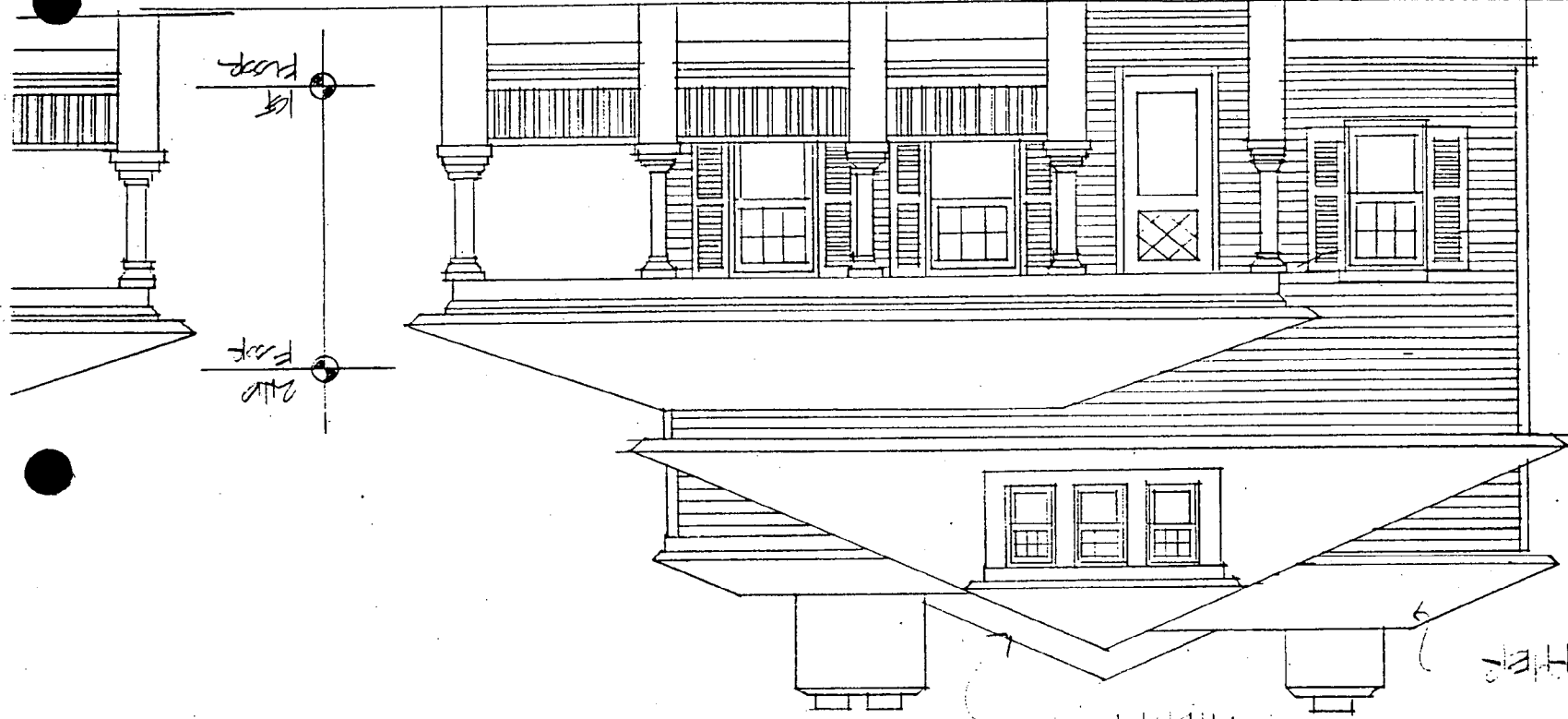


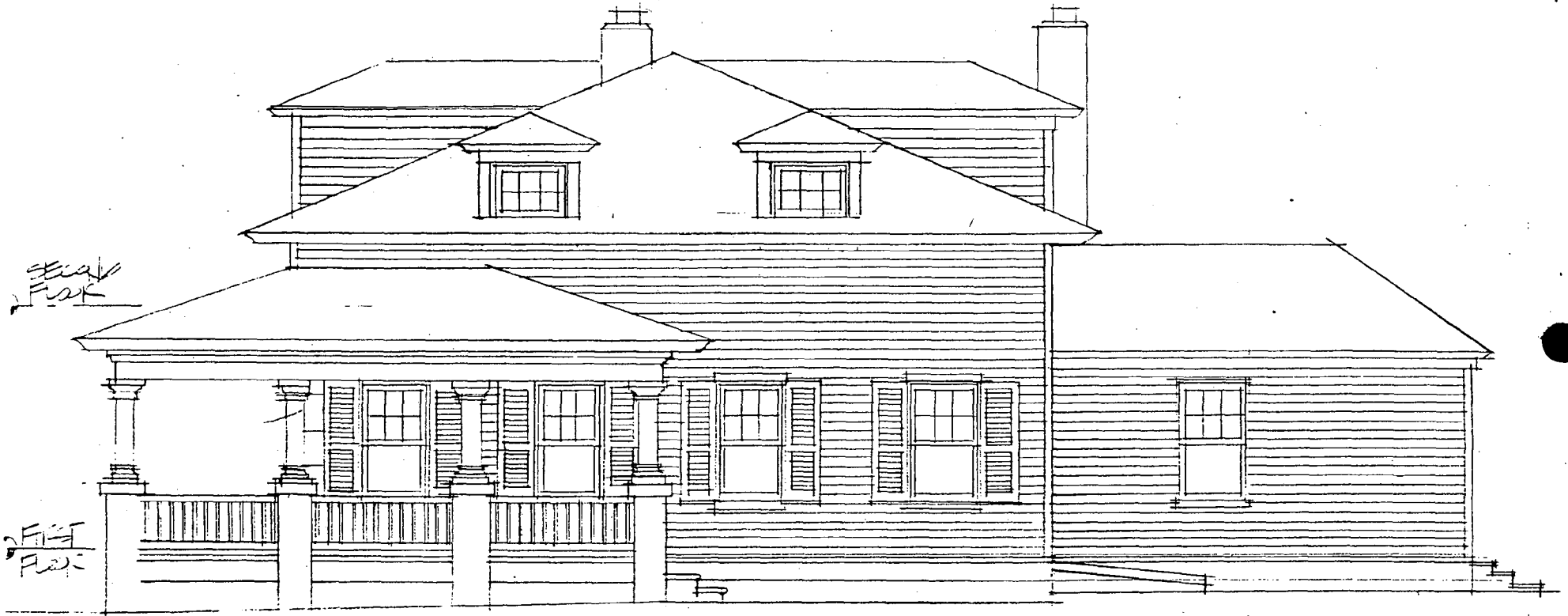
FRONT ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

PROPS

SCALE: SIDE E

SCALE: FRONT ELEVATION - PROPOSED





SIDE ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"

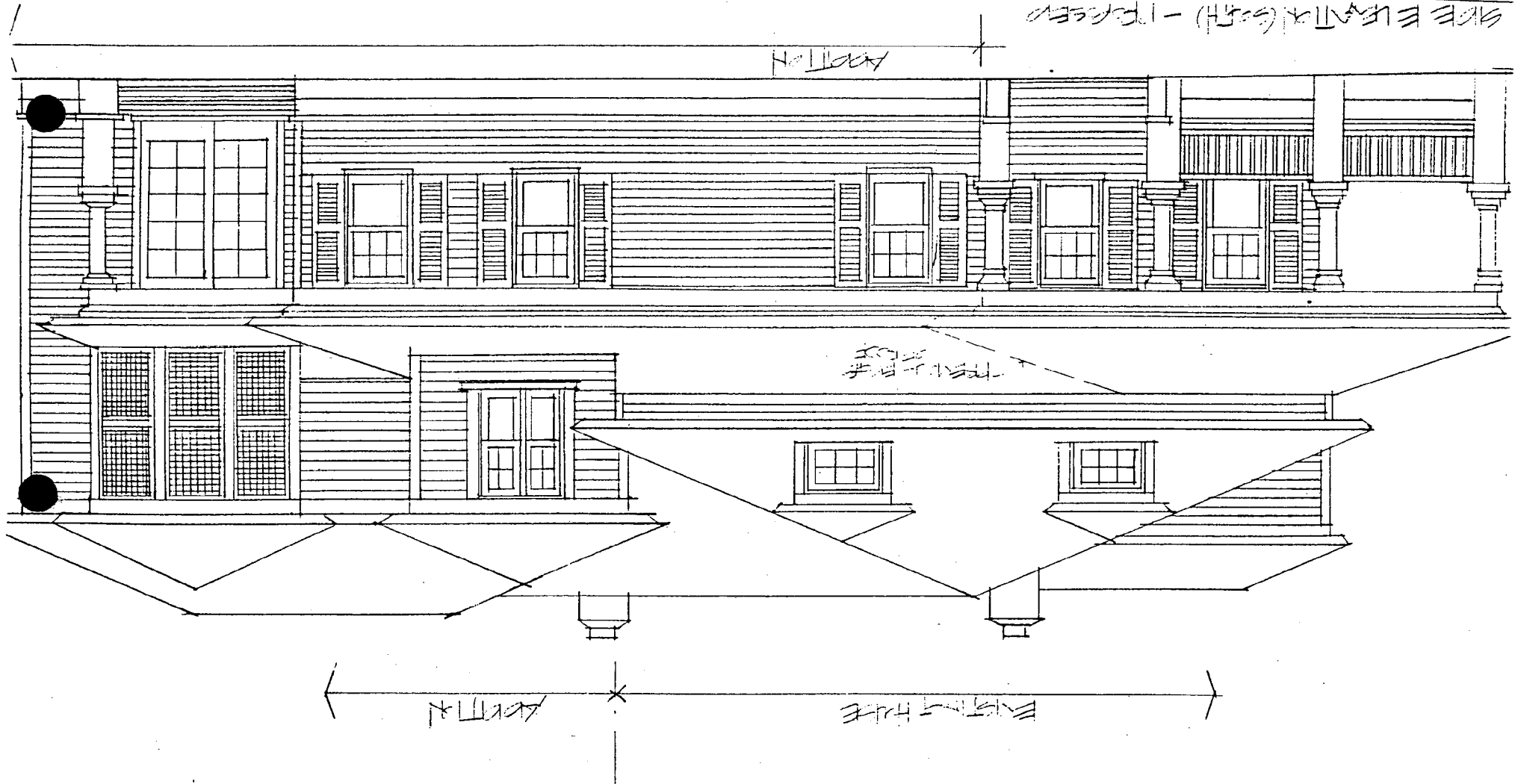
EXISTING ELEVATIONS
 MILLER RESIDENCE
 6709 EAST AVENUE CHEVY CHASE, MD 20915

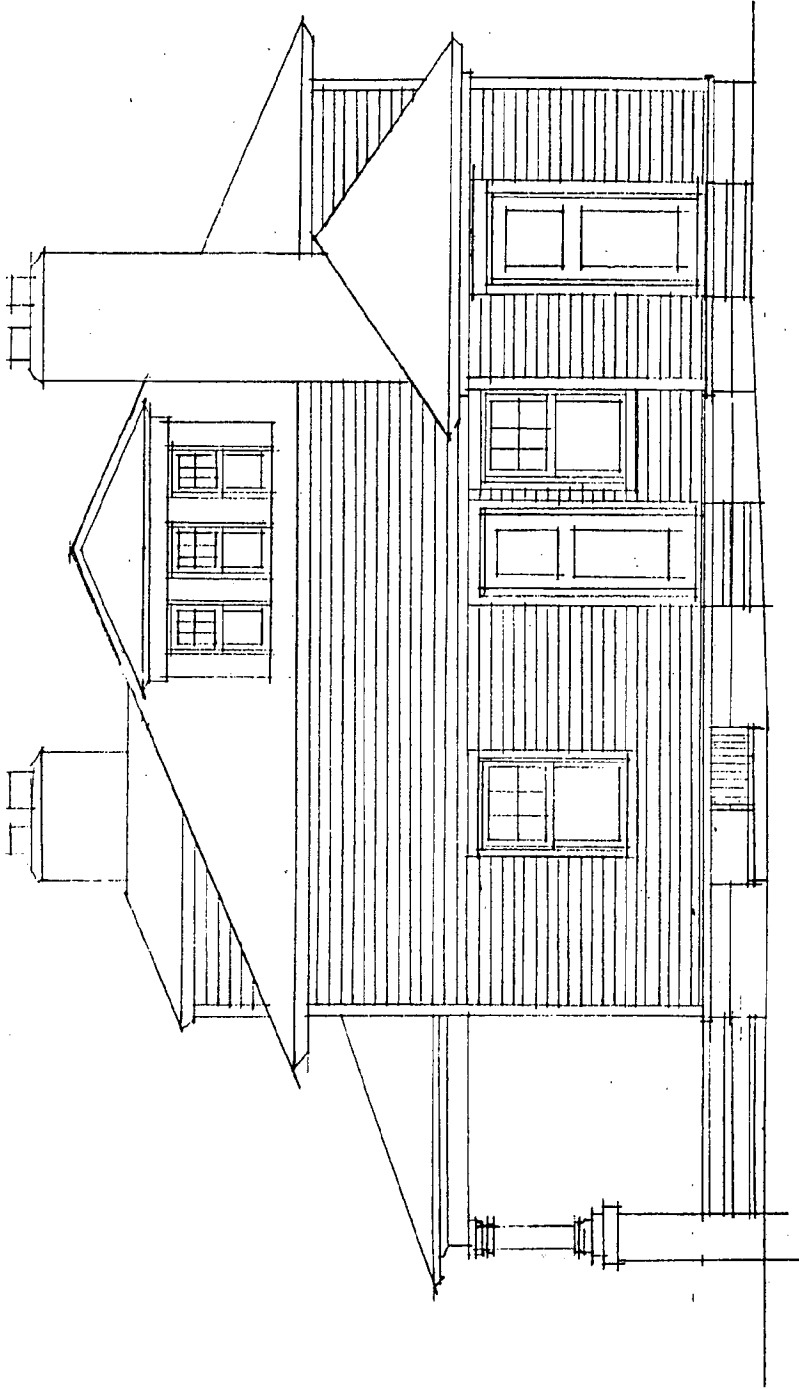
RICHARD S. ROSEN, AIA ARCHITECT
 8910 Third Avenue Silver Spring, MD 20910
 301.588.6821 P 301.588.0240 F

F
 R

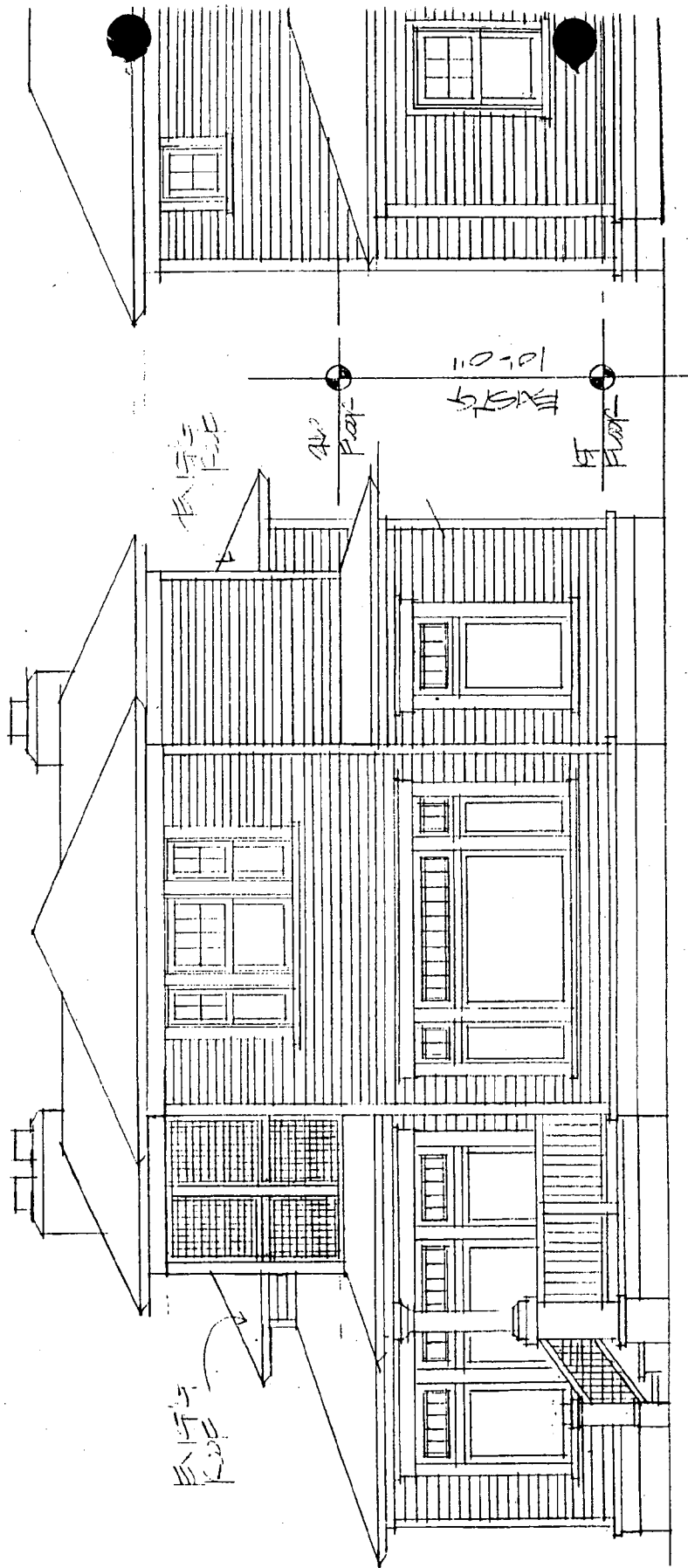
22 JULY 2

SCALE: 1/2" = 1'-0"
SIDE ELEVATION (SOUTH) - PROPOSED





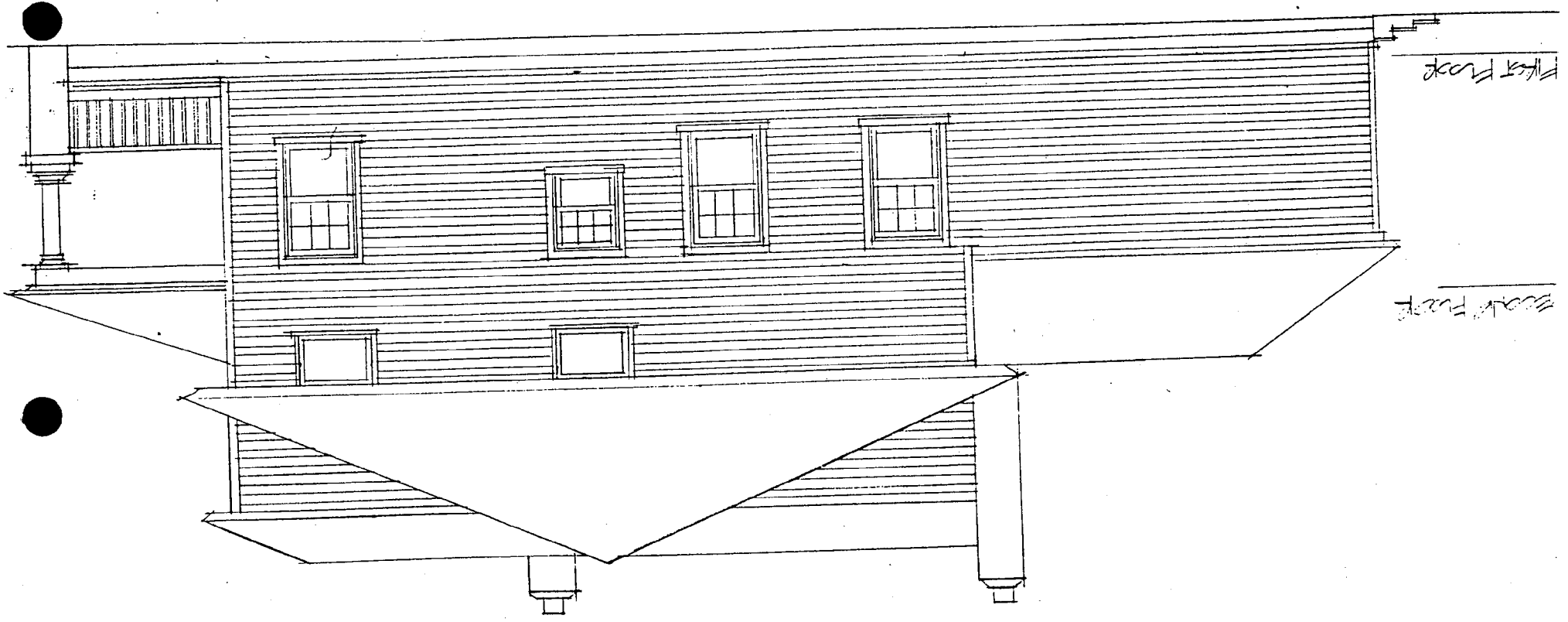
REAR ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



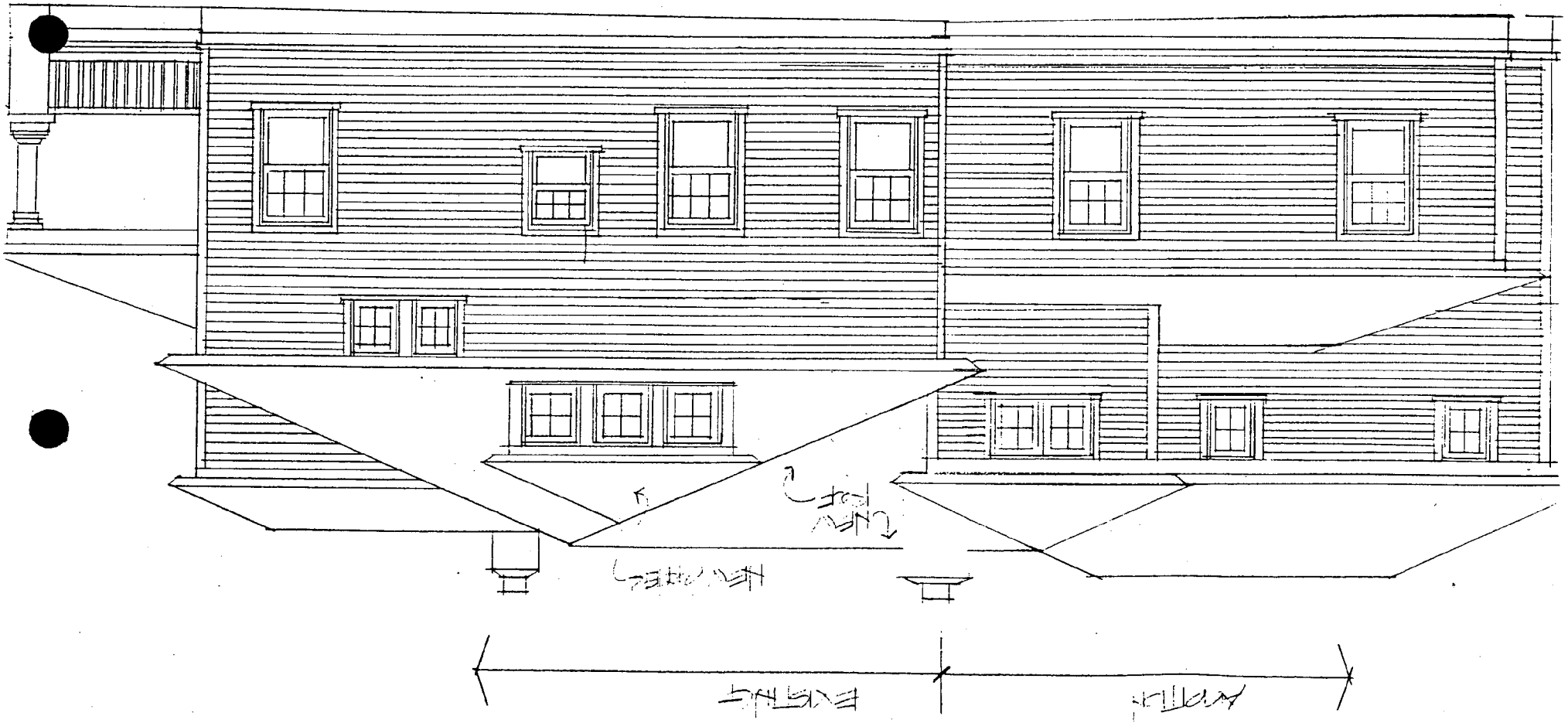
SIDE ELEVATION -
SCALE:

FRONT ELEVATION - PROPOSED
SCALE:

SCALE 1/4"=1'-0"
SIDE ELEVATION - EXISTING

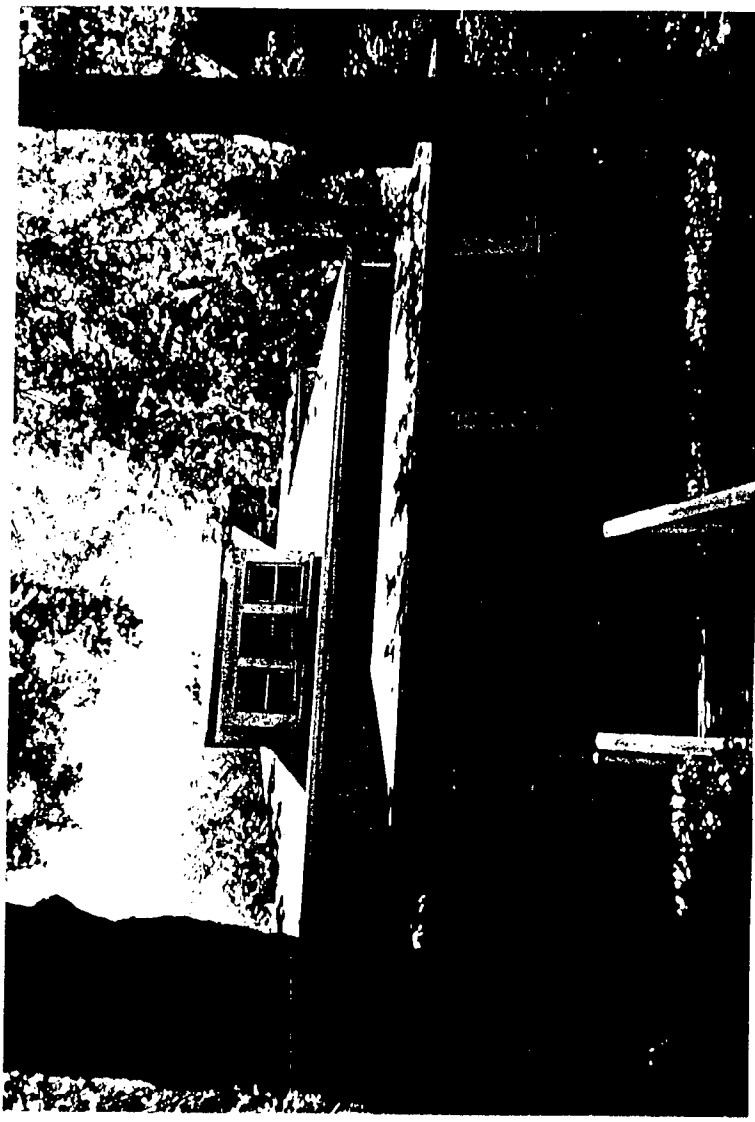


SCALE: 1/4" = 1'-0"
SIDE ELEVATION - PROPOSED





Front view of property



Chris and Melinda Miller
1979 Estate of W. W. Miller

Front right side of house →



Front view of house that shows where parking pad proposed ↓



Christina Miranda Miller

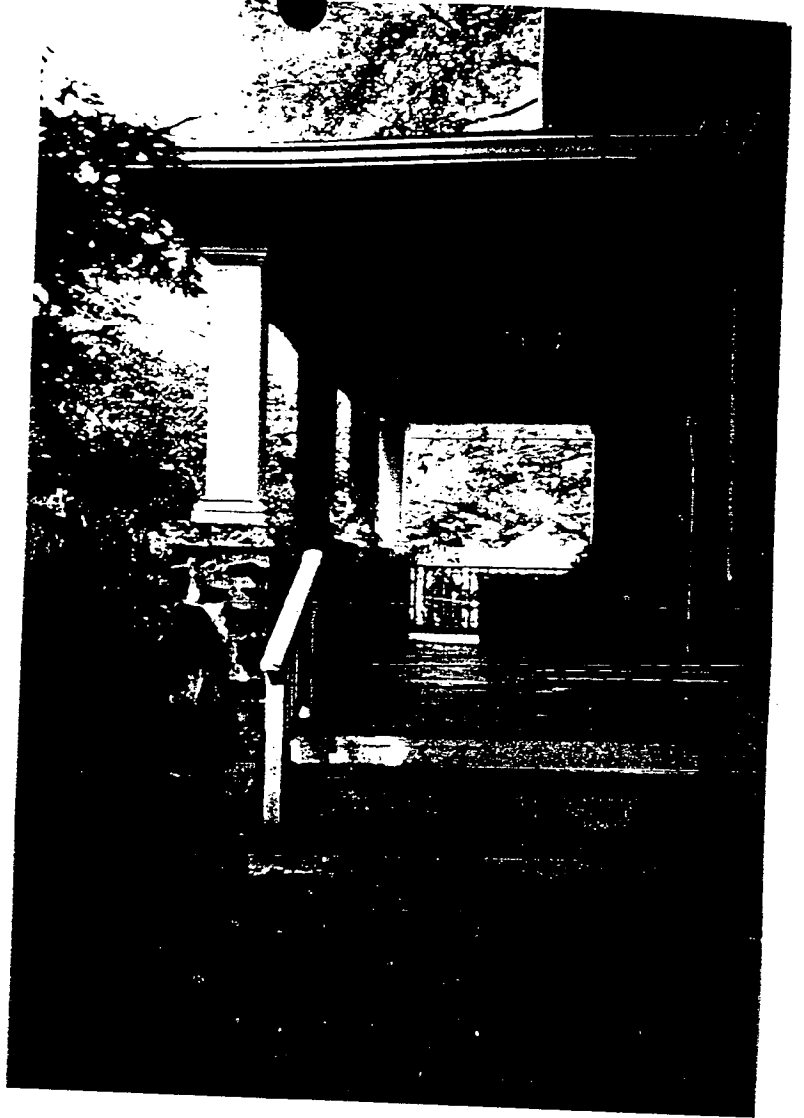


View from 6711 East Avenue

↓ View from 6707 East Avenue property driveway



Rear view of side extension of porch →



Front view of side extension of porch
↓





Additional pictures of rear of house

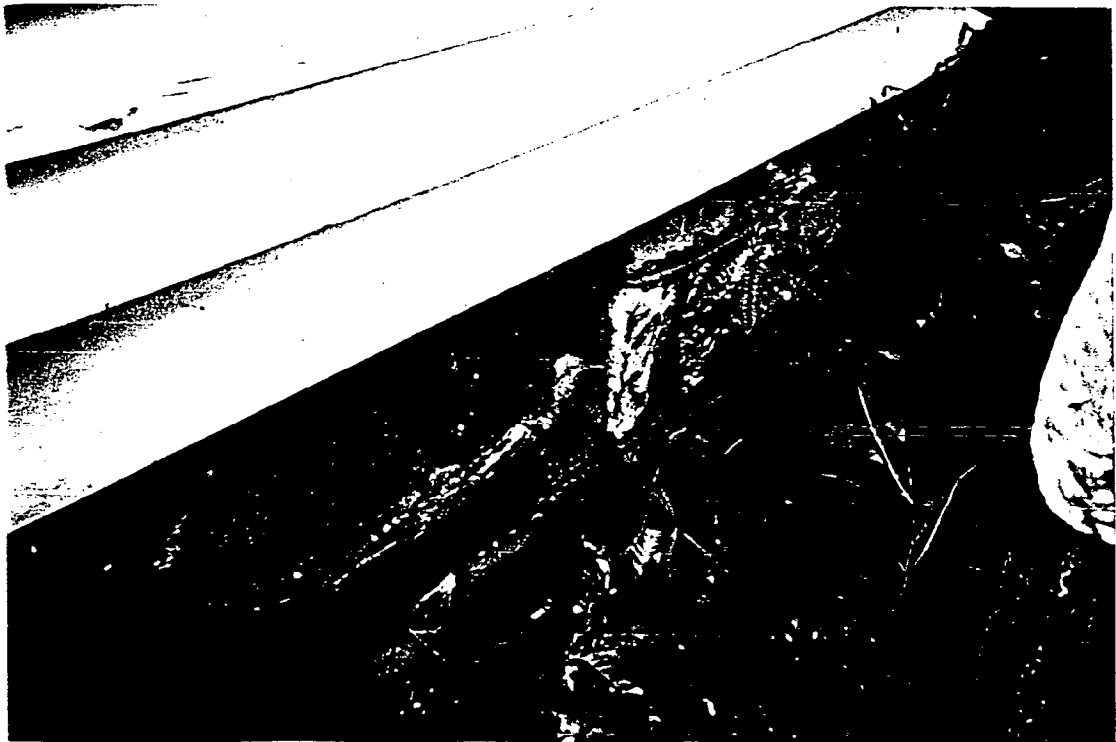


Chris and Melinda Miller
6709 East Avenue (32)

Rear addition
that currently
houses kitchen



Picture of break in foundation; demonstrates
Kitchen structure is an addition to original structure.



Chris and
Melinda Miller
6709 East Avenue



↑ Picture of area where new fence will be built
Also shows existing fence to property at 6707 East Avenue



Picture of area where new fence will be built on side of property next to 6711 East Avenue
Also shows 6711 existing fence

Chris and Melinda
1700 5th St
34



• View from house of 4308 Rosemary Street
(property line extends right to back of
their house)



View from 4305 Rosemary Street (back of property)
see above yellow house

Chris and Melinda Hill

35

Picture of
area proposed
for pool



Picture from back of property of same
area (proposed for pool)



Chris and Melinda Miller
6709 East Avenue

3b



Chase St, Bethesda

Cheltenham St, Bethesda



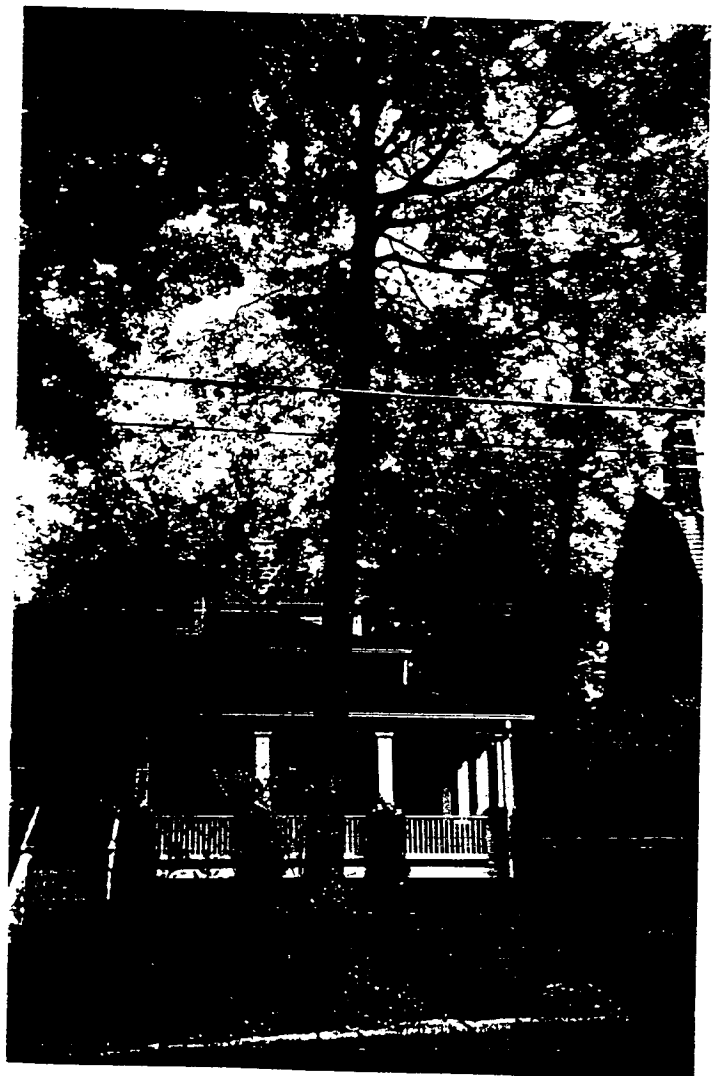
37

Chris and Melinda Miller
6709 Chase St, Bethesda, MD



Red Maple (A)
approx 3ft 2 in. diameter
Keeping intact

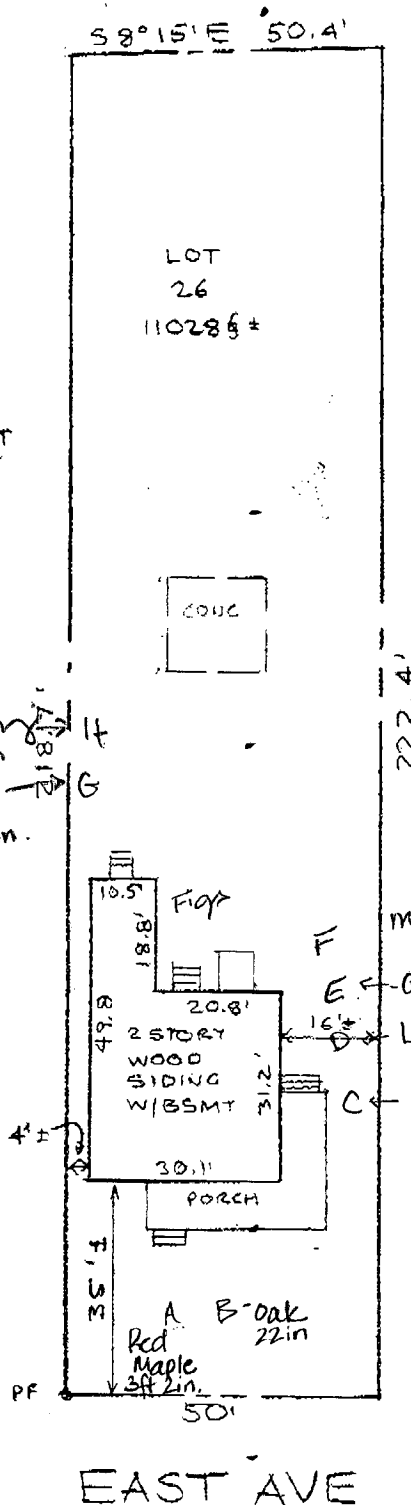
(B) Oak →
approx 22 in diameter
plan to keep
hand dig proposed area
for parking pad + feed
tree
watch for health over
following 12 months



William and Melinda Miller
1015 Case Avenue

Chris and Melinda Miller
6709 East Avenue

AH01-101-38 6709 EAST AV CHEVY CHASE MONT 5/21/01 ADVAN Case#AT1087
 Fema Panel: 240049 0200C
 Flood Zone: C
 LOT 26
 BLK 5
 NORWOOD HEIGHTS
 Book: 3
 Folio: 55
 Dist: 7
 Co: MONTGOMERY
 MD
 Scale 1"=30



side remove - mulberry 1 ft 10 in.
 needs interior pruning - Elm 3 ft 8 in.
 needs supports colored

Mulberry 1 ft 4 in.
 Arizona Cherry Tree - root prune
 Linden tree - remove - deformed & sloping near height
 Silver Maple - dead top - dying remove
 4 ft 1 in.

Accuracy: Approximate average accuracy (SD of sideline distances) for small suburban lots is two feet, and for large lots and metes and bounds parcels varies from two feet to twenty feet. In case of doubt, we recommend a Boundary Survey.



LEGEND Shed (unsurveyed) [S] Blacktop Drive ----- Gravel Drive == == == Concrete =====	This is an improvements Location Survey only, and must not be used for Boundary purposes. No Title Report furnished. No statement is made as to ownership of property or right or interest therein. Fences are approximate only and may not be shown. Not to be used for construction purposes or permits of any kind whatsoever.
---	--

EMAIL: SURVEYASSOCIATES@EROLS.COM

SURVEY ASSOCIATES OF MARYLAND

4905 SUDLEY RD
 WEST RIVER MARYLAND 20778
 TEL 410 266 7211 FAX 410 266 0918
 FAX BALT 410 841 6150 FAX DC 301 970 2514

LOCATION MORTGAGE SURVEY



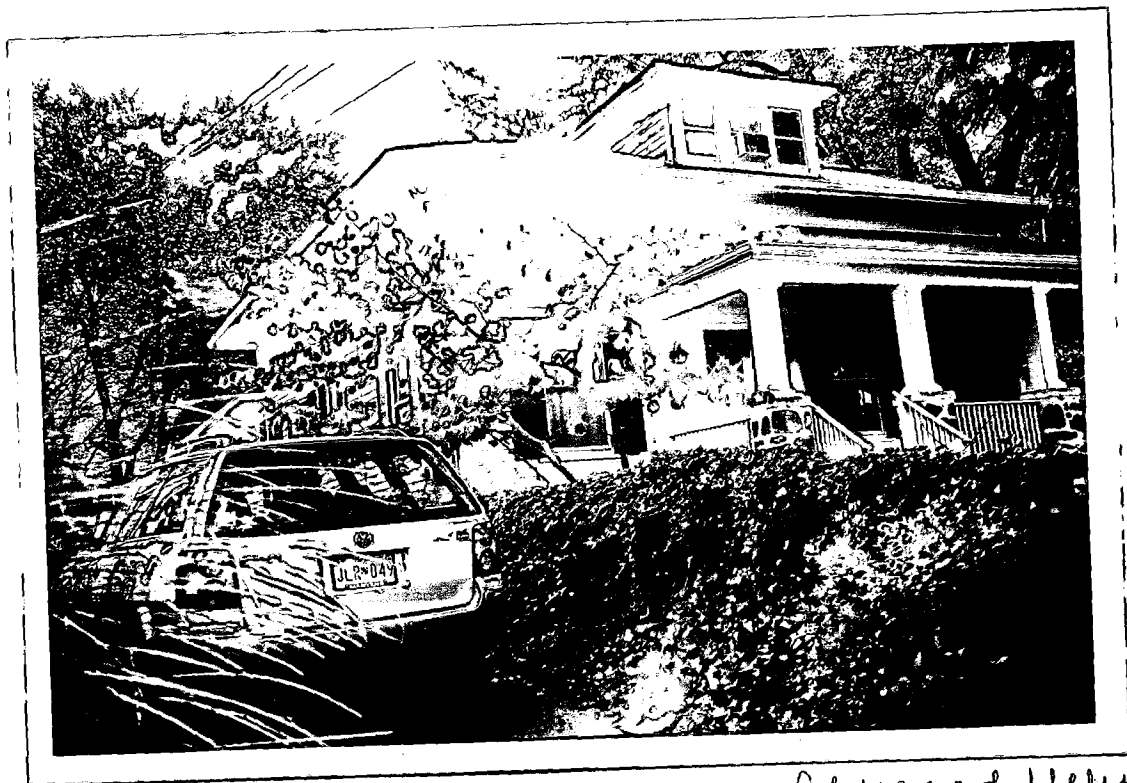
Front view of property



Chris and Melinda Miller
6709 East Avenue



View of property from
6711 East Avenue



Chris and Melinda Miller
6709 East Avenue



View from 6711 East Avenue

↓ View from 6707 East Avenue property driveway



Chris and Melinda Miller
6709 East Avenue

Front right side of house →

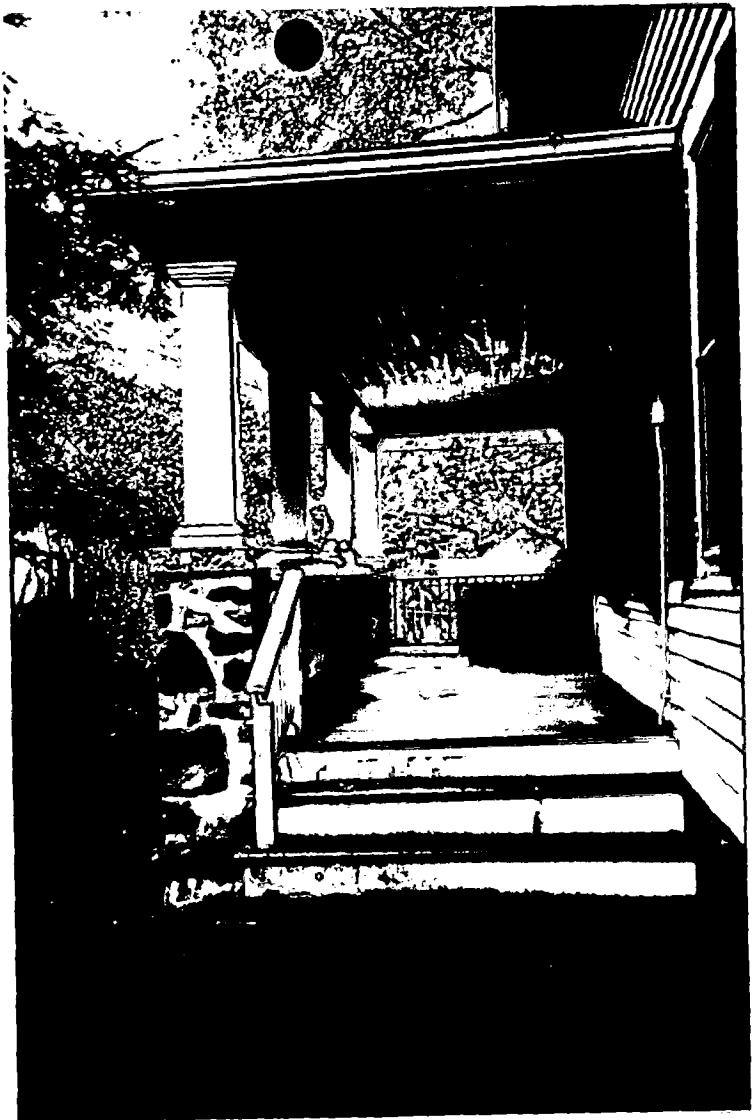


Front view of house that shows where parking pad proposed ↓



Chris and Melinda Miller
6709 East Avenue

Rear view of side extension of porch →



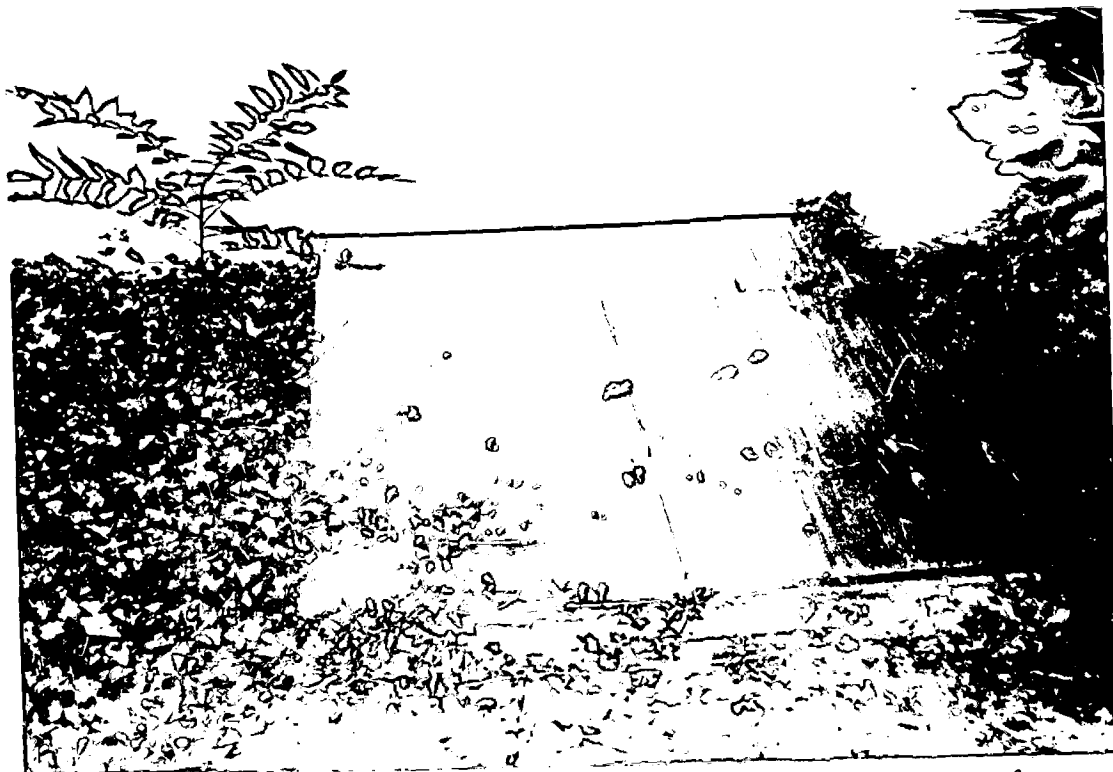
Front view of side extension of porch
↓



Chris and Melinda Miller
6709 East Avenue



View from 4400 Ridge Street

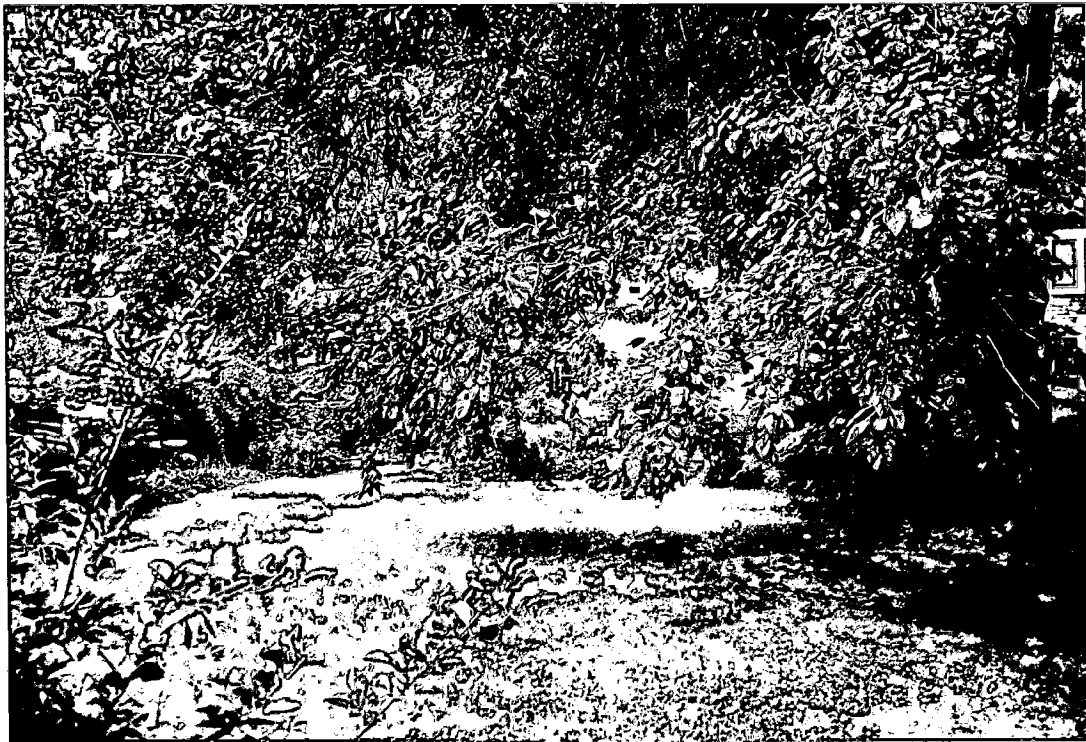


Picture of walkout basement

Chris and Melinda Hill
6709 East Avenue



View from house of 4308 Rosemary Street
(property line extends right to back of
their house)



View from 4308 Rosemary Street (back of property)
see above yellow house
Chris and Melinda Miller
6709 East Avenue

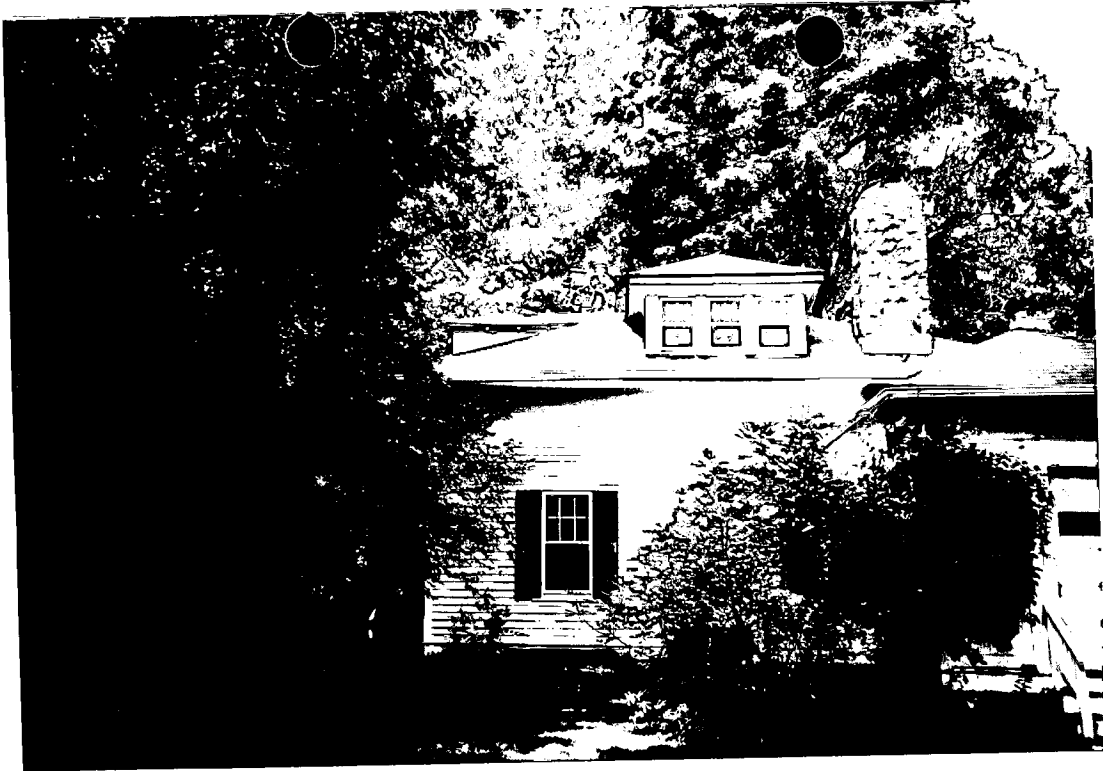


↑ Picture of area where new fence will be built
Also shows existing fence to property at 6707 East Avenue



Picture of area where new fence will be built on side of property next to 6711 East Avenue
Also shows 6711 existing fence

Chris and Melinda Miller
6709 East Avenue



Additional pictures of rear of property



*Chris and Melinda Miller
6709 East Avenue*



Additional pictures of rear of house

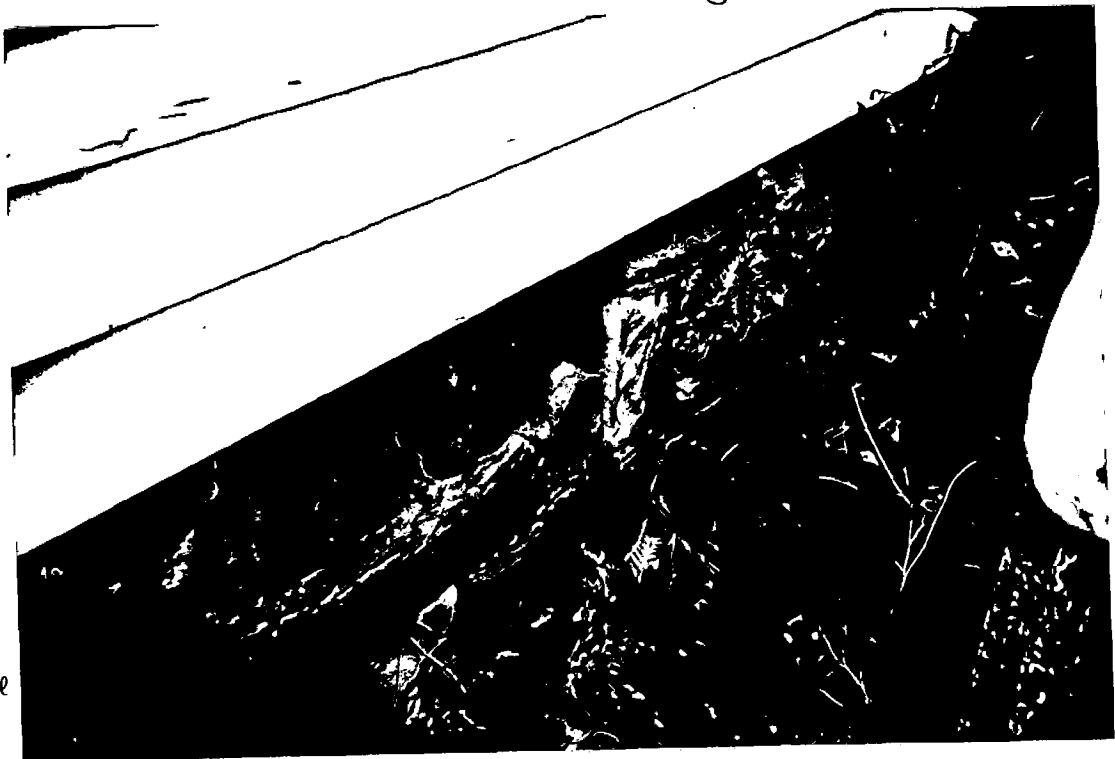


*Chris and Melinda Miller
6709 East Avenue*

Rear addition
that currently
houses kitchen

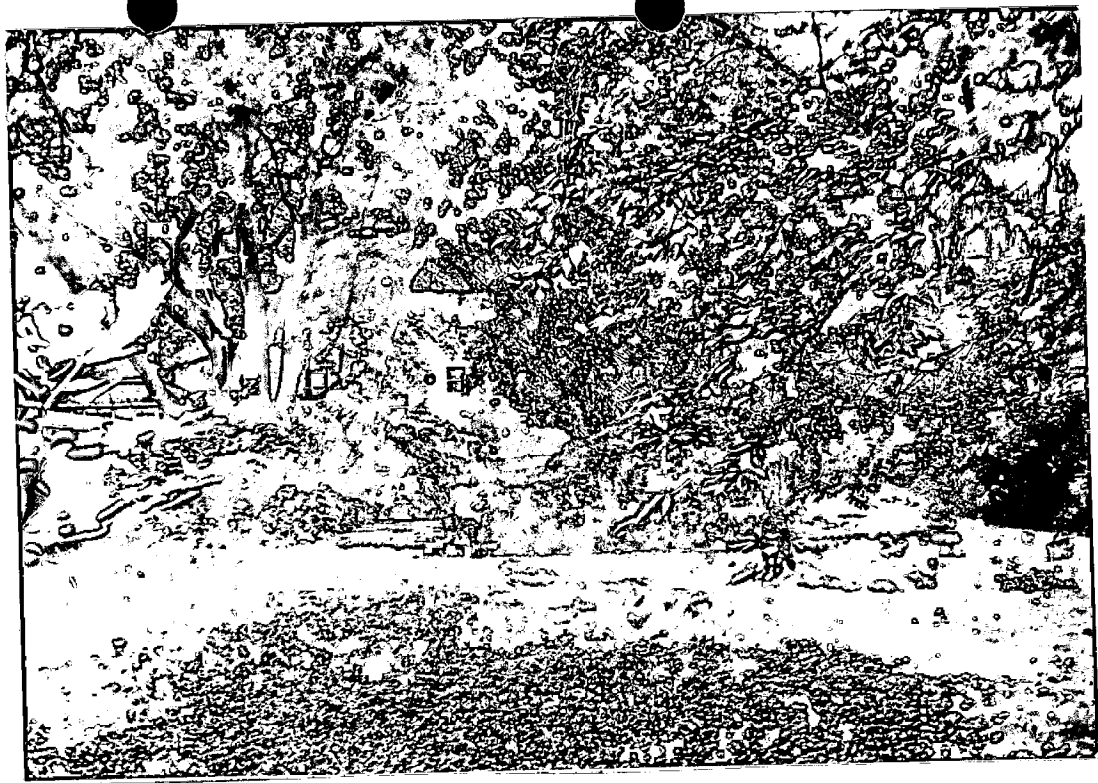


Picture of break in foundation; demonstrates
kitchen structure is an addition to original structure.



Chris and
Melinda Miller
6709 East Avenue

Picture of
area proposed
for pool



Picture from back of property of same
area (proposed for pool)



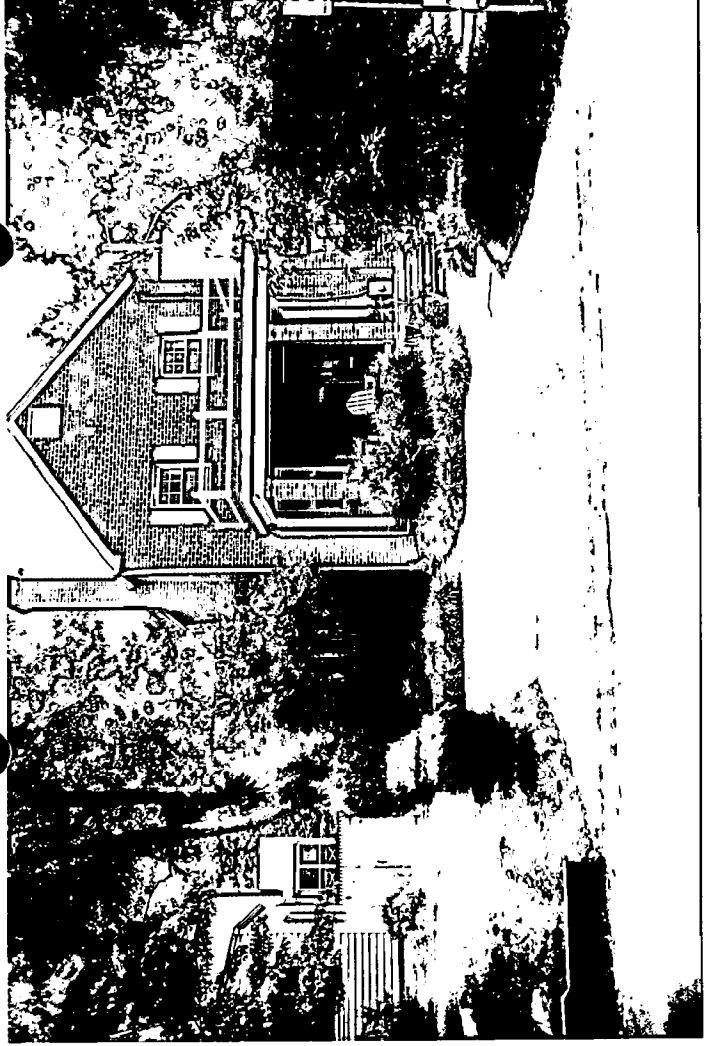
Chris and Melinda Miller
6709 East Avenue



Example of driveway located in front
of property (Chase St, Bethesda, MD)



Chris and Melinda Miller
6709 East Avenue



Example of driveway located in front
of property (Cheltenham St, Bethesda)



Chris and Melinda Miller
6709 East Avenue



Chase St, Bethesda

Cheltenham St, Bethesda

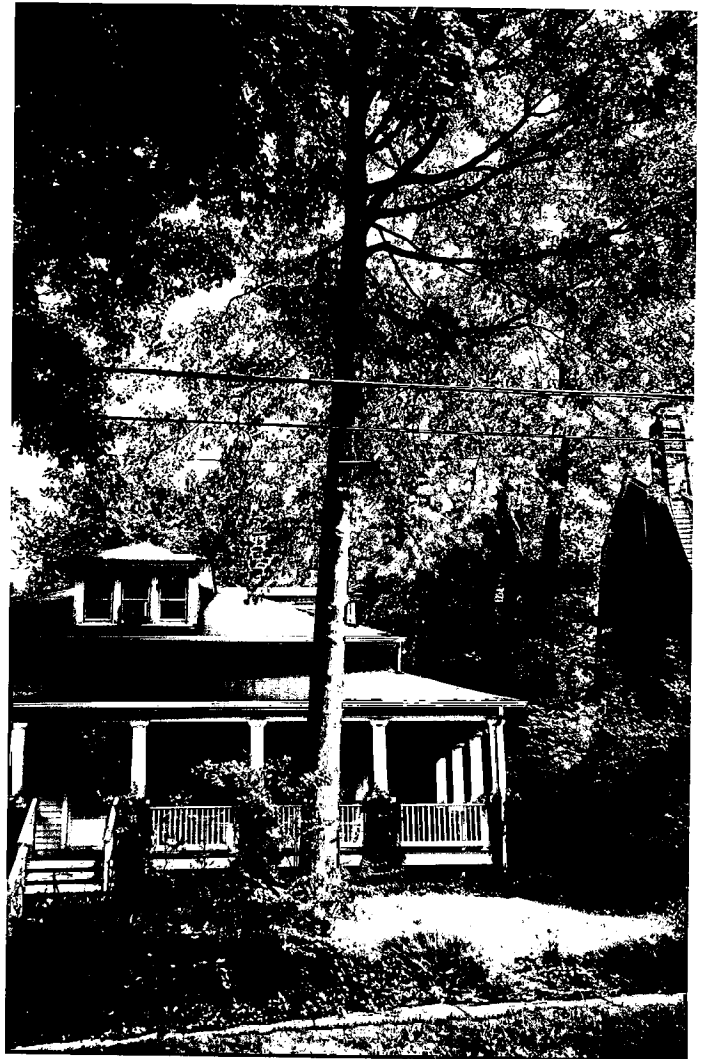


Chris and Melinda Miller
6709 East Avenue



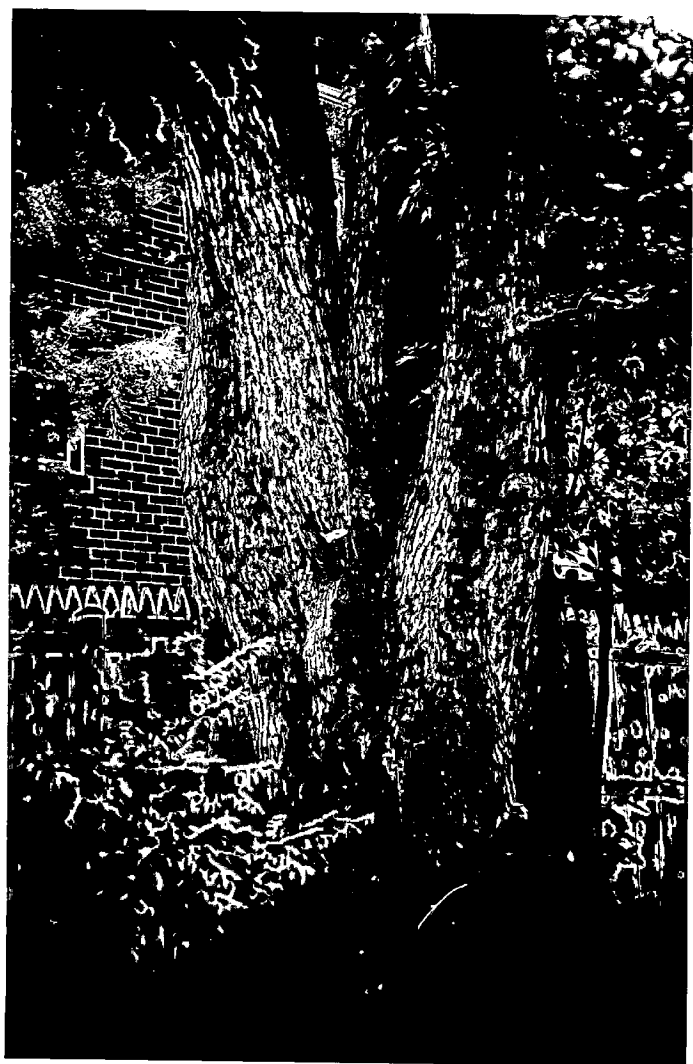
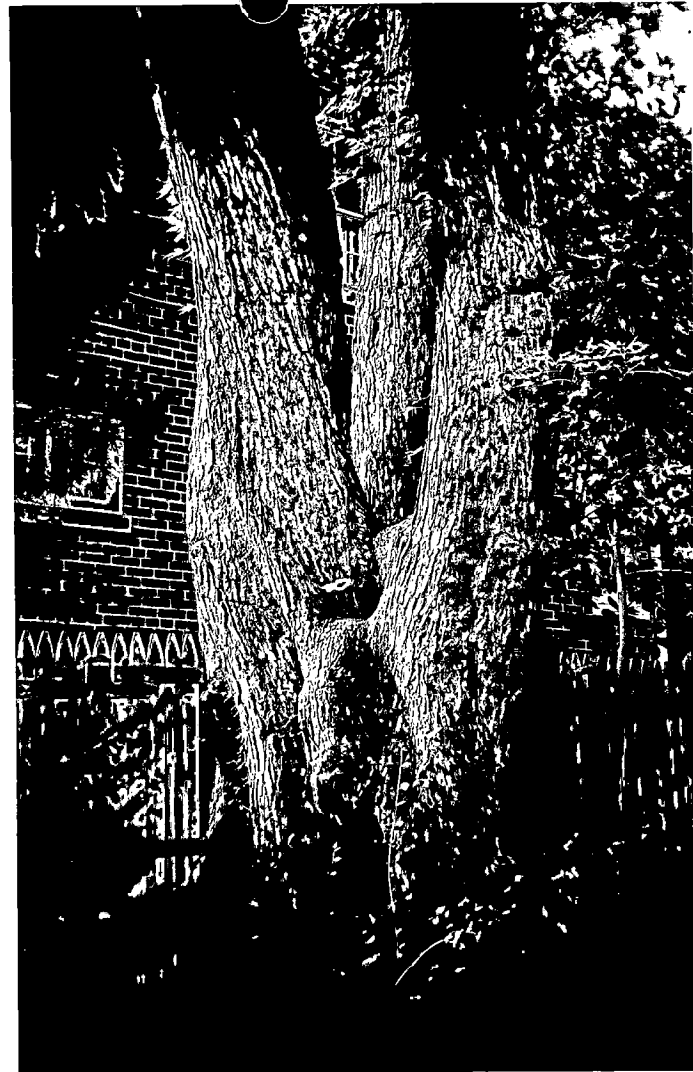
Red Maple (A)
approx 3ft 2in. diameter
Keeping in tact

(B) Oak →
approx 22in diameter
plan to keep
hand dig proposed area
for parking pad + feed
tree
watch for health over
following 12 months



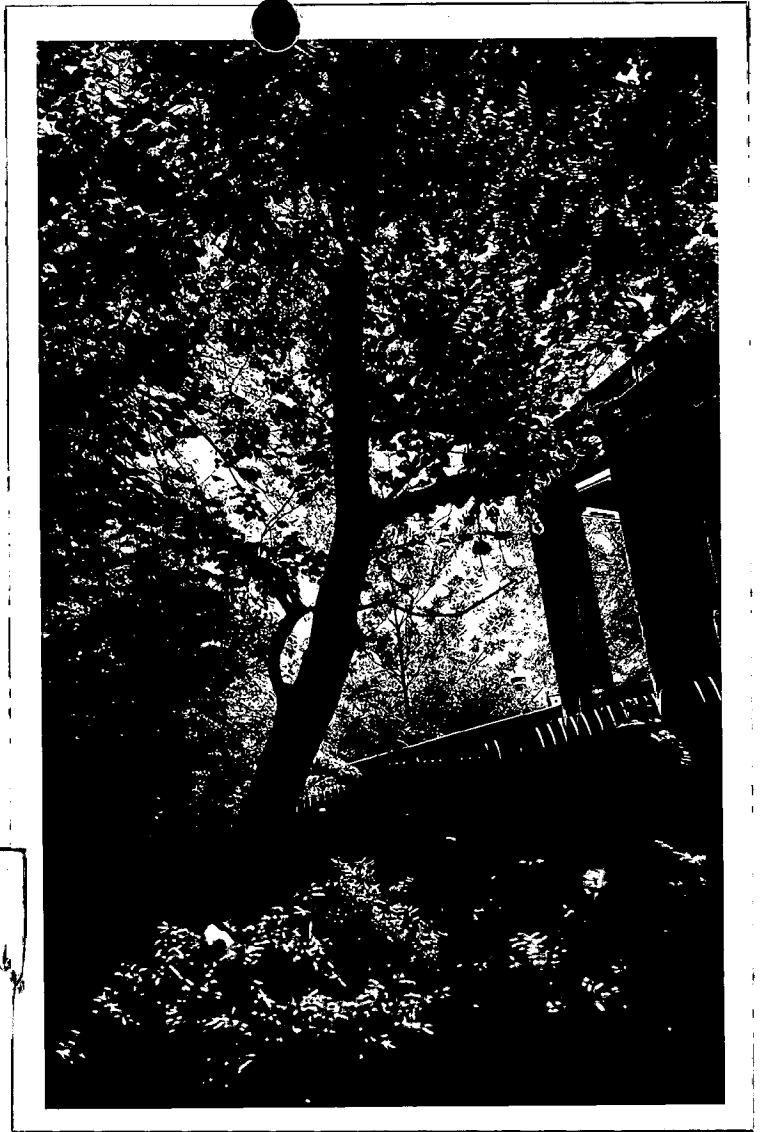
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6709 East Avenue

© Picture of
Silver Oak
(dying-recommended
we remove)
approx 4ft 1in diameter



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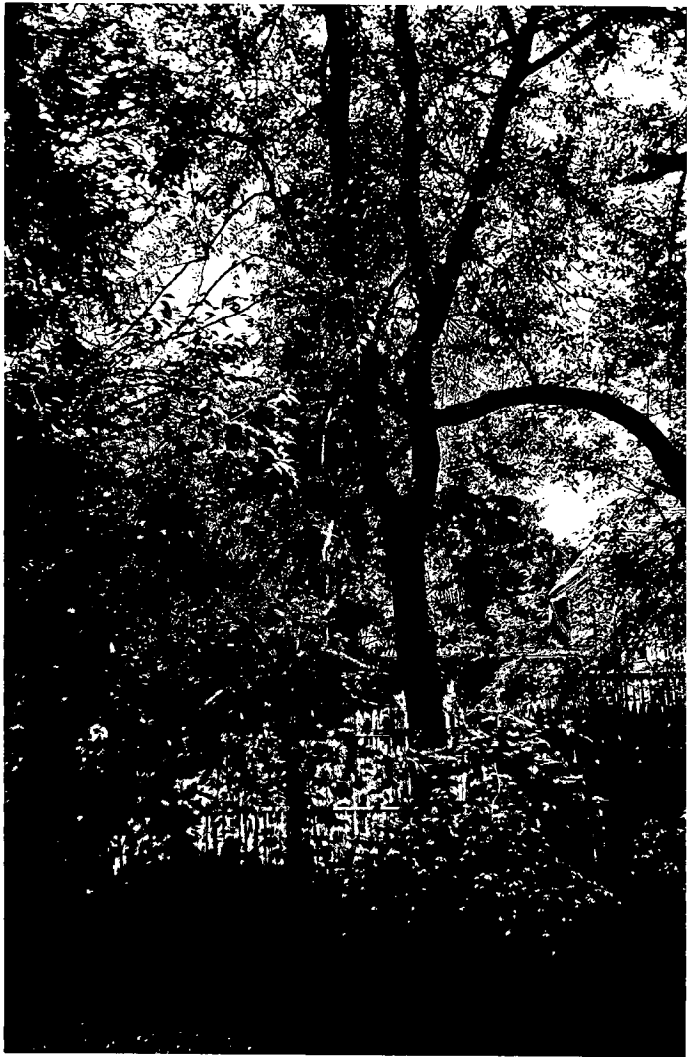
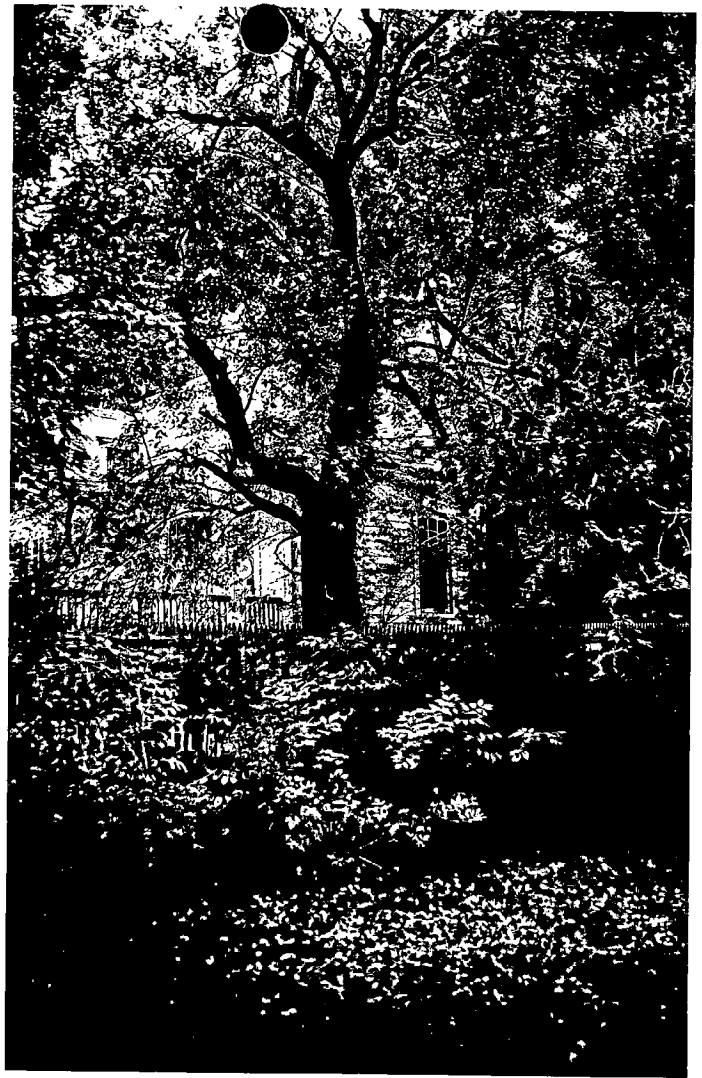
① Pictures of
Lindentree
(deformed and sloping
towards neighbors property)
recommended we remove it
approx 11 in diameter



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Ⓔ Quince Cherry tree →
Plan to keep; interior
prune + root prune
for health

Approx. 1ft 10in diameter



← Ⓕ Mulberry
plan to keep
approx 1ft 10in diameter

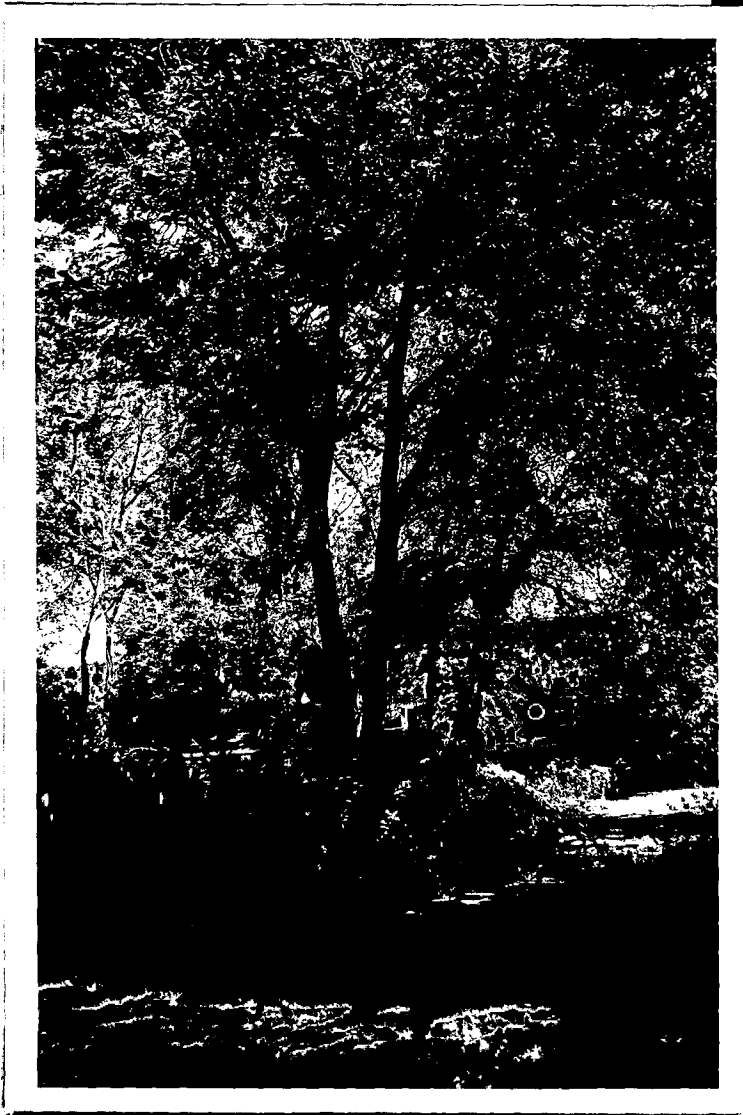
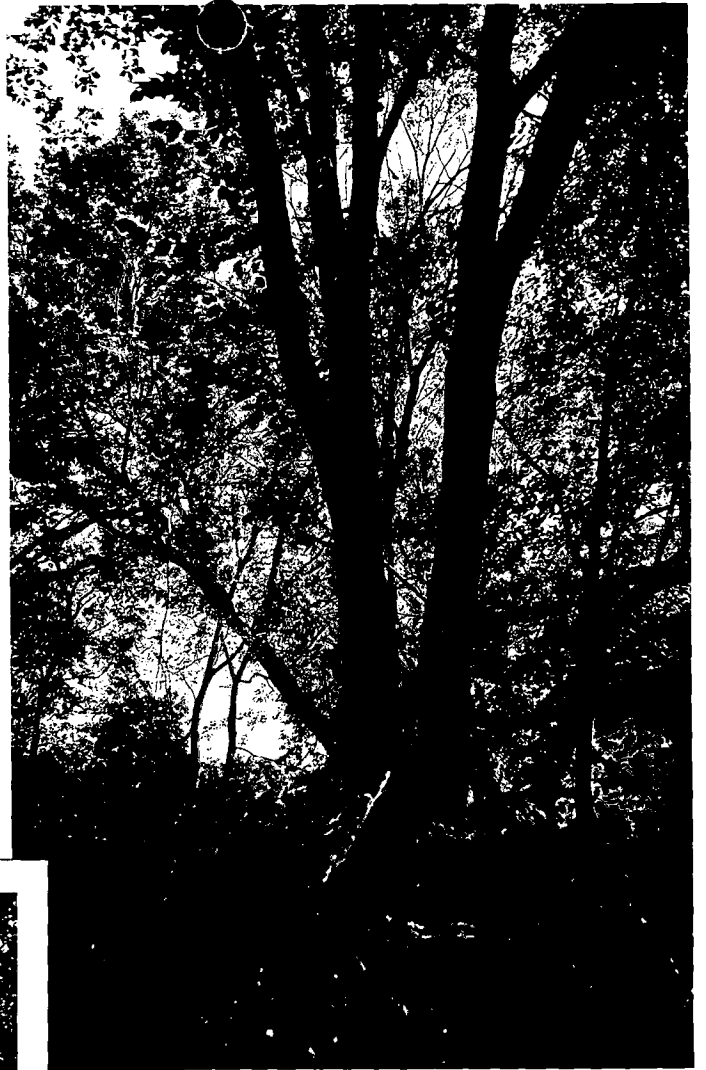
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(G)

Elm →

Approx 3ft 8in diameter
plan to keep;

interior prune, remove
dead wood + elevate



Another view
of Elm

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(H)

Mulberry →

Side; plan to
remove

approx 1 ft 10 in. diameter



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