

35/13-02D 9 East Melrose St. RETRO 1'
(Chevy Chase Village Historic Dist.)

Please note that time displayed on cover is PST



Facsimile Cover

To: HPC Staff (for next

From: Bourke, Tom

Fax Number: +1 (301) 563-3412

Subject: HPC hearing

Date: April 10, 2002

Pages: 1

Note: The following are the Chevy Chase Village Local Advisory Panel comments for items on the HPC hearing agenda for 4/10/02:

28 Quincy St
Bruner residence
Contributing Resource
Alteration of existing deck to become screened porch.

The LAP supports the expedited approval without conditions for the above alteration.

9 E Melrose St
Berlow residence
Non-contributing
Rear yard landscaping, trellis, picket fences

The LAP supports staff recommendation of approval without conditions. It would appear that this has already been granted on an "expedited" basis, and we are in general very favorable toward expedited approvals since they enable the owners to move forward quickly with their projects.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	9 East Melrose Street, Chevy Chase	Meeting Date:	04/10/02
Applicant:	Mr. & Mrs. Alan Berlow (Chuck Tobin, Agent)	Report Date:	04/03/02
Resource:	Chevy Chase Village Historic District	Public Notice:	03/27/02
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-02D (Retroactive)	Staff:	Perry Kapsch
PROPOSAL:	Install fence and trellis	RECOMMEND:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing
STYLE: Modern Revival
DATE: 1941-1996

PROPOSAL

The applicant proposes to install a wood trellis, paving stones, and two sections of wood fence at the rear of the residence.

STAFF DISCUSSION

As the trellis was being added to the rear of a non-contributing property, staff approved the change. The fence construction and paving stones could not be approved at staff level, but are in keeping with the guidelines for the historic district, and in staff's opinion, should be approved.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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 #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials

that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: CHUCK TOBIN
Daytime Phone No.: 202-438-7100

Tax Account No.: _____
Name of Property Owner: MR. AND MRS. ALAN BERLOW Daytime Phone No.: 301-907-0227
Address: 9 EAST MELROSE ST CHEVY CHASE, MD 20815
Street Number City Street Zip Code
Contractor: TOBIN CONSTRUCTION, INC. Phone No.: 202-438-7100
Contractor Registration No.: 31225 (LICENSE NO.)
Agent for Owner: CHUCK TOBIN Daytime Phone No.: 202-438-7100

LOCATION OF BUILDING/PREMISE

House Number: 9 Street: EAST MELROSE ST
Town/City: CHEVY CHASE Nearest Cross Street: _____
Lot: 3 Block: 47 Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate Wreck/Raze
 Move Install Revocable
 Revision Repair
CHECK ALL APPLICABLE:
 A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 25,000
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 _____ feet 48 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 13 MAR 2002

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 3/13/02
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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NOTE

12 MARCH 2002

TO: MS. PERRY KAPSCH

FROM: CHUCK TOBIN
TOBIN CONSTRUCTION, INC.
202-438-7100

OUR CLIENTS, ALAN AND SUSAN BERLOW, HAVE CONTRACTED WITH US TO BUILD A TRELIS AT THE REAR OF THE HOUSE, ALONG WITH TWO FENCE SEGMENTS (SHOWN ON ATTACHED DRAWING). THE HOUSE IS LOCATED AT 9 EAST MELROSE ST. CHEVY CHASE, MD 20815. ALL WORK IS AT REAR OF HOUSE.

I CALLED THIS OFFICE YESTERDAY AND WAS TOLD THAT I MIGHT BE ABLE TO GET APPROVAL TO PROCEED FROM YOU, AFTER YOU HAVE LOOKED AT WHAT WE WANT TO DO.

I HAVE ALSO INCLUDED A SITE PLAN SHOWING WHERE THE FENCE SEGMENTS WILL BE PLACED.

THANKS IN ADVANCE FOR YOUR HELP.

APPROVED
Montgomery County
Historical Preservation Commission

[Signature]
C. J. Mann, Jr.

202-438-7100

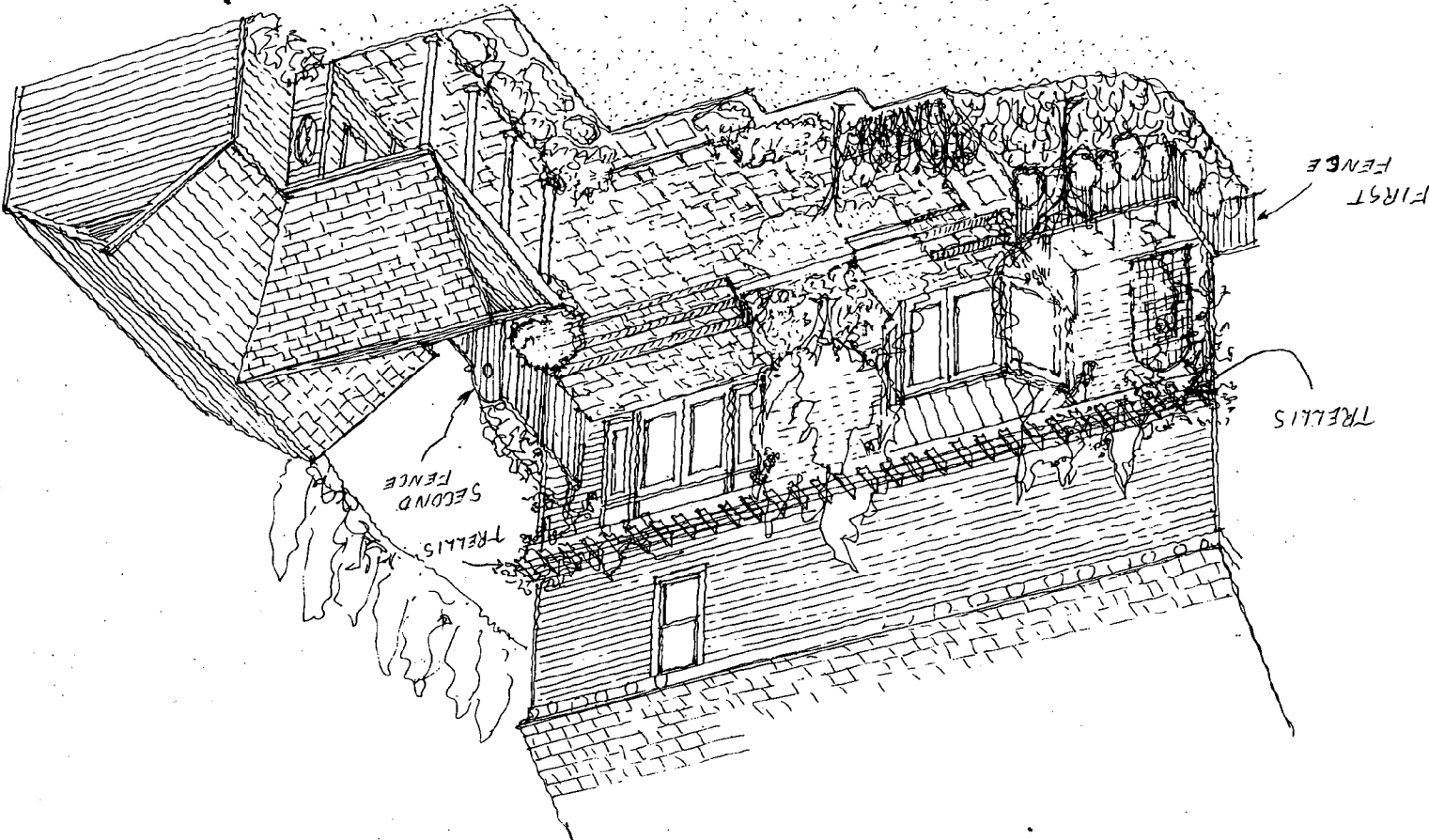
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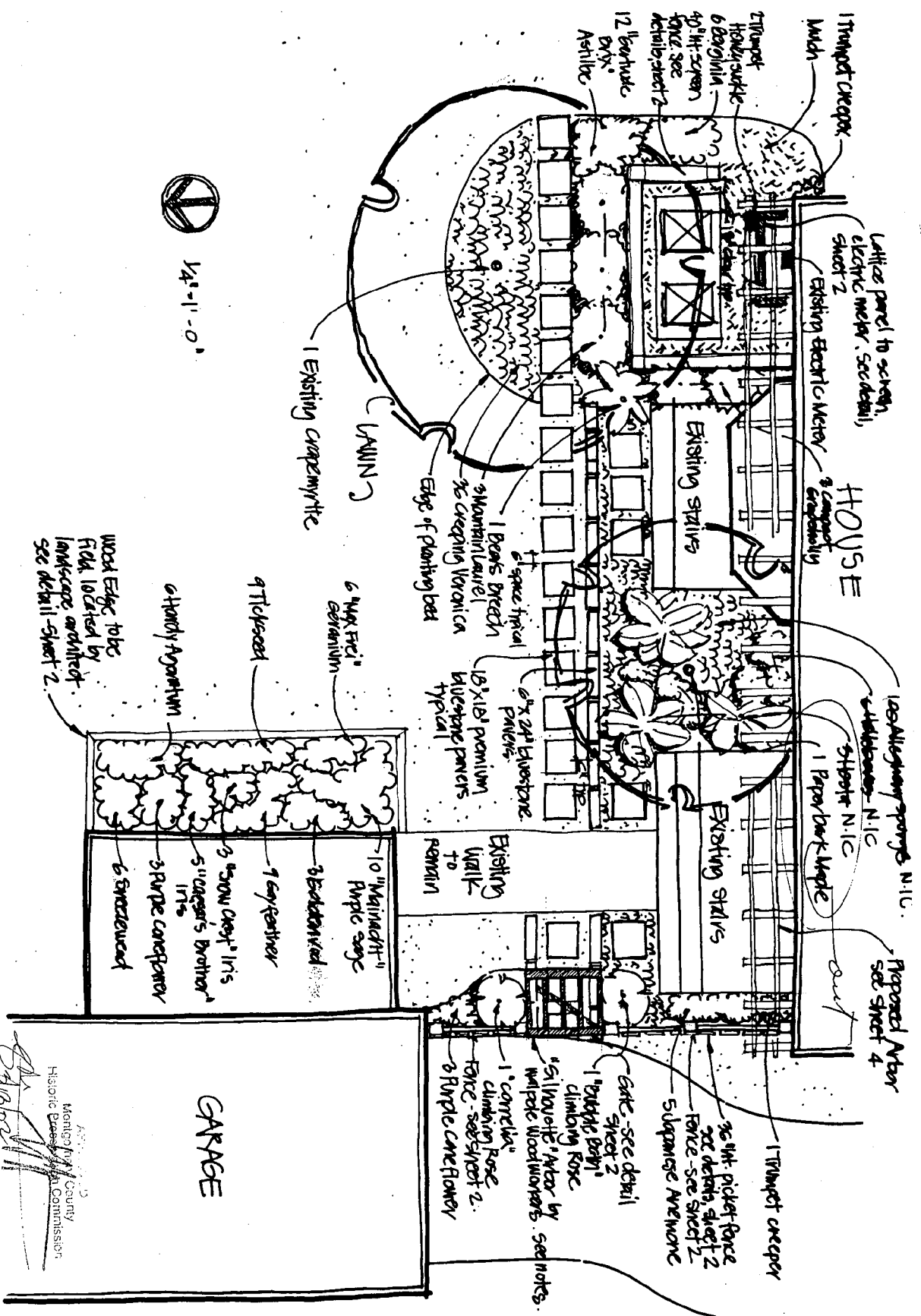
(4)

- 7 East Melrose
- 11 East Melrose
- 4 Newlands
- 6 Newlands
- 8 Newlands
- 6 East Melrose
- 8 East Melrose
- 12 East Melrose

REAR VIEW OF HOUSE

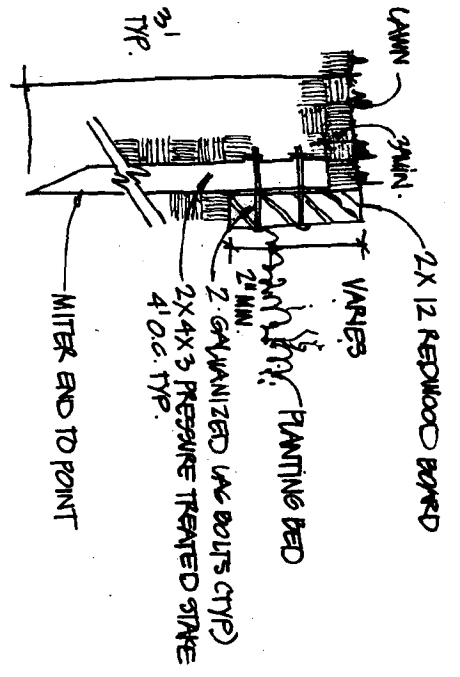
APPROVED
Montgomery County
Historic Preservation Commission
3/13/02



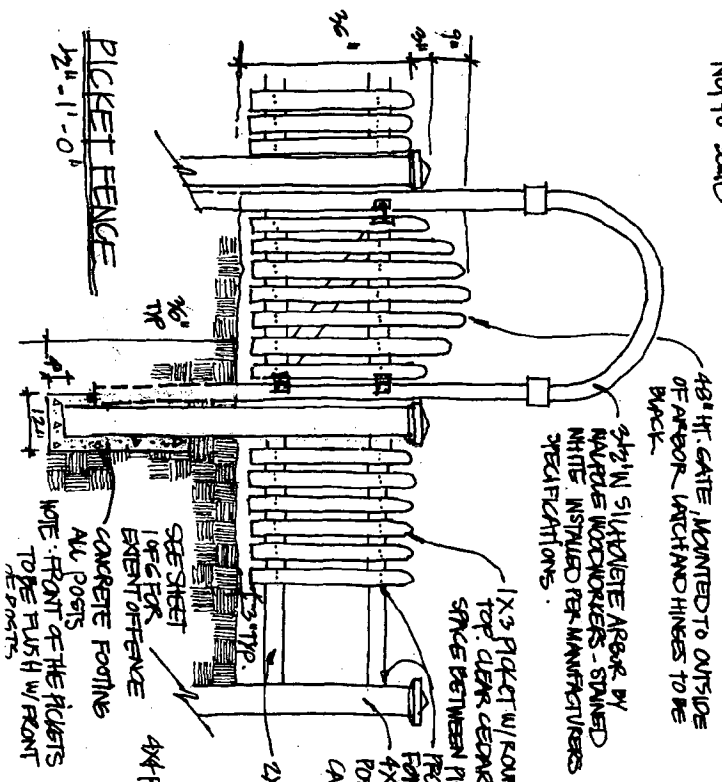


Montgomery County
Historic Preservation Commission
2/18/10

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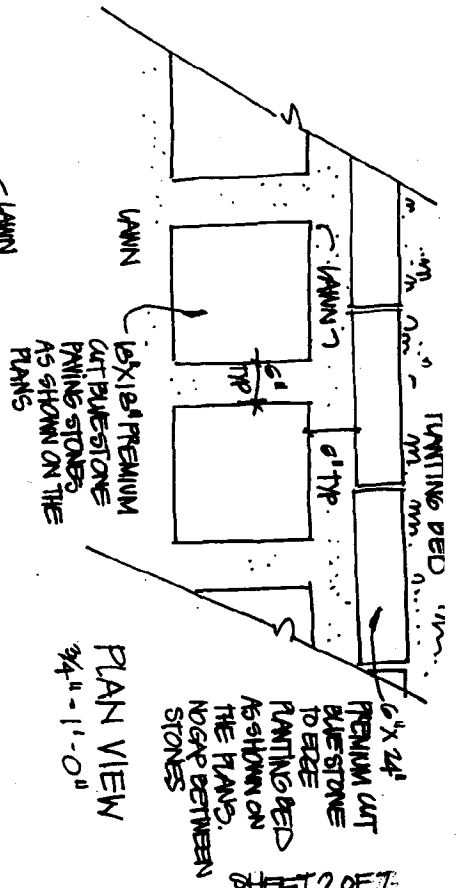
WOOD EDGING
Not to Scale



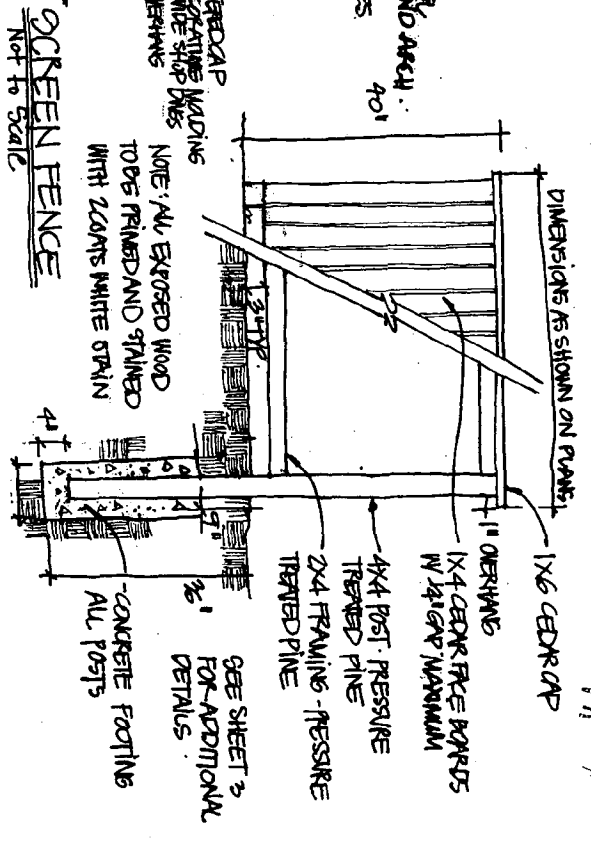
PICKET FENCE
Not to Scale



PAVING DETAILS
SECTION
3/4\"/>

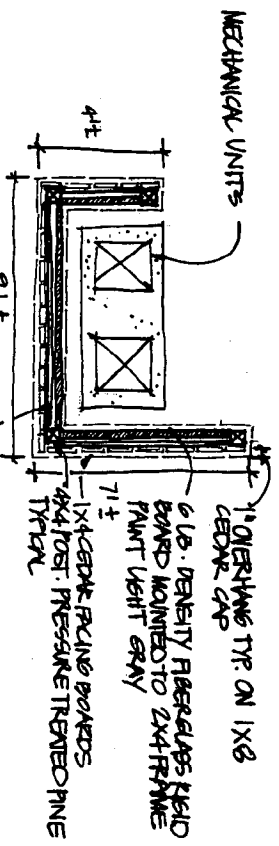


PLAN VIEW
3/4\"/>



SCREEN FENCE
Not to Scale

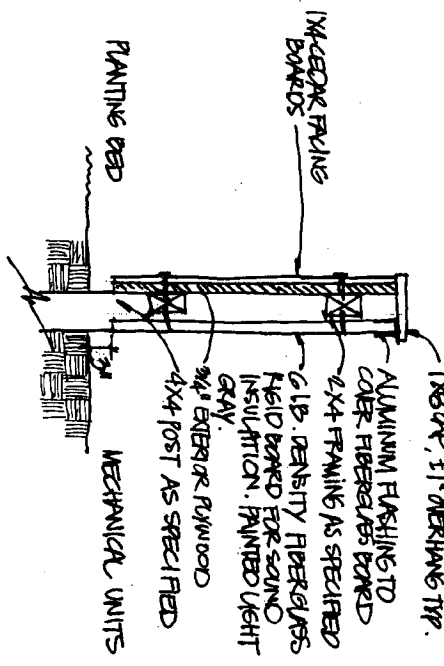
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NOTE: ALL DIMENSIONS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT
ALL EXPOSED WOOD SHALL BE TRIMED AND STAINED WHITE

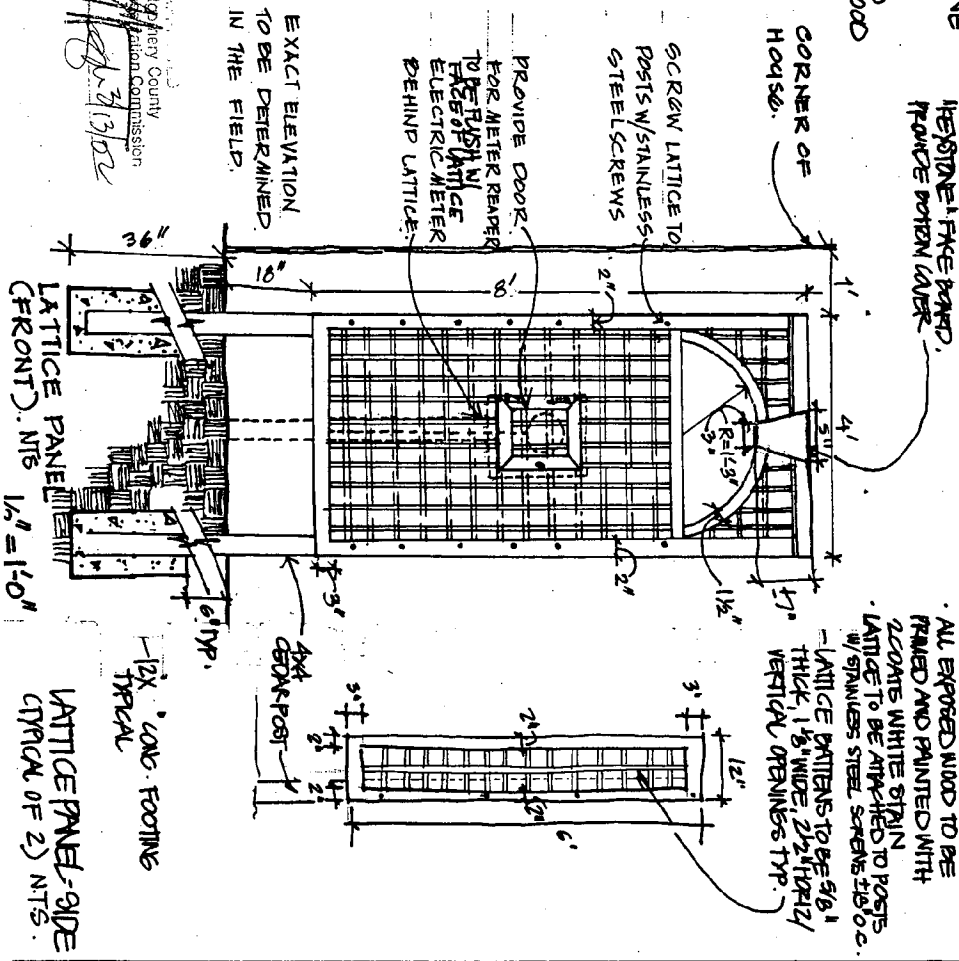
SCREEN FENCE - PLAN VIEW

NOT TO SCALE

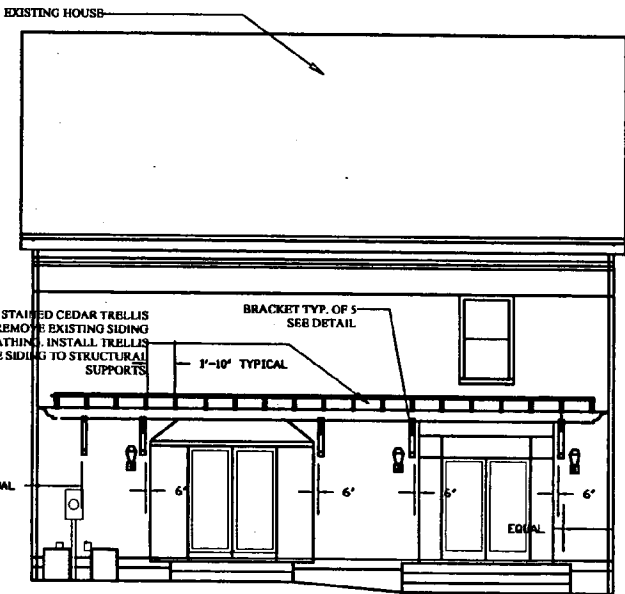


SCREEN FENCE - SECTION VIEW

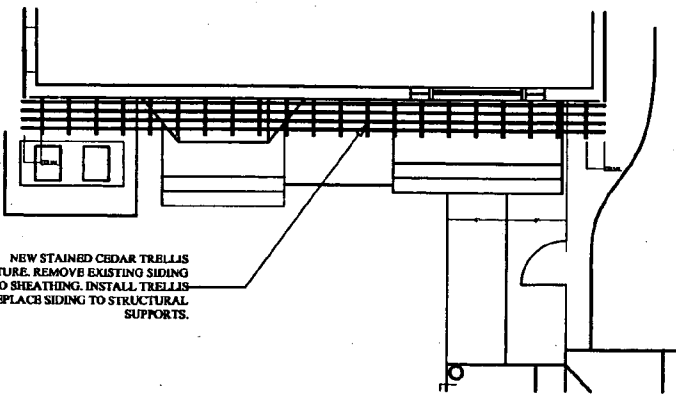
NOT TO SCALE



Montgomery County
Historic Preservation Commission
Approved: [Signature] 3/13/02

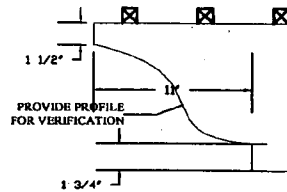


ELEVATION
SCALE: 1/8" = 1'-0"

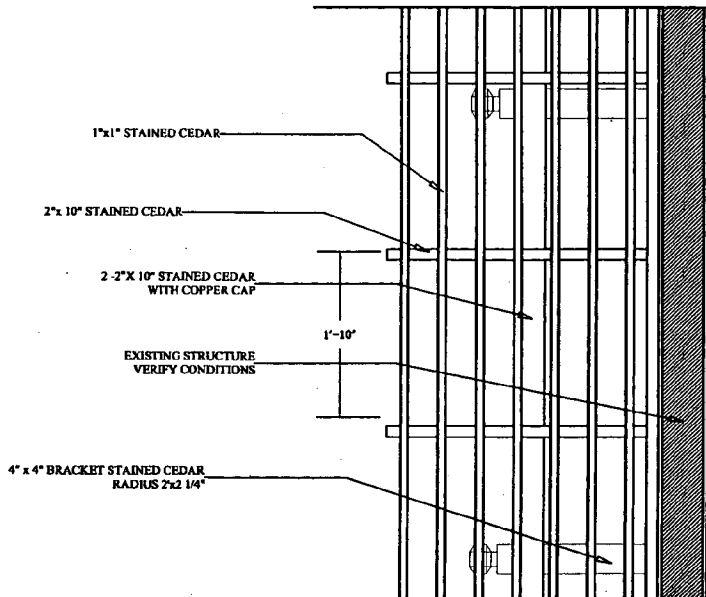


PARTIAL SITE PLAN
SCALE: 1/8" = 1'-0"

- NOTES:**
1. ALL TRELLIS WOOD TO BE SELECT GRADE CEDAR STAINED WHITE. STAIN TO BE A PENETRATING STAIN-FIVE COAT MINIMUM. SUPPLY STAIN AND WOOD SPECIFICATIONS FOR APPROVAL BY ARCHITECT.
 2. ALL FASTENERS TO BE STAINLESS STEEL. ALL FASTENERS TO BE CONCEALED.
 3. CONTRACTOR IS TO REMOVE SIDING TO STRUCTURE BELOW AND REPORT FINDINGS TO ARCHITECT. THE NEW TRELLIS STRUCTURE IS TO BE CUT INTO THE EXISTING SIDING AND CAULKED AT COMPLETION. THE NEW BRACKETS MAY REQUIRE BLOCKING INSTALLED BEHIND EXISTING EXTERIOR SHEATHING. CONTRACTOR TO CLEARLY STATE HOW TRELLIS AND BRACKETS WILL BE ATTACHED TO EXISTING STRUCTURE AFTER A FULL AND CAREFUL EXAMINATION OF ALL EXISTING CONDITIONS.
 4. CONTRACTOR IS TO SUBMIT A FULL DETAILED SET OF SHOP DRAWINGS FOR APPROVAL TO ARCHITECT. THE SHOP DRAWINGS SHOULD NOTE ALL MATERIALS, SIZES, SHAPES, METHODS OF ATTACHMENT AND FASTENERS.



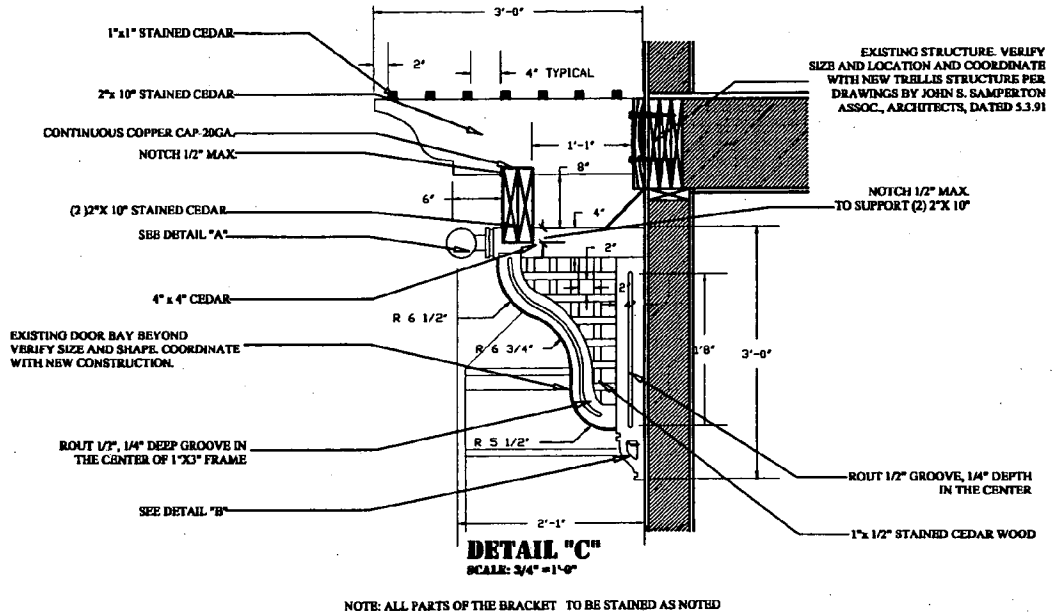
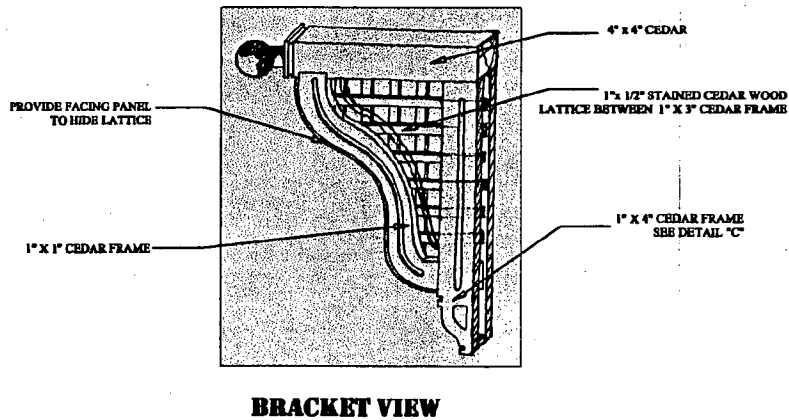
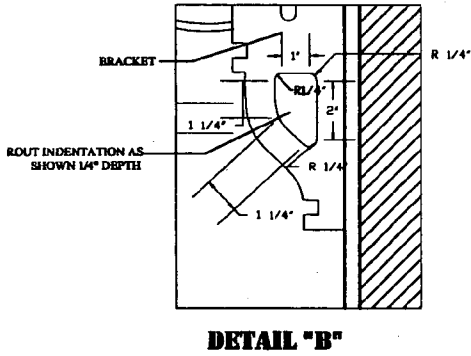
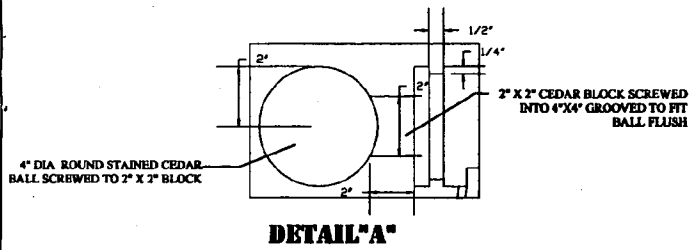
DETAIL



DETAIL
SCALE: 3/4" = 1'-0"

Montgomery County
Historic Preservation Commission
3/13/02

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APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 2/13/02

(1)

BERLOW RESIDENCE CONSTRUCTION NOTES:

LOCATION OF STRUCTURES

All structures shall be laid out in the field and approved by the landscape architect prior to the start of construction. Contractor shall submit shop drawings for approval as noted on the plans.

WOODEN STRUCTURES:

All structures to be built on site to be constructed of #2 select red cedar. Structures shall be finished with one coat of primer and five coats of white stain to match the trim on the house. All hardware shall be stainless steel except the latch and hinges on the gate to be painted black. Hinges on the lattice to be painted white.

PAVING:

All paving shall be cut premium bluestone, 2" depth. Sizes as shown on the plans.

WOODEN EDGE:

The wooden edge to be as shown on in the details. Edge lumber to be clear, untreated redwood. Stakes to be CCA pressure treated Southern Yellow Pine. All hardware shall be galvanized.

ARBOR:

The arbor shall be the Silhouette Arbor by Walpole Woodworkers 1-800-343-6948. The Arbor shall be 3 1/2' W x 37" D. Arbor to be installed per manufacturer's recommendations.

LATTICE PANEL:

Lattice panels to be constructed as detailed on the plans. All wood to be clear cedar. All hardware to be stainless steel. Lattice panels shall be finished with one coat of primer and five coats of white stain to match the trim on the house.

SITE CONDITIONS:

1. Contractor and Owner's Representative shall verify the correct location of all underground utilities in the field prior to installation of any plant materials.
2. The contractor will be responsible for repairing existing lawn or structures damaged during construction. Any plants damaged during construction shall be pruned or replaced as directed by the landscape architect.
3. Contractors are responsible for obtaining all permits and inspections required by local jurisdictions.

LANDSCAPE SPECIFICATIONS:

Planting Notes

1. Bids shall include unit prices comprised of plant material indicated in the plant list, planting, watering and warranty for one year.
2. All plant material shall conform to the sizes given in the plant list and shall be nursery grown in accordance with the "American Standard for Nursery Stock", latest edition.
3. All planting shall be in accordance with standard procedures and specifications outlined by the Landscape Contractors Association of MD/DC/VA, latest edition.
4. Quantities shown on plant list are for the Contractor's convenience only and are not guaranteed to be accurate. In the event of a discrepancy between quantities shown on the plan and quantities shown on the plant list, the quantities on the plan shall apply.
5. The Contractor must receive approval from the Owner or Owner's Representative before making any substitutions or changes.
8. Planting mix shall be a minimum of 25% shredded organics such as composted leaves or cow manure, 25% coarse sand and 50% existing topsoil or sandy loam type agricultural topsoil.
9. Topsoil shall be fertile, agricultural soil taken from the drain site, free of subsoil, clay impurities, plants, weeds, and roots. The pH value shall be between a minimum of 5.5 and a maximum of 7.0.
10. Topsoil to be placed to a minimum depth of 6" over the planting area.
13. Grade topsoil to eliminate rough, low, or soft areas and to insure positive drainage.
14. Contractor to verify positive drainage in all areas to be planted.
15. Plant material location to be staked in the field and approved by the Landscape Architect prior to planting.
16. Place plants for best appearance for review and final orientation by Landscape Architect. Planting shall not be started until final sub-grade has been established and approved by the Landscape Architect. Under no condition shall work be done if the weather or soil conditions are not satisfactory.
17. All plant beds and planting are to be mulched to a depth of 3" unless otherwise noted on drawings or specifications.
18. All plant beds shall be contained with a spaded edge unless otherwise noted on drawings.
19. All areas disturbed by planting operations shall be fine graded and seeded.
20. Provide a warranty on all work for a minimum of one-year including one continuous growing season. Commence warranty on date of substantial completion. Warranty to include coverage of plants from death or unhealthy conditions. Replacement plants shall be the same quality, size and species as specified, planted in the next growing season with a new warranty commencing with the date of replacement.
21. Maintain plant life immediately after placement; continue maintenance until termination of warranty. Maintenance to include weeding, watering, trimming and pruning, disease control and maintenance of plant bracing equipment.

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H-1001
2/18/02
Clergy County
Landscape Contractors

12
SHEET 6 OF 7

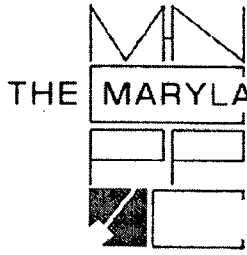


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Nord Coplan Macht, LLC

PROJECT: BERLOW RESIDENCE
PROJ. NO: 20055

TITLE: CONSTRUCTION NOTES
SCALE:

FILE NO:
DATE: 4-27-01




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

March 13, 2002

MEMORANDUM

TO: Historic Preservation Commission

FROM: Perry Kephart Kapsch
Historic Preservation Planner 

SUBJECT: Historic Area Work Permit
HPC Case No: **35/13-02D** DPS No.: **n/a**

The contractor asked that the following changes at the rear of 9 East Melrose Street in Chevy Chase be approved at staff level. I agreed to approve the project subject to ratification by the HPC at the March 13 meeting.

The project includes the installation of a trellis and two picket fence sections as part of a landscaping job that does not require HPC review. The owner agreed to notify the neighbors that the fence sections were included in the landscape work.

Please note that the building permit for this project will be issued subject to adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Mr. & Mrs. Alan Berlow**

Address: **9 East Melrose Street, Chevy Chase**