

3 West Milrose Street, Chevy Chase  
35/13-07 AA



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 8/16/2007

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #460672, new deck and patio

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the August 15, 2007 meeting.

- 1. The proposed vinyl balustrades/handrails are not approved. All balustrades/handrails must be constructed of wood or wood composite material. (Detail to be shown to staff prior to approval).*
- 2. The applicant will contact the Chevy Chase Village arborist to discuss if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: George Beuchert & Rebecca Beuchert

Address: 3 West Melrose Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240-777-4270

Gap Form

m/

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: Katherine Kehoe  
Daytime Phone No.: 301 370 7674

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: George + Rebecca Beuchert Daytime Phone No.: \_\_\_\_\_  
Address: # 3 West Melrose Street 20815  
Street Number City Street Zip Code  
Contractor: Iris Design Build Phone No.: 301-370-7674  
Contractor Registration No.: 124385  
Agent for Owner: Katherine Kehoe Daytime Phone No.: 301 370 7674

**LOCATION OF BUILDING/PREMISE**  
House Number: # 3 West Melrose Street  
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave  
Lot: 13 Block: 48 Subdivision: Chevy Chase Section 2  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: Montgomery Co, MD

**PART ONE: TYPE OF PERMIT ACTION AND USE**  
1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: Patio  
1B. Construction cost estimate: \$ 40,000.00  
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 2 feet 0 inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  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.  
Katherine Kehoe 7/11/07  
Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Date: 9/13/07  
Application/Permit No.: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

460672

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**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 house is 6 years old and is in the historic district. It has an existing deck with no historical features.

There is no existing patio.

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

- ① Build a new deck to replace existing deck. New deck is larger. No impact on historic resources. All in rear of property.
- ② Construct flagstone patio on dust base with 2' high fieldstone seat wall in rear of property. Very common feature in the neighborhood on other homes.

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. **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.
- b. **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**

- a. 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.
- b. 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.

**Landtech Associates, Inc.**

7307 Baltimore Avenue Suite 214  
College Park, MD 20740  
301-277-8878

Flag on  
dust

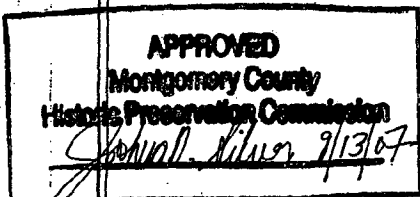
① Patio +  
Walkway  
15' x 25'  
4' x 20'

Wood

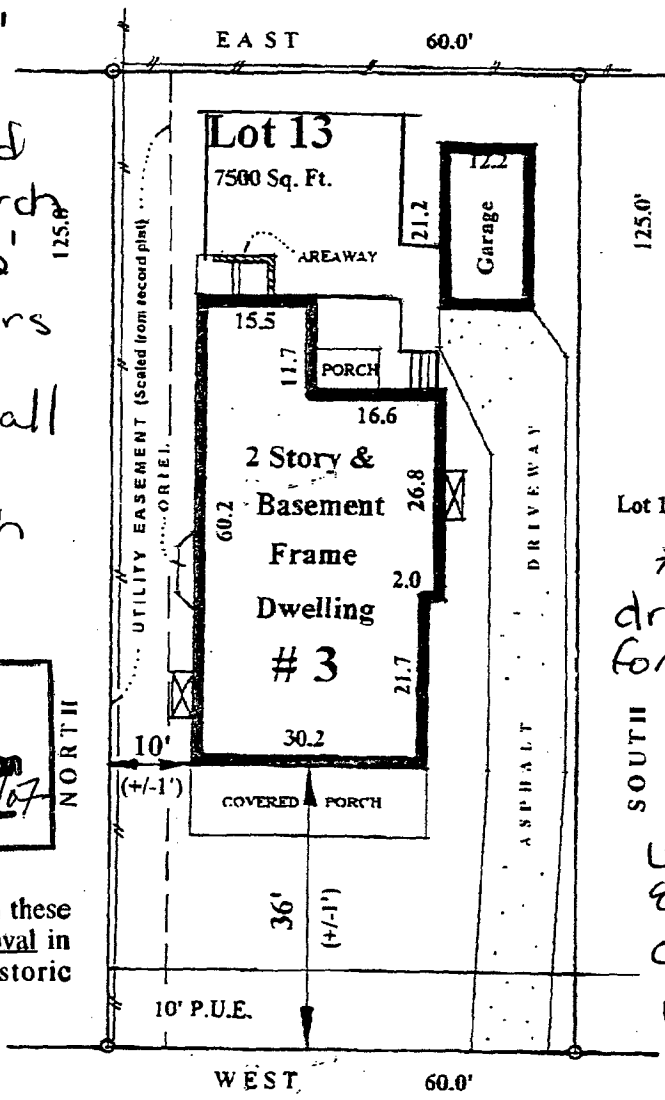
② Enlarged  
deck/porch  
11.7' x 12'  
plus stairs

Fieldstone

③ Seat Wall  
55' Long  
22" High



This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



48

Lot 12 NOTE  
\* Use exist.  
driveway  
for construction  
access  
\* AC units  
under  
existing  
deck to  
remain  
in place.

WEST MELROSE STREET



Location Drawing of:	LOT: 13	BLOCK: 48
#3 West Melrose Street	PLAT BK: 190	PLAT#: 20823
<b>CHEVY CHASE SECTION 2</b> Montgomery Co., MD	DATE: 10-06-00	SCALE: 1"=20'
	CASE NUMBER: 03-010-005-TR/G	
	FILE NUMBER: 1st-200112	

NOTES:

1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with a consum-

7/20/07

5

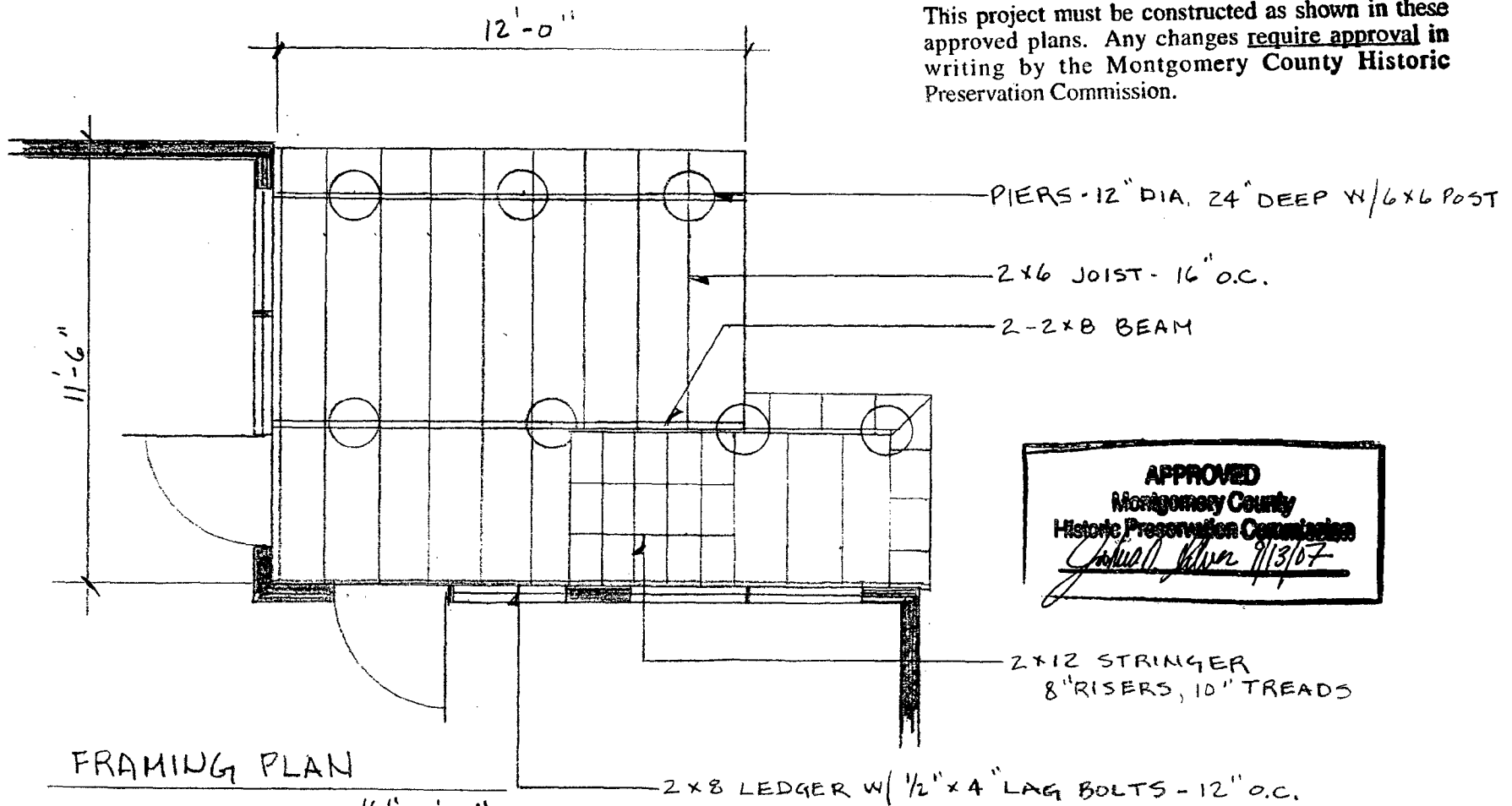
BEUCHERT  
RESIDENCE

All framing material to be pressure treated southern white pine

Decking to be 5/4 x 4 lpe, fastened with stainless steel screws

Handrails to be painted, exterior grade wood or Azek composite; 36" standard porch rail w/ 4x4 posts

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Johnell Blum* 9/13/07

FRAMING PLAN

1/4" = 1'-0"

Lab 9.10.07

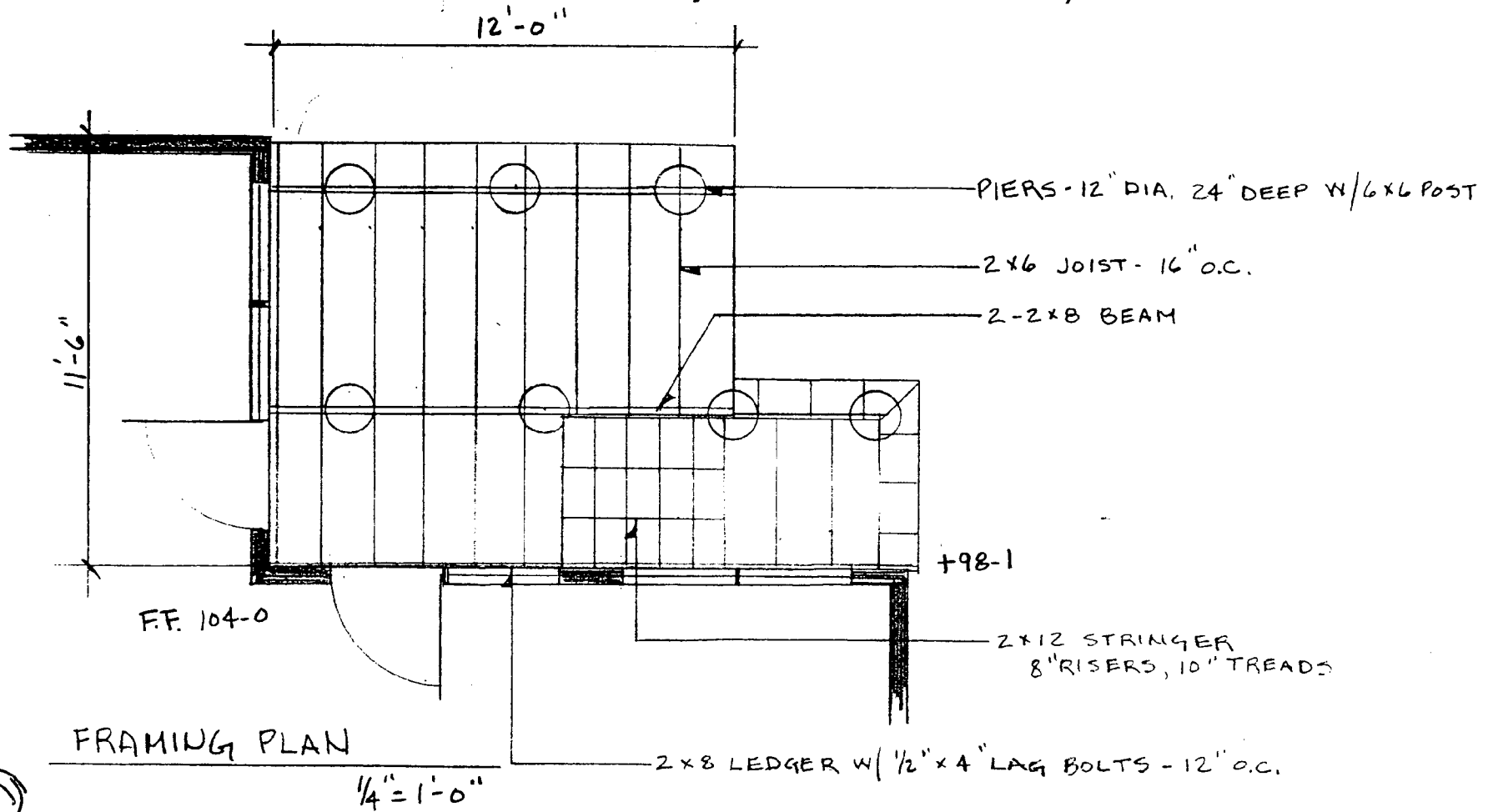
NOT APPROVED

BEUCHERT  
RESIDENCE

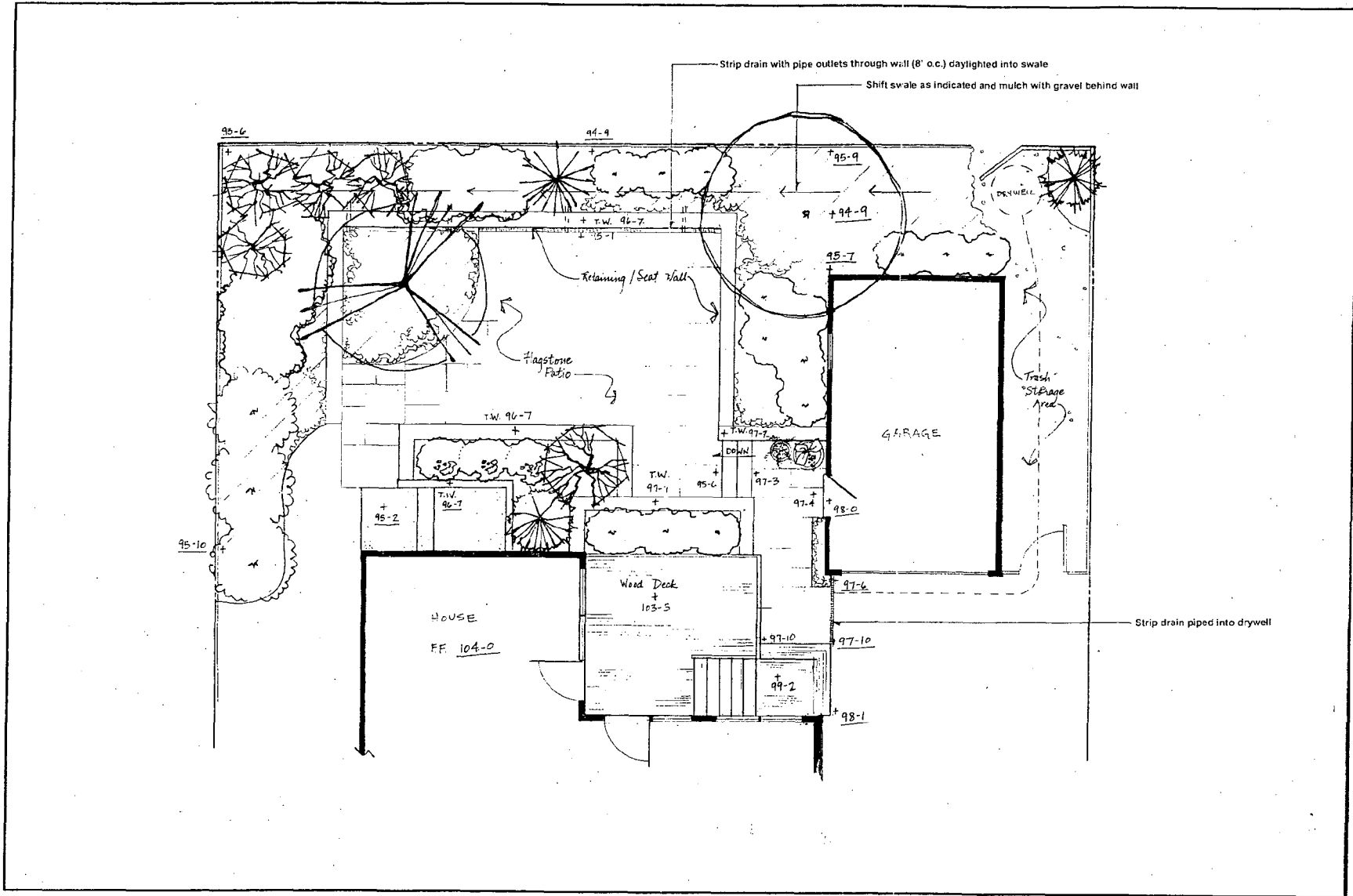
All framing material to be pressure treated southern white pine

Decking to be 5/4 x 4 ipe, fastened with stainless steel screws

Handrails to be vinyl-clad, 36" standard porch rail w/ 4x4 posts  
or structural vinyl railing system (Olympia Vinyl Railing  
System or better - see attached)




6



**CBA**  
DESIGN BUILD  
PO Box 3345 • Frederick, MD 21705  
(301) 831-7064

BENCHERT RESIDENCE

  
NORTH

SCALE: 1/4" = 1'-0"  
DRAWN BY: CAB, GMK  
DATE: 3.28.07  
REVISION: 0.5.07

REAR LANDSCAPE CONCEPT

DRAWING NO.:

④

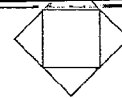


Site Plan

Owner at:  
North is # 2 West Newlands  
East is # #1 West Melrose  
West is # #5 WEST Melrose  
South across the street is  
# 4 West Melrose.



East side/end of  
house.



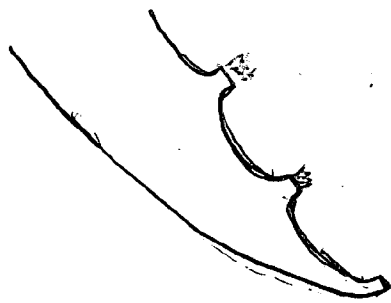
Shade portion to indicate North

North  
side



West  
side.





Existing Property Condition Photographs (duplicate as needed)



Detail: South Side / facing West Melrose



Detail: East Side



East side + view into backyard.



North side, view of Garage and back of house.



**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	3 West Melrose St., Chevy Chase	<b>Meeting Date:</b>	8/15/2007
<b>Resource:</b>	<del>Contributing</del> <b>Non-Contributing</b> Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	8/8/2007
<b>Applicant:</b>	George Beuchert & Rebecca Beuchert (Agent, Katherine Kehoe)	<b>Public Notice:</b>	8/1/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-07AA	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	New deck and patio		

**STAFF RECOMMENDATION:**

Approval with conditions

The proposed vinyl balustrades/handrails are **not** approved. All balustrades/handrails must be constructed of wood or wood composite material. (Detail to be shown to staff prior to approval).

The applicant will contact the Chevy Chase Village arborist to discuss if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing/New Construction Resource Within The Chevy Chase Village  
Historic District

**STYLE:** Traditional

**DATE:** c. 2001

**PROPOSAL:**

The applicants are proposing three outdoor projects located at the rear of the subject property.

1. Construct a new 11.7' x 12' wooden deck to replace the existing deck.
2. Install a new 15' x 25' flagstone patio and 20' x 4' walkway.
3. Install 55' long x 22" high fieldstone seat along northeast sidewall of the proposed patio.

The new deck and flagstone patio will not be visible from the public right-of-way.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These

documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Chevy Chase Village Historic District Master Plan***

The following principles should apply to HAWP applications for exterior alterations, changes, and/or additions for Non-Contributing/Out-of-Period Resources.

#### ***Non-Contributing/Out-of-Period Resources***

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

### ***Montgomery County Code; Chapter 24A***

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

### ***Secretary of the Interior's Standards for Rehabilitation***

9. 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.
10. New additions and adjacent or related new construction shall 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.

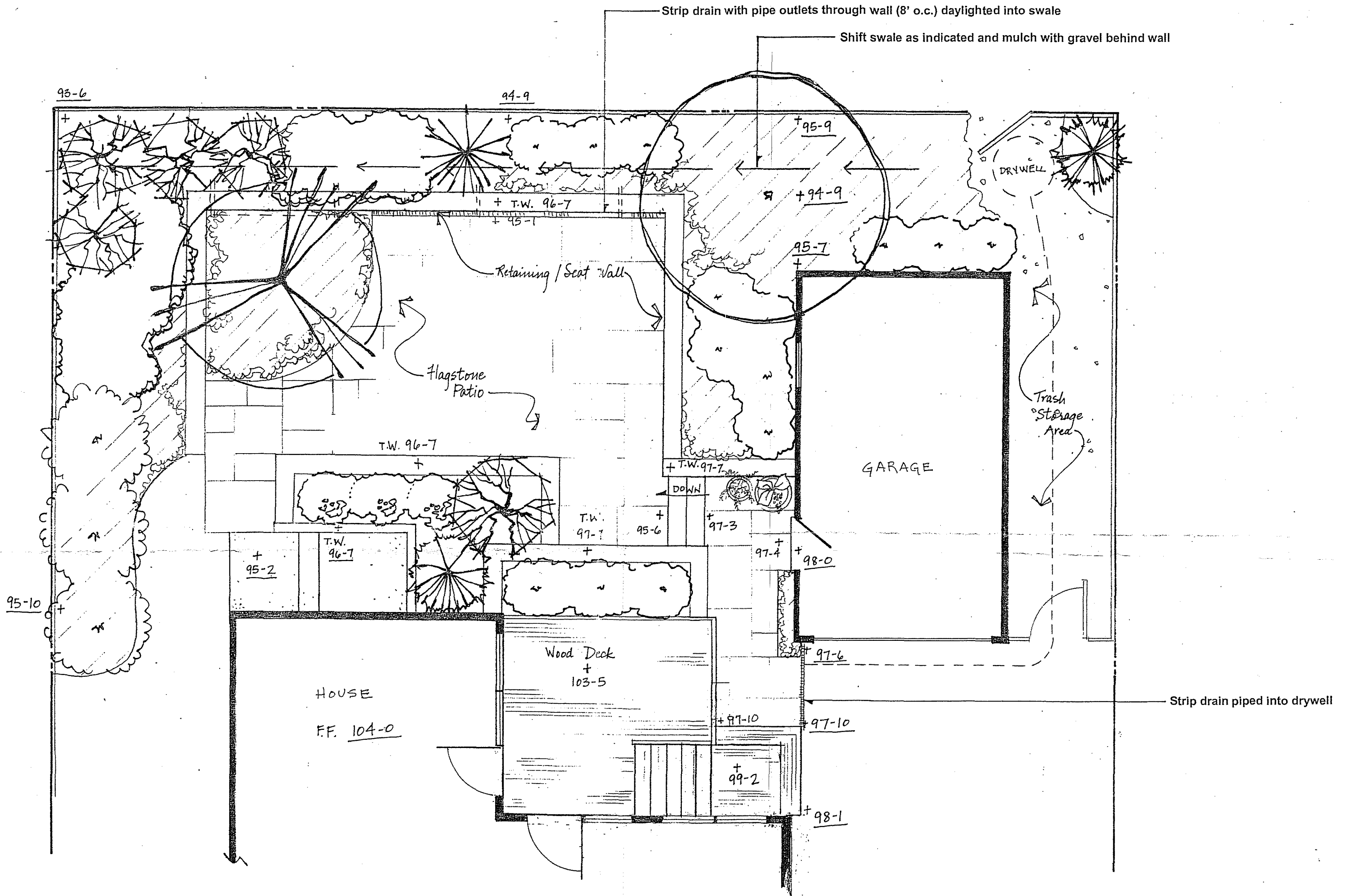
### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve with the above-stated conditions** the HAWP application as being consistent with Chapter 24A-8(b) (1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.





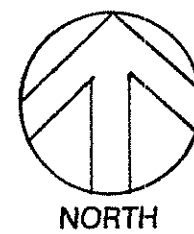
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Casual letter 7/13/07*

**CBA**  
 DESIGN BUILD

PO Box 3345 \* Frederick, MD 21705  
 (301) 831-7064

BEUCHERT RESIDENCE



SCALE: 1/4" = 1'-0"  
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DRAWING NO.: