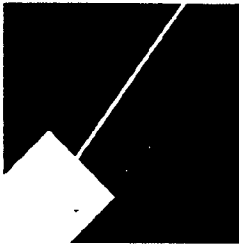


35/13-98V 102 East Melrose Street
(Chevy Chase Village Historic District)

Carmy

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

FAX TRANSMITTAL SHEET

**Historic Preservation Section
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301) 563-3412

TO: George Kousoules, FAX NUMBER: 202-462-7234

FROM: Perry Kephart

DATE: 11-24-98 → 12/1/98

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 10

NOTE: I had to leave before this was
faxed to you last week -

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-563-3400

Case No. 35/13-98V Received September 30, 1998

Public Appearance October 28, 1998

Before the Montgomery County Historic Preservation Commission

Application of William J. and Sharon J. Clinton
102 East Melrose Street, Chevy Chase

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to remove an existing portico on the front facade and to replace it with a porch of a different design.

Commission Motion: At the October 28, 1998 meeting of the Historic Preservation Commission, Commissioner Jordan presented a motion to deny the application to replace the front portico and Tuscan columns with a shallow pedimented porch with square pilasters and thin columns. Commissioner Spurlock seconded the motion. Commissioners Jordan, Spurlock, Lanigan, Trumble and Soderberg voted in favor of the motion. Commissioners Kousoulas and Hondowicz were absent. The motion passed 5-0.

BACKGROUND:

The following terms are defined in Section 24A-2 of the Code:

Commission: The historic preservation commission of Montgomery County, Maryland.

Director: The director of the department of permitting services of Montgomery County, Maryland or his designee.

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type and style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

On September 30, 1998, William J. and Sharon J. Clinton completed an application for a Historic Area Work Permit (HAWP) to remove the existing front portico that has a segmented arch supported by Tuscan columns and install in its place a shallow pedimented porch with square pilasters and supported by Doric columns.

102 East Melrose Street is designated a contributing resource in the Chevy Chase Village Historic District - Expansion designated as an amendment on the Master Plan For Historic Preservation In Montgomery County in 1998. It is also designated in an amendment to the 1990 Bethesda-Chevy Chase Master Plan, and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland.

The designation lists the residence as:

- Circa 1916-1927 Colonial Revival noted for its architectural significance.
- A side-gabled, stucco clad residence with 2/2 windows and a slate roof.

Across East Melrose Street is another contributing resource (101 East Melrose Street). Across Brookeville Road, on each corner of West Melrose and Brookeville Road (16 West Melrose Street and 21 West Melrose Street), are contributing resources.

The eastern boundary of the district is delineated by Brookeville Road, including the houses on both sides of the street. This boundary line is strong both visually and historically as it correlates with the Chevy Chase Land Company's holding or timing of lot sales. There is a strong continuity of architecture and landscaping within the district boundaries.

EVIDENCE IN THE RECORD:

A written staff recommendation on this case was prepared and sent to the Commission on October 21, 1998. At the October 28, 1998 HPC meeting, staff person Perry Kephart showed 35MM slides of the site and presented an oral report on the staff recommendation. Staff recommended denial of the proposed porch replacement, as it was not consistent with the historic character of the Chevy Chase Village Historic District.

Staff's specific concerns about the proposed porch replacement that constituted reasons for denial were:

1. The residence is an intact example of the "Academic Eclecticism" architectural style that is most prominently identified with this historic district. It is an early 20th century Colonial Revival Style with an eclectic mixture of architectural details that distinguishes a Revival house, with its emphasis on historic interpretation (in this case of the Federal Style), from either an original Federal Style house, or from an exact copy of the Federal Style. Removal of original architectural detail that distinguish the style and age of the house is problematic.
2. The configuration of the house is shown on the 1926 Sanborn survey of the area to be that of the house as it appears today without a portico or other front porch treatment extending beyond that which is in place today. The addition of a feature that was not on the structure as shown in historical documentation is contrary to standards for rehabilitation that state that adding conjectural features is to be avoided and would adversely affect the integrity of the structure.
3. The front entry treatment on Federal Style buildings typically is the principal architectural detail on the front facade. This is also typical for Revival interpretations of the Federal Style, and is exemplified in the subject property. The grand size and importance of the Federal Style entrance is retained, and is seen, in this instance, in a unique combination with the use of a semi-circular fanlight with a segmental or elliptical portico. The principal historic architectural detail used by the historic builder would be lost if it was replaced with the pedimented portico that was proposed.
4. The replacement of the portico simply because a portion of it is in need of repair is counter to the principles of reasonable stewardship of historic resources. Whenever possible, original materials should be retained or, if deteriorated, should be replaced in kind.
5. In the basic policies for the historic district, preserving the integrity of the district

includes preserving the integrity of contributing structures in the district. Changes to the front facade of the subject property would constitute a significant change to the streetscape of which it is a part.

6. The subject property and the neighboring house across East Melrose at 101 East Melrose Street are part of the eastern boundary line of the Chevy Chase Village Historic District. The houses that are on the boundary line of the historic district should be recognized as serving an important function due to their location at a point at which a differentiation occurs between those houses that are in the designated area and those that have not been designated as being of historical or architectural significance. Loss of integrity in a boundary structure will erode the visual integrity of the historic borders of the district.

Staff also pointed out that the proposed porch alteration was originally designed to increase the shelter over the front door. Limitations imposed by the Chevy Chase Village 25' building restriction line caused the design originally planned for the site to be modified to the point where it is as shallow as the existing portico, thus no increase in shelter would be accomplished with the proposed change.

The applicants, William and Sharon Clinton, did not attend the hearing.

The Local Advisory Panel for the historic district did not provide a review of the application in time for the HPC meeting.

Commissioner Lanigan, acting as Chair, asked if the applicant had made any response to the staff report. The commissioner was told that the report had been discussed with Mrs. Clinton, and she had been asked if she and her husband would consider repair rather than replacement of the portico. The applicant indicated that they would withdraw their application if they decided to repair, but that had not occurred to date.

Commissioner Jordan asked if the applicant was for the purposes of providing more shelter at the front entrance. It was explained that shelter had been one of the original reasons for the requested design modification, but that the Chevy Chase Village building restrictions would not allow the elongation to be included in the project, so increased shelter was not a consideration in this case.

Commissioner Spurlock asked if the basic reason for the application was a stylistic change. On being told that, in staff's opinion, that was correct, there was no further discussion of the project.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:

The criteria which the Commission must evaluate in determining whether to deny a Historic Area

Work Permit application are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

Section 24A-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the Historic Preservation Policy Guidelines in the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, Chevy Chase Village Historic District - Expansion. In particular Guidelines #2, #3, and #4 are applicable in this case:

- Guideline 2: Preserving the integrity of contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
- Guideline 3: Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Guideline 4: Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

The Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, adopted by the Commission on February 5, 1987, to the extent that such Standards are consistent with the Chevy Chase Guidelines. In particular Standards #2, #3, #5, and #6 are applicable in this case:

- Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other

buildings, shall not be undertaken.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be retained and preserved.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Based on this, the Commission finds that:

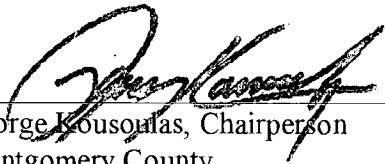
1. 102 East Melrose Street is a contributing resource in the Chevy Chase Village Historic District. For this reason it is essential to preserve the historic character, including the front facade, of this resource and maintain its integrity.
2. The front entry treatment on Federal Style and Revival Federal Style buildings is the principal architectural feature on the front facade. The historic principal architectural detail would be lost if it were replaced with a portico of a different, conjectural design.
3. The houses that are on the boundary line of the historic district should be recognized as serving an important function due to their location at a point at which a differentiation occurs between those houses that are in the designated area and those that have not been designated. Loss of integrity in a boundary structure will erode the visual integrity of the historic borders of the district.
4. The proposal for replacement and design modification constitutes changes that specifically impair the existing architectural features, environmental settings, streetscape and patterns of open space that contribute to the historic character of the contributing resource and the Chevy Chase Village Historic District as a whole.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A, by Historic Preservation Policy Guidelines in the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, Chevy Chase Village Historic District - Expansion, and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of William J. Clinton and Sharon J. Clinton for a Historic Area Work Permit (HAWP) to remove the existing portico on the front facade and replace it with a porch of a different design at 102 East Melrose Street in the Chevy Chase Village Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-70(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



George Kousoufas, Chairperson
Montgomery County
Historic Preservation Commission

November 24, 1998
Date

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-563-3400

Case No. 35/13-98V Received September 30, 1998

Public Appearance October 28, 1998

Before the Montgomery County Historic Preservation Commission

Application of William J. and Sharon J. Clinton
102 East Melrose Street, Chevy Chase

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to remove an existing portico on the front facade and to replace it with a porch of a different design.

Commission Motion: At the October 28, 1998 meeting of the Historic Preservation Commission, Commissioner Jordan presented a motion to deny the application to replace the front portico and Tuscan columns with a shallow pedimented porch with square pilasters and thin columns. Commissioner Spurlock seconded the motion. Commissioners Jordan, Spurlock, Lanigan, Trumble and Soderberg voted in favor of the motion. Commissioners Kousoulas and Hondowicz were absent. The motion passed 5-0.

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The applicants, William and Sharon Clinton, did not attend the hearing.

The Local Advisory Panel for the historic district did not provide a review of the application in time for the HPC meeting.

Commissioner Lanigan, acting as Chair, asked if the applicant had made any response to the staff report. The commissioner was told that the report had been discussed with Mrs. Clinton, and she had been asked if she and her husband would consider repair rather than replacement of the portico. The applicant indicated that they would withdraw their application if they decided to repair, but that had not occurred to date.

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In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the Historic Preservation Policy Guidelines in the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, Chevy Chase Village Historic District - Expansion. In particular Guidelines #2, #3, and #4 are applicable in this case:

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The Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, adopted by the Commission on February 5, 1987, to the extent that such Standards are consistent with the Chevy Chase Guidelines. In particular Standards #2, #3, #5, and #6 are applicable in this case:

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Based on this, the Commission finds that:

1. 102 East Melrose Street is a contributing resource in the Chevy Chase Village Historic District. For this reason it is essential to preserve the historic character, including the front facade, of this resource and maintain its integrity.
2. The front entry treatment on Federal Style and Revival Federal Style buildings is the principal architectural feature on the front facade. The historic principal architectural detail would be lost if it were replaced with a portico of a different, conjectural design.
3. The houses that are on the boundary line of the historic district should be recognized as serving an important function due to their location at a point at which a differentiation occurs between those houses that are in the designated area and those that have not been designated. Loss of integrity in a boundary structure will erode the visual integrity of the historic borders of the district.
4. The proposal for replacement and design modification constitutes changes that specifically impair the existing architectural features, environmental settings, streetscape and patterns of open space that contribute to the historic character of the contributing resource and the Chevy Chase Village Historic District as a whole.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A, by Historic Preservation Policy Guidelines in the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, Chevy Chase Village Historic District - Expansion, and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of William J. Clinton and Sharon J. Clinton for a Historic Area Work Permit (HAWP) to remove the existing portico on the front facade and replace it with a porch of a different design at 102 East Melrose Street in the Chevy Chase Village Historic District.

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Date

HISTORIC PRESERVATION COMMISSION

of

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Work Permit application are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

Section 24A-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the Historic Preservation Policy Guidelines in the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, Chevy Chase Village Historic District - Expansion. In particular Guidelines #2, #3, and #4 are applicable in this case:

- Guideline 2: Preserving the integrity of contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
- Guideline 3: Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Guideline 4: Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

The Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, adopted by the Commission on February 5, 1987, to the extent that such Standards are consistent with the Chevy Chase Guidelines. In particular Standards #2, #3, #5, and #6 are applicable in this case:

- Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other

buildings, shall not be undertaken.

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be retained and preserved.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Based on this, the Commission finds that:

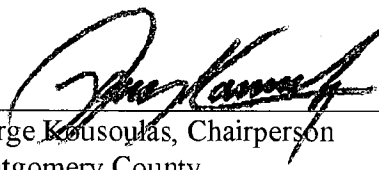
1. 102 East Melrose Street is a contributing resource in the Chevy Chase Village Historic District. For this reason it is essential to preserve the historic character, including the front facade, of this resource and maintain its integrity.
2. The front entry treatment on Federal Style and Revival Federal Style buildings is the principal architectural feature on the front facade. The historic principal architectural detail would be lost if it were replaced with a portico of a different, conjectural design.
3. The houses that are on the boundary line of the historic district should be recognized as serving an important function due to their location at a point at which a differentiation occurs between those houses that are in the designated area and those that have not been designated. Loss of integrity in a boundary structure will erode the visual integrity of the historic borders of the district.
4. The proposal for replacement and design modification constitutes changes that specifically impair the existing architectural features, environmental settings, streetscape and patterns of open space that contribute to the historic character of the contributing resource and the Chevy Chase Village Historic District as a whole.

CONCLUSION:

The Commission was guided in its decision by Chapter 24A, by Historic Preservation Policy Guidelines in the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, Chevy Chase Village Historic District - Expansion, and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of William J. Clinton and Sharon J. Clinton for a Historic Area Work Permit (HAWP) to remove the existing portico on the front facade and replace it with a porch of a different design at 102 East Melrose Street in the Chevy Chase Village Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-70(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



George Kousoulas, Chairperson
Montgomery County
Historic Preservation Commission

November 24, 1998
Date



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Sharon Clinton

Daytime Phone No.: 301-215-9285

o Tax Account No.: N/A

Name of Property Owner: William J and Sharon J Clinton Daytime Phone No.: 301-215-9285

Address: 102 E. Melrose Street, Chevy Chase, MD 20915
Street Number City State Zip Code

Contractor: Daniel Foster Phone No.: 540-822-4765

✓ Contractor Registration No.: N/A

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

LOCATION OF BUILDING/PREMISE

House Number: 102 Street: East Melrose Street

Town/City: Chevy Chase Nearest Cross Street: Brookville Road

✓ Lot: Part of a Block 45 Subdivision: Chevy Chase Village

✓ Liber: N/A Folio: N/A Parcel: N/A
Plat Book: 2 Plat No.: 106

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 2,500.00

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

Sharon Clinton 9/26/98
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: Signature: _____ Date: 10-28-98

Application/Permit No.: 1809300075 Date Filed: 9/30/98 Date Issued: _____

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

See attached description

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

See attached description

2. **SITE PLAN** Enclosed

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. See drawings 1-3
- 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. See drawings 1-3

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. See attached description.

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. Enclosed
- 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. Enclosed

6. **TREE SURVEY** N/A

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** Enclosed

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



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 10-28-98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *[Signature]*

SUBJECT: Historic Area Work Permit

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

 Approved ✓ Denied

 Approved with Conditions: _____

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

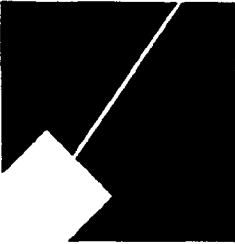
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: William J. & Sharon J. Clinton

Address: 102 East Melrose St. Chevy Chase

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION


8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 10-28-98

TO: Local Advisory Panel/Town Government / Chevy Chase Village HD

FROM: Historic Preservation Section, M-NCPPC

Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner 

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 10.28.98.
A copy of the HPC decision is enclosed for your information.

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

G\wp\laphawp.ltr

Adjacent and Confronting Property Owners

Adjacent

John and Helen S. Heard
104 East Melrose St.
Chevy Chase, MD. 20815
301-656-3643

Confronting

Daniell L. Korengold
Martha L. Dippell
101 East Melrose St.
Chevy Chase, MD. 20815
301-656-2757



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Sharon Clinton

Daytime Phone No.: 301-215-4285

Tax Account No.: N/A
 Name of Property Owner: William J and Sharon J Clinton Daytime Phone No.: 301-215-4285
 Address: 102 E. Melrose Street, Chevy Chase, MD 20815
Street Number City State Zip Code
 Contractor: Daniel Foster Phone No.: 540-822-4765
 Contractor Registration No.: N/A
 Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 102 Street: East Melrose Street
 Town/City: Chevy Chase Nearest Cross Street: Brookville Road
 Lot: 11 & Part of 12 Block 45 Subdivision: Chevy Chase Village
 Liber: N/A Folio: N/A Parcel: N/A
Plat Book: 2 Plat No: 106

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: Decor Surround
 1B. Construction cost estimate: \$ 2,500.00
 1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

William J Clinton Sharon J Clinton 9/26/98
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: Signature: [Signature] Date: 10-28-98
 Application/Permit No.: 1809300073 Date Filed: 9/30/98 Date Issued: _____

35/13-98-N

**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:

See attached description

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

See attached description

2. **SITE PLAN** Enclosed

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.

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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. See attached description

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. Enclosed
- 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. Enclosed

6. **TREE SURVEY** N/A

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** Enclosed

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Sharon Clinton

Daytime Phone No.: 301-215-4285

Tax Account No.: N/A
Name of Property Owner: William J and Sharon J Clinton Daytime Phone No.: 301-215-9251
Address: 102 E. Melrose Street, Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: Daniel Foster Phone No.: 540-822-4765
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 102 Street: East Melrose Street
Town/City: Chevy Chase Nearest Cross Street: Brookville Road
Lot: 114 Part of a Block 45 Subdivision: Chevy Chase Village
Liber: N/A Folio: N/A Parcel: N/A
Plot Book: 2 Plot No: 106

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: Decor Surround
1B. Construction cost estimate: \$ 2,500.00
1C. If this is a revision of a previously approved active permit, see Permit # N/A

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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height N/A feet N/A inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

William J Clinton Sharon J Clinton 9/26/98
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 10-28-98
Application/Permit No.: 1809300075 Date Filed: 9/30/98 Date Issued: _____

35/13-98-N

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

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

See attached description

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CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone 654-7300
www.ccvillage.com

JERRY M. SCHIRO
Village Manager
DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS
MARGOT W. ANDERSON
Chairman
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Vice Chairman
GEORGE L. KINTER
Secretary
JOHN D. TALBOTT
Treasurer
SOUTH TRIMBLE, III
Assistant Treasurer
SUSIE EIG
Boardmember
BETSY STEPHENS
Boardmember

October 15, 1998

Mr. Thomas Bourke, Chair
Local Advisory Panel
36 Quincy Street
Chevy Chase, MD 20815

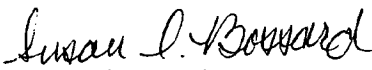
Dear Mr. Bourke:

The Village office has received a copy of the Historic Area Work Permit (HAWP) Application for modifications to the front of the residence at 102 East Melrose Street. To date, the applicants have not applied for Village permits.

After reviewing the plans, it appears that the proposed construction will encroach approximately 6" into the 25' building restriction line, which violates the Village Building Code. The proposal may also be in violation of the covenants.

Because of the code violation, the project will require a variance from the Village Board of Managers. A copy of the HAWP is enclosed for your reference. If you have any questions concerning this information, please do not hesitate to contact the Village office.

Sincerely,


Susan S. Bossard
Chevy Chase Village

enclosures

cc: Mr. and Mrs. William Clinton
Ms. Robin Ziek, Historic Preservation Commission
Ms. Anne Adams
Ms. Nancy Elliot
Mr. Robert Elliott
Ms. Corbin Harwood
Ms. Betsy Stephens
Mr. Peter Wellington.

16

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 102 East Melrose Street

Meeting Date: 10/28/98

Resource: Chevy Chase Village Historic District

Review: HAWP

Case Number: 35/13-98V

Tax Credit: None

Public Notice: 10/14/98

Report Date: 10/21/98

Applicant: William J. & Sharon J. Clinton

Staff: Perry Kephart

PROPOSAL: Portico Replacement

RECOMMEND: Denial

HJ-SSP
6-0

DATE OF CONSTRUCTION: ca. 1920

SIGNIFICANCE: Contributing Resource in Chevy Chase Village Historic District

ARCHITECTURAL DESCRIPTION

The historic resource is a symmetrical five bay, side-gabled residence constructed in the Colonial Revival Style with a side porch. The center Federal Revival entry features include a semicircular trimmed doorway with an eight paneled door and fanlight above and surrounded with a barrel vaulted or segmental portico supported by a Tuscan column on either side. Black metal light fixtures are attached to the columns. The windows ^{are} double-hung 2/2 on the front facade with a number of other window treatments including a shed roof dormer at the rear of the house. There are three pedimented dormers on the front facade with 3/1 double hung windows. The roof is slate, the walls are clad in stucco. There is a simple divided Greek Revival cornice trim with returns on both side facades.

PROPOSAL

The applicant proposes to replace the segmented front portico and Tuscan columns with a shallow pedimented porch with square pilasters and thin columns.

STAFF DISCUSSION

The subject property is an intact example of the "Academic Eclecticism" that is most prominently identified with this historic district. It is an early 20th century Colonial Revival style with the eclectic mixture of architectural details that distinguishes a Revival house, with its emphasis on historical interpretation, from either an original Federal Style house, or from an exact copy of the Federal Style. In the subject property, the mixture of details include long, narrow 2/2 and 3/1 Queen Anne windows set in a simple and symmetrical Federal alignment, Greek Revival cornice returns, a Tidewater exterior chimney, and elegant Federal doorway details. Slight exaggeration of architectural details (such as the dormers on this resource) are typical of the

Revival styles. The slate roof, rather than wood shingle or raised seam metal is also typical of the Revival style. Use of stucco on a Federal Style house would be unusual, but is frequently seen on Revival iterations.

In original Federal buildings, the front entry treatment typically is the principal architectural detail on the front facade. This is also the case in Revival interpretations of the Federal Style and is exemplified in the subject property. The grand size and importance of the Federal Style is retained, but in a unique combination that simplifies at the same time it enhances the entrance. The unusual use of a semi-circular fanlight with a segmental or elliptical portico treatment and Tuscan columns, rather than using sidelights with an elliptical fanlight and a segmental portico is a Revival combination of two popular Federal period themes. Another design feature of the historic entry that is typical of the Revival Style is a flattening of the portico. The use of the more commonly occurring pedimented portico has been conspicuously avoided.

In the basic policies stated in the guidelines for the historic district, preserving the integrity of the district includes preserving the integrity of contributing structures in the district. Alterations should be designed in such a way that the altered structure still contributes to the district. On the front facade of a Revival house built in the Federal Style where the entry treatment is the dominant architectural feature of the house, changes to the distinctive entry constitute a significant change to the front facade and to the streetscape of which it is a part. Changing the portico from its current grand design to a less unusual pedimented portico detracts from the integrity of the front facade, from the contribution of the house to the historic streetscape, and from the variety of architectural styles that is to be maintained in the district.

The applicant has indicated that the portico replacement is proposed because the existing columns are rotted at the base and there is possible insect infestation in the roof. Repairs or replacement in kind of the elements of the portico would qualify for a tax credit and could be accomplished without changing the design of the portico.

The applicant has also indicated that they originally designed the portico to provide more shelter for the front entrance. As the design has been modified from 2'6" to 2' to avoid encroaching on the 25" building restriction line, shelter is only moderately improved by the proposed change from the existing portico.

The Secretary of the Interior's Guidelines for Rehabilitation, consistent with the historic district guidelines, state that deteriorated historic features will be repaired rather than replaced. They also state that alterations of features that characterize a property will be avoided. They further concur with the district guidelines in stating that 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.

STAFF RECOMMENDATION

Staff recommends that the Commission deny the HAWP application to remove the portico at 102 East Melrose Street, Chevy Chase and to replace it with another portico of a different

design. Staff's recommendation is consistent with Chapter 24A-8(a):

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

and with the Historic Preservation Policy Guidelines in the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, Chevy Chase Village Historic District - Expansion:

Preserving the integrity of contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Maintaining the variety of architectural styles and the tradition of architectural excellence.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Sharon Clinton

Daytime Phone No.: 301-215-9285

o Tax Account No.: N/A
 Name of Property Owner: William J and Sharon J. Clinton Daytime Phone No.: 301-215-9285
 Address: 102 E. Melrose Street, Chevy Chase Daytime Phone No.: 202-626-3620 (work)
Street Number City State Zip Code
 Contractor: Daniel Foster Phone No.: 540-822-4765
 ✓ Contractor Registration No.: N/A
 Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 102 Street: East Melrose Street
 Town/City: Chevy Chase Nearest Cross Street: Brookville Road
 ✓ Lot: 11 & part of 12 Block: 45 Subdivision: Chevy Chase Village
 ✓ Liber: N/A Folio: N/A Parcel: N/A
Plat Book: 2 Plat No: 106

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: Deer surround
 1B. Construction cost estimate: \$ 2,500⁰⁰
 1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches N/A
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

William J. Clinton Sharon Clinton 9/26/98
Signature of owner or authorized agent Date (4)

Approved: _____ For Chairperson, Historic Preservation Commission

**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:

See attached description

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

See attached description

✓ 2. **SITE PLAN** Enclosed

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. See drawings 1-3
- ✓ 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. See drawings 1-3

✓ 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. See attached description

✓ 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. Enclosed
- 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. Enclosed

6. **TREE SURVEY**

N/A

Adjacent and Confronting
Property Owners

Adjacent

John and Helen S. Heard
104 East Melrose St.
Chevy Chase, MD. 20815
301-656-3643

Confronting

Daniell L. Korengold
Martha L. Dippell
101 East Melrose St.
Chevy Chase, MD. 20815
301-656-2757

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The structure is a door surround that we propose to replace. The door surround consists of three-quarter rounded pilasters with doric caps and attic bases; wood backing; and over-door of unknown design type. Electric light sconces are mounted on the pilasters. Please refer to Photograph 1. The pilasters are rotted at the bottom of the shafts, the rotted shafts having been filled with a plastic filler material. The bases are PVC replacements of the original wood bases, which had rotted.

We do not know whether the door surround is original to the house. We believe it is not original, but rather was added when the full front porch was added – perhaps 1929. In addition to the poor physical condition of the door surround, which is our immediate reason for replacing it, we consider the surround to be awkwardly proportioned. Its excessive size overwhelms the doorway, which is delicately proportioned with an arched fanlight. The mounting of the sconces directly on the pilasters is especially ugly and architecturally inappropriate. Mounting the flat back-plates of the sconces on the curved shaft of the pilasters required the use of unsightly caulking to fill the spaces behind the back-plates. We propose to replace the door surround with the design described below in section 1.b.

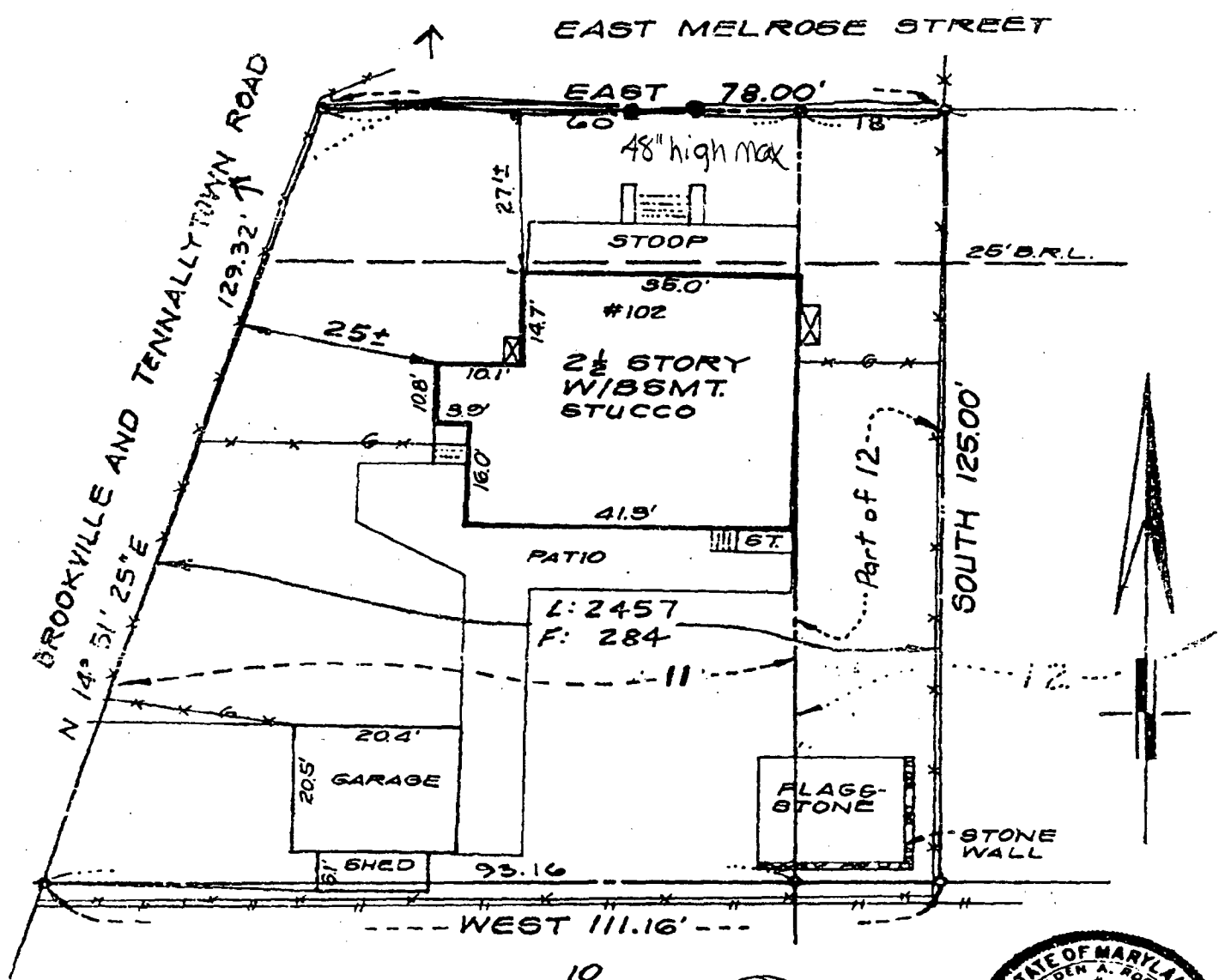
b. **General description of project and its effect on the historical resource(s), the environmental setting, and, where applicable, the historic district:**

The proposed new door surround is similar in concept to the existing surround, but has classically correct proportions that are appropriate to the doorway and fitting to the house in general. The door surround will consist of half-fluted, solid poplar columns with doric caps and attic bases. The bases will rest on cut stone plinths. The over-door will be a simple pediment with a peak angle identical to that of the three dormers on the third floor of the house. The dimensions of the proposed door surround will be smaller than the existing one so that the surround highlights rather than overwhelms the doorway. Please refer to Drawings 1 - 3.

The proposed door surround is similar to those of other contemporaneous houses in the Chevy Chase historic district. For example, Photographs 2 and 3 show the door surround at 19 Quincy Street, which differs from the proposed door surround only in minor details.

LANDTECH ASSOCIATES, INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740
 301-277-8578

SITE PLAN



TOTAL AREA: 11,822.56

10 (45)

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



NO TITLE REPORT FURNISHED

LOCATION SURVEY OF 102 EAST MELROSE STREET MONTGOMERY COUNTY, MARYLAND SUBDIVISION SECTION 2 CHEVY CHASE	LOT: 11 & Part of 12	BLOCK: 45
	PLAT BOOK: 2	PLAT NO: 108
	DATE: 11-6-93	SCALE: 1" = 20'
	CASE NO: ---	FILE NO: MP93313

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

Graden A. Rogers
 GRADEN A. ROGERS - PROP. L.S. MD. LIC. NO. 119

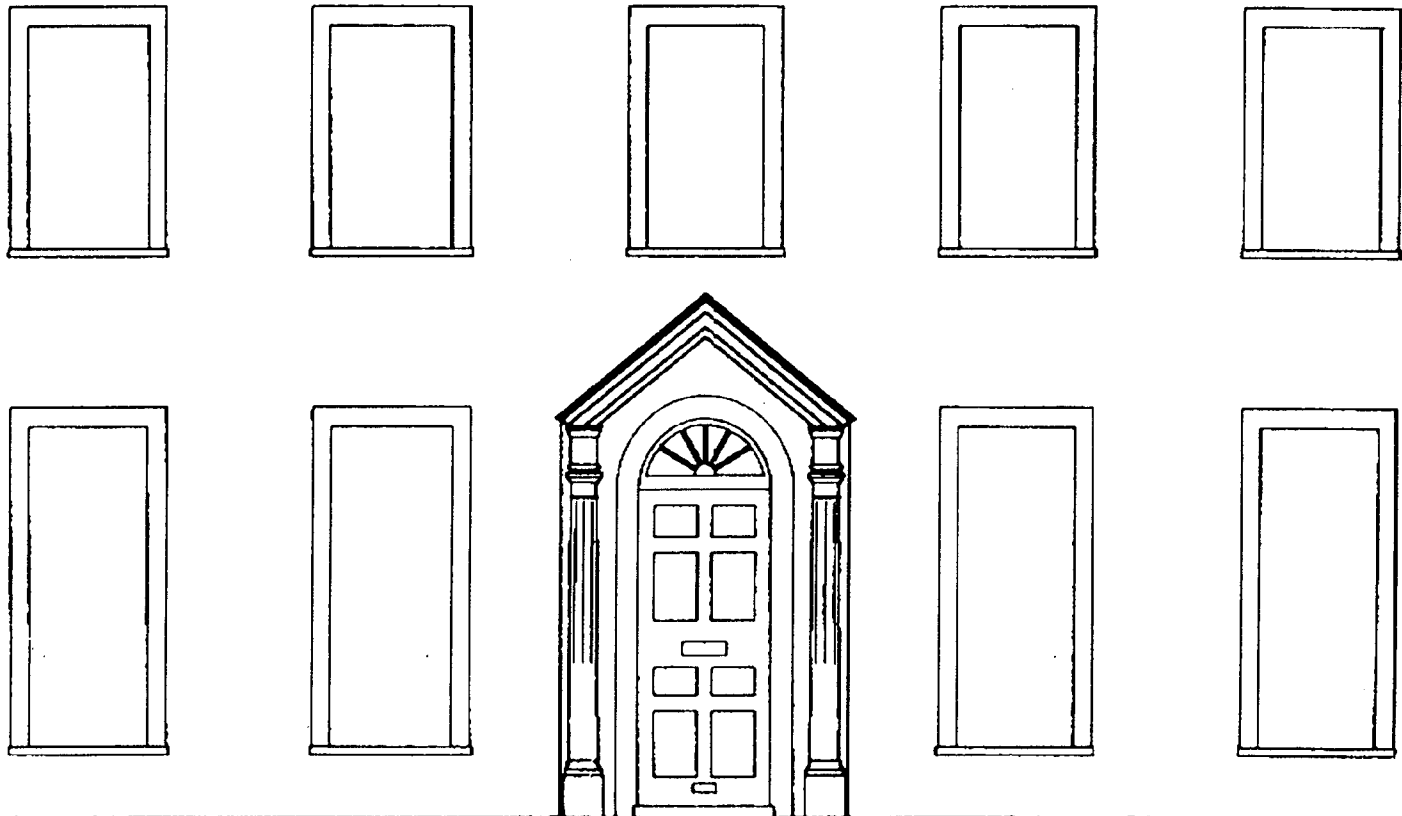
Drawing 1

Clinton Residence 102 E. Melrose Street Chevy Chase, MD

Daniel Foster, Designer

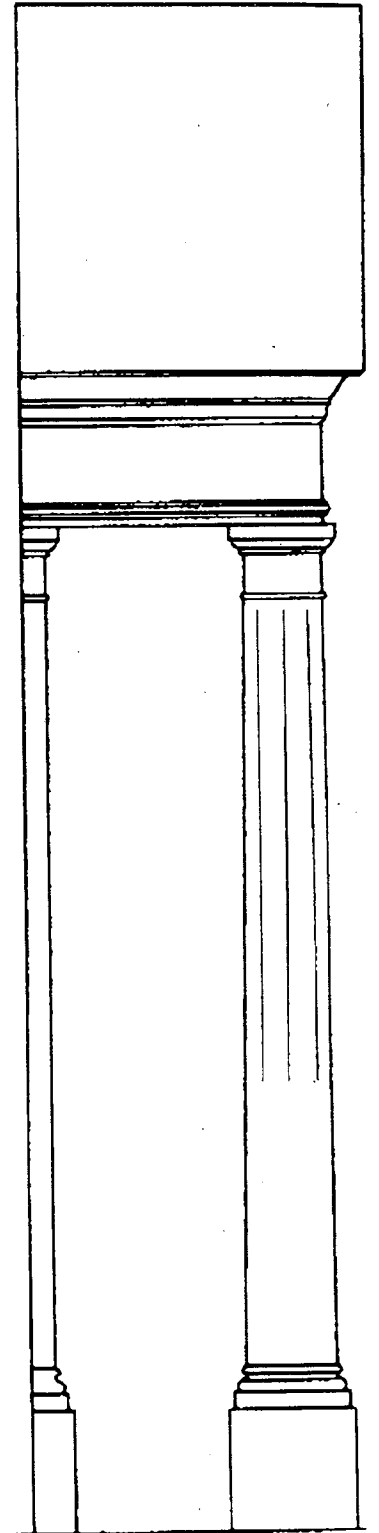
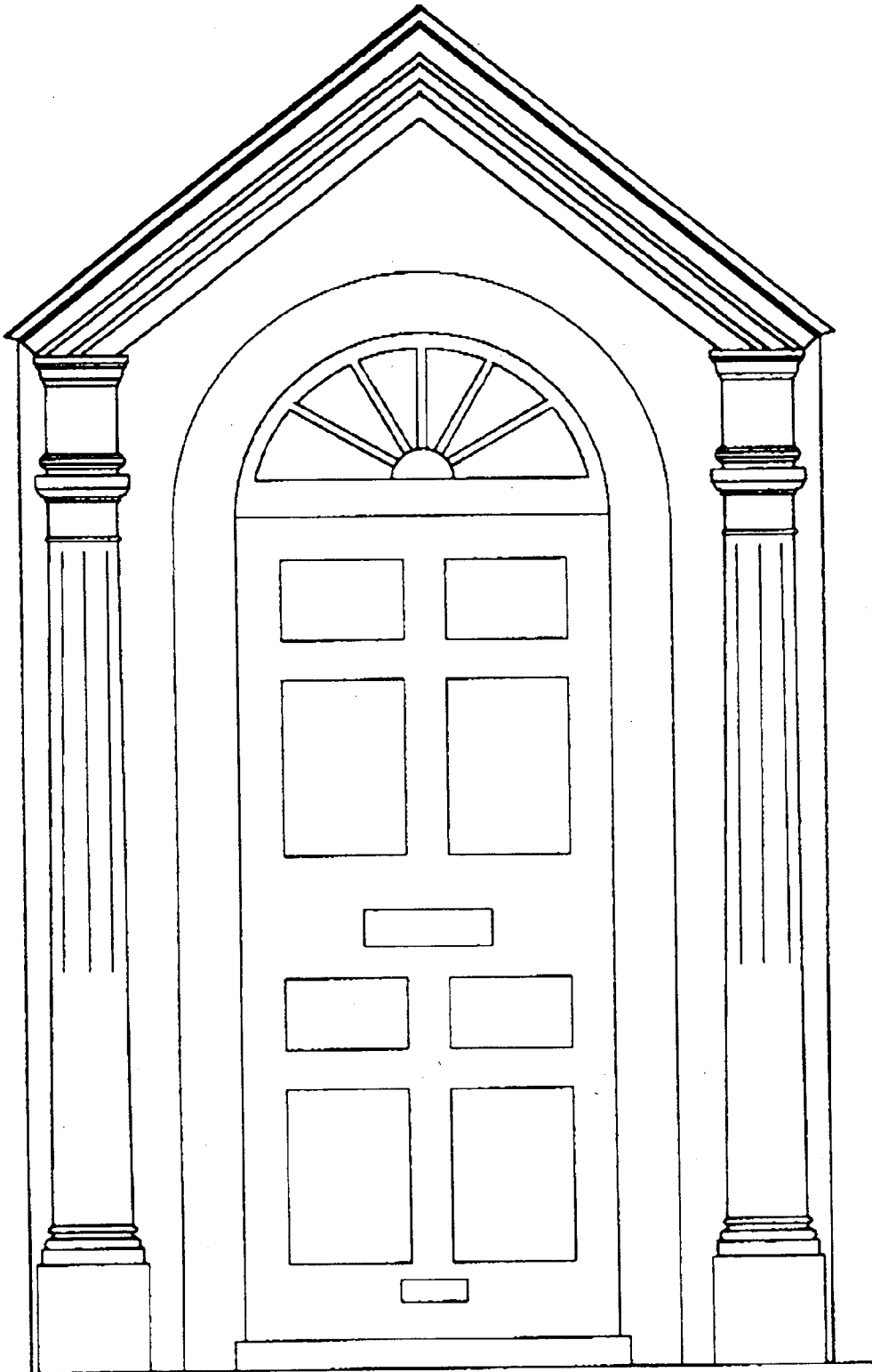
Proposed New Entry Scale 1/4" = 1'

Note: Third-floor dormers not shown

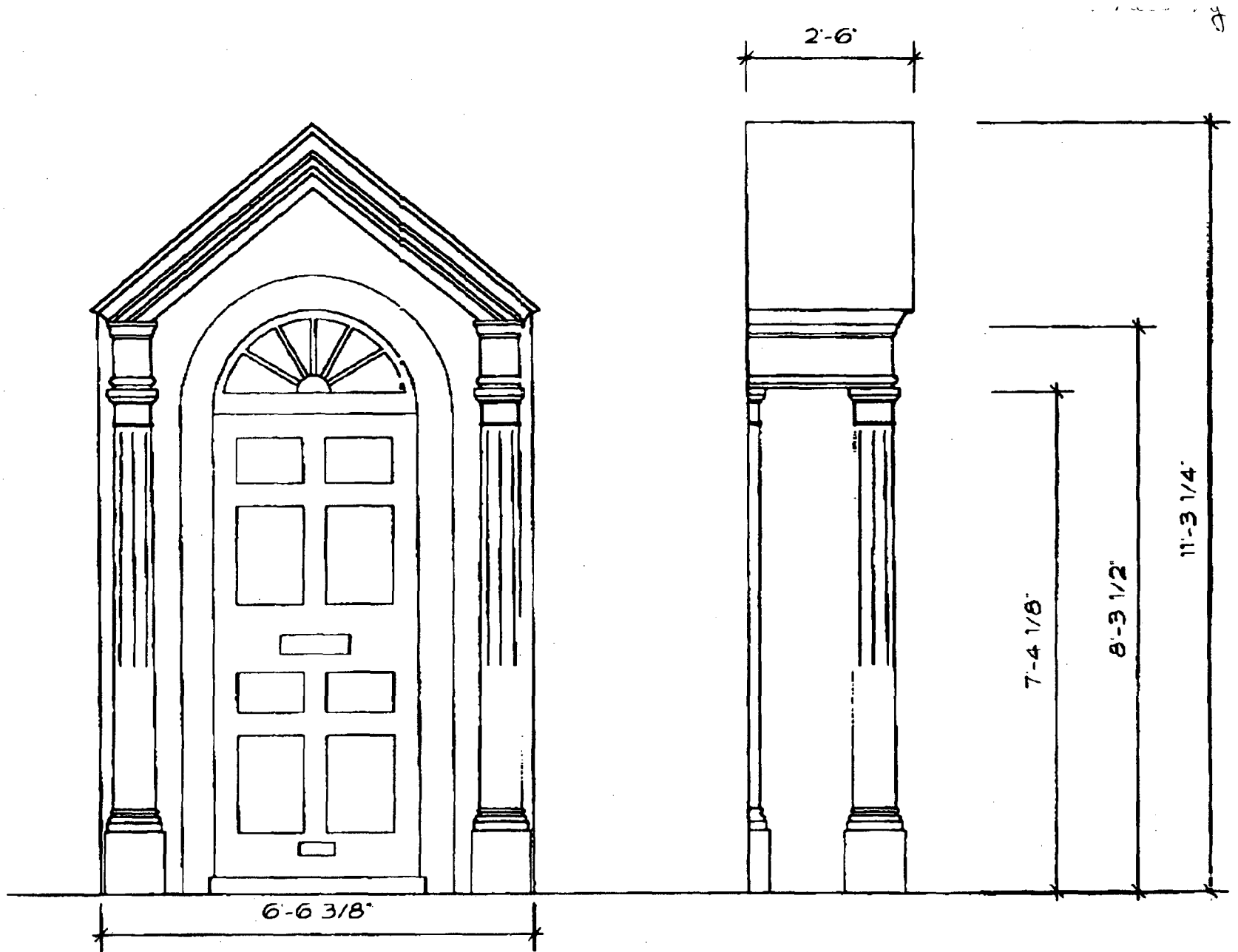


6

Drawing 2



10



Clinton Residence Entry 102 E. Melrose Street Chevy Chase, MD

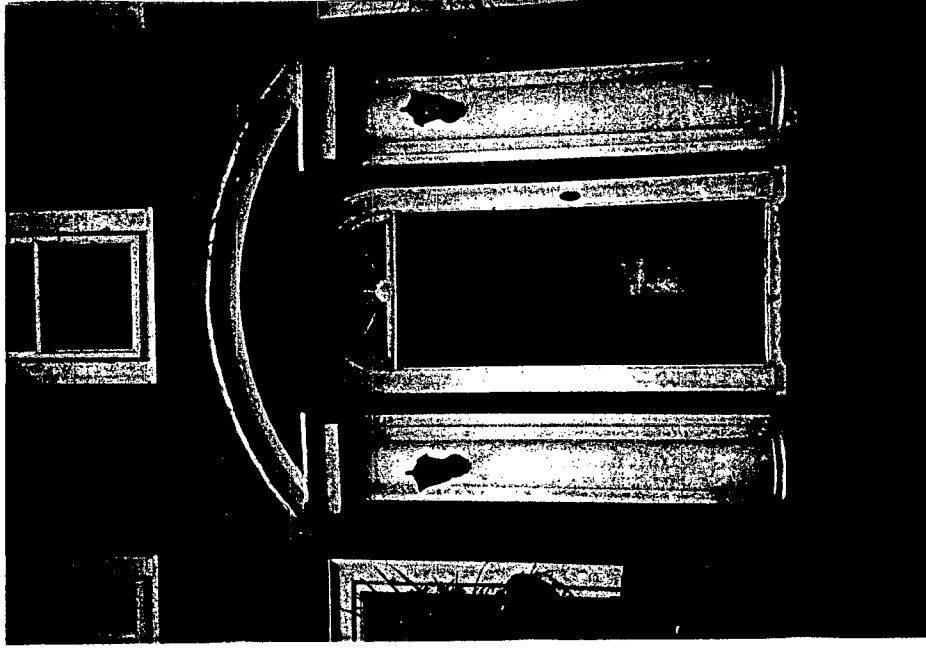
Daniel Foster, Designer

Scale: 1/2" = 1'



Photograph

1.



12

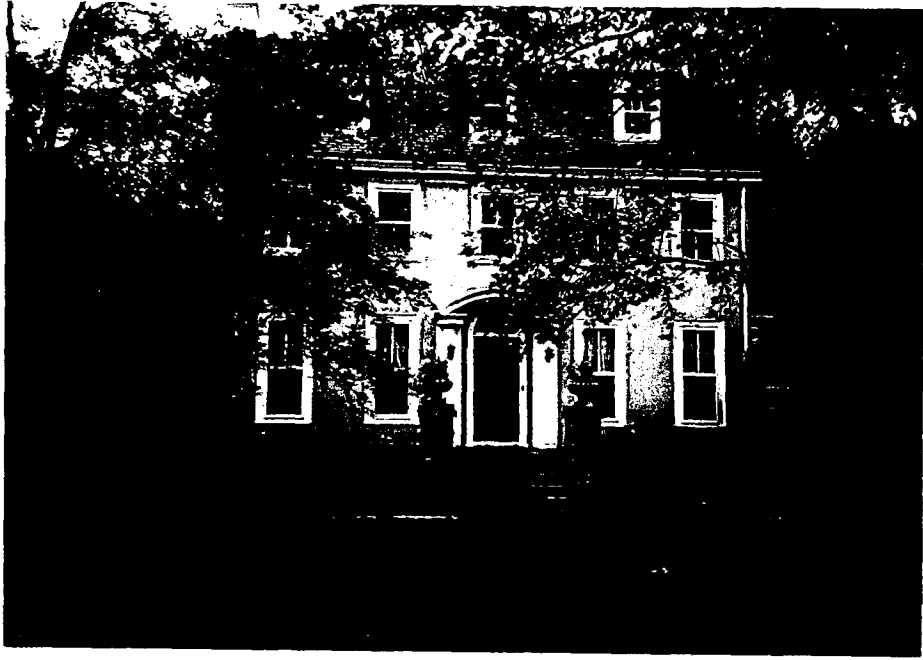


Photograph 2

Door surround at
19 Quincy Street,
Chevy Chase, MD.



Photograph
3



Front (North) facade from street, showing existing door surround

Front (North) and side (West) facades



CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone 654-7300
www.ccvillage.com

JERRY M. SCHIRO
Village Manager
DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS
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Assistant Treasurer
SUSIE EIG
Boardmember
BETSY STEPHENS
Boardmember

October 19, 1998


Mrs. Sharon J. Clinton
102 East Melrose Street
Chevy Chase, MD 20815

Dear Mrs. Clinton:

Enclosed please find a *Building Permit Application* as requested. It is my understanding that you have modified your plans to the front of your residence to meet the 25' front setback requirement of the Village Code.

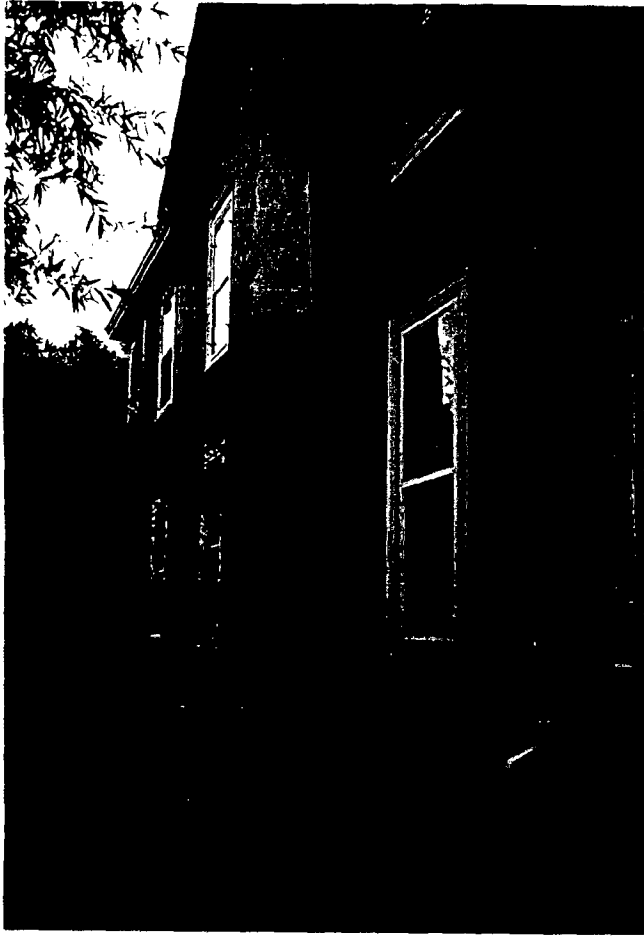
At your convenience, please forward the completed application and revised construction drawings to the office for review by the Village Manager. If you have any questions concerning this information, please do not hesitate to contact the Village office.

Sincerely,

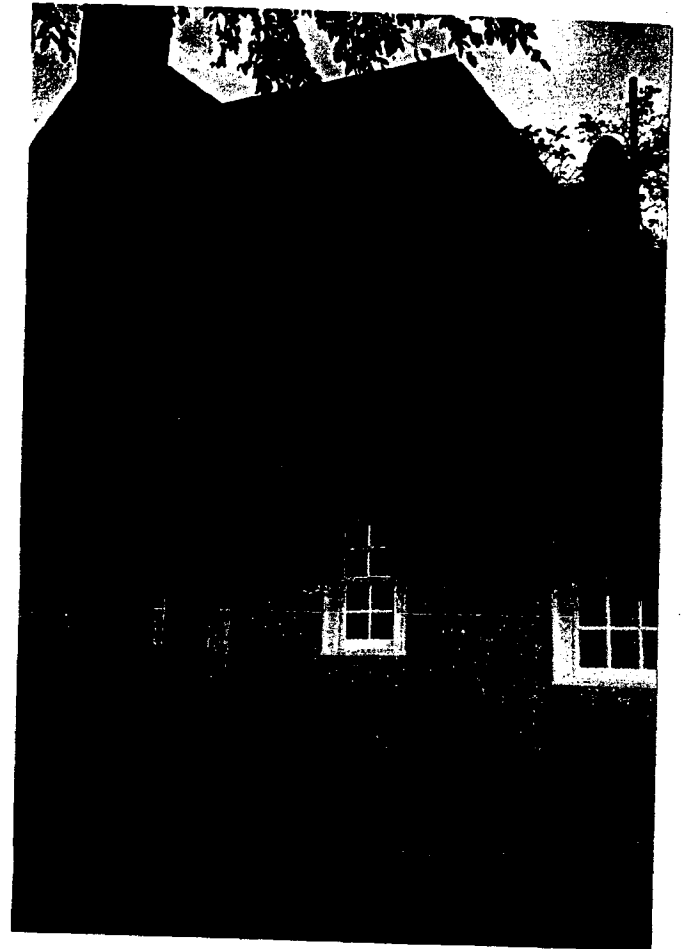

Susan S. Bossard
Chevy Chase Village

enclosure

cc: Ms. Robin Ziek, Historic Preservation Commission
Mr. Thomas Bourke
Ms. Anne Adams
Ms. Nancy Elliot
Mr. Robert Elliott
Ms. Corbin Harwood
Ms. Betsy Stephens
Mr. Peter Wellington



Side (East) facade



Side (West) facade

Back (South) facade



IMPORTANT MESSAGE

FOR Robin
DATE 10/19 TIME 11:10 A.M.
P.M.
M Shawn Clinton
OF 102 East Melrose
PHONE 301-215-9285
AREA CODE NUMBER EXTENSION
 FAX
 MOBILE
AREA CODE NUMBER TIME TO CALL

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>

MESSAGE When are you
coming by to photograph the
house?

SIGNED Shawn

Fax Transmission

Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Telephone: (301) 654-7300

TO: Perry Kephart

FAX #: 301-503-3412

FROM: Susan Bossard
Chevy Chase Village, Fax #: (301) 907-9721

DATE: 10-20-98

Total number of pages including cover memorandum: 2

COMMENTS: RE: 102 East Melrose Street

~~I spoke to Mrs. Clinton yesterday concerning her plans to revise her proposal so that it meets the Village Code requirements. In that case a variance would not be required, and a Village permit may be issued after review and approval by Village Manager. To date, the the revised plans have not been forwarded to the Village Office.~~

If you do not receive all of the pages, please call (301) 654-7300.

CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815

JERRY M. SCHIRO
Village Manager
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Legal Counsel

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BOARD OF MANAGERS
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Treasurer
SOUTH TRIMBLE, III
Assistant Treasurer
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BETSY STEPHENS
Boardmember

October 19, 1998

Mrs. Sharon J. Clinton
102 East Melrose Street
Chevy Chase, MD 20815

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Sincerely,



Susan S. Bossard
Chevy Chase Village

enclosure

cc: Ms. Robin Ziek, Historic Preservation Commission
Mr. Thomas Bourke
Ms. Anne Adams
Ms. Nancy Elliot
Mr. Robert Elliott
Ms. Corbin Harwood
Ms. Betsy Stephens
Mr. Peter Wellington

Sender: "Bourke Tom" <bourket@wdni.com>

The LAP reviewed the HAWP for the new fence proposed at 14 Newlands Street and concurs with the Staff's Expedited Approval.

On a more general note, the LAP wants to express it's endorsement of the Expedited Approval process as a means of making the process more responsive to residents and saving staff time. If there is anything this LAP can do to support the expediting process or to support any Council action necessary to broaden staff's authority for routine, expedited approvals, please let us know.

The next Chevy Chase Village LAP meeting is at the Village Hall at 7:30 on:

Monday, December 7th

Date: 10/30/98

Sender: "Bourke Tom" <bourket@wdni.com>

To: Ziek

cc: "Elliott Nancy (fax)" <Private_User@wdni.com>, "Adams Andi" <aadams@wahlone.com>, "Harwood Corbin" <Beanmb@AOL.com>, "Elliott Bob" <bob-elliott@worldnet.att.com>, "Stephens Betsy" <bstephens@ibm.net>, "Schiro Jerry (CCV)" <ccv@erols.com>, "Elliott Nancy" <jhejhe@classic.msn.com>, KEPHART, "Wellington Peter" <pwellington@steptoe.com>, Wright

Priority: Normal

Subject: RE: LAp comments

Sorry, Robin.

But we did not have a quorum of responses. The 3 responses which we had either supported your findings, with one "no comment" on 102 E Melrose.
Tom

From: ziek@mncppc.state.md.us
To: wintkb@na.weyer.com
Cc: wright@mncppc.state.md.us; kephart@mncppc.state.md.us;
wright@mncppc.state.md.us; kephart@mncppc.state.md.us
Subject: LAp comments
Date: Friday, October 30, 1998 11:43AM

Tom,

We went to the HPC on October 28th without the benefit of the LAP's comments. That was noted at the meeting, and the HPC is interested in hearing from the LAP (as with all LAPs).

Just to recap, I know we are sending out the applications to you when we receive them, which will mean you receive them approximately 2 weeks before the HPC meeting. Staff has to complete staff reports to put in the mail one week before the HPC meeting, and then we have a week to take photographs, and respond to any questions which may arise from the application.

We typically leave our office around 5:00 to set up for the HPC meetings, and will not return to the office until the next morning. Therefore, any faxed responses should be received in our office by 4:30 at the latest, to permit staff time to copy the LAP comments for the HPC.

The HPC is interested in hearing from you as the people that know your community the best, and that you may be able to provide the big picture view on proposals, as they effect the entire district, and also possibly specific building information/history of which we may not be aware. I believe the LAPs help provide added depth to our understanding of the application, and the ramifications of approval, etc.

Please let me know if you have any questions about this. Thank you
for
your efforts to assist us with HAWP reviews.

Robin

Date: 10/30/98
Sender: Kephart
To: "Bourke Tom" <bourket@wdni.com>, Ziek
Priority: Normal
Subject: Re:RE: LAP comments

Hi Tom,

Not to worry - We can use whatever responses are forthcoming - for, against, no comment, anything. We include them in the record for the meeting just as they come to us - we can also indicate if they are individual responses and that a quorum was not available.

I will be preparing the denial for 102 East Melrose and will send that to you in the next two weeks.

As always, appreciate your hardworking LAP.

Perry

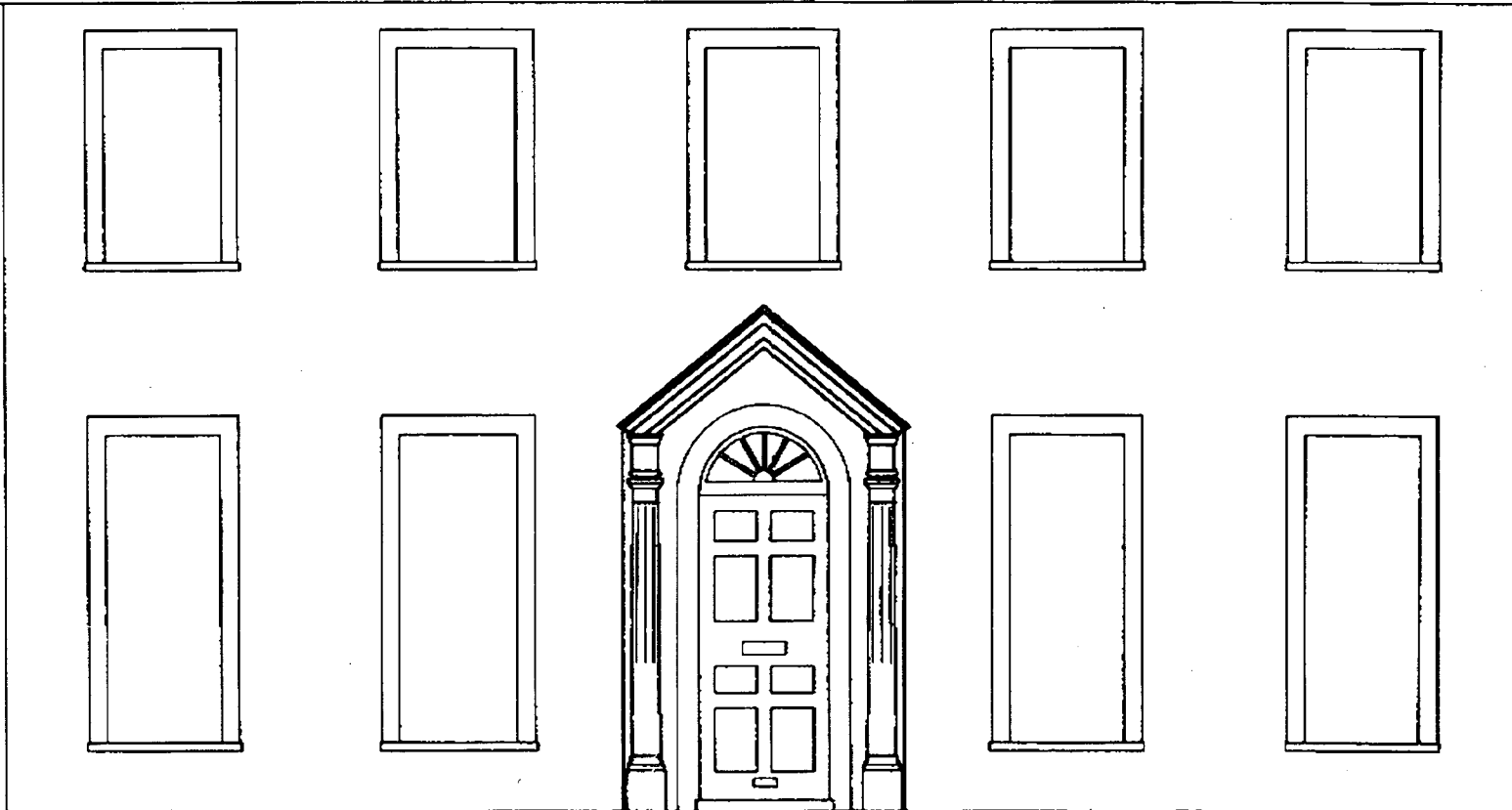
Drawing 1

Clinton Residence 102 E. Melrose Street Chevy Chase, MD

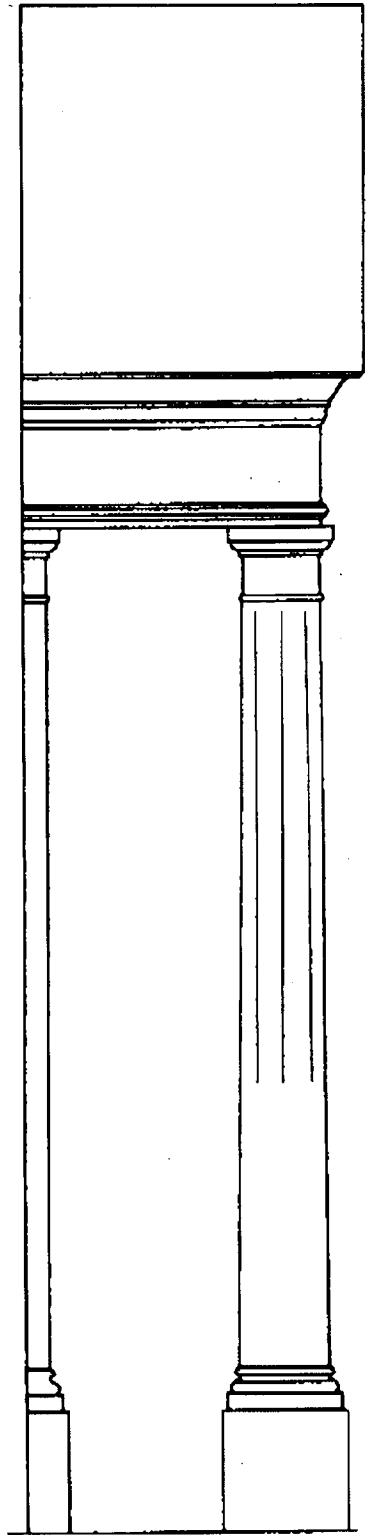
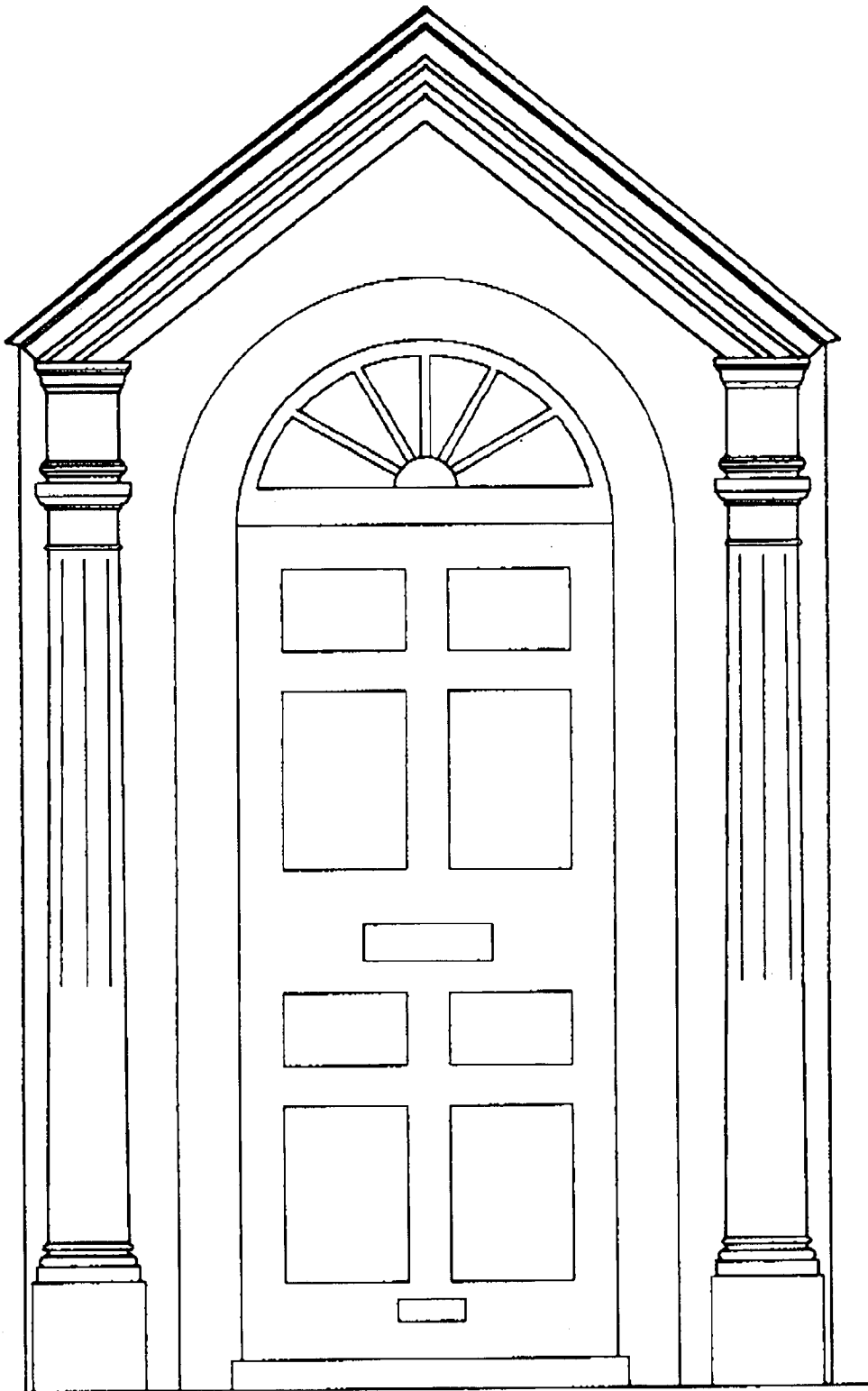
Daniel Foster, Designer

Proposed New Entry Scale 1/4" = 1'

Note: Third-floor dormers not shown



Drawing 2



Drawing 3



Clinton Residence Entry 102 E. Melrose Street Chevy Chase, MD

Daniel Foster, Designer Scale: $1/2" = 1'$



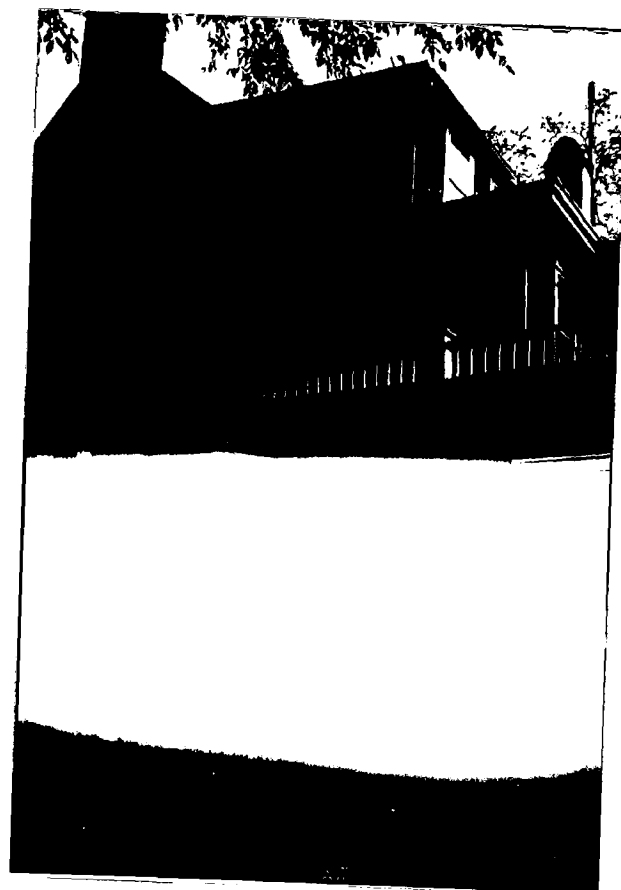
Front (North) facade from street, showing existing door surround

Front (North) and side (West) facades





Side (East) facade



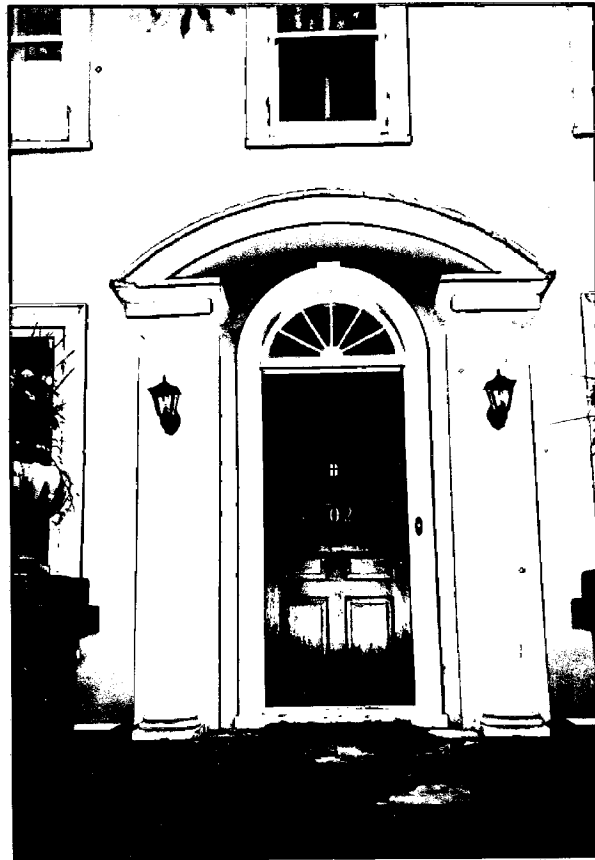
Side (West) facade

Back (South) facade



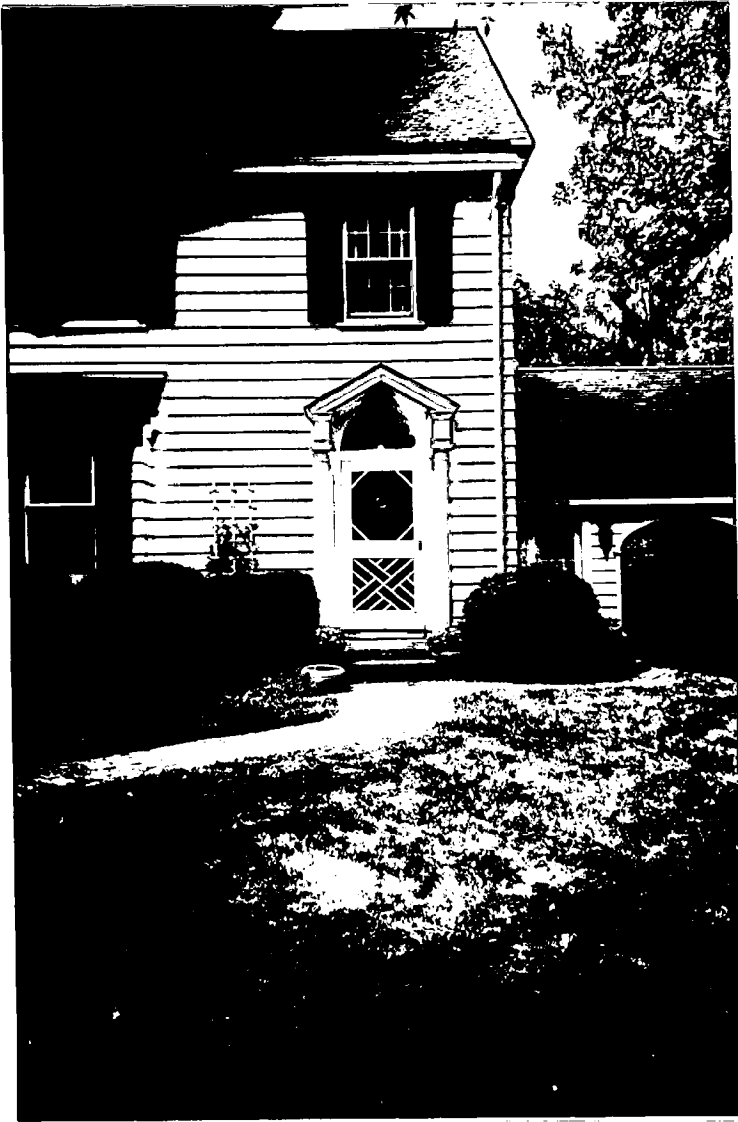
Photograph

1



Photograph 2

Door surround at
19 Quincy Street,
Chevy Chase, MD.



Photograph
3

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The structure is a door surround that we propose to replace. The door surround consists of three-quarter rounded pilasters with doric caps and attic bases; wood backing; and over-door of unknown design type. Electric light sconces are mounted on the pilasters. Please refer to Photograph 1. The pilasters are rotted at the bottom of the shafts, the rotted shafts having been filled with a plastic filler material. The bases are PVC replacements of the original wood bases, which had rotted.

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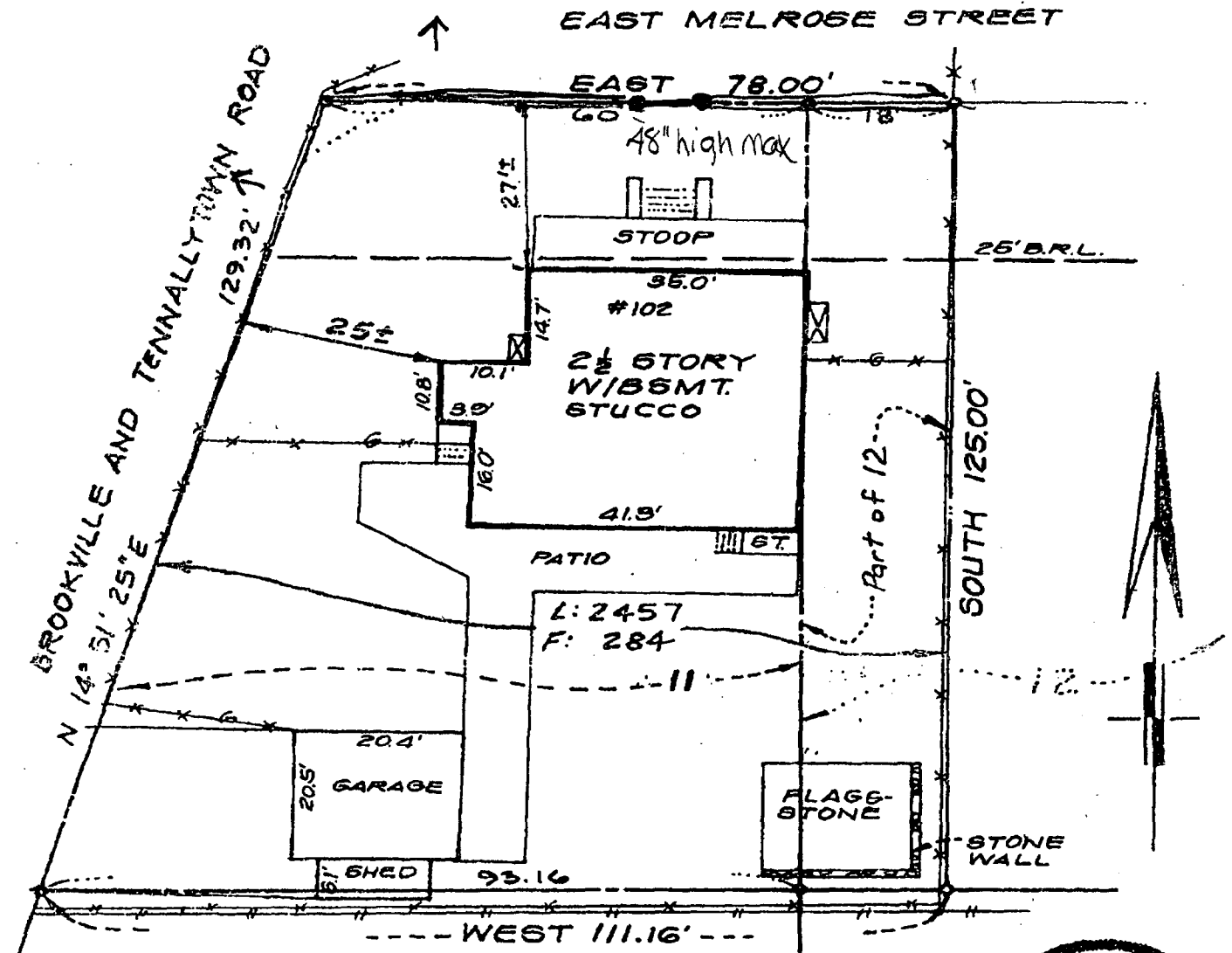
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LANDTECH ASSOCIATES, INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740
 301-277-8575

SITE PLAN



TOTAL AREA: 11,822.56

10

45

NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



NO TITLE REPORT FURNISHED

LOCATION SURVEY OF
 102 EAST MELROSE STREET
 MONTGOMERY COUNTY, MARYLAND
 SECTION 2
 CHEVY CHASE

LOT: 11 & Part of 12

BLOCK: 45

PLAT BOOK: 2

PLAT NO: 106

DATE: 11-6-93

SCALE: 1" = 20'

CASE NO: -

FILE NO: MP09313

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

Graden A. Rogers
 GRADEN A. ROGERS - PROP. L. S. MD. LIC. NO. 119