

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6300 Brookville Rd., Chevy Chase	Meeting Date:	07/11/2018
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	07/05/2018
Applicant:	JL Property Ventures, LLC (Julie Fletcher, Agent)	Public Notice:	06/27/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-18Q	Staff:	Michael Kyne
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village District
STYLE: Colonial Revival
DATE: c. 1916-1927

PROPOSAL

The applicants propose to install a 45” high wooden picket fence at the front of the subject property. The total length of the proposed fence will be approximately 300’. There will be three (3) new gates along the fenceline; one near the mailbox on the Newlands Street frontage, and two (2) on Brookeville Road. No trees will be impacted by the proposed project.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

- 10. Construction of fences that are compatible with the historic site or district in terms of material, height, location, and design.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jfletcher@jlpropertyventures.com Contact Person: Julie Fletcher
 Tax Account No.: 81-4495125 Daytime Phone No.: 571-277-5331
 Name of Property Owner: JL Property Ventures, LLC Daytime Phone No.: 571-781-0078
 Address: 6300 Brookville Rd. Chevy Chase MD 20815
Street Number City State Zip Code
 Contractor: Matz, LLC Phone No.: 240-601-9083
 Contractor Registration No.: 2705098868
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 6300 Street: Brookville Rd.
 Town/City: Chevy Chase Village Nearest Cross Street: Newlands
 Lot: 11 Block: 54 Subdivision: Chevy Chase Village Sec 2
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT, ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|---|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |
- 1B. Construction cost estimate: \$ 6,000
- 1C. If this is a revision of a previously approved active permit, see Permit #: NO

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 3 feet 9 inches posts with 3'2" pickets
- 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.

Julie Fletcher Signature of owner or authorized agent
6/5/2018 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

840542

1. Written Description of Project
 - a. Remove and dispose of broken chain link fence from perimeter of property. No historical features or significance.
 - b. Following line of previous fence in front yard and Newlands side yard but setback 6' from edge of pavement on Brookville Rd (on owner's private property) and 3' from the interior edge of the sidewalk on Newlands St. (Chevy Chase Village right of way), we will install approximately 300' of white picket fence. Line and gate posts will be 6x6" and topped with square New England caps for a total height of 3'7" or 45". The pickets will have a straight edge at 38" across approximate 8' spans. There will be two gates, one each on Brookville Rd and Newlands St, plus a manual open driveway gate across the driveway.
This will provide a much needed physical and psychological barrier to the somewhat busy Brookville Road as well as provide for a beautiful, picturesque entrance to the home.

Montgomery County has approved this project.

Chevy Chase Village has indicated approval contingent on HPC's approval.

2. Site Plan
Attached
3. Plans and Elevations
Marked on site plan
4. Materials Specifications
Custom built wood picket fence painted white. Straight edge on top with 6x6" posts.
5. Photographs
Attached
6. Tree Survey
No trees affected
7. Addresses of adjacent and confronting property owners
In template

**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:

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

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**

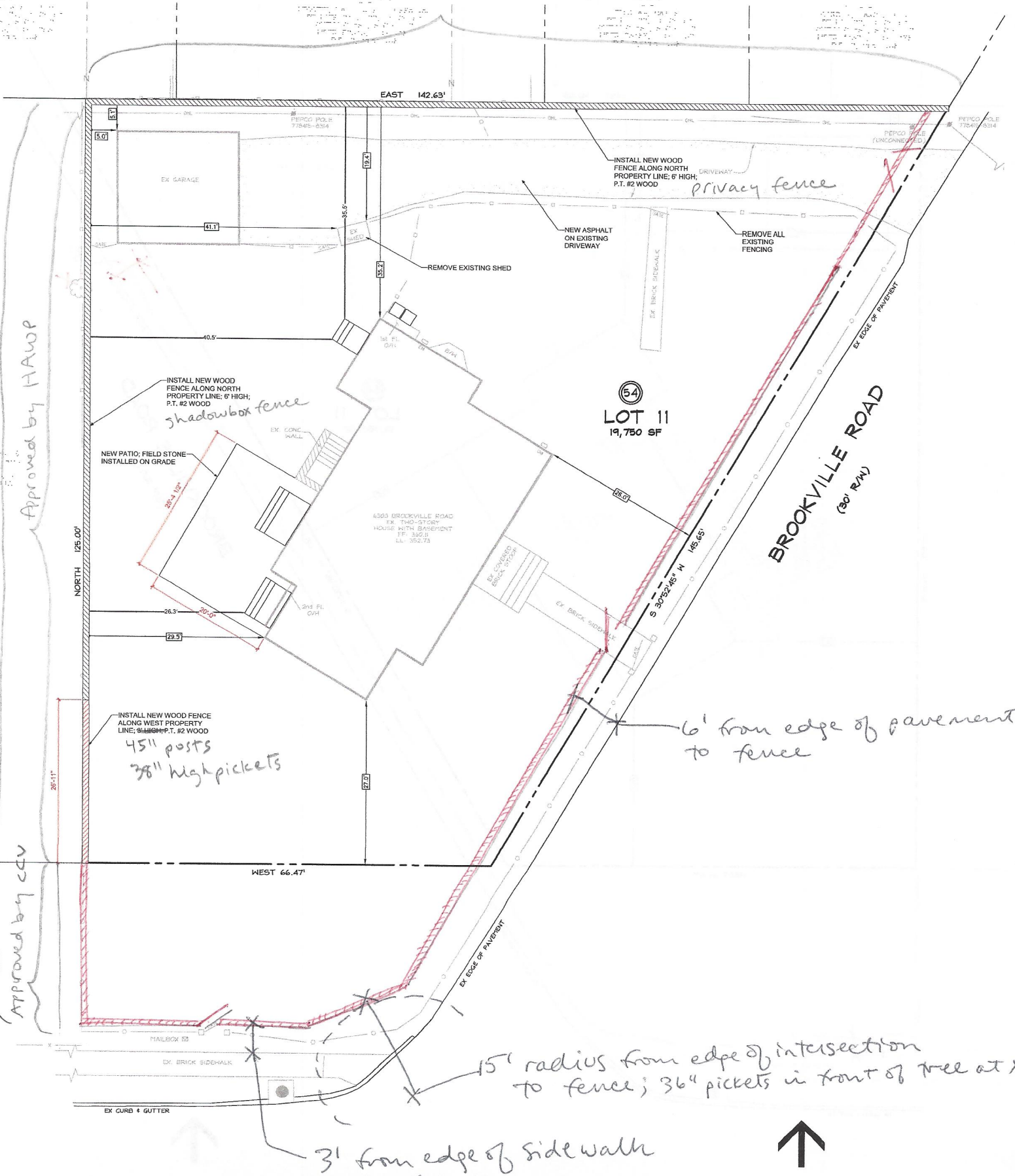
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

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.

Approved HAWP + MoCo.



Approved by HAWP

Approved by MoCo

Approved by CDV

Shadowbox fence

Privacy fence

INSTALL NEW WOOD FENCE ALONG WEST PROPERTY LINE: 6' HIGH, P.T. #2 WOOD
45" posts
38" high pickets

6' from edge of pavement to fence

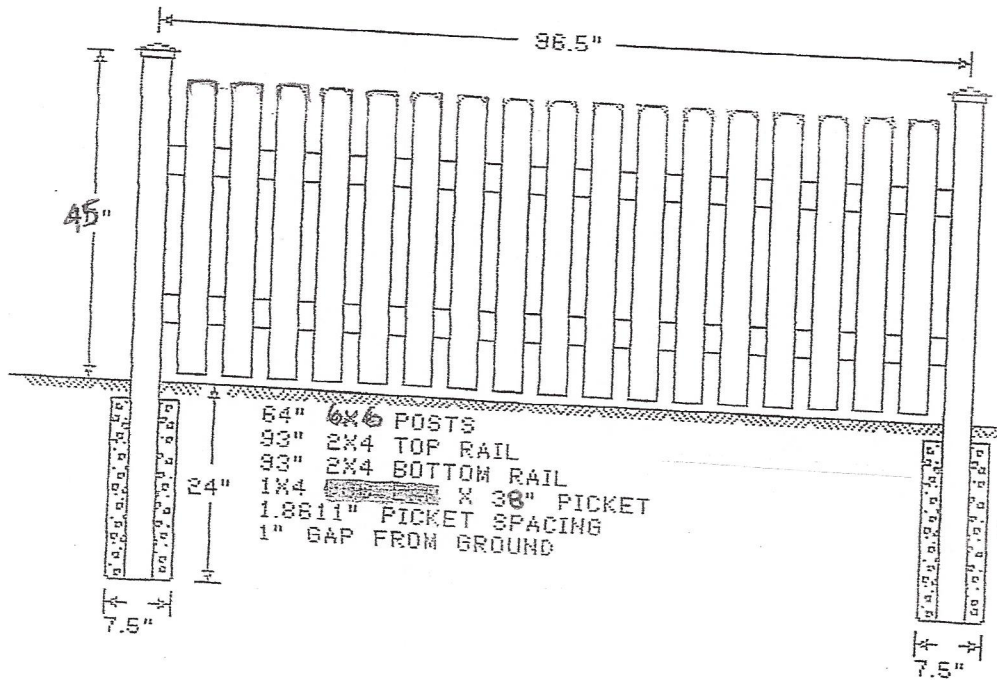
15' radius from edge of intersection to fence; 36" pickets in front of tree at X

3' from edge of sidewalk to fence



NEWLANDS STREET (100' R/W)

PROPOSED SURVEY





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LONG & FOSTER
OPEN SUNDAY 2-4 →
ROBYN PORTER
703-963-0142



TTR
Sotheby's
INTERNATIONAL REALTY
301.967.3344
REDFIN.COM

LONG & FOSTER
← OPEN SUNDAY 2-4
ROBYN PORTER
703-963-0142

ROBYN PORTER
703-963-0142
OPEN SUNDAY













DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R Schwartz Jones
Director

FENCE PERMIT

Issue Date: 05/25/2018

Permit No: 838490
Expires: 05/26/2019
X Ref.:
Rev. No:
ID: 1303288

THIS IS TO CERTIFY THAT: Julie Fletcher
1350 Beverly Road
Ste 115-449
MCLEAN, VA 22101

HAS PERMISSION TO: CONSTRUCT FENCE
3.00 Feet 9.00 Inches in Height
Property Line: N Owner's Land: Y Right of Way: Y

PERMIT CONDITIONS: This is for a white picket fence on the south (Brookville Road) and west (Newlands St) sides of our property at 6300 Brookville Road in Chevy Chase Village. The house faces Brookville Road. This will be a white picket fence with 6x6" posts, 45" high, the pickets will be straight across at 38" and at 36" for a four foot span in front of the tree on the corner of Newlands and Brookville. See map attached. Montgomery County has already approved the fencing on the north and east sides of the property.

PREMISE ADDRESS: 6300 BROOKVILLE RD
CHEVY CHASE, MD 20815

LOT - BLOCK: 11 - 54 ZONE: ELECTION DISTRICT: 07
BOND NO.: BOND TYPE: PS NUMBER:
PERMIT FEE: \$ 72.00 SUBDIVISION: CHEVY CHASE SEC 2

The permit fee is calculated based on the approved Executive Regulations multiplied by the Enterprise Fund Stabilization Factor for the current fiscal year.

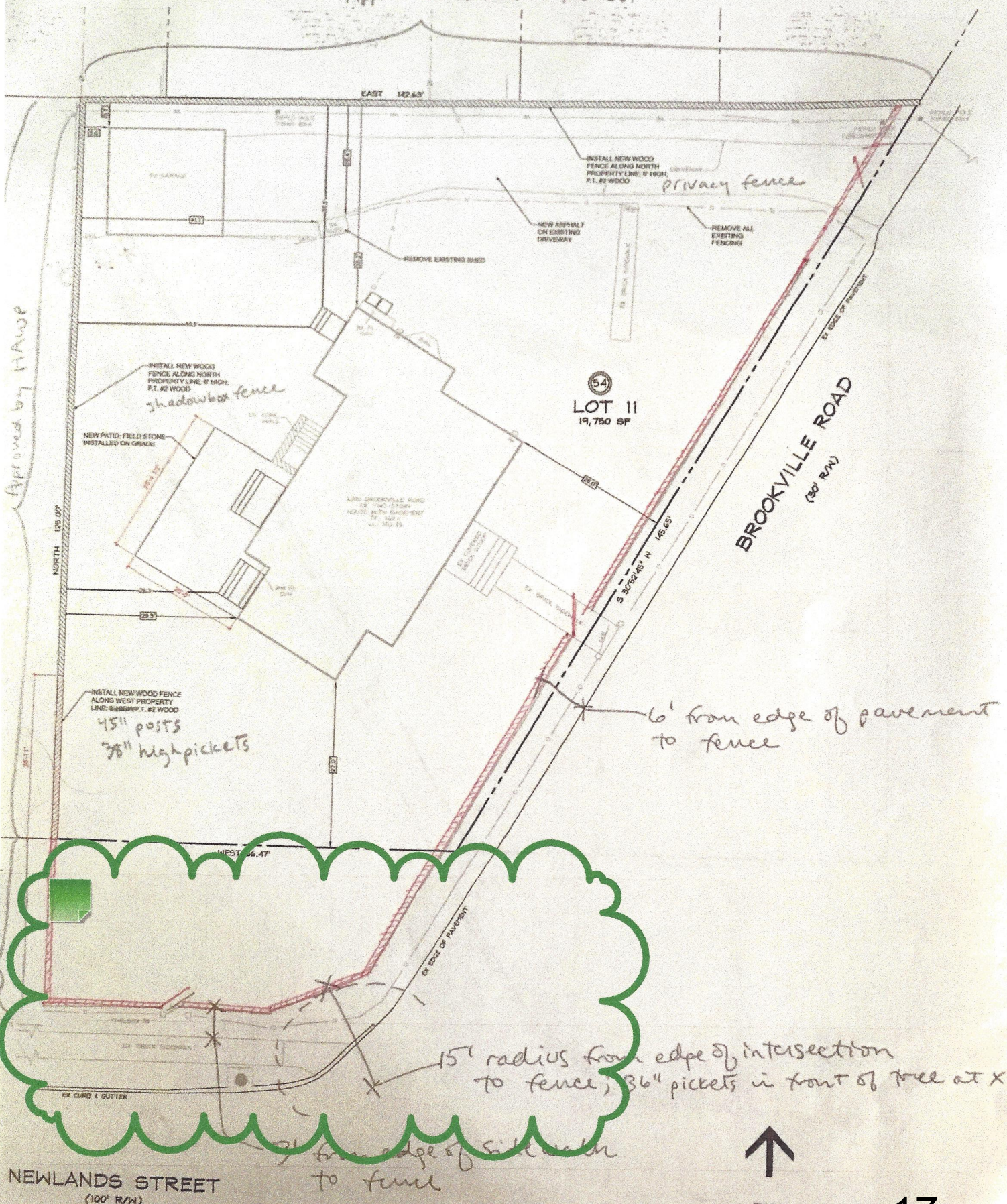
**MUST BE KEPT
AT JOB SITE**

Director, Department of Permitting Services



APPROVED
 Department of Permitting Services
 Permit # FENCE-838490
 Date 05/25/18
 Stamped By Paul Carter

Approved HAWP + Mo.C.



Approved by HAWP

INSTALL NEW WOOD FENCE ALONG NORTH PROPERTY LINE 6' HIGH, P.T. #2 WOOD
 shadowwire fence

INSTALL NEW WOOD FENCE ALONG NORTH PROPERTY LINE 6' HIGH, P.T. #2 WOOD
 Privacy fence

LOT 11
 19,750 SF

BROOKVILLE ROAD
 (50' R/W)

INSTALL NEW WOOD FENCE ALONG WEST PROPERTY LINE 6' HIGH, P.T. #2 WOOD
 45" posts
 36" high pickets

6' from edge of pavement to fence

15' radius from edge of intersection to fence, 36" pickets in front of tree at X

9' from edge of sidewalk to fence



NEWLANDS STREET
 (100' R/W)

PROPOSED SURVEY 17

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

<p>Owner's mailing address Julie Fletcher Linda McElligott JL Property Ventures, LLC</p>	<p>Owner's Agent's mailing address 6300 Brookville Road Chevy Chase, MD 20815</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Dr. & Mrs. John White or current resident 15 Newlands Street Chevy Chase, MD 20815</p>	<p>Mr. + Mrs. Jim Todaro or current resident 104 Newlands Street Chevy Chase, MD 20815</p>
<p>Ms. Susan Morgenstein or current resident 16 Newlands Street Chevy Chase, MD 20815</p>	<p>Mr. + Mrs. Christopher Brown or current resident 106 Newlands Street Chevy Chase, MD 20815</p>
<p>Mr. + Mrs. JW Rayder or current resident 14 Oxford Street Chevy Chase, MD 20815</p>	