EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 6300 Brookville Rd., Chevy Chase

Meeting Date: 07/11/2018

Resource: Contributing Resource

Report Date: 07/05/2018

(Chevy Chase Village Historic District)

Public Notice: 06/27/2018

Applicant: JL Property Ventures, LLC

Tax Credit: N/A

(Julie Fletcher, Agent)

Review: HAWP

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Julie Fletcher
Daytime Phone No.: 571-277-5331

Name of Property Owner: JLP Property Ventures, LLC
Daytime Phone No.: 571-781-0078

Address: 6300 Brookville Rd, Chevy Chase, MD 20815

Contractor: Matz, LLC
Phone No.: 240-601-9083

Agent for Owner:
Daytime Phone No.:

LOCATION OF BUILDING PREMISES

House Number: 6300
Street: Brookville Rd.

Town/City: Chevy Chase Village
Nearest Cross Street: Newlands

Lot: 11 Block: 64
Subdivision: Chevy Chase Village Sec. 2

PART ONE: TYPE OF PERMIT, ACTION, AND USE

1A. CHECK ALL APPLICABLE:
- [ ] Construct
- [ ] Extend
- [ ] Alter/Renovate
- [ ] Move
- [ ] Install
- [ ] Wreck/Remove
- [ ] Revision
- [ ] Repair
- [ ] Revocable

CHECK ALL APPLICABLE:
- [ ] A/C
- [ ] Stab
- [ ] Room Addition
- [ ] Porch
- [ ] Deck
- [ ] Shed
- [ ] Solar
- [ ] Fireplace
- [ ] Woodburning Oven
- [ ] Single Family
- [ ] Fence/Well (complete Section 4)
- [ ] 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 ADDITIONS

2A. Type of sewage disposal:
- [ ] 01 WSSC
- [ ] Septic
- [ ] Other:

2B. Type of water supply:
- [ ] 01 WSSC
- [ ] Well
- [ ] 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/assessment

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 hereby acknowledge and accept this to be a condition for the issuance of this permit.

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

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

SEE REVERSE SIDE FOR INSTRUCTIONS
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 by MOCo

LOT 11
19,790 SF

BROOKVILLE ROAD

60' 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
84" 4" X 4" POSTS
33" 2 X 4" TOP RAIL
33" 2 X 4" BOTTOM RAIL
24" 1 X 4" 1-3/8" X 38" PICKET
1-8811" PICKET SPACING
1" GAP FROM GROUND
4" X 4" 7.5"
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

255 Rockville Pike, 2nd Floor • Rockville, MD 20850 • (240)777-0311 • (240)777-6256 TTY
www.montgomerycountymd.gov/permittingservices
10' from edge of pavement to fence

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

NEWLANDS STREET

PROPOSED SURVEY
# HAWP Application: Mailing Addresses for Notifying

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>Julie Fletcher</td>
<td>6300 Brookville Road</td>
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<tr>
<td>Linda McElligott</td>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>JL Property Ventures, LLC</td>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Dr. &amp; Mrs. John White or current resident</td>
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<tr>
<td>15 Newlands Street</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tbody>
<tr>
<td>Ms. Susan Margusstein or current resident</td>
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<tr>
<td>110 Newlands Street</td>
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<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Mr. &amp; Mrs. JW Rayder or current resident</td>
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<tr>
<td>14 Oxford Street</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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