EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 6 East Melrose Street, Chevy Chase
Resource: Outstanding Resource
(Chevy Chase Village Historic District)
Applicant: Britt and Kellen Snider
(Luke Olson, Architect)
Review: HAWP
Permit Number: 943929
PROPOSAL: New hardscape, fence, putting green

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Shingle
DATE: c. 1892-1916

Fig. 1: Subject property.
PROPOSAL:

The applicants propose the following work items at the subject property:

- Construction of a flagstone walkway at the south (rear) of the house, connecting a previously approved flagstone patio at the southwest (rear/right) corner of the house to the existing driveway at the east (left) side of the house.
- Installation of a 42” high wooden picket fence at the west (right) side of the house, returning to the northwest (front/right) corner of the historic front porch from the west (right) side property line.
- Installation of stepping stones at the west (right) side of the property, starting at the proposed new fence and extending to the previously approved southwest (rear/right) patio.
- Installation of an at-grade putting green at the west (right) side of the property.

APPLICABLE GUIDELINES:

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

2. Modifications to a property, which do not significantly alter its visual character.

10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48” to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

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) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal, as modified by the condition, 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 #2, #9, and #10;

and with the general condition that the applicant shall present an electronic set 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 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;

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. 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
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Britt & Kelleen Snider
Address: 6 E Melrose St
Daytime Phone: 202-390-3725

E-mail: sniderb@hotmail.com
City: Chevy Chase
Zip: 20815

Tax Account No.: 00457132

AGENT/CONTACT (if applicable):

Name: Luke Olson
Address: 7735 Old Georgetown Rd Ste 700
Daytime Phone: 240-333-2021

E-mail: lolson@gtmarchitects.com
City: Bethesda
Zip: 20814

Contractor Registration No.: 

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name

No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 6
Street: E Melrose

Town/City: Chevy Chase
Nearest Cross Street: Connecticut Ave
Lot: 10 & pt 11
Block: 44
Subdivision: CC sec 2
Parcel: 

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction
☐ Addition
☐ Demolition
☐ Grading/Excavation
☐ Deck/Porch
☐ Fence
☐ Hardscape/Landscape
☐ Roof
☐ Shed/Garage/Accessory Structure
☐ Solar
☐ Tree removal/planting
☐ Window/Door
☐ Other:

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

Signature of owner or authorized agent

Date: 3-2-2021
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Exg. 2-story Queen Anne home circa 1895 w. non-historic rear 1-story wind and detached 2-car garage. Site has an asphalt driveway, brick paver walkways and picket fence at property line. Previous addition and site revisions approved as part of case # 35/13-20M.

Description of Work Proposed: Please give an overview of the work to be undertaken:

add 42" ptd wood garden fence as shown in site plan, modify hardscape to add flagstone walkway at rear and stepping stones from previously approved patio to front yard, add putting green in right side yard of property.
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<th>Work Item 1:</th>
<th>Description of Current Condition:</th>
<th>Proposed Work:</th>
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# HISTORIC AREA WORK PERMIT

## CHECKLIST OF APPLICATION REQUIREMENTS

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LANDSCAPE NARRATIVE

THE FOLLOWING SCOPE OF WORK INCLUDES REVISIONS TO THE PREVIOUSLY APPROVED SITE PLAN:
- PAVED WALKWAY CONNECTION FROM APPROVED PATIO TO DRIVEWAY (AS SHOWN IN PLAN)
- STEPPING STONES ALONG SIDE YARD (AS SHOWN IN PLAN)
- PUTTING GREEN WITH BORDER FRINGE (AS SHOWN IN ADJ. IMAGE)
- 42" HEIGHT GARDEN FENCE (AS SHOWN IN ADJ. IMAGE)

HARDSCAPE

WALKWAY AND TERRACE PAVING - PENNSYLVANIA BLUESTONE

FENCING

PROPOSED FENCING - 2x2 PICKET - PAINTED WOOD (43 LINEAR FT.)

SITE FEATURES

PUTTING GREEN WITH BORDER FRINGE

NOTE: THIS PLAN IS CONCEPTUAL AND SHOULD NOT BE USED FOR CONSTRUCTION