

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6 East Melrose Street, Chevy Chase	Meeting Date:	3/24/2021
Resource:	Outstanding Resource (Chevy Chase Village Historic District)	Report Date:	3/10/2021
Applicant:	Britt and Kellen Snider (Luke Olson, Architect)	Public Notice:	3/3/2021
Review:	HAWP	Tax Credit:	No
Permit Number:	943929	Staff:	Michael Kyne
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

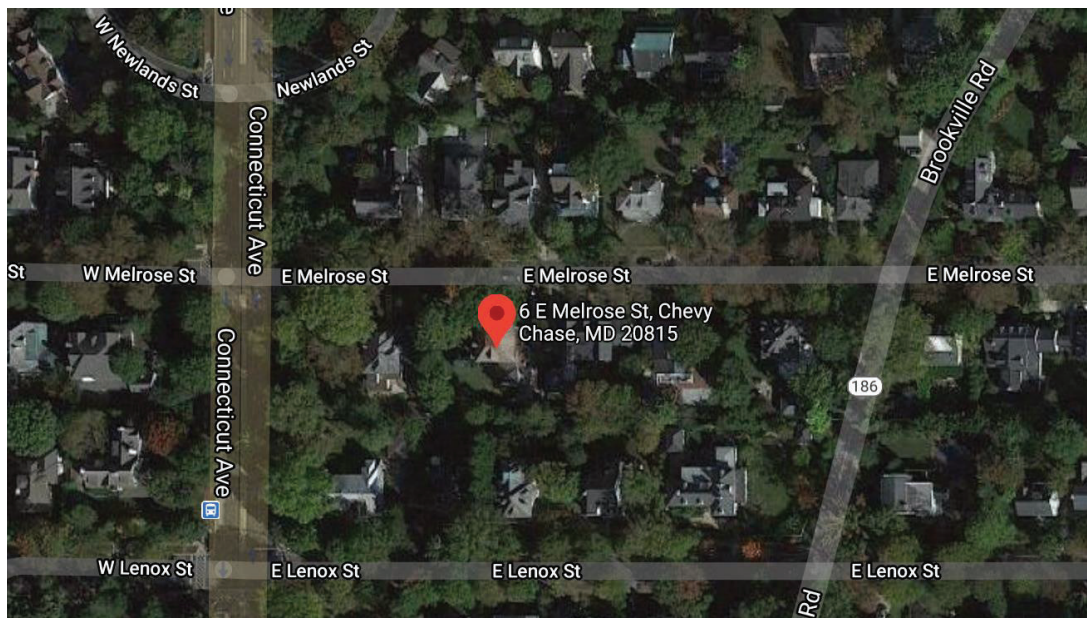


Fig. 1: Subject property.

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 1 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.



FOR STAFF ONLY:
HAWP# 943929
DATE ASSIGNED _____

**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 Chevy Chase village
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:

- | | | |
|---|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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

3-2-2021

Date

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.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

GENERAL NOTES

SURVEY:
HORIZONTAL DATUM BASED ON MONTGOMERY COUNTY PLAT B-49
VERTICAL DATUM BASED ON MARYLAND STATE PLANE NAVD-88
TOPOGRAPHY BASED ON FIELD RUN SURVEY PERFORMED MARCH 2020.
NO TITLE REPORT WAS FURNISHED FOR THIS PLAN

ZONING:
PROPERTY ZONED: R-80
FRONT YARD: 25.0'
SIDE YARD: LOT RECORDED BEFORE 1/1/54; 7.0' EACH SIDE
REAR YARD: 20.0'
MAXIMUM COVERAGE: 35.00% (16.41% PROPOSED FOR THIS PROJECT)

CHEVY CHASE VILLAGE ZONING:
FRONT YARD: 25.0'
SIDE YARD: 7.0' EACH SIDE
REAR YARD: 20.0'
MAXIMUM COVERAGE: 35.00% (16.41% PROPOSED FOR THIS PROJECT)

DISTURBED AREA:
PROJECT TO DISTURB 4,225 SQ.FT.
CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS. CONTRACTOR IS TO CONTACT P.V.S. IF ANY GRADING QUESTIONS ARISE.
ALL DISTURBED AREAS MUST BE TOPSOILED PER MDC TOPSOILING REQUIREMENTS (B-4-2).

FOREST CONSERVATION:
THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION UNDER SECTION 22A-5(c)(2) OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW.
THIS PROJECT IS EXEMPT FROM THE TREE CANOPY LAW AS REQUIRED BY MONTGOMERY COUNTY BILL'S 35-12 BECAUSE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF.
THIS PROJECT MUST COMPLY WITH THE ROADSIDE TREE LAW AS REQUIRED BY MONTGOMERY COUNTY BILL 23-13.
CONSULT WITH ARBORIST ON ALL TREES THAT MAY BE AFFECTED BY THE LIMITS OF THE PROPOSED CONSTRUCTION.

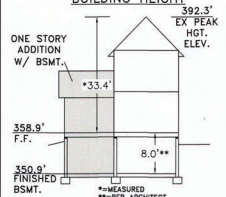
STORMWATER MANAGEMENT:
THIS PROJECT IS NOT SUBJECT TO SEDIMENT CONTROL/STORMWATER MANAGEMENT BECAUSE THE LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF.
THE PROPOSED ADDITION INCREASES THE BUILDING LOT COVERAGE BY MORE THAN 400 S.F.; THEREFORE THIS PROJECT IS SUBJECT TO THE MONTGOMERY COUNTY GUIDELINES FOR CONTROL OF WATER RUNOFF ON SMALL LOTS (06-09).
CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.

UTILITIES:
PROJECT UTILIZES PUBLIC WATER AND SEWER WITHIN WSSC GRID Z08N04
VERIFY THE ELEVATION OF THE SEWER HOUSE CONNECTION PRIOR TO CONSTRUCTION TO CHECK FOR THE AVAILABILITY OF GRAVITY FLOW FROM THE BASEMENT.
THE LOCATION OF UTILITIES AS SHOWN HEREON WERE PLOTTED BY USING ABOVE GROUND EVIDENCE, POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION.

SEDIMENT CONTROL:
STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AS DIRECTED BY THE AUTHORIZED M.C.D.P.S. REPRESENTATIVE (INSPECTOR).

SOILS:
MONTGOMERY COUNTY INTERIM SOIL SURVEY - VOLUME II
2UB - GLENELG-URBAN LAND COMPLEX, 0-8% SLOPES, B SOIL GROUP

BUILDING HEIGHT



DRAINAGE CALCULATIONS

EAST MELROSE STREET RIGHT OF WAY

Existing Condition:
Existing Drainage area (A): 5,881 s.f.
Existing Impervious: 3,197 s.f. (EX WALK 127 SF + EX DRIVE 1,186 SF + EX DA#1 363 SF + EX DA#2 412 SF + EX DA#2B 143 SF + EX DA#4 63 SF + EX DA#5 63 SF + EX DA#8 456 SF + EX DA#9 134 SF + EX DA#11 47 SF + EX DA#13 203 SF)

Proposed Condition:
Proposed Drainage area (A): 5,881 s.f.
Proposed Impervious: 3,586 s.f. (EX WALK 127 SF + EX DRIVE 1,186 SF + EX DA#1 363 SF + EX DA#2 412 SF + EX DA#2B 143 SF + EX DA#4 63 SF + EX DA#5 63 SF + EX DA#8 456 SF + PROP DA #2 351 SF + PROP DA#3 219 SF + EX DA#13 203 SF)

Compute Percent Impervious:
Existing: $I_p = \frac{3,197}{5,881} \times 100 = 54.36\%$
Proposed: $I_p = \frac{3,586}{5,881} \times 100 = 61.00\%$
 $I_{imp} = \frac{3,197}{5,881} \times 100 = 54.36\%$
 $I_{imp} = \frac{3,586}{5,881} \times 100 = 61.00\%$
 $Q_{imp} = (1.0)(0.539)(5,881)/12 = 396$ c.f.
 $Q_{imp} = (1.0)(0.565)(5,881)/12 = 443$ c.f.

PROPOSED 443 c.f.-EXISTING 396 c.f.=INCREASE OF 47 C.F. OR 11.9%

2 EAST MELROSE STREET

Existing Condition:
Existing Drainage area (A): 8,494 s.f.
Existing Impervious: 1,298 s.f. (EX DA#3 352 SF + EX DA #6 415 SF + EX DA #7 224 SF + EX DA#10 104 SF + EX DA#12 203 SF)

Proposed Condition:
Proposed Drainage area (A): 8,105 s.f.
Proposed Impervious: 1,991 s.f. (EX DA#3 352 SF + PROP DA #1 742 SF + PROP DA#4 82 SF + EX PROP PATIO 612 SF + EX DA#12 203 SF)

Compute Percent Impervious:
Existing: $I_p = \frac{1,298}{8,494} \times 100 = 15.28\%$
Proposed: $I_p = \frac{1,991}{8,105} \times 100 = 24.57\%$
 $I_{imp} = \frac{1,298}{8,494} \times 100 = 15.28\%$
 $I_{imp} = \frac{1,991}{8,105} \times 100 = 24.57\%$
 $Q_{imp} = (1.0)(0.187)(8,494)/12 = 198$ c.f.
 $Q_{imp} = (1.0)(0.271)(8,105)/12 = 275$ c.f.

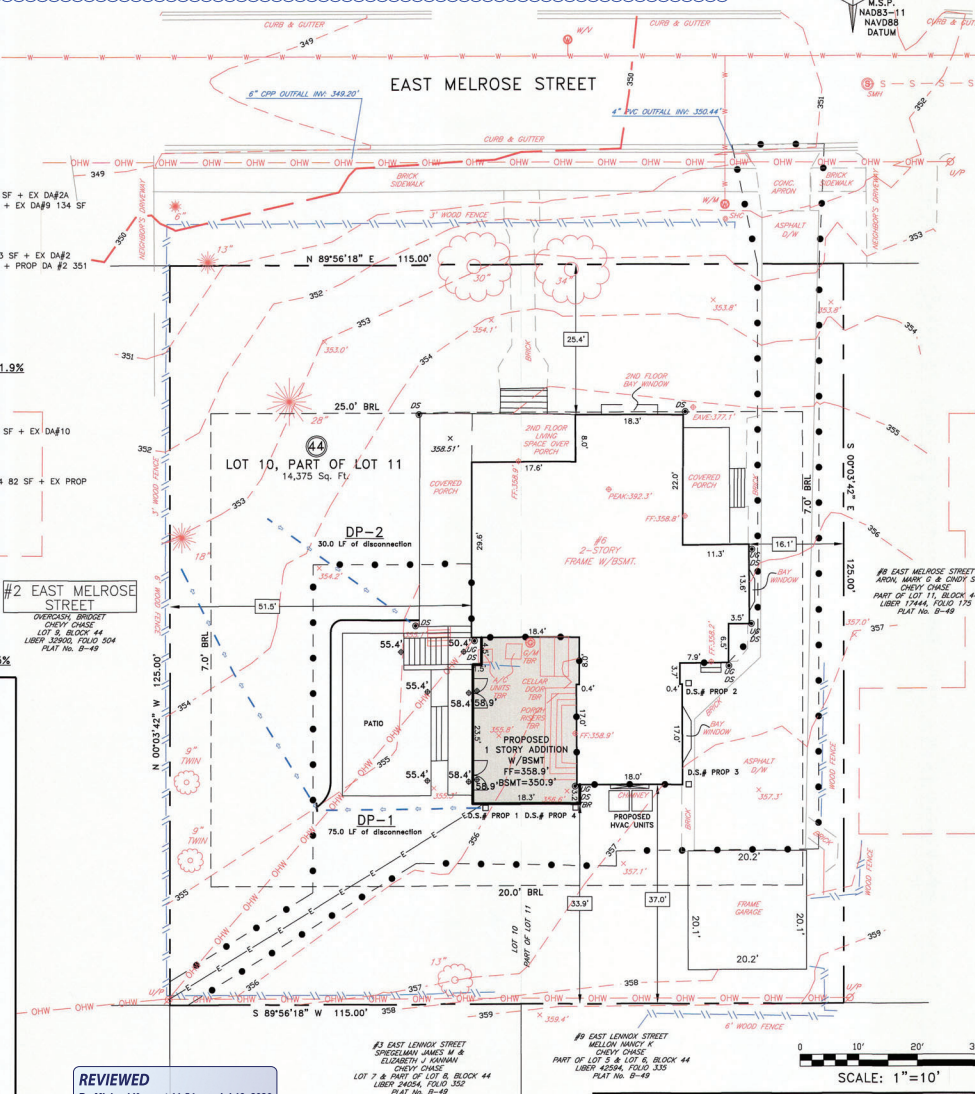
DP-1 (DA#3 PROP 1 742 SF)
Disconnection-1 (DP#1 1) 75' = $(1.0)(0.95)(DA=742 \text{ s.f. of Impervious})/12 = 59$ c.f.

DP-2 (EX DA#3 352 SF)
Disconnection-2 (DP#2 3) 30' = $(0.4)(0.95)(DA=352 \text{ s.f. of Impervious})/12 = 11$ c.f.

PROPOSED 275 CF - 59 CF - 11 CF = 205 CF

PROPOSED 205 c.f.-EXISTING 198 c.f.=INCREASE OF 7 C.F. OR 3.5%

PREVIOUSLY APPROVED SITE PLAN



REVIEWED
By Michael Kyne at 11:54 am, Jul 16, 2020

APPROVED
Montgomery County
Historic Preservation Commission

London W. Hiller



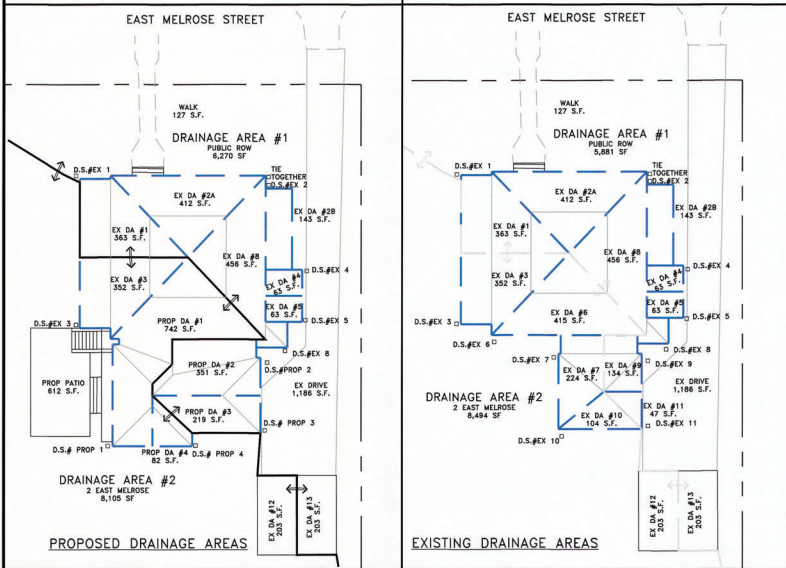
LEGEND	
EXISTING CONTOURS=	100'
EXISTING SPOT GRADE=	100.0'
PROPOSED CONTOURS=	
PROPOSED SPOT GRADE=	64.7'
PROPOSED SILT FENCE=	
PROPOSED LIMIT OF DISTURBANCE=	
ITEMS TO BE REMOVED=	TBR
DOWNSPOUTS=	
DRAINAGE PATH=	
STABILIZED CONSTRUCTION ENTRANCE=	
PROPOSED UNDERGROUND DRAIN PIPE=	
DRAIN PIPE CLEAN OUT=	
RETAINING WALLS=	(DESIGN BY OTHERS)
PROPOSED REMOVAL OF EXISTING TREE (FINAL DETERMINATION BY OWNER / CLIENT)	
PROPOSED ELECTRIC=	
PROPOSED GAS=	
PROPOSED SEWER=	
PROPOSED WATER=	

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND WAS OBTAINED BY ME OR OTHERS UNDER MY SUPERVISION IN ACCORDANCE WITH COMAR 09-13-06-12 AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
David Russell
DATE: 06/23/20
MONTGOMERY COUNTY, MARYLAND
PROFESSIONAL LAND SURVEYOR #2113
EXPIRATION DATE: 06/23/2020

REVISIONS	
DATE: 06/23/20	REVISION: PATIO AND LOT COVERAGE
THIS PLAN PREPARED FOR: JOB No. 020-048	
BARNEY/KEELY SNIDER	DATE: 04-28-20
6 EAST MELROSE STREET	DRAWN BY: SG
CHEVY CHASE, MD 20815	SHEET: 1 of 1
ATTN: BARNEY SNIDER	

SITE GRADING/ZONING/ DRAINAGE PLAN FOR ONE STORY ADDITION
6 EAST MELROSE STREET
SECTION 2 CHEVY CHASE
LOT 10, PART OF LOT 11 BLOCK 44
PLAT No. B-49
MONTGOMERY COUNTY, MARYLAND

POTOMAC VALLEY SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090



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



STEPPING STONE - BLUESTONE PAVERS

FENCING

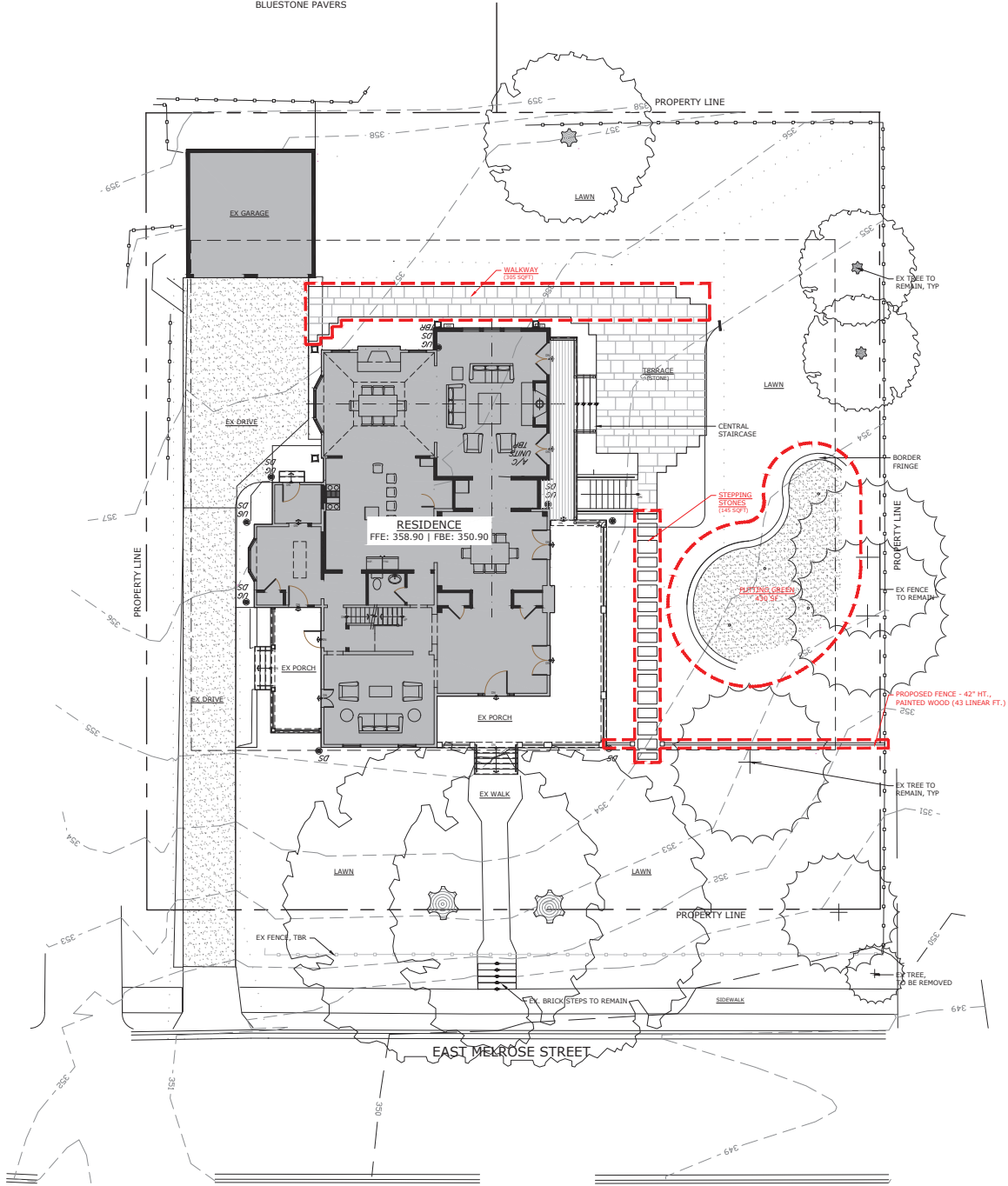


PROPOSED FENCING - 2x2 PICKET - PAINTED

SITE FEATURES



PUTTING GREEN WITH BORDER FRINGE



SNIDER RESIDENCE
6 EAST MELROSE STREET, CHEVY CHASE MARYLAND 20815
DESIGN DEVELOPMENT PLAN

JOSEPH RICHARDSON
LANDSCAPE ARCHITECTURE
WASHINGTON, DC
202 670-4405 / OFFICE@JRICHARDSONLA.COM

DATE	FEBRUARY 2021
SCALE	1/8" = 1'-0"
REVISIONS	

9R

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