

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7 E. Melrose Street, Chevy Chase	Meeting Date:	7/14/2021
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	7/7/2021
Applicant:	Debbie Shepherd	Public Notice:	6/30/2021
Review:	Historic Area Work Permit	Tax Credit:	n/a
Case Number:	954009	Staff:	Dan Bruechert
Proposal:	Rear Alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1903

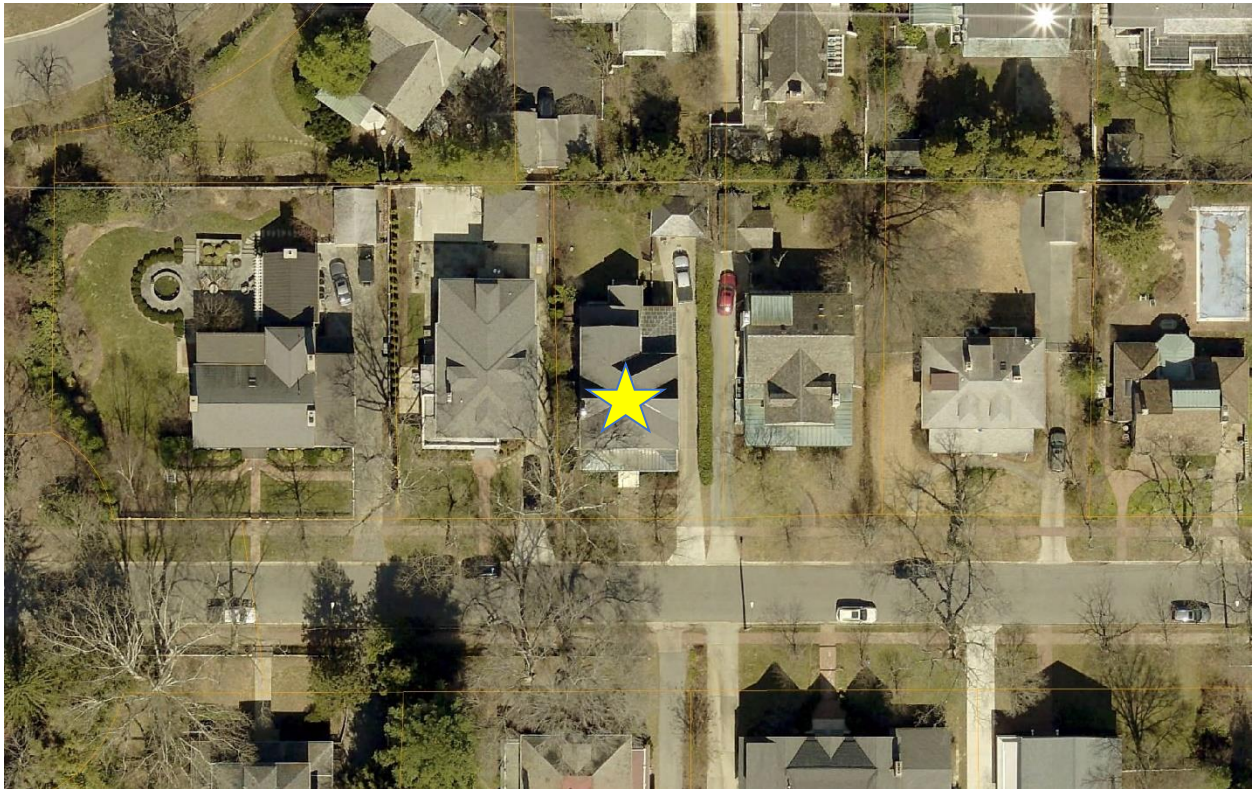


Figure 1: 7 E. Melrose Street has a non-historic rear addition.

PROPOSAL

The applicant proposes to make several modifications to a rear non-historic addition including:

- Altering the roofline;
- Re-sizing several windows; and
- Constructing a new rear porch.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way.

- Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations to 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.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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
- (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.

Secretary of the Interior's Standards for Rehabilitation:

#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 a property will 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 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 DISCUSSION

The subject property is a foursquare house with Colonial Revival and Craftsman elements. The original house siding has been covered with vinyl siding. The proposed work under this HAWP involves a number of changes to a non-historic addition at the rear of the historic house. The proposal involves changing the roof form, replacing a number of windows, and constructing a new porch. These changes will not have a substantial impact on the character of the house or surrounding district and Staff recommends the HPC approve the HAWP.

The largest visible change proposed is altering the rear addition's roof form. The existing roof is a rear-facing gable covered in asphalt shingles with a section of a flat roof. The applicant proposes to change this to a low-pitched hipped roof covered in standing seam metal, which will match the treatment and material used in the historic front porch. The proportions of the rear addition will change significantly, however, Staff finds this to be a design improvement. As this change will not be visible from the right-of-way, this alteration should be approved as a matter of course. At the rear, the applicant also proposes to replace the two second-floor sash windows with shorter windows that won't impact the proposed roofline. The proposed windows will match the six-over-one configuration found throughout the house. This window, like all of the proposed windows, will be aluminum-clad wood windows. The last two changes proposed at the rear are related to reconfiguring the rear porch. First, the single, non-historic rear door will be replaced with a pair of aluminum-clad French doors. The second change is replacing and reorienting the stairs. The existing stairs are rear loading, and the applicant proposes to construct a new set of stairs that load from the east (left) side of the porch. The new stairs will be wood and the proposed railing is a paintable rail system.

On the east (right) elevation, the applicant proposes to remove the existing, fixed eight-light windows and install a pair of six-over-one sash windows. The windows will be aluminum-clad wood with fixed interior and exterior grilles.

On the west (left) elevation, the applicant proposes removing one six-over-one window and installing two smaller six-over-one aluminum-clad wood windows. The applicant proposes patching the window opening with vinyl siding that matches the existing siding.

Staff finds because most of the work is to a non-historic addition, the proposed changes will collectively have little impact on the historic character of the house or the surrounding district. Altering the roofline of the rear addition and porch will not be at all visible from the right of way. The window replacement on the side elevations is to non-historic window openings or to a window opening that is far removed from the right-of-way. Finally, the changes to the porch will only impact a contemporary feature that is not visible from the right-of-way. Staff finds that the one proposed change that shouldn't be approved is a matter of course is patching the siding on the west (left) elevation. Vinyl and aluminum siding are disfavored in Chevy Chase Village, however, Staff finds that requiring the applicant to use a different siding material would visually attract more attention than allowing the applicant to patch the siding in matching vinyl. Staff recommends the HPC approve the proposed changes.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), and the *Chevy Chase Village Historic District Guidelines*, having found that the proposal 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 954009
DATE ASSIGNED _____

APPLICANT:

Name: Debbie Shepherd
Address: 7 E Melrose Street
Daytime Phone: 301-215-7277

E-mail: info@mcdstudio.com
City: Chevy Chase Zip: 20815
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Matt McDonald
Address: 4948 St. Elmo Ave.
Daytime Phone: 301-215-7277

E-mail: matt@mcdstudio.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: 7 Street: E Melrose Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: 4 Block: 47 Subdivision: 0009 Parcel: 0000

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 type="checkbox"/> Fence	<input type="checkbox"/> Solar
<input type="checkbox"/> Demolition	<input type="checkbox"/> Hardscape/Landscape	<input type="checkbox"/> Tree removal/planting
<input type="checkbox"/> Grading/Excavation	<input checked="" type="checkbox"/> Roof	<input checked="" 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]
Signature of owner or authorized agent

5/24/2021
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:

The site, located at 7 E Melrose Street, is located in the Chevy Chase Village Historic District. Chevy Chase Village was developed between 1892 and 1930. It was designed as a suburb of Washington, DC. The styles prevalent in Chevy Chase Village include Tudor Revival, Colonial Revival, Shingle, Craftsman and Four Square.

The single family home was built c1903 and is classified as Four Square with Neoclassical and Colonial Revival styling. It is a classic two story box with a full width porch, horizontal clapboarding, capped by a pyramidal roof that is considered to be a good representation of one of the most popular styles built in the village between 1900 and 1925.

There is no noted architect listed with the original structure. A rear addition to the original home was added sometime later.

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

The proposed project is the replacement of the rear roof at the one-story addition and window replacement/addition at the rear, rear/right and rear/left facades. We are proposing a hip roof similar in scale and style to the front porch roof. The new windows will resemble the existing style.

Given the location of the proposed work, in the rear/side of the property, it will have minimal effect on the historic district as it will be minimally visible from the public street.

Work Item 1: Rear addition roof

Description of Current Condition:

Existing low slope roof and gable roof at rear first floor addition and porch

Proposed Work:

Proposed hip roof to be asphalt shingle to resemble existing.

Work Item 2: Fenestration

Description of Current Condition:

Existing windows at rear/right addition do not resemble existing style. Windows at second story rear facade are blocked by existing roof

Rear/left facade minimal fenestration

Proposed Work:

New windows at rear/right facade and second story rear facade to resemble existing

New windows at rear/left facade to resemble existing

Work Item 3: Rear Porch stair

Description of Current Condition:

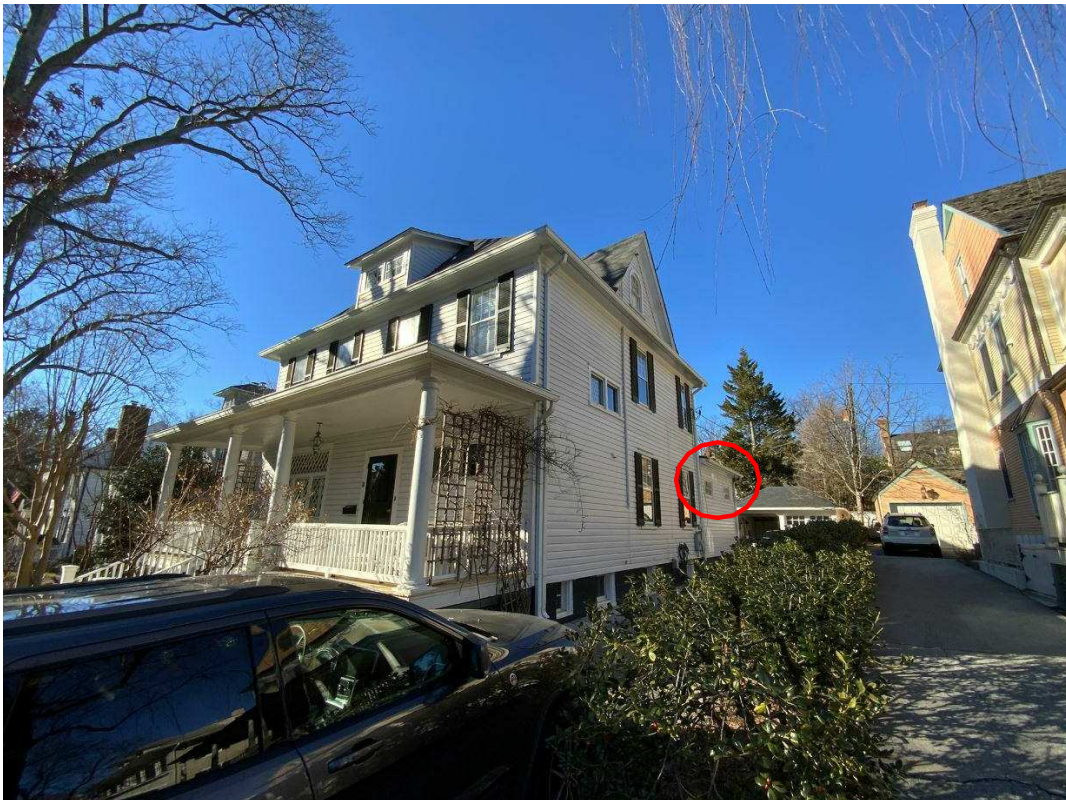
Existing rear porch stair

Proposed Work:

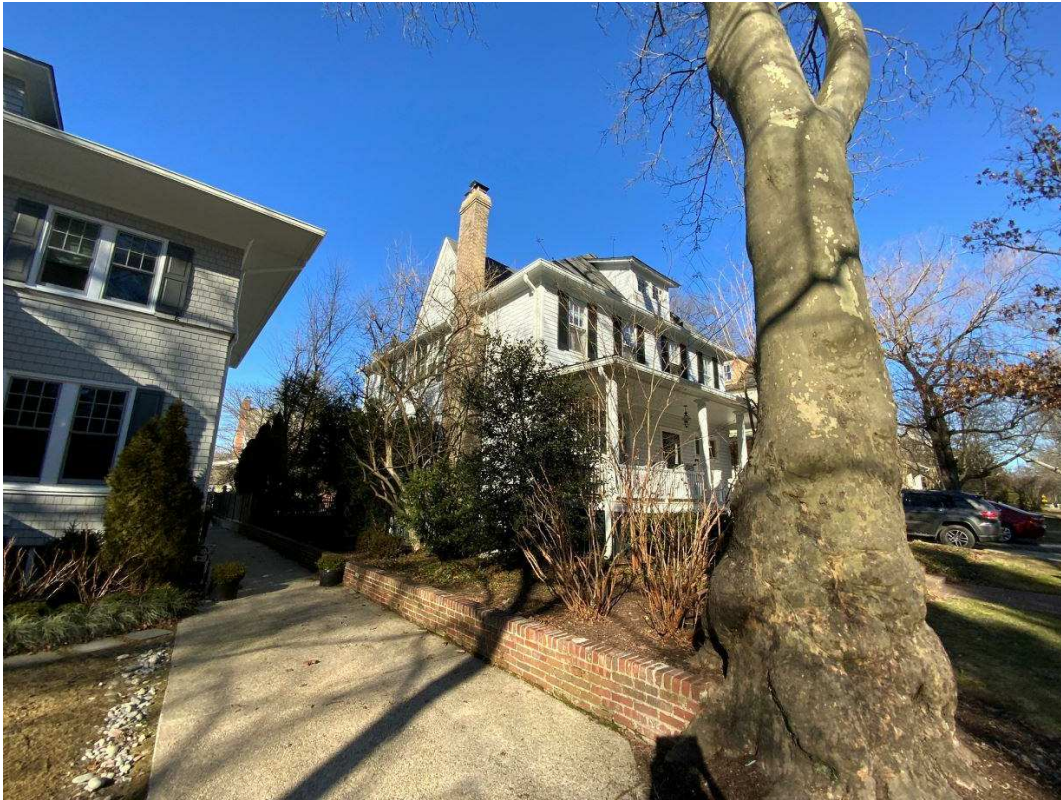
Relocated porch stair to resemble existing



Detail: FRONT OF HOUSE - PROPOSED HIP ROOF AT REAR FACADE AND WINDOW REPLACEMENTS AT REAR LEFT AND RIGHT FACADES WILL NOT BE VISIBLE FROM FRONT ELEVATION AT E MELROSE STREET



Detail: FRONT/RIGHT OF HOUSE - PROPOSED HIP ROOF AT REAR FACADE WILL BE MINIMALLY VISIBLE FROM RIGHT/FRONT FACADE AT E MELROSE STREET. PROPOSED HIP ROOF WILL BE SIMILAR IN STYLE TO EXISTING FRONT PORCH ROOF. REPLACED WINDOWS AT REAR RIGHT FACADE WILL BE SIMILAR IN SIZE AND STYLE TO EXISTING WINDOWS AT DINING ROOM. ROOF AND WINDOWS ARE CIRCLED IN RED.



Detail: FRONT/LEFT OF HOUSE - PROPOSED ROOF AT REAR FACADE AND NEW WINDOWS AT LEFT/REAR FACADE WILL NOT BE VISIBLE FROM E MELROSE STREET. IT WILL BE OBSCURED BY EXISTING VEGETATION.



Detail: REAR OF HOUSE - ROOFS AND STAIR TO BE REPLACED ARE CIRCLED IN RED.



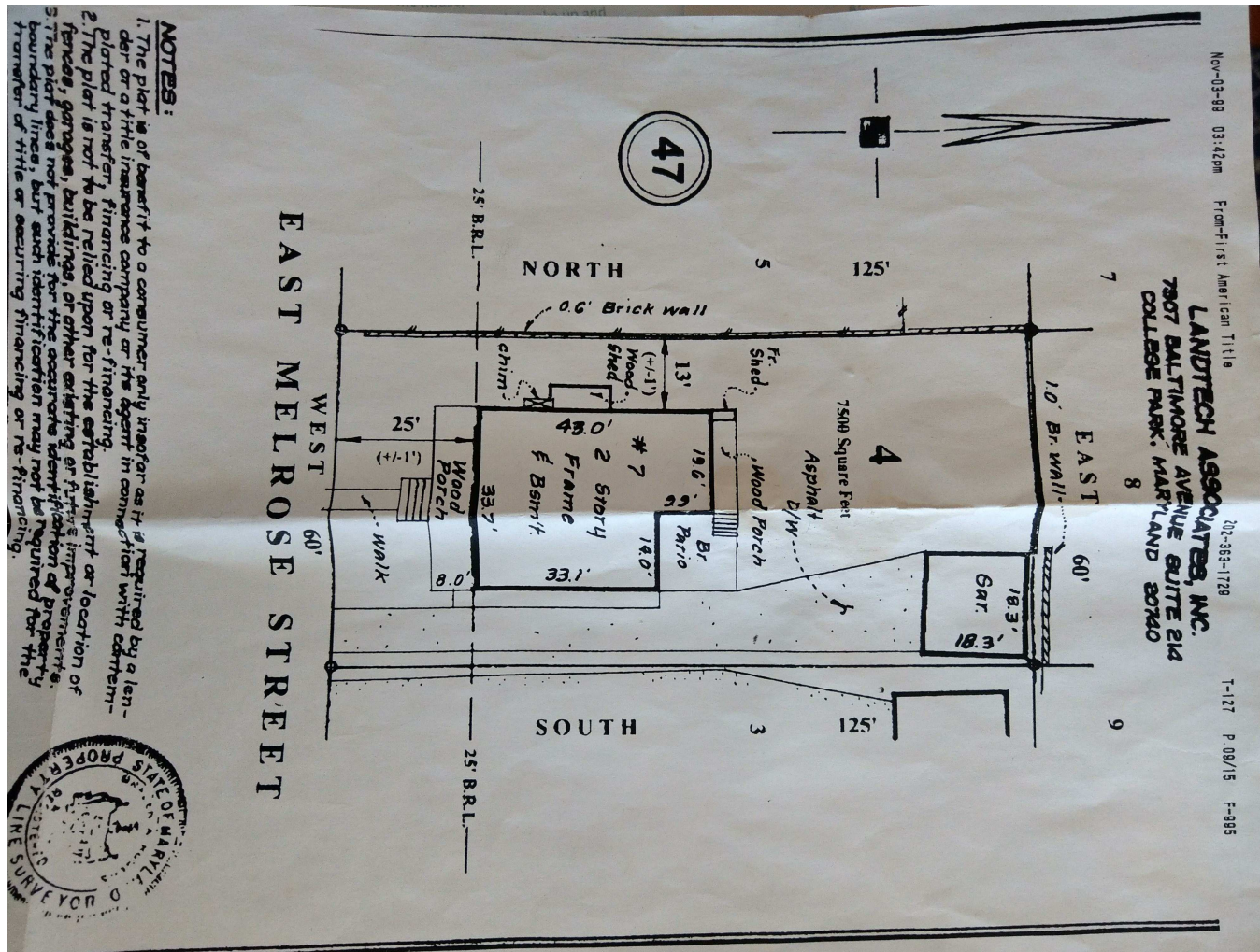
Detail: REAR/RIGHT OF HOUSE - EXISTING SECOND STORY WINDOWS AT REAR FACADE TO BE REPLACED. WINDOW CIRCLED IN RED



Detail: REAR/LEFT OF HOUSE - EXISTING SECOND STORY WINDOWS AT REAR FACADE TO BE REPLACED. WINDOW CIRCLED IN RED

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

Owner's mailing address DEBBIE SHEPHERD 7 E MELROSE STREET CHEVY CHASE, MD 20815	Owner's Agent's mailing address MCD STUDIO, LLC 4948 ST. ELMO SUITE 300 BETHESDA, MD 20814
Adjacent and confronting Property Owners mailing addresses	
PATRICK AND LINDSAY CONWAY 5 E MELROSE STREET CHEVY CHASE, MD 20815	ALAN BERLOW 9 E MELROSE STREET CHEVY CHASE, MD 20815
BITT AND KELLEEN SNIDER 6 E MELROSE STREET CHEVY CHASE, MD 20815	CHARLES STEELE CHESTON KLOSSON 4 NEWLANDS STREET CHEVY CHASE, MD 20815



① Existing Site Plan
 1"=60'-0"

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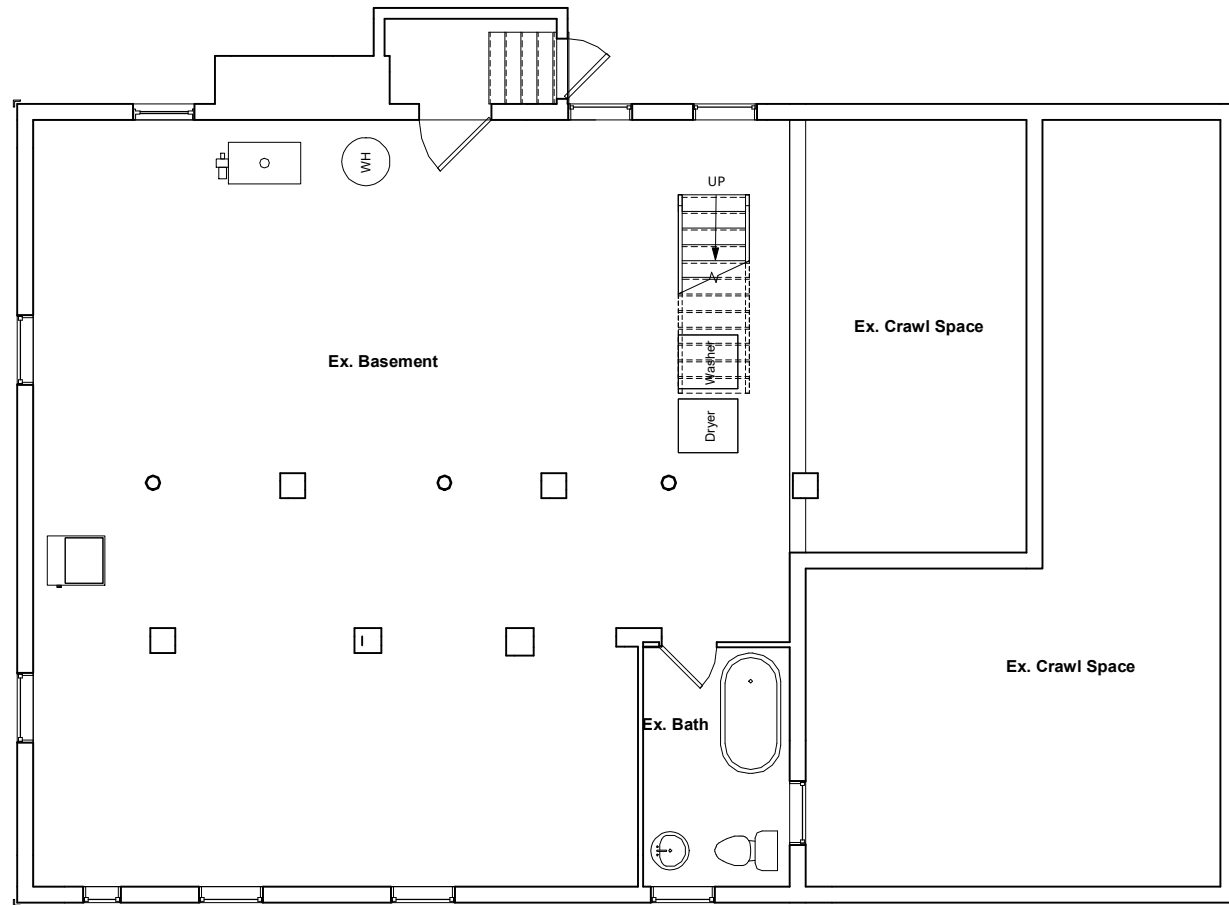
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 Bethesda, MD 20814
 P: (301) 215-7277
 www.mcdstudio.com

HAWP - Site Plan

Shepherd Residence

Scale:
 Drawing Issue Date: 13

1"=60'-0"
 05-26-2021



NOTE: NO CHANGES TO BASEMENT FLOOR PROPOSED

- ① Existing Basement Plan
1/8" = 1'-0"

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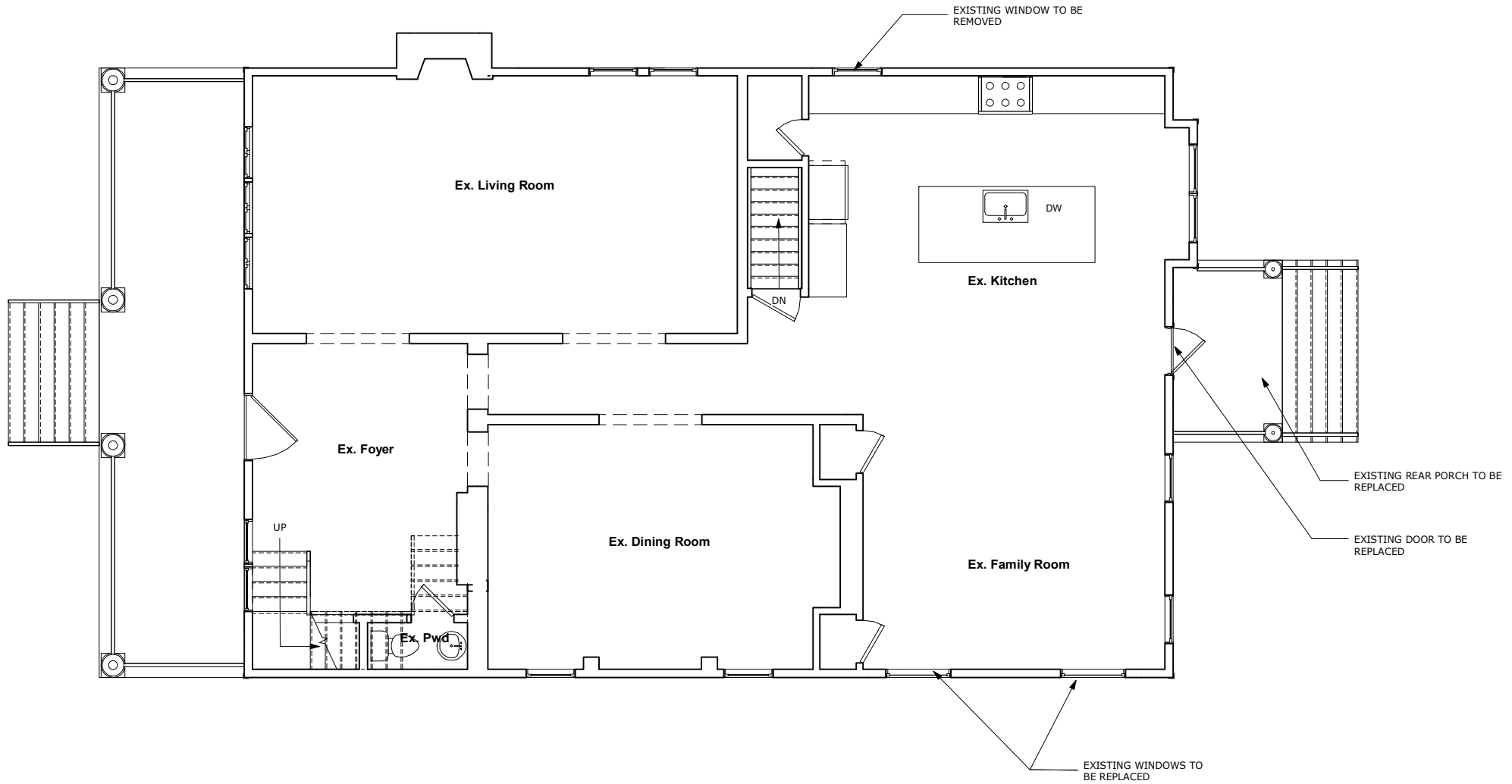
HAWP - Existing Plan

Shepherd Residence

Scale:
Drawing Issue Date:

1/8" = 1'-0"
05-26-2021

14



① Existing First Floor Plan
1/8" = 1'-0"

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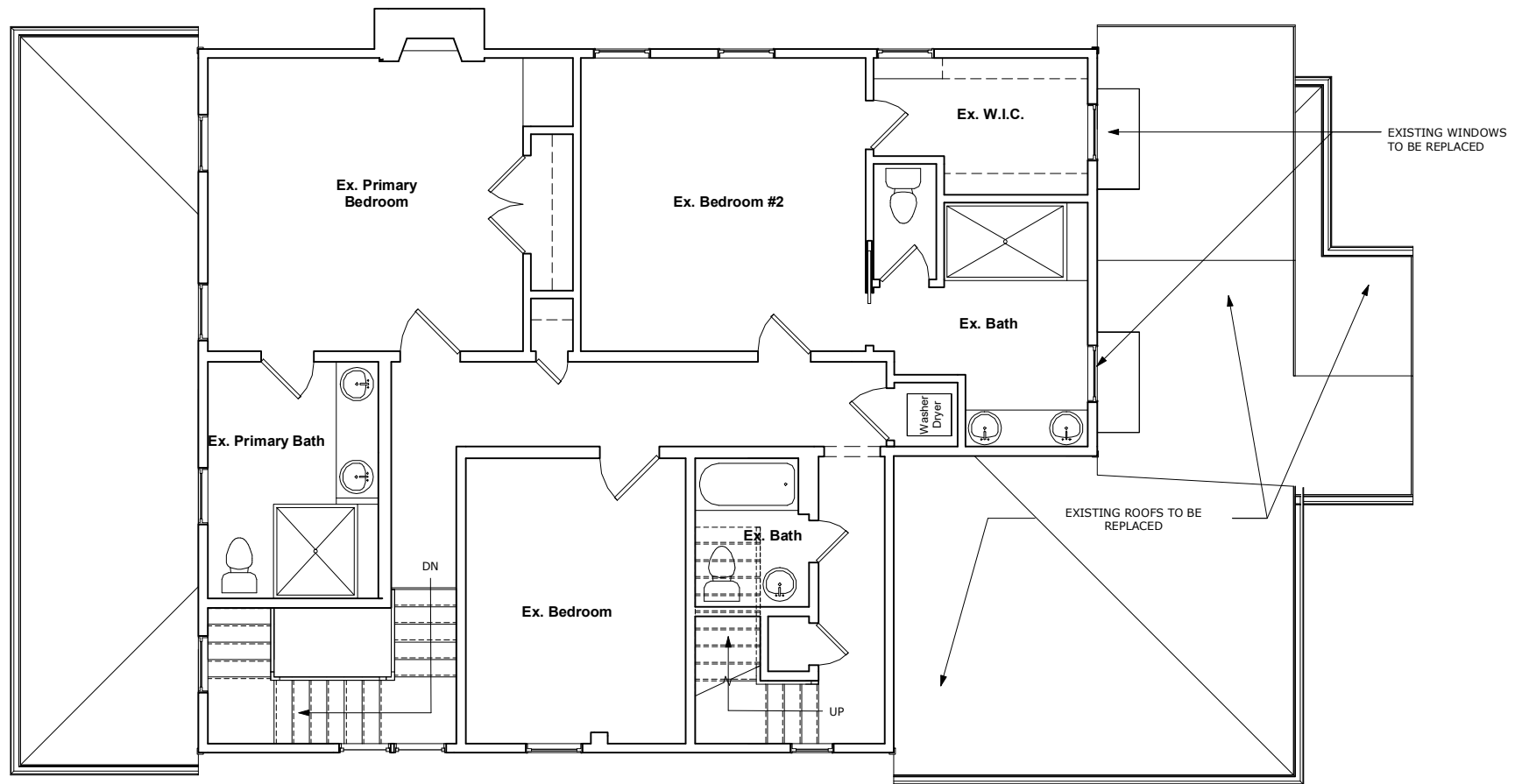
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HAWP - Existing Plan

Shepherd Residence

Scale:
Drawing Issue Date: 15

1/8" = 1'-0"
05-26-2021



① Existing Second Floor Plan
1/8" = 1'-0"

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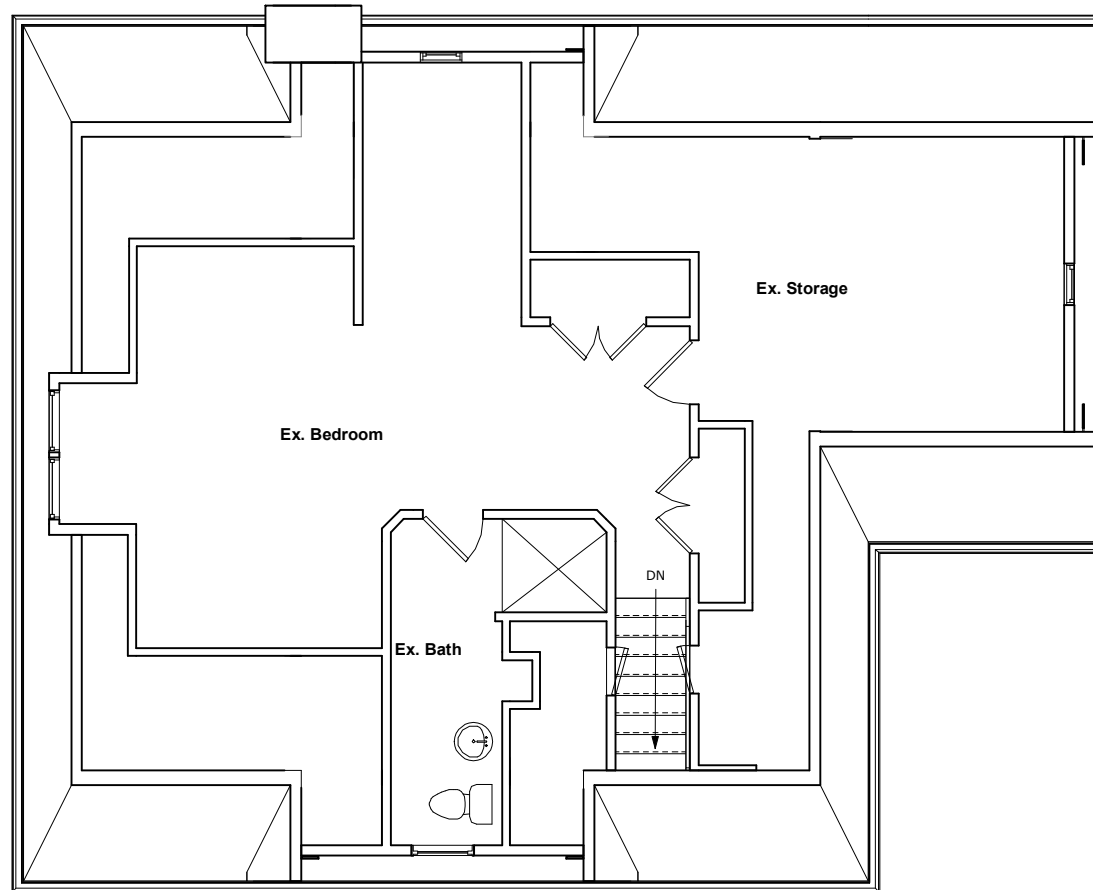
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HAWP - Existing Plan

Shepherd Residence

Scale:
Drawing Issue Date: 16

1/8" = 1'-0"
05-26-2021



NOTE: NO CHANGES TO THIRD FLOOR PROPOSED

① Existing Third Floor Plan
1/8" = 1'-0"

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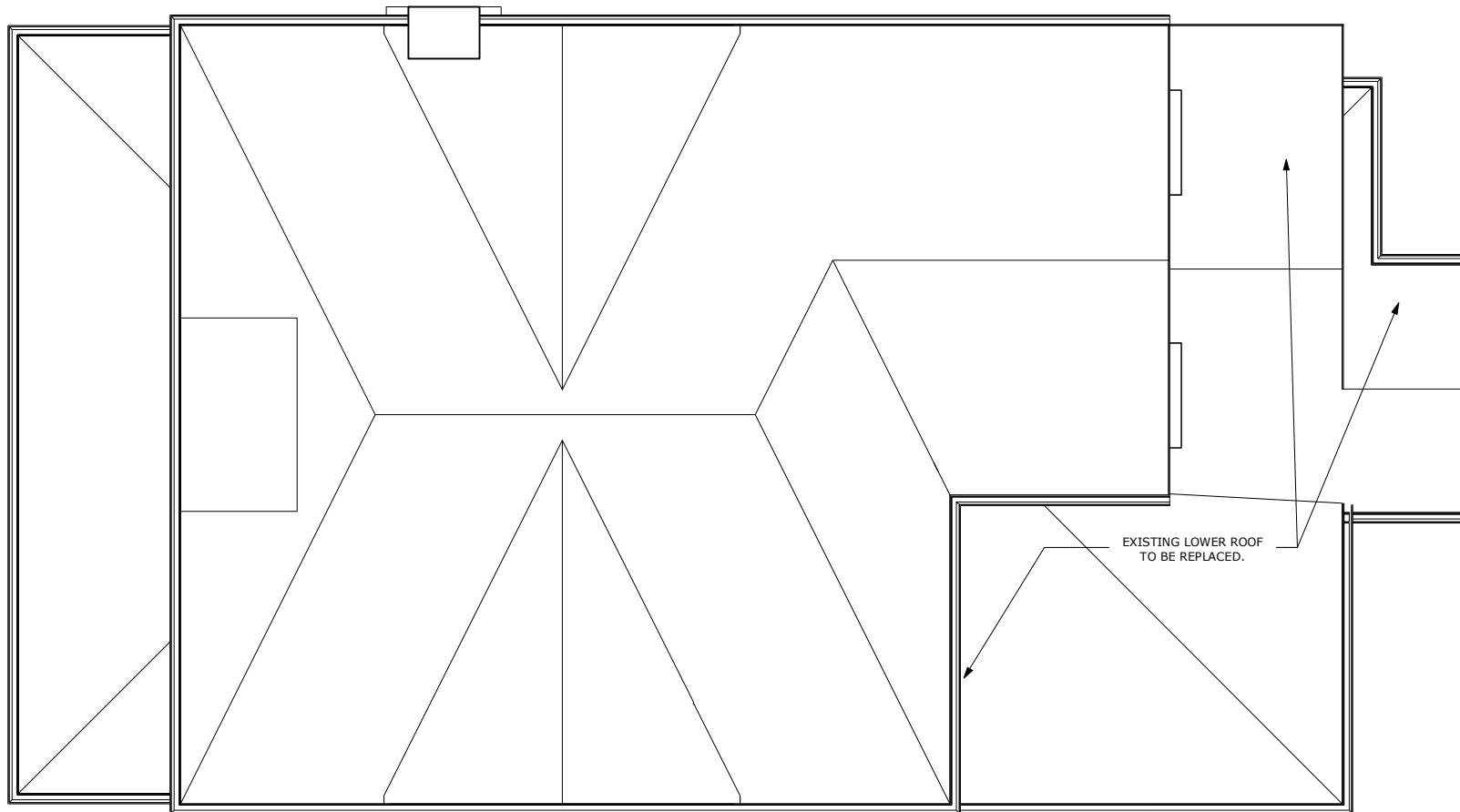
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HWAP - Existing Plan

Shepherd Residence

Scale:
Drawing Issue Date: 17

1/8" = 1'-0"
05-26-2021



① Existing Roof Plan
1/8" = 1'-0"

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HAWP - Existing Plan

Shepherd Residence

Scale:
Drawing Issue Date:

18

1/8" = 1'-0"
05-26-2021



② Existing Rear Elevation
1/8" = 1'-0"



① Existing Front Elevation
1/8" = 1'-0"

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HAWP - Existing Elevations

Shepherd Residence

Scale:
Drawing Issue Date: 19

1/8" = 1'-0"
05-26-2021



① Existing Left Elevation
1/8" = 1'-0"

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HAWP - Existing Elevations

Shepherd Residence

Scale:
Drawing Issue Date: 20

1/8" = 1'-0"
05-26-2021



① Existing Right Elevation
1/8" = 1'-0"

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HAWP - Existing Elevations

Shepherd Residence

Scale:
Drawing Issue Date: 21

1/8" = 1'-0"
05-26-2021



② Existing Rear View



① Proposed Rear View

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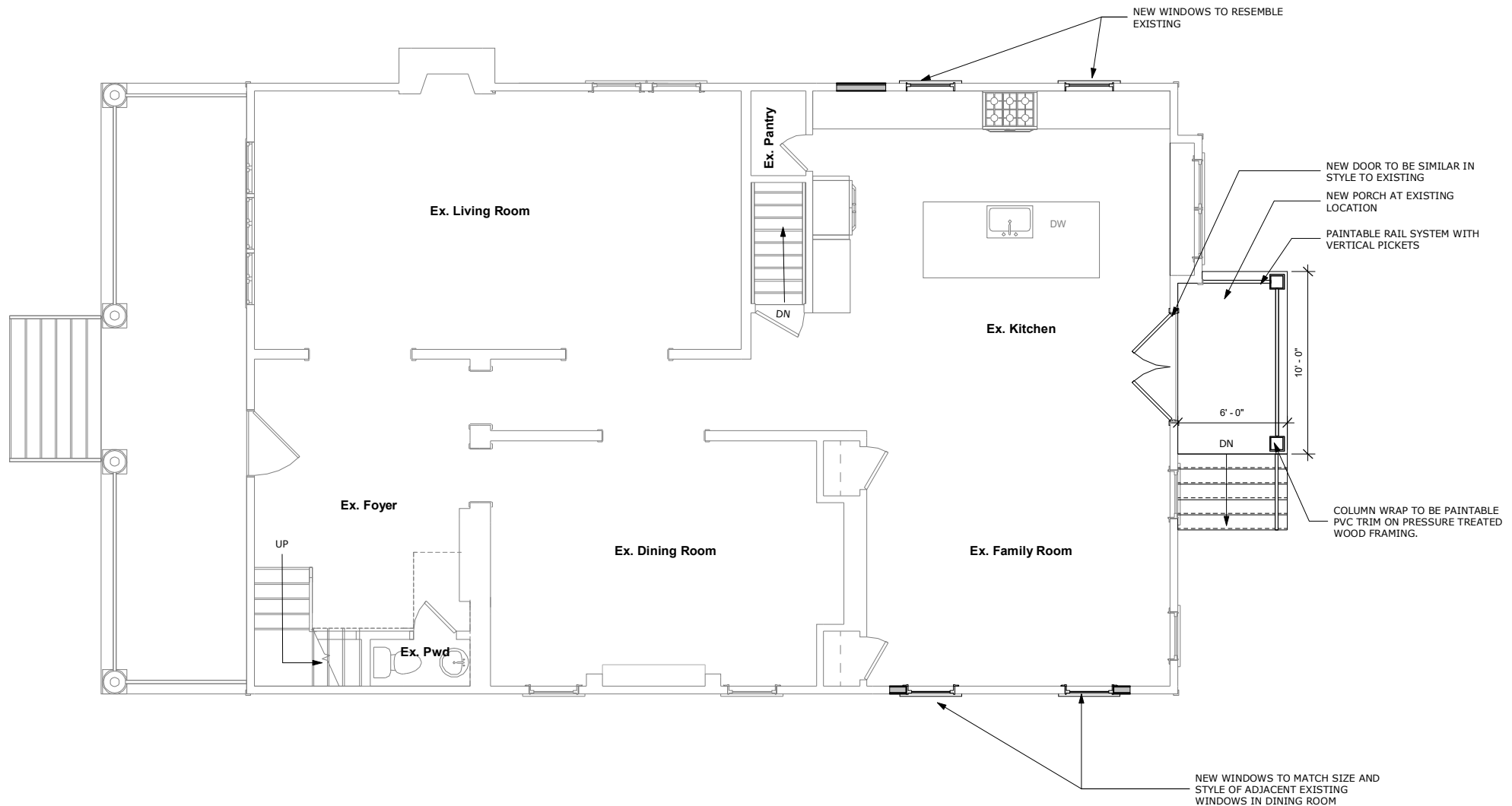
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HAWP - Existing and Proposed Rear View

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Scale:
Drawing Issue Date: 22

05-26-2021



① Proposed First Floor Plan
1/8" = 1'-0"

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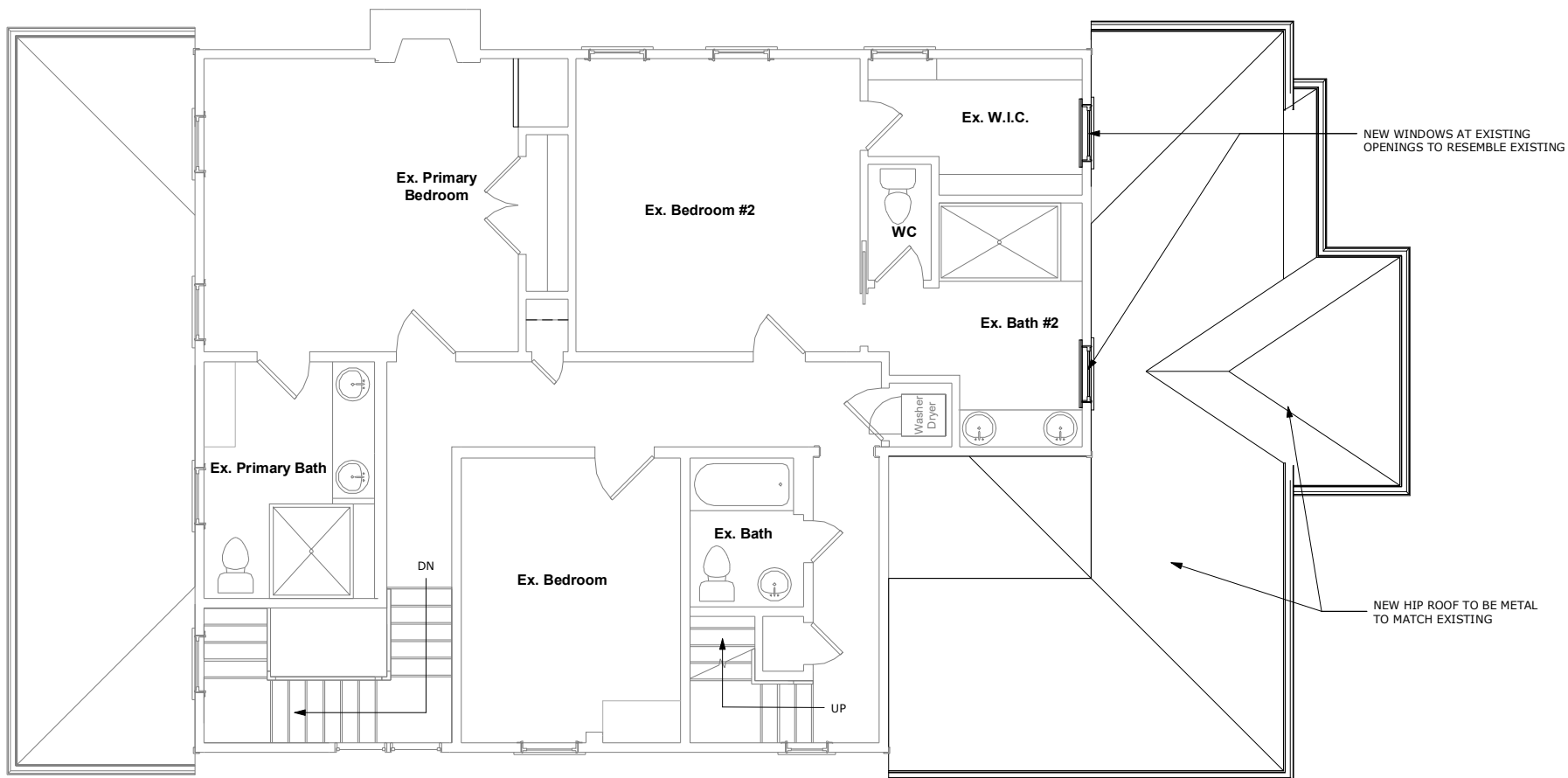
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HAWP - Proposed Plans

Shepherd Residence

Scale:
Drawing Issue Date: 23

1/8" = 1'-0"
05-26-2021



① Proposed Second Floor Plan
1/8" = 1'-0"

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HAWP - Proposed Plans

Shepherd Residence

Scale:
Drawing Issue Date

1/8" = 1'-0"
05-26-2021



① Proposed Rear Elevation
1/8" = 1'-0"

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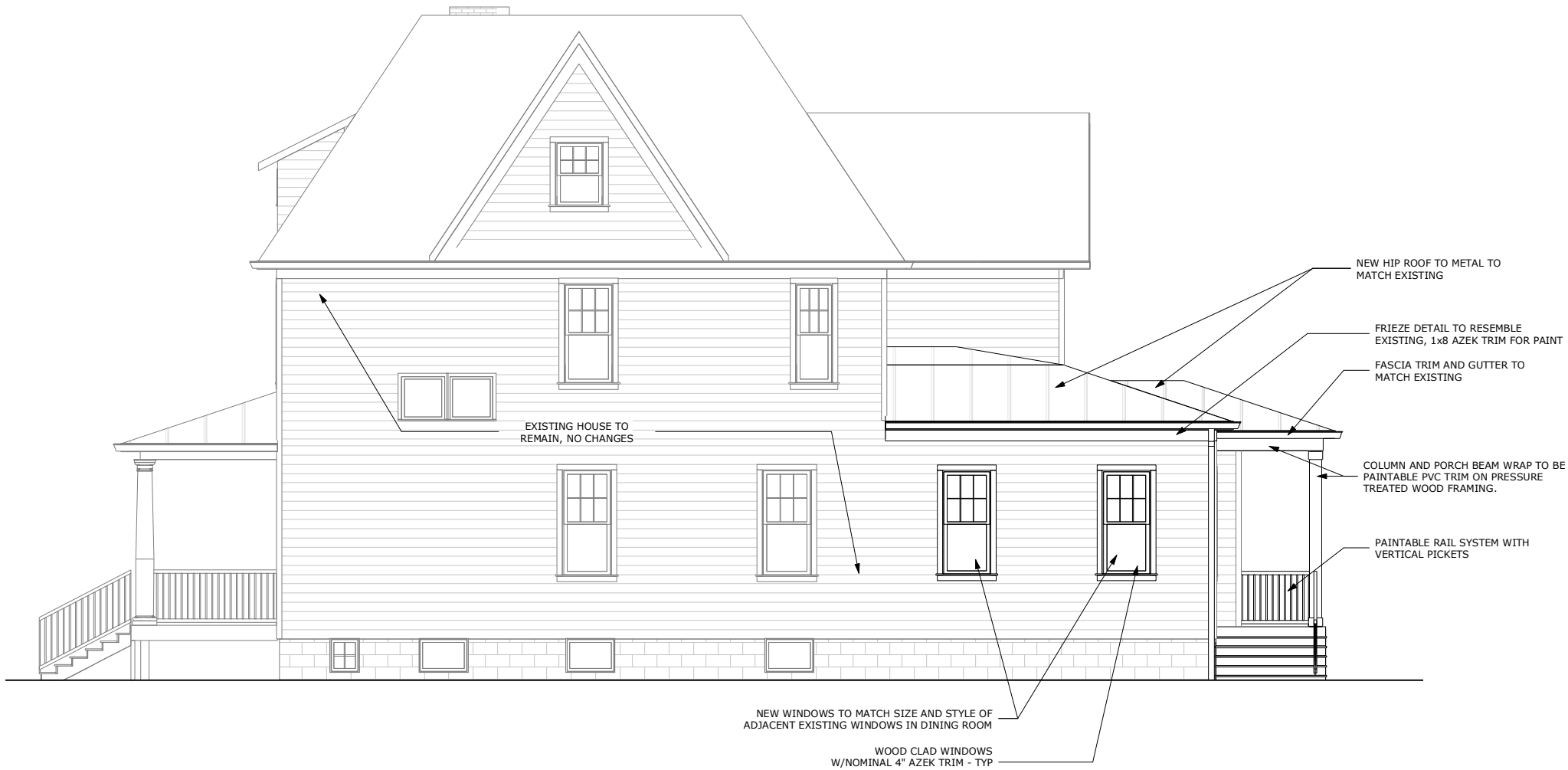
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HAWP - Proposed Elevation

Shepherd Residence

Scale:
Drawing Issue Date: 25

1/8" = 1'-0"
05-26-2021



① Proposed Right Elevation
1/4" = 1'-0"

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HAWP - Proposed Elevation

Shepherd Residence

Scale:
Drawing Issue Date: 26

1/8" = 1'-0"
05-26-2021



① Proposed Left Elevation
1/8" = 1'-0"

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HAWP - Proposed Elevation

Shepherd Residence

Scale:
Drawing Issue Date: 27

1/8" = 1'-0"
05-26-2021