

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7 E. Melrose St., Chevy Chase	<b>Meeting Date:</b>	5/18/2022
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	5/11/2022
<b>Applicant:</b>	Debbie Shepherd	<b>Public Notice:</b>	5/4/2022
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case No.:</b>	991526	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Hardscape Alteration		

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**STAFF RECOMMENDATION**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** c.1903



*Figure 1: 7 E. Melrose St., Chevy Chase*

## **PROPOSAL**

The applicant proposes to add a new walkway and patio in the rear of the property. The paving will be flagstones, but the base will be different. The walkway flagstones will be set in a concrete base, while the patio flagstones will be set on a dust base. Additionally, the applicant proposes to construct a small brick wall (18" tall) with a bluestone cap adjacent to the proposed walkway. All of the work is directly behind the house and will not be visible from the public right-of-way. No trees will be impacted by this work.

Staff recommends the HPC approve the HAWP.

## **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:

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

### ***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 relevant *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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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 proportions, 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 RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) 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 will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.  
visit.





MAWP# 991526

DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Debbie Shepherd  
Address: 7 E Melrose Street  
301-651-5050  
Daytime Phone: \_\_\_\_\_

E-mail: elinhaaga@mac.com  
City: Chevy Chase Zip: 20815  
Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: Elin Haaga  
Address: 5803 Jarvis Lane  
301-651-5050  
Daytime Phone: \_\_\_\_\_

E-mail: elinhaaga@mac.com  
City: Bethesda Zip: 20814  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Chevy Chase Villa  
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: 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 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.

Elin Haaga

4-15-2022

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

<b>Owner's mailing address</b> Debbie Shepherd 7 E Melrose Street Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b> Elin Haaga 5803 Jarvis Lane Bethesda, MD 20814
<b>Adjacent and confronting Property Owners mailing addresses</b>	
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, MD20815
8 East Melrose Street Chevy Chase, MD 20815	

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. Home has a detached garage. There is also a 4' to 5' high brick wall along the rear of the property.

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

Replacement of pathways in back and left side yards. New backyard pathway made of flagstone set in stone dust in a random rectangular pattern in the backyard. New side yard pathway made of flagstone set in concrete (existing path set in concrete) in a random rectangular pattern.

New flagstone area, approximately 6'x8', in the back of yard to provide a level spot for a bench in the garden. Level area to be made of flagstone set in stone dust in a random rectangular pattern. Two 18" high brick seat walls with bluestone cap flank level area. Grass steps with cobble stone risers to handle slope of yard.

Flagstone area for free standing grill with 18" high seat wall to create a flat area for grill. Seat wall to be made out of brick with bluestone cap.

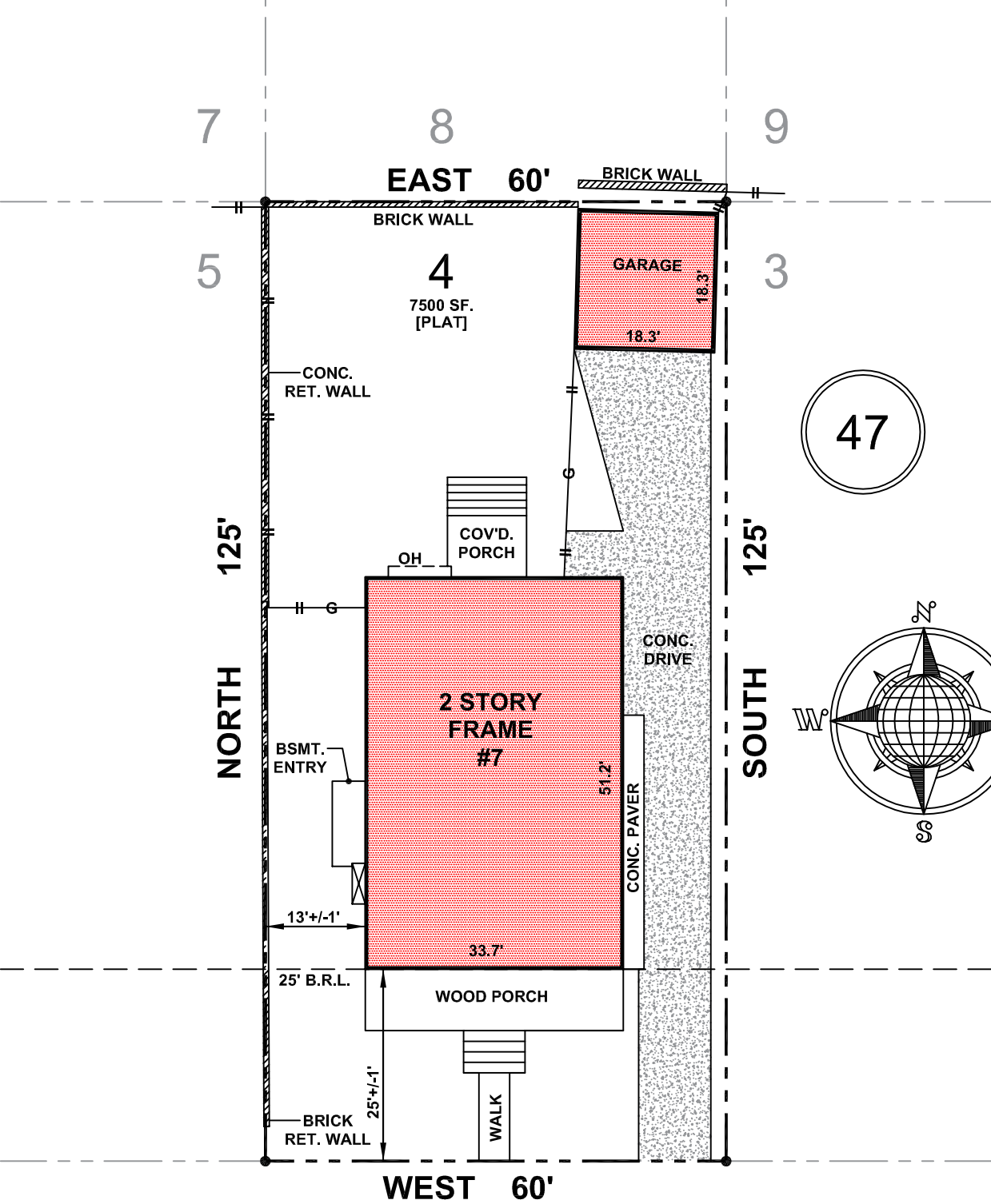
No trees to be removed. Plantings of perennials and shrubs to complement existing plantings in the backyard garden.

Existing trees (Red bud and Cherry) will remain and will not be impacted by work. Existing trees shown on landscape plan.

Work Item 1: <u>Paths</u>	
Description of Current Condition: Due to change of deck steps, existing flagstone paths no long make sense for this configuration. Broken flagstone paths set in concrete base and flagstone stepping stone	Proposed Work: New backyard pathway to be made of flagstone set in stone dust in a random rectangular pattern. New backyard pathway connects driveway to deck steps and side yard pathway.  New side yard pathway to be made of flagstone set in concrete in a random rectangular. Connects side yard to backyard path. Paths not visible from front yard.
Work Item 2: <u>Bench Area</u>	
Description of Current Condition: Plantings in this area currently.	Proposed Work: Create a level paved area for a bench to be placed in rear yard. New flagstone area, approximately 6'x8', in the back of yard to provide a level spot for a bench in the garden. Level area to be made of flagstone set in stone dust in a random rectangular pattern. Two 18" high brick seat walls with bluestone cap to flank level area. Grass steps with cobble stone risers to handle slope of yard. Not visible from front yard.
Work Item 3: <u>Grill Nook</u>	
Description of Current Condition: Lawn	Proposed Work: Flagstone area approximately 3' x 5' for free standing grill with 18" high seat wall to create a flat area for grill. Seat wall to be made out of brick to with bluestone cap. Not visible from front yard.

Landtech Associates, Inc.

10260 Old Columbia Road Rivers Center - Suite "J"  
Columbia, Md. 21046  
Phone: 410-290-8099 Fax: 410-290-8299  
email: landtechsurvey@comcast.net  
NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS



E Melrose Street

- NOTES:
- 1) This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
  - 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
  - 3) This plat does not provide for the accurate identification of property lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
  - 4) No title report furnished.
  - 5) Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
  - 6) Property subject to any / all rights-of-way, easements, and / or covenants of record and / or imposed by law.



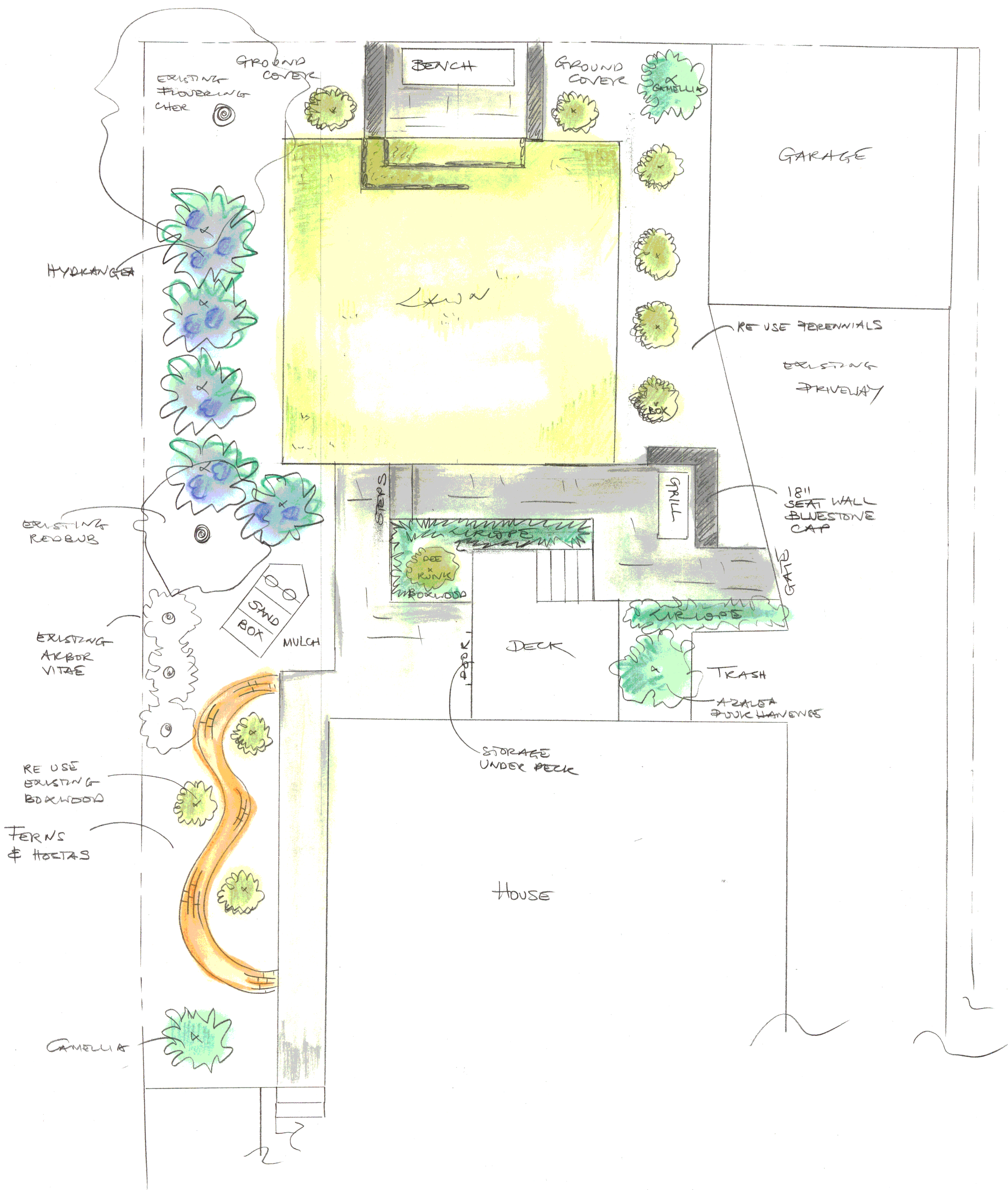
Certification: This is to certify that the improvements indicated hereon are located as shown.

GRADEN A. ROGERS- Propt. L.S. MD. Lic. No 119

LIBER:		FOLIO:		7 E Melrose Street
LOT: 4	BLOCK: 47	SECTION: 2	PLAT:	
PLAT ENTITLED: Chevy Chase				
RECORDED IN: Montgomery County, Maryland				SCALE: 1"=20' CASE NO: 210333PM
PLAT BOOK: 2	PAGE:	PLAT NO: 106		DATE: 2/23/21 JOB NO: LT2210266



SHEPHERD  
 7 MELROSE ST  
 CHEVY CHASE  
 FEBRUARY 2022



SCALE: 1" = 1/4"

ELIN HAAGA  
 LANDSCAPE GARDENS  
 5803 JARVIS AVE  
 BETHESDA, MD  
 301-651-5050



7 E Melrose Street, Chevy Chase MD  
**Existing Property Condition Photographs**

**Existing sideyard pathway**



**Existing backyard pathway**





7 E Melrose Street, Chevy Chase MD



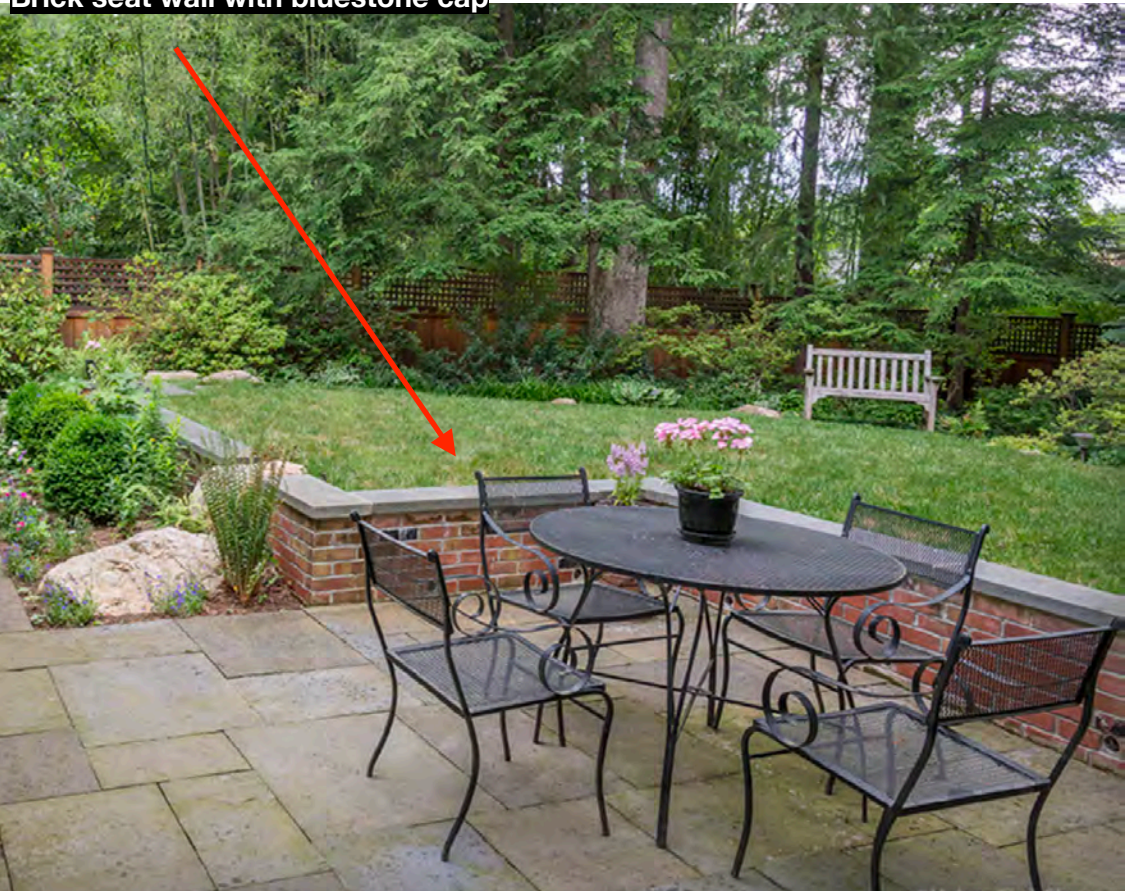


7 E Melrose Street, Chevy Chase MD  
Proposed Materials Photographs

**Grass steps with cobblestone risers**



**Brick seat wall with bluestone cap**





7 E Melrose Street, Chevy Chase MD

**Flagstone walk set in stone dust**

