

21 East meadow st. HAWP 35/13-08 m  
Cherry Chase

OKW

Staff Item  
Anne Fothergill  
~~July 9, 2008~~  
JUL 25,

In May 2008 the HPC approved an addition and alterations to 21 East Melrose Street, Chevy Chase. The HPC did not allow two new windows in the historic massing (circle 2) but recommended that the applicants install a skylight on the left side and an additional window in the new addition. The HPC said that the revised side elevation would need to come back to the Commission as a staff item (circles 3 + 5). Staff is requesting that the HPC approve this revised elevation.

The applicants also would like to install a skylight in the roof of the wraparound porch. If the HPC allows this installation, staff will stamp this new elevation too. circles 6 + 7

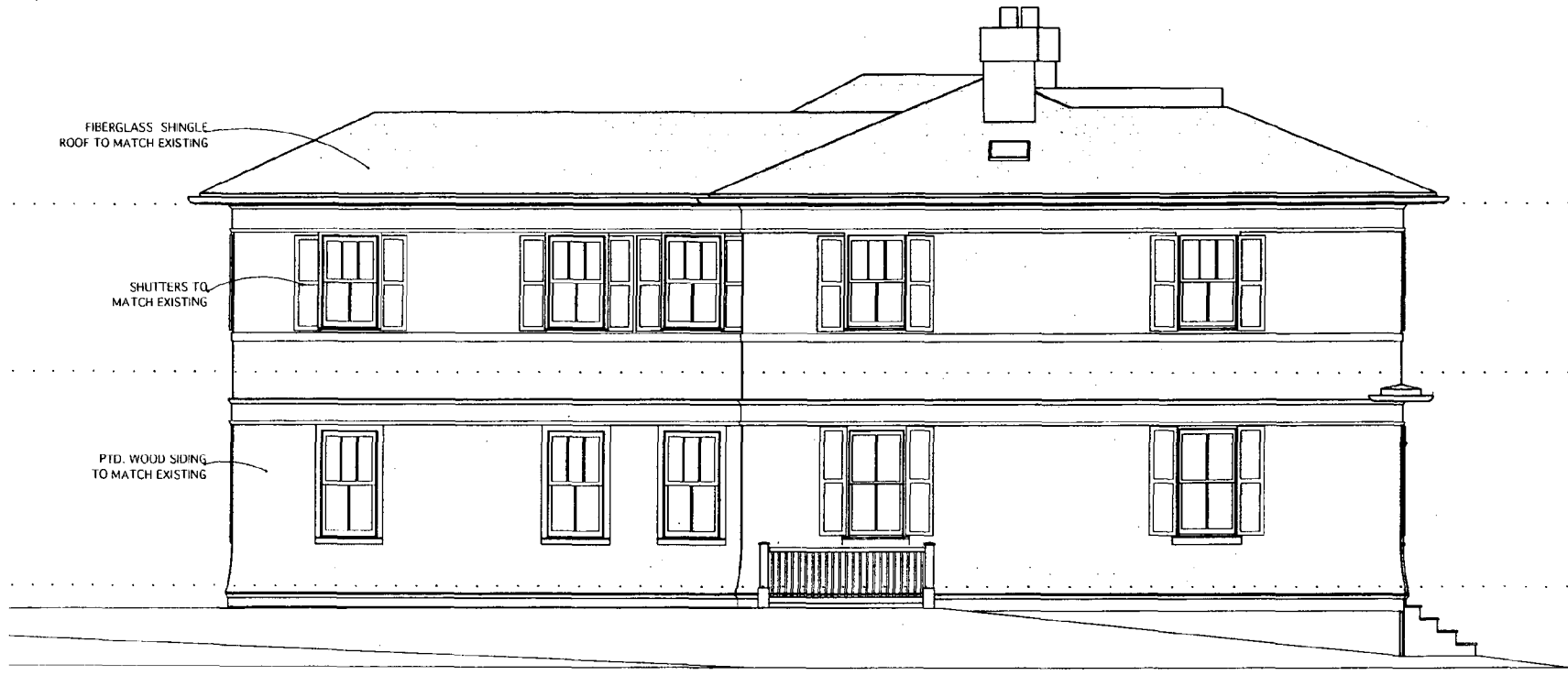


Left Elevation - New

1/8" = 1'-0"

*Proposed in HAWP (not approved)*

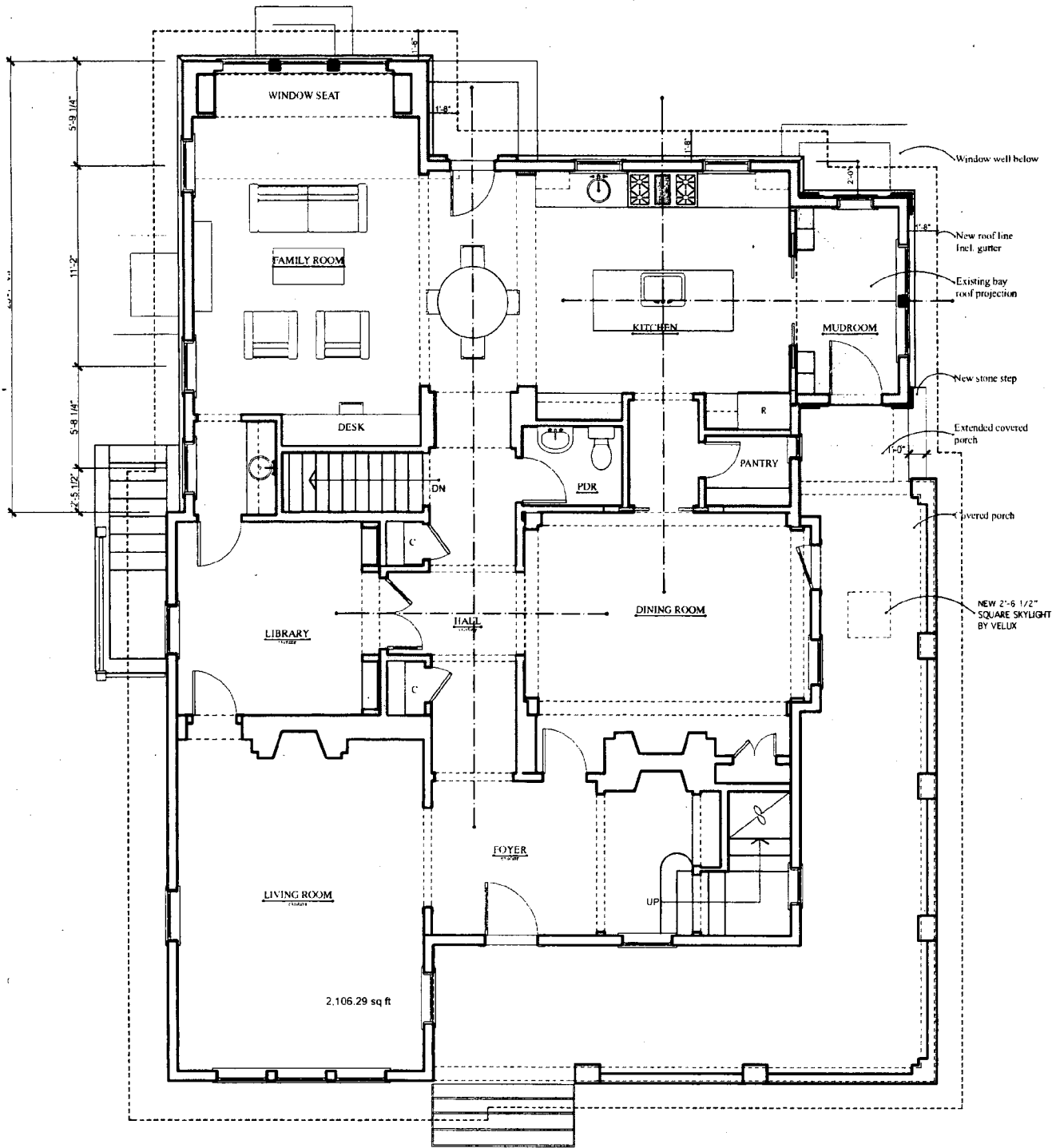
~~1~~ 2



Left Elevation - New

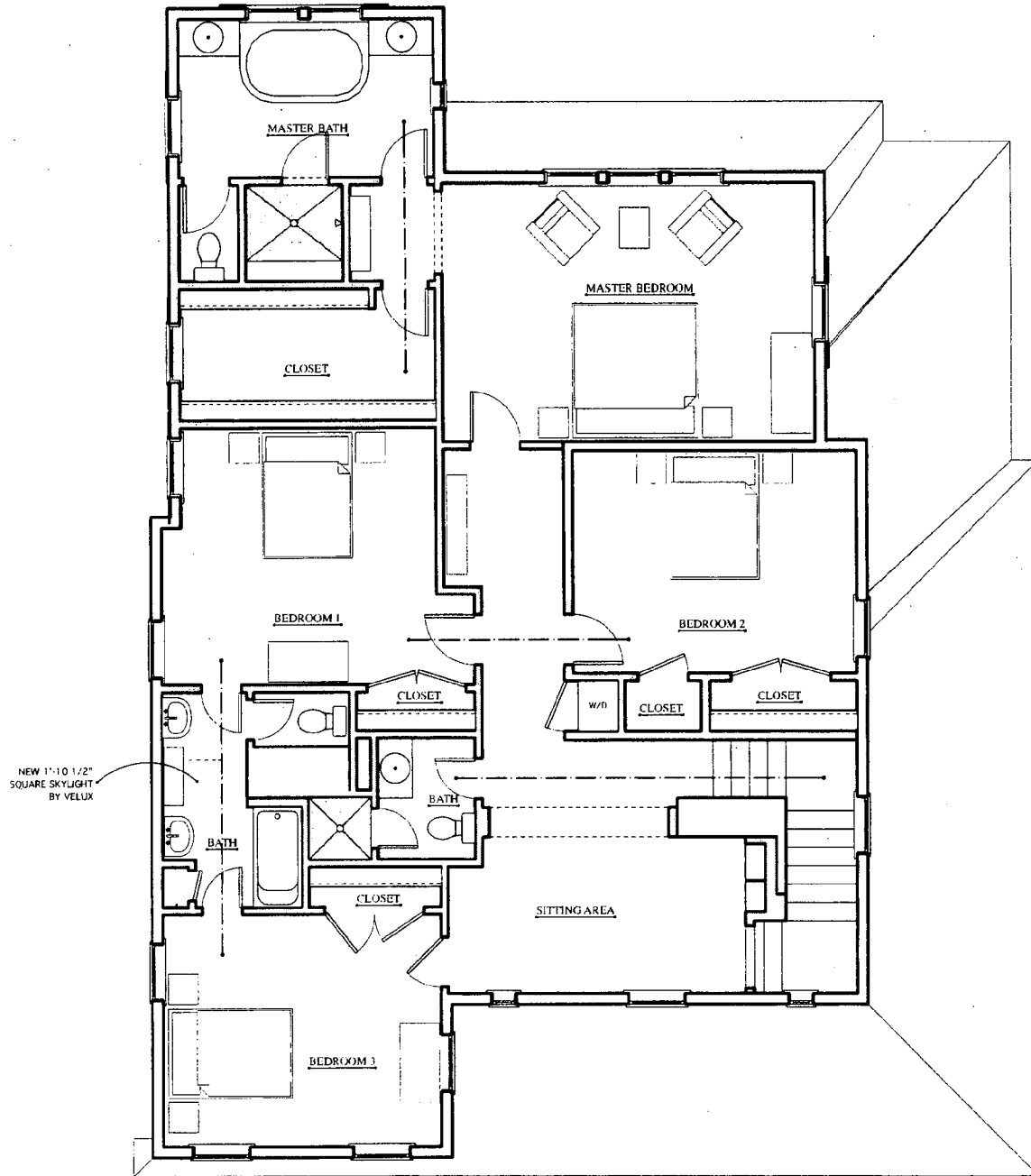
1/8" = 1'-0"

revised based on HPC's guidance



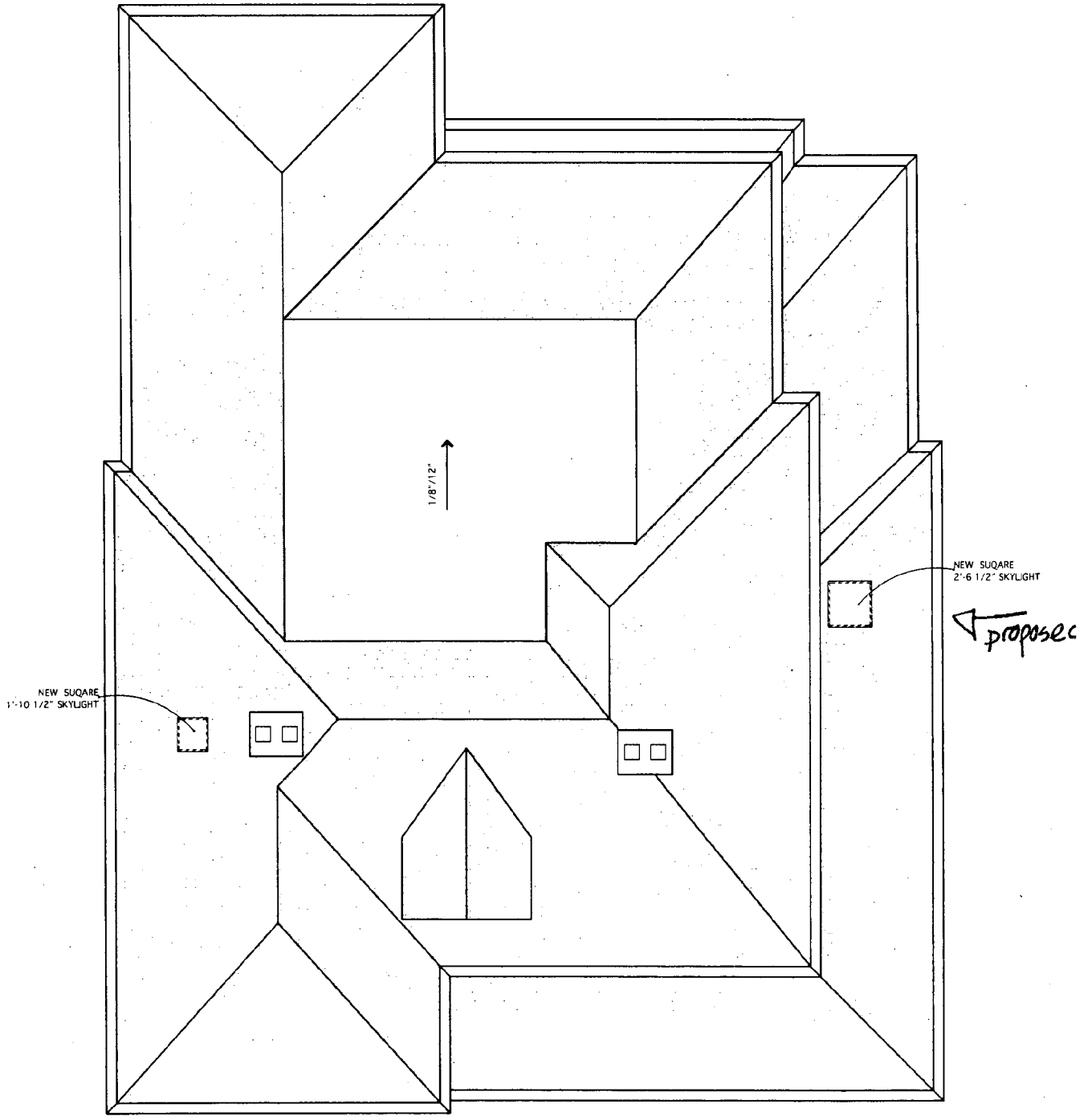
**First Floor Plan - New**

1/8" = 1'-0"

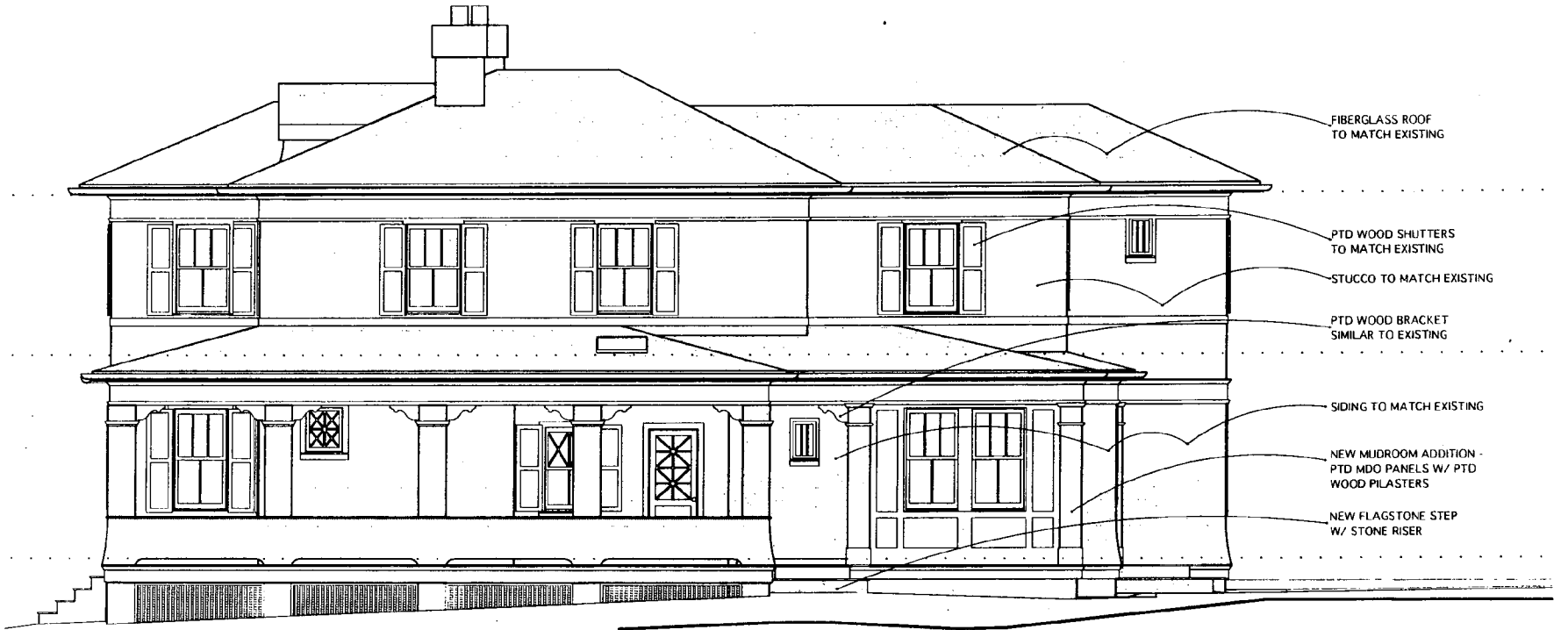


Second Floor Plan - New

1/8" = 1'-0"



**Roof Plan**  
 1/4" = 1'-0"



Right Elevation - New

1/8" = 1'-0"

*new porch skylight proposed*

4



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

<b>Address:</b>	21 East Melrose Street, Chevy Chase	<b>Meeting Date:</b>	5/14/08
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	5/07/08
<b>Applicant:</b>	Susan Gallagher (Anne Decker, Architect)	<b>Public Notice:</b>	4/30/08
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-08M	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Rear addition and alterations to windows		

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve this HAWP application with the following conditions:

1. The installation of two windows on the left side of the historic house is not approved.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Craftsman  
**DATE:** 1918

**PROPOSAL**

The applicant is proposing to:

- Remove existing one- and two-story non-historic additions at the rear of the house
- Construct a two-story rear addition in the same location as the existing one- and two-story rear addition with a 70SF extension at the rear left side of the house; the addition will have wood siding, stucco, wood windows and doors with simulated divided lights, and wood, operable shutters
- Construct a one-story mudroom addition at rear right side of house in location of existing one-story addition. Mudroom will have a covered entrance located behind existing wraparound porch and will extend approximately three feet beyond the existing bay window extension. Materials are wood siding, wood pilasters, wood windows and doors with simulated divided lights, and one flagstone step
- Relocate two original windows from rear elevation (where the addition will be) to new openings on second floor left side of house

The applicant has received a variance from the Village of Chevy Chase for the part of the proposed addition that will be over the Building Restriction Line. Neighbors have sent in letters of support for the proposal (see Circles \_\_\_\_\_).

## 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*

The Guidelines define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character."

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.

Specifically, the *Guidelines* state:

- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.
- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- 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.
- Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale issues in the Village.

- 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. For outstanding resources, they should be subject to strict scrutiny.

***Montgomery County Code; Chapter 24A***

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

***Secretary of the Interior's Standards for Rehabilitation:***

Standard #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;

Standard #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.

Standard # 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**

Overall, staff supports the removal of non-historic additions and the construction of additions at the rear of a Contributing Resource. The applicants have designed the new additions sensitively and sympathetically to the historic house. The addition's roof line is lower and it is inset on the sides making it clearly differentiated from the historic house.

Staff discussed with the applicant and the architect the possibility of putting the mudroom on the back of the house and entering the mudroom from the back instead of the side, but the applicant is very committed to this design. The proposed mudroom at the rear right side of the house extends about 4' off the side plane of the house. The mudroom will be slightly visible behind the wraparound porch, but it does not extend beyond the porch and in fact it will be located about 2' within the plane of the porch.

It is important to note that the architect designed the new mudroom entrance to tie into the porch but it does not alter the important wraparound porch. The historic porch's brick columns and roof form will be unaffected by this new addition. The mudroom entrance is set back and has wood pilasters so it will be

evident that it is not part of the original porch.

While staff generally does not support alterations to a wraparound porch or additions that extend beyond the side plane of the house, staff is supporting the proposal because the character-defining porch will continue to be a prominent feature of the house, the mudroom and its entrance are set very far back from the front of the house and the street, the mudroom is clearly differentiated, the side extension is set a few feet within the plane of the porch, changes at the rear of a Contributing Resource are reviewed with more leniency, and the proposed changes will not have an adverse impact on the historic house, streetscape or historic district.

However, the alterations that staff cannot support are the proposed two new window openings on the left side of the historic house. The Secretary of the Interior's *Guidelines for Rehabilitating Historic Buildings* state: "As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of the historic character of a building. In most buildings, windows also comprise a considerable amount of the historic fabric of the wall plane and thus are deserving of special consideration in a rehabilitation project." The Secretary of the Interior's *Guidelines* recommend against: "Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening." Salvaging original windows is a good idea when possible, but staff cannot support adding two new window openings to the historic massing and suggests that perhaps the salvaged windows could be incorporated into the new addition.

Staff supports a rear addition to this house, but the original part of the house should retain as much integrity as possible. Staff recommends that the HPC approve this application with one condition.

#### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one condition** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS #8 Received

APR 23 2008

Dept. of Permitting Services

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Linda Gallagher  
Daytime Phone No.: 240 4254651

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Susan Gallagher Daytime Phone No.: 301 652 2560  
Address: 21 East Melrose St Chevy Chase, MD 20740  
Street Number City Street Zip Code

Contractor: JBD Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 21 Street: East Melrose St  
Town/City: Chevy Chase Nearest Cross Street: Brookville Rd  
Lot: 12 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: 15303 Folio: 143 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 900,000.000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
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/easement

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

[Signature]  
Signature of owner or authorized agent

4-22-08  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 483406 Date Filed: 4/23/08 Date Issued: \_\_\_\_\_

(5)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT** - *see attached written description of project.*

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

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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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

6

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

**Owner's mailing address**

21 East Melrose St  
Chevy Chase, MD 20740  
Attn. Susan Callaghan

**Owner's Agent's mailing address**

5019 Wilson Lane 2nd Floor  
Bethesda MD, 20814  
Attn. Linda Gallegos

**Adjacent and confronting Property Owners mailing addresses**  
- see attached address list.


NEXT DOOR:

MR. AND MRS. CHARLES FARMER  
15 EAST MELROSE STREET  
CHEVY CHASE, MD 20815

MR. DANIEL L. KORENGOLD AND MS. MARTHA DIPPELL  
101 EAST MELROSE STREET  
CHEVY CHASE, MD 20815

BACK YARD:

DR. AND MRS. ROBERT S. MORGENSTEIN  
16 NEWLANDS STREET  
CHEVY CHASE, MD 20815

MR. AND MRS. B. FRANCIS SAUL, III  
14 NEWLANDS STREET  
CHEVY CHASE, MD

ACROSS THE STREET:

MR. AND MRS. JOHN MILLER  
16 EAST MELROSE STREET  
CHEVY CHASE, MD 20815

CADDY CORNER ACROSS THE STREET:

MR. AND MRS SCOTT CAMPBELL  
12 EAST MELROSE STREET  
CHEVY CHASE, MD 20815

MR. AND MRS. ROBERT S. NICHOLS  
102 EAST MELROSE STREET  
CHEVY CHASE, MD 20815

EMAIL ADDRESSES:

slcvzc@aol.com  
farmercn@verizon.net  
serenef@verizon.net



emily@overbrook.com  
dikmld@aol.com  
mdippell@aol.com  
rebeccanichols@yahoo.com  
Frank.SaulIII@bfsaulco.com  
Dawn@bizzly.us  
Miller, John (edicimoh@gmail.com)

***Written Description of Project:***

A.

This historic house, built in the early 1900's, is a two-story stucco and wood sided house that sits on the corner of East Melrose St. and Brookville Rd in Chevy Chase Village. It is currently designated as a contributing Historic Resource (see attached photographs).

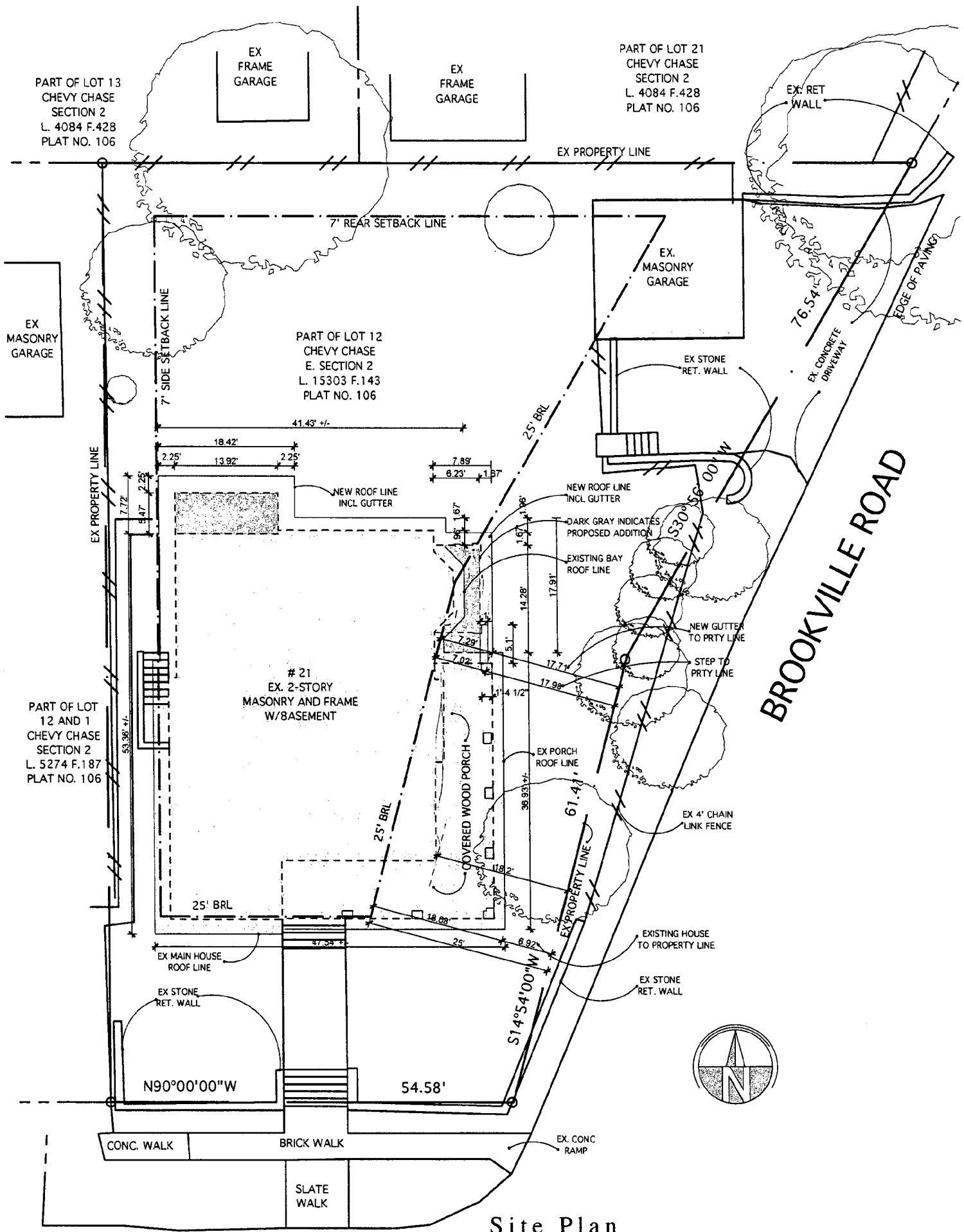
The historic house retains most of the original historic features in terms of the interior and exterior detailing with the exception of modifications made due to what appears to be a two-story addition, on crawlspace, off the rear of the house built at an earlier date (note second floor windows' six over six lite division in lieu of three over two typically seen on the historic house). In the 1990's one story Family Room and Breakfast Area wings/extensions were added, built on crawlspace, with pier foundations (note snap-in window and door grills seen at these locations). *Please note that the existing Breakfast Area addition currently projects past the line of the historic house.*

B.

The main scope of our proposed work, with the blessings of the Historic Preservation Committee, will involve the following:

1. Demolition of existing 1990's addition and prior addition.
2. A new one-story mudroom addition, with extended covered porch and stone step, set back from the plane of the existing porch. This addition is designed to speak to the existing historic house and porch in detailing, while deferring to it, and designed to correct much of the mistakes seen in the prior addition (disjointed roofline, circular soffit venting, snap-in grill windows etc.)
3. A new two-story addition housing new kitchen, powder room, pantry, breakfast area, wetbar and family room on the first floor with new master suite above.
4. Salvaged historic window relocated at new bathroom location on second floor (left elevation) – please see plans.
5. Salvaged historic window relocated at new bedroom location on second floor (left elevation) – please see plans.

The scope also includes renovation and modification of interior partitions as seen in the attached plans.



PART OF LOT 13  
CHEVY CHASE  
SECTION 2  
L. 4084 F.428  
PLAT NO. 106

PART OF LOT 21  
CHEVY CHASE  
SECTION 2  
L. 4084 F.428  
PLAT NO. 106

PART OF LOT 12  
CHEVY CHASE  
E. SECTION 2  
L. 15303 F.143  
PLAT NO. 106

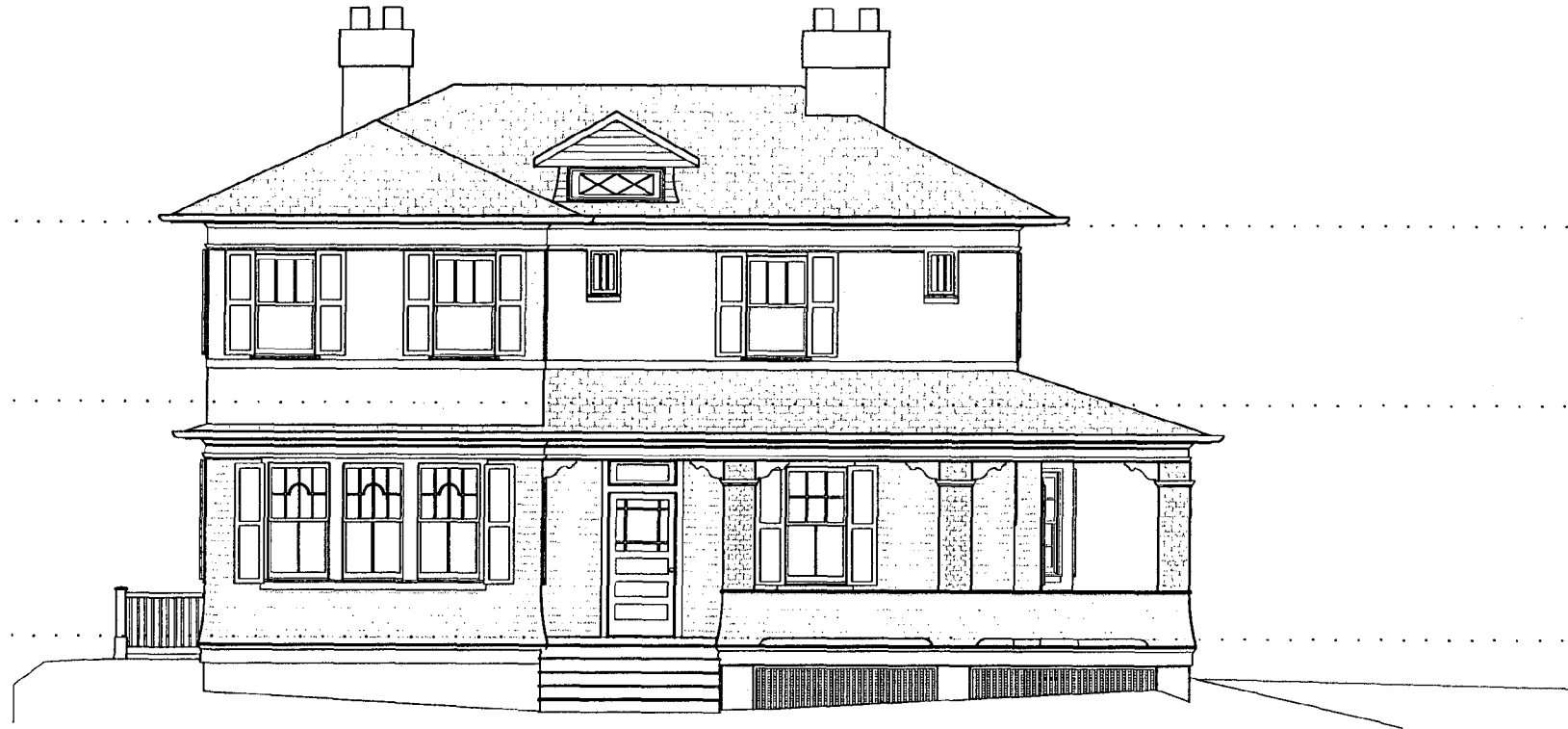
PART OF LOT  
12 AND 1  
CHEVY CHASE  
SECTION 2  
L. 5274 F.187  
PLAT NO. 106

# 21  
EX. 2-STORY  
MASONRY AND FRAME  
W/8BASEMENT

Site Plan

EAST MELROSE STREET

1/16" = 1'-0"



Existing Front Elevation

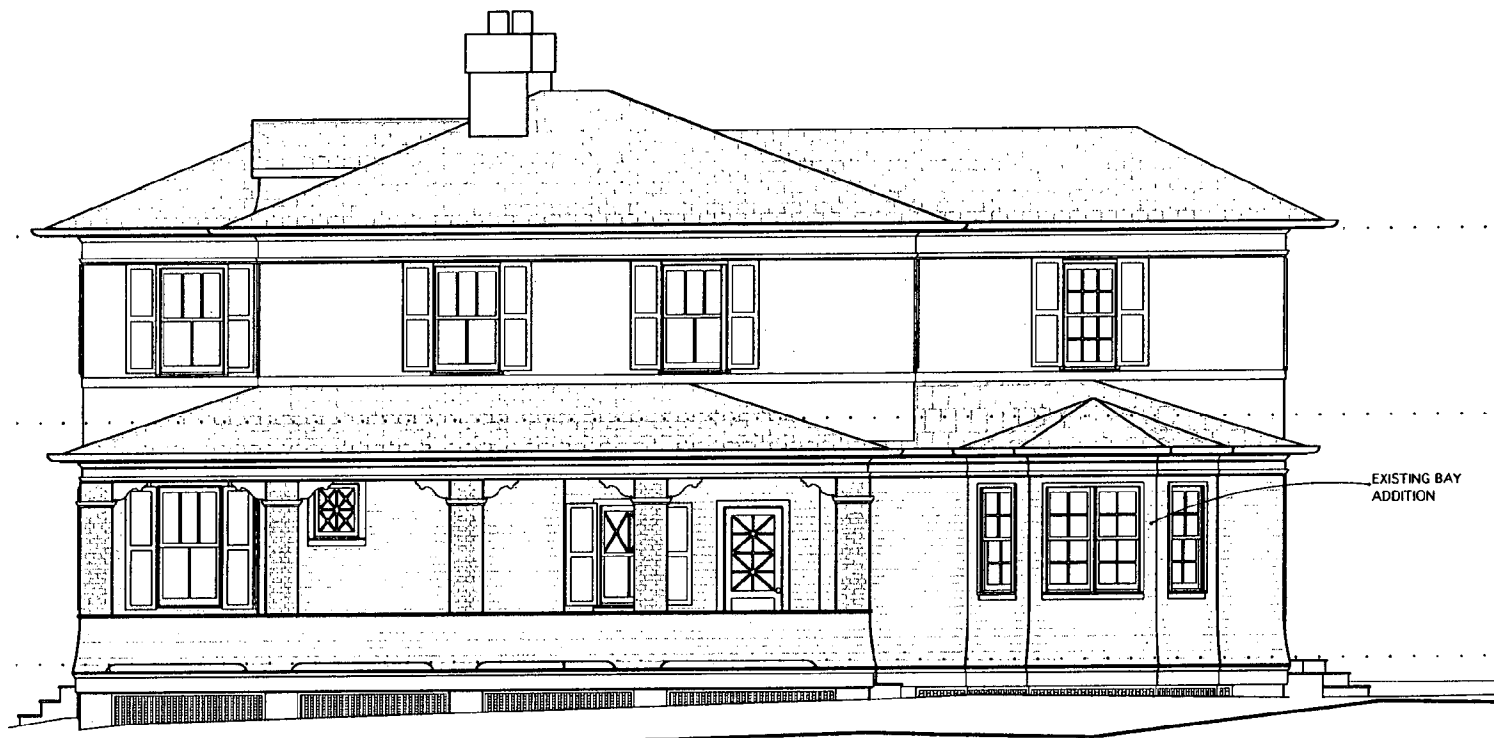
1/8" = 1'-0"



NEW PTD  
CUSTOM WOOD DOOR  
BEYOND

Front Elevation - New

1/8" = 1'-0"



Existing Right Elevation

1/8" = 1'-0"

14



- FIBERGLASS ROOF  
TO MATCH EXISTING
- PTD WOOD SHUTTERS  
TO MATCH EXISTING
- STUCCO TO MATCH EXISTING
- PTD WOOD BRACKET  
SIMILAR TO EXISTING
- SIDING TO MATCH EXISTING
- NEW MUDROOM ADDITION -  
PTD MDO PANELS W/ PTD  
WOOD PILASTERS
- NEW FLAGSTONE STEP  
W/ STONE RISER

**Right Elevation - New**

1/8" = 1'-0"



Existing Left Elevation

1/8" = 1'-0"





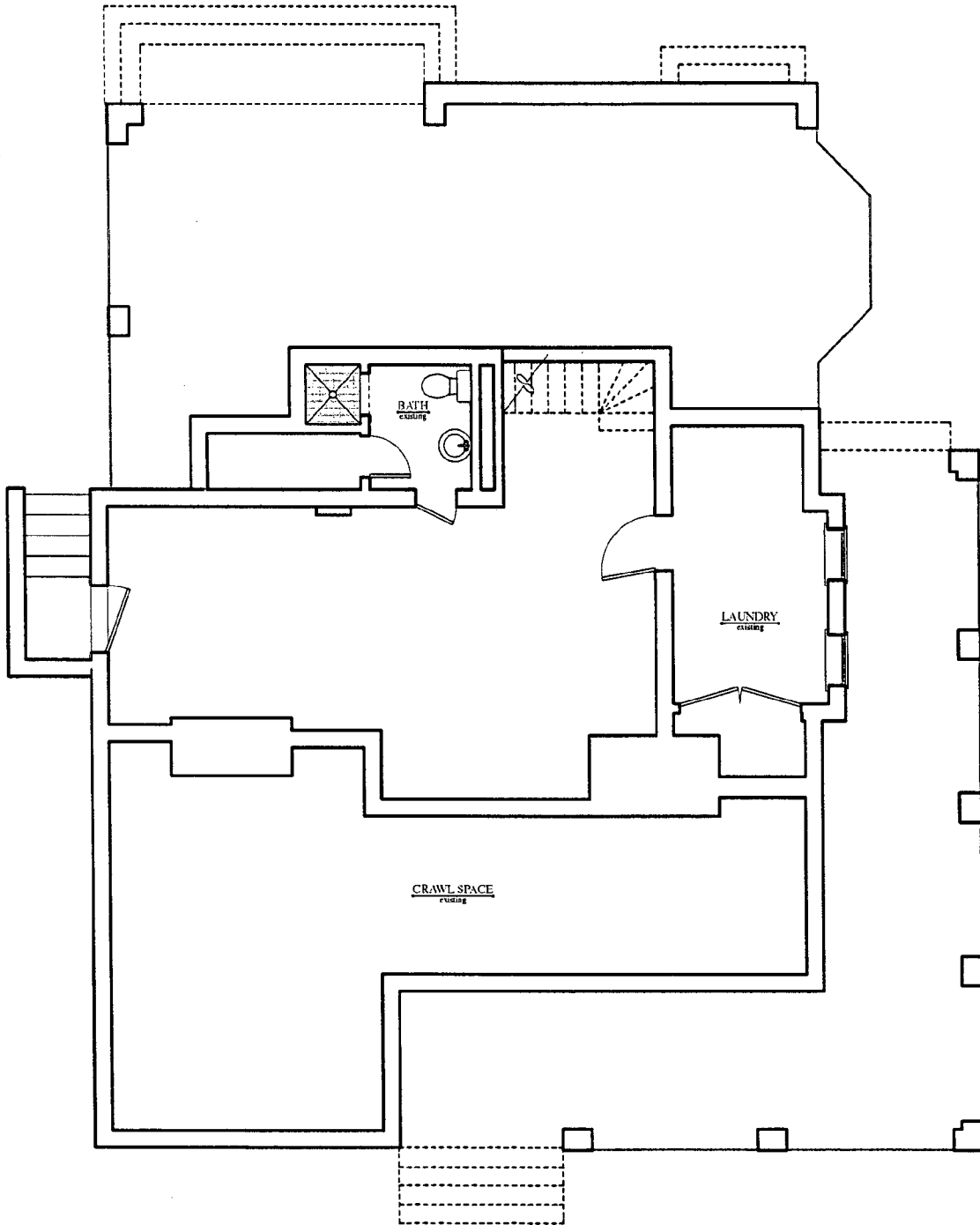
Existing Rear Elevation

1/8" = 1'-0"

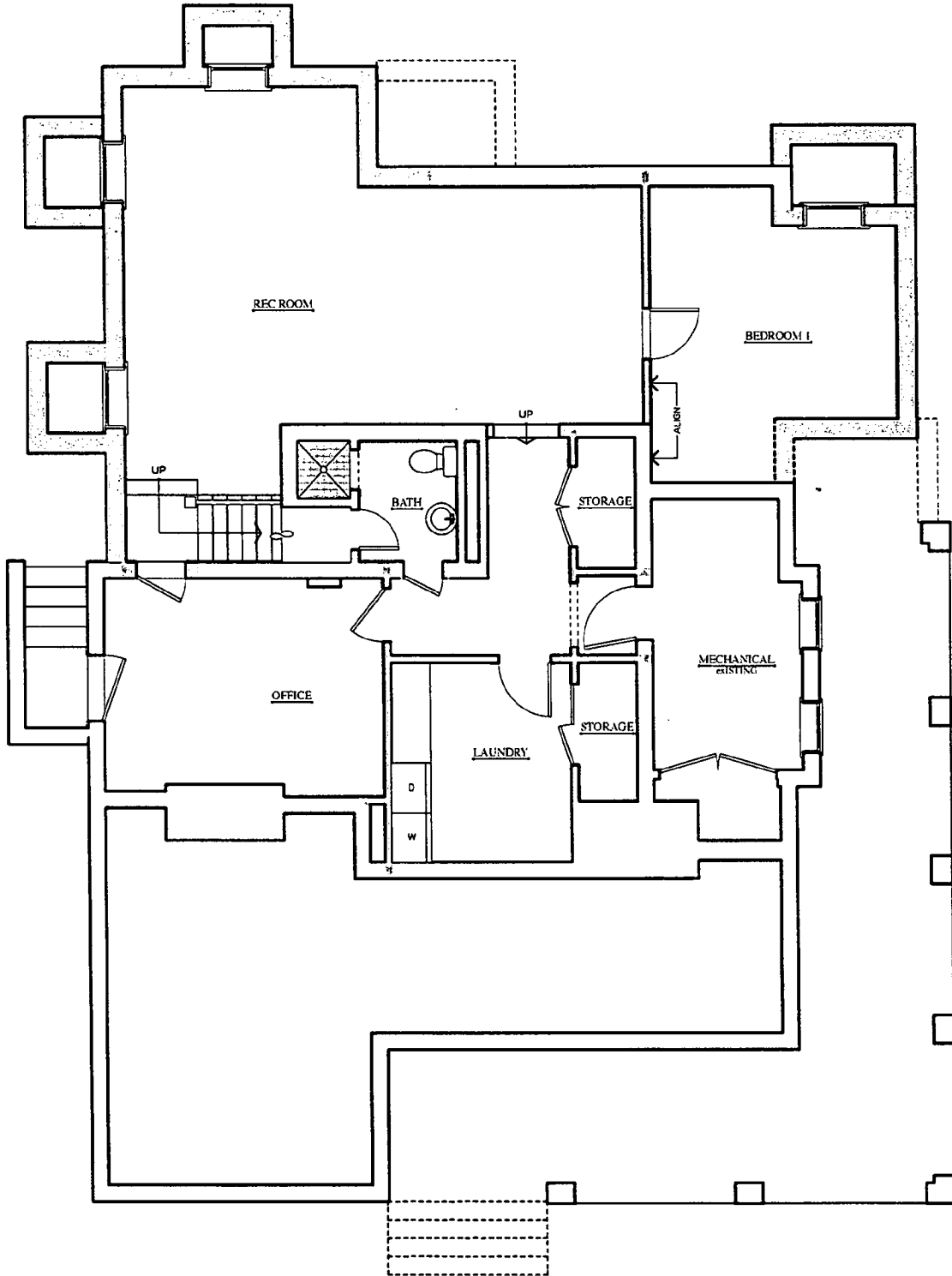


**Rear Elevation - New**

1/8" = 1'-0"

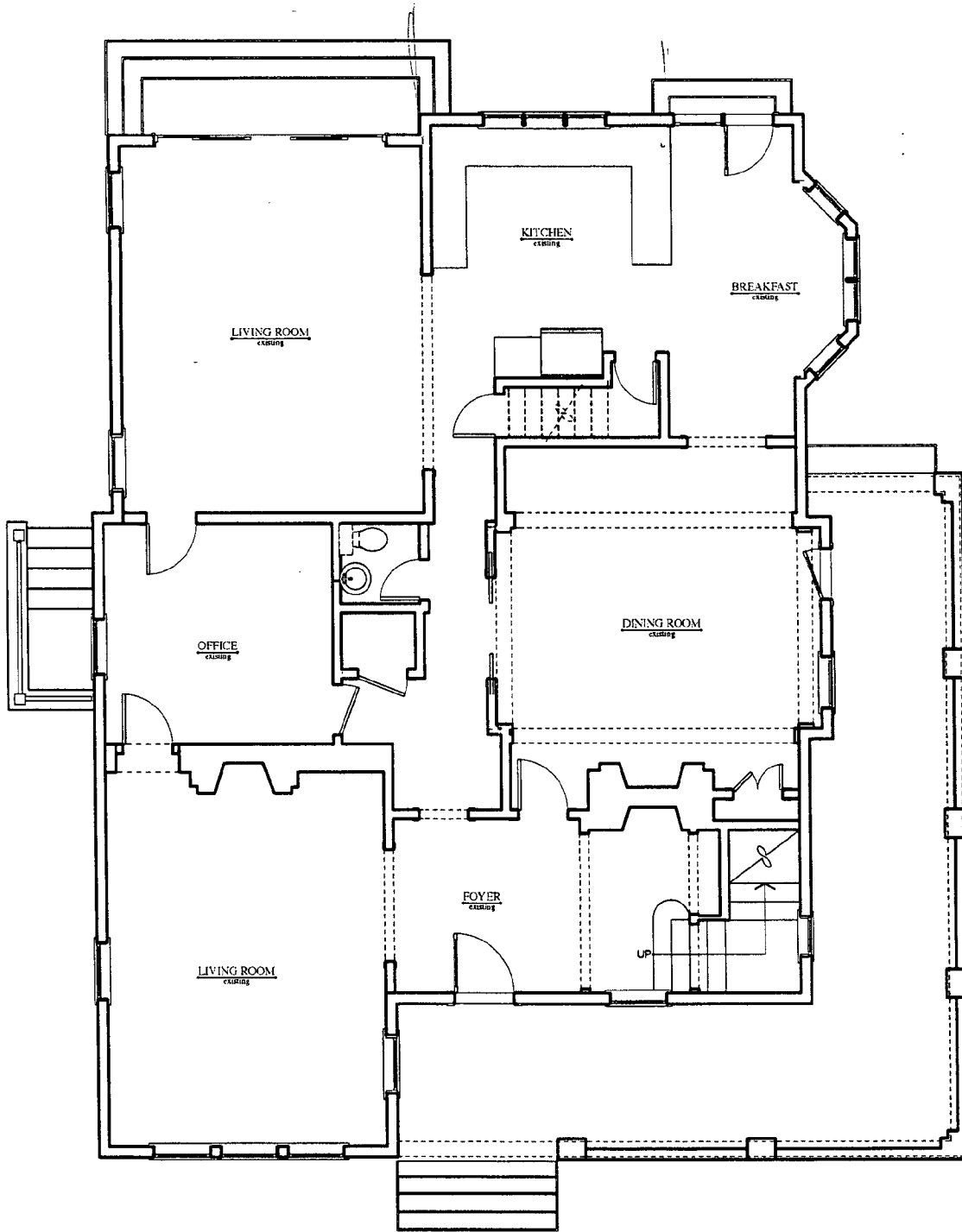


Existing Basement  
1/8" = 1'-0"



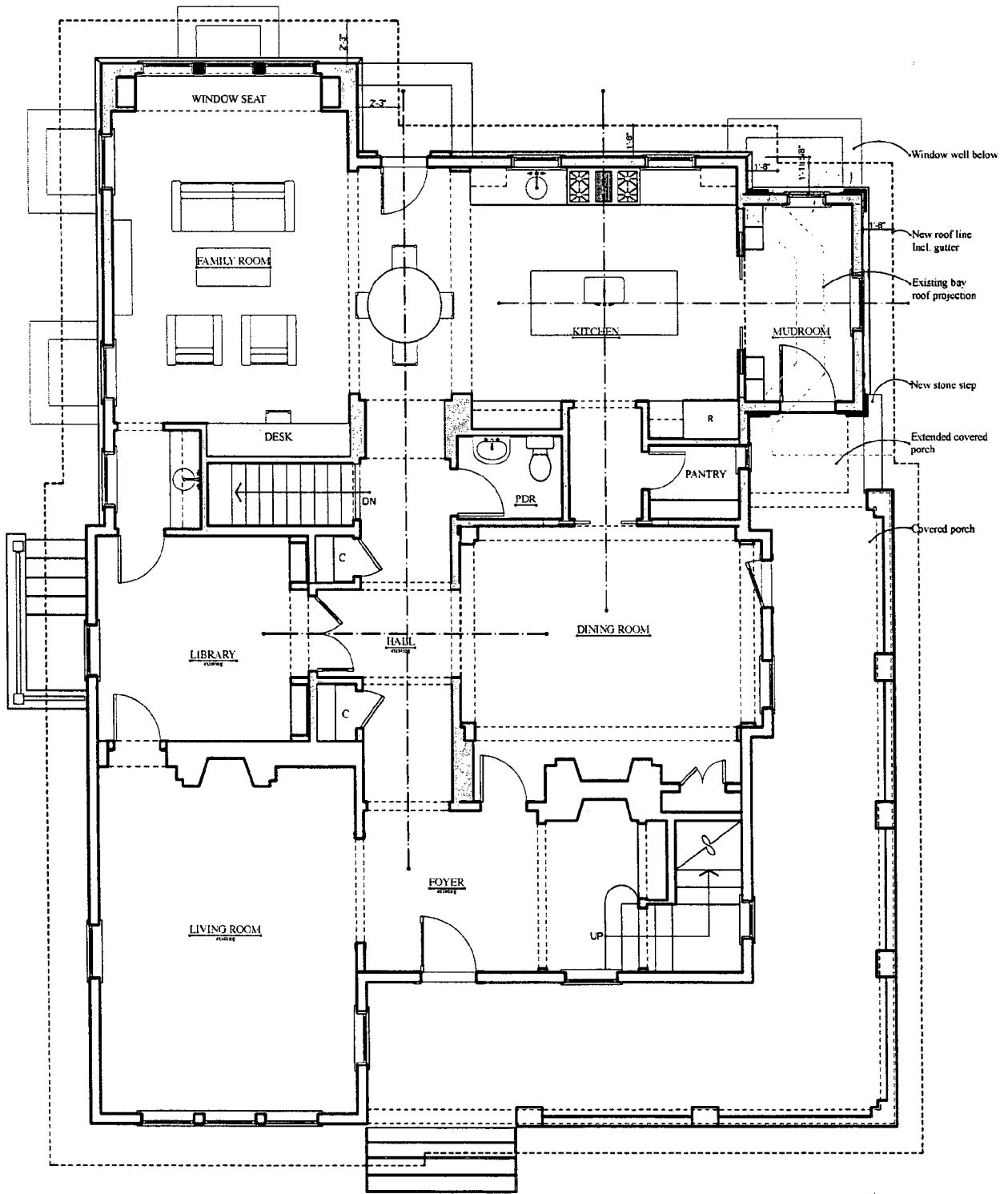
**Basement Plan - New**

1/8" = 1'-0"

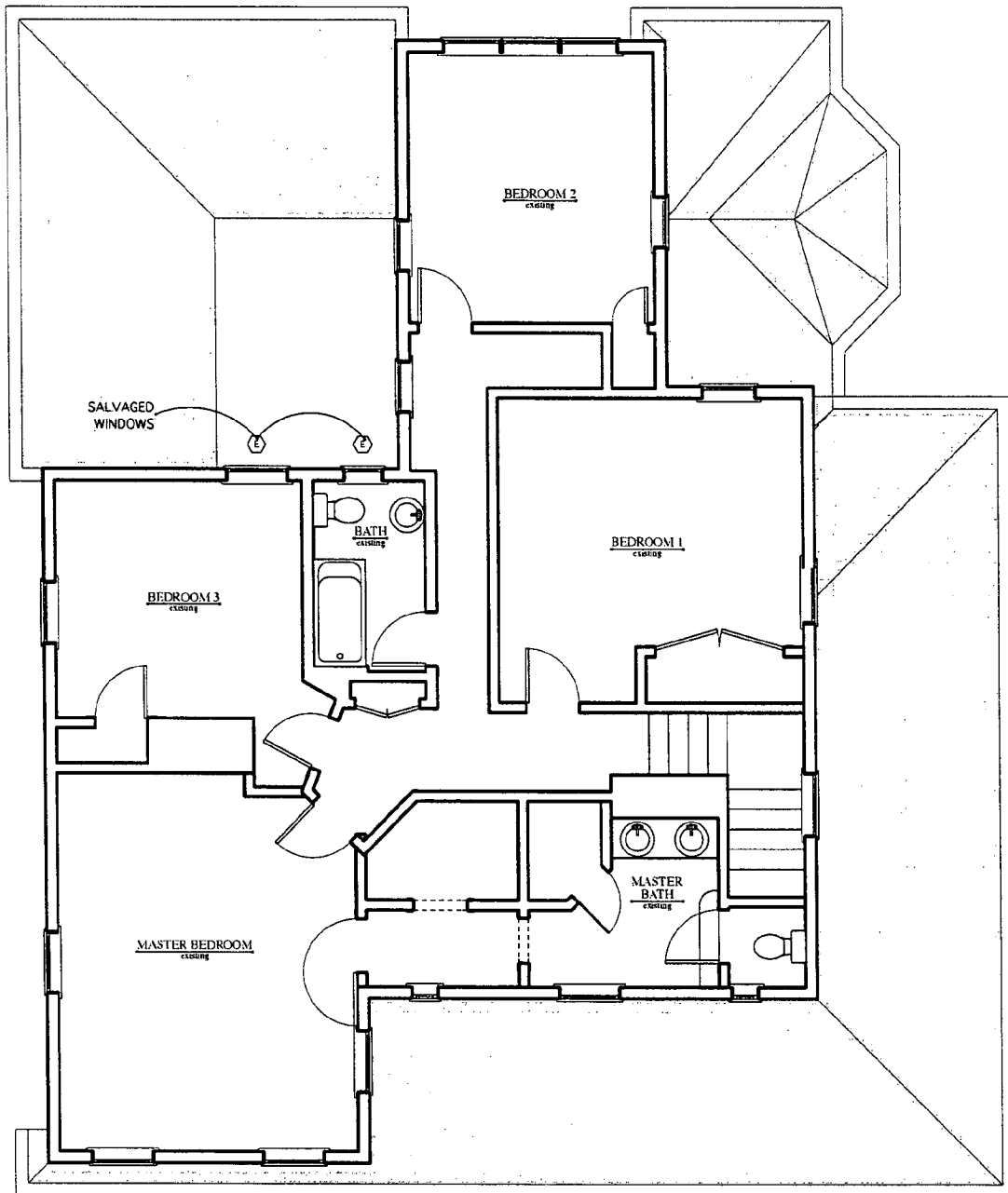


**Existing 1st Floor**

1/8" = 1'-0"

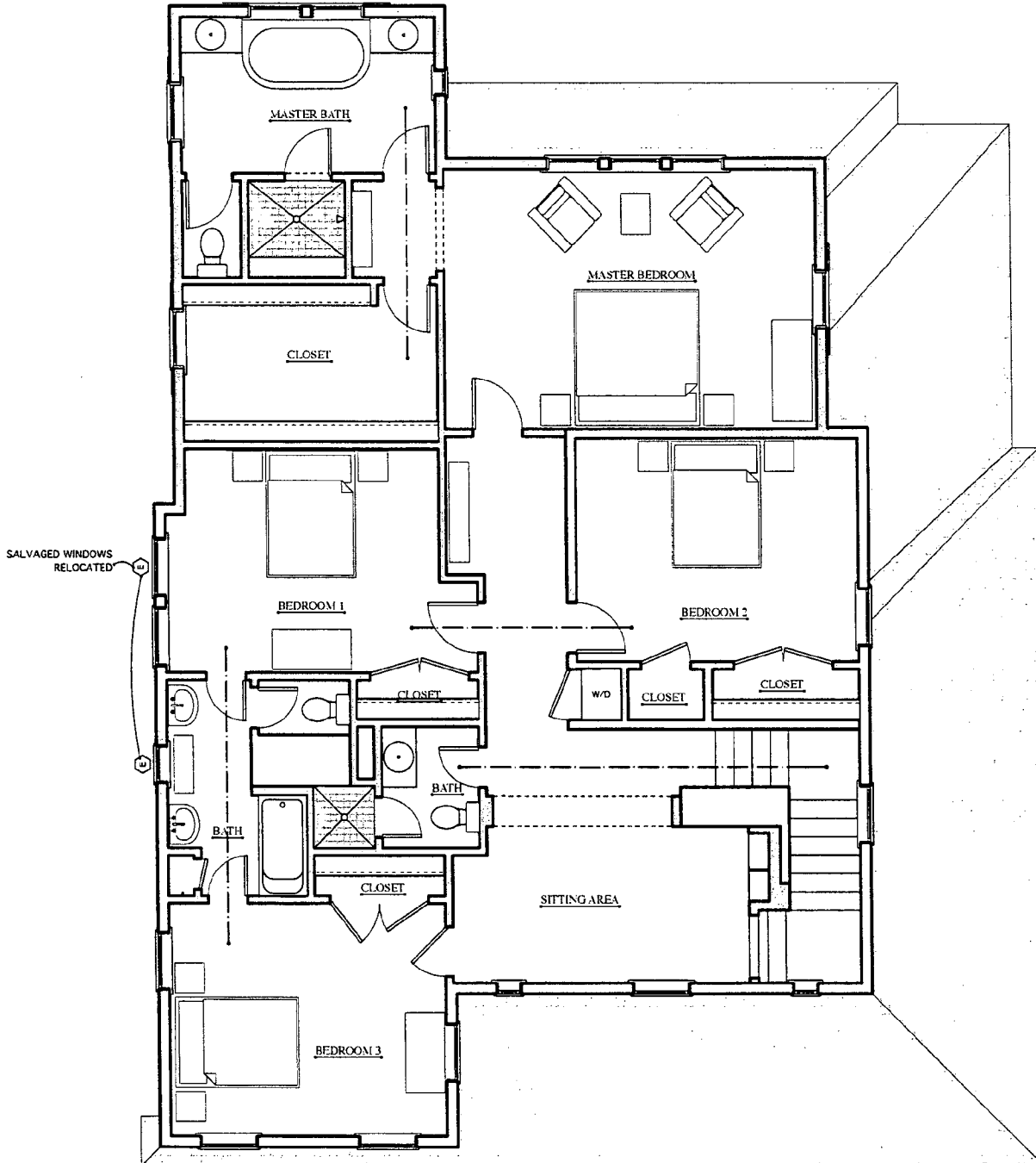


**First Floor Plan - New**  
 1/8" = 1'-0"



Existing 2nd Floor

1/8" = 1'-0"



**Second Floor Plan - New**

1/8" = 1'-0"



Existing Property Condition Photographs (duplicate as needed)

#1 - see attached picture #1

Detail: Front view from the street

#2 - see attached picture #2

Detail: Rear view from back yard

Applicant: \_\_\_\_\_

Page: \_\_\_\_\_



##

#2



Existing Property Condition Photographs (duplicate as needed)

#3 - see attached pic

Detail: Existing bay on East side

#4 - see attached pic.

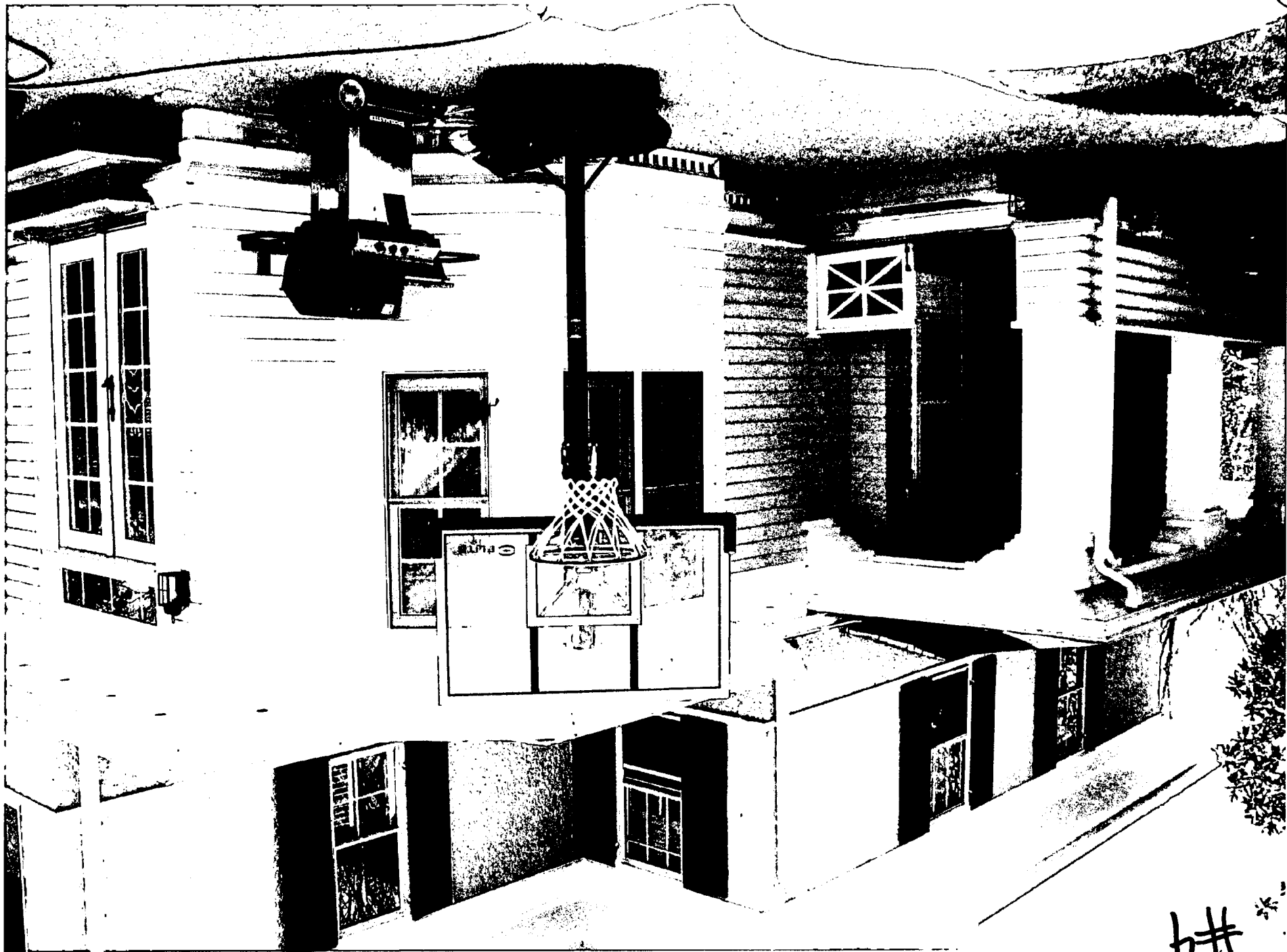
Detail: East elevation from side yard

Applicant: \_\_\_\_\_

Page: \_\_\_\_\_



#3



h# \*

Existing Property Condition Photographs (duplicate as needed)

#5 - see attached picture

Detail: West elevation view from street

#6 - see attached picture

Detail: Rear elevation showing windows to be salvaged  
on second floor.

Applicant: \_\_\_\_\_

Page: \_\_\_\_\_



#2



#6



Susan K. Gallagher &  
Michael C. Williams  
21 East Melrose Street  
Chevy Chase, MD 20815  
301-652-2560

April 22, 2008

Office of Historic Preservation  
8787 Georgia Ave.  
Silver Spring, Maryland 20910

Re: HPC Approval Request

To Whom it May Concern,

We are writing to request approval for a renovation project at our home in Chevy Chase. Although the initial impetus for our project was our interest in adding a mudroom, it has become more than that as we are seeking approval for a full renovation. The project has given us the opportunity to link the historic portions of the house with the existing 1990's additions in a new more balanced way and to redesign the addition's exteriors so they are consistent with the character of the house and the neighborhood. We have involved HPC staff in our design discussions from the very early stages and we want to thank the HPC staff for the input provided to date and respectfully request that the HPC approve our petition. Specifically, we would like to point out a few factors that we think might weigh on your decision:

**We have evaluated all possible alternatives for the placement of the mudroom addition. The design we are proposing uses the least amount of open space, is the most functional and is the most consistent with the historic character of the house. Our design puts the rear entrance/mudroom as close as possible to our garage and driveway while using the existing covered porch for an entrance. This is a far better use of space than building a new covered entrance to the rear of the addition. Approval will allow us to place the addition between the rear of the house and the existing porch connecting the front of the house, the porch, the yard and the addition in the most functional way, using the smallest possible footprint. Further, the design of the new mudroom addition is consistent with the historical character of the house and results in an aesthetic improvement to the contemporary existing rear addition. Denial of this**

variance request would be a hardship forcing us to significantly modify our plans.

**We have made an effort to improve on the existing rear addition in an effort to unify the design in a way that is consistent with the historic structure.**

The mudroom addition and porch extension for which we are seeking approval is sized to fit into an existing niche in our house's footprint. It replaces an awkward and somewhat out of context kitchen bay that is part of the 1990's addition. Our design eliminates the bay and replaces it with a more contextual exterior wall. Additionally, we have chosen to make this a single story addition to be sensitive to overall height and mass issues, and because we want the roofline to speak to the existing historic house porch in it's simple hipped roof profile - this being more in keeping with the existing historic house than the disjointed roofline seen at the existing bay addition

**We have chosen an architect with significant experience in the Village (including the recent completion of 29 Primrose) and whom we believe has great respect for the historic integrity and unique character of Village homes.** Needless to say, we believe our plans will improve on the appearance of our home and be a net benefit to the neighborhood. As a further matter, we intend to put our utility cables underground from the rear pole, which will also enhance the appearance of our house from the rear.

We are not aware of any neighborhood opposition to our plans and the neighbors we have discussed this with all support our project.

Thank you for your consideration. Please feel free to contact my wife Susan or me with any questions or concerns.

Sincerely,



Michael C. Williams

**ROB NICHOLS  
102 EAST MELROSE STREET  
CHEVY CHASE, MD 20815  
(301) 656-2010**

April 28, 2008

Office of Historic Preservation  
8787 Georgia Avenue  
Silver Spring, MD 20910

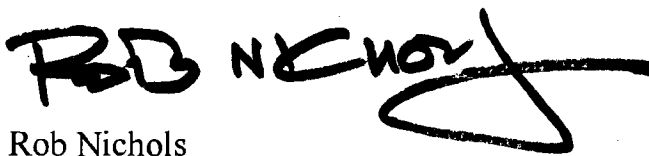
Dear HPC Official:

We understand that you are considering a renovation proposal from the owners of 21 East Melrose Street. We support their renovation plans.

We live diagonally across the street from that property at the Southeast corner of East Melrose Street and Brookville Road. 21 East Melrose Street is at the Northwest corner.

Please feel free to contact me with questions.

Sincerely,

A handwritten signature in black ink that reads "ROB NICHOLS" followed by a stylized flourish.

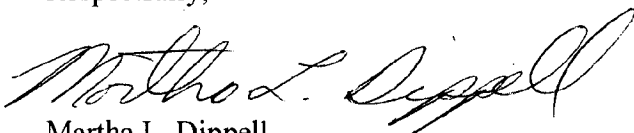
Rob Nichols

April 24, 2008

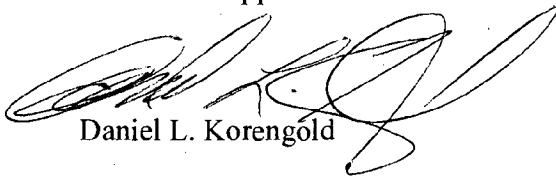
Office of Historic Preservation  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Our names are Martha Dippell and Daniel Korengold and we reside at 101 E. Melrose Street, Chevy Chase, Maryland 20815. We would like to lend our total support and approval of the plans submitted by SiSi Gallagher and Michael Williams, who live at 21 E. Melrose Street, Chevy Chase, Maryland 20815. The hearing for this project is set for May 14, 2008.

Respectfully,



Martha L. Dippell



Daniel L. Korengold

**Mr. and Mrs. B. Francis Saul III  
14 Newlands Street  
Chevy Chase, MD 20815**

April 24, 2008

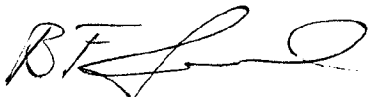
Office of Historic Preservation  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Williams Residence  
21 East Melrose Street  
Chevy Chase, MD

To Whom It May Concern:

I am writing in reference to the approval that the Williams are seeking from the Historic Preservation Commission for their renovation plans. We are their neighbors and our backyards abut each other. My wife and I have reviewed their plans and are supportive of what they propose. We believe it would be an attractive addition to our neighborhood.

Sincerely,



B. Francis Saul III

BFS/lc

15 E. Melrose St.  
Chevy Chase, MD 20815  
April 22, 2008

Office of Historic Preservation  
8787 Georgia Ave.  
Silver Spring, Maryland 20910

RE: 21 E. Melrose Street Renovations and Historic Preservation

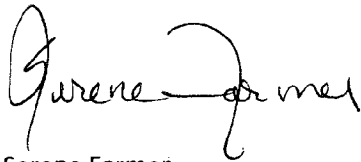
Office of Historic Preservation:

We reside at 15 E. Melrose, next door to the Williams at 21 E. Melrose. They recently met with us to view and discuss their plans for renovations at their home. We believe their plans retain the character of the neighborhood and we fully support their efforts.

Sincerely,



Charles N. Farmer



Serene Farmer

21 E. Melrose







E. 8410 W

Brookville Rd.



view from Brookville



left side

right side (porch)



left side of house

right side



rear



CASE NO. A-5374  
Appeal of Mr. Michael C. Williams and Ms. Susan K. Gallagher  
(Hearing held April 14, 2008)

DECISION OF THE BOARD OF MANAGERS

Summary of Case

This proceeding involves an application for a variance pursuant to Section 8-12(b) of the Chevy Chase Village Code. The Applicants, Michael C. Williams and Susan K. Gallagher, propose to (a) construct a one-story wood frame addition, a portion of which would encroach 7.29 feet (7.29') into the twenty-five foot (25') front setback from Brookville Road, and (b) install a new step leading to the proposed addition, which would encroach 7.02 feet into the twenty-five foot (25') front setback from Brookville Road.

Applicable Law

The application seeks a variance from the requirements of two sections of the Chevy Chase Village Code ("Village Code"). The Applicants request a variance from Section 8-17(b) of the Village Code, which provides that "[n]o structure or play equipment of any description shall be erected within twenty-five (25) feet of the front line of any premises, and no accessory building or structure shall be erected, except on the rear of any premises," and from the requirements of Section 8-17(k) of the Village Code, which provides that "[n]o awning, canopy or other protrusion shall be erected between the front building restriction line and the front lot line."

Procedural History

The subject property is known as Part of Lot 12, Block 47, in the "Chevy Chase, Section 2" subdivision and is also known as 21 East Melrose Street, Chevy Chase,

Maryland 20815 (the "Subject Property"). The Applicants submitted a variance application to the Village on March 6, 2008, seeking a variance under Section 8-12 of the Village Code. Notice of the hearing was posted at the Village Hall, posted at the property, and mailed to all abutting and confronting property owners on April 3, 2008. The notice indicated that a public hearing would be held by the Board of Managers in the Village Hall on April 14, 2008 at 7:00 p.m. to consider the Applicants' variance request.

The Applicants presented testimony at the hearing in support of their request. The following neighboring property owners submitted letters expressing their support of the Applicants' request: Bridget and Tim Overcash of 2 East Melrose Street; Alan and Susan Berlow of 9 East Melrose Street; Vicki Campbell of 12 East Melrose Street; Darwin Curtis of 13 East Melrose Street; Charles Farmer of 15 East Melrose Street; Emily Miller of 16 East Melrose Street; Daniel Korengold and Martha Dippell of 101 East Melrose Street; and Rob and Rebecca Nichols of 102 East Melrose Street. Mr. Nichols and Ms. Campbell also appeared before the Board on April 14, 2008 to express support for the Applicants' request. No other testimony was submitted.

**Summary of Evidence**

As part of their variance request, the Applicants submitted a proposed site plan, which shows the proposed structure and its relation to the twenty-five foot (25') front yard setback; a floor plan and exterior view of the house as it presently exists on the Subject Property and as it would exist under the proposed plan; and a letter explaining the basis for the variance application. Photographs taken by Village staff to show existing conditions of the Subject Property were submitted for the record.

The application materials indicate that the Applicants intend to construct a one-

story wood frame addition, a portion of which would encroach 7.29 feet into the twenty-five foot (25') front setback from Brookville Road, as well as to install a step leading to the proposed addition, which would encroach 7.02 feet into the twenty-five foot (25') front setback from Brookville Road.

As the site plan depicts, the Subject Property is a corner property with frontage on East Melrose Street and Brookville Road. Under the Village Code, the Subject Property's yards facing East Melrose Street and Brookville Road both require a twenty-five foot (25') setback.

The existing house has been built square to the East Melrose Street front property line and the Subject Property's west property line. The east front property line is a "dogleg" along Brookville Road that is not perpendicular to the north and south property lines, and which causes the Subject Property's north yard to be wider than its south front yard. The Applicants state in their letter, dated April 9, 2008, that the "foundation of the existing house was not originally sited in compliance with a 25' setback." A review of the site plan shows that the southeast corner of the existing house presently encroaches into the Brookville Road twenty-five foot (25') setback by approximately eighteen feet (18'), making it less than seven feet (7') from the Brookville Road front line. Also encroaching into the Brookville Road twenty-five foot (25') setback are an existing bay window, which is located on the northernmost part of the house's east wall, and a detached garage located at the northeast corner of the Subject Property.

The Applicants' proposed addition would replace the bay window along the east façade of the existing house with a mudroom and covered porch entrance, which the Applicants would use for a more direct route between the house and the garage. The



Applicants have also proposed the construction of a new stone step to allow for use of the covered porch entrance. The proposed step would be located on the east side of the house between the end of the existing porch and the proposed mudroom and would encroach no farther into the Brookville Road front setback than the roof line of the existing porch. In their letter, the Applicants state the following:<sup>1</sup>

We have evaluated all possible alternatives for the placement of this addition. The design we are proposing uses the least amount of open space, is the most functional and is the most consistent with the historic character of the house. Because our house is sited very close to the property line and outside the [building restriction line (BRL)] in the front of the lot, and because the property line changes direction angling away from the house as it moves toward the back of the lot, the forward portion of the addition we are proposing falls outside the BRL while the rear portion is in compliance. To design around this unusual pinch point between our property line and the placement of the original house will sacrifice open space, functionality and esthetics ... [The proposed design] is a far better use of space than building a new covered entrance to the rear of the addition ... While our plans necessitate a variance, what we are requesting is far short of the original structure's 18.58' furthest intrusion into the setback area and is consistent with the way the original house was sited on an oddly configured lot. Denial of this variance request would be a hardship forcing us to significantly modify our plans.

The Applicants further state that the proposed mudroom addition and porch extension have been sized to fit into the house's footprint and would replace an "awkward and somewhat out of context kitchen bay" with a "more contextual exterior wall in harmony with the existing porch pilasters." In their letter the Applicants write:

The foundation of our proposed new addition and extended porch is set back from the existing line of the historic porch by 1.38'. This is situated to allow the new roofline to defer to the historic house porch line. A new stone step is located off of this new extended porch and is located 17.71'

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<sup>1</sup> The Applicants' site plan shows the measurement of the original structure's farthest intrusion into the setback area to be 18.08 feet, or a distance of 6.92 feet between the original structure's eastern-most edge and the east property line. In their letter to the Village Manager, they state that this protrusion into the setback area is 18.58 feet or a distance of 6.42 feet between the original structure's eastern-most edge and the east property line. Under the circumstances of this matter, this discrepancy does not affect the matter's outcome.

from the property line at its closest point, or worst case condition, encroaching into the 25' [building restriction line] by 7.29'. Additionally, the gutter's edge of our proposed addition is located 17.98' off the property line at its closest point, or worst case condition, encroaching into the 25' [building restriction line] by 7.02'.

At the hearing, Mr. Williams testified that the Applicants' proposed addition would allow for greater functional use of their property, and would also serve as a "significant aesthetic improvement" to their house.

Neighboring property owners testified on behalf of the Applicants' request. Ms. Vicki Campbell of 12 East Melrose Street observed that the proposed structure would be a "beautiful addition" that would allow the house to remain consistent with its historical context. Mr. Rob Nichols of 102 East Melrose Street called the size and scope of the proposed structure "sensible" and "aesthetically consistent" with the rest of the Subject Property and other structures within the neighborhood.

A covenant in the chain of title to the property was found to apply to the Subject Property that provides, in relevant part: "[N]o structure of any description shall be erected within twenty-five (25) feet of the front line of the said premises."

#### **Findings of Fact**

Based upon the testimony and evidence of record, the Board makes the following findings in connection with this matter:

1. The Subject Property is a corner property located at the corner of Brookville Road and East Melrose Street, which under the Village Code requires a twenty-five foot (25') setback from the property's two front lot lines;
2. Brookville Road and East Melrose Street do not intersect at a right angle, and the Brookville Road front line is a "dogleg" which is not perpendicular to the north and

south property lines, resulting in an unusually shaped lot that has a north yard which is wider than its south front yard;

3. A substantial portion of the existing house was constructed within the twenty-five foot (25') setback from Brookville Road;

4. The existing house presently encroaches over eighteen feet (18') into the Brookville Road front setback;

5. The proposed new stone step is necessary because the first floor of the house is above the grade of the yard;

6. The proposed addition of the mudroom and new stone step would encroach into the Brookville Road front setback considerably less than the existing house and the existing porch;

7. The proposed addition of a mudroom and new stone step along the east wall of the existing house is modest and reasonable;

8. The design of the addition shows that the Applicants have made a good faith effort to minimize the encroachment and to build an addition that is consistent with the house's historic nature and the character of the neighborhood;

9. A review of the drawings submitted for the record reveals that the proposed addition and step would not materially enlarge the existing house's footprint and would not alter any views, sight lines or the natural flow of light and air;

10. Not granting the variance requests would create an undue hardship by requiring the Applicants to either construct this addition on the north façade of the house, which would expand the existing house's footprint into their north yard, or to design an odd-shaped addition around the Brookville Road front building restriction line over

which a significant part of their house already protrudes;

11. Considering all of the evidence presented, the proposed construction would not violate any enforceable covenant applicable to the Subject Property; and

12. No objections to the proposed addition have been raised.

### **Conclusions**

Based upon the foregoing findings, the Board concludes the following:

1. The proposed variances are required because special conditions exist whereby the enforcement of the requirements of the Village Building Code would result in unwarranted hardship and injustice to the owner;

2. The proposed variances will most nearly accomplish the intent and purpose of the requirements of the Village Building Code; and

3. The proposed variances would not violate any enforceable covenant applicable to the property.

Accordingly, the requested variances from (a) the requirements of Section 8-17(b), which provides that “[n]o structure or play equipment of any description shall be erected within 25 feet of the front line of any premises, and no accessory building or structure shall be erected, except on the rear of any premises,” and (b) the requirements of Section 8-17(k), which provides that “[n]o awning, canopy or other protrusion shall be erected between the front building restriction line and the front lot line,” is GRANTED, provided, however, that:

1. The addition described above shall be constructed and maintained in accordance with the plans and specifications submitted for the record in this matter; and

2. The construction shall be completed on or before the 14<sup>th</sup> day of October, 2009, in accordance with the Applicants' request for a one and one-half (1 ½) year time allotment, which they assert is needed to receive Historic Preservation Commission approval, to secure the necessary permits, and to complete construction.

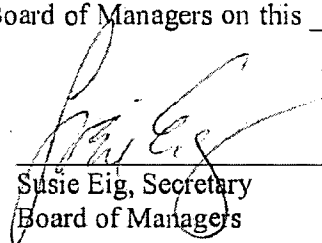
**Resolution**

The Chevy Chase Village Board of Managers hereby adopts the following Resolution:

BE IT RESOLVED by the Board of Managers of Chevy Chase Village that the decision stated above be adopted as the decision as required by Section 8-12(d) of the Chevy Chase Village Code, and the Village Manager be and he is hereby authorized and directed to issue a building permit for the construction of a one-story wood frame addition in accordance with the plans and specifications submitted for the record of this matter.

The foregoing Decision and Resolution to grant the variance requested was adopted by the Chevy Chase Village Board of Managers with the following members voting in favor: Susie Eig, Gail Feldman, Robert Jones, Douglas B. Kamerow, Betsy Stephens, David Winstead, and Peter Yeo.

I DO HEREBY CERTIFY, that the foregoing Decision and Resolution were approved and adopted by the Chevy Chase Village Board of Managers on this 12<sup>th</sup> day of MAY, 2008.

  
\_\_\_\_\_  
Susie Eig, Secretary  
Board of Managers



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

Received  
DPS - #8

APR 23 2008

Dept. of Permitting Services

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Linda Callagors  
Daytime Phone No.: 240 4294651

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Suzen Callagher Daytime Phone No.: 301 652 2560  
Address: 21 east melrose st chevy chase, MD 20740  
Street Number City State Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 21 Street: East melrose st  
Town/City: chevy chase Nearest Cross Street: Brookville Rd  
Lot: 12 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: 15303 Folio: 143 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 900,000.000  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
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/easement

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

[Signature]  
Signature of owner or authorized agent

4-22-08  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 483 406 Date Filed: 4/23/08 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT** - *see attached 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

***Written Description of Project:***

A.

This historic house, built in the early 1900's, is a two-story stucco and wood sided house that sits on the corner of East Melrose St. and Brookville Rd in Chevy Chase Village. It is currently designated as a contributing Historic Resource (see attached photographs).

The historic house retains most of the original historic features in terms of the interior and exterior detailing with the exception of modifications made due to what appears to be a two-story addition, on crawlspace, off the rear of the house built at an earlier date (note second floor windows' six over six lite division in lieu of three over two typically seen on the historic house). In the 1990's one story Family Room and Breakfast Area wings/extensions were added, built on crawlspace, with pier foundations (note snap-in window and door grills seen at these locations). *Please note that the existing Breakfast Area addition currently projects past the line of the historic house.*

B.

The main scope of our proposed work, with the blessings of the Historic Preservation Committee, will involve the following:

1. Demolition of existing 1990's addition and prior addition.
2. A new one-story mudroom addition, with extended covered porch and stone step, set back from the plane of the existing porch. This addition is designed to speak to the existing historic house and porch in detailing, while deferring to it, and designed to correct much of the mistakes seen in the prior addition (disjointed roofline, circular soffit venting, snap-in grill windows etc.)
3. A new two-story addition housing new kitchen, powder room, pantry, breakfast area, wetbar and family room on the first floor with new master suite above.
4. Salvaged historic window relocated at new bathroom location on second floor (left elevation) – please see plans.
5. Salvaged historic window relocated at new bedroom location on second floor (left elevation) – please see plans.

The scope also includes renovation and modification of interior partitions as seen in the attached plans.



Site Plan

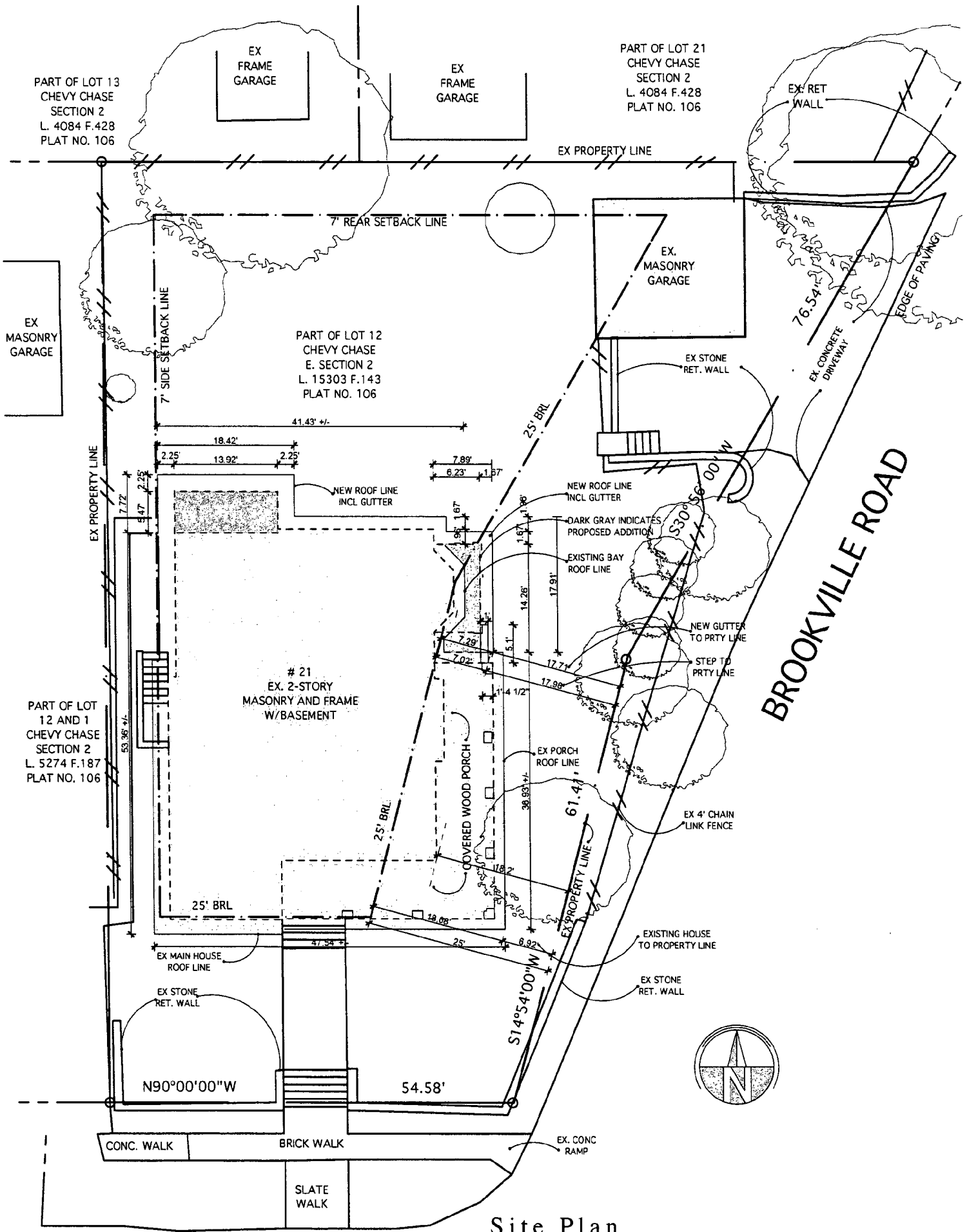
— see attached site plan.



Shade portion to indicate North

Applicant: Susan Coallagher

Page: \_\_



PART OF LOT 13  
CHEVY CHASE  
SECTION 2  
L. 4084 F.428  
PLAT NO. 106

PART OF LOT 21  
CHEVY CHASE  
SECTION 2  
L. 4084 F.428  
PLAT NO. 106

PART OF LOT 12  
CHEVY CHASE  
E. SECTION 2  
L. 15303 F.143  
PLAT NO. 106

PART OF LOT  
12 AND 1  
CHEVY CHASE  
SECTION 2  
L. 5274 F.187  
PLAT NO. 106

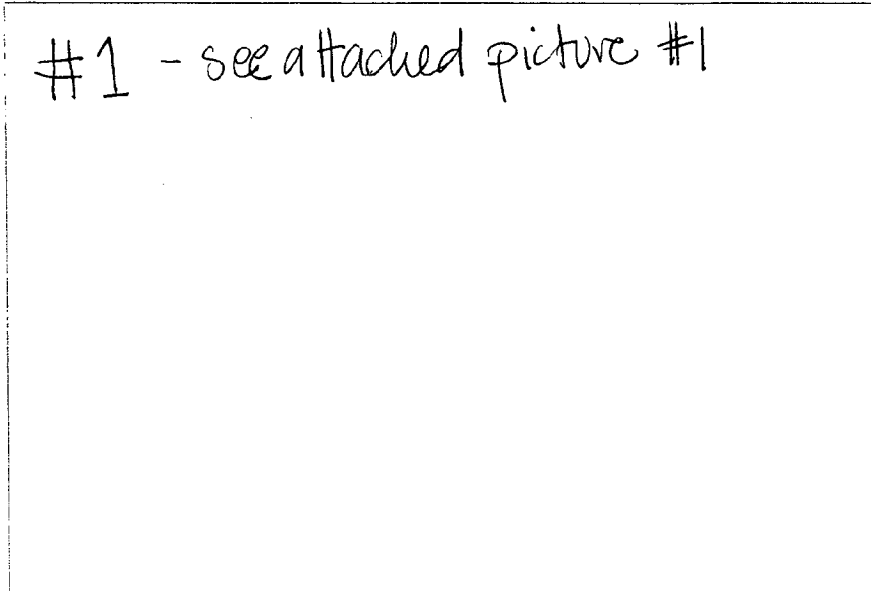
# 21  
EX. 2-STORY  
MASONRY AND FRAME  
W/BASEMENT

Site Plan

EAST MELROSE STREET

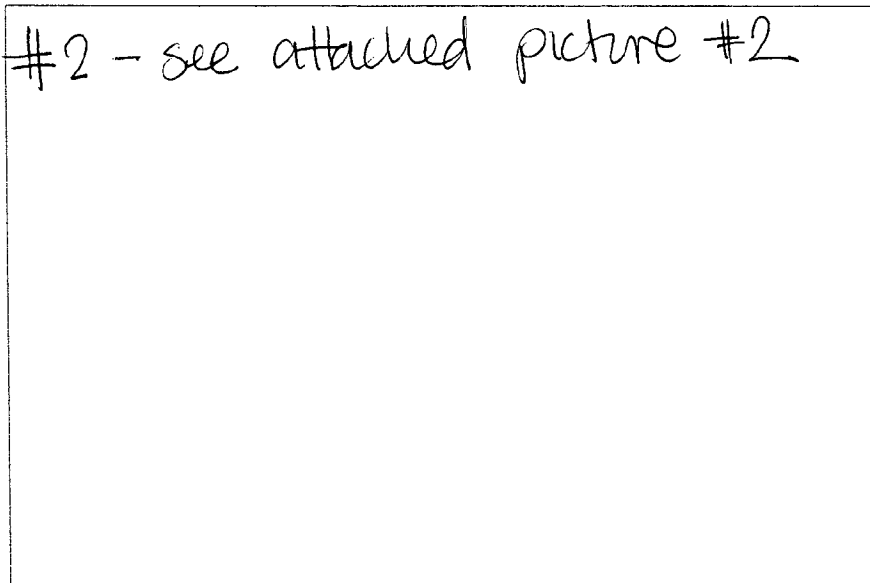
1/16" = 1'-0"

Existing Property Condition Photographs (duplicate as needed)



#1 - see attached picture #1

Detail: Front View from the street



#2 - see attached picture #2

Detail: Rear view from back yard

#1





#2

Existing Property Condition Photographs (duplicate as needed)

#3 - see attached pic

Detail: Existing bay on East side

#4 - see attached pic.

Detail: East elevation from side yard

#3





h#



Existing Property Condition Photographs (duplicate as needed)

#5 - see attached picture

Detail: West elevation view from street

#6 - see attached picture

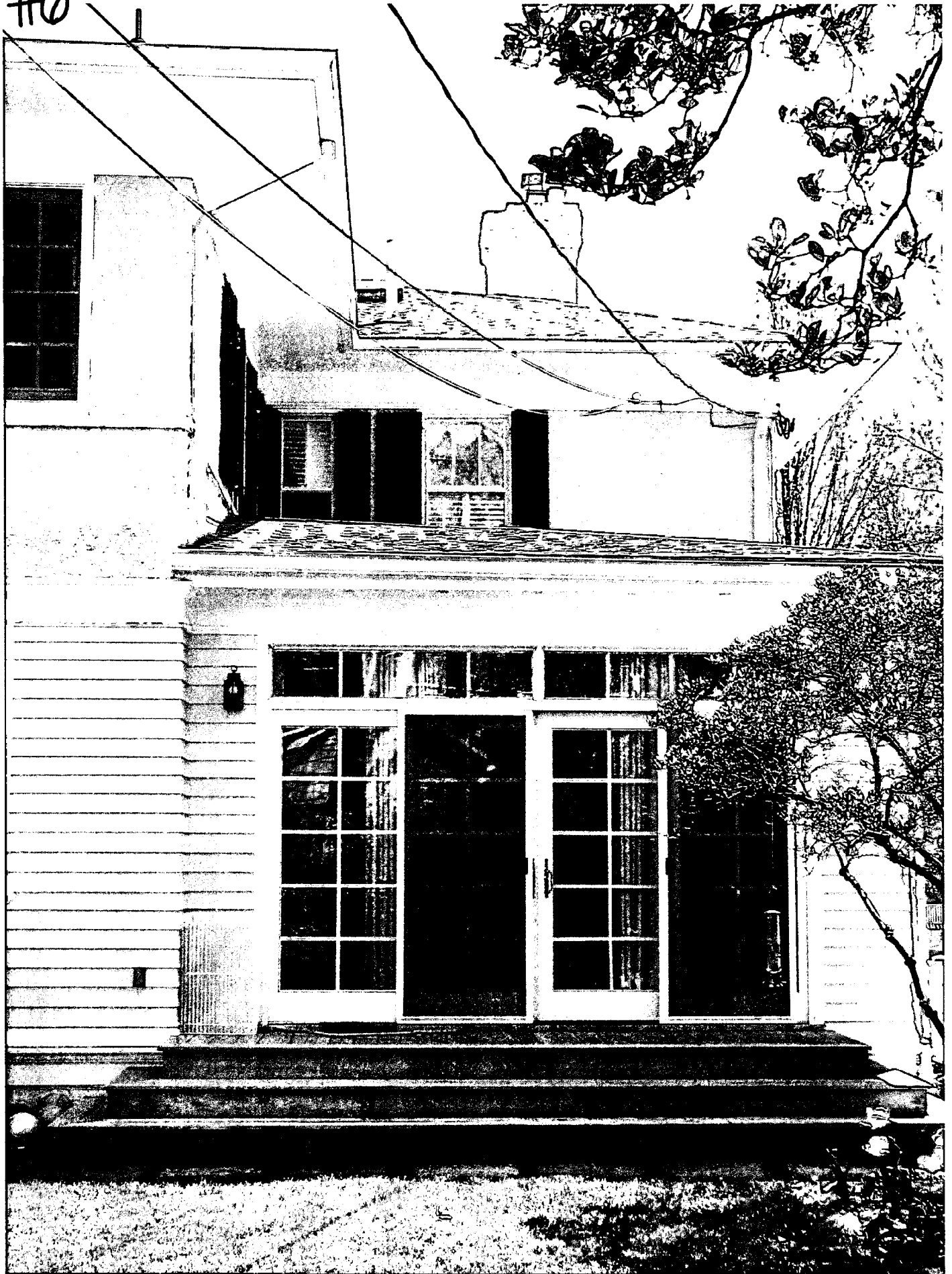
Detail: Rear elevation showing windows to be salvaged  
on second floor.

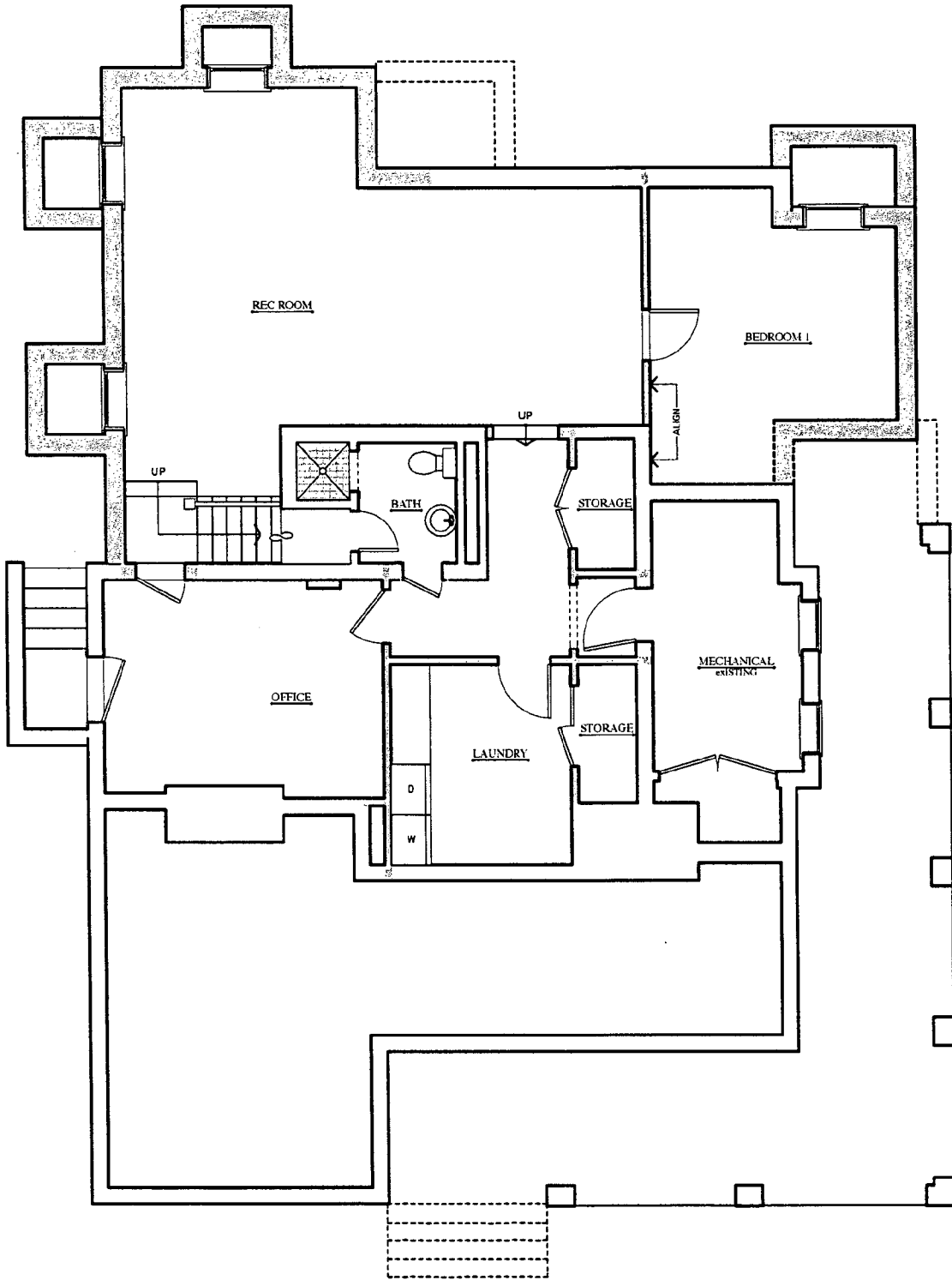
Applicant: \_\_\_\_\_

Page: \_\_\_\_\_



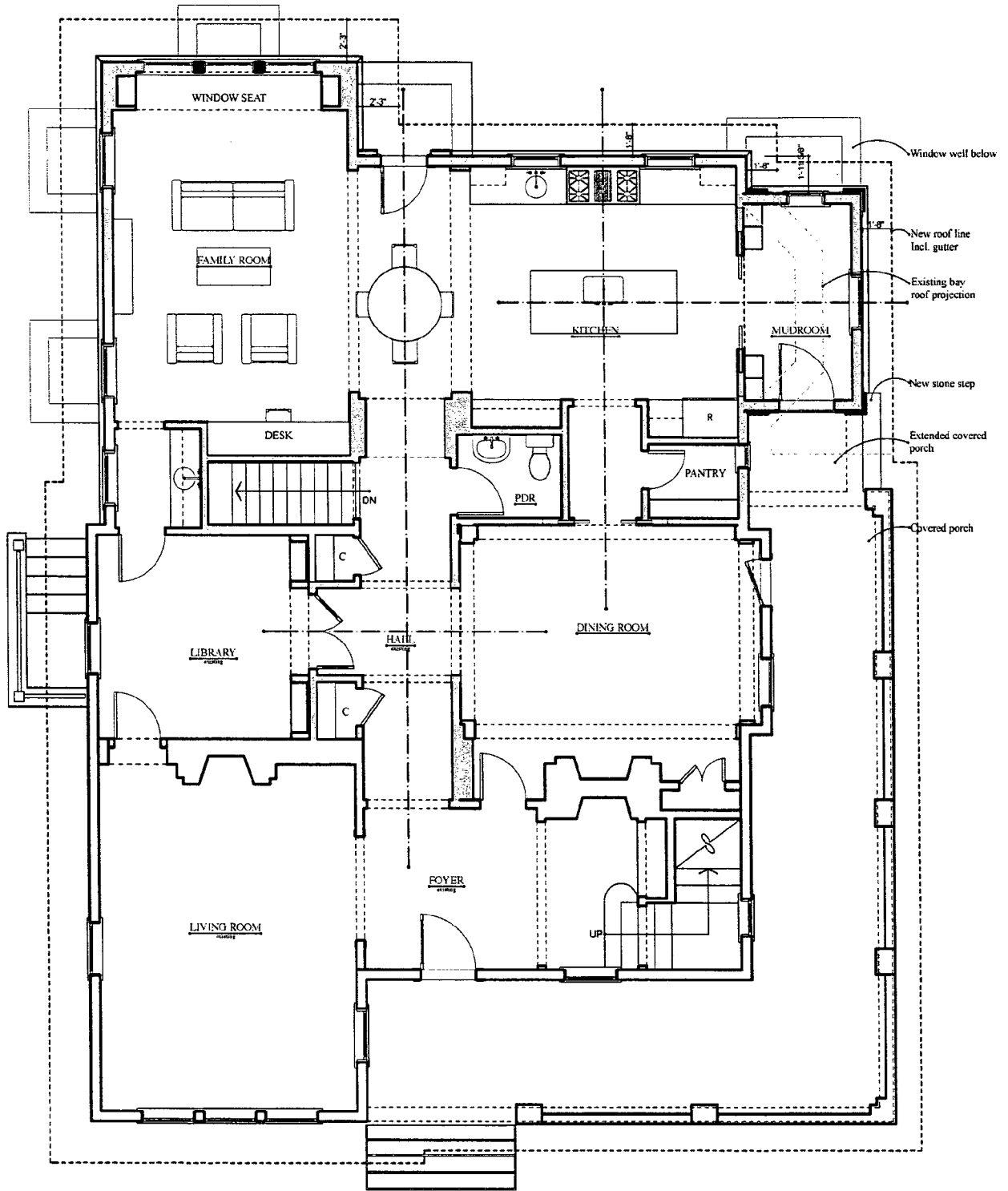
#6



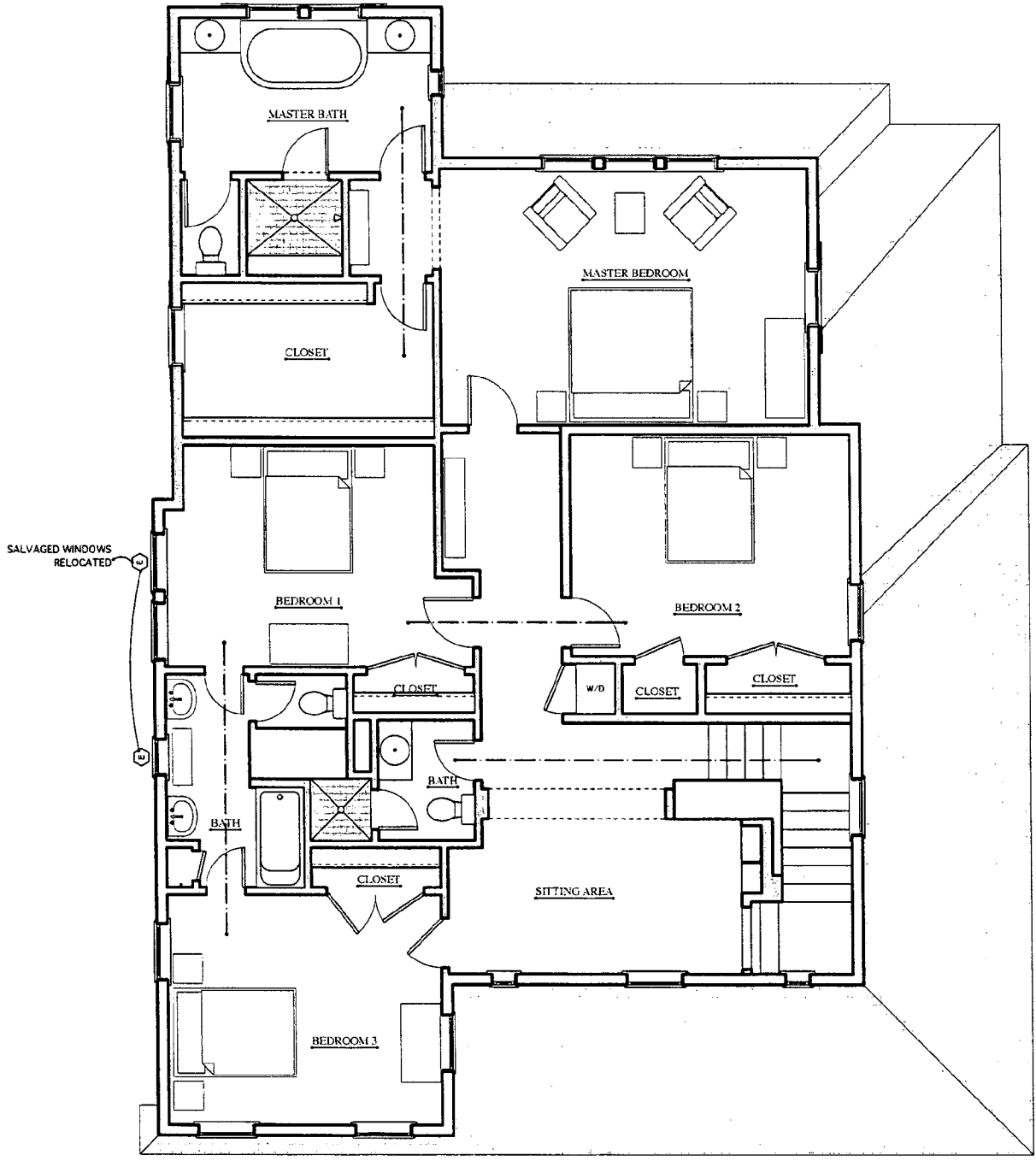


**Basement Plan - New**

1/8" = 1'-0"



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



**Second Floor Plan - New**

1/8" = 1'-0"



**Front Elevation - New**

1/8" = 1'-0"



Right Elevation - New

1/8" = 1'-0"





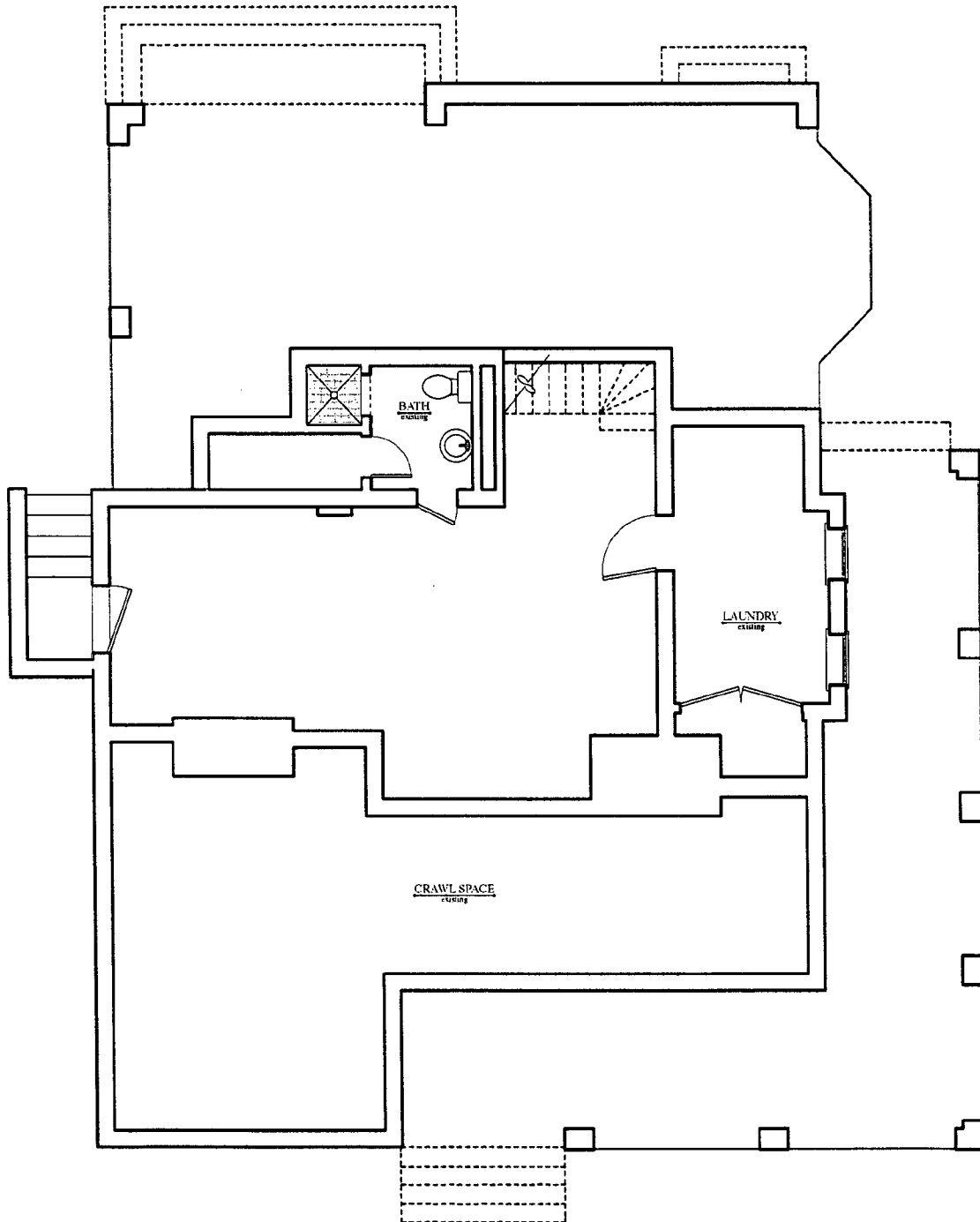
**Rear Elevation - New**

$1/8" = 1'-0"$



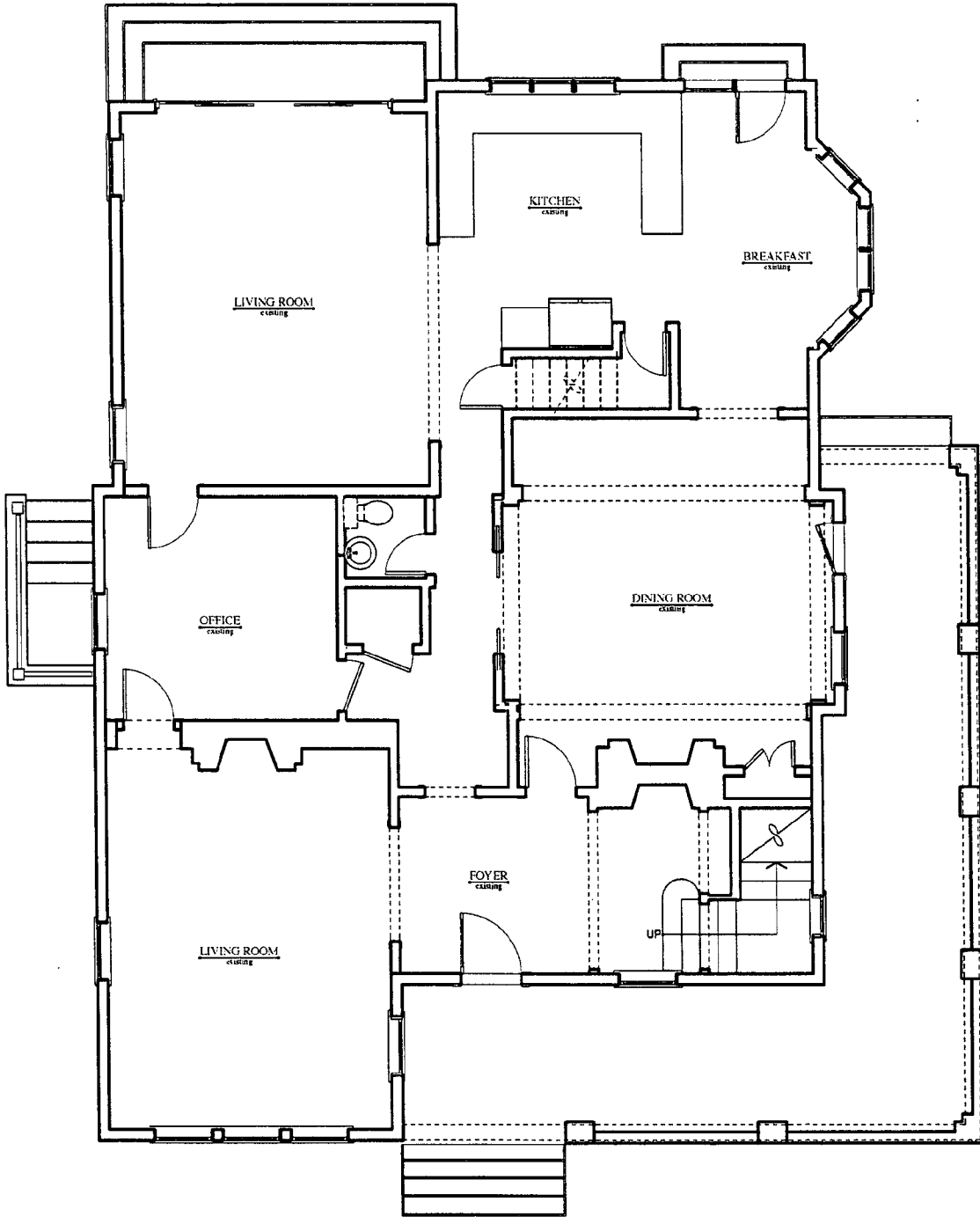
Left Elevation - New

1/8" = 1'-0"

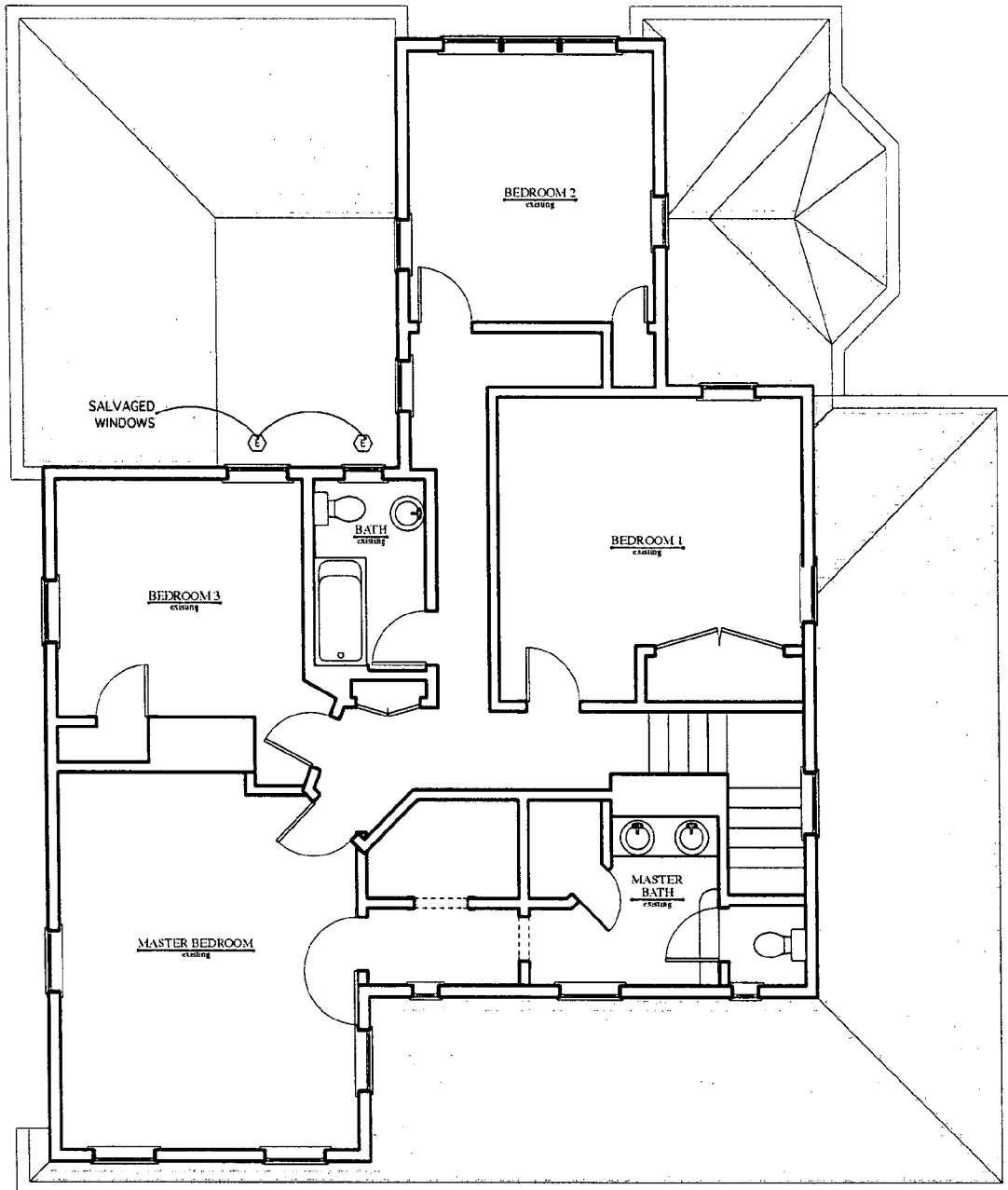


**Existing Basement**

$\frac{1}{8}'' = 1'-0''$



Existing 1st Floor  
1/8" = 1'-0"



Existing 2nd Floor

1/8" = 1'-0"



Existing Front Elevation

1/8" = 1'-0"



Existing Right Elevation

1/8" = 1'-0"



Existing Rear Elevation

$\frac{1}{8}'' = 1'-0''$





Existing Left Elevation

1/8" = 1'-0"

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

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

**Owner's mailing address**

21 East Melrose St  
Chevy Chase, MD 20740  
Attn. Susan Gallagher

**Owner's Agent's mailing address**

5019 Wilson Lane 2nd Floor  
Bethesda MD, 20814  
Attn Linda Gallegos

**Adjacent and confronting Property Owners mailing addresses**

- see attached address list.


NEXT DOOR:

MR. AND MRS. CHARLES FARMER  
15 EAST MELROSE STREET  
CHEVY CHASE, MD 20815

MR. DANIEL L. KORENGOLD AND MS. MARTHA DIPPELL  
101 EAST MELROSE STREET  
CHEVY CHASE, MD 20815

BACK YARD:

DR. AND MRS. ROBERT S. MORGENSTEIN  
16 NEWLANDS STREET  
CHEVY CHASE, MD 20815

MR. AND MRS. B. FRANCIS SAUL, III  
14 NEWLANDS STREET  
CHEVY CHASE, MD

ACROSS THE STREET:

MR. AND MRS. JOHN MILLER  
16 EAST MELROSE STREET  
CHEVY CHASE, MD 20815

CADDY CORNER ACROSS THE STREET:

MR. AND MRS SCOTT CAMPBELL  
12 EAST MELROSE STREET  
CHEVY CHASE, MD 20815

MR. AND MRS. ROBERT S. NICHOLS  
102 EAST MELROSE STREET  
CHEVY CHASE, MD 20815

EMAIL ADDRESSES:

[slcvzc@aol.com](mailto:slcvzc@aol.com)  
[farmercn@verizon.net](mailto:farmercn@verizon.net)  
[serenef@verizon.net](mailto:serenef@verizon.net)

[emily@overbrook.com](mailto:emily@overbrook.com)  
[dlkmlD@aol.com](mailto:dlkmlD@aol.com)  
[mldippell@aol.com](mailto:mldippell@aol.com)  
[rebeccalnichols@yahoo.com](mailto:rebeccalnichols@yahoo.com)  
[Frank.SauIII@bfsaulco.com](mailto:Frank.SauIII@bfsaulco.com)  
[Dawn@bizzly.us](mailto:Dawn@bizzly.us)  
Miller, John ([edicimoh@gmail.com](mailto:edicimoh@gmail.com))

Susan K. Gallagher &  
Michael C. Williams  
21 East Melrose Street  
Chevy Chase, MD 20815  
301-652-2560

April 22, 2008

Office of Historic Preservation  
8787 Georgia Ave.  
Silver Spring, Maryland 20910

Re: HPC Approval Request

To Whom it May Concern,

We are writing to request approval for a renovation project at our home in Chevy Chase. Although the initial impetus for our project was our interest in adding a mudroom, it has become more than that as we are seeking approval for a full renovation. The project has given us the opportunity to link the historic portions of the house with the existing 1990's additions in a new more balanced way and to redesign the addition's exteriors so they are consistent with the character of the house and the neighborhood. We have involved HPC staff in our design discussions from the very early stages and we want to thank the HPC staff for the input provided to date and respectfully request that the HPC approve our petition. Specifically, we would like to point out a few factors that we think might weigh on your decision:

**We have evaluated all possible alternatives for the placement of the mudroom addition. The design we are proposing uses the least amount of open space, is the most functional and is the most consistent with the historic character of the house. Our design puts the rear entrance/mudroom as close as possible to our garage and driveway while using the existing covered porch for an entrance. This is a far better use of space than building a new covered entrance to the rear of the addition. Approval will allow us to place the addition between the rear of the house and the existing porch connecting the front of the house, the porch, the yard and the addition in the most functional way, using the smallest possible footprint. Further, the design of the new mudroom addition is consistent with the historical character of the house and results in an aesthetic improvement to the contemporary existing rear addition. Denial of this**

variance request would be a hardship forcing us to significantly modify our plans.

**We have made an effort to improve on the existing rear addition in an effort to unify the design in a way that is consistent with the historic structure.**

The mudroom addition and porch extension for which we are seeking approval is sized to fit into an existing niche in our house's footprint. It replaces an awkward and somewhat out of context kitchen bay that is part of the 1990's addition. Our design eliminates the bay and replaces it with a more contextual exterior wall. Additionally, we have chosen to make this a single story addition to be sensitive to overall height and mass issues, and because we want the roofline to speak to the existing historic house porch in it's simple hipped roof profile - this being more in keeping with the existing historic house than the disjointed roofline seen at the existing bay addition

**We have chosen an architect with significant experience in the Village (including the recent completion of 29 Primrose) and whom we believe has great respect for the historic integrity and unique character of Village homes.** Needless to say, we believe our plans will improve on the appearance of our home and be a net benefit to the neighborhood. As a further matter, we intend to put our utility cables underground from the rear pole, which will also enhance the appearance of our house from the rear.

We are not aware of any neighborhood opposition to our plans and the neighbors we have discussed this with all support our project.

Thank you for your consideration. Please feel free to contact my wife Susan or me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael C. Williams". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael C. Williams

**ROB NICHOLS  
102 EAST MELROSE STREET  
CHEVY CHASE, MD 20815  
(301) 656-2010**

April 28, 2008

Office of Historic Preservation  
8787 Georgia Avenue  
Silver Spring, MD 20910

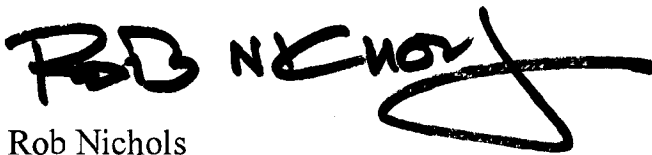
Dear HPC Official:

We understand that you are considering a renovation proposal from the owners of 21 East Melrose Street. We support their renovation plans.

We live diagonally across the street from that property at the Southeast corner of East Melrose Street and Brookville Road. 21 East Melrose Street is at the Northwest corner.

Please feel free to contact me with questions.

Sincerely,

A handwritten signature in black ink that reads "ROB NICHOLS". The signature is stylized, with the first letters of the first and last names being significantly larger and more prominent. The ink is thick and the lines are somewhat irregular, characteristic of a hand-drawn signature.

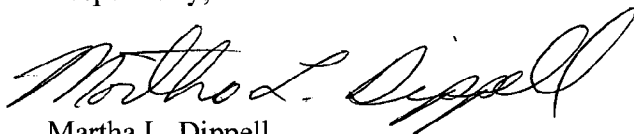
Rob Nichols

April 24, 2008

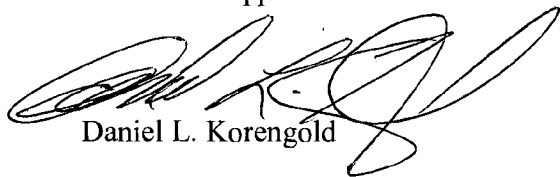
Office of Historic Preservation  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Our names are Martha Dippell and Daniel Korengold and we reside at 101 E. Melrose Street, Chevy Chase, Maryland 20815. We would like to lend our total support and approval of the plans submitted by SiSi Gallagher and Michael Williams, who live at 21 E. Melrose Street, Chevy Chase, Maryland 20815. The hearing for this project is set for May 14, 2008.

Respectfully,

A handwritten signature in cursive script, appearing to read "Martha L. Dippell".

Martha L. Dippell

A handwritten signature in cursive script, appearing to read "Daniel L. Korengold".

Daniel L. Korengold



**Mr. and Mrs. B. Francis Saul III**  
**14 Newlands Street**  
**Chevy Chase, MD 20815**

April 24, 2008

Office of Historic Preservation  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Williams Residence  
21 East Melrose Street  
Chevy Chase, MD

To Whom It May Concern:

I am writing in reference to the approval that the Williams are seeking from the Historic Preservation Commission for their renovation plans. We are their neighbors and our backyards abut each other. My wife and I have reviewed their plans and are supportive of what they propose. We believe it would be an attractive addition to our neighborhood.

Sincerely,



B. Francis Saul III

BFS/lc

15 E. Melrose St.  
Chevy Chase, MD 20815  
April 22, 2008

Office of Historic Preservation  
8787 Georgia Ave.  
Silver Spring, Maryland 20910

RE: 21 E. Melrose Street Renovations and Historic Preservation

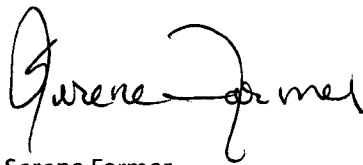
Office of Historic Preservation:

We reside at 15 E. Melrose, next door to the Williams at 21 E. Melrose. They recently met with us to view and discuss their plans for renovations at their home. We believe their plans retain the character of the neighborhood and we fully support their efforts.

Sincerely,

A handwritten signature in black ink that reads "Charles N. Farmer". The signature is written in a cursive style with a long horizontal flourish at the end.

Charles N. Farmer

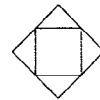
A handwritten signature in black ink that reads "Serene Farmer". The signature is written in a cursive style with a long horizontal flourish at the end.

Serene Farmer



Site Plan

— see attached site plan.



Shade portion to indicate North

Applicant: Susan Gallagher

Page: \_\_