

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

<b>Address:</b>	4 W. Irving St., Chevy Chase	<b>Meeting Date:</b>	9/19/2018
<b>Resource:</b>	Contributing Resource (Chevy Chase Village Historic District)	<b>Report Date:</b>	9/12/2018
<b>Applicant:</b>	Thomas Howard	<b>Public Notice:</b>	9/5/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/13-18EE	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Fence demolition		

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**STAFF RECOMMENDATION:**

- Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** c. 1892 - 1916

**PROPOSAL:**

The applicant is proposing to remove a non-historic fence from the northeast (front/left, as viewed from the front) corner of the subject property. The applicant does not propose to install a replacement fence.

**APPLICABLE GUIDELINES:**

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

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

**Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an

- historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.  
(Ord. No. 9-4, § 1; Ord. No. 11-59.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standard for Rehabilitation #2*;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

850242

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: THOMAS.L.HOWARD@GMAIL.COM Contact Person: THOMAS L HOWARD  
 Daytime Phone No.: 301-785-9785 (C)  
 Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: THOMAS L HOWARD Daytime Phone No.: 301-785-9785 (C)  
 Address: 4 WEST IRVING ST CHEVY CHASE MD 20815  
Street Number City Street Zip Code  
 Contractor: WILSON & SON Phone No.: 301 674-2352  
 Contractor Registration No.: # 107141  
 Agent for Owner: N/A Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 4 Street: WEST IRVING STREET  
 Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVENUE  
 Lot: B + Part of C Block: 27 Subdivision: SECTION 2 CHEVY CHASE  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT/ ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Raze  
 Revision  Repair  Revocable

#### CHECK ALL APPLICABLE:

- A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

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

**FENCE TO BE DEMOLISHED**

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.

Thomas L Howard  
 Signature of owner or authorized agent

7/20/18  
 Date

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

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

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edt 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

**SEE ATTACHMENT**

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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:

**SEE ATTACHMENT**

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**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

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.

**Thomas L. Howard  
4 West Irving Street  
Chevy Chase, Maryland 20815**

July 20, 2018

Department of Permitting Services  
255 Rockville Pike  
Second Floor  
Rockville, Maryland 20850

Re: Demolition of Fence at 4 West Irving Street, Chevy Chase, MD

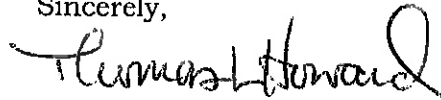
Dear Sir or Madam,

Enclosed please find my application for an historic area work permit to allow a rotting fence located at 4 West Irving Street, Chevy Chase, MD, to be demolished. This application is for the demolition of the existing fence only, and not for the construction of a new fence.

Please place this application on the agenda for the August 2018 meeting of the Historic Preservation Commission. If there is anything further that you need from me, please contact me at the above address, email me at [ThomasLHoward123@gmail.com](mailto:ThomasLHoward123@gmail.com) or call me at 301-785-9785.

Thank you.

Sincerely,



Attachment to Application for Historic Area Work Permit  
For 4 West Irving Street Chevy Chase Maryland

1. Written Description of Project

The fence to be demolished is a picket fence which I had installed in approximately 1986, a few years after I bought the house. The fence is approximately 25 feet long, stretching from the northern corner of the front porch east to the property line. The pickets are approximately 70 inches high and consist of 2 ½ inch wide slats with a 2 ½ inch gap between the slats. As can be seen from the attached pictures, the fence is in deplorable condition. It has several areas where the wood is completely rotten and many more areas which are severely damaged. It is not possible to close and lock the gate, since the portion of the gate which contains the latch is completely deteriorated.

In my opinion this fence is not consistent with the historic architecture of my house which was constructed around 1898. I do not believe that this fence has any historical significance or has had a positive impact on the Chevy Chase Village historic district

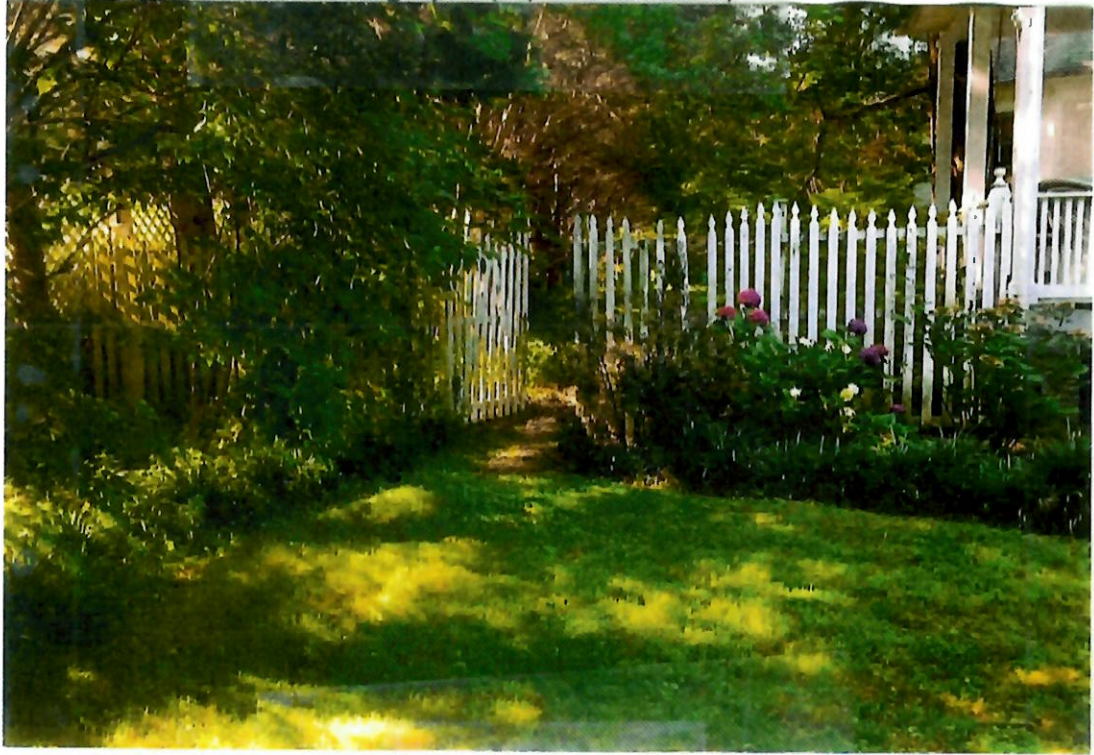
This application is merely to demolish the existing fence. It is not an application for the construction of a new replacement fence.

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

Owner's mailing address	Owner's Agent's mailing address
THOMAS L. HOWARD 4 WEST IRVING STREET CHEVY CHASE, MD 20815	N/A
Adjacent and confronting Property Owners mailing addresses	
BILL AND VALERY GRACE 8 WEST IRVING STREET CHEVY CHASE, MD 20815	BARBARA H. WINNIK 5804 CONNECTICUT AVENUE CHEVY CHASE, MD 20815
TOM AND ANN TOCH 1 WEST IRVING STREET CHEVY CHASE, MD 20815	DEAN AND TRACEY D'ANGELO 5810 CONNECTICUT AVENUE CHEVY CHASE, MD 20815



Existing Property Condition Photographs (duplicate as needed)



Detail: FENCE LOOKING FROM SIDEWALK - NORTH LOOKING SOUTH



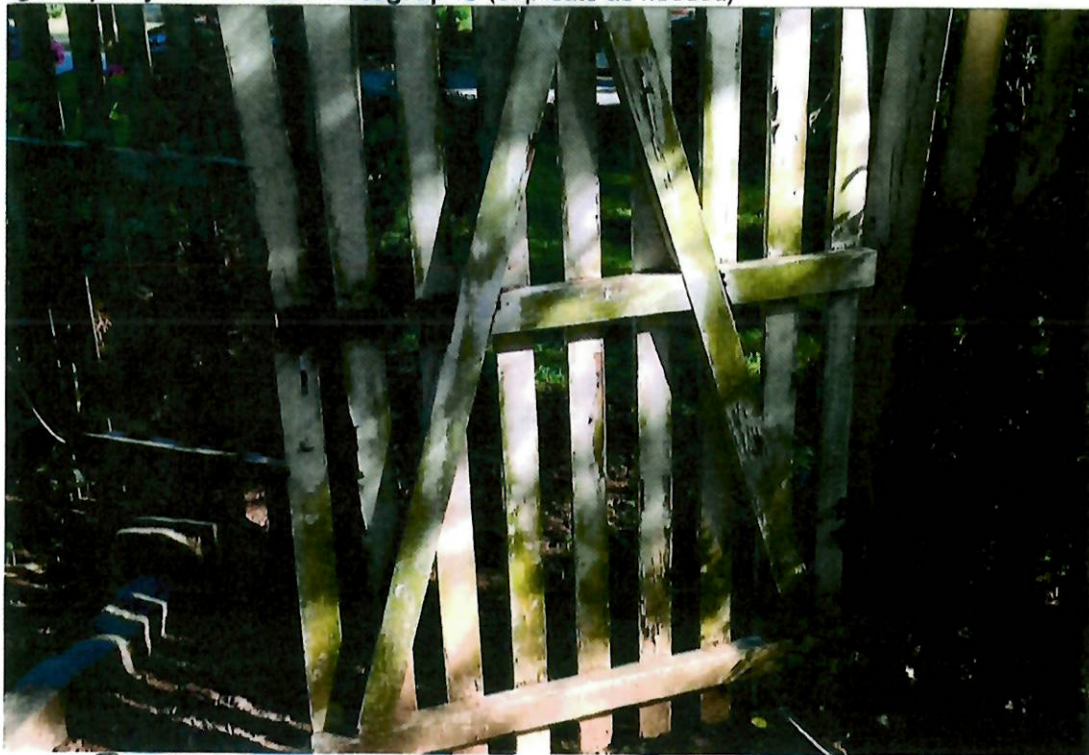
Detail: DETAIL OF FENCE - FROM GATE WEST TO PORCH

Applicant: THOMAS L HOWARD

Page: 4



Existing Property Condition Photographs (duplicate as needed)



Detail: BACK OF GATE - SOUTH LOOKING NORTH



Detail: BACK OF FENCE FROM PORCH TO GATE - SOUTH LOOKING NORTH

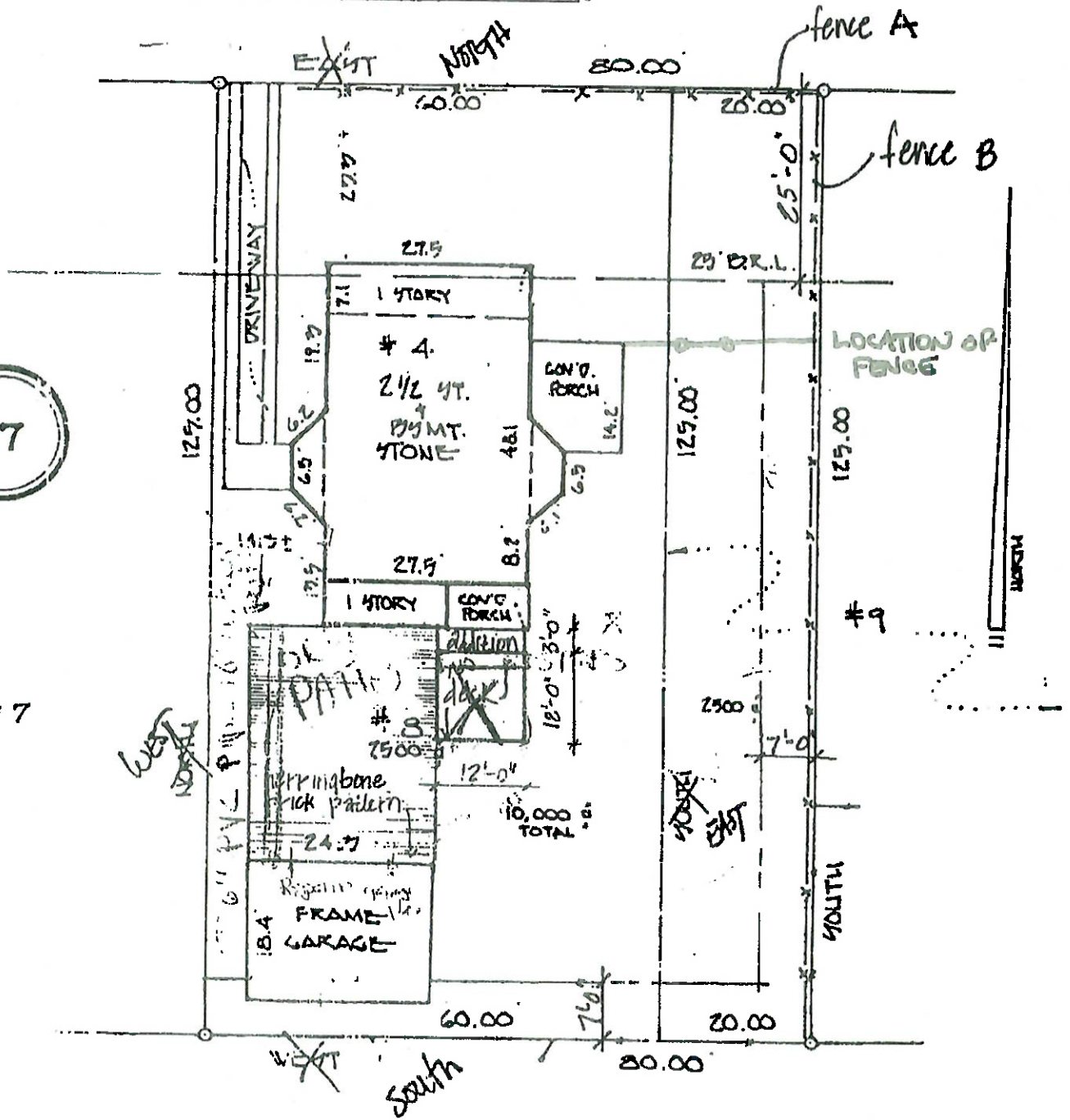
Applicant: THOMAS L HOWARD

Page: 5

#4 W. Irving St.

IRVING STREET

27



THOMAS L HOWARD