

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

<b>Address:</b>	6812 Connecticut Avenue, Chevy Chase	<b>Meeting Date:</b>	12/5/2018
<b>Resource:</b>	Master Plan Site #35/126 (Eiker House)	<b>Report Date:</b>	11/28/2018
<b>Applicant:</b>	Jonathan Solomon	<b>Public Notice:</b>	11/21/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/126-18A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Shed installation		

**STAFF RECOMMENDATION:**

- Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Listed Master Plan Site  
**STYLE:** Colonial Revival  
**DATE:** 1909

**PROPOSAL:**

The applicant proposes to install a 10' x 12' shed in the northwest (rear/right) corner of the property. The proposed shed will be secured with anchors and will not require footers or a slab. There are no trees of 6" dbh or greater within 6' of the proposed shed, and no trees will be impacted by the proposed shed installation.

**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:

14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.

**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.

**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 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*;

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

858162



DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jonathansolomonmd@gmail.com Contact Person: Jonathan Solomon Daytime Phone No.: 240 603 6874

Tax Account No.: 720 78 6584

Name of Property Owner: JONATHAN SOLOMON Daytime Phone No.: 240 603 6874

Address: 6812 Connecticut Ave Chevy Chase MD 20815

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 6812 Connecticut Ave Street:

Town/City: Chevy Chase Nearest Cross Street: Rosemary

Lot: 5 Block: 7 Subdivision: 4

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, A/C, Slab, Room Addition, Porch, Deck, Sted, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other.

1B. Construction cost estimate: \$ 1200

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/assessment

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 of owner or authorized agent Date 10/6/08

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

**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:

Kiper House - 6812 Connecticut Ave, Chevy Chase MD  
- Colonial Revival  
- wide wrap around porch

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

10 x 12 shed (storage) to be placed on the north-  
west corner of the property

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.

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.

LOT 12, BLOCK 7  
CHEVY CHASE, SEC. 4  
PLAT#104

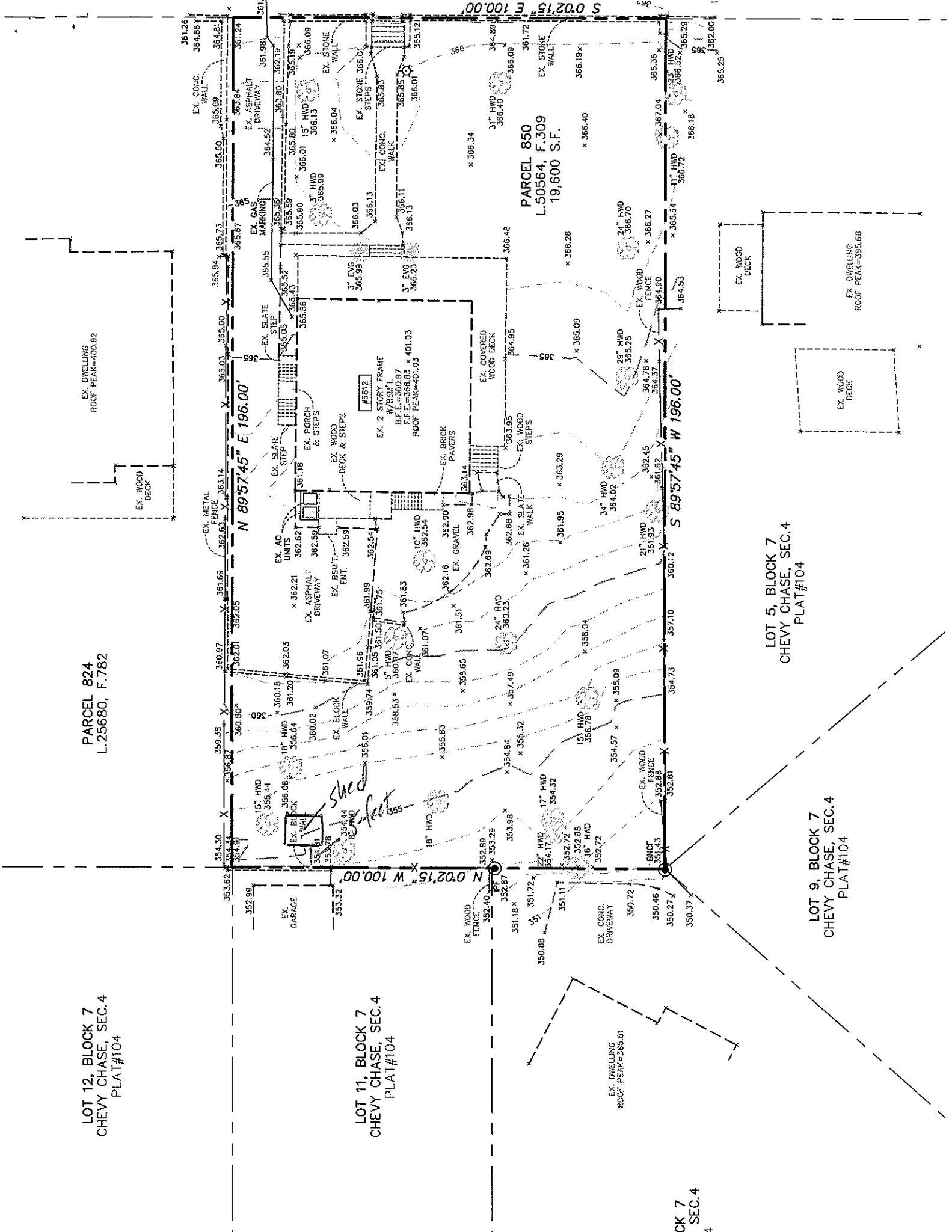
PARCEL 824  
L.25680, F.782

LOT 11, BLOCK 7  
CHEVY CHASE, SEC. 4  
PLAT#104

LOT 5, BLOCK 7  
CHEVY CHASE, SEC. 4  
PLAT#104

LOT 9, BLOCK 7  
CHEVY CHASE, SEC. 4  
PLAT#104

LOT 7  
SEC. 4



PARCEL 850  
L.50564, F.309  
19,600 S.F.

N 0°02'15" W 100.00'

N 89°57'45" E 196.00'

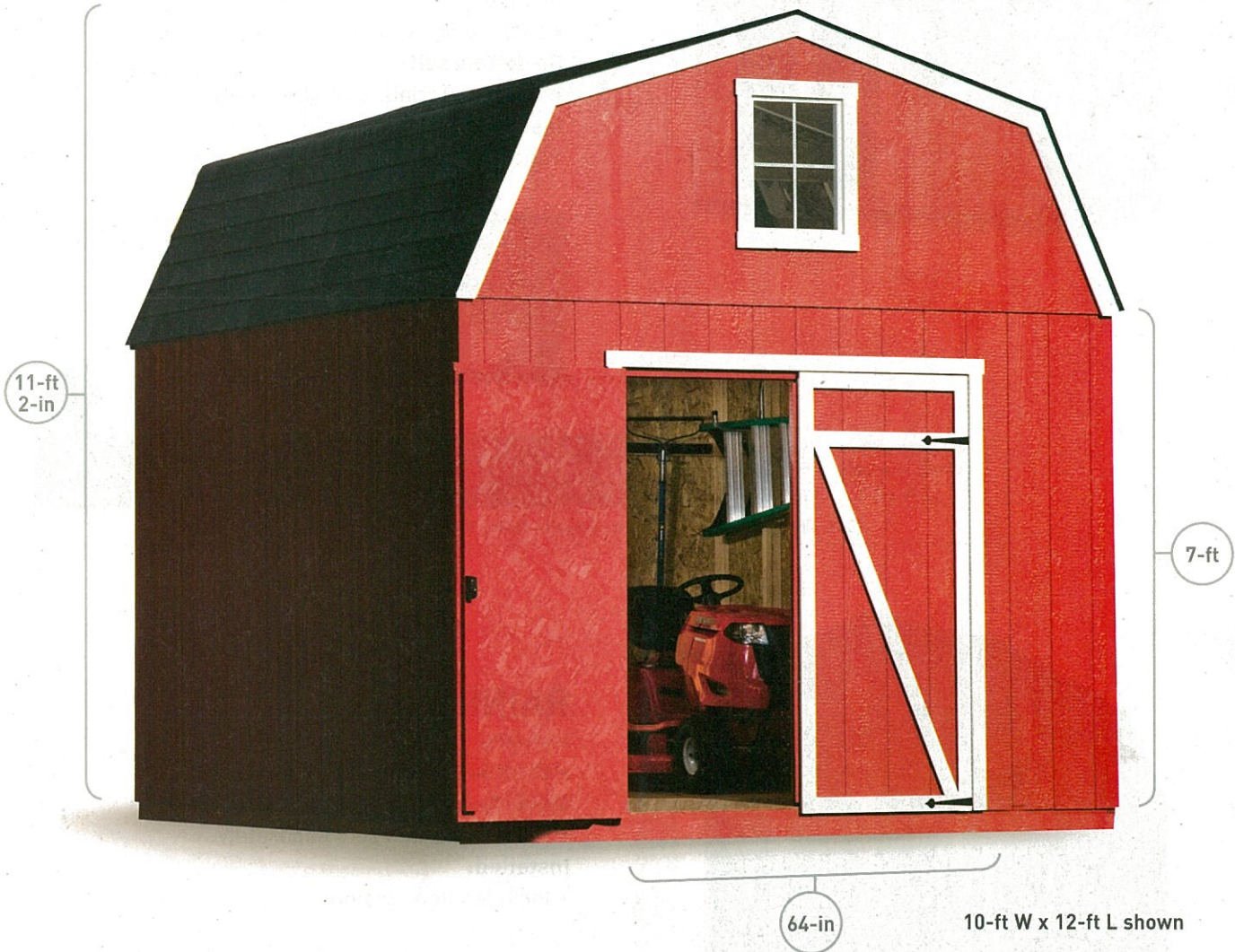
S 89°57'45" W 196.00'

S 0°02'15" E 100.00'

# CLASSIC SERIES



Our best value — more storage, more features included



## ESTATE

Includes:

- Extra wide 64-in double doors
- 7-ft tall side walls



**BONUS FEATURES**

- Complete floor system
- Storage loft
- Vents
- Window

Common Size† width x length	Square Feet	Size Category	Do-It-Yourself			Installed		
			Item	Model	Base	Item	Base	Add Pa
10-ft x 10-ft	100	B	437569	183577	<b>\$2079</b>	437574	<b>\$2999</b>	<b>\$425</b>
<u>10-ft x 12-ft</u>	120	B	319370	191008	<b>\$2179</b>	84439	<b>\$3399</b>	<b>\$510</b>
10-ft x 16-ft	160	C	323873	191107	<b>\$2699</b>	325242	<b>\$3899</b>	<b>\$680</b>
12-ft x 12-ft	144	C	80025	192456	<b>\$2899</b>	111538	<b>\$4299</b>	<b>\$612</b>
12-ft x 16-ft	192	C	80030	192500	<b>\$3449</b>	87775	<b>\$4599</b>	<b>\$816</b>
12-ft x 20-ft	240	C	80644	192555	<b>\$3929</b>	88848	<b>\$5099</b>	<b>\$1020</b>
12-ft x 24-ft	288	C	80708	192609	<b>\$4499</b>	89722	<b>\$5599</b>	<b>\$1224</b>

†See full specifications on page 18

All stated sizes are nominal. See full specifications on page 18. Some models shown with optional accessories. See page 14 for more details.







EIKER HOUSE (1909) 35/126  
6812 Connecticut Avenue

Among the earliest houses in the Chevy Chase Land Company's Section 4 is the Eiker House. First resident James McK. Eiker was described in a 1910 directory as a butter merchant. The Eiker House represents a continuity with the fine turn-of-the-century residences that line Connecticut Avenue from the Land Company's Section 2 to the south up to Section 4, north of Bradley Lane. The original detailing of the Colonial Revival house is intact, with a wide wrap-around porch and classically-inspired doorway with sidelights and transom.



M-NCPPC

Eiker House (1909)

35/126

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

**Owner's mailing address**

6812 Connecticut Ave  
Cherry Chase MD 20815

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

**Adjacent and confronting Property Owners mailing addresses**

John Seher

6810 Connecticut Ave  
Cherry Chase MD  
Lot. 07 20815

A. Afshar

6814 Connecticut Ave  
Cherry Chase MD  
Lot 03. 20815

Marco Adelfio

6915 WoodSide Pl  
Lot 11. Cherry Chase MD  
20815

Rob Shapiro

6807 MEADOW Ln  
Cherry Chase MD  
Lot. 10 20815