

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3 Chevy Chase Circle, Chevy Chase	Meeting Date:	08/16/17
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	08/09/17
Applicant:	Vestry of All Saints Church	Public Notice:	08/02/17
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-17AA	Staff:	Dan Bruechert
Proposal:	Install Hardscaping, Fence, and Tree Removal		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

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

The subject property is a Gothic Revival church constructed using Rock Creek granite. The church building was begun in 1901 and was added onto throughout the first half of the 20th century. In 2000, a new parish hall was constructed on the site. The work proposed for this HAWP abuts the parish hall building. The parish hall is a rectangular building with a gable roof, clad in stucco and granite to match the main church building, with Tudor half-timbering in the gable ends.

PROPOSAL:

The applicant is proposing to install a playground and fence for young children with a new fence surrounding. Additionally, the applicant will remove three trees from the area and plant new trees in new locations on the site.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction within the Chevy Chase Village Historic District, decisions are guided by the Chevy Chase Village Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Chevy Chase Village Historic District Guidelines

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

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

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

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

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
 - Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
 - Gutters are not currently subject to review and should not be reviewed.
 - Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
 - Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
 - Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.

- Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8(b)

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 of to the achievement of the purposes of this chapter.
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.

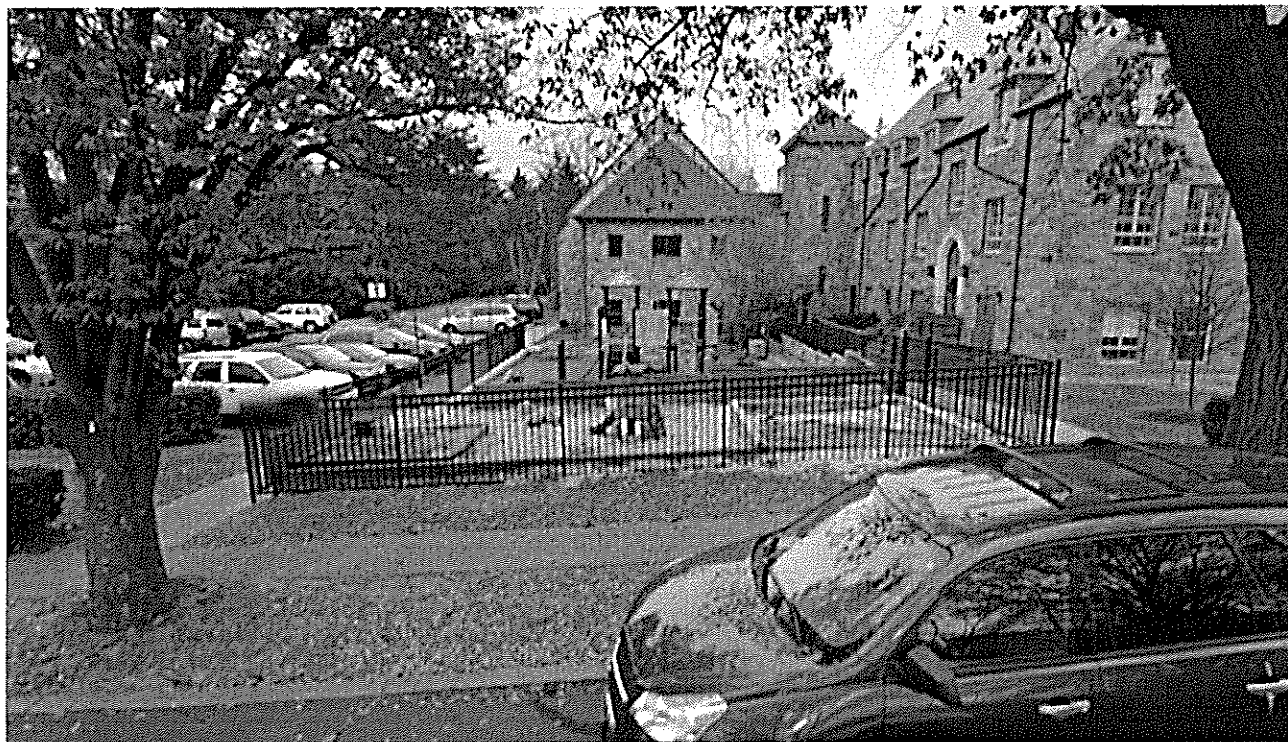
STAFF DISCUSSION

The proposed work is related to installing a playground area for toddlers at the rear of the church complex.

Playground and Fence Installation

The applicants are proposing to install a playground over a rubber play surface at the rear of the church complex. This location of the site will be visible from both Grafton and Oliver Streets. The total dimensions of the play area are 48' 6" (forty-eight feet, six inches) long and 27' 7" (twenty-seven feet, seven inches) wide. This playground will be constructed approximately 50' (fifty feet) from an existing playground on the site. Due to the constrained nature of the site, the proposed location appears to be the only site large enough for their desired purpose.

This new feature will not significantly detract from the historic character of the church building and is in keeping with the design and features that found in the other playground on site (See Chapter 24A-8(b)(2). Additionally, the proposed playground will be adjacent to new construction on the site and will not visually impact any of the early 20th century buildings on the site.



The proposed fencing is a metal, three-rail fence with a flush bottom. It is the identical fence that is used on the larger play area currently on the site (See Figure 1). In staff's opinion the fence design does not detract from the historic district and is in keeping with the character of a fence in an institutional/educational setting and is an appropriate design and material.

Tree Removal

Directly adjacent to the parish hall are three birch trees. The size and placement of the trees suggests that they were planted sometime after the construction of the parish hall in 2000. The proposed playground requires the removal of two of these three trees. The narrative description of the project indicates that three trees will be removed, while the plans indicate only two trees will be removed. Staff reached out to the applicant for clarification of this discrepancy. The applicant has confirmed that the plans are correct and only two trees will be removed as part of this HAWP. Tree removal in the Chevy Chase Village Historic District is subject to strict scrutiny. The applicant proposes to install two new trees in the northwest corner of the property as identified on the site plan. While the Design Guidelines state a preference for retaining trees to preserve the park-like setting of Chevy Chase Village, these trees are a recent addition and replacement trees will be planted on site. Additionally, as the trees identified for removal are recent additions and do not add to the overall canopy of the surrounding district. Lastly, the new trees will be installed in a location with the stated aim of screening the neighbors' view of the church parking lot. The neighbors support this goal. For these reasons Staff believes that the tree removal and replanting proposed in the HAWP is acceptable.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: alisonLHO@gmail.com Contact Person: Alison Ottenbreit
Tax Account No.: 52-0643041 Daytime Phone No.: 301-440-2175
Name of Property Owner: Vestry of All Saints Church Daytime Phone No.: 301-654-2488
Address: 3 Chevy Chase Circle, Chevy Chase, MD 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Father Edward Kelahan Daytime Phone No.: 301-395-8839

LOCATION OF BUILDING PREMISE

House Number: 3 Street: Chevy Chase Circle
Town/City: Chevy Chase Nearest Cross Street: Western Ave., Oliver
Lot: _____ Block: _____ Subdivision: Chevy Chase Village
Liber: JA 36 Folio: 61 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: Playground

1B. Construction cost estimator: \$ 47,050
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 4 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.

Alison Ottenbreit
Signature of owner or authorized agent

7/19/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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06984
806984
#

**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 attached

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

See attached

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.

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

Owner's mailing address <i>see attached</i>	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
 <i>see attached</i>	

Written Description of Project

a. The church is built of Rock Creek granite in English country parish style, and is marked by a distinctive four-story, square bell tower. The structure includes a worship space of a Nave with North and South transept chapels that together form a cross. The overall structure is comprised of pleasing, traditional planes. The first building of the church was constructed, beginning in 1901 and completed with a bell tower in 1903. The Nave was designed by Delos H. Smith, architect, and completed in 1926. The Tower, along with the North and South Transepts, were started in 1949 and finished by 1958. The Parish House is an attached, three-tiered extension that includes office space, classrooms, and Preschool classroom space. In the Fall of 1999, construction began on a 2,500 square foot Parish Hall, and was completed in 2000. The proposed playground will abut this building.

b. We will be installing a playground and fence for children ages 12-36 months. The playground will have poured rubber surfacing, which is easily removed. Although the playground and fence will be permanently installed, both will be removable with no harm to existing buildings. The playground will be installed next to a building in a location that is currently lawn space. The space has three trees that will be removed, and three new trees will be planted in a different location on the property to replace those cut down. (The existing trees cannot be moved and transplanted).

Owner's Address

The Vestry of All Saints Church
3 Chevy Chase Circle
Chevy Chase, MD 20815

Owner's Agent's Address

Father Edward Kelaher
3 Chevy Chase Circle
Chevy Chase, MD 20815

Adjacent Neighbors

Heidi and William Maloni
5 Chevy Chase Circle
Chevy Chase, MD 20815

Robert Josephs and Geraldine Carr
3 Grafton Street
Chevy Chase, MD 20815

Richard Perle and Leslie Barr
5 Grafton Street
Chevy Chase, MD 20815

Heather Hanks and Paul Foster
8 Grafton Street
Chevy Chase, MD 20815

Donna and Michael O'Neill
3905 Oliver Street
Chevy Chase, MD 20815

Jane and Thomas Hughes
5636 Western Avenue
Chevy Chase, MD 20815









ALL SAINTS
CHURCH
ADDITION,
CHEVY
CHASE,
MARYLAND

TEST BORING
LOCATION PLAN

CONTRACT No.: 9B2098

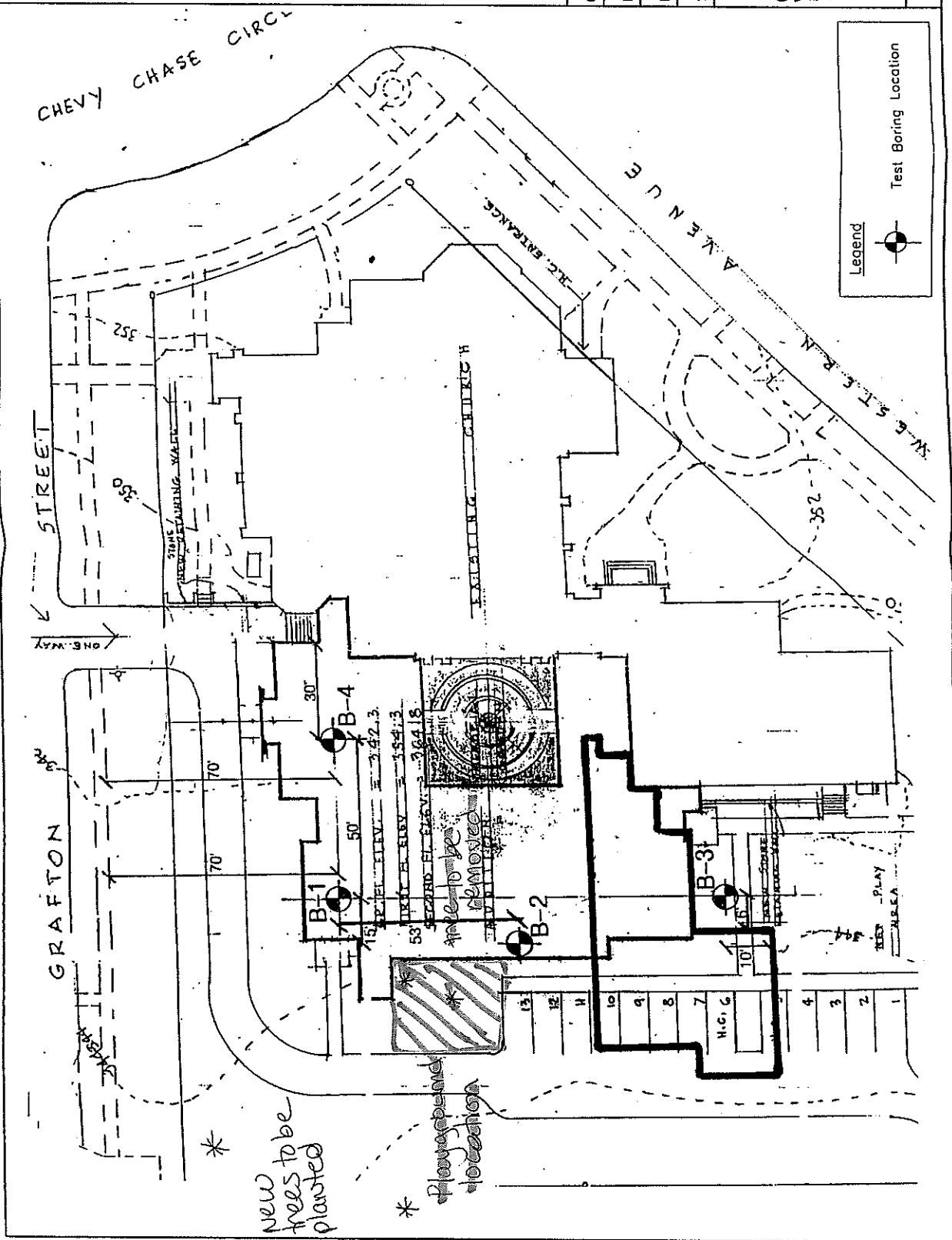
DATE: MARCH, 1998

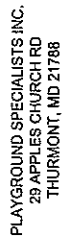
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SCALE: 1" = 30'

**SCHNABEL
ENGINEERING
ASSOCIATES**
10135 CRIMMWOOD ROAD, SUITE 200
BETHESDA, MARYLAND 20817-1102
(301)340-1100 (301)340-8174 FAX

FIGURE NO. 4





EQUIPMENT SIZE:
 $X' \times Y' \times Z'$

USE ZONE:
X' X Y'

AREA:
SEE DWG

FALL HEIGHT:
4 Ft.

USER CAPACITY: 34

ADA SCHEDULE	Total Elevated Play Activities: X		X
	Total Ground-Level Play Activities: X		
	Accessible Elevated Activities	Accessible Ground-Level Activities	
Required	X	X	X
Provided	X	X	X

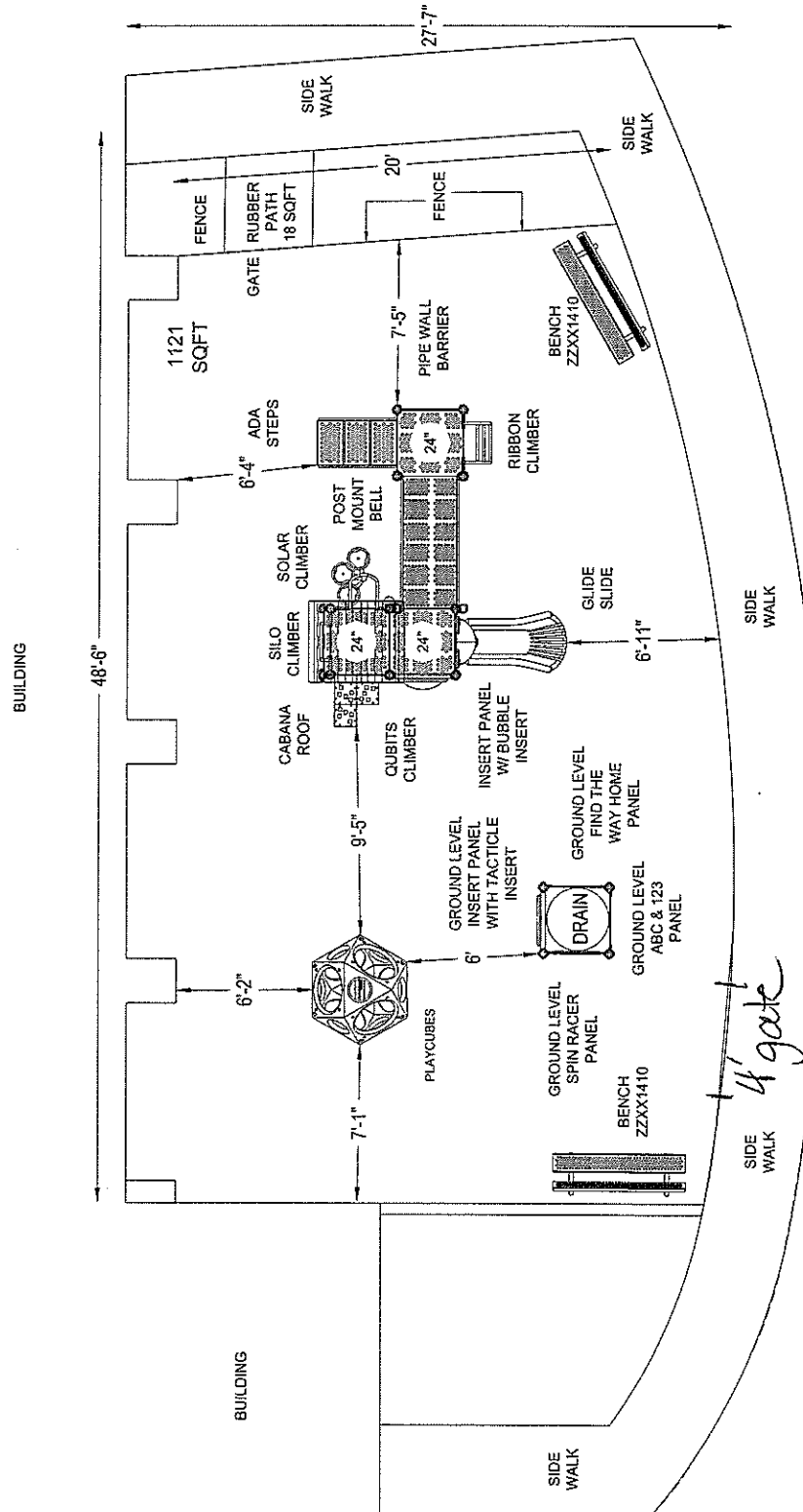
- ✓ ASTM F1487-11
- ✓ CPSC #325



PROJECT NO: P051117-1C	SCALE: 3/16" = 1'-0"
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DRAWN BY:	Paper Size
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DATE: 22-JUN-17



*PLAYGROUND SUPERVISION REQUIRED

All Saints Preschool



playground
Specialists Inc.

MD | DC | VA | WV | KY
800.385.0075 | www.playspec.com

Equipment Manufacturer

PLAYWORLD

DBW BEI FRG ECO

All Saints Preschool



playground
Specialists Inc

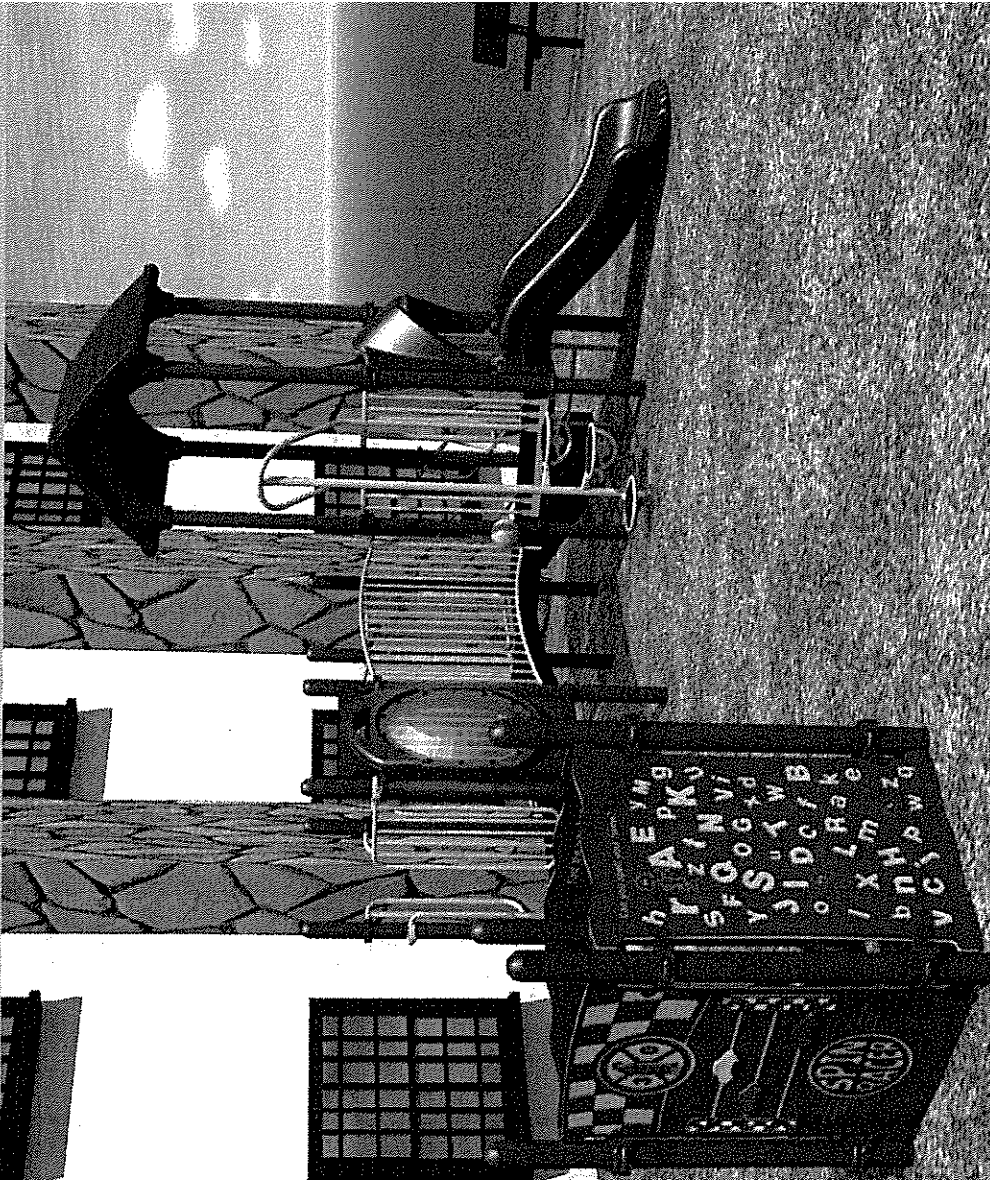
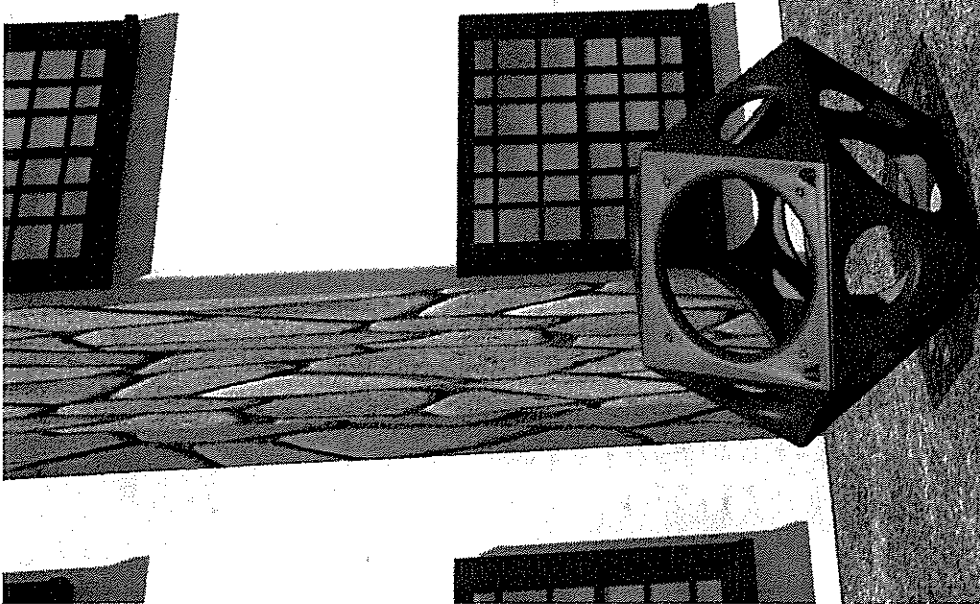
MD | DC | VA | WV | KY
800.385.0075 | www.playspec.com

Equipment Manufacturer

 **PLAYWORLD**

DBW BEI FRG ECO

All Saints Preschool



playground
Specialists Inc.

MD | DC | VA | WV | KY
800.385.0075 | www.playspec.com

Equipment Manufacturer

PLAYWORLD

DBW BEI FRG ECO

The land referred to in this Policy is described as set forth in the above mortgage and is identified as follows:
Part of the Counselman tract, beginning at a point on the south line of Grafton Street, as shown on the plat of Section 2 of the Chevy Chase Land Company's Subdivision of land at Chevy Chase, as recorded in Liber JA 36, folio 61 (now recorded in Plat Book B, plat 47, to 50), 120 feet west of the intersection of said south line of Grafton Street and a line on a radius of 215 feet from the center of Chevy Chase Circle; thence west 160.85 feet; thence South 125 feet; thence East 160.85 feet; thence North 125 feet to the place of beginning. Said property located in Montgomery County, Maryland.

SCHEDULE B

This policy does not insure against loss or damage by reason of the following:

1. Taxes subsequent to those for the levy of 1962.
2. Washington Suburban Sanitary Commission taxes, charges and assessments subsequent to those for the year 1962.
3. Such state of facts as would be disclosed by an accurate survey of the premises.
4. Restrictive covenants recorded in Liber TD 19, Folio 330, among the Land Records of said County, copy attached. This policy insures that a violation thereof will not cause a forfeiture or reversion of title. Said covenants are also recorded in Liber 176, Folio 335.

Unless expressly set forth otherwise in Schedule B hereof, this Policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950, and prior to the recordation of the security instrument under Schedule A-2 hereof.

CONTRACT
WE TRY HARDER

Date Buckner
202-989-6026

POTOMAC FENCES, INC. (301) 468-1228

12411 Washington Avenue, Rockville, Maryland 20852 Fax (301) 984-1120
BONDED-INSURED-LICENSED CONTRACTOR 9989 HIC MD VA

We have the Quality - Selection & Price you want

We propose, subject to acceptance, to sell and to install on your property the fencing materials enumerated below:
and we herewith submit contract for materials and labor at the request and order of:

OWNER NAME ALL SAINTS Church

JOB ADDRESS SAME

ADDRESS #3 Chevy Chase Circle

DATE 7/5/17

CITY, STATE & ZIP Chevy Chase Md 20815

PHONE RES: (301) 440.2175 OFF: (301) Allison
(202) Offenbreit

Seasonal - Fill in When Contract Accepted by Manager

*APPROX. START DATE 4-5 weeks APPROX. COMPLETION DATE

Work Schedule varies due to weather, material deliveries etc.
Jobs are installed in the order received.

REGULAR SIZE YARDS

1-4 DAYS

CALL UTILITIES

YES

NO

WOOD IS A NATURAL PRODUCT THAT MAY CRACK,
SPLIT, WARP, TWIST, STAIN, MILDEW, ETC.

Fence Specifications (80' Plus 2 gates)

Install New Fence for Kids AREA

Ameristar - Montage Plus

Majestic 3 Rail Black Flush

bottom. ALL Line posts are 2 1/2"

Set below the ground dry-packed

into concrete. ALL POSTS CAPS

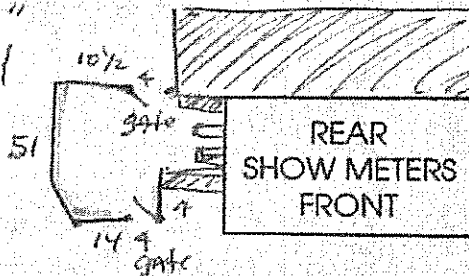
are standard Black caps.

There will be 2 each 4' wide

Entry gates with Magna Latch

Key

Total \$ 4360



Prices valid 30 days - Call for update after 30 days.

TOTAL SALE \$ 4360
DEPOSIT \$ 1453
BALANCE COD \$ 2907
FOREMAN TO COLLECT BALANCE

NO permit

TO MAIL IN
CONTRACT SIGN 2
COPIES, KEEP 1
COPY, MAIL 1 COPY
WITH DEPOSIT IF SO
INDICATED. OR FAX TO
301-984-1120

FILL IN CREDIT CARD INFORMATION IF YOU WISH TO CHARGE
YOUR PURCHASE.

#

NAME ON CARD

EXP. DATE

☐ VISA ☐ M/C USE CARD FOR

DEPOSIT ONLY ☐

BALANCE BY CHECK

DEPOSIT NOW CHARGE ☐
BALANCE ON COMPLETION
OF THE WORK

Acceptance of Contract

The prices, specifications and conditions are satisfactory and are hereby accepted. You are
authorized to do the work as specified. Payment will be made as outlined above.

POTOMAC FENCES, INC.

BY [Signature] ESTIMATOR

Owner or Purchaser - Copy Received

UC # 4254342

DATE ACCEPTED [Signature]

This proposal is subject to terms, covenant, and conditions on the reverse side hereof,
and is not binding upon Potomac Fences, Inc. until accepted by Home Office.

Accepted Home Office By

Date Rcvd.

[Signature]



29 Apples Church Road
Thurmont, MD 21788
(800) 385-0075
www.playspec.com

ADDRESS
ALL SAINTS PRESCHOOL
ATTN: LISA
HOLLINGSWORTH
3 CHEVY CHASE CIRCLE
CHEVY CHASE, MD 20815

SHIP TO
ALL SAINTS PRESCHOOL
C/O PLAYGROUND
SPECIALISTS

PROPOSAL 15792A

DATE 06/27/2017

SALES REP
BEN TILLEY

DESCRIPTION	QTY	RATE	AMOUNT
GRADING GRADE PLAYGROUND AREA DOWN TO ALLOW FOR STONE BASE AND RUBBER SAFETY SURFACING. INCLUDES REMOVAL AND DISPOSAL OF DIRT. CUSTOMER RESPONSIBLE FOR REMOVAL OF EXISTING TREES AND STUMPS IN PLAY AREA PRIOR TO INSTALLATION	1	2,000.00	2,000.00
PLAYWORLD EQUIPMENT P051117-1C - CUSTOM CHALLENGER PLAYGROUND AREA DESIGN - INCLUDES ALL EQUIPMENT SHOWN IN DRAWINGS AND BENCHES	1	23,257.00	23,257.00
DISCOUNT FACTORY DISCOUNT OFF LIST PRICE ABOVE	1	-2,325.00	-2,325.00
INSTALLATION CERTIFIED INSTALLATION OF ALL EQUIPMENT ABOVE INCLUDING LIFETIME INSTALLATION WARRANTY	1	3,594.00	3,594.00
TIMBERS PROVIDE AND INSTALL 25 LINEAR FEET SINGLE TIER 6 X 6 TIMBERS	25	9.50	237.50
PLAYSPEC RAINBOW PROVIDE AND INSTALL 1217 SQ FT 2" PLAYSPEC RAINBOW BONDED RUBBER	1,217	10.00	12,170.00
FILTER FABRIC PROVIDE AND SPREAD 1217 SQ FT FILTER FABRIC	1,217	0.58	705.86
STONE COMPACTED STONE 4" FOR DRAINAGE AND PLAYSPEC RAINBOW BONDED RUBBER BASE	1	2,400.00	2,400.00
*3% surcharge on Visa/MasterCard	SUBTOTAL		42,039.36
*Valid for 30 days unless otherwise noted	TAX (0%)		0.00
*50% deposit. Balance due Net 30	SHIPPING		650.00
Sign and return with approved colors for order placement			
TOTAL		\$42,689.36	