EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 6812 Connecticut Avenue, Chevy Chase  
Meeting Date: 12/5/2018

Resource: Master Plan Site #35/126  
(Eiker House)  
Report Date: 11/28/2018

Applicant: Jonathan Solomon  
Public Notice: 11/21/2017

Review: HAWP  
Tax Credit: N/A

Case Number: 35/126-18A  
Staff: Michael Kyne

PROPOSAL: 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 located 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.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

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

Tax Account No: 720 76 656
Name of Property Owner: JONATHAN SOLOMON
Daytime Phone No: 240-603-6874
Address: 8817 CONNECTOR AVE CHEVY CHASE MD 20815

Contractor Registration No:
Contractor Phone No:
Agent for Owner:
Daytime Phone No:

LOCATION OF BUILDING PROJECT
House Number: 8817 CONNECTOR AVE
Street:
Town/City: CHEVY CHASE
Nearest Cross Street: ROSEMARY
Lot: 5, Block: 7, Subdivision: 4

PART II. SPECIFY EXACT CHANGES AND USE
1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extend ☐ Alter/Nonmove ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☒ Steel
☐ Move ☒ Install ☐ Wall/Plaze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Addition ☐ Repair ☐ Removable ☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ 1200

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

PART III. COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS
2A. Type of sewage disposal: 01 ☐ WSCS 02 ☐ Septic 03 ☐ Other:
2B. Type of water supply: 01 ☐ WSCS 02 ☐ Well 03 ☐ Other:

PART IV. COMPLETE ONLY FOR FENCES/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 property 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 of owner or authorized agent

______________________________
Date

Approved: ______________________ For Chairperson, Historic Preservation Commission

Disapproved: ____________________ Signature: ____________________ Date: __________

Application/Permit No: ____________________ Date Filed: __________ Date Issued: __________

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:

   *Elbea House - 6312 Connecticut Ave, Chevy Chase, MD
   *Cuban Colonial
   *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:

   * 10x12 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 resources 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 ADJOINING AND CONFRONTING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjoining 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 INTO MAILING LABELS.
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

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*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.
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<th>Owner's Agent's mailing address</th>
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