EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 29 West Irving Street, Chevy Chase  
Meeting Date: 4/24/2019

Resource: Contributing Resource  
Report Date: 4/17/2019

(Chevy Chase Village Historic District)  
Public Notice: 4/10/2019

Applicant: Peter and Allison McDonnell  
Tax Credit: N/A

Review: HAWP  
Staff: Michael Kyne

Case Number: 35/13-19N

PROPOSAL: Fence installation

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STAFF RECOMMENDATION:

✓ Approve
□ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District

STYLE: Dutch Colonial/Regency

DATE: c. 1892-1916

PROPOSAL:

Fig. 1: Proposed site plan.
The applicant proposes the following:

- Installation of a 5’-6” high wooden privacy fence with additional 1’ high lattice topper in the northwest corner of the property (rear and left-side property line).
- Installation of a 4’ wooden picket fence at the front of the property (perpendicular to West Irving Street and extending from the side property lines to the front corners of the house).

**APPLICABLE GUIDELINES:**

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

10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48” to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

**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.

(d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. *(Ord. No. 9-4, § 1; Ord. No. 11-59)*
Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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 Standards 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Allison.mcdonell@gmail.com
Contact Person: Allison McDonell
Daytime Phone No.: 202-320-6495

Tax Account No.: 03 85 0741
Name of Property Owner: Peter McDonell, Allison McDonell
Daytime Phone No.: 202-320-6495

Address: 29 Chevy Chase Irving
Street Number: 29
City: Chevy Chase
State: MD
Zip Code: 20815

Contractor: Mid-Atlantic Deck 
Deck 
Fence Corp.
Phone No.: 301-595-9807
Contractor Registration No.: 25165
Agent for Owner: David Yost
Daytime Phone No.: 301-399-6777

LOCATION OF BUILDING/REHAB
House Number: 29
Street: Irving
Town/City: Chevy Chase
Nearest Cross Street: Cedar Parkway
Lot #: 2
Block #: 2
Subdivision: Chevy Chase Village

PART THREE: INSTRUCTIONS AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

1B. Construction cost estimate: $14,000

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

PART FOUR: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART FIVE: COMPLETE FOR ENCLOSED WALL

3A. Height: 4 feet 0 inches 4 0" 4 0"

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/recreation

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 all rules, laws, and ordinances and that I have consulted with all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signatory of owner or authorized agent

Date: 4/1/2019

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:

Applications/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:
      Install 28’ of 4’ high cedar vertical board with cap board to include one 4’ gate on side of house and 1 1/2” double gate on the driveway. Remove existing chain link fence.
      Install 25’ of 4’ cedar vertical board with driveway lattice to maintain existing neighbors' dates which measure over 9’ and 8’ (see photo).
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      This project will have the effect of reducing the size of fence in the back yard, while the main yard "tied" the height, allowing visualization of back yard visually. The front fence will enable access while enclosing yard for dogs.

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, contact. 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 lots(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 LABEL.
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peter and Allison McDonnell</td>
<td>Peter and Allison McDonnell</td>
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<tr>
<td>1204 Woodbine Ct.</td>
<td>69 W. Irving St.</td>
</tr>
<tr>
<td>McLean, VA 22102</td>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>until 5/11/19</td>
<td>as of 5/12/19</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Robert A. Rowner et al.</td>
</tr>
<tr>
<td>31 West Irving St.</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<th>Francisco J. Arbide</th>
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<tr>
<td>27 W. Kirkle St.</td>
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<td>Chevy Chase, MD 20815</td>
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<tr>
<th>Donna L. Evenson</th>
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<tr>
<td>28 W. Kirkle St.</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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Site Plan

FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, MARYLAND, PANEL A OF CHEVY CHASE

This is to certify that I have surveyed the property known as LOT # Part of Lot #4, & Lot #3, OF SECTION #2, OF CHEVY CHASE
sheet of recorded BK-2 PLT 106 among the Land Records of MONTGOMERY County, Maryland for the purpose of locating the improvements therein.

This plan shows only that the improvements are contained within the outlines of the lot and is not to be used to establish property lines.

Applicant: Allison McDowell

Shade portion to indicate North
Flat Top Picket with Cap Board
Existing Property Condition Photographs (duplicate as needed)

Front of home 2a w. Irving

Back yard with 4 different fences

Applicant: Allison McDonald
Detail: Side of front with existing 6 ft. fence

Detail: W side of front yard with existing 6 ft. x 4 ft. fence

Applicant: Allison McDonnell
Existing Property Condition Photographs (duplicate as needed)

Detail: Old chain link fence to be removed

Different lattice topped fences and stockade fence in progress of installation

Applicant: Allison McDonnell
Existing Property Condition Photographs (duplicate as needed)

Detail:

Close-up of existing 9' fence (back) & 8' fence (side) in brick ye & chain link to left & remove

Applicant: Allison McDonald
Existing Property Condition Photographs (duplicate as needed)

Detail:

Detail: Village home with similar front fence to our proposal

Applicant: Allison McDonnell