

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

<b>Address:</b>	29 West Irving Street, Chevy Chase	<b>Meeting Date:</b>	4/24/2019
<b>Resource:</b>	Contributing Resource (Chevy Chase Village Historic District)	<b>Report Date:</b>	4/17/2019
<b>Applicant:</b>	Peter and Allison McDonnell	<b>Public Notice:</b>	4/10/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-19N	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Fence installation		

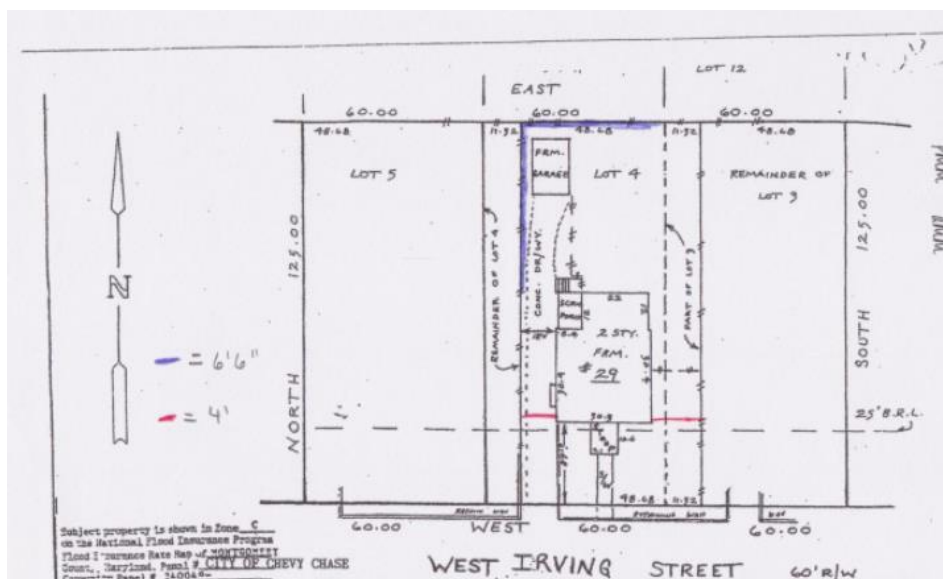
**STAFF RECOMMENDATION:**

- ☒ 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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: allison.mcdonnell@gmail.com Contact Person: Allison McDonnell  
 Daytime Phone No.: 202-320-6498  
 Tax Account No.: \_\_\_\_\_ as of 5/31/19  
 Name of Property Owner: Peter McDonnell + Allison McDonnell Daytime Phone No.: 202-320-6498  
 Address: 29 ~~Cherry Chase~~ Cherry Chase Irving 20815  
Street Number City Street Zip Code  
 Contractor: Mid-Atlantic Deck & Fence Co., Inc. Phone No.: 301-595-9807  
 Contractor Registration No.: 25165  
 Agent for Owner: David Yost Daytime Phone No.: 301-399-6777

LOCATION OF BUILDING/PREMISE

House Number: 29 Street: Irving  
 Town/City: Cherry Chase Nearest Cross Street: Cedar Parkway  
 Lot: Part of Lot #31 & #4 Block: 2 Subdivision: Cherry Chase Village  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF RECONSTRUCTION/ADDITION

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: \$ 11,000

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 0 inches + 7' 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/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]  
 Signature of owner or authorized agent

4/21/2019  
 Date

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

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

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

870973



**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 10' double gate at the driveway. Remove existing chain link fence. Install 141' of ~~10' high~~ cedar vertical board with diagonal lattice to match existing neighbors' fences which measure over 9' and 8'. (see photo)

5'-6"

- 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 unifying the type of fence in the back yard, while not matching the height, allowing unification of back yard visually. The front fences 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:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.

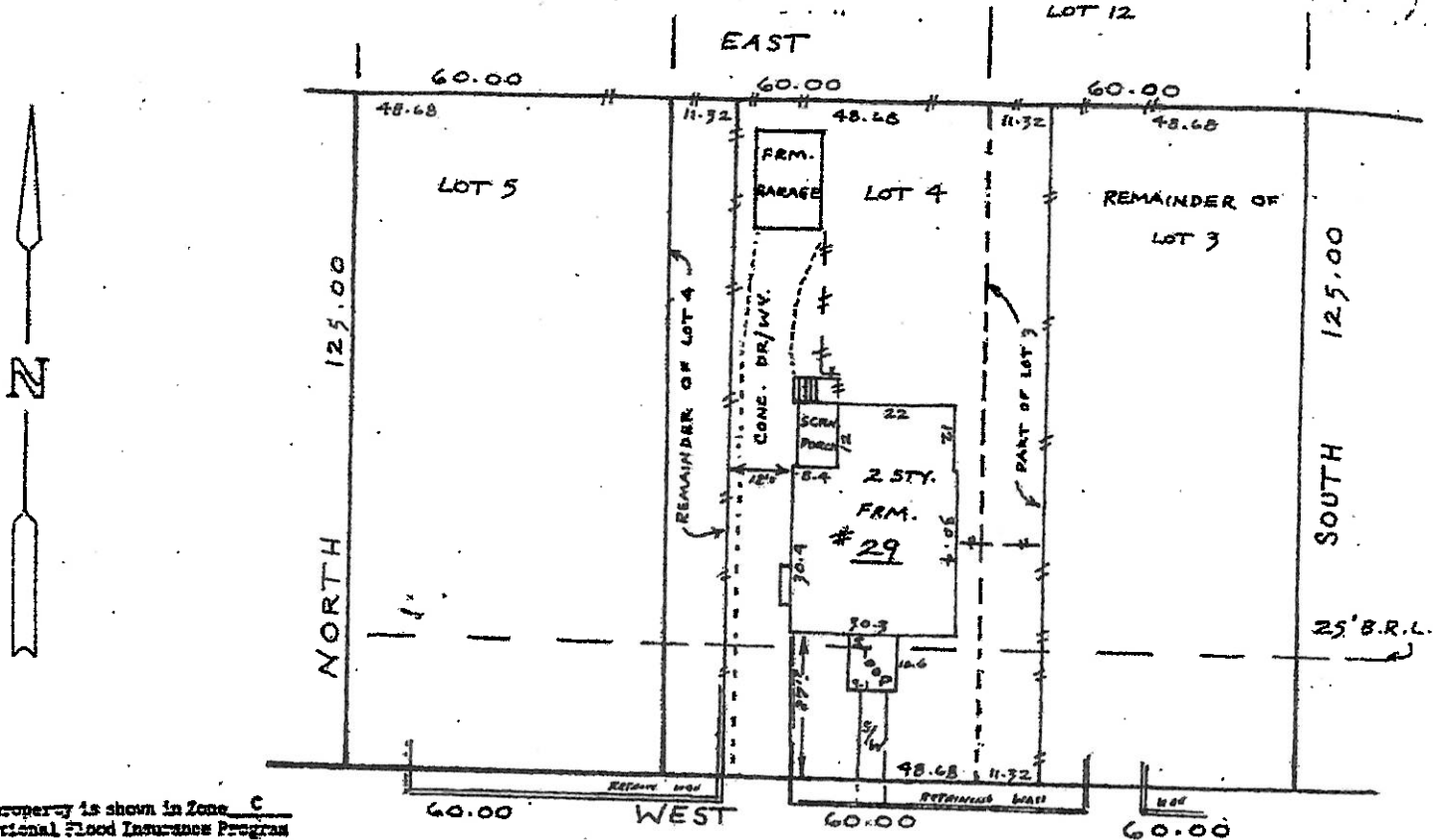
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

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

<b>Owner's mailing address</b> Peter and Allison McDonnell 1004 Weborn Ct. McLean, VA 22102 until 5/1/19	<b>Owner's Agent's mailing address</b> Peter and Allison McDonnell 29 W. Irving St. Chevy Chase, MD 20815 as of 5/2/19
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Robert A. Rouner et al. 31 West Irving St. Chevy Chase, MD 20815	Aaron and Charlotte EM Kraner <del>27</del> W. Irving St. Chevy Chase, MD 20815
Gregory K and ES Ingram 28 W Irving St. Chevy Chase, MD 20815	<del>2001</del> Francisco J. Arbide 27 W Kirke St. Chevy Chase, MD 20815
Donna L. Ever 28 W. Kirke St Chevy Chase, MD 20815	

# Site Plan



Subject property is shown in Zone C  
on the National Flood Insurance Program  
Flood Insurance Rate Map of MONTGOMERY  
County, Maryland, Panel # CITY OF CHEVY CHASE  
Community Panel # 240048-  
Effective Date: 7-1-70

**WEST IRVING STREET 60' R/W**

\*\*FENCING IS INDICATED BY # AND EQUIPPED WITH ACCESS POINT UNLESS OTHERWISE NOTED\*\*

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 thereon.

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.



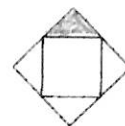
James C. Hudgins PL3#96

## LOCATION SURVEY

# 29 WEST IRVING STREET  
7TH ELECTION DISTRICT  
MONTGOMERY COUNTY MARYLAND

NTD ASSOCIATES, INC.  
16205 Old Frederick Road  
Mt. Airy, Maryland 21771  
Phone 442-2031

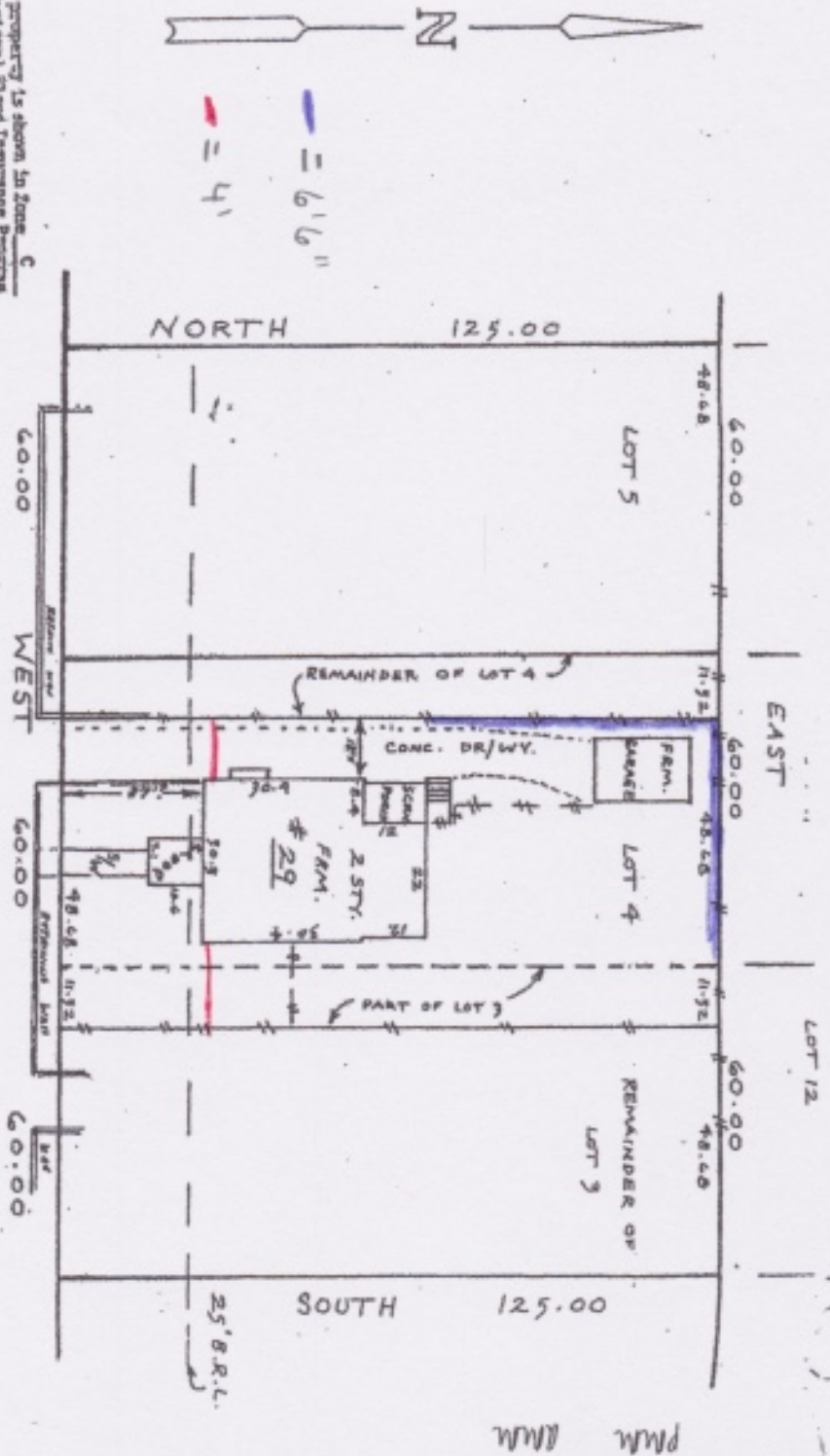
Scale 1" = 30'  
Date 11-30-91  
Field By M.T.C.H.  
Drawn By M.T.C.H.  
Drawing JWH-219



Shade portion to indicate North

Applicant: Allison McDanrell

Page: 90



Subject property is shown in Zone C  
on the National Flood Insurance Program  
Flood Insurance Rate Map of 10/10/1977  
dated, Revised, Panel 1 of CHEVY CHASE  
County, Maryland. Flood # 10004.0-  
Community of Panel # 10004.0-  
Effective Date: 7-1-78

\*\*FENCING

\*EQUIPMENT IS INDICATED BY  $\frac{1}{4}$ " AND EQUIPPED WITH ACCESS POINT UNLESS OTHERWISE NOTED\*\*

SECTION #2, OF CHEVY CHASE  
known as LOT # PART OF LOT #4, & LOT #3, OF  
sneet of recorded BX- 2 PLT 106 among the  
and Records of MONTGOMERY County, Maryland for the  
purpose of locating the improvements thereon.

THIS PLAN SHOWS ONLY THAT THE IMPROVEMENTS ARE COMPLETED WITHIN THE DATES OF THE LOG AND IS NOT TO BE USED TO ESTABLISH PROGRESS DATES.



### LOCATION SURVEY

# 2 9 WEST IRVING STREET  
7 T H ELECTION DISTRICT  
MONTGOMERY COUNTY MARYLAND

NTT ASSOCIATES, INC.

16205 Old Frederick Road  
Mt. Airy, Maryland 21771

Phone 442-2031

Scale 1" = 30'

Date 11-30-91

Field by WT-C3

17-11-2017





Flat Top Picket with Cap Board







Existing Property Condition Photographs (duplicate as needed)



Detail

Front of home 22 W. Irvin



back yard with 4 different fences

Applicant: Allison McDonnell

Page: 4





Detail: Side of front with existing 6' fence



Detail: W side of front yard w/ existing 6' stockade fence



Existing Property Condition Photographs (duplicate as needed)



Detail: old chain link fence to be removed



2 different lattice topped fences and stockade fence in back

Applicant: Allison McDonnell

Page: 6



Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_

Detail: Close-up of existing 9' fence (back) → 8' fence (side)  
in back yard  
+ chain link to be  
remove

Applicant: Allison McDonnell

Page: 7

**Existing Property Condition Photographs (duplicate as needed)**



Detail: \_\_\_\_\_

Detail: Village home with similar front fence to our proposal

Applicant: Allison McDonnell

Page: 2