EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 9 West Irving Street, Chevy Chase  
Meeting Date: 6/26/2019

Resource: Contributing Resource  
Report Date: 6/19/2019  
(Chevy Chase Village Historic District)

Public Notice: 6/12/2019

Applicant: John Fitzgerald and Chain Bridge Properties LLC
(Tax Credit: N/A)  
(Kathryn Everett, Agent)

Review: HAWP

Case Number: 35/13-19W  
Staff: Michael Kyne

PROPOSAL: Fence removal and new fence construction

STAFF RECOMMENDATION:

☑ Approve  
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

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

Fig. 1: Proposed site plan.
II.F

PROPOSAL:

The applicant proposes the following:

- Removal of a 65’ long, 6’ high wooden privacy fence from the rear property line.
- Installation of a 6’-6” high wooden privacy fence with additional in the northwest corner of the property (rear and left-side property line).
- Installation of a 4’ wooden picket fence at the west side of the property.

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 Person: Kathryn Everett
Daytime Phone No.: 202.465.5740

Tax Account No.: 26-587-757
Name of Property Owner: Chain Bridge Treasures
Daytime Phone No.: 703.517.7757
Address: 3803 Raymond St., Chevy Chase, MD 20815

Contractor: 
Contractor Registration No.: 
Agent for Owner: Kathryn Everett
Daytime Phone No.: 202.465.5740

LOCATION OF BUILDING PROPOSED
House Number: 9 W. Irving St. Street:
Town/City: Chevy Chase Closest Cross Street: Magnolia Parkway
Lot: 
Block: 33 Subdivision: Chevy Chase Village

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE

☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Sub ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Rake/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Renovatable
☐ Fence/Wall (complete Section 4) ☐ Other: $5,000

1B. Construction cost estimate: 

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: 
☐ 4' ☐ 6' ☐ 8' 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 that to be a condition for the issuance of this permit.

Signature of owner or authorized agent: 
Date: 01-1-2019

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:
      The house is a 2 1/2 story single family home in the Colonial Revival style, constructed between 1890-1916. The property is two lots with the house situated on the left side of both lots and a driveway on the right side of house leading to rear sidewalk and garage. Adjacent to driveway is tree deemed unhealthy and/or dead with preliminary approval for removal by Cherry Chase Village.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      "Cedar privacy fence to replace existing privacy stockade fence.

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 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/property 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.

5
EX. BRICK WALK
EX. GATE
EX. GATES
EX. WALK

0 inch = 8 ft.
(Graphic Scale)

Patio, 15' x 22'-6"
2' x 2' Flagstone Pavers, Full Range over Concrete.
12" Sillstone Border as Shown.
New 6' H Board Fence, 155 LF
Move Dry Well
to New Location
Brick Landing and Apron
Set on Concrete,
and on Grade with
Gravel Driveway
4" Brick Bed Edging
Brick Walk Set on Concrete;
4" Step Down to Gravel Drive
Trash Corral
4" Brick Curb Throughout;
Re-Use Existing Brick
2' x 2' Pavers
in Sod

FITZGERALD RESIDENCE
9 W Irving St., NW
Washington, DC
8-10-18, 9-20-18, 10-12-18, 11-14-18, 1-15-19, 4-22-19

EVERETT
GARDEN DESIGNS LLC
202.465.5740
www.everettgardendesigns.com

6' High Fence, as per detail
Fence drops down to 4'
high, open picket style as
per picture

Existing black iron
picket fence
Fitzgerald:
9 W. Irving St. Chevy Chase, MD 20815

Existing 6' fence along East side of home

Existing Iron Picket in front of home, changes to Wood Picket
Iron Picket (to remain) in front of home and alongside porch, changes to wood picket.
Proposed 6' Cedar Privacy Fencing along side and back of home

Detail of Cedar Privacy Fence
# 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>
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<tbody>
<tr>
<td>JOHN FITZGERAL</td>
<td>LUKE OLSON</td>
</tr>
<tr>
<td>3803 RAYMOND STREET</td>
<td>7735 OLD GEORGETOWN ROAD STE 700</td>
</tr>
<tr>
<td>CHEVY CHASE, MD 20815</td>
<td>BETHESDA, MD 20814</td>
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<thead>
<tr>
<th>Adjacent and Confronting Property Owners mailing addresses</th>
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<tr>
<td>ASHK &amp; KATHLEEN ADAMIYATT</td>
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<tr>
<td>5 WEST IRVING STREET</td>
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<td>CHEVY CHASE, MD 20815</td>
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<tr>
<td>THOMAS O'DONNELL &amp; CAROLINE FAWCETT</td>
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<td>CHRISTOPHER &amp; PATRICIA ABELL</td>
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<td>CHEVY CHASE, MD 20815</td>
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