

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 West Irving Street, Chevy Chase	Meeting Date:	2/26/2020
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	2/19/2020
Applicant:	Sarah Feldman	Public Notice:	2/12/2020
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-20H	Staff:	Dan Bruechert
PROPOSAL:	Fencing		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1916-1927



Fig. 1: 20 West Irving Street.

PROPOSAL

The applicant proposes to install fencing in two areas:

1. Two sections of 4' (four-foot-high) cedar fencing to the east of the house with two gates; and
2. Two sections of 4' (four-foot-high) aluminum fencing along the edge of the garage in the rear of the property.

The proposed wood fencing to the east of the house matches the fencing that runs along the eastern property boundary. The fence height complies with the HPC's standard fence guidance regarding height. Staff additionally finds that wood is an appropriate material for this fence and the introduction of fencing in this location will not significantly alter the visual character of the historic resource.

The aluminum fence proposed for the rear will not be visible from the public right-of-way because the recently reviewed and approved rear addition obscures the visibility of this feature. Additionally, Staff finds the fence matches the appearance and details of the new basement egress stair railing and new deck railing. Staff finds this proposed fence will have have a visual impact on the surrounding streetscape and recommends approval.

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:

2. Modifications to a property, which do not significantly alter its visual character.
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 ensure 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
- (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 relevant *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.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) and (2), and (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 9;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: eloebe@jennet.com Contact Person: Emily Loeb
Daytime Phone No.: 267-972-8983
Tax Account No.: _____
Name of Property Owner: Emily Loeb Daytime Phone No.: _____
Address: 20 W. Irving St 208158
Street Number City Street Zip Code
Contractor: Potomac Fences Inc. Phone No.: 301-468-1228
Contractor Registration No.: 9989
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 20 Street: W. Irving St.
Town/City: Cherry Chase Nearest Cross Street: Cedar
Lot: 16/17 Block: 29 Subdivision: Cherry Chase
Liber: 56339 Folio: 174 Parcel: 0000

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: _____

1B. Construction cost estimate: \$ 2500.00

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.

SSJL
Signature of owner or authorized agent

1/21/2020
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 5/21/99

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:

Backyard has existing fence line in wood
but does not fully enclose backyard.

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

We would like to fully enclose backyard
for safety of our baby and dog.
All new enclosure is on our property.
We will match existing wood fence and add
aluminum gate by our garage. Dog run enclosed.

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.

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]

<p>Owner's mailing address</p> <p>Emily Loeb 20 W. Irving St. Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Katie and Andrew Herman 22 W. Irving St. Chevy Chase, MD 20815</p>	<p>James Meisal & Julia Dahlborg 18 W. Irving St. Chevy Chase, MD 20815</p>
<p>Michael & Adele Friedman 23 W. Irving St. Chevy Chase, MD 20815</p>	<p>Gordon & Meredith Gloger 11 Hesketh Chevy Chase, MD 20815</p>

POTOMAC FENCES, INC.

301-468-1228

Bonded-Insured-Licensed Contractor

MD # 9989 | DC # 420216000091

12411 Washington Ave. Rockville, Maryland 20852
FAX (301) 984-1120
potomacfence@aol.com | www.potomacfence.com

Serving Your Community Since 1975 - 3 Generations Family Owned/Operated

— CONTRACT —

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 EMILY LOEB
ADDRESS 20 W IRVING ST.
CITY/STATE/ZIP CHEVY CHASE, MD 20816

JOB ADDRESS SAME
DATE 11-21-19
PHONE 267-972-8783

Seasonal - Fill in When Contract Accepted by Manager

*APPROX. START DATE 3-4 weeks APPROX. COMPLETION DATE

REGULAR SIZE YARDS

1 - 4 DAYS

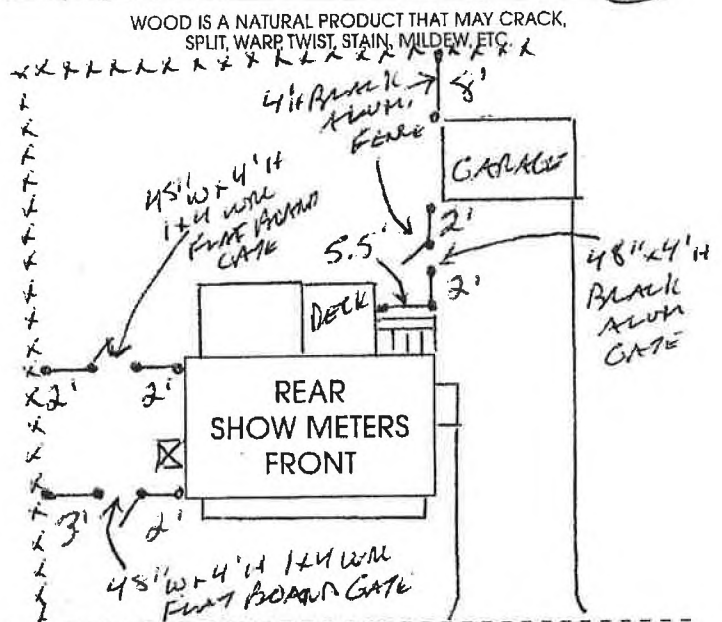
CALL UTILITIES

YES

NO

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

- INSTALL APPROX. 18' OF 4' HIGH BLACK ALUMINUM FENCE SERIES A STYLE WITH 3 RAILS AND FLAT TOP.
- 48" W x 4' H SINGLE BLACK ALUMINUM GATE W/ FLAT TOP.
- INSTALL APPROX. 10' OF 4' HIGH 1 x 4 CEDAR FLAT BOARD STYLE FENCE W/ 1 x 4 CEDAR CAP BOARD.
- TWO - 48" W x 4' H 1 x 4 CEDAR FLAT BOARD GATES W/ FLAT TOPS.
- IF POSSIBLE CUT HOLE IN REAR FLAT BOARD GATE FOR DOGGIE DOOR.
- OWNER TO PROVIDE DOOR.



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

TOTAL SALE \$ 2,416.
DEPOSIT \$ 808.
BALANCE DUE \$ 1,608.

PERMIT INFO: MONS. Co. / POTOMAC FENCE
*Property owner is responsible for obtaining permits (if applicable), unless otherwise specified here.

TO ACCEPT CONTRACT SIGN 2 COPIES, KEEP 1 COPY, MAIL OR EMAIL 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 ☐ MASTER ☐ AM/EX ☐ DISCOVER

USE CARD FOR:

☐ DEPOSIT ONLY ☐ DEPOSIT NOW - CHARGE BALANCE UPON COMPLETION OF WORK

NEED COPY OF SURVEY MAP FOR PERMIT 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

(L.S.)

LIC # 116804 DATE ACCEPTED _____

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. _____

SPS STEPHENS
PIPE & STEEL
is proud to offer

ALUMINUM™
FENCE SUPPLY
"The Superior Alternative"



SERIES A BLACK ALUMINUM FENCE

CLASSIC SERIES™

PLATINUM
CERTIFIED



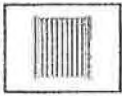
DuPont™ Aluminum
Product Quality Representation

All Aluminum Fence Supply Products are
Manufactured in the United States of America



PEDESTRIAN GATES

Arches



Arch 01 Series



Arch 02 Series



Arch 03 Series

The heights below will meet the 45" spacing between channels required by ICC code

Series A
48" x 54" x 60" x 72"

Series C
54" x 60" x 72"

Series B
60" x 72"

Series H
60" x 72"

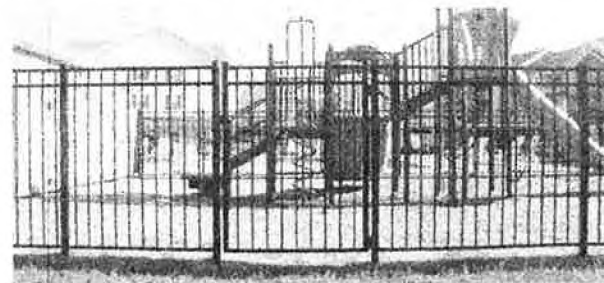
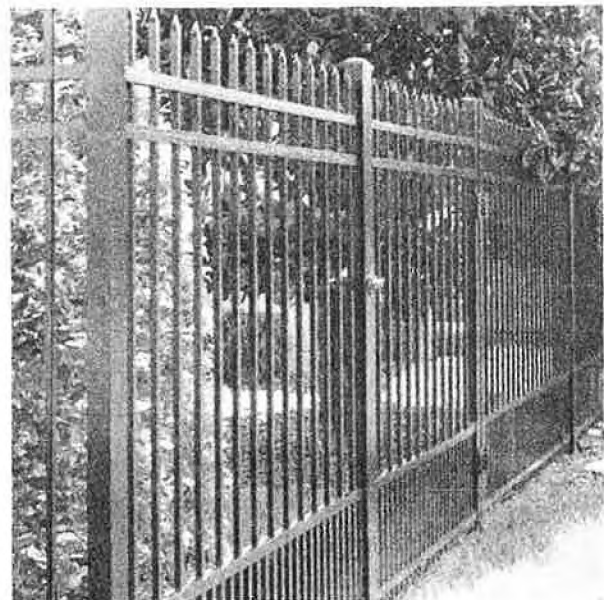
Series V
60" x 72"

POOL CODE
INFORMATION

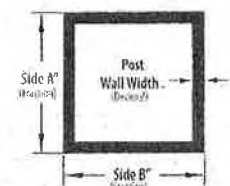
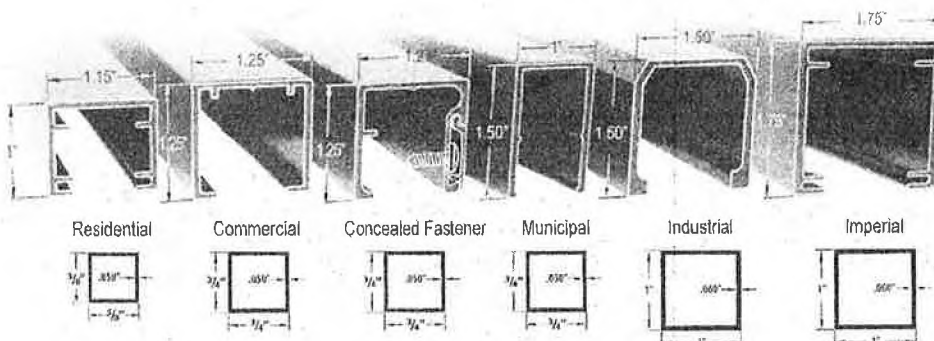
Walk Gates Pool Gates

ADVANTAGES:

- Armor-Guard Powder Coating
- Complements The AFS Fence Line
- Pool Code Latches Available
- Multiple Adornment Options
- 6 Unique Grades
- 7 Rich Colors
- True Height Panels & Posts



Grades: Channels, Pickets & Posts



Post Measurements

2" x 2" x .062"	3" x 3" x .125"
2" x 2" x .093"	4" x 4" x .125"
2" x 2" x .125"	4" x 4" x .250"
2 1/2" x 2 1/2" x .075"	6" x 6" x .125"
2 1/2" x 2 1/2" x .125"	6" x 6" x .250"

~ Channels & Pickets are shown at 2/5 actual size

*Pool Code Fence & Gates are available in the following grades: Residential, Commercial, and Concealed Fastener.
48" Residential Series A 2-channel fence panels will meet the 45" channel spacing required by ICC code when ordered with a flush bottom.
Please contact an Aluminum Fence Supply Representative for additional information regarding Pool Code Fence & Gate Specifications.

POTOMAC FENCES, INC.

301-468-1228

Bonded-Insured-Licensed Contractor

MD # 9989 | DC # 420216000091

12411 Washington Ave. Rockville, Maryland 20852
FAX (301) 984-1120
potomacfence@aol.com | www.potomacfence.com

Serving Your Community Since 1975 - 3 Generations Family Owned/Operated

— CONTRACT —

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 EMILY LOEB
ADDRESS 20 W IRVING ST.
CITY/STATE/ZIP CHEVY CHASE, MD 20816

JOB ADDRESS SAME
DATE 11-21-19
PHONE 267-972-8783

Seasonal - Fill in When Contract Accepted by Manager

*APPROX. START DATE 3-4 WEEKS APPROX. COMPLETION DATE

REGULAR SIZE YARDS

1 - 4 DAYS

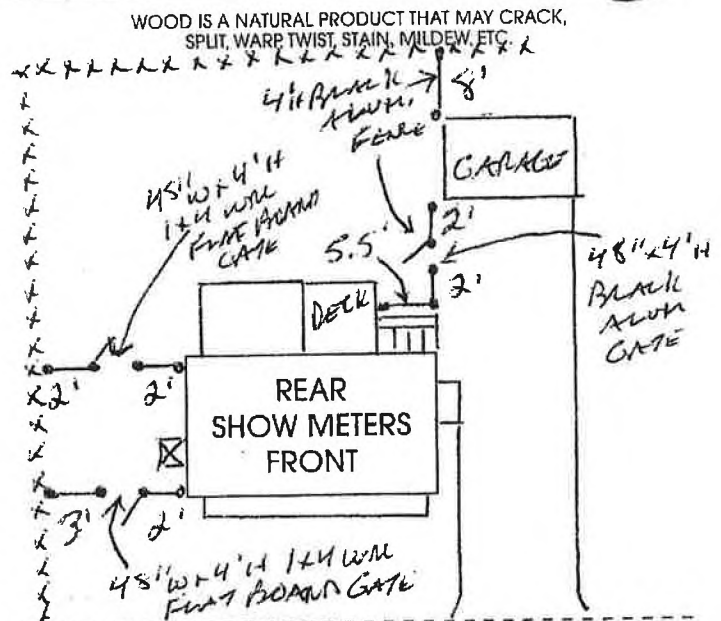
CALL UTILITIES

YES

NO

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

- INSTALL APPROX. 18' OF 4' HIGH BLACK ALUMINUM FENCE SERIES A STYLE WITH 3 RAILS AND FLAT TOP.
- 48" W x 4' H SINGLE BLACK ALUMINUM GATE W/ FLAT TOP.
- INSTALL APPROX. 10' OF 4' HIGH 1 x 4 CEDAR FLAT BOARD STYLE FENCE W/ 1 x 4 CEDAR CAP BOARD.
- TWO - 48" W x 4' H 1 x 4 CEDAR FLAT BOARD GATES W/ FLAT TOPS.
- IF POSSIBLE CUT HOLE IN REAR FLAT BOARD GATE FOR DOGGIE DOOR. OWNER TO PROVIDE DOOR.



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

TOTAL SALE \$ 2,426.
DEPOSIT \$ 508.
BALANCE DUE \$ 1,618.

PERMIT INFO: MONT. CO. / POTOMAC FENCE
*Property owner is responsible for obtaining permits (if applicable), unless otherwise specified here.

TO ACCEPT CONTRACT SIGN 2 COPIES, KEEP 1 COPY, MAIL OR EMAIL 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 ☐ MASTER ☐ AM/EX ☐ DISCOVER

USE CARD FOR:
☐ DEPOSIT ONLY ☐ DEPOSIT NOW - CHARGE BALANCE UPON COMPLETION OF WORK
☐ BALANCE BY CHECK

NEED COPY OF SURVEY MAP TO PERMIT 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

(L.S.)

LIC #

116864

DATE ACCEPTED

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.

Existing Property Condition Photographs (duplicate as needed)



Detail: Proposed matching wood fence at near pink flags and far end of fence before front yard to create enclosed dog run. Gates on both ends.



Detail: Reverse view of back end of dog run facing back yard

Applicant: Emily Loeb



Detail: Proposed 4 foot high black aluminum fence to run from wood fence to corner of garage to enclose yard for child safety



Detail: Black aluminum fence, 4' high, with gate at pink flags along driveway to fully enclose yard

Applicant: Emily Loeb