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.
**APPLICATION FOR HISTORIC AREA WORK PERMIT**

**CONTACT**

**Email:** elobenkenner.com  
**Daytime Phone No.:** 267-972-8983

**Tax Account No.:**

**Name of Property Owner:** Emily Laeb

**Address:** 20 W. Irving St.  
**City:** 20815

**Contractor:** Potomac Fences Inc.  
**Phone No.:** 301-968-1228

**Contractor Registration No.:**

**Agent for Owner:**

**Daytime Phone No.:**

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**LOCATION OF BUILDING PREMISES**

**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

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**PART ONE: TYPE OF PERMIT/ACTION AND USE**

<table>
<thead>
<tr>
<th><strong>CHECK ALL APPLICABLE</strong></th>
<th><strong>CHECK ALL APPLICABLE</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct</td>
<td>Extension</td>
</tr>
<tr>
<td>Move</td>
<td>Install</td>
</tr>
<tr>
<td>Revision</td>
<td>Repair</td>
</tr>
</tbody>
</table>

**1B. Construction cost estimate:** $2,500.00

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

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**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION ADDITIONS**

<table>
<thead>
<tr>
<th><strong>2A. Type of sewage disposal:</strong></th>
<th><strong>2B. Type of water supply:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Septic</td>
<td>Sewer Caps</td>
</tr>
</tbody>
</table>

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**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

**3A. Height:** 44 feet

**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

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**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 have acknowledged and accept this to be a condition for the issuance of this permit.**

**Signature of owner or authorized agent:** [Signature]  
**Date:** 1/21/2020

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**Approved:**  
**For Chairperson, Historic Preservation Commission**

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**Disapproved:**  
**Signature:**  
**Date:**

**Application/permit No.:**  
**Data Filed:**  
**Date issued:**

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**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 dogs. All metal enclosure is on our property. We will match existing wood fences and add aluminum gate by our garage. Dog run enclosed.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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 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 finishes 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/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.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emily Koch</td>
<td></td>
</tr>
<tr>
<td>20 W. Irving St.</td>
<td></td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Katie and Andrew Herman</td>
<td>James Meisel &amp; Julia Dahlberg</td>
</tr>
<tr>
<td>22 W. Irving St.</td>
<td>18 W. Irving St.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>Michael &amp; Adena Friedman</td>
<td>Gordon &amp; Meredith Glover</td>
</tr>
<tr>
<td>23 W. Irving St.</td>
<td>11 Hesketh</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Site Plan

WEST IRVING STREET
EASTERLY 60'

SOUTHERLY 120'

#20
1 1/2 STORY
BR & FR
W/ BSMT

PART OF
LOTS 16 & 17

LOCATION DRAWING OF:
#20 WEST IRVING STREET
PART OF LOTS 16 & 17 BLOCK 29
CHEVY CHASE
PLAT No. 106
LIBER 56339, FOLIO 174
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20'
DATE: 01-07-2020
DRAWN BY: AP
FILE #: 200038-722

LEGEND:
LH - FACE
BE - EAVES ENTRANCE
B - BALCONY
BR - BRICK
G - BLDG. RESTRICTION LINE
S - SMLT. RESTRICTION LINE
GSMT - BASEMENT
C - CONCRETE STOP
CON - CONCRETE
DR - DRIVEWAY
FR - FRAMING
FW - FRAME
MAC - Macadam
G - Gate
DN - Driveway
PUE - PUBLIC UTILITY EASEMENT
PE - PUBLIC EASEMENT
COLOR KEY:
RED - PROPERTY INFORMATION
BLACK - APPROXIMATE
BLUE - IMPROVEMENTS
WHITE - DEVELOPMENT
GREEN - EASEMENTS

A Land Surveying Company
DULEY
and Associates, Inc.
Serving D.C. and MD.
14604 Elm Street, Upper Marlboro, MD 20772
Phone: 301-888-1111
Fax: 301-888-1114
Email: orders@duley.biz
On the web: www.duley.biz

SURVEYOR'S CERTIFICATE
I HEREBY STATE THAT I WAS PRESENT AND原來 THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 13-018 OF THE CODE OF MARYLAND APOECAITED REGULATIONS THIS SURVEY IS NOT PREPARED BY A LAND SURVEYOR AND IT IS NOT INTENDED TO BE A LEGAL DOCUMENT.

DULEY & ASSOC.
WILL GIVE YOU A 100% FULL CREDIT TOWARDS UPGRADING THIS SURVEY TO A "BOUNDARY/STAKE" SURVEY FOR ONE YEAR FROM THE DATE OF THIS SURVEY

EXCLUDING D.C. & BALTIMORE CITY
--- CONTRACT ---

We propose, subject to acceptance, to sell and to install on your property the fencing materials enumerated below:

**OWNER NAME**: EMILY LOEB

**ADDRESS**: 20 W IRVING ST.

**CITY/STATE/ZIP**: CHEVY CHASE, MD 20816

**DATE**: 11-21-19

**PHONE**: 207-977-8783

**JOB ADDRESS**: SAME

**REGULAR SIZE YARDS**

1 - 4 DAYS

**CALL UTILITIES**

**YES**  **NO**

**WOOD**

IS A NATURAL PRODUCT THAT MAY CRACK, SPLIT, WARP TWIST, STAIN, MILDew, Etc.

**FILL IN CREDIT CARD INFORMATION IF YOU WISH TO CHARGE YOUR PURCHASE**

<table>
<thead>
<tr>
<th>NAME ON CARD</th>
<th>EXP. DATE</th>
<th>VISA</th>
<th>MASTER</th>
<th>AM/EX</th>
<th>DISCOVER</th>
</tr>
</thead>
</table>

**FILL IN PERMIT INFORMATION (IF APPLICABLE)**

- Property owner is responsible for obtaining permits (if applicable), unless otherwise specified here.

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**POTOMAC FENCES, INC.**

**ESTIMATOR**

**LICENSE #**: 1162-9

**DATE ACCEPTED**: 

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**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.

---

**Date Rcvd.**
CLASSIC SERIES™
PEDESTRIAN GATES

Walk Gates
Pool Gates

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

Arches
Pool Gates

Grades: Channels, Pickets & Posts

Post Measurements
- Residential: 2" x 2" x .062" or 3" x 3" x .125"
- Commercial: 2" x 2" x .083" or 4" x 4" x .125"
- Concealed Fastener: 2" x 2" x .125" or 4" x 4" x .250"
- Municipal: 2" x 2" x .250" or 4" x 4" x .500"
- Industrial: 2" x 2" x .375" or 6" x 6" x .125"
- Imperial: 2" x 2" x .500" or 6" x 6" x .250"

*Pool Code Fence & Gates are available in the following grades: Residential, Commercial, and Concealed Fastener.

For Residential Series A, 2-channel channels will need the 45° channel spacing required by TCC 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  
12411 Washington Ave, Rockville, Maryland 20852  
FAX (301) 984-1120  
potomacfence@aol.com | www.potomacfence.com

**Bonded-Insured-Licensed Contractor**  
MD # 9989 | DC # 420216000091

**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:

<table>
<thead>
<tr>
<th>OWNER NAME</th>
<th>JOB ADDRESS</th>
<th>DATE</th>
<th>PHONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>EMILY LOEB</td>
<td>SAME</td>
<td>11-21-19</td>
<td>207-972-8783</td>
</tr>
</tbody>
</table>

**JOB ADDRESS**  
20 W IRVING ST

**CITY/STATE/ZIP**  
CHEVY CHASE, MD 20816

Seasonal - Fill in When Contract Accepted by Manager

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

<table>
<thead>
<tr>
<th>REGULAR SIZE YARDS</th>
<th>CALL UTILITIES</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-4 DAYS</td>
<td></td>
<td></td>
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</tbody>
</table>

**WENDLIS IS A NATURAL PRODUCT THAT MAY CRACK, SPLIT, WARP, TWIST, STAIN, MILDEW, ETC.**

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

<table>
<thead>
<tr>
<th>TOTAL SALE</th>
<th>$2,496.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEPOSIT</td>
<td>$808.00</td>
</tr>
<tr>
<td>BALANCE</td>
<td>$1,688.00</td>
</tr>
</tbody>
</table>

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

**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.**  
**ESTIMATOR**

---

**DEPOSIT**  
**BALANCE**

**OWNER or PURCHASER - COPY RECEIVED**

---

**Date Accepted**  
Potomac Fences, Inc. until accepted by Home Office.

---

**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