

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	27 West Irving Street, Chevy Chase	Meeting Date:	5/27/2020
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	5/20/2020
Applicant:	Charlotte Kramer	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-20P	Staff:	Michael Kyne
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

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



Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to install 42” high cedar picket fencing with gates at the west (left) and east (right) side of the historic house. The total length of proposed new fencing will be 20 linear feet. The gate at the west (left) side will be 36” wide, and the gate at the east (right) side will be 42” wide.

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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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), (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 #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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 911266
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: charlotte kramer
Address: 27 w irving st
202-957-1805
Daytime Phone: _____

E-mail: lottakramer@gmail.com
chevy chase 20815
City: _____ Zip: _____
16 07 00456172
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____
111442

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____
chevy chase village

Is the Property Located within an Historic District? Yes/District Name _____
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

27 w irving st
Building Number: _____ Street: _____
chevy chase magnolia pkwy
Town/City: _____ Nearest Cross Street: _____
p2 32 9
Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

charlotte kramer

04/24/20

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

single family detached colonial house, 2 floors with basement and attic

driveway on left to basement garage

backyard has a stone patio, a pergola, lawn and garden

There is an existing wood fence along the back and both sides of the house but it is not attached to the house.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Install approx. 20' of 42" high cedar picket fence

Style: Annapolitan w/ 2" spacing, see attachment

3 posts on each side (6 total) 45" high incl New England style post caps

42" wide gate on right side; 36" wide gate on left side.

Hardware: see attachment

Work Item 1: <u>new fence and 2 gates</u>	
Description of Current Condition:	Proposed Work: Install approx. 20' of 42" high cedar picket fence 3 posts on each side (6 total) 45" high incl New England style post caps 42" wide gate on right side; 36" wide gate on left side.

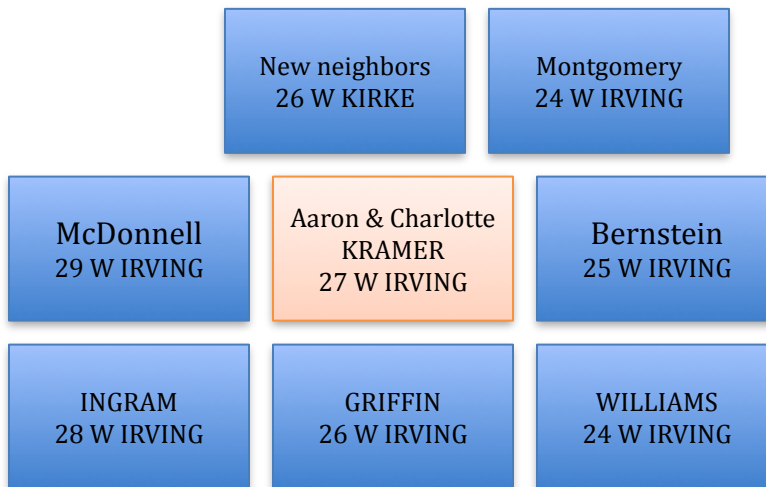
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

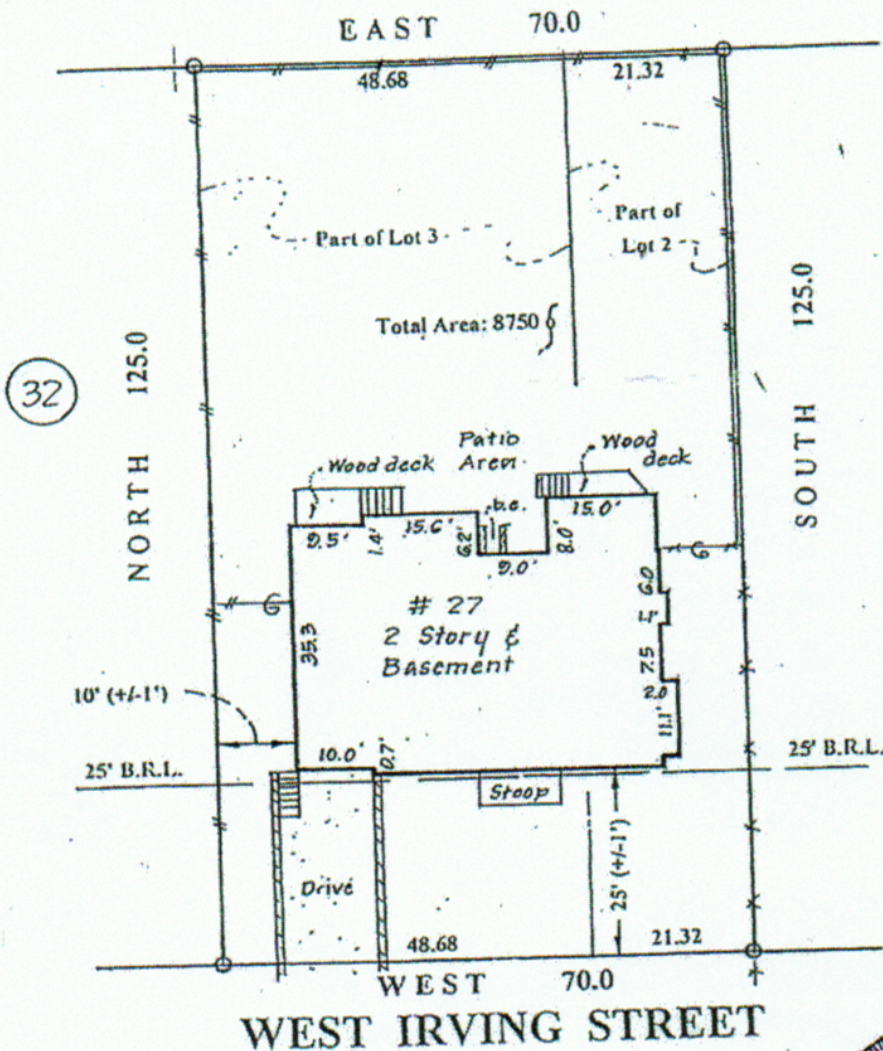
Adjacent properties to 27 W Irving St, Chevy Chase MD 20815



LANDTECH ASSOCIATES, INC.
7307 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740

SEEN AND ACKNOWLEDGED

RUTH COLE KAINEN
DATE: 01/21/98



NOTES:

1. The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.



NO TITLE REPORT FURNISHED

LOCATION PLAT OF:

#27 West Irving Street
Montgomery County, Maryland
SUBDIVISION Section Number 2

CHEVY CHASE

LOT: Part of Lot 2, Part Lot 3

PLAT BOOK: 2

DATE: 1-7-98

CASE NO: 97-4577

BLOCK: 32

PLAT NO: 106

SCALE: 1"=20'

FILE NO: VSG-98001

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

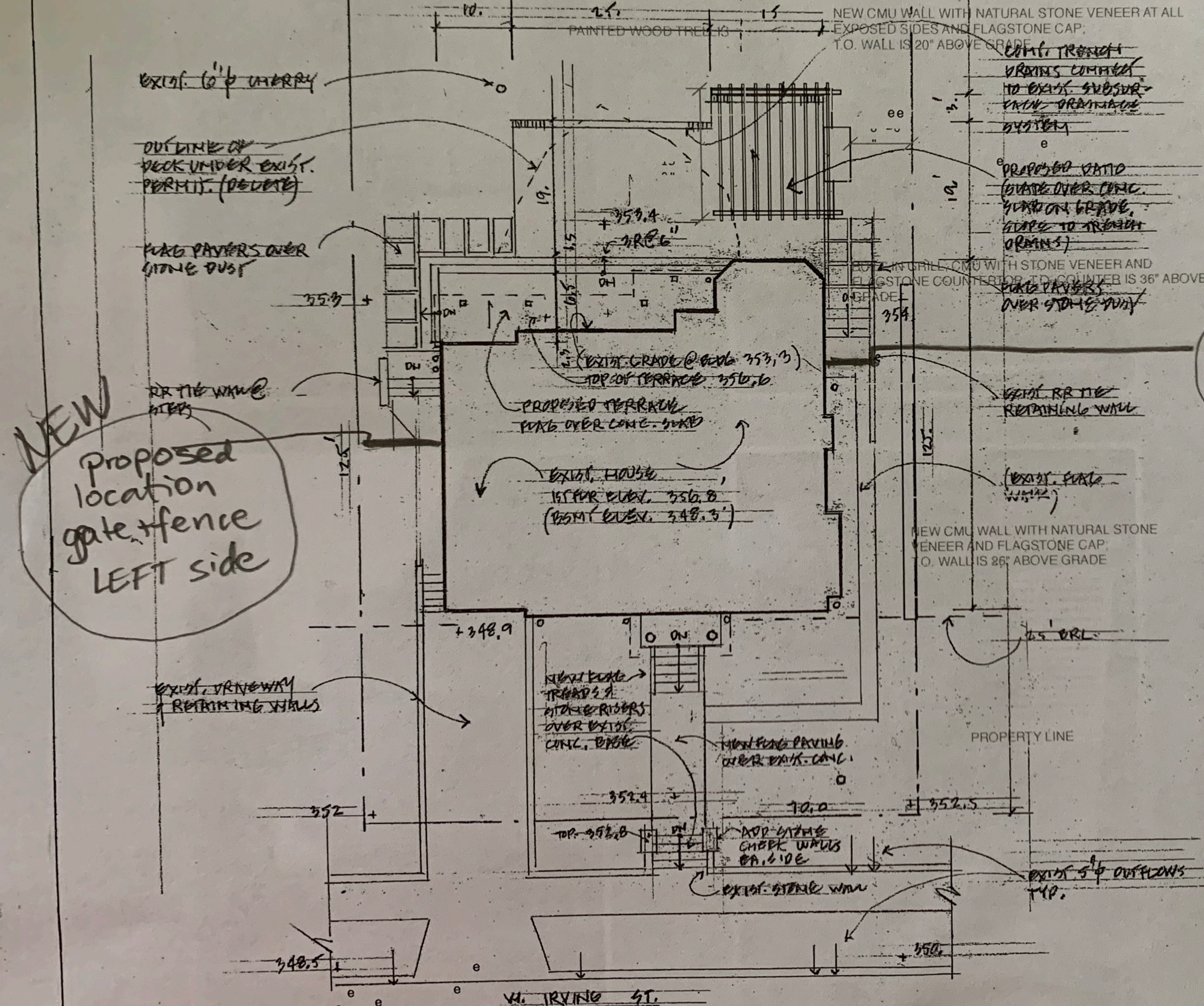
Braden A. Rogers
BRADEN A. ROGERS — PROP. L.S. MD. LIC. NO. 129

For fence location - see "NEW" circled in site plan

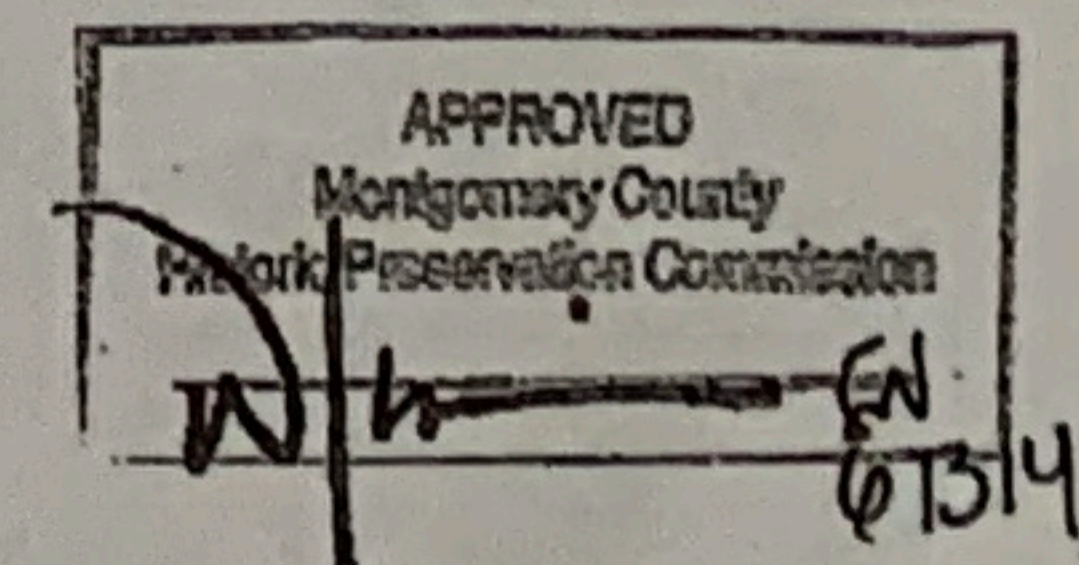
NOTES

• LOT AREA	87504
• AREA OF EXIST. IMPERVIOUS AREAS	35604
• AREA OF PROPOSED " " "	30844

• ALL DOWNSPOTS OR UNDERGROUND DRAINAGE SYSTEM & OUTLETS ARE EXISTING, THE NEW TRENCH DRAINS TO EXIST. SYSTEM



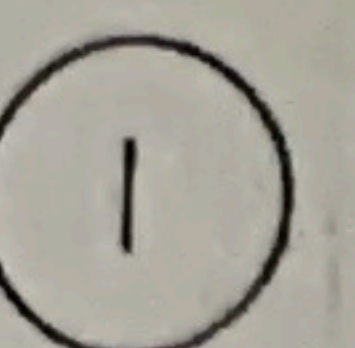
NEW
Proposed location gate + fence right side



6/10/14

KRAMER REMODEL
27 WESTPORT RD. SE. CHERRY CHASE, MD.

Dickson Carroll, Architect
3405 Ashby Terrace, N.W.
Washington, D.C. 20008
Tel 202-583-8866



PROPOSED SITE PLAN (REVISION TO O.C. PERMITS #0624)

1"=10'-0"

PHOTOS - Kramer residence



Front view from street



Views from
street - left
and right side





Close up
views of
proposed
fence and
gate locations
- left and right
side (a few
feet away
from bottom
step)

