

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

<b>Address:</b>	4105 Sanford Street, Chevy Chase	<b>Meeting Date:</b>	10/14/2020
<b>Resource:</b>	Master Plan Site #35/130 (Horton House)	<b>Report Date:</b>	10/7/2020
<b>Applicant:</b>	Laura Braden	<b>Public Notice:</b>	9/30/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/130-20A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	New fence		

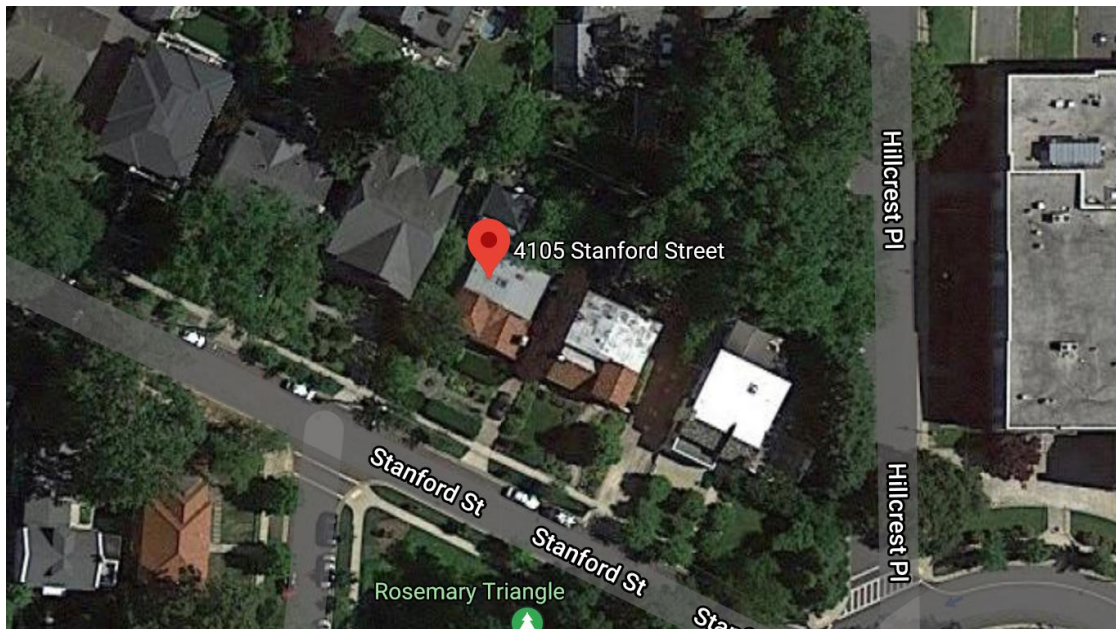
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**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Individually Listed Master Plan Site  
 STYLE: Spanish Revival  
 DATE: 1923



***Fig. 1: Subject property.***

**PROPOSAL:**

The applicant proposes the following work items at the subject property:

- Installation of a 6' high flat board fence with gate at the northeast (rear/right, as viewed from the public right-of-way of Sanford Street) property line.
- Installation of 6' high flat board gate at the northeast (rear/right) side of the property (connecting the proposed new fence to the rear/right corner of the house).

**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:

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.

***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 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), & (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

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  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:

HAWP# \_\_\_\_\_

DATE ASSIGNED \_\_\_\_\_

APPLICANT:

Name: Laura Braden

E-mail: Permits@FrederickFence.com

Address: 1505 Tilco Drive

City: Frederick Zip: 21704

Daytime Phone: 301-663-4000

Tax Account No.: \_\_\_\_\_

AGENT/CONTACT (if applicable):

Name: same ↑

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property \_\_\_\_\_

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.

Building Number: 4105 Street: Stanford Street

Town/City: Chevy Chase Nearest Cross Street: Hillcrest Place

Lot: 3 Block: 13 Subdivision: 0011 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.

Laura Braden  
Signature of owner or authorized agent

8/26/2020  
Date

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Marina Krapiva	4103 Stanford Street
Pope & Lisa Ward	4107 Stanford Street
no neighbors across the street. It is a public park	

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

**4105 STANFORD STREET IS A SPANISH REVIVAL HOUSE THAT WAS BUILT IN THE 1920'S. IT IS ONE OF 17 STRUCTURES IN THE TOWN OF CHEVY CHASE THAT HAVE BEEN DESIGNATED AS HISTORIC. WE HAVE LIVED IN THIS HOUSE FOR THIRTY YEARS AND IN 2003, WE RECEIVED A HISTORIC AREA WORK PERMIT FOR AN ADDITION TO THE REAR. THERE ARE PRESENTLY FENCES ON THE WEST SIDE AND NORTH SIDE - OWNED AND CONSTRUCTED BY THE OWNERS OF THOSE NEIGHBORING PROPERTIES. WE HAD INITIALLY PLANTED HOLLY TREES ALONG THE EAST END OF OUR REAR YARD - BUT THESE TREES SUBSEQUENTLY DIED AND WERE REMOVED. WE WANT TO REPLACE THEM WITH A NEW WOOD FENCE IN KEEPING WITH THE OTHER TWO ADJACENT PROPERTY FENCES.**

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

**FREDERICK FENCE COMPANY TO INSTALL 53 LINEAR FEET OF 6' TALL SOLID BOARD FENCE. ALSO, TO INSTALL (1) 4' WIDE SINGLE GATE. POSTS TO BE SET IN DRY PACK CONCRETE. FENCE TO BE CONSTRUCTED OUT OF PREMIUM WESTERN RED CEDAR WOOD MATERIAL. FENCE LINE TO START FROM THE RIGHT BACK CORNER OF THE HOUSE AND STRETCH TO THE EDGE OF THE PROPERTY LINE (14') AND DOWN THE SIDE OF THE REAR OF THE PROPERTY (38') AND LASTLY TO CONNECT TO A WALL 5' INSIDE THE PROPERTY LINE.**

Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**TREE SURVEY**

**NO TREES WILL BE AFFECTED BY THE  
CONSTRUCTION OF THE NEW SOLID BOARD  
FENCE.**

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/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



Come Visit Our Showroom  
1505 Tilco Drive  
Frederick, MD 21704  
MHIC # 16416



Our Goal Is "100% Satisfaction Guaranteed"  
Established 1982  
Office: 301-663-4000  
Fax: 301-663-0017

OWNERS NAME(S): Farideh Muse		DATE: 7/29/2020
JOB ADDRESS: 4105 Stanford St		EMAIL: ffmuse@aol.com
CITY STATE & ZIP: Chevy Chase, MD 20815		HOME: 301-943-9304 CELL:
BILLING ADDRESS: Same		
<b>DESCRIPTION OF WORK TO BE COMPLETED BY CONTRACTOR:</b> Furnish labor and materials to install approximately 53 linear feet of 6' tall cedar Solid Board fence. Fence constructed using 1x4 vertical boards and 1x4 cap board. Runners will be 2x4 boards, fastened to the posts with Teco clips. All posts to be secured in the ground using Dry Packed concrete. <del>Install () 6x6 pressure treated Gate Post(s)</del> Install () 4' wide x 6' tall cedar Solid Board gate(s) with cedar frame.		
Frederick Fence Company to obtain Town of Chevy Chase Permit.		

#### DISCLAIMERS:

- Customer responsible for boundary lines and fence location and will confirm start and stop points with foreman at start of installation.
- Property Pins are the best way to ensure property boundaries. A plat/survey can be used but the Homeowner is responsible for any subsequent consequences.
- Frederick Fence does not haul away dirt or rocks. Customer to indicate to foreman location to spread or pile dirt.
- Frederick Fence is not responsible for damage to under ground sprinklers, dog fences, or private utilities.
- No refunds or returns on special order materials (Includes Vinyl, Aluminum, & Steel Fence).

Owner Initials:

#### PAYMENT TERMS AND INSTALLATION INFORMATION:

**APPROXIMATE STARTING AND COMPLETING:**  
Work under this contract will start approximately  
8 to 12 weeks subject to circumstances  
beyond the control of the contractor, (including  
weather) and will be completed in approximately  
1 day(s).

P A I D AUG 12 2020 **CONTRACT TOTAL \$ 2,492.00**

Deposit \$ 831.00

2nd Deposit \$ -

Final Balance Due Upon Completion \$ 1,661.00

- |                                  |                              |                             |
|----------------------------------|------------------------------|-----------------------------|
| 1) HOA Approval Needed?.....     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2) Permit Needed?.....           | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3) Call Utilities?.....          | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4) Needs to meet pool code?..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5) Digger Accessible?.....       | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

For the above services and/or materials & equipment (also permits where required) the OWNER agrees to pay the CONTRACTOR the total amount stated in the box labeled "Contract Total". A deposit will be required before project start and may not exceed 1/3 of the total contract price. A second deposit will be required at the start of the job for all jobs exceeding \$10,000 and must not exceed 1/3 of the total contract price. The final balance will be due upon completion.

#### CREDIT CARD INFORMATION:

Card #  Exp.  CSV

Would you like us to charge your card upon completion?  
☐ Yes ☒ No

#### CONTRACT ACCEPTANCE:

The undersigned CONTRACTOR and OWNER agree and accept the terms and conditions set forth in pages 1 through 4 and further agree that this contract contains the final and entire agreement between the parties here to and neither they nor their agents shall be bound by any terms, conditions, statements, warranties, or representations, oral or written, not herein contained. This contract is not binding upon FREDERICK FENCE CO, INC. until accepted. You, the buyer, may cancel this transaction at any time prior to midnight of the fifth business day or seventh business day if the buyer is at least 65 years old, after the date of this transaction.

Date: Aug 10, 2020

Owner Signature:

Lic. No. 111505

Salesman:

Paul Abel

RECEIVED AUG 12 2020

9

OWNER(S) NAME: Farideh Muse



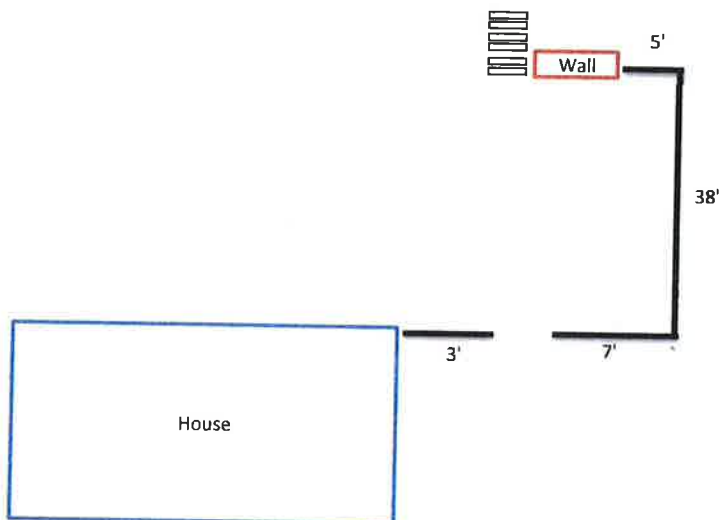
DRAWING:

OWNER TO GO OVER LOCATION OF FENCE & GATES WITH FOREMAN

Owner  
Initials:

*Ffm*  
Ffm

Neighbors fence, no tie on



not to scale

### DISCLAIMERS

- Customer responsible for boundary lines and fence location and will confirm start and stop points with foreman at start of installation.
- Property Pins are the best way to ensure property boundaries. A plat/survey can be used but the Homeowner is responsible for any subsequent consequences.
- Frederick Fence does not haul away dirt or rocks. Customer to indicate to foreman location to spread or pile dirt.
- Frederick Fence is not responsible for damage to under ground sprinklers, dog fences, or private utilities.
- No refunds or returns on special order materials (Includes Vinyl, Aluminum, & Steel Fence).



TOTAL: 2163 sq.ft.  
(27% Lot Area)  
TOTAL ALLOWABLE: 2835 sq.ft.  
(35% Lot Area)

EXISTING 6' TALL WOOD FENCE  
@ 4101 STANFORD STREET

NEW FLAGSTONE  
STAIRS W/ STONE RISERS

NEW STONE VENEER RETAINING  
WALL W/ FLAGSTONE CAP

7 S.R.L.

UP

EXISTING CONC. SLAB TO BE  
RESURFACED W/ FLAGSTONE

TUCCO  
& WALL

EXISTING 2 STORY  
MASONRY & STUCCO  
RESIDENCE W/ BASEMENT

EXISTING  
TERRACE

PROPOSED 2 STORY  
WD. FRAME, STUCCO, & STONE VENEER  
ADDITION W/ BASEMENT

PROPOSED  
FLAGSTONE TERRACE

NEW STONE VENEER  
RETAINING WALL  
W/ FLAGSTONE CAP

PROPOSED WD. FRAME  
& STONE VENEER  
ACCESSORY STRUCTURE

40' V.I.F.

PROPOSED 6' TALL WOOD FENCE  
@ 4105 STANFORD STREET

KEY



PROPOSED ADDITION/  
ACCESSORY STRUCTURE



PERMIT  
CONSTRUCTION

NEW FENCE PROVIDED -  
PROPOSED SITE PLAN  
4105 STANFORD STREET.

SCALE: 1/8" = 1'-0"

SHEET NO.

SD.





Note: Not in flood plain.  
Ref M.C. Dept. of Environmental  
Protection (Water Resources Sect.)

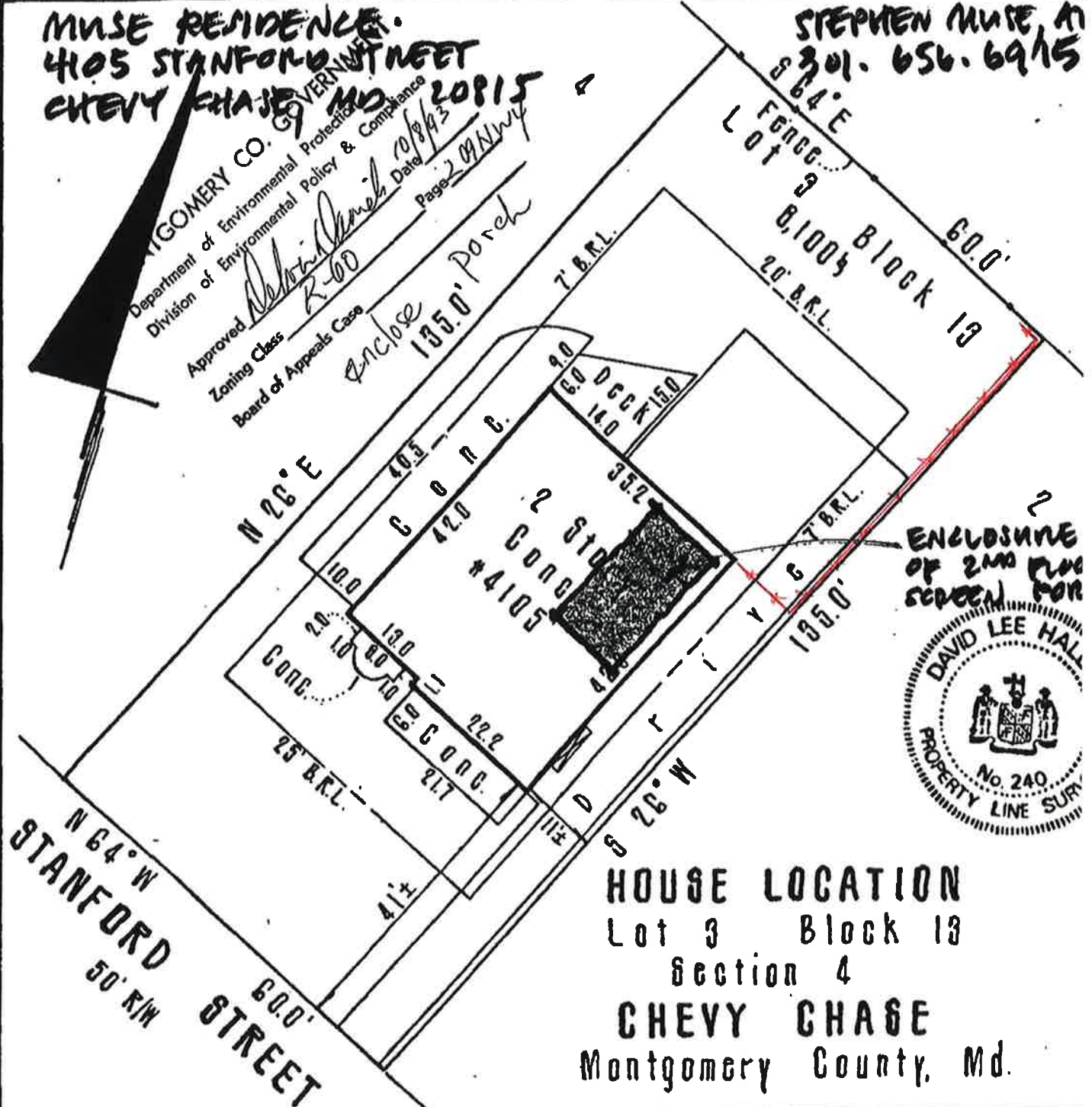
CASE No. 92-12908

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location

MUSE RESIDENCE.  
4105 STANFORD STREET  
CHEVY CHASE, MD 20815

STEPHEN MUSE, A  
301. 656. 6915

MONTGOMERY CO. GOVERNMENT  
Department of Environmental Protection  
Division of Environmental Policy & Compliance  
Approved *Deborah Smith* 10/8/93  
Zoning Class R-60 Date 2/29/94  
Board of Appeals Case  
enclose 135.0' Porch



HOUSE LOCATION  
Lot 3 Block 13  
Section 4  
CHEVY CHASE  
Montgomery County, Md.

CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE  
EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED  
PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A  
TRANSIT - TAPE SURVEY.

*David L. Haller*

DAVID L. HALLER  
MARYLAND P.L.S. No. 240

REFERENCES

PLAT BK. 2  
PLAT NO. 109  
LIBER  
FOLIO

**Bull & Associates**

LAND SURVEYORS/CONSULTANTS

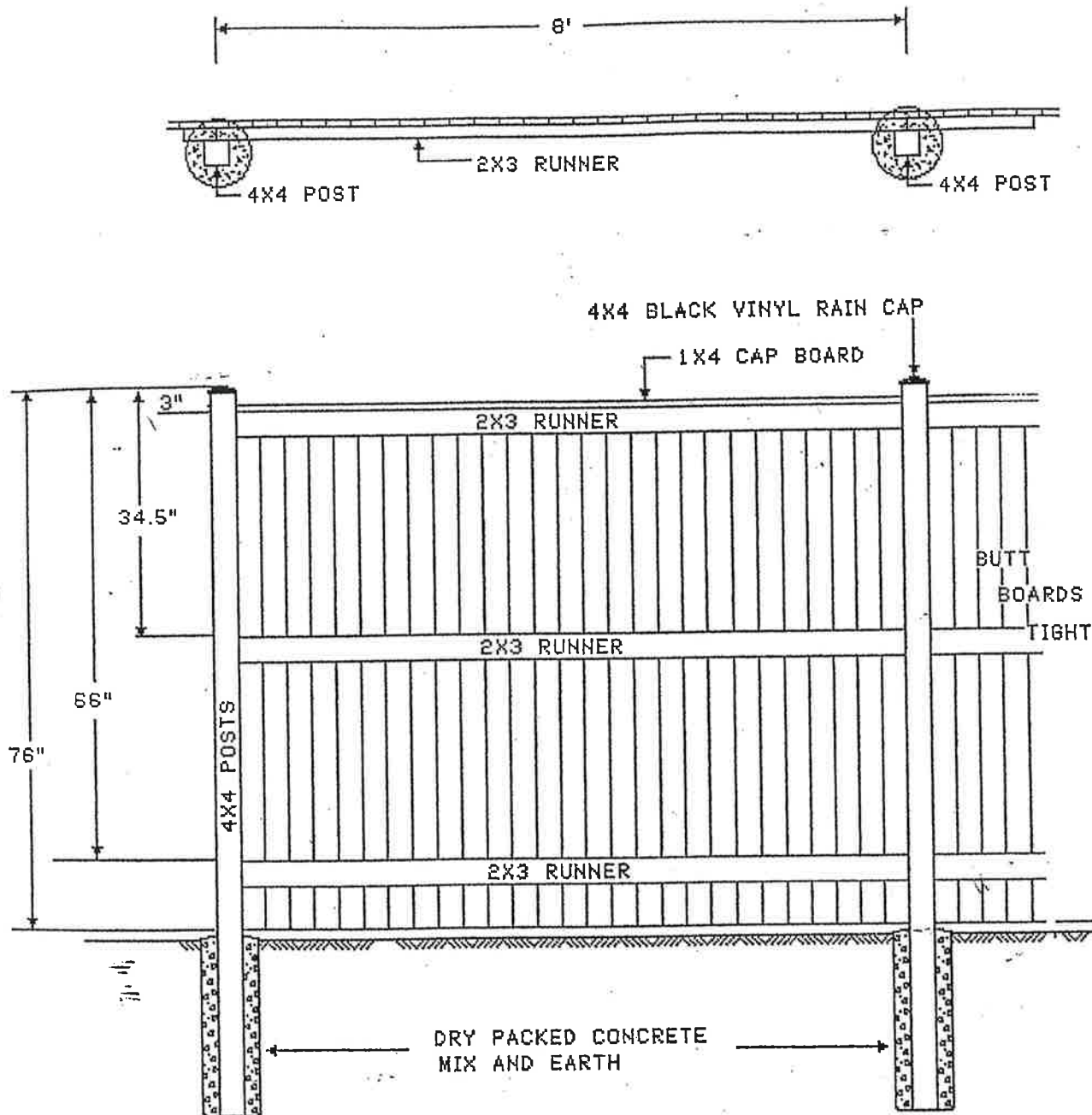
(301) 428-9111 P.O. Box 348 GERMANTOWN, MARYLAND 20874

DATE OF SURVEY	SCALE: 1" = 20'
WALL CHECK:	DRAWN BY: R.E.
HSE. LOC.: 7-21-92	JOB NO.: 95282
BOUNDARY:	

Faridah MUSA

# 72" SOLID BOARD FENCE USING WILLIAMSBURG POSTS

FACE NAILED  
DROP FRAME 1" WHEN USING 2X4'S



FREDERICK FENCE CO., INC.  
5811 GROVE LN.  
FREDERICK, MD 21704  
(301) 663-4000

SOLID BOARD CAPPED FENCE  
(6' HIGH)

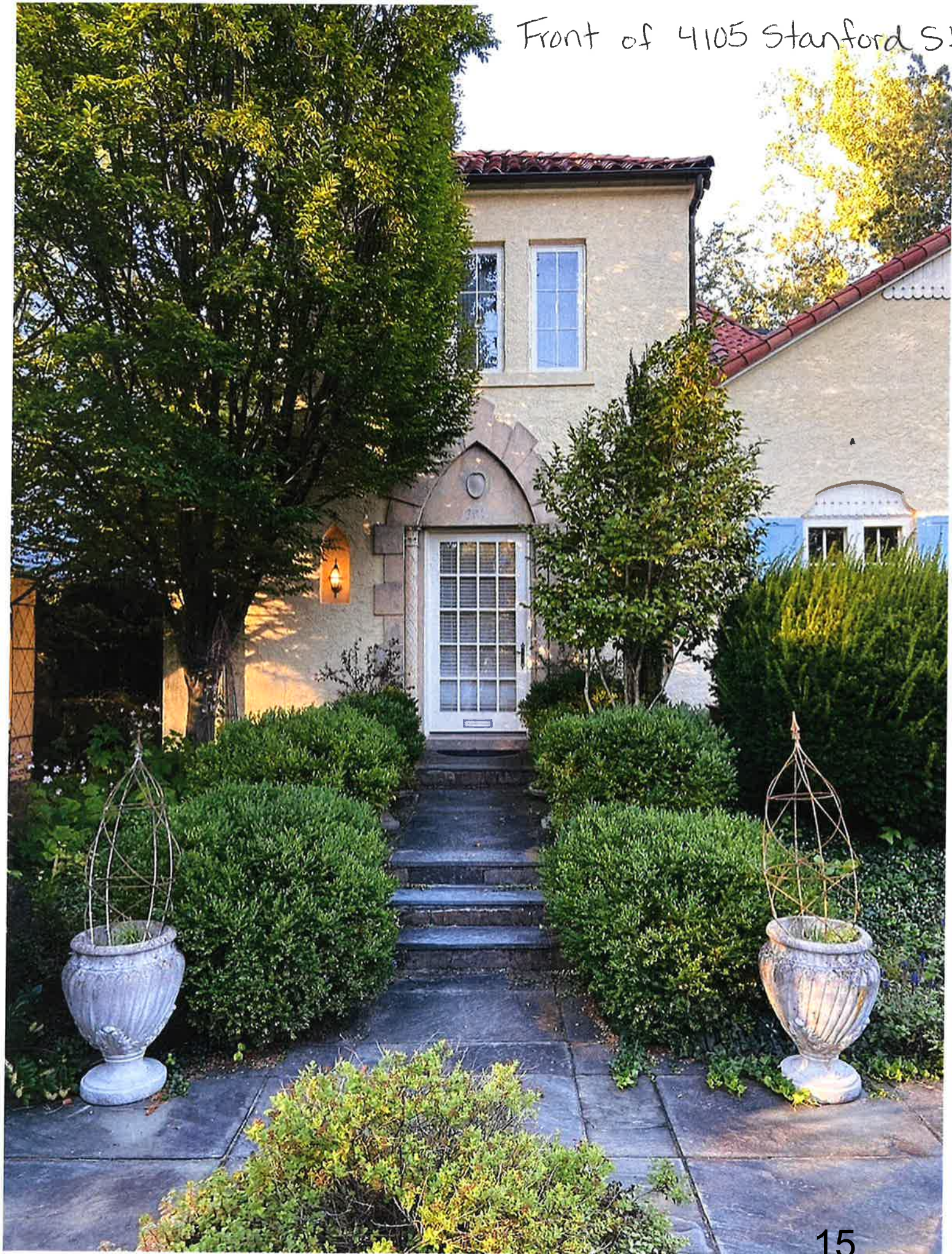
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REVISED: KJC 11/21/2002	FILE: SB6CAP	1 of 1



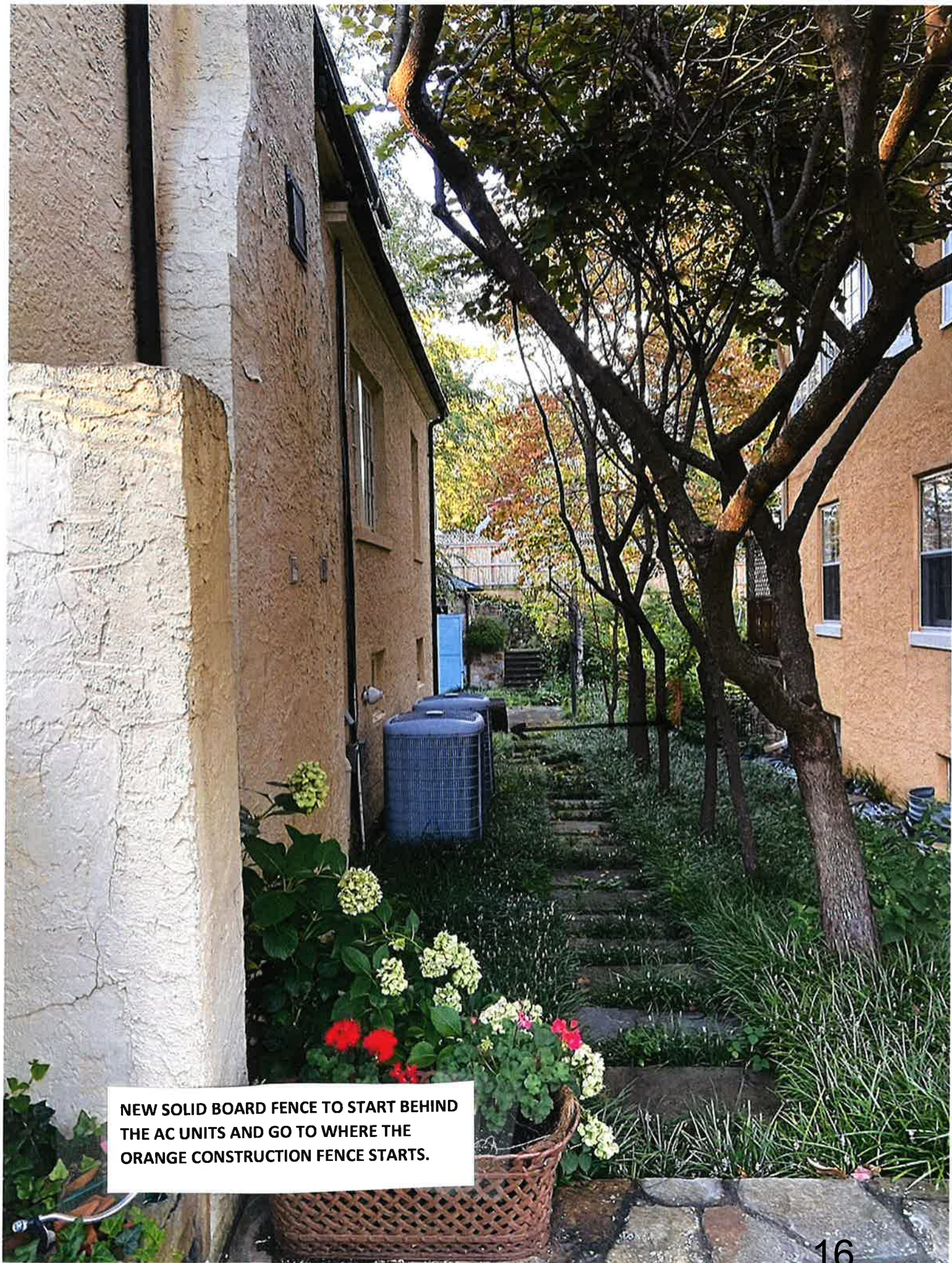




Front of 4105 Stanford St.







**NEW SOLID BOARD FENCE TO START BEHIND THE AC UNITS AND GO TO WHERE THE ORANGE CONSTRUCTION FENCE STARTS.**





**NEW SOLID BOARD FENCE TO FOLLOW THE  
SAME LINE AS THE ORANGE CONSTRUCTION  
FENCE PICTURED HERE AND IN THE PHOTOS  
THAT FOLLOW.**



