

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

<b>Address:</b>	5810 Connecticut Avenue, Chevy Chase	<b>Meeting Date:</b>	10/26/2022
<b>Resource:</b>	Outstanding Resource Chevy Chase Village Historic District	<b>Report Date:</b>	10/19/2022
<b>Applicant:</b>	Tracey D'Angelo	<b>Public Notice:</b>	10/12/2022
<b>Review:</b>	Historic Area Work Permit	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	1001472	<b>Staff:</b>	Rebecca Ballo
<b>Proposal:</b>	Fence installation, removal of existing columns, and construction of new columns.		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Outstanding Resource within the Chevy Chase Village Historic District  
**STYLE:** Mediterranean/Renaissance Revival  
**DATE:** c.1916-1927



*Figure 1: 5810 Connecticut Avenue is prominently located on the corner of Connecticut Avenue and West Irving Street. It is sited just north of the Chevy Chase Circle and the boundary with the District of Columbia.*

## **PROPOSAL**

The applicant proposes to demolish the existing fence and columns that define the property boundary along West Irving Street and Connecticut Avenue and construct a new fence with new columns. No trees are proposed to be removed as part of this project.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Chevy Chase Village Historic District Guidelines***

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny. These *Guidelines* are applicable for both Outstanding and Contributing Resources (pgs. 15-16 of the *Guidelines*):

These terms are defined as follows:

"Lenient Scrutiny" means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

"Moderate Scrutiny" involves a higher standard of review than "lenient scrutiny." Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style.

"Strict Scrutiny" means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be "strict in theory but fatal in fact" -- i.e., it does not mean that there can be no changes but simply that proposed changes should be reviewed with extra care.

The following principles are not intended to cover all possible types of exterior alterations, changes, and/or additions. HAWP applications for other types of exterior alterations, changes and/or additions should be reviewed in a manner that is consistent with the two paramount principles identified above -- fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

*Fences* should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not."

***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
- (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.

**Secretary of the Interior's Standards for Rehabilitation:**

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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 proportions, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

The subject property at 5810 Connecticut Avenue is classified as an Outstanding Resource and is prominently located on the corner of Connecticut Avenue and West Irving Street. It is sited just north of the Chevy Chase Circle and the boundary with the District of Columbia. At one time the house served as the Jordanian Embassy.

Per the *Guidelines* the alteration in question for a "fence" should be subject to Moderate Scrutiny as each section of proposed new fencing will be highly to moderately visible on this corner lot. To reiterate from the *Guidelines*:

"Moderate Scrutiny" involves a higher standard of review than "lenient scrutiny." Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style."

Connecticut Avenue can rightfully be considered the primary grand Boulevard of the Chevy Chase Community. The earliest homes in the neighborhood were constructed within the blocks platted immediately to the north of the Chevy Chase Circle. The Chevy Chase Land Company was personally involved in the design of the first four houses, three of which still survive and all of which are in proximity to the subject property: the Newlands-Corby Mansion (a separately designated Master Plan Historic Site) at 9 Chevy Chase Circle; 5804 Connecticut Avenue and 5900 Connecticut Avenue. Traversing Connecticut Avenue one can see the highest style residences (the majority are designated as Outstanding Resources in this portion of the District) framed by the mature tree canopy with properties

well defined by eclectic and thoughtfully designed fences, columns, and other streetscape elements. The fences in particular carry the added ‘job’ of both separating and defining the busy streets and sidewalks from the highest style residences. These houses are meant to be seen and appreciated, thus the fences must be appropriately finely styled and detailed so as not to be incompatible with the houses themselves, and yet they must also function as durable barriers to provide protection for the open yards vis-à-vis this busy multi-modal corridor. No small task for such a pedestrian feature as a fence. Yet it is clear looking at the variety of designs and materials chosen along Connecticut Avenue that the HPC, the Village, and property owners have approached the question of appropriateness with an eye to preserving viewsheds and variety over time.

The existing fence consists of a 4’ tall wooden picket fencing along West Irving and Connecticut Avenue (a total of 167 linear feet) constructed between 8 stucco and styrofoam columns, and a run of 7’ latticework privacy fencing along Connecticut Avenue and between this property and the property to the south at 5808 Connecticut Avenue, and between this property and the property to the west at 4 West Irving Street.

From a zoning compliance perspective, the applicant has received notification from Chevy Chase Village that the fence height they are proposing is grandfathered in and that the proposed height of the new columns will be favorably reviewed (documentation attached to application).

The applicant is first proposing to replace the existing 7’ wood lattice privacy fencing with new 7’ wood board privacy fencing. The fence will be painted per the submitted documentation. There is a letter of support from the adjacent owners at 4 West Irving Street for this alteration. Under the ‘moderate scrutiny’ standard, this change in the design will not detract from the integrity of the resource in question. There will be less transparency when looking at the back of the property from 4 West Irving Street, but this will not be detrimental to have a more obstructed view when looking at the rear of the property from West Irving Street.

The second alteration is the proposal to replace the 4’ lattice with a 4’ picket fence. This change to the design of the fence and wooden posts is appropriate and should be approved as a matter of course.

The third alteration is the proposed replacement of the stucco and Styrofoam columns with stacked stone columns. First staff looked at the streetscape along Connecticut Avenue and requested examples from the applicant where this material has been used in the district. The applicant submitted several examples that are in the attached application. Directly across the street from the subject property is the Newlands Corby Mansion at 9 Chevy Chase Circle. That property contains a stacked stone wall and tall entrance columns along its entire frontage along Connecticut Avenue. The property immediately to the south at 5804 Connecticut Avenue has an open metal fence with 7’ tall brick piers.

The precedent in Chevy Chase does not require that a fence or hardscape element replicate the architectural style of the house or that only certain elements are appropriate on any given street. For additional context, a similar redesign of a fence was reviewed and approved by the HPC at 5904 Connecticut Avenue in 2002.<sup>1</sup> For this project, the proposed piers will be the same height as the existing piers throughout the run of the fencing. Staff finds that the proposed stacked stone is an appropriate replacement material for these highly visible elements and the material choice, a common one within the District, does not detract from the character of the house or streetscape. The proposal is compatible with the District in form, material, and scale, and will preserve the integrity of this Outstanding Resource and its neighbors within the District.

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<sup>1</sup> [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640009/Box074/35-13-02J\\_Chevy%20Chase%20Historic%20District\\_5904%20Connecticut%20Avenue\\_04-22-2002.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640009/Box074/35-13-02J_Chevy%20Chase%20Historic%20District_5904%20Connecticut%20Avenue_04-22-2002.pdf)



**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d), and the *Chevy Chase Village Historic District Guidelines*, having found that the proposal 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 an electronic set 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 301-563-3404 or [rebeccah.ballo@montgomeryplanning.org](mailto:rebeccah.ballo@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: \_\_\_\_\_

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

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

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

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

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

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

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:**

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ 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.

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

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

**Owner's mailing address**

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

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

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

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

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

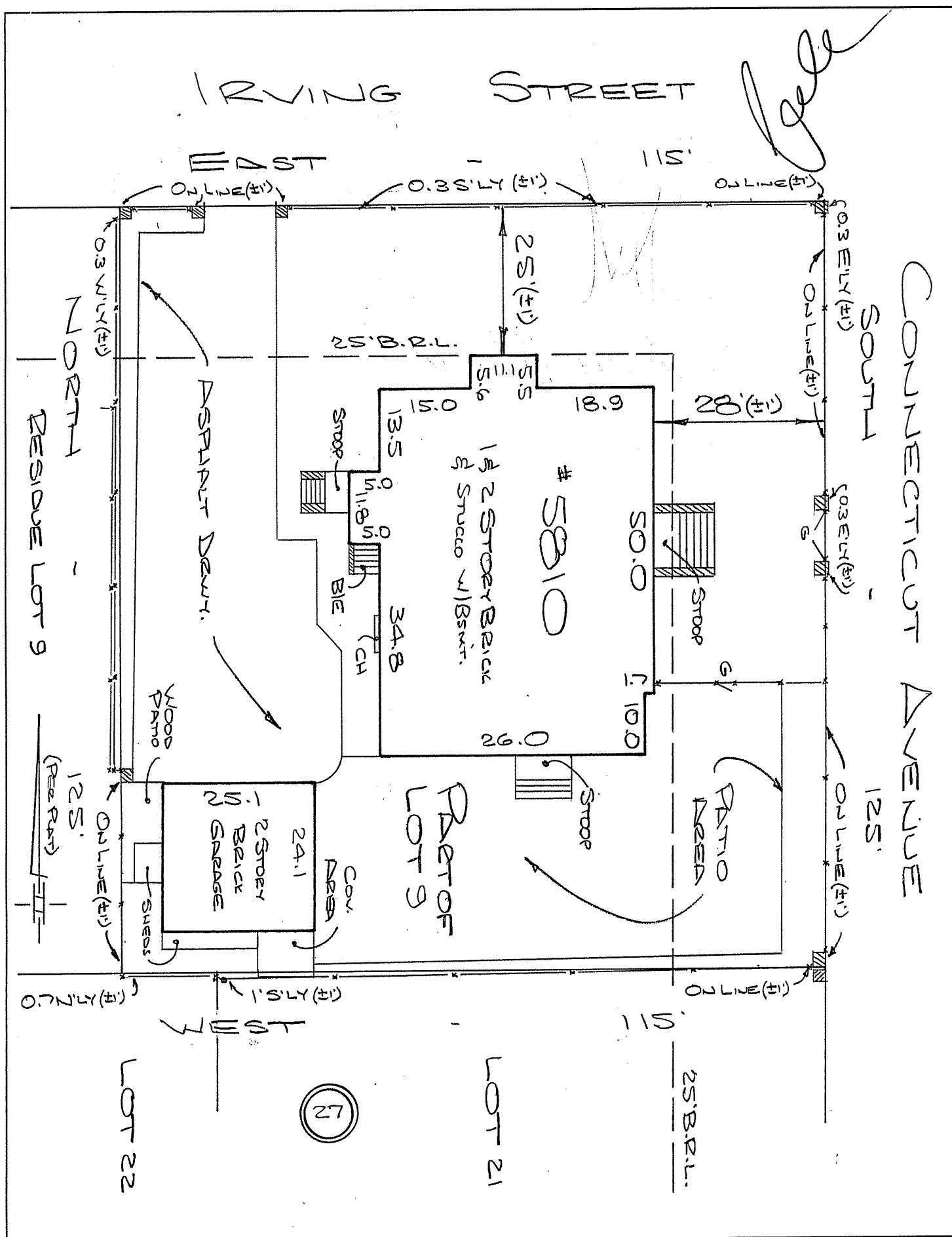
Description of Current Condition:

Proposed Work:


Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:



lines, but such identification  
or securing financing or  
drawing was prepared at  
standards of practice  
and is correct to the best of  
usually and accessible

  
Edward L. Lopez, Jr.  
Maryland Property Line Surveyor No. 522

Recorded in Plat Book	2	Plat	106	Scale 1" = 20'
CASE:	S24-10	FILE:	91640	
DATE:	MAY 5, 2010			



**5810 Connecticut Avenue**  
**HWAP 100147**  
**Tree Survey**

There are no trees that should be affected by this fence replacement. There are several Nelly Stevens Holly trees along Connecticut Avenue that have been planted by the current owner that should not be impacted by construction. Along the West Irving Street fenceline there is mostly shrubbery, excepting one crêpe myrtille at the East side of the driveway. That will be protected during construction. Along the West side of the property are a series of Leland Cypress trees belonging to 4 West Irving. They also should not be impacted. The trees mentioned above are noted in the supplemental photographs in this application.

**5810 Connecticut Avenue**  
**HAWP 1001472 Application for Fence and Columns**  
**Materials Specifications**

**Fence:**

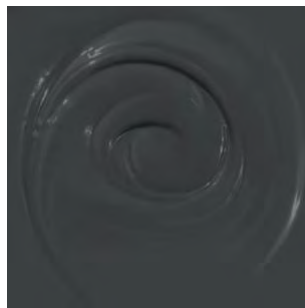
All fencing will be cedar and posts will be pressure treated wood. We plan to paint the fence a dark color like Farrow and Ball Black Blue so that it will recede and not distract from the house (and also create less of an eyesore from the soot of Connecticut Avenue).

**Columns:**

Existing Veneer and Caps will be removed and replaced with new stone veneer to match (or similar to) stone columns across the street. Columns will be topped with i 4" thick stone cap with 1" overhang. All stone veneer to be Carderock stone or approved similar. All stone caps to be made of same natural stone.



The above photo is a model for  
our fence, posts, and columns



Farrow & Ball Black  
Blue

# 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	*	*	*	*	*		*



**Existing Fence and Column Conditions**  
**HAWP 1001472**  
**5810 Connecticut Avenue**  
**Chevy Chase, MD 20815**



Detail of Fence and Column Along Connecticut Avenue to South of House



7' Fence Along Connecticut Avenue to South of House



4' Fence Along Connecticut Avenue in Front of House  
(Columns are topped with styrofoam balls)



Detail of Column on Connecticut Avenue





Detail of Column at Corner of Connecticut Avenue and West Irving Street



Fence Along Connecticut Avenue From Corner of West Irving Street. Trees near fence are Nelly Stevens Hollies.



Fence Along Connecticut Avenue Front Gate to the South. All trees are Nelly Stevens Hollies.



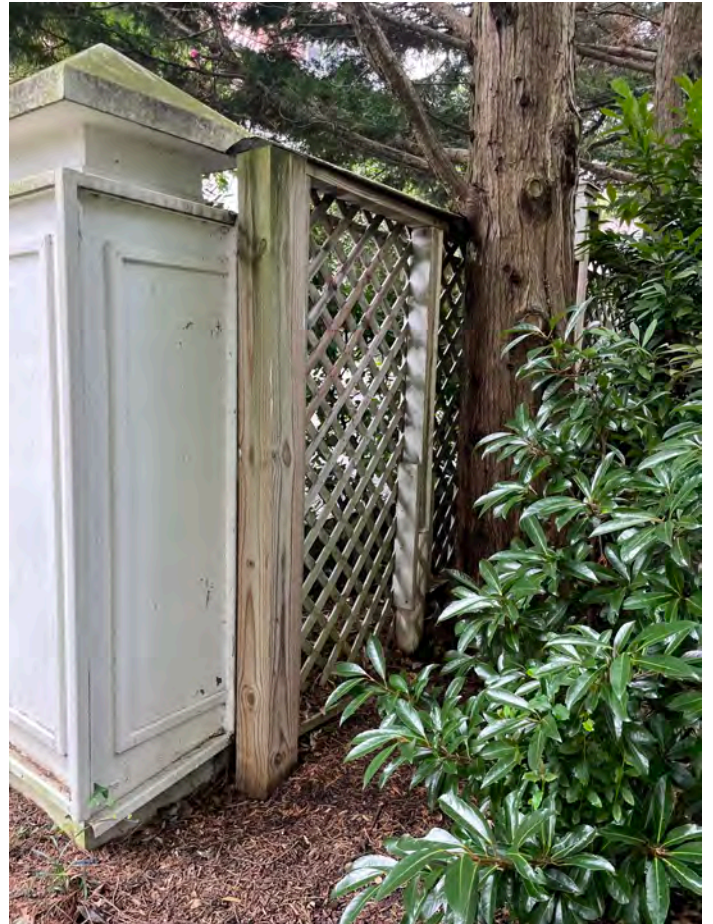
Column and Fence Along West Irving Street (Styrofoam Ball Removed from Columns). Crêpe Myrtille is near fence and will be protected.





View from West Irving Street

*Right:* 7' Fence on West Side Abutting 4 West Irving. Leland cypress trees belonging to 4 West Irving are close to fence.



Detail of Column at Corner of Property Abutting 4 West Irving



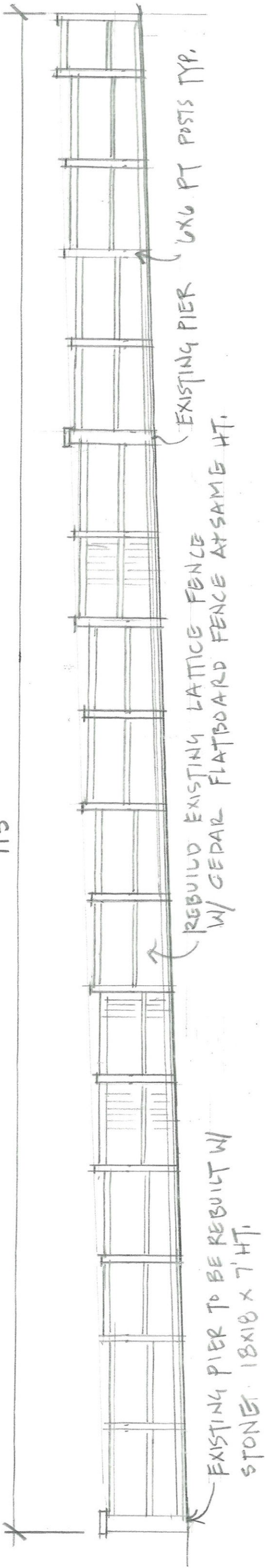
Another Column Abutting 4 West Irving





7' Fence Along Back Side of Property Abutting 4 West Irving

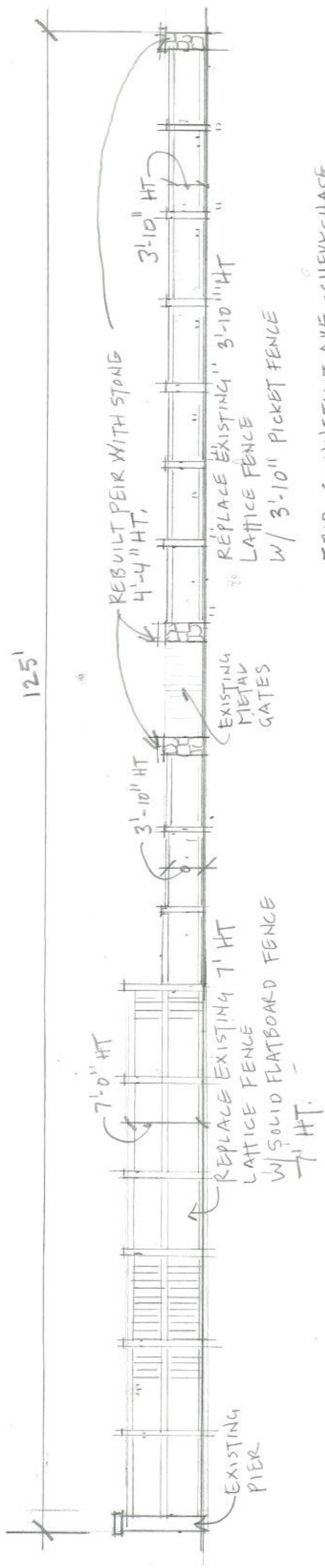
115'



WEST PROPERTY LINE FENCE ELEVATION

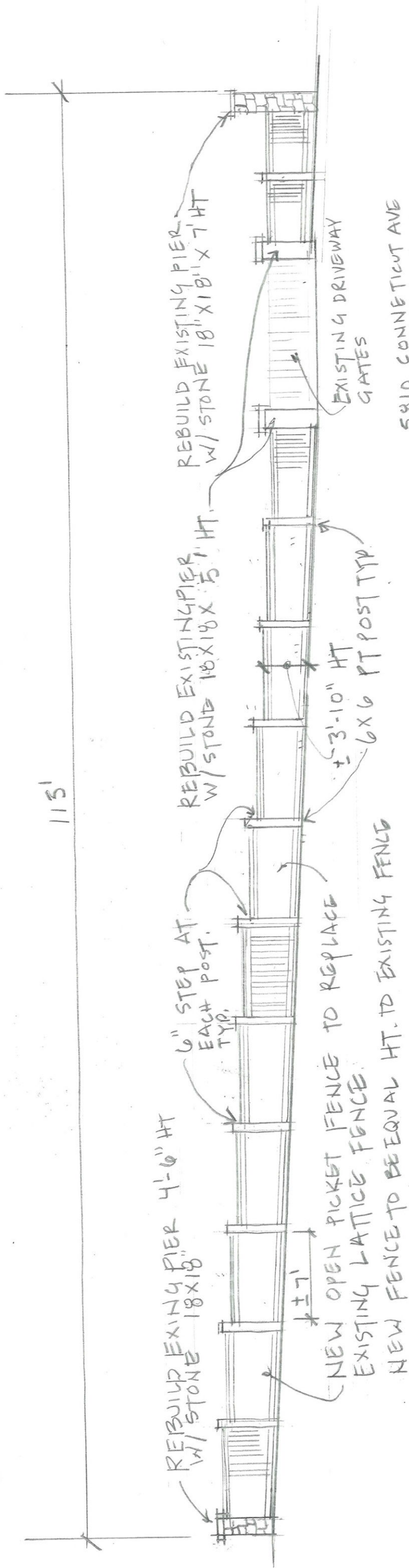
FENCE TO BE LOCATED INSIDE PROPERTY LINE

5810 CONNECTICUT AVE CHEVY CHASE  
SCALE  $\frac{1}{8}" = 1'-0"$   
FRITZ & GIGNOUX LA.  
SEPT. 2022



CONNECTICUT AVENUE FENCE ELEVATION

5810 CONNECTICUT AVE - CHEVYCHASE  
 SCALE: 1/8" = 1'-0"



WEST IRVING STREET FENCE ELEVATION.

5810 CONNETTICUT AVE  
 SCALE 1/8" = 1'-0"  
 FRITZ & GIGNOUX L.A.  
 SEPT. 2022

91-10



5810 Connecticut Avenue  
HAWP 1001472 Application for Fence and Columns  
Materials Specifications Supplement

Model for 7' flat  
board privacy  
fencing



Direct Views of Proposed  
48" Fence



Email Correspondence with Staff and Applicant for Supporting Documentation  
5810 Connecticut Avenue; HAWP#1001472

On Sep 29, 2022, at 5:34 PM, Ballo, Rebecca <[rebecca.ballo@montgomeryplanning.org](mailto:rebecca.ballo@montgomeryplanning.org)> wrote:

Good afternoon,

Our office has received and reviewed your Historic Area Work Permit request for new fencing and associated columns at 5810 Connecticut Avenue. Before scheduling your case for the HPC, we need some additional information:

1. Confirmation that the proposed fence and column heights meet the zoning and fencing requirements for Chevy Chase Village.
2. Images of the proposed flat board privacy fencing. The image that you show in page 7 is an oblique view and the Commission will need to see one head on, or have the drawings show the dimensions between the slats, if any. Typically, privacy fences have no openings between the boards and are completely opaque, but this creates a fence that is less 'open' than what you currently have. Please clarify.
3. Any information you may have about the date of construction of your existing columns and fencing. Our office does not have any permits or information on these items on file for this property.
4. Detailed explanation about how a fieldstone stacked column is architecturally appropriate for the Mediterranean revival house. If there are other examples where these columns have been used at similar sites within the District, that would bolster the narrative. These columns are more typically seen at Federal or similar period homes out in the Ag Reserve or nearby farming communities when the stones that were turned up by plowing were stacked for stone walls and other site elements. Their recent upsurge in popularity has much to do with recent (2010s-2020s) farmhouse revival trends. Please provide additional information or context about how this style is compatible with the house.

Please let me know if you have any questions regarding the above requests.

Sincerely,



**Rebecca Ballo**

**Historic Preservation Supervisor**

Montgomery County Planning Department  
2425 Reedie Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902  
[Rebecca.Ballo@montgomeryplanning.org](mailto:Rebecca.Ballo@montgomeryplanning.org)  
o: 301.563.3404



**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Rebecca,

Here is my most recent confirmation from Ellen Sands that we are in compliance.

Sent from my iPad



Email Correspondence with Staff and Applicant for Supporting Documentation  
5810 Connecticut Avenue; HAWP#1001472

Begin forwarded message:

**From:** "Sands, Ellen" <[Ellen.Sands@montgomerycountymd.gov](mailto:Ellen.Sands@montgomerycountymd.gov)>  
**Date:** September 30, 2022 at 12:34:32 PM EDT  
**To:** Tracey D'Angelo <[tmd624@me.com](mailto:tmd624@me.com)>  
**Cc:** "Sands, Ellen" <[Ellen.Sands@montgomerycountymd.gov](mailto:Ellen.Sands@montgomerycountymd.gov)>  
**Subject:** RE: Questions about fence replacement

Ms. D'Angelo,

In response to your question about replacing the fence at your property, the current fence height was approved by our Board of Managers in 1988 and so it may be replaced administratively (no Board approval required to maintain the height). Additionally, we have a Code provision that allows that fencing installed prior to 1998 may be replaced as long as it is in the same location and is no taller, so both those things mean we would allow you to replace the current fencing in the same location and at the same height. The piers are considered as part of the fence for our purposes. Changes to material would require HPC approval.

Please let me know if you have any questions.

Ellen Sands  
Director of Municipal Operations  
Chevy Chase Village  
Tele. 301-654-7300  
FAX 301-907-9721

[ellen.sands@montgomerycountymd.gov](mailto:ellen.sands@montgomerycountymd.gov)  
[www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)

-----Original Message-----

From: Tracey D'Angelo <[tmd624@me.com](mailto:tmd624@me.com)>  
Sent: Friday, September 30, 2022 11:14 AM  
To: Sands, Ellen <[Ellen.Sands@montgomerycountymd.gov](mailto:Ellen.Sands@montgomerycountymd.gov)>  
Subject: Re: Questions about fence replacement

[EXTERNAL EMAIL]

Hi Ellen,

All these months later, I have finally submitted an application for an HAWP for our fence. Yesterday, I received a note from HPC with a series of questions. Do you have a few minutes to chat sometime today so that I can clarify a few things with you as I am formulating a response?

Thanks so much and all the best!

Tracey D'Angelo

Email Correspondence with Staff and Applicant for Supporting Documentation  
5810 Connecticut Avenue; HAWP#1001472

Sent from my iPad

On Feb 10, 2022, at 10:27 AM, Sands, Ellen <[Ellen.Sands@montgomerycountymd.gov](mailto:Ellen.Sands@montgomerycountymd.gov)> wrote:

Ms. D'Angelo,  
Nice to hear from you and I hope you are well.

I looked at your plat- it appears all the fencing was intended to be on your private property, although it shows that it wanders off the property line. Per the Village Code you would be able to obtain a Village permit replace it per the following:

Sec. 8-21

(f) Existing features. Notwithstanding subsection (a) above, any play equipment, fence, (except as provided in subsection (f) (6)), wall, tree, hedge or shrubbery existing on December 8, 2008, or any lamp post existing on April 14, 2014, may be maintained, repaired or replaced so that the maintained, repaired or replacement structure or growth:

- (1) Is in the same location as the existing structure or growth;
- (2) Does not encroach any farther into the public improvement setback than the existing structure or growth;
- (3) Does not exceed the height of the existing structure or growth;
- (4) Is of substantially similar material or species as the existing structure or growth; and
- (5) Is installed or constructed within six (6) months of the removal of the existing structure or growth.

So if you are satisfying those criteria it would be a Village Fence Permit and the fee is \$15.

As far as a drawing, please highlight on the attached plat the portions you want to replace. Because some of the fence is being shown as being on adjacent properties, you have three options:

- 1) get a more precise survey to determine where the fence truly is; OR
- 2) have the affected neighbor provide an email saying they don't object to the replacement of the fence as shown; OR
- 3) because it is minor, you can draw the fence as being shifted to be on your own property.

If you want to change the style of the fence in any way- material or design- you would get approval from the Historic Preservation Commission and then obtain the Village permit (you would still be eligible for the above Code provision as long as the appearance is about similar). Feel free to call me if you have questions.

Ellen Sands  
Director of Municipal Operations  
Chevy Chase Village  
Tele. 301-654-7300  
FAX 301-907-9721

Email Correspondence with Staff and Applicant for Supporting Documentation  
5810 Connecticut Avenue; HAWP#1001472

[ellen.sands@montgomerycountymd.gov](mailto:ellen.sands@montgomerycountymd.gov)

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.chevy ChaseVillageMD.gov%2F&data=05%7C01%7Cellen.sands%40montgomerycountymd.gov%7C9305119a80ab414f944008daa2f672e4%7C6e01b1f9b1e54073ac97778069a0ad64%7C0%7C0%7C638001476747847679%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C&sdata=7c1k2O50fzNdTHIE2fpiU1nHKl3qqZpvcFvXbqlarXY%3D&reserved=0>

-----Original Message-----

From: Tracey D'Angelo <[tmd624@me.com](mailto:tmd624@me.com)>  
Sent: Wednesday, February 9, 2022 10:07 PM  
To: Sands, Ellen <[Ellen.Sands@montgomerycountymd.gov](mailto:Ellen.Sands@montgomerycountymd.gov)>  
Subject: Questions about fence replacement

[EXTERNAL EMAIL]

Hi Ellen,

Happy New Year (if it is not too late to say that)! I hope you are doing well!

Our fence is crumbling before our eyes and I have a few questions as we are gearing up to replace/repair it. Our current fencing was all erected before we purchased our house and we would like to be able to maintain its current height in certain areas that I am not sure are in conformance with CCV's current guidelines.

For all areas of concern my basic question is, can we replace fencing there with nicer fence at current height— or do we need to maintain the awful fence that's there? If the latter, is there a process we can go through to ask for a variance? Of concern are the following areas:

1. Part along Connecticut Avenue that is technically our side yard, but functionally our back yard.
2. Fence between our house and 4 West Irving Street, which is technically our back yard, but their side yard.
3. Fence between our house and 5808 Connecticut (Christ/Agnoff).

Additionally, our intention is to replace fencing in all other areas along West Irving and Connecticut Avenue in front of the house with much nicer 4 foot fencing. Overall, we feel that this will make the whole neighborhood look nicer and want to make sure that we work smoothly with the Village while maintaining some privacy/protection in our yard.

Thanks so much for your help and guidance!

All the best,  
Tracey D'Angelo  
5810 Connecticut

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Rebecca,

Thanks so much for chatting with me today. It was very helpful! Because the file sizes will be too large, I will address each of your questions in separate emails (sorry). I will also forward you my emails from Ellen Sands regarding this project specifically. I will also add PDFs of any photos to the drop box that I set up for this application.

All the best,  
Tracey

Sent from my iPad

- Confirmation that the proposed fence and column heights meet the zoning and fencing requirements for Chevy Chase Village.

With respect to proposed fence and column heights meeting requirements for Chevy Chase Village, here are the relevant guidelines (our proposed fence meets all of them):

Per the Village Code you would be able to obtain a Village permit replace it per the following:  
Sec. 8-21

(f) Existing features. Notwithstanding subsection (a) above, any play equipment, fence, (except as provided in subsection (f) (6)), wall, tree, hedge or shrubbery existing on December 8, 2008, or any lamp post existing on April 14, 2014, may be maintained, repaired or replaced so that the maintained, repaired or replacement structure or growth:

- (1) Is in the same location as the existing structure or growth;
- (2) Does not encroach any farther into the public improvement setback than the existing structure or growth;
- (3) Does not exceed the height of the existing structure or growth;
- (4) Is of substantially similar material or species as the existing structure or growth; and
- (5) Is installed or constructed within six (6) months of the removal of the existing structure or growth.

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Here is a photo of the house in 1992 (from CC Historical Society). The fence and columns were already in existence then. They were later modified to their current appearance



**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Rebecca,

Here is a quick response to the question about the stone columns on our property. Please let me know if you need more detail or additional photos/information.

Thanks so much and all the best,  
Tracey

1. Detailed explanation about how a fieldstone stacked column is architecturally appropriate for the Mediterranean revival house. If there are other examples where these columns have been used at similar sites within the District, that would bolster the narrative. These columns are

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more typically seen at Federal or similar period homes out in the Ag Reserve or nearby farming communities when the stones that were turned up by plowing were stacked for stone walls and other site elements. Their recent upsurge in popularity has much to do with recent (2010s-2020s) farmhouse revival trends. Please provide additional information or context about how this style is compatible with the house.

In response to your question about how the proposed stone columns are appropriate for our home, I would urge you to consider the historically widespread presence of stone columns and retaining walls throughout the Chevy Chase Historic District and surrounding area. We feel that they are an important theme in the fabric of our neighborhood and will convey a sense of harmony with nearby historic properties. In particular, inspiration for the columns that we propose comes from the house next door to ours as well as a number of other homes in our community (of varying styles). While it is nearly impossible to recreate these old columns exactly today, given the difficulty of obtaining raw materials, etc., we hope our columns will echo the venerable columns still scattered around the Chevy Chase Historic District. I have attached some photos below and will add them to the dropbox for our application.

Regarding the appropriateness of these columns on a Mediterranean revival house, I would again dispute the idea that our house is truly of that designation. Although we do have a red tile roof and some arched windows, the original brick was the brownish brick that you see on many DC turn of the (20th) century houses and the layout and original interiors are much more conventionally colonial(ish). As you drive around the city, there are several house that have similar features to ours (same brick, roof) and stone columns or retaining walls similar to the ones pictured below. I think the mix of styles is very consistent and appropriate to the region's propensity to embrace "blended" architectural styles in single properties.







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