

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

<b>Address:</b>	3 Chevy Chase Cir., Chevy Chase	<b>Meeting Date:</b>	10/11/2023
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	10/4/2023
<b>Applicant:</b>	All Saints Preschool Kingsley McAdam, Agent	<b>Public Notice:</b>	9/27/2023
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Permit Number:</b>	1042924	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Canopy Construction		

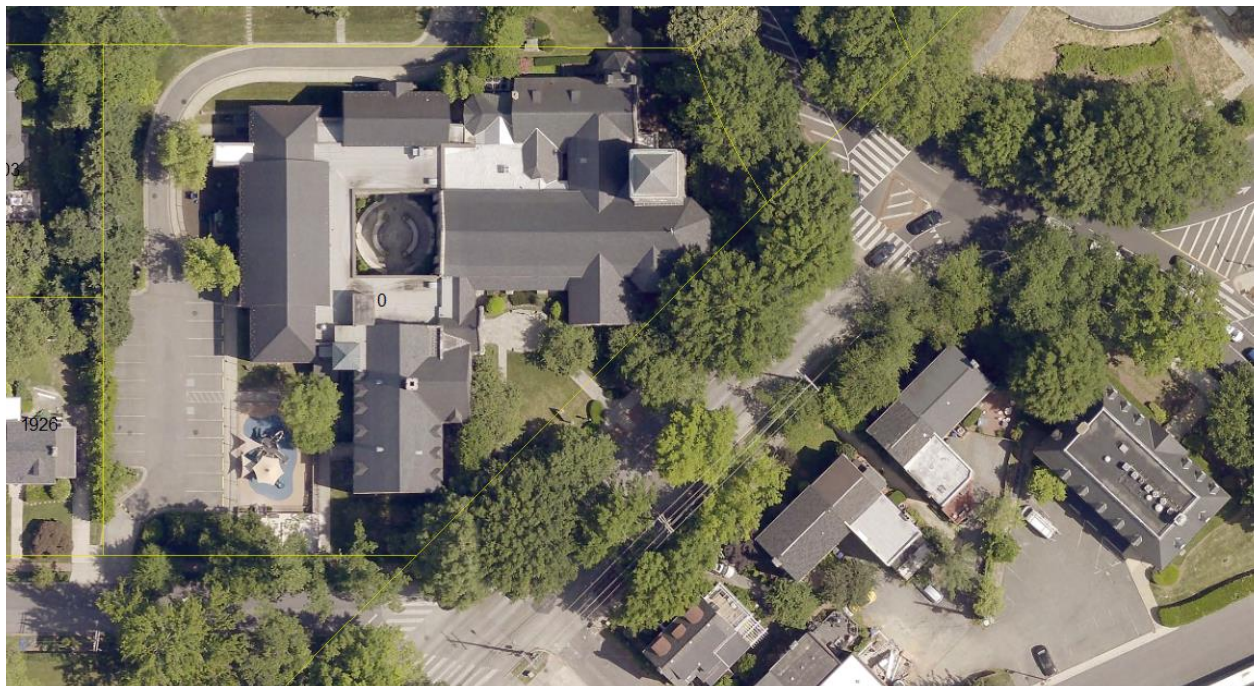
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Gothic Revival  
**DATE:** 1926 w/ 1950s additions



*Figure 1: The subject property is located southwest of Chevy Chase Circle.*

**PROPOSAL**

The applicant proposes to install a canopy over a portion of the playground area on the south side of the subject property.

**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.

***Sec. 24A-8. Same-Criteria for issuance.***

(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. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

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

The guidelines break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

“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 and 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 ensure 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 the proposed changes should be reviewed with extra care.

The Guidelines state five basic policies that should be adhered to, including:

- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
- Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

- *Lot coverage* should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- *Sidewalks* should be subject to strict scrutiny with regard to their impact on landscaping, particularly mature trees. In addition, sidewalks pertaining to outstanding resources should be subject to strict scrutiny. In all other respects, sidewalks should be subject to moderate scrutiny.

### ***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 alterations 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 proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF DISCUSSION**

The subject property is a Gothic Revival church complex constructed in 1926 with later additions, located to the southwest of Chevy Chase Circle. A preschool/daycare operates out of the church and has a playground in the southwest corner of the property. The applicant proposes to install a permanent canopy in the southern section of the playground. The canopy looks like a large umbrella, mounted on a metal post. The post will be secured into the ground by concrete.





*Figure 2: Detail of the playground area, with the area to be covered by the canopy highlighted in red.*

Staff considers the proposed canopy to be part of the playground infrastructure and evaluates it in the same manner as playground equipment. In doing so, Staff considers the alteration in its context and primarily evaluates the scale and massing of the proposal, recognizing the proposal is reversible without any impact on historic materials. Under this evaluation, Staff finds the proposal will not detract from the character of the site or surrounding district and is consistent with the other features currently installed on the playground. Staff additionally notes that some of the jungle gym equipment previously approved by the HPC (located to the north of the current proposal) includes an integrated canopy of the approximate size proposed in this HAWP. Staff recommends the HPC approve the HAWP under 24A-8(b)(2) and (d), the *Design Guidelines*; and Standards 2, 9, and 10.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, 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, #9, and #10;

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 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@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# 1042924  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: All Saints Preschool  
Address: 3 Chevy Chase Circle  
Daytime Phone: 301-654-2488 ext 241

E-mail: sara.tobin@allsaintschurch.  
City: Chevy Chase Zip: 20815  
Tax Account No.: 52-0643041

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

Name: Kingsley McAdam  
Address: 4540 49th St. NW  
Daytime Phone: 757-880-3380

E-mail: kingsleymcadam@gmail.co  
City: Washington Zip: 20016  
Contractor Registration No.: N/A

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

Is the Property Located within an Historic District? Yes/District Name Chevy Chase  
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: 3 Street: Chevy Chase Circle  
Town/City: Chevy Case Nearest Cross Street: Oliver Street  
Lot: 1 Block: 3 Subdivision: 0008 Parcel: A

**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 checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure       |
| <input type="checkbox"/> Addition                    | <input 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 checked="" type="checkbox"/> Other: <u>Shade Canopy</u> |

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

9/5/2023

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

<p><b>Owner's mailing address</b>                  All Saints Preschool                  3 Chevy Chase Circle                  Chevy Chase, MD 20815</p>	<p><b>Owner's Agent's mailing address</b>                  Kingsley McAdam                  4540 49th St. NW                  Washington, DC 20016</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>5636 Western Ave.                  Chevy Chase, MD 20815</p>	<p>3903 Oliver Street                  Chevy Chase, MD 20815</p>
<p>8 Grafton Street                  Chevy Chase, MD 20815</p>	<p>5 Chevy Chase Circle                  Chevy Chase, MD 20815</p>
<p>5 Grafton Street                  Chevy Chase, MD 20815</p>	

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

All Saints Preschool is located on the lower level of All Saints Church. The Preschool contains two playgrounds with one designed older children and one for younger children. The school wishes to install a shade structure covering the upper level of the playground located behind the Church/Preschool building adjacent to the Church parking lot located off Oliver Street.

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

All Saints Preschool is seeking approval to install a single post, cantilevered shade structure covering the upper level of the playground located along Oliver Street. this area is located within the area between the property line and building restriction line and requires a variance.



Work Item 1: Construction

Description of Current Condition:  
The area is currently used as a playground for All Saints Preschool and contains a playground structure and sand box. The area is fenced for safety. See attached photos for current conditions.

Proposed Work:  
A new shade structure is proposed to voer the upper level of the playground.

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

Description of Current Condition:

Proposed Work:

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

Description of Current Condition:

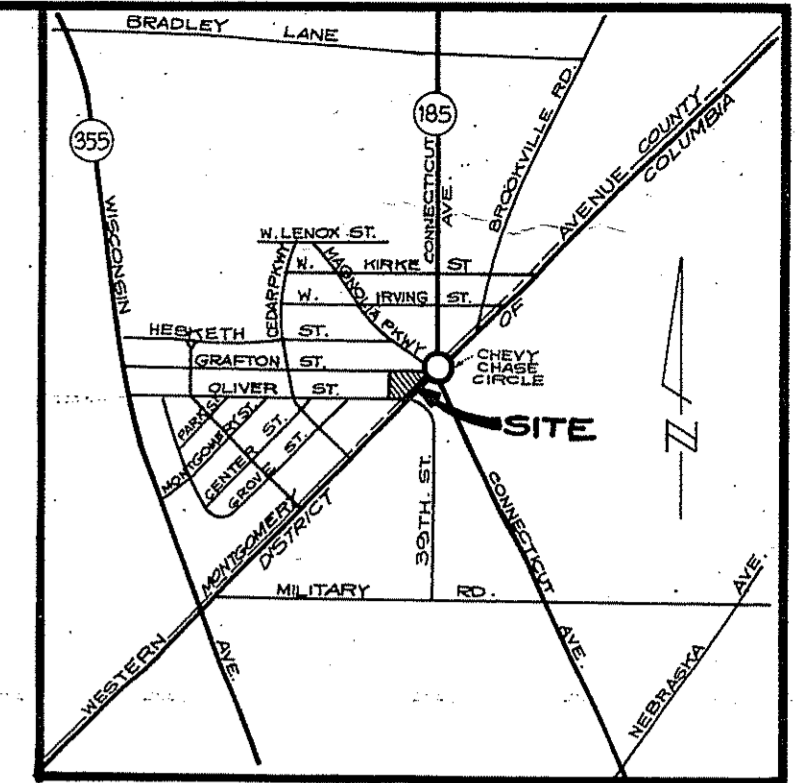
Proposed Work:

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

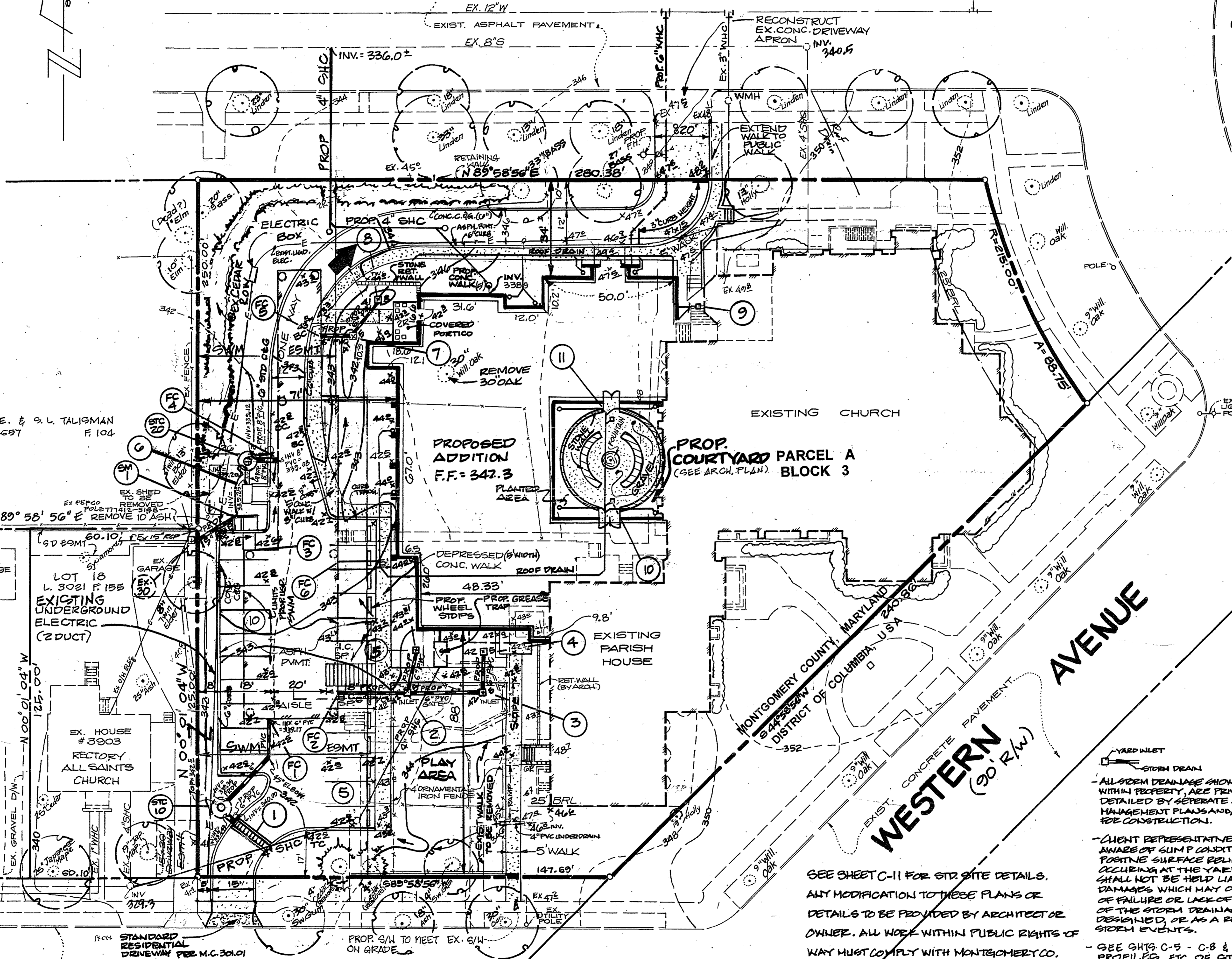
	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

**GRAFTON (100' R/W) STREET**

**CHEVY CHASE CIRCLE**

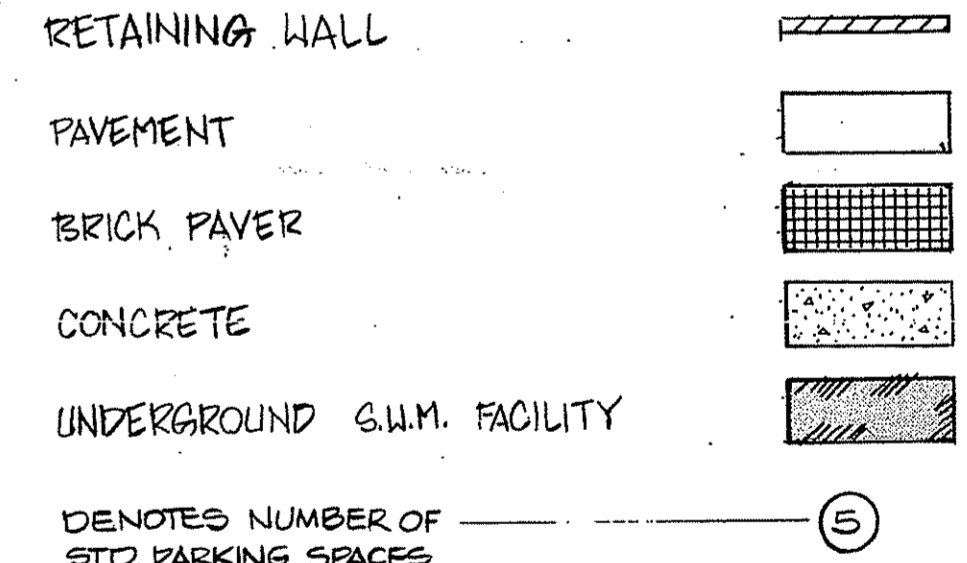


**VICINITY MAP**  
SCALE: 1" = 200'



**GENERAL NOTES**

1. AREA OF THE SITE IS 1.46 ACRES
2. ZONE OF THE SITE IS R-60 BY CHEVY CHASE MASTER PLAN
3. TOPOGRAPHY IS FROM LAI SURVEY @ .2 FT. CONTOUR INTERVAL
4. BOUNDARY BY LAI NOVEMBER, '98
5. ALL TREES SHOWN ON PLAN PER L.A.I. FIELD VISIT.
6. NO 100 YEAR FLOODPLAIN IS FOUND ON SITE PER L.A.I. FIELD VISIT.
7. SOIL TYPE IS: GLENELG-URBAN LAND COMPLEX 0-8% SLOPE
8. NO WETLANDS ARE FOUND ON SITE BY L.A.I. FIELD VISIT.
9. NO WATER COURSES OR STREAM BUFFERS FOUND ON SITE OR REQUIRED BY L.A.I. FIELD VISIT.
10. WATER AND SEWER SERVICE CATEGORY W-1 S-1 EXISTING CHURCH, PRESENTLY SERVED BY PUBLIC UTILITIES.
11. SITE INDICATED AS BEING WITHIN BOUNDARY OF CHEVY CHASE HISTORIC DISTRICT.
12. BUILDING SETBACKS: FRONT - 25'  
SIDE - 8'  
SUM SIDES - 8'  
REAR - 20'



CLIENT REPRESENTATIVE HAS BEEN MADE AWARE OF GUM P CONDITIONS (LACK OF POSITIVE SURFACE RELIEF DRAINAGE) OCCURRING AT THE YARD INLETS. ENGINEER SHALL NOT BE HELD LIABLE FOR ANY DAMAGES WHICH MAY OCCUR AS A RESULT OF FAILURE OR LACK OF MAINTENANCE OF THE STORM DRAINAGE SYSTEM AS DESIGNED, OR AS A RESULT OF EXTREME STORM EVENTS.

SEE SHEET C-5 - C-8 & C-11 FOR DETAILS, PROFILES, ETC. OF STORMWATER MGT. AND STORM DRAIN CONSTRUCTION.

**ENGINEERS CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1961 AND AS AMENDED THEREAFTER. BOUNDARY INFORMATION WAS OBTAINED FROM THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND AND TOPOGRAPHIC DATA WAS OBTAINED FROM THE M.N.C.P. AND P.C.

SEE SHEET C-11 FOR STD SITE DETAILS. ANY MODIFICATION TO THESE PLANS OR DETAILS TO BE PROVIDED BY ARCHITECT OR OWNER. ALL WORK WITHIN PUBLIC RIGHTS OF WAY MUST COMPLY WITH MONTGOMERY CO. STANDARDS.

THE PROPOSED LOT LOCATION, SHAPE, DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATIONS. FINAL COMPUTATIONS AND INFORMATION WILL BE PROVIDED ON THE RECORD PLAT.

**OLIVER (60' R/W) STREET**

ROOF DRAINS & CONNECTIONS TO SURFACE DRAINAGE SYSTEM BY OTHERS: SEE ARCHITECTURAL AND/OR MECHANICAL PLAN(S).

**CHEVY CHASE SECTION 2**

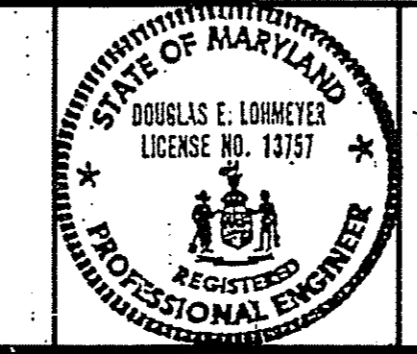
**CHEVY CHASE SECTION 1**

**LOIEDERMAN ASSOCIATES, INC.**  
CIVIL ENGINEERING LAND PLANNING LAND SURVEYING  
ENVIRONMENTAL STUDIES

15200 Shady Grove Road Rockville, Maryland 20850 (301) 948-2750  
4407 Forbes Boulevard Lanham, Maryland 20706 (301) 794-7555  
1009 West 7th Street Frederick, Maryland 21704 (301) 831-4544

Designed	LB			
Drafted	JB			
Checked	LB			
Proj. Eng.	ECW	3	BOUNDARY, SWM ESMT PER PLAT	JPC 12-98
OFFICE	ROCKVILLE	2	SEALING PER REC'D G.U.M. / ISSUE FOR BUILDING PERMIT	10/98
DATE	JUNE 1998	1	PLAN REVISED FOR NEW BLDG. ADDITION DESIGN	6/98
		NO.	REVISIONS	BY DATE

**SITE PLAN and STORM DRAIN PLAN**



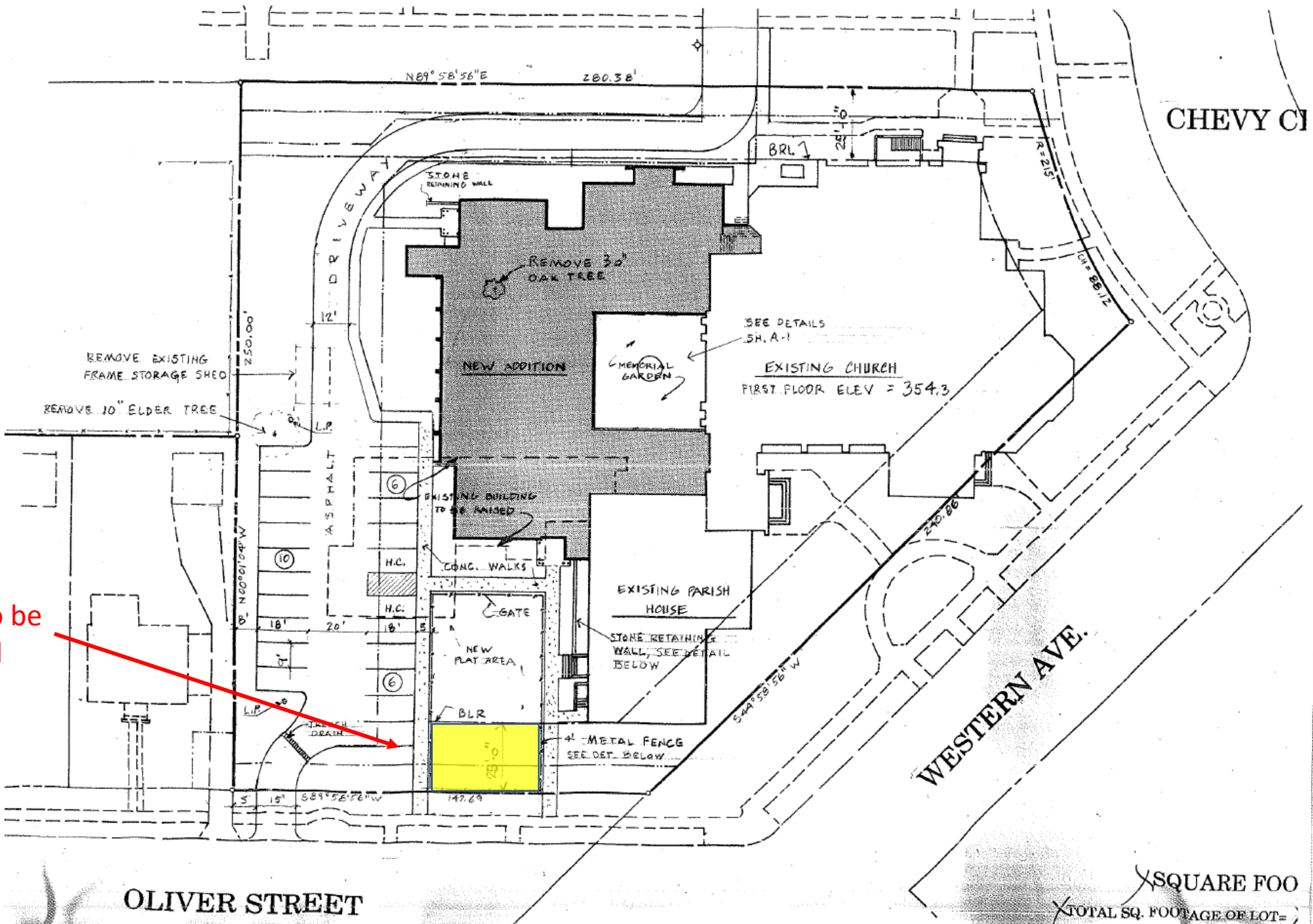
VESTRY OF CHEVY CHASE PARISH,  
**ALL SAINTS CHURCH**  
PARCEL A, BLOCK 3 CHEVY CHASE SECTION ONE  
SEVENTH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND



SCALE 1" = 20'  
SHEET **C-2**  
OF C-11 SHEETS  
JOB NO. 469-02



Area to be shaded



OLIVER STREET

CHEVY CHASE

WESTERN AVE.

SQUARE FOOT

TOTAL SQ. FOOTAGE OF LOT =













DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 9/5/2023

Application No: 1042924  
AP Type: HISTORIC  
Customer No: 1473706

## Comments

The structure is a must needed addition to the playground to shield the children from the sun. The structure has a single post and a cantilevered shade structure that will cover the upper level of the playground.

## Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 3 CHEVY CHASE CIR  
CHEVY CHASE, MD 20815

Othercontact McAdam (Primary)

## Historic Area Work Permit Details

Work Type CONST

Scope of Work All Saints Preschool wishes to install a shade structure covering portion of of its playground The portion of the playground to be covered sits within the area between the property line and building restriction line.