

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

<b>Address:</b>	3705 Underwood Street, Chevy Chase	<b>Meeting Date:</b>	6/12/2024
<b>Resource:</b>	Master Plan Site #35/91 <b>Welsh House</b>	<b>Report Date:</b>	6/5/2024
<b>Applicant:</b>	Rich and Jacqueline Renz (Valerie of Capital Fence, agent)	<b>Public Notice:</b>	5/29/2024
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Permit Number:</b>	1068796	<b>Staff:</b>	Chris Berger

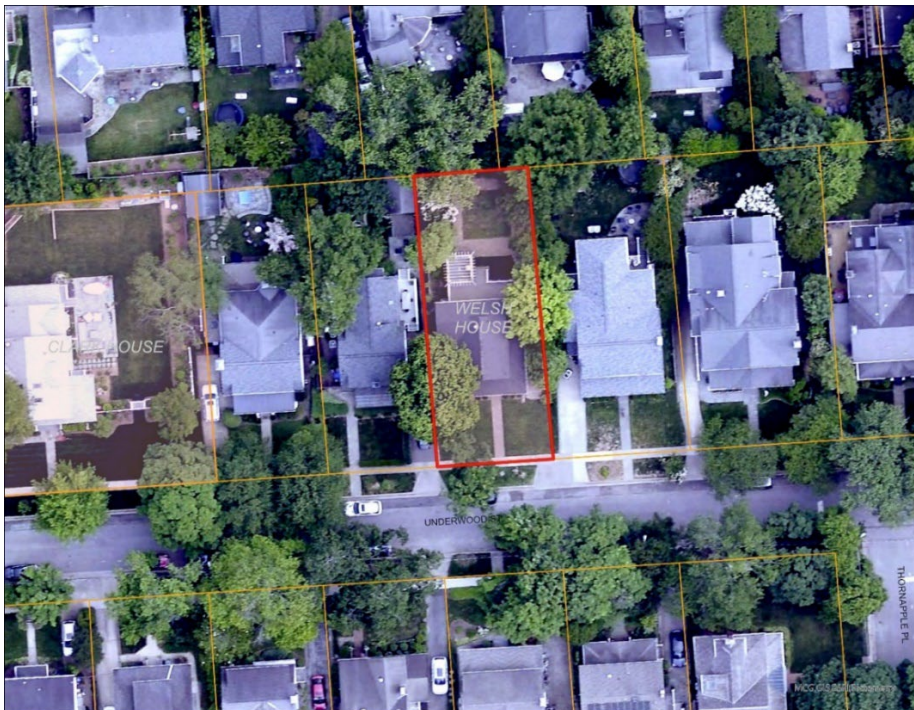
**PROPOSAL:** Fence installation.

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**STAFF RECOMMENDATION**

Staff recommends that the Historic Preservation Commission (HPC) **approve with two conditions** the Historic Area Work Permit (HAWP) application with final approval delegated to staff:

1. The fence shall be a 4-foot tall solid board fence with 2 feet of the lattice on top from the original rear wall plane to the front wall plane, a distance of 28 feet. The fence may be a 6-foot tall solid board fence from the rear property corner to the original rear wall plane. The approved fence must confirm to what is shown in **Figure 6** of the staff report.
2. Any trees with a 6-inch diameter at breast height or larger to be removed to accommodate the fence installation require a separate HAWP.



**Figure 1: The Welsh House Master Plane Site parcel lines are marked in red on the north side of Underwood Street in Chevy Chase.**

## ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: *Master Plan Site #35/91, Welsh House*  
STYLE: Vernacular  
DATE: 1897

The house is described follows in *Places From the Past*:

The Welsh House, built in 1897, was the second house built in Otterbourne. The vernacular front gable house bears similarity with folk houses built near Williams Lane in this era. In February 1897, Nicholas J. Welsh acquired Lot 11, Block 3 from investor Eugene B. Clark. The property was assessed with \$700 in improvements the same year. Welsh sold the property in 1905. By 1927, the house had changed hands nine times. The house has narrow clapboard siding, 2/2 sash windows, and a simple front door with transom. The original full width porch has been replaced with a wrap-around porch. The gable fanlight appears to be a later addition.



*Figure 2: The front and right-side elevations of 3705 Underwood Street. The proposed fence location at the side property line is indicated with a red arrow.*



*Figure 3: The rear yard of 3705 Underwood St. The proposed fence location at the side property line is indicated with a red arrow.*

## **BACKGROUND**

The HPC provided comment on a Preliminary Consultation for the demolition and new construction and the retroactive review of the roof and porch floor replacements at its April 17, 2024, meeting<sup>1</sup>.

The applicant revised the application and returned to the HPC with a HAWP #1064284 at its May 22 meeting for partial demolition, porch infill, and new two-story rear addition and retroactive roof replacement.<sup>2</sup> The HPC approved the application as part of its consent agenda with the following conditions:

1. The applicant shall show any proposed lighting on the elevations and provide specifications.
2. The proposed 5-inch lap siding reveal and the existing 2.5 inch lap reveal siding must align where they meet.
3. The existing composite decking is not grandfathered, and any proposed replacement of the composite in the future must come to the HPC as a HAWP.

<sup>1</sup> The staff report for the Preliminary Consultation is here: <https://montgomeryplanning.org/wp-content/uploads/2024/04/II.B-3705-Underwood-Street-Chevy-Chase.pdf>

The video and audio for the meeting is available here:

[https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=c7eeec7-fe55-11ee-b231-0050569183fa](https://mncppc.granicus.com/MediaPlayer.php?publish_id=c7eeec7-fe55-11ee-b231-0050569183fa)

<sup>2</sup> The staff report for HAWP #1064284 is here: <https://montgomeryplanning.org/wp-content/uploads/2024/05/I.C-3705-Underwood-Street-Chevy-Chase-1064284.pdf>

The video and audio for the meeting is available here:

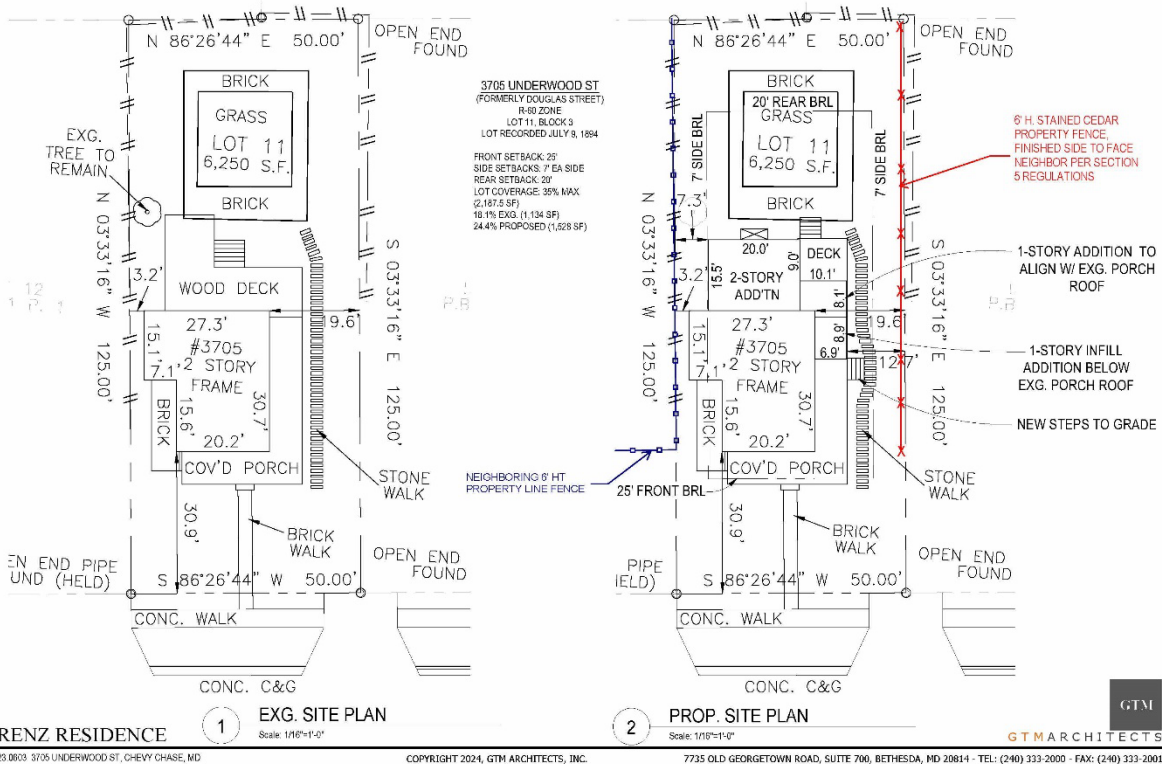
[https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=1649f73a-190b-11ef-b231-0050569183fa](https://mncppc.granicus.com/MediaPlayer.php?publish_id=1649f73a-190b-11ef-b231-0050569183fa)

The three conditions remain outstanding.

**PROPOSAL**

The applicant proposes the installation of 94 linear feet of 6-foot tall Western Red Cedar solid board fence with the finished side on the outside. It will be installed approximately 12.5 feet away from the residence and 2 inches away from the shared property line to the east with 3703 Underwood Street.

The fence will extend from the northeast corner of the parcel to the front corner of the house. This will align with the placement of the existing 5-foot, 4-inch, tall solid board fence located at the adjoining property to the west at 3707 Underwood Street.



**Exhibit 4: The existing site plan, left, and proposed site plan, right, after the fence is installed and approved additions are constructed. The proposed fence is indicated in red on the proposed plan. The existing fence to the west at 3707 Underwood Street is indicated in blue.**



**Figure 5:** *The applicant provided these representative photos of the proposed fence.*

### **APPLICABLE GUIDELINES**

In accordance with Section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97), in developing its decision when reviewing applications for an undertaking at a Master Plan site the Commission uses Chapter 24A-8 of the Montgomery County Code (*Chapter 24A-8*), *the Secretary of the Interior's Standards for Rehabilitation (Standards)*, and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

#### ***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.
  - (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.

### *Secretary of the 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 applicable *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 and adjacent or related new construction shall 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.

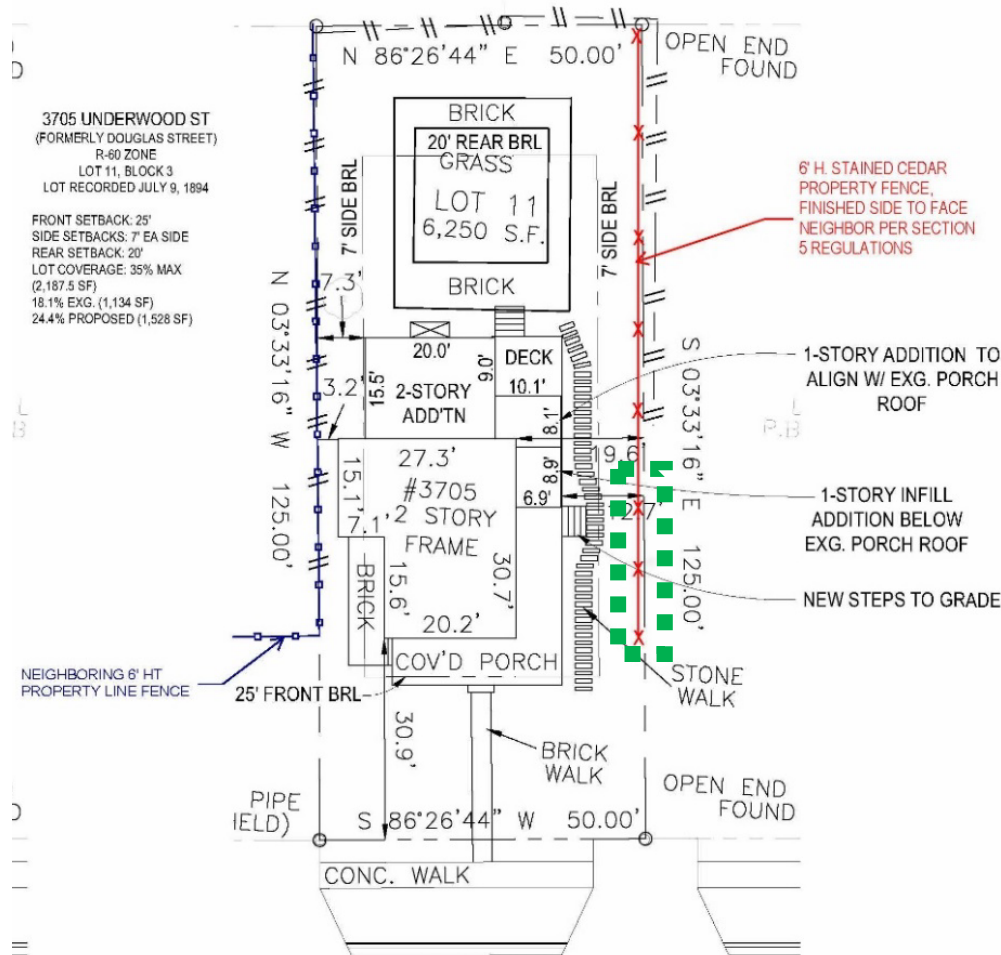
### **STAFF DISCUSSION**

The HPC’s longstanding standard is to limit fence heights to 4 feet tall when they extend beyond the rear wall plane of the building’s original footprint. This standard seeks to maintain the openness between houses in historic neighborhoods with the position that fences taller than 4-feet located in side yards create visual barriers between properties and can obscure architecturally significant or notable features of the historic house(s). Staff notes that it regularly administratively approves 6-foot tall fences in rear yards and fences less than 4-feet tall in side yards.

The applicant proposes to install a 6-foot tall solid board fence that will extend through the side yard to the front corner of the residence at its east property line, in conflict with the HPC’s height limit standard. Staff does not support a solid board fence in the side yard beyond the original footprint of the residence as proposed. Though the property to the east is not a master plan historic site like the subject property, staff argues that the visually imposing fence will create a visual barrier at the historic site in conflict with Chapter 24A-8(b)(1).

However, staff would support a fence with a 4-foot tall solid wood board base and 2-foot tall wood lattice top. A fence with a lattice top will maintain the HPC’s goal of visual openness and connectivity between buildings while providing the applicant with the height they are seeking. A fence with an open top will not disrupt the relationship between the properties and will be compatible in character with the historic site in accordance with Chapter 24A-8(b)(1). To meet the *Standards*, the historic character of the property will be retained and preserved by a lattice-topped fence, and if removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.

The entire 94-foot long fence segment can have the 4-foot tall solid wood base with 2-foot tall lattice on top, or the applicant can install a 6-foot tall solid board fence in the yard from the back property corner to the original rear wall plane and then transition to the 4-foot tall solid board fence with 2-foot tall lattice on top, a distance of 28 feet that is marked *Figure 6*. This siting aligns with the rear addition at the subject property that was constructed in the 1980s.



**Figure 6: Staff seeks a 4-foot tall wood solid board fence with 2-foot tall wood lattice on top from the original rear wall plane forward, as it indicated with the green dashes. The segment length will be 28 feet.**

Finally, the property line between the subject property and its neighbor to the east at 3703 Underwood Street has dense vegetation, so staff recommends a condition that a separate HAWP is submitted prior to the removal of any trees with a 6-inch diameter at breast height or larger. Pruning does not require a HAWP.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with two conditions** the HAWP application with final approval delegated to staff:

1. The fence shall be a 4-foot tall solid board fence with 2 feet of the lattice on top from the original rear wall plane to the front wall plane, a distance of 28 feet. The fence may be a 6-foot tall solid board fence from the rear property corner to the original rear wall plane. The approved fence must confirm to what is shown in **Figure 6** of the staff report.
2. Any trees with a 6-inch diameter at breast height or larger to be removed to accommodate the fence installation require a separate HAWP.

under the Criteria for Issuance in Chapter 24A-8(b)(1), having found that the proposal, as modified by the conditions, is compatible in character with the site 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 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 301-495-4571 or [chris.berger@montgomeryplanning.org](mailto:chris.berger@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# 1068796 DATE ASSIGNED

APPLICANT:

Name: Jacqueline & Rich Renz Address: 3705 Underwood Street Daytime Phone: 440-391-2650

E-mail: jackcoussan@yahoo.com City: Chevy Chase Zip: 20815 Tax Account No.: 00527510

AGENT/CONTACT (if applicable):

Name: Valerie, Capital Fence, Inc. Address: 18000 Cattail Road, P.O. Box 74 Daytime Phone: 301-972-8400

E-mail: info@capitalfence.net City: Poolesville Zip: 20837 Contractor Registration No.: 50609

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? X 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: 3705 Street: Underwood Street Town/City: Chevy Chase Nearest Cross Street: Thornapple Place Lot: 11 Block: 3 Subdivision: 0040 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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, 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.

Valerie Bupp, Capital Fence, Inc. Signature of owner or authorized agent Date 5/2/24

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

**Owner's mailing address**  
Jacqueline and Rich Renz  
3705 Underwood Street  
Chevy Chase, MD 20815

**Owner's Agent's mailing address**  
Capital Fence, Inc.  
P.O. Box 74  
Poolesville, MD 20837

**Adjacent and confronting Property Owners mailing addresses**

Jason and Jill Larrabee  
3707 Underwood Street  
Chevy Chase, MD 20815

Joseph and Jenna Harar  
3703 Underwood Street  
Chevy Chase, MD 20815

Kevin Bromberg and Janet Robins  
3720 Williams Lane  
Chevy Chase, MD 20815

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

6,250 square feet with house on property

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

Furnish and install 94 linear feet of 6 feet high cedar solid board fence. Fence to be installed on right side of property, 2 inches inside of property line

Work Item 1: Fence

Description of Current Condition:  
No existing fence on right side

Proposed Work:  
Install fence on right side of property starting at front corner of house going to rear property line.

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	*	*	*	*	*		*

SYMBOL LEGEND	
1	1" WOOD POST
2	2" WOOD POST
3	4" WOOD POST
4	6" WOOD POST
5	8" WOOD POST
6	10" WOOD POST
7	12" WOOD POST
8	14" WOOD POST
9	16" WOOD POST
10	18" WOOD POST
11	20" WOOD POST
12	24" WOOD POST
13	30" WOOD POST
14	36" WOOD POST
15	42" WOOD POST
16	48" WOOD POST
17	54" WOOD POST
18	60" WOOD POST
19	66" WOOD POST
20	72" WOOD POST
21	78" WOOD POST
22	84" WOOD POST
23	90" WOOD POST
24	96" WOOD POST
25	102" WOOD POST
26	108" WOOD POST
27	114" WOOD POST
28	120" WOOD POST
29	126" WOOD POST
30	132" WOOD POST
31	138" WOOD POST
32	144" WOOD POST
33	150" WOOD POST
34	156" WOOD POST
35	162" WOOD POST
36	168" WOOD POST
37	174" WOOD POST
38	180" WOOD POST
39	186" WOOD POST
40	192" WOOD POST
41	198" WOOD POST
42	204" WOOD POST
43	210" WOOD POST
44	216" WOOD POST
45	222" WOOD POST
46	228" WOOD POST
47	234" WOOD POST
48	240" WOOD POST
49	246" WOOD POST
50	252" WOOD POST
51	258" WOOD POST
52	264" WOOD POST
53	270" WOOD POST
54	276" WOOD POST
55	282" WOOD POST
56	288" WOOD POST
57	294" WOOD POST
58	300" WOOD POST
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61	318" WOOD POST
62	324" WOOD POST
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64	336" WOOD POST
65	342" WOOD POST
66	348" WOOD POST
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97	534" WOOD POST
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144	816" WOOD POST
145	822" WOOD POST
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149	846" WOOD POST
150	852" WOOD POST
151	858" WOOD POST
152	864" WOOD POST
153	870" WOOD POST
154	876" WOOD POST
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163	930" WOOD POST
164	936" WOOD POST
165	942" WOOD POST
166	948" WOOD POST
167	954" WOOD POST
168	960" WOOD POST
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177	1014" WOOD POST
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181	1038" WOOD POST
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184	1056" WOOD POST
185	1062" WOOD POST
186	1068" WOOD POST
187	1074" WOOD POST
188	1080" WOOD POST
189	1086" WOOD POST
190	1092" WOOD POST
191	1098" WOOD POST
192	1104" WOOD POST
193	1110" WOOD POST
194	1116" WOOD POST
195	1122" WOOD POST
196	1128" WOOD POST
197	1134" WOOD POST
198	1140" WOOD POST
199	1146" WOOD POST
200	1152" WOOD POST

MD COORDINATE SYSTEM  
NAD83 (2011) DATUM

6' high solid board fence  
2" in property line

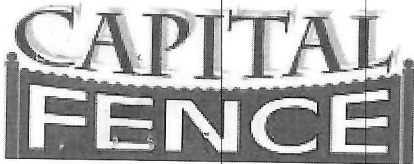


Vertical Datum is based on the NAD 88  
Datum as projected by NGS

1. TITLE REPORT NOT FURNISHED.
2. UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED FROM VISUAL OBSERVATION AND/OR AVAILABLE RECORDS. CONTRACTOR SHOULD VERIFY LOCATION BEFORE CONSTRUCTION.

EXISTING CONDITIONS SURVEY DRAWING  
LOT 11, BLOCK 3  
AS SHOWN ON A PLAT ENTITLED  
"SUBDIVISION OF  
JULIA WOODS  
OTTERBOURNE  
BEING A PART OF A TRACT OF LAND  
CALLED "NO GAIN" IN  
MONTGOMERY COUNTY, MARYLAND  
PLAT BOOK 1 PLAT 1  
FEBRUARY, 2024 SCALE: 1"=30'

GOODE SURVEYS, LLC  
1400 S. WASHINGTON ST.  
DAMASCUS, MARYLAND 20747  
PHONE: (301) 366-3030  
FAX: (301) 366-3030  
JOB NO. 1344



301-972-8400



E-MAILED 4/23/24

Over 25 years of Quality Service
PO Box 74, Poolesville, MD 20837 (mailing)
Fully Licensed and Insured MHIC# 50609
website: www.capitalfence.net
email: info@capitalfence.net

Table with contract details including Date (April 23, 2024), Contractee Name (Jacqueline and Rich Renz), Address (3705 Underwood Street), City/St/Zip (Chevy Chase, MD 20815), and Salesman (David MacKenzie).

We hereby submit specifications and estimates for the following: ESTIMATE INCLUDES DISCOUNT

Capital Fence, Inc. will furnish and install 94 linear feet of 6 feet high of Western Red Cedar Solid Board Fencing. All boards will be 1x6 inch Western Red Cedar. All Runners will be 2x4 inch Treated. All cap boards to be 1x4 inch Western Red Cedar. All Posts will be 4x4 inch Treated with black vinyl post caps, set 30-36 inches in ground with sand, gravel and cement.

Sections along neighboring fence to be pre-fabricated.

Capital will clear & haul existing fence? No

Note: Fence is to follow grade unless otherwise specified.

All fence and gate workmanship is guaranteed for ONE year. Our crews do excellent work!

This estimate is based on Check/Cash Transaction. If using Credit Card, an additional 3% fee would apply.

\*If needed, please have fence line clear of any brush/debris prior to installation.

Table with payment schedule: Total Contract Rate for Both Options (\$4,074.00), 1/3 Deposit Due With Order (\$1,358.00), 1/3 due Day of Initial Installation (\$1,358.00), Due on Day of Substantial Completion (\$1,358.00).

Capital Fence is not responsible for unmarked underground pipes, lines, sprinklers, etc.

Customer is to show foreman fence and gate(s) placement and give 2nd payment day of initial installation.

Survey stakes are in? Yes [ ] No [ ]

Capital Fence will obtain county permit? Yes [ ] No [ ]

If yes, add \$100.00 to initial deposit amount. Customer is to provide plat for permit. Customer is responsible for fence placement and property lines.

The Estimated date of commencement of the work is 3-5 weeks after Contract is signed, permit, HOA (if required) and deposit are received. This is all weather permitting.

ACCEPTANCE OF PROPOSAL AND CONTRACT

The above prices, specifications and conditions are satisfactory and hereby accepted. I have read, understand, and except the Terms and Conditions as presented on page 3 of this PROPOSAL AND CONTRACT.

Prices are good for 30 days.

Contractee's Signature

Date

David MacKenzie

4/23/24

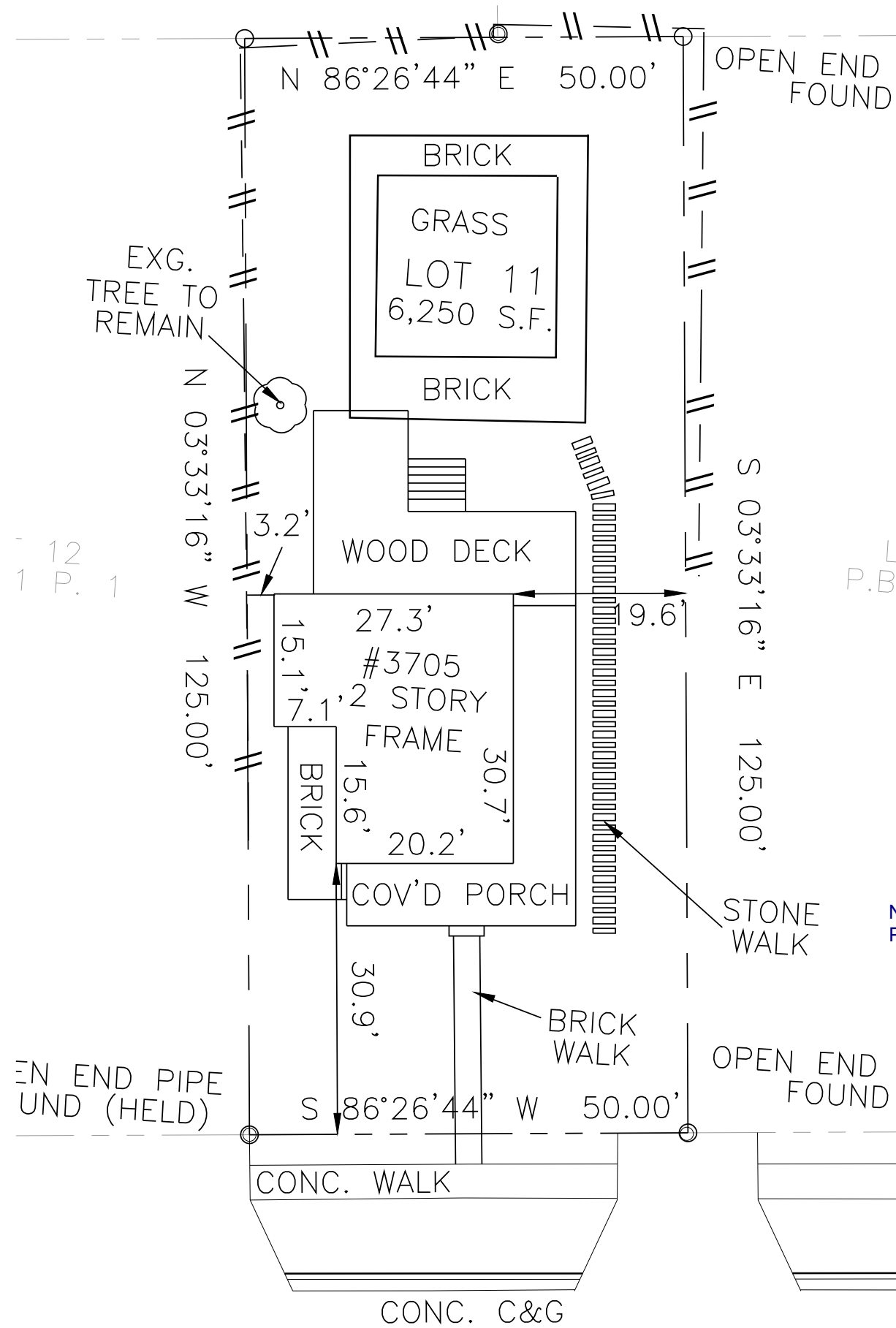
Contractor's Signature

Date

Buyers Right to Cancel: You, the buyer, may cancel this transaction at any time prior to midnight of the 3rd business day after the date of this transaction. See the accompanying notice of cancellation for any explanation of this right. If you cancel within the time period noted above, the seller may not keep any of your cash deposit.

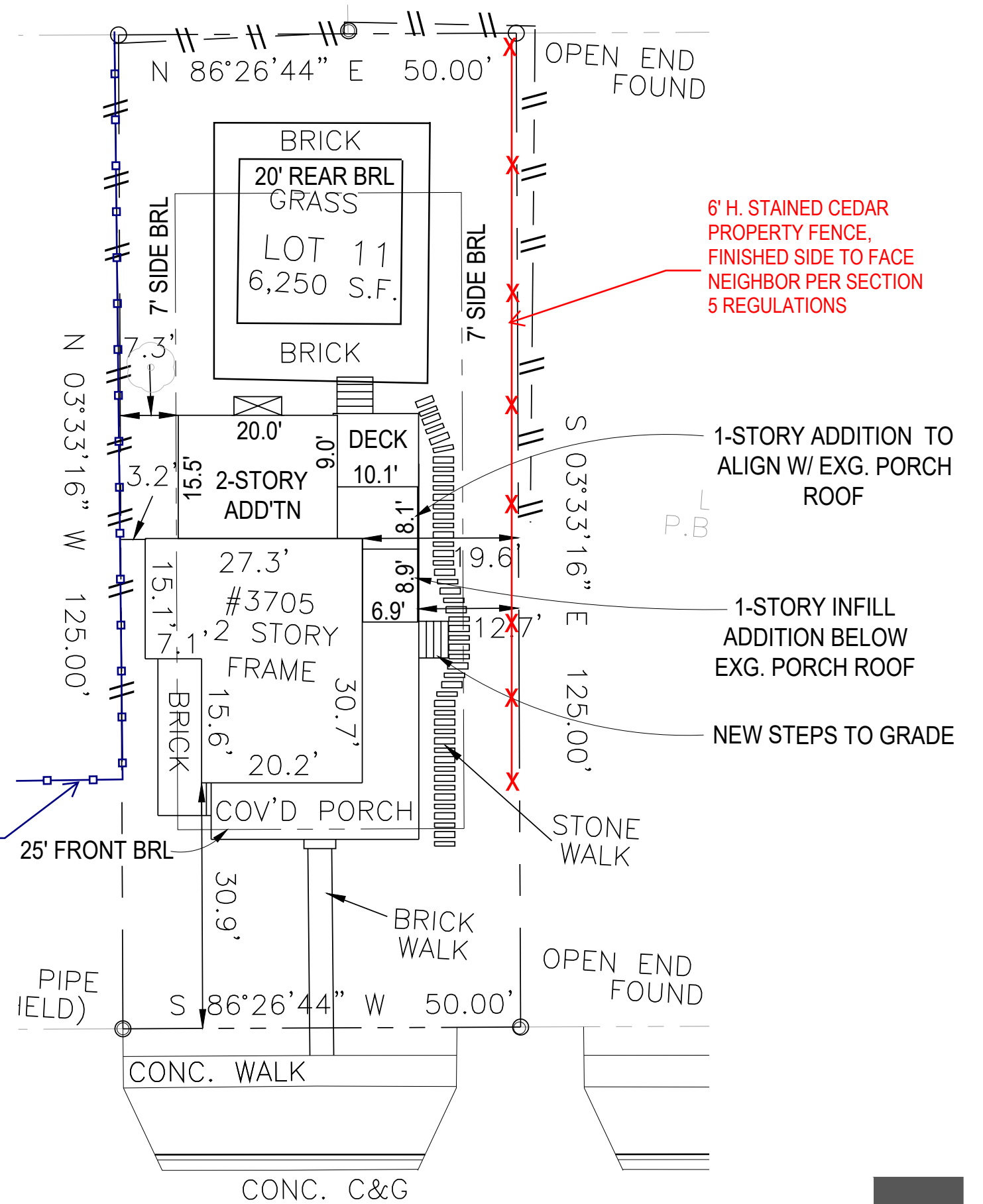






3705 UNDERWOOD ST  
 (FORMERLY DOUGLAS STREET)  
 R-60 ZONE  
 LOT 11, BLOCK 3  
 LOT RECORDED JULY 9, 1894

FRONT SETBACK: 25'  
 SIDE SETBACKS: 7' EA SIDE  
 REAR SETBACK: 20'  
 LOT COVERAGE: 35% MAX  
 (2,187.5 SF)  
 18.1% EXG. (1,134 SF)  
 24.4% PROPOSED (1,528 SF)



6' H. STAINED CEDAR  
 PROPERTY FENCE,  
 FINISHED SIDE TO FACE  
 NEIGHBOR PER SECTION  
 5 REGULATIONS

1-STORY ADDITION TO  
 ALIGN W/ EXG. PORCH  
 ROOF

1-STORY INFILL  
 ADDITION BELOW  
 EXG. PORCH ROOF

NEW STEPS TO GRADE



SAMPLE IMAGE OF FENCE

## 3705 UNDERWOOD FENCE NARRATIVE

We're proposing to install a 6' ht std. Wood solid board privacy fence on the right-side property line as shown in the submitted site plan. The following document contains photos of various historic properties in Chevy Chase, MD with fences in the front & side yard at heights taller than 4'. We provide these photos as evidence that this condition is common to local historic resources, including several master plan individual sites in the immediate vicinity, and should be allowed given. The following do not represent all such examples but are merely several we were able to identify during a quick tour of the neighborhood and while visiting job sites on West Irving and Grafton streets.

Based on previous HAWP staff reports, it's worth noting that the HPC's standard requirement that fences in front of the rear wall plane can be no more than 4' tall is based on the primary concern that fences in excess of 4' will create a visual division between properties that detracts from the visual relationship between the houses and the patterns of the historic district (referenced from the staff report (case # 31/06-19a reviewed and approved 01/09/19 with a 6' ht fence) that concern is unwarranted here given the neighboring properties are not historic and do not contribute to the patterns of a specific historic district. Further, the neighboring properties were allowed to build fences over 4' in height extending forward of the rear wall plane of the houses, so if anything, the existing development patterns would encourage a taller fence to be consistent.

As later development and neighboring fence construction have already altered the relationship of the properties, the proposed fence will not disrupt the relationship between the houses or adversely impact the resource itself. Since the fence we are proposing sits exclusively on the right-side property line and does not extend over to the resource itself, it will not obstruct the public view of the resource and does not adversely impact the character of the house. Several of the sample photos show this exact condition, and it is our opinion that these property line fences have no significant impact on the resource.

20 WEST IRVING ST FENCE +/- 5'-8" HT. EXTENDS UP TO FRONT PLANE OF HOUSE ON EACH SIDE



5910 CEDAR PKWY +/- 6' HT. IN FRONT OF HOUSE



13 GRAFTON ST +/-6' HT. FENCE EXTENDS TO FRONT PLANE OF HOUSE ON EACH SIDE



15 GRAFTON ST +/-6' HT. FENCE EXTENDS TO FRONT PLANE OF HOUSE



21 GRAFTON ST +/-6' HT. FENCE EXTENDS TO FRONT PLANE OF HOUSE





3815 BRADLEY LANE 4'-5' AT FRONT PROPERTY LINE, +/- 6' AT SIDE PROPERTY LINE



3806 WILLIAMS LANE +/-6' HT AT FRONT AND SIDE PROPERTY LINES



3706 & 3708 THORNAPPLE 5'-6' HT. FENCE EXTENDS TO FRONT PLANE OF HOUSES



3600 UNDERWOOD +/-6' HT. FENCE EXTENDS TO FRONT PLANE OF HOUSE



3606 UNDERWOOD +/-5' HT. FENCE EXTENDS TO FRONT PLANE OF HOUSE



3705 UNDERWOOD NEIGHBORING PROPERTY TO LEFT HAS 6' HT FENCE EXTENDING TO FRONT WALL OF HOUSE, NEIGHBORING PROPERTY TO RIGHT HAS +/- 5'-4" HT FENCE EXTENDING UP SIDE LOT LINE TO MID-POINT OF HOUSE



