



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: November 1, 2022

### **MEMORANDUM**

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Rebecca Ballo  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1001472: Fence installation, removal of existing columns, and construction of new columns.

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the October 26, 2022 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Tracey D'Angelo  
Address: 5810 Connecticut Avenue, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Rebecca Ballo at 301.563.3404 or [rebecca.ballo@montgomeryplanning.org](mailto:rebecca.ballo@montgomeryplanning.org) to schedule a follow-up site visit.





FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## 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 (Conditional Use, Variance, Record Plat, etc.?) If YES, include information supplemental information.

**REVIEWED**  
By Rebecca Ballo at 4:00 pm, Nov 01, 2022

Building Number: \_\_\_\_\_

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

Town/City: \_\_\_\_\_

Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

APPROVED  
Montgomery County  
Historic Preservation Commission

*Rebecca Ballo*

**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 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.

\_\_\_\_\_  
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:



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

Recorded in Plat Book	2	Plat	106	Scale 1" = 20'
CASE:	524-10	FILE:	91640	
DATE: MAY 5, 2010				

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

**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 myrtile 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.



**REVIEWED**  
*By Rebecca Ballo at 4:00 pm, Nov 01, 2022*

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

**Fence:**

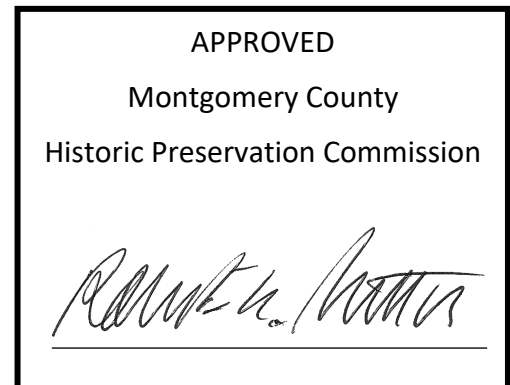
All fencing will be cedar and posts will be pressure treated wood. We plan to paint the fence a dark color like Farrow and Ball Black Blue so that it will recede and not distract from the house (and also create less of an eyesore from the soot of Connecticut Avenue).

**Columns:**

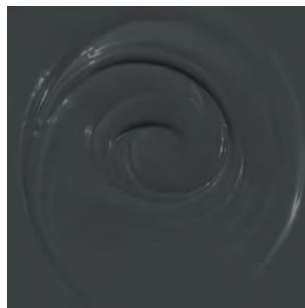
Existing Veneer and Caps will be removed and replaced with new stone veneer to match (or similar to) stone columns across the street. Columns will be topped with i 4" thick stone cap with 1" overhang. All stone veneer to be Carderock stone or approved similar. All stone caps to be made of same natural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



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



**REVIEWED**  
By Rebecca Ballo at 4:00 pm, Nov 01, 2022



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**



7' Fence Along Connecticut Avenue to South of House

Detail of Fence and Column 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



*Rebecca Ballo*



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 Myrtle is near fence and will be protected.



APPROVED  
Montgomery County  
Historic Preservation Commission

*Rebecca Ballo*

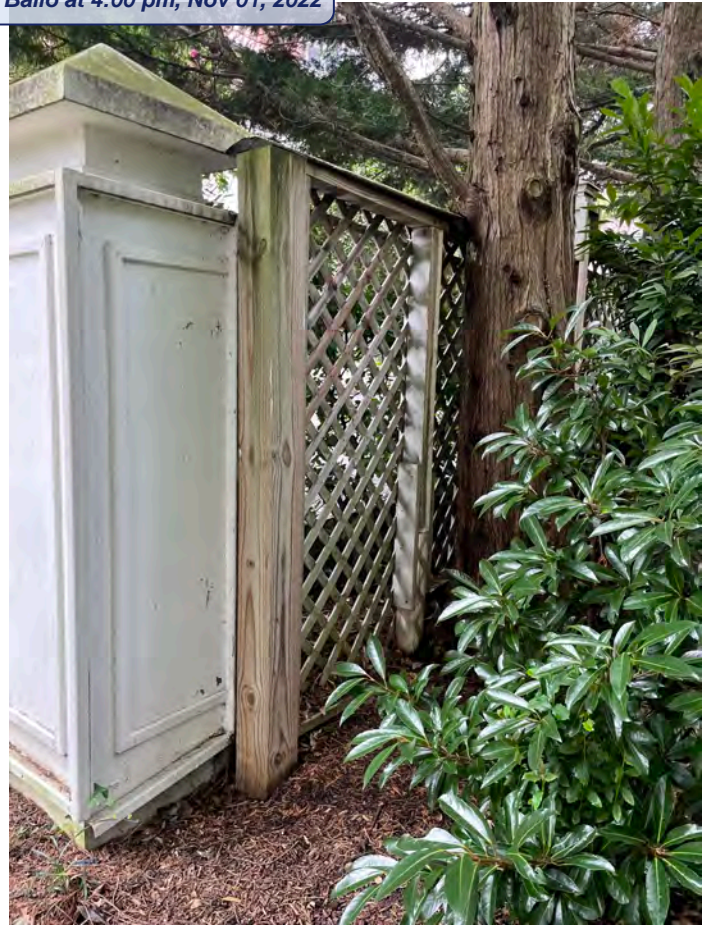
**REVIEWED**

By Rebecca Ballo at 4:00 pm, Nov 01, 2022



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

APPROVED

Montgomery County

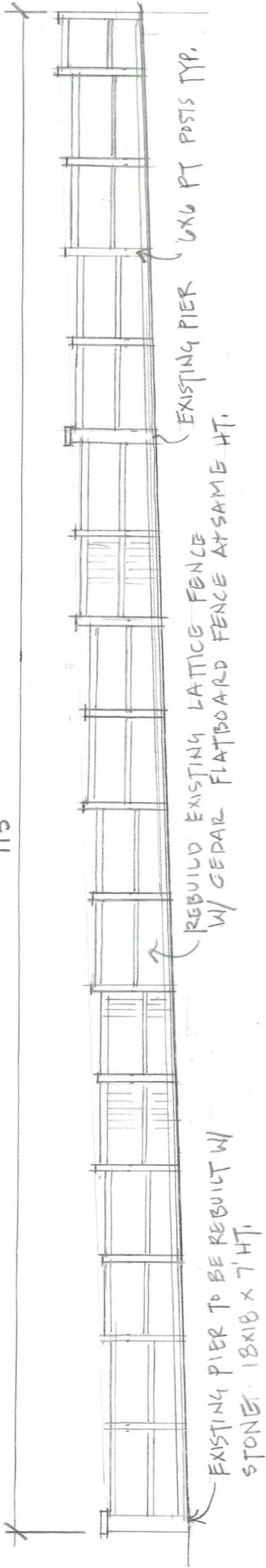
Historic Preservation Commission



REVIEWED

By Rebecca Ballo at 4:00 pm, Nov 01, 2022

115'

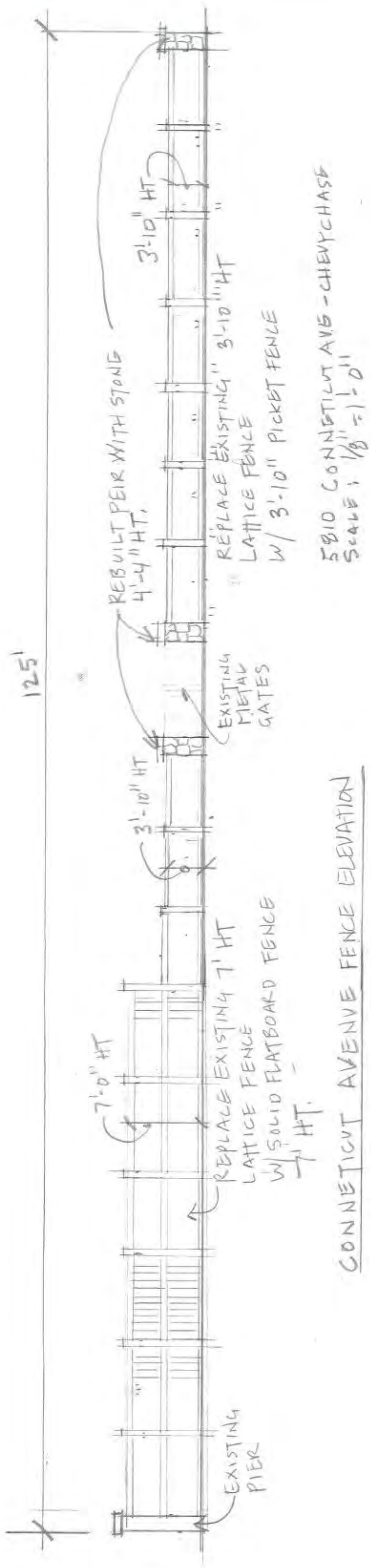


WEST PROPERTY LINE FENCE ELEVATION  
FENCE TO BE LOCATED INSIDE PROPERTY LINE

5810 CONNECTICUT AVE CHEVY CHASE  
SCALE 1/8" = 1'-0"  
FRITZ & GIGNOUX LA.  
SEPT. 2022

APPROVED  
Montgomery County  
Historic Preservation Commission  


**REVIEWED**  
By Rebecca Ballo at 4:00 pm, Nov 01, 2022



APPROVED

Montgomery County

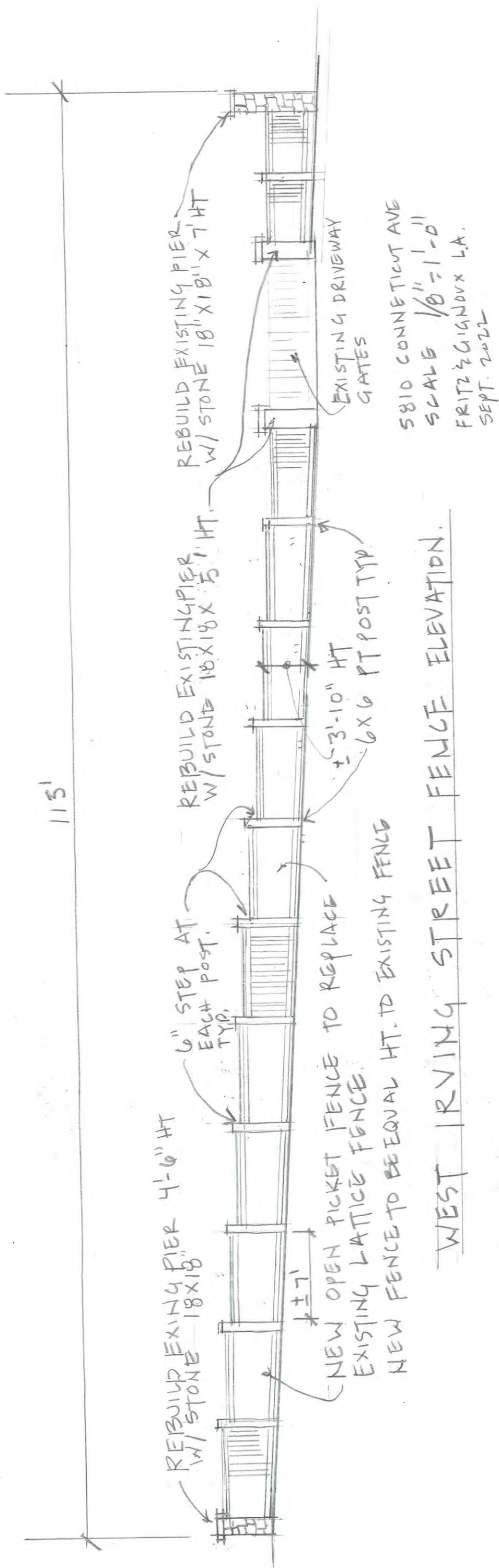
Historic Preservation Commission

*Rebecca Ballo*

**REVIEWED**

By Rebecca Ballo at 4:00 pm, Nov 01, 2022





APPROVED  
Montgomery County  
Historic Preservation Commission  
*Rebecca Ballo*

**REVIEWED**  
By Rebecca Ballo at 4:00 pm, Nov 01, 2022



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

Model for 7' flat  
board privacy  
fencing



APPROVED

Montgomery County

Historic Preservation Commission



Direct Views of Proposed  
48" Fence



**REVIEWED**  
*By Rebecca Ballo at 4:00 pm, Nov 01, 2022*



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 Reedy 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;
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- (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.

Sent from my iPad



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

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

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

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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5810 Connecticut Avenue; HAWP#1001472





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5810 Connecticut Avenue; HAWP#1001472





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