



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 3/15/12

### MEMORANDUM

TO: Diane Schwartz Jones, Director  
Department of Permitting Services

FROM: Anne Fothergill   
Planner Coordinator  
Historic Preservation Section-Planning Department  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #590564—fencing installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on March 14, 2012.

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: Elizabeth Ingram  
Address: 28 West Irving Street, 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.



9

NOTE: This survey for title purposes only -- not to be used for placing or locating or determining property lines

Building Location Plat  
Lot 22 Block 29  
Section - 2  
CHEVY CHASE  
Montgomery County, Maryland  
Scale: 1" = 20'

#590504

Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: March 26, 1980

Frey, Sheehan, Stoker & Assoc., Inc.  
Land Planning Consultants  
Phone 588-3110

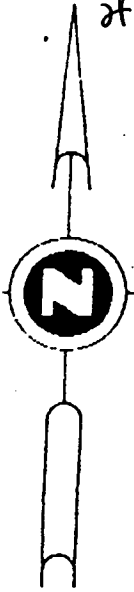
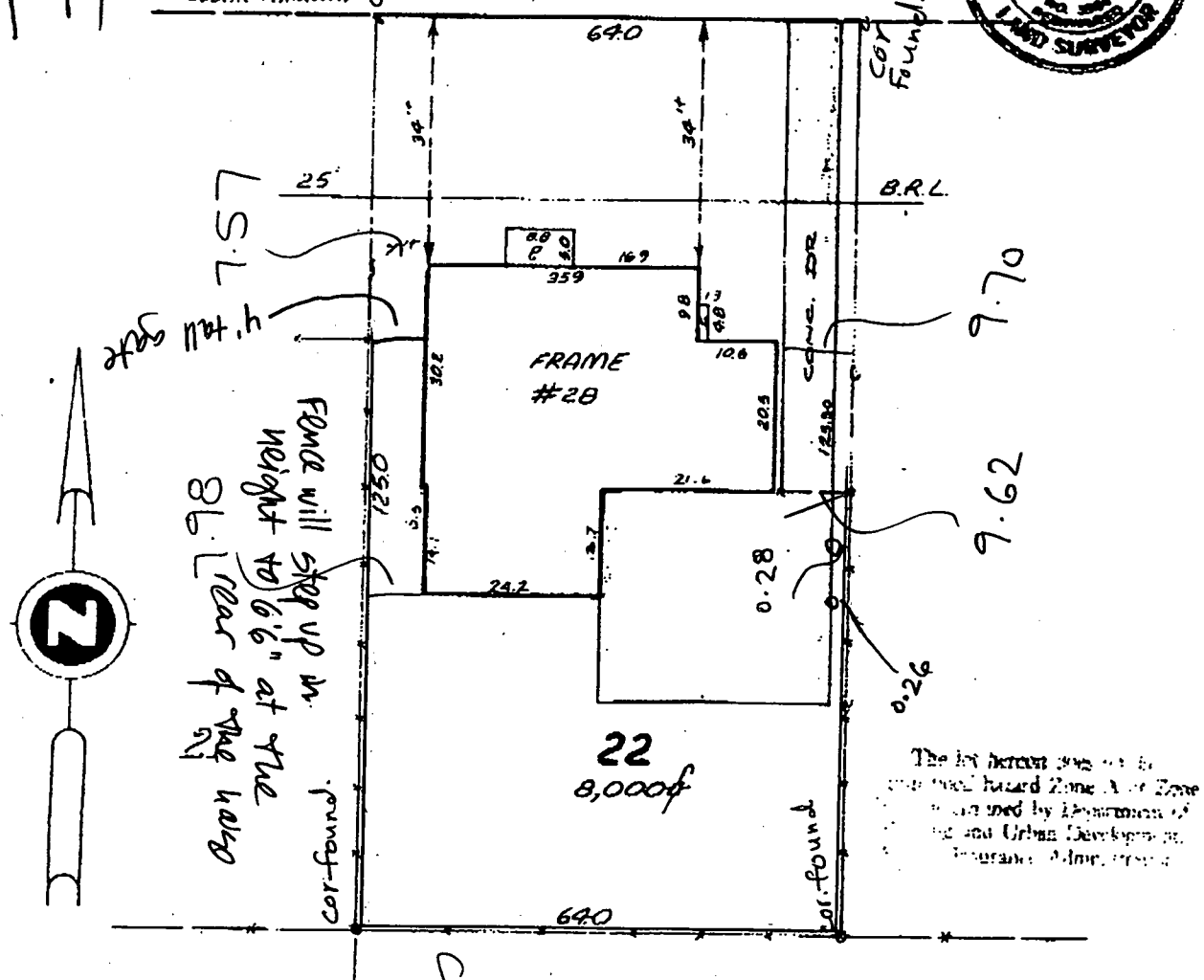
Recertified May 28, 1986  
Plat Book 7  
Plat 197

By: *James F. Sheehan*  
James F. Sheehan  
Professional Land Surveyor  
Md. No. 3984

APPROVED  
Montgomery County  
Planning Commission  
*[Signature]*



WEST IRVING STREET



The lot herein shown is in a Special Hazard Zone A or Zone B as designated by the Department of Planning and Urban Development, Insurance Administration

PLS No. 80-318

wood fence to replace existing chain link



AP# 590564

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

FEB 07 2012

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: mark@frederickfence.com Contact Person: MARK BRONGLE  
Daytime Phone No.: 301.748.3575  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: ELIZABETH INGRAM Daytime Phone No.: 301.919.8610  
Address: 28 CHEVY CHASE 28 WEST IRVING ST. 20815  
Street Number City Street Zip Code  
Contractor: FREDERICK FENCE COMPANY Phone No.: 301.663.4000  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: MARK BRONGLE Daytime Phone No.: 301.748.3575

House Number: 28 Street: WEST IRVING STREET  
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE / IRVING STREET  
Lot: 22 Block: 29 Subdivision: 0009  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

- 1A. CHECK ALL APPLICABLE:
- |                                    |   |   |   |                                    |  |  |                               |                               |
|------------------------------------|---|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend             | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC   | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                                      | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair             | <input type="checkbox"/> Revocable      | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |  |                               |                               |

1B. Construction cost estimate: \$ 10,000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

3A. Height 6' feet 6" inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

MBL Signature of owner or authorized agent Date: 2.6.12

Approved:  \_\_\_\_\_ for Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 3/15/12  
Application/Permit No.: 590564 Date Filed: 2/7/12 Date Issued: \_\_\_\_\_

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

EXISTING FENCE IS CHAIN LINK & IS OLD; IN  
NEED OF BEING REPLACED

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district

WE WILL BE INSTALLING A 6'-6" TALL PREMIUM COAK  
BOARD ON BOARD W/ LATTICE  
4' gate at west side  
west side fence will step up to 6'6" at rear of house

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included as your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MARLING LABELS.

9

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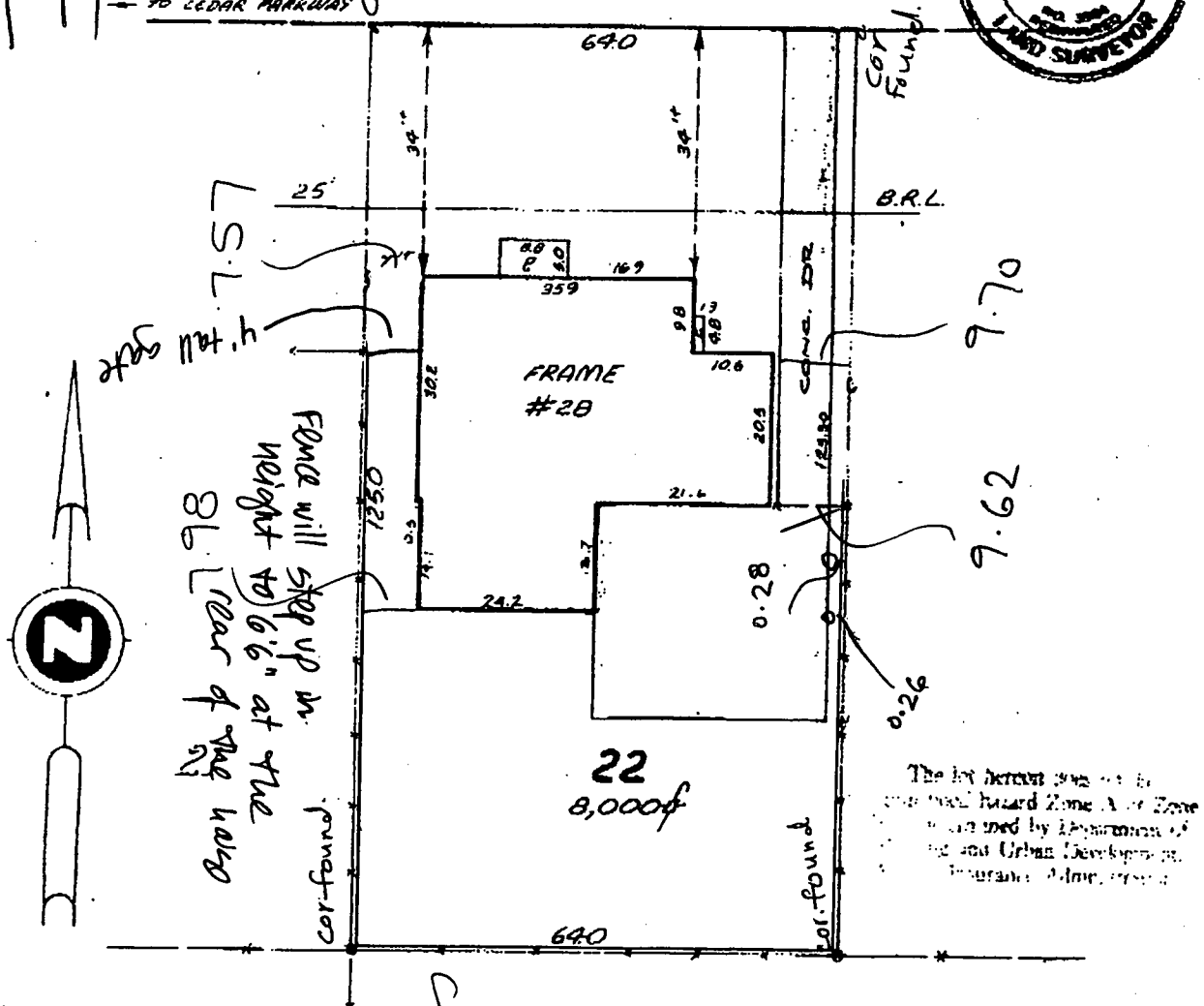
Recertified May 28, 1986  
Plat Book 2  
Plat 197

By: James F. Sheehan  
James F. Sheehan  
Professional Land Surveyor  
Md. No. 3984

APPROVED  
Montgomery County  
Planning and Zoning Commission  
*[Signature]*



WEST IRVING STREET



The lot depicted hereon is in the Special Hazard Zone A or Zone B as defined by the Department of Planning and Urban Development, Insurance Administration

PLS No. 80-318

wood fence to replace existing chain link

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

<b>Address:</b>	28 West Irving Street, Chevy Chase	<b>Meeting Date:</b>	3/14/12
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	3/7/12
<b>Applicant:</b>	Elizabeth Ingram	<b>Public Notice:</b>	2/29/12
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-12F	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b> Fencing replacement			

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**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1923

**PROPOSAL**

The applicants are proposing to replace existing chain link fencing with wooden board on board fencing with lattice. The fencing will be 4' tall at the west side gate and will step up to 6'6" tall at the rear of the house. The fencing will enclose the side and rear of the house and will extend from the front right (northwest) corner of the house to the side property line, down the side property line and across the rear property line and to the back end of the driveway where a new wooden gate will be installed.

Chevy Chase Village has reviewed and approved this proposal.

**APPLICABLE GUIDELINES**

**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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.)

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2);

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.



AP# 590564

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

FEB 07 2012

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: mark@frederickfence.com Contact Person: MARK BRONGLE  
Daytime Phone No.: 301.748.3575

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

Name of Property Owner: ELIZABETH INGRAM Daytime Phone No.: 301.919.8610

Address: 28 CHEVY CHASE 28 WEST IRVING ST. 20815  
Street Number City Street Zip Code

Contractor: FREDERICK FENCE COMPANY Phone No.: 301.663.4000

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

Agent for Owner: MARK BRONGLE Daytime Phone No.: 301.748.3575

House Number: 28 Street WEST IRVING STREET

Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE / IRVING STREET

Lot: 22 Block: 29 Subdivision: 0009

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 10,000.00

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

3A. Height 6' feet 6" inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

MBL  
Signature of owner or authorized agent

2.6.12  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

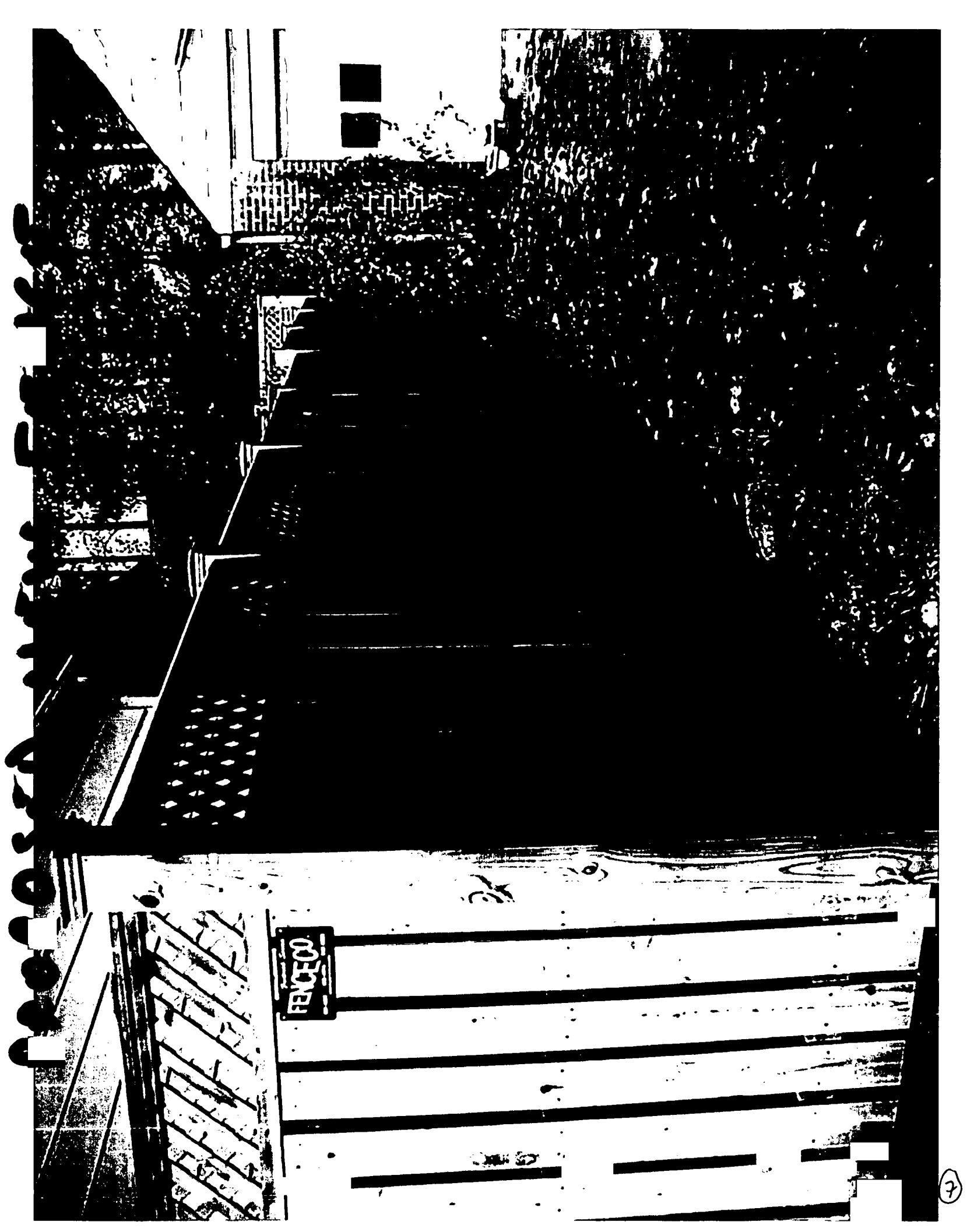
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 590564 Date Filed: 2/7/12 Date Issued: \_\_\_\_\_  
*emc*



#590564

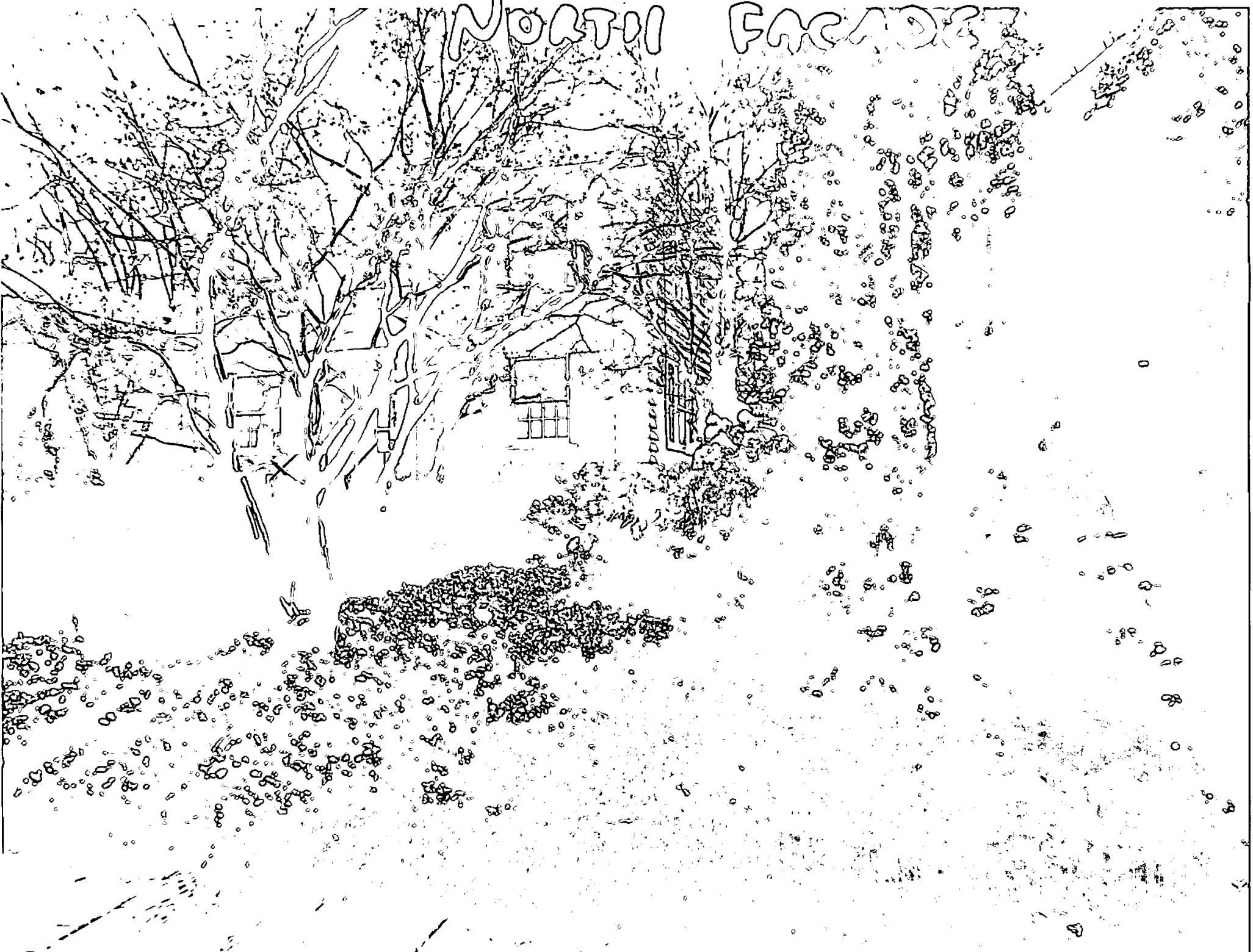
<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b> [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
<b>Owner's mailing address</b> 28 WEST IRVING STREET CHEVY CHASE, MD 20815	<b>Owner's Agent's mailing address</b> 1505 TILCO DRIVE FREDERICK, MD 21704
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Margaret & Carter Griffin 26 West Irving St. Chevy Chase MD 20815	Mark & Myra Kovey 30 West Irving St. Chevy Chase MD 20815
Mark Sundback & Joy Pritts 29 West Irving St. Chevy Chase MD 20815	John & Susan Lively 23 Hesketh St. Chevy Chase MD 20815



FENCECO



# NORTII FACADA



# NORTH FACADE



# West Facade

590504



# WEST FACADE



# W69 FACADE





# EAST FACADE



PROPERTY NO



2013 R 29099-1-2-3

DRY



# BACK PROPERTY LOT



SOUTH PARK





# SOUTH ESCAPE





28 West Irving



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