



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 4/11/13

### 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 #628185

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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 with one condition** by the HPC on April 10, 2013. The condition of approval is:

1. The concrete paver selection will be reviewed and approved at the staff level.

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: Kathleen and A. Adamiyatt  
Address: 5 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.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: Katdwyer5@aol.com Contact Person: 301 KATHLEEN DWYER  
Daytime Phone No.: 301 951 6233

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: KATHLEEN D. + A. ADAMIYAN Daytime Phone No.: 301 951 6233

Address: 5 West Irving St. CHEVY CHASE, MD 20815  
Street Number City State Zip Code

Contractor: Carlos Goncalves Phone No.: 301 919 8199

Contractor Registration No.: MHIC 36191

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PERMIT

House Number: 5 Street: WEST Irving  
Town/City: Cherry Chase Nearest Cross Street: Connecticut  
Lot: 4/5 Block: 33 Subdivision: Section No. 2 Cherry Chase  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

Parts of  
PLAT BOOK B @ Plat #1048

PERMIT TYPE/PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 15,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ 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.

Kathleen Dwyer Adamyan 3/10/13  
Signature of owner or authorized agent Date

Approved: with one condition For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 4/11/13  
Application/Permit No.: 628185 Date Filed: 3/11/12 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

- concrete slab driveway
- antiquated apron in poor condition
- rotting gates and fence

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

- replace concrete slab with pavers
- replace apron with new
- replace gates(2) with new and fence

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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 on 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.

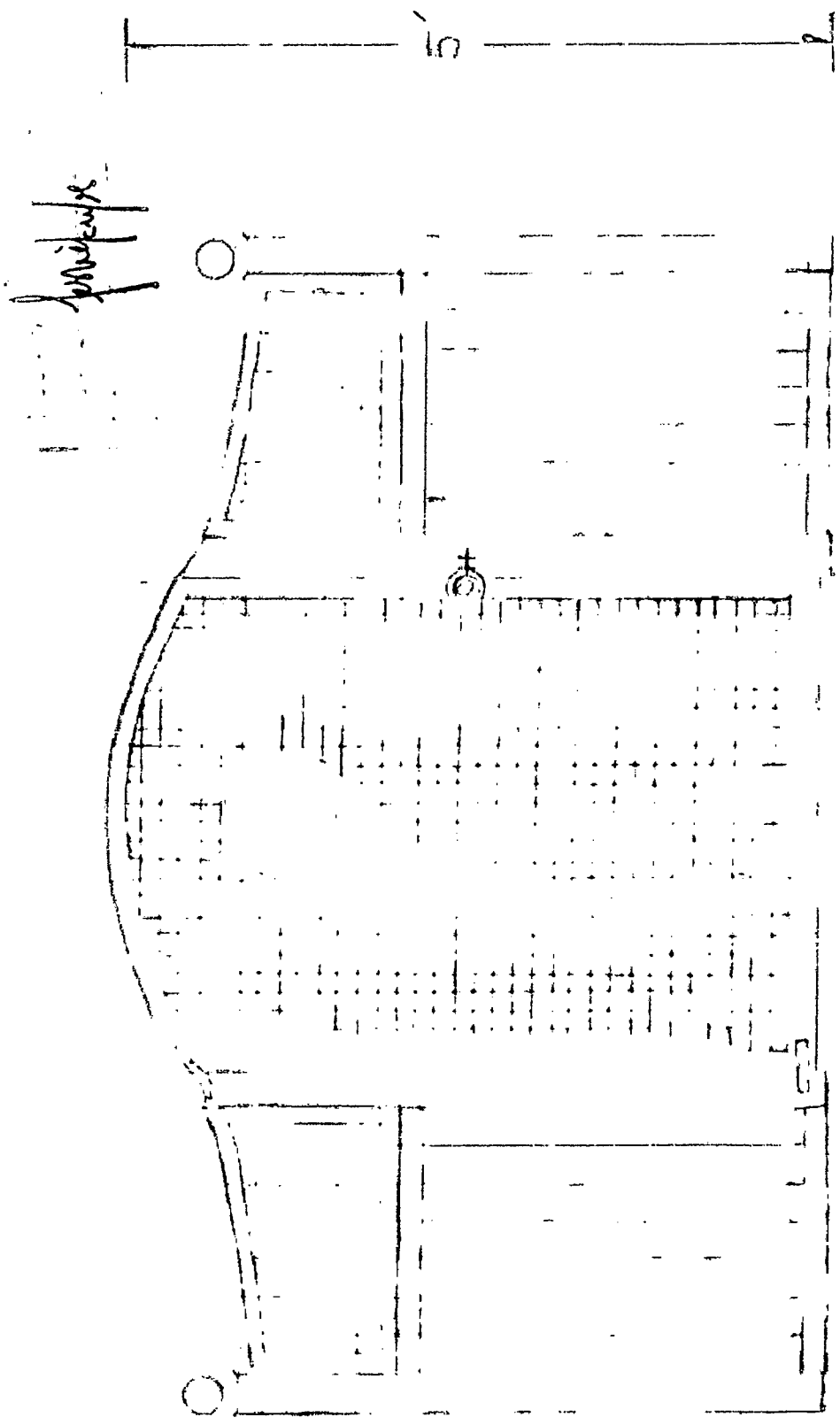
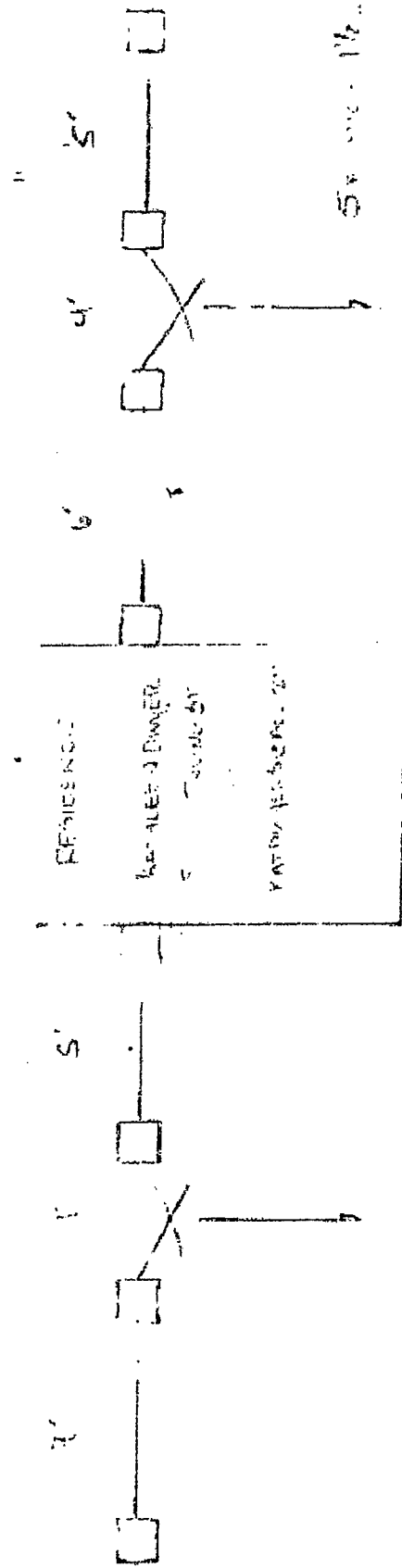
6. **TREE SURVEY**

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.

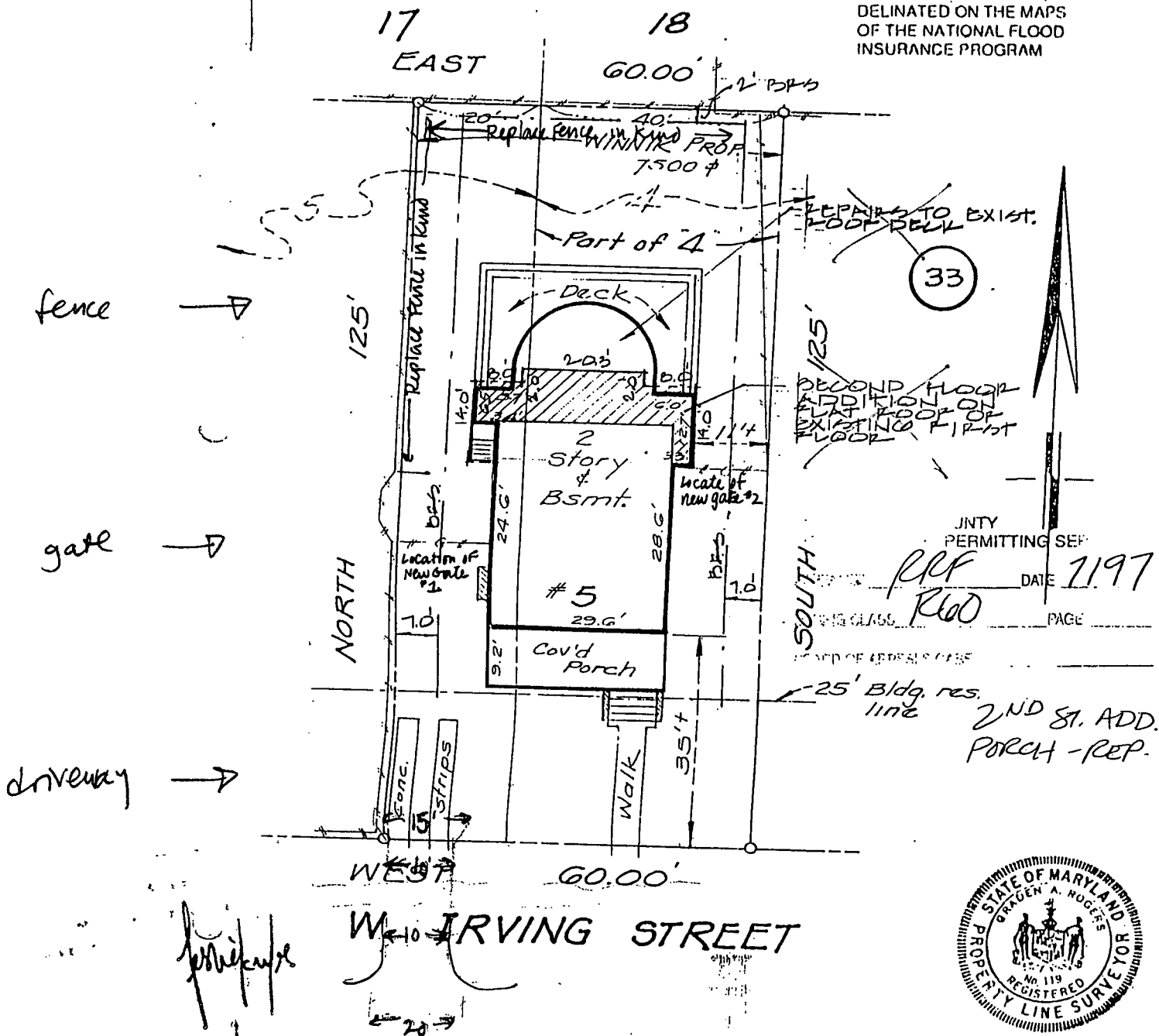
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

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NOTE: THIS PROPERTY LIES  
 IN FLOOD ZONE C, AN AREA  
 OF MINIMAL FLOODING, AS  
 DELINEATED ON THE MAPS  
 OF THE NATIONAL FLOOD  
 INSURANCE PROGRAM



JNTY PERMITTING SEP  
 RRF DATE 7/97  
 R60 PAGE  
 25' Bldg. res. line  
 2ND ST. ADD.  
 PORCH - REP.



NO TITLE REPORT FURNISHED		
LOCATION SURVEY OF S W. IRVING STREET Montgomery County, Maryland	LOT: Part of 4 & 5 Per	BLOCK: 33
SUBDIVISION Section No. 2 CHEVY CHASE	PLAT BOOK: Description	PLAT NO: Furnished
	DATE: 5-17-94	SCALE: 1" = 20'
	CASE NO: —	FILE NO: MP-9403

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

(6)



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 4/11/13

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Parts of

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Kathleen Dwyer Adamyan  
Signature of owner or authorized agent

3/10/13  
Date

Approved: with one condition For Chairperson Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 4/11/13

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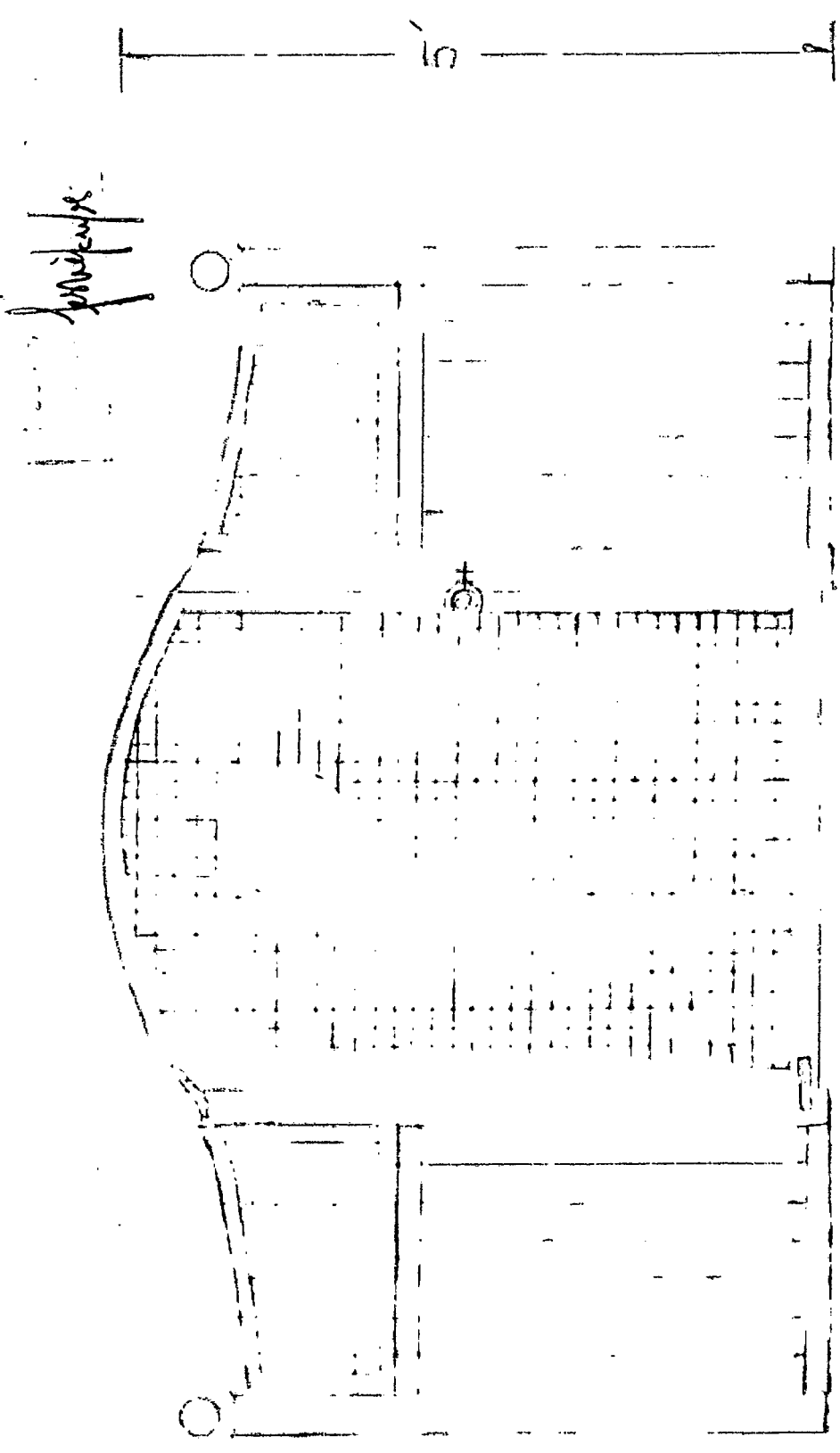
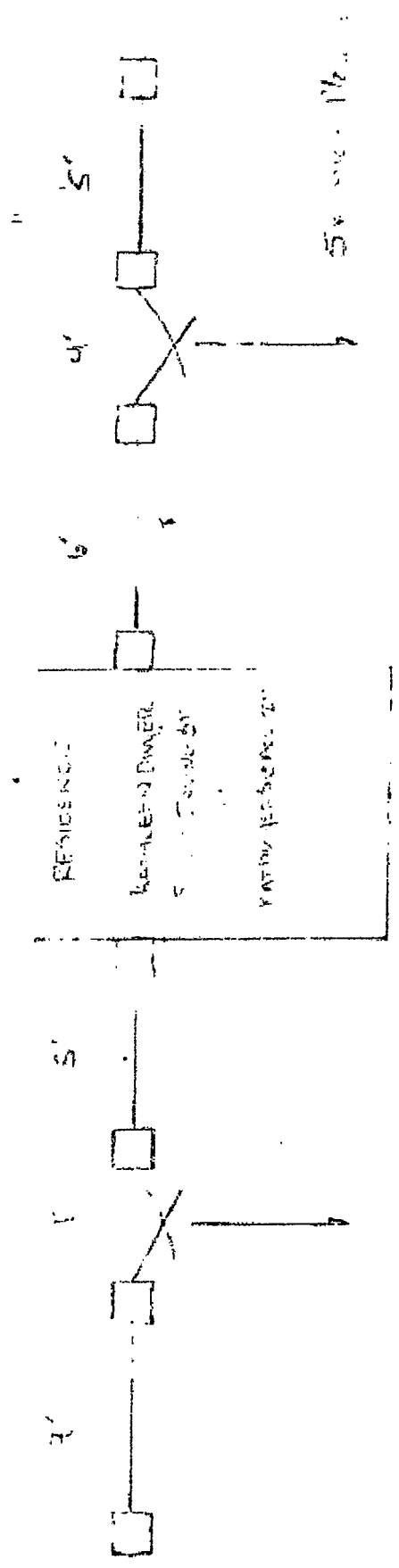
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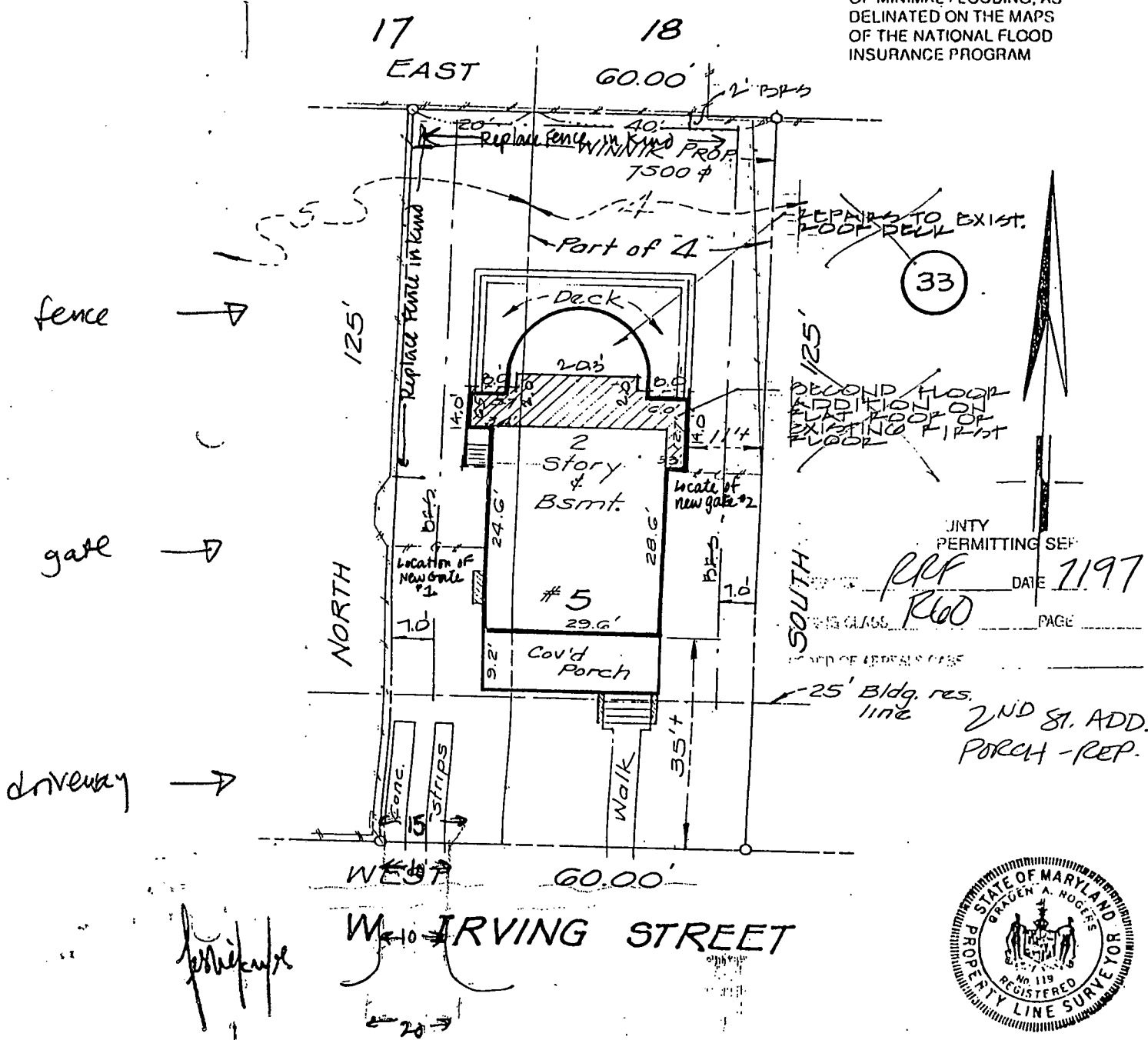
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 IN FLOOD ZONE C, AN AREA  
 OF MINIMAL FLOODING, AS  
 DELINEATED ON THE MAPS  
 OF THE NATIONAL FLOOD  
 INSURANCE PROGRAM



LOCATION SURVEY OF  
 5 W. IRVING STREET  
 Montgomery County, Maryland  
 SUBDIVISION Section No. 2  
**CHEVY CHASE**

LOT: Part of 4 & 5  
 PLAT BOOK: Descriptive  
 DATE: 5-17-94  
 CASE NO: —

BLOCK: 33  
 PLAT NO: Furnished  
 SCALE: 1" = 20'  
 FILE NO: MP.9409

**CERTIFICATION:** I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

Sharon L. King

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

<b>Address:</b>	5 West Irving Street, Chevy Chase	<b>Meeting Date:</b>	4/10/2013
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	4/3/2013
<b>Applicant:</b>	Kathleen and Ashk Adamiyatt	<b>Public Notice:</b>	3/27/13
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/13-13L	<b>Staff:</b>	Karen Theimer Brown
<b>PROPOSAL:</b>	fencing and driveway replacement		

**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Craftsman/Bungalow  
**DATE:** c. 1892-1916

**PROPOSAL**

The applicant is proposing to do the following:

- Replace concrete driveway on left hand side of house with stone pavers. Driveway will measure the same length and dimensions (approximately 75' long and 10-15' wide), with a slight curb on the left hand side of the drive.
- Replace concrete apron in kind to meet code requirements, measuring the same size and dimensions.
- Replace failing 6' privacy stockade fence on the left and rear sides of property in-kind with like materials. Fence measures approximately 135' long.
- Add new custom gates (see circle 7 for design) on the left and right hand sides of the property to lead into the rear fenced back yard. The gates will measure approximately 5' high, 16' long, with 1.5" lattice design. The design is inspired by neighboring property gates.

**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, 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 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 to schedule a follow-up site visit.

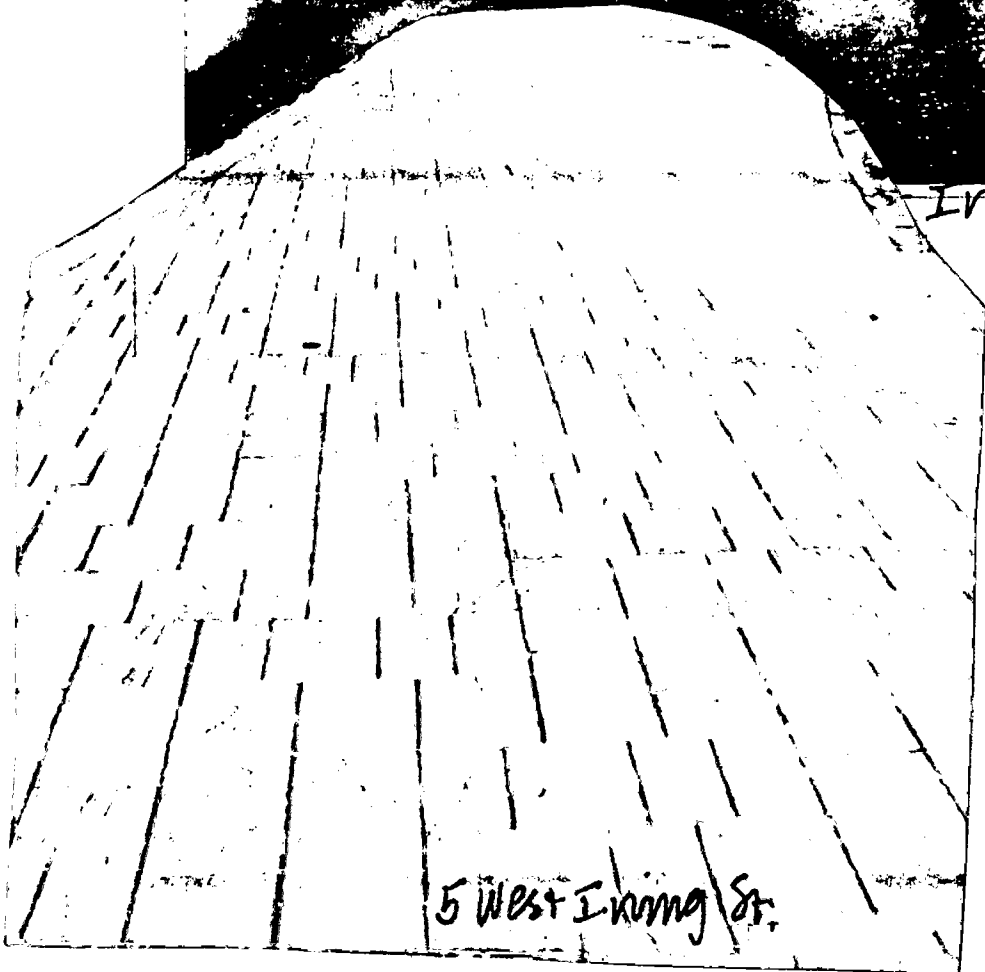
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> 5 West Irving St. Cherry Chase Md 20815	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Mohler 3 West Irving St. Cherry Chase Md 20815	Fisière 12 West Irving St. Cherry Chase Md 20815
Bissinger 9 West Irving Street Cherry Chase Md 20815	
Grace 8 West Irving St. Cherry Chase Md 20815	

# EXISTING DRIVEWAY + Apron



Irving



5 West Irving St.

5 West Irving St.

EXISTING DRIVEWAY



Gate 5 West Irving



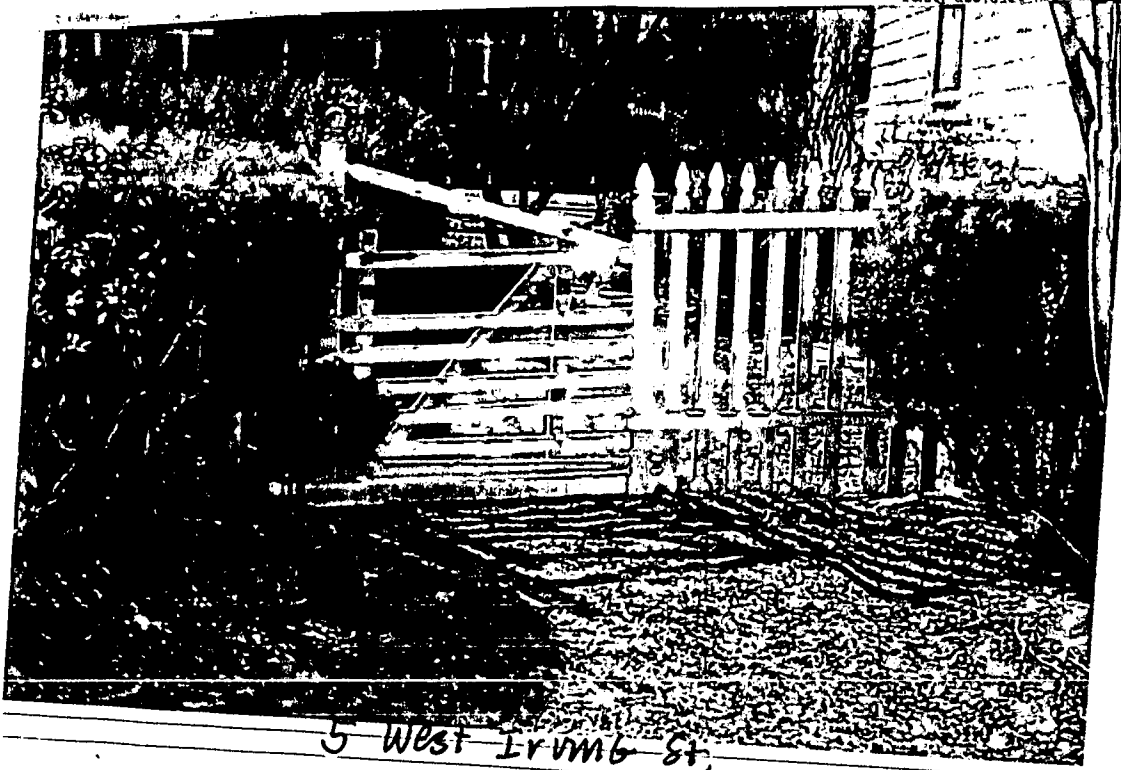
5 West Irving St

Existing Property Condition Photographs (duplicate as needed)



Gate #1 Front to Rear

5 WEST IRVING ST.



5 WEST IRVING ST.

ige: \_\_\_\_\_



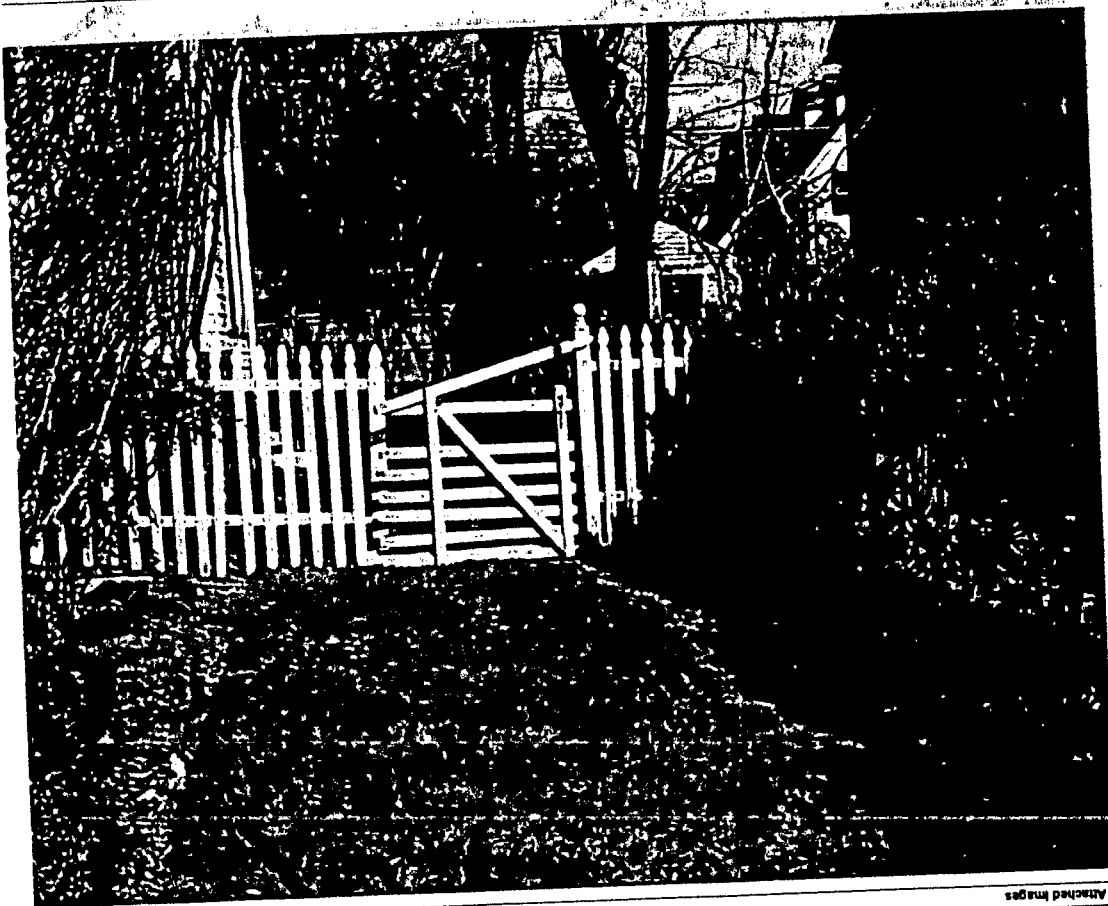
Gate #2

Front to Rear



5 West Irving St.

1 Attached Images



1 Attached Images

sent from my Ipad sixteen mlyet

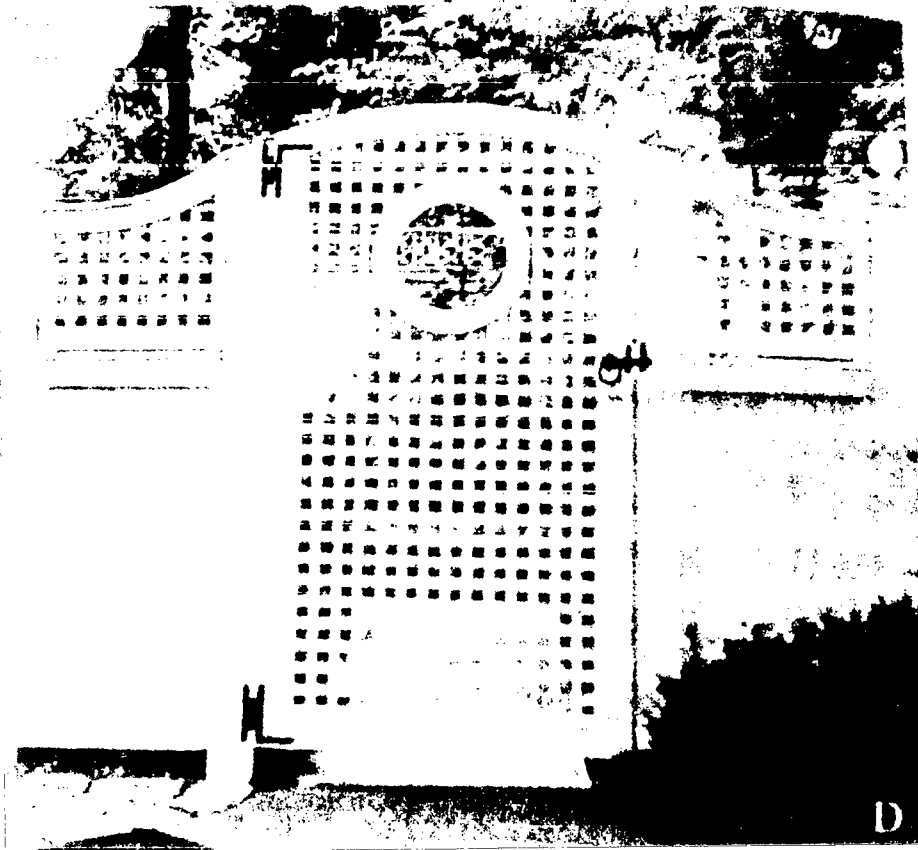
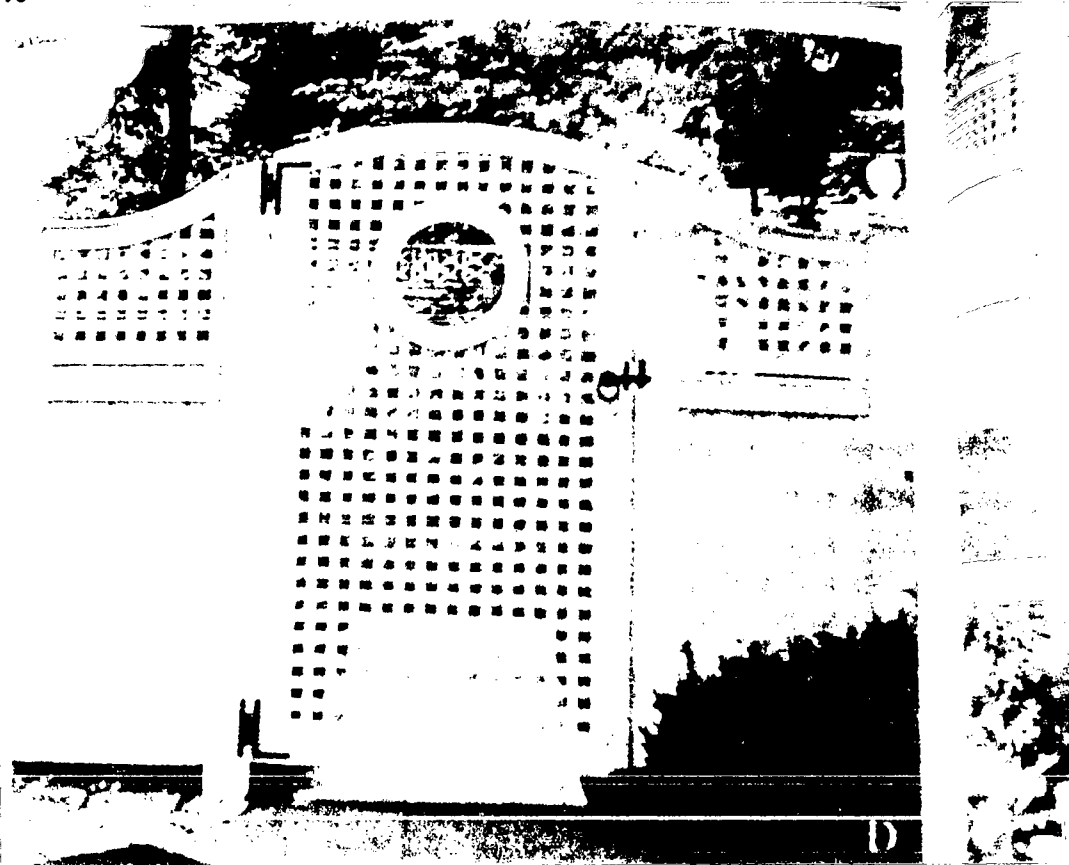


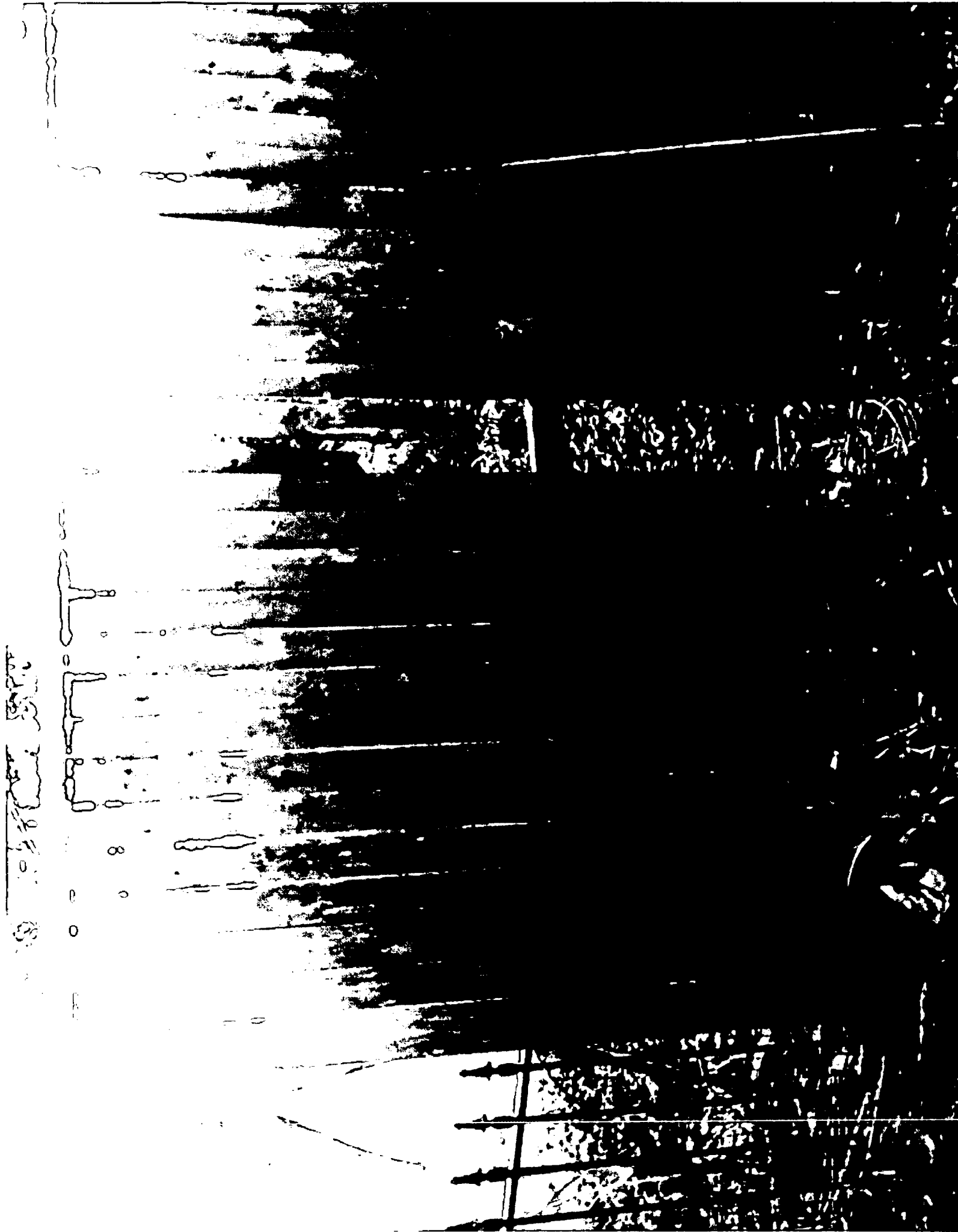
Photo of Gates #1 + #2



Attached Images







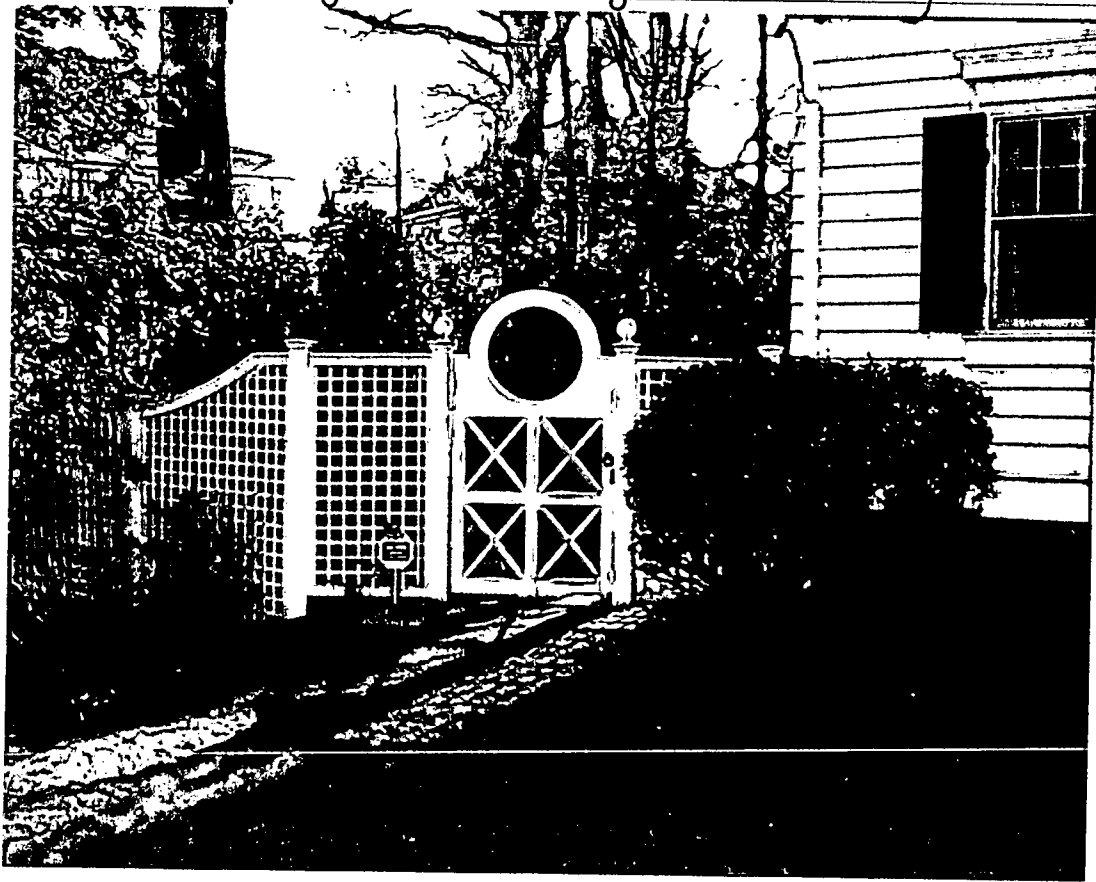
Walpole Gate & Magnolia Parkway

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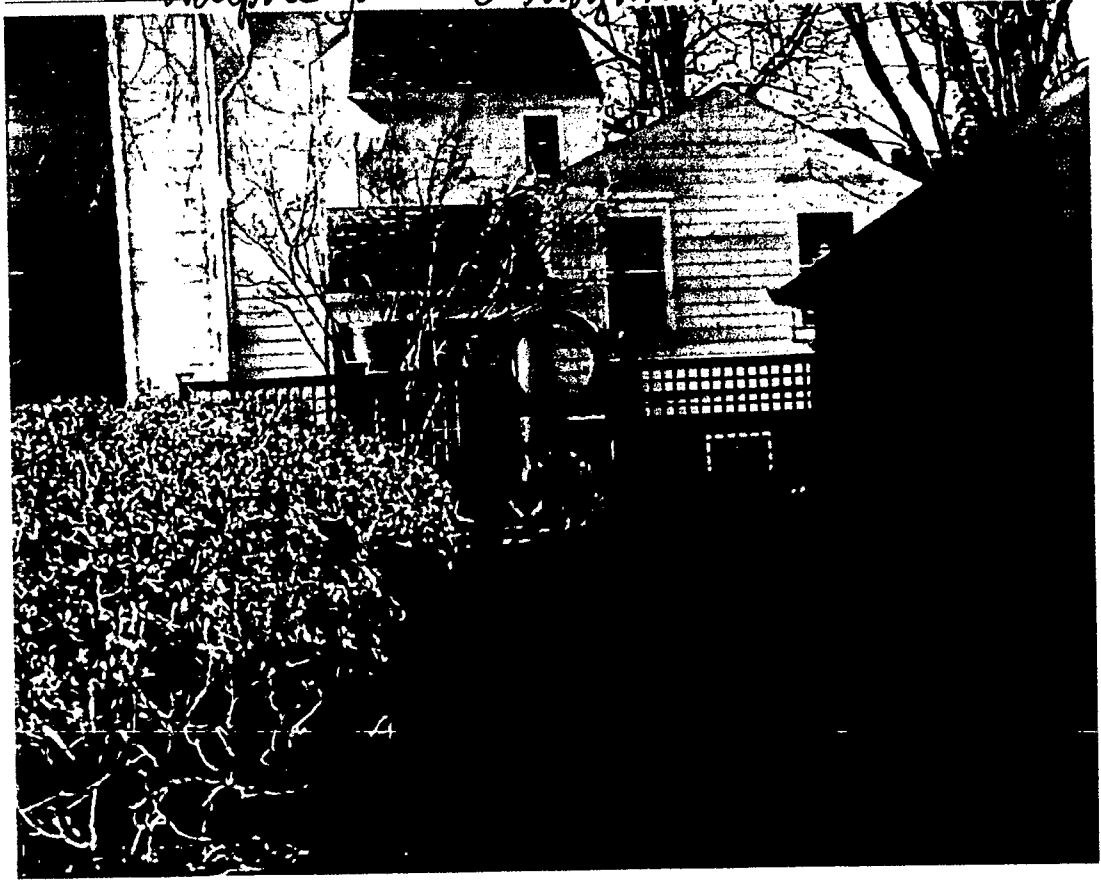
Walpole Gate & Magnolia Parkway



Paved Drive way || W. Kirke



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Walpole Cellular Vinyl Gate & Fence 3 West Kenox



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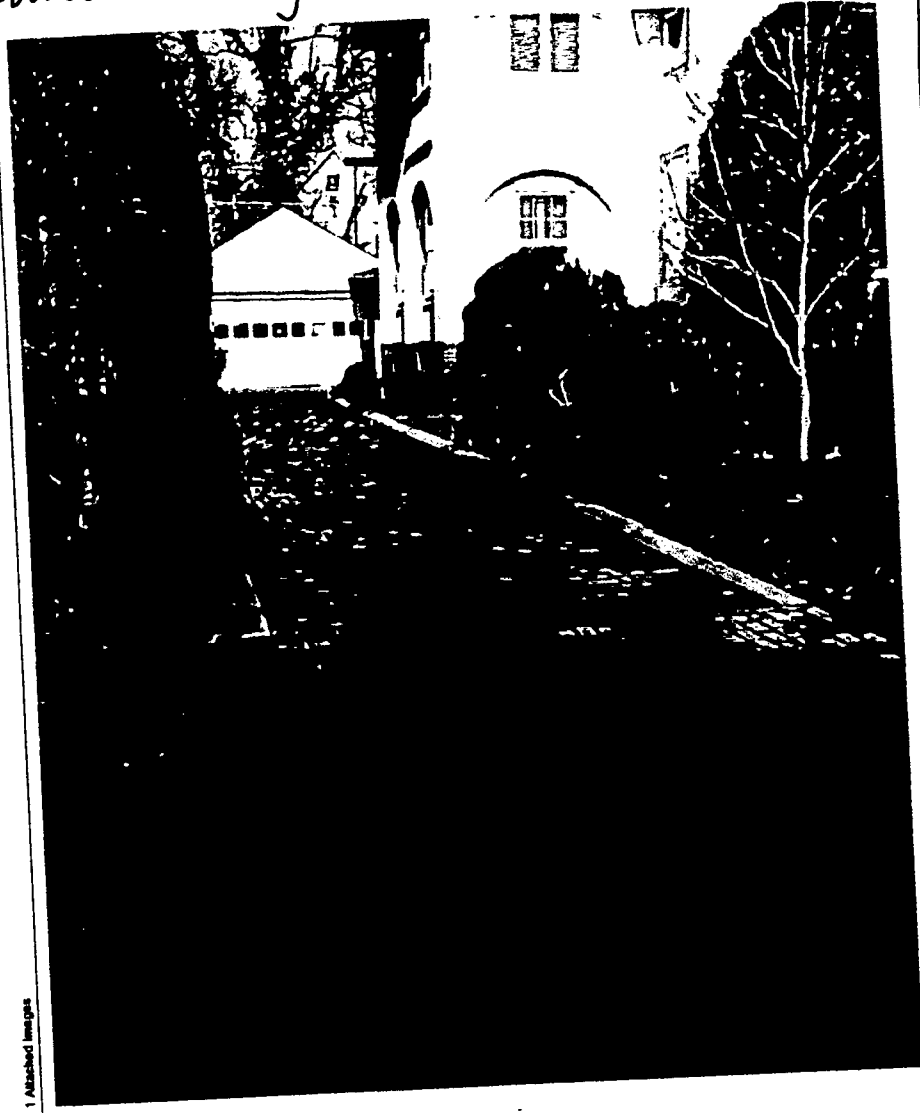
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Paved Driveway #1 West Irving



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