

Chem Chase Village along Lantier Hwy
2009 HAWP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 12/4/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #525299 – sidewalk installation

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 December 2, 2009 HPC meeting.

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: Chevy Chase Village
Address: Laurel Parkway and West Kirke 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 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Michael Younes

Daytime Phone No.: 301-654-7300

Tax Account No.: 526000340

Name of Property Owner: Chevy Chase Village Daytime Phone No.: 301-654-7300

Address: 5906 Chevy Chase Connecticut Avenue 20815
Street Number City State Zip Code

Contractor: Chevy Chase Village Phone No.: 301-654-7300

Contractor Registration No.: n/a

Agent for Owner: Michael Younes Daytime Phone No.: 301-654-7300

LOCATION OF BUILDING/PREMISE

House Number: n/a Street: Laurel Parkway

Town/City: Chevy Chase Village Nearest Cross Street: West Kirke Street

Lot: Block: Subdivision:

Liber: n/a Folio: n/a Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
Move Install Wreck/Raze
Revision 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: Sidewalk

1B. Construction cost estimate: \$

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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.

Signature of owner or authorized agent

Date 11/10/09

Approved: [Signature]

Disapproved: Signature: [Signature] Date: 12/4/09

Application/Permit No.: 525299 11/10/09 WCR Date Filed: 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:

Currently installed is a brick sidewalk with mortared joints set on no base structure that has fallen into disrepair and is a pedestrian safety hazard. The park area and associated area is within the Chevy Chase Village Historic District.

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

We propose to modify the layout of the sidewalk (per the attached drawing) and install an additional sidewalk segment extending down Laurel Parkway to provide and encourage pedestrian access into the Village's rain garden. The exact type of brick pavers being used is still to be determined and when installed will be set in a running bond or 90 degree herringbone pattern.

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 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

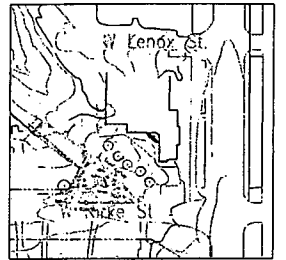
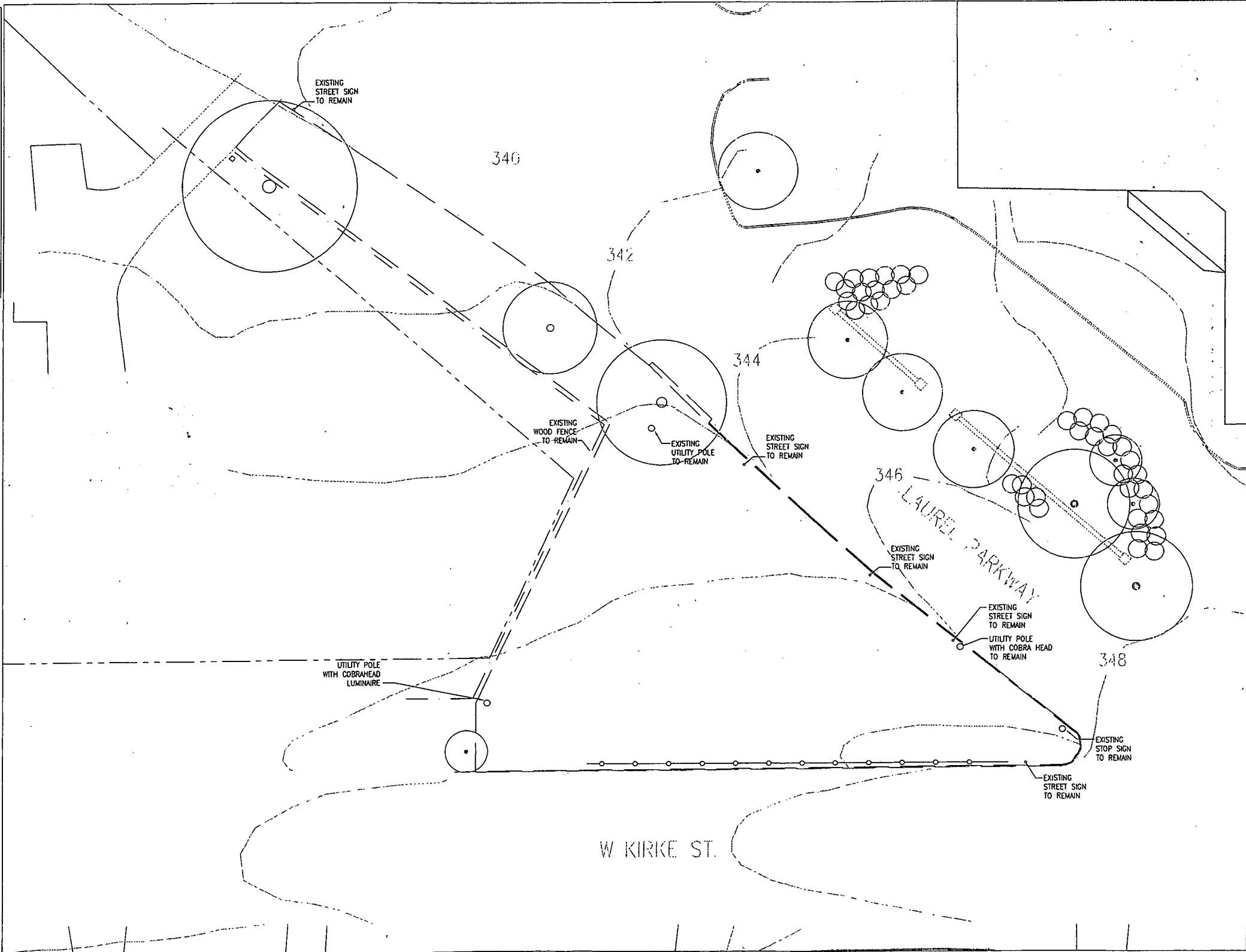
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

LEGEND

-  EXISTING PLANTS TO REMAIN
-  UTILITY POLE SIGN
-  PROPERTY LINE
-  LIMIT OF WORK
-  FENCE
-  SPLIT RAIL FENCE
-  EXISTING BRICK SIDEWALK



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 22314
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 FAX 703 549 5869
 www.edaw.com

REV.	COMMENT	DATE

SEAL:

APPROVED
 Montgomery County
 Historic Preservation Commission

TOPOGRAPHIC INFORMATION
 PROVIDED BY THE VILLAGE OF
 CHEVY CHASE AND RELIES UPON
 THE ACCURACY THEREOF.

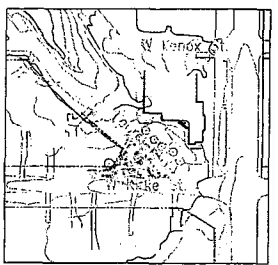
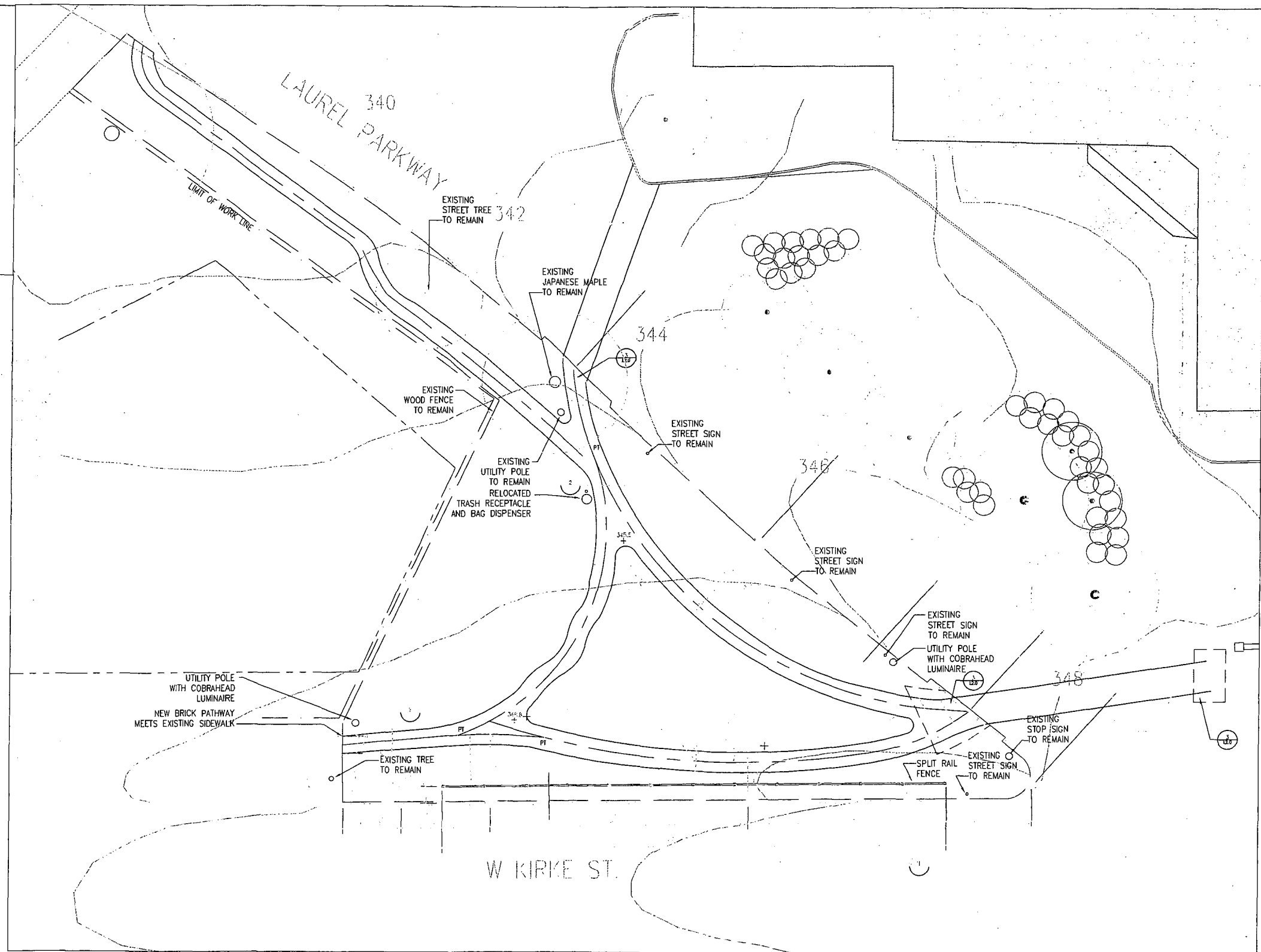
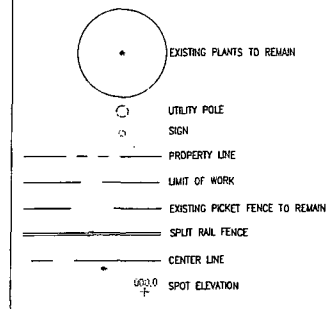
12/9/09

DATE:
 JOB NO.:
 DRAWN BY:
 CHECKED BY:

DRAWING TITLE:
 EXISTING CONDITIONS

SHEET NO.:

LEGEND



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DRAWING TITLE:
LAYOUT PLAN

SHEET NO.:

INSTRUCTION DOCUMENTS

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	Laurel Parkway at West Kirke Street	Meeting Date:	12/2/09
Resource:	Chevy Chase Village Historic District	Report Date:	11/25/09
Applicant:	Chevy Chase Village (Michael Younes, Agent)	Public Notice:	11/18/09
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-09Y RETROACTIVE	Staff:	Anne Fothergill
Proposal:	Sidewalk installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPOSAL

The applicants are proposing to remove existing sidewalks and install new 4' wide brick sidewalks within the triangle park at the corner of West Kirke and Laurel Parkway. They also propose to install a new 4' wide brick sidewalk along Laurel Parkway from West Kirke Street. See plans in Circles 6 + 7 and photos in Circles 11-14.

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 to schedule a follow-up site visit.



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House Number: n/a Street: Laurel Parkway
Town/City: Chevy Chase Village Nearest Cross Street: West Kirke Street
Lot: _____ Block: _____ Subdivision: _____
Liber: n/a Folio: n/a Parcel: _____

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1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
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[Signature] 11/10/09
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 525299 11/10/09 WCR Date Filed: _____ Date Issued: _____

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

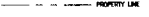





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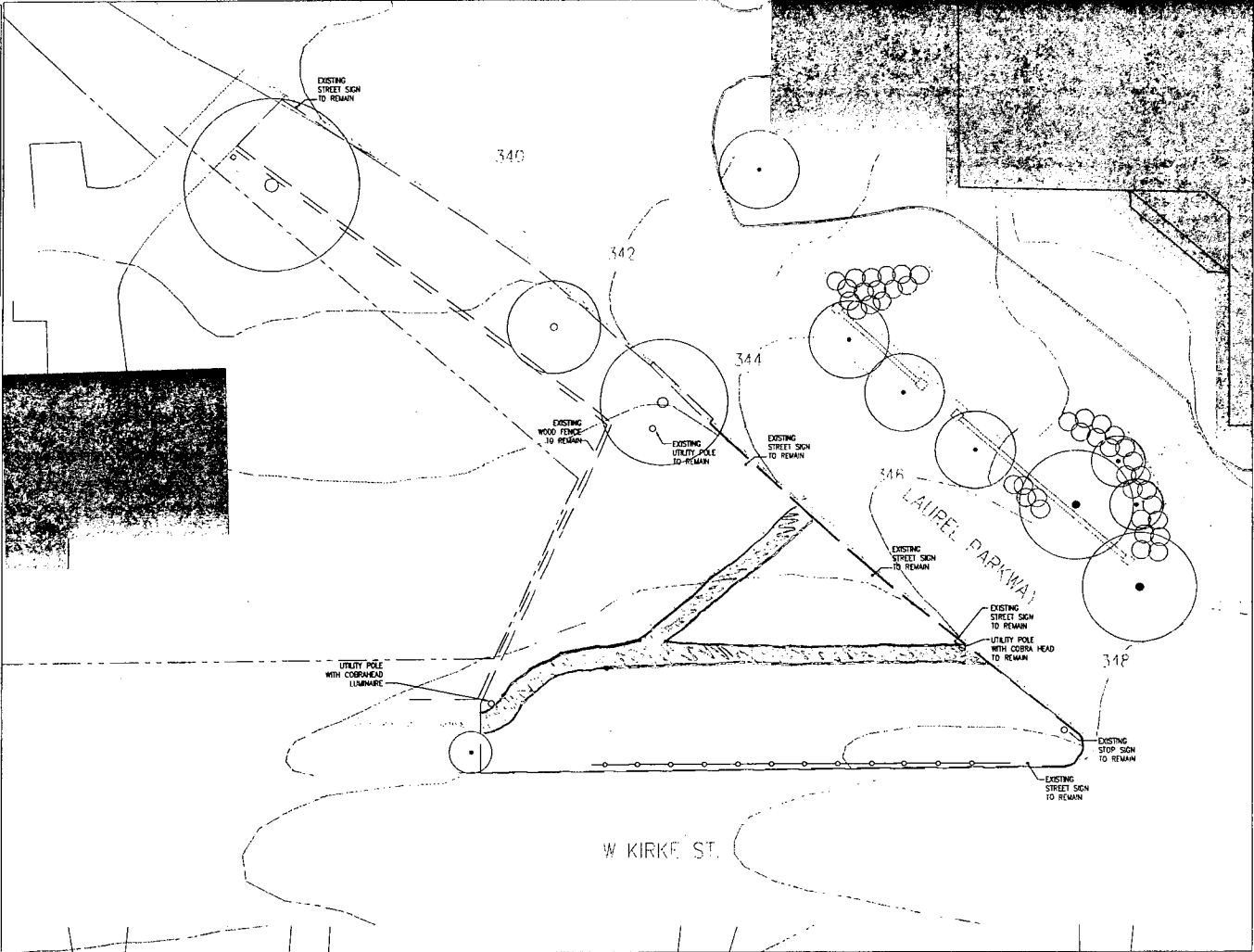
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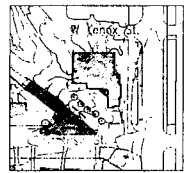
LEGEND

-  EXISTING PLANTS TO REMAIN
-  UTILITY POLE
-  SIGN
-  PROPERTY LINE
-  LIMIT OF WORK
-  FENCE
-  SPLIT RAIL FENCE
-  EXISTING BRICK DRIVEWAY



Existing

TOPOGRAPHIC INFORMATION PROVIDED BY THE VILLAGE OF CHEVY CHASE AND RELIES UPON THE ACCURACY THEREOF.



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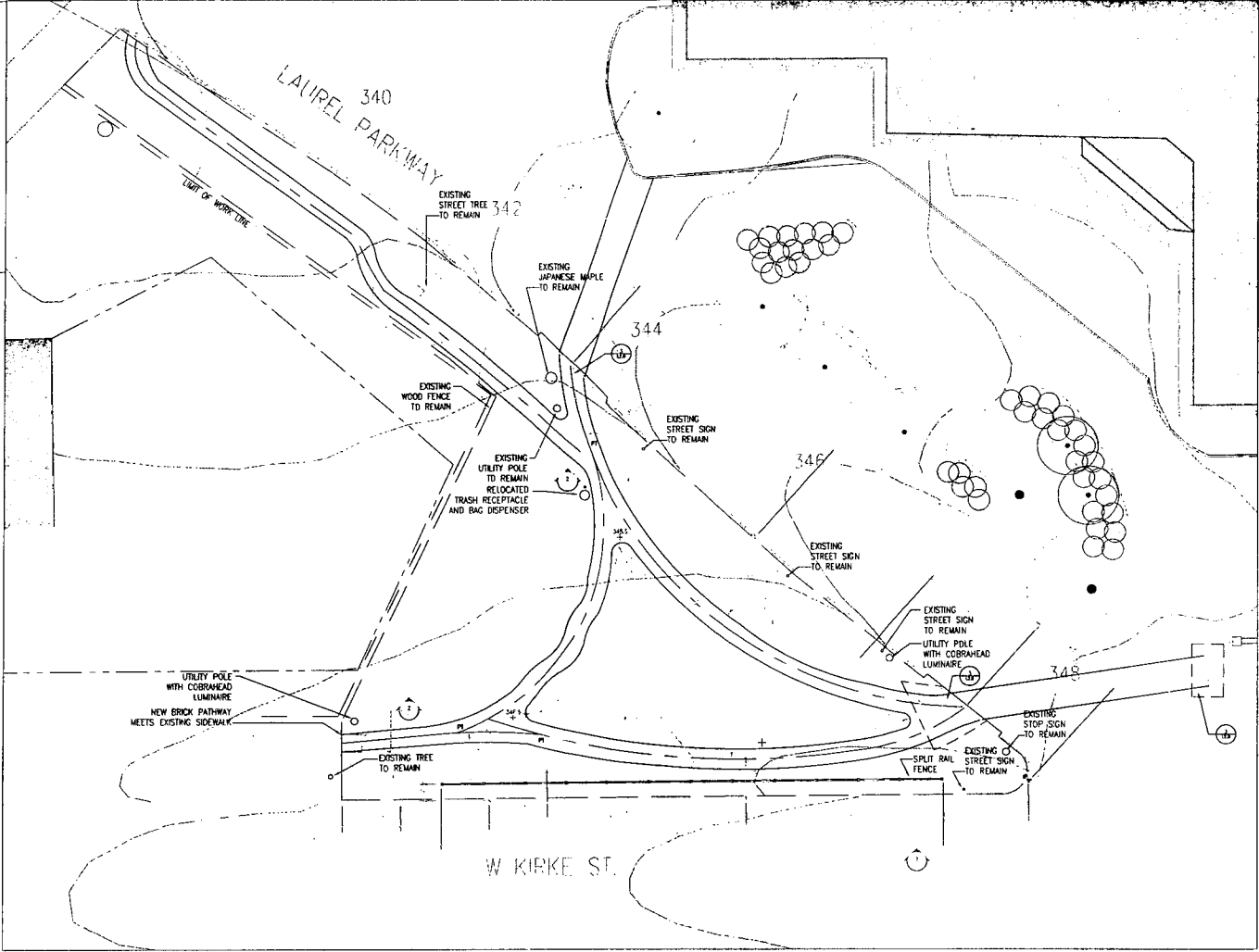
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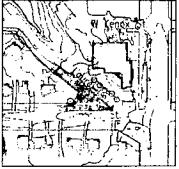
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LEGEND

-  EXISTING PLANTS TO REMAIN
-  UTILITY POLE
-  SIGN
-  PROPERTY LINE
-  LIMIT OF WORK
-  EXISTING PICKET FENCE TO REMAIN
-  SPLIT RAIL FENCE
-  COVER LINE
-  SEE "X" SPOT ELEVATION



proposed



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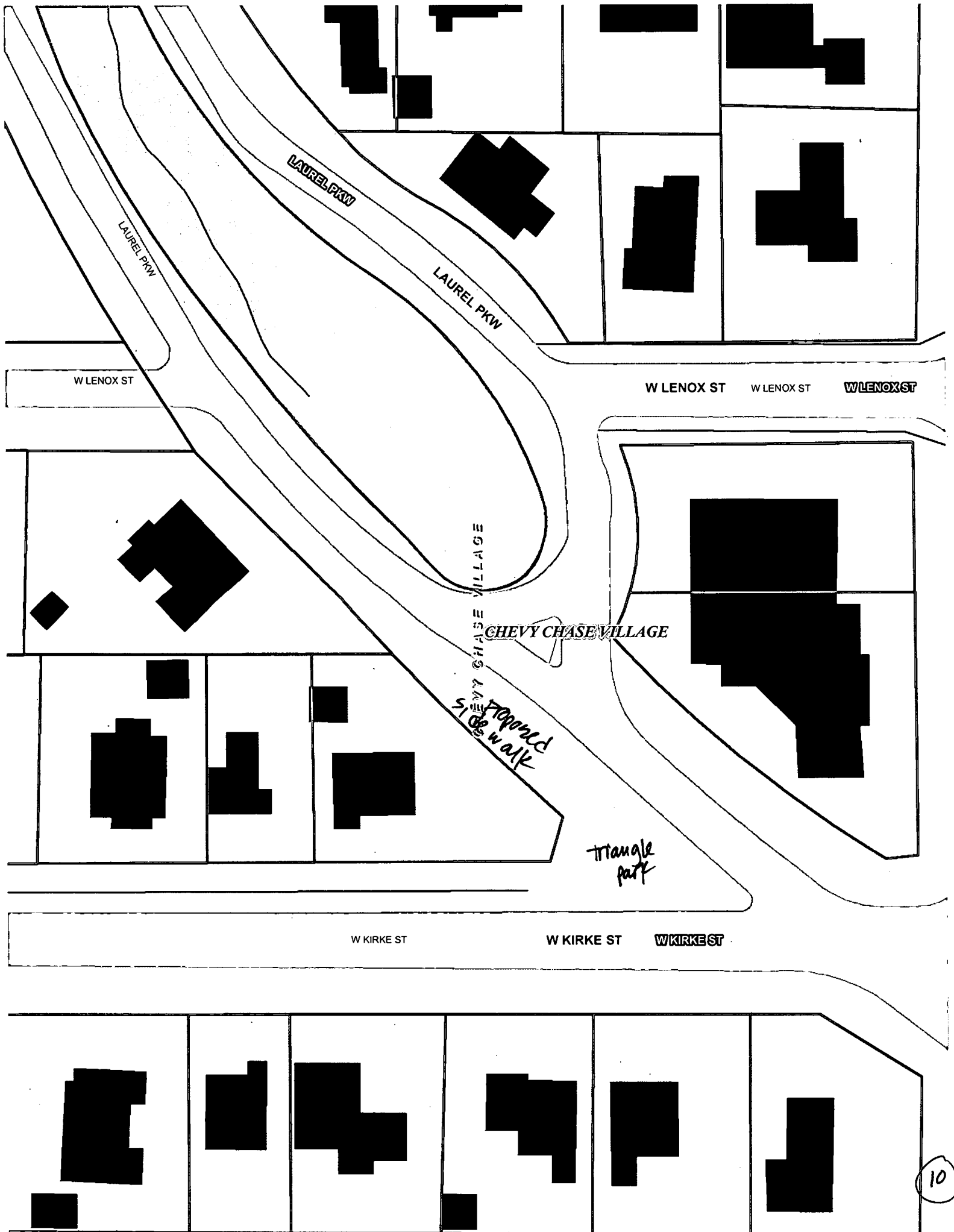
INSTRUCTION DOCUMENTS

7



Laurel Parkway Right-of-Way





LAUREL PKW

LAUREL PKW

W LENOX ST

W LENOX ST

W LENOX ST

W LENOX ST

CHEVY CHASE VILLAGE

CHEVY CHASE VILLAGE

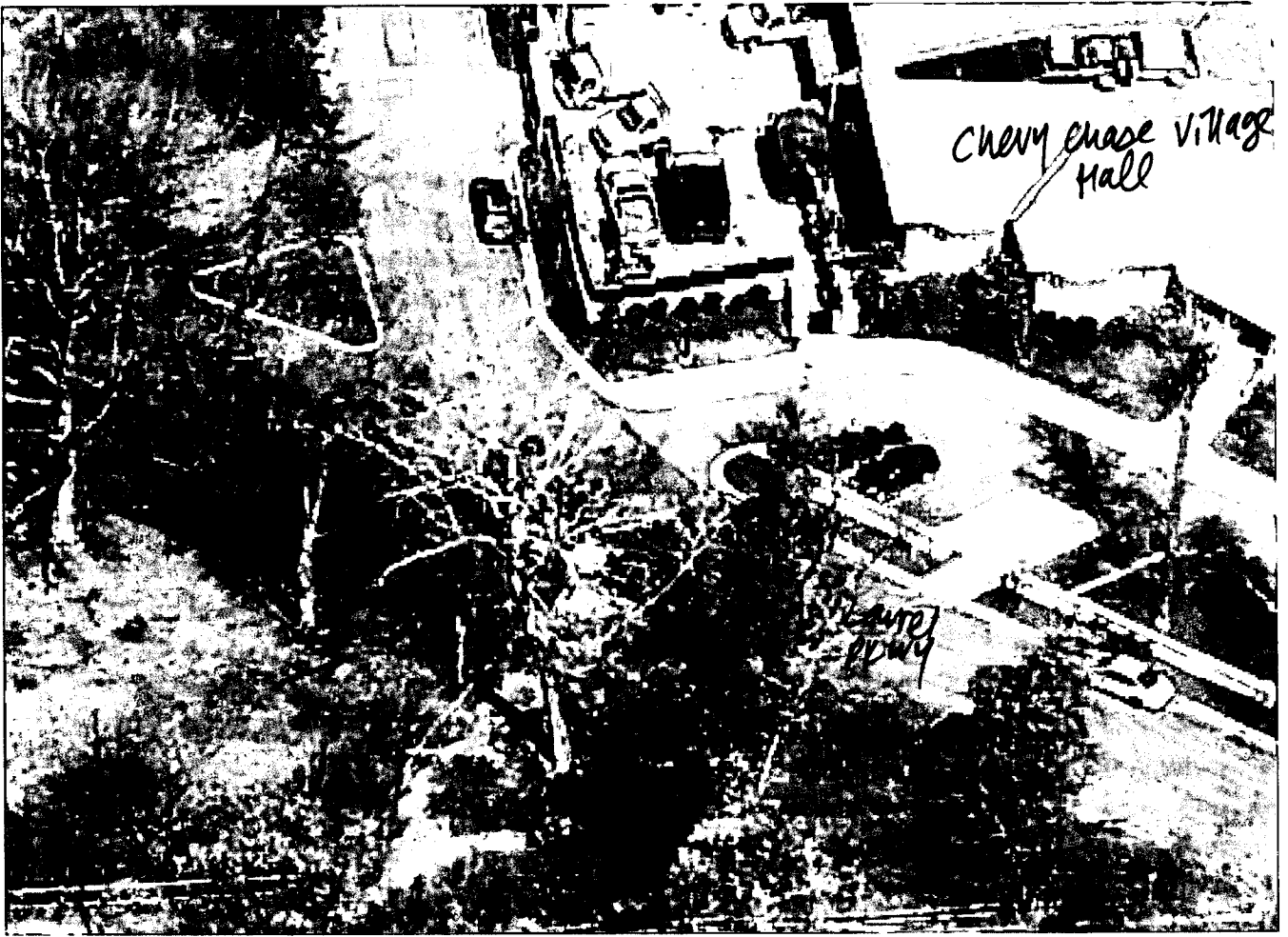
stopped ST on walk

triangle part

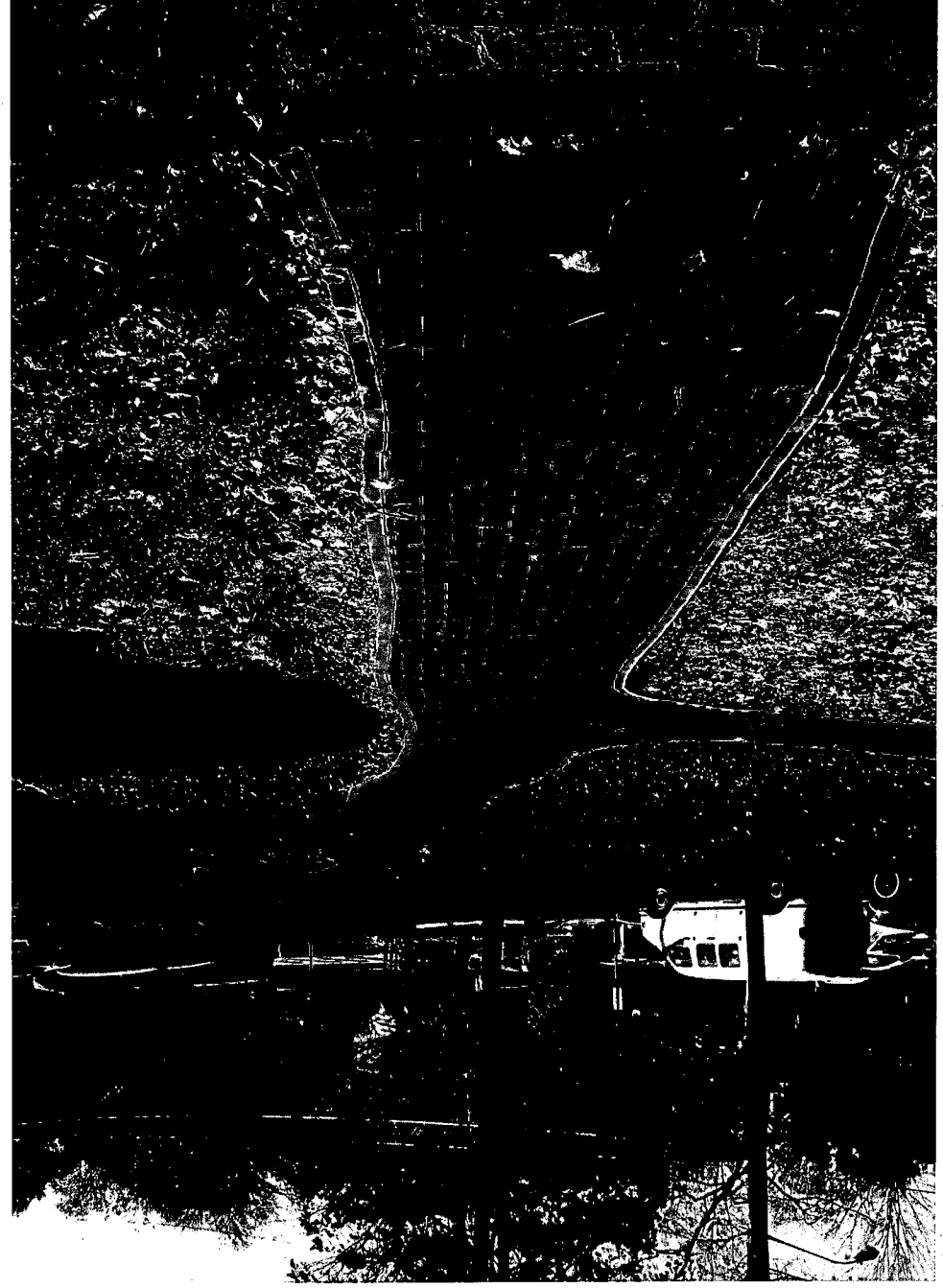
W KIRKE ST

W KIRKE ST

W KIRKE ST



STANGE PART SIDEWALKS

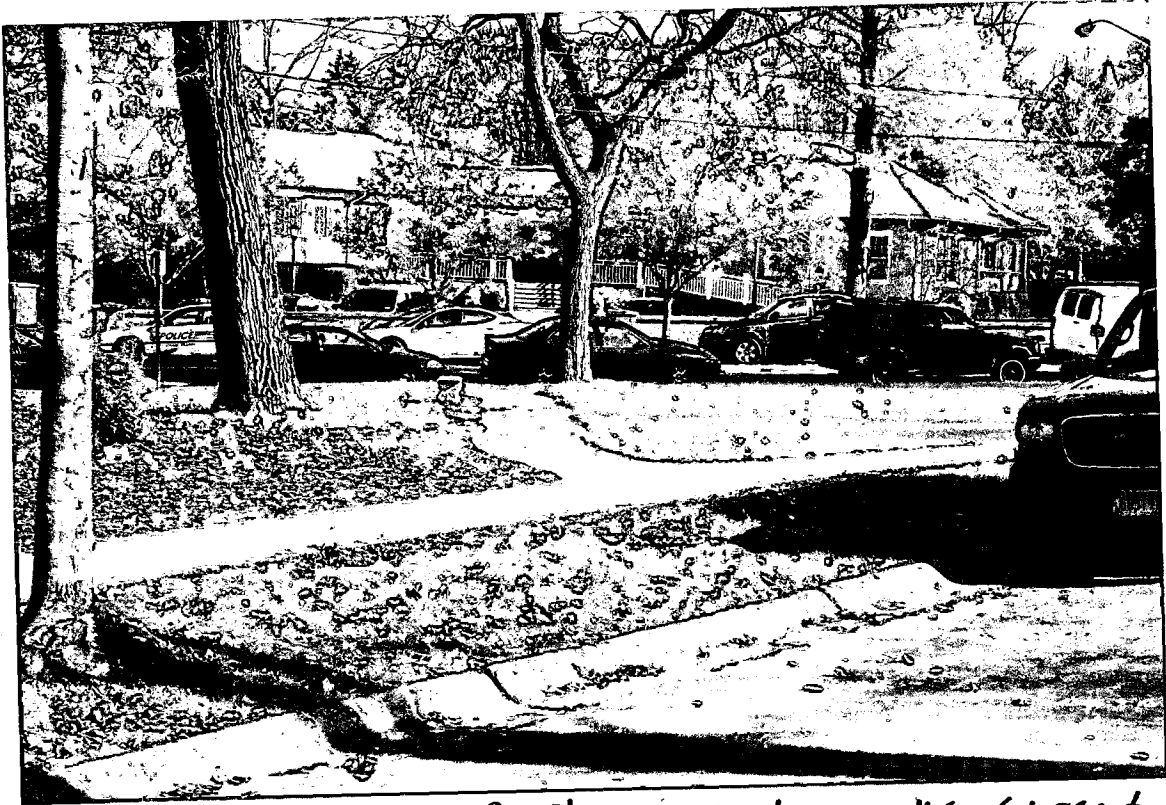




Laurel past way from triangle part



Looking north on Laurel



Triangle Park / West Pike Street