

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	37 W. Irving St., Chevy Chase	Meeting Date:	07/25/2018
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	07/18/2018
Applicant:	Roslyn and David Holzworth (Lila Fendrick, Agent)	Public Notice:	07/11/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-18W	Staff:	Michael Kyne
PROPOSAL:	Deck replacement		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village District
STYLE: Colonial Revival
DATE: c. 1916-1927

PROPOSAL

The applicants propose to replace the existing decking and built-in deck benches at the rear/west side of the historic house. The existing deck is non-original and constructed from pressure treated wood. The built-in benches are also constructed from pressure treated wood and are attached to an existing 3' to 4' high stucco wall at the perimeter of the deck, which will not be altered. Only the surface materials of the deck and built-in benches will be replaced. The proposed replacement material will be Trex Transcend composite decking. If any structural components require replacement, they will be replaced in-kind with like materials and dimensions.

The height of the deck changes with the topography of the lot, ranging from at-grade to approximately 24" high. Due to the height of the deck, no railings are required. Staff notes that this property is located on a corner lot, with its west elevation facing Cedar Parkway. Although the deck is visible from the public right-of-way, the proposal is to alter a non-original feature in the same footprint and configuration, using compatible alternative materials, and it will not alter the visual character of the property.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

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 under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

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.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: DAH@HKLAWOK.COM Contact Person: DAVID HOLZWORTH
 Tax Account No.: 00455281 Daytime Phone No.: 202 445 8105
 Name of Property Owner: Roslyn Mazer/David Holzworth Daytime Phone No.: 202-362-3638
 Address: 37 W Irving Chevy Chase Village, MD 20815
Street Number City State Zip Code
 Contractor: Ted Flores FRP Contractors, Inc Phone No.: 202 494 1965
 Contractor Registration No.: 124339
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 37 Street W Irving St.
 Town/City: Chevy Chase Village Nearest Cross Street: Cedar Pkwy
 Lot: 7 Block: 32 Subdivision: Chevy Chase Section 2
 I.lber: 56168 Folio: 135 Parcel: 07-009-00455281

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- ~~Alter/Rebuild~~
- 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: _____

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. Indicates 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] 6/14/2018
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

842430

**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:

Replace deck and built in bench surfaces currently consisting of pressure treated softwood with composted Trex Transcend. Joists on grade will not be replaced. Total area of deck, located entirely back area of house, is approximately 500 square feet. Deck on grade is not visible from street due to distance, vegetation and 3 to 4 foot concrete and stucco enclosure wall matching color and style of main house structure.

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

No impact on historic resources, existing drainage, trees, or historic district. No permit is required for this work by the Village of Chevy Chase.

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**

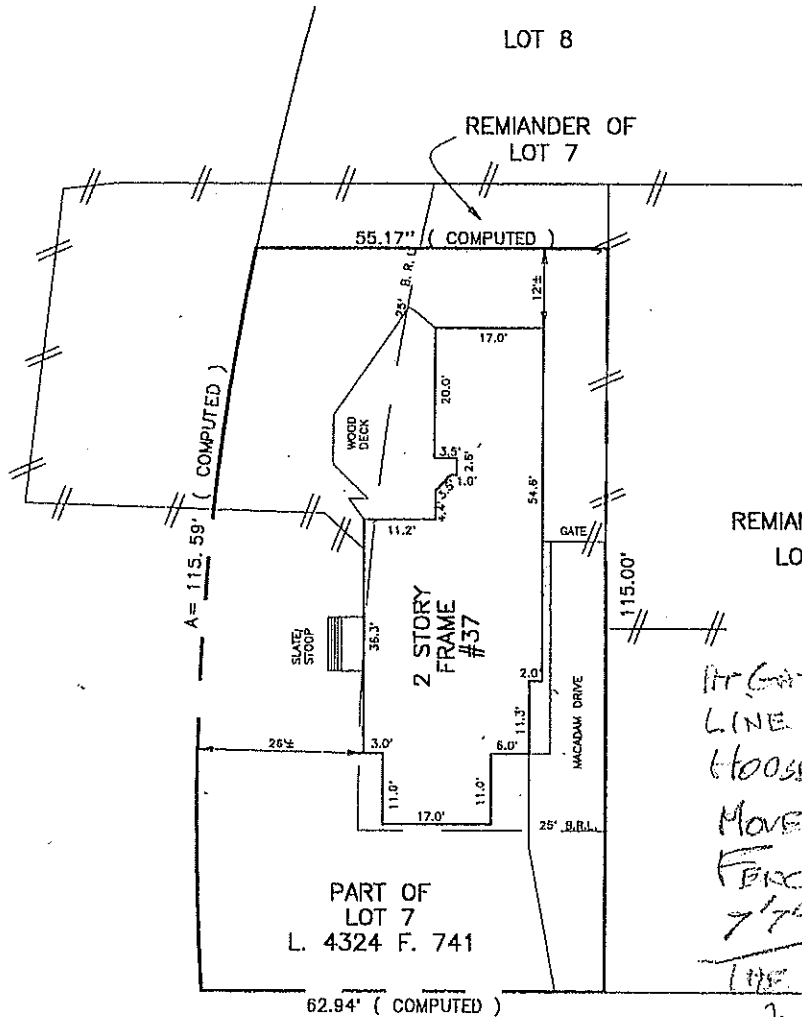
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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 MAILING LABELS.

SECTION NO. 2
CHEVY CHASE
 PART OF LOT 7 BLOCK 32
 MONTGOMERY COUNTY, MARYLAND

NORTH

CEDAR PARKWAY
 (100' WIDE R/W)



PART OF
 LOT 7
 L. 4324 F. 741

WEST IRVING STREET
 (FORMERLY IRVING STREET)
 (60' WIDE R/W)

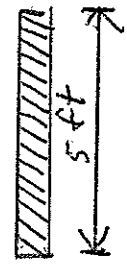
REMAINDER OF
 LOT 7

32

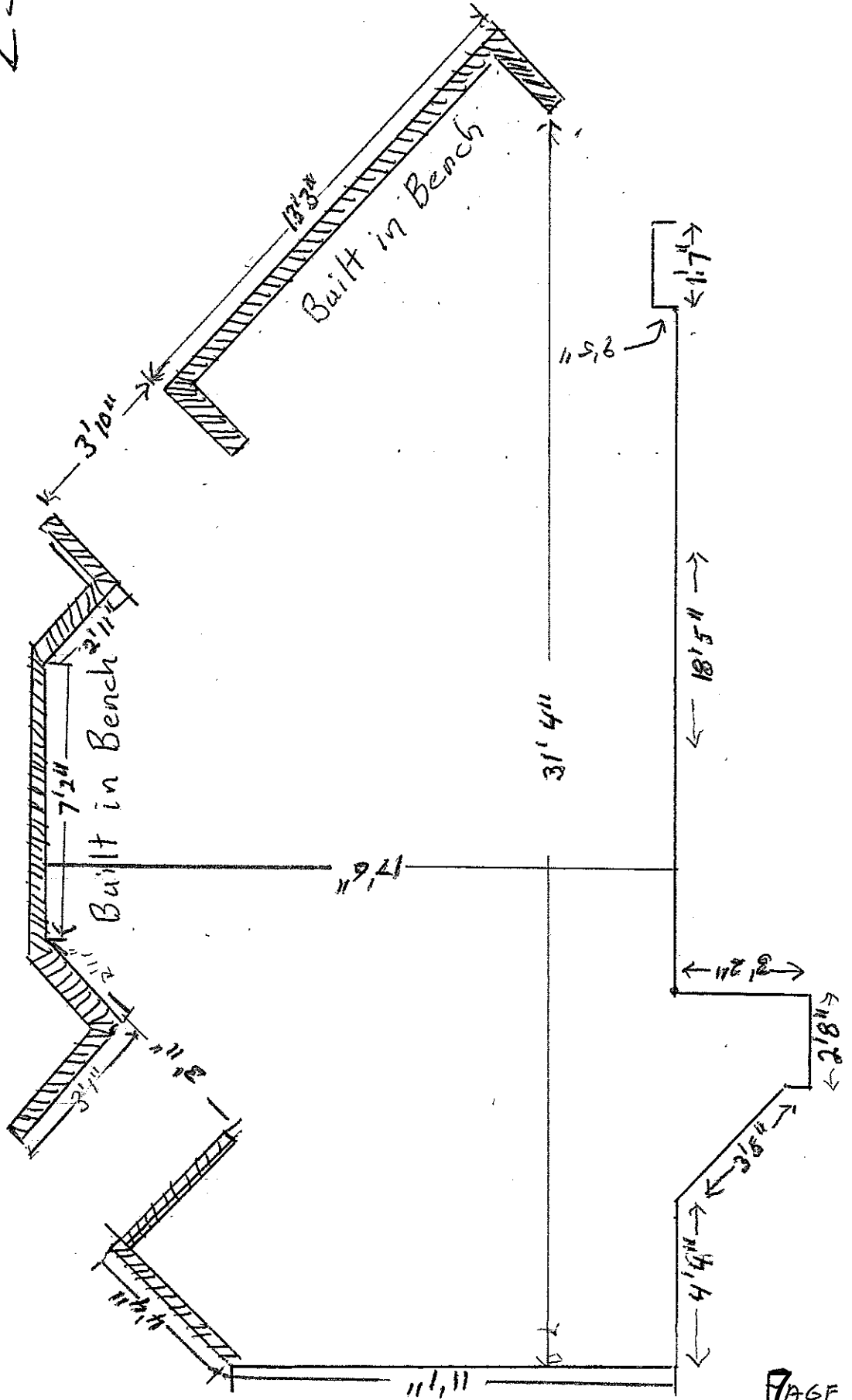
AT GATE PROPERTY
 LINE IS 7'4" FROM
 HOUSE. IF FENCE
 MOVES 2'4" THE
 FENCE POST WILL BE
 7'7" FROM HOUSE AND
 THE ACTUAL FENCE
 WILL BE 8'1" FROM
 HOUSE. NEW POST
 4" FROM PROPERTY
 LINE AT GATE.
 AT 40' THE FENCE
 WILL BE 7'7"
 FROM HOUSE. THE
 FENCE FROM
 PROPERTY LINE

37 W Irving
 Chevy Chase Village, MD
 20815

June 14, 2018

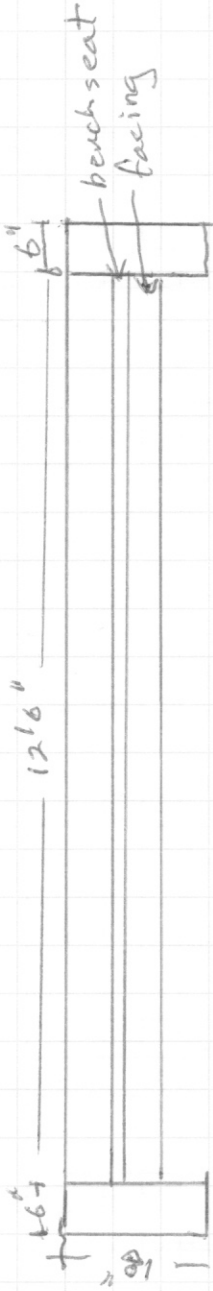


5 1/2" concrete + plaster wall
 1 inch = 4 feet



HOLZWORTH MAZER
HAWP APPLICATION
37 W IRVING ST

Bench 1

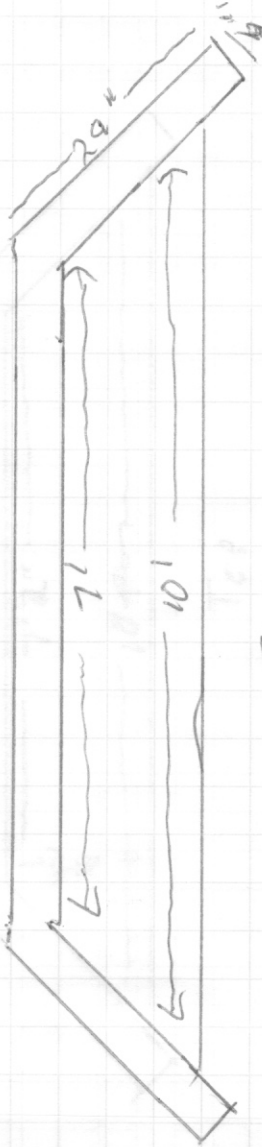


FRONT



TOP

BENCH 2



TOP



BOTTOM FRONT

18" 8

37 W. Irving St. Holzworth HAWP
Application

FRP CONTRACTORS INC.

108 Summit Hall Road
Gaithersburg, MD 20877
301-977-6031 fax 301-469-7051

PROPOSAL

6/5/18

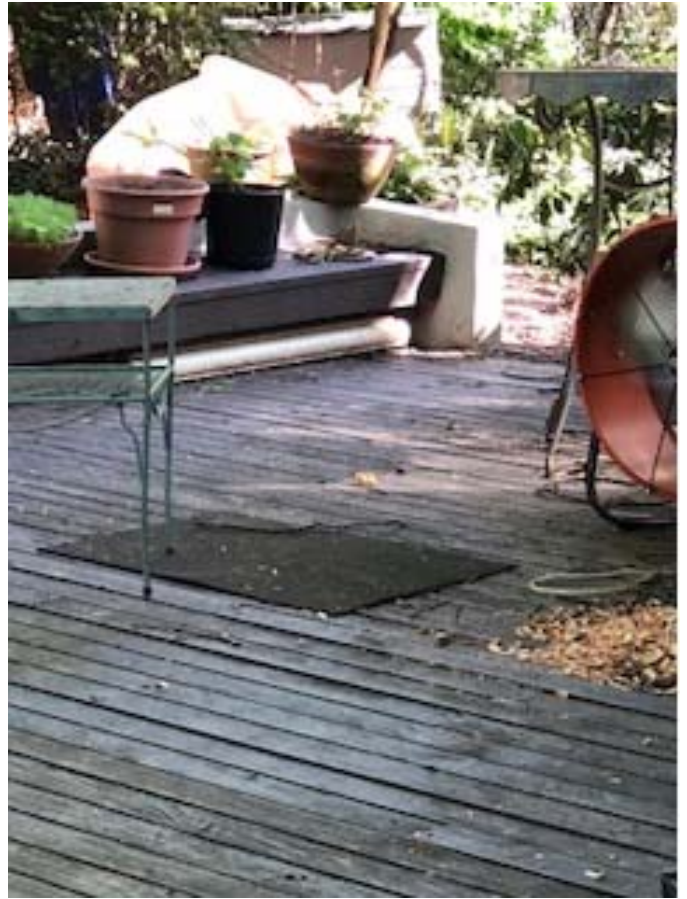
JOB: Holzworth residence
W. Irving Street
Chevy Chase, MD

Deck

- remove existing decking (approximately 500 sq ft)
- install 5/4 x 6 composite decking (TREX) using
concealed fastening system
- remove debris

Labor and materials to complete the above 8,000.00







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

<p>Owner's mailing address 37 W Irving Street Chevy Chase Village, MD 20815</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Sasan Jalali/Shadi Pezeshki 35 W Irving Street Chevy Chase, Village, MD 20815</p>	<p>David O'Neil/Laura M Billings 5904 Cedar Parkway Chevy Chase Village, MD 20815</p>
<p>Martin J. + Lori Weinstein 5815 Cedar Parkway Chevy Chase Village, MD 20815</p>	<p>John D. + Ellen F. Talbot 5906 Cedar Parkway Chevy Chase Village, MD 20815</p>
<p>Tom + Melissa Dann 34 West Kirke Street Chevy Chase Village, MD 20815</p>	