

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1-A East Irving St., Chevy Chase	Meeting Date:	09/06/17
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	08/30/17
Applicant:	Paul Brian & Geraldine Connolly	Public Notice:	08/23/17
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-17EE	Staff:	Dan Bruechert

Proposal:

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HA WP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non- Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c.1938

The house is a brick Colonial Revival house, two stories tall, with a side gable roof, three bays wide, and six-over-six sash windows throughout. The above the central door is an applied half-round pediment.

PROPOSAL:

The applicant is proposing to conduct work in two areas of the house:

- Remove and replace 5 wood windows and replace a rear set of exterior doors and
- Install a portico over the front entrance to the house.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction within the Chevy Chase Village Historic District, decisions are guided by the Chevy Chase Village Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general

massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
 - Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
 - Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
 - Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
 - Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
 - Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:

- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
- Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The applicant is proposing to remove a total of five windows, two on the left side, and three on the rear and to replace a set of paired rear doors. Additionally, the applicant is proposing to remove the applied pediment and construct a portico above the front addition. Staff supports approval for both of these elements.

Window and Door Replacement

The applicant is proposing to replace two six-over-six sash windows on the left (side) elevation with Pella Architectural Series windows that match the configuration of the existing. One of these windows is in the original 1938 massing; the other window is in the 1980s addition and is not visible from the public right of way. Window replacement is to be subject to moderate scrutiny within the district if it is at all visible from the public right-of-way. The window in the 1980s addition is not at all visible from the right-of-way and will only result in a minimal visual appearance. The other window to be replaced is on the second floor, at the rear of the side elevation. Its replacement will not result in a significant visual change and Staff feels that a clad window on a non-contributing building in this location is an appropriate material.

The three windows proposed at the rear are not at all visible from the public right of way and are to be reviewed under lenient scrutiny. These proposed windows will match the configuration and general appearance of the existing windows and *Guidelines* for the district state this change should be approved as a matter of course.

Lastly, the applicant is proposing to replace a set of French Doors installed in the 1980s addition.

The proposed replacement doors will match the visual appearance of the non-historic doors and, as they are not visible from the public right-of-way, Staff feels that these should be approved as a matter of course.

Portico Construction

The applicant is proposing to construct a 4' by 8' (four foot by eight foot) portico over the front entrance. Currently there is an applied half-round pediment above the front door. Because this is a non-contributing resource, Staff believes that this proposal is appropriate.

While the house, when constructed did not have a portico, there is a precedent for installing one on the house. The precedent is located directly next door (see Fig. 1, below). A house in matching details and dimensions has a small triangular portico over the front door. Staff has been unable to determine whether this element was added at the time of construction or later. The proposed portico at the subject property will be approximately the same size as its neighbor, but will read as a little larger due to the flat roof and railing above. Staff feels that while this proposal is more massive than what is done at its neighbor, it will not overwhelm the building, nor will it negatively impact the surrounding district.

The materials (wood) and design for the proposed portico are largely in keeping with the surrounding historic district. The applicant has provided a photo of this design installed at another house (see Circle 20, unidentified address). Lastly, this portico will not have a significant impact on the integrity of the house and may be removed without significant damage to the house at a later date. Because the *Design Guidelines* state that out of period/non-contributing resources should be given the most lenient level of review, Staff supports this proposal.

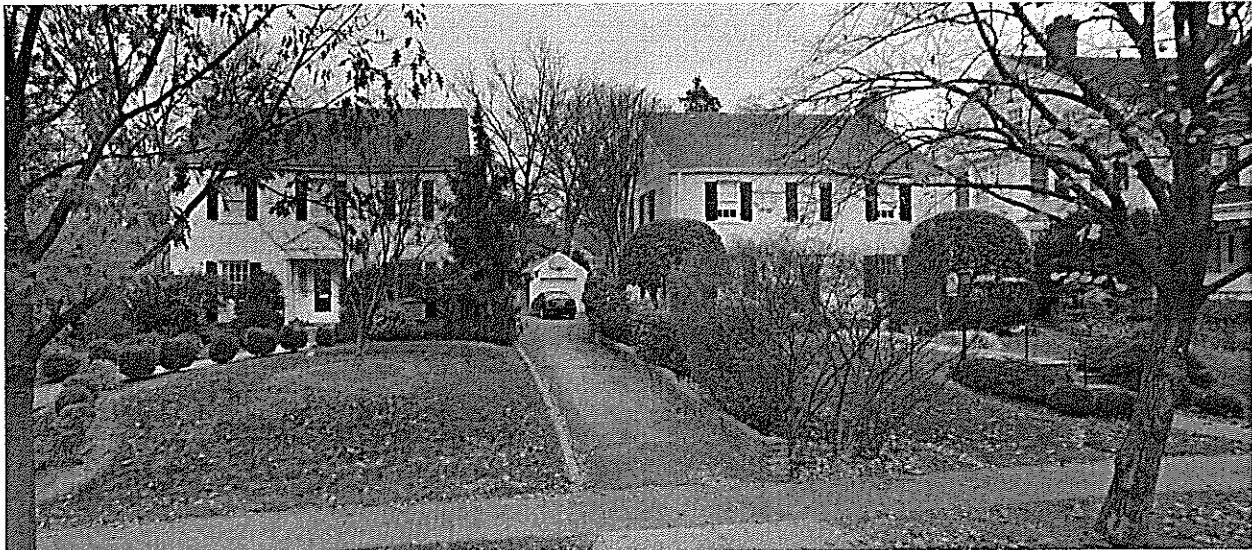


Figure 1: 1 E. Irving (left) with a small portico with 1-A E. Irving (right) with an applied pediment.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: PBCONNOLLY50@GMAIL.COM Contact Person: P. BRIAN CONNOLLY
 Daytime Phone No.: 202-494-6382
 Tax Account No.: DISTRICT OF ARA #00454936
 Name of Property Owner: PAUL BRIAN + GERARDINE CONNOLLY Daytime Phone No.: _____
 Address: 1-A EAST IRVING ST CHEVY CHASE, MD 20815
Street Number City State Zip Code
 Contractor: K.C. COMPANY, INC Phone No.: 301-957-7000
 Contractor Registration No.: MHIC # 38731
 Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 1-A Street: EAST IRVING ST.
 Town/City: CHEVY CHASE, MD Nearest Cross Street: CONNECTICUT AVENUE
 Lot: 27 Block: 34 Subdivision: CHEVY CHASE VILLAGE
 Liber: 07621 Folio: 0376 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<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 type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>REPLACEMENT WINDOWS</u>			

1B. Construction cost estimate: \$ 18,000.-

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION

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.

Paul Brian Connolly Signature of owner or authorized agent
8-2-17 Date

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

SEE ATTACHED SHEET

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

SEE ATTACHED SHEET

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.

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.

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2 of 9

1-A EAST IRVING STREET, CHEVY CHASE, MD

CONNOLLY HISTORIC AREA WORK PERMIT APPLICATION ADDENDUM

1. WRITTEN DESCRIPTION OF PROJECT

- a. The property is a single-family home located in the historic district of Chevy Chase Village that was originally constructed in 1938. A first and second floor addition was made to the property in the early 1980's and an addition was made to the third floor in the late 1980's. Since that time there have been no changes to the property except for maintenance and cosmetic work. That construction project in the early 1980's included the installation of Pella casement windows by the prior owner.

While the property sits in the historic district it has no significant historic features. However, being located on East Irving St there are other properties with historic significance because they date back to 1893, 1903, 1906, 1908, 1918, etc. Most of these residences have had various additions to their rear lots over the years as well as windows and doors replaced, including some by Pella.

- b. The project is to replace five (3) original wood windows on the north facing rear of the home and two (2) west facing windows on the side of the home, for a total of five (5) windows. In addition to the windows, it is proposed to replace the double-door to the rear patio. The existing doors and windows are suffering from various stages of rot and excessive heat loss and gain. The replacement door and windows are all manufactured by Pella. They are wood windows and doors from the Pella Architectural series, which is a traditional design, that conforms with the look and feel of the other windows and doors in the home. From the Pella catalogue, the Architectural Series are; "authentic double-hung window for historical accuracy". Additionally, the window and door grills will match the existing windows.

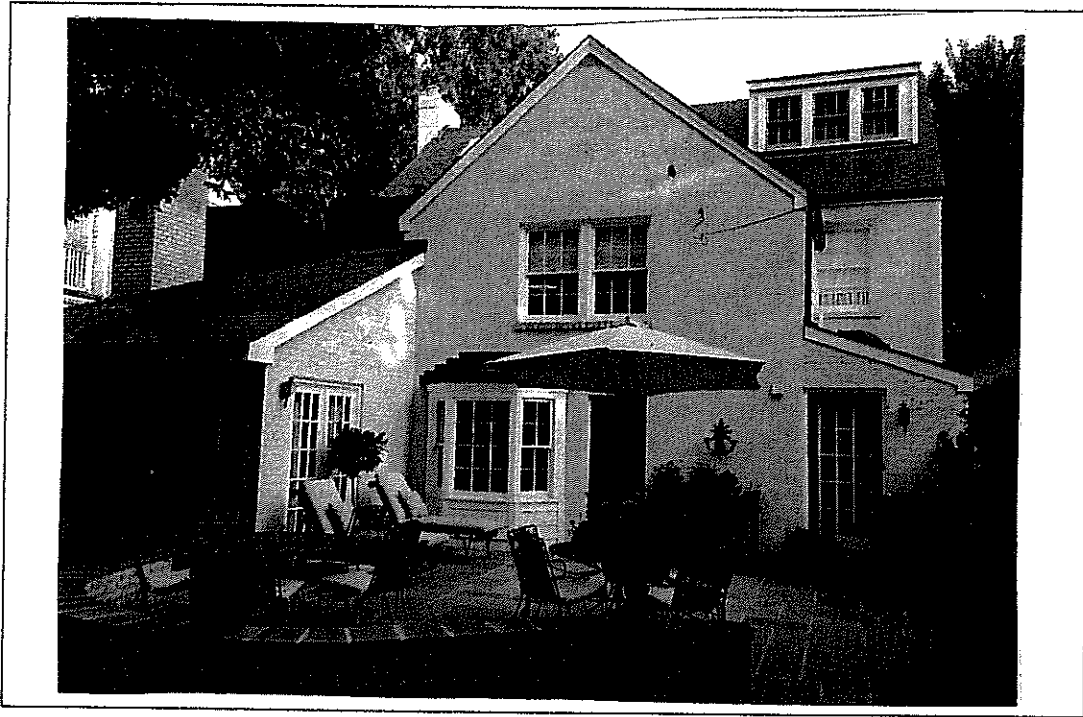
The window and door openings for the replacement door and windows are not being modified since the replacements are measured and manufactured to fit into the existing openings. A description and of the replacement windows and door are attached hereto.

Since all the replacement windows and door are located at the rear and side of the home and not visible to the street, there will be no effect on any historic nature of the home, the neighboring homes or the historic district. In fact, the backyard and adjacent neighbor to the east all have modern, but historic looking windows on the rear of their properties. Furthermore, the property's addition from the early 1980's and 3rd floor addition all have modern replacement windows.

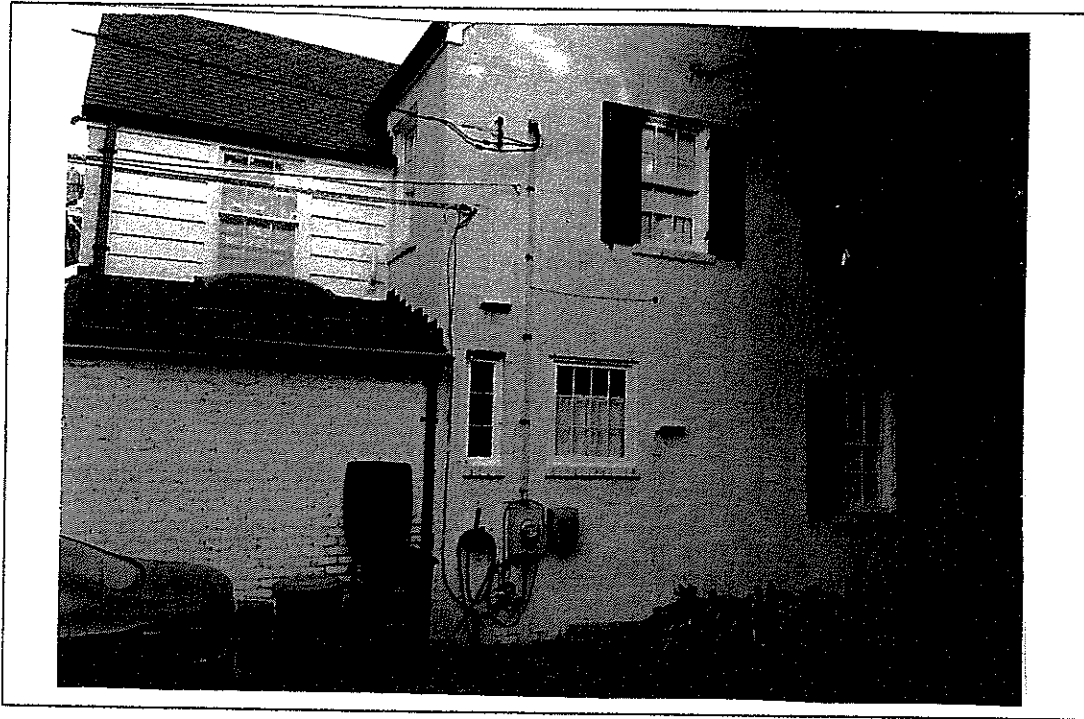
2. SITE PLAN ATTACHED AND DATED 3-13-87

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Existing Property Condition Photographs (duplicate as needed)



Detail: NORTH FACING REAR



Detail: WEST FACING SIDE

Applicant: PAUL BRIAN + GERALDINE CONNOLLY

Page:

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NOT IN A FLOOD PLAIN AT THIS TIME

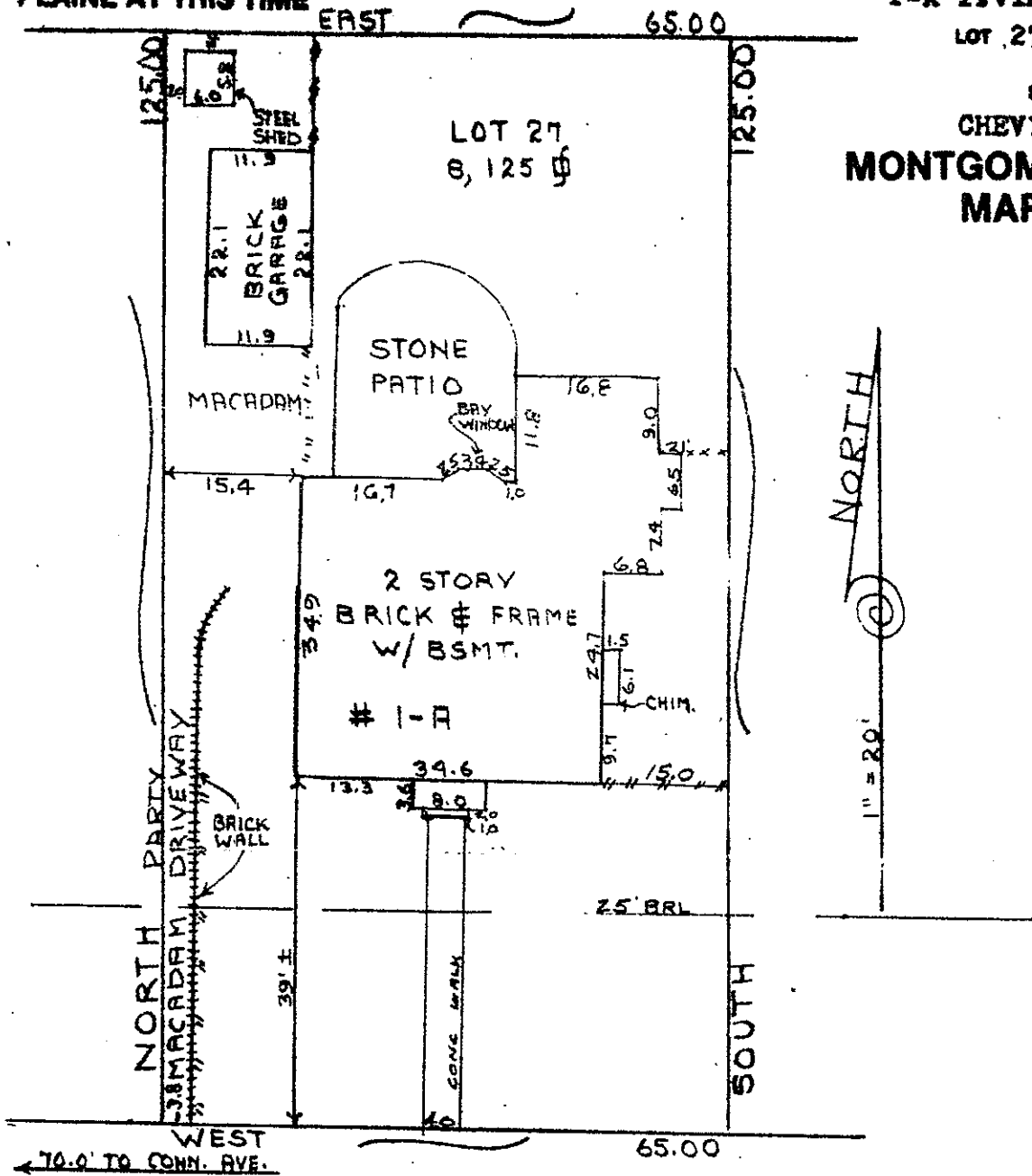
HOUSE LOCATION PLAT
1-A Irving Street,

LOT 27 BLOCK 34

SECTION 2

CHEVY CHASE

MONTGOMERY COUNTY
MARYLAND



1" = 20'

IRVING STREET

60' R/W



NOTE: Lot corners have not been set by this survey unless otherwise indicated.

SURVEYOR'S CERTIFICATE

I hereby certify that the location of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.

Charles A. Schmidt Md. Reg. No. 40
Albert Smith

REFERENCE

PLAT BOOK
19
PLAT NUMBER
1220

LIBER

FOLIO

HEATHER FENCE STAKE-OUT

5802 Rehling Street
Temple Hills, Maryland 20748
894-4335 - Lic. Reg. Cert. No. 30

DATE: 3-13-1987

SCALE: 1" = 20'

JOB NUMBER

Interdonato

WALL CHECK: 3-14-1987

FIELD BOOK: H.L.

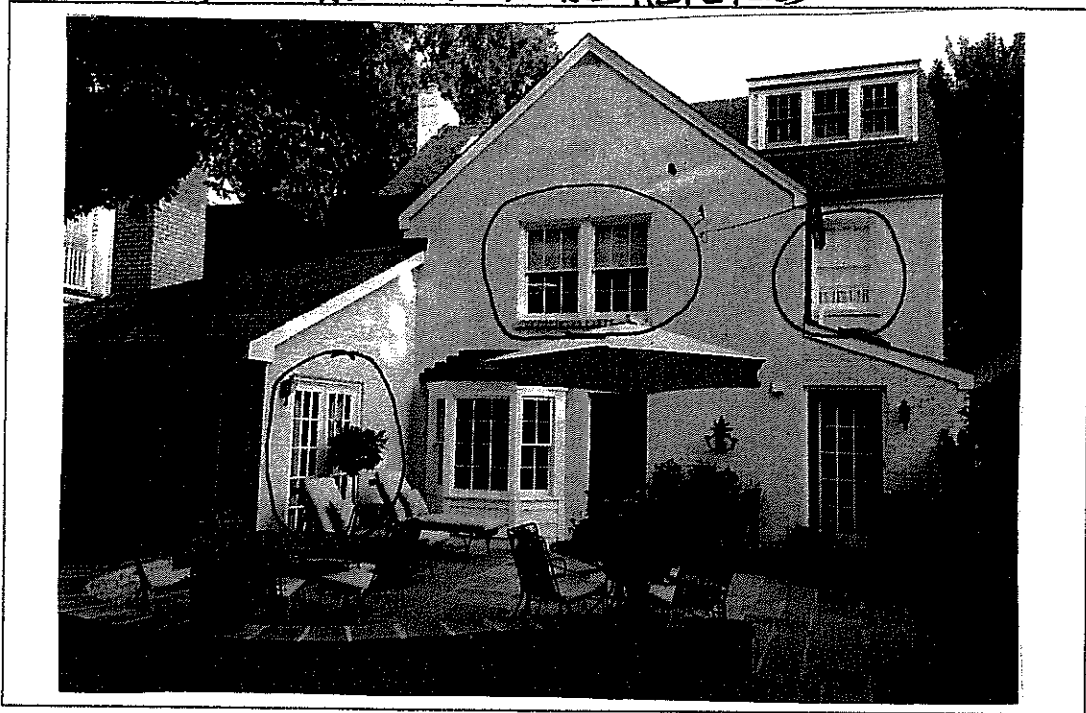
RECORD NUMBER

FINAL P.L.: 3-16-1987

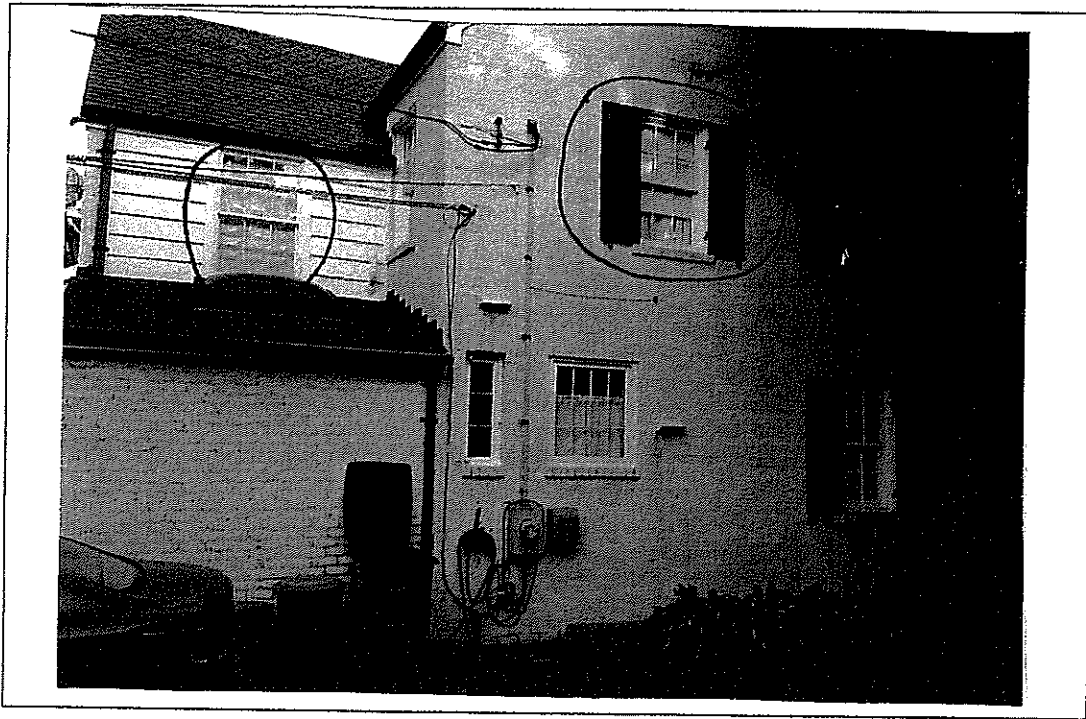
DRAWN: A.S.

SH

WINDOWS AND DOOR TO BE REPLACED
CIRCLED IN RED ARE TO BE REPLACED



Detail: NORTH FACING REAR



Detail: WEST FACING SIDE

Applicant: PAUL BRIAN + GERALDINE CONNOLLY

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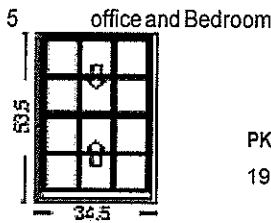
3. PLANS AND ELEVATIONS

There are no elevation plans because Pella does its measurements on site and the window and door openings are not being increased, decreased or modified in any manner.

Pictures that show the windows and door to be replaced are shown below, as are the specifications and design of the Pella replacement windows.

4. MATERIALS SPECIFICATIONS

Below are the specifications for the proposed Pella replacement windows for the Architectural Series.



Viewed From Exterior

PK #
1987

Architect, Double Hung, Classic White

1: Size Double Hung, Equal

General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16", No Certification

Exterior Color / Finish: Painted, Standard Enduraclad, Classic White

Interior Color / Finish: Bright White Interior

Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Spoon-Style Lock, White, No Limited Opening Hardware, No Sash Lift

Screen: Half Screen, Standard EnduraClad, Classic White, Standard, InView™

Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee

RIW215 - Pocket Fit Installation - Single Unit

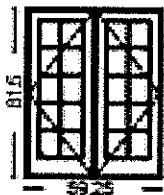
Qty 1

RIWLSP20 - Lead Safe Removal Pfit Installation per opening

Qty 1

Line#	Location:	Attributes
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10 living room



Viewed From Exterior

PK #
1987

Architect, Double Outswing Door Active / Passive, Classic White

1: Active / Passive Double Outswing Door

General Information: Standard, Clad, Pine, 5 7/8", 4 9/16", No Certification, Standard Sill, Brown Finish S

Exterior Color / Finish: Painted, Standard Enduraclad, Classic White

Interior Color / Finish: Bright White Interior

Sash / Panel: Ogee, Ogee, Standard

Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Standard, Bright Brass, Order Handle Set, Multipoint Lock

Grille: ILT, No Custom Grille, 7/8", Traditional (2W5H / 2W5H), Putty Glaze, Ogee

Customer Notes: CUSTOM SIZE DOORS

RIW239 - Hinged Door - Any Two Panel

Qty 1

PSPAINTRR22 - PAINTRR22 Paint Trim to Match Pella Pre-Finished Entry Syste

Qty 1

RIWLSF10 - Lead Safe Removal Full Tear Out Installation per opening

Qty 1

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7 OF 9

1-A EAST IRVING STREET, CHEVY CHASE, MD

CONNOLLY HISTORIC AREA WORK PERMIT APPLICATION ADDENDUM

5. PHOTOGRAPHS

Photos showing the windows and the door to be replaced are attached hereto and the replacements circled in RED.

6. TREE SURVEY

No tree survey is required.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Listing of addresses are attached.

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

Owner's mailing address PAUL BRIAN CONNOLLY 1-A EAST IRVING ST CHEVY CHASE, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
LANSING B. LEE, III CAROLE C LEE 1 EAST IRVING ST CHEVY CHASE, MD 20815	J. J. CAFARO P.O. BOX 2264 YOUNGSTOWN, OHIO 44504-0264
STUART M. GERSON PAMELA E. SOMERS 3 EAST IRVING ST. CHEVY CHASE, MD 20815	
KATHRYN FULTON + ROBERT D. KYLE 4 EAST IRVING ST. CHEVY CHASE MD 20815	

(14)

**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:

IA was built in 1938 as a colonial, it does not appear to have had any significant changes to its facade. There was an addition installed on the back at some time within the last 30 years.

- 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 install a small 4x8 portico over the existing flagstone porch. The new portico is in keeping with the neighborhood architecture and is similar to many in the area.

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.
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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.

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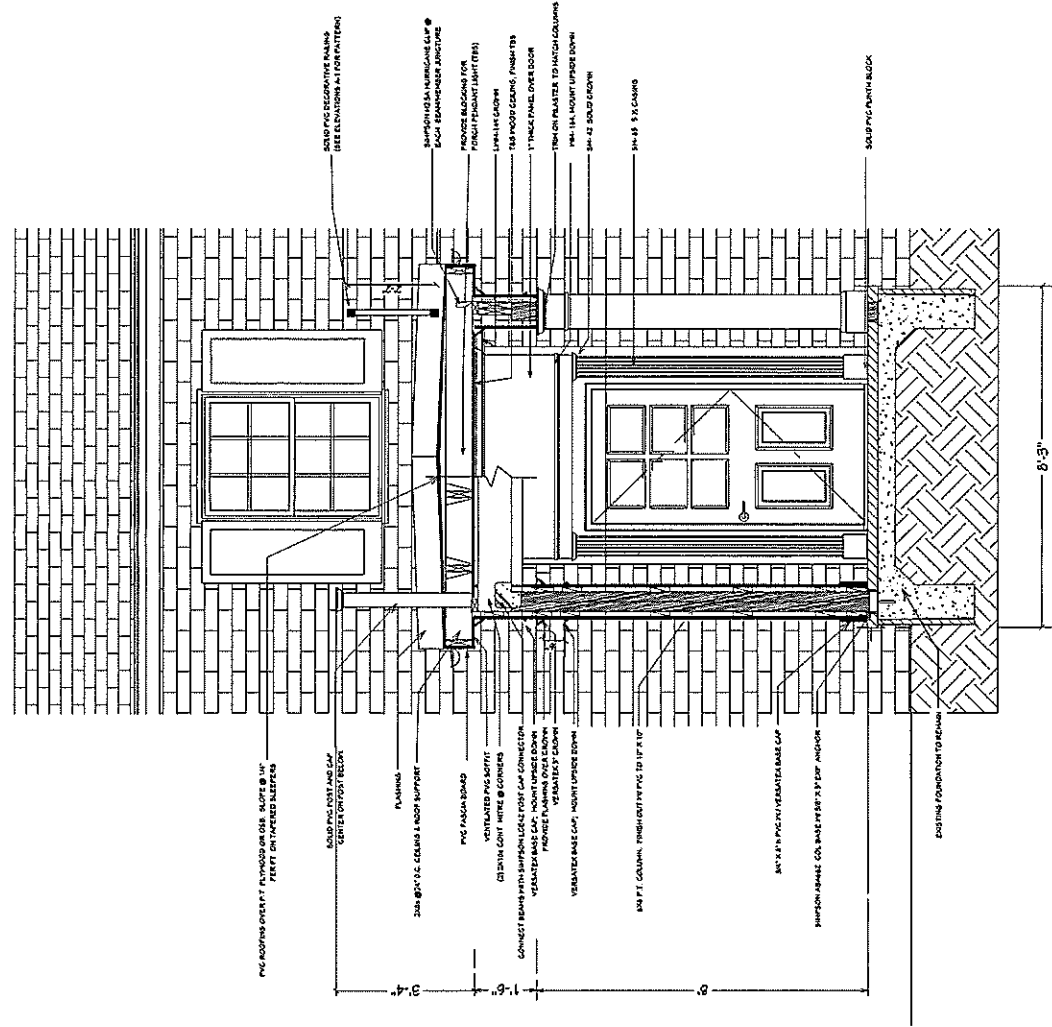
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address 1A East Irving St. Chevy Chase MD 20815</p>	<p>Owner's Agent's mailing address 4701 Sangamore Rd. Bethesda MD 20816</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>West Side Property Lansing B, III + Carole C Lee 1 east Irving st. Chevy Chase MD 20815</p>	<p>East side Property Stuart M Geason 3 East Irving St. Chevy Chase MD 20815</p>
<p>Across Street J. J. Cafaro PO Box 2264 Youngstown OH 44504-0264</p>	<p>Across street Kathryn Fulton + Robert D Kyle 4 east Irving st. Chevy Chase MD 20815</p>

APPROVED
 Department of Permitting Services
 Permit # 200310-005419
 Date 07/27/17



DETAIL D-1a

DETAIL D-1b

8'-3"

John Lee Architects
 1100 N. ...
 202-748-9800

CONNOLLY RESIDENCE
 PORTICO ADDITION
 GREY CHASE RD. 20015
 DISTRICT OF COLUMBIA

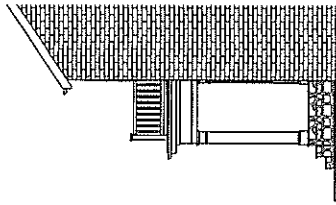
DATE	DESCRIPTION
01/10/2017	PERMIT
01/15/2017	...

DATE	SCALE
01/10/2017	3/4" = 1'-0"

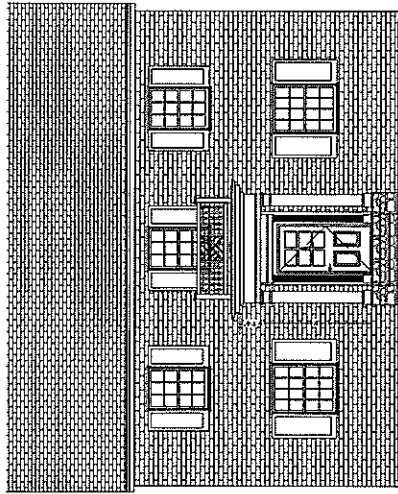
SHEET TITLE
 DETAIL D-1a, & D-1b

17

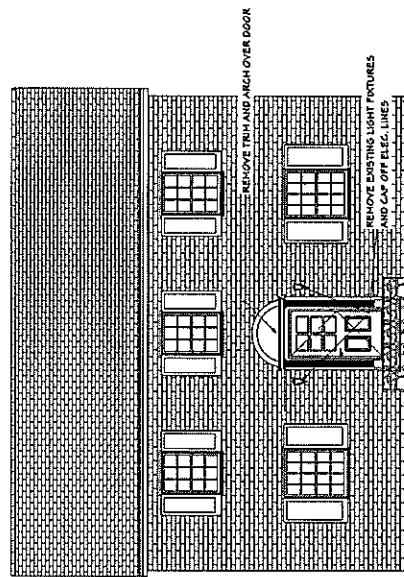
APPROVED
 Department of Permitting Services
 Permit # 2016066-802319
 Date 07/21/17



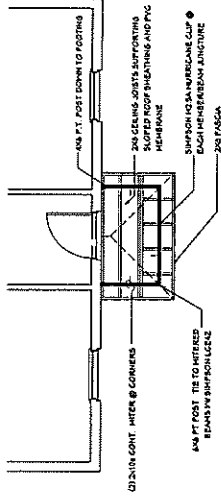
ELEVATION E-2, RIGHT SIDE



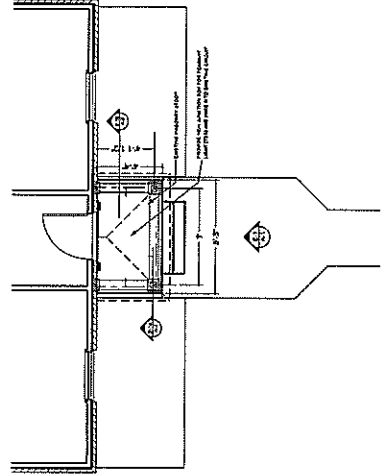
ELEVATION E-1, FRONT ELEVATION



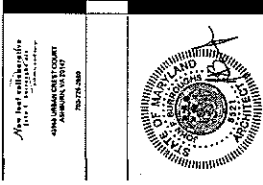
EXISTING ELEVATION



PORTICO ROOF FRAMING



1ST FLOOR



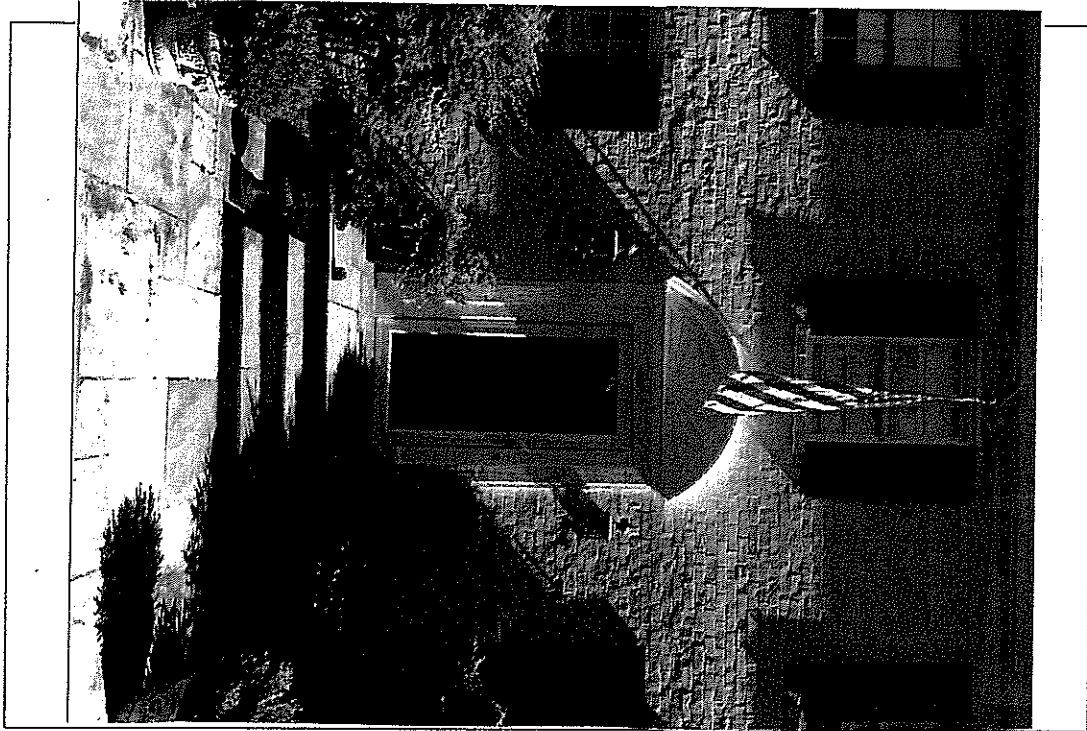
CONNOLLY RESIDENCE
 PORTICO ADDITION
 2820 N. BENTLEY STREET
 CHEVY CHASE MD, 20815

ISSUE	DATE
PERMIT	05/10/17

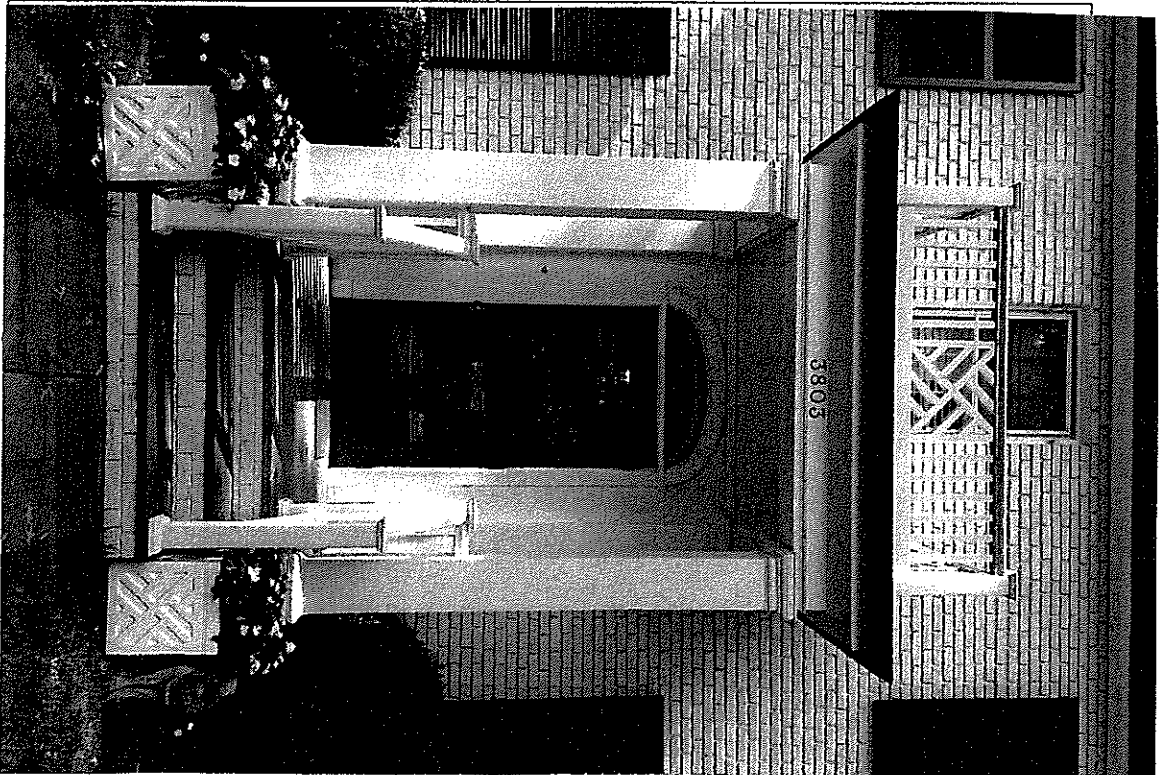
SHEET TITLE
 FLOOR PLAN,
 FRAMING PLAN,
 EXTERIOR
 ELEVATIONS
 DRAWING NUMBER

A-1

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing Porch Stoop + door to remain.

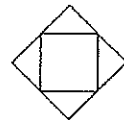


This photo is a picture of the finished Portico built on a neighbour house one street over.

Applicant: James Savary

Site Plan

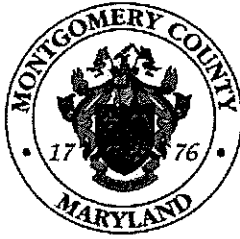
See attached arch. Plans.



Shade portion to indicate North

Applicant: James Savari

Page: 21



APPROVED
 Department of Permitting Services
 Permit # BUILDING-805419
 Date 07/21/17

PS

Stamped By: Raul Cortes

NOTICE OF REQUIRED RESIDENTIAL BUILDING INSPECTIONS

BUILDING INSPECTION(S) must be performed for all issued building permits

You must arrange for the inspection(s) according to the procedures specified below. If you have questions regarding this procedure please call 311 between the hours of 7:30 A.M. – 4:00 P.M. Monday to Friday. If you have job specific questions during construction please call the inspector assigned to the area in which the project is located.

You should request your inspection at least 24 hours prior to the date the inspection is needed. To schedule inspections, except partial inspections, call 311. Inspection requests must include the street address, permit number, and the type of inspection needed. Inspection requests made before 12 noon will be scheduled for the next working day, requests made after 12:00 noon will be scheduled within two working days. A specific time for an inspection cannot be given at the time that the inspection is scheduled.

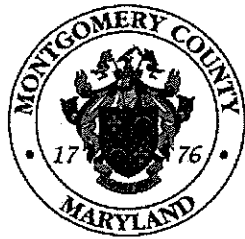
The permit shall be kept on the site during the entire time the work is in progress and until its completion. If house numbers are not shown on the house or structure, the address must be posted in a visible location from the main road or entrance and must be displayed in large four-inch letters on a temporary card. FOR ALL INSPECTIONS, A SET OF APPROVED PLANS STAMPED BY MONTGOMERY COUNTY MUST BE ON THE JOB SITE FOR INSPECTOR'S REVIEW.

BEFORE YOU DIG call MISS UTILITY 1-800-257-7777 (2 day notice is required). Please note that the Maryland High Voltage Line Act prohibits any person or object from getting closer than 10 feet from high voltage power lines.

The following INSPECTIONS are required for your building permit number 805419

- 555 SIGN – The sign must be posted on the property within 3 days after the permit issuance date and must remain posted on the property for 30 days. The sign must be located on the side of the lot/parcel, which provides principal access to the street or right-of-the-way. It must be conspicuously posted not more than 5 feet from the front property line and mounted at least 30 inches, but not more than 60 inches, above the ground. NO BUILDING INSPECTION WILL BE PERFORMED PRIOR TO THE APPROVAL OF THIS INSPECTION.
- 001⁽¹⁾ FOOTINGS –Conducted prior to concrete placement and after excavation for wall footings, retaining wall footing (sometimes), column/pier footings, or thickened slabs have been completed; after grade stakes, reinforcing steel, concrete-encased electrode (for new dwellings) are in place; and after sediment control measures are installed according to the approved sediment control plans.
- 402 REBAR, DEADMAN, GEOGRID PLACEMENT – Conducted prior to pouring/backfilling retaining walls.
- 002⁽¹⁾ WATERPROOFING/FOUNDATION DRAINAGE – Conducted after walls have been waterproofed and exterior foundation drainage system have been installed. Insulation, if used, shall be in place and protected as required. If interior drain tiles are to be used, weep holes (2 in. minimum diameter, 6 feet on center) must be installed. A second inspection may be required prior to backfilling the interior drainage system.
- 011⁽¹⁾ CONCRETE SLAB-ON-GROUND FLOOR – After the installation of the slab base, vapor retarder, slab edge insulation, and a minimum 3 in. schedule 40 PVC, or equivalent gas tight pipe inserted into a 3 in. tee embedded into the slab base for the venting of RADON GAS and labeled adequately. Where the sump crock is to be used for the venting of RADON GAS, it must be in place at the time of the inspection.
- 003⁽²⁾ WALL CHECK (HOUSE LOCATION SURVEY) – The owner must have a house location survey prepared and certified by a Maryland Registered Land Surveyor and must submit a copy to the building official for approval prior to erecting the framing. A wall check not identifies by a premise address and permit number will not be accepted. No wall shall be constructed on the foundation without an approved wall check.
- 006 MASONRY FIREPLACE/CHIMNEY – Conducted after the chimney/fireplace and the first flue liner section are completed.
- 042 WALL BRACING – Conducted prior to installation of weather-resistive barrier (house wrap).

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APPROVED
 Department of Permitting Services
 Permit # BUILDING-805419
 Date 07/21/17

- 004 FRAM
- 041(3) installa
- insulat

in) has been approved from plumbing. Staged By: Raul Codes. or the construction, a Washington Suburban Parkway Commission (WSSC) plumbing inspection must be approved before requesting a framing inspection. The building, electrical and mechanical inspections must be requested at the same time. When floor framing is less than 48 in. above the surface below, a framing inspection must be requested prior to installation of any floor materials.

system
 or finish,
 framing (close-

- 043 INSULATION – Conducted after the FRAMING (close-in) inspection has been approved to verify that the installed insulation R-values matches the approved plans or specifications for the building.
- 012 SWIMMING POOL BONDING – Conducted when the pool has been formed with the rebar installed and bonded prior to placement of concrete or backfill. During construction pool excavations must be completely enclosed by a 42 in. high safety fence AT ALL TIMES when work is not being performed in the pool.
- 251 FINAL – Final: Conducted after the building is completed and ready for occupancy, but prior to settlement on the house. For new construction, final electrical and mechanical inspections must be requested with the final building inspection. Note: A final approval from WSSC shall be obtained for all plumbing/gas installations prior to requesting final building inspections from the County. The final approval for sprinkler final inspection, duct blaster and blower door tests certifications, if required, shall be obtained prior to the request for a final inspection. Where a building is served by an on-site water system or an on-site sewage disposal system, any condition of the permits issued for those systems shall be satisfied prior to the final inspection. If an owner refuses access within a reasonable time after a house is completed, the building official may close the permit file, but this action will not relieve the owner from any obligation to comply with applicable codes. The final inspection must be requested and approved before a building (or portion thereof) is used or occupied.
- Partial Inspection – An Inspection fee in accordance with the Executive Regulation adopted by the County must be paid when scheduling this inspection.

Reinspection Fee – A fee, as established in the Schedule of Fees for Permits, Licenses and Certifications, must be paid before any further inspections will be performed at the building site, after a building, electrical or mechanical inspection has been disapproved twice for the same violation. To alert you of the re-inspection fee the inspector will leave a disapproval sticker indicating a fee is due and outlining the payment procedure. This fee must be paid prior to requesting any future inspections. Inspections which cannot be performed because the inspector cannot gain access to the construction site, or where work is incomplete, will be considered disapproved, counting toward the two allowed disapprovals. To avoid re-inspection fees, footing, waterproofing/foundation drainage and slab inspections not ready due to weather conditions, may be cancelled by phone or upon the inspector's arrival up to 8:30 a.m. on the scheduled day. All other inspections must be cancelled prior to inspector's arrival on the job site. To cancel an inspection call 311 and provide the permit number, address and type of inspection.

Framing (CLOSE-IN) and FINAL building inspections must be requested at the same time with the electrical and mechanical inspections for the relevant Electrical and Mechanical Permits, if any of these permits is required. If all inspections are not properly requested, the inspector will disapprove the scheduled inspections.

For more information on scheduling inspections, please review the Residential Inspections Timing Checklist.

- (1) A residential special inspector may carry out the inspection.
- (2) Owner must have a house location survey prepared and certified by a Maryland Registered Land Surveyor or a Registered Professional Engineer (where the property lines and corners are already existing and determined on the ground) and must furnish a copy to the Zoning Enforcement Section for approval before any further inspections may be scheduled. For questions about wall checks please call 311.
- (3) For construction of new single-family dwellings and townhouses only.

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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R Schwartz Jones
Director

BUILDING PERMIT

Issue Date: 07/20/2017

Permit No: 805419
AP Type: BUILDING
Expires: 07/20/2018
X Ref:
Rev. No:
ID: 1282408

THIS IS TO CERTIFY THAT: Case Design and Remodeling
4701 Sangamore Road
BETHESDA, MD 20815

HAS PERMISSION TO: ADD SINGLE FAMILY DWELLING

PERMIT CONDITIONS: Customer Wants To Use ePlans, Adding portico on existing front porch

MODEL NAME:

PREMISE ADDRESS: 1 E IRVING ST A CHEVY CHASE, MD 20815

LOT - BLOCK: 28 - 34

ZONE:

ELECTION DISTRICT: 07

BOND NO.:

BOND TYPE:

PS NUMBER:

PERMIT FEE: \$ 265.00

SUBDIVISION: CHEVY CHASE SEC 2

The permit fee is calculated based on the approved Executive Regulations multiplied by the Enterprise Fund Stabilization Factor for the current fiscal year.

TRANSPORTATION IMPACT TAX DUE:
SCHOOLS IMPACT TAX DUE:
SCHOOLS FACILITY PAYMENT DUE:
IMPACT TAXES ARE NOT DUE.

MUST BE KEPT AT JOB SITE

AN APPROVED FINAL INSPECTION IS REQUIRED PRIOR TO USE OR OCCUPANCY

Every new one- or two-family dwelling, every townhouse and any attached accessory structure must be equipped with a fire sprinkler system. A separate sprinkler permit is required for the installation of the fire sprinkler system.

Many subdivisions and neighborhoods within Montgomery County have private deed restrictions and covenants regulating building construction. Obtaining a building permit does not relieve the property owner of responsibility for complying with applicable covenants.

NOTICE

THIS APPROVAL DOES NOT INCLUDE PLUMBING, GAS PIPING OR ELECTRICAL OR CONSTRUCTION IN ANY DEDICATED RIGHT-OF-WAY.

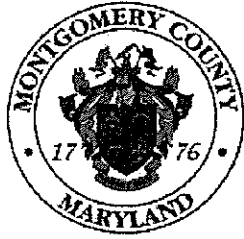
NOTE

THIS PERMIT DOES NOT INCLUDE APPROVAL FOR ANY ELECTRICAL WORK. YOU MUST HAVE A SEPARATE ELECTRICAL PERMIT TO DO ANY ELECTRICAL WORK.

Diane R. Schwartz Jones (handwritten signature)

Director, Department of Permitting Services

24 (circled)



APPROVED
 Department of Permitting Services
 Permit # BUILDING-805419
 Date 07/21/17

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 h s a i a
 ture and design

Stamped By: Raul Cortes

**Affidavit of Original Signature and Seal
 on Final Construction Documents**

I hereby certify that all signatures, seals and dates on the documents listed in Appendix C were affixed to the drawings and documents with my full knowledge and authority. I also certify that these documents were prepared or approved by me and that I am a duly licensed architect or professional engineer under the laws of the State of Maryland. I also certify that I have authorized submission of these documents to the Montgomery County Department of Permitting Services (DPS) in an electronic format, known as ePlans or ProjectDox.

My seal and signature below confirm that the electronic versions of the drawings and documents listed in Appendix C have the same standing and intent as if those documents had been physically submitted with my original signature and seal. I will retain the original versions of the drawings and documents listed in Appendix C with the original of this Affidavit until such time as DPS informs me that I no longer need to retain the original versions. I will authorize the inspection and copying of the original versions if requested by DPS.

I agree that failure to submit this affidavit to the applicant or DPS will delay processing the application and issuance of the permit.

I do solemnly declare and affirm under the penalties of perjury that the contents of this Affidavit are true to the best of my knowledge and belief.

License No. 6521

Expiration Date: 4/19/2019

Seal:

Signature: [Handwritten Signature]

Print Name: JOHN BURROUGHS

Date of Affidavit: 6/15/2017



NOT IN A FLOOD PLAIN AT THIS TIME

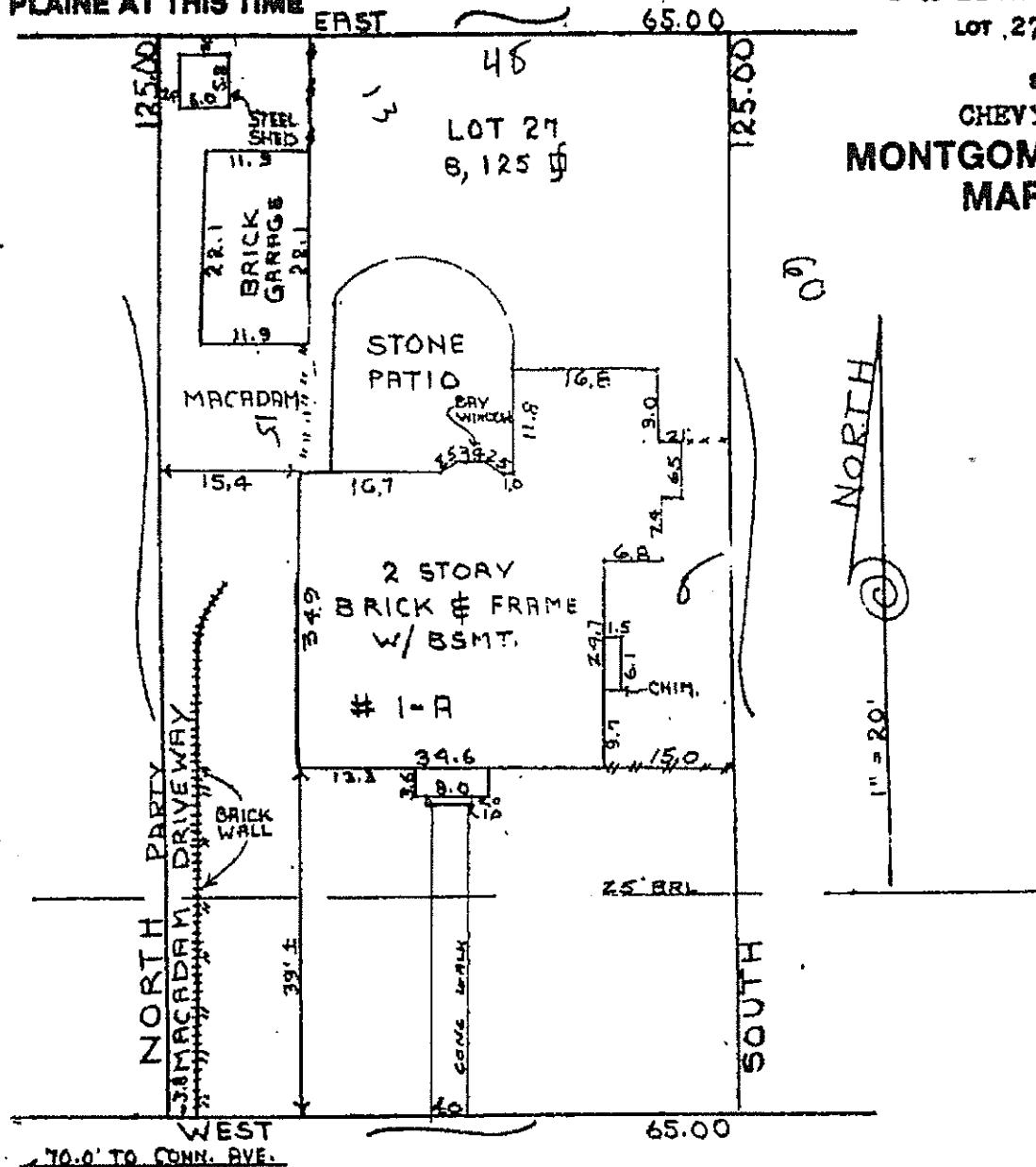
HOUSE LOCATION PLAT
1-A Irving Street,

LOT 27 BLOCK 34

SECTION 2

CHEVY CHASE

MONTGOMERY COUNTY MARYLAND



IRVING STREET
60' R/W



NOTE: Lot corners have not been set by this survey unless otherwise indicated.

<p>SURVEYOR'S CERTIFICATE</p> <p>I hereby certify that the location of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown there are no encroachments.</p> <p>Charles A. Schmidt Md. Reg. No. 40 Albert Smith</p>	<p>REFERENCE</p> <p>PLAT BOOK 19</p> <p>PLAT NUMBER 1220</p>	<p>HEATHER FENCE STAKE-OUT</p> <p>5802 Rehling Street Temple Hills, Maryland 20748 894-4335 - Lic. Reg. Cert. No. 30</p>		<p>JOB NUMBER Interdon</p>
	<p>LIBER</p>	<p>DATE: 3-13-1987</p>	<p>SCALE: 1" = 20'</p>	<p>RECORDED NUMBER SN</p>
	<p>FOLIO</p>	<p>WALL CHECK: 3-14-1987</p>	<p>FIELD BOOK: H.L.</p>	
		<p>FINAL M.L.: 3-18-1987</p>	<p>DRAWN: F. S.</p>	

(26)

