

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 West Irving Street, Chevy Chase	Meeting Date:	3/14/2018
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	3/7/2018
Applicant:	John Fitzgerald and Chain Bride Properties, LLC (Luke Olson, Architect)	Public Notice:	2/28/2018
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-17T REVISION		
PROPOSAL:	Rear addition and garage		

STAFF RECOMMENDATION

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

1. **Material specifications will be submitted for the proposed shutters, with final review and approval delegated to staff.**
2. **Final details of the proposed railing and newel posts, including drawings, plans, sections, and material specifications, will be provided, with final review and approval delegated to staff.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1892-1916

BACKGROUND

The applicants’ proposal for a rear addition and garage was previously heard as a preliminary consultation at the June 14, 2017 HPC meeting, and their HAWP application was approved with one condition at the July 12, 2017 HPC meeting. The previous condition of approval stipulated that the original siding and trim of the historic house would not be replaced without the returning to the Commission for approval.

PROPOSAL

The applicants are proposing the following revisions to their previous approval:

- The addition of composite shutters to the right and left side elevations of the historic house.
- Replace the existing composite front/right-side porch decking in-kind.
- Replace the existing non-historic front/right-side wooden porch railing and newel posts.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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.)

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 and 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.

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The Guidelines that pertain to this project are as follows:

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. Strict scrutiny should be applied to additions above front porches.

Shutters should be subject to strict scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.

Secretary of the Interior’s Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a c. 1892-1916 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The property has a large side lot to the right, and the right-side elevation of the historic house is clearly visible from the public right-of-way of West Irving Street. The Commission previously approved a HAWP application for the construction of a two-story rear addition and an attached garage at the rear/right-side of the property.

The applicants are now proposing to make the following revisions to their previous proposal:

- The addition of shutters to the right and left-side elevations of the historic house.
 - There are currently louvered wooden shutters on the front elevation and portions of the right-side elevation (from the front/right corner of the historic house to the front of the right-side projecting bay) of the historic house. The applicants propose to install paintable composite shutters with details and dimensions to match the existing wooden shutters on the remainder of the right-side elevation and on the entire left-side elevation of the historic house.
 - Staff finds that the proposed shutters are compatible with the historic house and that they are unlikely to impact the surrounding streetscape; however, staff does recommend a condition of approval, stipulating that material specifications will be submitted for the proposed shutters, with final review and approval delegated to staff. The proposed

composite shutters should be solid-core, smooth-faced (without simulated wood grain), sized to fit the windows and to match the existing shutters, and should be double-hinged where appropriate.

- Replace the existing composite front/right-side porch decking in-kind.
 - The existing decking of the front/right-side porch is constructed from a paintable composite material, and the applicants propose to replace it with like materials in the same location and configuration. The proposed alteration is an in-kind replacement and will result in *No Material Effect*.
- Replace the existing non-historic front/right-side porch railing and newel posts.
 - Currently, the existing front/right-side porch has a wooden railing and wooden newel posts. The existing railing and newel posts are not historic, having been replaced several times. The applicant proposes to replace the existing railing and newel posts with a paintable composite material, with details to match the historic railing depicted in the submitted photographs (see Circle 16).
 - Staff supports the proposal to remove the non-historic porch railing and newel posts and to install a new railing and newel posts, using pictorial evidence to closely match the historic details. In accordance with preservation best practices, traditional materials (i.e., wood) should be used when replacing or altering character-defining features on primary elevations that are clearly visible from the public right-of-way. While the front/right-side porch with railings and newel posts is a character-defining feature of the subject property, the existing materials are not historic. The Commission typically approves appropriate and compatible replacement materials, such as millable and paintable composite, when replacing non-historic materials.
 - Staff recommends that the HPC approve the proposal, with the condition that final details of the proposed railing and newel posts, including drawings, plans, sections, and material specifications, will be provided, with final review and approval delegated to staff.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* and *Secretary of the Interior's Standards for Rehabilitation* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, 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 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;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPB-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: LOLSON@GTMARCHITECTS.COM Contact Person: LUKE OLSON
Daytime Phone No.: 240-333-2021

Tax Account No.: _____
CONTRACT PURCHASER: JOHN FITZGERALD
Name of Property Owner: CHAIN BRIDGE PROPERTIES LLC Daytime Phone No.: 703-517-7757
Address: 3803 RAYMOND STREET CHEVY CHASE, MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE
House Number: 9 Street: WEST IRVING STREET
Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PARKWAY
Lot: 6 Block: 33 Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Blaze	<input type="checkbox"/> Solar	<input checked="" type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>GARAGE</u>			

1B. Construction cost estimate: \$ 800,000

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 4 feet 0 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] _____ Date: 06-21-17
Signature of owner or authorized agent Date

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

Edt 6/21/99

SEVERE SIDEWALK STRUCTURES

803787

7

**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:

THE EXISTING HOUSE IS A 2-1/2 STORY SINGLE FAMILY HOME IN THE COLONIAL REVIVAL STYLE, CONSTRUCTED BETWEEN 1896-1916. THERE IS A 1-STORY ADDITION TO THE REAR OF THE HOUSE CONSISTING OF A LAUNDRY ROOM AND ATTACHED TWO-CAR GARAGE, AS WELL AS A SMALL ACCESSORY SHED IN THE REAR YARD AND A WOOD TRELLIS IN THE RIGHT SIDE YARD. THE PROPERTY CONSISTS OF TWO LOTS WITH THE HOUSE SITED ON THE LEFT (WEST) LOT AND A DRIVEWAY ON THE RIGHT SIDE OF THE HOUSE LEADING TO THE REAR SIDELOAD ATTACHED GARAGE. IMMEDIATELY ADJACENT TO THE DRIVEWAY IS A LARGE TREE THAT HAS BEEN DEEMED UNHEALTHY/HAZARDOUS AND HAS RECEIVED PRELIMINARY APPROVAL FOR REMOVAL FROM CHEVY CHASE VILLAGE.

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

SEE ATTACHED

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.

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

We are proposing to make the following changes to the approved HAWP application:

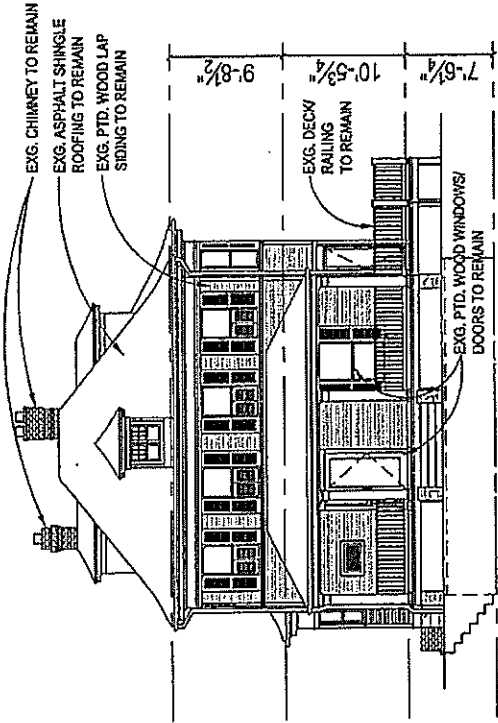
-add shutters to match existing on the existing windows on the right and left side elevations as shown.

-replace the existing composite decking with new ptd. composite decking

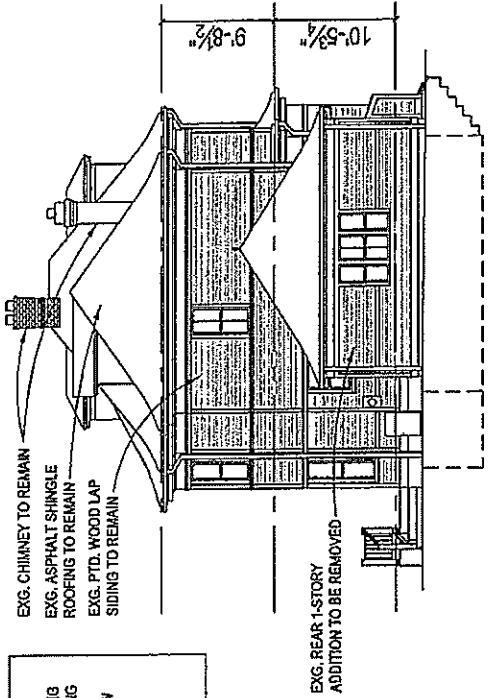
-restore the historic railing post detail shown in the historic photos provided

The homeowner would like to add shutters to the remainder of the existing windows on the left and right side elevations as shown to match the existing shutters on the house. He'd also like to replace the existing composite decking that is faded and worn with new paintable composite decking.

As a part of the decking replacement, the homeowner would like to restore the historic newel posts as shown in the attached historic photos. It is difficult to tell the exact detail from the attached photos, but the posts are clearly larger than what is currently installed. The homeowner grew up in the neighborhood as family friends of the previous owner, and recalls the previous posts having the same details as the current porch columns but at half the height. Based on the photos and this description, we are proposing the posts be 10" diameter by approx. 40" tall with either a Tuscan or Doric base and capital (whichever best matches the existing columns).

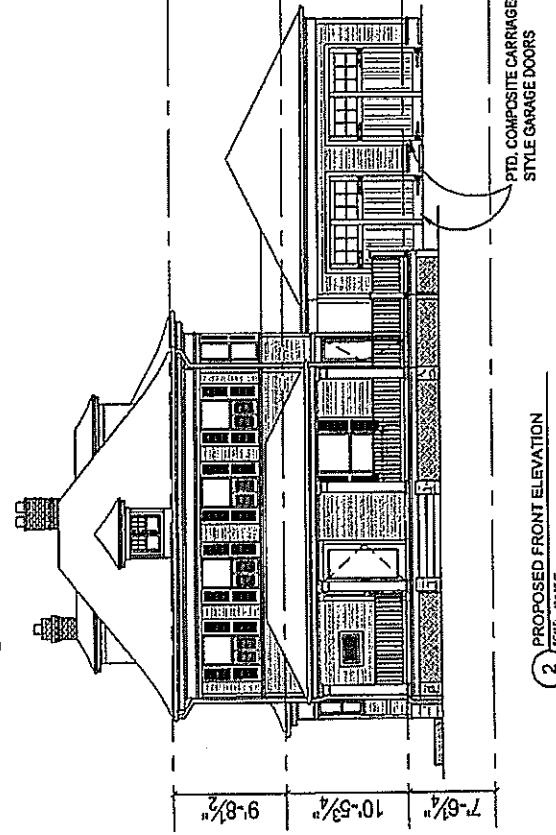


FOR ENTIRE HOUSE:
 INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIMSIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND" WITH NEW TRIMSIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS. NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.

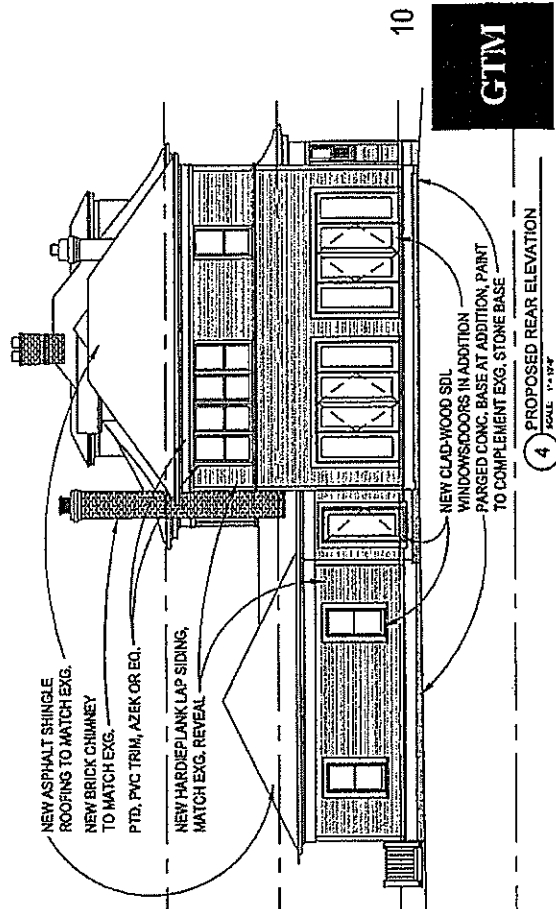


1 EXG. FRONT ELEVATION
 SCALE: 1" = 1'-0"

3 EXG. REAR ELEVATION
 SCALE: 1" = 1'-0"

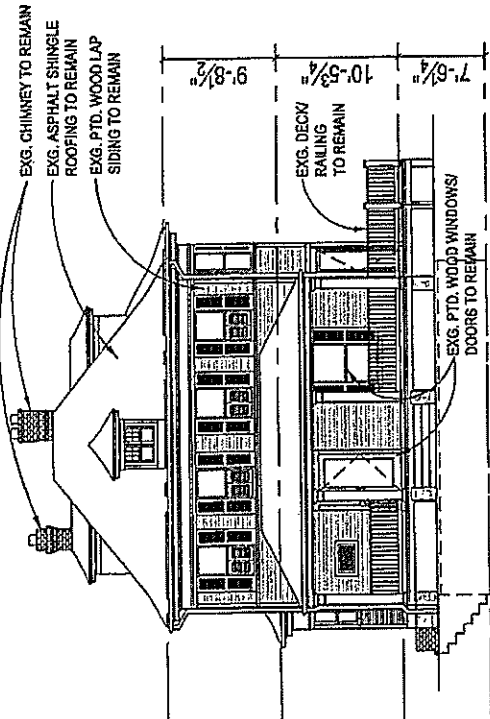


2 PROPOSED FRONT ELEVATION
 SCALE: 1" = 1'-0"

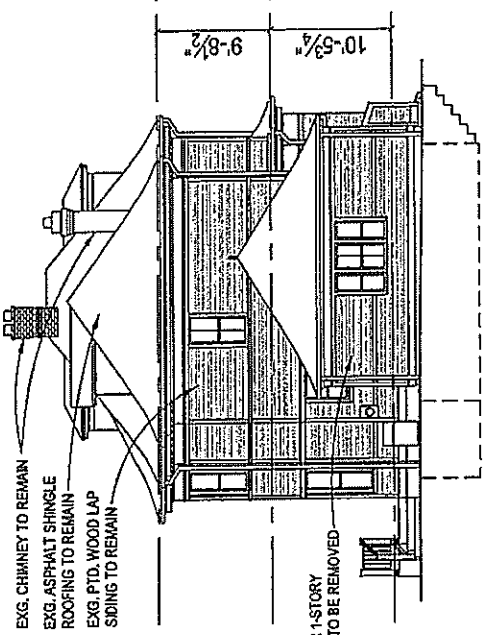


4 PROPOSED REAR ELEVATION
 SCALE: 1" = 1'-0"



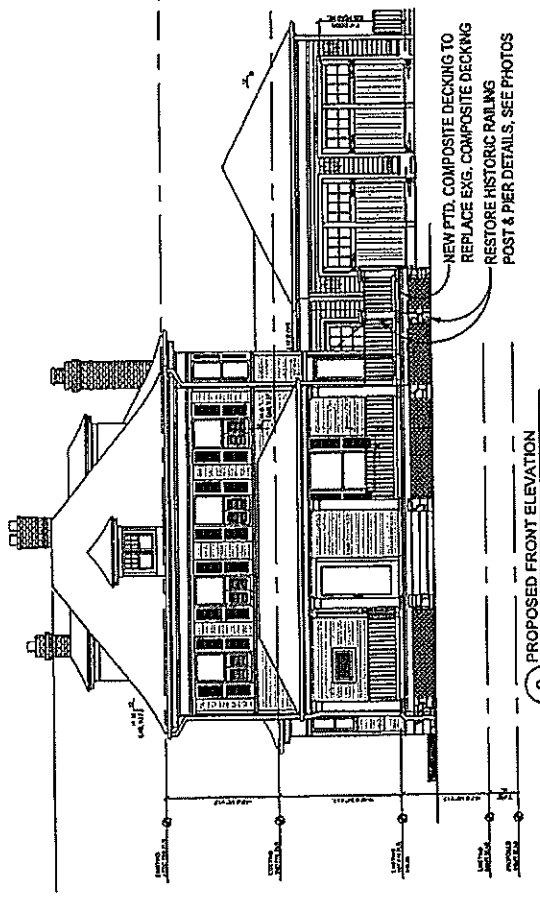


FOR ENTIRE HOUSE:
 INVESTIGATE & REHABILITATE HISTORIC SIDING
 AND TRIM DETAILS AS NECESSARY. IF EXISTING
 TRIM/SIDING CANNOT BE PRESERVED AND
 REHABILITATED, REPLACE "IN KIND" WITH NEW
 TRIMS/SIDING MATCHING IN SCALE, TEXTURE,
 MATERIAL, SIZE AND DETAILS. NEW PTD. PVC
 TRIM DETAILS TO MATCH EXISTING HISTORIC
 DETAILS ON ADDITION.

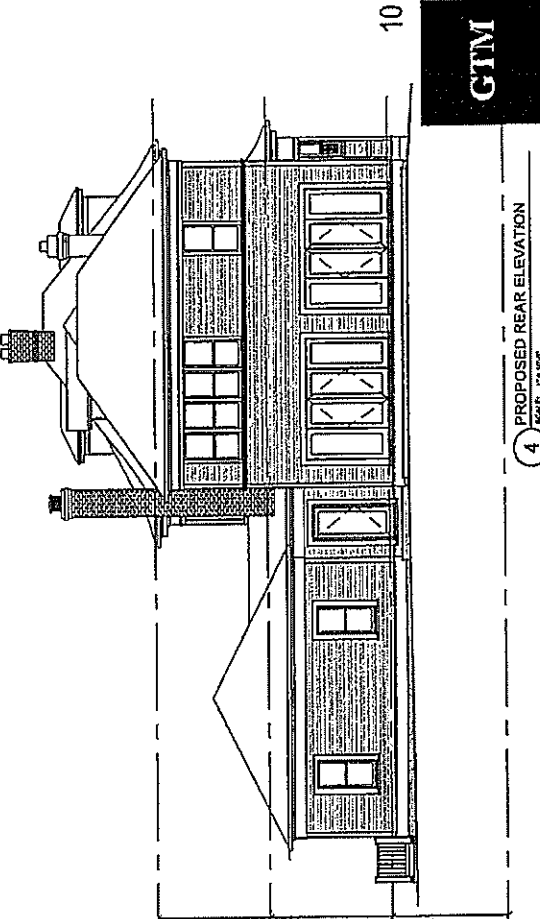


1 EXG. FRONT ELEVATION
 SCALE: 1"=8'-0"

3 EXG. REAR ELEVATION
 SCALE: 1"=8'-0"



2 PROPOSED FRONT ELEVATION
 SCALE: 1"=8'-0"



4 PROPOSED REAR ELEVATION
 SCALE: 1"=8'-0"



9 WEST IRVING-HAWP REVIEW MTG 07/12/2017

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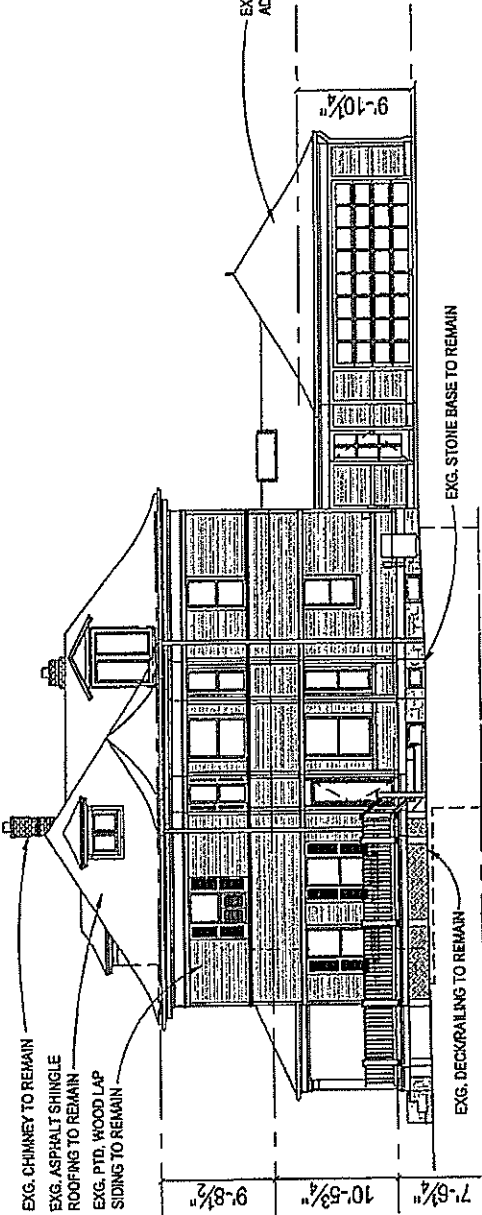
9 WEST IRVING STREET CHEVY CHASE, MD MAY 24, 2017

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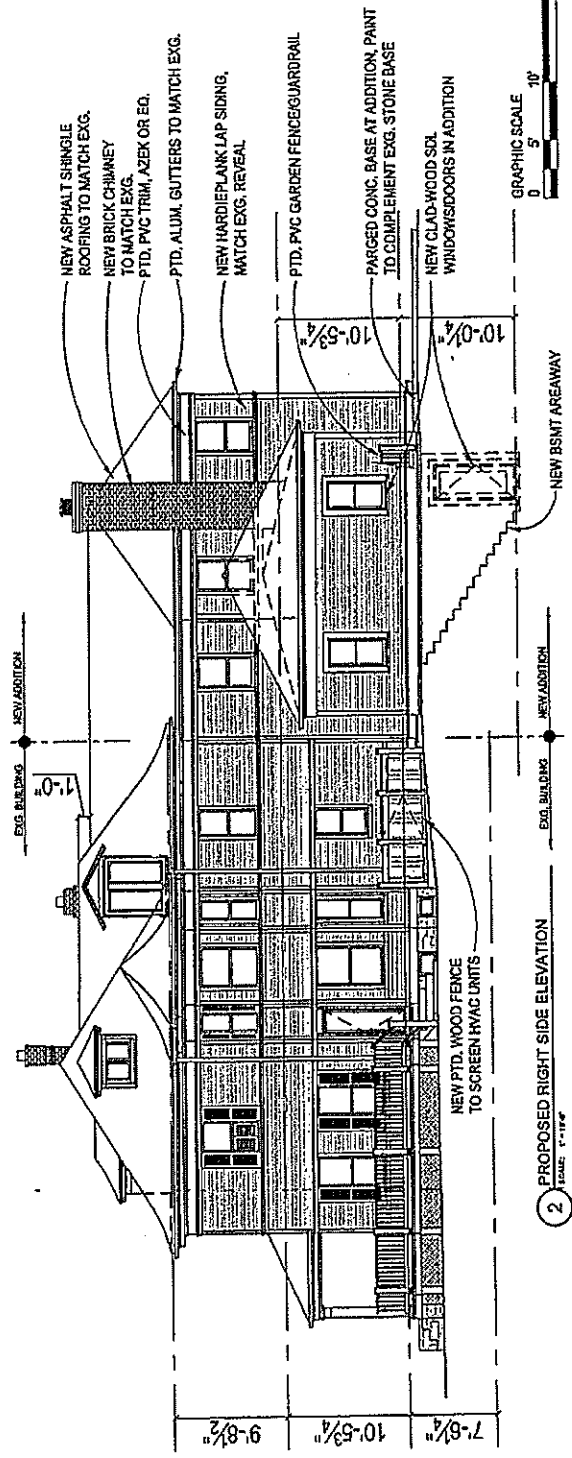
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



EXG. CHIMNEY TO REMAIN
 EXG. ASPHALT SHINGLE
 ROOFING TO REMAIN
 EXG. PTD. WOOD LAP
 SIDING TO REMAIN



1 EXG. RIGHT SIDE ELEVATION
 SCALE: 1" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
 SCALE: 1" = 1'-0"

FOR ENTIRE HOUSE:
 INVESTIGATE & REHABILITATE HISTORIC SIDING
 AND TRIM DETAILS AS NECESSARY. IF EXISTING
 TRIMS/SIDING CANNOT BE PRESERVED AND
 REHABILITATED, REPLACE "IN KIND" WITH NEW
 TRIMS/SIDING MATCHING IN SCALE, TEXTURE,
 MATERIAL, SIZE AND DETAILS. NEW PTD. PVC
 TRIM DETAILS TO MATCH EXISTING HISTORIC
 DETAILS ON ADDITION.

EXG. REAR 1-STORY
 ADDITION TO BE REMOVED

EXG. STONE BASE TO REMAIN

EXG. DECKRAILING TO REMAIN

NEW ASPHALT SHINGLE
 ROOFING TO MATCH EXG.

NEW BRICK CHIMNEY
 TO MATCH EXG.

PTD. PVC TRIM, AZEK OR ED.

PTD. ALUM. GUTTERS TO MATCH EXG.

NEW HARDIE PLANK LAP SIDING,
 MATCH EXG. REVEAL

PTD. PVC GARDEN FENCE/GUARDRAIL

PARGED CONC. BASE AT ADDITION, PAINT
 TO COMPLEMENT EXG. STONE BASE

NEW CLAD-WOOD SID.
 WINDOWS/DOORS IN ADDITION

NEW BSMT AREAWAY

GRAPHIC SCALE
 0 5 10 20'

GTM

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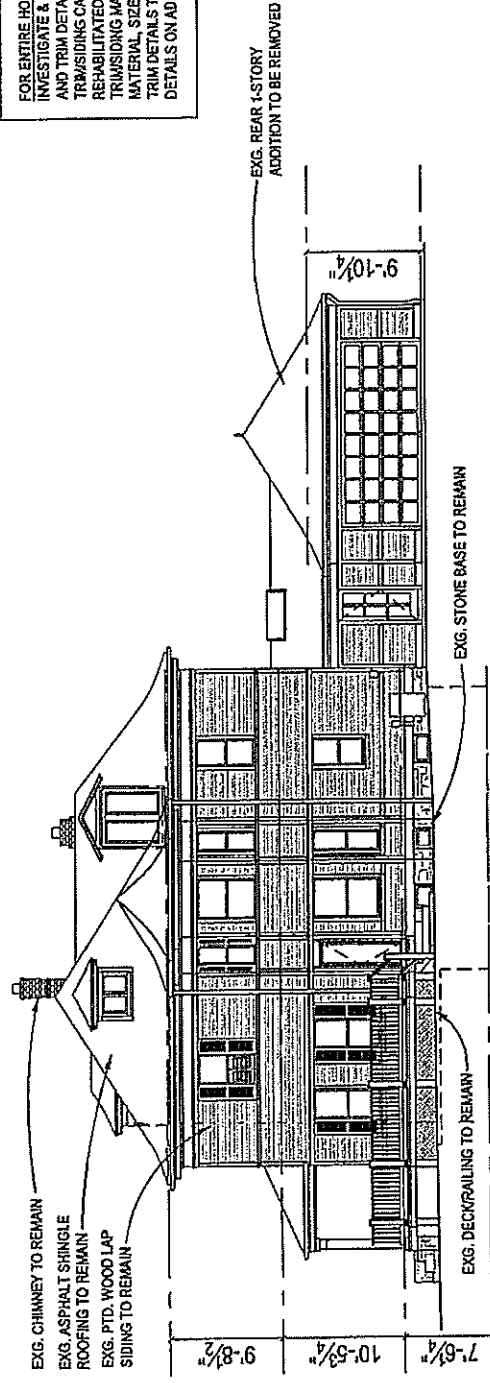
9 WEST IRVING - HAWP REVIEW MTG 07/12/2017

9 WEST IRVING STREET CHEVY CHASE, MD MAY 24, 2017

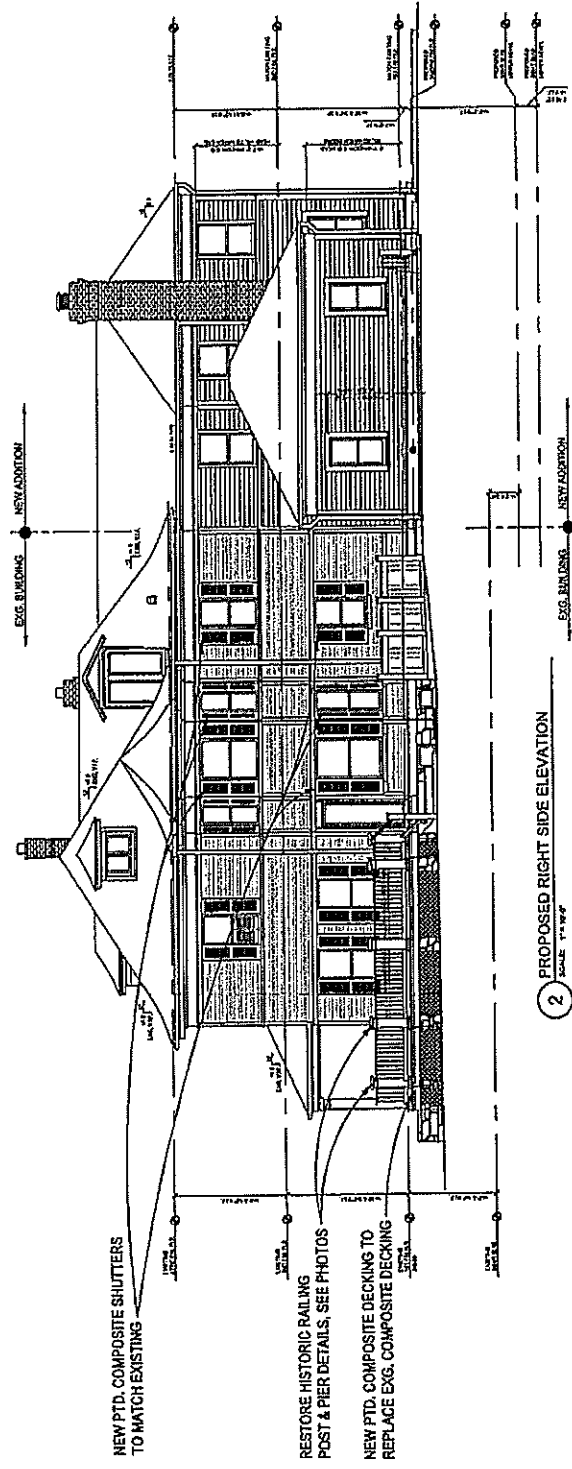
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 TRIMS/SIDINGS CANNOT BE PRESERVED AND
 REHABILITATED, REPLACE "IN KIND" WITH NEW
 TRIMS/SIDINGS MATCHING IN SCALE, TEXTURE,
 MATERIAL, SIZE AND DETAILS. NEW PTD. PVC
 TRIM DETAILS TO MATCH EXISTING HISTORIC
 DETAILS ON ADDITION.



1 EXG. RIGHT SIDE ELEVATION
 SCALE 1/8"=1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
 SCALE 1/8"=1'-0"



GTM ARCHITECTS

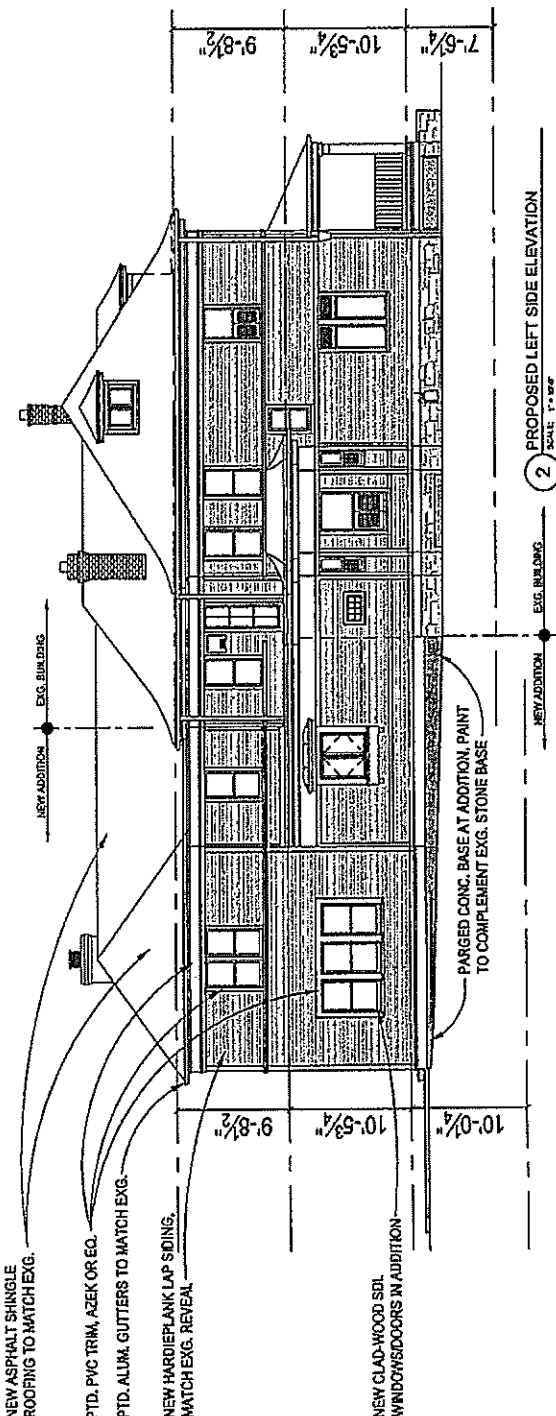
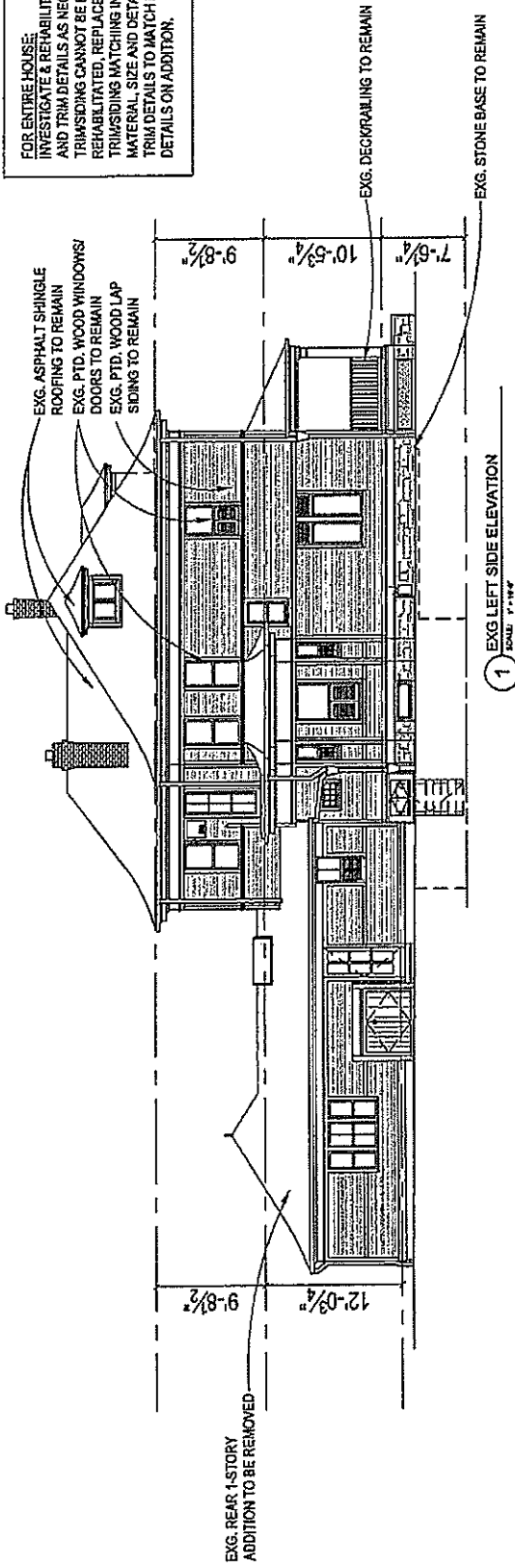
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9 WEST IRVING- HAWP REVIEW MTG 07/12/2017

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9 WEST IRVING STREET CHEVY CHASE, MD MAY 24, 2017

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 TRIM DETAILS TO MATCH EXISTING HISTORIC
 DETAILS ON ADDITION.



GRAPHIC SCALE
 0 5 10 20'

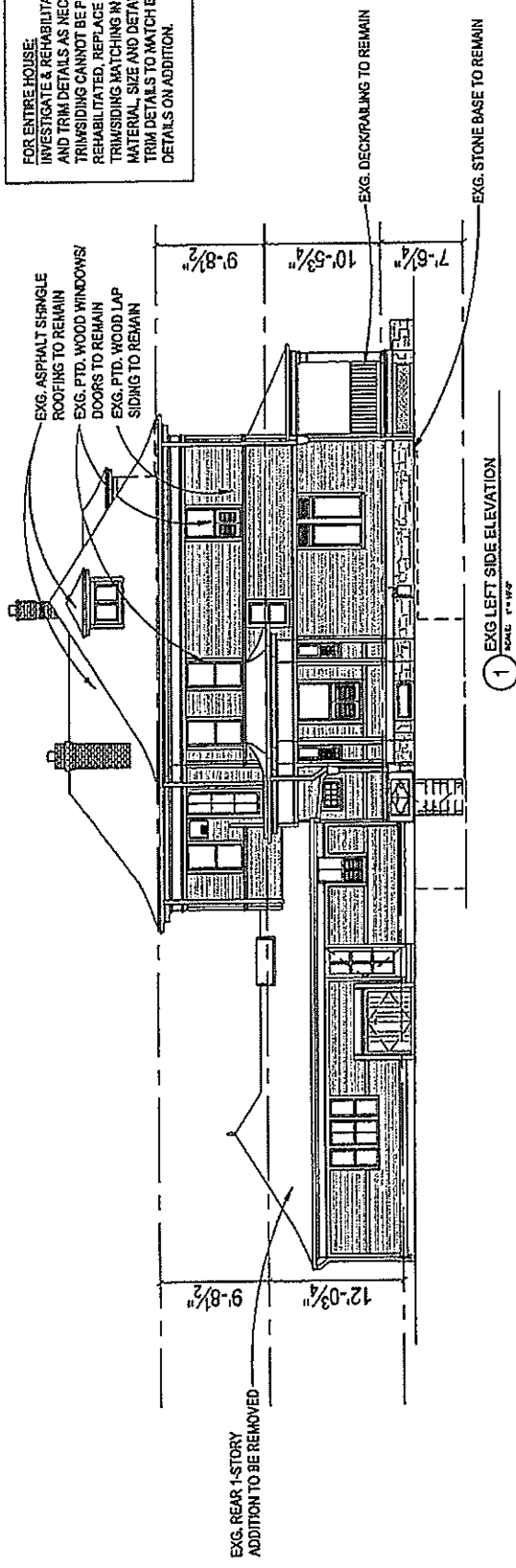


GTM ARCHITECTS

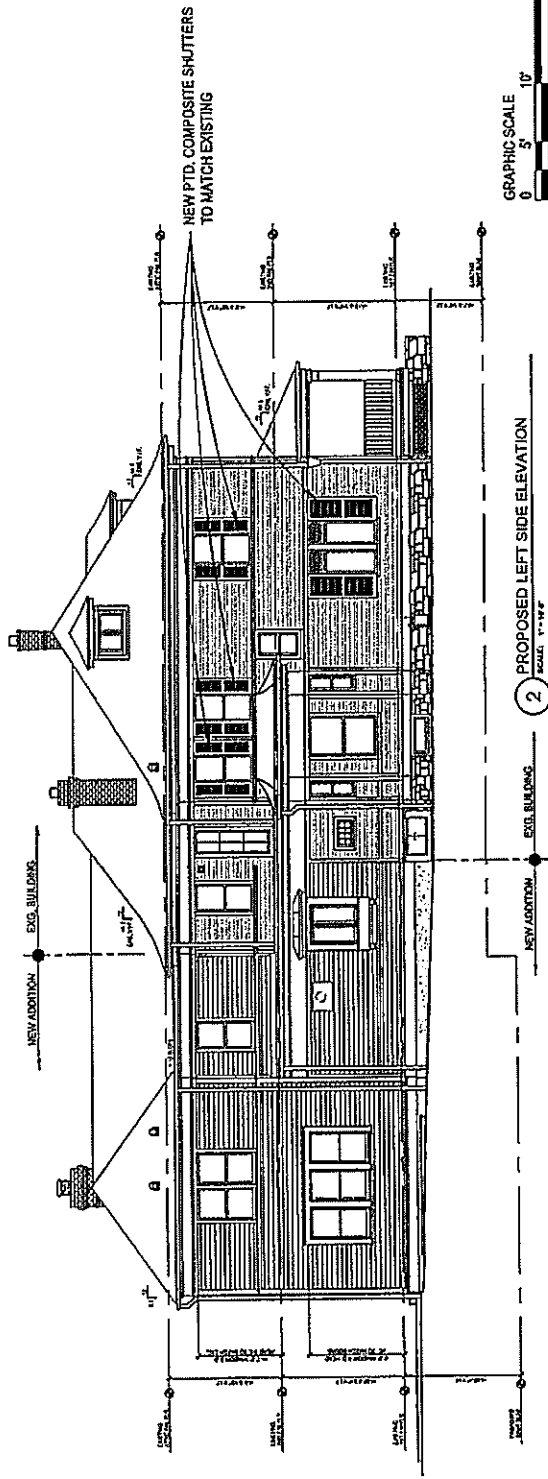
9 WEST IRVING- HAWP REVIEW MTG 07/12/2017
 9 WEST IRVING STREET CHEVY CHASE, MD MAY 24, 2017
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(14)

FOR ENTIRE HOUSE:
 INVESTIGATE & REHABILITATE HISTORIC SIDING
 AND TRIM DETAILS AS NECESSARY. IF EXISTING
 TRIMSIDING CANNOT BE PRESERVED AND
 REHABILITATED, REPLACE IN KIND WITH NEW
 TRIMSIDING MATCHING IN SCALE, TEXTURE,
 MATERIAL, SIZE AND DETAILS. NEW PTD. PVC
 TRIM DETAILS TO MATCH EXISTING HISTORIC
 DETAILS ON ADDITION.



1 EXG. LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

GRAPHIC SCALE
 0 5' 10' 20'



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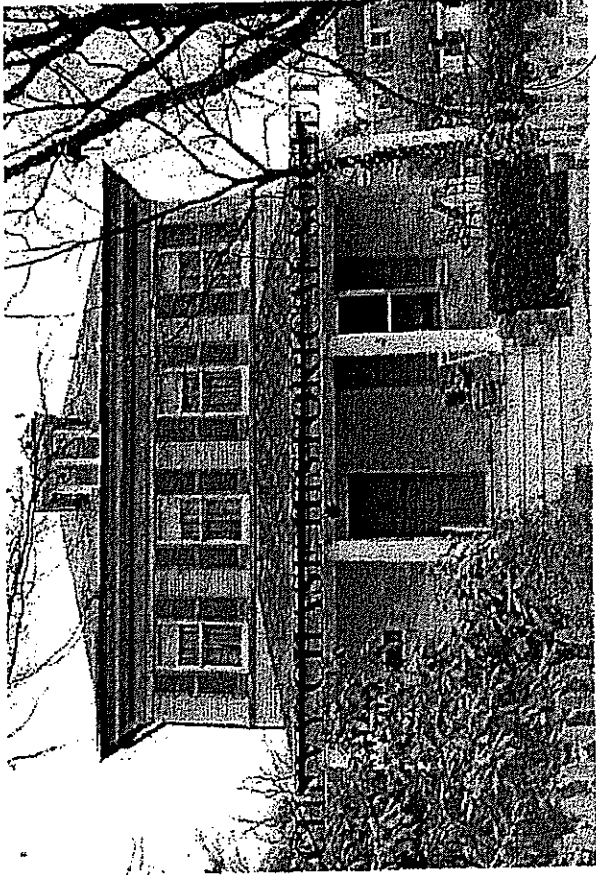
9 WEST IRVING- HAWP REVIEW MTG 07/12/2017

9 WEST IRVING STREET CHEVY CHASE, MD MAY 24, 2017

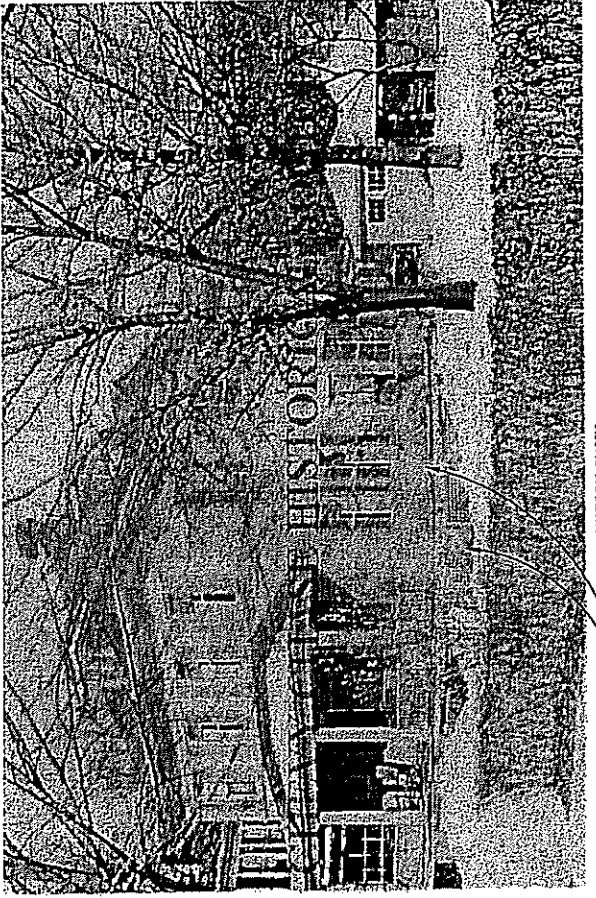
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(15)

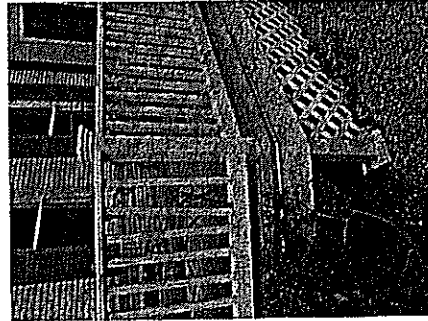


HISTORIC PHOTO

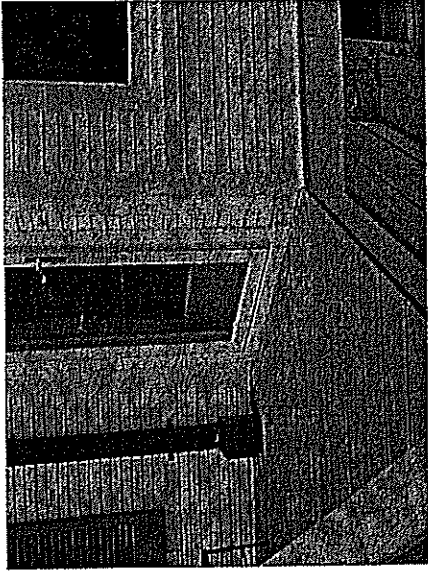


HISTORIC PHOTO

HISTORIC RAILING NEWELL PEDESTAL & PIER DETAIL TO BE RESTORED



EXG. RAILING



EXG. DECK

THE HOMEOWNER GREW UP IN THE NEIGHBORHOOD AND WAS FAMILY FRIENDS WITH THE PREVIOUS OWNER OF THE HOUSE. HE RECALLS THE RAILING HAVING NEWELL POSTS THAT WERE DETAILED THE SAME AS THE CURRENT FRONT PORCH COLUMNS BUT AT HALF THE HEIGHT, AND WOULD LIKE TO RESTORE THIS UNIQUE DETAIL. YOU CAN PARTIALLY SEE THE DETAIL IN THE ATTACHED HISTORIC PHOTOS.

THE EXISTING DECKING IS ALSO A VERY WORN & FADED COMPOSITE DECKING. WED LIKE TO REPLACE IT WITH A PAINTED COMPOSITE DECKING.

9 WEST IRVING- HAWP REVIEW MTG 07/12/2017

9 WEST IRVING STREET CHEY CHASE, MD MAY 24, 2017

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