

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8 E. Irving St., Chevy Chase	Meeting Date:	6/27/18
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	6/20/18
Applicant:	Dana Beyer	Public Notice:	6/13/18
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-18O RETROACTIVE	Staff:	Dan Bruechert
Proposal:	Replace Driveway		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

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



Figure 1: 8 E. Irving St., marked with a star is at the corner of E. Irving St. and Brookville Rd.

PROPOSAL:

The applicant proposes to replace the existing asphalt drive and parking pad and install pavers.

APPLICABLE GUIDELINES

When reviewing alterations and additions or 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.

- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards 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.
 - 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 or to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The work discussed in this HAWP has already been completed; however, the HPC is charged to review retroactive HAWPs as if the work had not occurred. The applicant proposes to replace the existing asphalt driveway and install pavers in the same location. Staff finds the proposal is consistent with the character of the historic house and the surrounding district and supports approval of this HAWP.

The driveway for the subject property is access from the rear of the lot off of Brookville Rd. Staff has confirmed through Google Street View that prior to 2018, the driveway was constructed out of asphalt. Asphalt is generally a disfavored material in the Chevy Chase Village Historic District, because the material is so dark and has a uniform texture. Lighter colored material – though not bright white concrete – with some textural variation is preferred.

The applicant proposes installing Eco Dublin concrete block set on a sand base. Per the *Design Guidelines*, evaluation of this proposal is subject to strict scrutiny in consideration of its impact on mature trees. In this instance, the proposed work will not impact any mature trees. All other consideration of this driveway replacement is subject to lenient scrutiny. Staff finds that the material is consistent with the house and surrounding district. Staff additionally finds that the overwhelming majority of the work is occurring behind a privacy fence and will not be visible from the public right-of-way. Staff supports approval of this HAWP.

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.

BEYER



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: danandcdanobayr.com Contact Person: DANA BEYER
Tax Account No.: 082422909 Daytime Phone No.: 240 731 8338
Name of Property Owner: DANA BEYER Daytime Phone No.: 240 731 8338
Address: 8 EAST IRVING ST CHEY CHASE MD 20815
Street Number City State Zip Code
Contractor: YOKO'S HOME IMPROVEMENTS Phone No.: 240 552 4805
Contractor Registration No.: VA #2705147424
Agent for Owner: DANA BEYER Daytime Phone No.: 240 731 8338

839343

LOCATION OF BUILDING/PREMISE

House Number: 8 Street: EAST IRVING ST
Town/City: CHEY CHASE Nearest Cross Street: BRIDGEVILLE RD
Lot: 5 Block: 26 Subdivision: SEC 2 CHEY CHASE
Liber: 1023 Folio: 350 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Remove
☐ 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: DAUGHTER

1B. Construction cost estimate: \$ 11,000

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.

Dana Beyer
Signature of owner or authorized agent

4/30/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edt 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

2292

**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:

ASPHALT DRIVEWAY, BROKEN CRACKS, EXTENDING FROM GARAGE TO
BROOKVIEW RD

NO HISTORIC SIGNIFICANCE

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

REMOVAL OF ASPHALT
REPLACEMENT WITH SIMILAR-COLORED, ENVIRONMENTALLY FRIENDLY,
ECO-DESIGN PERFORATED PAVEMENT, IN THE BED OF THE DRIVEWAY.
ECO-DESIGN IS A PRODUCT OF BELLMAN

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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.

NO ELEVATIONS

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

- 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.
- 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.

2012

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

Owner's mailing address JANA BEYER 8 EAST IRVING ST CITY CHASE, MD 20815-4221	Owner's Agent's mailing address SAME
Adjacent and confronting Property Owners mailing addresses	
CHRIS NIEMCEWSKI 6 EAST IRVING ST CITY CHASE, MD 20815	JOHN CAFARO 9 CITY CHASE CIRCLE CITY CHASE, MD 20815 PROPERTY FOR SALE

WANA BEYER



Ground, snow covered.
Original lots 4 & 5
recorded in Plot 2,
Plot Book 106.

NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

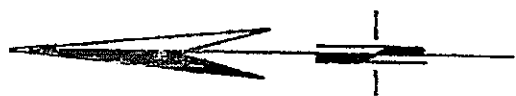
NO TITLE REPORT FURNISHED

SCALE: 1" = 20'
FILE NO: RC-

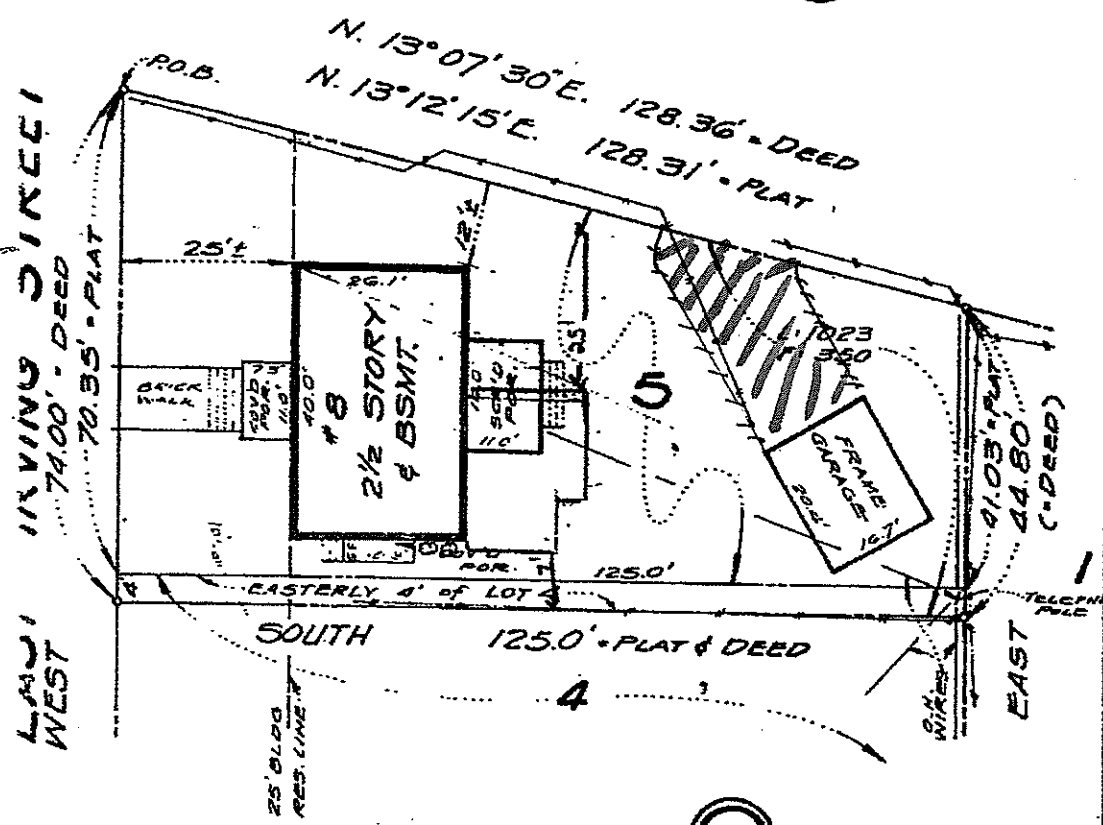
CERTIFICATION: I hereby certify that the figures in all the existing improvements on the above described tract have been taken by a duly qualified and experienced surveyor and that unless otherwise shown and proved to the contrary, the same are correct and true.

DANA DEYER

LEACH ASSOCIATES INC.
4206 EDINBURGH ROAD
BLADENSBURG, MARYLAND 20710



BROOKVILLE ROAD



NOTE:
Ground, snow covered.
Original lots 4 & 5
recorded in Plat 2,
Plat Book 106.

NOTE: THIS PROPERTY DOES
NOT LIE WITHIN THE LIMITS
OF A FLOOD HAZARD
AREA AS DELINEATED ON
THE MAPS OF THE NATIONAL
FLOOD INSURANCE PROGRAM

NO TITLE REPORT FURNISHED

LOCATION SURVEY OF 8 EAST IRVING STREET MONTGOMERY COUNTY, MARYLAND	LOT: 5, PART OF 4	BLOCK: 26
	LIBER 1023	FOLIO 350
SECTION No 2	PLAT BOOK:	PLAT NO:
CHEVY CHASE	DATE: 1-14-88	SCALE: 1" = 20'
	CASE NO: 14811	FILE NO: RC-

CERTIFICATION: I hereby certify that the foregoing is a true and correct copy of the original survey and that unless otherwise shown, the same is correct and true.

8 East Irving Street
Chevy Chase, MD 20815

May 30, 2018

Rebecca Ballo
Historic Preservation Program Supervisor | Montgomery County Planning
Department
8787 Georgia Avenue | Silver Spring, Maryland 20910

Dear Ms. Ballo:

I am applying for a HAWP for the replacement of my crumbling asphalt driveway with environmentally-friendly pervious pavers of the same gray color (Eco-Dublin, by Belgard). The yard is enclosed by fencing on all sides other than the south side of the house.

Accompanying are the plats and photos requested. There are no trees of the requisite diameter in close proximity to the construction.

Thank you.

Sincerely,

Dana Beyer



