### MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
### STAFF REPORT

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

#### 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

![Image of 8 E. Irving St., marked with a star is at the corner of E. Irving St. and Brookville Rd.]

**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 of 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: dana@danaayer.com
Contact Person: Dana A耶

Tax Account No.: 082 42 2901
Daytime Phone No.: 240 731 8338

Name of Property Owner: Dana A耶

Address: 28 EAST IRWIN ST

City: CHEY CHASE

State: MD
Zip Code: 20815

Contractor: York's Home Improvement

Contractor Registration No.: VA 79 P52 472 24

Agent for Owner: Dana A耶
Daytime Phone No.: 240 731 8338

LOCATION OF BUILDING/PREVIEW

House Number: 28
Street: EAST IRWIN ST
Town/City: CHEY CHASE

Nearest Cross Street: BROADVIEW RD
Lot: 5
Block: 26
Subdivision: SEC 2 CHEY CHASE
Libor: 1023
Folk: 3 RD
Parcel: 1

PART ONE: TYPE OF PERMIT ACTION AND USE

A. Check all applicable:

☐ Construct ☐ Extend ☐ Alter/Reovate
☐ A/C ☐ Slat ☐ Room Addition ☐ Pool ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Work/Rate
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Renovation ☐ Repair ☐ Reovateable
☐ Fence/ Wall (complete Section 4) ☐ Other: 

B. Construction cost estimate: $ 11,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITONS

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 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 A耶

Signature of owner or authorized agent
Date: 4/30/18

Approved: ________________________
For Chairperson, Historic Preservation Commission

Disapproved: ________________________
Signature: ________________________
Date: ________________________

Application/Permit No.: ________________________
Data File: ________________________
Date Issued: ________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   [Add description of existing structure(s) and environmental setting.]

   [Historical significance]

   [Additional details]

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

   [Add description of project and its effect on historic resources and environment.]

   [Additional details]

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 resources and the proposed work.
   b. Elevations (facades), with marked dimensions; clearly indicating proposed work in relation to existing construction and, when appropriate, contact. 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 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/rowway 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.
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>DANA BECK</td>
<td>SAME</td>
</tr>
<tr>
<td>8 EAST INDIAN ST</td>
<td></td>
</tr>
<tr>
<td>CHACO CHASE, MO 20815-4221</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHRIS NIEMCZESSKI</td>
</tr>
<tr>
<td>6 EAST INDING ST</td>
</tr>
<tr>
<td>CHACO CHASE, MO 20815</td>
</tr>
<tr>
<td>Property For Sale</td>
</tr>
</tbody>
</table>
8 East Irving Street  
Chevy Chase, MD 20815  

May 30, 2018  

Rebeccah 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