EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 37 W. Irving St., Chevy Chase  
Meeting Date: 07/25/2018

Resource: Contributing Resource  
(Chevy Chase Village Historic District)  
Report Date: 07/18/2018

Applicant: Roslyn and David Holzworth  
(Lila Fendrick, Agent)  
Public Notice: 07/11/2018

Tax Credit: N/A

Review: HAWP  
Staff: Michael Kyne

Case Number: 35/13-18W

PROPOSAL: Deck replacement

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

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

PROPOSAL

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

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

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

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

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

Montgomery County Code; Chapter 24A-8

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic
resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

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

and with the Secretary of the Interior’s Standards for Rehabilitation;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: DAH@KLAWDC.COM  Daytime Phone No: 301-445-8105
Tax Account No.: 60455281
Name of Property Owner: Roslyn Mazur/David Holzworth  Phone No.: 202-362-3638
Address: 37 W Irving Chvy Chase Village, MD 20815
Contractor: Ted Flores FRP Contractors Inc. Phone No.: 202-494-1965
Contractor Registration No.: 124339
Agent for Owner:  Daytime Phone No.: 

LOCATION OF BUILDING/PREMISES
House Number: 37  Street: W Irving St.
Town/City: Chvy Chase Village  Nearest Cross Street: Cedar Awy
Lot: 7  Block: 32  Subdivision: Chvy Chase Section 2
Parcel: 56168  Folio: 135  Parcel: 07-609-00455281

PART ONE: TYPE OF PERMUTATION AND USE
1A. CHECK ALL APPLICABLE:  CIRCLE MARKS
   ☐ Construct  ☐ Extend ☐ Cessatin/Rebuild  ☐ A/C  ☐ Slab  ☐ Room Addition  ☐ Porch ☐ Deck ☐ Shed
   ☐ Move  ☐ Install ☐ Work/Add  ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove  ☐ Single Family
   ☐ Revision  ☐ Repair  ☐ Revocable  ☐ Other:

1B. Construction cost estimate: $ 

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 FENCING/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/assessment

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 6/14/2018

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

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

   b. General description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district:

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

2. SITE PLAN

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

   a. the scale, north arrow, and date;

   b. dimensions of all existing and proposed structures; and

   c. site features such as walkways, driveways, fenced, 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, context. All materials and features 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 canopy of any tree 5" 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/property 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.
CASE NO. 0065/ ELLIOTT

LOCATION DRAWING

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

LOT 8

REMIINDER OF LOT 7

CEHD PARKWAY
(100' WIDE R/W)

PART OF LOT 7
L. 4324 F. 741

62.54" (COMPUTED)

2 STORY FRAME #37

REMIINDER OF LOT 7

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

AT GATE PROPERTY LINE IS 7' 4" FROM HOUSE.
FORMER FENCE MOVES 2' 4" TO
FENCE POST WILL BE 7' 4" FROM HOUSE AND
FORMER FENCE WILL BE 8' 11" FROM HOUSE. NEW POST 4' FROM PROPERTY LINE AT GATE.
AT 6' THE FENCE WILL BE 7' 4" FROM HOUSE. LINE
FORCIDS. FROM PROPERTY LINE.

PAGE 6
FRP CONTRACTORS INC.
108 Summit Hall Road
Gaithersburg, MD 20877
301-977-6031  fax 301-469-7051

PROPOSAL

6/5/18

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

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

Labor and materials to complete the above  8,000.00
# HAWP Application: Mailing Addresses for Notifying

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

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<tr>
<th>Owner's Mailing Address</th>
<th>Owner's Agent's Mailing Address</th>
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<tr>
<td>37 W Irving Street</td>
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<th>Adjacent and Confronting Property Owners Mailing Addresses</th>
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<td>Sasan Jalali/Shadi Pezeshki</td>
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<td>David O'Neill/Laura M. Billings</td>
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<td>5904 Cedar Parkway</td>
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