STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based on the HPC’s recommendations and return for a Historic Area Work Permit. Staff additionally requests more details regarding:

- Any proposed exterior work on the historic house massing;
- A tree survey with any identified tree removals; and
- Any proposed work for the detached historic garage.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Historic District
STYLE: Craftsman
DATE: c.1916-1927

The subject property is a side gable bungalow, four bays wide, with shingle siding, a full width porch and a large shed dormer.

PROPOSAL
The applicant proposes to construct new building additions on the rear and right side of the house and to construct a covered porch to the rear. The house has a mix of wood casement and six-over-one sash windows.
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 *Montgomery County Code Chapter 24A* (Chapter 24A), the *Chevy Chase Historic District Design Guidelines* (Guidelines), and the *Secretary of the Interior’s Standards for Rehabilitation* (Standards). The pertinent information in these documents is outlined below.

**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.

- **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.
- **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.
- **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.
- **Garages and accessory buildings** which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”
- **Gutters** are not currently subject to review and should not be reviewed.
- **Lot coverage** should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- **Major additions** should, where feasible, be placed to the rear of the existing structure so that they are less 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.
- **Roofing materials** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated.
- **Siding** should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- **Tree removal** should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- **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) 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 is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship;

**Secretary of Interior’s Standards for Rehabilitation**

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.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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 applicant proposes additions to the house in two areas; a projection on the right elevation, and an addition with an attached porch to the rear. The information submitted by the applicant does not indicate any proposed exterior work to the historic massing of the house not required to accommodate the proposed additions.

**Right Elevation Addition**

The right elevation of the house is a single uninterrupted plane with shingle siding above the brick foundation. There are a variety of casement and sash windows in an irregular configuration.

The applicant proposes to construct a two-story, side projecting gable-roofed addition at the rear of the historic massing of the house. The addition will project approximately 4’ (four feet) to the right of the historic wall plane. The addition will be 15’ 5” (fifteen feet, five inches) deep. The addition creates a new entrance, which is accessed from a set of front and rear-loading wooden stairs. This new side porch has a gable overhang supported by wood brackets.

The addition will match the materials and design of the historic house (i.e. shingle siding, four-lite casement window) and brackets in the roof eaves. The Guidelines state that major additions, which Staff finds this qualifies as, should be placed to the rear where feasible so they are less visible from the public right-of-way. Due to the placement of the house on the lot, the right elevation is highly visible (see the attached site plan). Construction of this addition will result in the removal of seven historic wood windows. Staff finds that this loss of integrity would be detrimental to the historic character of the house (contrary to the Guidelines) and would substantially alter the exterior features of the that characterize the property (in violation of 24A-8(b)(1). Staff finds that, at a minimum, the size and massing of this proposed addition needs to be removed or significantly reduced. Staff encourages the HPC to provide additional recommendations to the applicant to bring any addition, if one can be found to meet the Design Guidelines and Chapter 24A in this location into compliance with the requisite guidance.
Rear Addition
The applicant proposes to construct a large addition to the rear of the house. In order to accommodate the new construction, the applicant proposes removing a portion of the rear of the house including the second-floor sleeping porch. The removal of this historic fabric is at the rear of the historic house and will not impact this building’s contribution to the historic character of the surrounding district. Staff supports the demolition and removal of these rear features.

The applicant proposes to construct a rear addition that will be 17’ 6” (seventeen feet, six inches) deep with a small rear projection and approximately 28’ 6” (twenty-eight feet and six inches) wide. The addition will have a rear-facing gable roof and will be clad in wood shingles to match the historic house with four-litre casement windows. The left side of the addition will be co-planer with the historic house on the front floor and stepped in on the second floor. The right elevation is two stories tall with four-litre casement windows. Under the current proposal, the view of the right elevation will be limited by the projecting side addition discussed above. To the rear of the addition is a wood deck and a screened-in porch. The screened-in porch is approxamately 13’ × 13’ (thirteen feet by thirteen feet). It will have a rear facing gable roof with brackets in the eaves and appears to be constructed on brick piers. The porch wall on the left side of the house will be inset from the wall plane by approximately 2’ (two feet). Because of the narrow side setback and the distance from the sidewalk, the porch will likely not be visible from the public right-of-way.

Staff finds that while the addition is quite large, it is in keeping with the scale of many of the additions in the surrounding historic district. The review of this addition on the side elevations should be subject to moderate scrutiny, while the rear of the addition should be subject to lenient scrutiny. Staff finds that, in general, the proposal for the left side of the rear addition is in
keeping with the historic character of the house and the use of casement windows helps to differentiate the new construction from the historic. In order to more fully differentiate the historic construction from the new, Staff recommends that the corner of the historic house be more fully expressed using some degree of side setback measuring a minimum of 1’ in keeping with HPC policy and precedent.

The narrow setback between 20 W. Irving and 18 W. Irving will somewhat limit the visibility of the left elevation of the rear addition. The applicant proposes to extend the historic wall plan on the first floor in matching shingle. The second floor of the rear addition will be stepped in by approximately 3’ (three feet). This design allows the for more sunlight between the two buildings and will prevent a canyon effect between the buildings. Staff’s primary concern about the design of this elevation has to do with the fenestration. There is only one four-lite casement window on each floor; and they are both located toward the rear of the elevation. This creates a very large expanse of uninterrupted shingle siding which is out of character with the design of the historic house. Staff finds that in order to be compatible with the surrounding district, more windows need to be introduced on this elevation. Staff welcomes any additional feedback from the HPC regarding the left elevation of the proposed rear addition.

The rear of the addition is not visible from the public right-of-way on either W. Irving St. or from Hesketh St. The roof of the addition has a rear-facing gable with decorative woodwork under the gable. The rear projection on the right has a smaller gable with smaller woodwork. The first floor of the rear of the addition has a triple set of sash windows with a full-lite door to the right. The second floor also has a triple set of sash windows. To the right of the second floor windows there are two casement windows under the smaller gable roof. Staff finds the fenestration pattern appropriate and is in keeping with the historic house. To improve the project, Staff encourages the triple set of sash windows on the first floor of the rear addition to match the configuration used throughout the house, instead of employing a four-over-one, six-over-one, and four-over one configuration. However, as this elevation is subject to lenient scrutiny, the focus of the review is to focus on issues of size, scale, and massing. The Guidelines state, “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.”

**STAFF RECOMMENDATION**

Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and return for a second preliminary consultation. Staff additionally request more details regarding:
- Any proposed exterior work on the historic house massing;
- A tree survey with any identified tree removals; and
- Any proposed work for the detached historic garage.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: jmangan@jmcanyongroup.com  
Contact Person: JOHN MANGAN  
Daytime Phone No.: 301-589-7900

Tax Account No.: 52-2000 784

Name of Property Owner: ANDREW & KATE HERMAN  
Daytime Phone No.:  

Address: 20 WEST IRVING ST CHEVY CHASE MD 20815

City:  
State:  
Zip Code:  

Contractor: CARRIER JOHN BULLOCHS  
Phone No.:  
Contractor Registration No.: H1CH# 12B 309

Agent for Owner: JOHN MANGAN  
Daytime Phone No.: 301-589-7900

HOUSE NUMBER  

House Number: 20  
Street: WEST IRVING STREET

Town/City: CHEVY CHASE  
Nearest Cross Street: MAGNOLIA

Lot: 16 & 17  
Block:  
Subdivision: CHEVY CHASE SECTION 2

DATE: 3/12/19

1A. CHECK ALL APPLICABLE  

☐ Construct  ☐ Enclose  ☐ Alter/Remodel  ☐ AC  ☐ Stairs  ☐ Room Addition  ☐ Porch  ☐ Deck  ☐ Shed  
 ☐ Move  ☐ Install  ☐ Wreck/Rebuild  ☐ Door  ☐ Fence  ☐ Woodburning Stove  ☐ Single Family  
 ☐ Revision  ☐ Repair  ☐ Replaceable  ☐ Fence/Wall (complete Section 4)  ☐ Other:

1B. Construction cost estimate: $ 450,000

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

2A. Type of sewage disposal:  
☐ 01 SEWSC  ☐ 02 Septic  ☐ 03 Other:

2B. Type of water supply:  
☐ 01 WEWSC  ☐ 02 Well  ☐ 03 Other:

PART THREE: COMPLETED TYPE OF FENCE/RETAINING WALL

3A. Height ______ feet ______ inches

3B. Indicates 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/complete

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 8-29-18

Approved: [Signature]  
For Chairperson, Historic Preservation Commission

Disapproved: [Signature]  
Date

Application/Permit No. 650252

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:
      
      THE EXISTING HOUSE SITS BACK ON A TREE LINED STREET IN CHEVY CHASE VILLAGE. IT HAS A SHAPE SIMILAR TO A BUNGALOW STYLE WITH A TWO STORY HOUSE BEING COVERED BY A LARGE ROOF THAT EXTENDS DOWN TO A PORCH ACROSS THE ENTIRE FRONT OF THE HOUSE, AND ITS SECOND STORY PEAKING OUT THROUGH A LAND SHED DOOR. THE DETAILS HAVE ELEMENTS OF BOTH ARTS & CRAFTS AS WELL AS THE SHINGLE STYLE.

      b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
         WE ARE GOING TO GREAT LENGTHS TO PRESERVE THE GEOMETRY AND ARCHITECTURAL CHARACTER OF THE EXISTING HOUSE. THE ADDITION IS PRIMARILY TO THE REAR, STEPPING IN TO PRESERVE THE ORIGINAL EAVE LINES AND THE DETAILING WILL STRIVE TO BE CONTEXTUAL WITH THE EXISTING STRUCTURE

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, where appropriate, context. All materials and finishes 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 as 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 lots(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.
Site Plan

Applicant: ANDREW & KATE HERMAN

Shade portion to indicate North
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 W. Irving St</td>
<td>Mangan Group Architects</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>7034 Carroll Ave Suite 3</td>
</tr>
<tr>
<td></td>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>22 W. Irving St</td>
</tr>
<tr>
<td>(Side)</td>
</tr>
<tr>
<td>11 Hesketh (Back)</td>
</tr>
</tbody>
</table>
Existing Property Condition Photographs (duplicate as needed)

Detail: Front Elevation

Detail: Rear Elevation

Applicant: ____________________________
Existing Property Condition Photographs (duplicate as needed)

Detail: Left Elevation

Detail: Right Elevation

Applicant: ________________________________
EXISTING BASEMENT PLAN

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.
EXISTING FIRST FLOOR PLAN

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.
EXISTING 2ND FLOOR PLAN

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: 03
TITLE: Existing Second Floor Plan
PROJECT: Herman Residence

MANGAN
GROUP ARCHITECTS

1
03
1/8" = 1'-0"

7'-5 1/2"
10'-4"
13'-4 1/2"
12'-10 1/2"
11'-2"
7'-3"
5'-4"
5'-7 1/2"
27'-7 5/8"
14'-10 1/2"
7'-5 1/2"
EXISTING ATTIC PLAN

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.
Full size original is 8.5\" x 11\". Do not scale drawing for measurements. Call/Email MGA for clarifications.
EXISTING REAR ELEVATION

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.
EXISTING LEFT ELEVATION

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.
EXISTING RIGHT ELEVATION

1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

MANGAN GROUP ARCHITECTS

7034 CARROLL AVE
SUITE 3
TAKOMA PARK, MD 20912
P: 301.580.7900
F: 301.589.7911

DWG: 08
TITLE: EXISTING RIGHT ELEVATION
PROJECT: Herman Residence

SCALE: 1/8" = 1'-0"

DRAWN BY: Author
CHECKED BY: Checker
PLOT DATE: 8/29/2018 11:00:49 AM
BASEMENT FLOOR PLAN

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

DWG: 09
TITLE: BASEMENT FLOOR PLAN
PROJECT: Herman Residence
Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.
2ND FLOOR PLAN

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.
Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.
FRONT ELEVATION

1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.
REAR ELEVATION

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.

Ex. T.O.P (03)
27' - 5 1/8"

Ex. T.O.D. (03)
Ex T.O. 19' - 6"
18' - 4"

Ex T.O.D (02)
Ex T.O. 19' - 10"
8' - 8"

Ex. Est. Grade
Crawlspace
-1' - 9"

Ex. T.O. Slab
Raised
T.O. Slab - New
Construction
-10' - 2"
FULL SIZE ORIGINAL IS 8.5" X 11". DO NOT SCALE DRAWING FOR MEASUREMENTS. CALL/EMAIL MGA FOR CLARIFICATIONS.

Ex. T.O.P. (03) 27' - 5 1/8"  
Ex. T.O.D. (03) 19' - 6" P. (02) 18' - 4"  
Ex. T.O.D. (02) 9' - 10" P. (01) 8' - 8"  
Ex. Est. Grade)  
Ex. Crawlspace  -1' - 9"  
Ex. T.O. Slab  
Raised  
T.O. Slab - New  
Construction  -10' - 2"

LEF T ELEVATION

1

15

1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.
FULL SIZE ORIGINAL IS 8.5" X 11". DO NOT SCALE DRAWING FOR MEASUREMENTS. CALL/EMAIL MGA FOR CLARIFICATIONS.
REAR ELEVATION

1/8" = 1'-0"

Full size original is 8.5" x 11". Do not scale drawing for measurements. Call/Email MGA for clarifications.