EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 9 West Irving St., Chevy Chase
Meeting Date: 3/13/2019
Resource: Contributing Resource
Report Date: 3/6/2019
(Chevy Chase Village Historic District)
Public Notice: 2/27/2019
Applicant: Chain Bridge Properties LLC
(Tax Credit: No)
(Kathryn Everett, Agent)
Staff: Michael Kyne

Case Number: 35/13-19G

PROPOSAL: Hardscape and site alterations

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

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

Fig. 1: Subject property.
PROPOSAL:

The applicants propose the following work items at the subject property:

- Remove the existing front brick walkway.
- Install a new front brick walkway on concrete, reusing the existing brick. The new walkway will exhibit some differences, including:
  - The existing brick walkway is central to the historic house, running south to north, with a brick walkway branching out to the east and a brick walkway branching out to the west.
  - The new brick walkway will not have branches to east or west, but 2’ x 2’ flagstone pavers on sod will be installed on either side of the walkway, leading to the east and west.
  - A 7’ x 8’ brick landing will be created at the bottom of the front porch steps.
- Replace the existing gravel driveway with a new gravel driveway, adding brick edging. The proposed driveway configuration was previously approved at the July 12, 2017 HPC meeting as part of an east side (right) garage addition (see Fig. 2). The new driveway will be in the same approximate footprint as previously approved, but it will be flared as it approaches the garage.
- Install a 6’ x 12’ flagstone landing on concrete with brick riser at the east side (right) of the house.
- Install a 5’ x 22’ brick walkway on concrete at the east side (right) of the house.
- Install a 4’ x 33’ brick apron in front of the garage on the east side (right) of the house.
- Install a 6’-6” x 15’ brick apron on the east side (right) of the garage to accommodate a proposed trash corral.
- Install a wooden lattice trash corral (4’ high x 4’ wide x 9’ long) on the east side (right) of the garage.
- Replace the existing brick patio at the north side (rear) of the house with a new 15’ x 22’-6” flagstone patio with 12” sillstone border.
- Install 2’ x 2’ flagstone pavers on sod on the east and west sides of the proposed replacement patio.
- Install a 4’ x 8’ flagstone landing on concrete with brick riser at the north side (rear) of the house.
- No additional trees will be impacted by the proposed project.
Fig. 2: Previous site plan approved at the July 12, 2017 HPC meeting (left) and current site plan proposal (right).

APPLICABLE GUIDELINES:

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.

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

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 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.)

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

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.

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.

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 #2 and #9; 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Kathryn@everettgardendesigns.com  Contact Person: Kathryn Everett  Daytime Phone No. (202) 465 5740

Tax Account No.  Contract Browser: John Fitzgerald  Name of Property Owner/Chain Bridge Properties LLC  Daytime Phone No. (123) 517 7757

Address: 3803 Raymond St. Chevy Chase, MD. 20815

Loc: 6  Block: 33  Subdivision: Chevy Chase Village

LOCATION OF BUILDING PREMISES

House Number: 9  Street: West Irving Street

Town/City: Chevy Chase  Nearest Cross Street: Magnolia Parkway

PART ONE: TYPE OF PERMIT, ACTION AND USE

A. CHECK ALL APPLICABLE:
   - Construct  Extend  Alter/Renovate
   - Move  Install  Wreck/Raze
   - Revision  Repair  Revocable
   - Single Family

B. Construction cost estimate: $50,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/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 ______ 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.

Signature of owner or authorized agent: ___________________________  Date: ______________________

Edt 5/21/99

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:

   Single Family home in the Colonial Revival Style, constructed between 1896-1916. Addition and extension currently underway. Landscape and construction of driveway on two sides by sidewalks with house on the left and driveway on the right leading to the rear double garage. Immediately adjacent to drive is a large tree that has been deemed unhealthful and hazardous and has received preliminary approval for removal by the Chase Village.

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

   Re-lay front brick walkway, replace gravel driveway and include brick edging. Add flagstone (6x12), unpaved entry (5x22) brick-porch entry, and 6x14 for sidewalk on side of house for Walpole Ithaca trash corrals. Replace back flagstone dining patio and landing (14x22).

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.

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/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.
## 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>JOHN FITZGERAL</td>
<td>Kathryn Everett</td>
</tr>
<tr>
<td>3803 RAYMOND STREET</td>
<td>Everett Garden Designs</td>
</tr>
<tr>
<td>CHEVY CHASE, MD 20815</td>
<td>3 Newlands Street</td>
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<thead>
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<tr>
<td>ASHK &amp; KATHLEEN ADAMIYATT</td>
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<tr>
<td>5 WEST IRVING STREET</td>
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<td>CHEVY CHASE, MD 20815</td>
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<td>10 WEST KIRKE STREET</td>
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1. GRAVEL DRIVE WITH BRICK EDGER  
SCALE 1" = 1'-0"

2. BRICK WALK ON CONCRETE BASE  
SCALE 1" = 1'-0"

3. FLAGSTONE PATIO ON CONCRETE BASE  
SCALE 1" = 1'-0"
Pine Hall - Brick Paver Autumn Range
Front Walk - Side Landings
Trash enclosure, front and side profile
Front of house and entry walk - North view

Walk and side of house looking north

Front of house, existing materials
View looking South from house/garage