

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	23 West Irving Street, Chevy Chase	<b>Meeting Date:</b>	12/18/2019
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	12/11/2019
<b>Applicant:</b>	Mike Friedman (VW Fowlkes, Architect)	<b>Public Notice:</b>	12/4/2019
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	N/A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Exterior rehabilitation		

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**STAFF RECOMMENDATION:**

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1914



***Fig. 1: Subject property.***

**PROPOSAL:**

The applicant proposes the following work items at the subject property:

- Remove the second story of an existing bump out at the southeast (front/right) corner of the historic house.
- Remove an existing one-story addition at the east (right) side of the historic house (behind the existing bump out) and construct an open porch in its place.
- Install steel windows and doors at the east (right) side of the historic house.
- Replace three paired windows and one set of doors (two first-floor windows, one first-floor set of doors, and one second-floor window) at the north (rear) of the historic house with steel windows.
- Remove an existing accessory shed at the northeast (rear/right) corner of the property.

**APPLICABLE GUIDELINES:**

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 the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, 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***

The *Guidelines* define an Outstanding Resource as “A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historic associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.”

The *Guidelines* state:

Additional basic policies that should be adhered to include:

1. Preserving the integrity of the proposed 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.
2. Preserving the integrity of contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. 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.
5. 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.

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 and 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.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures 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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

**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.

**Sheds** should be subject to moderate scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.

**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.

***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.)

***Secretary of the Interior's Standards for Rehabilitation:***

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

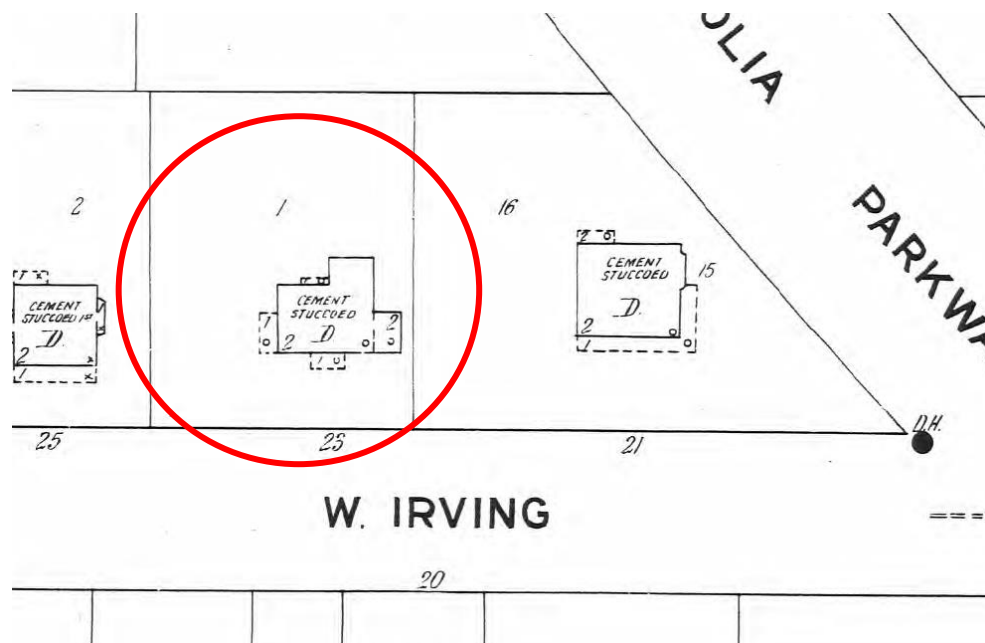
#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION:**

The subject property is a c. 1914 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The 1998 Master Plan amendment notes that there is a modern two-story addition at the west (left, as viewed from the front) side of the historic house. There is also a two-story



bump out at the southeast (front/right) corner of the historic house and a one-story addition on the east side of the historic house behind the bump out. The southeast bump out is likely original, as it appears in the 1916 Sanborn Fire Insurance Map (see below).



**Fig. 2: 1916 Sanborn Fire Insurance Map, with subject property circled in red.**

The applicant proposes the following work items at the subject property:

- Remove the second story of an existing bump out at the southeast (front/right) corner of the historic house.
- Remove an existing one-story addition at the east (right) side of the historic house (behind the existing bump out) and construct an open porch in its place.
- Install steel windows and doors at the east (right) side of the historic house.
- Replace three paired windows and one set of doors (two first-floor windows, one first-floor set of doors, and one second-floor window) at the north (rear) of the historic house with steel windows.
- Remove an existing accessory shed at the northeast (rear/right) corner of the property.

Staff fully supports the removal of the existing one-story addition at the east (right) side of the historic house and construction of an open porch in its place, depending on the proposed materials (which have not yet been provided). Because the southeast bump out is likely original to the house, staff would not recommend approval of the removal of its second story, as this would remove/alter character-defining features and be inconsistent with *Standards* #2 and #9. In addition, staff notes that the existing two-story west (left) side addition was constructed to match the southeast bump out, providing a visual balance that will be disrupted by the removal of southeast bump out's second story.

Staff is slightly concerned about the compatibility of the proposed windows and doors on the east (right) side of the historic house. The existing fenestration is comprised mostly of single six-over-six windows, with rectangular lites, whereas the proposed windows and doors consist of large square lites, which cover much of the first-floor wall space. However, given the proposed location, staff finds that the proposed east (right) side windows and doors will be minimally visible in the absence of vegetation, at best. Likewise, the proposed replacement windows and doors at the north (rear) will be minimally visible from

Magnolia Parkway to the east, at best.

In order to assess its historical significance and potential visibility from the public right-of-way, staff requires additional information and photographs of the existing shed at the northeast (rear/right) corner of the property. Nonetheless, staff concludes that the shed is not original to the historic house, as it is not depicted in the 1916 Sanborn Fire Insurance Map (see Fig. 2).

Staff asks for the Commission's guidance regarding the following aspects of the proposal:

- Does the Commission concur with staff's recommendation regarding the proposed removal of the second story from the existing southeast (front/right) bump out?
- The compatibility of the proposed east side and north (rear) windows and doors.

**STAFF RECOMMENDATION:**

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: VW@FOWLKESSTUDIO.COM Contact Person: VW FOWLKES  
Tax Account No.: 38-3895505 Daytime Phone No.: 202/758-5519  
Name of Property Owner: MIKE FRIEDMAN Daytime Phone No.: \_\_\_\_\_  
Address: 1711 CONNECTICUT AVE NW 204 WASHINGTON DC 20009  
Street Number City State Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: TBD  
Agent for Owner: VW FOWLKES Daytime Phone No.: 202/758-5519

## LOCATION OF BUILDING/PREMISE

House Number: 23 Street: WEST IRVING ST  
Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PKWY  
Lot: 18 Block: 32 Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ 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: \_\_\_\_\_

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 EXTEND/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.

VW F

Signature of owner or authorized agent

11/13/19

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**



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

<b>Owner's mailing address</b> VW FOULKES, AIA 1711 CONNECTICUT AVE NW 204 WASHINGTON DC 20009	<b>Owner's Agent's mailing address</b> MIKE FRIEDMAN 16 MAGNOLIA PARKWAY CHEVY CHASE MD 20815
<b>Adjacent and confronting Property Owners mailing addresses</b>	
BRENDAN + MARGARET BABINGTON 25 WEST IRVING ST CHEVY CHASE MD 20815	MIKE + ADENA FRIEDMAN 16 MAGNOLIA PARKWAY CHEVY CHASE MD 20815
24 WEST KIRKE ST CHEVY CHASE MD	20 WEST KIRKE ST CHEVY CHASE MD



1711 CONNECTICUT AVE. NW, 204  
WASHINGTON, D.C. 20009

**APPLICATION:** 11/18/19  
23 West Irving St, Chevy Chase MD

Project Type: Addition / Alteration  
Project Description:

On the east flank of the building's primary volume is a 2-story, enclosed, hipped structure that sits in front of a single story addition.

The owner proposes to remove the second story of the front structure and replace the structure behind it with an open porch. Additionally, the owner proposes new steel windows on the side and rear elevations.

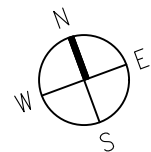
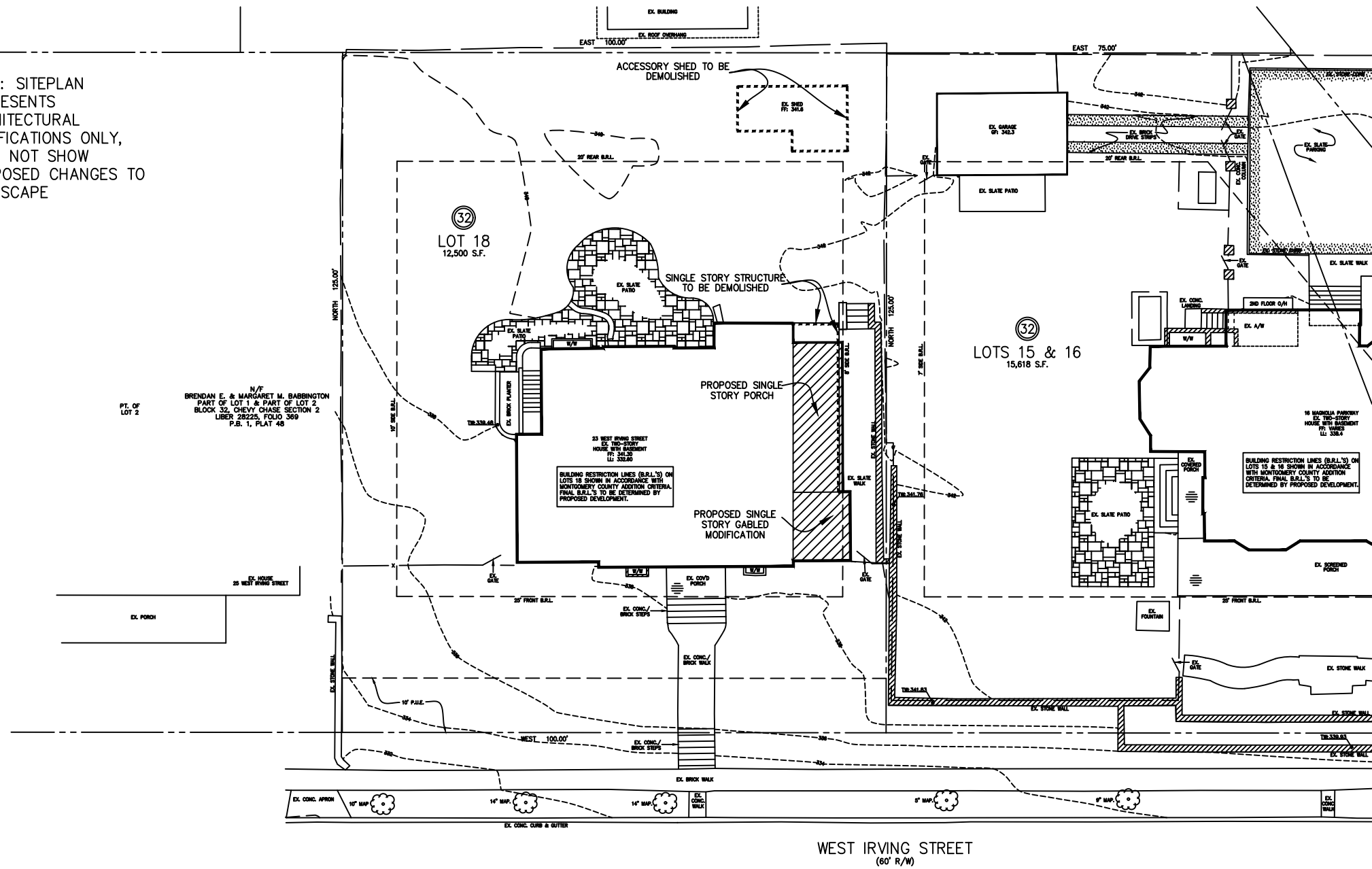
Finally, the owner proposes to demolish the 1-story accessory shed in the rear yard.

Plans, elevations and photos are attached to this application. Documentation is conceptual in nature and does not represent landscape modifications.

Best,

VW Fowlkes, AIA, LEED, Owner Agent  
Fowlkes Studio

NOTE: SITEPLAN  
REPRESENTS  
ARCHITECTURAL  
MODIFICATIONS ONLY,  
DOES NOT SHOW  
PROPOSED CHANGES TO  
LANDSCAPE







NO CHANGE PROPOSED TO  
WEST FLANK



EAST FLAN TO BE MODIFIED  
TO A SINGLE STORY GABLED  
STRUCTURE



2-STORY FLANKING  
STRUCTURE TO BE MODIFIED  
TO A SINGLE STORY WITH  
SAME FOOTPRINT



SINGLE STORY ADDITION TO BE  
REPLACED WITH OPEN PORCH



NEW GLAZING PROPOSED ON  
REAR ELEVATION

NO CHANGE PROPOSED TO  
WEST ELEVATION





2-STORY FLANKING STRUCTURE TO BE MODIFIED  
TO A SINGLE STORY WITH SAME FOOTPRINT



SINGLE STORY ADDTION TO BE  
REPLACED WITH OPEN PORCH

2-STORY FLANKING STRUCTURE TO BE MODIFIED  
TO A SINGLE STORY WITH SAME FOOTPRINT



SINGLE STORY ADDTION TO BE  
REPLACED WITH OPEN PORCH





