EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 9 West Irving Street, Chevy Chase
Meeting Date: 5/27/2020

Resource: Contributing Resource
(Chevy Chase Village Historic District)
Report Date: 5/20/2020

Applicant: Nicola and Colin Dowling
(Ben Van Dusen, Agent)
Public Notice: 5/13/2020

Review: HAWP
Tax Credit: Yes

Case Number: 35/13-20N
Staff: Michael Kyne

PROPOSAL: Storm windows

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 to install nineteen (19) custom wood storm windows at the subject property. Eight (8) of the proposed storms will include screens for ventilation.

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

9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

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 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.

**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

Ben@vanusenarchitects.com  Contact Person: BEN VAN DUSEN  Daytime Phone No.: 202-448-9217

Tax Account No.:

Name of Property Owner: NICOLA & COLIN DOWLING  Daytime Phone No.: 202-997-5746

Address: 9 WEST IRVING ST. CHEVY CHASE, MD  20815

Contractor Registration No.:

Agent for Owner: BEN VAN DUSEN  Daytime Phone No.: 202-448-9217

House Number: 9  Street: WEST IRVING ST.

City: CHEVY CHASE, MD  Nearest Cross Street: CONNECTICUT AVE

Lot #: 6  PART #: 33  Subdivision: CHEVY CHASE, SECTION 2

1A. CHECK ALL APPLICABLE:
   ✓ Construct  ☐ Extend  ☐ Alter/Renovate  ☐ AC  ☐ Cab
   ☐ Move  ☐ Install  ☐ Wreck/Raze
   ☐ Revision  ☐ Leases  ☐ Repair
   ☐ Other: STORM WINDOWS

1B. Construction cost estimate: $10K

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

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

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

3A. Height:

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
   ☐ On property line
   ☐ Entirely on land of owner
   ☐ On public right of way

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: 4/17/20

Approved: 

For Chairperson, Historic Preservation Commission

Disapproved: 

Signature:

Date:

Application/Permit No.: 

Date 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:

   EXISTING RESIDENCE IS AN EARLY 20TH C. COLONIAL REVIVAL HOUSE FEATURING A 4-COLUMN FRONT PORCH, HORIZONTAL WOOD SIDING, ONE-OVER-ONE DOUBLE-HUNG WINDOWS WAS COMPLETELY RENOVATED IN 2017/18 BY LARGE REAR ADDITION

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

   NEW OWNERS SEEK TO ADD STORM WINDOWS TO ORIGINAL SINGLE-GLAZED WINDOWS. TWO TYPES:
   1) CUSTOM ONE-OVER-ONE WOOD SASHES, REPLICA OF OLD STYLE
   2) COMBINATION STORM/SCREEN TO PROVIDE VENTILATION

   SEE ELEVATIONS FOR PROPOSED LOCATIONS OF EACH

2. SITE PLAN & WINDOW SCHEDULE
   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, pools, 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. 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 dripline 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 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 INTO MAILING LABELS.
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PROPOSED FRONT ELEVATION

NEW PTDE. COMPOSITE DECKING TO REPLACE EXG. COMPOSITE DECKING
RESTORE HISTORIC RAILING POST & PIER DETAIL, SEE PHOTOS