

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	9 West Irving Street, Chevy Chase	<b>Meeting Date:</b>	5/27/2020
<b>Resource:</b>	Contributing Resource (Chevy Chase Village Historic District)	<b>Report Date:</b>	5/20/2020
<b>Applicant:</b>	Nicola and Colin Dowling (Ben Van Dusen, Agent)	<b>Public Notice:</b>	5/13/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	35/13-20N	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Storm windows		

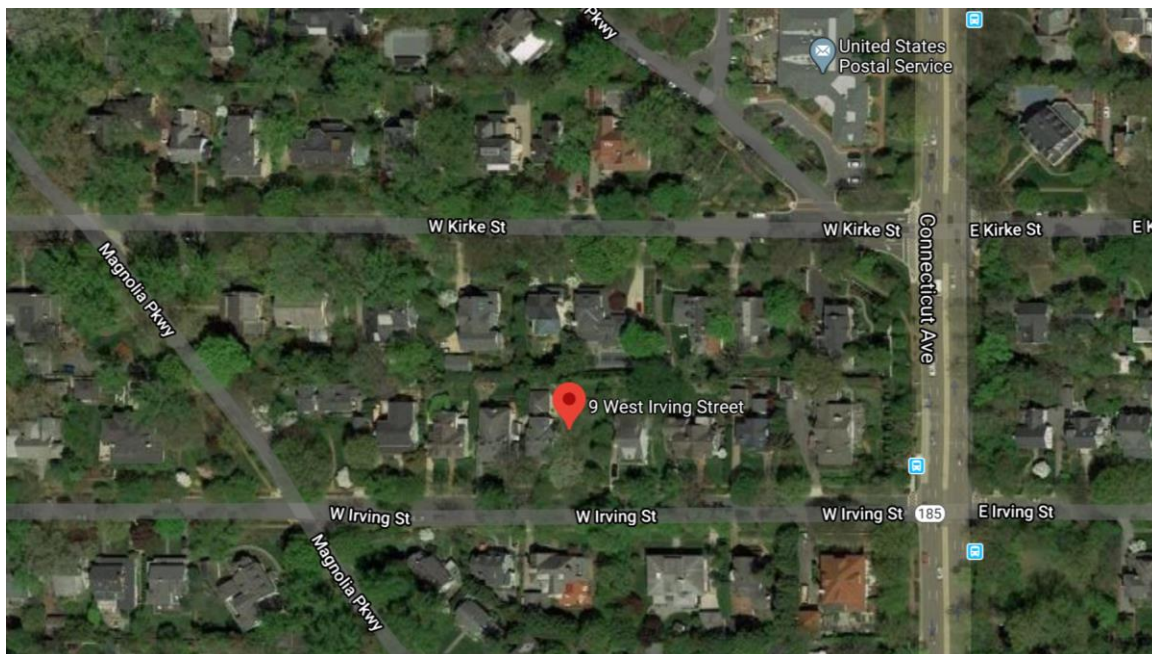
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**STAFF RECOMMENDATION:**

☒ 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.

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400****APPLICATION FOR  
HISTORIC AREA WORK PERMIT**Contact Email: ben@vandusenarchitects.com Contact Person: BEN VAN DUSEN  
Daytime Phone No.: 202-468-9217

Tax Account No.: \_\_\_\_\_

Name of Property Owner: NICOLA & COLIN DOWLING Daytime Phone No.: 202-997-5746Address: 9 WEST IRVING ST. CHEVY CHASE, MD 20815  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: BEN VAN DUSEN Daytime Phone No.: 202-468-9217**LOCATION OF BUILDING/PROJECT**House Number: 9 Street: WEST IRVING ST.Town/City: CHEVY CHASE, MD Nearest Cross Street: CONNECTICUT AVELot: 6, PART OF 5 Block: 33 Subdivision: CHEVY CHASE, SECTION 2

Libor: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE****1A. CHECK ALL APPLICABLE:**

- ☐
- Construct
- ☐
- Extend
- ☐
- Alter/Renovate
- 
- ☐
- Move
- ☐
- Install
- ☐
- Wreck/Rebuild
- 
- ☐
- Revision
- ☒
- Repair
- ☐
- Revocable

**CHECK ALL APPLICABLE:**

- ☐
- A/C
- ☐
- Stab
- ☐
- Room Addition
- ☐
- Porch
- ☐
- Deck
- ☐
- Shed
- 
- ☐
- Solar
- ☐
- Fireplace
- ☐
- Woodburning Stove
- ☐
- Single Family
- 
- ☐
- Fence/Wall (complete Section 4)
- ☒
- Other:
- STORM WINDOWS

1B. Construction cost estimator: \$ 10k

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING VARIATIONS**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] 4/17/20  
Signature of owner or authorized agent Date

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

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

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

**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  
W/ 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, REPLICATION OF 'OLD STYLE'  
2) COMBINATION STORM/SCREEN TO PROVIDE VENTILATION  
SEE ELEVATIONS FOR PROPOSED LOCATIONS OF EACH

**2. SITEPLAN & 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, 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. All materials and fixtures 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 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 lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

Existin Windows-Dowling Residence  
9 West Irving St

City of Baltimore, MD 21201

Table 1

window #	elevation	floor	type	frame width	frame height	Storm window type
1	south	1st	dbl-hung: 1 over 1	40.75	70	Custom sash
2	east	"	"	31.75	70	Combo storm/screen
3	"	"	"	31.75	70	Combo storm/screen
4	"	"	"	40.75	70	Custom sash
5	"	"	"	28.5	70	Combo storm/screen
6	west	"	casement sash-1 lite	24	54	Custom sash
7	"	"	"	24	54	Custom sash
8	south	2nd	dbl-hung: 1 over 1	31.75	62	Custom sash
9	"	"	"	31.75	62	Custom sash
10	"	"	"	31.75	62	Custom sash
11	"	"	"	31.75	62	Custom sash
12	east	"	"	31.75	62	Combo storm/screen
13	"	"	"	28.5	62	Combo storm/screen
14	"	"	"	40.75	62	Custom sash
15	"	"	"	28.5	62	Combo storm/screen
16	"	"	"	28.5	62	Combo storm/screen
17	west	"	"	31.75	62	Combo storm/screen
18	"	"	"	24.25	62	
19	"	"	"	28.5	63	

