

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

<b>Address:</b>	23 West Irving Street, Chevy Chase 16 Magnolia Parkway, Chevy Chase	<b>Meeting Date:</b>	7/29/2020
<b>Resource:</b>	Contributing Resources <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	7/22/2020
<b>Applicant:</b>	Mike Friedman (Clinton & Associates, Landscape Architect)	<b>Public Notice:</b>	7/15/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-20X 35/13-20Y	<b>Staff:</b>	Dan Bruecher

**PROPOSAL:**

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**STAFF RECOMMENDATION:**

Staff recommends that the HPC approve the HAWP applications.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resources within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1911 & 1914



*Fig. 1: 23 West Irving (left) and 16 Magnolia Parkway have been the subject of previous HPC review.*

## **BACKGROUND**

On December 18, 2019, the HPC heard a preliminary consultation for work to the house at 23 West Irving St.<sup>1</sup> The proposal focused on architectural alterations to the house and only talked conceptually about changes to the landscape/hardscape.

The HAWP for this work at 23 West Irving was approved at the June 24, 2020 HPC meeting.<sup>2</sup>

Both properties have the same owner who wishes to pursue one landscape and hardscape scheme. The properties have separate tax IDs and addresses and so must be heard with two separate HAWP case numbers.

## **PROPOSAL**

The landscape/hardscape work proposed for the two properties will unify the design and visually connect the two Contributing Resources.

The applicant proposes to undertake the following work at 16 Magnolia Pkwy.:

- Remove the existing stone terraces;
- Construct new natural stone terraces and walkways;
- Expand the parking court;
- Install a stone retaining wall; and
- Remove a total of six (6) trees.

At 23 West Irving St. , the applicant proposes to:

- Remove the existing rear terrace;
- Construct a new natural stone terrace;
- Replace the existing walkway;
- Construct a retaining wall along the sidewalk;
- Remove and replace the existing fencing; and
- Remove a total of eleven (11) trees.

## **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.

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

<sup>1</sup> The Staff Report for the December 28, 2019 Preliminary Consultation can be found here: <https://montgomeryplanning.org/wp-content/uploads/2019/12/II.A-23-West-Irving-Street-Chevy-Chase.pdf>.

<sup>2</sup> The Staff Report of the approved HAWP for 23 West Irving from June 24, 2020 can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/06/I.W-23-West-Irving-Street-Chevy-Chase.pdf>.

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:

- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

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.

***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
- (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:**

For the two properties, the applicant proposes to remove several trees, remove and construct new terraces, expand hardscaping, construct a retaining wall, and install new fencing. Staff finds that the proposed work is compatible with the historic resources and surrounding district and recommends the approval of the two HAWPs.

**Tree Removal**

At 23 West Irving, the applicant proposes to remove a total of 11 trees. There are 6 Leyland Cypress, four Gum trees, and an Ash. Most of these trees are at the side or the rear of the property and the largest



is only 10” (ten inches) d.b.h. At 16 Magnolia, the applicant proposes to remove a total of 6 trees: a Maple, two cherry trees, and three Magnolias, the largest of which is 13” (thirteen inches) d.b.h.

In place of these 17 trees, the applicant proposes to plant at least 25 additional deciduous trees and several additional evergreen trees.

Staff finds that none of the trees proposed for removal are significant, but they do add to the park-like setting identified as a character-defining feature of the surrounding district. Staff finds that the most significant trees on the properties will be maintained. Staff additionally finds that the proposed planting will result in a net gain of both deciduous and evergreen trees on the site, introducing new trees that will grow and preserve the district’s character. Staff recommends the HPC approve the tree removal and re-planting.

### **Terrace Construction**

The house at 23 West Irving has a slate patio in the rear of the house that projects slightly to the west and a slate walkway along the eastern side of the house. 16 Magnolia has a large slate patio to the east of the house and another off of the southwest corner of the house.

The applicant proposes to remove all of the slate patios. These features are not historic, so their removal will not have an impact on the historic character of the houses or surrounding district and should be approved.

The applicant proposes to pave a large area to the west of 16 Magnolia to the property boundary with 23 West Irving and to replace the slate walkway at 23 West Irving with matching stone paving. Staff finds that while the amount of natural stone paving at 16 Magnolia is significant and will increase the paved lot coverage, it appears to Staff that the total paving at the two properties will be reduced by the proposal. The *Design Guidelines* require lot coverage to be reviewed under Strict Scrutiny to preserve the open park-like setting of the District.

Because the grade slopes up from the street, the area of paving proposed at 16 Magnolia will not be visible from the right-of-way and should be approved as a matter of course, per the *Design Guidelines*. Additionally, Staff finds that the additional landscaping proposed will reinforce the park-like setting character of the surrounding district and recommends approval of the new terrace.

### **Expanded Hardscaping**

The applicant proposes expanding the existing concrete parking court at 16 Magnolia. The existing parking court is accessed via a one-lane driveway off of Magnolia Ave., flanked by several trees. The applicant proposes expanding the parking court an additional 13’ 6” (thirteen feet, six inches) westward, toward the existing garage. Staff finds that this additional textured concrete will not have a substantial impact on the character of the lot and is setback a significant distance from the right-of-way. Staff finds the proposal is compatible with the character of the property and recommends the HPC approve the expansion of the hardscape under 24A-8(b)(2) and the *Design Guidelines*.

### **Retaining Wall Construction**

The front yard at 23 West Irving is all grass. The grade rises sharply from the sidewalk. The applicant proposes to construct a retaining wall, with a maximum height of 3’ (three feet), setback from the sidewalk by approximately 3’ (three feet). The materials and appearance of the proposed retaining wall at 23 West Irving will match the materials and construction to match the existing retaining wall at 16 Magnolia. Staff determined that the retaining wall at 16 Magnolia was approved by the HPC in January 2000.

In considering the appropriateness of the proposed retaining wall Staff considers several elements: the

materials, placement, dimensions, and the fact that a previous composition of the HPC approved a wall of the exact design and materials. First, Staff finds the rustic natural stone to be compatible with the subject property and surrounding district. Second, the wall is set back from the edge of the sidewalk, so as to retain a bit more of a sense of openness. Third, the 3' height will not loom over pedestrians and aligns with the front walk, making it no taller than necessary. And fourth, while HPC decisions do not set precedent, the fact that a previous make-up of the HPC approved a retaining wall of the same materials and design, almost twice as tall next door, leads Staff to conclude that the proposal is compatible with the resource and surrounding district.

There is a second retaining wall proposed as part of this project. On the western edge of 16 Magnolia, the applicant proposes to construct a retaining wall and set of stairs to connect the two properties. The placement of this wall and stairs is such that it will not be visible from the public right-of-way which, according to the *Design Guidelines*, should be approved as a matter of course.

### **Fencing and Arbor**

The applicant proposes to enclose the rear of 23 West Irving in a 42" (forty-two inch) wood picket fence on the west side of the house, which transitions into a 6' (six foot tall) vertical wood board on board privacy fence to enclose the property on the west and north property boundaries. To the east of the house, the applicant proposes to install a 42" (forty-two inch) tall board on board trash enclosure. The materials, designs, and dimensions are consistent with the HPC's general fence guidance in historic districts. Staff finds the proposed fencing appropriate and recommends approval of the fencing at 23 West Irving.

At 16 Magnolia, the applicant proposes to construct a section of 42' (forty-two inch) wood board on board fencing on the new retaining wall to match the fencing installing on the south retaining wall. Staff finds this is an appropriate design and material and will only be minimally visible from the public right-of-way. At the southwest edge of the stone paving area at 16 Magnolia, the applicant proposes to install a wood and metal arbor. The arbor will have a painted metal frame with wood slats above. Staff finds that garden structures, such as the one proposed in this HAWP, are found throughout the District; and that this arbor will only be partially visible from an oblique angle in front of 23 West Irving. Staff finds that the proposed fencing and arbor at 16 Magnolia are consistent with the character of the resource and the surrounding district and recommends HPC approval.

### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP applications under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resources 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 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

[dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 919289  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Tax Account No.: \_\_\_\_\_

## AGENT/CONTACT (if applicable):

Name: Clinton & Associates E-mail: dcook@clinton-la.com  
landscape Architecture, PC  
Address: ~~4400~~ 5200 Baltimore Ave, Suite 201 City: Hyattsville, MD Zip: 20781  
Daytime Phone: 301-699-5600 Contractor Registration No.: 121115

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 35-13

Is the Property Located within an Historic District? ☒ Yes/District Name Chevy Chase Village  
☐ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.  
No

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as NO supplemental information.

Building Number: 16 Street: Magnolia PKwy  
Town/City: Chevy Chase Nearest Cross Street: West Irving St.  
Lot: 15 Block: 32 Subdivision: N/A Parcel: N/A

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

<input type="checkbox"/> New Construction	<input type="checkbox"/> Deck/Porch	<input type="checkbox"/> Shed/Garage/Accessory Structure
<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Solar
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Hardscape/Landscape	<input checked="" type="checkbox"/> Tree removal/planting
<input checked="" type="checkbox"/> Grading/Excavation	<input type="checkbox"/> Roof	<input type="checkbox"/> Window/Door
		<input type="checkbox"/> Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Daniel Cross (AS AN AGENT OF CLINTON & ASSOCIATES) 07/08/20  
Signature of owner or authorized agent LANDSCAPE ARCHITECTURE, PC Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

There are currently 2 existing stone terraces, driveway and parking court, stone retaining walls to the south and an existing garage ~~structure~~ on the property.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Clinton & Associates plans to remove the existing stone terraces and replace them with new natural stone terraces and walkways. An arbor will be added in the rear yard. The driveway will remain and the parking court will be expanded. A new portion of stone retaining wall will be added. A total of 6 trees will be removed. All stone terraces to be at-grade ~~features~~ features.



Work Item 1: Stone Terraces

Description of Current Condition:

Two existing stone terraces will be removed. Some cracking stones and materiality do not match.

Proposed Work:

stone terraces and walkways to replace existing and match in materiality.

Work Item 2: Driveway / Parking Court.

Description of Current Condition:

Existing driveway to remain. Parking court condition is ok, requires increased room to maneuver cars within court.

Proposed Work:

The width of the parking court is to remain. The length will increase by 13'-6" (trp.)

Work Item 3: Retaining walls / Fencing.

Description of Current Condition:

walls are beautiful and in great condition. Fencing locations to alter due to wall alterations.

Proposed Work:

Relocate portion of retaining wall in rear yard. Fencing to move as a result. Small section of retaining wall added to connect to adjacent property retaining wall ~~and~~ ~~and~~ ~~and~~ wall.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/8/2020

Application No: 919289  
AP Type: HISTORIC  
Customer No: 1378027

## Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 16 MAGNOLIA PKWY  
CHEVY CHASE, MD 20815  
Othercontact Clinton & Associates (Primary)

## Historic Area Work Permit Details

Work Type ADD  
Scope of Work Demolition of existing and addition of new stone terraces and walkways. Addition of stone retaining walls, arbor, fencing and planting. Expansion of existing parking court.



**Municipality Letter for  
Proposed Construction Project**

**Subject Property:** 16 Magnolia Parkway, Chevy Chase MD 20815  
**Property Owner:** Michael and Adena Friedman  
**Project Manager/Contractor:** Clinton & Associates/Sandra Clinton  
**Proposed Work:** Landscaping and architectural changes, including  
constructing new walls, patios, fences, plantings and  
arbor

6/23/2020

Diane R. Schwartz Jones, Director  
Department of Permitting Services of Montgomery County  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at [ccvpermitting@montgomerycountymd.gov](mailto:ccvpermitting@montgomerycountymd.gov).

Sincerely,

Shana R. Davis-Cook  
Manager, Chevy Chase Village

**CHEVY CHASE VILLAGE**

5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
Phone (301) 654-7300  
Fax (301) 907-9721  
[ccv@montgomerycountymd.gov](mailto:ccv@montgomerycountymd.gov)  
[www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)

**BOARD OF MANAGERS**

ELISSA A. LEONARD  
*Chair*  
ROBERT C. GOODWIN, JR.  
*Vice Chair*  
DAVID L. WINSTEAD  
*Secretary*  
RICHARD M. RUDA  
*Assistant Secretary*

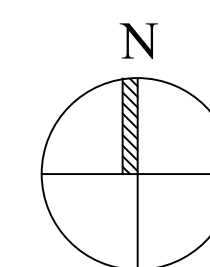
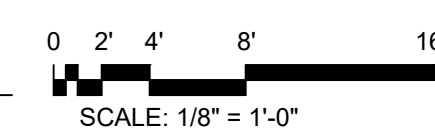
GARY CROCKETT  
*Treasurer*  
NANCY E. WATTERS  
*Assistant Treasurer*  
LINDA J. WILLARD  
*Board Member*

**VILLAGE MANAGER**  
SHANA R. DAVIS-COOK  
**LEGAL COUNSEL**  
SUELLEN M. FERGUSON

Rev	Date	Description
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Date	Project #
07/08/2020	20001

## SURVEY











ADENA AND MIKE FRIEDMAN

16 MAGNOLIA PARKWAY  
CHEVY CHASE, MD 20815

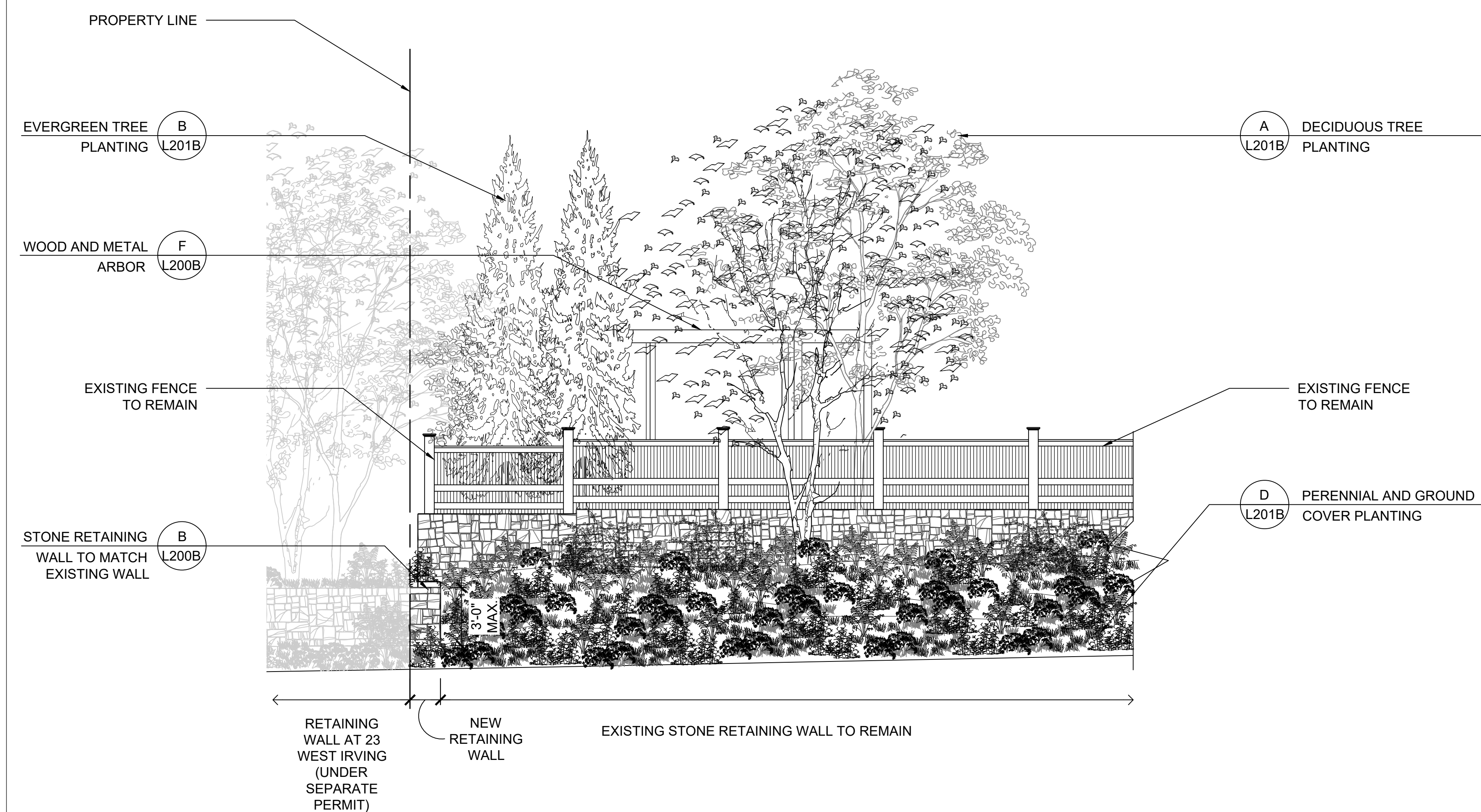
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Submission  
MOCO HISTORIC  
AREA WORK  
PERMIT

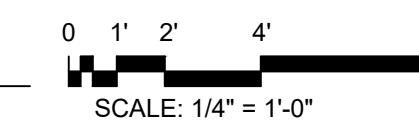
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SECTIONS &  
ELEVATIONS- 16  
MAGNOLIA PKWY

Sheet Number

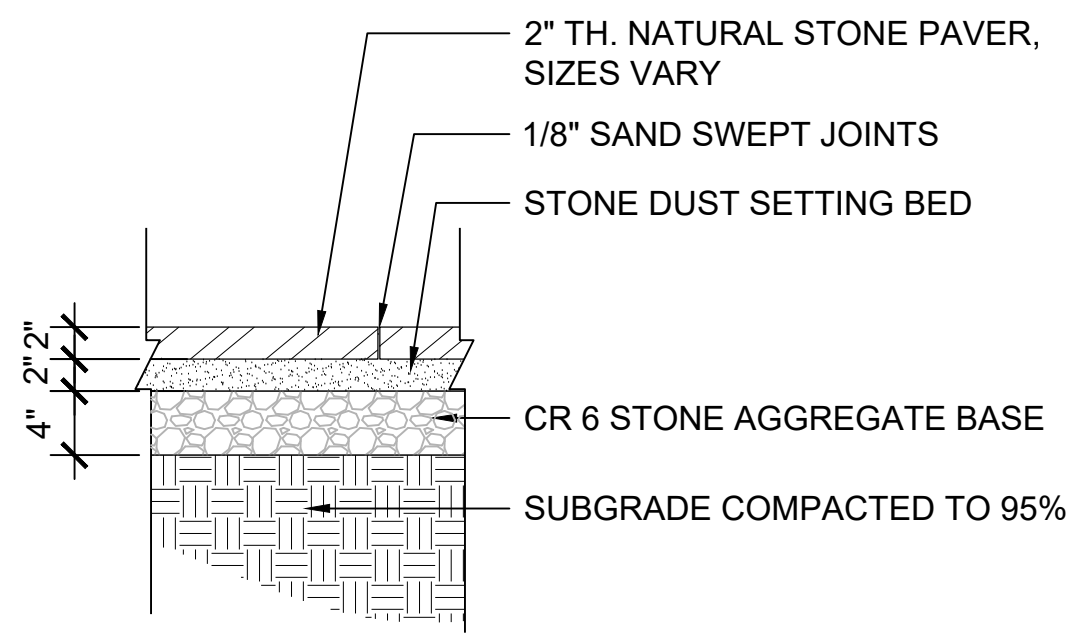
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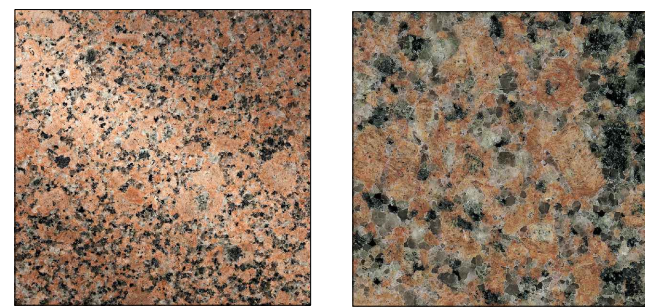
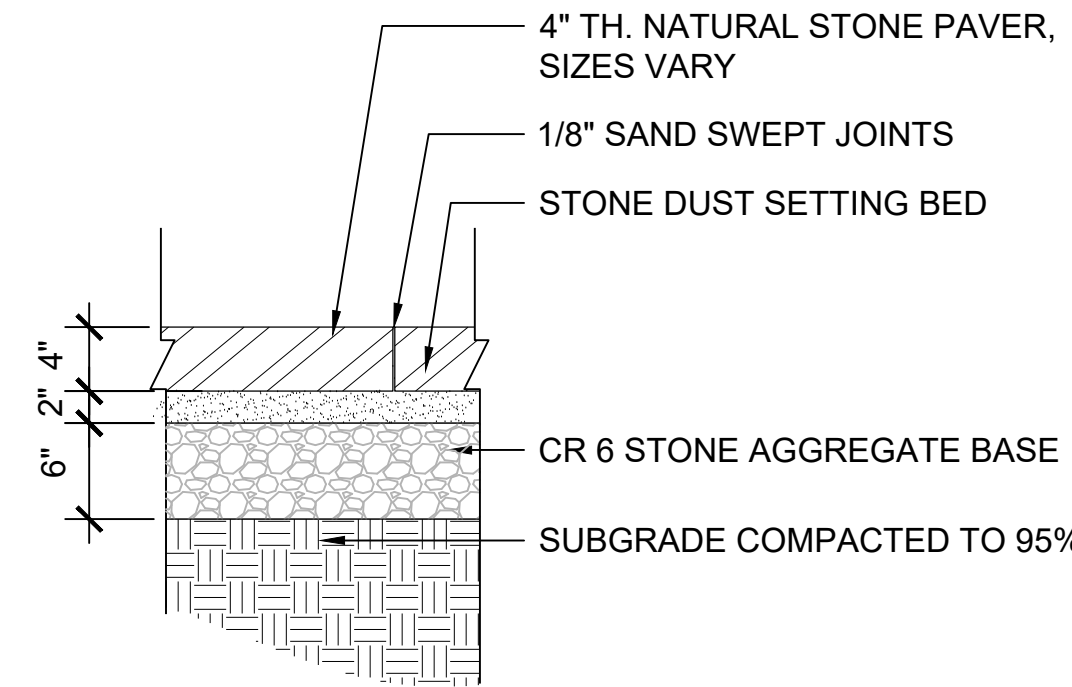
**A 16 MAGNOLIA PKWY WALL AND ARBOR ELEVATION (FROM WEST IRVING STREET)**



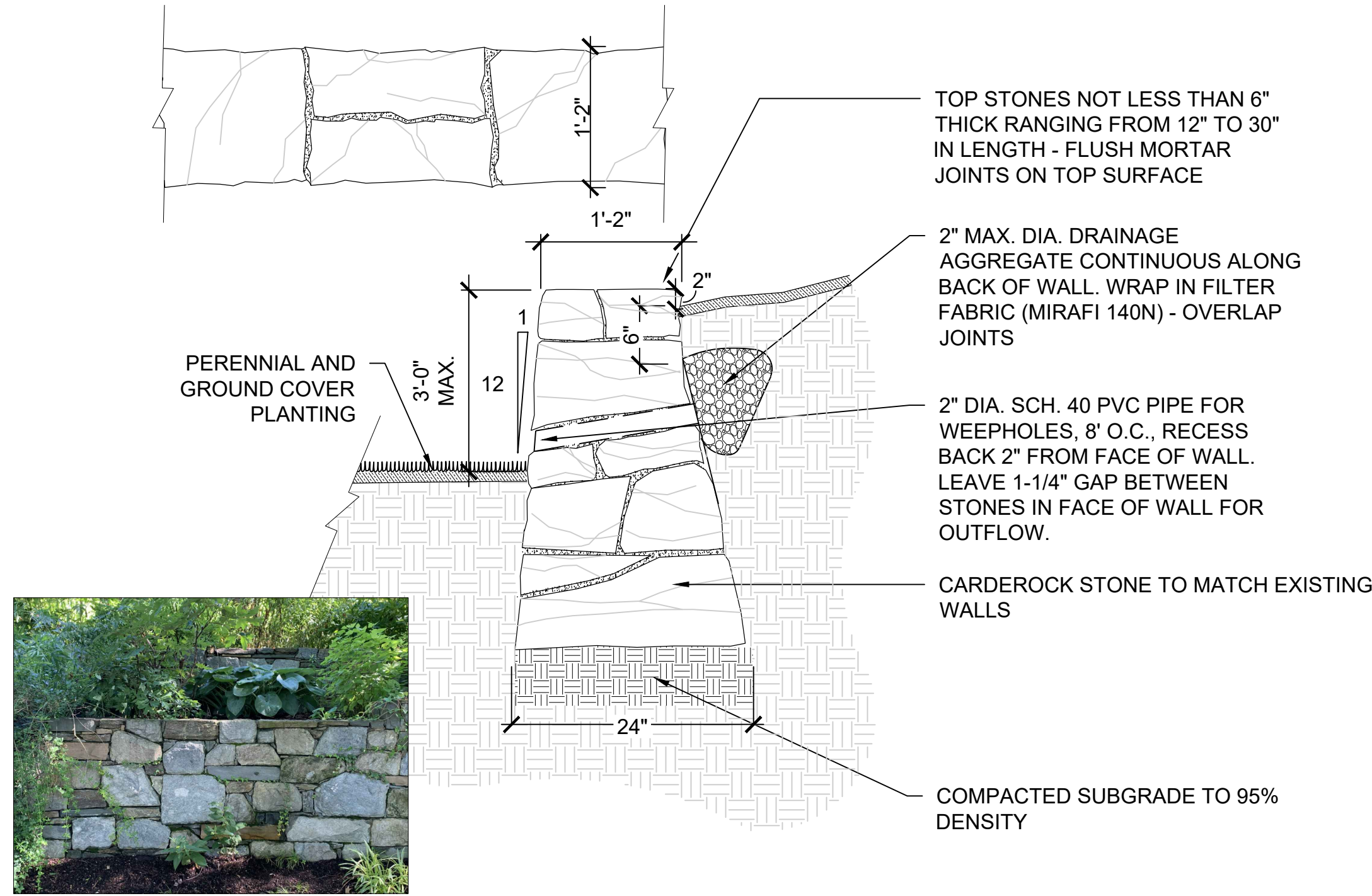




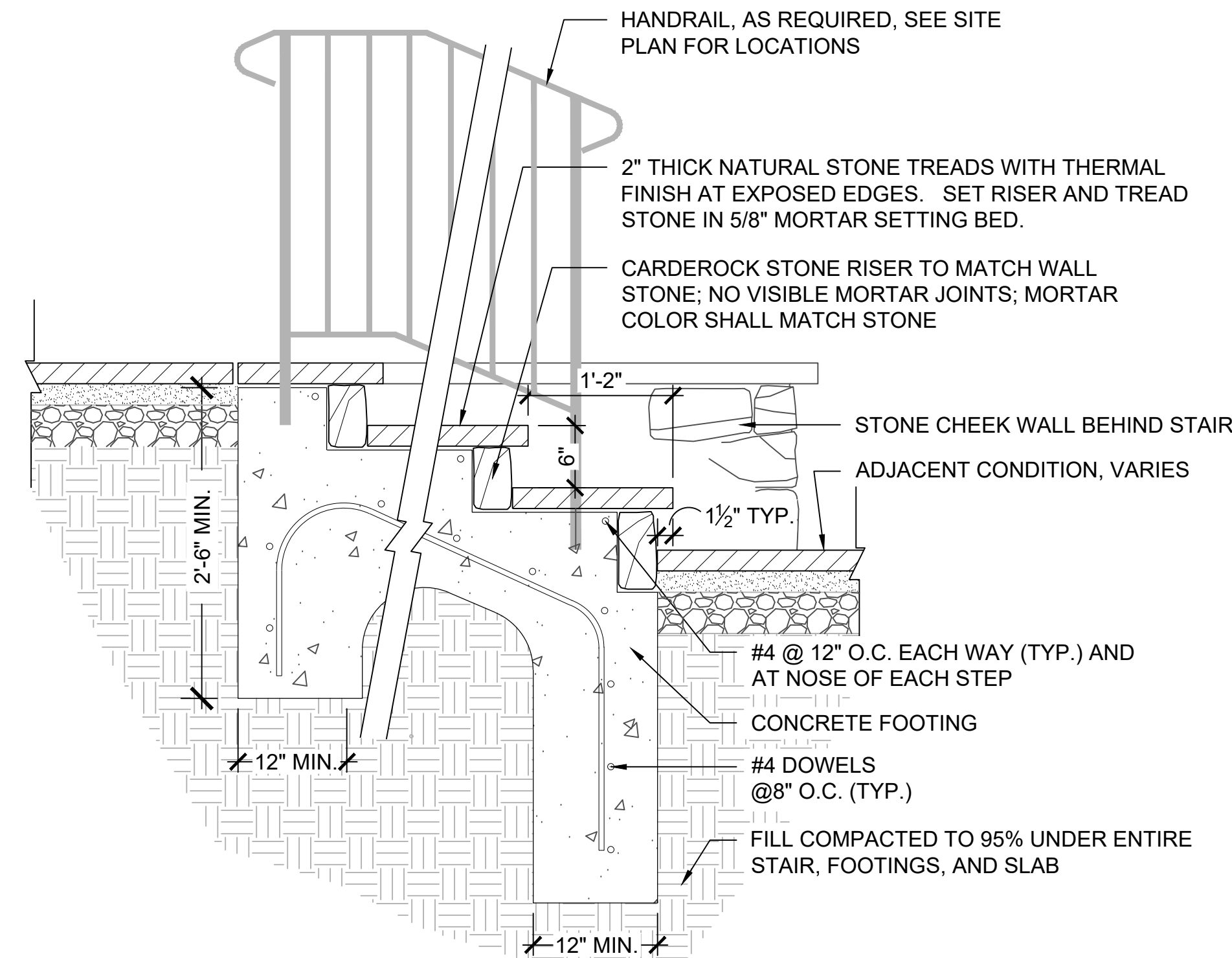
TRAVERTINE PAVING



GRANITE COBBLESTONE PAVING



EX STONE WALL



A NATURAL STONE PAVING  
1" = 1'-0"



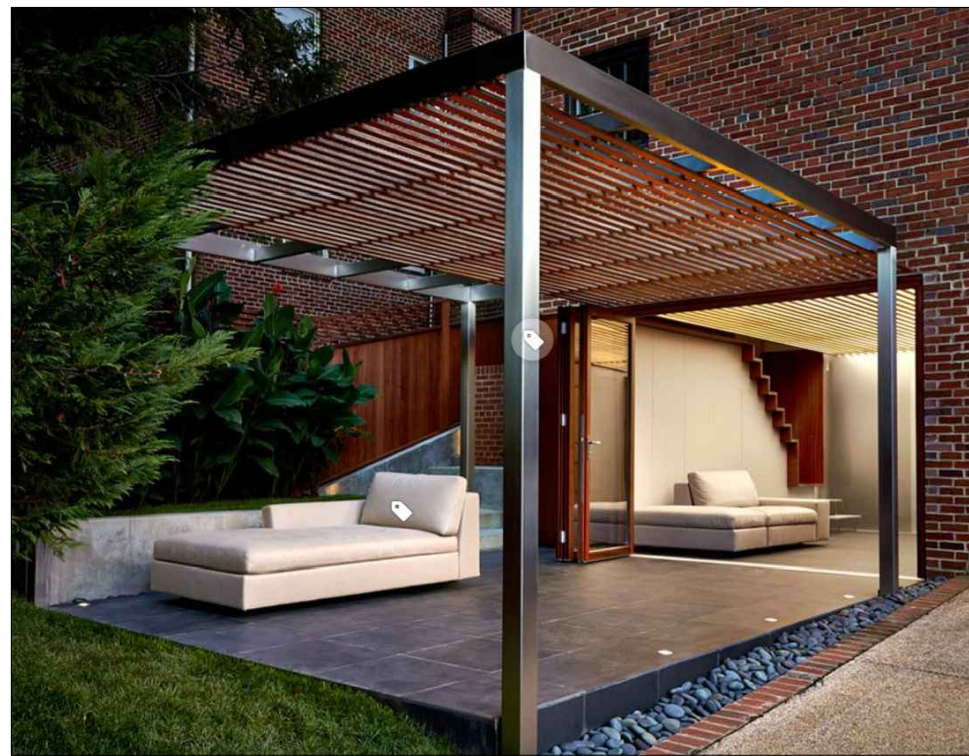
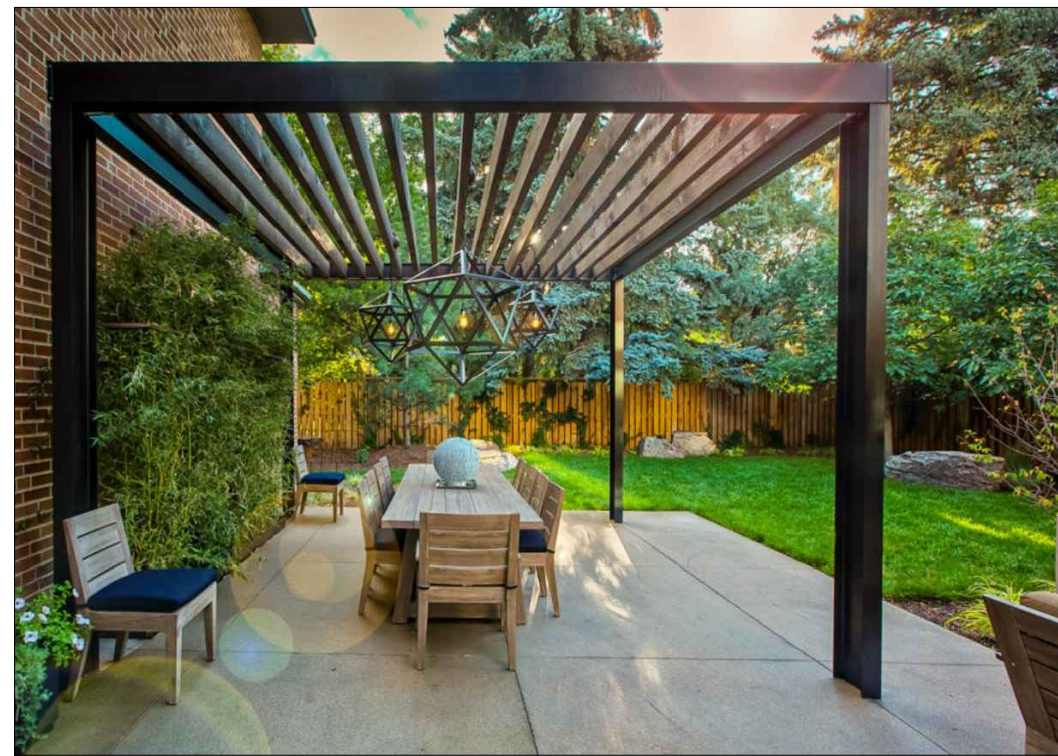
EXISTING PICKET FENCING



EXISTING PICKET GATE

D FENCING, TO MATCH EXISTING  
N.T.S.

B STONE RETAINING WALL, TO MATCH EXISTING  
1" = 1'-0"



E METAL AND WOOD ARBOR PRECEDENT IMAGES  
N.T.S.

C STONE STAIR  
1" = 1'-0"

Stamp

Rev Date Description

Submission  
MOCO HISTORIC  
AREA WORK  
PERMIT

Date  
07/08/2020

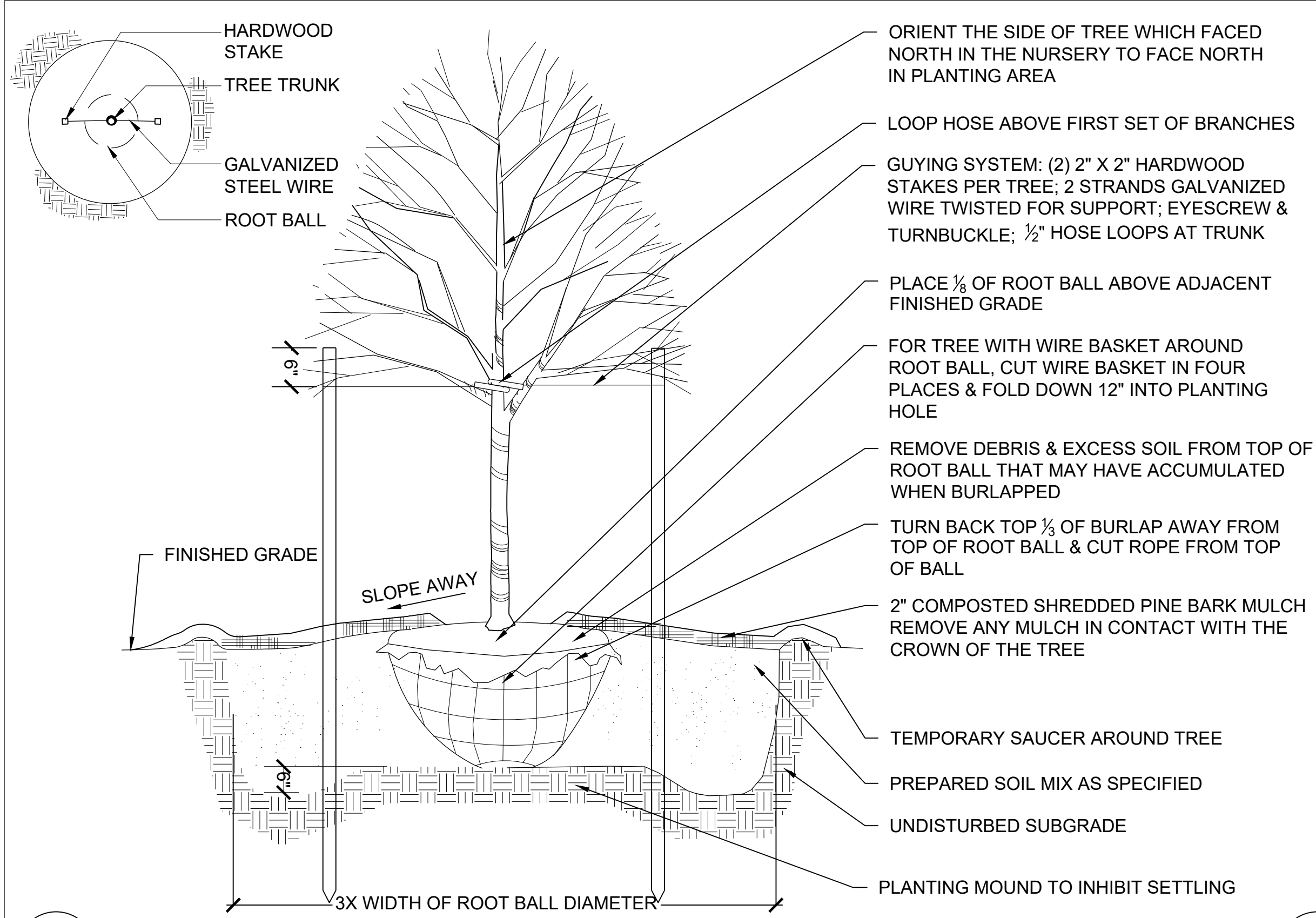
Project #  
20001

Sheet Title  
16 MAGNOLIA  
PKWY DETAILS

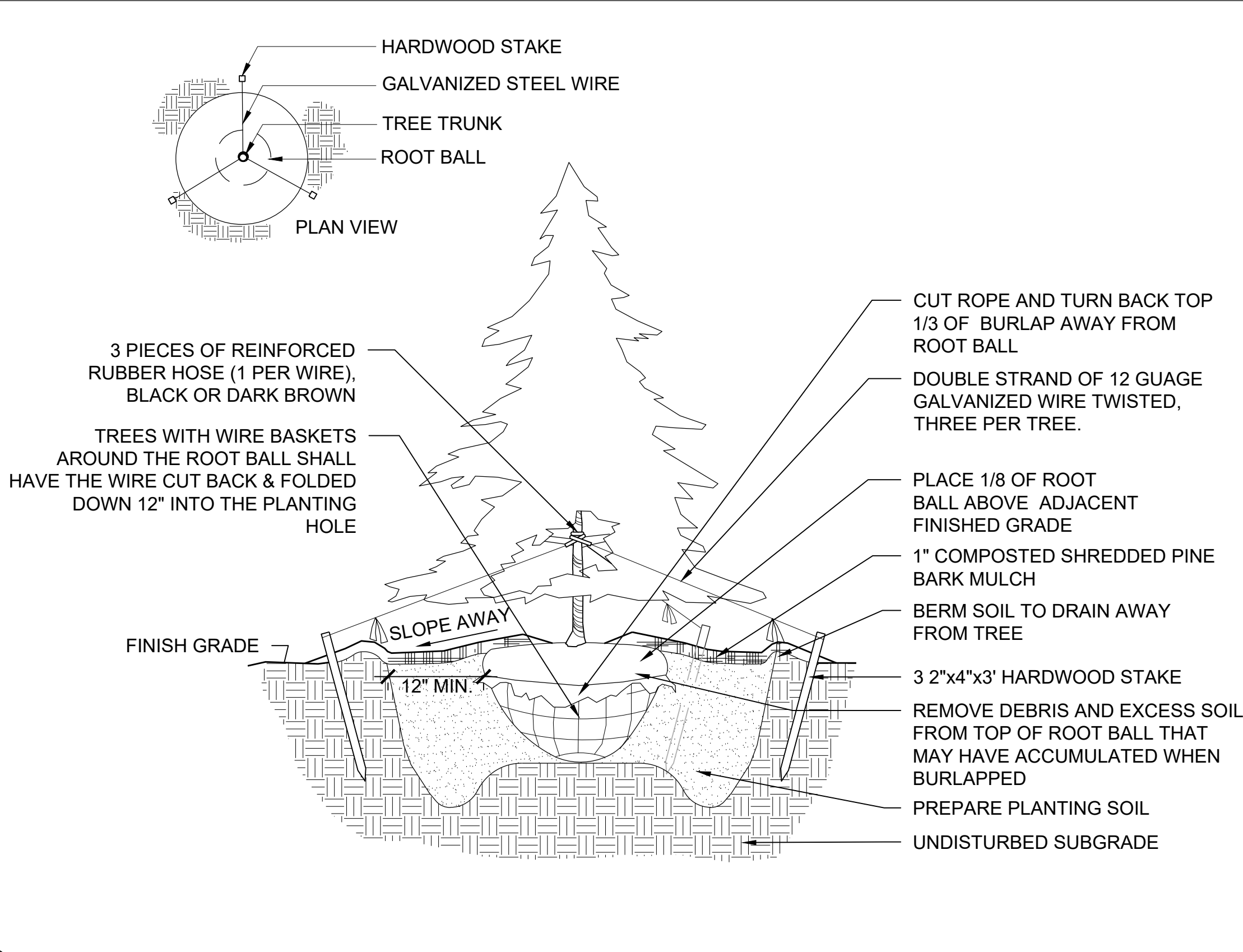
Sheet Number

L200B

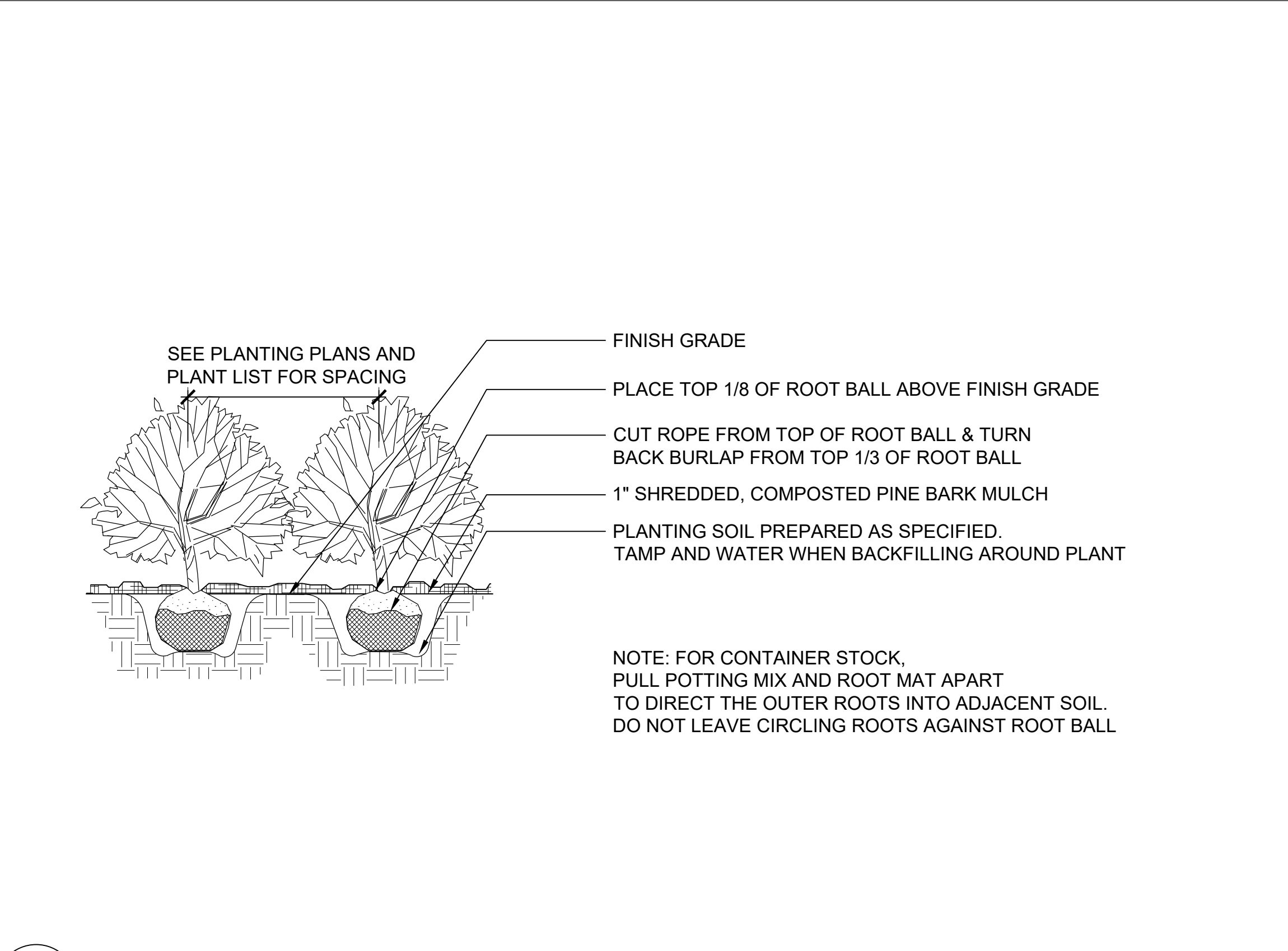




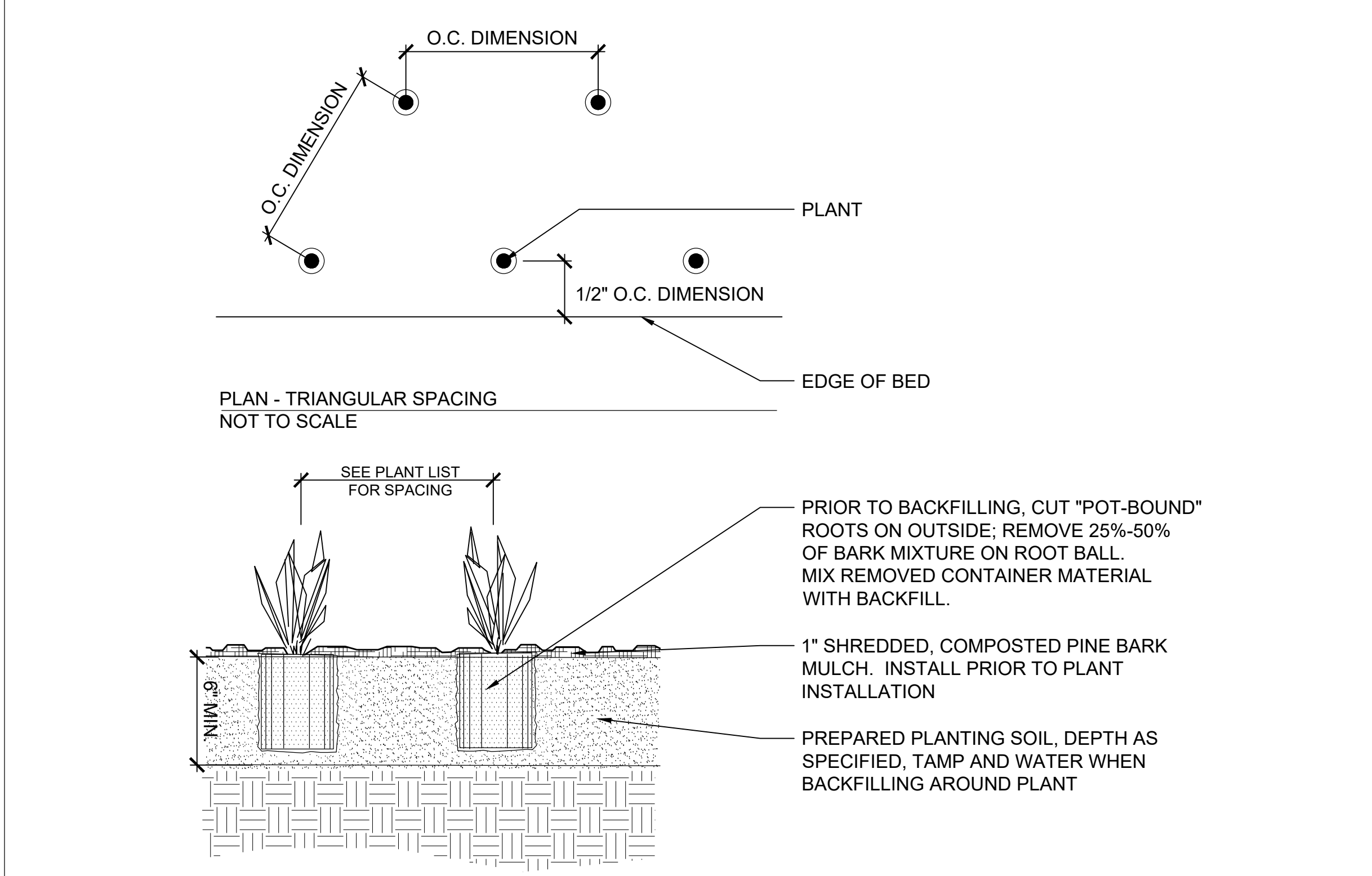
**A** DECIDUOUS TREE PLANTING  
3/4" = 1'-0"



**B** EVERGREEN TREE PLANTING  
3/4" = 1'-0"



**C** SHRUB PLANTING  
1" = 1'-0"



**D** PERENNIAL AND GROUND COVER PLANTING  
1" = 1'-0"

CLINTON & ASSOCIATES  
LANDSCAPE ARCHITECTS  
5200 BALTIMORE AVENUE, SUITE 201  
HYATTSVILLE, MARYLAND 20781  
301.697.5600 WWW.CLINTON-LA.COM

ADENA AND MIKE FRIEDMAN  
16 MAGNOLIA PARKWAY  
CHEVY CHASE, MD 20815

Stamp

Rev Date Description

Submission  
MOCO HISTORIC  
AREA WORK  
PERMIT

Date  
07/08/2020

Project #  
20001

Sheet Title  
16 MAGNOLIA  
PKWY DETAILS

Sheet Number  
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17





APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# 919315  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: Clinton & Associates E-mail: dcook@clinton-la.com  
Landscape Architecture, PC  
Address: 5200 Baltimore Ave, suite 201 City: Hyattsville, MD Zip: 20781  
Daytime Phone: 301-699-5400 Contractor Registration No.: 121115

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 35-13

Is the Property Located within an Historic District? ☒ Yes/District Name Cherry Chase Village  
☐ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application. NO

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as NO supplemental information.

Building Number: 23 Street: West Irving Street  
Town/City: Cherry Chase Nearest Cross Street: Magnolia Pkwy  
Lot: 18 Block: 32 Subdivision: N/A Parcel: N/A

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

<input type="checkbox"/> New Construction	<input type="checkbox"/> Deck/Porch	<input type="checkbox"/> Shed/Garage/Accessory Structure
<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Solar
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Hardscape/Landscape	<input checked="" type="checkbox"/> Tree removal/planting
<input checked="" type="checkbox"/> Grading/Excavation	<input type="checkbox"/> Roof	<input type="checkbox"/> Window/Door
		<input type="checkbox"/> Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Danica Clark CAS AN AGENT OF 07/08/20  
Signature of owner or authorized agent CLINTON & ASSOCIATES Date  
LANDSCAPE ARCHITECTURE, PC

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Existing stone front walkway and stoop with side yard  
natural stone walkway and rear yard stone terrace.  
Existing iron fencing.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The rear terrace will be removed and replaced with a  
natural stone terrace. The side walkway is to be removed and  
replaced by a new natural stone walkway. A new retaining wall  
in the front yard will be added. The existing steps, walkway, and  
stoop in the front yard are to ~~be removed~~<sup>remain</sup> ~~replaced~~ Fencing will be  
removed and replaced. A total of 10 trees will be removed. New  
stepping stone walkway in the side yard will be added. All  
natural stone terraces to be at grade features.



Work Item 1: front retaining wall

Description of Current Condition:

very steep hillside which is dangerous to mow.

Proposed Work:

NEW stone retaining wall to help elevate the grade and eliminate the steep slope.

Work Item 2: stone terraces

Description of Current Condition:

Stone terraces, some cracked stones, need to be regraded and have steps removed. Side yard walkway to be complete with alterations to side facade of house (under separate permit)

Proposed Work:

NEW stone terraces and walkways to improve aesthetic elements of yard and help improve grading of existing. Stepping stone walkways to help circulation around property.

Work Item 3: Fencing

Description of Current Condition:

Existing iron fencing does not match perimeter fencing.

Proposed Work:

Add fencing to match around property.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/8/2020

Application No: 919315  
AP Type: HISTORIC  
Customer No: 1377824

## Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner  
This application does not violate any covenants and deed restrictions

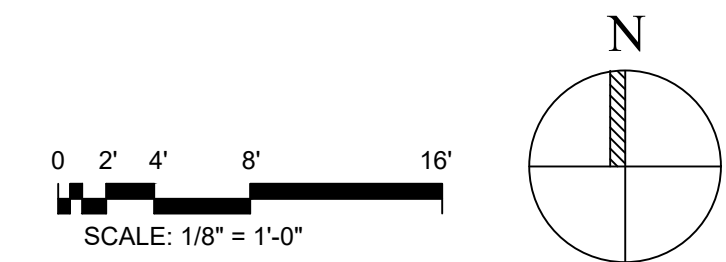
## Primary Applicant Information

Address 23 W IRVING ST  
CHEVY CHASE, MD 20815  
Othercontact Clinton and Associates (Primary)

## Historic Area Work Permit Details

Work Type CONST

Scope of Work Add stone retaining wall in front yard. Remove existing rear yard terrace and side yard walkway and replace with new natural stone terrace and walkway. Remove dissimilar, existing fencing and replace with fences that match in aesthetics.



  
**CLINTON & ASSOCIATES**  
**LANDSCAPE ARCHITECTS**  
5200 BALTIMORE AVENUE, SUITE 201  
HYATTSVILLE, MARYLAND 20781  
410.699.5600 [WWW.CLINTON-LA.COM](http://WWW.CLINTON-LA.COM)

ADENA AND MIKE FRIEDMAN  
23 WEST IRVING STREET  
CHEVY CHASE, MD 20815

lamp

[illegible]

Submission  
MOCO HISTORIC  
AREA WORK  
PERMIT

Project #	20001
Date	07/08/2020

Sheet Title  
EX. CONDITIONS-  
SURVEY

Sheet Number

# SURVEY



**Municipality Letter for  
Proposed Construction Project**

**Subject Property:** 23 West Irving Street, Chevy Chase MD 20815  
**Property Owner:** Michael and Adena Friedman  
**Project Manager/Contractor:** Clinton & Associates/Sandra Clinton  
**Proposed Work:** Landscaping and architectural changes, including  
constructing new walls, patios, fences and plantings

6/23/2020

Diane R. Schwartz Jones, Director  
Department of Permitting Services of Montgomery County  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at [ccvpermitting@montgomerycountymd.gov](mailto:ccvpermitting@montgomerycountymd.gov).

Sincerely,

Shana R. Davis-Cook  
Manager, Chevy Chase Village

**BOARD OF MANAGERS**

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ROBERT C. GOODWIN, JR.  
*Vice Chair*

DAVID L. WINSTEAD  
*Secretary*

RICHARD M. RUDA  
*Assistant Secretary*

GARY CROCKETT  
*Treasurer*

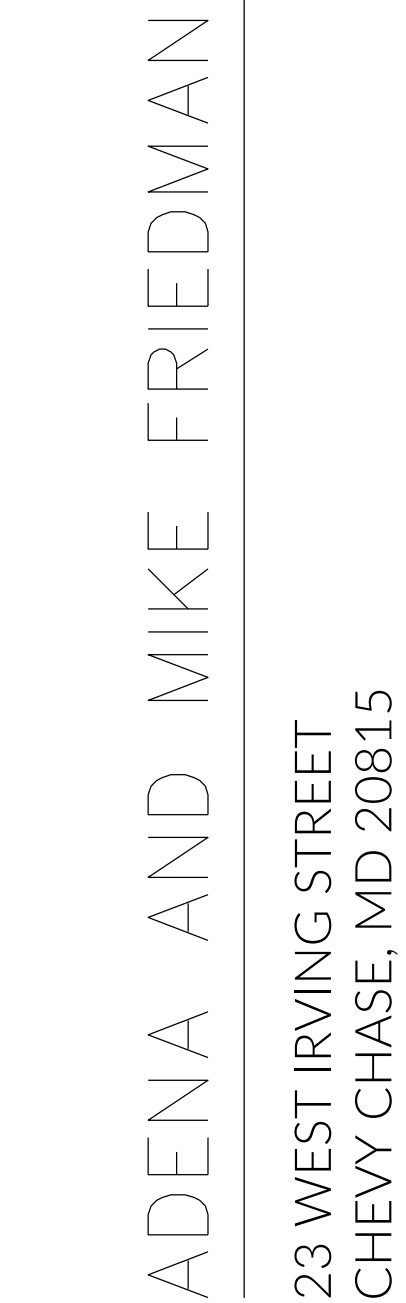
NANCY E. WATTERS  
*Assistant Treasurer*

LINDA J. WILLARD  
*Board Member*

**VILLAGE MANAGER**  
SHANA R. DAVIS-COOK

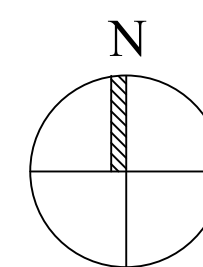
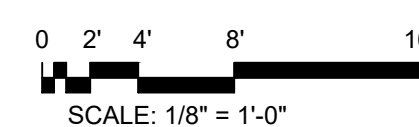
**LEGAL COUNSEL**  
SUELLEN M. FERGUSON





L000A

24





Stamp

Rev Date Description

Submission  
MOCO HISTORIC  
AREA WORK  
PERMIT

Date 07/08/2020 Project # 20001

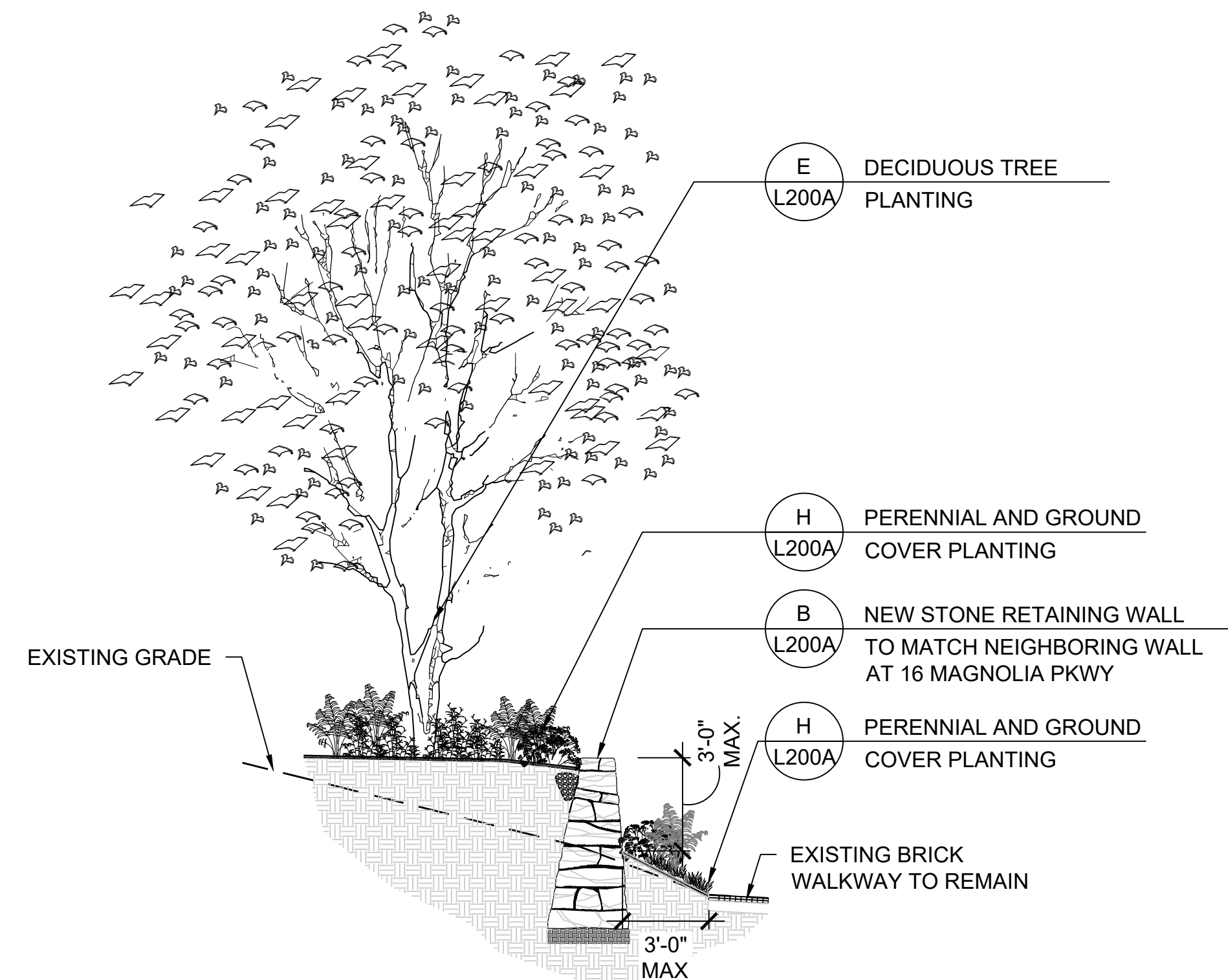
Sheet Title  
FRONT WALL  
ELEVATION- 23  
WEST IRVING

Sheet Number

L100A

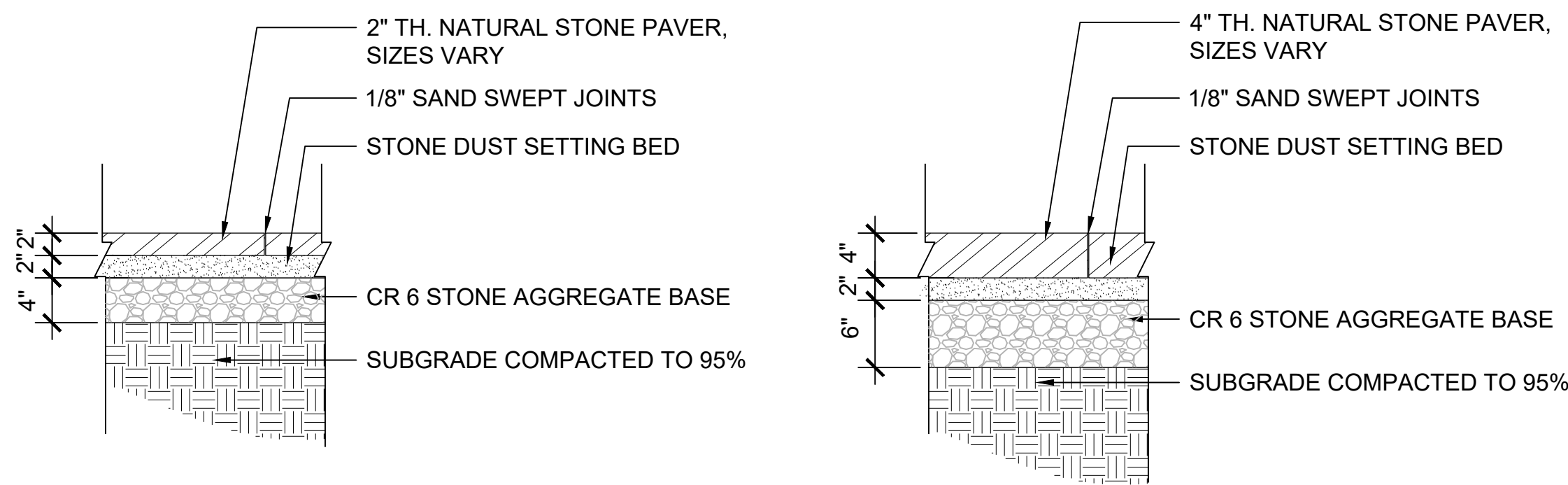


A 23 WEST IRVING FRONT WALL ELEVATION



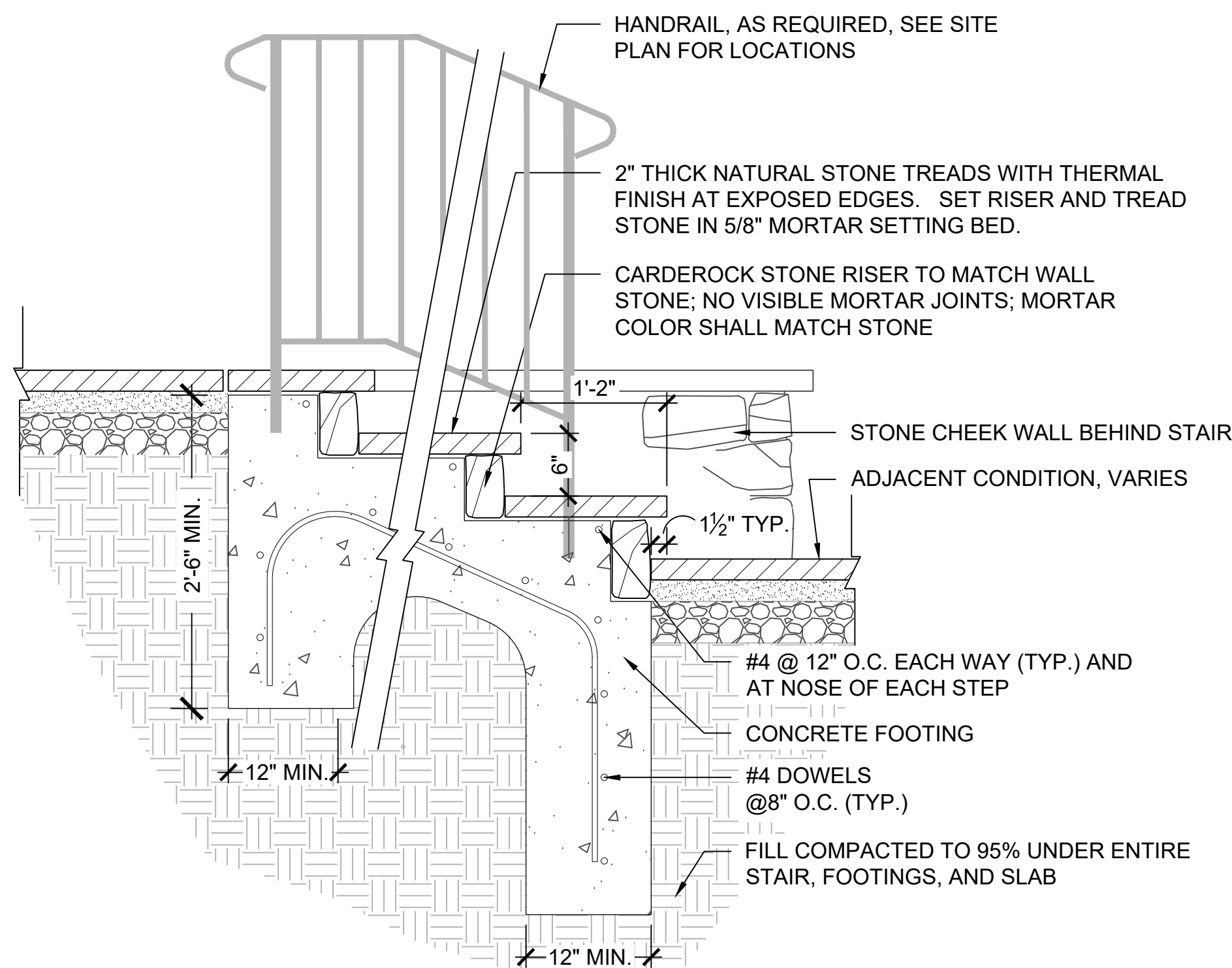
B 23 WEST IRVING FRONT WALL SECTION



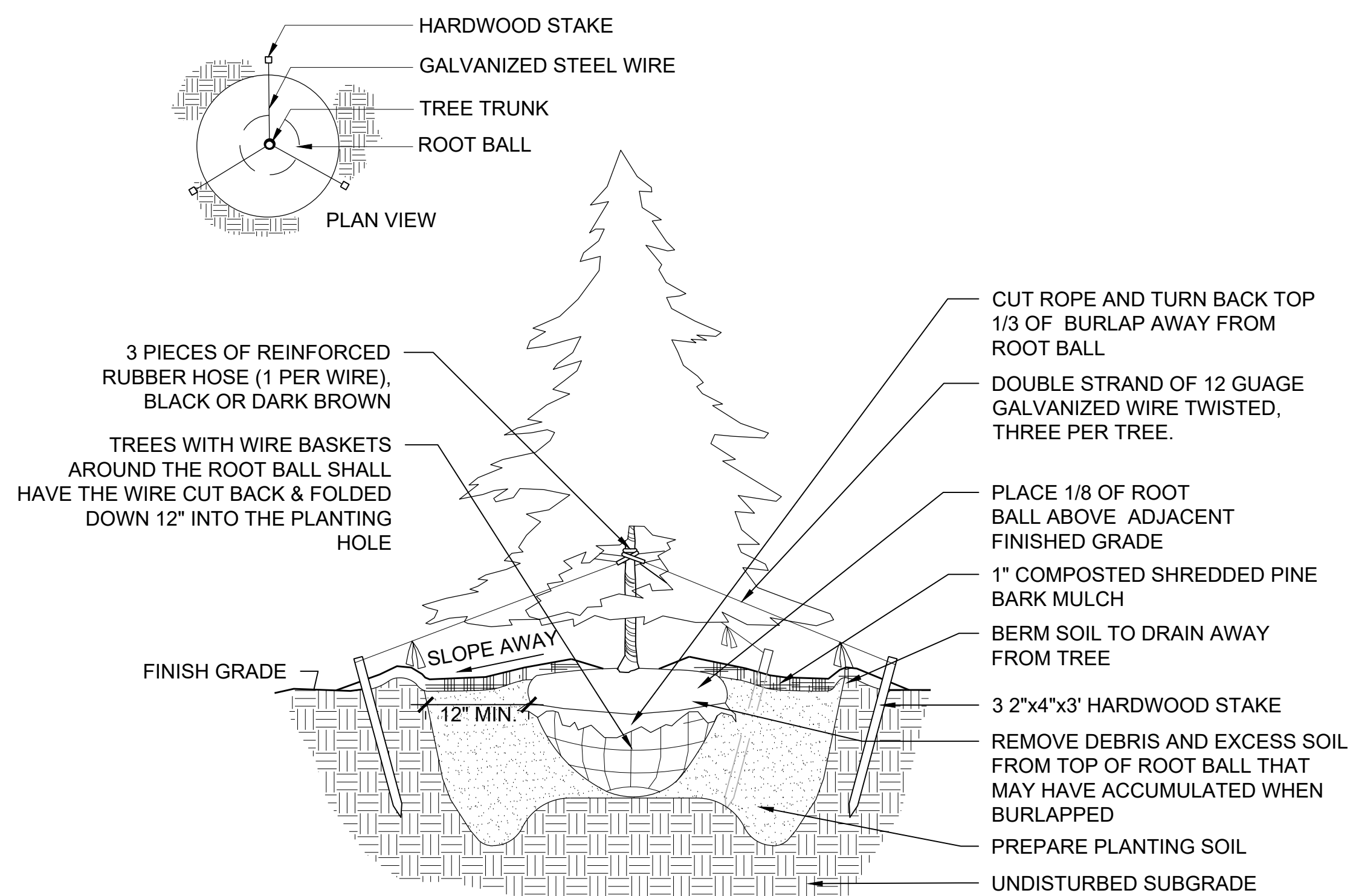


TRAVERTINE PAVING      BLUESTONE PAVING      GRANITE COBBLESTONE PAVING

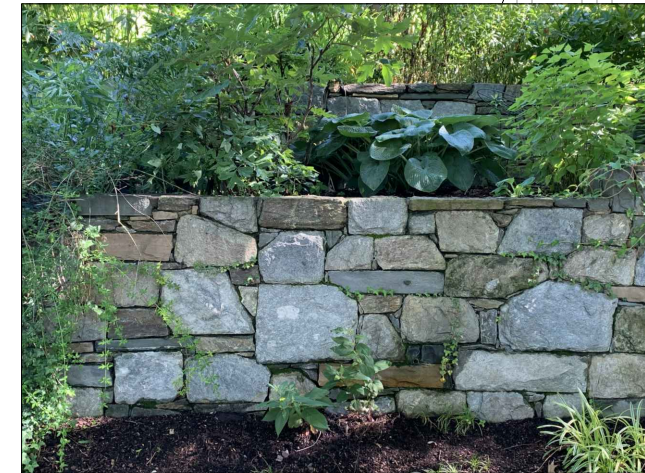
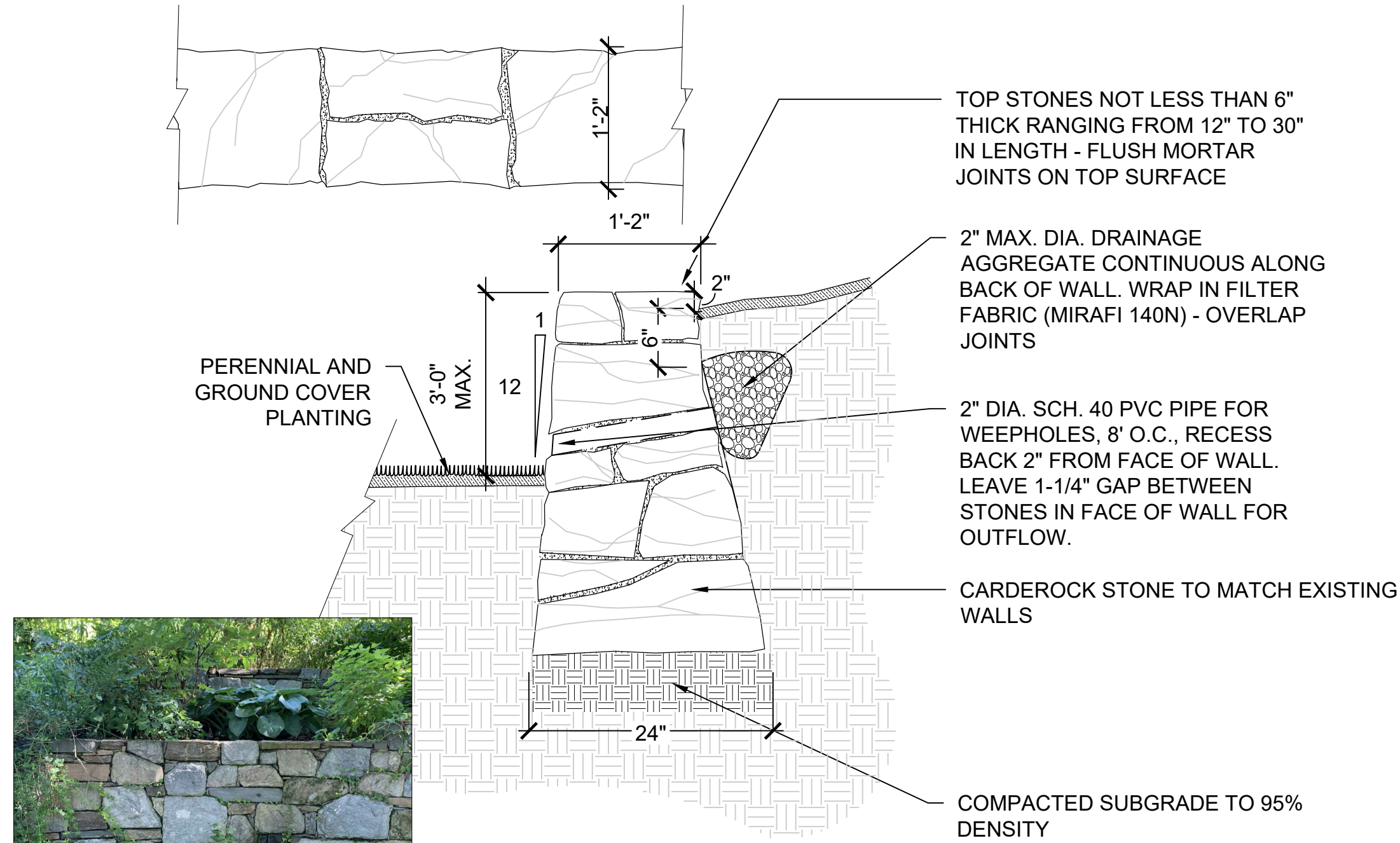
**A** NATURAL STONE PAVING  
1" = 1'-0"



**D** STONE STAIR  
1" = 1'-0"



**G** EVERGREEN TREE PLANTING  
3/4" = 1'-0"

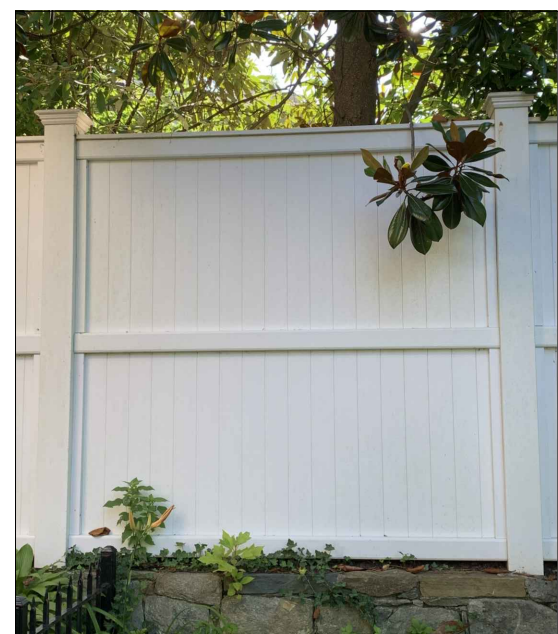


EX STONE WALL

**B** STONE RETAINING WALL TO MATCH NEIGHBORING WALL AT 16 MAGNOLIA PKWY  
1" = 1'-0"



EXISTING PICKET FENCING

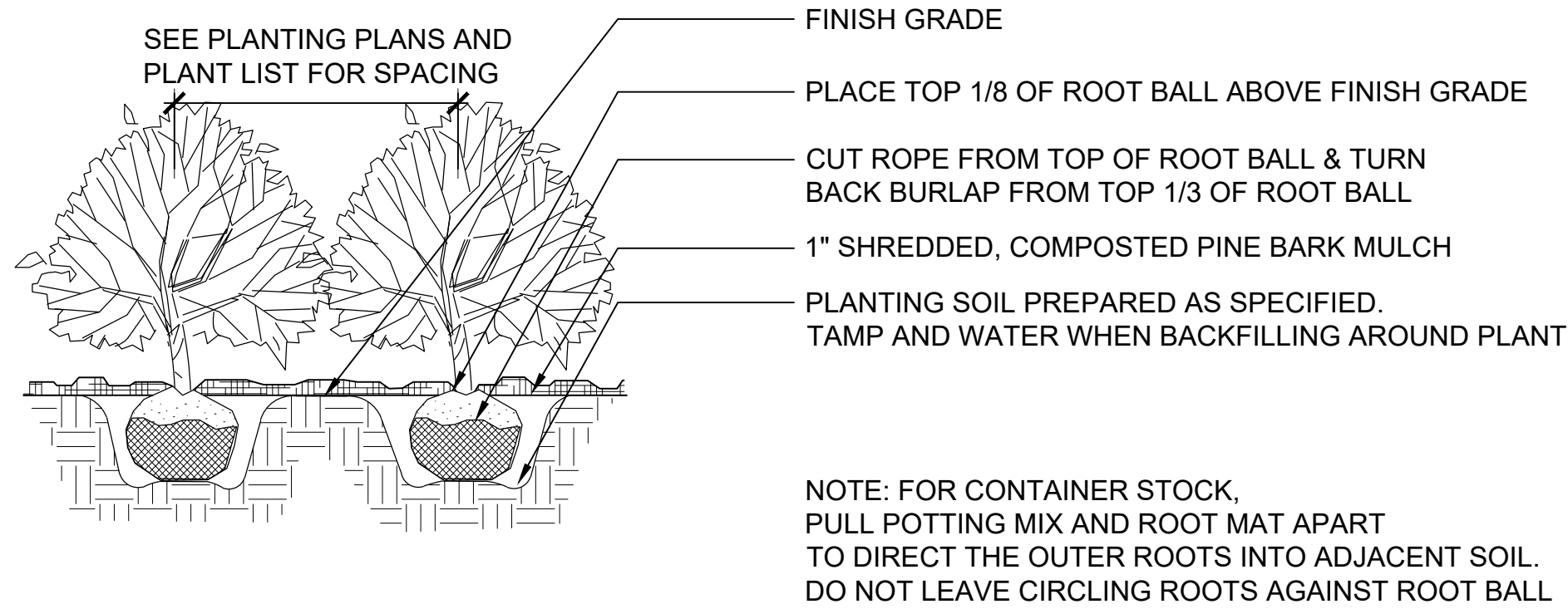


EXISTING SCREEN BORDER FENCING

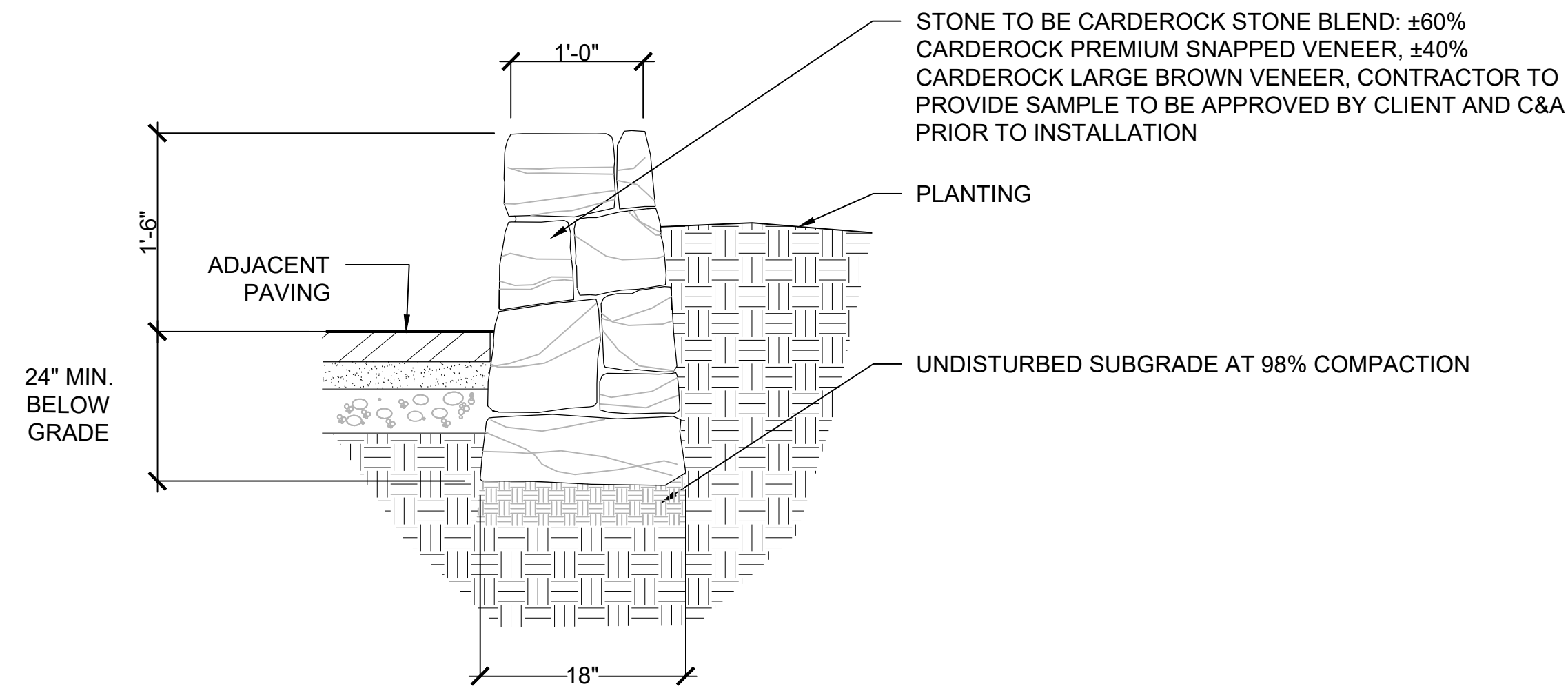


EXISTING PICKET GATE

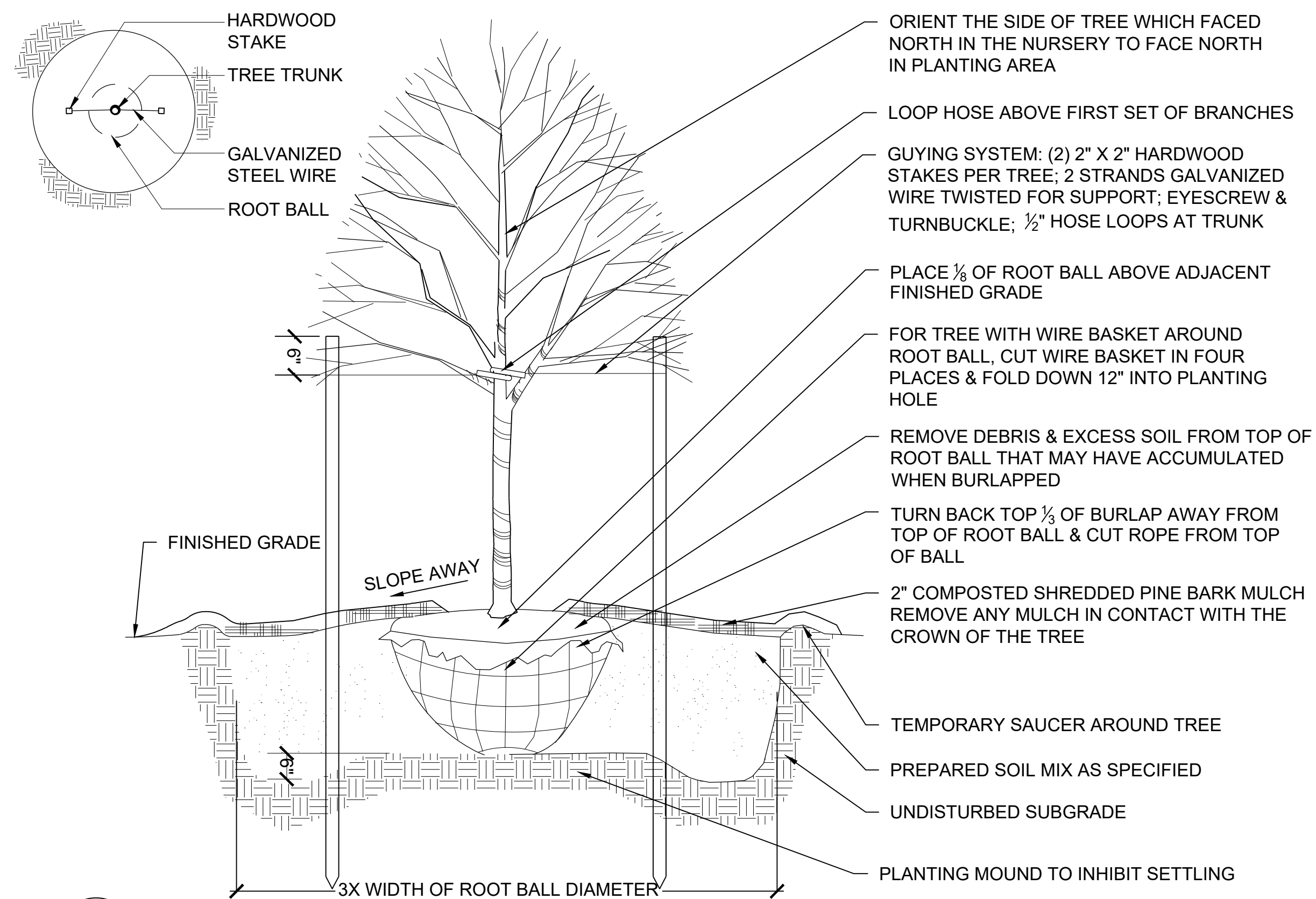
**E** FENCING TO MATCH EXISTING, ADJACENT FENCE  
N.T.S.



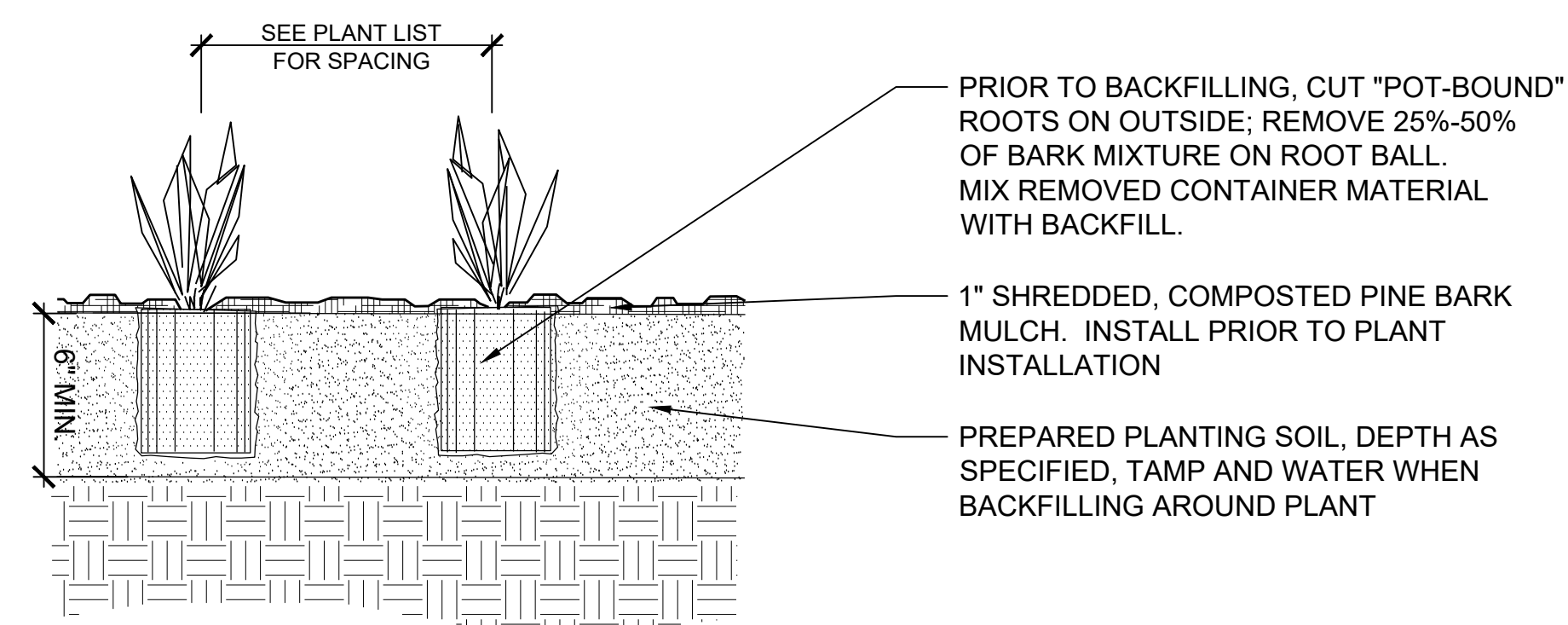
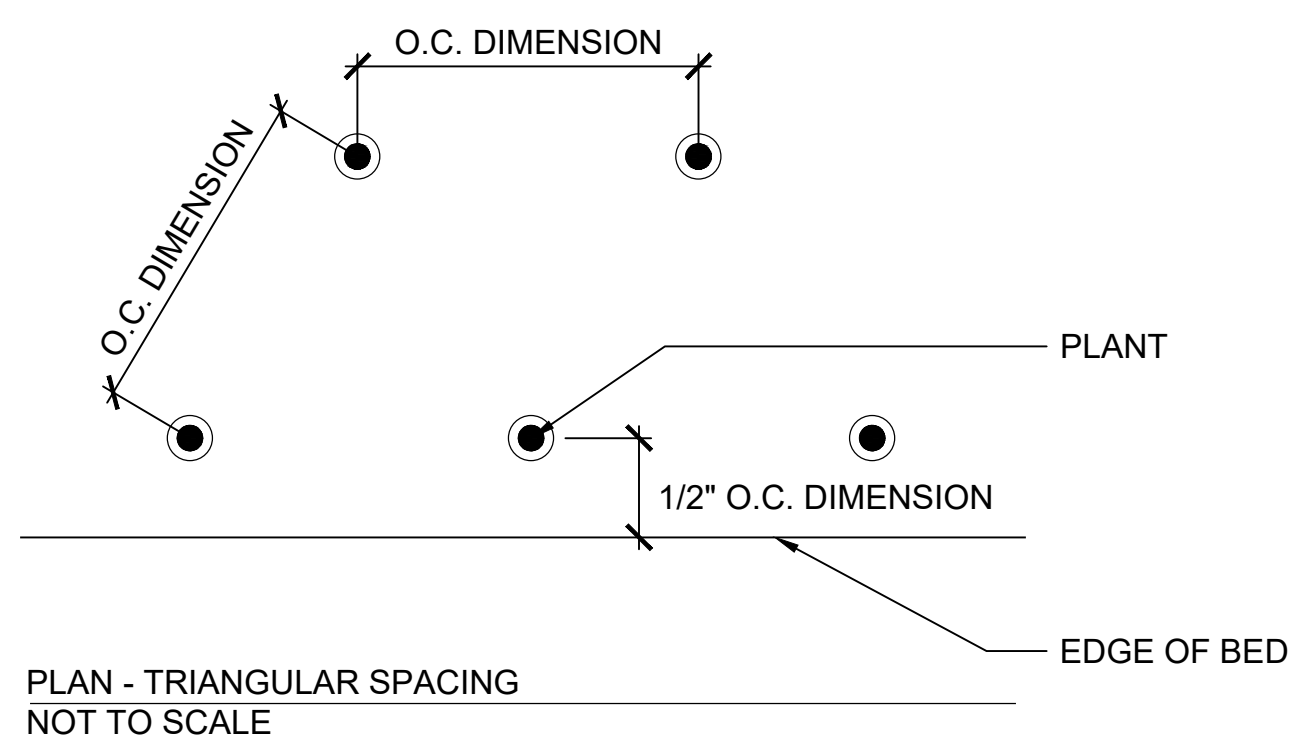
**H** SHRUB PLANTING  
1" = 1'-0"



**C** STONE KNEE WALL  
1" = 1'-0"



**F** DECIDUOUS TREE PLANTING  
3/4" = 1'-0"



**I** PERENNIAL AND GROUND COVER PLANTING  
1" = 1'-0"

Stamp

Rev Date Description

Submission  
MOCO HISTORIC  
AREA WORK  
PERMIT

Date  
07/08/2020

Project #  
20001

Sheet Title  
23 WEST IRVING  
DETAILS

Sheet Number

L200A