MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 23 West Irving Street, Chevy Chase
16 Magnolia Parkway, Chevy Chase

Resource: Contributing Resources
Chevy Chase Village Historic District

Applicant: Mike Friedman
(Clinton & Associates, Landscape Architect)

Review: HAWP

Case Number: 35/13-20X
35/13-20Y

PROPOSAL:

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. 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.

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

---


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 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 an 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 to schedule a follow-up site visit.
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: 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 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: 10  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:

☐ New Construction  ☐ Deck/Porch  ☐ Shed/Garage/Accessory Structure
☐ Addition  ☐ Fence  ☐ Solar
☐ Demolition  ☐ Hardscape/Landscape  ☐ Tree removal/planting
☒ Grading/Excavation  ☐ Roof  ☐ Window/Door
☐ 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.

[Signature]

Date 07/08/20

Signature of owner or authorized agent Clinton & Associates (as an agent of)
Landscape Architecture, PC

8
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 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.
<table>
<thead>
<tr>
<th>Work Item 1: Stone Terraces</th>
</tr>
</thead>
</table>
| **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. |

<table>
<thead>
<tr>
<th>Work Item 2: Driveway / Parking Court</th>
</tr>
</thead>
</table>
| **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" (typ.) |

<table>
<thead>
<tr>
<th>Work Item 3: Retaining Walls / Fencing</th>
</tr>
</thead>
</table>
| **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.
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
Other contact Clinton & Associates (Primary)

Historic Area Work Permit Details
Work Type ADD
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, 2nd 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.

Sincerely,

Shana R. Davis-Cook
Manager, Chevy Chase Village
EXISTING STONE RETAINING WALL TO REMAIN 3'-0" MAX.

NEW RETAINING WALL AT 23 WEST IRVING (UNDER SEPARATE PERMIT)

MAGNOLIA PKWY WALL AND ARBOR ELEVATION (FROM WEST IRVING STREET)
**MOCO HISTORIC AREA WORK PERMIT**

**16 MAGNOLIA PKWY DETAILS**

- **Deciduous Tree Planting**
  - Place plant at least 1/2" O.C. from the edge.
  - Edge of bed should be at least 3X the width of the root ball.
  - Roots should not contact the root ball.
  - Soak the bed before planting.

- **Evergreen Tree Planting**
  - Roots should not contact the root ball.
  - Soak the bed before planting.

- **Shrub Planting**
  - Roots should not contact the root ball.
  - Soak the bed before planting.

- **Perennial and Ground Cover Planting**
  - Roots should not contact the root ball.
  - Soak the bed before planting.

**Notes for Container Stock**
- Pull potted mix and root mat apart to direct the outer roots into adjacent soil.
- Do not leave circling roots against root ball.

**Preparation of Planting Soil**
- Prepare planting soil as specified.
- Tamp and water when backfilling around plant.

**Guying System**
- Use 2" x 2" hardwood stakes per tree.
- Use 2 strands of 12 gauge galvanized wire twisted for support.
- Use eyescrew and turnbuckle system.
- Loop hose above first set of branches.

**Finishing Grade**
- Soak the bed before planting.
- Roots should not contact the root ball.
- Soak the bed before planting.

**Root Ball Preparation**
- Pull potted mix and root mat apart to direct the outer roots into adjacent soil.
- Do not leave circling roots against root ball.
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
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: 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: 23 Street: West Irving Street
Town/City: Chevy Chase Nearest Cross Street: Magnolia Parkway
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:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☑ Fence ☐ Solar ☑ Tree removal/planting
☐ Demolition ☑ Hardscape/Landscape ☐ Window/Door
☑ Grading/Excavation ☐ Roof ☐ 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.

Signature of owner or authorized agent: ______________________ Date: 07/08/20

CLINTON & ASSOCIATES
LANDSCAPE ARCHITECTS, PLLC
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 remain. Fencing will be removed and replaced. A total of 60 trees will be removed. New stepping stone walkway in the side yard will be added. All natural stone terraces to be at grade features.
<table>
<thead>
<tr>
<th>Work Item 1:</th>
<th>Front retaining wall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
</tr>
<tr>
<td>Very steep hillside which is dangerous to mow.</td>
<td>New stone retaining wall to help elevate the grade and eliminate the steep slope.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Work Item 2:</th>
<th>Stone terraces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
</tr>
<tr>
<td>Stone terraces, some cracked stones, need to be regraded and new steps removed. Side yard walkway to be complete with alterations to side facade of house (under separate permit)</td>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Work Item 3:</th>
<th>Fencing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
</tr>
<tr>
<td>Existing iron fencing does not match perimeter fencing.</td>
<td>Add fencing to match around property.</td>
</tr>
</tbody>
</table>
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
Other contact 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.
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, 2nd 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.

Sincerely,

Shana R. Davis-Cook
Manager, Chevy Chase Village
PERENNIAL AND GROUND COVER PLANTING

NEW STONE RETAINING WALL, MATERIALS AND CONSTRUCTION TO MATCH NEIGHBORING WALL AT 16 MAGNOLIA PKWY.

EXISTING PERENNIAL AND GROUND COVER PLANTING

NEW STONE RETAINING WALL, MATERIALS AND CONSTRUCTION TO MATCH NEIGHBORING WALL AT 16 MAGNOLIA PKWY.

EXISTING PERENNIAL AND GROUND COVER PLANTING

NEW STONE RETAINING WALL, MATERIALS AND CONSTRUCTION TO MATCH NEIGHBORING WALL AT 16 MAGNOLIA PKWY.

STONE RETAINING WALL AT 16 MAGNOLIA PKWY.

EXISTING DECIDUOUS TREE PLANTING

EXISTING DECIDUOUS TREE PLANTING

EXISTING PERENNIAL AND GROUND COVER PLANTING

EXISTING PERENNIAL AND GROUND COVER PLANTING

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE