

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

<b>Address:</b>	18 W. Irving St, Chevy Chase	<b>Meeting Date:</b>	5/12/2021
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	5/5/2021
<b>Applicant:</b>	Julia Dahlberg (Anne Jaffe, Architect)	<b>Public Notice:</b>	4/28/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case No:</b>	944814	<b>Staff:</b>	Dan Bruechert
		<b>Tax Credit:</b>	n/a
<b>PROPOSAL:</b> Rear Addition			

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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** c.1920



*Figure 1: 18 W. Irving St.*



## **PROPOSAL**

The applicant proposes to expand the second floor at the rear of the house and construct a new covered porch at the rear.

## **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Chevy Chase Village Historic District Guidelines***

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 or 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.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original



- should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
- Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
  - Swimming Pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.
  - Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
  - Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
- Preserving the integrity of the 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.
  - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
  - Maintaining the variety of architectural styles and the tradition of architectural excellence.
  - 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 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***

- (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
- (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.

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

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

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated



from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

### **STAFF DISCUSSION**

The applicant proposes to construct an addition to the rear on the second floor and to construct a new covered porch and stairs. All of the work proposed under this HAWP will not be visible from the right-of-way. Currently, at the rear, there is a wood deck with a pergola. The deck measures approximately 10' × 20' (ten feet by twenty feet). The applicant proposes to remove this deck and build in the existing footprint. Staff finds that the existing deck does not contribute to the historic character of the house or surrounding district and recommends the HPC approve its removal.

In the approximate footprint of the existing deck, the applicant proposes to construct a new covered deck, with an expansion of the second floor above. The modest sized addition has a rear-facing hipped roof covered in architectural shingles to match the existing roofing. The exterior of the addition will be covered in fiber cement siding with Marvin Ultimate aluminum clad wood windows. All of the details for the addition will match the existing rear of the house. The size, scale, and massing of the addition are all in keeping with the character of the house and surrounding district and the addition will not be visible from the public right-of-way due to the narrow setback between the subject house and the house at 20 W. Irving St. Staff recommends the HPC approves the addition under the *Design Guidelines*, 24A-8(d), and Standards 2, 9 and 10.

The roof over the existing family room addition in the southeast corner (rear left) will be extended to cover the proposed rear porch. The porch roof will be supported by PVC-wrapped columns and a Permarial porch railing system. The railing system is a paintable cellular PVC that has mounting brackets at either end of the railing, with the pickets installed in slots between the top and bottom rail. The design of the railing is consistent with what the HCP has approved in the past. For applications on the front of the house, Staff would not find this product to be appropriate. Raw, the material is shinier than painted wood; and while it is paintable, it will not develop a patina with age. However, in this location, on the rear, not visible from the public right-of-way, reviewed under lenient scrutiny, Staff finds that it is an acceptable product and recommends the HPC approve the covered porch and steps under the *Design Guidelines* and 24A-8(b)(1) and (d).

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application 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 resource, the *Chevy Chase Village Historic District Guidelines*, 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, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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# \_\_\_\_\_  
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: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
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.

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 supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**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 type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input 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.

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
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:

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



Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:



# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*





18















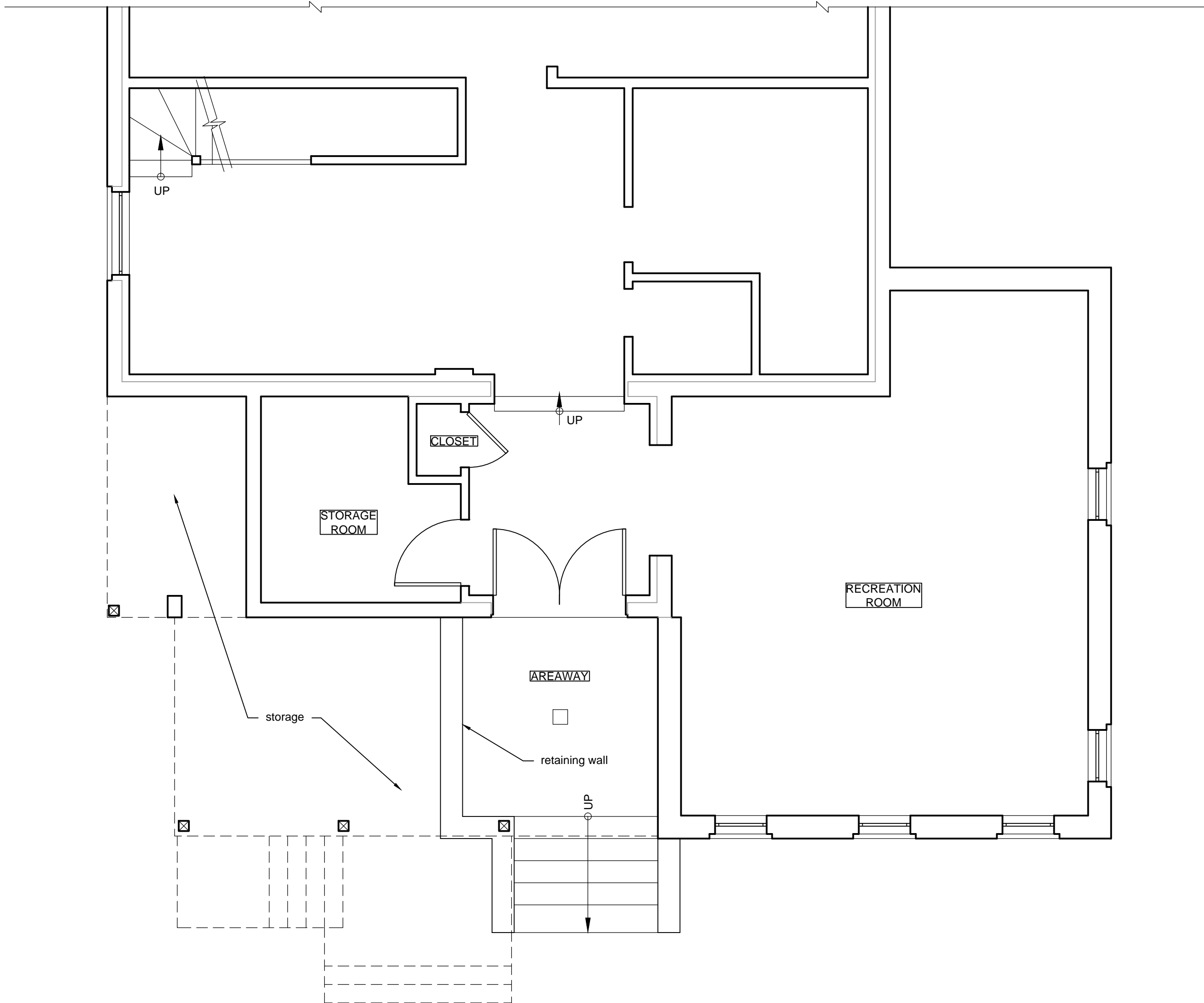




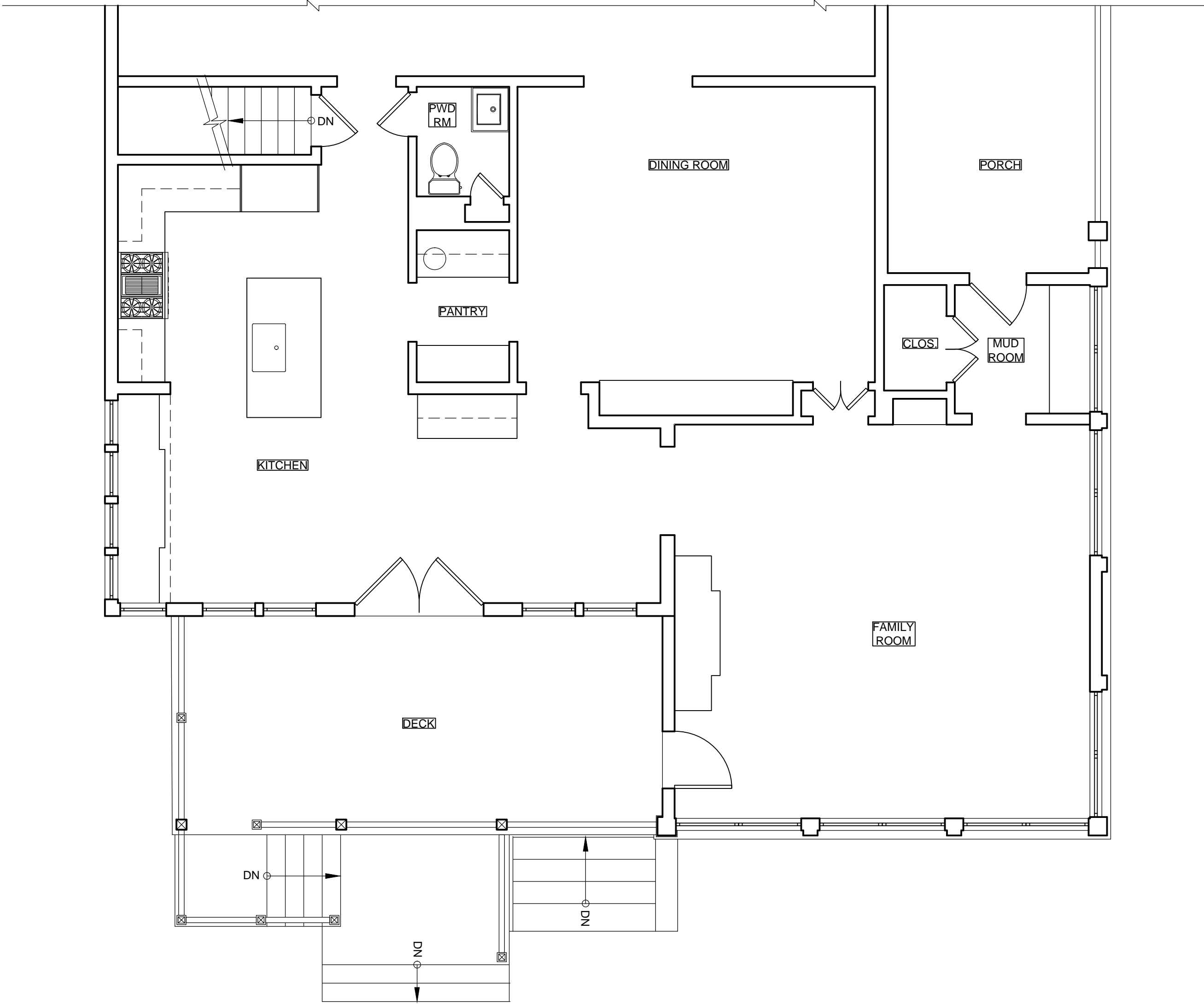






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		SCALE: 1/4" = 1'-0"								
		DATE: 1 APRIL 2021								
		1	BASEMENT PLAN - EXISTING			X100				X100
		X100	1/4"=1'-0"							



		<b>FIRST FLOOR PLAN - EXISTING</b>	<b>REVISIONS:</b>		<b>DAHLBERG-MEISEL RESIDENCE</b> 18 West Irving Street Chevy Chase, MD 20815		<b>ANNE R. JAFFE, DESIGNER</b> 3504 Raymond Street Chevy Chase, MD 20815 W: 301-922-5738 annejaffe@gmail.com	
			PHASE:		SCALE: 1/4" = 1'-0"		DATE: 1 APRIL 2021	
			1		FIRST FLOOR PLAN - EXISTING			
X101	1/4"=1'-0"						X101	




		<p>ANNE R. JAFFE, DESIGNER</p> <p>3504 Raymond Street Chevy Chase, MD 20815 W: 301-922-5738 annejaffe@gmail.com</p>							
		<p>DAHLBERG-MEISEL RESIDENCE</p> <p>18 West Irving Street Chevy Chase, MD 20815</p>							
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DATE: 1 APRIL 2021									
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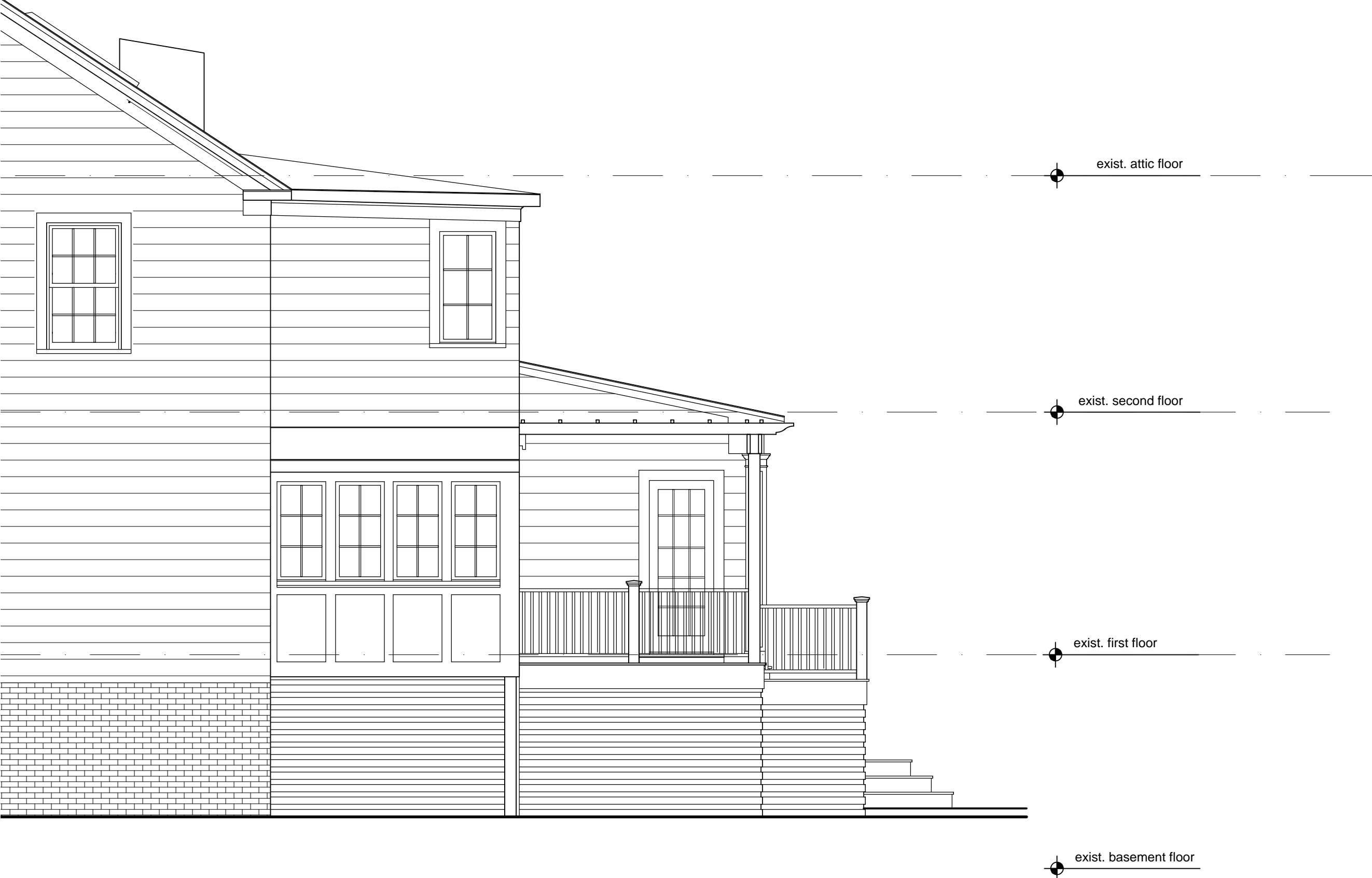







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		DAHLBERG-MEISEL RESIDENCE 18 West Irving Street Chevy Chase, MD 20815	
		REVISIONS:	
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		X200	

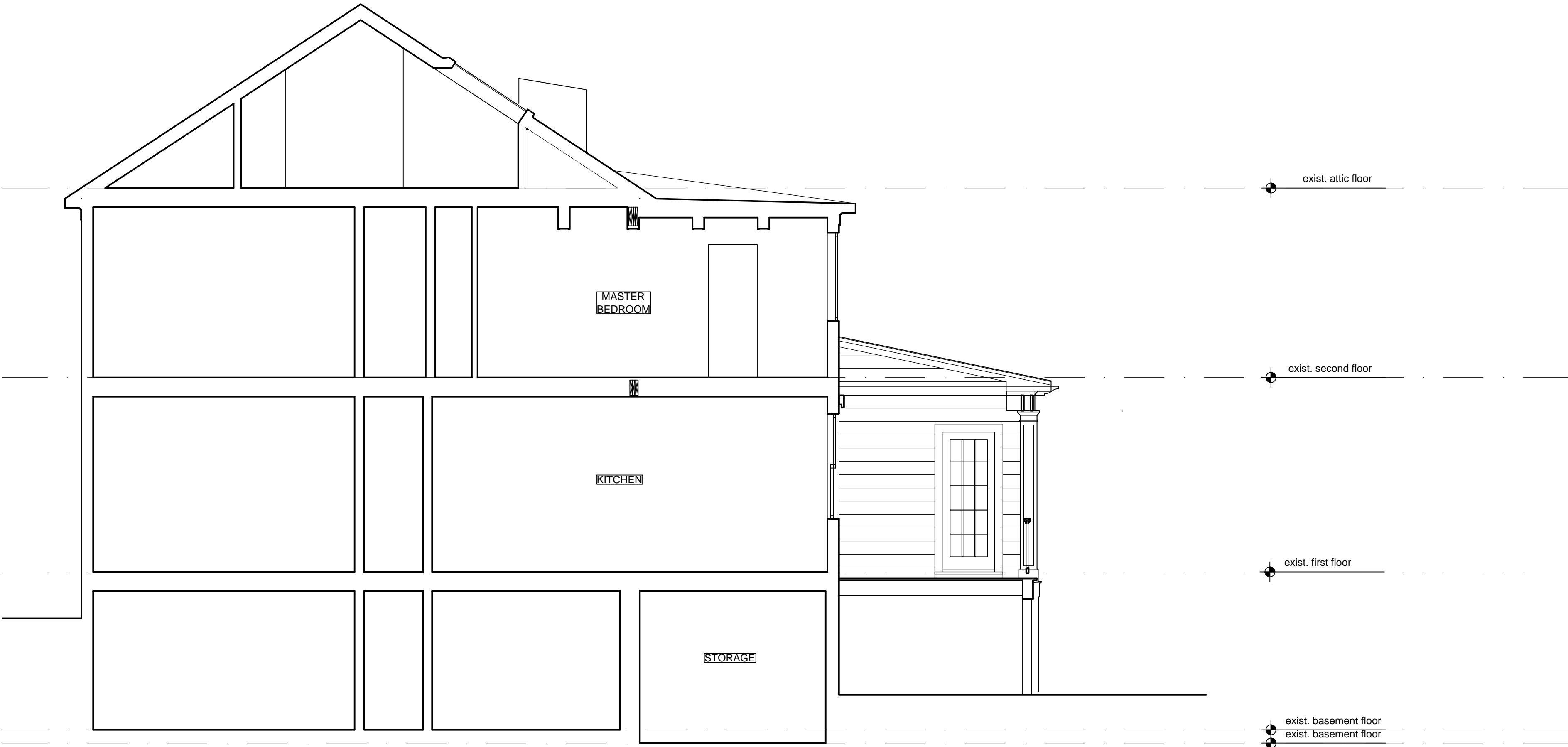


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		<b>REVISIONS:</b>	
<b>1</b>		PHASE:	
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X201	1/4"=1'-0"	X201	



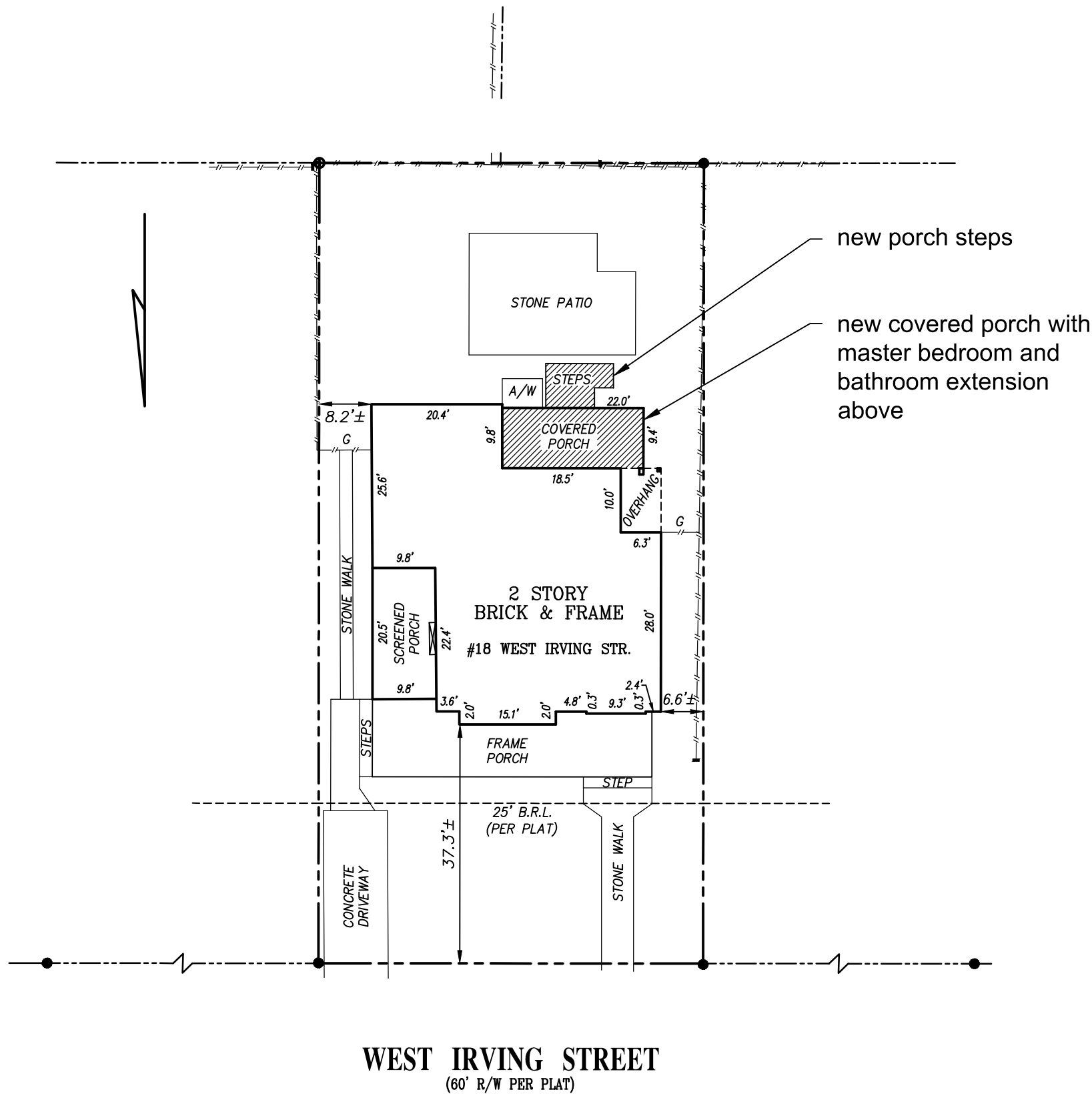
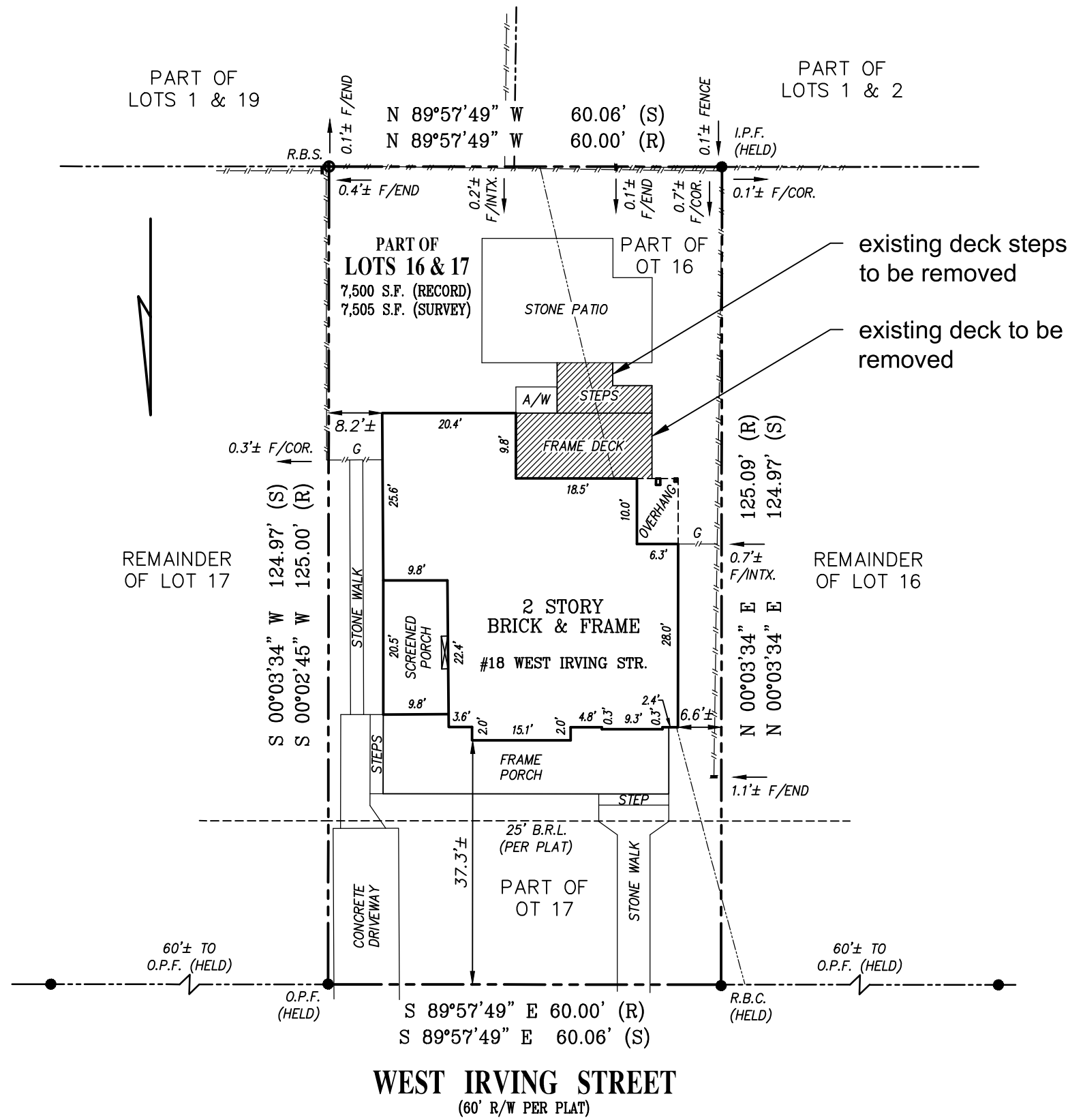
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		PHASE:					
		SCALE: 1/4" = 1'-0"					
		DATE: 1 APRIL 2021					
		EAST ELEVATION - EXISTING					
1	EAST ELEVATION - EXISTING					X202	
X202	1/4"=1'-0"						



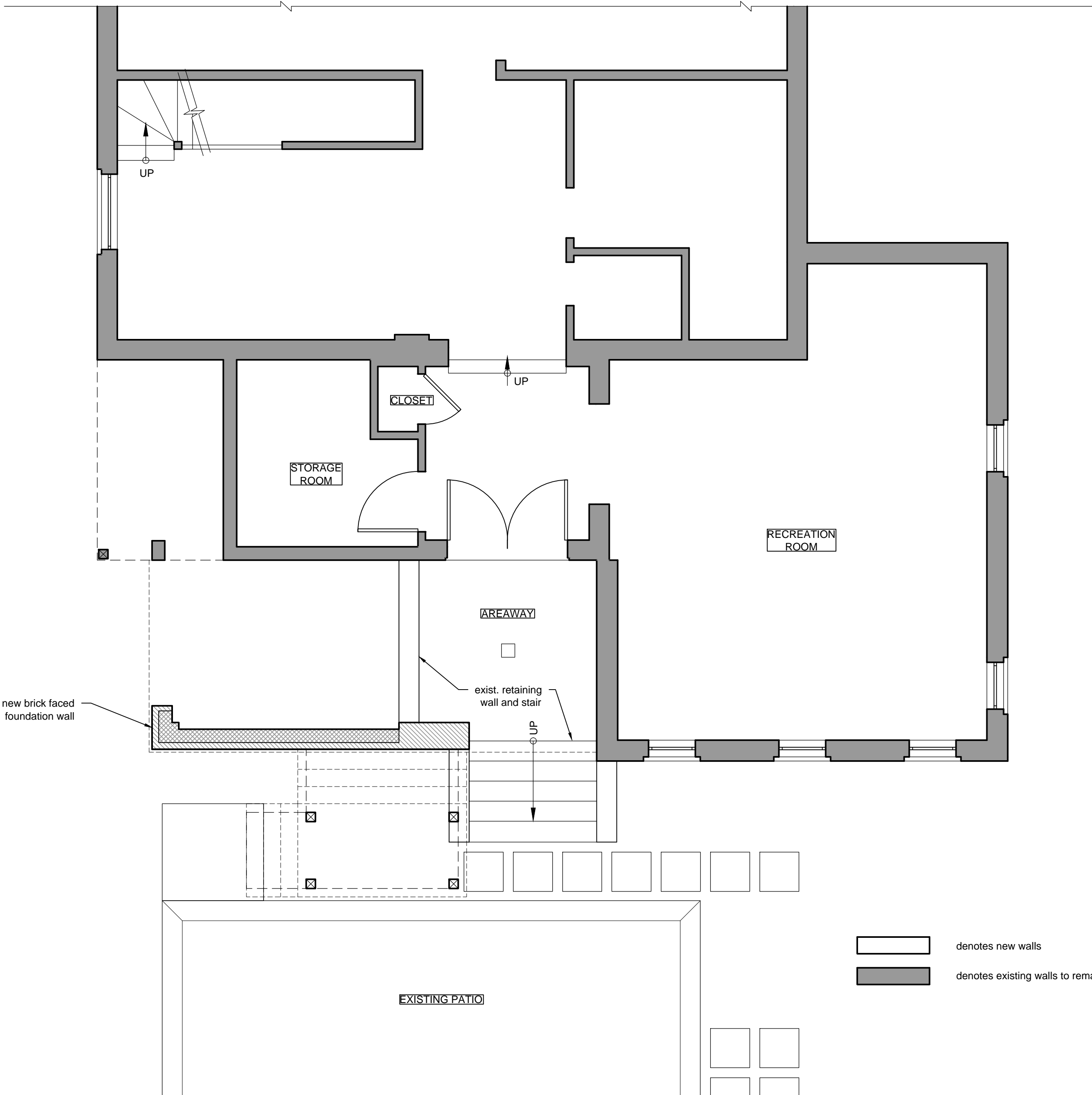
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		DAHLBERG-MEISEL RESIDENCE 18 West Irving Street Chevy Chase, MD 20815	
		REVISIONS:	
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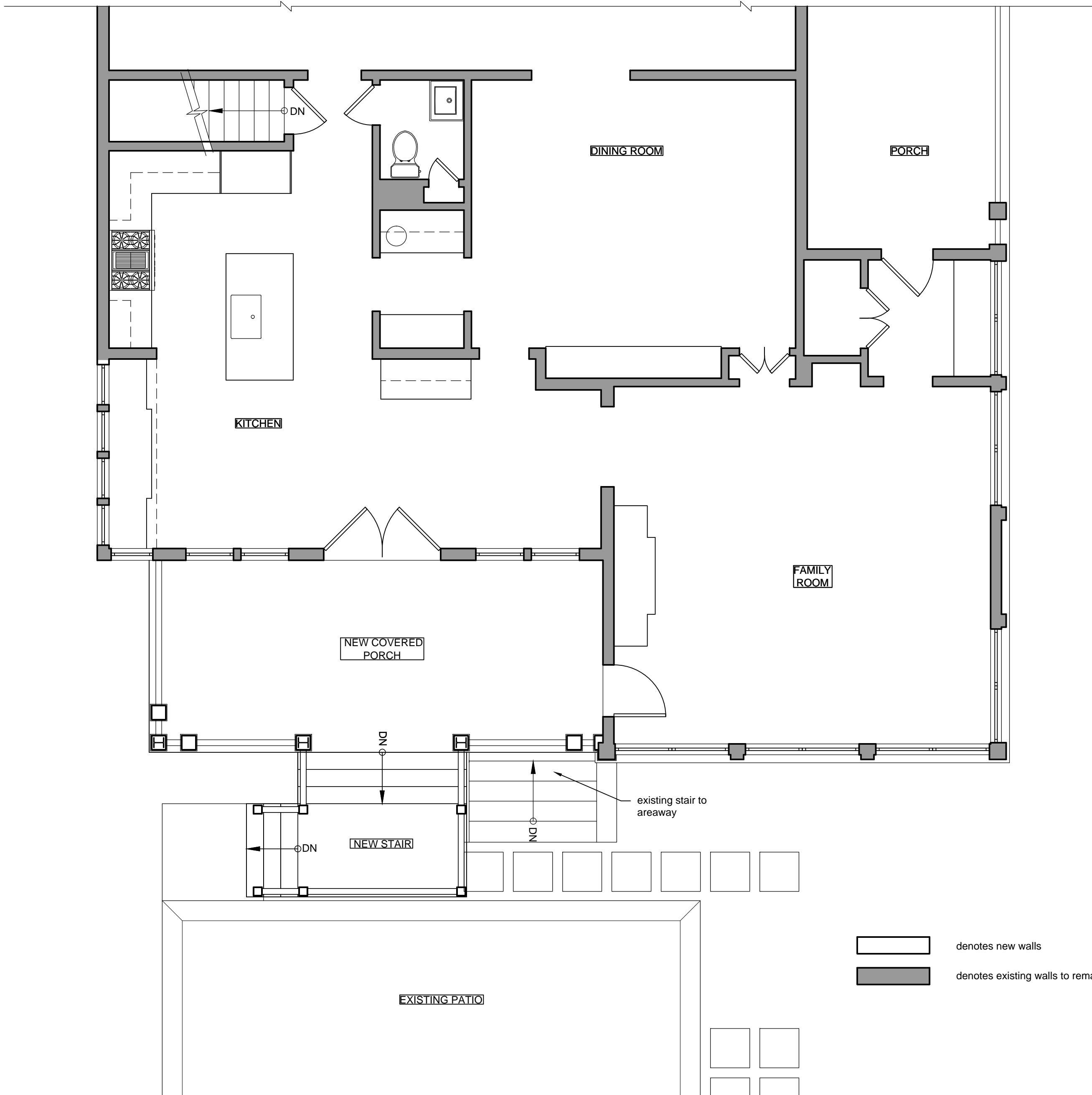
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			18 West Irving Street Chevy Chase, MD 20815		
		PHASE:			3504 Raymond Street Chevy Chase, MD 20815 W: 301-922-5738 annejaffe@gmail.com
		SCALE: 1/4" = 1'-0"			
		DATE: 1 APRIL 2021			
1	SITE PLAN - EXISTING				
000	1" = 20'-0"				
2	SITE PLAN - PROPOSED				
000	1" = 20'-0"				





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A100		ANNE R. JAFFE, DESIGNER 3504 Raymond Street Chevy Chase, MD 20815 W: 301-922-5738 annejaffe@gmail.com
DAHLBERG-MEISEL RESIDENCE 18 West Irving Street Chevy Chase, MD 20815		REVISIONS:
PHASE:		DATE: 1 APRIL 2021
SCALE: 1/4" = 1'-0"		



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1	FIRST FLOOR PLAN	A101		
A101	1/4"=1'-0"			

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REVISIONS:

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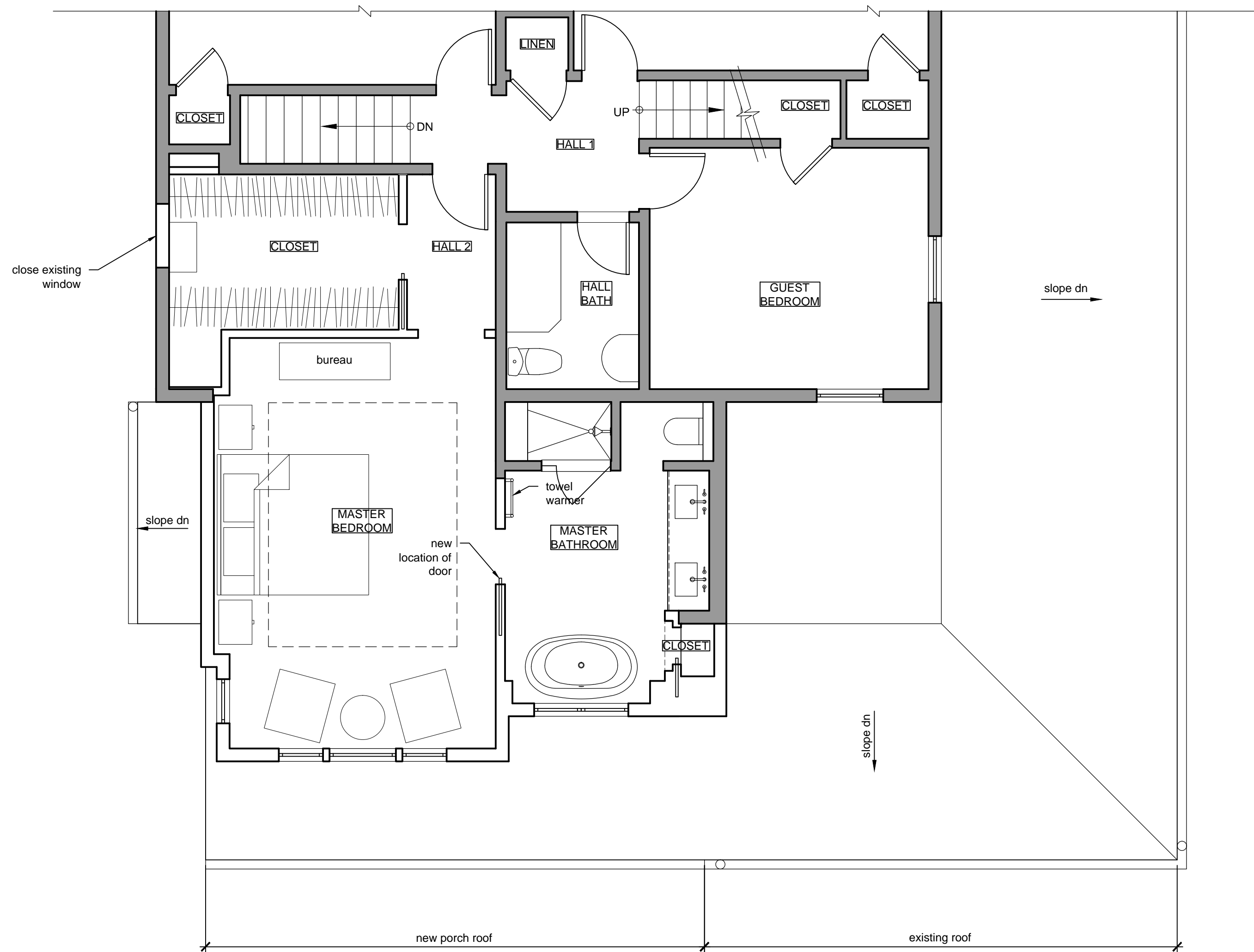
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DATE: 1 APRIL 2021

FIRST FLOOR PLAN

A101





**ANNE R. JAFFE, DESIGNER**  
 3504 Raymond Street  
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 annejaffe@gmail.com

**DAHLBERG-MEISEL RESIDENCE**  
 18 West Irving Street  
 Chevy Chase, MD 20815

**REVISIONS:**

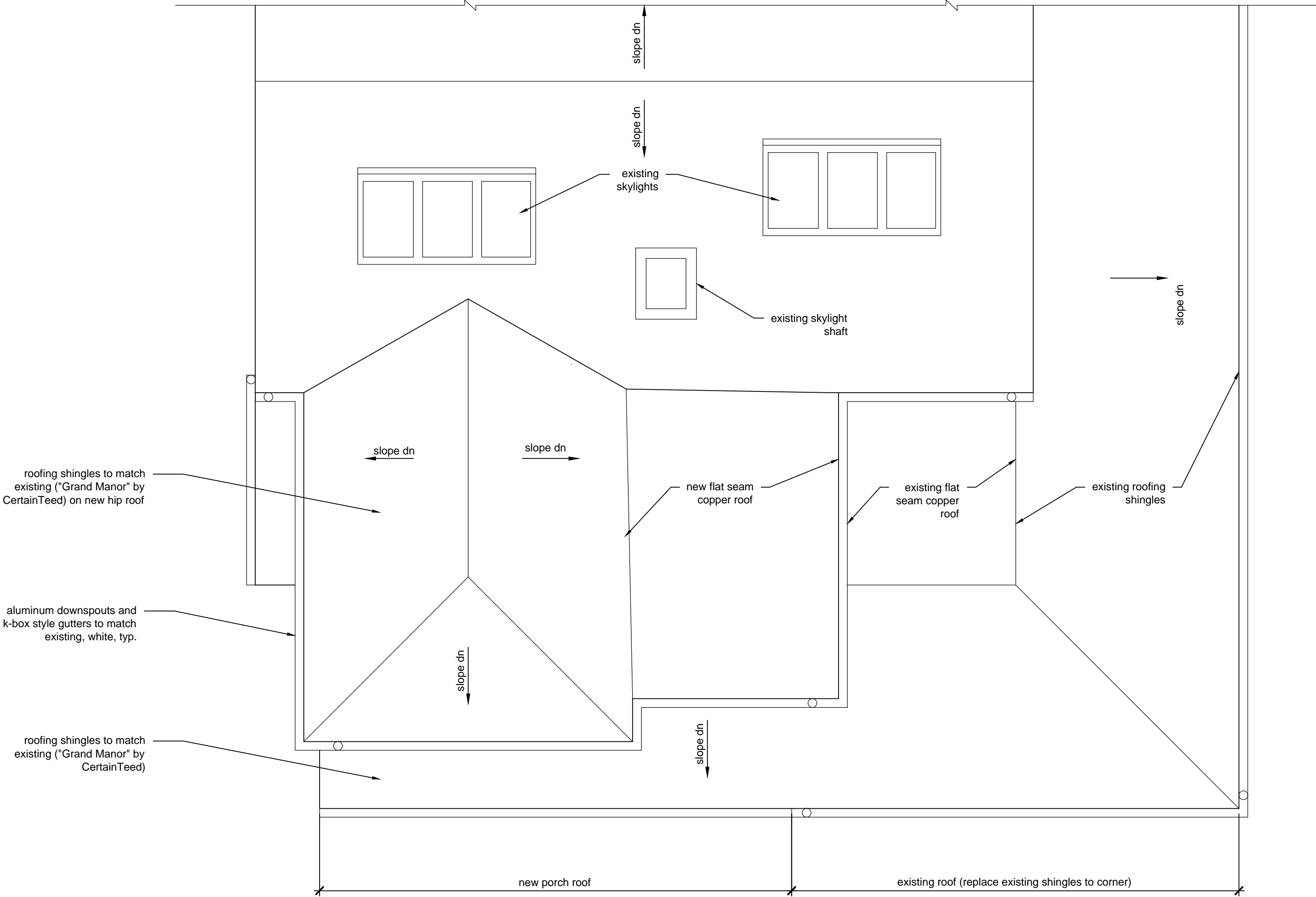
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DATE: 1 APRIL 2021	

**SECOND FLOOR  
PLAN**

**1 SECOND FLOOR PLAN**

**A102**



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		<div>REVISIONS:</div>
		<div>DAHLBERG-MEISEL RESIDENCE</div> <div>18 West Irving Street</div> <div>Chevy Chase, MD 20815</div>
		<div>ANNE R. JAFFE, DESIGNER</div> <div>3504 Raymond Street</div> <div>Chevy Chase, MD 20815</div> <div>W: 301-922-5738</div> <div>annejaffe@gmail.com</div>





1 SOUTH ELEVATION

A200 1/4"=1'-0"

ANNE R. JAFFE, DESIGNER  
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annejaffe@gmail.com

DAHLBERG-MEISEL RESIDENCE  
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Chevy Chase, MD 20815

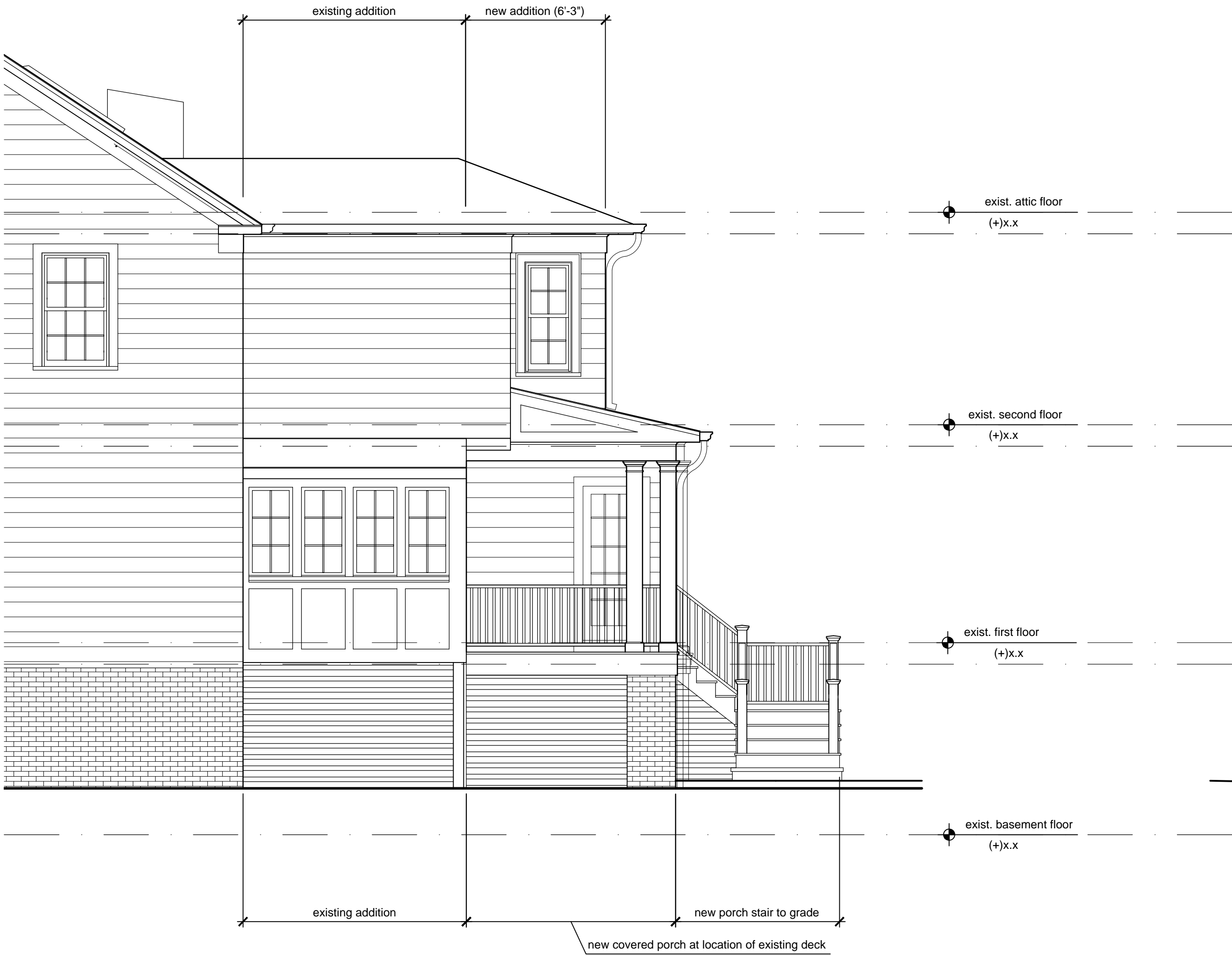
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DATE: 1 APRIL 2021

SOUTH ELEVATION

A200

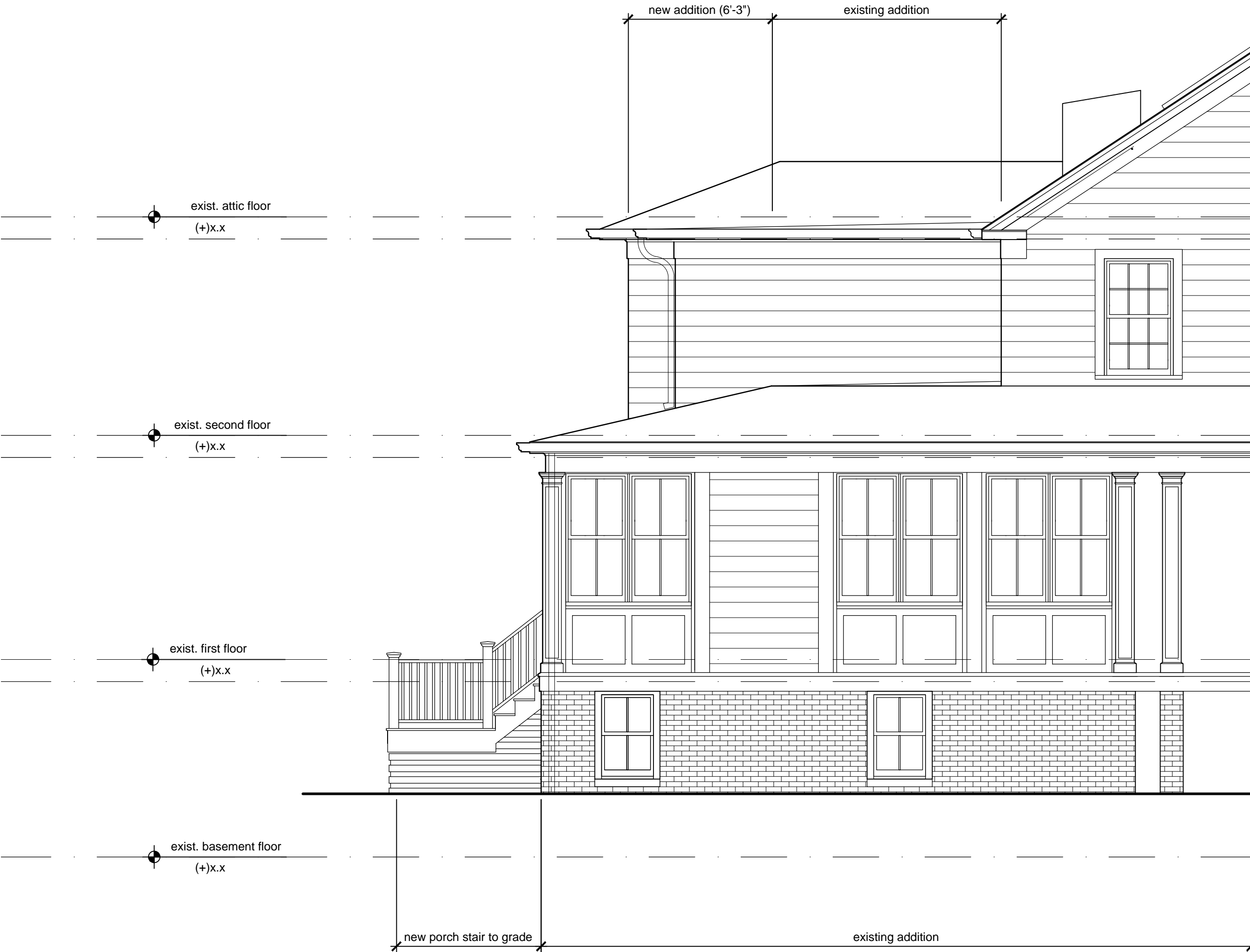




1	WEST ELEVATION	A201
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A201	WEST ELEVATION			PHASE:	REVISIONS:	DAHLBERG-MEISEL RESIDENCE 18 West Irving Street Chevy Chase, MD 20815	ANNE R. JAFFE, DESIGNER 3504 Raymond Street Chevy Chase, MD 20815 W: 301-922-5738 annejaffe@gmail.com
			SCALE: 1/4" = 1'-0"				
			DATE: 1 APRIL 2021				





1

EAST ELEVATION

A202

1/4"=1'-0"

ANNE R. JAFFE, DESIGNER  
3504 Raymond Street  
Chevy Chase, MD 20815  
W: 301-922-5738  
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DAHLBERG-MEISEL RESIDENCE  
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Chevy Chase, MD 20815

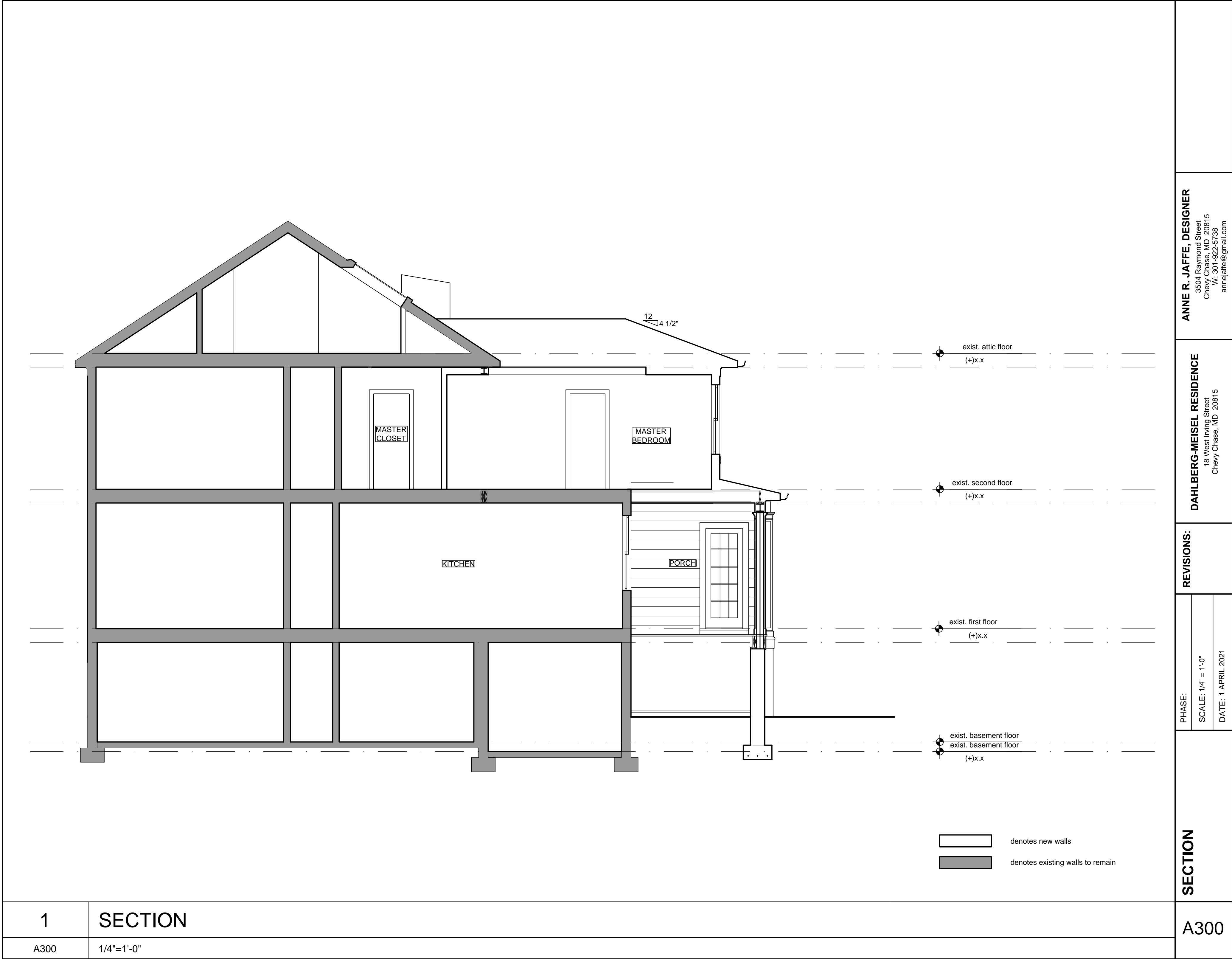
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SCALE: 1/4" = 1'-0"	
DATE: 1 APRIL 2021	

EAST ELEVATION

A202





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DAHLBERG-MEISEL RESIDENCE  
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Chevy Chase, MD 20815

REVISIONS:		
PHASE:	SCALE: 1/4" = 1'-0"	DATE: 1 APRIL 2021

SECTION

A300

1	SECTION
A300	1/4"=1'-0"