



FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Ed and Carolyn Nordberg
Address: 2 Wisconsin Circle Ste 810
Daytime Phone: 301-941-1670

E-mail: enordberg@wakefieldcapital.com
City: Chevy Chase Zip: MD
Tax Account No.: 00455532

AGENT/CONTACT (if applicable):

Name: LUKE OLSON
Address: 7250 WOODMONT AVE, SUITE 200
Daytime Phone: 240-333-2021

E-mail: LOLSON@GTMARCHITECTS.COM
City: BETHESDA Zip: 20814
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

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.

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: 17 Street: W Irving St
Town/City: Chevy Chase Nearest Cross Street: Magnolia Pkwy
Lot: 10 Block: 33 Subdivision: 0009 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 checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input 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.

[Signature]
Signature of owner or authorized agent

9/20/25
Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Ed & Carolyn Nordberg
2 Wisconsin Circle Ste 810
Chevy Chase MD 20815

Owner's Agent's mailing address

Luke Olson
7735 Old Georgetown Rd Ste 700
Bethesda, MD 20814

Adjacent and confronting Property Owners mailing addresses

Charles & Honor Ingersoll
15 Magnolia Pkwy
Chevy Chase, MD 20815

Thomas Dupree
8 Magnolia Pkwy
Chevy Chase, MD 20815

Michael Friedman
16 Magnolia Pkwy
Chevy Chase, MD 20815

Alexandra and Franz Drees Gross
15 W Irving St
Chevy Chase, MD 20815

Benjamin & Kristine Gielow
17 Magnolia Pkwy
Chevy Chase, MD 20815

Clare Anderson & John Chapoton
18 W Kirke St
Chevy Chase, MD 20815

Dean & Debra Graham
16 W Kirke St
Chevy Chase, MD 20815

20 W Kirke St
Chevy Chase, MD 20815

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

Non-historic resource in the CCV Historic District. Originally a carriage house built in 1871 for a residence that no longer exists. Was converted to a single-family residence in 1975 by Hugh Newell Jacobsen with substantial interior renovations and a glass hyphen connecting a 1.5 story + bsmt front-gable wing on the left side to the existing 1.5 story side gable structure. Additional renovations completed in 1985, included the renovation/addition of the 1-story kitchen + basement with a raised front patio/terrace and gazebo structure. The house is clad in ptd wood trim and ptd. wood dutch/cove lap siding sitting on a brick and block foundation, with an asphalt shingle roof, and painted mtl half-round gutters and 3x5 downspouts. The windows and doors have all been replaced, with a majority of the windows being 2 over 2 ptd. wood double hungs with some 6 over 6 and 9 over 9 double hungs on the rear, and 2 over 2 push-out casements on the 2nd level. The doors on the right side are recent clad-wood replacement units.

The house is sited in a non-conforming location on the lot, sitting 8.5' from the rear lot line and 6.9' from the right side lot line. There is a curbcut on W Irving Street for an asphalt driveway leading to a 2-car parking pad in the front yard.

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

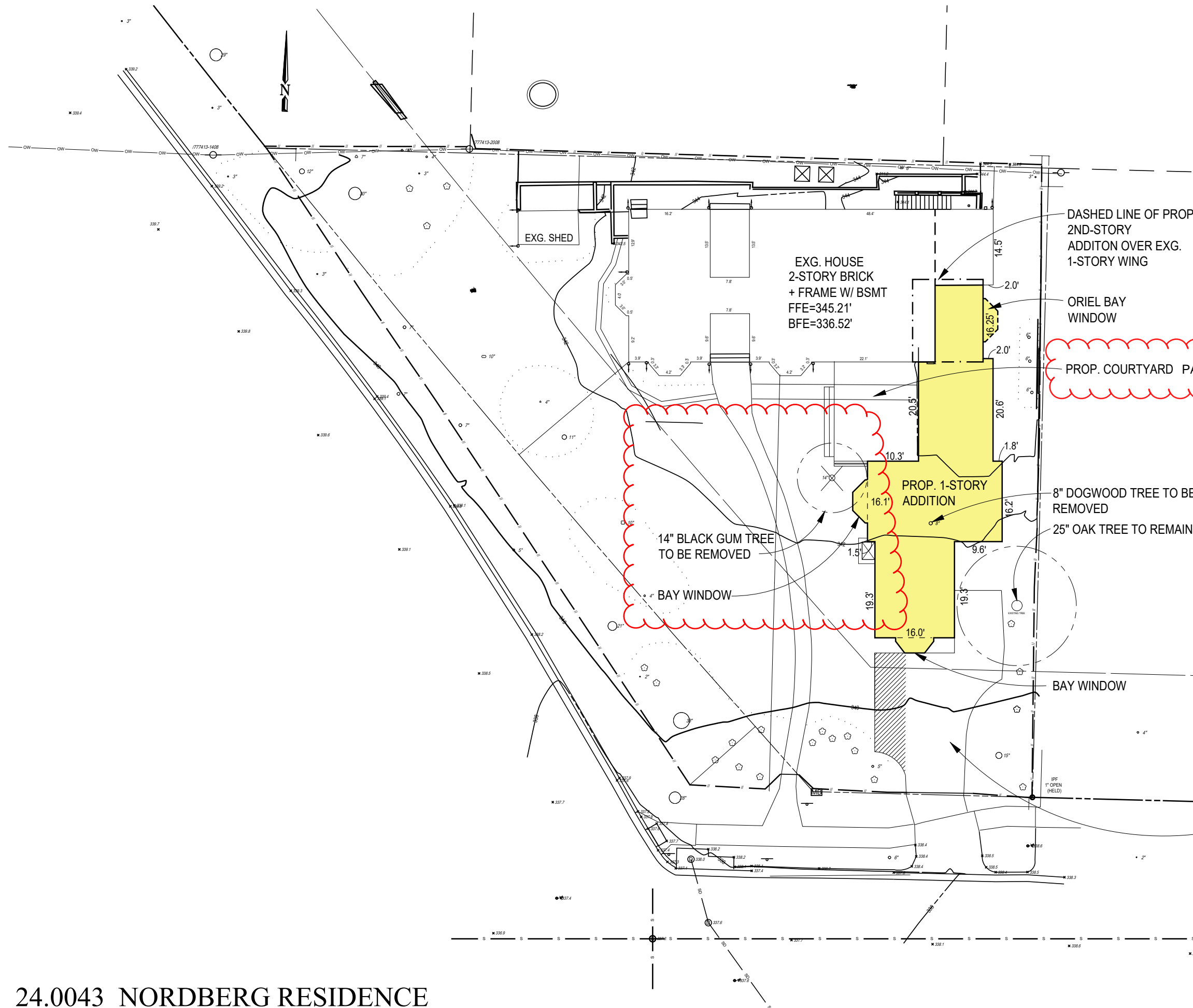
Following HAWP approval for this one-story addition, the floor plans have been updated and exterior modifications have been made accordingly. On the existing front elevation, three new windows have been added above the sink to overlook the proposed courtyard patio. The configuration of the full-height windows and door leading from the hallway to the primary bedroom has also been revised due to the stair relocation. At the rear of the property, two new windows are proposed—one at the pantry and one at the bathroom—while an existing window at the proposed den/study is to remain. Additionally, the removal of one 14" black gum tree and one 8" dogwood is proposed. This has been approved by the CCV Board of Managers with the condition that we reforest with two canopy trees of at least 5" caliper. We're also providing full foundations below the front and left side bay windows in the addition to better match the existing bay window condition and providing a new below-grade egress window well in the basement of the addition on the left side. We've also updated the rear elevations to more accurately reflect the existing dormer condition on the second floor.



17 W IRVING ST, CHEVY CHASE, MD 20815

SCOPE OF WORK: 1-STORY FRONT ADDITION WITH NEW COURTYARD

UPDATED
CORTYARD, PATIO,
WINDOWS, DOOR
AND BAY WINDOW
FOUNDATION



ZONED: R-60 ZONING DATA

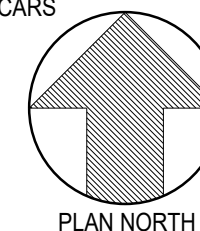
LOT AREA	12,577 SF (PER CIVIL SURVEY)
LOT COVERAGE	35% MAX (4,401.95 S.F.) 24.9% PROPOSED (3,134.9 S.F.)
FRONT YARD SETBACK	25' MIN. (PLAT)
SIDE YARD SETBACK	7' MIN
REAR YARD SETBACK	20.0' MIN.
LOT FRONTAGE	60.0' MIN.
BUILDING HEIGHT	2½ STORIES, 35' MAX (TO PEAK) 30' MAX (MEAN OF RF.)

LOT COVERAGE:	EXISTING HOUSE :	1,930.9 S.F.
CHEVY CHASE	PROPOSED ADDITION:	1,234.1 S.F.
VILLAGE	EXG. DECKS/STEPS:	186.7 S.F.
35% MAX (4,401.95 S.F.)	PROP. TERRACE:	374.7 S.F.
	EXG. SHED:	82.8 S.F.
	TOTAL:	3,809.2 S.F. CCV (30.3%)

LOT COVERAGE:	EXISTING HOUSE :	1,930.9 S.F.
MONTG. COUNTY	PROPOSED ADDITION:	1,234.1 S.F.
(STANDARD	EXG. SHED:	82.8 S.F.
DEVELOPMENT)	TOTAL:	3,247.8 S.F. (25.8%)

1 PROPOSED SITE PLAN
SCALE: 1:20

RE-WORKED DRIVEWAY UTILIZING
EXISTING CURB-CUT TO
ACCOMMODATE (2) CARS



24.0043_NORDBERG RESIDENCE

17 W IRVING ST, CHEVY CHASE, MD 20815

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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

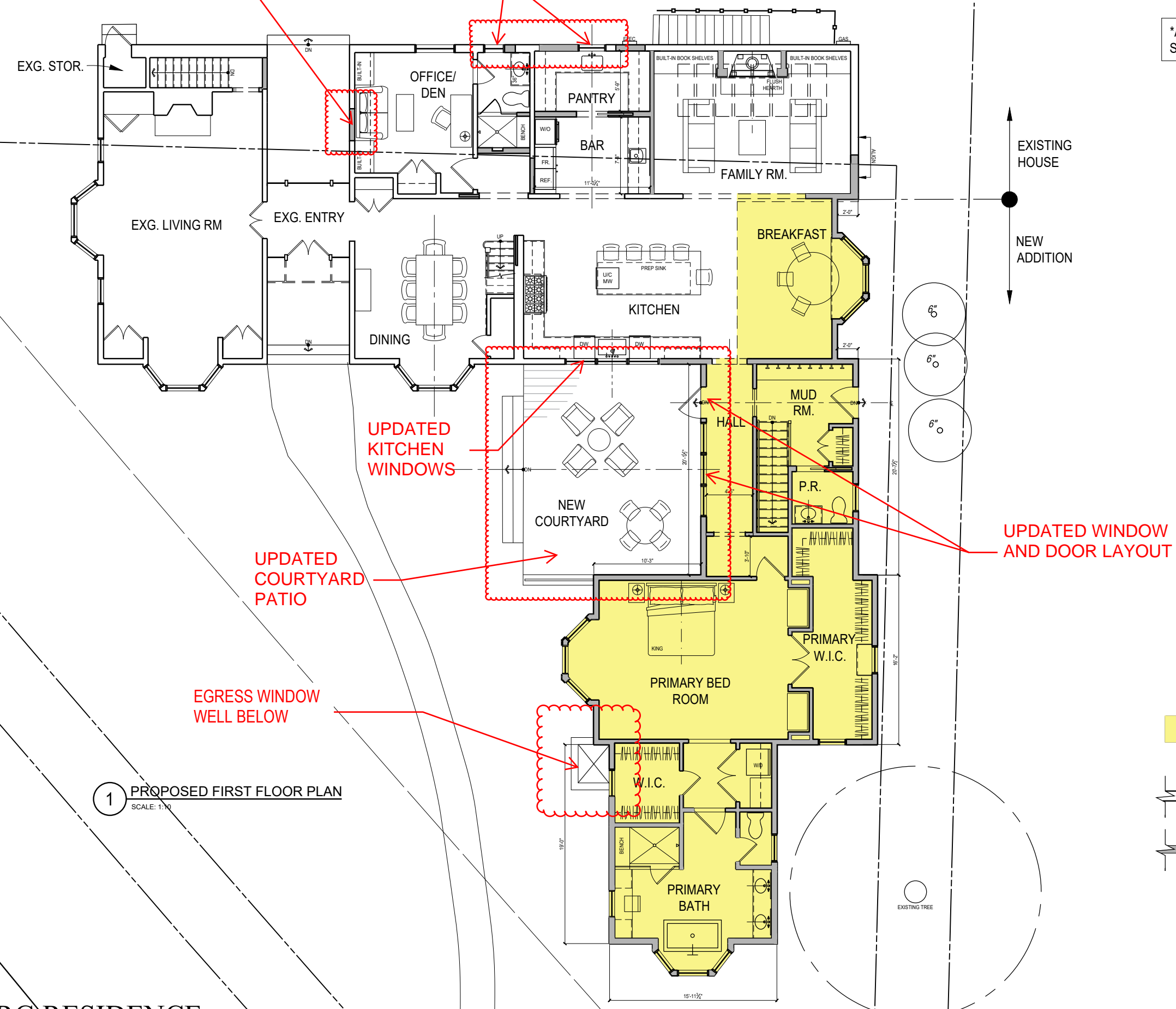


GTM ARCHITECTS

INFILLED WINDOW

NEW WINDOWS

*ALL DIMENSIONS ARE APPROXIMATE AND
SUBJECT TO FIELD VERIFICATION*



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/10

- YELLOW TONED AREAS INDICATES
NEW FINISHED SQUARE FOOTAGE
- EXISTING WALLS
TO REMAIN
- NEW FRAME WALLS

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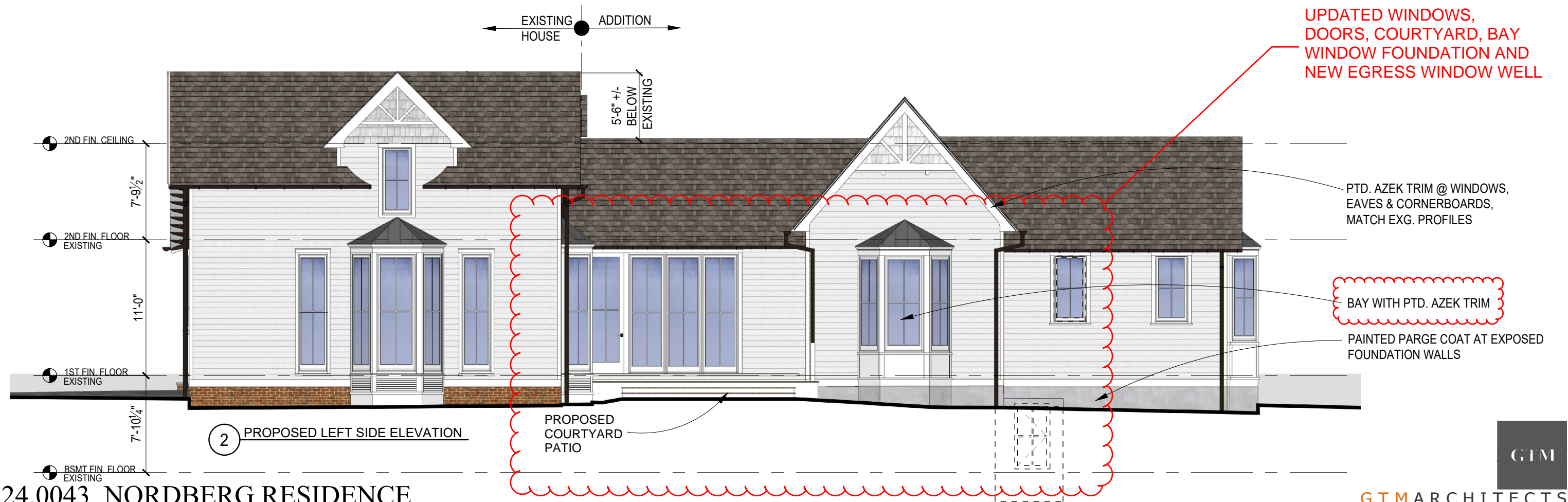
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ACCURATELY SHOW
EXISTING DORMER
CONDITION



24.0043_NORDBERG RESIDENCE

