

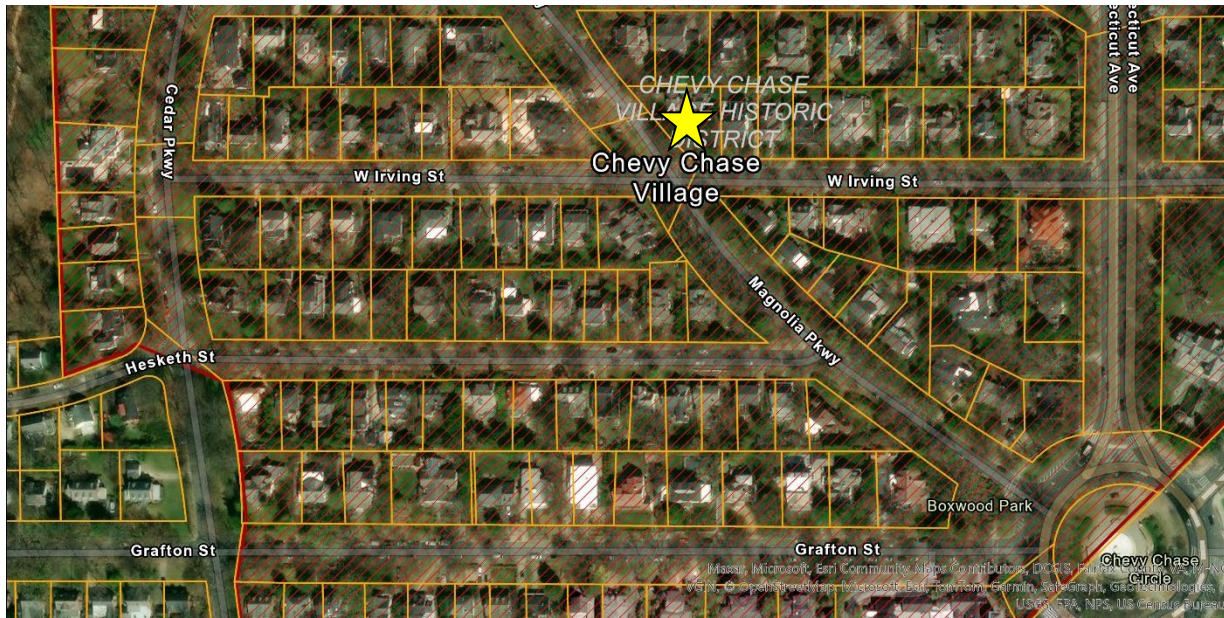
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	17 West Irving Street, Chevy Chase	<b>Meeting Date:</b>	1/21/2026
<b>Resource:</b>	Non-Contributing Resource (Chevy Chase Village Historic District)	<b>Report Date:</b>	1/14/2026
		<b>Public Notice:</b>	1/7/2026
<b>Applicant:</b>	Ed and Carolyn Norberg (Luke Olson, architect)	<b>Tax Credit:</b>	No
<b>Review:</b>	HAWP	<b>Staff:</b>	Devon Murtha
<b>Permit Number:</b> 1064778 REVISION #4			
<b>PROPOSAL:</b> Revisions to previously approved HAWP for fenestration and other alterations			

**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve with two conditions** the HAWP application with final approval of all design details delegated to staff:

1. The applicant must draw label all features on the elevations and site plan, including the patio, chimney, driveway, and stairs along the right-side elevation.
2. The applicant must provide specification sheets for all exterior features prior to final approval of the HAWP.



**Figure 1: The subject property is located at the northeast corner of West Irving Street and Magnolia Parkway in the Chevy Chase Village Historic District.**

**BACKGROUND**

On April 17, 2024, the HPC approved a HAWP application for the partial demolition and construction of new two-story addition, 1.5-story garage, and patio with two conditions:

1. The applicant shall submit specification sheets for all features, including the siding, frieze boards, soffit, lighting, vents, flagstone, brick, and gutters and downspouts, prior to final approval of the HAWP.
2. All proposed building features and materials should be included and labeled on the elevations and site plan prior to final approval of the HAWP.

The HPC approved the proposed construction in the location of an 8” DBH dogwood tree and a 14” DBH black gum tree. Although the applicant did not specifically note the removal of any trees in their submission materials, both trees were shown in the site plan and were slated for removal as part of the new construction. Shortly after the conditional approval of the HAWP, the Chevy Chase Village Board of Managers denied the applicant’s request to remove a 14” DBH black gum tree in the front of the property.

The applicant returned with a revised site plan that reduced the massing and minimized the impact to the black gum tree on the lot. Revisions to the new plan included

- Reducing the proposed addition by a full story and the footprint by 200 square feet;
- Pulling the addition back two additional feet from the right side lot;
- Removing the proposed attached garage from the slope and widened the proposed driveway; and
- Replacing the proposed raised stone terrace with a raised deck structure to minimize impact to the root zone of the black gum tree.

On September 18, 2024, the HPC approved the revised HAWP application for a one-story addition with three conditions:

1. The applicant must draw label all features on the elevations and site plan, including the deck, chimney, driveway, stairs along the right-side elevation.
2. The proposed decking must comply with HPC Policy No. 24-01 Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring.
3. The applicant must provide specification sheets for all exterior features prior to final approval of the HAWP.

On September 3, 2025, the HPC approved the revise HAWP application for tree removal, fenestration alterations, and hardscaping alterations with two (2) conditions

1. The applicant must draw and label all features on the elevations and site plan, including the patio, chimney, driveway, and stairs along the right-side elevation.
2. The applicant must provide specification sheets for all exterior features prior to final approval of the HAWP.

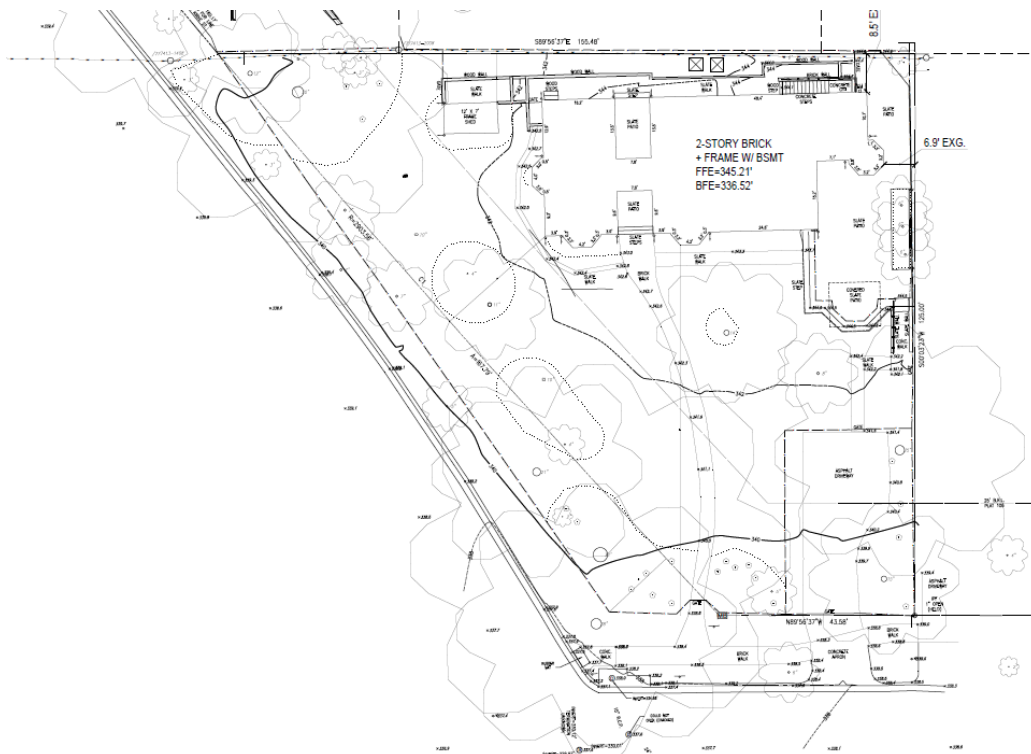
### **ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District  
STYLE: Modern Victorian Revival  
DATE: circa 1892-1916

The subject property is located on an irregularly shaped, 0.3-acre lot at the northeast corner of Magnolia Parkway and West Irving Street (*Figures 2-4*). The focal point of the property is a circa 1871, 1.5-story carriage house with a cross-gable roof. The gable end on the right-side elevation of the former carriage house features a projecting arch.

The house has been significantly altered and is a Non-Contributing Resource within the District. In 1975 architect Hugh Newell Jacobsen converted the building into a single-family residence with a 1.5-story addition and basement on the west side of the building. The new construction connected to the original section with an enclosed glassed hyphen. The addition mirrored the design of the carriage house with a frieze board in the gable. In 1985, the property owners further altered with house with the construction of a front patio/terrace and ornate gazebo. Additionally, the property owners constructed a one-story octagonal addition on the west side of the original section and linked by a hyphen.

The house is clad in painted lap siding. All the fenestration is of a replacement material. Windows types include 2/2, 6/6, and 9/9 wood double hung and 2/2 casements. In addition to the decorative frieze boards, ornamentation includes one story bays with standing seam hip roofs; gable-roofed dormers; shingles in the some of the gable ends; and half-round gutters.



*Figure 2: The existing site plan for the property.*



*Figure 3: The façade of the subject property from West Irving Street. An addition is proposed where the gazebo is currently located.*



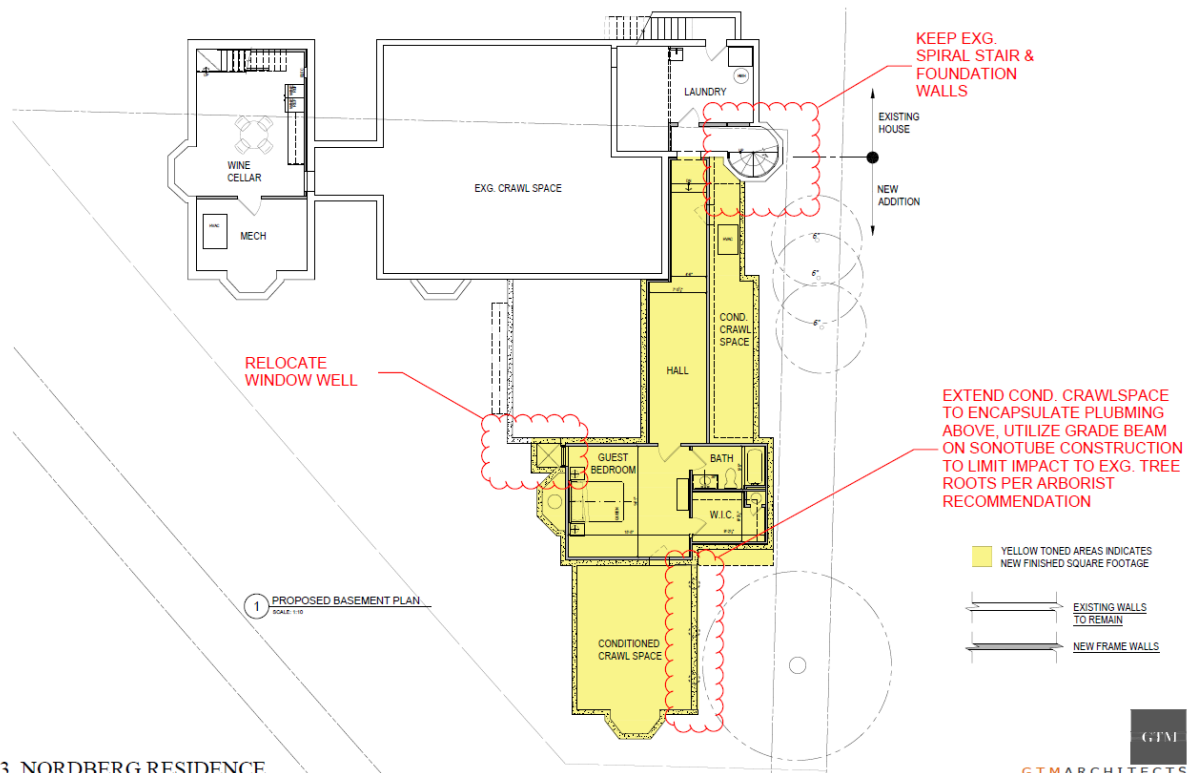
*Figure 4: The facade and left elevation of the property from Magnolia Avenue.*

## PROPOSAL

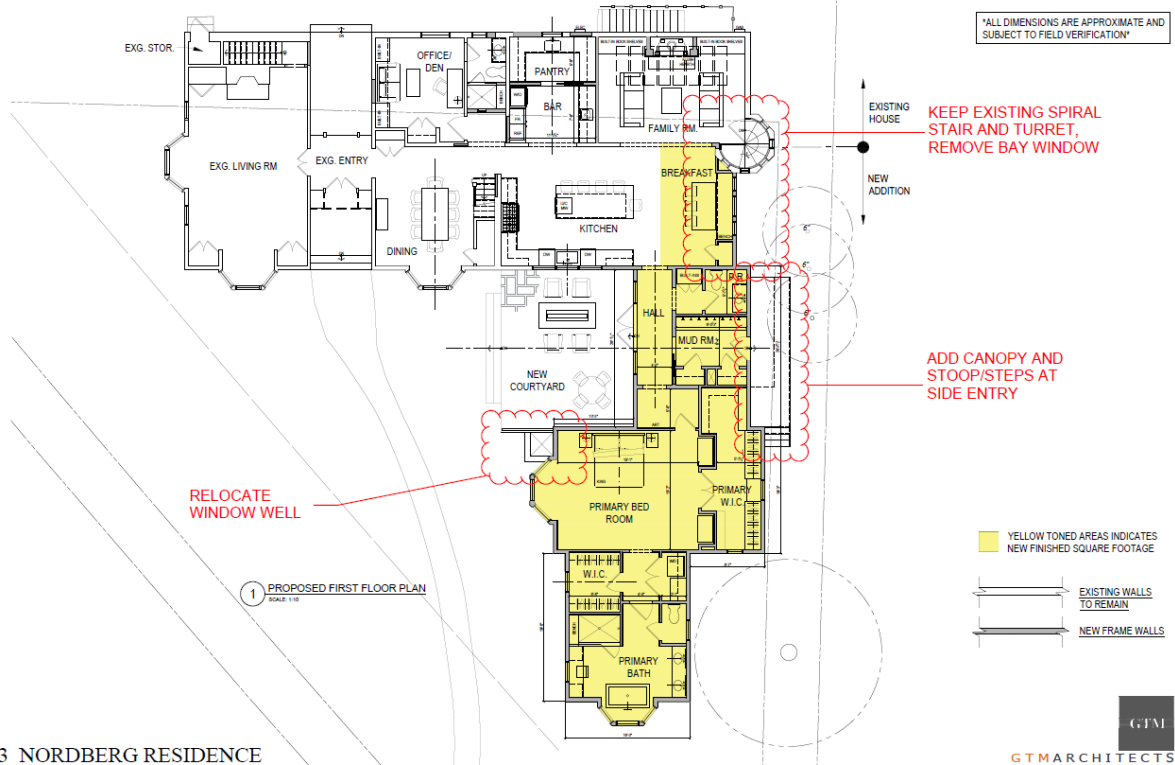
The applicant proposes to make several minor alterations to the previously approved HAWP application. The approved application included the demolition of the right-side octagonal wing, patio, and gazebo, and construction a one-story addition and new patio.

The new proposal includes alterations to the design including:

- Retaining an existing stair on the turret, which was previously slated for demolition;
- Extending the rear shed roof of the turret;
- Altering the foundation below the proposed new bathroom to sit on sonotubes in order to minimize tree disturbances;
- Installation of a canopy covering the mudroom entryway;
- Installation of a brick veneer at the base of the addition to match foundation brick;
- Relocation of a single window well; and,
- Changes to the size of one window.

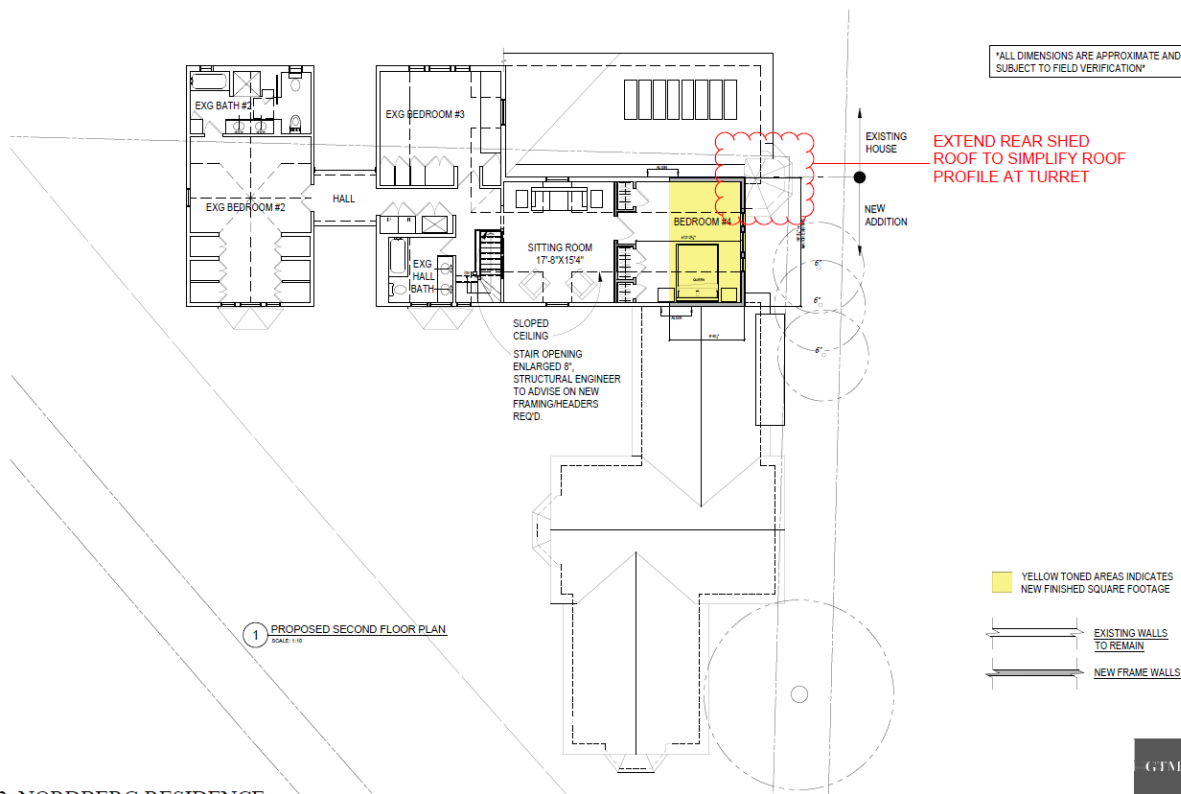


4.0043 NORDBERG RESIDENCE  
*Figure 5: Proposed basement plan.*



4.0043 NORDBERG RESIDENCE  
**Figure 6: Proposed first floor plan.**

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4.0043 NORDBERG RESIDENCE  
**Figure 7: Proposed second floor plan.**

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## **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 HPC in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***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
- (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.)

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

The *Guidelines* state that the following five basic policies should be adhered to:

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 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.
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 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:

*Non-Contributing/Out-of-Period Resources*

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

*Secretary of the Interior's Standards for Rehabilitation*

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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**

Staff supports the proposed alterations to the previously approved HAWP.

This revised proposal makes no changes to the approved massing. According to the *Guidelines*, alterations to Non-Contributing Resources such as the subject property should be approved as a matter of course with the exception of major additions or alterations that affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole. Additionally, Chapter 24A-8(d) states that the HPC “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.” Staff finds that the minor alterations proposed in this revision do not alter the scale and massing of the structure and should be approved as a matter of course.

Staff finds that several of the alterations will be visible from the right-of-way at certain angles, but do not alter the overall massing or scale of the house and are generally compatible with the resource and the district per Chapter 24-8A(b)(2).

Staff maintains the two conditions from previous HAWP revisions, which are still applicable.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with two conditions** the HAWP application with final approval of all design details delegated to staff:

1. The applicant must draw label all features on the elevations and site plan, including the patio, chimney, driveway, stairs along the right-side elevation.
2. The applicant must provide specification sheets for all exterior features prior to final approval of the HAWP.

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal, as modified by the conditions, is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation 2, 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 HPC 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 301-495-1328 or [devon.murtha@montgomeryplanning.org](mailto:devon.murtha@montgomeryplanning.org) to schedule a follow-up site visit.