



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: April 1, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of
Permitting Services

FROM: Rebecca Ballo
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1062963 - Hardscape
Alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC Staff.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Gregory K. Ingram
Address: 28 West Irving Street, Chevy
Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Rebecca Ballo at 301.563.3404 or Rebecca.Ballo@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

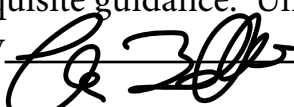
Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by  on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 1062963
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: _____
Address: _____ Zip: _____
Daytime Phone: _____ Registration No.: _____

APPROVED
Montgomery County
Historic Preservation Commission
Rebecca Ballo

LOCATION OF BUILDING/PREMIS

Is the Property Located within an Historic District? Yes/District Name _____
 No/Individual Site Name _____
Is there an Historic Preservation Easement/Conservation Easement/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

REVIEWED
By Rebecca Ballo at 2:51 pm, Apr 01, 2024

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:

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

gka

Signature of owner or authorized agent
Date

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

APPROVED

Montgomery County

Historic Preservation Commission



REVIEWED

By Rebecca Ballo at 2:51 pm, Apr 01, 2024

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:




REVIEWED

By Rebecca Ballo at 2:51 pm, Apr 01, 2024

Work Item 1: _____

Description of Current Condition:	Proposed Work:
-----------------------------------	----------------

Work Item 2: _____

Description of Current Condition:	<p>APPROVED</p> <p>Montgomery County Historic Preservation Commission</p>  <hr/>	
-----------------------------------	---	--

REVIEWED
By Rebeccah Ballo at 2:51 pm, Apr 01, 2024

Work Item 3: _____

Description of Current Condition:	Proposed Work:
-----------------------------------	----------------

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

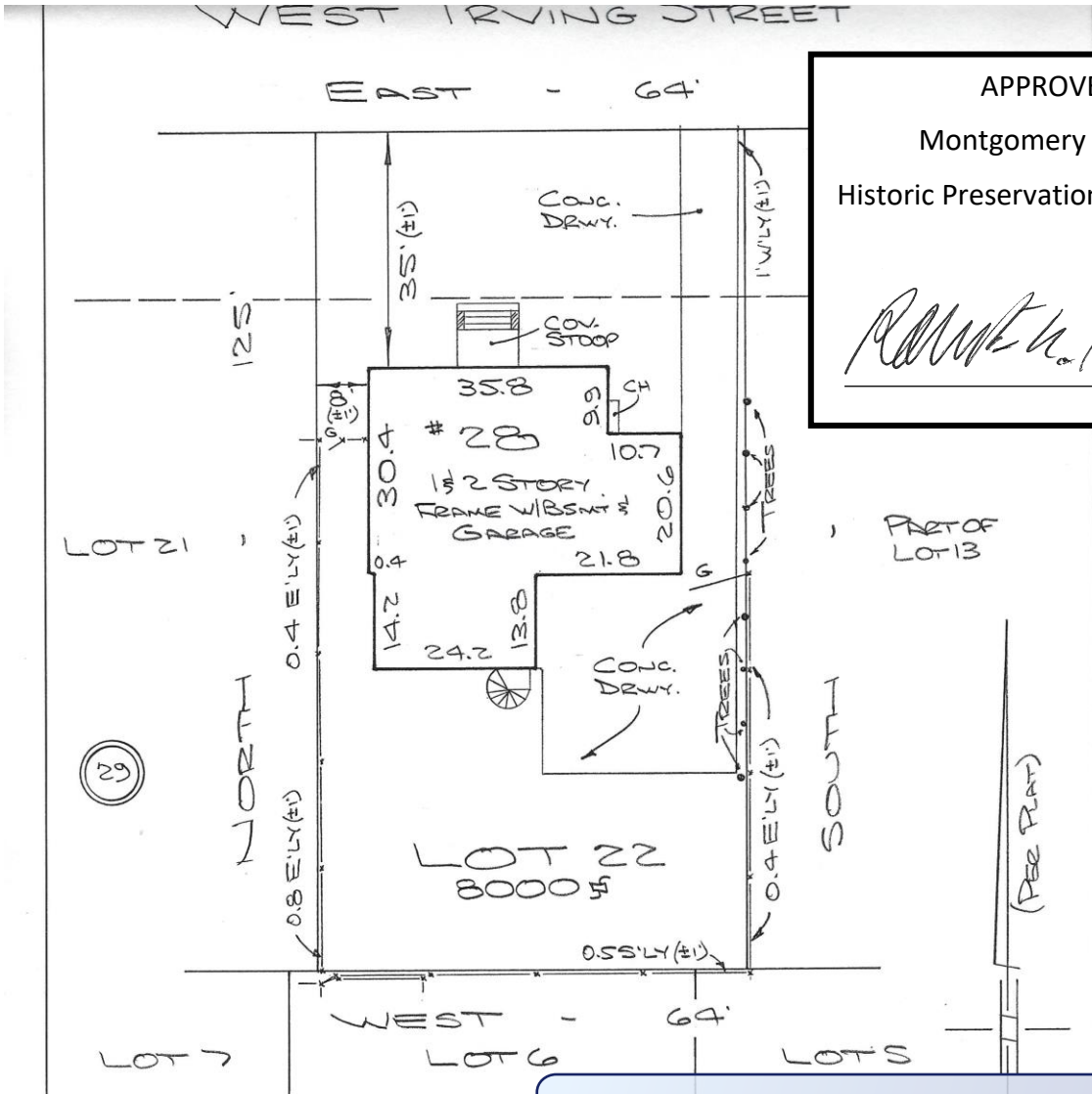
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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

ATTACHMENTS TO APPLICATION FOR HISTORIC AREA WORK PERMIT

**GREGORY K. INGRAM
28 WEST IRVING STREET
CHEVY CHASE, MD 20815**

CONTENTS	PAGE
SURVEY OF 28 WEST IRVING STREET	1
PLAN SHOWING EXISTING PAVED AREA	2
PLAN SHOWING PROPOSED PAVED AREA	3
PHOTOS OF EXISTING CONDITIONS	
28 WEST IRVING STREE FROM FRONT SHOWING DRIVEWAY	4
28 WEST IRVING STREET, VIEW OF PAVED AREA FROM BOTTOM OF DRIVEWAY	4
28 WEST IRVING STREET, VIEW OF REAR OF HOUSE	5
28 WEST IRVING STREET, VIEW OF DAMAGED CONCRETE PAD	5
TREE SURVEY AND ADDITIONAL PHOTO	6

SURVEY OF 28 WEST IRVING STREET, CHEVY CHASE, MD 20815



APPROVED
 Montgomery County
 Historic Preservation Commission

Robert H. [Signature]

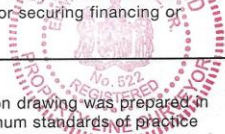
REVIEWED
 By Rebecca Ballo at 2:52 pm, Apr 01, 2024

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

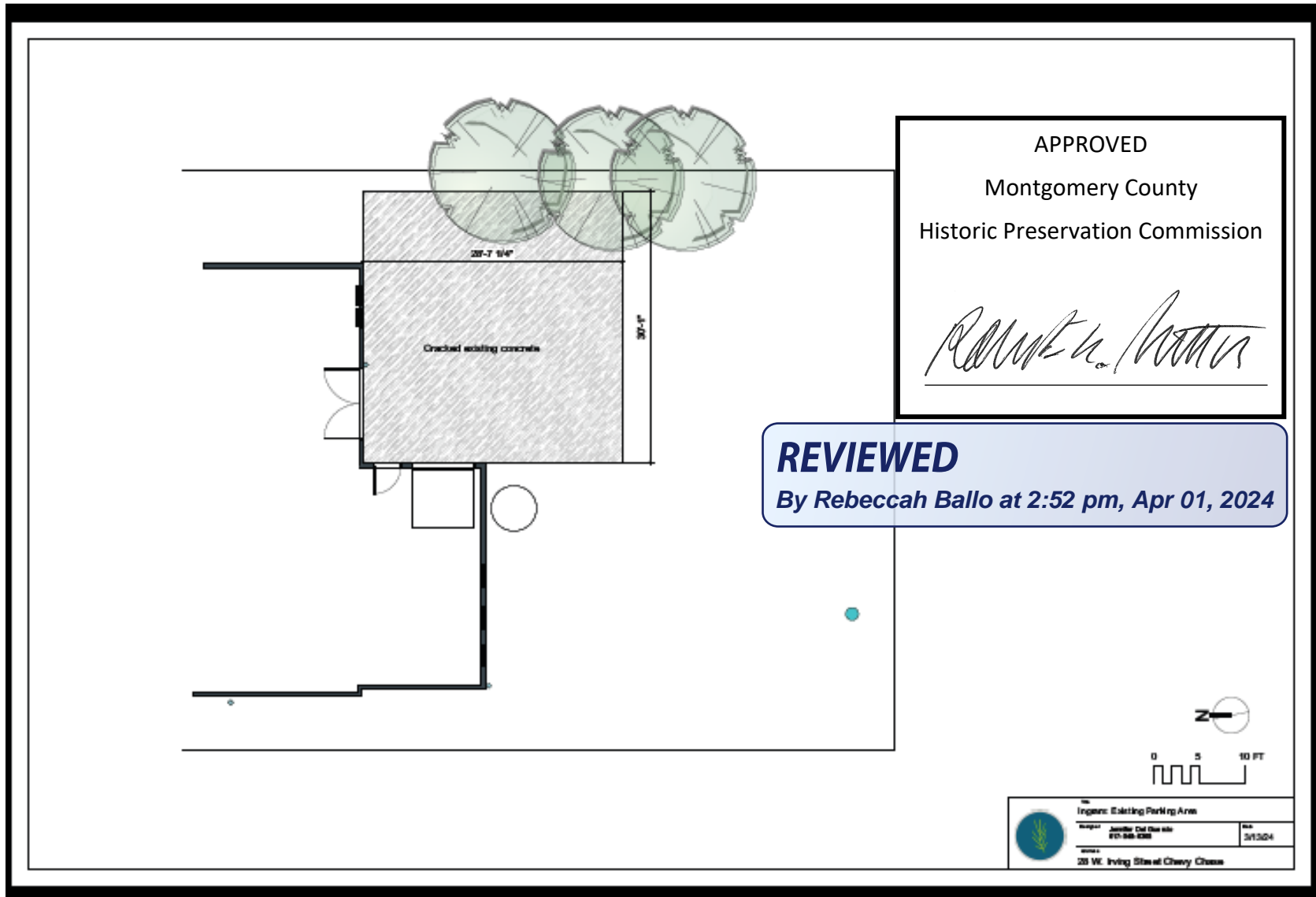
NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING
 LOT 22 BLOCK 29
 SECTION 2
 CHEVY CHASE

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.



PLAN SHOWING EXISTING PAVED AREA

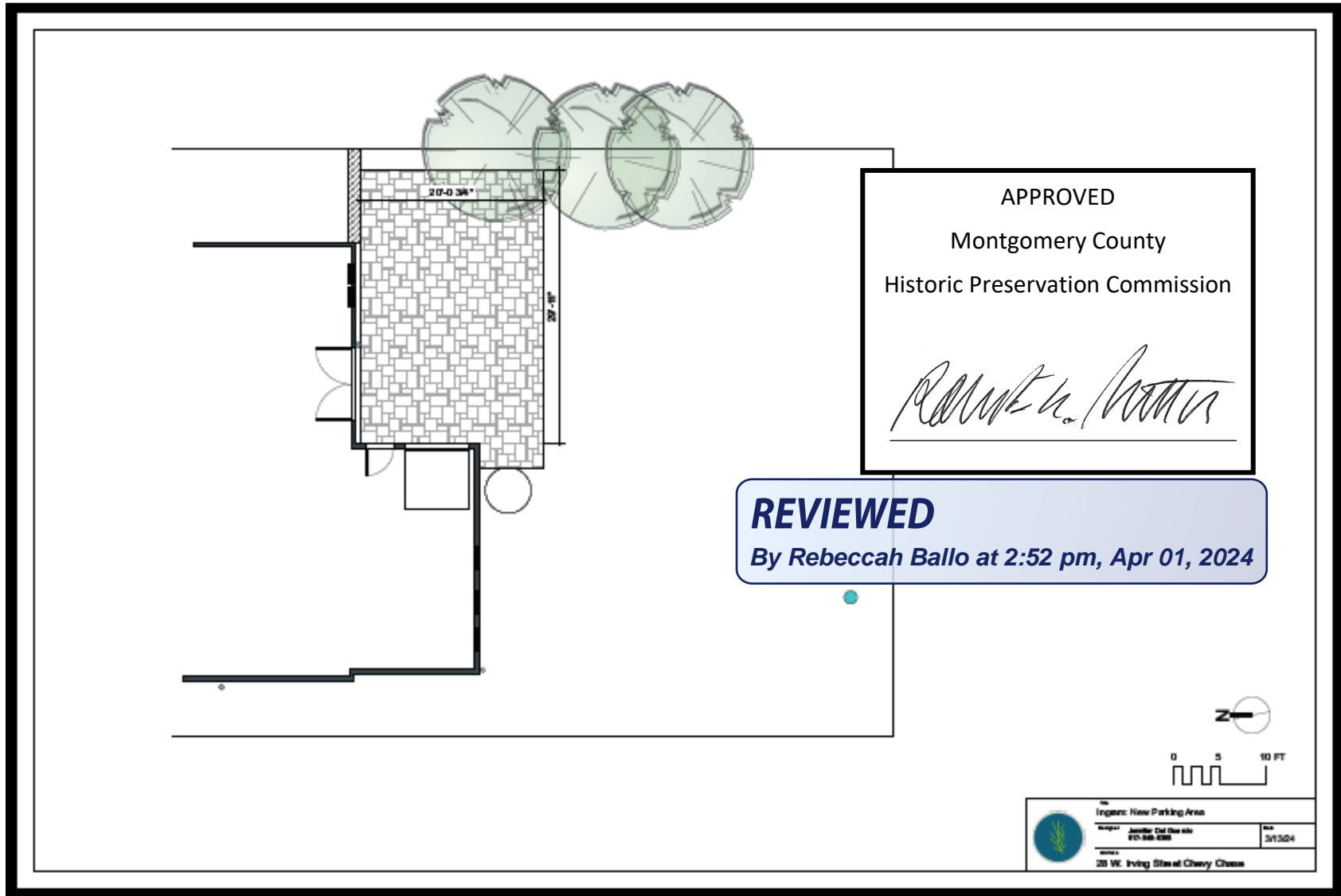


APPROVED
Montgomery County
Historic Preservation Commission
Rebecca Ballo

REVIEWED
By Rebecca Ballo at 2:52 pm, Apr 01, 2024

Title: Existing Parking Area		
Project: Justice Old Site	File:	3/13/24
Drawn: 201 MC Irving Street Chevy Chase		

PLAN SHOWING PROPOSED PAVED AREA



APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Rebecca Ballo at 2:52 pm, Apr 01, 2024

PHOTOS OF EXISTING CONDITIONS

1. 28 WEST IRVING STREET FROM FRONT SHOWING DRIVEWAY



2. 28 WEST IRVING STREET, VIEW OF PAVED AREA FROM BOTTOM OF DRIVEWAY



3. 28 WEST IRVING STREET, VIEW OF REAR OF HOUSE



4. 28 WEST IRVING STREET, VIEW OF DAMAGED CONCRETE PAVEMENT



TREE SURVEY

The rear yard of 28 West Irving Street has three crab apple trees along the east side of the existing paved area. They are shown schematically on the plan drawings of the existing conditions and of the proposed project. These are the only trees in the rear yard of 28 West Irving Street, and they are near the existing paved area—as can be seen in the photos. Below is an additional photo taken facing the east side of the existing parking pad showing the three crab apple trees together. These three crab apple trees will be protected during the project.

28 WEST IRVING STREET PHOTO TOWARD EAST SIDE OF EXISTING PARKING PAD

