





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 10/28/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #551062—side deck installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on October 27, 2010.

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: John Corrigan and Phyllis Kass
Address: 33 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
246 717 6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: DAVID MERRICK
Daytime Phone No.: 301-448-0280

Tax Account No.: 00457928
Name of Property Owner: JOHN CORRIGAN / PHYLLIS KASS Daytime Phone No.: 301-654-1504
Address: 33 WEST IRVING ST CHEVY CHASE MD 20815
Street Number City Street Zip Code
Contractor: MERRICK DESIGN & BUILD INC Phone No.: 301-946-2356
Contractor Registration No.: 38984
Agent for Owner: DAVID MERRICK Daytime Phone No.: 301-448-0280

LOCATION OF BUILDING/PREMISE

House Number: 33 Street: WEST IRVING ST
Town/City: CHEVY CHASE MD Nearest Cross Street: CEDAR PKWY
Lot: 596 Block: 32 Subdivision: CHEVY CHASE
Liber: L7614 Folio: 692 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 30,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:
2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

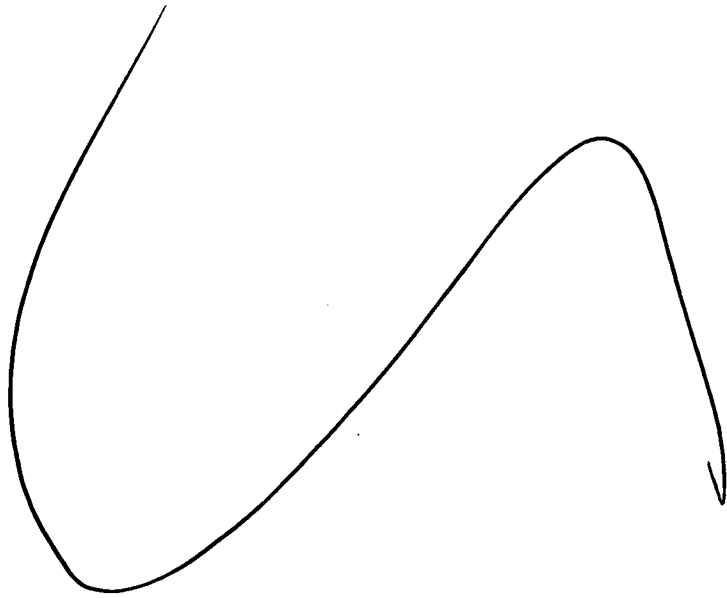
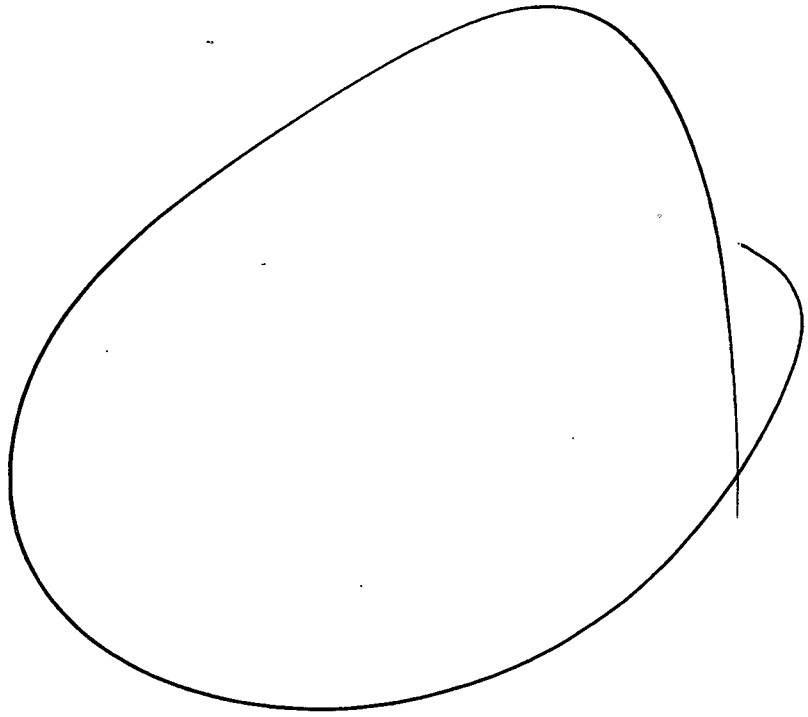
[Signature]
Signature of owner or authorized agent

10/4/2010
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 10/28/10

Application/Permit No.: 531062 Date Filed: _____ Date Issued: _____



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	33 West Irving Street, Chevy Chase	Meeting Date:	10/27/10
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/20/10
Applicant:	John Corrigan and Phyllis Kass (David Merrick, Agent)	Public Notice:	10/13/10
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-10X	Staff:	Anne Fothergill
PROPOSAL: Deck replacement			

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman/Four Square
DATE: 1913

PROPOSAL

The applicants are proposing to replace an existing deck that was constructed in 1996 at the rear left side of the house with a new deck in the same location. The deck is located behind the historic house and off the left side of a 1996 addition. The deck will have Ipe decking and painted synthetic inset picket railings to match the railing on the front porch. The deck will have a pergola with cedar rafters, painted synthetic beams and fiberglass columns. There is an existing 8' tall lattice that screens the deck and this will be replaced with a small span of 6' tall vertical screen of painted synthetic trim material.

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

The Guidelines define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the

historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

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.

Specifically, the *Guidelines* state:

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one 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:

#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 existing deck at the side of the house with the 8' tall lattice screen is slightly visible from the street. The new deck with the arbor might have increased visibility, but the screen has been lowered to 6 feet tall and the pergola will be fairly open and transparent. The deck, pergola, and screen are connected to a 1996 addition and are all located behind the historic massing. The proposed materials are appropriate for a deck in this location and this type of resource. The proposed installation is reversible and will not have an adverse impact on this historic resource or the historic district. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
755 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
246 777 5370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: DAVID MERRICK
Daytime Phone No.: 301-448-0280

Tax Account No.: 00457928
Name of Property Owner: JOHN CORRIGAN } PHYLLIS KASS Daytime Phone No.: 301-654-1504
Address: 33 WEST IRVING ST CHEVY CHASE MD 20815
Street Number City Street Zip Code
Contractor: MERRICK DESIGN & BUILD INC Phone No.: 301-946-2356
Contractor Registration No.: 38984
Agent for Owner: DAVID MERRICK Daytime Phone No.: 301-448-0280

LOCATION OF BUILDING/PREMISE

House Number: 33 Street: WEST IRVING ST
Town/City: CHEVY CHASE MD Nearest Cross Street: CEDAR ROW
Lot: 576 Block: 32 Subdivision: CHEVY CHASE
Liber: L7674 Folio: 692 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other:
1B. Construction cost estimate: \$ 30,000
1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:
2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 10/4/2010
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 531062 Date Filed: _____ Date Issued: _____

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owners Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

339 John Corrigan & Phyllis Kass
W Irving St
Chevy Chase, MD 20815

Owner's Agent Mailing address

Merrick Design & Build
3923 Plyers Mill Rd
Kensington, MD 20895

Adjacent and Confronting Property Owners mailing address

John Reed
35 W Irving St
Chevy Chase, MD 20815

Robert Rovner
31 W Irving St
Chevy Chase, MD 20815

Mark Kovey
30 W Irving St
Chevy Chase, MD 20815

Edward Knight
32 W Irving St
Chevy Chase, MD 20815

Richard & Amy Zantzing
5815 Cedar PKW
Chevy Chase, MD 20815

John Lynham
32 W Kirke St
Chevy Chase, MD 20815

Anthony Marra
30 W Kirke St
Chevy Chase, MD 20815

18000 HARTLAND

Available Data Layers

- Aerial Photos
- Boundaries
- Census
- Economic Development
- Elections
- Environmental Protection
- Grids
- Health and Human Services
- Housing
- Places of Interest
- Public Safety
- Public Works and Transportation
- Recreation
- Regional Services Centers
- Streets and Zip Codes

Refresh Map Auto Refresh

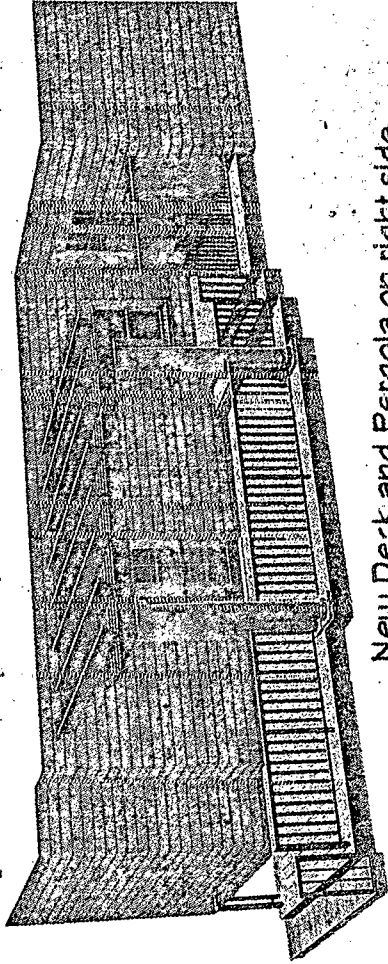
Map Tools: Add Bookmark, Add Circle, Add Ltr, Add Polygons, Add Text, Add Crossing Streets, Zoom In, Zoom Out, Zoom All, Zoom Previous Map, Zoom Next Map, Previous Map, Legend, Measure, Selection Colors, Query Builder, Home Map, Scale

Map Content: 17, 16, 20, 24, 23, 27, 31, 33, 35, 37, 32, 30, 28, 26, 22, 18, 15, 11, 7, 5, 29, 25, 21, 19, 1512, 5910, 5908, 5906, 5904, 5910, 5908, 5906

Map Labels: CEDAR PINN, 330, 331, 332, 333, 334, 335, 336

6

Historic Area Work Permit Application



New Deck and Pergola on right side

Project Description

Replace the existing side yard deck and railing with a new deck and arbor. The existing deck is constructed of pressure treated pine and is in poor condition. There is an existing lattice screen approximately 8 ft tall acting as a rail and visual block to the neighbors side yard. The new deck will include an arbor with 4 fiberglass columns, white painted decorative beams and cedar rafters with decorative ends. The 8ft tall screen will be reduced in height to 72". Portions of the existing deck structure will be re-used, the new decking will be IPE, with Versatech vinyl lumber trim, painted white to match existing house trim.

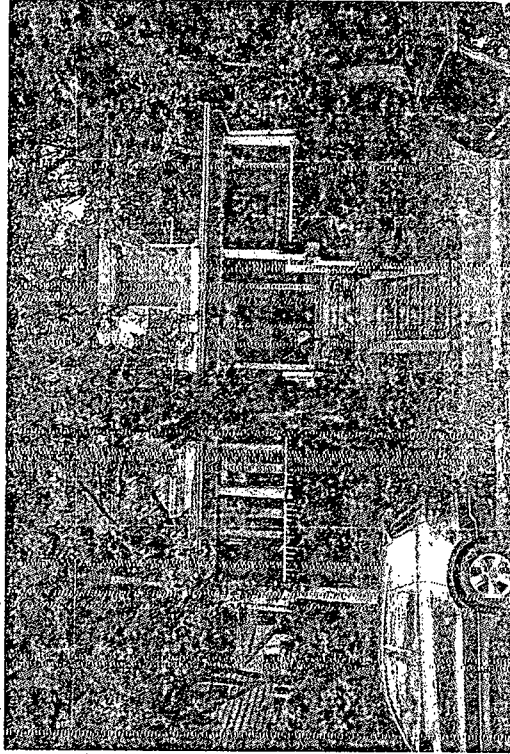
The project also includes a French drain system to collect water across the rear yard and channel it into existing buried drain lines, three existing downspouts will be tied into the this new drain system.

Historic Description

The original structure was built in the early 1900's by the Chevy Chase Land Company and is part of the Chevy Chase Village Historic District.

Existing Construction Details

The existing house is wood frame construction with painted wood trim and siding. An addition to the right side and rear was completed in 1996. The existing deck was built as part of this project.



Project Info:

Phyllis Kass
and John
Corrigan
33 West Irving
Street
Chevy Chase, MD
20815

**Merrick
Design
and
Build Inc**

3923 Pylers Mill Road
Kensington, MD 20885

301-946-2356
301-946-2898 FAX
dmerick@mdbi.us

License Info
MD MHIC 36994
DC 253 21854-5000406

Issue Dates

Existing 9/30/10
HPMAP 10/6/10

Printed 10/4/2010
Sheet

A 1

Phyllis Kass
and John
Corrigan
33 West Irving
Street
Chevy Chase, MD
20815

**Merrick
Design
and**

Build Inc.
3923 Plyers Mill Road
Kensington, MD 20895

301-946-2356

301-946-2898 FAX
dimerrick@mchbi.us

License info

MD MHIC 38984

DC 253 21854 59001465

Issue Dates

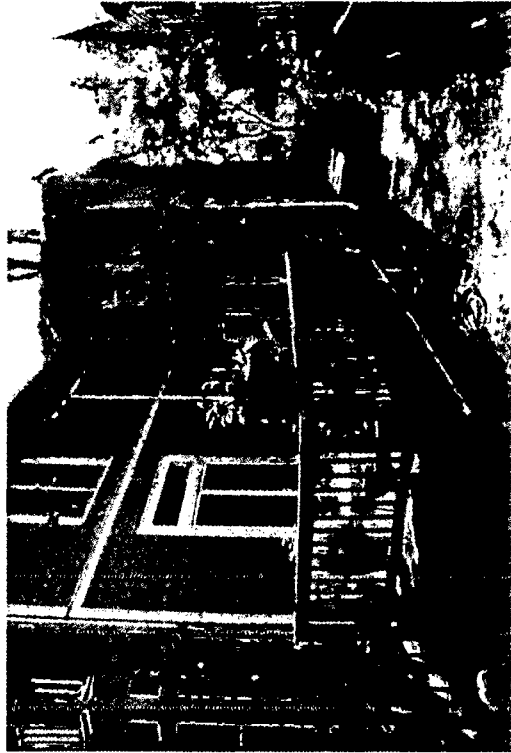
Existing 9/30/10

H/WAF 10/16/10

Printed 10/17/2010

Sheet

A 2



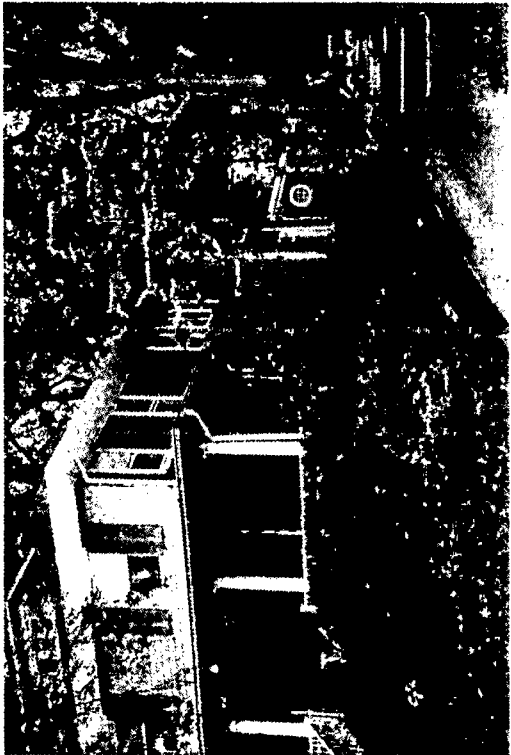
Existing Deck

Pressure treated pine construction, poor condition, no period trim details



View from Rear

The addition on the rear was added in 1996, similar materials and trim details to original house



View from Right Side

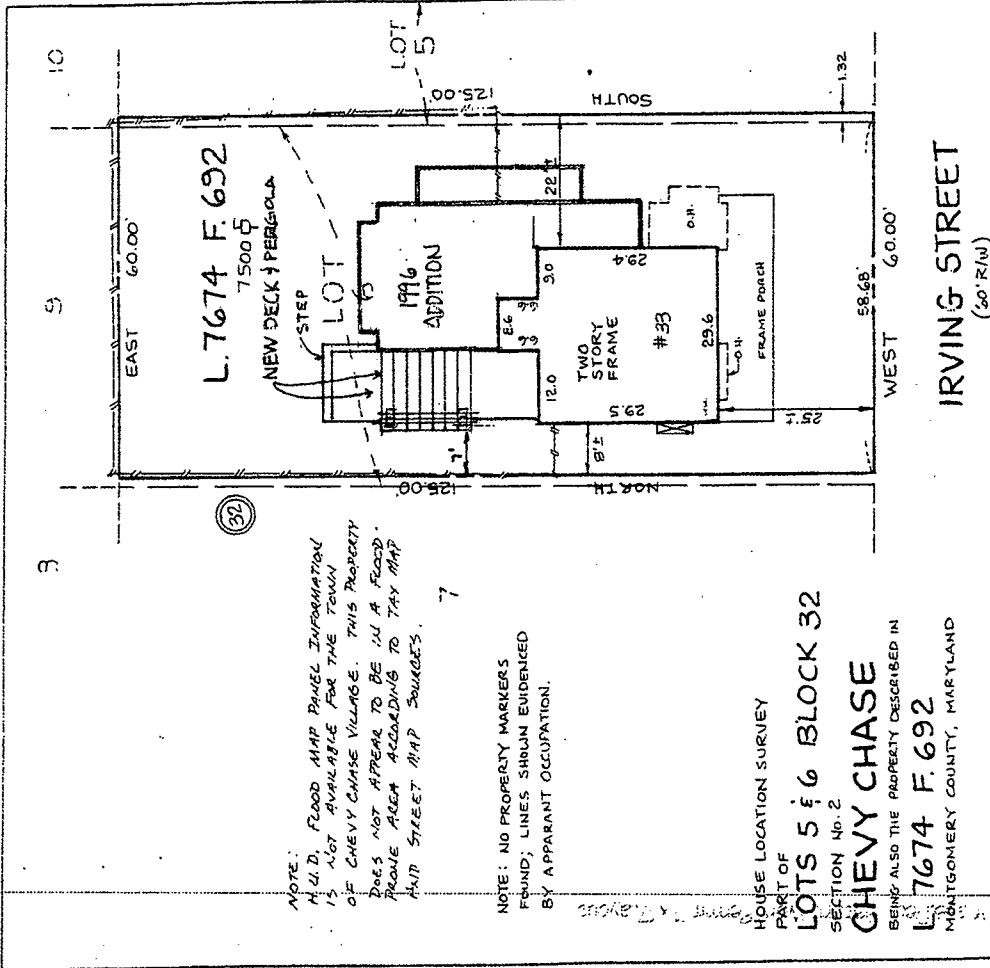
Trees and shrubs conceal much of the street view of the front and sides of the structure, 1996 add on on the side and rear is visible from the street



View from Left Side

A stockade fence separates the front and rear yards, very little of the existing or deck is visible from the street. The tail section of lattice screening will be replaced with a shorter section of similar material

NOTE: This location for title purposes only and to be used for determining property lines. Property owner Markers Not guaranteed by this location



NOTE:
 1. U.D. FLOOD MAP PANEL INFORMATION IS NOT AVAILABLE FOR THE TOWN OF CHEVY CHASE VILLAGE. THIS PROPERTY DOES NOT APPEAR TO BE IN A FLOOD-RISK AREA ACCORDING TO TAY MAP AND STREET MAP SOURCES.

NOTE: NO PROPERTY MARKERS FOUND; LINES SHOWN EVIDENCED BY APPARENT OCCUPATION.

HOUSE LOCATION SURVEY
 PART OF
LOTS 5 & 6 BLOCK 32
CHEVY CHASE
 SECTION No. 2
 BEING ALSO THE PROPERTY DESCRIBED IN
L. 7674 F. 692
 MONTGOMERY COUNTY, MARYLAND

BUILDING LINE AND/OR FENCED ZONE INFORMATION IS TAKEN FROM AVAILABLE SURVEYS AND SUBJECT TO INTERPRETATION OF ORIGINAL TITLE SURVEYOR'S CERTIFICATE:	
REFERENCES PLAT BK. 2 PLAT NO. 106	SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS <small>Professional Seal - State of Maryland</small>
"I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS."	DATE OF LOCATIONS WALL CHECK: 2-27-92 USE LOC: 2-27-92 BOUNDARY:
REGISTERED SURVEYOR <i>William A. Foster</i> MARYLAND NO. 557	SCALE: 1" = 20' DRAWN BY: SFT JOB NO.: 92-968

Project Info:
Phyllis Kass and John Corrigan
 33 West Irving Street
 Chevy Chase, MD 20815

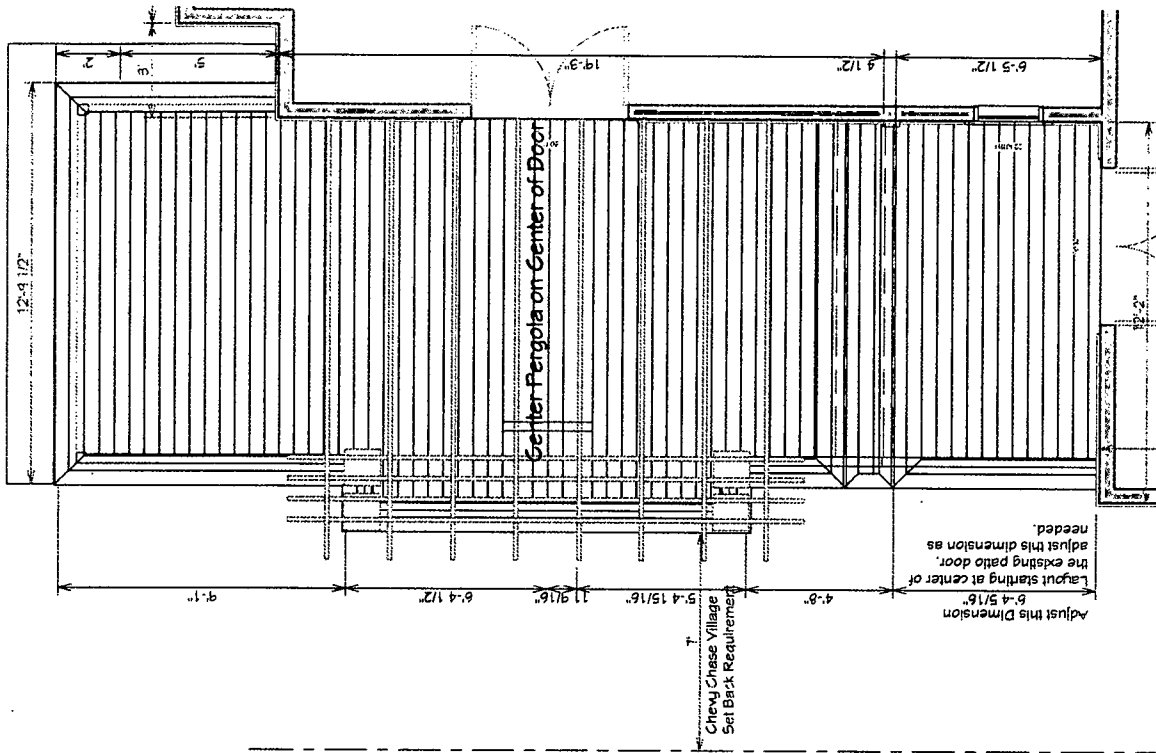
Merrick Design and Build Inc.
 3923 Pipers Mill Road
 Kensington, MD 20895

301-946-2356
 301-946-2398 FAX
 dmerrick@attbi.us
 License Info
 MD MHC 36984
 DC 263 21854-50004676

Issue Dates
 Existing 9/30/10
 HWAP 10/6/10

Printed 10/4/2010
 Sheet

A 3



Existing Foundation Plan
 Scale 1/8" = 1'-0"

Project Info:

Phyllis Kass
and John
Corrigan
33 West Irving
Street
Chevy Chase, MD
20815

**Merrick
Design
Group**

Bonnie Lane
3923 Pipers Mill Road
Kensington, MD 20895

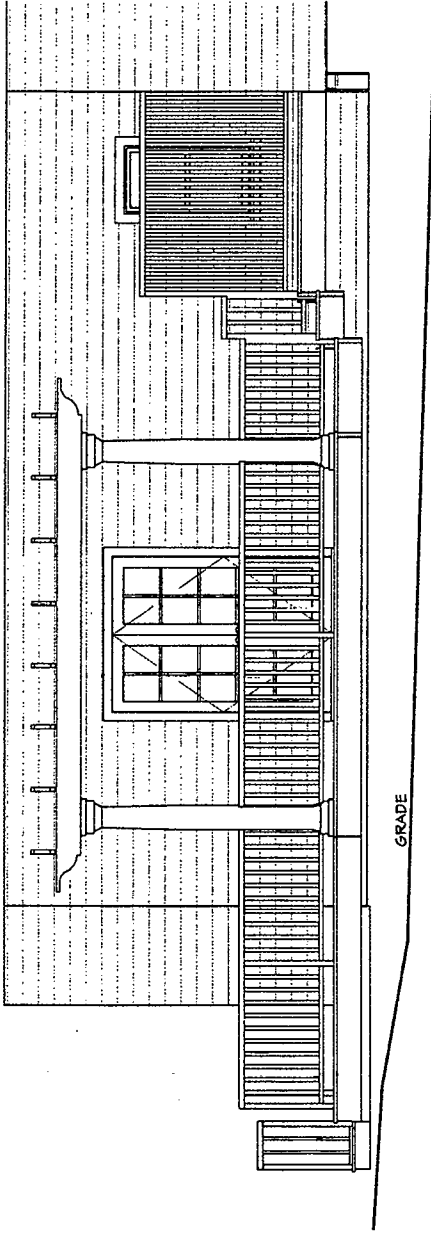
301-946-2356
301-946-2993 FAX
dmerrick@mshai.us

License Info
MD MHIC 38984
DC 263 21854-50004496

Issue Dates
Existing 9/30/10
HWAP 10/6/10

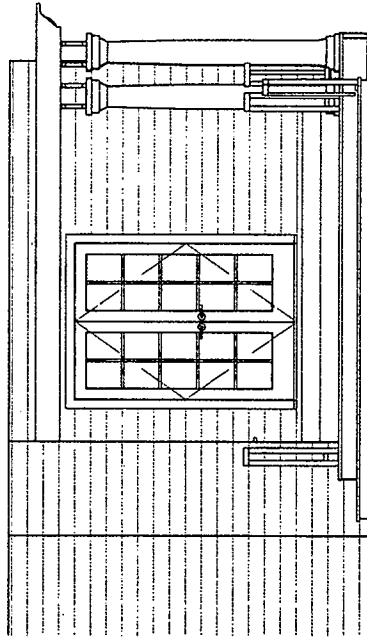
Printed 10/4/2010
Sheet

A A



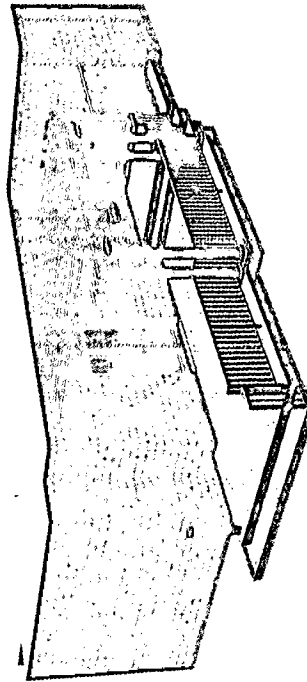
Left Side Elevation Deck and Pergola

Scale 1/4" = 1'-0"



Rear Elevation Deck and Pergola

Scale 1/4" = 1'-0"



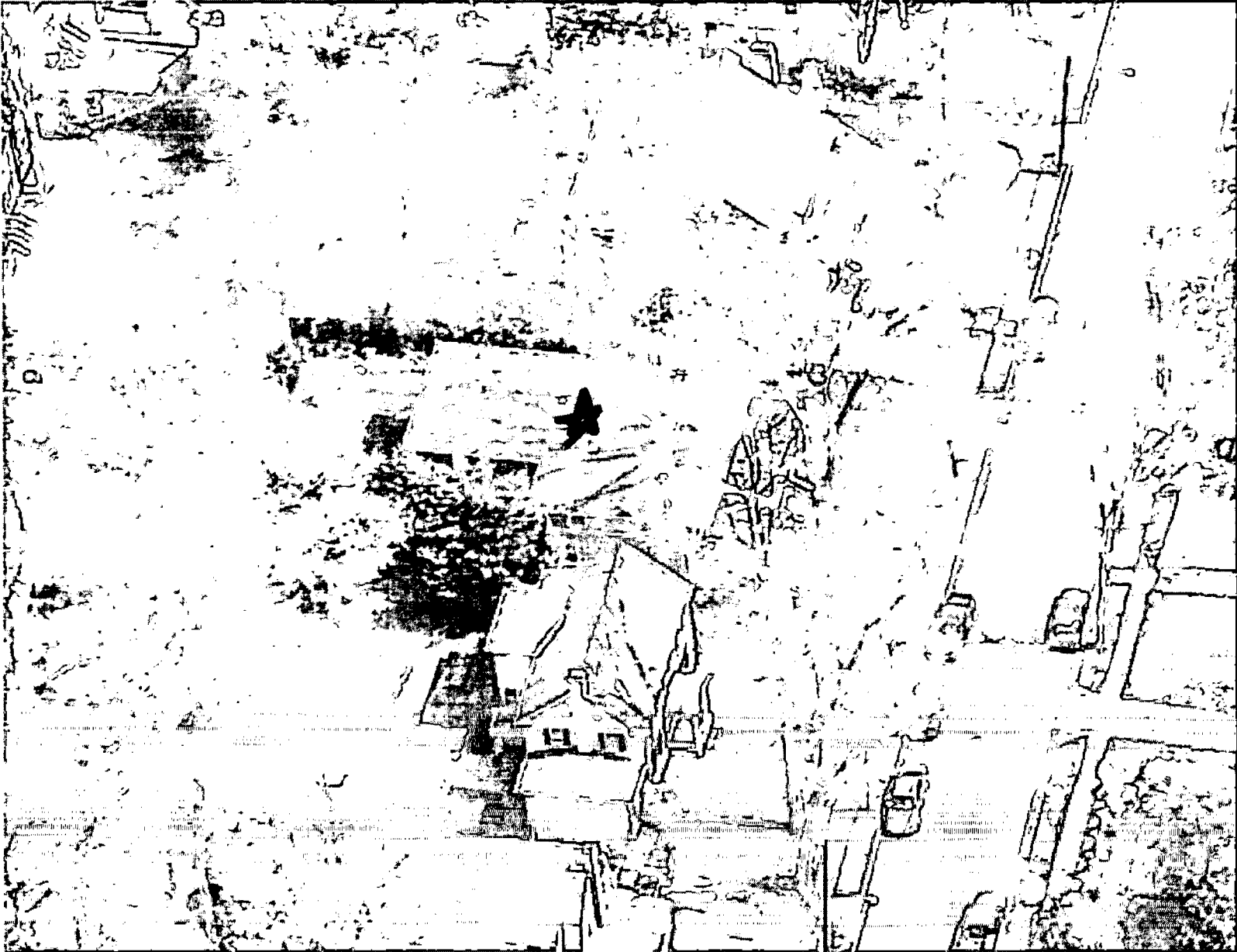
Perspective Overview Deck and Pergola

No Scale

NOTED: Please refer to the attached drawings for details and specifications. All work shall be in accordance with the approved plans and specifications.

10

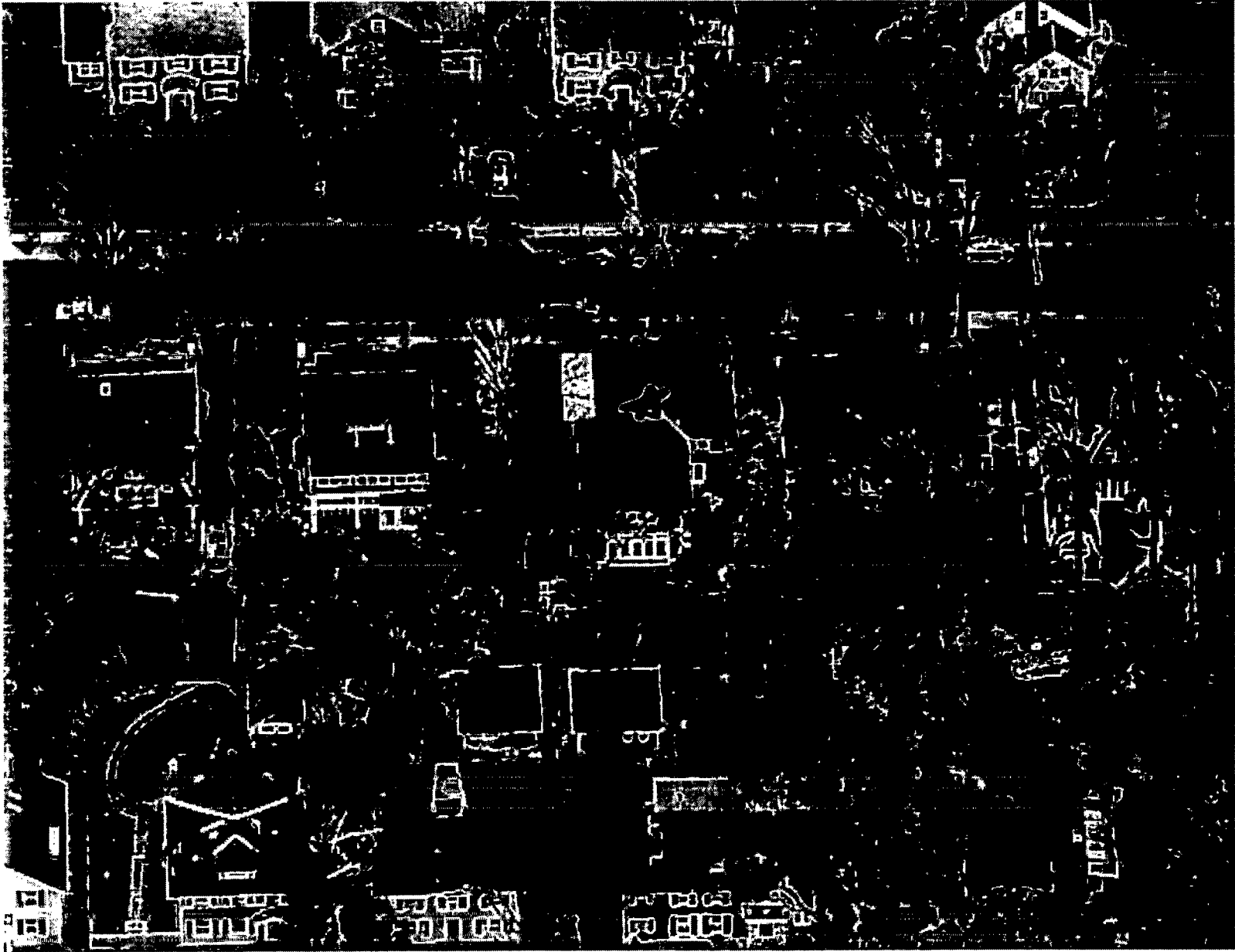
33 West Irving



(c) Copyright 2008, Pictometry International



(c) Copyright 2008, Pictometry International



(c) Copyright 2006, Pictometry International

33 West Irving



location of deck

