



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Bill Kirwan
Acting Chairperson

Date: 4/25/13

MEMORANDUM

TO: Diane Schwartz Jones, 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 #630436—front door replacement

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 April 24, 2013.

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: Mark and Myra Kovey
Address: 30 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.





HISTORIC PRESERVATION COMMISSION
301/863-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: markkovey@yahoo.com Contact Person: Mark KOVEY
 Tax Account No.: 00456800 Daytime Phone No.: 301-656-6658
 Name of Property Owner: Mark and Myra Kovey Daytime Phone No.: 301-656-6658
 Address: 30 West IRVING Street Chevy Chase MD 20815
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____ Daytime Phone No.: _____
 Agent for Owner: N/A

PROPERTY IDENTIFICATION

House Number: 30 Street West IRVING STREET
 Town/City: Chevy Chase Nearest Cross Street: Magnolia Parkway
 Lot: 21 Block: 39 Subdivision: Section 3 Chevy Chase Village
 Lot: _____ Block: _____ Subdivision: _____
 Lot: _____ Block: _____ Subdivision: _____

PERMIT TYPE OR PERMITS REQUIRED

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|---|---|--|--|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Stair | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>Replace Door</u> | | | | |
- 1B. Construction cost estimate: \$ 5,279.
- 1C. If this is a revision of a previously approved active permit, see Permit # NO

PARTYLINE COMPLETION OF NEW CONSTRUCTION AND EXISTING WALLS

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

PARTYLINE COMPLETION OF EXISTING 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.

Mark Kovey Signature of owner or authorized agent
 Date: 3-29-2013

Approved: _____
 Disapproved: _____ Signature: _____
 Application/Permit No.: 1030436 Date Filed: 4/3/12 Date Issued: 4/25/12

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing door is a traditional 6-panel wooden exterior front door, all panels are wooden, and dimensions of 38" x 82 3/4". The existing door is framed by a wooden framed, glass storm door so that the appearance from the street and sidewalk is obscured by the storm door. The door has brass accessories. The door has no known historical significance.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Project is to replace the wooden existing door with a new 6-panel wooden door of the same dimensions and the existing or new brass accessories. The new door will be painted the same color as the existing door.

SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

copy of
plan
attached

MATERIALS SPECIFICATIONS

5 General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

All wooden door.

PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs. Attached
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs. Attached

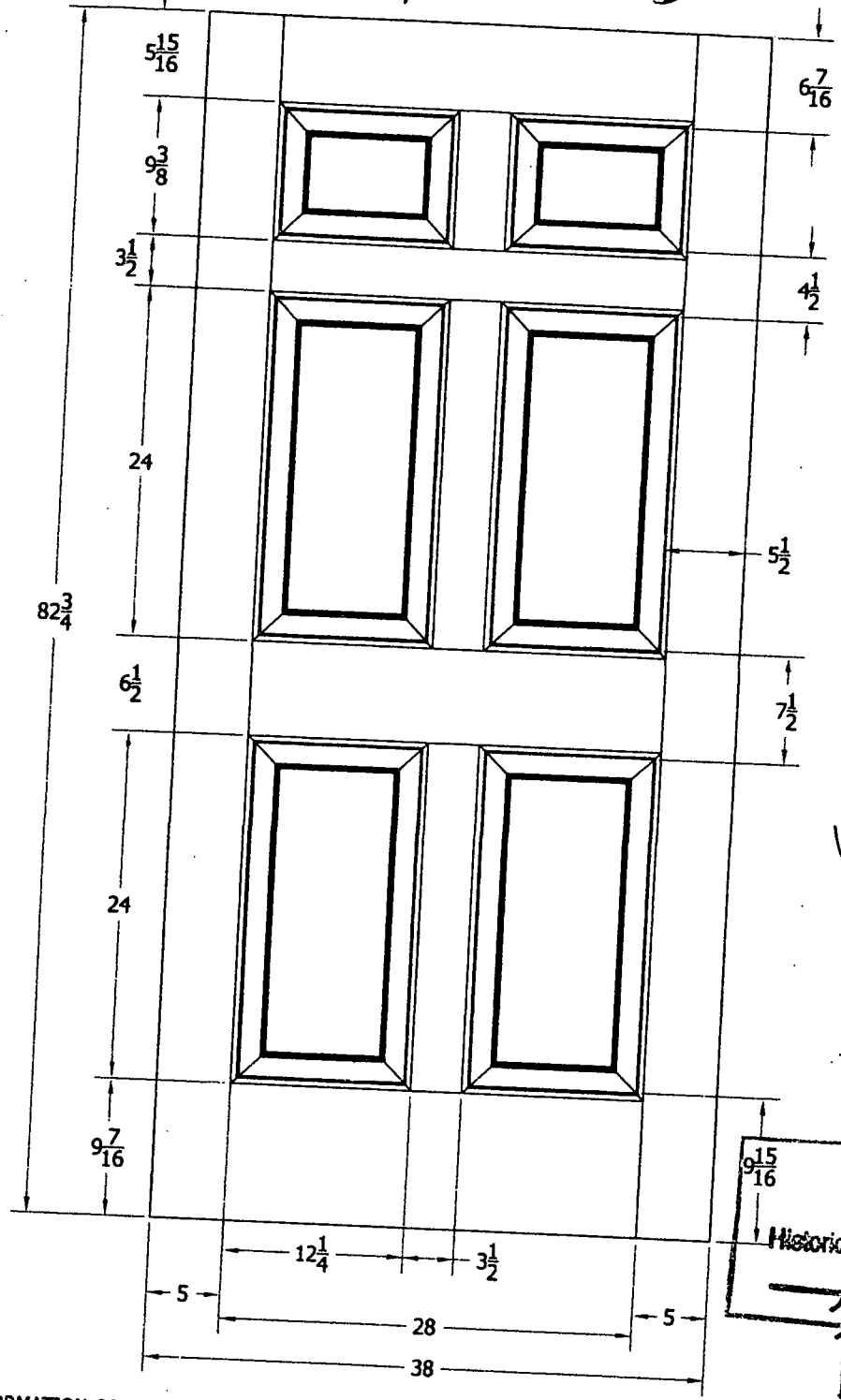
TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

Applicant Kovey - 30 W. Irving Street
 Chevy Chase MD



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

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TITLE 7130 3/2 x 7/0 SB Customer Layout	
DRAWING NO. 085142	
LAYOUT 00	SCALE NTS
PATTERN # 7124	
DRAWN BY: J. Decker	DATE 03/26/2013
Simpson®	

Rev. #	Description	Date	by Whom

Manarolla, Kevin

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Tuesday, April 23, 2013 2:50 PM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: Bourke, Tom (Winchester Homes, Inc.)(Tom); ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; P. Wellington; Stephens, Betsy
Subject: LAP comments for HPC April 24, 2013: 10 Hesketh; 30 West Irving

The following are the comments of the Chevy Chase Village Local Advisory Panel for items before the HPC on 4/24/2013:

10 Hesketh Street

Contributing Resource

Fence Replacement

Staff recommended 'Expedited Approval'. LAP concurs and supports Expedited Approvals whenever possible

30 West Irving

Contributing resource

Front Door replacement

Staff recommended approval and LAP concurs with Staff

Submitted on behalf of the LAP by Tom Bourke, Chair

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	30 West Irving Street, Chevy Chase	Meeting Date:	4/24/13
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/17/13
Applicant:	Mark and Myra Kovey	Public Notice:	4/10/13
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-130	Staff:	Anne Fothergill
PROPOSAL: Front door 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: Craftsmen
DATE: 1933

PROPOSAL

The applicants are proposing to replace the non-original front door with a wood, 6-panel front door in the same opening.

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:

- o *Doors* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.

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.

STAFF DISCUSSION

The *Guidelines* state that “contributing resources add to the overall streetscape due to their size, scale, and architectural character.” Since the front door is visible from the street, its replacement is reviewed with moderate scrutiny. The proposed replacement door’s material (wood) and style (6-panel) match the existing door and are compatible with the historic house. Applying moderate scrutiny, the *Guidelines* allow the replacement of the front door and staff recommends that the HPC approve the project.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) and (2);

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: markkovey@yahoo.com Contact Person: Mark Kovey
 Tax Account No.: 00456800 Daytime Phone No.: 301-656-6658
 Name of Property Owner: Mark and Myra Kovey Daytime Phone No.: 301-656-6658
 Address: 30 West Irving Street Chevy Chase MD 20815
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: N.A. Daytime Phone No.: _____

CREATOR OF HISTORIC PRESERVE

House Number: 30 Street West IRVING STREET
 Town/City: Chevy Chase Nearest Cross Street Magnolia Parkway
 Lot: 21 Block: 29 Subdivision: Section 2 Chevy Chase Village
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Stab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: Replace Door

1B. Construction cost estimate: \$ 5,279.
 1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ALTERATIONS

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 of owner or authorized agent: Mark King Date: 3-29-2013

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 1030430 Date Filed: 4/3/12 Date Issued: _____

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

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copy of
plot
attached

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All wooden door.

PHOTOGRAPHS

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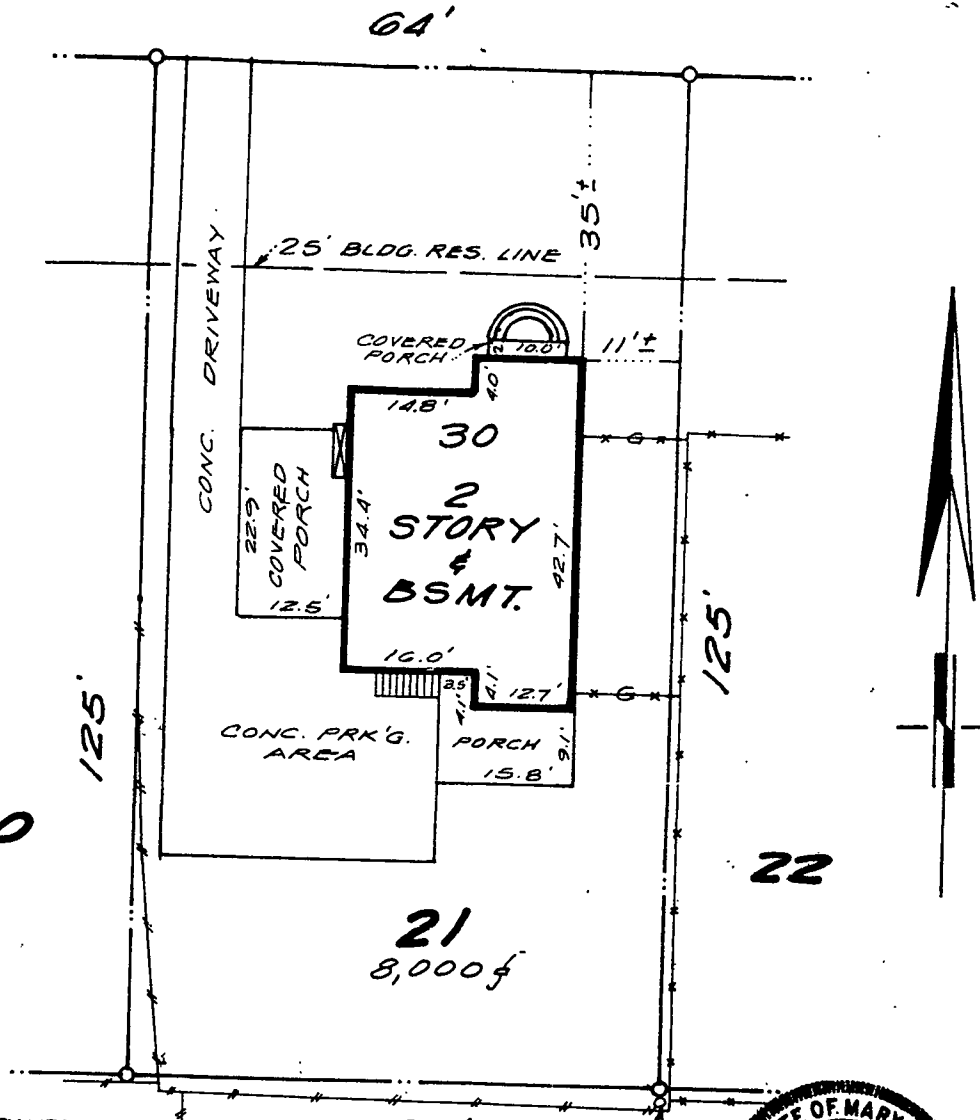
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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
Mark + Myra Kovey 30 W. IRVING ST. Chevy Chase, MD 20815	N.A.
Adjacent and confronting Property Owners mailing addresses	
Gregory and Lee Ingram 28 W. IRVING STREET Chevy Chase, MD 20815	Edward and Amy Knight 32 W. IRVING STREET Chevy Chase, MD 20815
Robert and Judith Rouner 31 West Irving Street Chevy Chase, MD 20815	

WEST IRVING STREET

29



NOTE: THIS PROPERTY LIES IN FLOOD ZONE C, AN AREA OF MINIMAL FLOODING, AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



LOCATION SURVEY OF 30 WEST IRVING STREET MONTGOMERY COUNTY, MARYLAND <small>SUBDIVISION</small> SECTION 2 CHEVY CHASE	LOT: <u>21</u>	BLOCK: <u>"29"</u>
	PLAT BOOK: <u>2</u>	PLAT NO: <u>197</u>
	DATE: <u>6-18-93</u>	SCALE: <u>1" = 20'</u>
	CASE NO: <u>93151</u>	FILE NO: <u>NT-93066</u>
	NO TITLE REPORT FURNISHED	

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

Applicant - Kovey, 30 W. Irving Street, Chevy Chase

7

Existing Property Condition Photographs (duplicate as needed)



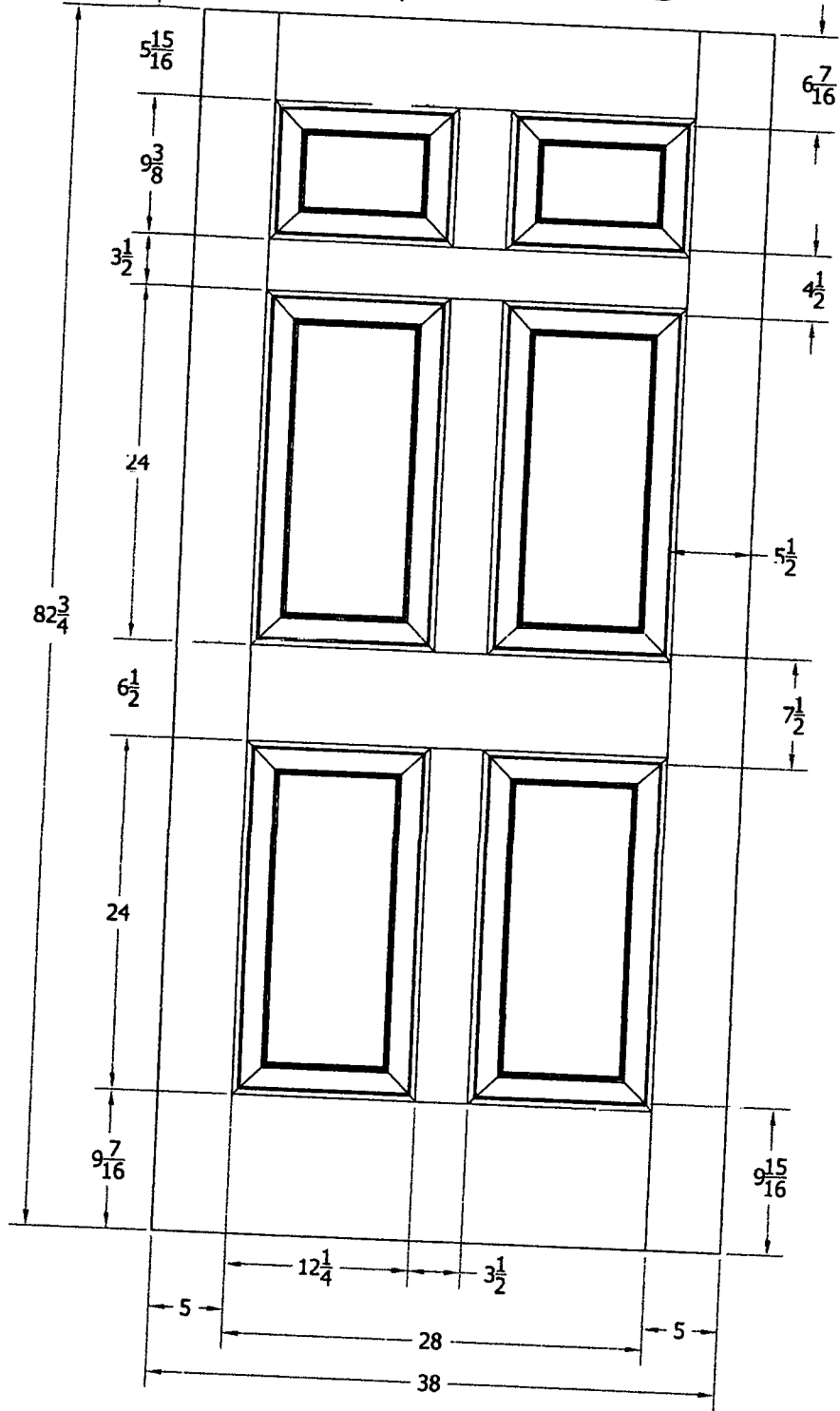
Detail: Existing Door w/ storm Door Held Open



Detail: Existing Door As seen from Street

Applicant: Kovey - 30 W. Irving St, Chevy Chase, MD

~~Address at - Kovey 30 W. English Street~~
 Chevy Chase MD



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Revisions

Rev. #	Description	Date	by Whom

TITLE 7130 3/2 x 7/0 SB Customer Layout		
DRAWING NO. 085142		
LAYOUT 00	SCALE NTS	PATTERN # 7124
DRAWN BY: J. Decker	DATE 03/26/2013	

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