



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive


William Kirwan  
Chairperson

Date: November 14, 2013

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### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #651755, alterations to front entrance

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the November 13, 2013 meeting.

Applicant: Christopher and Patricia Abell  
Address: 14 West Irving Street, Chevy Chase





HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: CABELL@MATERDEI.SCHOOL.NET Contact Person: CHRISTOPHER ABELL Daytime Phone No.: 301-275-1387

Tax Account No.: 00455097 Name of Property Owner: CHRISTOPHER S. + PATRICIA B. ABELL Daytime Phone No.: 301-275-1387 Address: 14 WEST IRVING STREET, CHEVY CHASE, MD. 20815 Contractor: SELECT STONEWORK, LLC/EURAMERICAN CONSTRUCTION Phone No.: 301-919-8199 Contractor Registration No.: MHC 36191 Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PERMIT

House Number: 14 Street: WEST IRVING STREET Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PARKWAY Lot: PARTS OF 4 & 5 Block: 27 Subdivision: 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, Reversible, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall (complete Section 4), Other.

1B. Construction cost estimate: \$ 6,710 -

1C. If this is a revision of a previously approved active permit, see Permit # 457348

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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: Christopher S. Asell Date: 10/16/13

Approved: [Signature] For Chairperson, Historic Preservation Commission Date: 11/15/13 Application/Permit No.: 651755 Date Filed: 10/16/13 Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

THE TREATED WOOD ENTRANCE DECK/STOOP WAS INSTALLED  
AS PART OF CONSTRUCTION PREVIOUSLY APPROVED BY THE HISTORIC  
PRESERVATION COMMISSION.

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

THE WOODEN DECKING WOULD BE REPLACED BY FLAGSTONES TO MATCH  
EXISTING STEPS AND WALKWAY LEADING TO THE FRONT DOOR.

2. **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.

3. **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.

4. **MATERIALS SPECIFICATIONS**

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.

5. **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.
- 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.

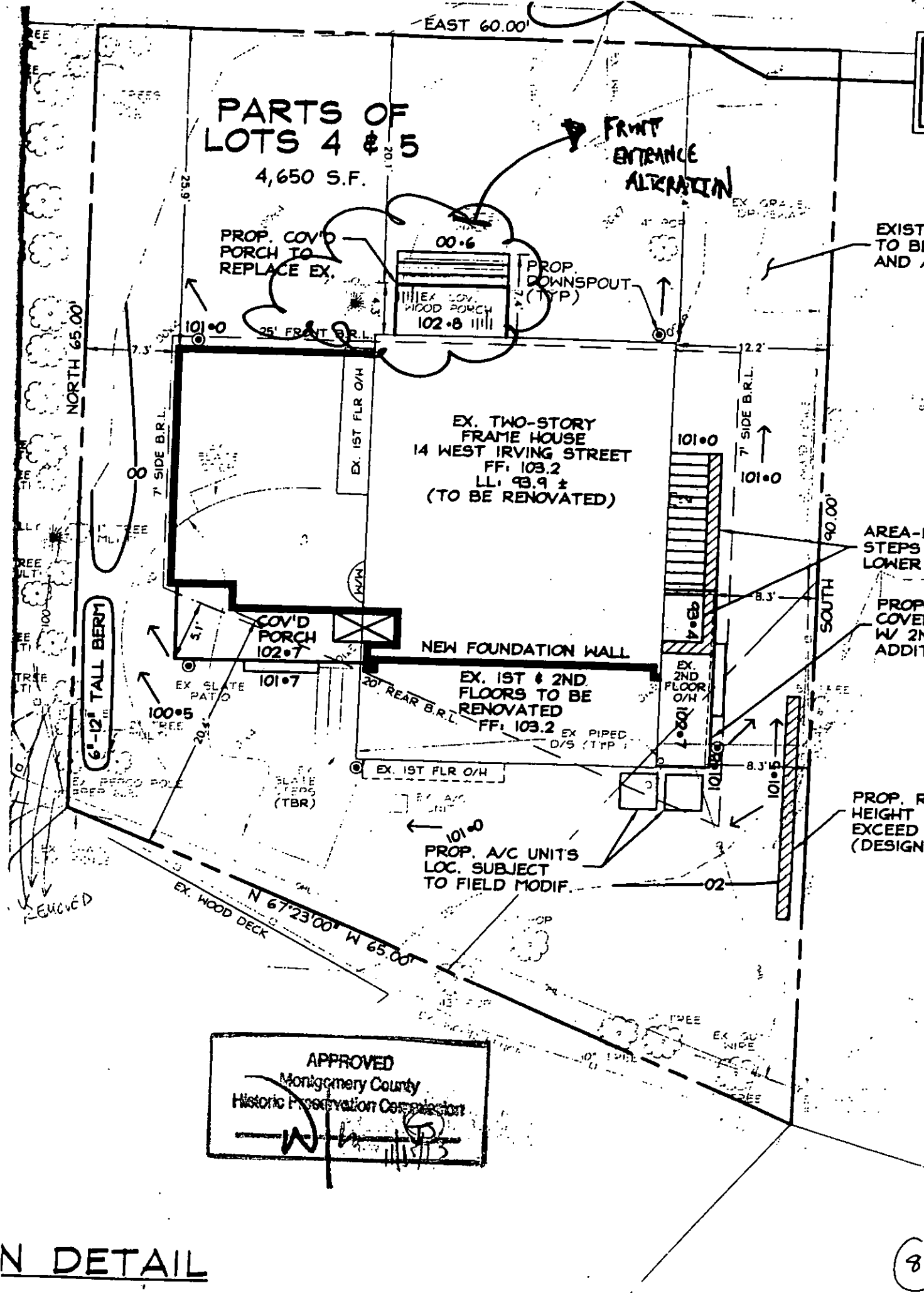
6. **TREE SURVEY**

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.

7. **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.

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.



APPROVED  
 Montgomery County  
 Historic Preservation Commission

N DETAIL

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

<b>Address:</b>	14 West Irving Street, Chevy Chase	<b>Meeting Date:</b>	11/13/2013
<b>Resource:</b>	Non-Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	11/6/2013
<b>Applicant:</b>	Christopher and Patricia Abell	<b>Public Notice:</b>	10/30/2013
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-13II	<b>Staff:</b>	Josh Silver

**PROPOSAL:** Alterations to front entrance

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Modern  
**DATE:** 1941-96

**PROPOSAL**

The applicants are proposing to remove and replace an existing wooden front entrance landing with concrete. The new concrete base will be capped in flagstone to match the existing front entrance stair unit and walkway. The existing porch columns and side railings are to remain.

**APPLICABLE GUIDELINES**

***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 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.)

#### **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 general condition that the applicant shall present the **3 permit sets of drawings 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](mailto: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: CABELL@MATERDEI.SCHOOL.NET Contact Person: CHRISTOPHER ABELL  
 Daytime Phone No.: 301-275-1387  
 Tax Account No.: 00455097  
 Name of Property Owner: CHRISTOPHER S. + PATRICIA B. ABELL Daytime Phone No.: 301-275-1387  
 Address: 14 WEST IRVING STREET CHEVY CHASE, M.D. 20815  
Street Number City State Zip Code  
 Contractor: SELECT STONEWORK, LLC / EURAMERICAN CONSTRUCTION Phone No.: 301-919-8199  
 Contractor Registration No.: MHIC 36191  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/REPAIR**

House Number: 14 Street: WEST IRVING STREET  
 Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PARKWAY  
 Lot: PARTS OF 4 & 5 Block: 27 Subdivision: CHEVY CHASE VILLAGE  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  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: \$ 4,710 -

1C. If this is a revision of a previously approved active permit, see Permit # 457348

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS**

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

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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.

Christopher S. Abell  
Signature of owner or authorized agent

10/16/13  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 651755 Date Filed: 10/16/13 Date Issued: \_\_\_\_\_

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

Owner's mailing address

CHRISTOPHER + PATRICIA ABELL  
14 WEST IRVING STREET  
CHEVY CHASE, MD 20815

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

MICHAEL FESTERE (FISTERE)  
12 WEST IRVING STREET  
CHEVY CHASE, MD 20815

MR. RICHARD GLUCK  
13 MAGNOLIA PARKWAY  
CHEVY CHASE, MD 20815

MR CHARLES INGERSOLL  
15 MAGNOLIA PARKWAY  
CHEVY CHASE, MD 20815

MR + MRS DAVID BAALOVE  
11 WEST IRVING STREET  
CHEVY CHASE, MD 20815

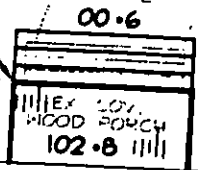


RE-CON  
(UT TO

PARTS OF  
LOTS 4 & 5  
4,650 S.F.

STAIRS / LANDING

PROP. COV'D  
PORCH TO  
REPLACE EX.



PROP. DOWNSPOUT  
(TYP)

EXISTING  
TO BE RE  
AND / OR

EX. TWO-STORY  
FRAME HOUSE  
14 WEST IRVING STREET  
FF: 103.2  
LL: 93.9 ±  
(TO BE RENOVATED)

AREA-WAY  
STEPS TO  
LOWER LEVEL

PROPOSED  
COVERED  
W/ 2ND FL  
ADDITION

NEW FOUNDATION WALL

EX. 1ST & 2ND  
FLOORS TO BE  
RENOVATED  
FF: 103.2

PROP. RET.  
HEIGHT NOT  
EXCEED 18"  
(DESIGN BY

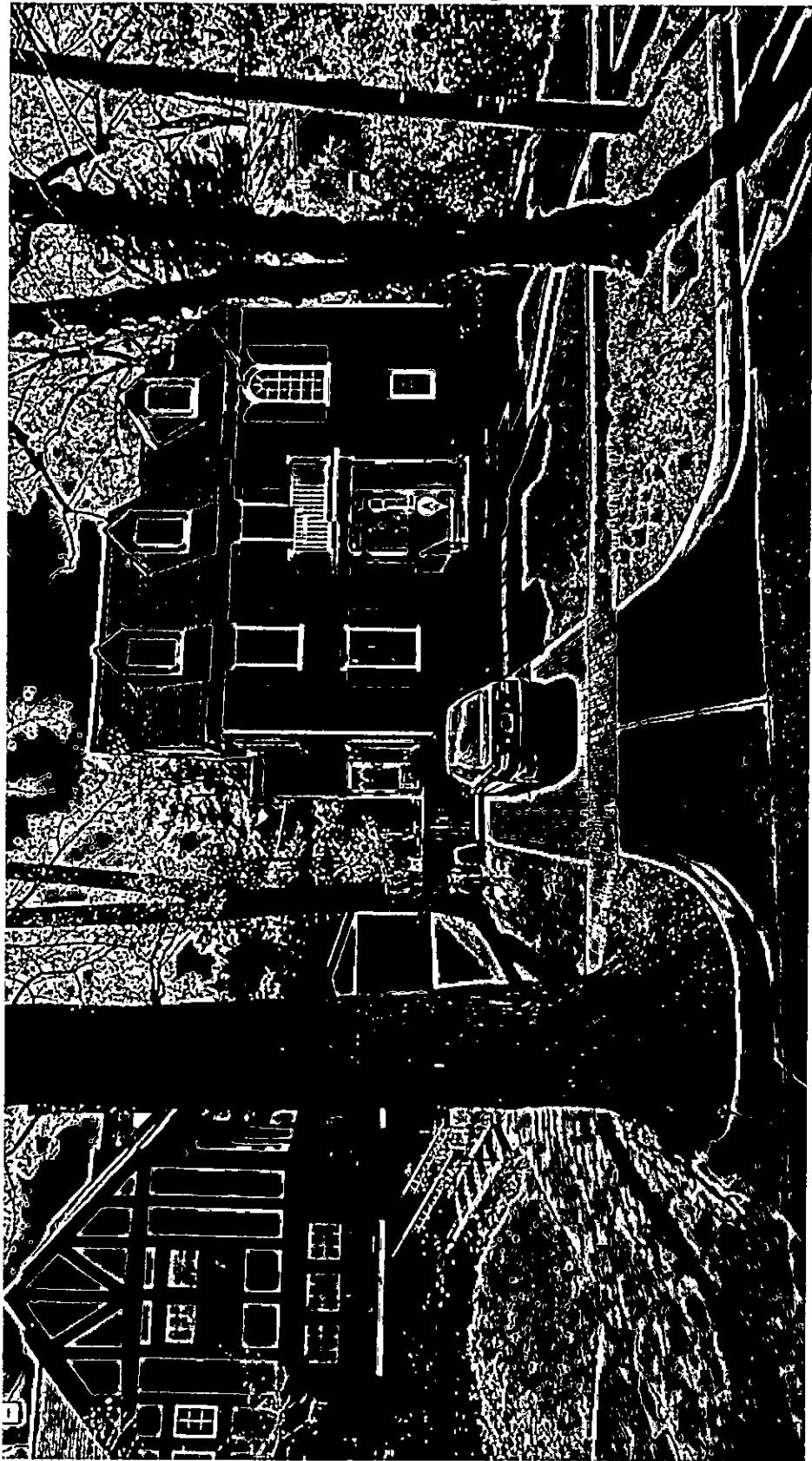
PROP. A/C  
UNITS  
LOC. SUBJECT  
TO FIELD MODIF.

N DETAIL

7

STARBUCKS









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## **Manarolla, Kevin**

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**From:** Bourke, Tom(Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>  
**Sent:** Wednesday, November 13, 2013 8:34 AM  
**To:** Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** Bourke, Tom(Winchester Homes, Inc.)(Tom); CCV Permitting Coordinator (Ellen Sands); ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Mark Nadel; Myra Kovey; P. Wellington; Stephens, Betsy  
**Subject:** LAP comments for HPC 11-13-13: 14 W Irving

The following are the comments of the Chevy Chase Village LAP for the item before the HPC on 11-13-13

### 14 West Irving

Non-contributing Resource  
Alterations to front entrance

Residents are proposing to remove and replace wooden front entrance landing with concrete – capped with flagstone to match existing stair and walk.

Staff recommended “Expedited Approval” and the LAP concurs with Staff recommendation

Submitted on behalf of the LAP by Tom Bourke, Chair.

**From:** Manarolla, Kevin [<mailto:Kevin.Manarolla@montgomeryplanning.org>]  
**Sent:** Wednesday, November 06, 2013 10:46 AM  
**To:** Betsy Stephens; Bourke, Tom(Winchester Homes, Inc.)(Tom); ChCh Village; Gail Feldman; HBSacks; Mark Nadel; Myra Kovey; P. Wellington  
**Subject:** HPC staff reports for November 13, 2013

Here are the staff reports for the properties in your area.

**Kevin Manarolla**, Senior Administrative Assistant | Historic Preservation Section  
Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC  
Office: 8787 Georgia Avenue STE 204 | Silver Spring | Mail: 8787 Georgia Avenue | Silver Spring MD 20910  
301-563-3400 phone | 301-563-3412 fax | Email Me Here <<mailto:kevin.manarolla@mncppc-mc.org>> | Our Web Site  
<<http://www.mc-mncppc.org/historic/>> | M-NCPPC



