

HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|-------------------|--|-----------------------|--------------|
| Address: | 14 West Irving Street, Chevy Chase | Meeting Date: | 06/07/06 |
| Resource: | Non-Contributing Resource Chevy Chase Village Historic District | Report Date: | 05/31/06 |
| Review: | Preliminary Consultation | Public Notice: | 05/24/06 |
| Applicant: | Chris and Patricia Abel (Robert Lach, Jr., Architect) | Tax Credit: | None |
| | | Staff: | Michele Oaks |

Proposal: Demolition of Existing House and New House Construction

Recommendation: Modify driveway design and proceed to HAWP

PROJECT DESCRIPTION

| | |
|--------------------------------|---------------------------|
| SIGNIFICANCE: | Non-Contributing Resource |
| STYLE: | Modern |
| PERIOD OF SIGNIFICANCE: | Post 1941 |

The existing house is a two story, two-bay, gable-end roof dwelling with a shed roof entry portico. Currently, the lot contains a gravel driveway stretching along the east property line. The subject house is the last, West Irving facing, house before you reach Magnolia Parkway on the south side of the street (a map illustrating the neighborhood and the level of designation of the houses can be seen on circle 6).

PROPOSAL:

The applicants propose to:

1. Demolish the existing house and construct a new house on the subject lot. The new house's design is a modern interpretation of the Colonial Revival style. The house will be clad in synthetic stucco, sheathed in asphalt shingles, and detailed with painted, wood windows with simulated, divided-lights flanked with painted, wood shutters.
2. Abandon the existing driveway and curb cut along the eastern side of the house and construct a new curb cut and two-car parking pad in front of the new house, measuring approx. 75' long x 20' wide.

20' 20'

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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *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 Master Plan

- **Non-Contributing or Out-of-Period Resource:** A resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource’s original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district’s primary historical and architectural context.
- Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction.
- The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to and compatible with the fabric of the community, should be supported. The key considerations in reviewing new construction should be the two paramount principals identified above –fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character.
- It is of paramount importance that the HPC recognize and foster the Village’s open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the

historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

- In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation

- 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.
- 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 Commission's main objectives when reviewing demolition of non-contributing resources and new house construction within the Chevy Chase Village Historic District are to ensure that this change will not have a negative impact to the open-space and park-like setting of the historic district and that it will be compatible with the other historic resources and the surrounding streetscape in terms of setbacks, massing, scale, proportion, height and materials.

The proposed new house, once constructed on the lot, will not exceed the height of the adjacent house. The house is being sited on the property in the same location as the previous house being demolished; hence there will be no change to the front yard setback. The new house will be larger in width, than the previous house, which will result in a loss of 16' in the original eastern side yard setback and approx. 22' on the western side yard setback. This closeness is not a-typical within the district, as one can see in the side yard setback relationship between 9 West Irving and 11 West Irving across the street (see circle 6).

The main concern regarding the proposed plans is that the Commission generally does not support double-car width, parking pads constructed in the front yards of its houses within the district, as this is not compatible with the historic, established streetscape pattern found in the district. Generally, the majority of the homes in the district have curb cuts that are located along a front side property line, which provides for a driveway to run along the side elevation of the house. The driveways sometimes terminate at a detached garage located towards the rear property line. This property currently has a curb cut and driveway along its eastern property line. Staff would recommend that the applicant explore retaining this curb cut and driveway or reducing the proposed parking pad to a one-car width. The proposed approx. 75' x 75' wide parking pad takes up too much of the existing front yard (green space) on this small lot (approx. 5600 sq ft of impermeable surface).

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The proposed material selection will be compatible with the existing house and the surrounding streetscape.

The applicant will be meeting with the Village Board at their June meeting to request permission for the larger than authorized driveway and they are scheduled on their July meeting agenda for authorization to demolish the house.

The HPC requires that the applicant receive the Village approval for the house's demolition prior to a HAWP submittal. Additionally, the Commission asks that the applicant contact the Village Manager to review the final design, prior to HAWP submittal, to ensure that the proposal is consistent with their local ordinances.

MEMO

Date: May 3, 2006

To: Michele Oaks
Historic Preservation Review Board
Phone: 301-563-3400
Fax: 301-563-3412

From: GTM Architects, Inc.
Robert Lach
Phone: 240-333-2027
Fax: 240-333-2001

Project #: 04.0256 **Project Name:** Abel Residence
PRELIM. CONSULT.

Subject: ~~HAWP~~ Application

Re: Adjacent Property Addresses

Frederick L. Bissinger
9 West Irving Street
Chevy Chase Maryland 20815

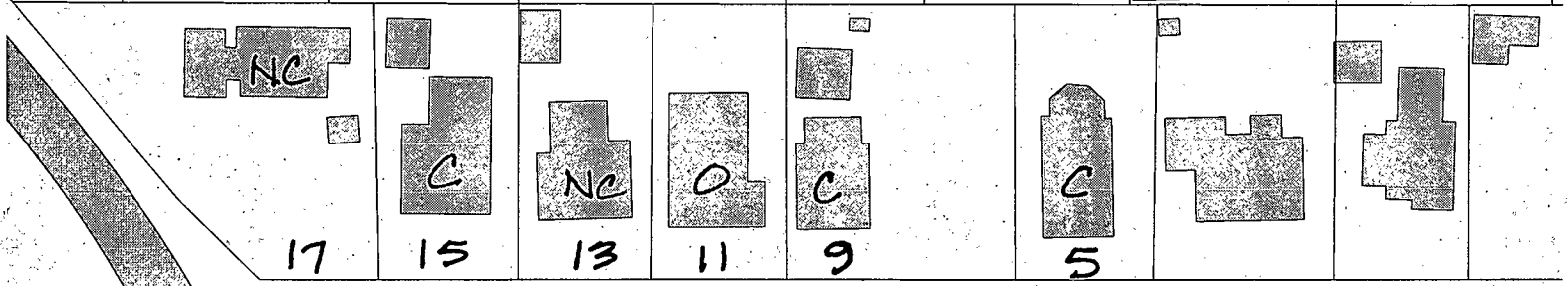
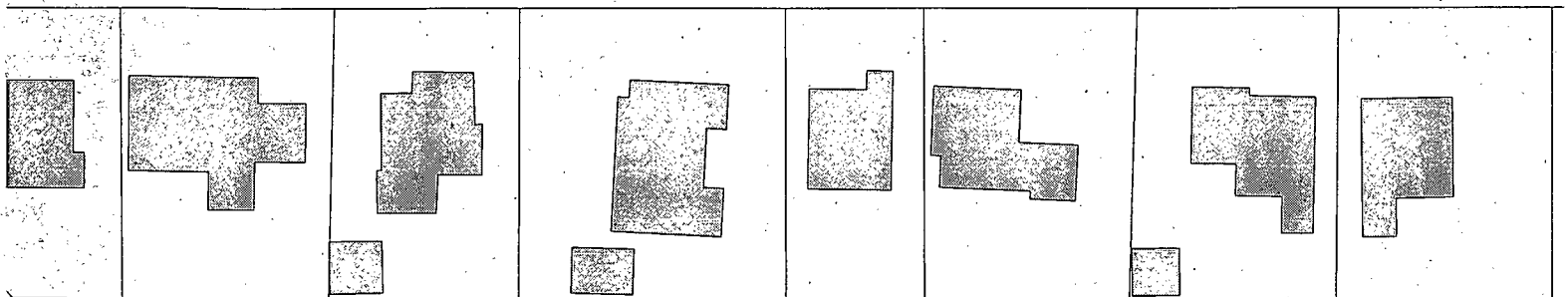
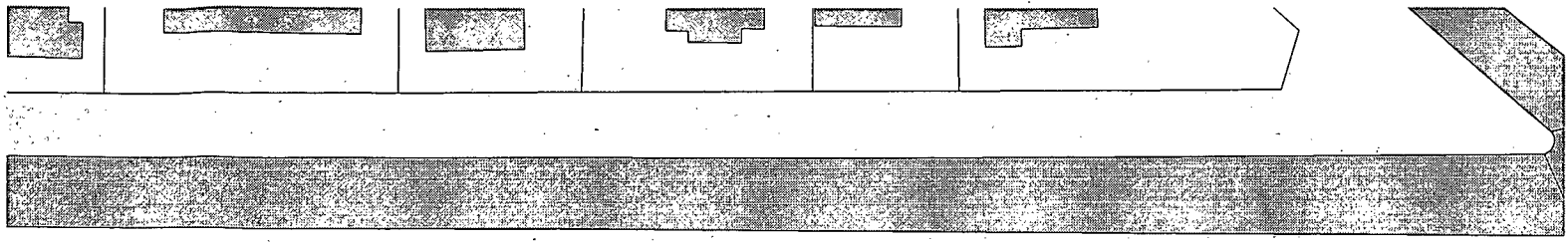
David H. & J.T. Bralove
11 West Irving Street
Chevy Chase Maryland 20815

Michael S Fistere
12 West Irving Street
Chevy Chase Maryland 20815

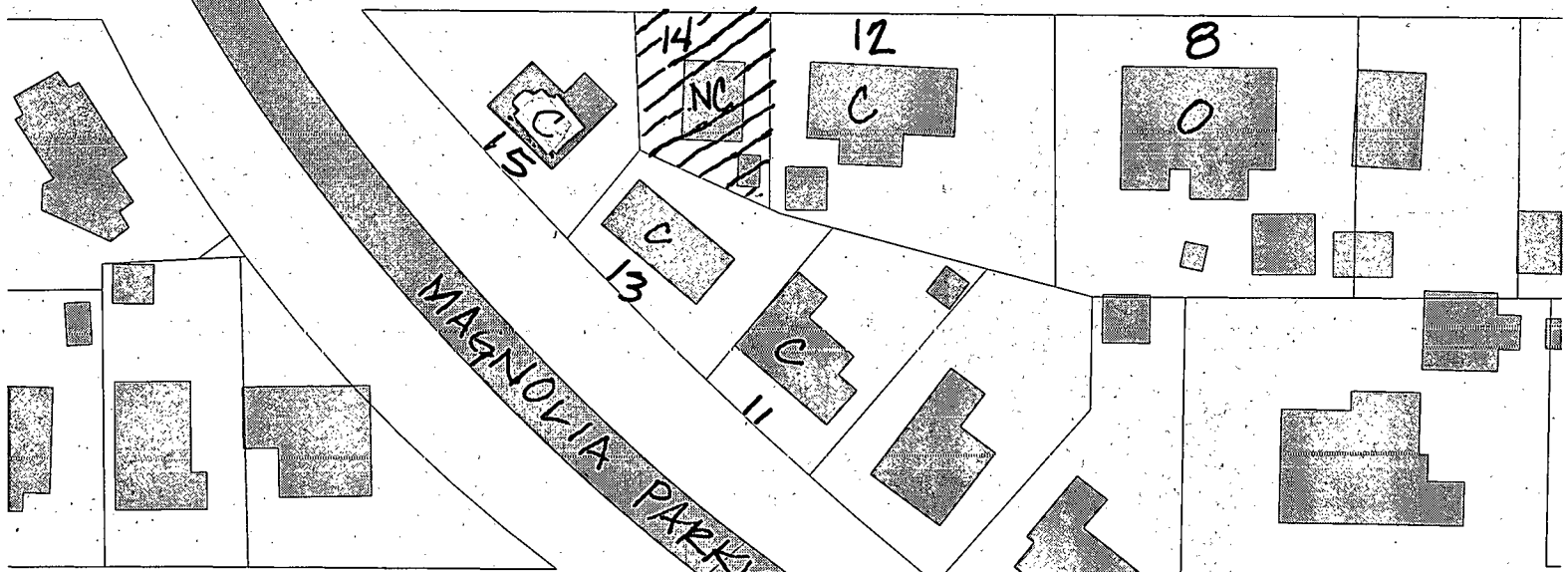
Henry A. Jr. & A.M. Dudley
13 West Irving Street
Chevy Chase Maryland 20815

Richard D. Gluck & Mary M. Hwang
13 Magnolia Parkway
Chevy Chase Maryland 20815

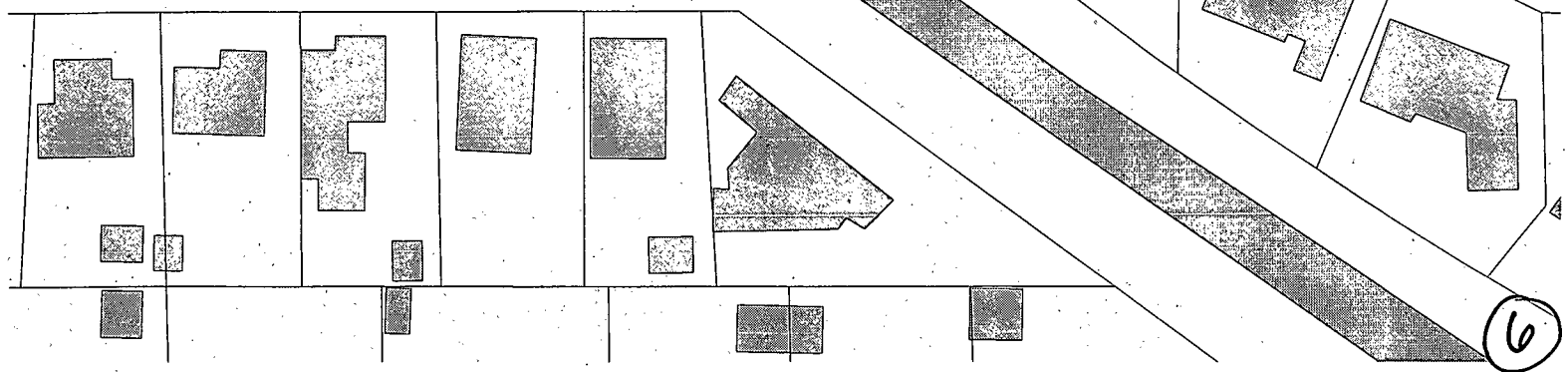
William A. Rivers
15 Magnolia Parkway
Chevy Chase Maryland 20815



WEST IRVING STREET



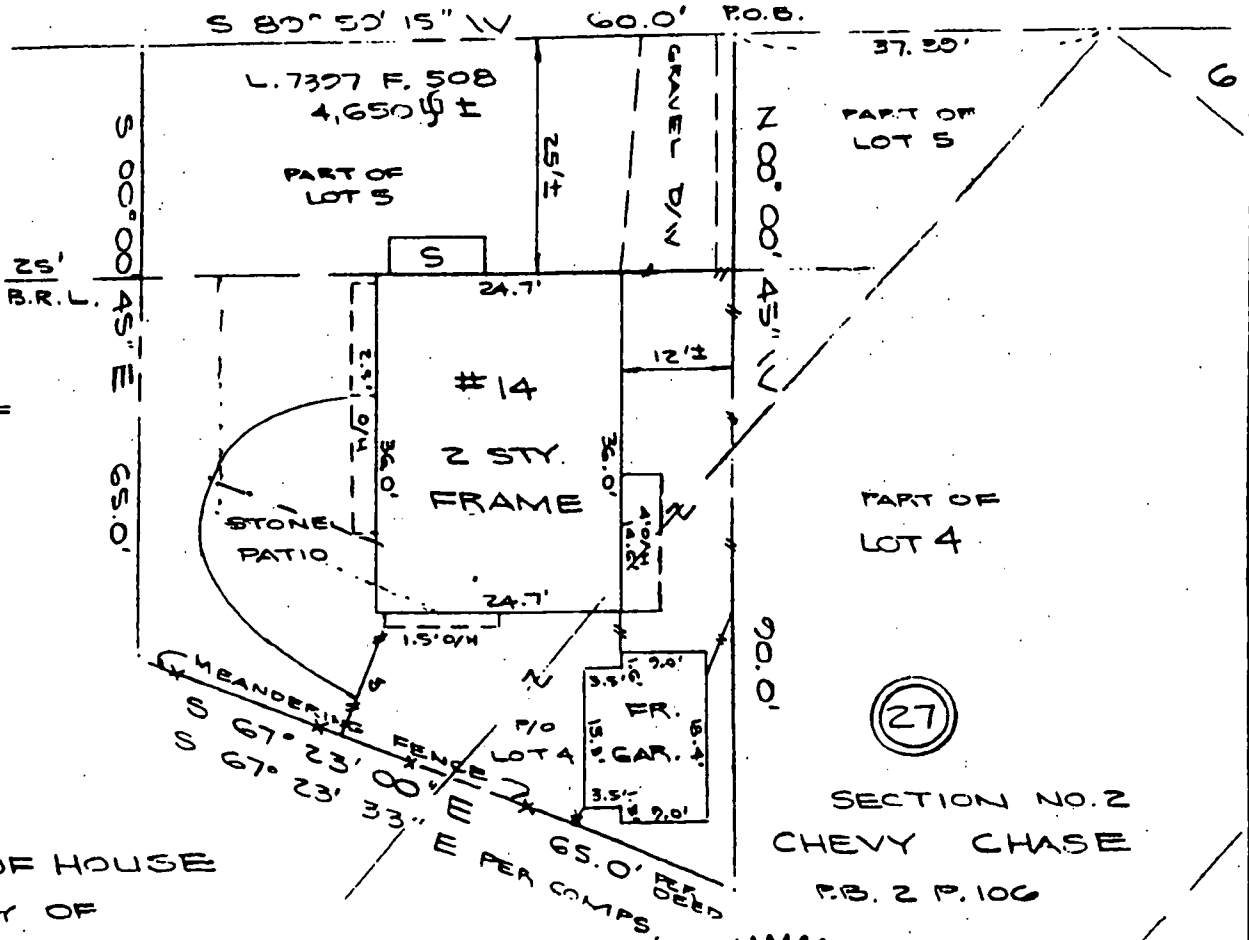
HESKETH STREET



CASE No. **OC030231**

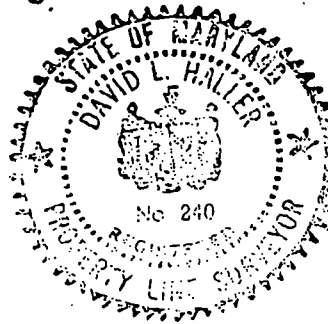
NOTE: This location for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this location

WEST IRVING STREET
60' P.V.V



LOCATION OF HOUSE
PROPERTY OF
KATHRYN G. TAMBKE
LIBER. 7307 FOLIO 508
MONTGOMERY COUNTY, MD.

SECTION NO. 2
CHEVY CHASE
P.B. 2 P. 106



NOTE:

I HEREBY CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN FLOOD PLAIN PER HUD FLOOD PANEL NO.: 240042-0175C.

CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

David L. Haller
DAVID L. HALLER
MARYLAND R.P.L.S. No. 240

REFERENCES

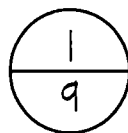
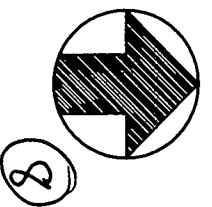
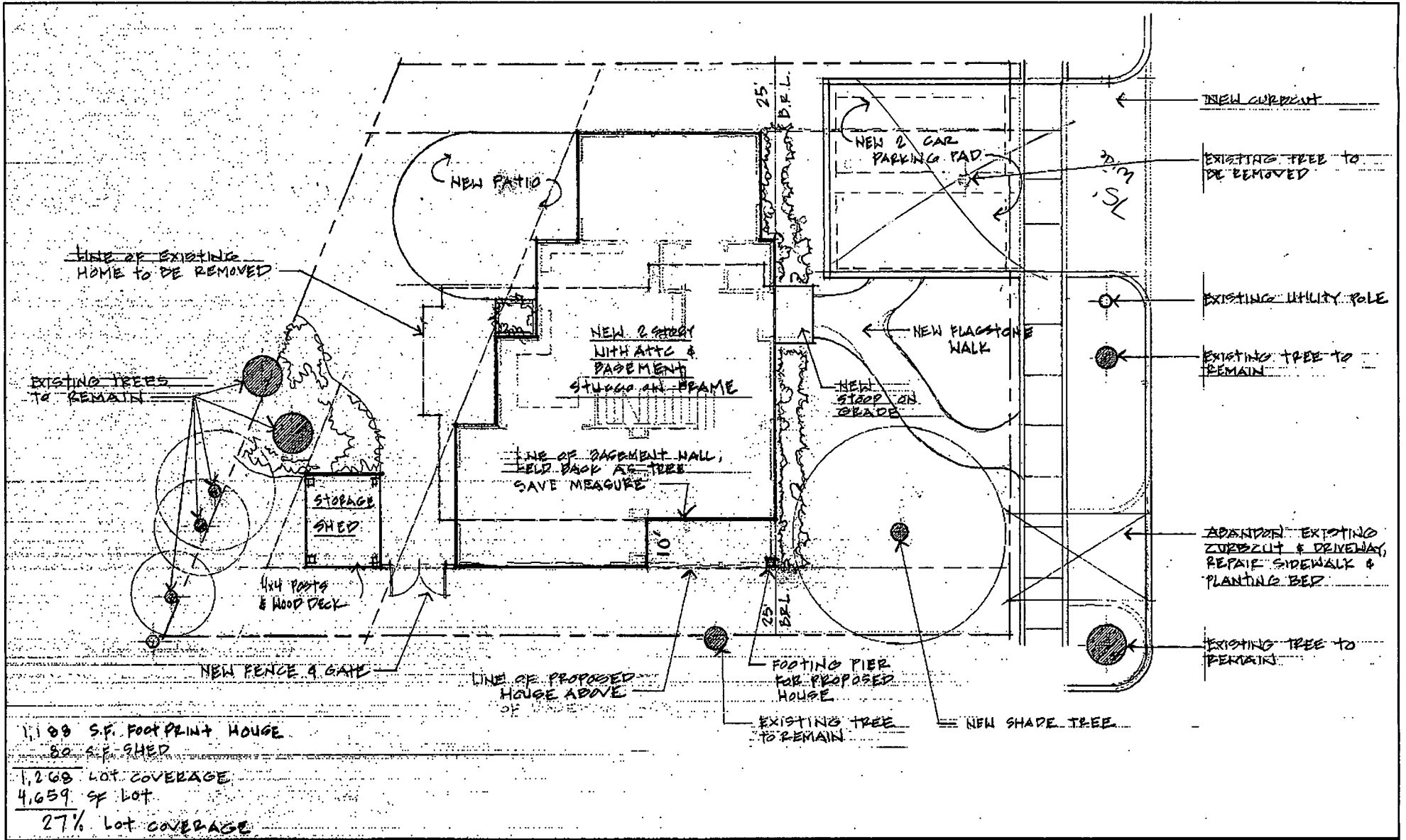
| | |
|----------|------|
| PLAT BK. | 2 |
| PLAT NO. | 106 |
| LIBER | 7307 |
| FOLIO | 508 |

HALLER ASSOCIATES

SURVEYING-ENGINEERING-PLANNING

(301) 643-1843 822 TRAIL AVENUE, FREDERICK, MARYLAND 21701

| | |
|---------------------|-------------------|
| DATE OF SURVEYS | SCALE: 1" = 20' |
| WALL CHECK. | DRAWN BY: HLR |
| HSE. LOC.: 11-21-95 | JOB NO.: 05-11542 |
| BOUNDARY: | |



Site Plan

Able Residence 14 West Irving Street, Chevy Chase Village

04.0256

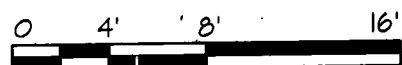
GTM

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (240)333-2000
 (240)333-2001 FAX



GRAPHIC SCALE



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Front Elevation

Able Residence 14 West Irving Street, Chevy Chase Village

04.0256



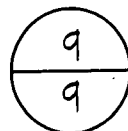
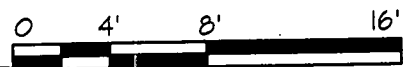
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May 3, 2006



GRAPHIC SCALE



Left Side Elevation

Able Residence 14 West Irving Street, Chevy Chase Village

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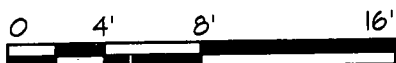
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Right Side Elevation

Able Residence 14 West Irving Street, Chevy Chase Village

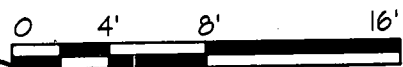
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GRAPHIC SCALE



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Rear Elevation

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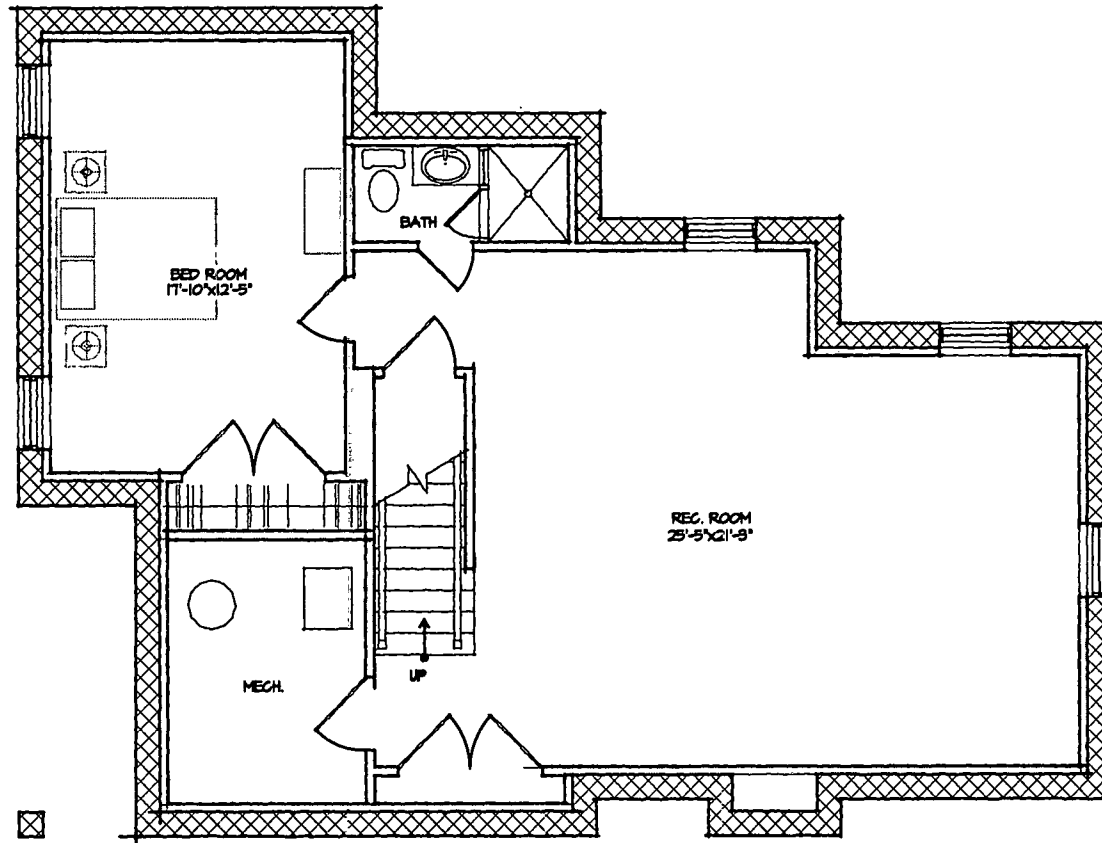
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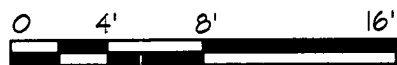
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GRAPHIC SCALE



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Basement Floor Plan

Able Residence 14 West Irving Street, Chevy Chase Village

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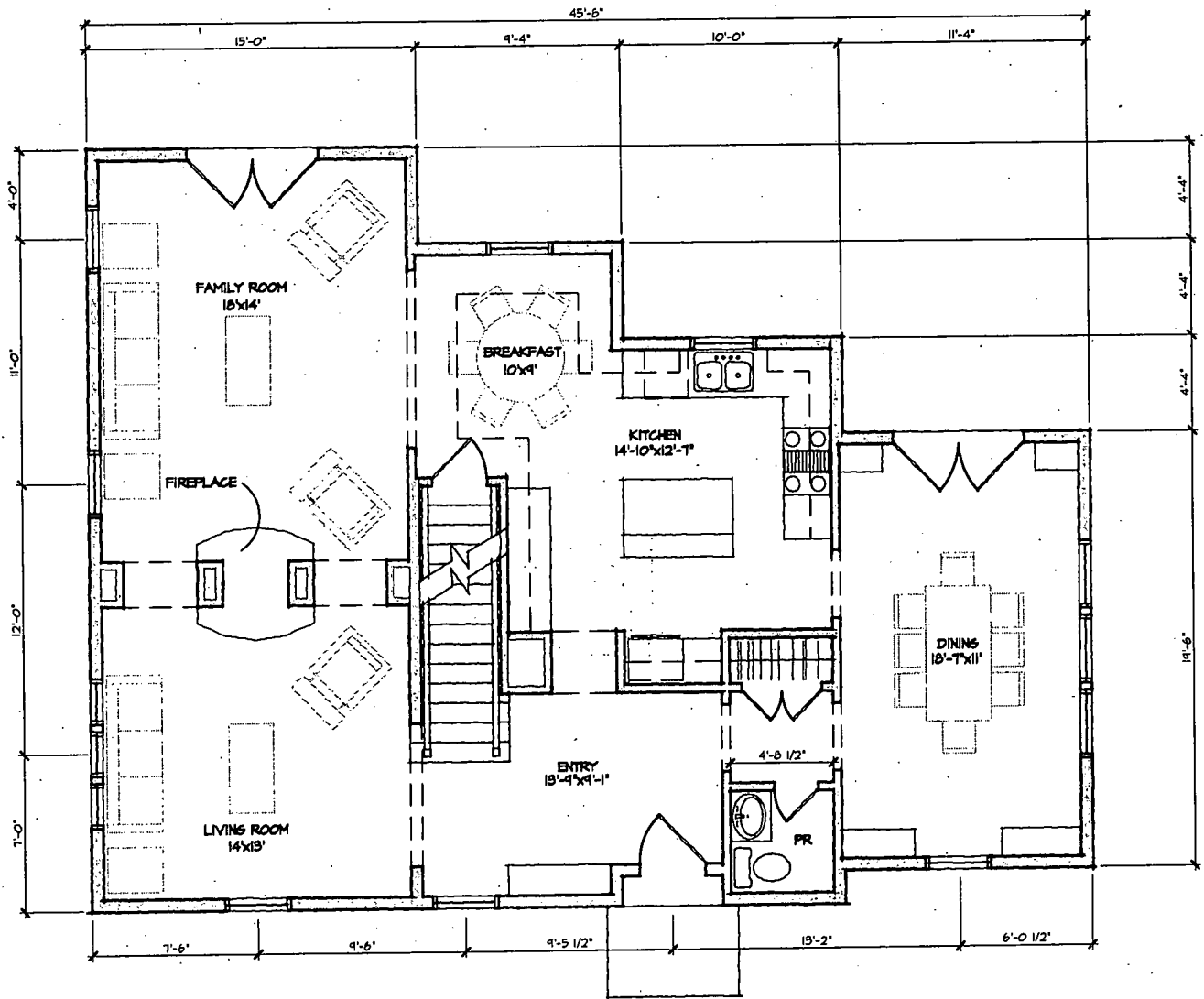
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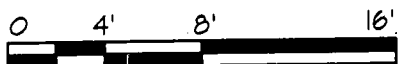
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GRAPHIC SCALE



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First Floor Plan

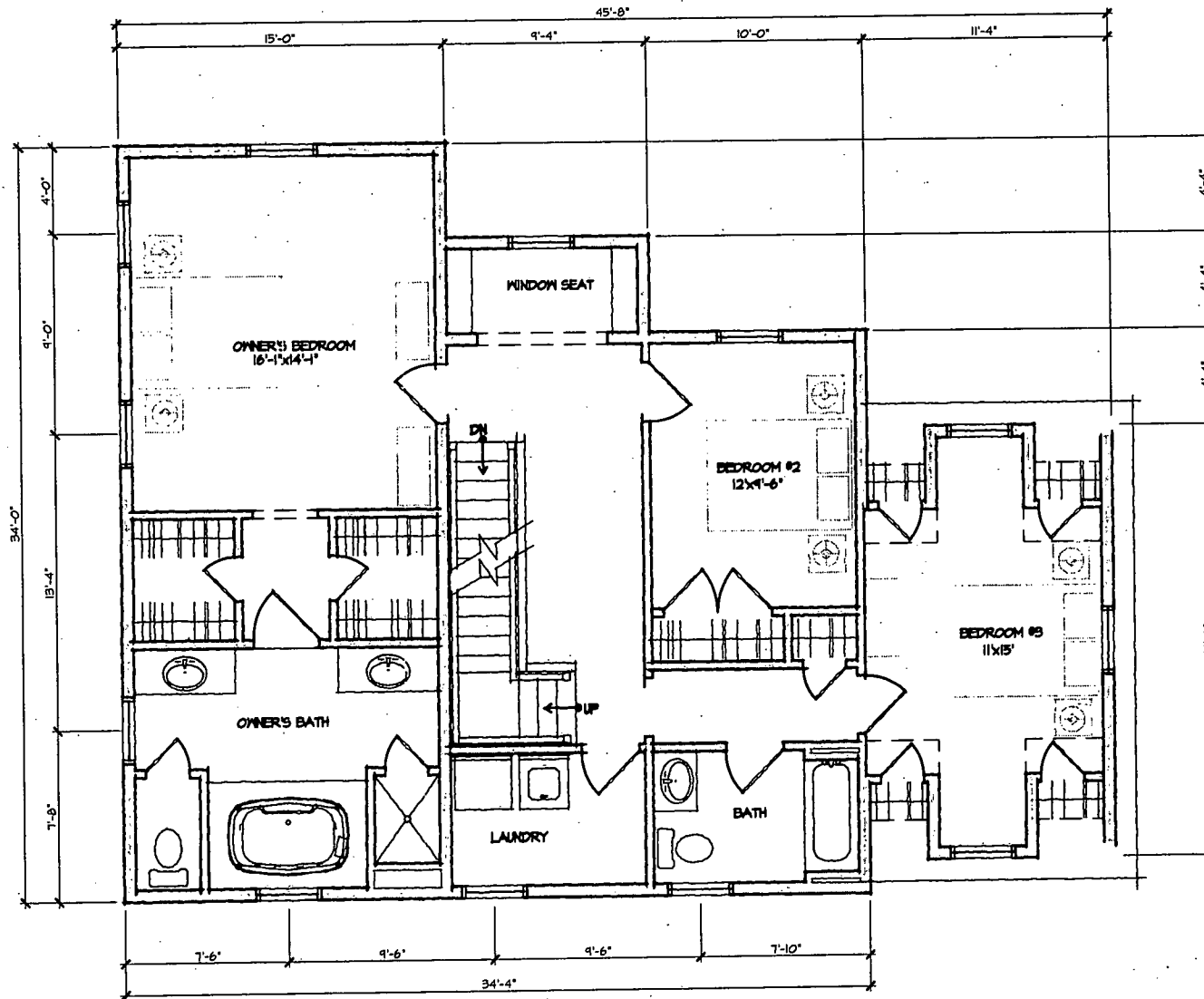
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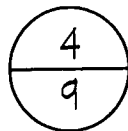
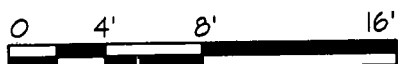
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GRAPHIC SCALE



Second Floor Plan

Able Residence 14 West Irving Street, Chevy Chase Village

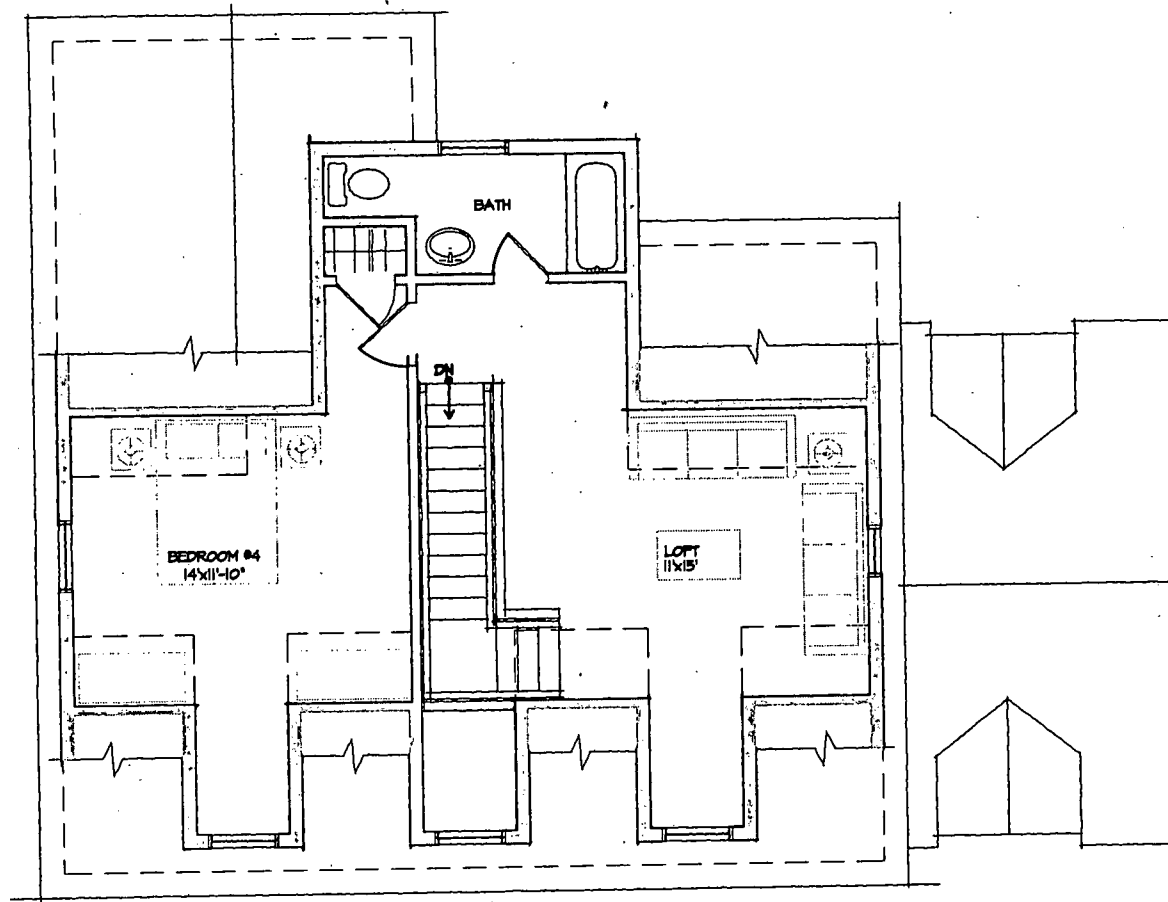
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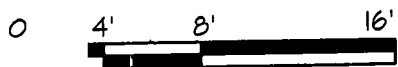
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GRAPHIC SCALE



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Attic Floor Plan

Able Residence 14 West Irving Street, Chevy Chase Village

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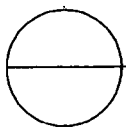
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View

Able Residence 14 West Irving Street, Chevy Chase Village

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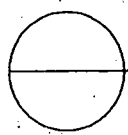
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View

Able Residence, 14 West Irving Street, Chevy Chase Village

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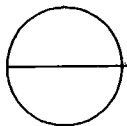
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View

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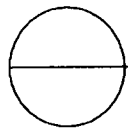
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View

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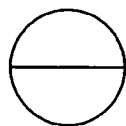
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Site Photo

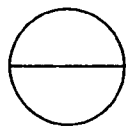
Able Residence 14 West Irving Street, Chevy Chase Village

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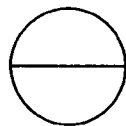
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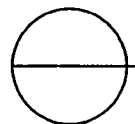
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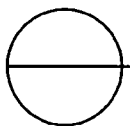
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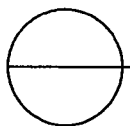
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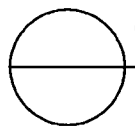
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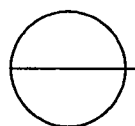
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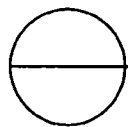
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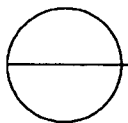
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View

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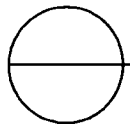
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View

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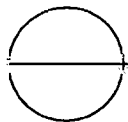
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View

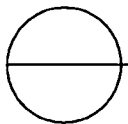
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SUITE 700
BETHESDA, MD 20814
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View

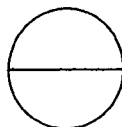
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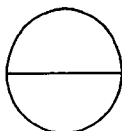
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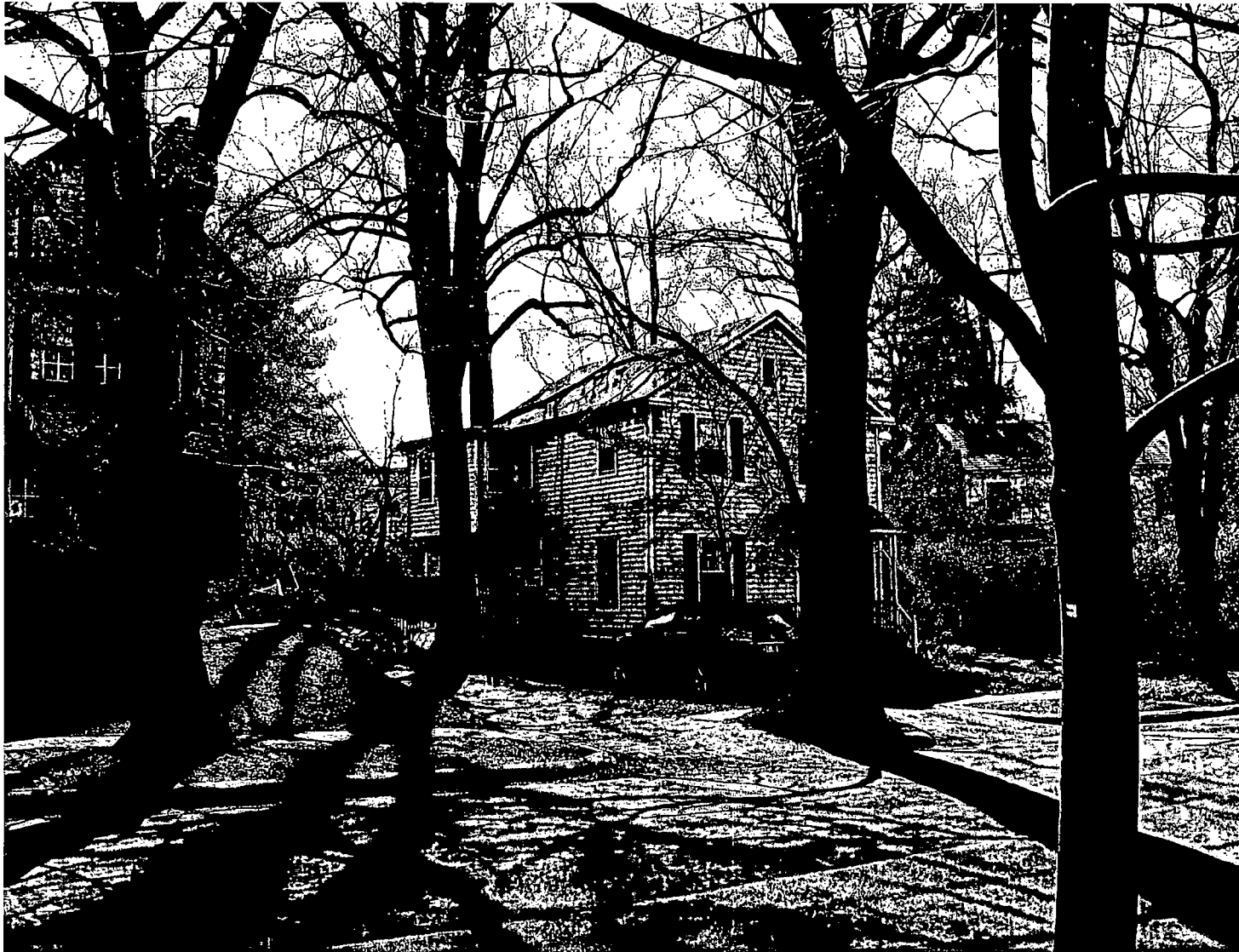
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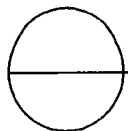
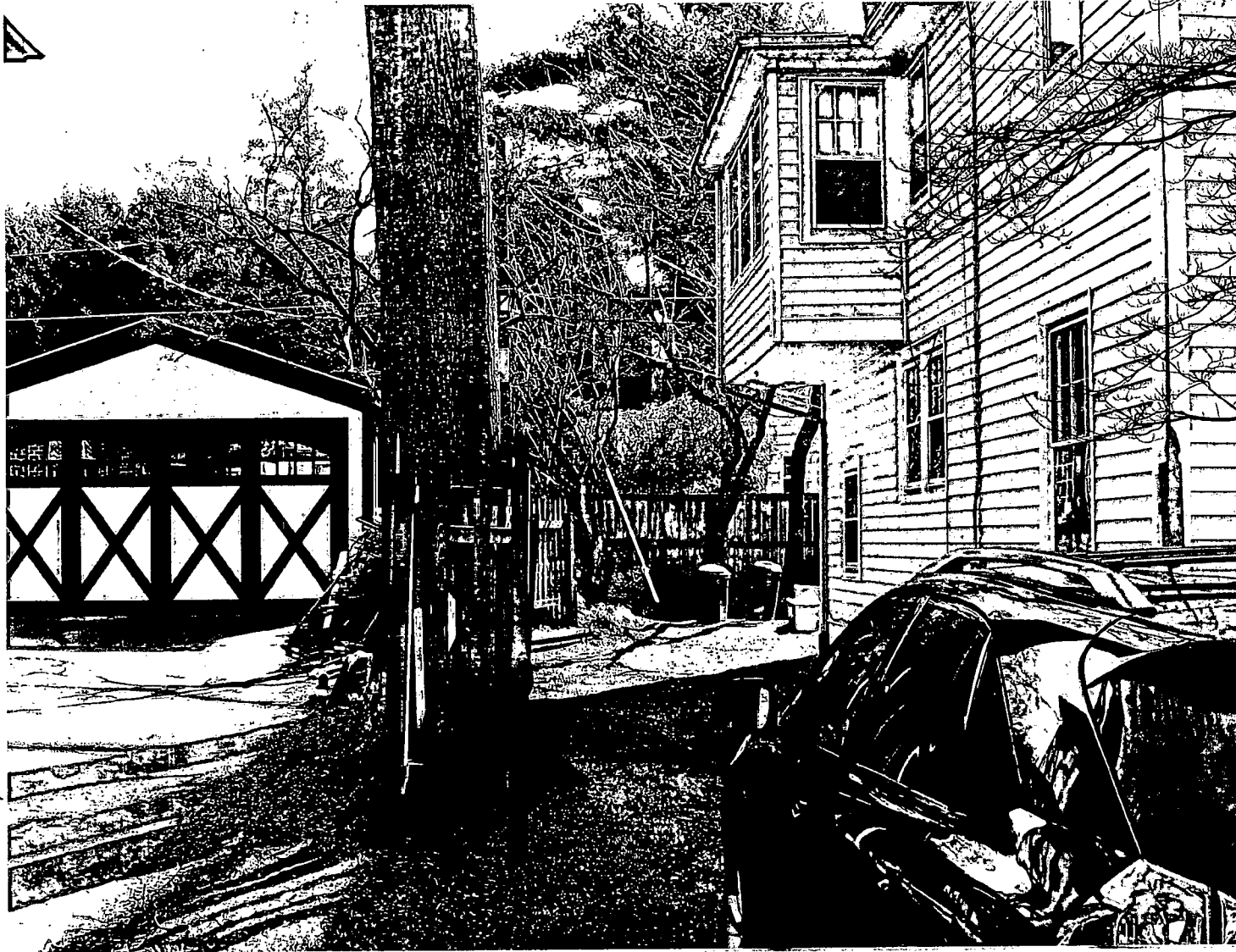
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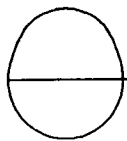
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Site Photo

Able Residence : 4 West Irving Street, Chevy Chase Village

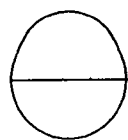
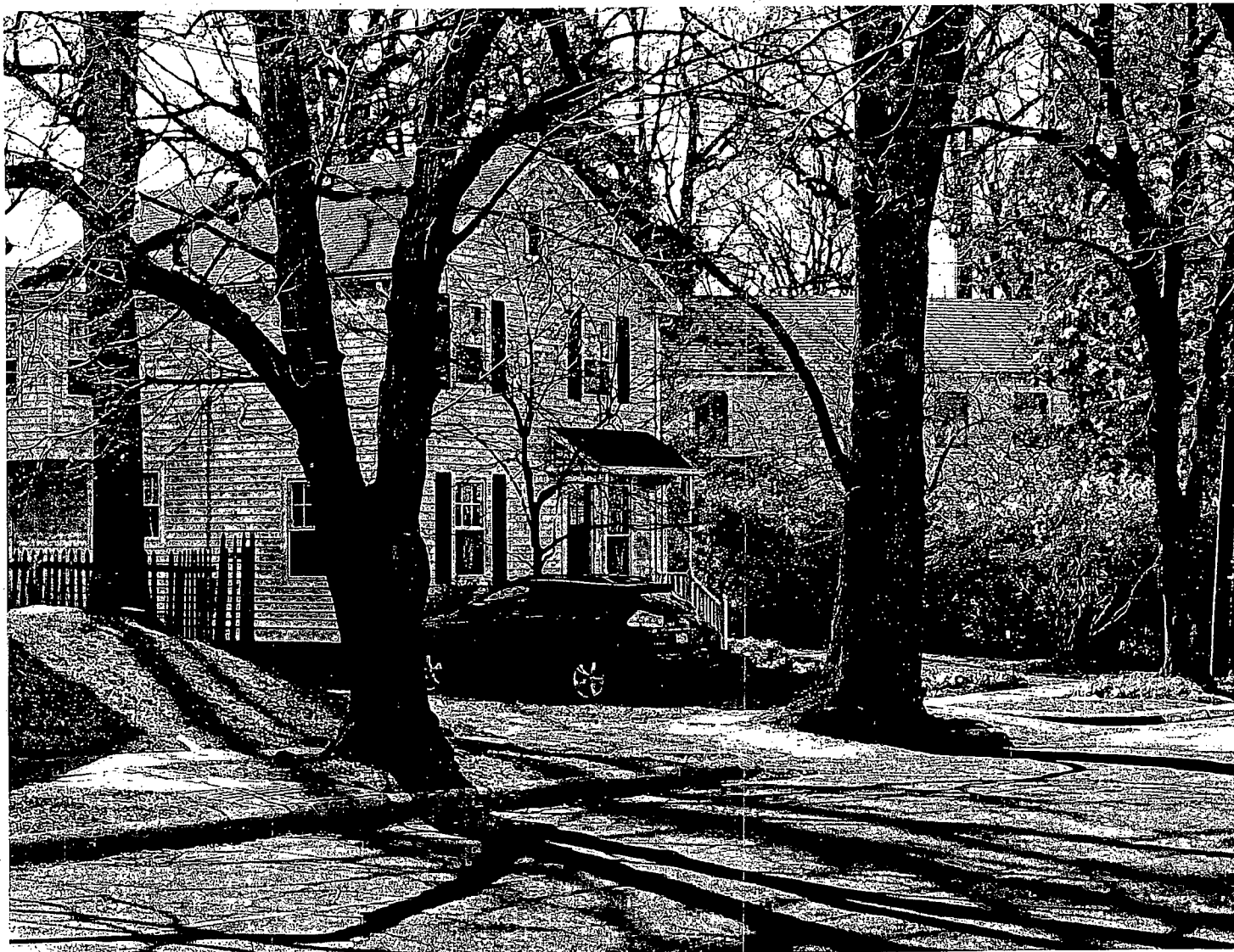
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