

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 [Signature]

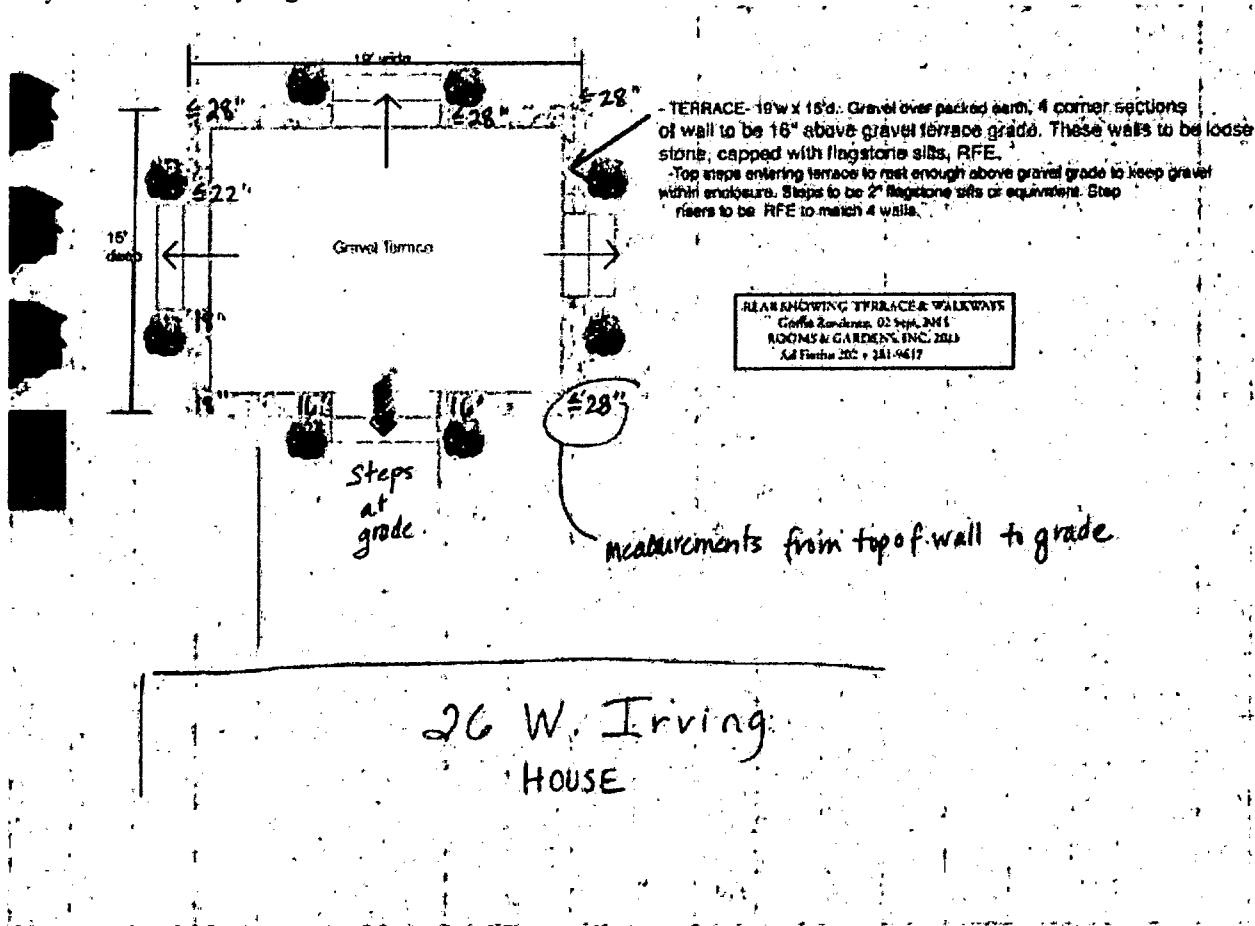
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 [Signature]

**Fothergill, Anne**

**From:** Fothergill, Anne  
**Sent:** Monday, October 24, 2011 9:05 AM  
**Subject:** 10/26 staff item  
**Attachments:** plat showing walled terrace.pdf; DSCN2603.JPG; DSCN2605.JPG; DSCN2606.JPG

The applicants were approved to construct a new house with a pea gravel terrace behind the house at 26 West Irving, Chevy Chase. They are now proposing to construct 12" wide x 16-28" tall stone walls around the terrace and attached you will find a revised site plan and below is the terrace plan. The work has begun and photos are attached of the partially constructed walls. This will be a staff item on Wednesday and staff recommends approval of this minor change located behind the new house.

See you Wednesday night. thanks, Anne



TH 83.6  
BW(E): 83.6  
BW(W): 80.2

TH 84.7  
BW(E): 84.2  
BW(W): 79.0

**PROP. HOUSE**  
26 W. IRVING ST.  
FF: 86.4'  
LL: 75.5'  
(-10.9')  
\*LL BY EJECTOR PUMP

26 W. IRVING STREET  
EX. ONE-STORY  
BRICK & FRAME HOUSE  
FF: 85.8'  
LL: 77.9'  
(TO BE RAZED)

PROP. COV. STOOP  
85.9

LANDING

EX. BRICK  
SCREENED PORCH  
(1ST FL.)

PROP. TERRACE  
85.9  
(STORAGE UNDER)

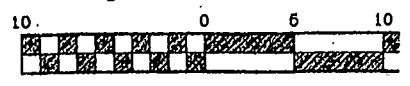
PROP. TERRACE  
83.7  
PLANTER

PROP. WALK  
78.9

PROP. GRAVEL TERRACE  
12" wide  
80.9

**LOT 23**  
8,750 SF

UTILITY LOCATIONS  
SUBJECT TO FIELD  
MODIFICATION (TYP.)



**GRAPHIC SCA**  
1 INCH = 10 FEET

*21-10  
208 NW 4  
20.2*

*Finished wall  
height 18"  
above  
grade  
inf. 10.14.11*

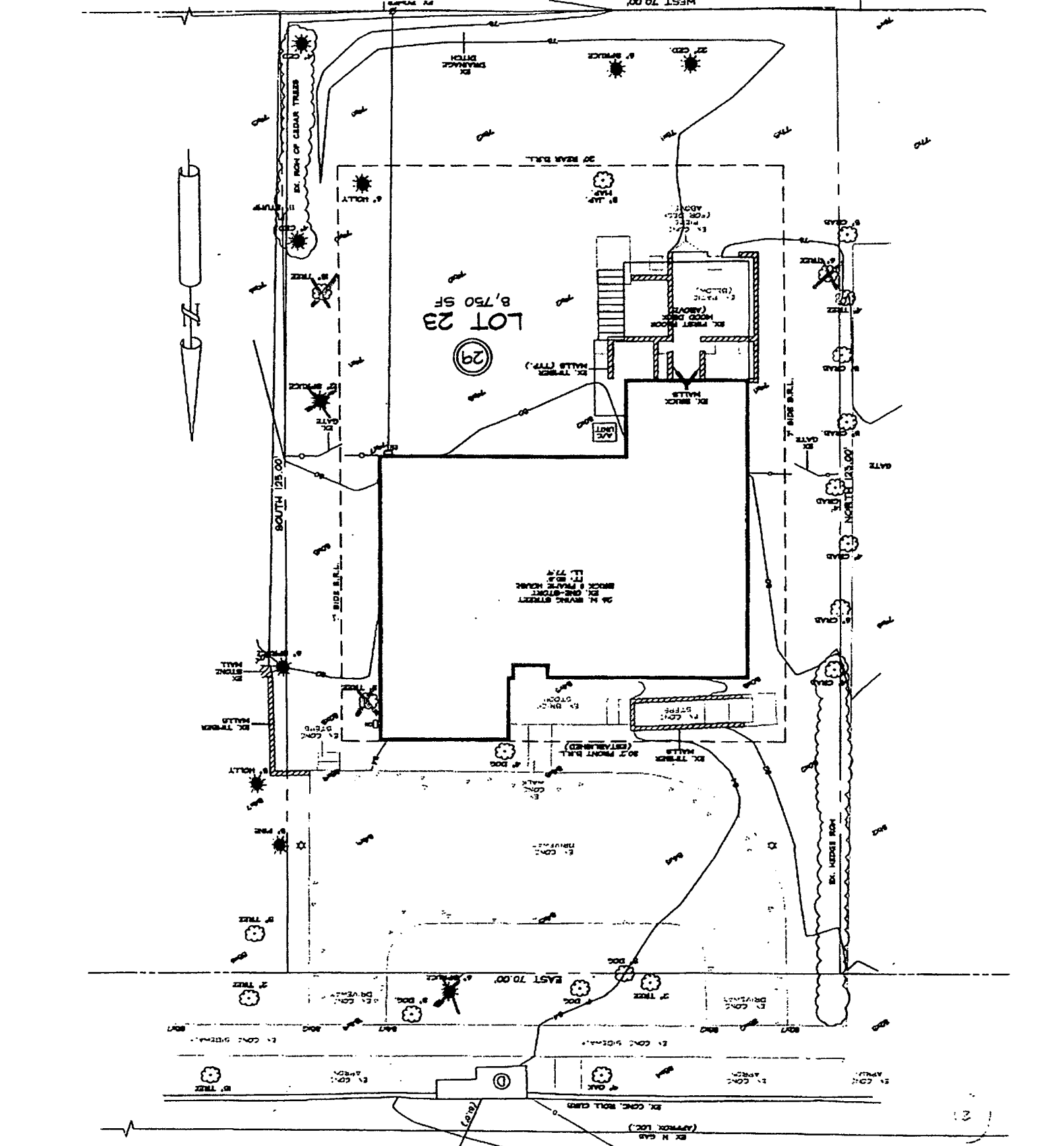
*will be adding a sewer for drainage*

SUSAN V  
ON 2

N/F  
WEINER, ROSS & MELIKE ONCU  
LOT 4, BLOCK 29  
CHEVY CHASE, SECTION 2  
L. 354-48 / F. 637  
PLAT No. 106







GRIFFIN RESIDENCE

EXIST'G CONDITIONS @ 1"=15'-0"

DAVID JONES ARCHITECTS

APPROVED  
 Montgomery County  
 Historic Preservation Commission

AB

11741



## HISTORIC PRESERVATION COMMISSION

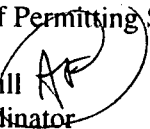
Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: 7/29/10

### 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 #538399—house demolition and new house construction

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with one condition** by the HPC on June 9, 2010. The condition of approval is:

1. Tree protection measures will be in place prior to demolition and construction.

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: Mauck-Zantzing Properties LLC  
Address: 26 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.





DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: DAVID JONES  
Daytime Phone No.: 202-332-1200

Tax Account No.: 00455394

Name of Property Owner: MAUCK ZANTZINGER PROPERTIES LLC Daytime Phone No.: 202-363-8501

Address: 5141 MACARTHUR BLVD NW WASHINGTON DC 20016  
Street Number City State Zip Code

Contractor: MAUCK ZANTZINGER & ASSOCIATES Phone No.: 202-363-8501

Contractor Registration No.:

Agent for Owner: DAVID JONES ARCHITECTS Daytime Phone No.: 202-332-1200

House Number: 26 Street: WEST IRVING

Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY

Lot: 23 Block: 29 Subdivision: CHEVY CHASE, MD.

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Salar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

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

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

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

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/assessment

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.

David Jones  
Signature of owner or authorized agent

4.20.10  
Date

Approved: with one condition For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 7/29/10

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

*Handwritten:* APPROVED 538399



1. **WRITTEN DESCRIPTION OF PROJECT**

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

EXISTING NON-CONTRIBUTING RANCH HOUSE IN  
THE CHEVY CHASE VILLAGE HISTORIC DISTRICT.

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

NEW PAINTED STUCCO & SHINGLE RESIDENCE.

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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**

- a. 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.
- b. 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355.

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.

staff item  
(ANNE)

**Fothergill, Anne**

**From:** Fothergill, Anne  
**Sent:** Tuesday, July 27, 2010 9:27 AM  
**Subject:** July 28 staff item (2 of 3)  
**Attachments:** IMG\_3351.jpg; MDMONT999041NeighObliq9520NE\_080315.jpg; Griffin res. trees.jpg; proposed tree removal.pdf

Attached is my 2<sup>nd</sup> staff item for tomorrow night (I will bring you copies).

The HPC approved a HAWP to demolish the house at 26 West Irving Street in Chevy Chase and to construct a new house. As part of that HAWP, the HPC approved the removal of two spruce trees (marked with a blue X on attached "Griffin res. trees"). Chevy Chase Village has now approved the removal of three additional trees (red X) and the applicants are requesting that the HPC allow their removal as well.

The three trees to be removed at 26 West Irving (marked with the numbers noted below on attached "proposed tree removal"):

- 1) 10" redbud (double 5" trunk; on the site plan it is incorrectly noted as a 3" tree on the left-front corner of existing house)
- 2) 11" pagoda dogwood (noted as a 6" tree on the right-rear corner of existing deck; it also has a double trunk)
- 3) 12.5" Ussurian pear (noted as a 15" tree on the left-rear side)

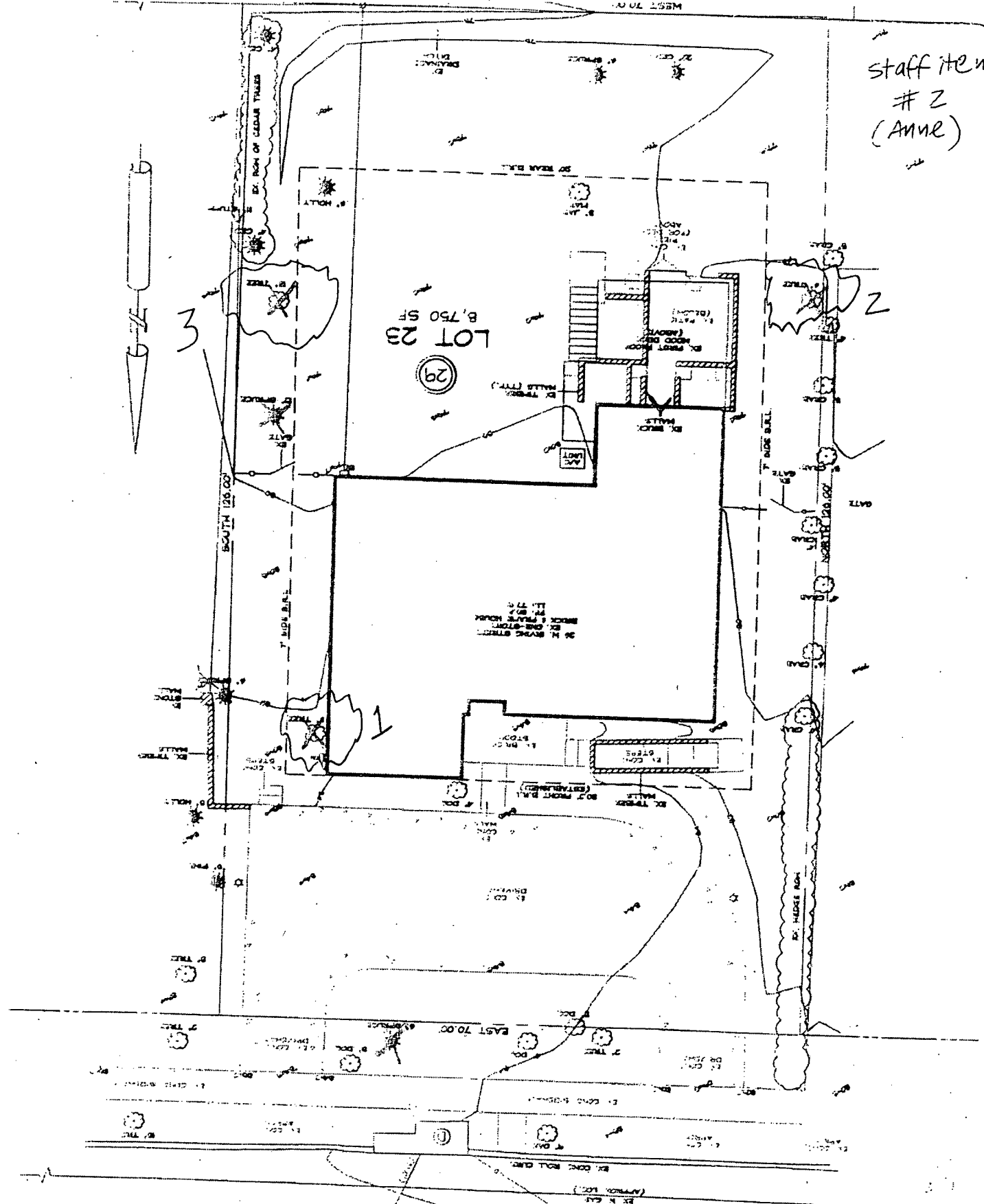
thanks,  
Anne

Anne Fothergill  
Planner Coordinator  
Urban Design | Historic Preservation Section  
Maryland-National Capital Park and Planning Commission  
301-563-3400 phone | 301-563-3412 fax  
<http://www.montgomeryplanning.org/historic>

**Office Location:**  
1400 Spring Street, Suite 500 W  
Silver Spring, MD 20910  
**Mailing Address:**  
8787 Georgia Avenue  
Silver Spring, MD 20910

OK

staff item  
# 2  
(Anne)

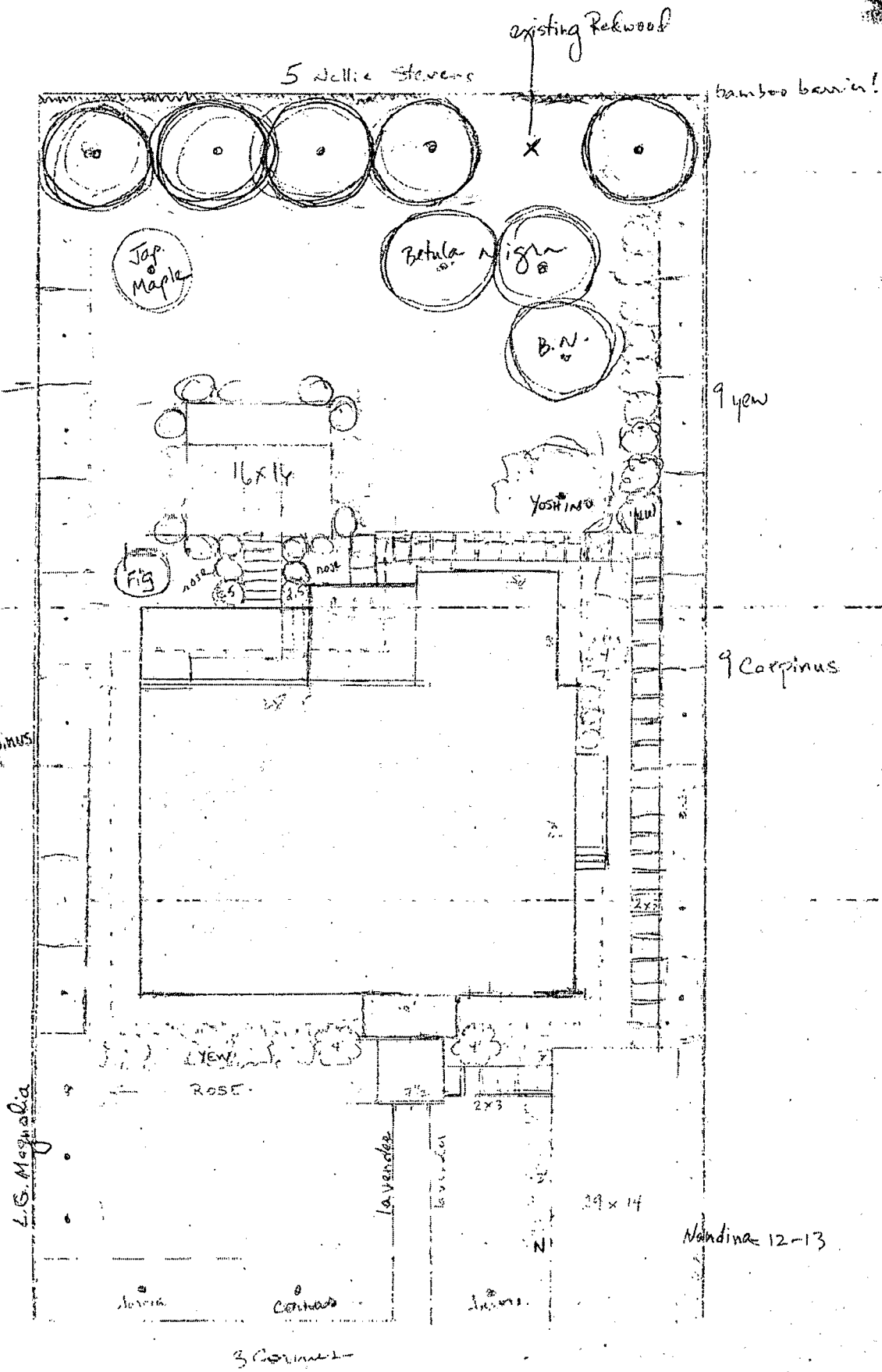


GRIFFIN RESIDENCE

EXIST'G CONDITIONS @ 1"=15'-0"

DAVID JONES ARCHITECTS

Proposed tree removal



GRIFFIN RESIDENCE

ROOMS + GARDENS

1" = 10' ↓ N

# R o o m s & G a r d e n s

6 2 5 6 2 9<sup>th</sup> Street, N.W. Washington, D.C. 2 0 0 1 5  
2 0 2 + 3 6 2 - 3 7 7 7 ph. & fax  
margaret@roomsandgardens.net

## Griffin Tree/Shrub Material:

3 Cornus Aurora 2.5"

3 Magnolia Little Gem 15 #

18 Carpinus betulus 'Fastigata' 2.5"

1 Prunus x yedoensis 'Yoshino' 2.5"

3 Betula Nigra 10-12'

5 Ilex 'Nellie Stevens' 10-16'

1 Acer japonicum (existing)

1 Dawn Redwood (existing)

1 Ficus carica 'Black Jack' 5-10 #

12-13 Nandina domestica 7-10 #

20 Taxus x media 'Densiflora' 30-48"

14 Rosa White Out 3 #

8-10 Buxus sempervirens 3'

Perennials: lavender, nepeta, echinacea, geranium...

**Fothergill, Anne**

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**From:** Margaret Hutton Griffin [mhgriffin@mac.com]  
**Sent:** Friday, July 16, 2010 3:44 PM  
**To:** Fothergill, Anne  
**Cc:** Carter Griffin; David Jones  
**Subject:** 26 W. Irving, CC Village, MD - Trees

Dear Anne,

Thank you so much for your prompt call this morning. I was mistaken about where our drawings are in the process--I believe sediment control plans are under review by the county right now, but you are right, not everything has reached your desk.

As for the trees: The two spruces marked for removal on our site plan to you were granted permit approval by the Village Arborist, Bill Dunn, in late May. After going through the appeal process for three additional trees, the Village granted us approval at its July 12th meeting. They are as follows:

10" redbud (it has a double trunk, and by Village standards, both trunks must be measured at 4'6". On your site plan it is incorrectly noted as a 3 " tree on the left-front corner of existing house ) 11" pagoda dogwood (noted as a 6" tree on the left-rear corner of existing deck; it also has a double trunk) 12.5" Ussurian-pear (noted as a 15" tree on the left-rear side)

Thank you for letting me know that because of their appeal status, these three trees can be handled as a staff item. I have a July 13th letter from the Village listing the trees and stating that the "Board directed Counsel to draft a decision approving your requests," but I'm not sure exactly when we'll have a signed copy of that decision. Will the initial letter stand in for your approval before the July 28th date? If somehow the signed decision doesn't reach you before that meeting, when is the deadline for HPC to sign off on this?

Thank you very much. I hope I can be back in 1 week off.

Best,  
Margaret G.

*July 28  
staff  
item*

## Fothergill, Anne

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Tuesday, June 08, 2010 3:49 PM  
**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** Bob Elliott; ChCh Village file (CCV@montgomerycountymd.gov); FeldmanGS@aol.com; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); Stephens, Betsy; Wellington, P. (ccv)  
**Subject:** LAP comments for HPC 6-9-10: 7 E Mel; 3706 Brad; 26 W Irv; 1 E Mel

The following are the comments from the Chevy Chase Village Local Advisory Panel for items on the HPC agenda for 6-9-10:

### **D: 7 E Melrose**

Alterations to driveway: change from asphalt to exposed aggregate concrete, same dimensions.

Contributing Resource

Staff recommended "Expedited Approval" and LAP concurs with Staff

### **F: 3706 Bradley**

Installation of circular driveway, alterations to retaining wall and front walkway

Contributing Resource

Staff recommended approval and LAP concurs with staff

### **H: 26 W Irving**

Demolition and new construction

Non-contributing Resource

Staff recommended approval

One change from the prior proposal was the reduction in the size of the driveway and elimination of the return portion – which had made the prior driveway a circular one. The LAP was not willing to demand this at the prior review, but from the transcript we see that the HPC was more concerned. In any event, we support the project as presented and approved by Staff.

### **I: 1 E McIrose**

Rear addition and patio installation

Contributing Resource

We see that Staff is suggesting the requirement that the applicant keep the third, rear, chimney in place. We also note that the chimney is at the rear and keeping it would interfere with the new kitchen, pantry, stair design. The LAP feels the residents have obviously taken great pains to carefully design these renovations – both aesthetically and functionally -- and we feel that the project can be approved as submitted. As we have noted before to HPC, we recognize this is an historic district, but it is also a neighborhood for families to live in and use.

Submitted on behalf of the LAP by Tom Bourke, Chair

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

|                     |                                                                    |                       |                 |
|---------------------|--------------------------------------------------------------------|-----------------------|-----------------|
| <b>Address:</b>     | 26 West Irving Street, Chevy Chase                                 | <b>Meeting Date:</b>  | 6/9/10          |
| <b>Resource:</b>    | Non-Contributing Resource<br>Chevy Chase Village Historic District | <b>Report Date:</b>   | 6/2/10          |
| <b>Applicant:</b>   | Mauck Zantzing Properties, LLC<br>(David Jones, Architect)         | <b>Public Notice:</b> | 5/26/10         |
| <b>Review:</b>      | HAWP                                                               | <b>Tax Credit:</b>    | None            |
| <b>Case Number:</b> | 35/13-10N                                                          | <b>Staff:</b>         | Anne Fothergill |

**PROPOSAL:** Demolition of house and new construction

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP application with the following condition:

1. Tree protection measures will be in place prior to demolition and construction.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Modern Ranch  
**DATE:** c. 1960

**BACKGROUND**

The applicants came to the HPC for a Preliminary Consultation in May 2010. The HPC supported the demolition of the non-contributing house and the construction of the new house as proposed. The HPC recommended that the applicants remove the circular driveway. The draft transcript from that meeting is in Circles 37-44.

**PROPOSAL**

The applicants are proposing to demolish the existing, non-historic house. They propose to construct a 2-story, approximately 3,400 SF house with a 1,611 SF footprint (not including porches). The house has a dormer on the front, a rear screened porch, and a deck and terrace at the rear. The proposed materials are cedar shingles, stucco, wood windows, doors and shutters, synthetic trim, painted fiberglass columns, wood deck and railing, pea gravel terrace, and a masonry chimney. The applicants propose to remove the existing circular driveway and install a new pea gravel driveway on the right (west) side of the property and to install a new flagstone walkway to the sidewalk and driveway. The applicants propose to remove two trees, a 6" and 12" spruce. The applicants will work with the Chevy Chase Village arborist on a tree protection plan.

See proposed plans in Circles 13-21 and building setback and height comparisons of the adjacent houses in Circles 9+11. Photos of the existing house and adjacent houses are in Circles 22-36.



## 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 Non-Contributing or Out-of-Period Resource as "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."

The Guidelines state:

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these type of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of non-contributing/ out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

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 principles identified above—fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

### *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**

At the Preliminary Consultation, the HPC supported the demolition and proposed new house. The applicants responded to the Commission's recommendation to remove the circular driveway. The smaller pea gravel driveway and the addition of lawn in front of this new house will be more in keeping with the overall pattern on this block.

As was noted at the Preliminary Consultation, the proposed house is in line with the front setback pattern of the two adjacent houses and the roof ridge will be at the same height as the adjacent resources (within 1/2 foot). The house has essentially the same footprint as the existing house. The demolition of the existing non-historic house is allowable and the proposed house is in keeping with the adjacent resources and the historic district in terms of its size, scale, materials, and design.

**STAFF RECOMMENDATION**

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

11/15/2017  
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11/15/2017



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAVID JONES

Daytime Phone No.: 202-332-1200

Tax Account No.: 00455394

Name of Property Owner: MAUCK ZANTZINGER PROPERTIES LLC Daytime Phone No.: 202-363-8501

Address: 5141 MACARTHUR BLVD NW WASHINGTON DC 20016  
Street Number City State Zip Code

Contractor: MAUCK ZANTZINGER & ASSOCIATES Phone No.: 202-363-8501

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: DAVID JONES ARCHITECTS Daytime Phone No.: 202-332-1200

House Number: 26 Street: WEST IRVING

Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY

Lot: 23 Block: 29 Subdivision: CHEVY CHASE, MD.

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

- 1A. CHECK ALL APPLICABLE:
- |                                               |                                  |                                                |                                                              |                                       |                                            |                                                   |                                          |                               |
|-----------------------------------------------|----------------------------------|------------------------------------------------|--------------------------------------------------------------|---------------------------------------|--------------------------------------------|---------------------------------------------------|------------------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate        | <input type="checkbox"/> AC                                  | <input type="checkbox"/> Stab         | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch                    | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Siler                               | <input type="checkbox"/> Fireplace    | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |                                          |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair  | <input type="checkbox"/> Reoccupate            | <input type="checkbox"/> Fence/Wall (except as to Section 4) | <input type="checkbox"/> Other: _____ |                                            |                                                   |                                          |                               |
- 1B. Construction cost estimate: \$ \_\_\_\_\_

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

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

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

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.

David Jones  
Signature of owner or authorized agent

4.20.10  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

*Handwritten:* APPROX 53839a

**1. WRITTEN DESCRIPTION OF PROJECT**

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

EXISTING NON-CONTRIBUTING RANCH HOUSE IN  
THE CHEVY CHASE VILLAGE HISTORIC DISTRICT.

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

NEW PAINTED STUCCO & SHINGLE RESIDENCE.

**2. SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and textures proposed for the exterior must be noted on the elevation 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**

- a. 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.
- b. 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

# DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW, WASHINGTON, DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

Griffin Residence  
26 West Irving Street  
Chevy Chase MD 20815

## Abutting and Confronting Properties:

Cary & David Williams  
24 West Irving Street  
Chevy Chase, MD 20815

Elizabeth & Gregory Ingram  
28 West Irving Street  
Chevy Chase, MD 20815

Ruth Kainen  
27 West Irving Street  
Chevy Chase, MD 20815

Mark Sundback & Joy Pritts  
29 West Irving Street  
Chevy Chase, MD 20815

Ross Weiner & Melike Oncu  
21 Hesketh Street  
Chevy Chase, MD 20815

Evelyn & Joseph Schurman  
17 Hesketh Street  
Chevy Chase, MD 20815

# DAVID JONES ARCHITECTS

Griffin Residence  
26 West Irving Street  
Chevy Chase, MD 20815  
20 April 2010

Lot Size: 8,750 SF

## A. Lot Occupancy

### Proposed SF:

|                |            |
|----------------|------------|
| House:         | 1,611      |
| Front portico: | 50         |
| Rear porch:    | 192        |
| Side stoop:    | 21         |
| Rear deck:     | <u>130</u> |
| Total:         | 2,004      |

Lot Occupancy: 22.9%

## B. Total House SF:

|               |              |
|---------------|--------------|
| First Floor:  | 1,611        |
| Second Floor: | <u>1,773</u> |
| Total:        | 3,384        |

Cellar: 1,803

## C. Ridge Height:

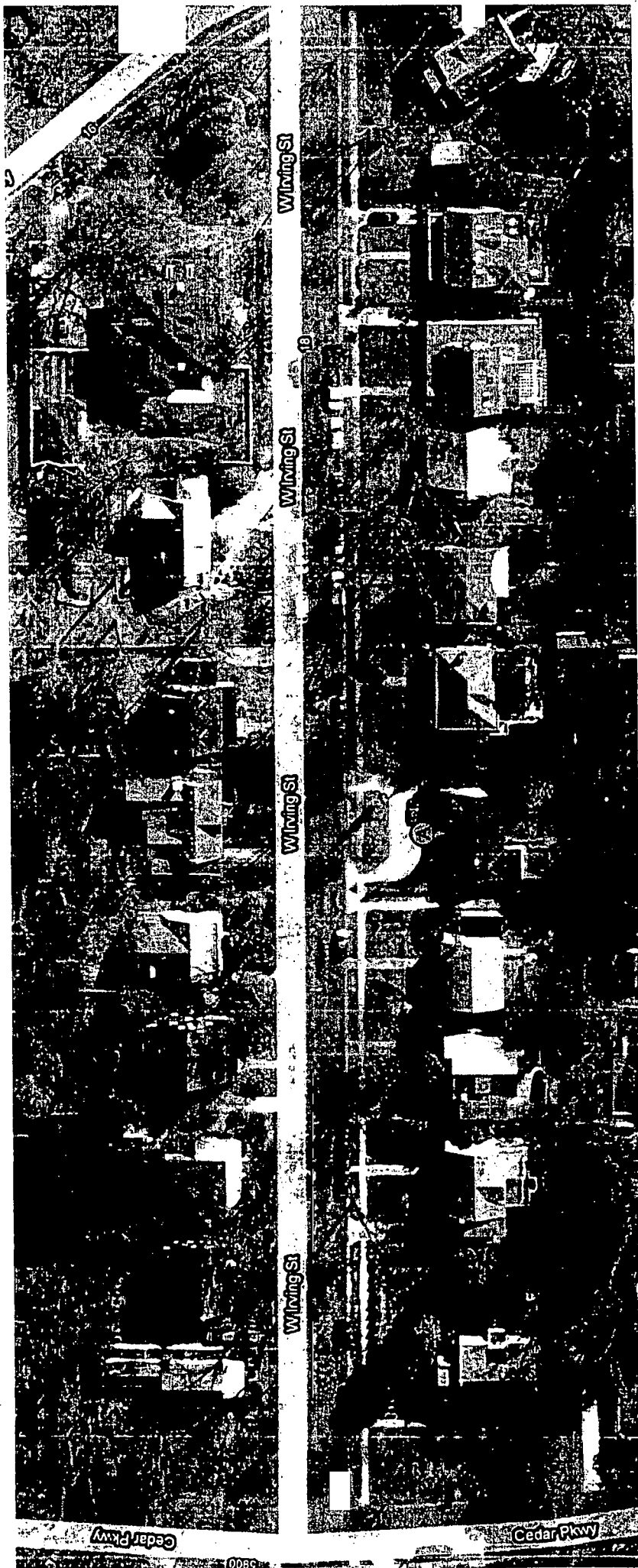
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|-----------------|-------|
| 24 W. Irving:   | 29.5' |
| 28 W. Irving:   | 30.5' |
| Proposed house: | 30.0' |

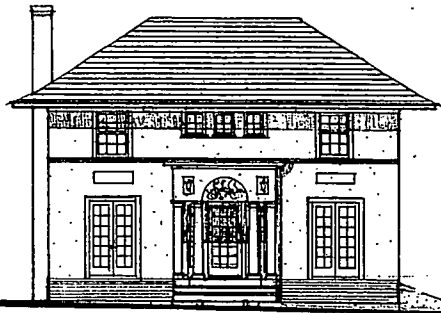
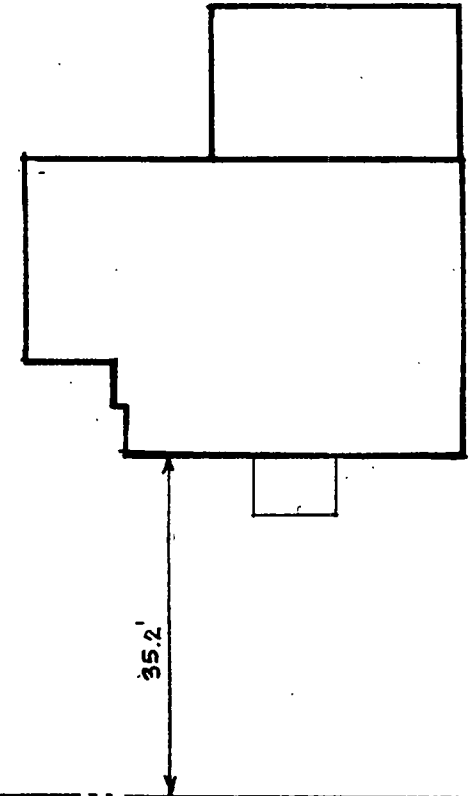
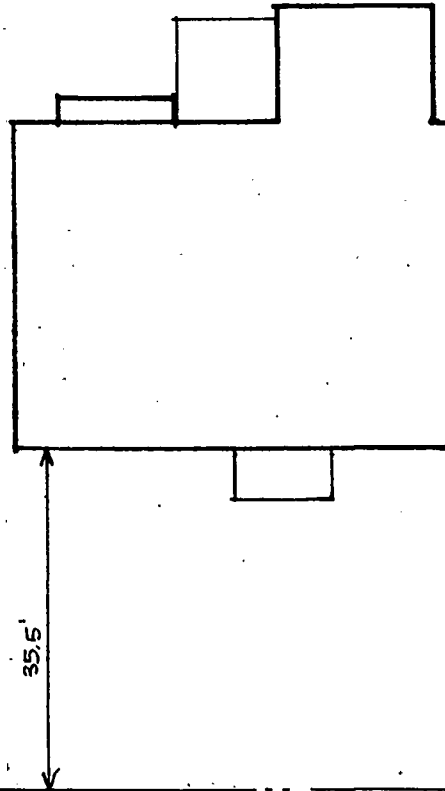
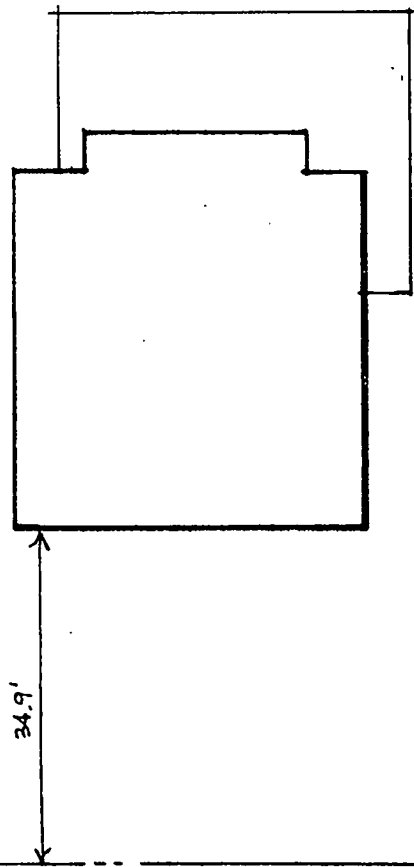
**CHEVY CHASE VILLAGE**

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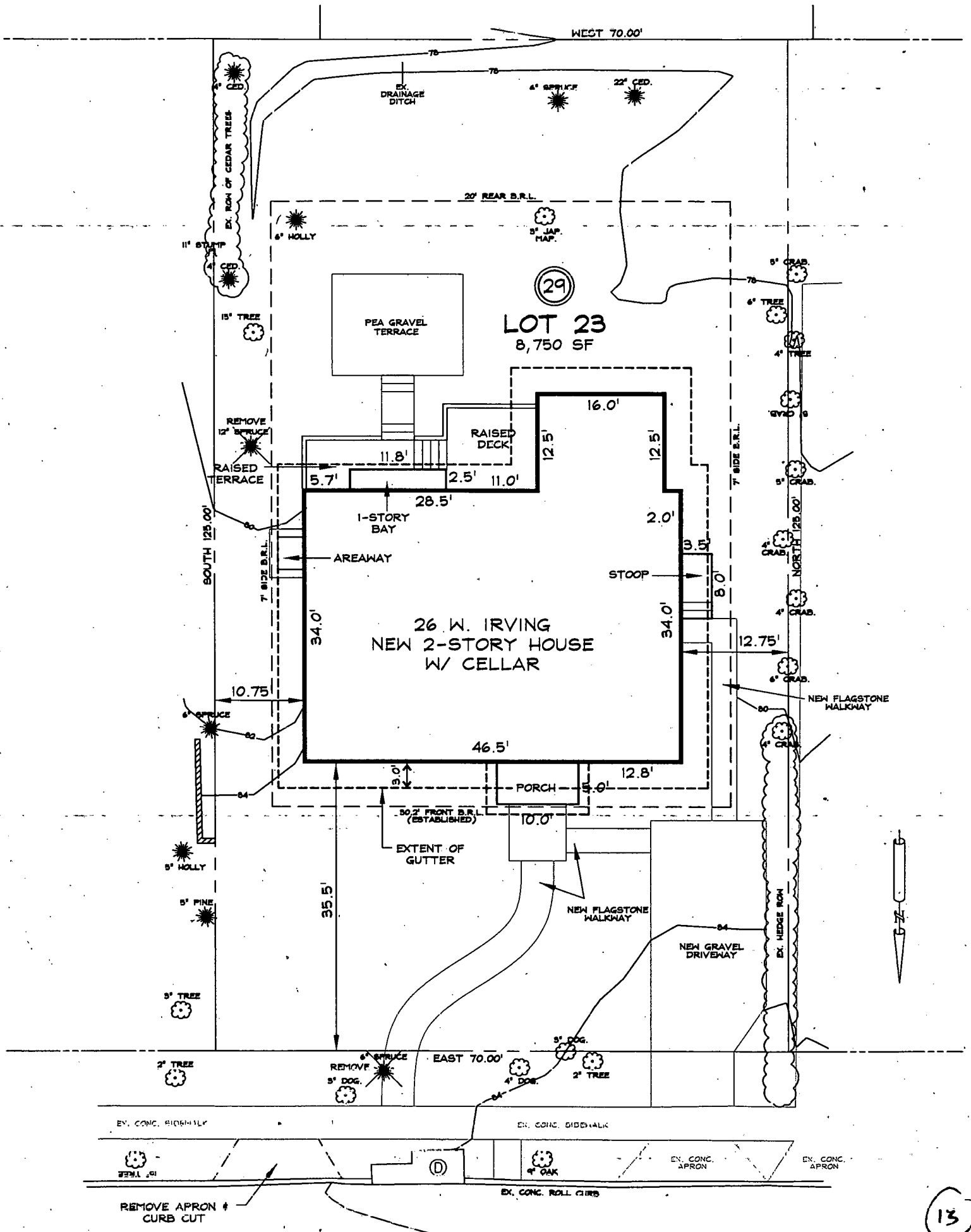
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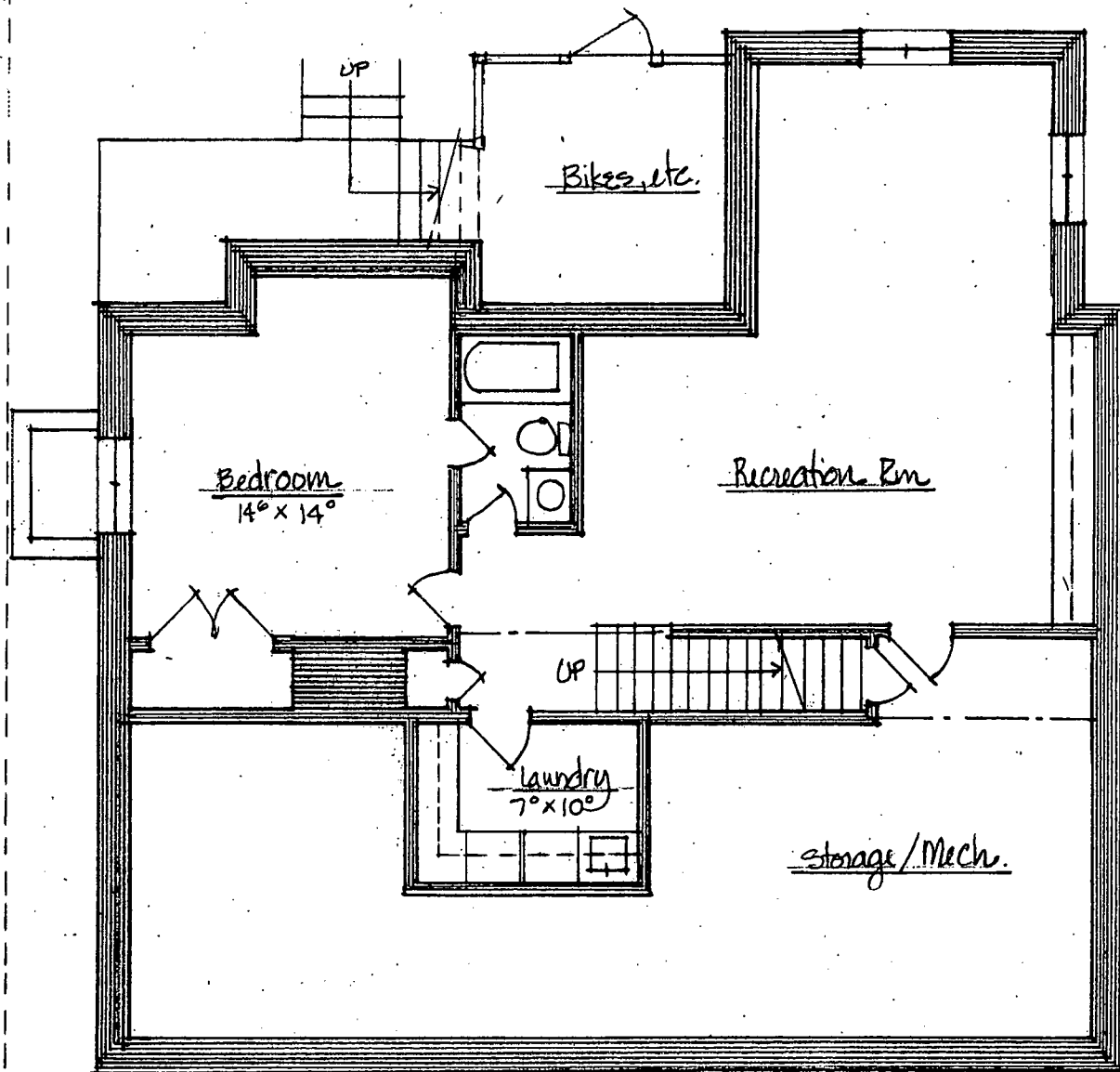






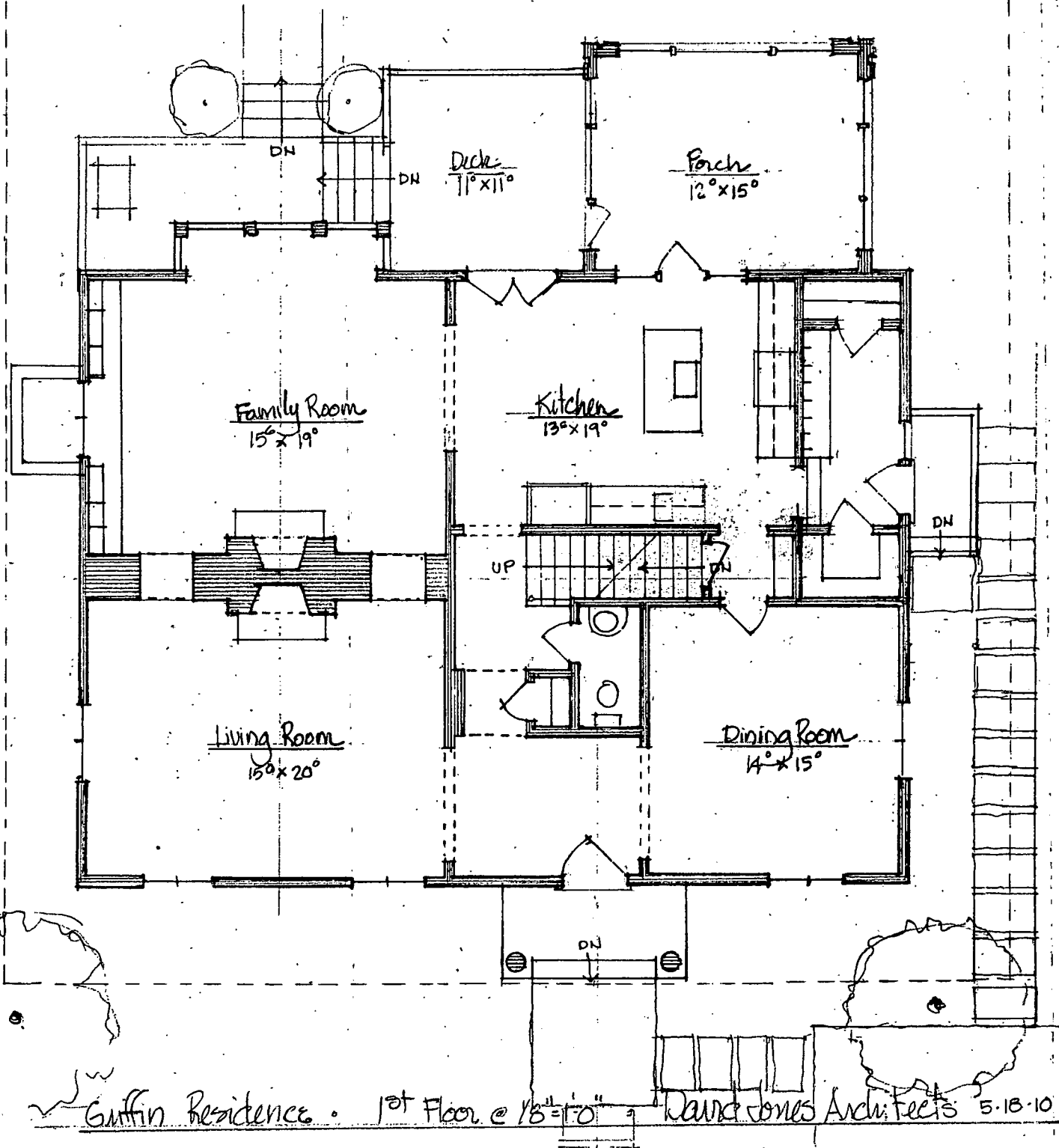






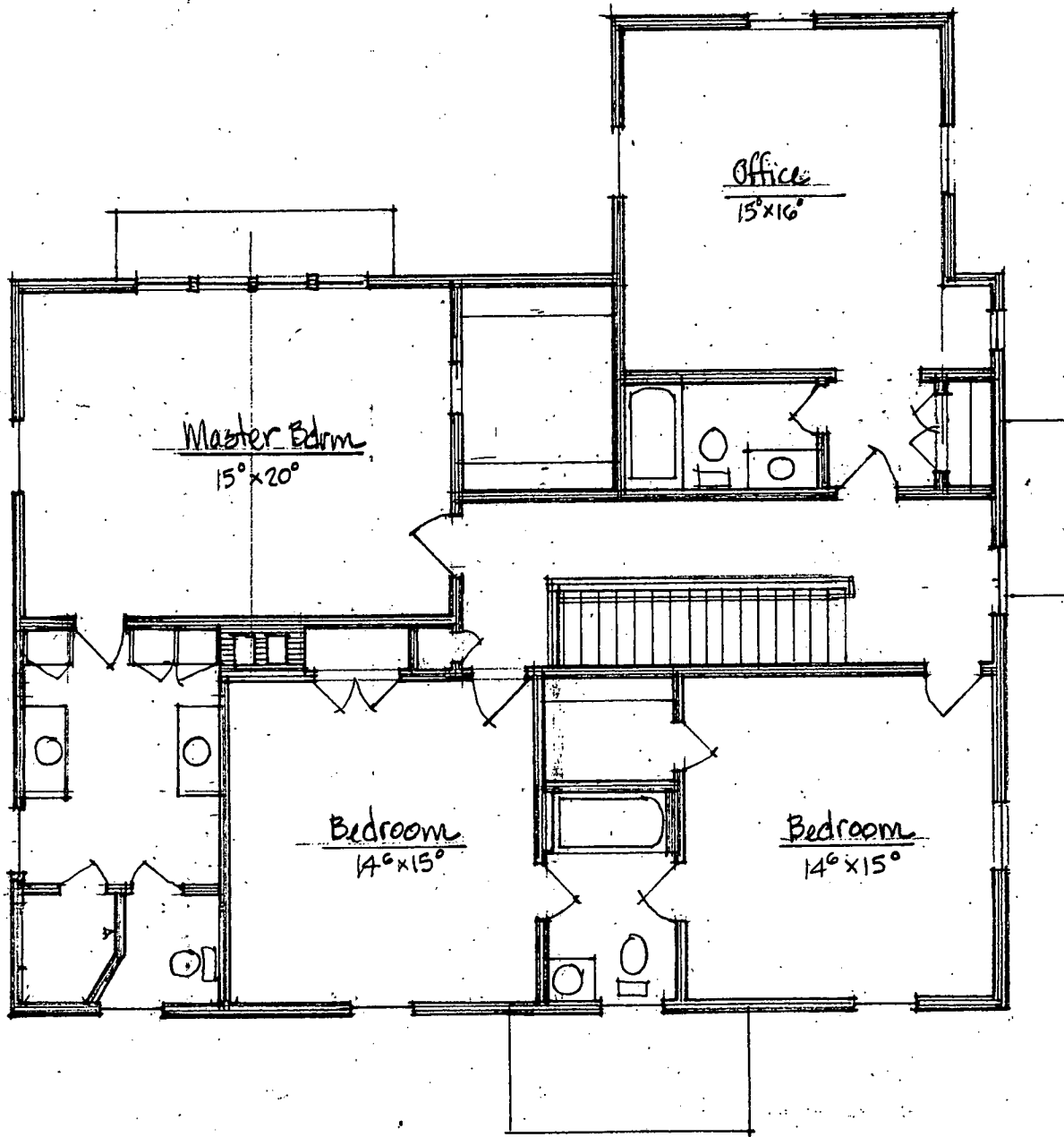
11

- Griffin Residence • Cellar Plan @ 1/8" = 1'-0" • David Louis Architects 5.18.10.



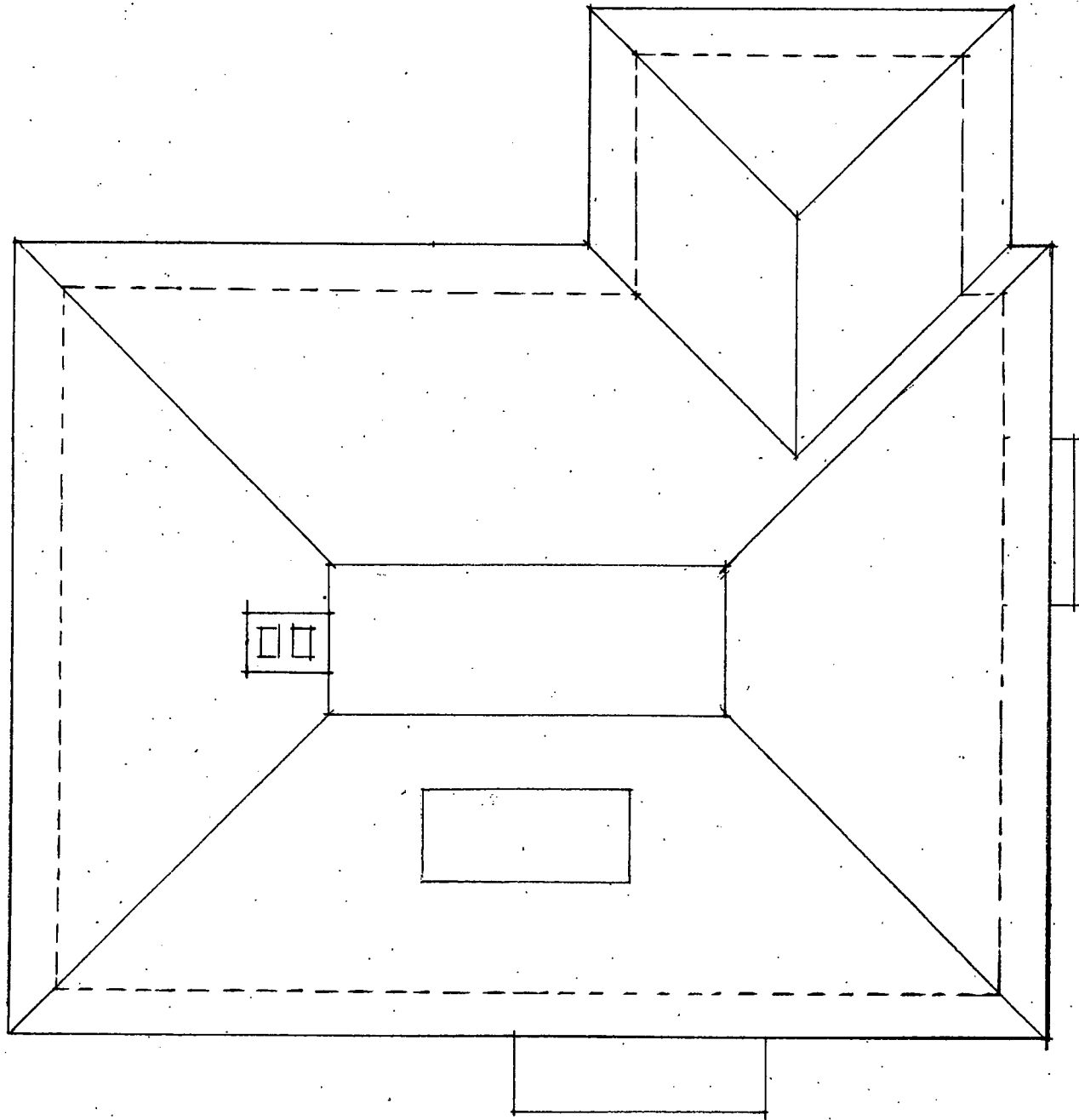
15

Guffin Residence • 1st Floor @ 15'-10" David Jones Architects 5-18-10



(11)

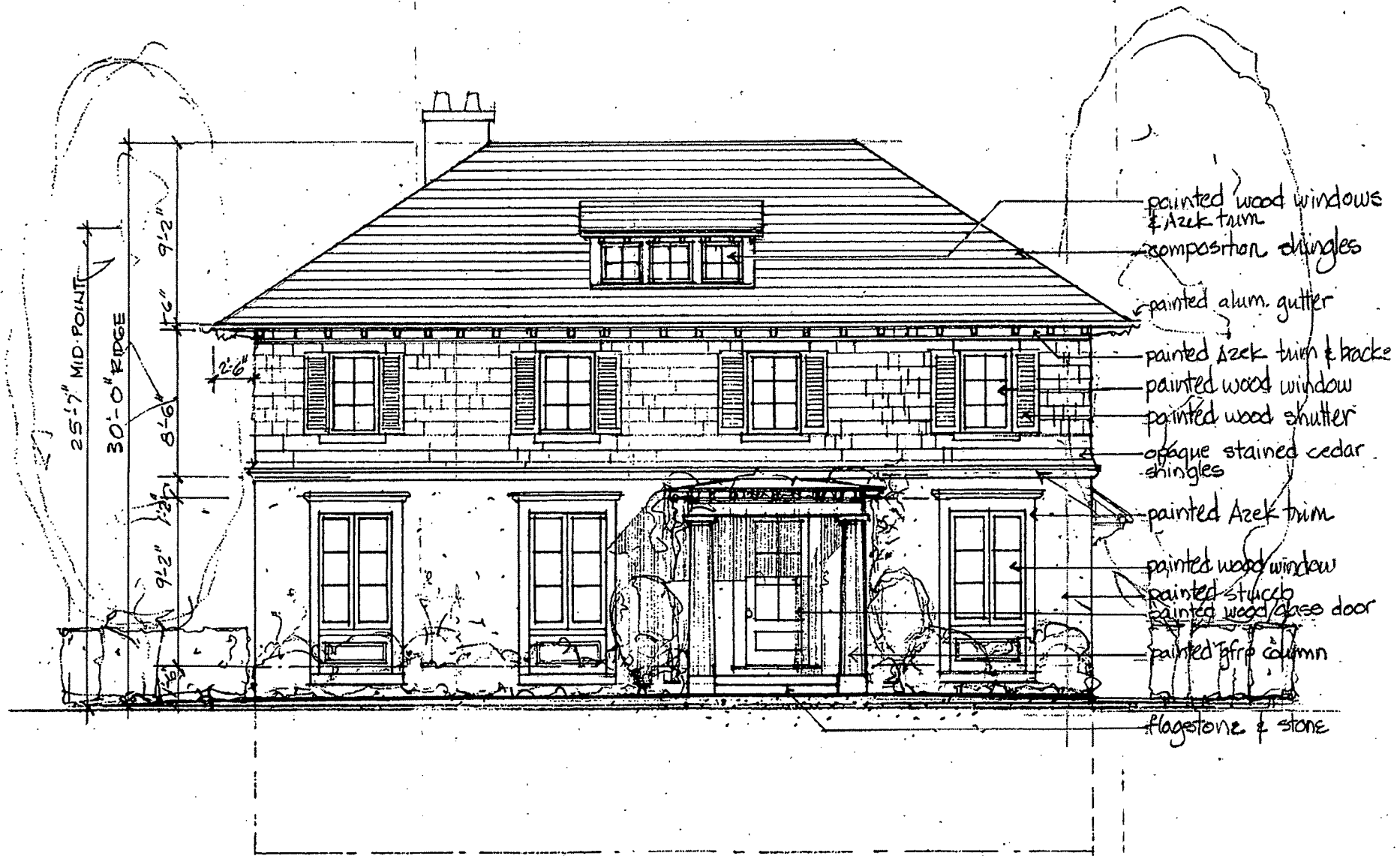
Griffin Residence • 2<sup>nd</sup> Floor @ 1/8" = 1'-0" • David Jones Architects 5-18-10



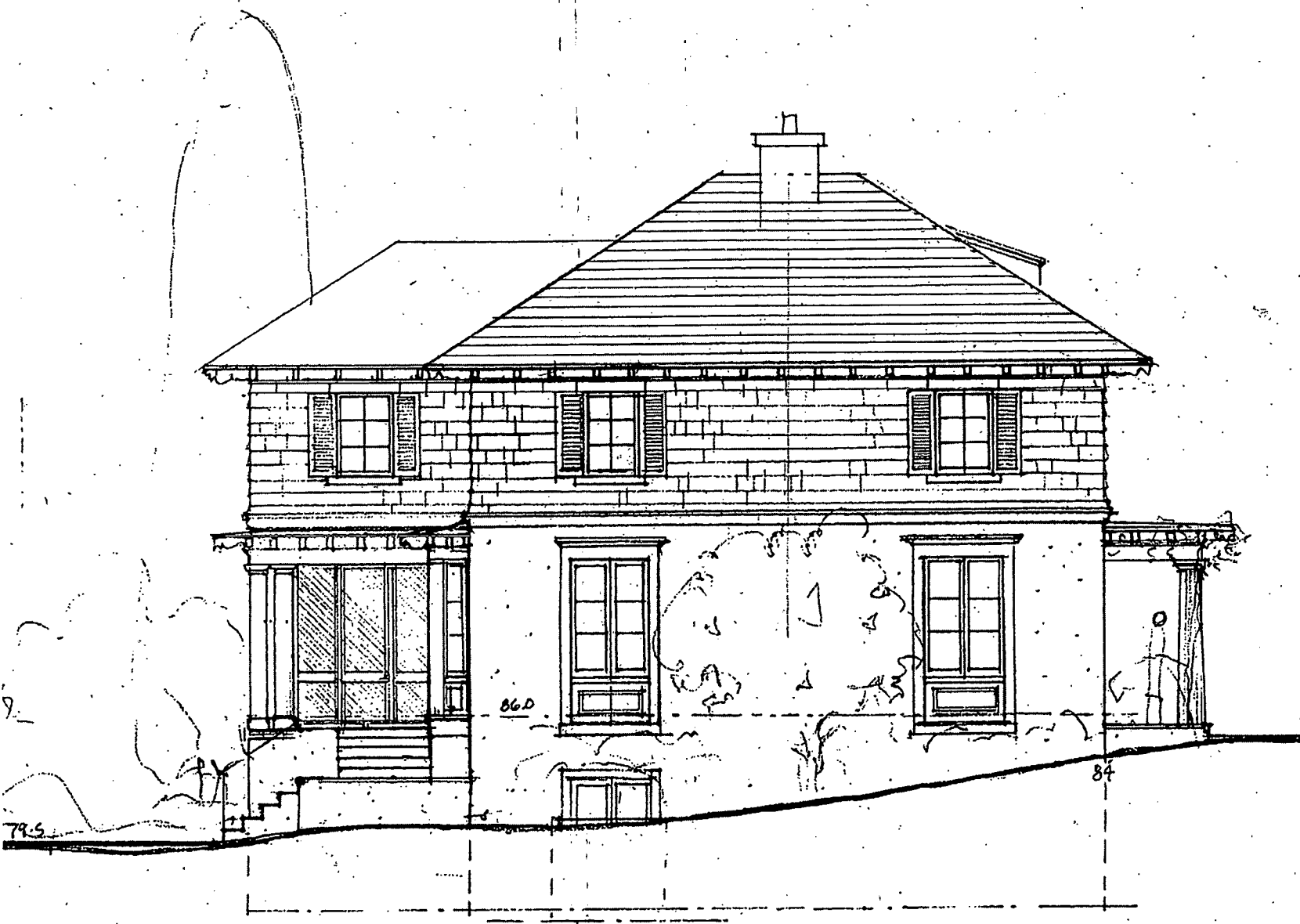
Griffin Residence • Roof Plan @ 1/8"=1'-0" • David Jones Architects 5.18.10

17



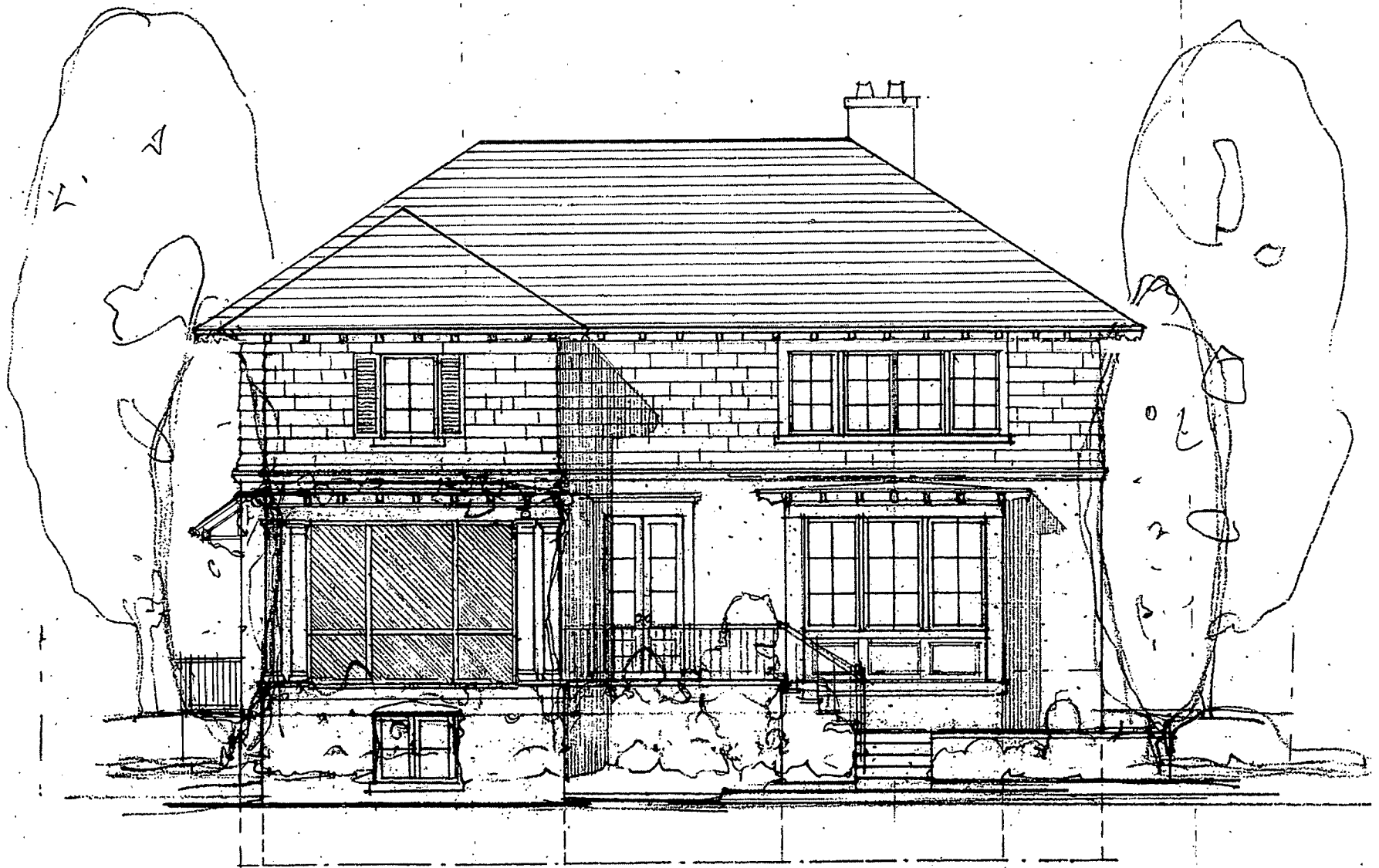


Griffin Residence • North Elevation @ 1/8" = 1'-0" • David Lewis Architects 3.31.10.

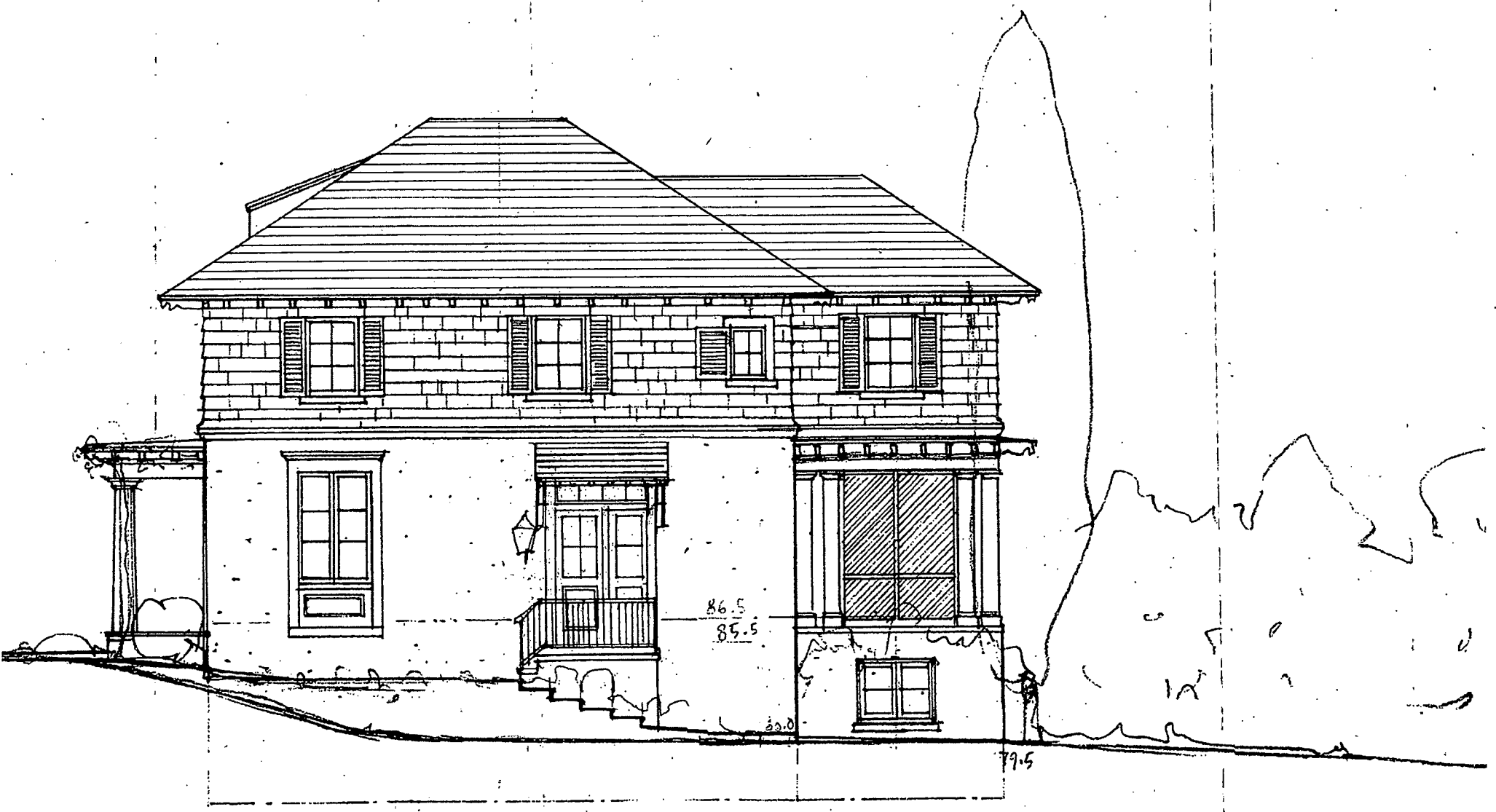


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Griffin Residence • East Elevation @ 1/8" = 1'-0" • David Jones Architects 5.18.10.



Griffin Residence • South Elevation @ 1/8" = 1'-0" • David Gross Architects 5.13.10.



Griffin Residence • West Elevation @ 1/8" = 1'-0" • David Jones Architects • 5.18.10.



22 EXISTG CONDITIONS



23

EXIST'G HOUSE



62

24 W. IRVING



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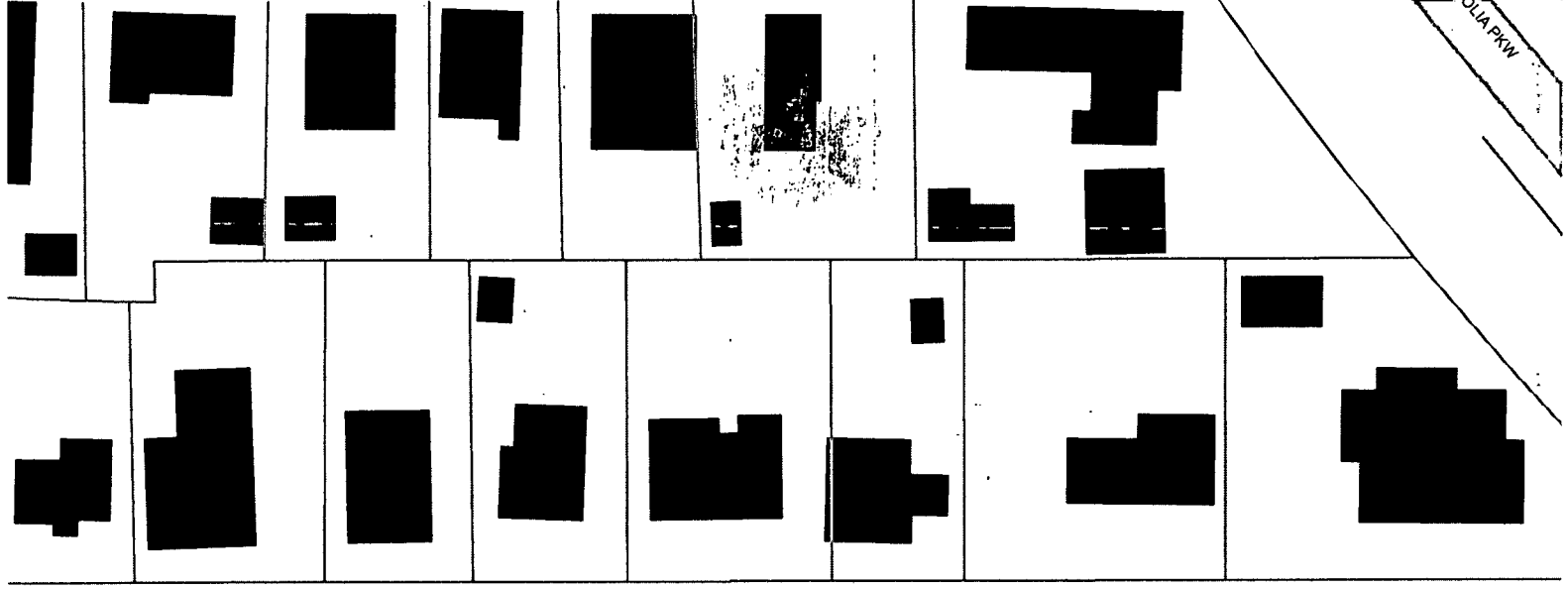
28 W. IRVING





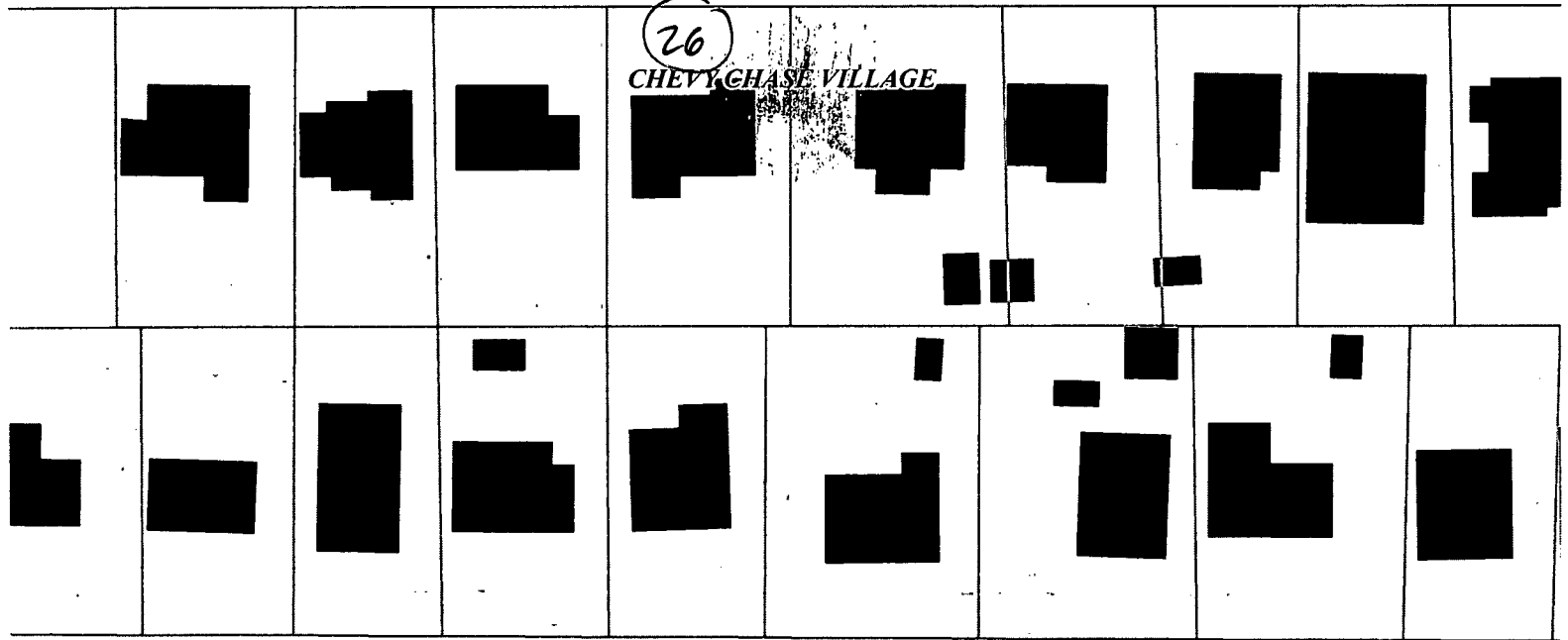
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27 W. IRVING



W IRVING ST

W IRVING ST

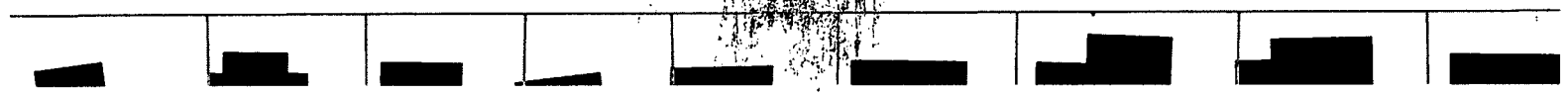


26

CHEVY CHASE VILLAGE

HESKETH ST

HESKETH ST



26 West Irving



(c) Copyright 2008, Pictometry International

26



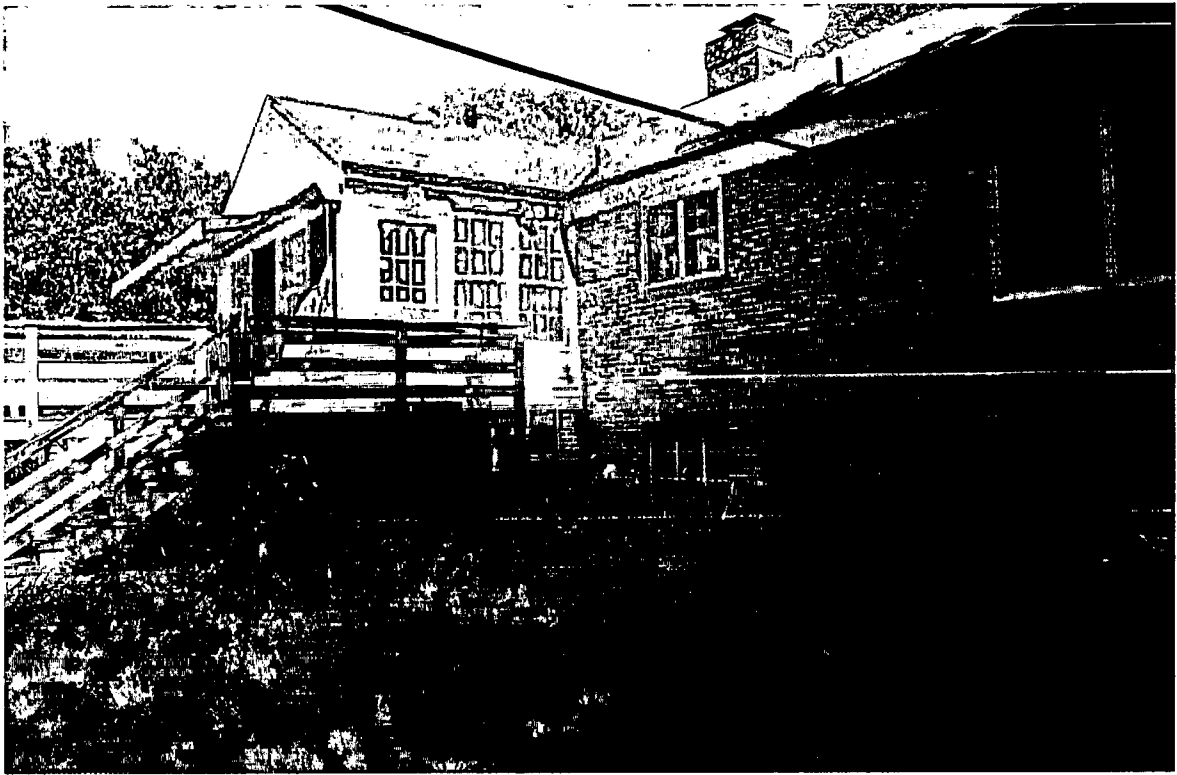
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(c) Copyright 2006, Pictometry International





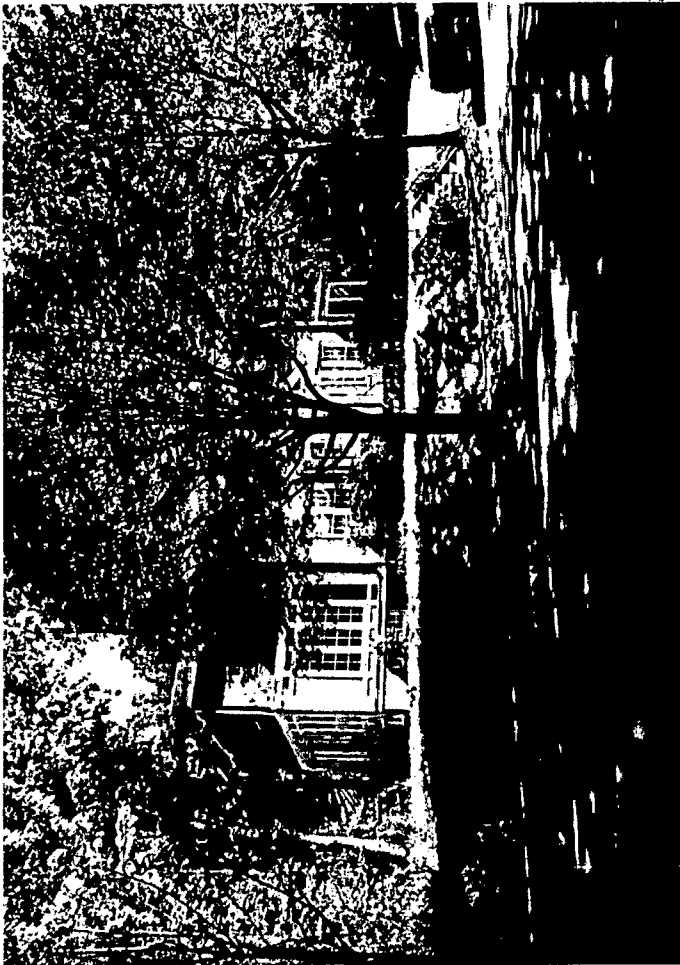




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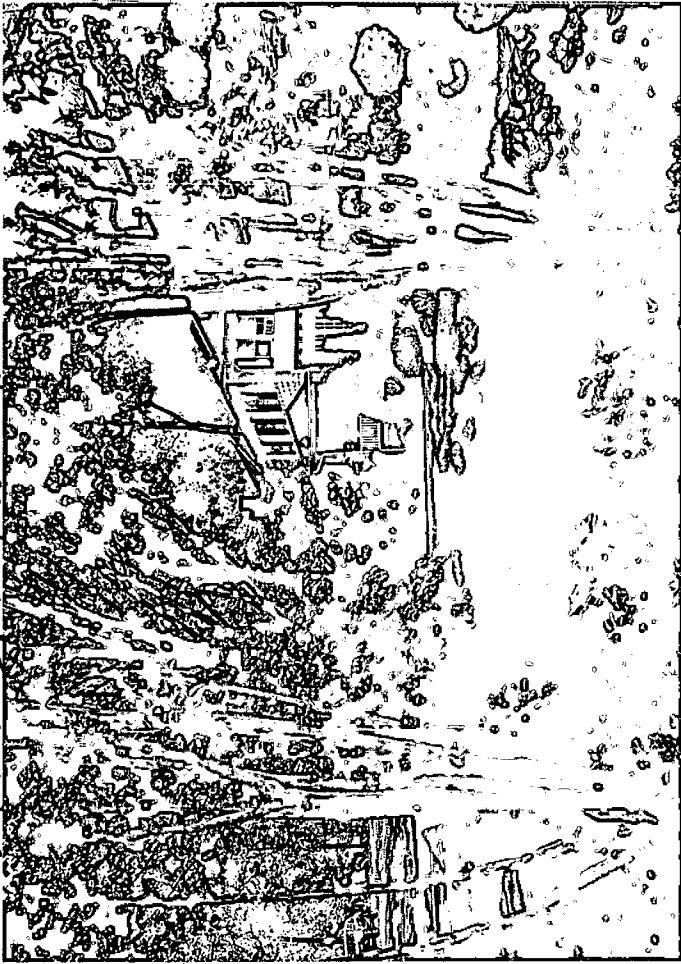
24 West Irving



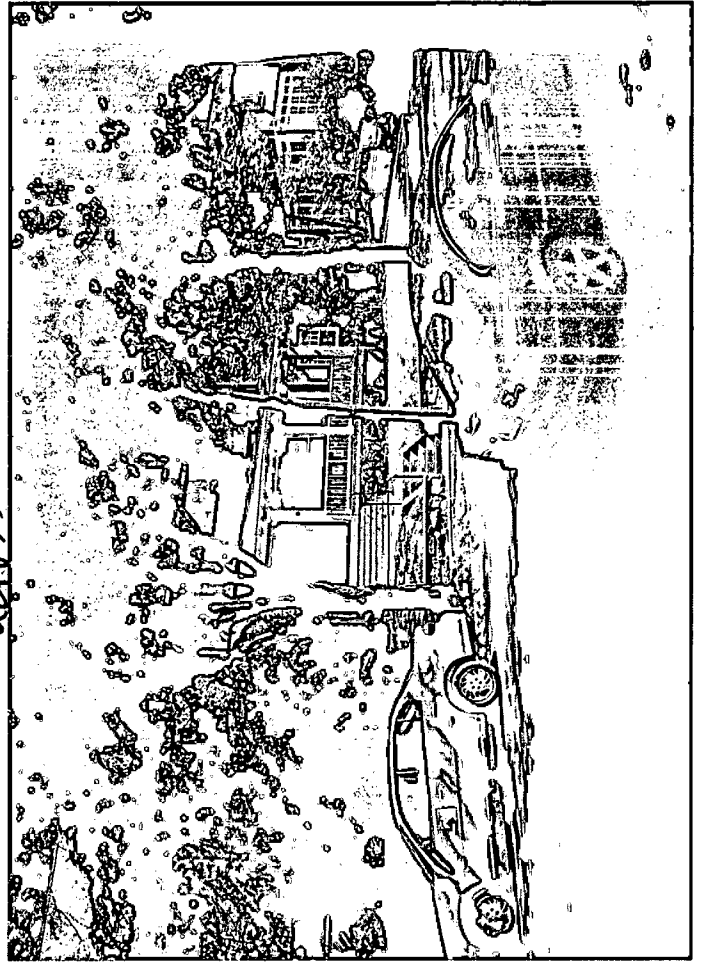
28 West Irving



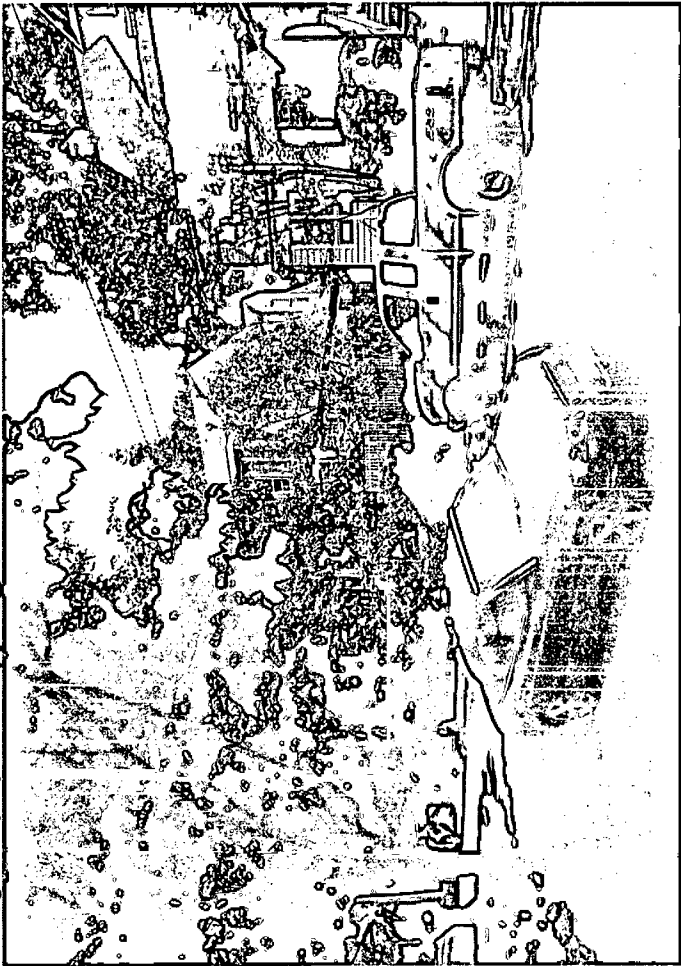
2-4 WEST TAVING and block



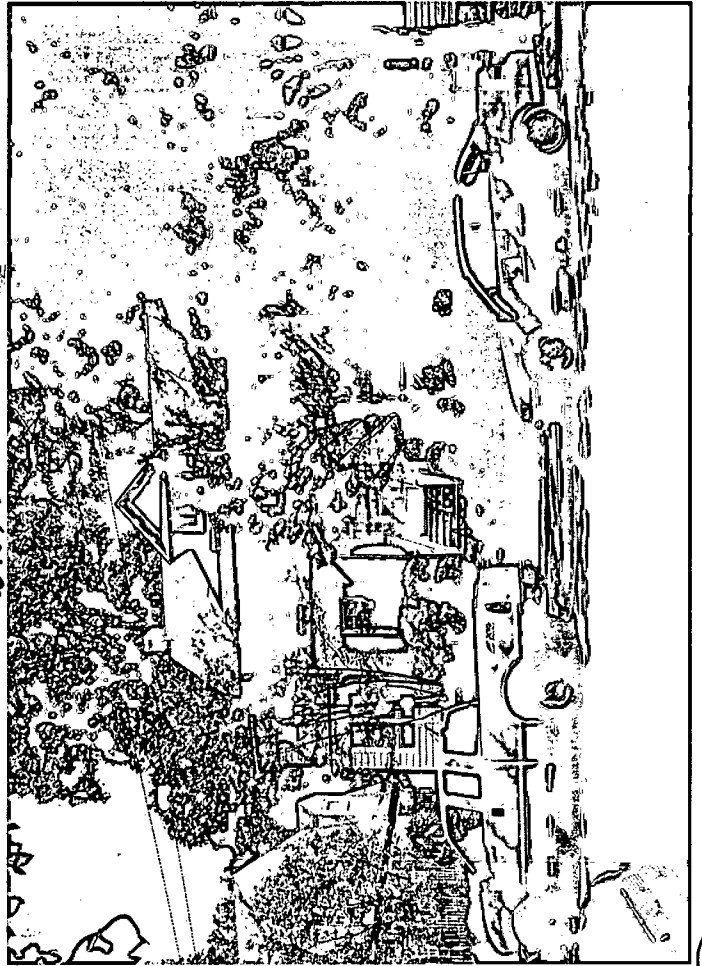
across



across the street



across



Back of 28 West Irving



MR. JESTER: The next item on our agenda this evening are the preliminary consultations. The first case is A at 26 West Irving Street. Is there a staff report?

MS. FOTHERGILL: Yes. This is a non-contributing resource in the Chevy Chase Village Historic District. Here's an aerial shot of it look sort of at the overhead at the back of the house. And before I start my staff report, I just want to clarify that the HPC did receive revised plans that were not in your staff report, you received them by e-mail and also at the work session, and those are the plans we'll be referring to tonight.

Also, I want to bring your attention to the comments from the Local Advisory Panel supporting the project, that you also received. And a letter from the adjacent property owner at 28 West Irving, also in support of the project. The applicants are proposing to demolish this non-contributing house and construct a new house in essentially the same location on the property. These are just photos of the existing conditions.

The applicants are proposing a two-story approximately 3,400 square foot house with a 1600 square foot footprint, not including the porches. There's a front dormer, a rear screen porch and a deck and patio at the rear. The proposed materials are cedar shingle stucco, wood windows, doors and shutters, synthetic trim, painted fiberglass columns and a masonry chimney. The applicants are proposing to retain the existing circular driveway configuration but reduce its size and change the material from concrete to pea gravel.

This is the house across the street, which is set up a number of steps from the street. And then the two adjacent resources. There's one, and that is the other. This is looking down the block and the house is on the left. The applicants provided a streetscape study and a footprint comparison for your review.

As you can see, the house is essentially the same exact height as the adjacent resources, which is what staff had encouraged and supports for new construction. You can see in this site plan that

the existing footprint as well as the proposed footprint and how this is not a substantially larger footprint than the existing one. In fact, you can see that at the front it is set back a little more at the front to be in keeping. I'm just going back to this one to show you that it's in line with the adjacent resources where as the current house does project a little forward.

And these are the elevations. This is the front.

It is four bays and the adjacent resources are three bays, which was noted in the staff report. Here is the east elevation, west elevation and the rear, and the floor plans.

We can go back to these as we talk about it. The Chevy Chase Village Guidelines are clear that demolition of a non-contributing resource should be permitted, and the new house is reviewed under the guidelines for new construction, and that key considerations in reviewing new construction should be fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

The house is essentially in scale with the adjacent resources. Staff had discussed with the applicants the appearance, that it appears wider by being four bays as opposed to three bays, but however, as you can see in this, that it is, it's continuing the existing pattern in terms of that footprint and also it really, in staff's opinion, isn't out of scale with the adjacent resources. And, in fact, if it went further back on the property, it would sort of impact the pattern of the rear backyards that exist right now, and that would be continued with the design as shown.

One recommendation staff had was to remove the circular driveway to use this as an opportunity to take away that feature which is not common on this block and that the applicants could have a new pea gravel driveway, but only one side of the house and then the restoration of a lawn in front of this house would be an improvement and more in keeping with this block and the historic district.

The applicants are here with their architect to answer any questions and talk about the project.

MR. JESTER: Are there any questions for staff? Okay. If the applicant would like to come forward and make a presentation. If you would please turn on the microphone and state your names for the record.

MR. JONES: My name is David Jones, I'm the architect for the owners, and the owners are Margaret Griffin and Carter Griffin.

MS. GRIFFIN: Hello.

MR. JONES: I'm not sure we have a presentation. We're here to discuss the design. I think the choice, there are a couple of things I'd like to say about the house. One is, it has a hip roof and that's to minimize the impact on the two side neighbors. Not to have a gable end facing those adjacent houses, I think is a plus for them.

The second thing is, we divided the house with two materials. There are shingles, painted shingles above and stucco below. There are several houses in the historic district that are like this. There's a house on, correct me if I'm wrong, Anne. There's a house on, there are two houses on West Lenox and there's one house on West Kirk Street, or West Irving. West Irving, also on West Irving, which had this combination of shingles and stucco.

The other thing that we were very cognizant of is we did not want to project into the rear yard very far because there are two things. One is the rear yard is down almost a fully story. The other houses on the block, we only show the three here, but if you look at the larger site plan, you'll see that a whole bunch of them don't really set back very far into the back. And that's partly because the backyard is down, and secondly, there is, particularly for this house and the two adjacent ones, the neighbors to the south have grown these very tall privacy hedges which create a lot of shadow on our side because we're to the north of those properties.

So we didn't want to go very far back because it was down and would create sort of a dark, dank place if we did that. So we tried to get the house not very deep. Which is part of why it's as

wide as the existing house. It's not narrower. That was one of our issues. We do have a letter from the neighbor to the west, the Ingrams, and we should, we expected to have a letter from the neighbors to the east, the Williams. I've met twice with David Williams who's very pleasant and is in full support of this project, but he is out of town at a graduation. He wanted to write a letter but he is in full support. He's given us this verbally.

This house is a little bit wider than the houses next to it but it's, compared to the house across the street, it's three feet narrower, not including the bay it's five feet narrower if you include the bay on the house across the street. The house across the street is substantially higher. The issue of the four bay versus three bay. The house to either side is three bay, and the question would be raised, well why didn't the architect do a three bay. The reason is, I think, the Village is known for its variety. It has all these different styles. It has all different sizes of house.

I live in a 3,500 square foot house larger than this house that we're proposing, very small for my street, but on the other side the house next to me is 7,000 square feet on one side, and a 4,500 on the other. So there's this variety just in my situation, and I think we have that here on this street. If we were to look at Circle 27, I believe, yes. If we look at Circle 27 and we look at our proposed site 26, you'll see that this house is, that's the existing house, but our house is pretty much the same footprint. Our house is pretty much the average of the street. There are some houses, there's actually a house across the street, diagonally across the street, which you've approved a fairly large addition to, which makes that house much bigger than you see on this site plan.

So our house is sort of the average, maybe towards the lower end of that average. So personally, I think the three bay versus four bay is partly, if you look at the three houses to the left of this house as you're facing it, two of the three are center bay, or center hall three bay houses. And if you look at, I'm sorry, the two houses to the left are center hall three bay houses, and if you look to the right of this house, of the three houses, two of those are center hall three bay houses.

I thought it was good for the street to be a little bit different than the three bay center hall house, and that's where the four bay came from. And I think it's going to work. I think it's a good thing for the street.

MR. JESTER: Do you want to say anything about the staff concern about the driveway?

MR. JONES: Well, I think having looked at these aerial views, I have to admit that the driveway looks pretty, doesn't look good here. That's the existing driveway, ours is smaller but I can imagine, I think that, I have to agree it's not the pattern of the street. I'll defer to the people who are going to actually live in the house.

MR. GRIFFIN: I think it's inarguable that it's not in keeping with the rest of the neighborhood. We certainly, in working with David, wanted to incorporate that into the design, but I think in the spirit of, you know, making the house work within the context of the neighborhood and with the design objectives here, I think it's something we're willing to consider changing to a structure that Anne suggested at the beginning.

MR. JESTER: Are there any questions for the applicant?

MS. MAHER: Is the dormer that's in the front, is that purely decorative?

MR. JONES: Yes. It's an attic. Yes. It lets light into the attic. It's a pull down stair to an attic, so it's not a room.

MR. TRESEDER: I have a question about a lot of the adjacent houses in the neighborhood have garages in the back or accessory buildings in the backyard. Is it considered that that might in the future be a plan to run a driveway to the backyard and put a garage structure in?

MS. GRIFFIN: We have not drawn it that way. But I don't, you know, if that's something that we need to consider, we should do that now. We should consider it now.

MR. JONES: No. These clients are not interested in having an outbuilding in the backyard, an accessory building. Not to say that someone who might buy the house 20 years from now



wouldn't want to have a shed or a outbuilding.

MR. JESTER: With your proposed footprint would it be permissible to get a driveway back to the --

MR. JONES: Yes.

MR. JESTER: Are there any other questions?

MS. HEILER: Yes, I just had one. I assume then you agree to a single driveway on one side. You had proposed to make the circular drive pea gravel. Would this also be pea gravel?

MS. GRIFFIN: Yes.

MR. JESTER: I think we can move into deliberations. If you want to turn your mikes off. I guess you're welcome to just remain at the table. We can deliberate and give you some feedback. Does anyone want to begin and comment the general massing, the details, the driveway, materials? Those are the main ones we want to make sure we address.

MS. MILES: Okay, I'll begin. I certainly support the demolition of a non-contributing building in conformance with the Chevy Chase Guidelines. I think the design is well within the appearances standards and appropriateness for the neighborhood. I also think that the proposed massing is in keeping with the massing on the street, and I have no objections to anything in your proposal other than the circular driveway and I do support your proposal to convert it to a one side driveway pea gravel. I think the materials proposed are fine and I think the new house would be an improvement and a nice addition to the street.

MR. RODRIGUEZ: I do agree that is a good improvement to the street, and I think the proportions work very well, and so I appreciate that, the careful detail that you have put into defining the scale of the house I think is right for the street. I definitely will insist that you consider, recommend that you remove the driveway and try to increase the area of the lawn in front of the house, so that will be basically my recommendation. I think in terms of the treatment, materials, the scale is very appropriate

and is in keeping with the standards for this historic district.

MS. WHITNEY: I also think that the addition of this home to this neighborhood is a great idea. In commenting something that Mr. Jones said about each home in this neighborhood, and I'm sorry I don't remember verbatim what you said, but the flavor was that every home in this neighborhood has a little bit of its own personality. You do not live in a cookie cutter neighborhood, and because of that, because this is not a cookie cutter neighborhood and because you do want your home to have its own attitude, as it were, I am supporting the concept of keeping this circular driveway. Yes, it is unique to the street, but it's unique. It's its own attitude. I would, however, like to see it slightly smaller. It takes up a little too much space perhaps. Maybe you could make it a little more conservative to appease the rest of the panel, but I like its individuality.

MR. SWIFT: Yeah, I noticed and appreciated the use of a hip roof. I think that was an appropriate nod to the houses on either side and kept this house within the right scale. I'm not sure I'm a huge fan of the shed dormer on the front, but I wouldn't object to it. You know, you're the designer or the architect. I think I'd prefer a single straight driveway as most of the commissioners have noted, but I'd probably be willing to go along with a single width circular driveway that was, you know, strongly scaled down from what's out there now. So I'm willing to consider that.

You may not have enough support from others here. Thank you.

MR. TRESEDER: I would identify with the remarks made by other commissioners. I think the massing is very appropriate. I have no problem with the four bay design.

And I also sort of appreciate the, it looks to me like you're possibly thinking of using casement windows rather than sash windows which, again, adds, is not typical for a lot of these Colonial houses, and I think that has potential, it adds a very, some good interest to the design.

As far as the driveway is concerned, I agree it should be smaller. Whether or not it's circular or not, I am, don't feel strongly about it.

MS. HEILER: I just agree with the other commissioners. I think it's a very attractive house and it will make the neighborhood better. I do think that the circular driveway is a little bit disconcerting in this neighborhood with lawns everywhere else.

MR. JESTER: I guess from my perspective, I also agree that the massing is appropriate and compatible with the district. I think it's handled very well and will fit in very well. I think I feel the driveway, the circular drive probably is not a good idea. I think it's not in keeping with the rest of this. I realize it's an existing condition but, we're treating this as if it's a, you know, completely new, a blank slate. So when I look at it from that perspective, I think a single drive of pea gravel would be a better solution and more appropriate.

I actually think that the dormer on the front helps kind of break down that large expanse of that hip roof and, if anything, I think proportionately will even benefit from being just slightly larger. I realize it's just an attic but, I mean, that may be a dissenting view, but I think might actually help it. I think it really does break down that hip which is handling your four bay elevation there.

I think you've heard from almost everyone that we're in general agreement about the massing being appropriate. I don't hear any concerns about the materials. I think you've heard many of the commissioners express some concern about the driveway. A couple who might be inclined. There are obviously a couple of commissioners who aren't here this evening who may be here when the application comes forward but, I think you're definitely moving in the right direction and I would encourage you to proceed with a HAWP application.

MR. JONES: Thank you.

MS. GRIFFIN: Thank you.

MR. GRIFFIN: Thanks.

**Fothergill, Anne**

---

**Subject:** FW: comments for HPC hearing on 5/12/10: 26 Oxford, 26 W Irving

## Case II-A

**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]

**Sent:** Wednesday, May 12, 2010 2:54 PM

**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua

**Cc:** Bob Elliott; ChCh Village file (CCV@montgomerycountymd.gov); FeldmanGS@aol.com; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); Stephens, Betsy; Wellington, P. (ccv)

**Subject:** comments for HPC hearing on 5/12/10: 26 Oxford, 26 W Irving

The following are the Chevy Chase Village LAP comments for items on the HPC agenda for 5/12/10:

### 26 Oxford St

Non-contributing resource

Alterations to accessory structure behind the main house:

garage doors replacement with French doors, enclose space on west side and two small extensions west side

Staff recommendation : approval

LAP concurs with Staff Recommendation for approval

### 26 West Irving St

Non-contributing Resource

Preliminary Consultation regarding demolition of non-historic house and construction of new 2-story, 3400 SF house

Staff preliminary comments: A.) Make house "slightly more narrow" to reduce apparent scale with 4-bay design

B.) Remove circular driveway rather than replace with pea gravel since the circular drive is not a common feature on this block

LAP comments:

A. We have studied the drawings, questioned the architect and note that the proposed house has the same footprint as the house it replaces. We recognize that the overhangs are slightly larger, but this is generally perceived as good thing. Therefore we are in agreement and do not share the concern regarding the number of bays in the front elevation or the proposed reduction of the width of the house. The house as designed appears compatible with the existing vernacular in historic district as a whole. One member noted: "We would encourage 'Lenient' review here by the HPC.

B.Regarding the circular drive , one member stated: "The parking area is indeed very substantial and any reduction would be welcome, but I also recognize that this is the only off-street parking available to the house and it is an existing condition " Another noted: "Getting rid of the cement, using pea gravel, and diminishing the driveway/ parking area is a great improvement." Therefore we would encourage the designer to work on reducing the scale of the existing drive where possible, but do not believe that reduction beyond what is already proposed should constitute an absolute requirement by the HPC.

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

**Fothergill, Anne**

---

**Subject:** FW: comments for HPC hearing on 5/12/10: 26 Oxford, 26 W Irving

## Case II-A

**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]  
**Sent:** Wednesday, May 12, 2010 2:54 PM  
**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** Bob Elliott; ChCh Village file (CCV@montgomerycountymd.gov); FeldmanGS@aol.com; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); Stephens, Betsy; Wellington, P. (ccv)  
**Subject:** comments for HPC hearing on 5/12/10: 26 Oxford, 26 W Irving

The following are the Chevy Chase Village LAP comments for items on the HPC agenda for 5/12/10:

### 26 Oxford St

Non-contributing resource

Alterations to accessory structure behind the main house:

garage doors replacement with French doors, enclose space on west side and two small extensions west side

Staff recommendation : approval

LAP concurs with Staff Recommendation for approval

### 26 West Irving St

Non-contributing Resource

Preliminary Consultation regarding demolition of non-historic house and construction of new 2-story, 3400 SF house

Staff preliminary comments: A.) Make house "slightly more narrow" to reduce apparent scale with 4-bay design

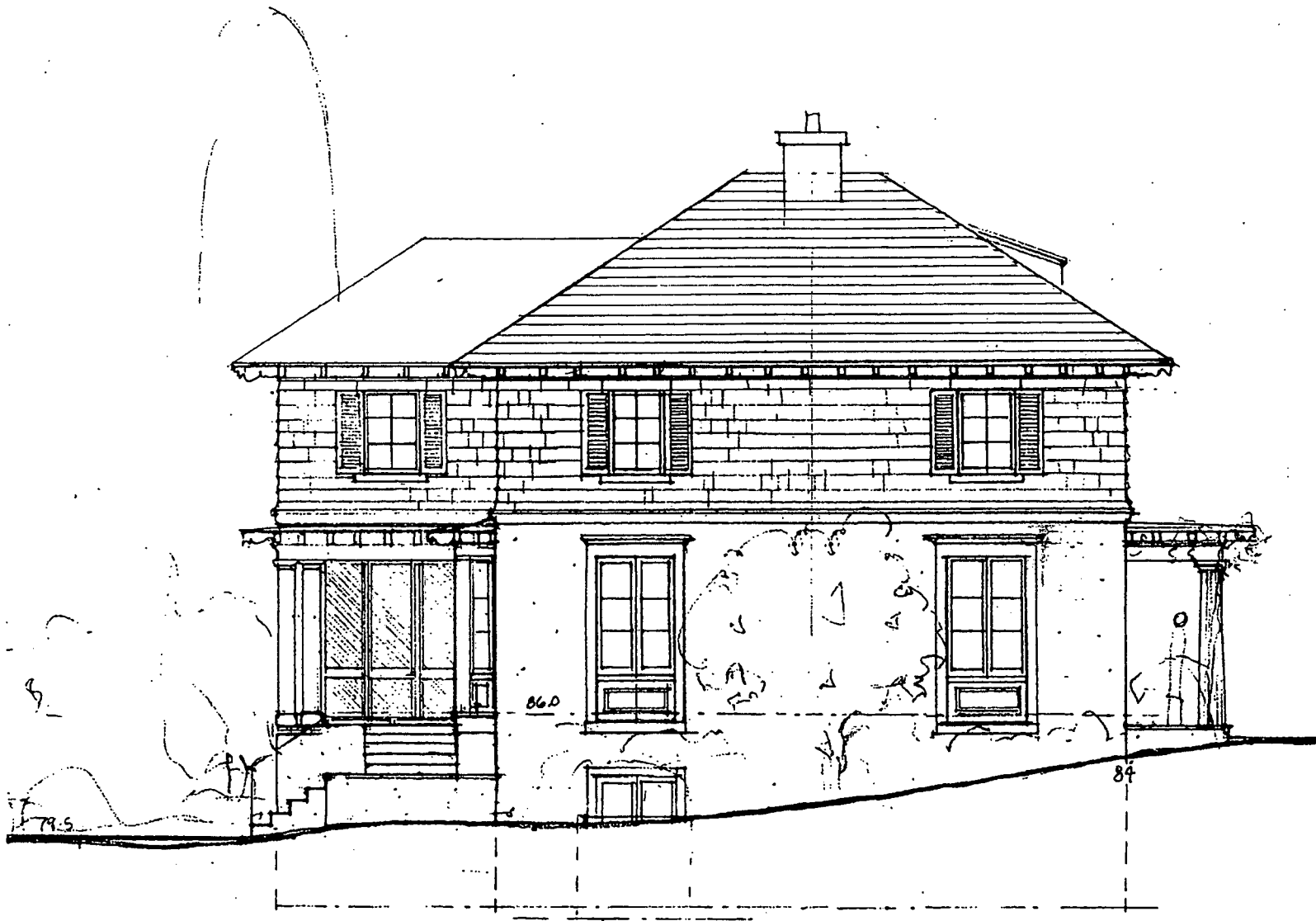
B.) Remove circular driveway rather than replace with pea gravel since the circular drive is not a common feature on this block

LAP comments:

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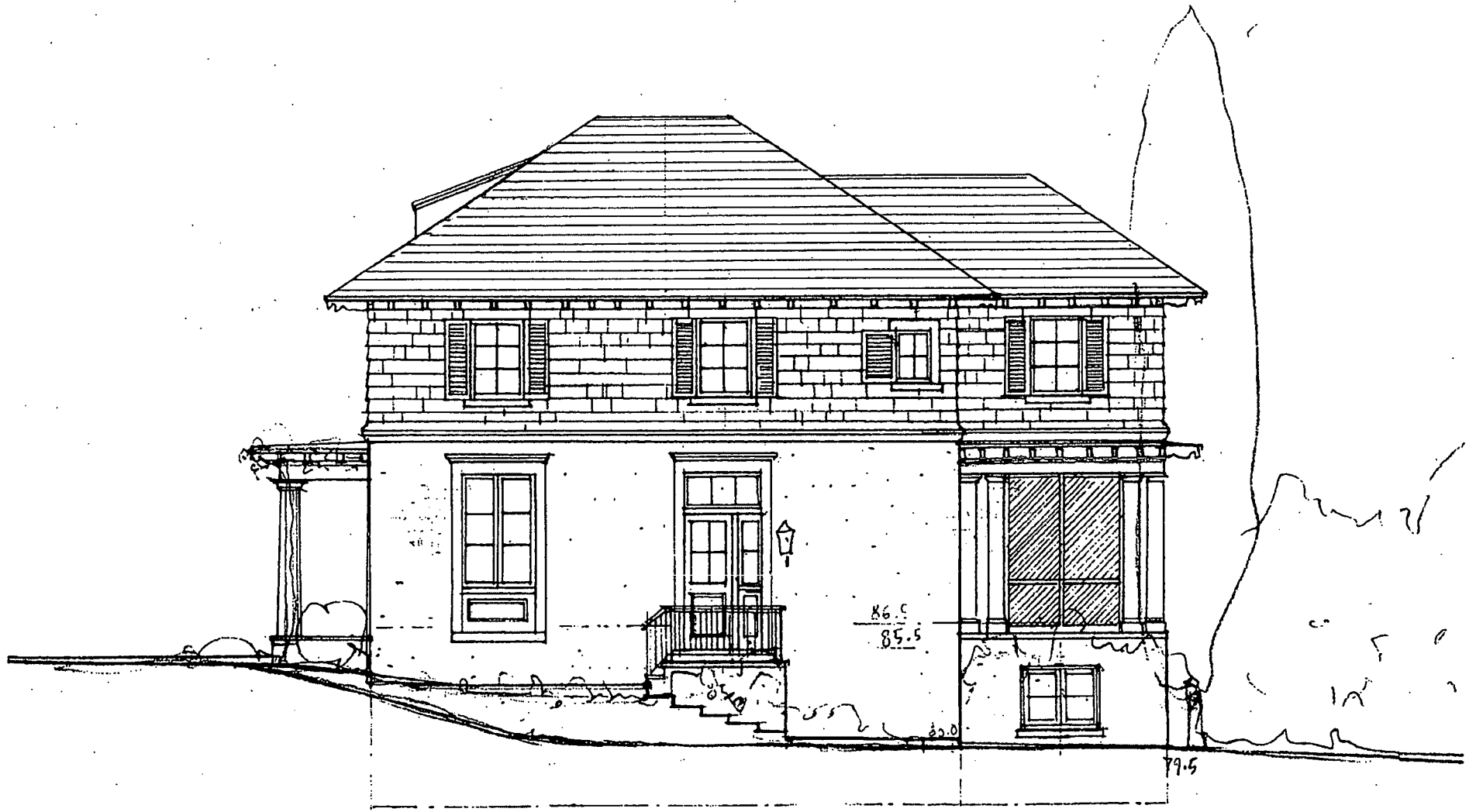
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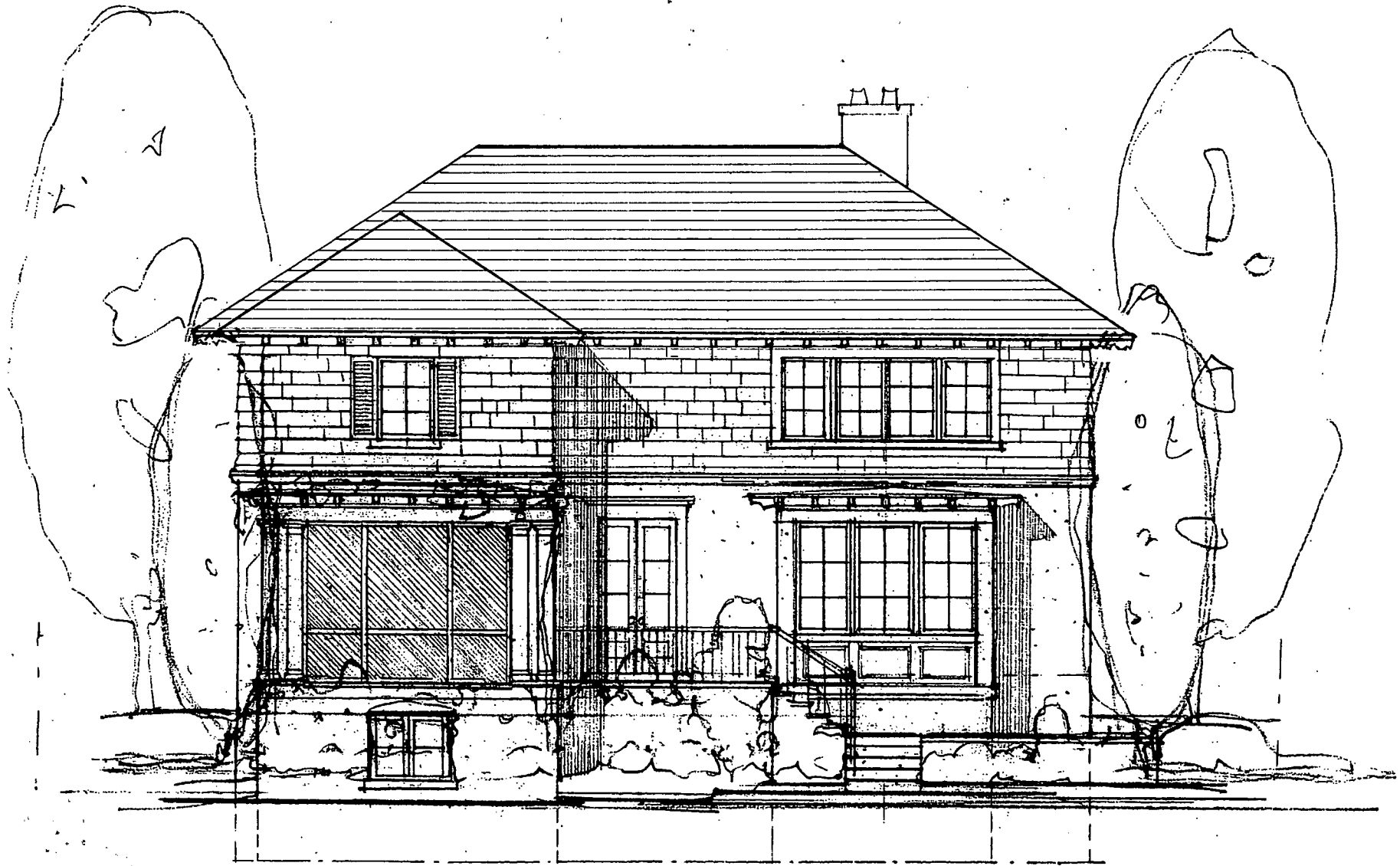


Griffin Residence • East Elevation @ 1/8" = 1'-0" • David Jones Architects 3-31-10

II-A

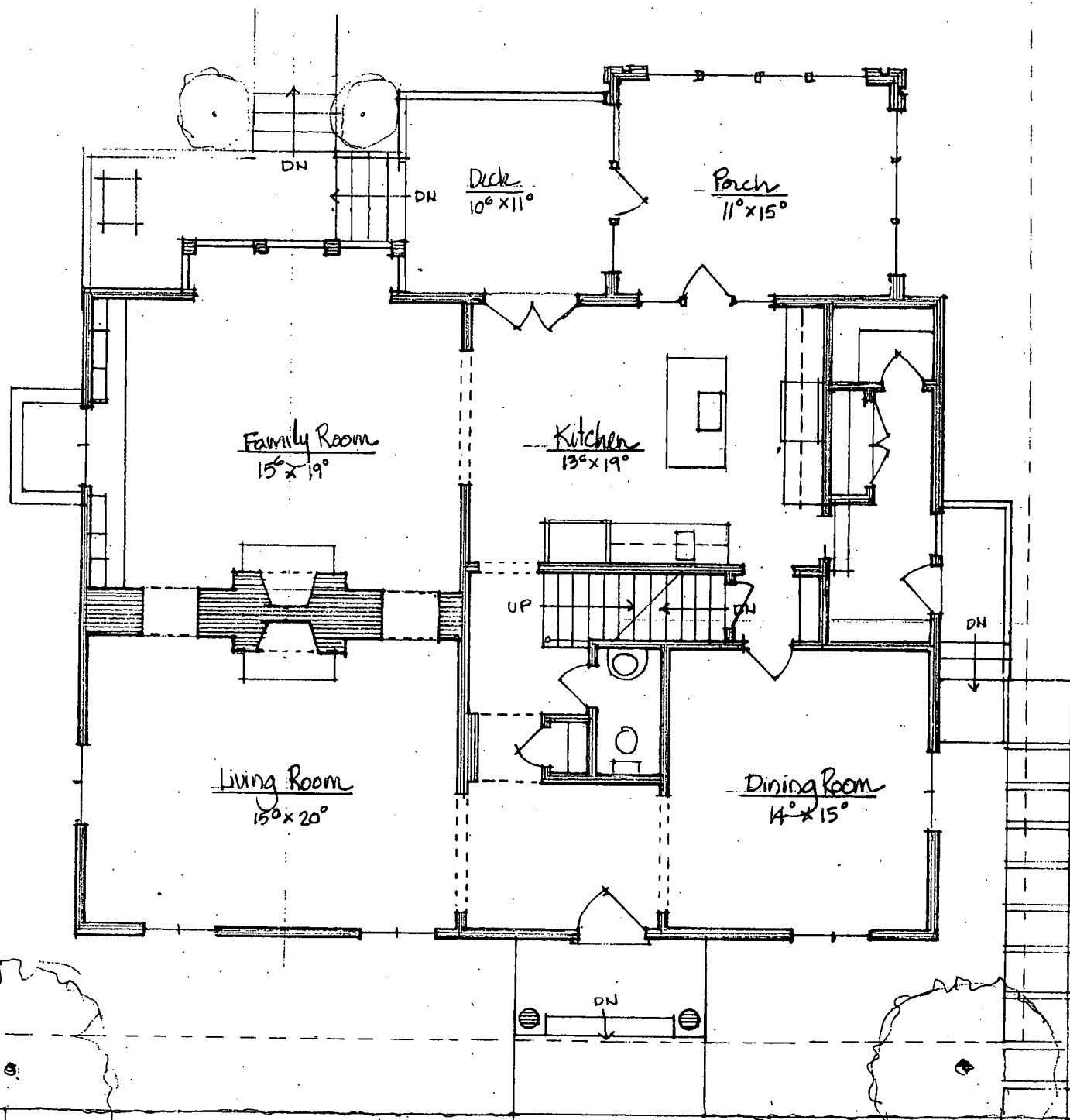


Griffin Residence • West Elevation @ 1/8"=1'-0" • David Jones Architects 3.31.10.

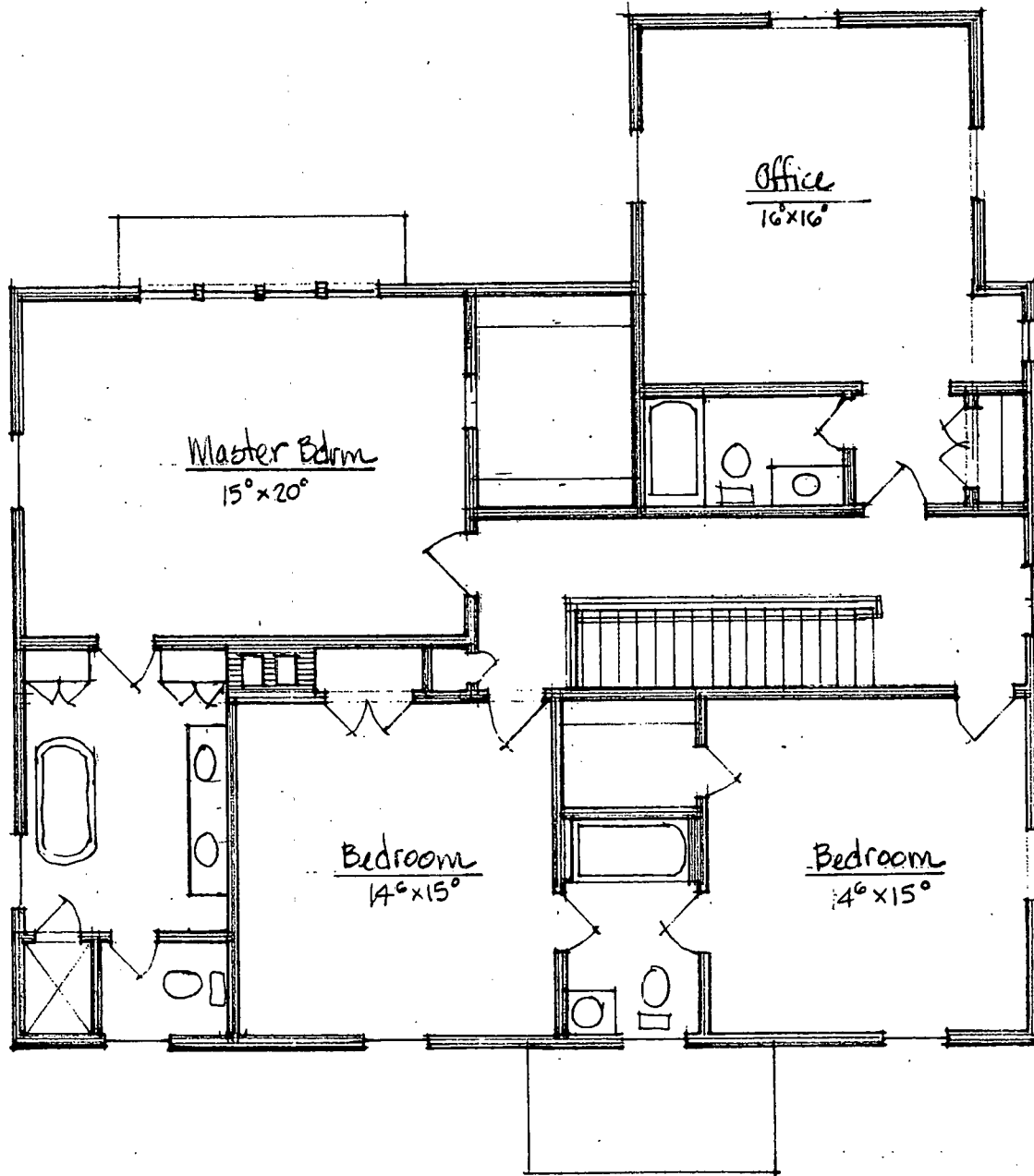


Griffin Residence • South Elevation @ 1/8" = 1'-0" • David Jones Architects 3.31.10





Giffin Residence • 1st Floor @ 1/8"=1'0" • David Jones Architects 3.31.0



Griffin Residence • 2nd Floor @ 1/8" = 1'-0" • David Jones Architects 3.31.10

**Fothergill, Anne**

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**Subject:** 26 West Irving Street, Chevy Chase, MD

**Case II-A**

**From:** Greg Ingram [mailto:gi10416@hotmail.com]  
**Sent:** Monday, May 10, 2010 6:23 PM  
**To:** Fothergill, Anne  
**Cc:** Lee Ingram  
**Subject:** FW: 26 West Irving Street, Chevy Chase, MD

Ms. Fothergill:

My understanding is that at one of its upcoming meetings the Montgomery County HPC will be considering plans for the construction of a new home for the Griffins at 26 West Irving Street, Chevy Chase, MD 20815.

My wife, Lee Ingram, and I reside at 28 West Irving Street, abutting the west side of number 26. We met on Sunday, May 9, with Margaret Griffin and Richard Zantzing and reviewed plans dated March 31, 2010 proposed for a new dwelling at 26 West Irving Street that have been prepared by David Jones. We believe that the proposed residence will be compatible with and be a welcome addition to the neighborhood, and we support this proposal.

Sincerely,  
Gregory K. Ingram



a copy for you  
Pj1

**Municipality Letter for  
Proposed Construction Project**

**Subject Property:** 26 West Irving St., Chevy Chase, MD 20815  
**Property Owner:** Richard Zantzinger  
**Project Manager/Contractor:** David Jones, David Jones Architects  
**Proposed Work:** (1) Demolish existing house; (2) construct new house.

April 16, 2010

Carla Reid, Director  
Department of Permitting Services of Montgomery County  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850

Dear Ms. Reid,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at [ccvpermitting@montgomerycountymd.gov](mailto:ccvpermitting@montgomerycountymd.gov).

Sincerely,

Shana R. Davis-Cook  
Chevy Chase Village Manager

**CHEVY CHASE VILLAGE**  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
Phone (301) 654-7300  
Fax (301) 907-9721  
[ccv@montgomerycountymd.gov](mailto:ccv@montgomerycountymd.gov)  
[www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)

SHANA R. DAVIS-COOK  
*Village Manager*  
DAVID R. PODOLSKY  
*Legal Counsel*

**BOARD OF MANAGERS**  
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*Treasurer*  
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*Assistant Treasurer*  
PETER M. YEO  
*Board Member*

**Fothergill, Anne**

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**Subject:** 26 West Irving Street, Chevy Chase, MD

**Case II-A**

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**Sent:** Monday, May 10, 2010 6:23 PM  
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**Cc:** Lee Ingram  
**Subject:** FW: 26 West Irving Street, Chevy Chase, MD

Ms. Fothergill:

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My wife, Lee Ingram, and I reside at 28 West Irving Street, abutting the west side of number 26. We met on Sunday, May 9, with Margaret Griffin and Richard Zantzing and reviewed plans dated March 31, 2010 proposed for a new dwelling at 26 West Irving Street that have been prepared by David Jones. We believe that the proposed residence will be compatible with and be a welcome addition to the neighborhood, and we support this proposal.

Sincerely,  
Gregory K. Ingram

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

|                     |                                                                    |                       |                 |
|---------------------|--------------------------------------------------------------------|-----------------------|-----------------|
| <b>Address:</b>     | 26 West Irving Street, Chevy Chase                                 | <b>Meeting Date:</b>  | 5/12/10         |
| <b>Resource:</b>    | Non-Contributing Resource<br>Chevy Chase Village Historic District | <b>Report Date:</b>   | 5/5/10          |
| <b>Applicant:</b>   | Mauck Zantzing Properties, LLC<br>(David Jones, Architect)         | <b>Public Notice:</b> | 4/30/10         |
| <b>Review:</b>      | Preliminary Consultation                                           | <b>Tax Credit:</b>    | None            |
| <b>Case Number:</b> | N/A                                                                | <b>Staff:</b>         | Anne Fothergill |

**PROPOSAL:** Demolition of house and new construction

**STAFF RECOMMENDATION**

Staff recommends that the applicants make any revisions based on the HPC's recommendations and proceed to a HAWP.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Modern Ranch  
**DATE:** c. 1960

**PROPOSAL**

The applicants are proposing to demolish the existing, non-historic house. They propose to construct a 2-story, approximately 3,400 SF house with a 1,611 SF footprint (not including porches). The house has a dormer on the front, a rear screened porch, and a deck and patio at the rear. The proposed materials are cedar shingles, stucco, wood windows, doors and shutters, synthetic trim, painted fiberglass columns, and a masonry chimney. The applicants propose to retain the existing circular driveway configuration but reduce its size and change the material from concrete to pea gravel.

See proposed plans in Circles 10-18. The applicants have provided building setback and height comparisons of the adjacent houses in Circles 19 + 20. Photos of the existing house and other houses on the block are in Circles 21-36.

**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 Non-Contributing or Out-of-Period Resource as "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 positively contributes to the overall streetscape but is out of the district's primary historical and architectural context."

The Guidelines state:

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these type of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of non-contributing/ out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

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 principles identified above—fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

**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 Chevy Chase Guidelines are very clear that demolition of a non-contributing/out-of-period resources should be permitted and that any new house will be reviewed under the guidelines for new construction. They also state that “the key considerations in reviewing new construction should be the two paramount principles identified above—fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character.”

As can be seen in the height and front setback comparison, the proposed house is in line with the front setback pattern of the two adjacent houses and the roof ridge will be at the same height as the adjacent resources (within ½ foot). The house has essentially the same footprint as the existing house but because the new house has four bays and the houses on each side are only three bay houses, this house appears slightly more massive than the other two houses. Staff discussed making the house slightly more narrow and extending further back on the lot. However, the applicants are reluctant to make that change since the rear yard is not large and the house would extend further back beyond the adjacent houses and disrupt the rear setback pattern and existing open space.

One recommendation staff has is to remove the circular driveway, which is not a common feature on this block. Staff recommends that the applicants propose a new pea gravel driveway, the proposed material, but only on one side of the house. The addition of lawn in front of this new house would be an improvement and more in keeping with the historic district.

Overall, staff finds that the demolition of the existing non-historic house is allowable and that the proposed house is in keeping with the adjacent resources and the historic district in terms of its size, scale, materials, and design. Staff recommends that the HPC provide the applicants with clear direction on any aspects that they would like to see revised before they apply for a Historic Area Work Permit.

**STAFF RECOMMENDATION**

Staff recommends that the applicants revise the proposal based on the comments of the HPC and then return with a Historic Area Work Permit application.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: DAVID JONES  
Daytime Phone No.: 202-332-1200

Tax Account No.: 00455394  
Name of Property Owner: MAUCK ZANTZINGER PROPERTIES LLC Daytime Phone No.: 202-363-8501  
Address: 5141 MACARTHUR BLVD NW WASHINGTON DC 20016  
Street Number City State Zip Code  
Contractor: MAUCK ZANTZINGER & ASSOCIATES Phone No.: 202-363-8501  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: DAVID JONES ARCHITECTS Daytime Phone No.: 202-332-1200

House Number: 26 Street: WEST IRVING  
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY  
Lot: 23 Block: 29 Subdivision: CHEVY CHASE, MD.  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC  Slab  Room Addition  Porch  Deck  Sted
- Seler  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

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

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

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

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.

David Jones  
Signature of owner or authorized agent

4.20.10  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

# DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW, WASHINGTON, DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

Griffin Residence  
26 West Irving Street  
Chevy Chase MD 20815

## Abutting and Confronting Properties:

Cary & David Williams  
24 West Irving Street  
Chevy Chase, MD 20815

Elizabeth & Gregory Ingram  
28 West Irving Street  
Chevy Chase, MD 20815

Ruth Kainen  
27 West Irving Street  
Chevy Chase, MD 20815

Mark Sundback & Joy Pritts  
29 West Irving Street  
Chevy Chase, MD 20815

Ross Weiner & Melike Oncu  
21 Hesketh Street  
Chevy Chase, MD 20815

Evelyn & Joseph Schürman  
17 Hesketh Street  
Chevy Chase, MD 20815

**1. WRITTEN DESCRIPTION OF PROJECT**

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

EXISTING NON-CONTRIBUTING RANCH HOUSE IN  
THE CHEVY CHASE VILLAGE HISTORIC DISTRICT.

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

NEW PAINTED STUCCO & SHINGLE RESIDENCE.

**2. SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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 elevation 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**

- a. 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.
- b. 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. You can obtain this information from the Department of Assessments and Taxation, 51 Meade Street, Rockville, (301/279-1355).

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.

# DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW, WASHINGTON, DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

20 April 2010

Historic Preservation Commission  
Maryland- National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Proposed Residence for Mr. & Mrs. Carter Griffin  
26 West Irving Street  
Chevy Chase, MD 20815

Dear Commissioners:

On behalf of our clients Margaret and Carter Griffin, we request a design consultation at your meeting scheduled for May 12th. The existing house on the property is non-contributing and will be demolished. The new house will be two stories with an unfinished attic and a partially finished cellar. The existing concrete driveway will be removed, replaced with a pea gravel drive no larger than the existing concrete one.

The new house will be no wider than the existing house on the property, and the total lot occupancy will be less than 23%. The roof ridge height of the proposed house will be set at the average ridge height of the two adjacent houses. This will place the ridge substantially lower than the ridge of the house directly across the street, which is quite tall and on a higher grade.

Sincerely,



David Jones AIA

Enclosures

# DAVID JONES ARCHITECTS

Griffin Residence  
26 West Irving Street  
Chevy Chase, MD 20815  
20 April 2010

Lot Size: 8,750 SF

## A. Lot Occupancy

### Proposed SF:

|                |       |
|----------------|-------|
| House:         | 1,611 |
| Front portico: | 50    |
| Rear porch:    | 192   |
| Side stoop:    | 21    |
| Rear deck:     | 130   |
| Total:         | 2,004 |

Lot Occupancy: 22.9%

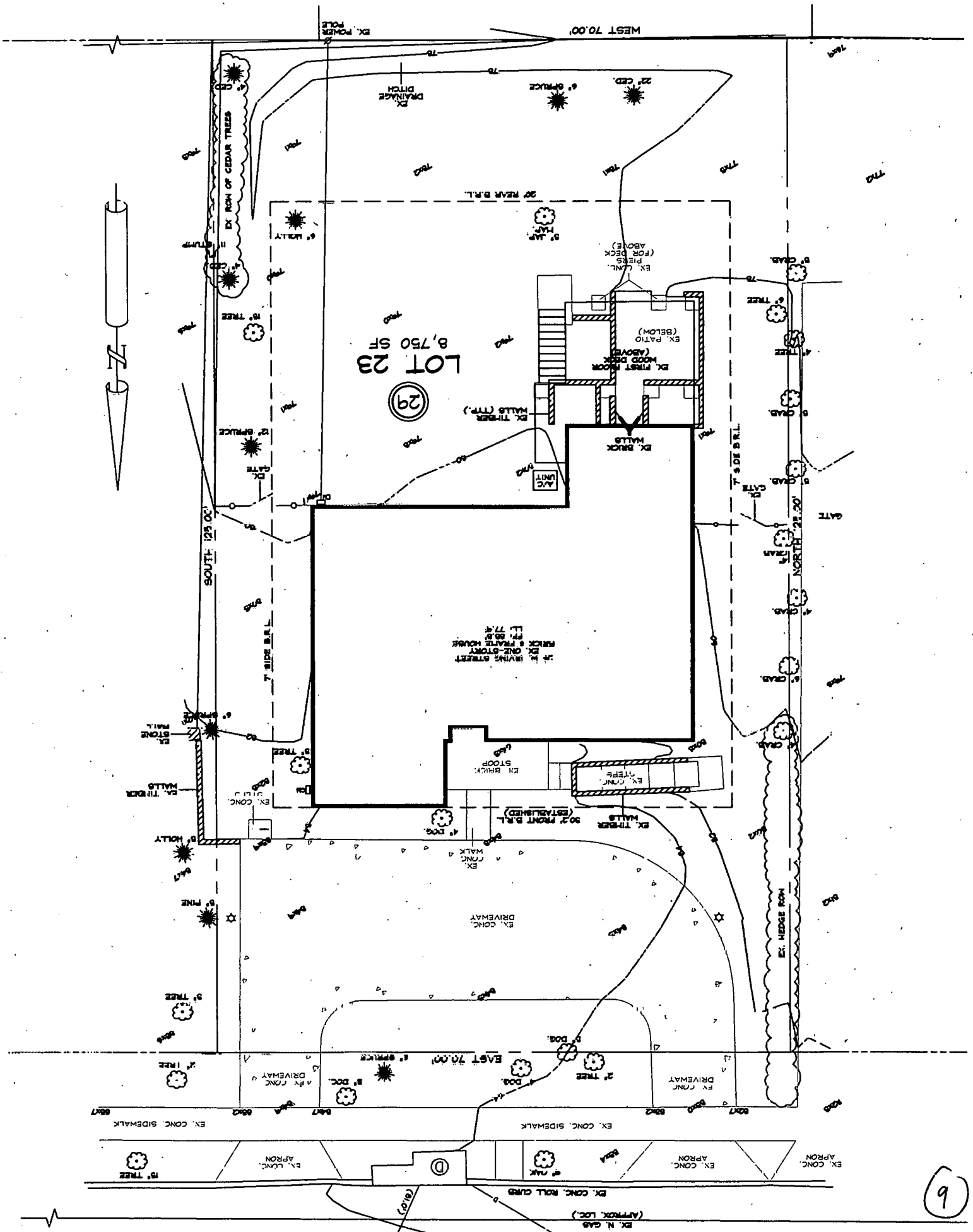
## B. Total House SF:

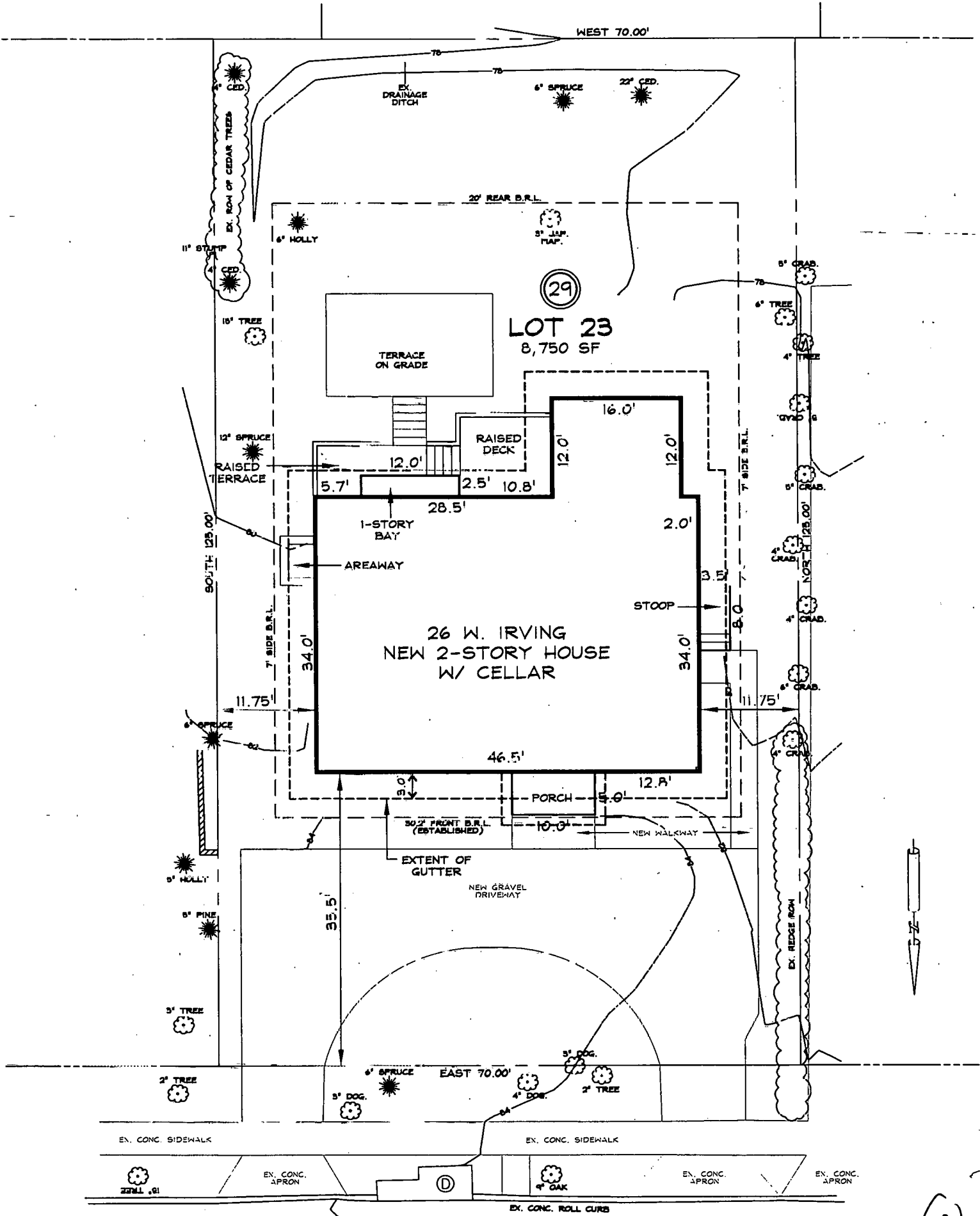
|               |              |
|---------------|--------------|
| First Floor:  | 1,611        |
| Second Floor: | <u>1,773</u> |
| Total:        | 3,384        |

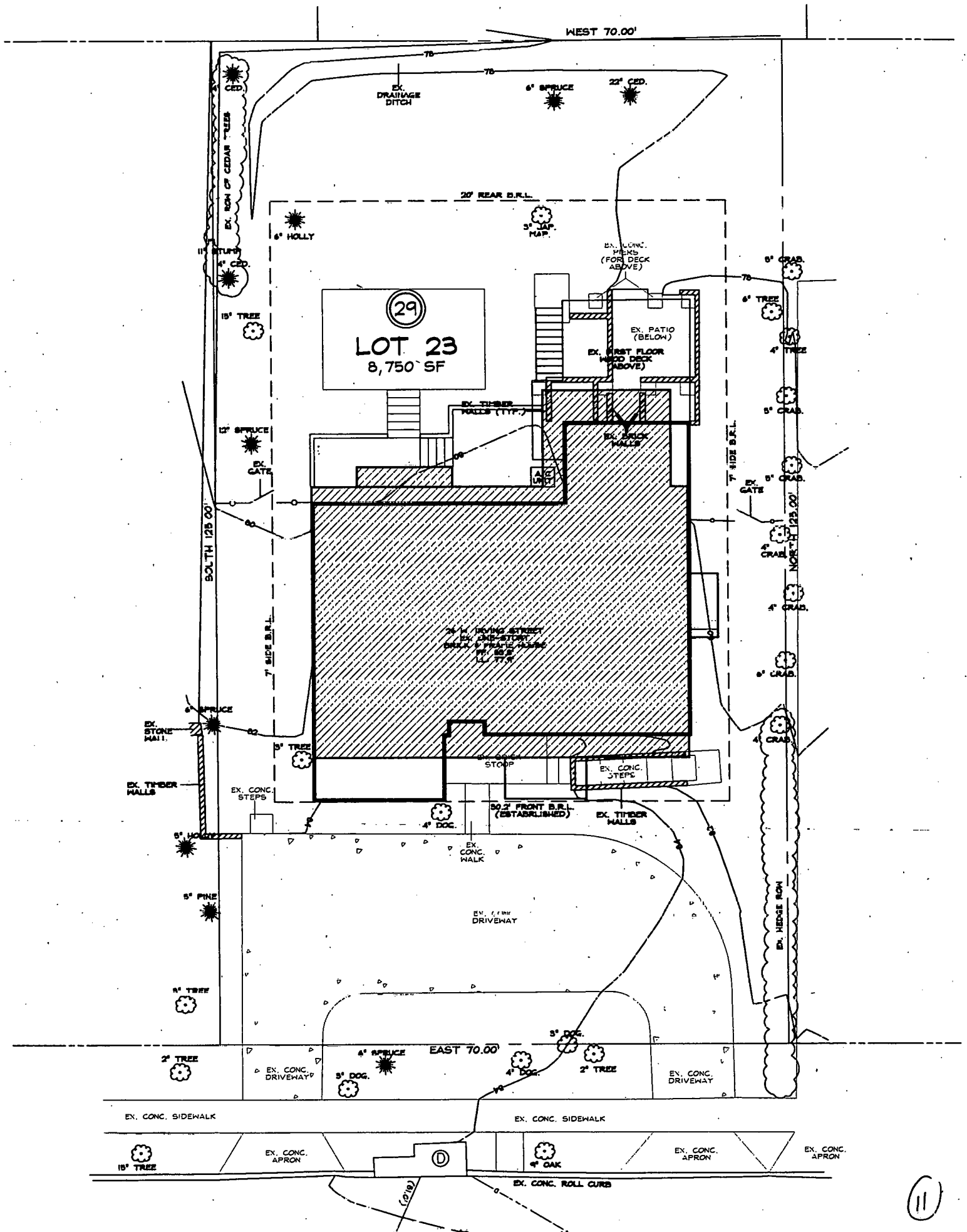
Cellar: 1,803

## C. Ridge Height:

|                 |       |
|-----------------|-------|
| 24 W. Irving:   | 29.5' |
| 28 W. Irving:   | 30.5' |
| Proposed house: | 30.0' |

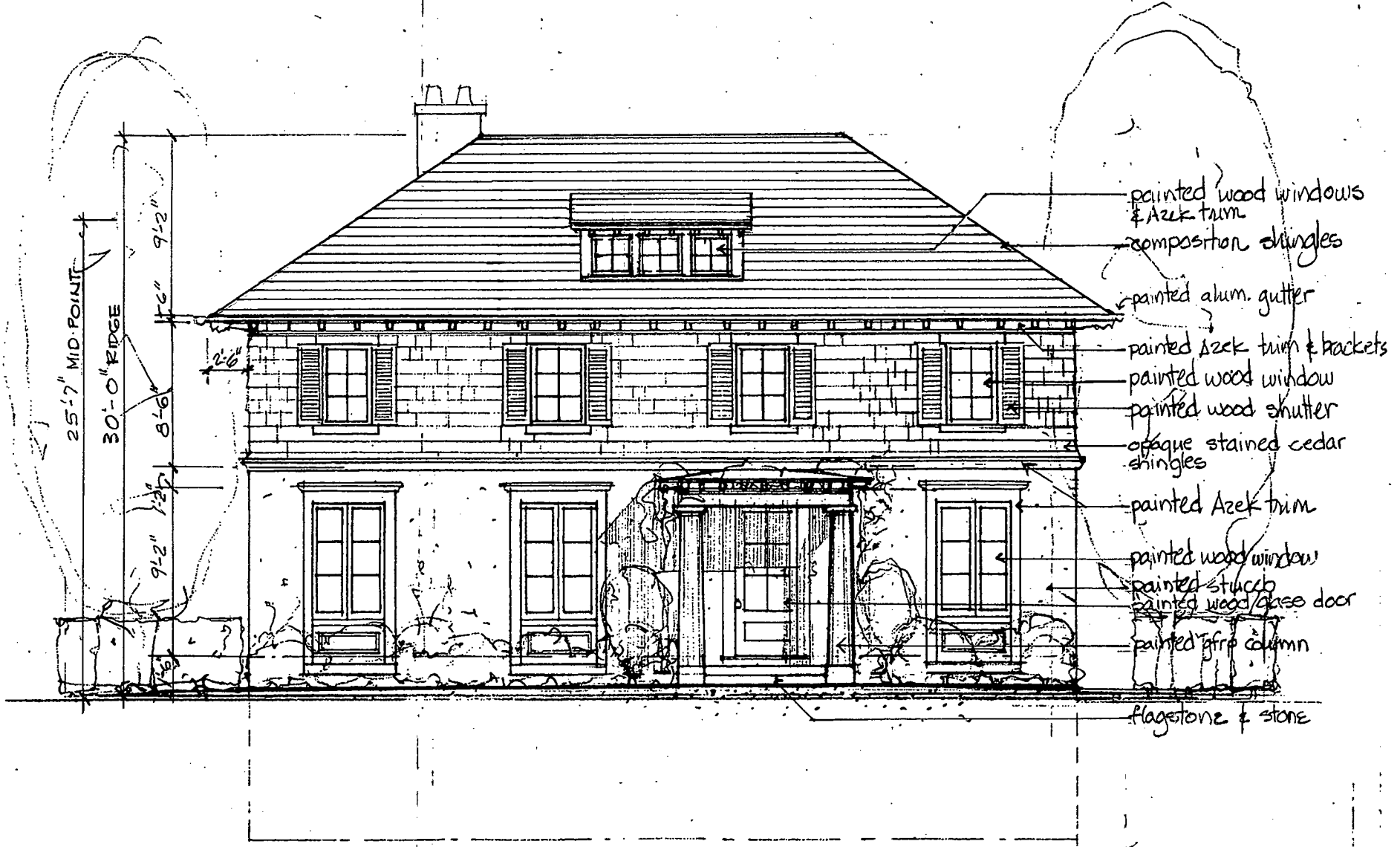




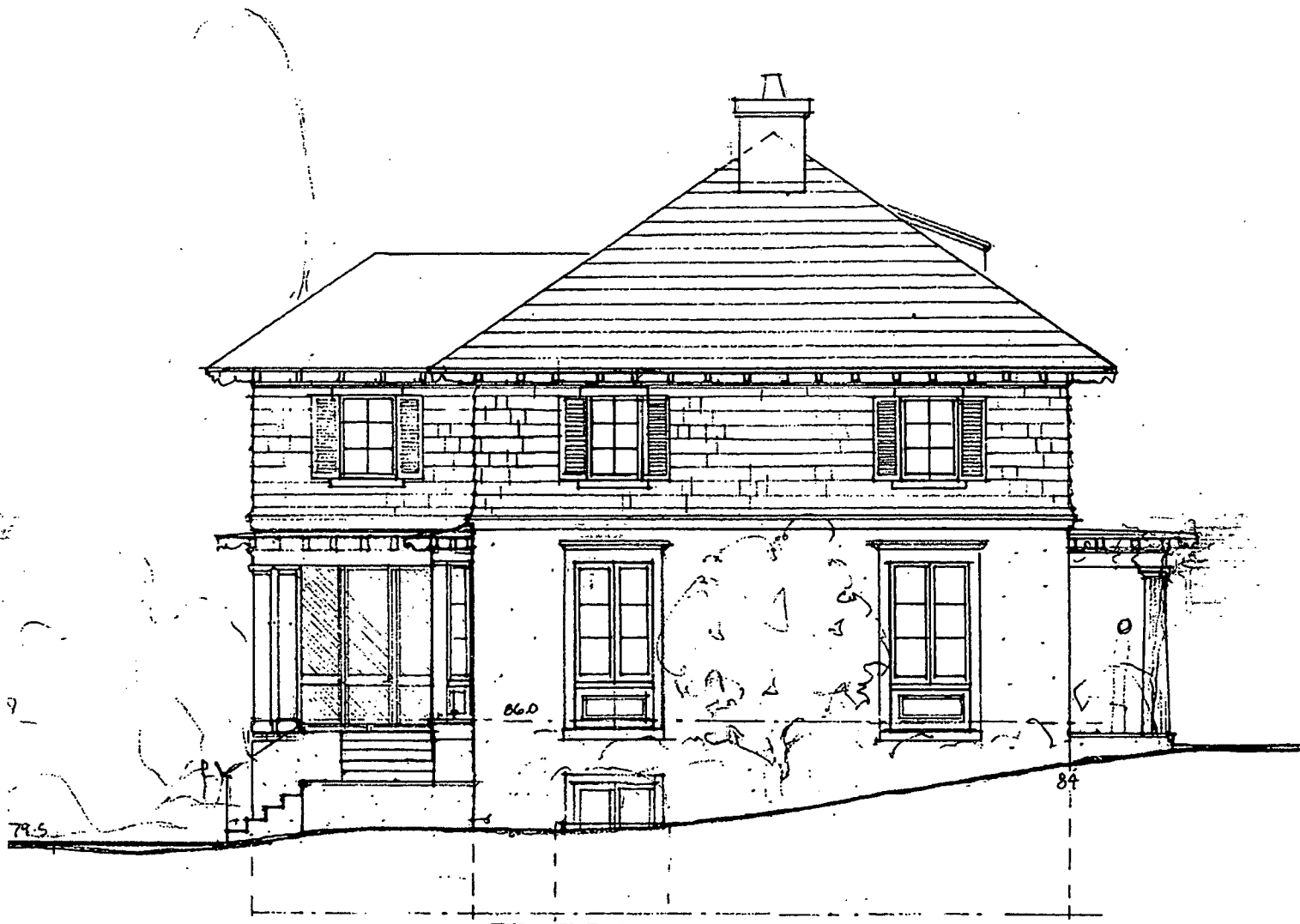


(11)



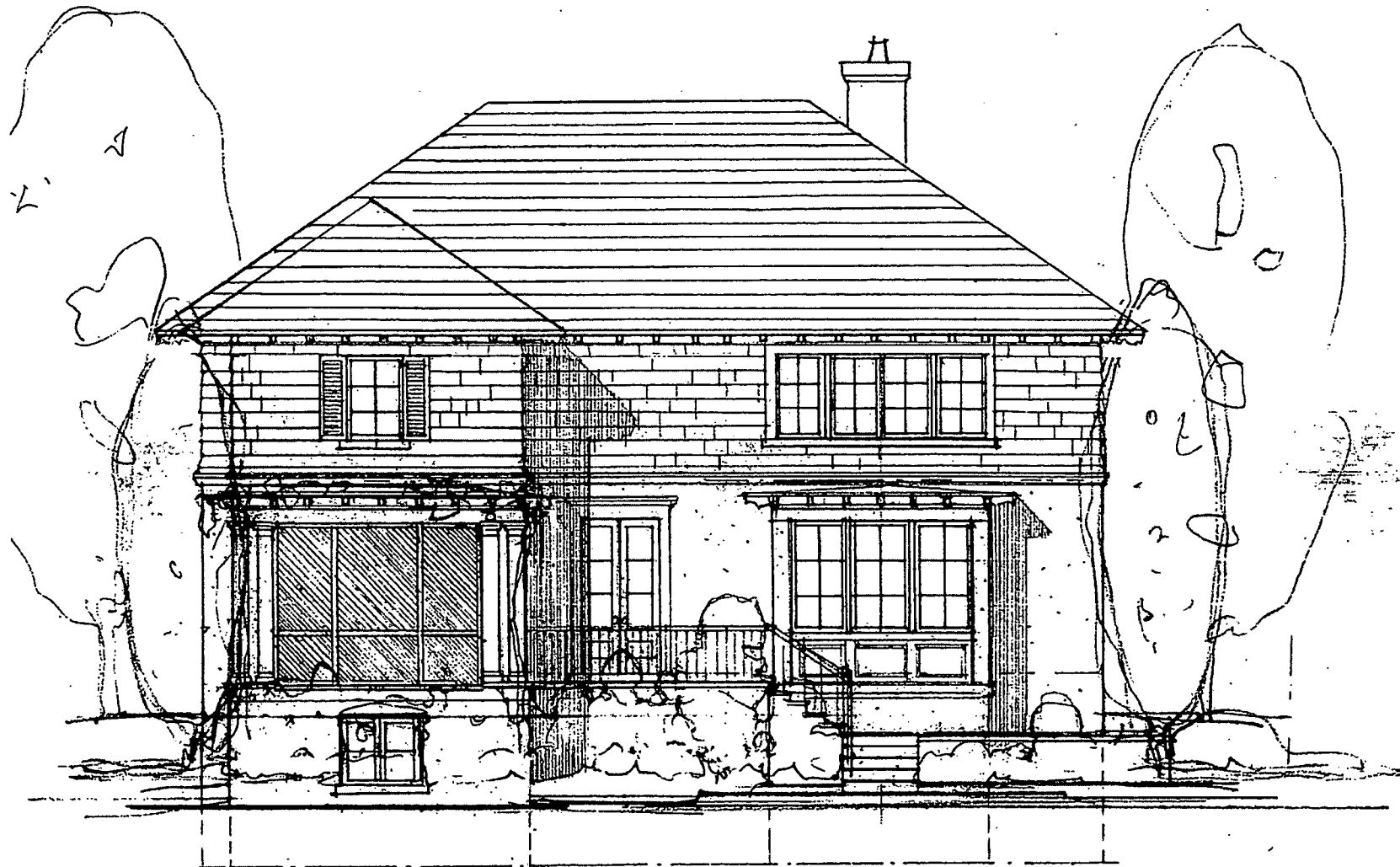


Griffin Residence • North Elevation @ 1/8" = 1'-0" • David Lewis Architects 3.31.10.



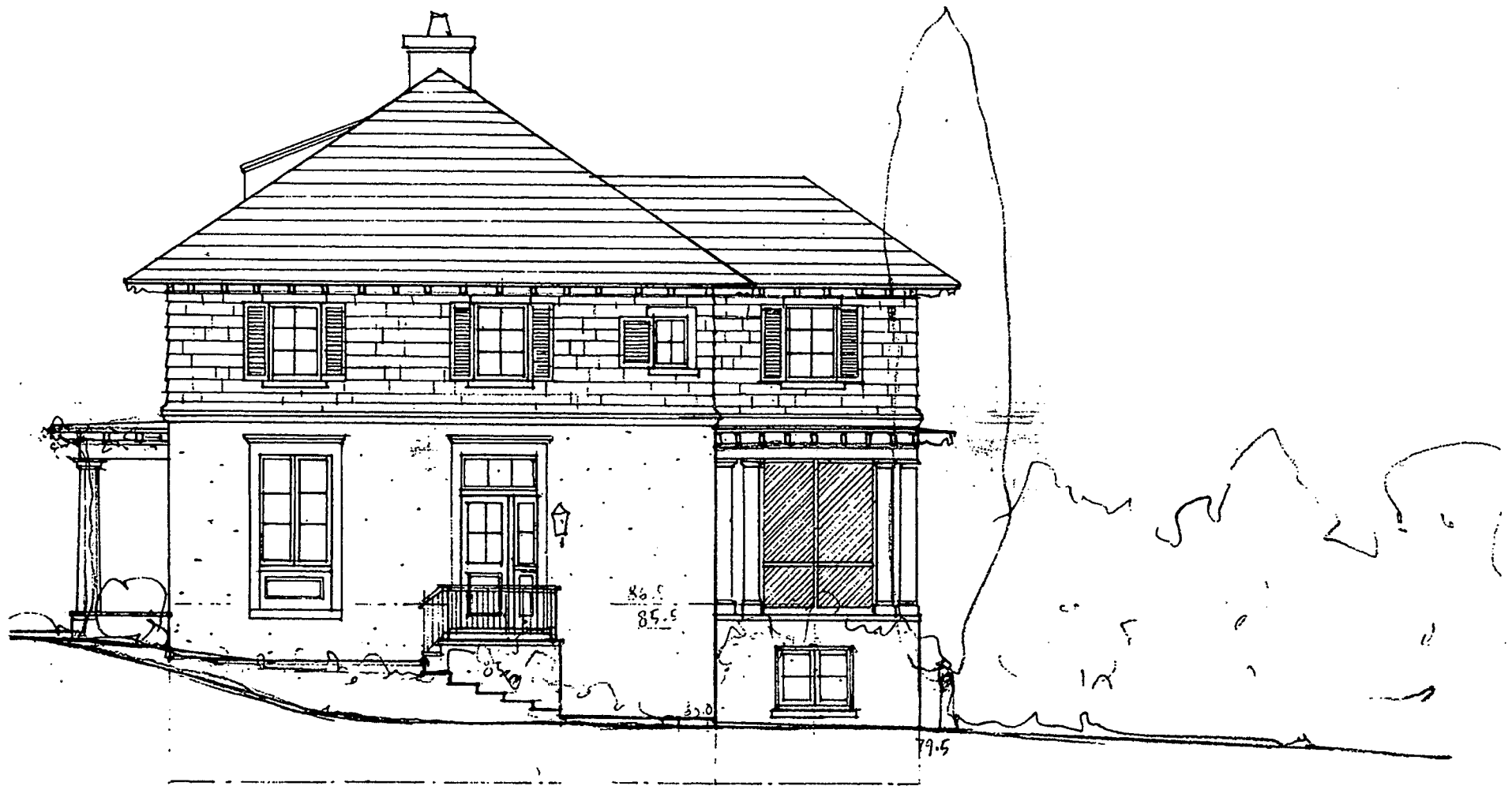
Griffin Residence • East Elevation @ 1/8" = 1'-0" • David Jones Architects 3-31-10 (REV. 4.8.10)

13

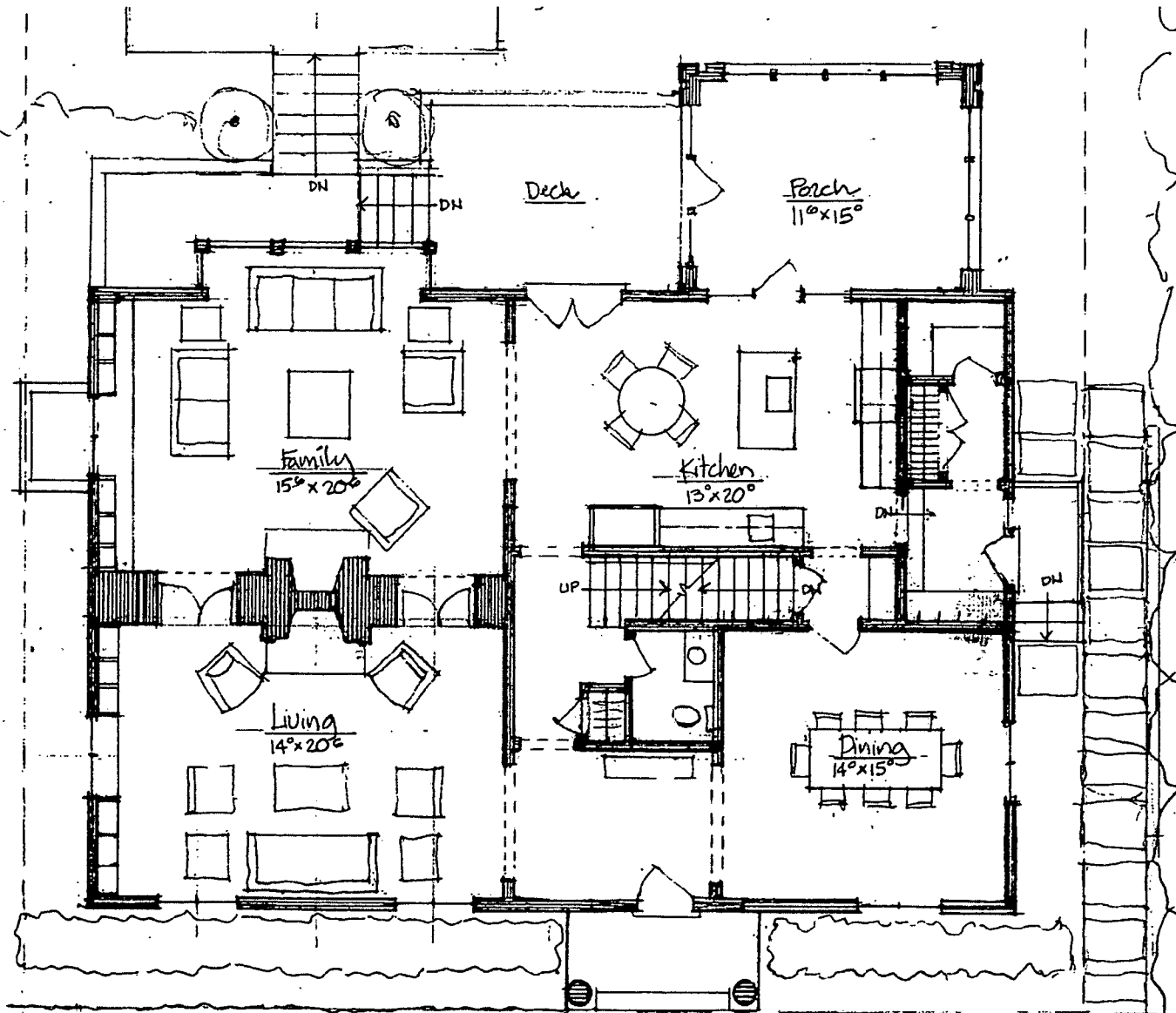


(3)

Griffin Residence • South Elevation @ 1/8" = 1'-0" • David Jones Architects 3-31-10 (REV. 4.B.10)

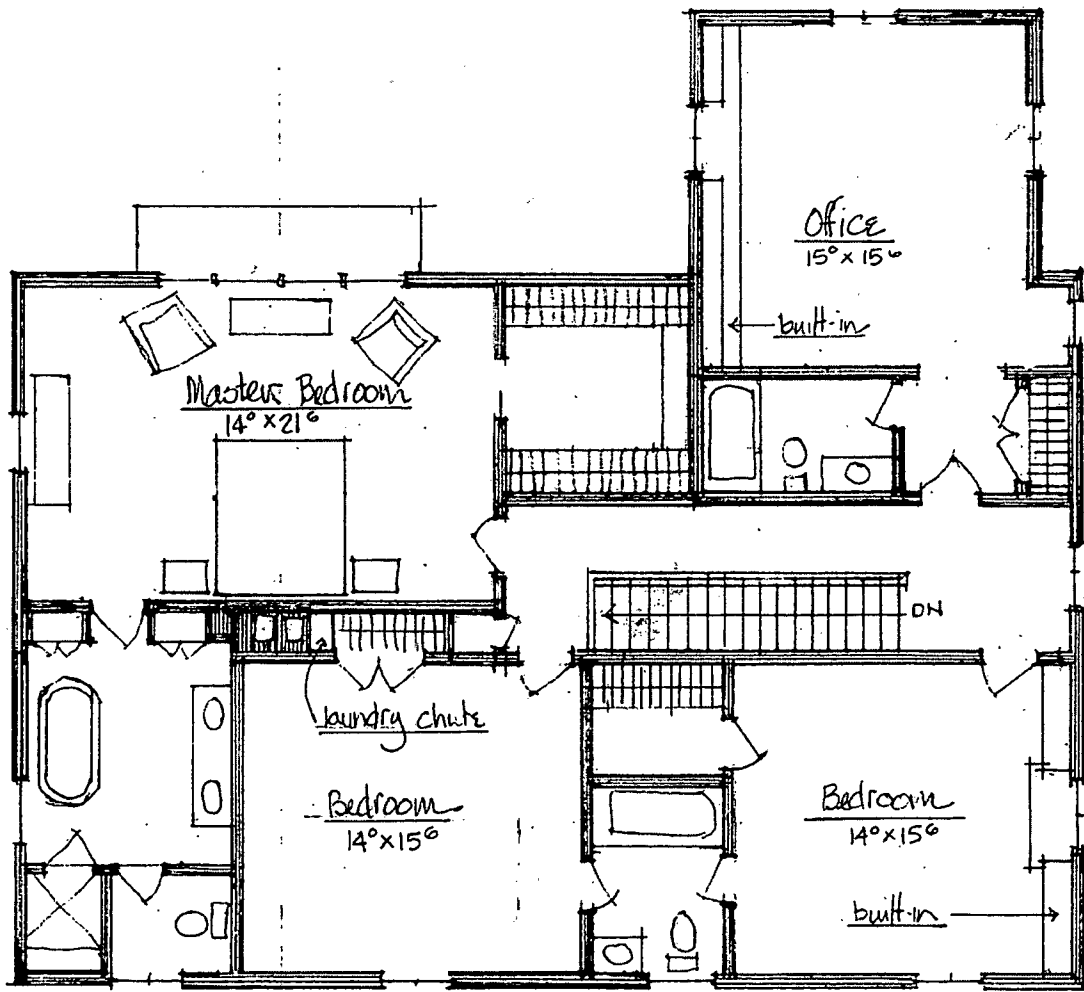


(5) Griffin Residence • West Elevation @ 1/8"=1'-0" • David Jones Architects 3.31.10. (REV. 4.8.10)



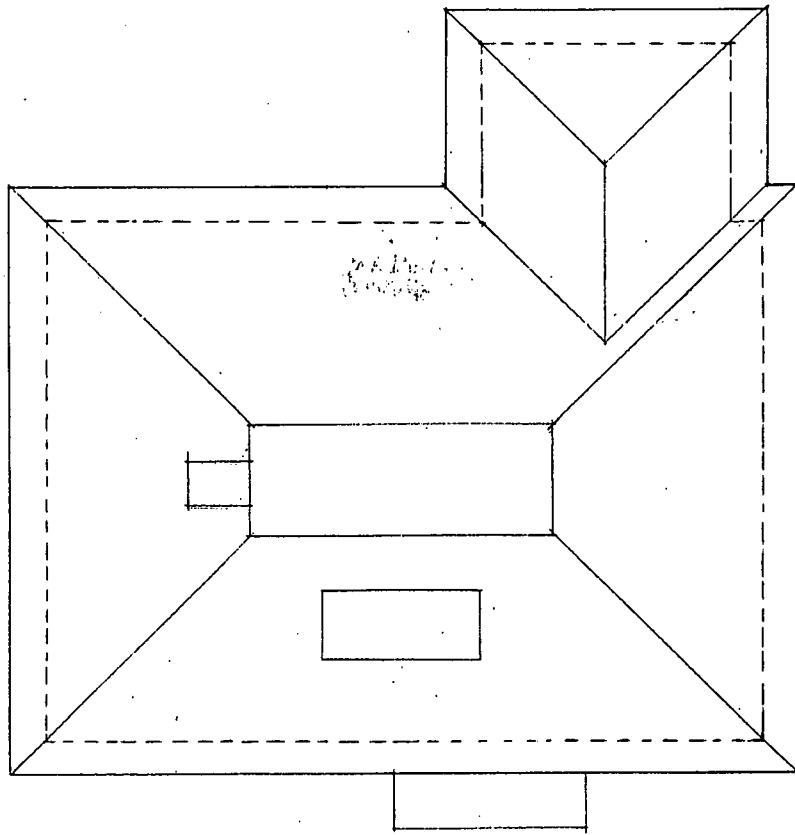
10

Griffin Residence • 1st floor @ 1/8" = 1'-0" • David Jones Architects 3-31-10 (REV 4-8-10)

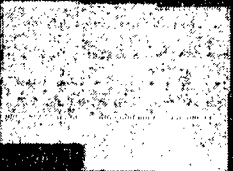
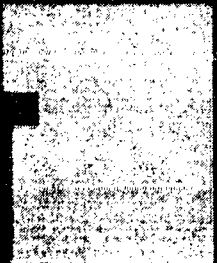
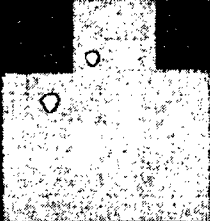
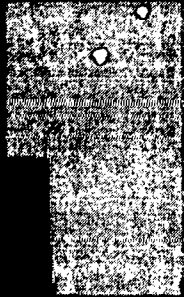


17

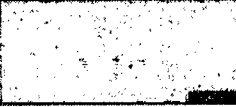
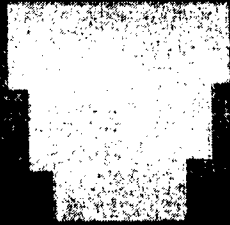
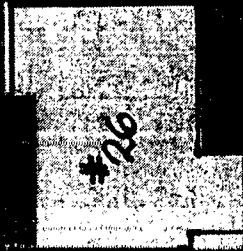
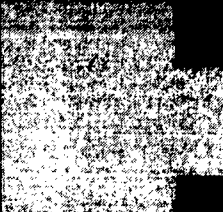
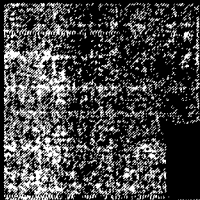
Griffin Residence • 2<sup>nd</sup> Floor @ 1/8" = 1'-0" • David deus Architects 3.31.10 (REV. 4.8.10)



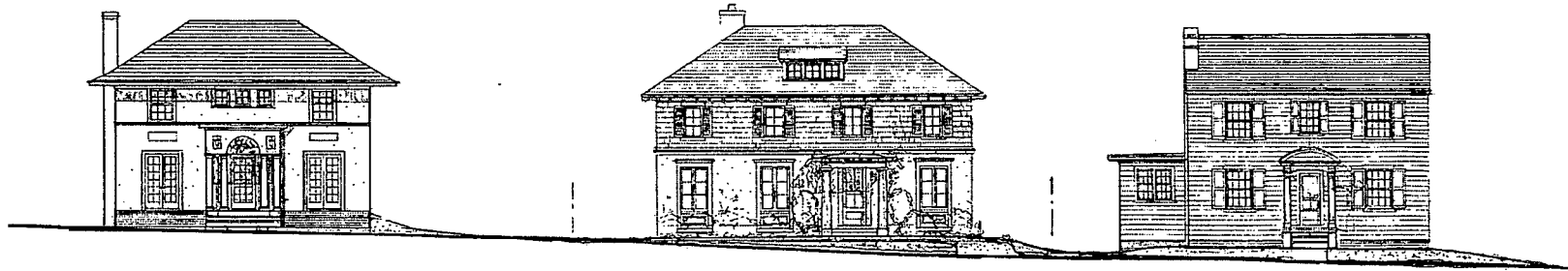
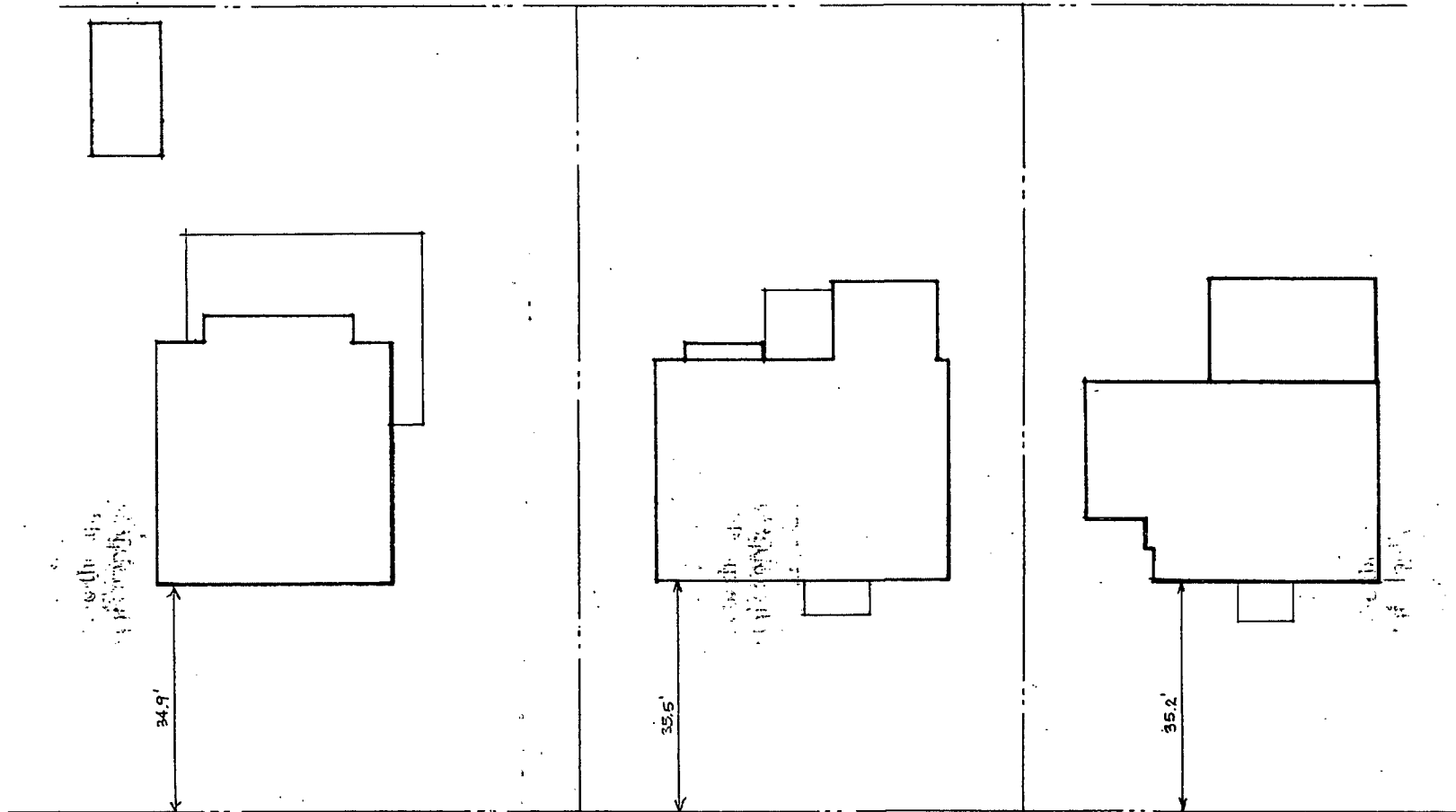
Griffin Residence • Roof Plan @ 1/8"=1'-0" • David Jones Architects 3.31.10

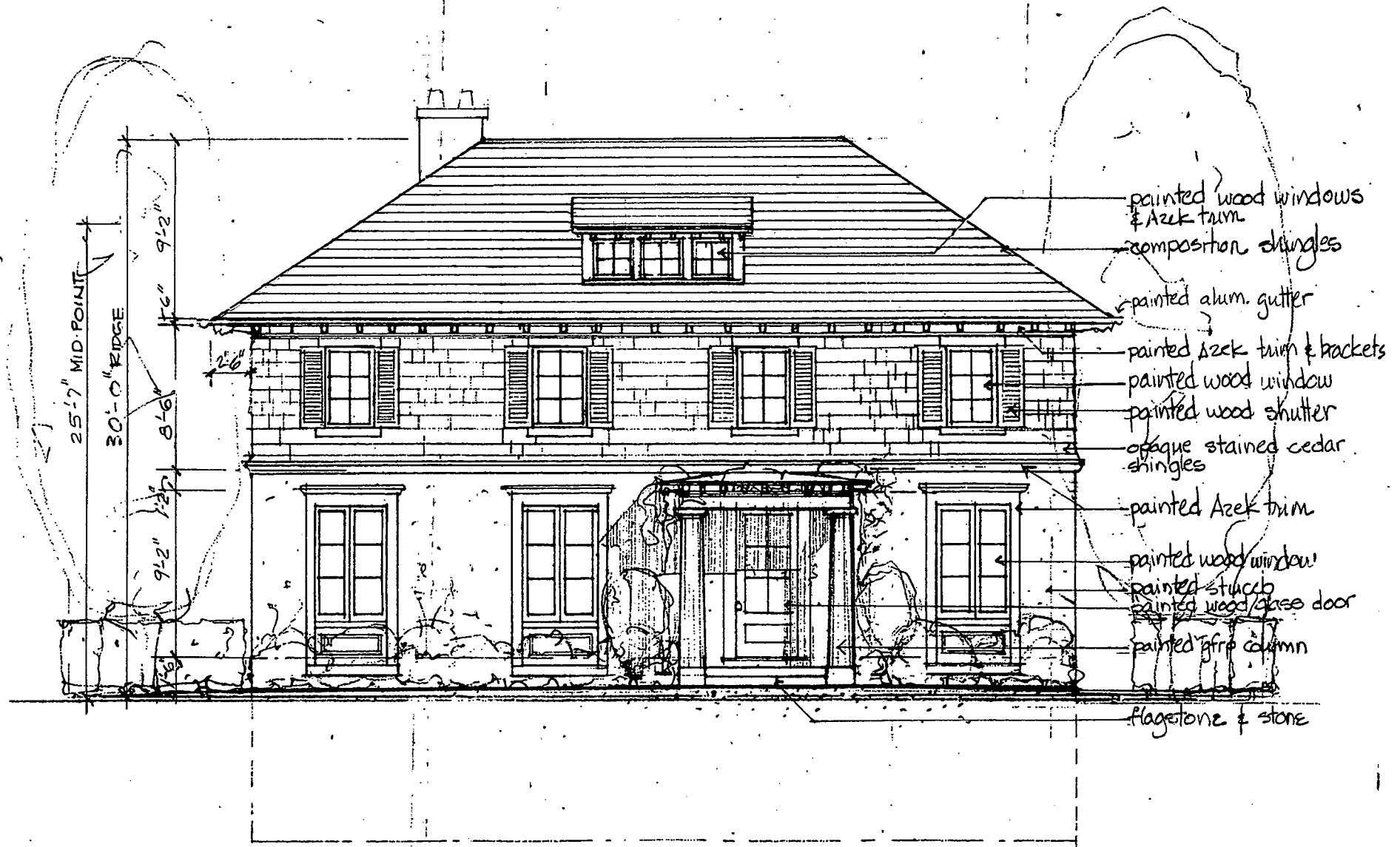


CHEVY CHASE VILLAGE









Griffin Residence - North Elevation @ 1/8" = 1'-0" - David Lewis Architects 3.31.10.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAVID JONES
Daytime Phone No.: 202-332-1200

Tax Account No.: 00455394

Name of Property Owner: MAUCK ZANTZINGER PROPERTIES LC 202-363-8501

Address: 5141 MACARTHUR BLVD NW WASHINGTON DC 20016

Contractor: MAUCK ZANTZINGER & ASSOCIATES Phone No.: 202-363-8501

Contractor Registration No.:

Agent for Owner: DAVID JONES ARCHITECTS Daytime Phone No.: 202-332-1200

House Number: 26 Street: WEST IRVING
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: 23 Block: 29 Subdivision: CHEVY CHASE, MD.
Liber: Folio: Parcel:

1A. CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, Move, Install, Revision, Repair, Revocable

CHECK ALL APPLICABLE:

- AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other

1B. Construction cost estimate: \$

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

2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other

2B. Type of water supply: 01 WSS, 02 Well, 03 Other

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.

David Jones
Signature of owner or authorized agent

4.20.10
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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





EXIST'G HOUSE



EXIST'G HOUSE



24 W. IRVING.

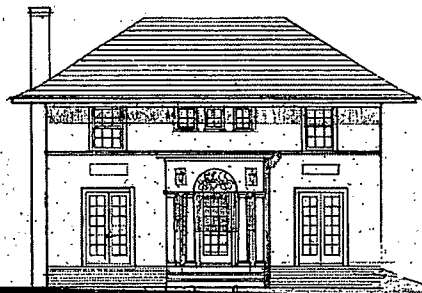


28 W. IRVING.





27 W. IRVING.



Suffin Residence • Sketches Study • David GARD Architects • 3.31.10