

HPC #35/13-030 12 W. Irving St.
Chevy Chase Historic District

301-907-3907
CITY CHASE MD
#12 TRING ST
MR FISHB

EDMOND BERS
BUILDERS BERTS
202-829-7910
1463 ROMA RD NW
WASH DC 20012

[REDACTED]

Historic Preservation
Routing Slip

Date: _____

From: _____

To:

- Clare Cavicchi
- Anne Fothergill
- Corri Jimenez
- Joey Lampl
- Michele Naru
- Susan Soderberg
- Abi Thompson
- Gwen Wright


NOTE: _____



November 24, 2003

MEMORANDUM

TO: Department of Permitting Services

FROM: Gwen Wright, Historic Preservation Supervisor 

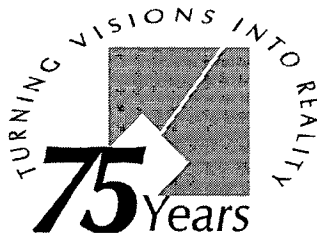
SUBJECT: 12 West Irving

On August 13, 2003, the Historic Preservation Commission approved a Historic Area Work Permit application for construction of a new garage (to replace one that was removed) at 12 West Irving in Chevy Chase.

The owner has requested a minor revision to the approved Historic Area Work Permit: specifically, he wishes to delete the 6 inch roof overhang on the rear façade of the new garage.

This is a minor change to the approved plans and can be approved on a staff level. This letter serves as that approval.

Please call me at (301)563-3400 if you need additional information.



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

April 23, 2004

Mr. Jim Martin

Insurance Repair Specialist, Inc.
5463 Southern Maryland Boulevard # 18
Lothian, Maryland 20711

Re: Garage Reconstruction
12 West Irving Street, Chevy Chase
Contributing Resource within the Chevy Chase Village *Master Plan* Historic District

Mr. Martin:

This letter is to confirm the Historic Preservation Commission's (HPC) decision on the above referenced project. The applicant's case was heard before the HPC at its September 24, 2003 public hearing. At this hearing the Commission approved the applicant's garage reconstruction project, which included the installation of exact replacement of the existing single-pane, wood, true-divided light (12 light), fixed sash windows. As such, the homeowners are required to abide by the HPC's decision, per Chapter 24A of the Montgomery County Code.

Thank you for your assistance in this matter. If you have any additional questions, please do not hesitate to contact my staff at 301-563-3400.

Sincerely,

Julia O'Malley

Julia O'Malley, Chairman
Montgomery County Historic Preservation Commission

Cc: Mr. Michael Fistere

35/13-030 12 West Irving Street
(Chevy Chase Village Historic District)

III-H

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	12 West Irving Street, Chevy Chase	Meeting Date:	09/24/03
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	09/17/03
Review:	HAWP	Public Notice:	09/10/03
Case Number:	35/13-030 REVISION/RETROACTIVE	Tax Credit:	None
Applicant:	Mr. Michael Fistere	Staff:	Michele Naru

PROPOSAL: Demolition and Reconstruction of Garage

RECOMMEND: Approval

BACKGROUND INFORMATION

The applicant applied for and received approval from the Commission on August 13, 2003 for the rehabilitation of his non-contributing garage (see circles **6 - 14**). Subsequent to this approval, the applicant's insurance company determined that the garage building's level of damage was condemnable and gave the applicant funding to demolish and reconstruct the garage utilizing the HPC approved plans. As the demolition work was commenced, the Village of Chevy Chase placed a stop work order on the project and contacted HPC staff. Staff spoke to the applicant and noted that the Commission's approval was only for the rehabilitation of the garage and not for its entire demolition and reconstruction. Staff further indicated that the applicant must have this demolition and reconstruction reviewed and approved by the HPC and the Village of Chevy Chase before the stop work order will be lifted. A HAWP application revision requesting approval of the demolition and reconstruction of the non-contributing garage in its current location, is the subject of this application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Tudor Revival
DATE: c 1920

The subject house is a two-story brick structure with stucco and half timbering details on the second story. The principal window type is a 6/6 double-hung window. The simple hip roof is sheathed in slate.

The property contains a non-contributing garage located behind the existing house. The garage's roof was severely damaged by a spring storm. (The garage was demolished without HPC approval in August 2003)

PROPOSAL:

The owners wish to reconstruct the non-contributing garage as approved by the HPC on August 13, 2003 (see drawings).

STAFF DISCUSSION

The subject garage is a Non-Contributing Resource within the Chevy Chase Village Historic District. Demolition of these resources is reviewed with a very lenient level of design review. This resource is out of the district's period of significance and thus does not contribute to the its historicity.

The *Chevy Chase Village Design Guidelines* state that demolition to non-contributing resources should be approved as a matter of course. The proposed reconstruction of the garage would fall into the *Village's Design Guidelines* for new construction. New construction is reviewed in terms of the scale and massing of the structure and its potential impact to the surrounding streetscape and/or landscape. Since the proposal is a reconstruction of the existing building on its current location with alterations only being the addition of windows and doors, staff feels that there will be no additional impact to the historic character of the historic district.

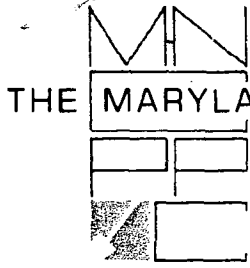
The proposed revision to the current HAWP application is consistent with the Chevy Chase Village Design Guidelines. Staff recommends approval.

STAFF RECOMMENDATION

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 8/14/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit
HPC # 37/13-030

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: MICHAEL FISTERE

Address: 12 W. IRVING ST. CHENY CHAPE

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

ITB

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: EDMUND PETERS
Daytime Phone No.: 202-494-6990

Account No.: _____

Name of Property Owner: MICHAEL FISTER Daytime Phone No.: 301-907-3907

Address: 12 W. IRVING ST CHESY CHASE, MD. 20815
Street Number City Street Zip Code

Contractor: JIM MARTIN Phone No.: 301-627-7946

Contractor Registration No.: 41989 304-440-9780 CALL

Agent for Owner: BUILDERS PERMIT SERVICE Daytime Phone No.: 202-494-6990
EDMUND PETERS

LOCATION OF BUILDING/PREMISE

House Number: 12 W. IRVING STREET
Town/City: CHESY CHASE Nearest Cross Street: IRVING & CONN AVE
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 38,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature] 7/25/03
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 8/14/03
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

*Garage is a non-contributing structure within
Cherry 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:

*Applicant is proposing to repair storm damage
to building as well as alter building by
installing new windows & doors.*

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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).

William + Valerie Grace

8 W. Irving St.

Chevy Chase, Md. 20815

LEFT SIDE

Dave Compton

Lynn Cutler

14 W. Irving St.

Chevy Chase, Md. 20815

RIGHT SIDE

Ralph + Betsy Stephens

11 Magnolia Pkwy

Chevy Chase, Md. 20815

REAR

MICHAEL FISTERE

12 W IRVING ST.

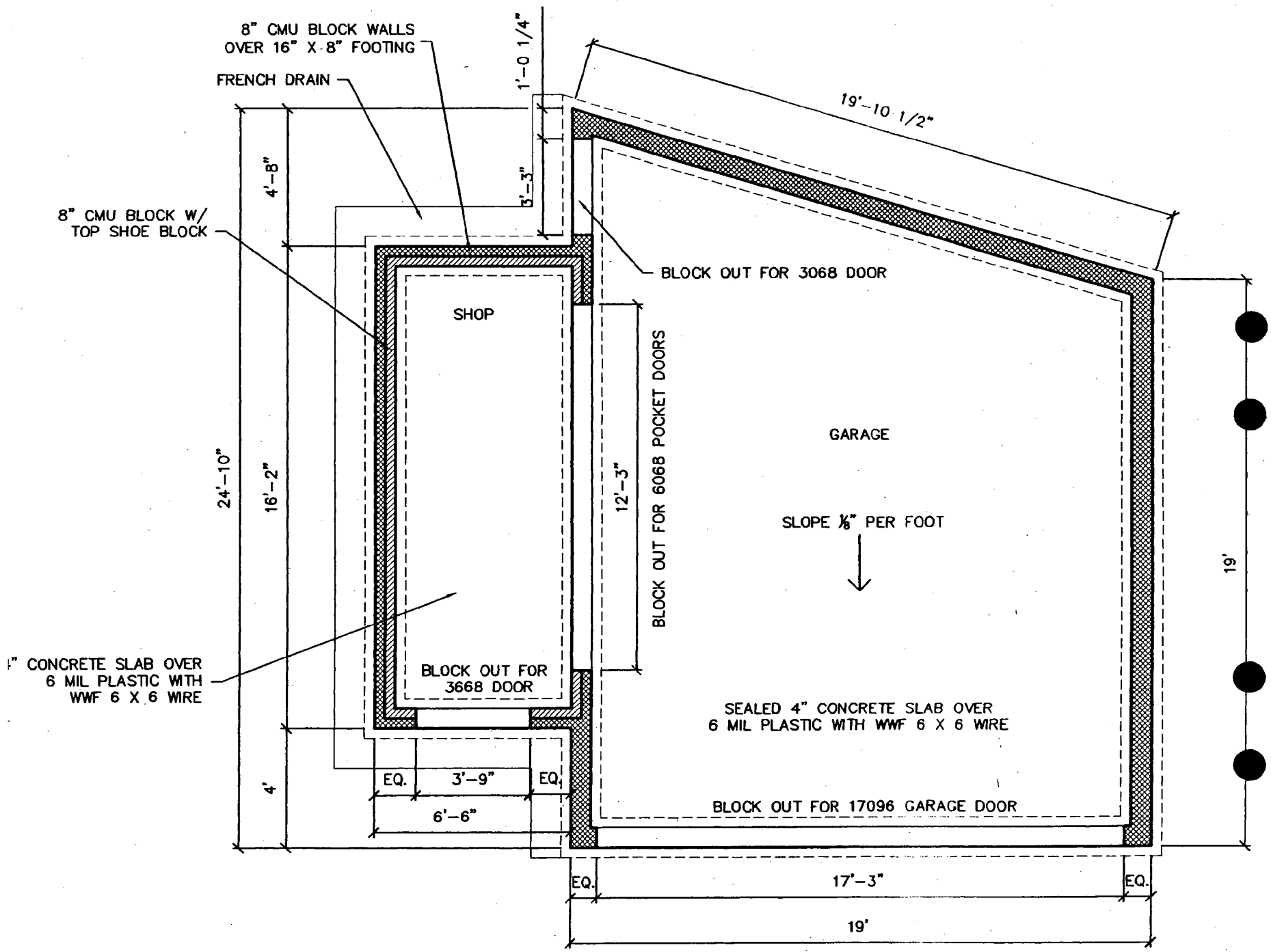
CHEVY CHASE, MD.

20815

(Kitchen Renovation)
6/10/02

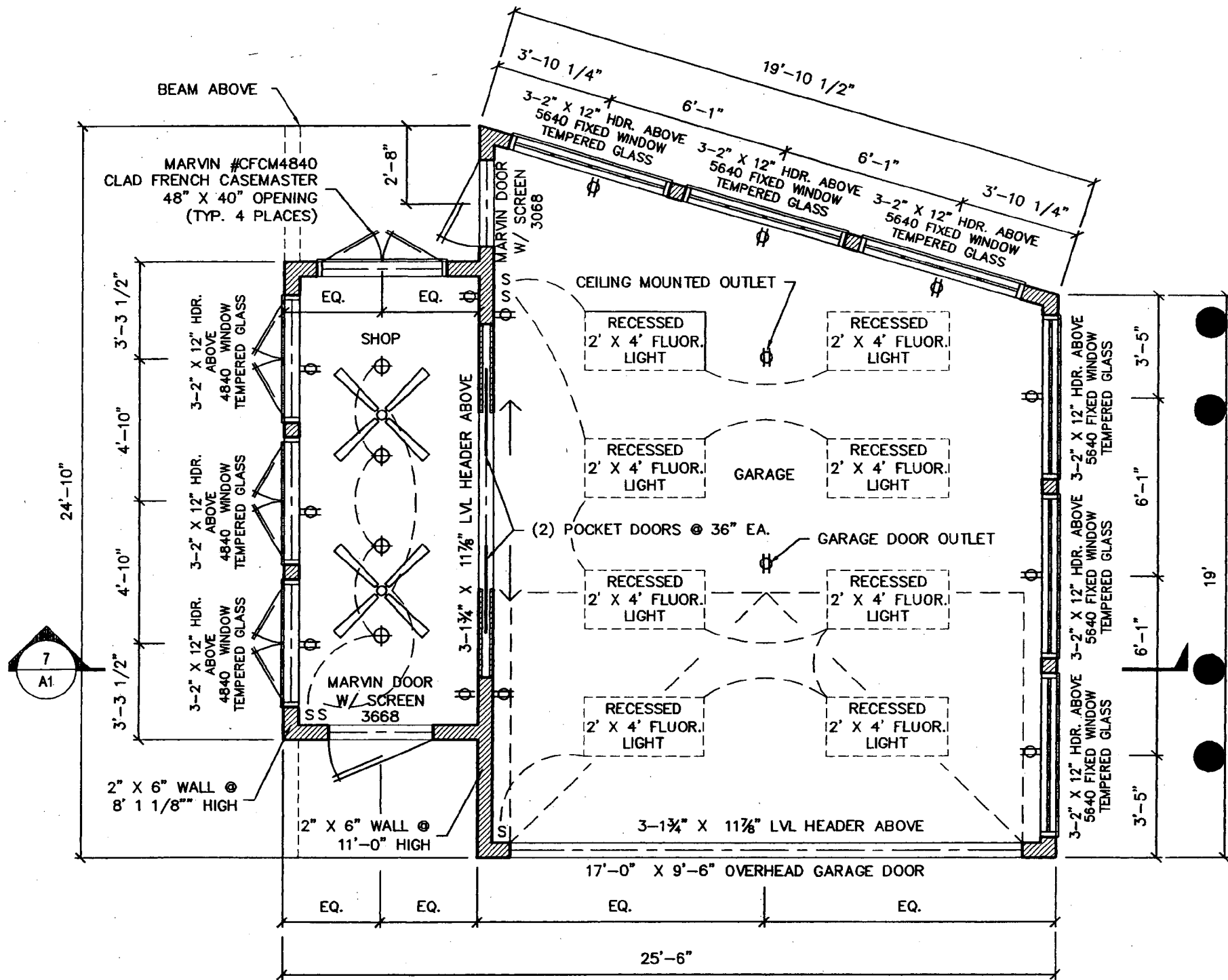
HISTORICAL PERMIT * 279278

M.C. Bldg Permit * 279236



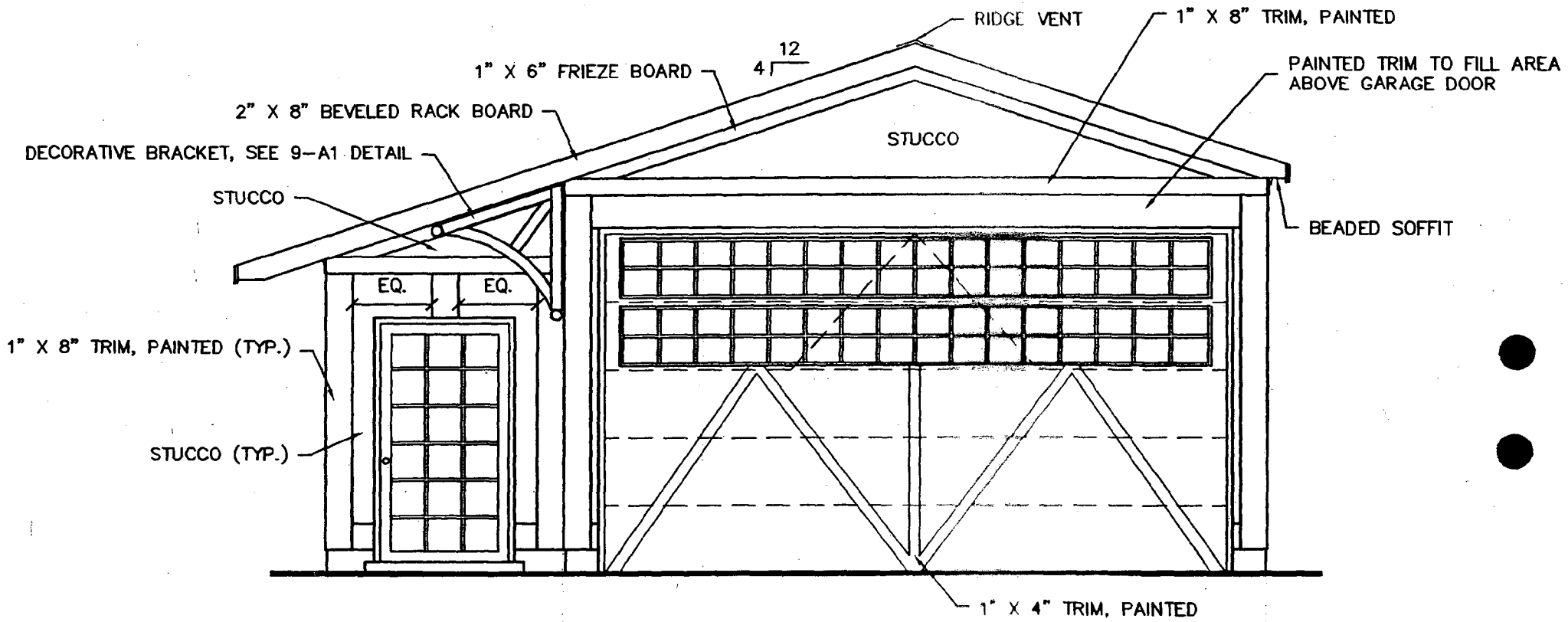
6

1 FOUNDATION PLAN
 A1 SCALE: 1/4" = 1'-0"

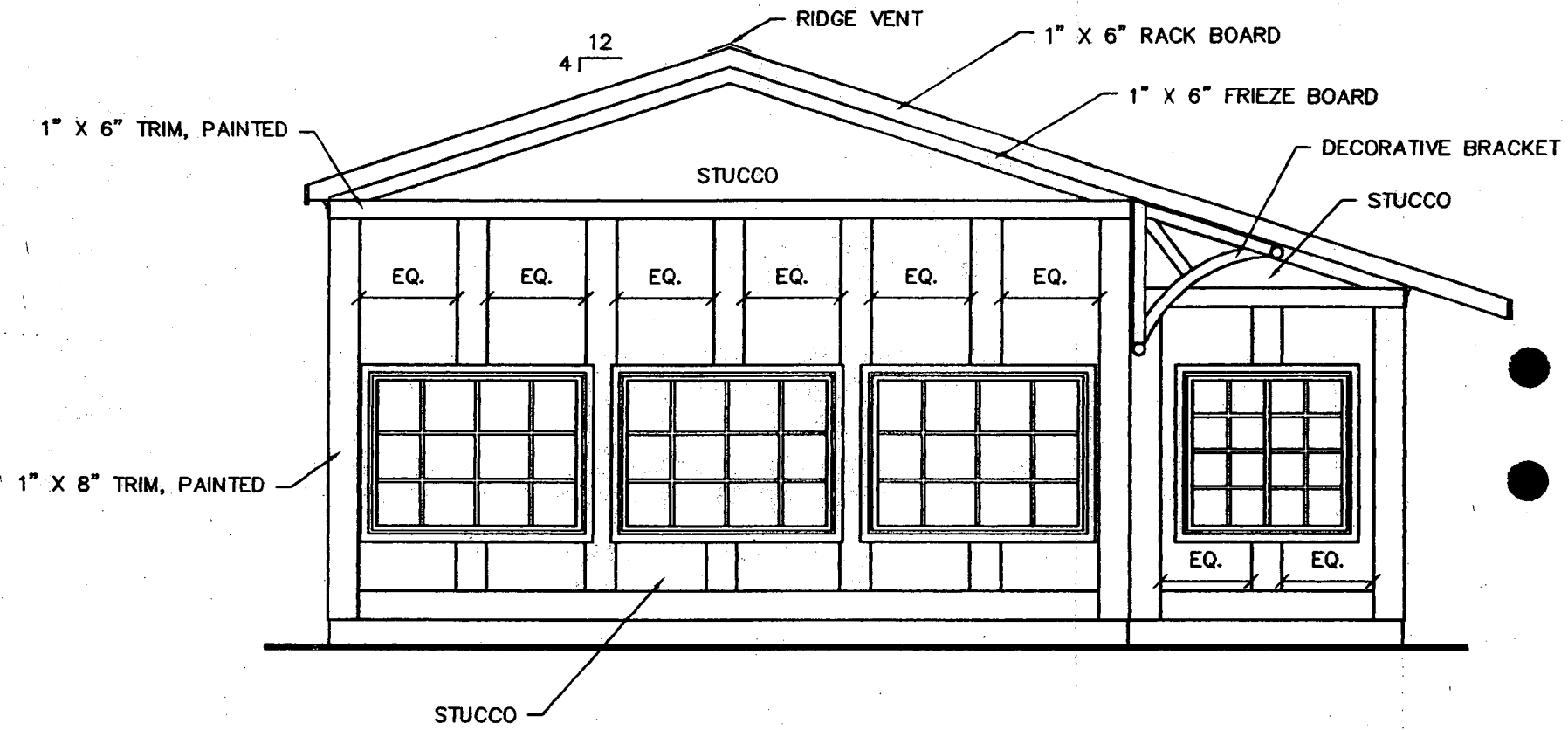


2 FLOOR PLAN
A1
SCALE: 1/4" = 1'-0"

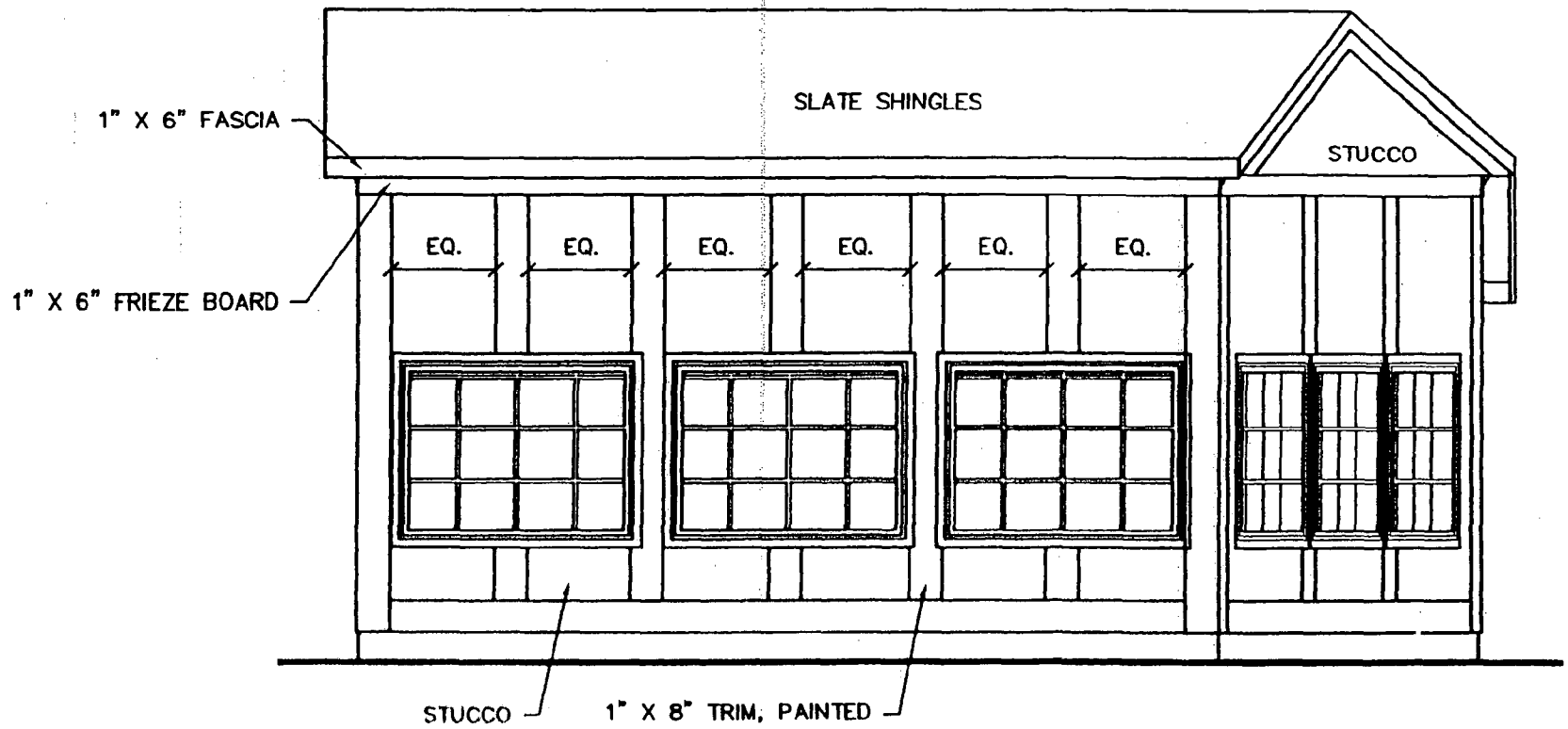
NOTE: SET ALL WINDOW HEADERS @ 6'-10 1/2" A.F.F.



3 FRONT ELEVATION
 A1 SCALE: 1/4" = 1'-0"



5 REAR ELEVATION
 A1 SCALE: 1/4" = 1'-0"

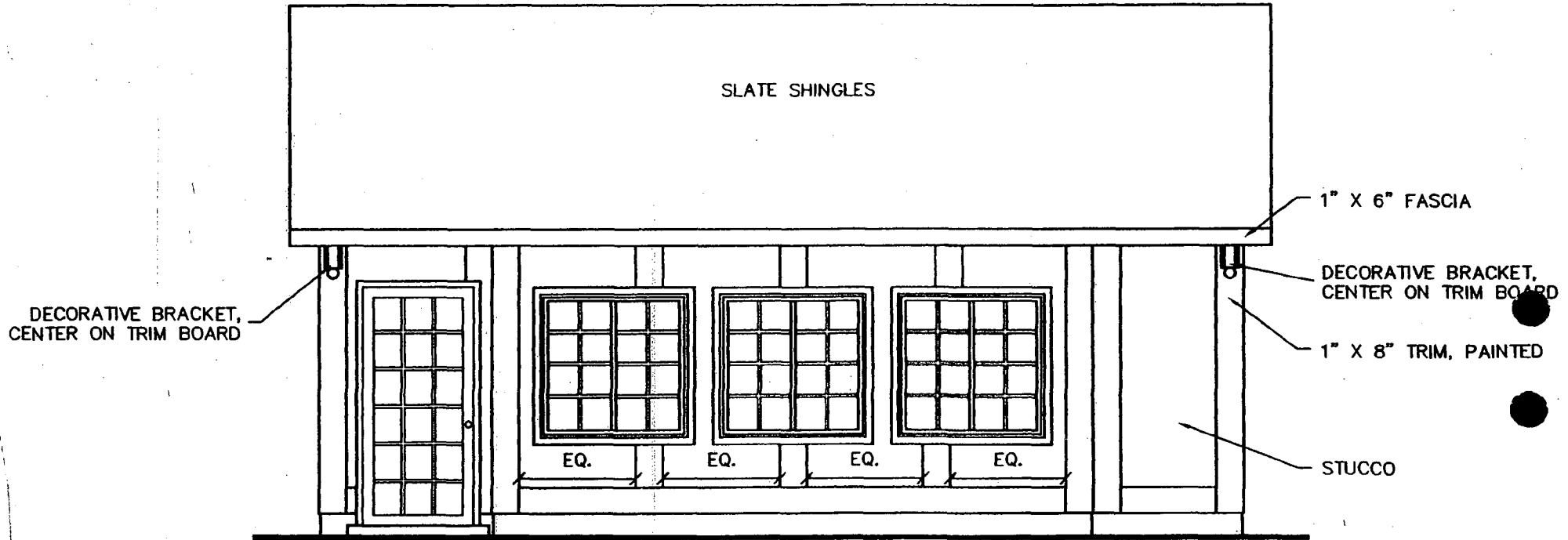


4
A1

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

10

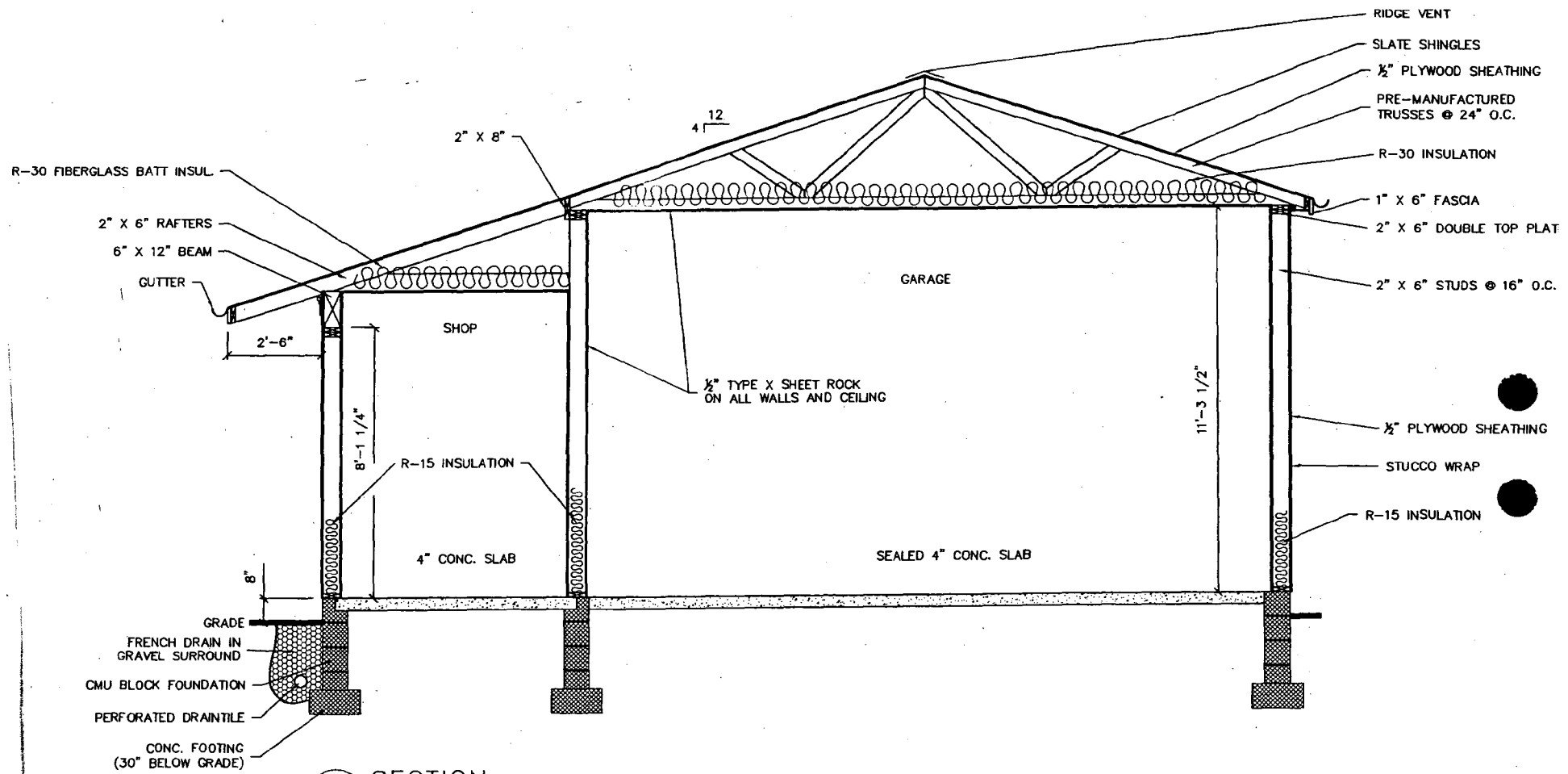


6
A1

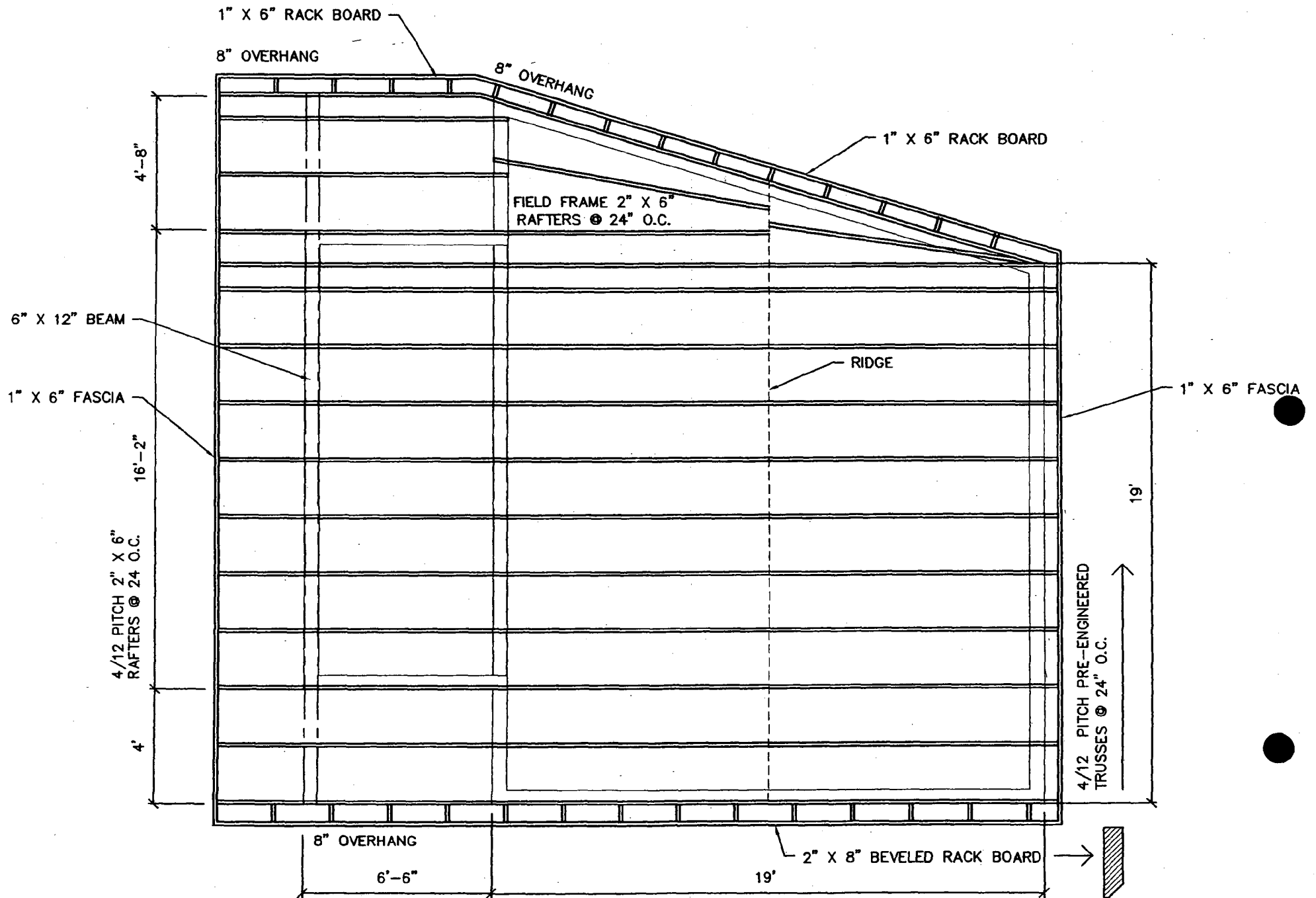
LEFT ELEVATION

SCALE: 1/4" = 1'-0"

11



7 SECTION
 A1 SCALE: 3/8" = 1'-0"

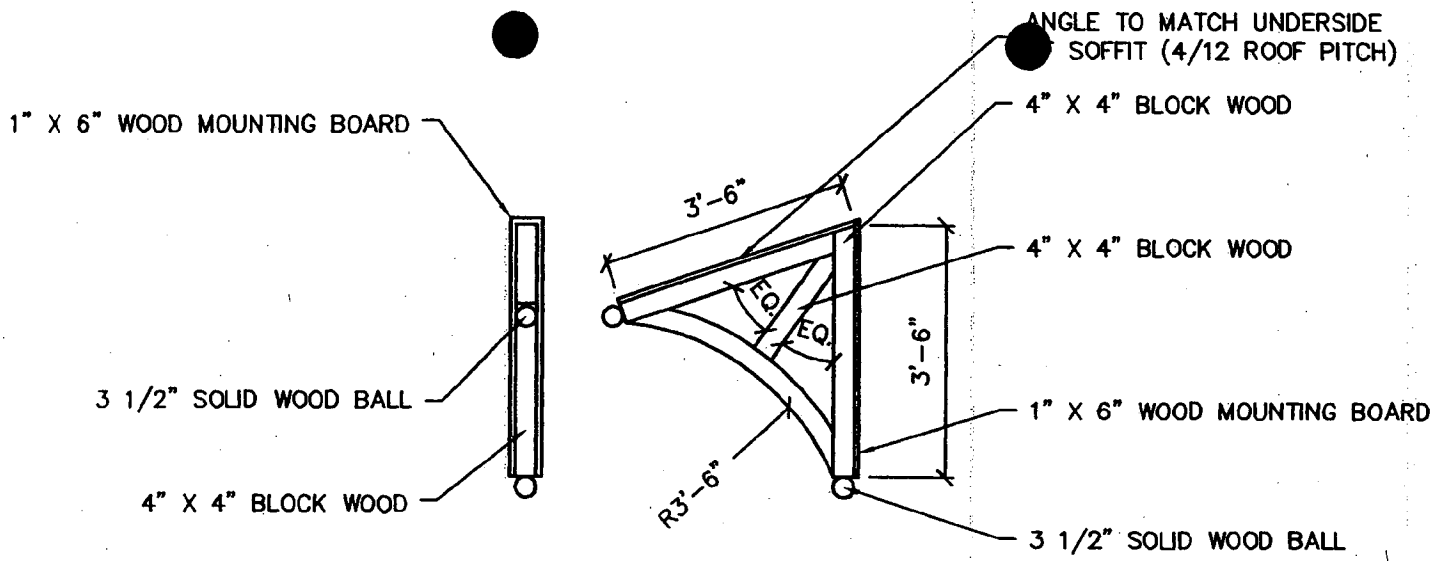


SCALE - 1" = 1'-0"

10 ROOF FRAMING PLAN
A1

SCALE: 1/4" = 1'-0"

13

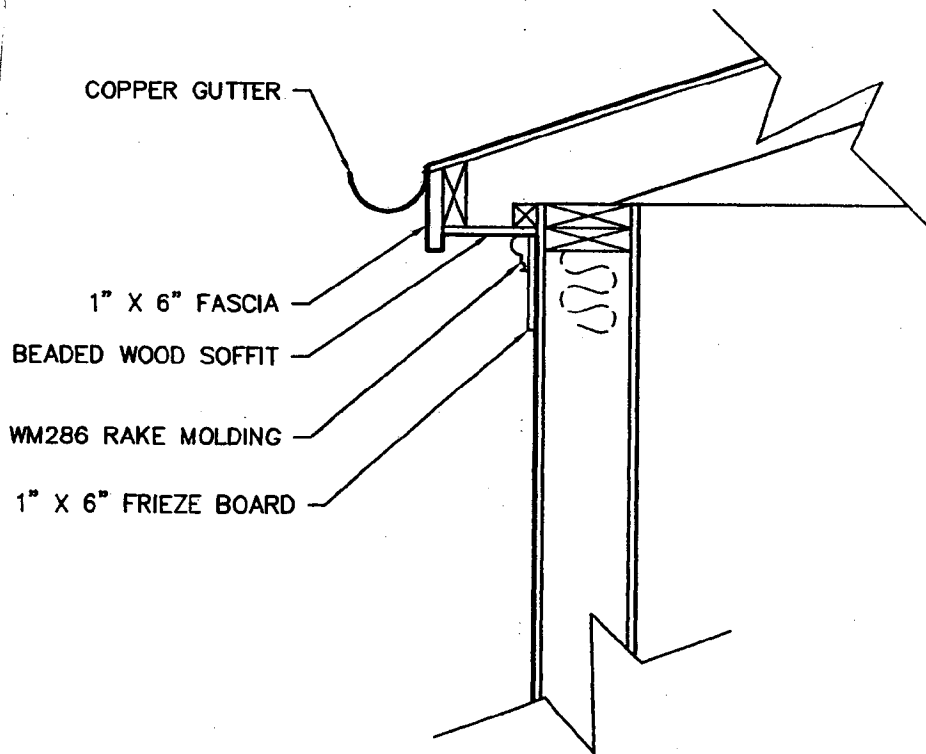


NOTED: TO BE CONSTRUCTED OF CEDAR

9
A1

DETAIL OF DECROATIVE BRACKET

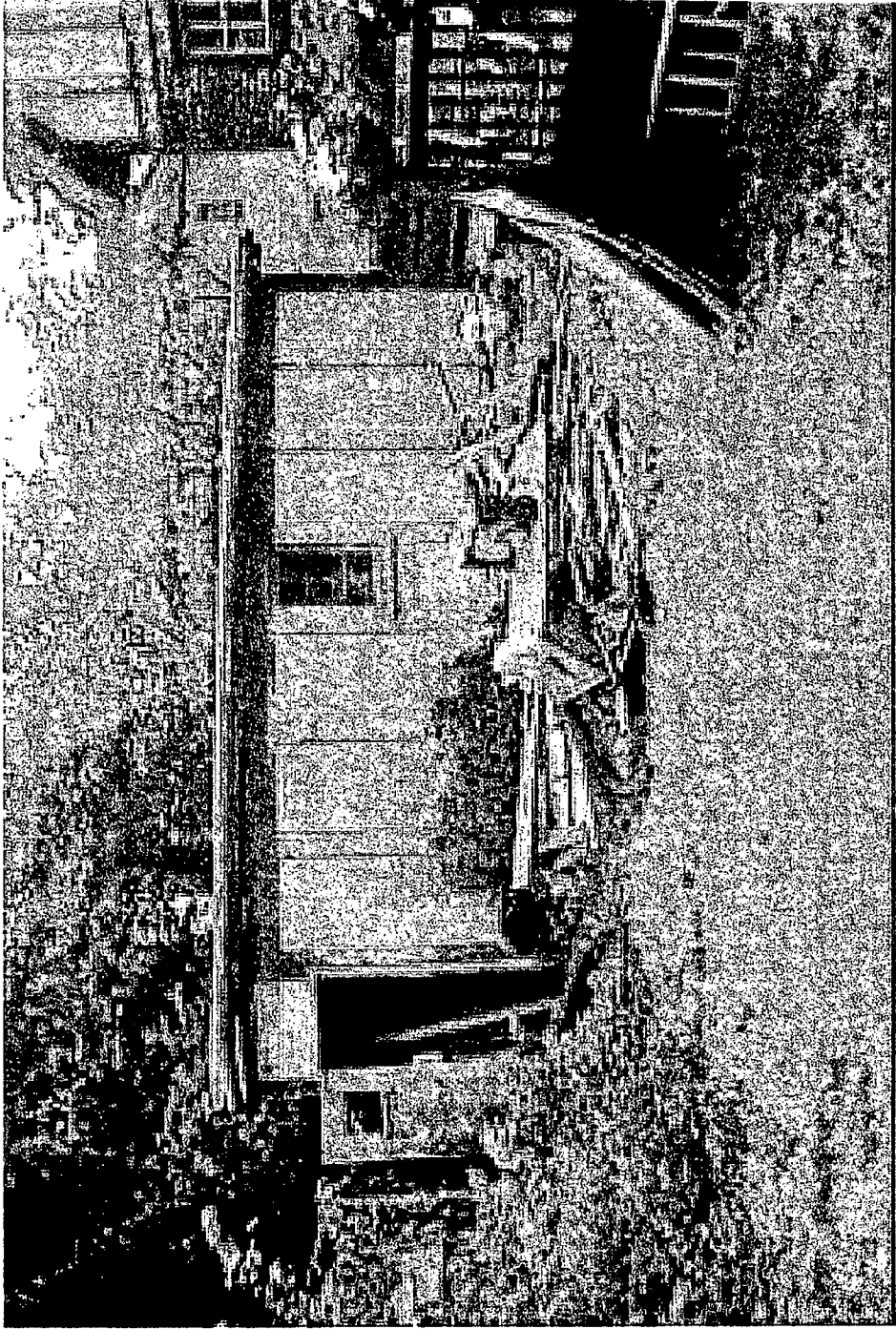
SCALE: 3/8" = 1'-0"



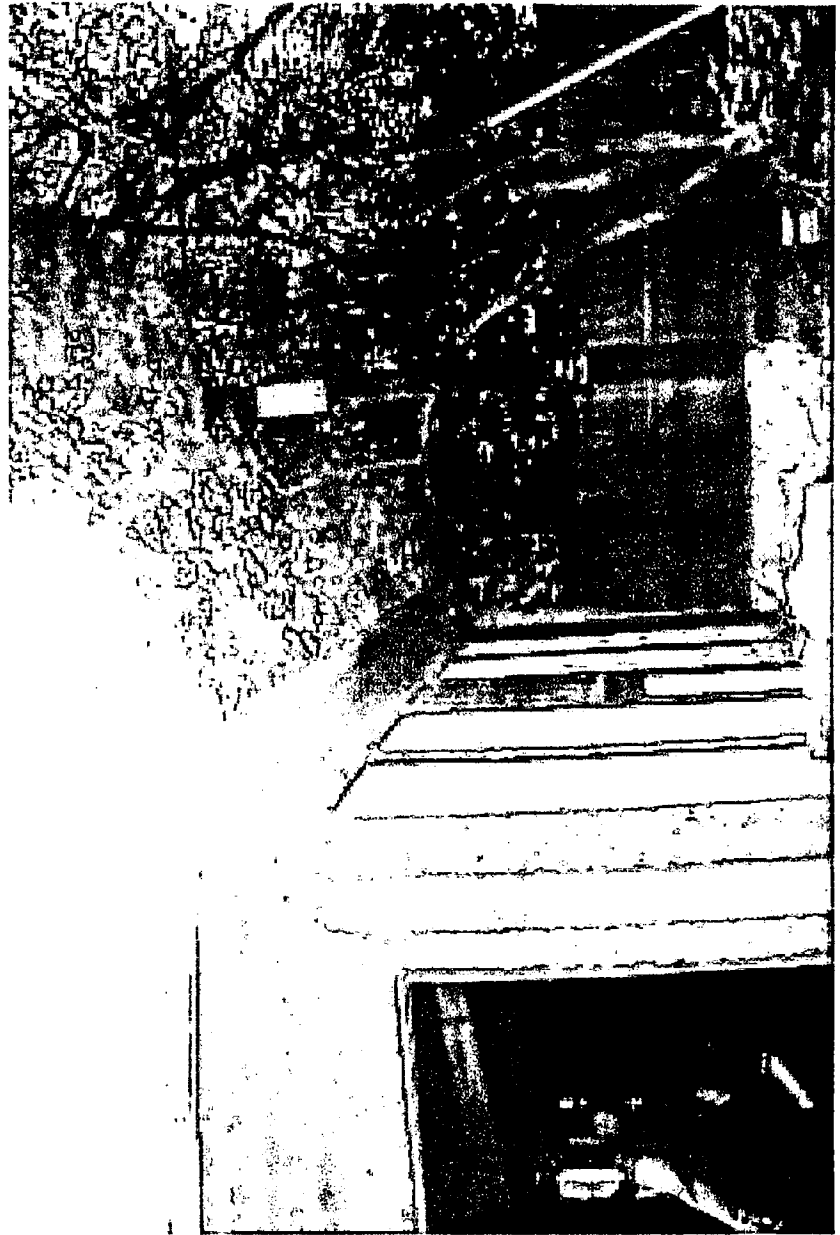
8
A1

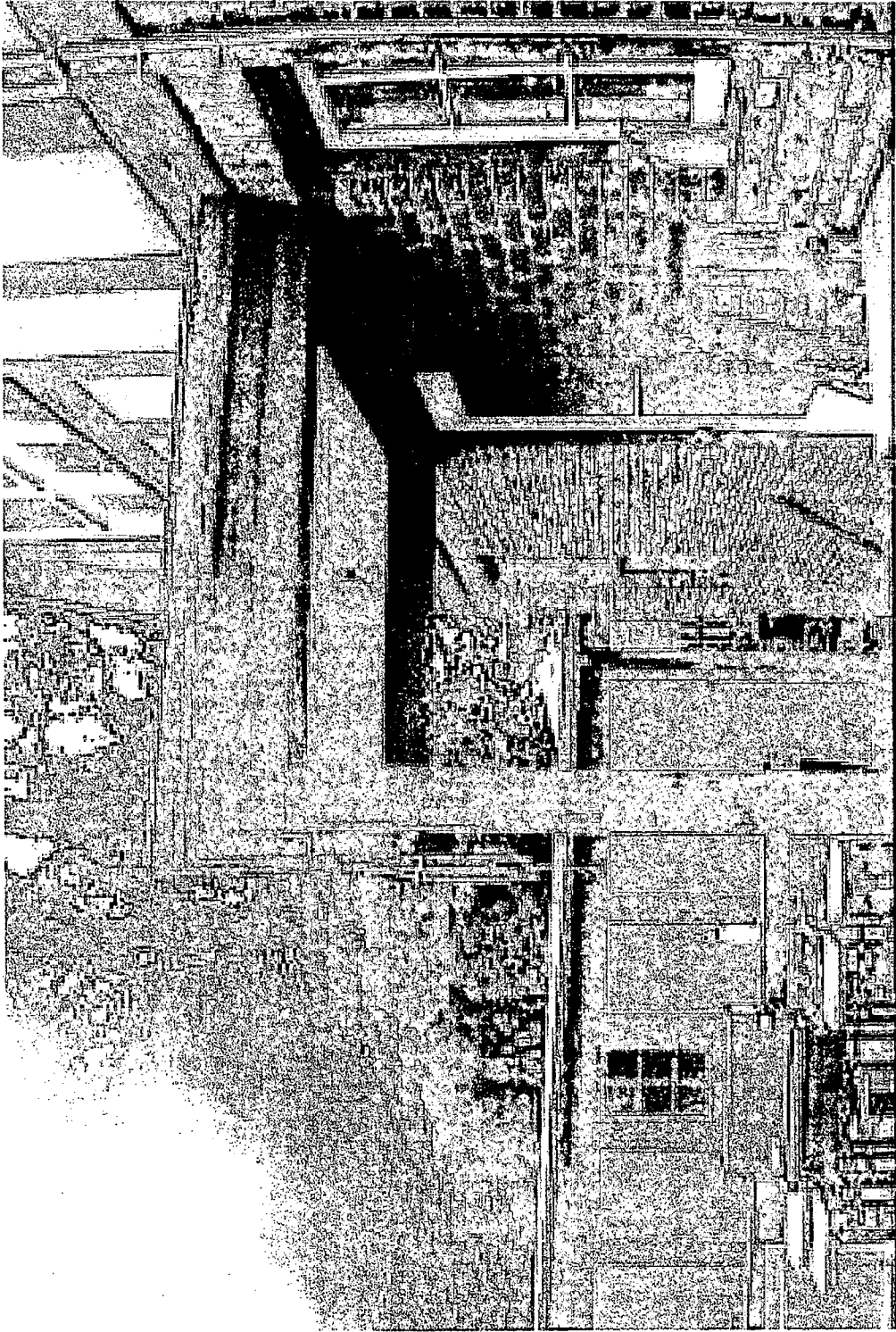
DETAIL OF ROOF OVERHANG

SCALE: 1" = 1'-0"



15

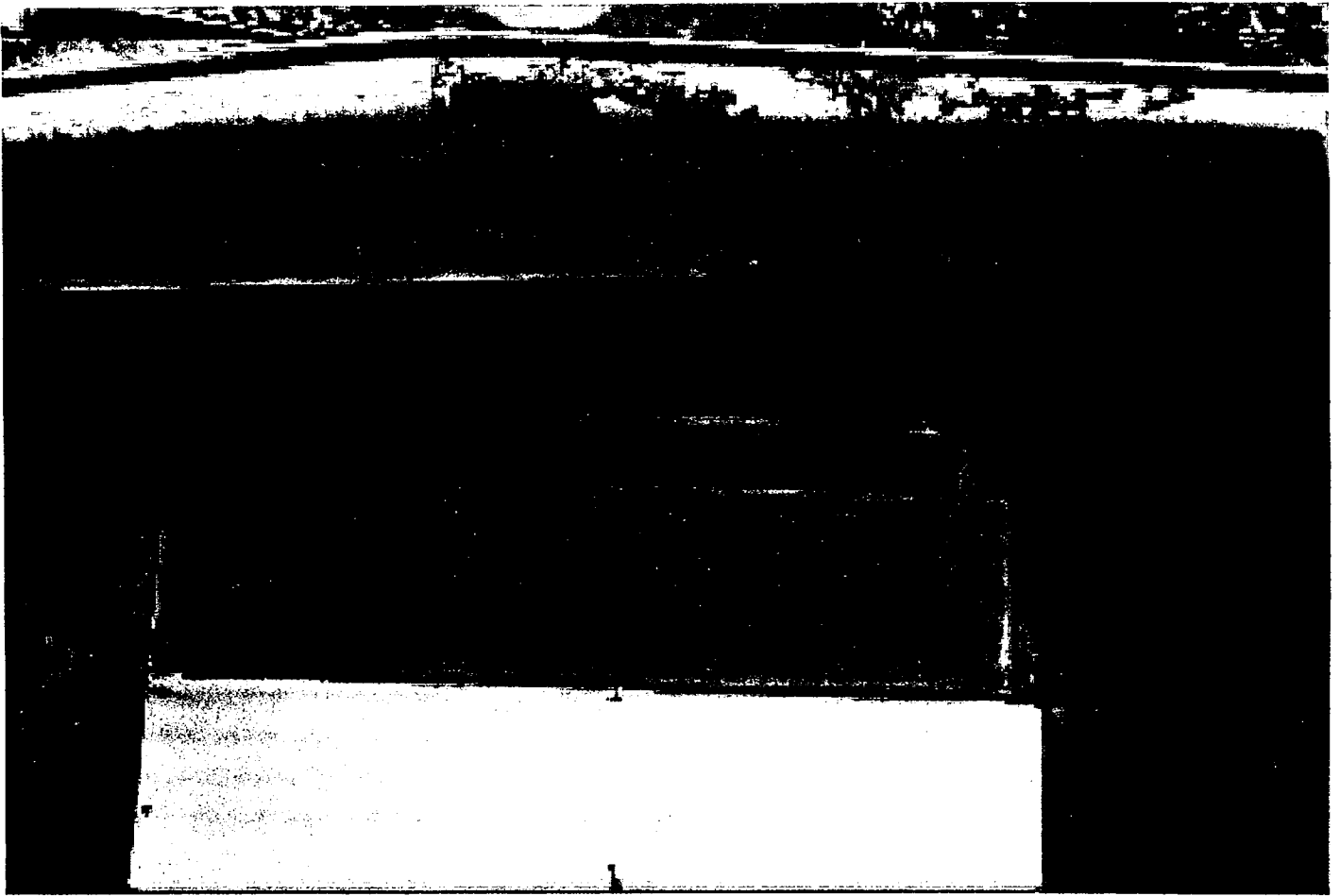




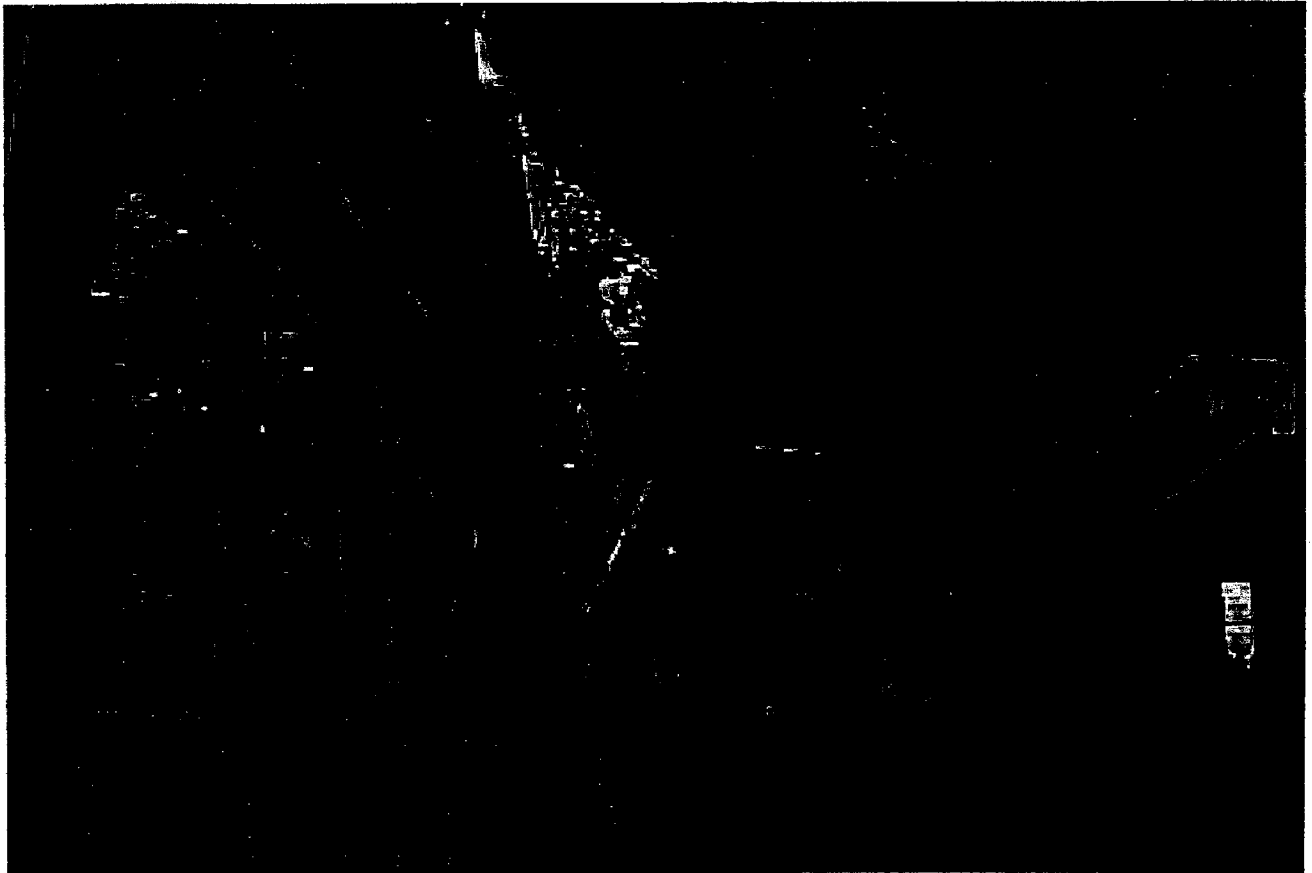
17











END

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 12 West Irving Street, Chevy Chase **Meeting Date:** 08/13/03
Resource: Contributing Resource **Report Date:** 08/06/03
 Chevy Chase Village Historic District
Review: HAWP **Public Notice:** 07/30/03
Case Number: 35/13-030 **Tax Credit:** None
Applicant: Mr. Michael Fistere **Staff:** Michele Naru

PROPOSAL: Alterations to an Existing Garage

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Tudor Revival
DATE: c 1920

The subject house is a two-story brick structure with stucco and half timbering details on the second story. The principal window type is a 6/6 double-hung window. The simple hip roof is sheathed in slate.

The property contains a non-contributing garage located behind the existing house. The garage's roof was severely damaged by a spring storm.

PROPOSAL:

The owners wish to repair the roof of abovementioned non-contributing garage and make some alterations to its existing elevations. The applicants are proposing to alter the existing elevations by adding new window and door openings (see drawings).

STAFF DISCUSSION

The subject garage is a Non-Contributing Resource within the Chevy Chase Village Historic District and alterations to these resources are reviewed with a very lenient level of design review. This resource does not contribute to the historicity of the district because it is a newer building, which contributes to the overall streetscape, but is out of the district's primary historical and architectural context.

①

The *Chevy Chase Village Design Guidelines* state that most alterations to non-contributing 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.

The proposed alteration is consistent with the Chevy Chase Village Design Guidelines. Staff recommends approval.

STAFF RECOMMENDATION

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
ROCKVILLE, MD 20850
230/777-6370

DPS 178

JTB

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

1463 Roxanna Rd, NW
Wash, DC 20012

Contact Person: EDMUND PETERS
Daytime Phone No.: 202-494-6990

Tax Account No.: _____

Name of Property Owner: MICHAEL FISTERIS Daytime Phone No.: 301-907-3907

Address: 12 W. IRVING ST CHEVY CHASE, MD. 20815
Street Number City Street Zip Code

Contractor: JIM MARTIN Phone No.: 301-627-7946

Contractor Registration No.: 41989 304-440-9700 CELL

Agent for Owner: BUILDERS PERMIT SERVICE Daytime Phone No.: 202-494-6990
EDMUND PETERS

LOCATION OF BUILDING/PREMISE

House Number: 12 W. IRVING STREET Street

Town/City: CHEVY CHASE Nearest Cross Street: IRVING & CONN AVE

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>GARAGE</u> | | | |

1B. Construction cost estimate: \$ 38,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

[Signature] _____
Signature of owner or authorized agent
7/25/03 _____
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

1. WRITTEN DESCRIPTION OF PROJECT

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

*Gazoga is a non-contributing structure within
Cherry 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:

*Applicant is proposing to repair storm damage
to building as well as alter building by
installing new windows & doors.*

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

5. PHOTOGRAPHS

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

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

4

William + Valerie Grace

8 W. Irving St.

Chevy Chase, Md. 20815

LEFT SIDE

Dave Corupton

Lynn Cutler

14 W. Irving St.

Chevy Chase, Md. 20815

RIGHT SIDE

Ralph + Betsy Stephens

11 Magnolia Pkwy

Chevy Chase, Md. 20815

REAR

MICHAEL FISTERE

12 W IRVING ST.

CHEVY CHASE, MD.

20815

(Kitchen Renovation)

6/10/02

HISTORICAL PERMIT * 279278

M.C. Bldg Permit * 279236

