

14 W. IRVING 3513-01V REVISION

[Redacted]

Staff Item
14 West Irving, Chevy Chase
Anne Fothergill

This is a Non-Contributing Resource that has an approved HAWP for additions/alterations to the existing house.

Attached are minor changes to the approved plans—some fenestration changes and changes to the front portico. The original design for the portico was similar to the proposed design and that design did receive the Commission's support.

Staff is requesting that the HPC allow these changes to be approved at the staff level.

OK

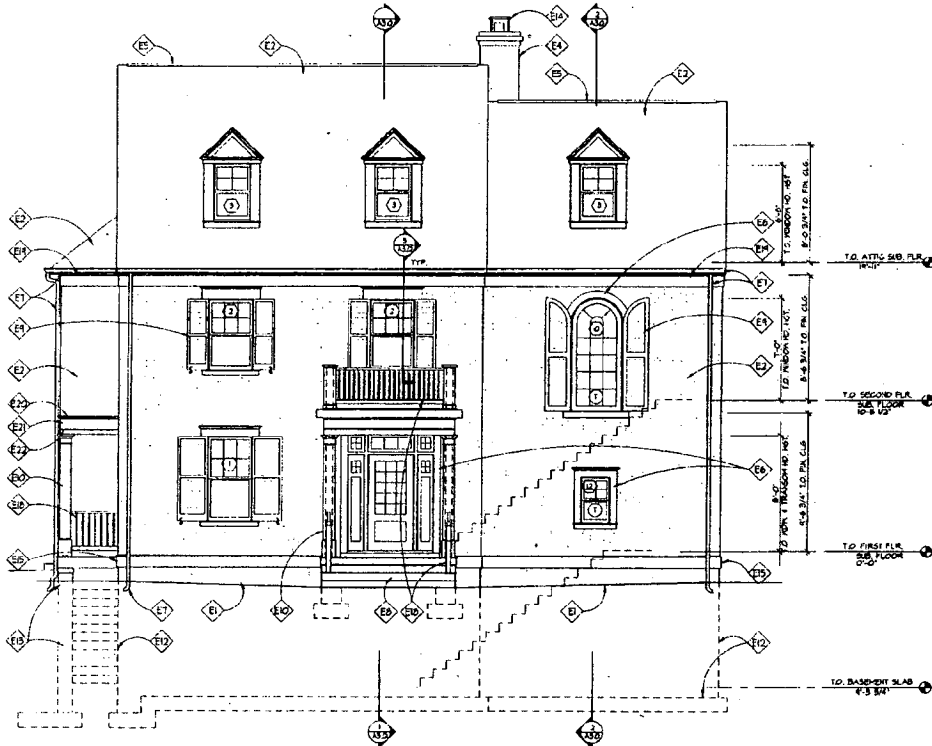
HPC 11-14-07

stamped plans in file

AF 11-19-07



1 EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- 1 BRICK VENEER T.B.S.
- 2 CEDAR SHINGLES (OR PTD. HARD-PLANK SHINGLES) STRAIGHT-FRONT NOTCHED PANEL; COORDINATE W/ ARCHITECT FOR EXPOSURE; INSTALL PER MANUFACTURER
- 3 ROOF SHINGLES; SEE ROOF PLAN
- 4 BRICK CHIMNEY; EXTEND MIN. 24" ABOVE ALL OBJECTS MIN 10'-0" PER CODE
- 5 RIDGE VENT BY "GOR-A-VENT" OR APPROVED EQUAL
- 6 S4S x 8 PTD. DOOR/WINDOW TRIM, TYP.
- 7 GUTTER x D.S.; SEE ROOF PLAN FOR DETAILS
- 8 HOOD STEPS TO GRADE; VERIFY RISE & RUN
- 9 LOWERED HOOD SHUTTERS W/ SHUTTER DOGS & EXPOSED HINGES
- 10 SQUARE COLUMN BUILT-UP FROM 1x10 PTD. (WRAP 2x4 POST)
- 11 NOT USED
- 12 LINE INDICATES FOUNDATION WALL & FOOTING BELOW GRADE. SEE FOUNDATION PLAN FOR MORE INFORMATION
- 13 RETAINING WALL & STAIR; SEE FOUNDATION PLAN FOR MORE INFORMATION
- 14 SCREENED COPPER CHIMNEY CAP
- 15 PTD. S4x10 TRIM BAND W/ MATERIALS; SEE DETAIL 10A3.2
- 16 FLOOD LIGHTS; SEE LIGHTING PLAN
- 17 STEPPED FOOTING; SEE DETAIL 10A3.3
- 18 PTD. SHOOT RAILING SYSTEM COLOR T.B.S.
TOP RAIL: 1 1/2" x 3 1/2"
POST: 1 1/2" x 3 1/2"
RISER: 1 1/2"
TREAD: 1 1/2"
- 19 PTD. S4x10 TRIM BAND; SEE DETAIL 10A3.2 FOR MORE INFO
- 20 BCD MOLD 1 1/2" x 7 1/2"
- 21 PTD. S4x4 FLAT TRIM
- 22 PTD. HALF-ROUNDED 2 1/2"
- 23 PTD. S4x8 PASCAL 100

NOTE:
VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD

G.T.H.
1755 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(PH) 301-309-1000
(FAX) 301-309-1001

14 W. IRVING STREET
CHEVY CHASE, MD 20815
PROPOSED FRONT ELEVATION

ABELL
RESIDENCE

KEY SHEETS:
PERMIT SET 1-15-07
SCALE:
DATE: 11/12/07
PROJECT NO: 04 0256
DRAWING NO:

A2.0

proposed



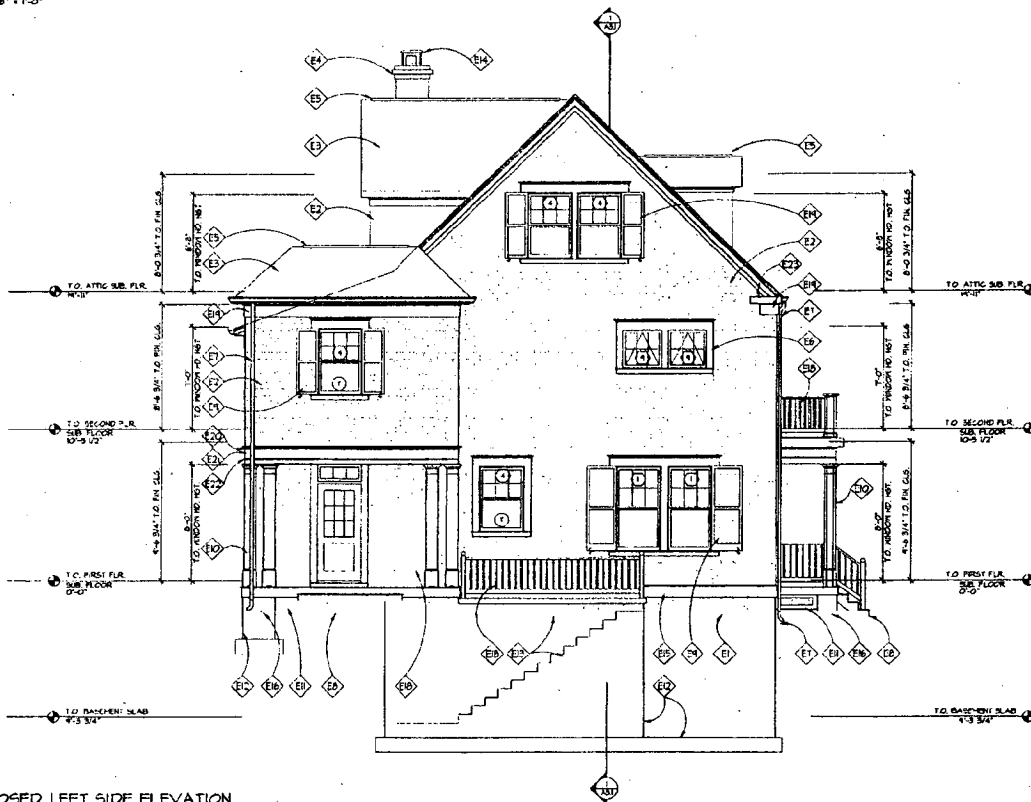
Proposed Front Elevation
Abell Residence 14 West Irving Street, Chevy Chase Village

APPROVED

04.0256
G T M
7720 OLD GEORGETOWN ROAD
SLATE 780
BETHESDA, MD 20814
(301)331-2800
(301)331-2801 FAX
June 20, 2007



1 EXISTING LEFT SIDE ELEV.
SCALE: 1/8" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

- E1 BRICK VENEER, T.B.S.
- E2 CEDAR SHINGLES (OR PTD. HARD-PLANK SHINGLES)
DISTANT-EDGE NOTCHED PANEL, COORDINATE W/ ARCHITECT FOR EXPOSURE.
INSTALL PER MANUFACTURER'S
- E3 ROOF SHINGLES, SEE ROOF PLAN
- E4 BRICK CHIMNEY, EXTEND MIN. 24" ABOVE ALL OBJECTS W/IN 10'-0", PER CODE
- E5 RIDGE VENT BY VENDOR OR APPROVED EQUAL
- E6 2x4 @ 8 PTD. DOOR/WINDOW TRIM, TYP.
- E7 BUTTER 4 D.S., SEE ROOF PLAN FOR DETAILS
- E8 WOOD STEPS TO GRADE, VERIFY RISE & RUN
- E9 LAMBER NOED SHUTTERS W/ SHUTTER DOGS & EXPOSED HINGES
- E10 SQUARE COLUMN, BUILT-UP FROM 1x12, PTD. OVER 8x8 POST
- E11 PTD. 1/2" LATTICE, SEE DETAIL A14.0
- E12 LINE DESIGNATED FOUNDATION WALL & FOOTINGS BELOW GRADE
SEE FOUNDATION PLAN FOR MORE INFORMATION
- E13 RETAINING WALL & STAIR, SEE FOUNDATION PLAN
- E14 SCREENED COPPER CHIMNEY CAP
- E15 PTD. SHAW TRIM BAND W/ WATERABLE, SEE DETAIL A14.2
- E16 BRICK P.B.R., SEE FOUNDATION PLAN
- E17 PTD. SHAW FLAT TRIM BD.
- E18 PTD. SHOOT RAILING SYSTEM, COLOR T.B.S.
TOP RAIL: 854-2840
BOT. RAIL: 854-2841
PICKETS: 854-1871
- E19 PTD. SHAW TRIM BAND, SEE DETAIL A14.2 FOR MORE INFO
- E20 SHOOT BED MOULD 1x4-10
- E21 PTD. SHAW FLAT TRIM
- E22 PTD. HALF-ROUND 1/2"
- E23 PTD. SHAW FASCIA BD.

NOTE:
VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD

G.T.H.
770 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(301)333-3300
(301)333-3304 FAX

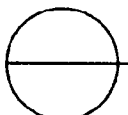
14 N. IRVING STREET
CHEVY CHASE, MD 20815
PROPOSED
LEFT SIDE ELEVATION

ABELL
RESIDENCE

REVISION:	
PERMIT SET: H-49-01	
SCALE:	
DATE:	
PROJECT NO.:	04.0256
DRAWING NO.:	

A2.3

proposed

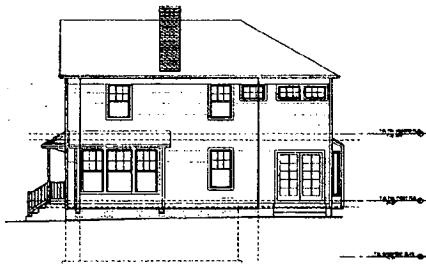


Proposed Left Elevation

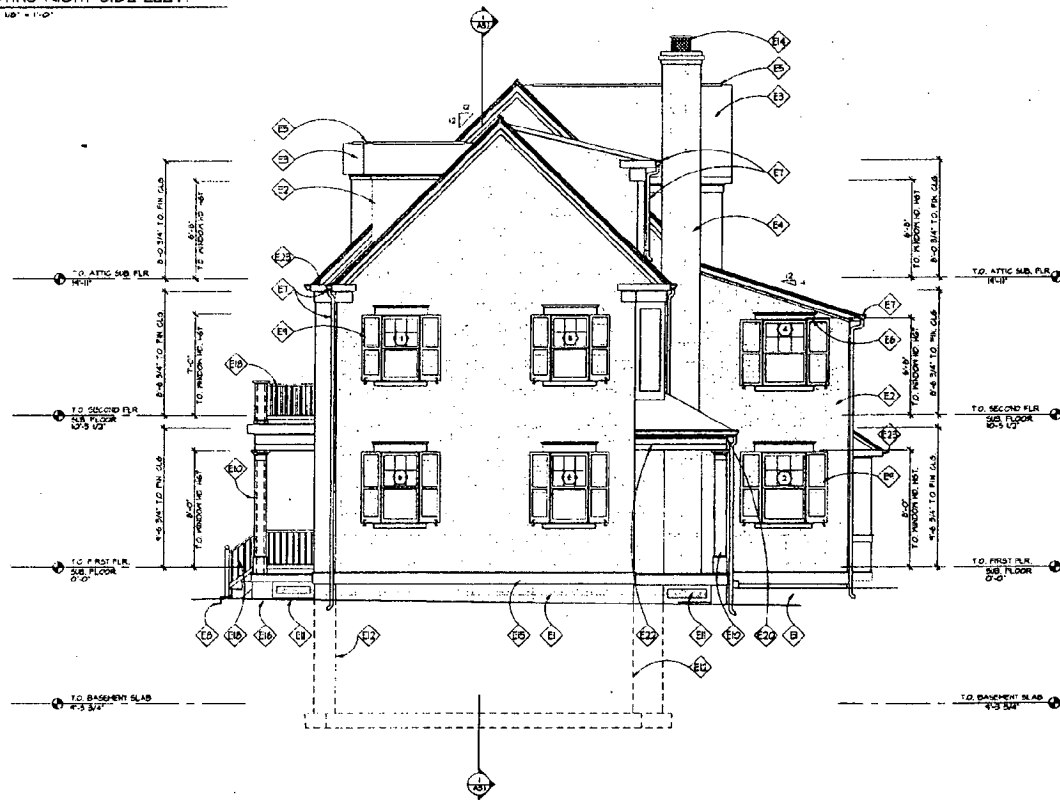
Abel Residence 14 West Irving Street, Chevy Chase Village

APPROVED

14-0120
G 1 M
770 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 333-3000
(301) 333-3001 FAX
June 20, 2001



1 EXISTING RIGHT SIDE ELEV.
SCALE: 1/8" = 1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

proposed

ELEVATION NOTES

- E1 BR CK VENEER, T.D.S.
- E2 CEDAR SHINGLES (OR PTD. HARD-PLANK SHINGLES) STRAIGHT-EDGE NOTCHED PANEL, COORDINATE W/ ARCHITECT FOR EXPOSURE. METALL. PCL. MANUFACTURER.
- E3 ROOF SHINGLES, SEE ROOF PLAN
- E4 BRICK CHIMNEY, EXTEND MIN 24" ABOVE ALL OBJECTS WITHIN 4'-0", PER CODE
- E5 RIDGE VENT BY "COR-A-VENT" OR APPROVED EQUAL
- E6 5/4 x 6 PTD. DOOR/SCREEN TRIM, TYP.
- E7 BUTTER 4 O.S., SEE ROOF PLAN FOR DETAILS
- E8 WOOD STEPS TO GRADE, VERIFY RISE & RUN
- E9 Louvered WOOD SHUTTERS W/ SHUTTER DOGS & EXPOSED HINGES
- E10 SQUARE COLUMN BUILT-UP FROM 1/2" PTD. W/RAIP 8x8 POST
- E11 PTD. HD. LATTICE, SEE DETAIL A143.0
- E12 LINE INDICATES FOUNDATION WALL & FOOTINGS BELOW GRADE. SEE FOUNDATION PLAN FOR MORE INFORMATION
- E13 RETAINING WALL, 4 STAIR, SEE FOUNDATION PLAN FOR MORE INFORMATION
- E14 SCREENED COPPER CHIMNEY CAP
- E15 PTD. SHAWD TRIM BAND W/ WATERBURY, SEE DETAIL 1043.2
- E16 BRICK PIER, SEE FOUNDATION PLAN
- E17 STEPPED FOOTING, SEE DETAIL 5143.5
- E18 PTD. SHOOT NAIL-NO SYSTEM, COLOR T.D.S.
- E19 TOP RAIL: 1/2" x 1/2" x 1/2" BOTTOM RAIL: 1/2" x 1/2" x 1/2" PICKETS: ALUMINUM
- E20 PTD. SHAWD TRIM BAND, SEE DETAIL 1043.2 FOR MORE INFO.
- E21 PTD. BED HOLD 1/4" x 1/2"
- E22 PTD. 5/4" FLAT TRIM
- E23 PTD. HALF-ROUND 1/2"
- E24 PTD. 5/8" x 5/8" PASCIA BD

NOTE:
VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD

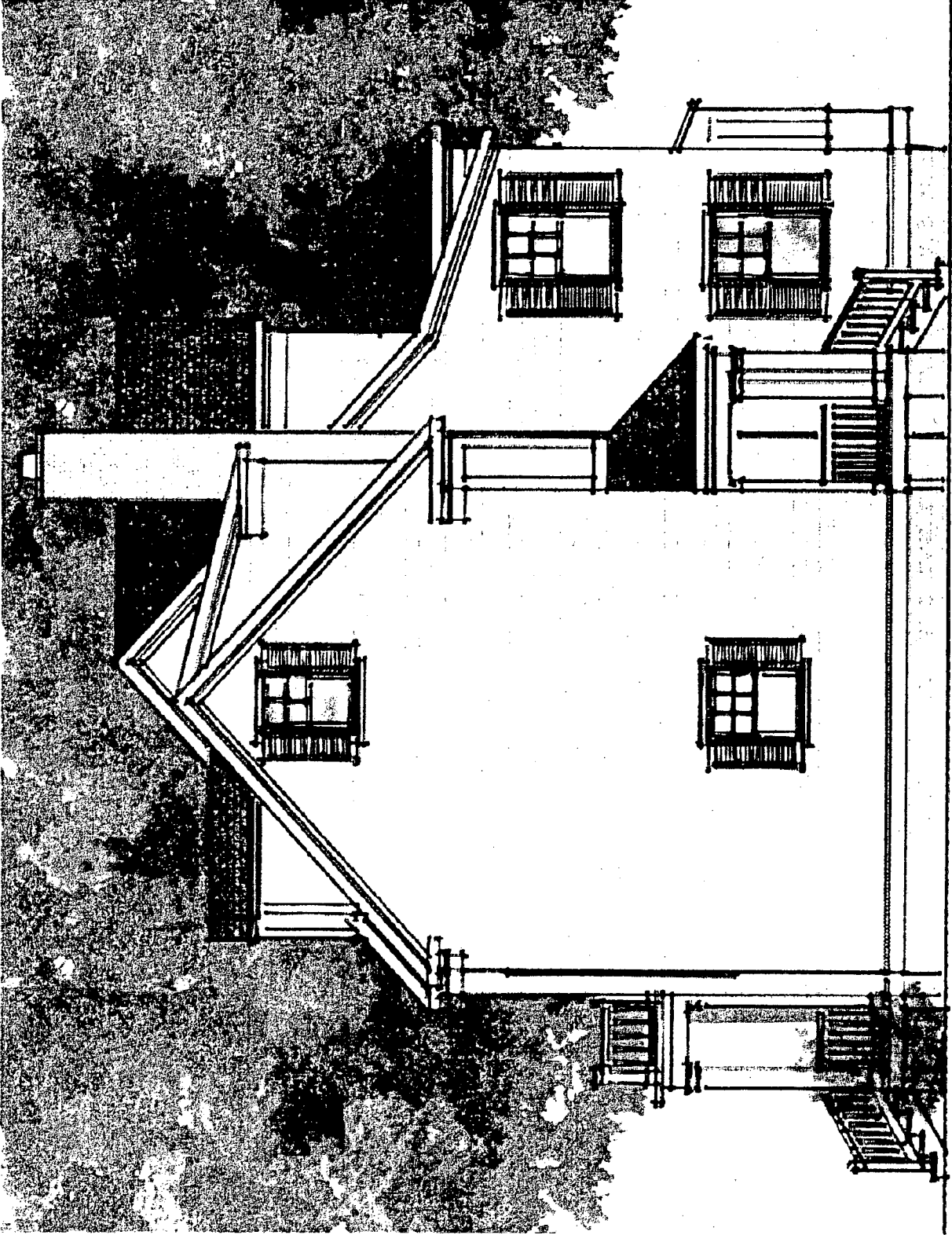
G.T.M.
7731 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(301)333-3388
(301)333-3381 FAX

14 N. IRVING STREET
CHEVY CHASE, MD 20815
PROPOSED
RIGHT SIDE ELEVATION

ABELL
RESIDENCE

REVISED:	
PERMIT SET: 04-0-07	
SCALE:	
DATE:	
PROJECT NO:	04-0256
DRAWING NO:	

A2.1

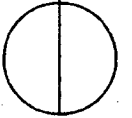


04-0204
G T M
175 S.O. GARDEN DRIVE #100
SUITE 700
BETHESDA, MD 20814
301-271-1100
301-271-1101 FAX
JUNE 26, 2007

APPROVED

Proposed Right Elevation

Abell Residence 14 West Irving Street, Chevy Chase Village





Proposed Rear Elevation
Abell Residence 14 West Irving Street, Chevy Chase Village

APPROVED

04.0206
G.T.M.
7726 OLD GEORGETOWN ROAD
SUITE 760
BETHESDA, MD 20814
(301)243-8800
(301)333-3051 FAX
JUNE 30, 2007



HISTORIC PRESERVATION COMMISSION

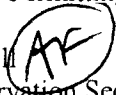
Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 11/19/07

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Anne Fothergill 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #457348 - Addition and alterations to house

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the July 11, 2007 meeting. The conditions of approval are:

- 1) The applicant will work with the Chevy Chase Village arborist to develop a tree protection plan for this project. This plan will be implemented prior to any work beginning on the property.
- 2) The specifications for the windows and doors will be included in the permit sets of drawings submitted to staff at the time of stamping.
- 3) The doors will be fabricated of painted wood.
- 4) The permit set of drawings will show the true finish grades on the elevations.

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: Chris and Patricia Abell
Address: 14 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.





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: ROBERT LACH JR
Daytime Phone No.: 240 333 2021

Tax Account No.: _____
Name of Property Owner: CHRIS & PATRICIA ABELL Daytime Phone No.: 301 365 2703
Address: 8 MAGNOLIA PARKWAY, CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: NOT SELECTED Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: ROBERT LACH JR Daytime Phone No.: 240 333 2021

LOCATION OF BUILDING/PREMISE

House Number: 14 WEST IRVING Street: _____
Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PARKWAY
Lot: 4 & D Block: 27 Subdivision: SECTION 2, CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 500,000
1C. If this is a revision of a previously approved active permit, see Permit # 449456

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] _____ Date _____
Signature of owner or authorized agent

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

SEE REVERSE SIDE FOR INSTRUCTIONS

#457348

Oaks, Michele

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]
Sent: Wednesday, July 11, 2007 3:59 PM
To: Fothergill, Anne; Manarolla, Kevin; Oaks, Michele; Silver, Joshua
Cc: Biddle, Geoff; Bob Elliott; Bourke email file; FeldmanGS@aol.com; abjdoe@gmail.com; r.marshes@verizon.net; Stephens, Betsy; Wellington, P. (ccv)
Subject: HPC Hearing 7/11/07: 14 W Irving; 20 Hesketh; 20 W Kirke -- LAP comments

The LAP concurs with the staff's recommendations relating to 20 Hesketh Street, 20 W. Kirke St., and 14 W. Irving Street.

With respect to 14 West Irving St:

We agree with the approval but want to note for the HPC that we continue to have concerns with the loss of open space. In the case of 14 West Irving St, the panel felt that the proposed changes to the appearance of the present house and surroundings will compensate for the loss of open space. Under the proposed plan, all of the large trees will be preserved. Also, the staff report points out that the new plan retains more of the green space than did the original plan; and that this is an important element in preserving the "park like" character of the village. Looking to the future, we think that as the new house ages and the surroundings mellow, the appearance of that segment of W. Irving Street will be consistent with the objectives of the Historic Preservation program. However, we should note, and request the HPC to note, that 29% lot coverage should not become the standard for future projects, even future projects on relatively "small" lots. Otherwise we will inevitably lose our open space.

Submitted for the LAP by
Tom Bourke
Chair

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	14 West Irving Street, Chevy Chase	Meeting Date:	7/11/2007
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	7/03/2007
Applicant:	Chris & Patricia Abel (Robert Lach, AIA)	Public Notice:	6/27/2007
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-07V REVISION	Staff:	Michele Oaks
PROPOSAL:	House Construction		

RECOMMENDATION:

Staff is recommending that the Commission approve this Historic Area Work Permit (HAWP) application with the conditions that:

- The applicant will work with the Chevy Chase Village arborist to develop the tree protection plan for this project. This plan will be implemented prior to any work beginning on the property.
- The specifications for the windows and doors will be included in the permit sets of drawings submitted to staff at the time of stamping.
- The doors will be fabricated of painted wood.
- The permit set of drawings will show the true finish grades on the elevations.

BACKGROUND

The applicants received approval from the Commission for demolition and new house construction at its April 25, 2007 meeting. Since this meeting, they have been working with the Chevy Chase Village and Department of Permitting Services to obtain building permits for the project. After discovering the many hurdles needed to overcome in order to demolish the existing house and construct a new house on this lot, the applicants have decided to modify their proposal. The new proposal, being submitted as a revision to the previously approved HAWP application, is a design, which retains the existing non-contributing house and constructs a side addition. The end product proposed is very close in size, scale, massing and design to the original approved by the Commission at its April 25, 2007 meeting (transcript from April 25, 2007 meeting begins on page) (Comparison of approved and proposed drawings begin on page).

PROJECT DESCRIPTION

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

The existing house is a two story, two-bay, gable-end roof dwelling with a shed roof entry portico. Currently, the lot contains a gravel driveway stretching along the east property line. The subject house is the last, West Irving facing house before you reach Magnolia Parkway on the south side of the street.

PROPOSAL:

The applicants propose to renovate the existing house and construct a new addition on the subject lot. The new house’s design is a modern interpretation of the Colonial Revival style. The house will be clad in cement fiber or wood shingles, sheathed in asphalt shingles, and detailed with painted, wood windows with simulated, divided-lights flanked with painted, operable wood shutters.

This new project is a renovation and addition, unlike the previous HAWP, which proposed demolition and new construction. As a result, the applicants do not have to comply with the County parking requirements for new construction (two, off-street parking spaces), which in the previous HAWP required relocating their driveway and installing grasspave for the additional parking space.

APPLICABLE GUIDELINES

When reviewing demolition and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

- Non-Contributing or Out-of-Period Resource: A resource which does not directly contribute to the historicity of the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource’s original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district’s primary historical and architectural context.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- 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.
- The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they

are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to and compatible with the fabric of the community, should be supported. The key considerations in reviewing new construction should be the two paramount principals identified above –fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character.

- It is of paramount importance that the HPC recognize and foster the Village’s open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.

Montgomery County Code; Chapter 24A-8 Criteria for Issuance

- (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 a historic site or historic resource within a historic district.
 - (2) The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of Interior’s Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building’s site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

CALCULATIONS

Previously Approved HAWP	1254 sq. ft.
Proposed HAWP	1392 sq. ft.
Previously Approved Lot Coverage	27%
Proposed Lot Coverage	29%

STAFF DISCUSSION

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

Staff does not have any concern with the plans as submitted. The proposed design is not very different in terms of setbacks and massing. The setbacks on the left elevation have increased from the originally approved 7'2". The right side elevation proposes to remain as previously approved. The scale, height and materials of the proposed house have not changed from the design that was originally approved by the Commission. The massing is slightly altered from the original design. The approved design was a three-bay, 2-1/2 story, center entry house with a 1-1/2 story side extension. The new, proposal is a two-bay, 2-1/2 story, side entry house with a 1-1/2 story side extension.

The design will continue to be compatible with the streetscape and the overall character of the district. One of the important elements of the district's designation was the village's unique "park like" character and the developer's choice of lot size, street and building design and placement to maximize open space. Retaining greenspace is crucial in preserving the integrity of the overall historic district. This proposed design is consistent with these guidelines. The new plan retains more of this greenspace as the existing driveway will continue to be utilized and will not require an encroachment into the front yard, as originally approved in the previous submittal.

The Village Manager and Arborist have done a preliminary review of the plans and as proposed, the submittal is consistent with their local ordinances. However, a more thorough review of the final design is required for an official approval from their offices. Additionally, the applicants may be required to provide mitigation and or tree protection measures to ensure the protection of the Villages tree canopy, and these items will be established during the Villages permitting process.

STAFF RECOMMENDATION:

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

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

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.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: ROBERT LACH JR
Daytime Phone No.: 240 333 2021

Tax Account No.: _____
Name of Property Owner: CHRIS & PATRICIA ABELL Daytime Phone No.: 301 365 2703
Address: 8 MAGNOLIA PARKWAY, CHEVY CHASE MD 20815
Street Number City Street Zip Code
Contractor: NOT SELECTED Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: ROBERT LACH JR Daytime Phone No.: 240 333 2021

LOCATION OF BUILDING/PREMISE

House Number: 14 WEST IRVING Street: _____
Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PARKWAY
Lot: 4 & D Block: 27 Subdivision: SECTION 2, CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 500,000
1C. If this is a revision of a previously approved active permit, see Permit # 449454

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] _____ Date _____
Signature of owner or authorized agent

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 457348 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

#457348 (5)

Written Description of Project

(paraphrased from HPC Staff Report of 05/31/06)

The existing house is a non-contributing resource of the Modern style dated in the Post 1941 era. This existing house is a two story, gable end roof dwelling with a shed roof entry portico. Currently, the lot contains a gravel driveway stretching along the east property line. The subject house is the last, West Irving facing, house before you reach Magnolia Parkway on the south side of the street.

Proposal:

Renovate the existing house and construct an addition on the subject lot. The new house's design is a modern interpretation of the Colonial Revival style. The house will be clad in "hardi" or wood shingle, roofed with asphalt shingles, and detailed with painted wood simulated divided light windows flanked with painted and operable wood shutters.

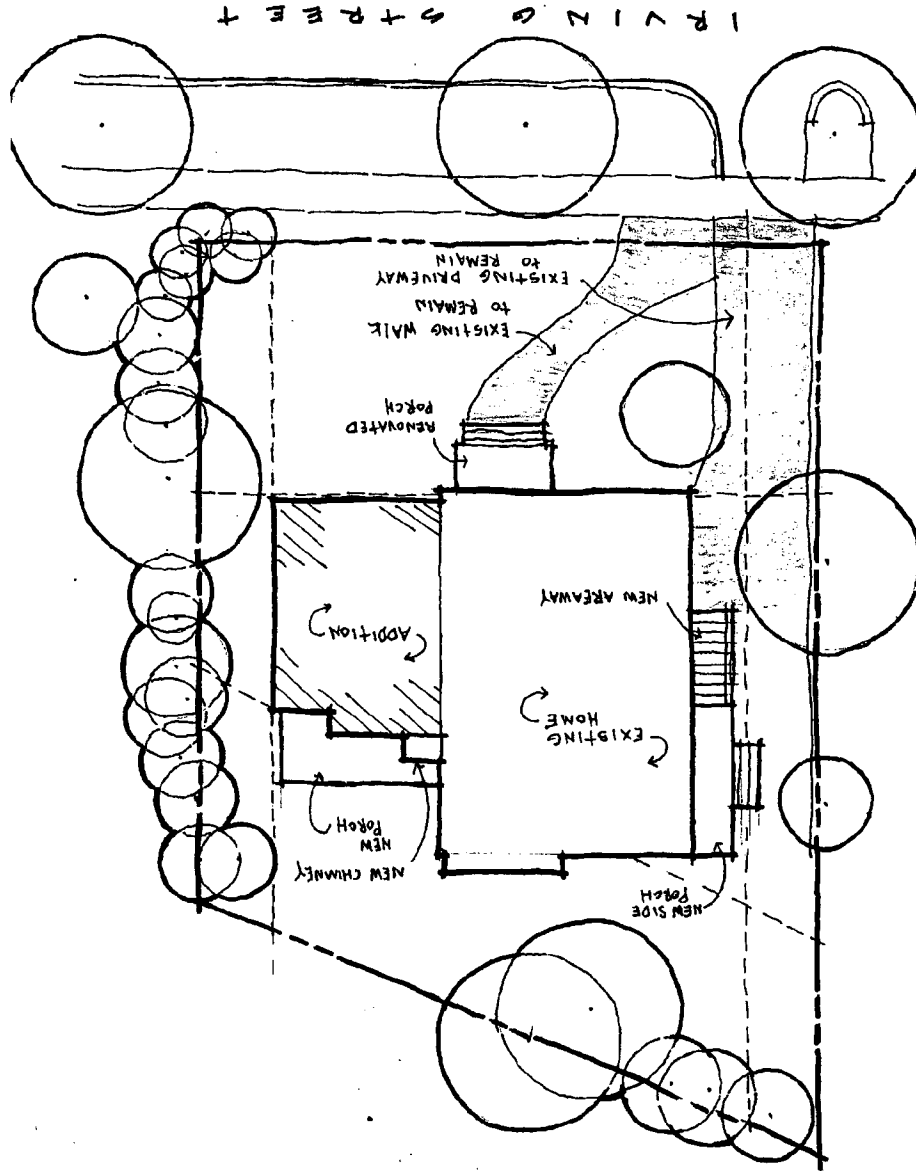
There will be no additional site work done on this property above routine repair of existing features.

Materials Specifications

Roofing:	Asphalt Roof Shingles, to be selected
Trim:	Painted Wood
Gutters & Downspouts:	White "Ogee" aluminum gutters w/ rectangular downspouts
Siding:	Stained Cedar or painted "Hardi" shingles, t.b.s. Natural or painted brick base.
Shutters:	Paneled wood painted shutters with operable hardware
Windows:	Weathershield ptd. wood windows with 7/8" simulated divided lights

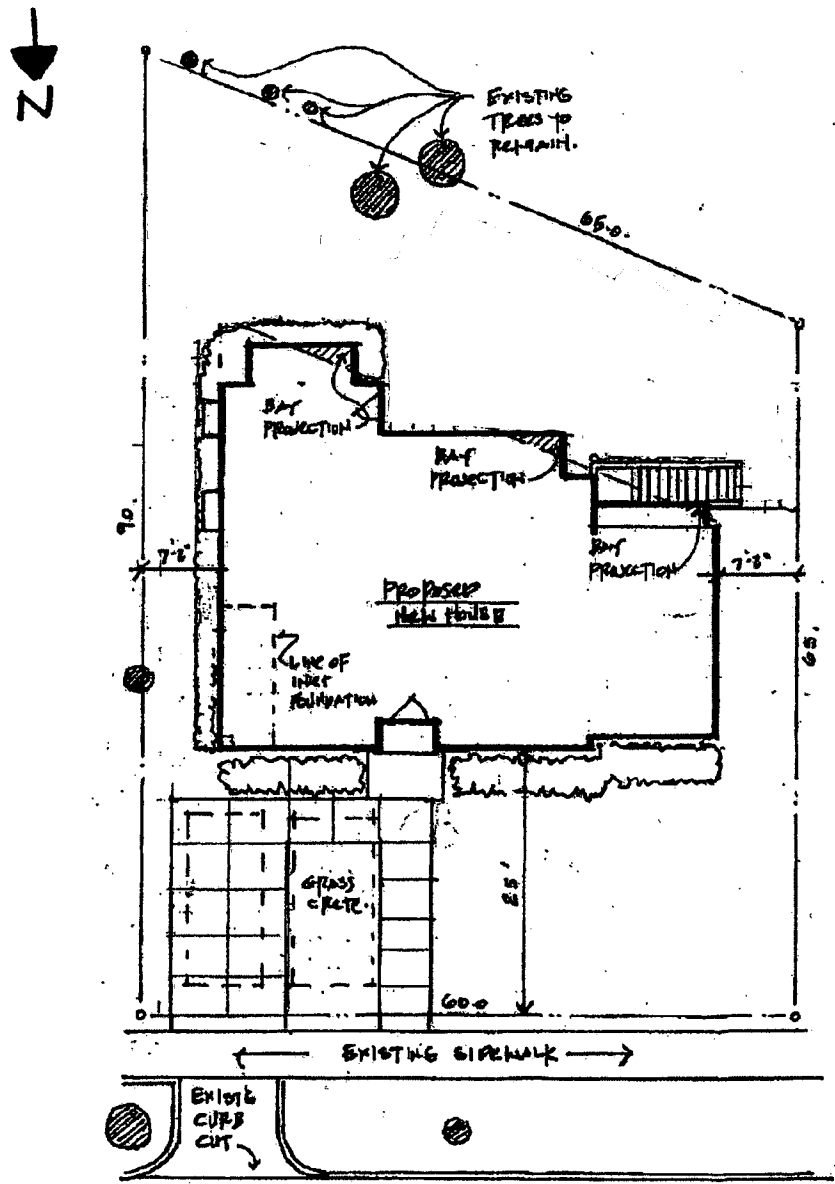
Adjoining and confronting property owners	
Mr. and Mrs. Frederick L. Bissinger Or Current Resident 9 West Irving Street Chevy Chase, MD 20815	Mr. and Mrs. David H. Bralove Or Current Resident 11 West Irving Street Chevy Chase, MD 20815
Mr. Michael S. Fistere Ms. Nancy J. Orvis Or Current Resident 12 West Irving Street Chevy Chase, MD 20815	Mr. and Mrs. Henry A. Dudley, Jr. Or Current Resident 13 West Irving Street Chevy Chase, MD 20815
Mr. Tom Buckwalter Ms. Sue Utterback Or Current Resident 15 West Irving Street Chevy Chase, MD 20815	Dr. and Mrs. Joel Rosenberg Or Current Resident 9 Magnolia Parkway Chevy Chase, MD 20815
Mr. and Mrs. Ralph C. Stephens Or Current Resident 11 Magnolia Parkway Chevy Chase, MD 20815	Mr. and Mrs. Richard D. Gluck Or Current Resident 13 Magnolia Parkway Chevy Chase, MD 20815
Mr. and Mrs. William A. Rivers Or Current Resident 15 Magnolia Parkway Chevy Chase, MD 20815	

Proposed Site Plan



PROPOSED SITE PLAN





Proposed Site Plan
 Able Residence 14 West Irving Street, Chevy Chase Village

04-0256
GTM
 G T M
 7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (240)333-1000
 (240)333-1001 FAX

April 4, 2007

APPROVED SITE PLAN 4/25/07 MEETING

Tree Survey

The proposal has been developed in conjunction with the arborist for Chevy Chase Village. All of the large diameter trees on site will be protected and preserved. Protection and preservation measures include, but are not limited to:

The addition will not encroach any further into the root zones of the large trees to the rear of the property than the existing house.

The foundation for the new house will be held back from the eastern property line to respect the root of the tree located there.

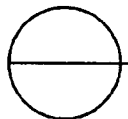
Great care will be taken during the repair of the existing driveway curbcut to protect the exiting tree at the NE corner of the property.

We will be working with the Chevy Chase Village arborist during the project to finalize our protection and preservation initiatives.



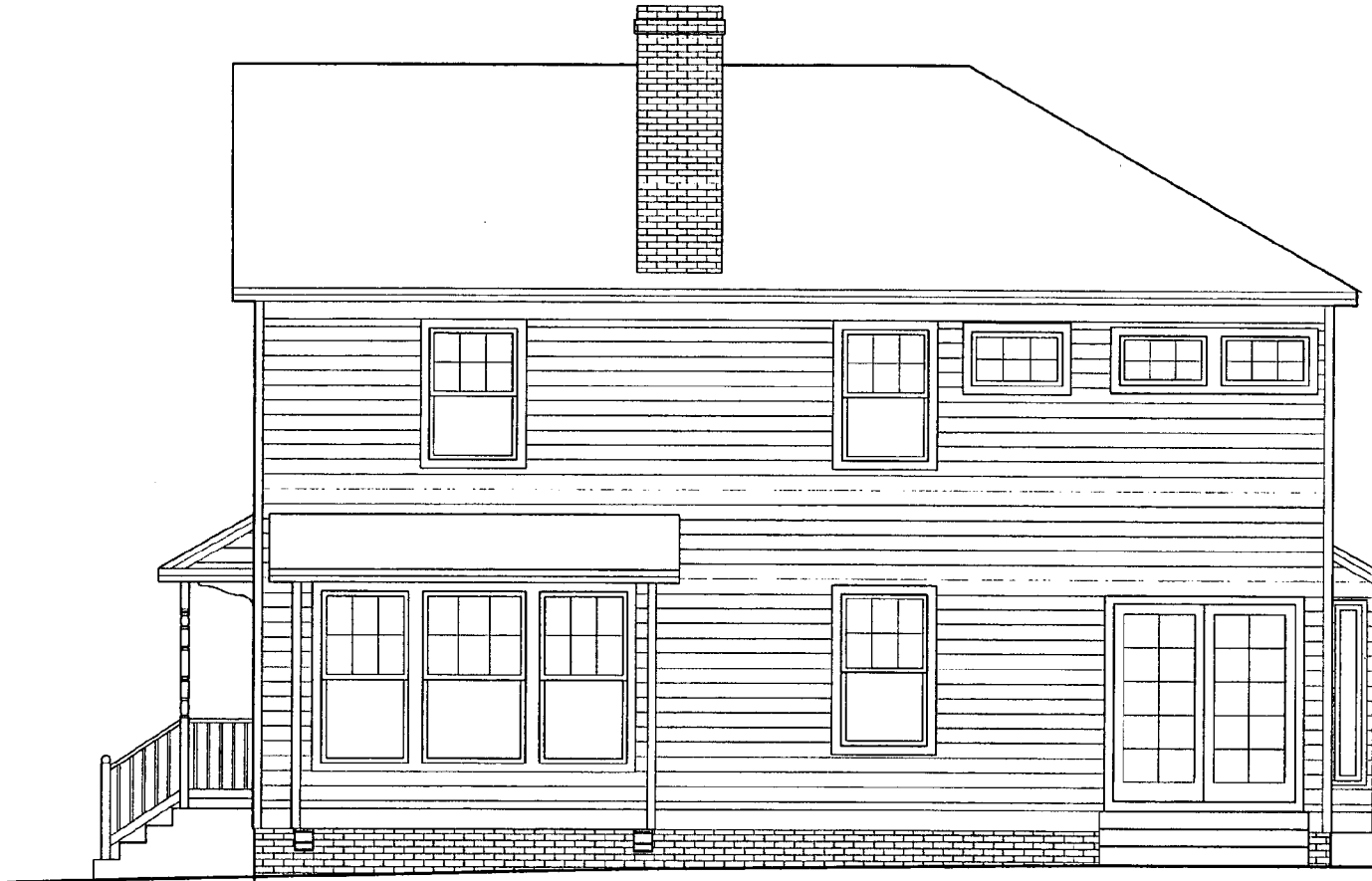
Existing Front Elevation

Abell Residence 14 West Irving Street, Chevy Chase Village



12

04.0286
G T M
7735 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX
June 20, 2007

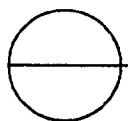
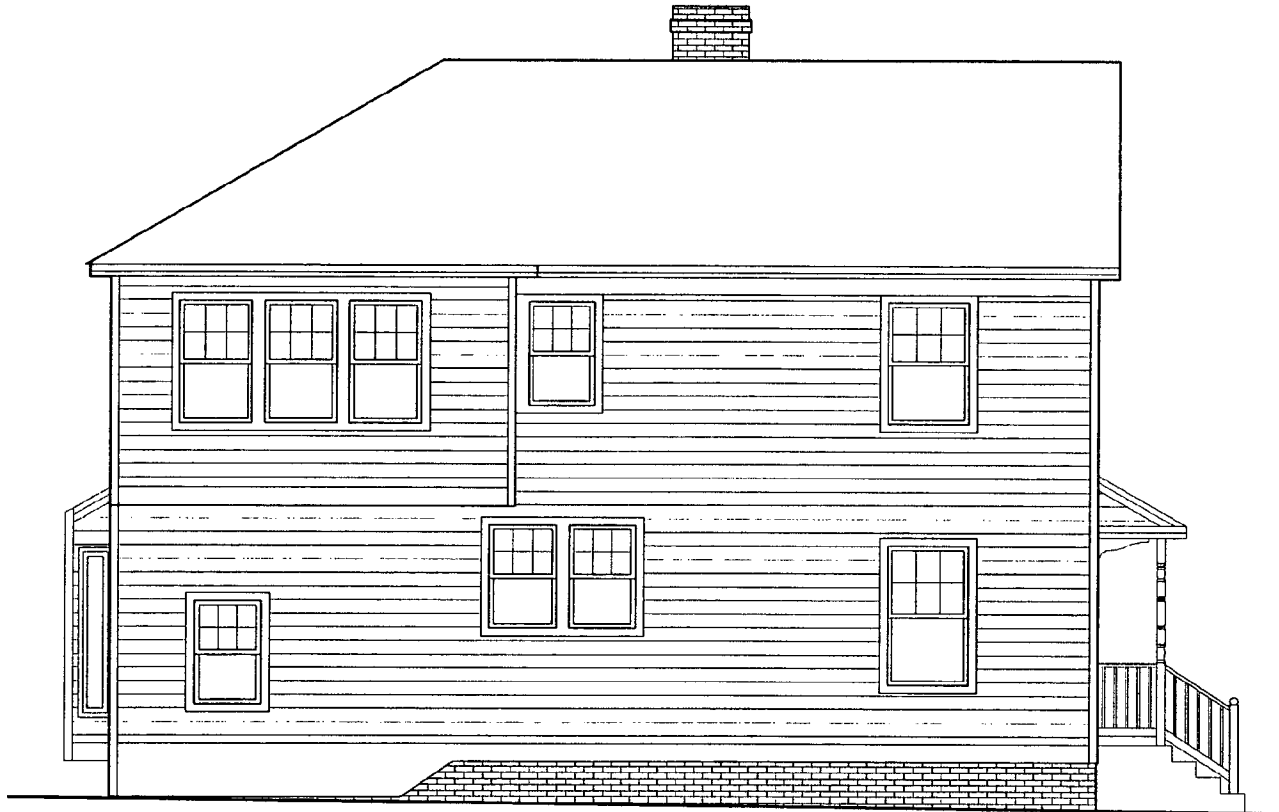


Existing Right Elevation

Abell Residence 14 West Irving Street, Chevy Chase Village

13

04 2256
G T M
775 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(410) 333-2600
(410) 333-2601 FAX
June 20, 2007



Existing Left Elevation

Abell Residence 14 West Irving Street, Chevy Chase Village

14

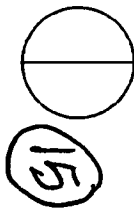
04-0296
G.T.M.
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 531-9300
(301) 231-2001 FAX

Jan 30, 2001



Existing Rear Elevation

Abell Residence 14 West Irving Street, Chevy Chase Village

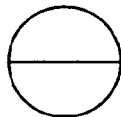
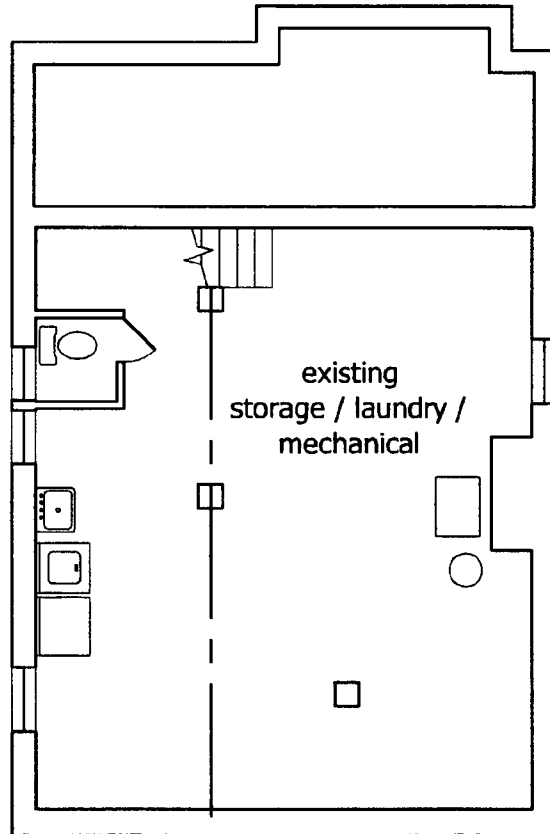


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G T M

7725 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(301)333-2000
(301)333-2001 FAX

JUN 20, 2007

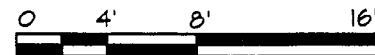


Existing Basement Plan

Abell Residence 14 West Irving Street, Chevy Chase Village

16

GRAPHIC SCALE

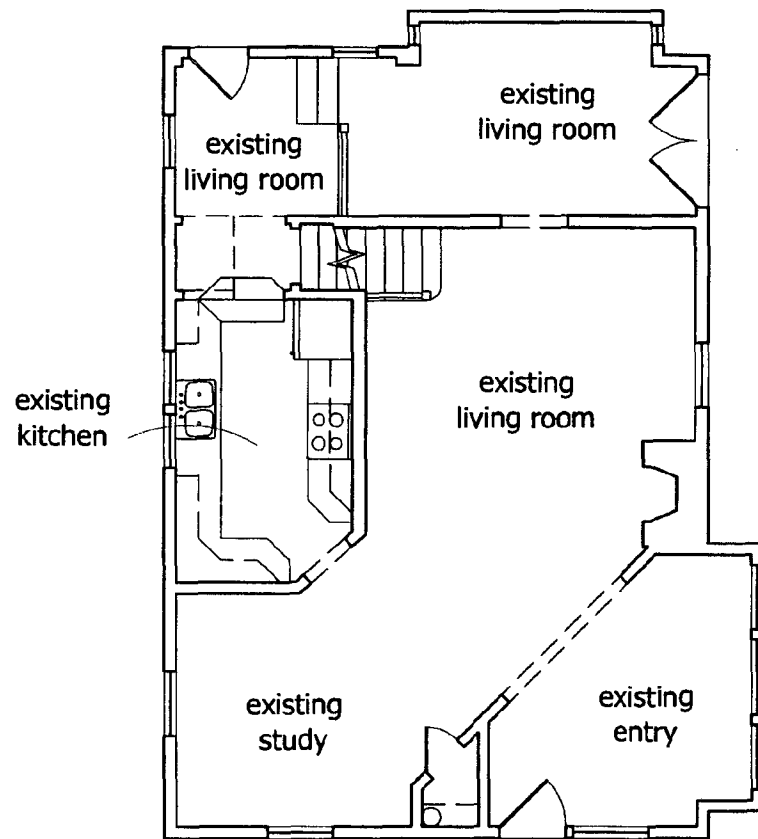


040256

G T M

7735 OLD GEORGETOWN ROAD
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 BETHESDA, MD 20814
 (301) 359-2000
 (301) 359-2001 FAX

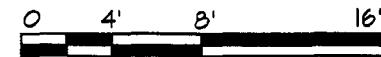
JUNE 20, 2007



Existing First Floor Plan
 Abell Residence 14 West Irving Street, Chevy Chase Village

17

GRAPHIC SCALE

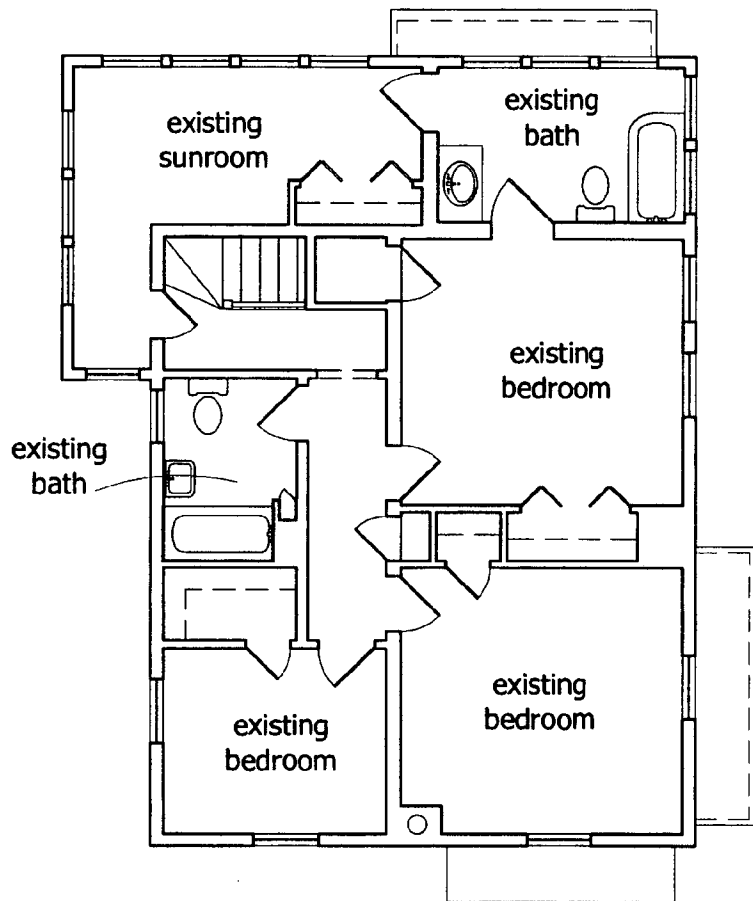


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G T M

7728 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (703) 342-2000
 (703) 342-2000 FAX

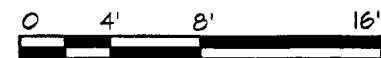
June 20, 2007



Existing Second Floor Plan
 Abell Residence 14 West Irving Street, Chevy Chase Village

18

GRAPHIC SCALE



04.0256

G T M

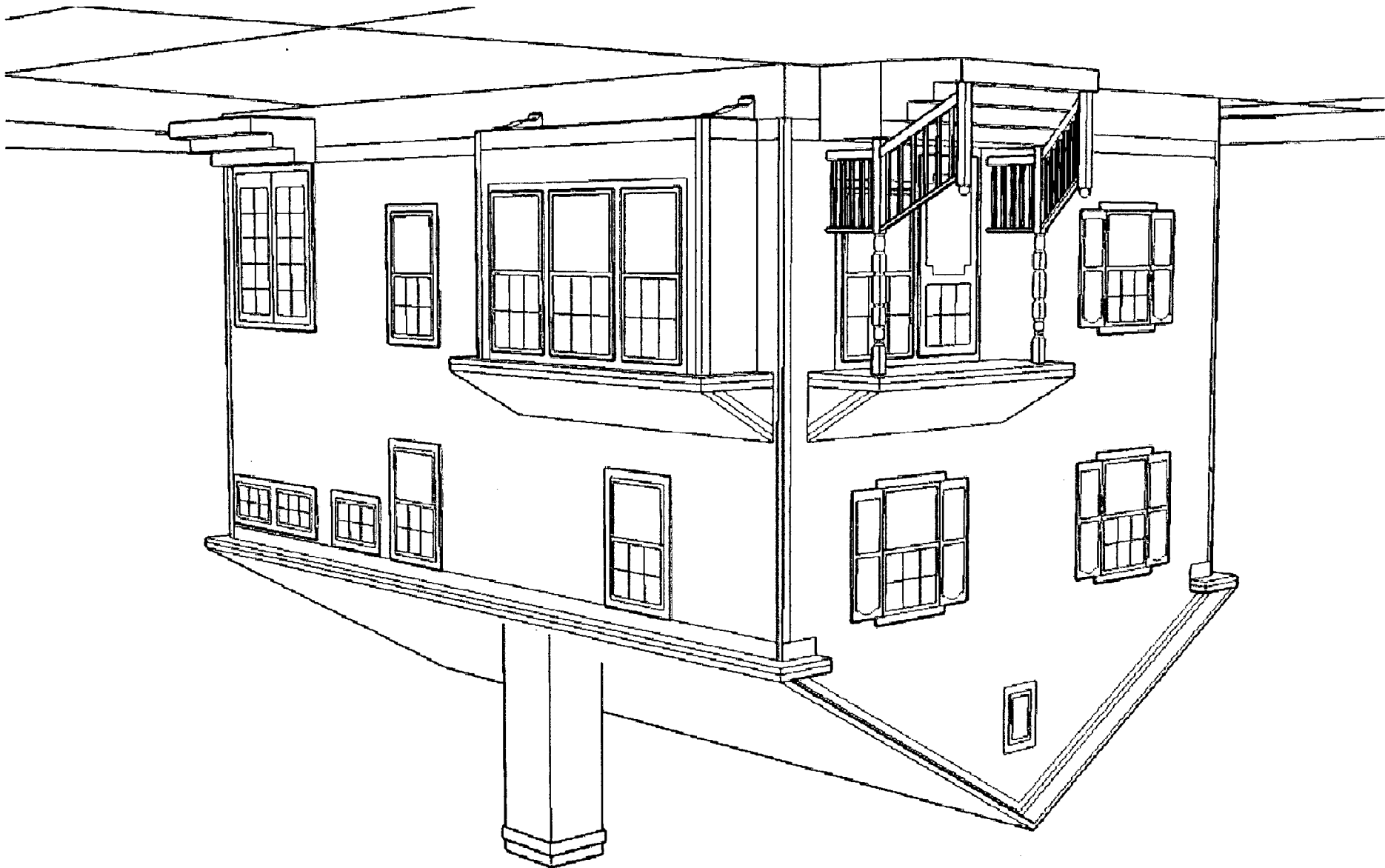
7736 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (240)333-2000
 (240)333-2003 FAX

JUNE 20, 2007

19

Abell Residence 14 West Irving Street, Chevy Chase Village

Existing Exterior View

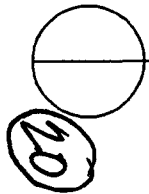


04-2006
G.T.M.
775 OLD SEVENTH ROAD
SUITE 700
BETHESDA, MD 20814
(301) 321-2000
FAX (301) 321-2001



Existing Exterior View

Abell Residence 14 West Irving Street, Chevy Chase Village



04.0226

G.T.M.
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)333-3300
(301)333-2001 FAX

June 20, 2007



Existing Exterior View

Abell Residence 14 West Irving Street, Chevy Chase Village

21

04 0256
G T M
G T M
7736 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)433-2000
(301)433-2001 FAX
JUN 20, 2007



Existing Exterior View
Abell Residence 14 West Irving Street, Chevy Chase Village

22

04-0256
G T M
770 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)333-3000
(301)333-2001 FAX
June 20, 2007

INTENTIONALLY

LEFT

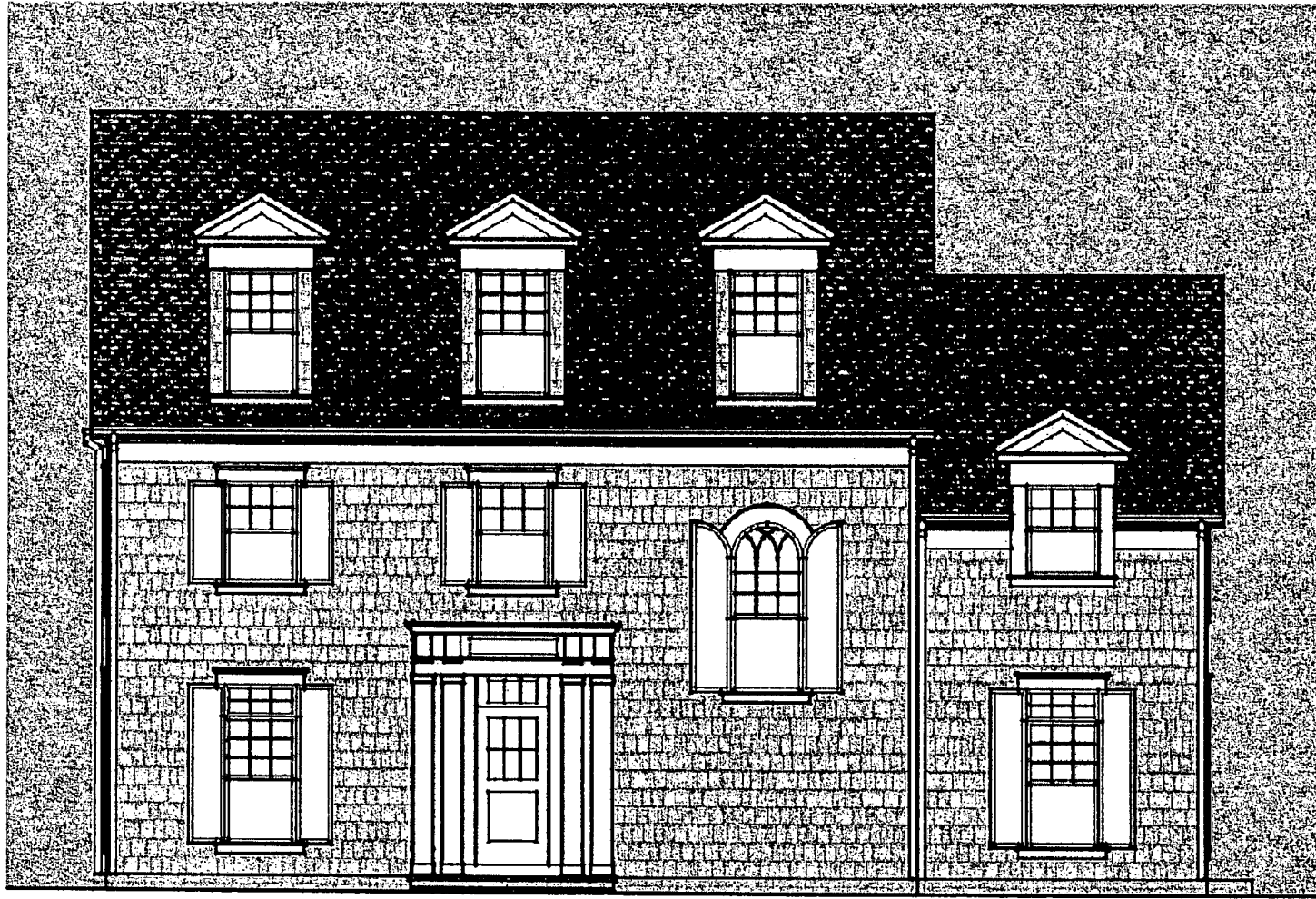
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○ Proposed Front Elevation
Abell Residence 14 West Irving Street, Chevy Chase Village

04 0036
GEM
GEM
1700 OLD GEORGETOWN ROAD
SUITE 700
ARTHUR, MD 20814
CHIPS-300
CHIPS-300 FAX
JUNE 20, 2007

24



Proposed Front Elevation
Able Residence 14 West Irving Street, Chevy Chase Village

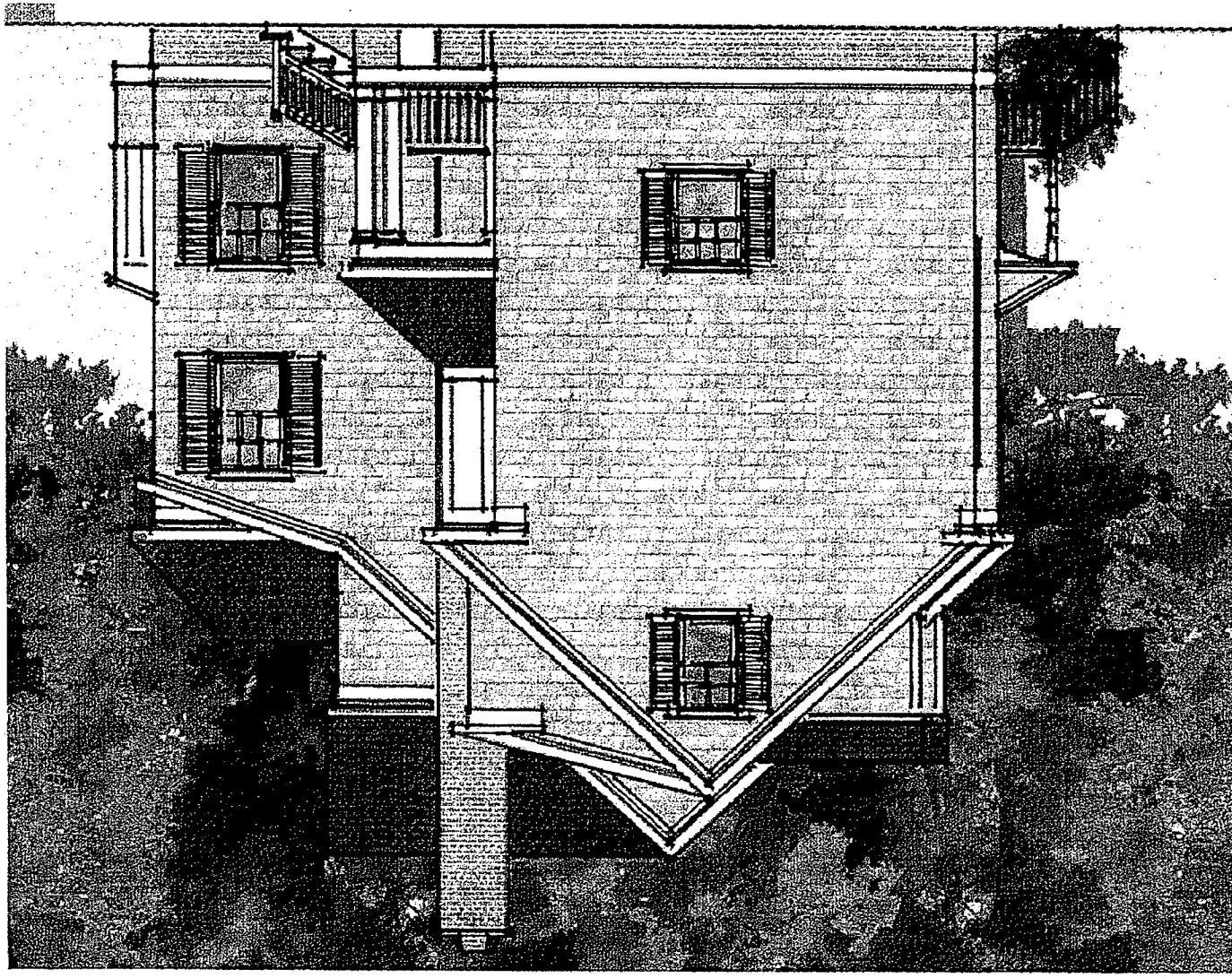
OF 0256
GTM
GTM ARCHITECTS
7733 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)333-2000
(301)333-2001 FAX

April 4, 2007

APPROVED PLAN 4/25/07 MEETING

125

Abell Residence 14 West Irving Street, Chevy Chase Village
Proposed Right Elevation



DATE OF PLAN
1/23/2014
PROJECT NO.
14 WEST IRVING STREET
CHEVY CHASE VILLAGE
D. A. M. ARCHITECTS
D. A. M. ARCHITECTS

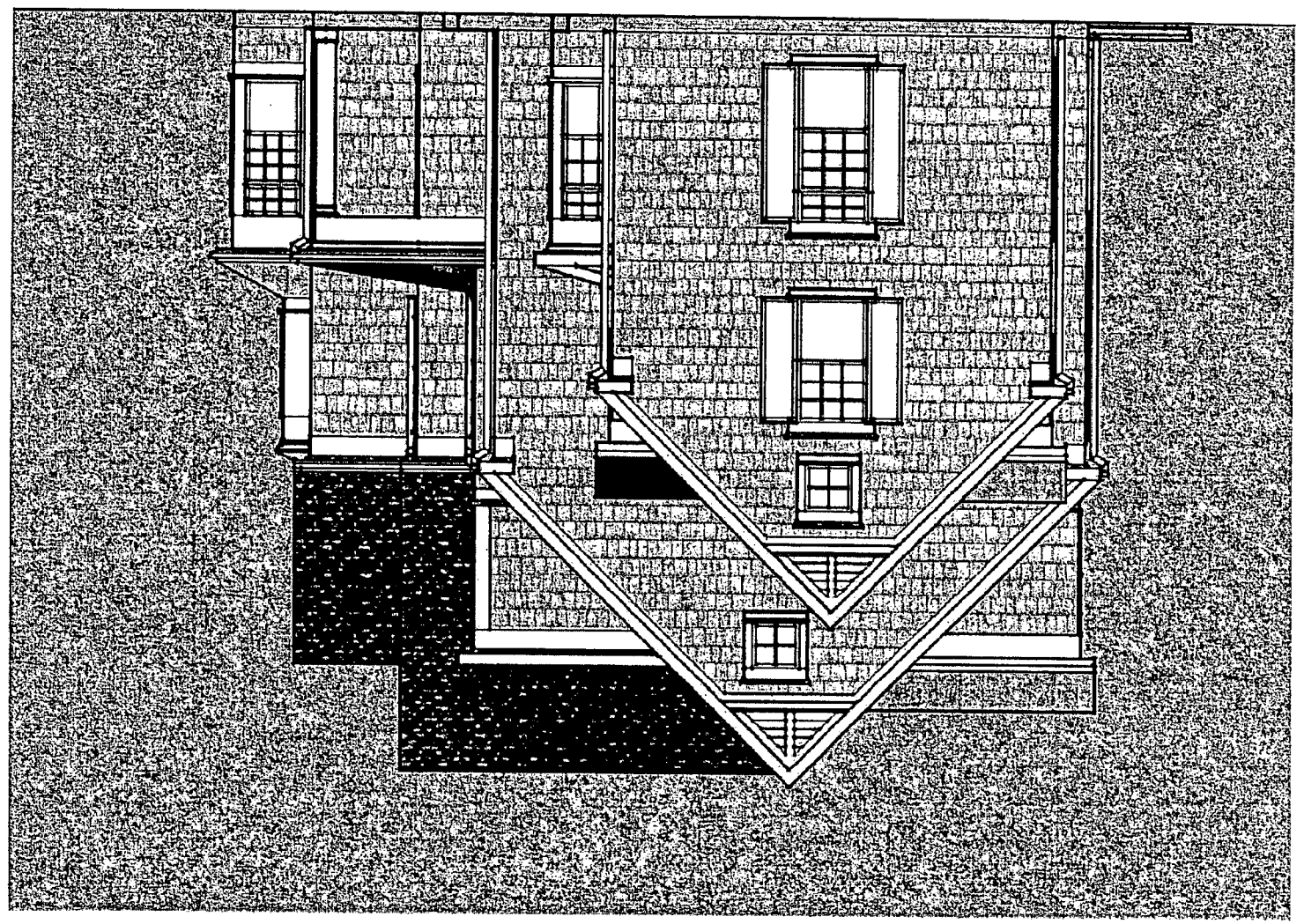
APPROVED PLAN 4/25/07 MEETING

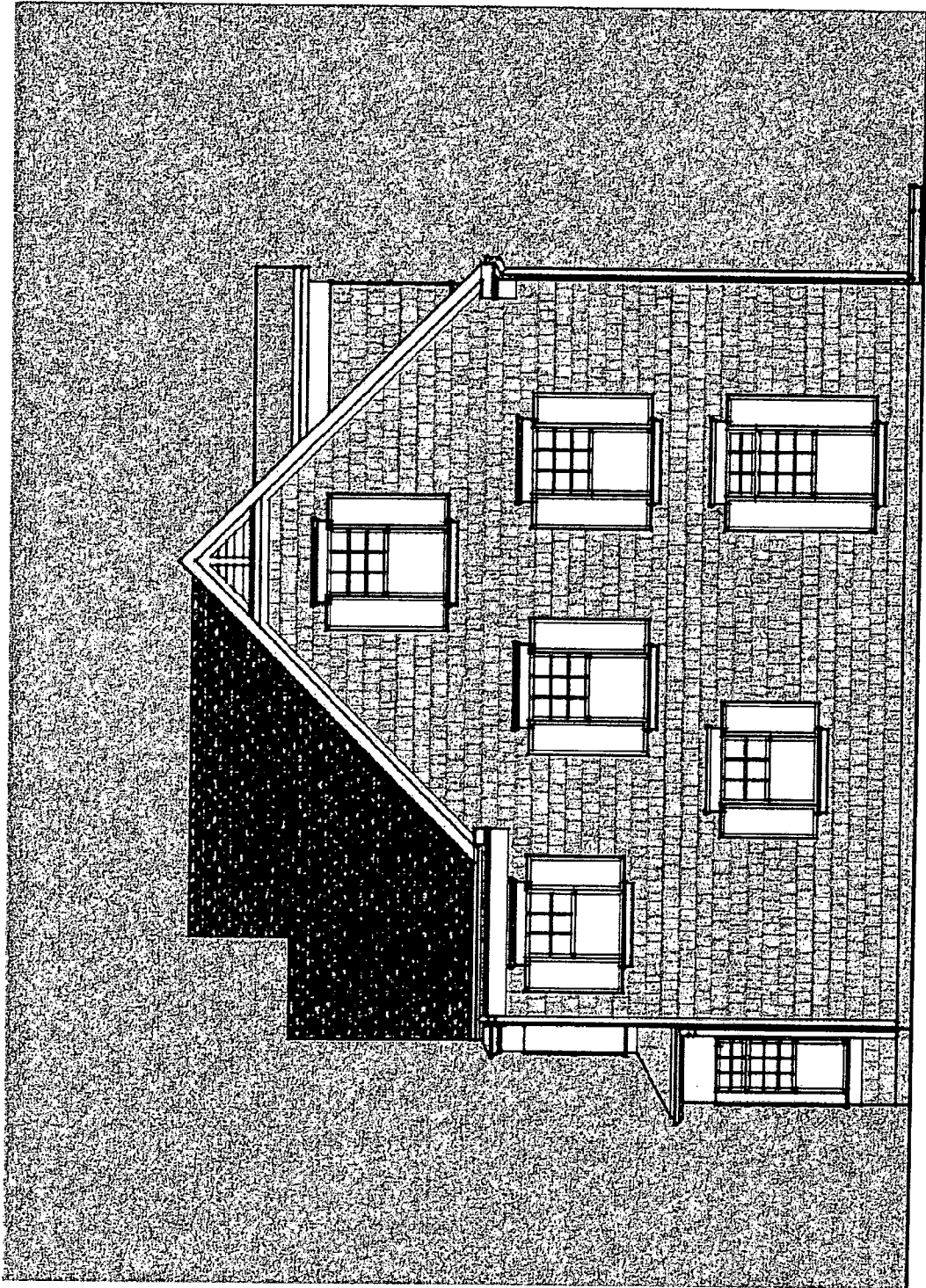
52

Able Residence 14 West Irving Street, Chevy Chase Village

Proposed Right Elevation

04-0256
G T M
7735 OLD GEORGETOWN ROAD
SUITE 200
BETHESDA, MD 20814
(202) 333-2000
(202) 333-2001 FAX
April 4, 2007



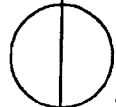


04-0226
GTM
705 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)317-2000
(301)317-3901 FAX

April 4, 2007

Proposed Left Elevation

Able Residence 14 West Irving Street, Chevy Chase Village.



29

APPROVED PLAN 4/25/07 MEETING

RM

Abell Residence 14 West Irving Street, Chevy Chase Village

Proposed Rear Elevation



04.22.06
G.T.M.
773 OLD GEORGETOWN ROAD
SILVER SPRING, MD 20914
PHONE: 301-584-1800
FAX: 301-584-2001
JUNE 20, 2007



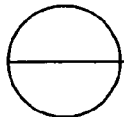
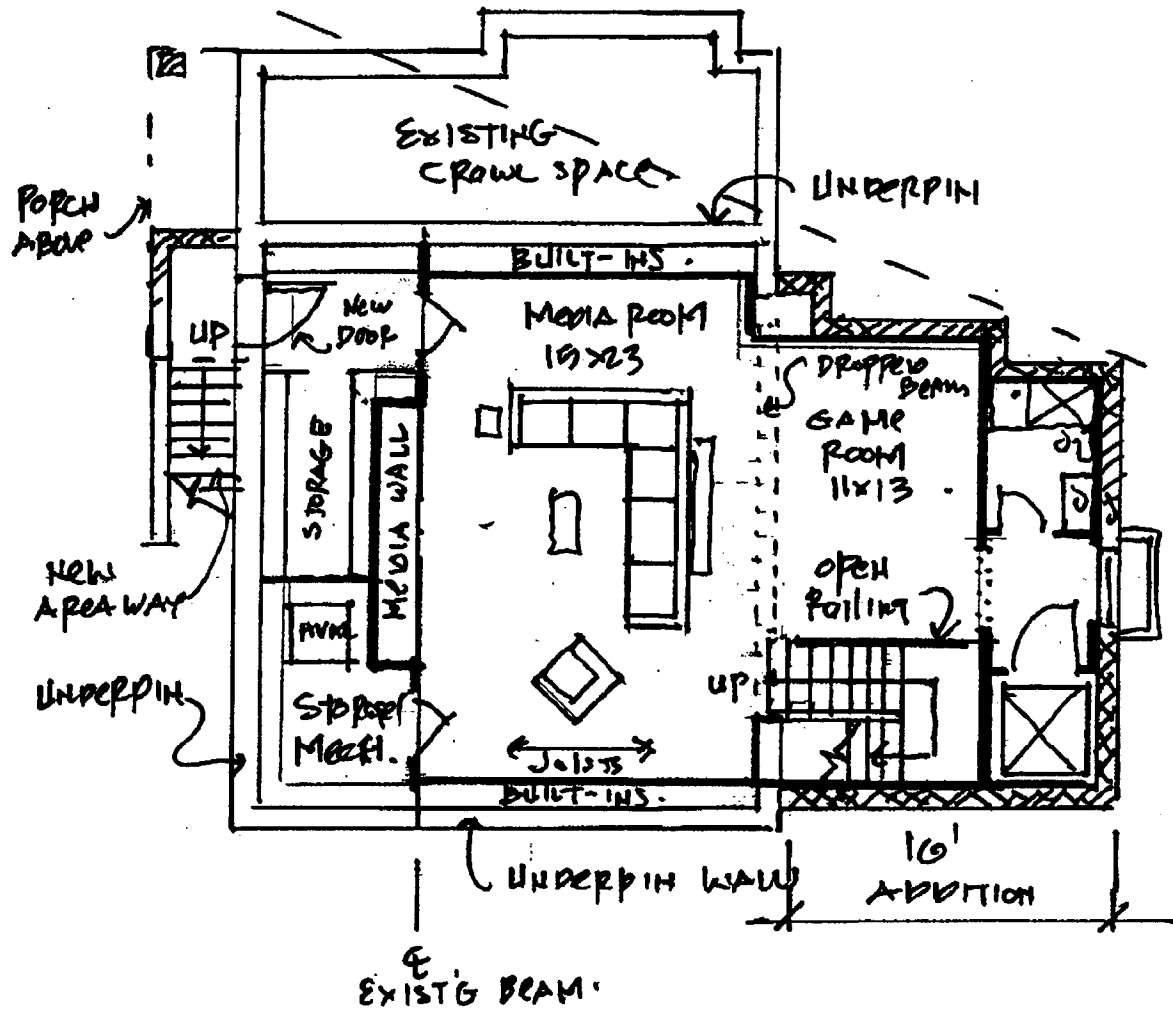
Proposed REAR Elevation
Able Residence 14 West Irving Street, Chevy Chase Village



APPROVED PLAN 4/25/07 MEETING

04.0256
GTM
GTMS CONSULTANTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-7000
(240)333-2001 FAX

April 4, 2007

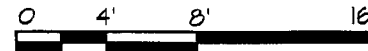


Proposed Basement Plan

Abell Residence 14 West Irving Street, Chevy Chase Village

32

GRAPHIC SCALE

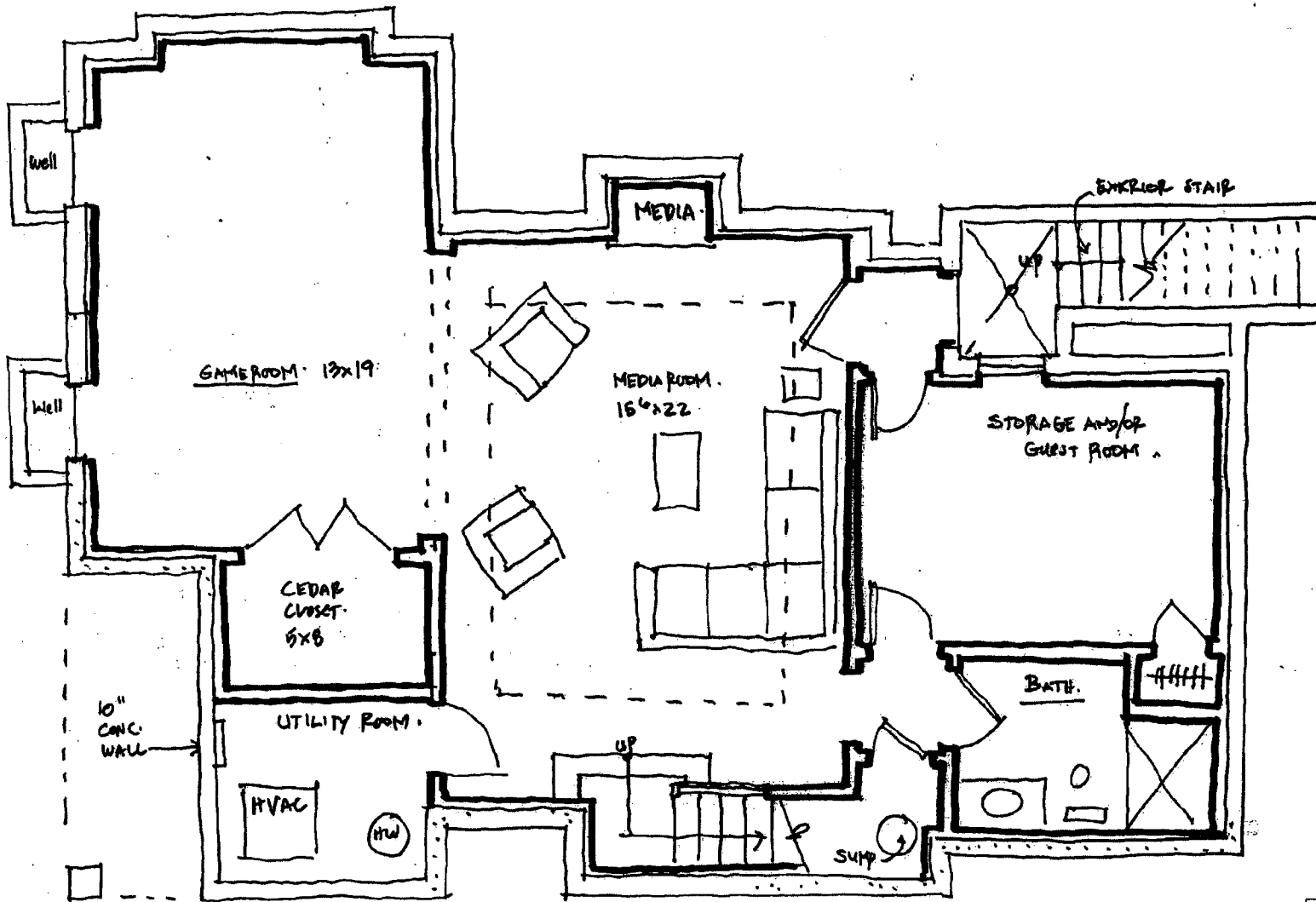


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G T M

7725 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 555-0000
(301) 333-0001 FAX

JUNE 20, 2007



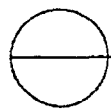
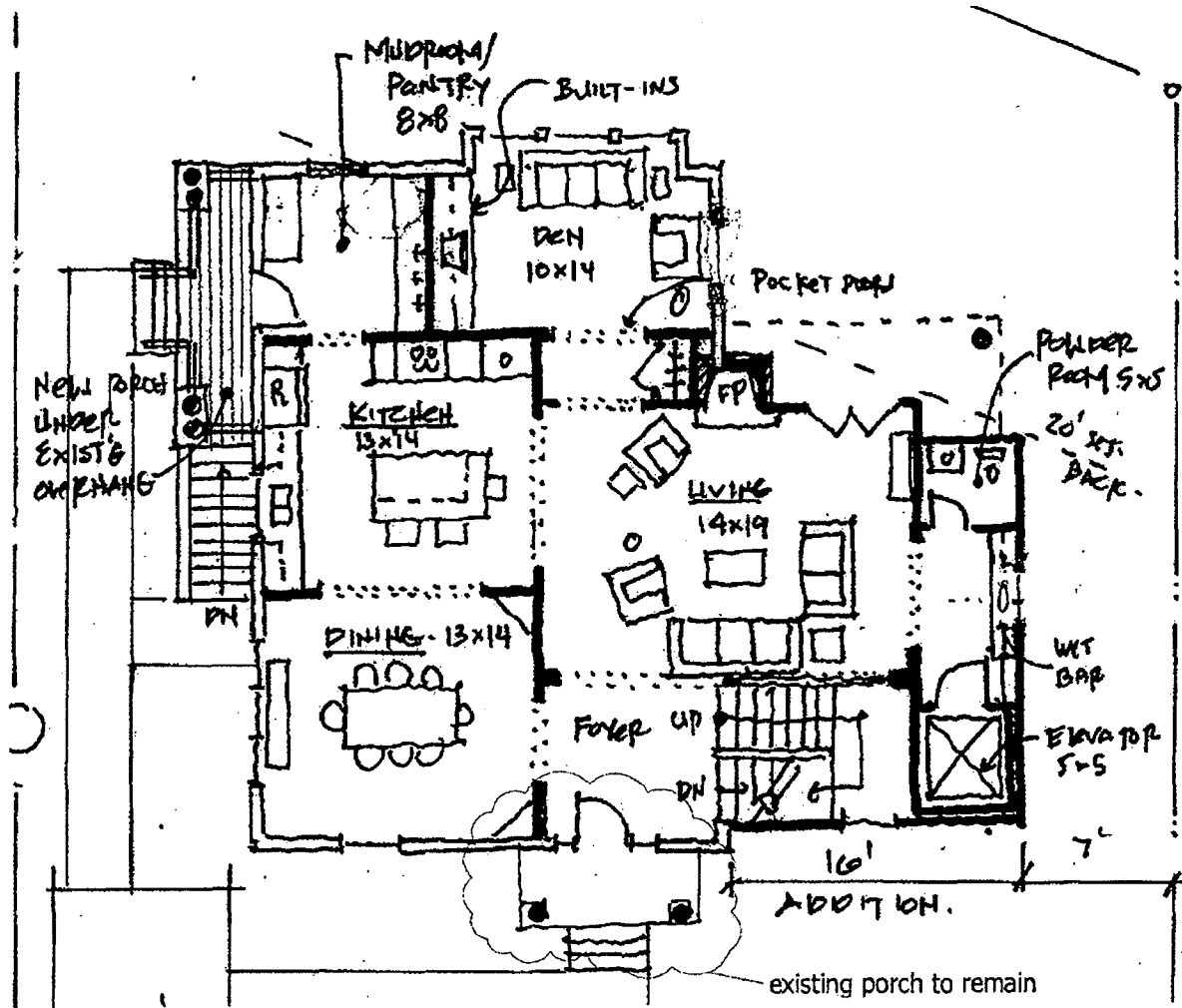
Proposed Basement Plan
 Able Residence 14 West Irving Street, Chevy Chase Village

04-0256

 GTM
 7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (240)333-3000
 (240)333-2001 FAX

April 4, 2007

APPROVED PLAN 4/25/07 MEETING

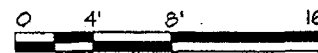
4/25



Proposed First Floor Plan

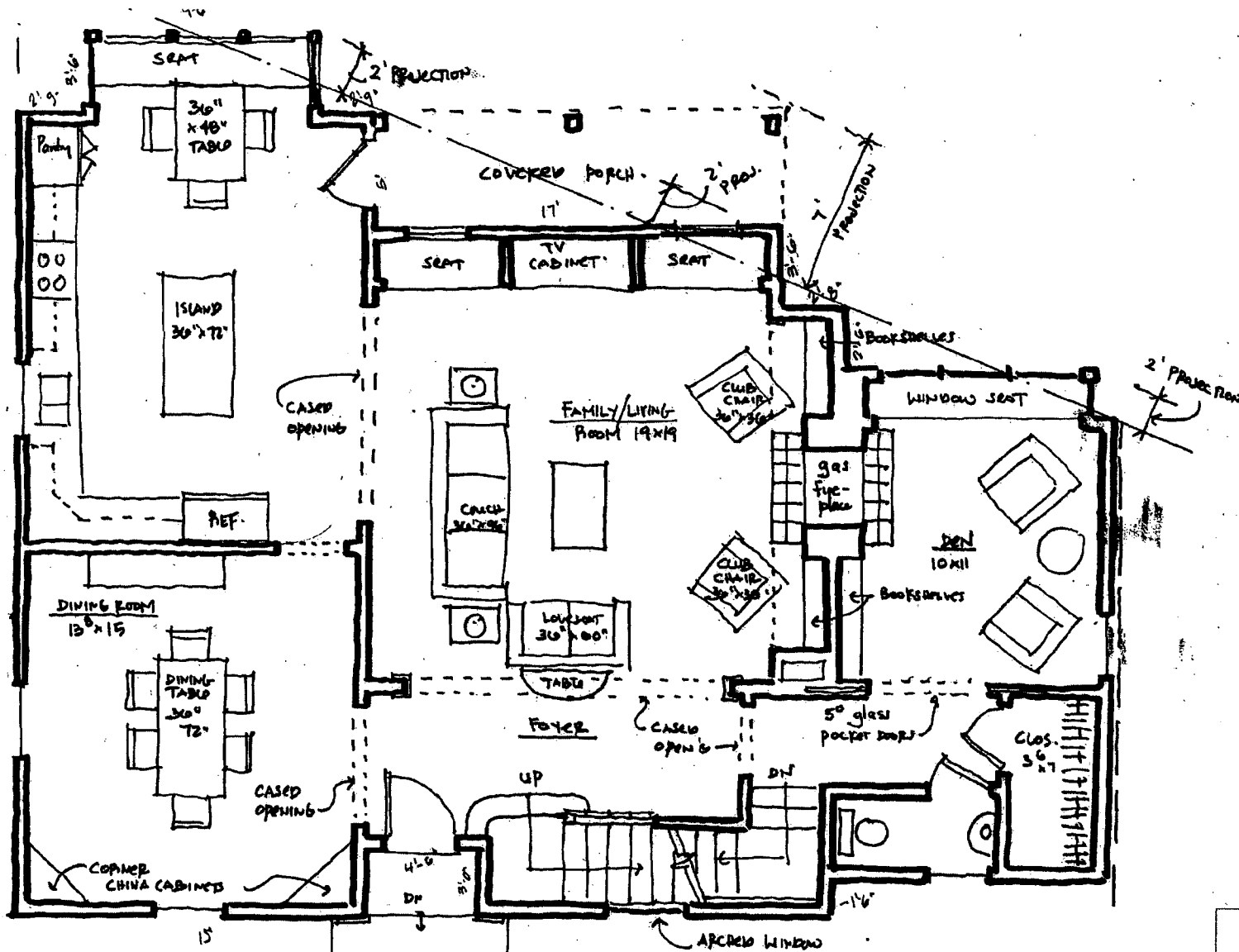
Abell Residence 14 West Irving Street, Chevy Chase Village

GRAPHIC SCALE



040285
 C.Y.M. ARCHITECTS
 779 OLD GEORGETOWN ROAD
 SUITE 200
 BETHESDA, MD 20814
 (301) 291-3000
 (301) 291-1111 FAX
 Jan 20, 2001

54



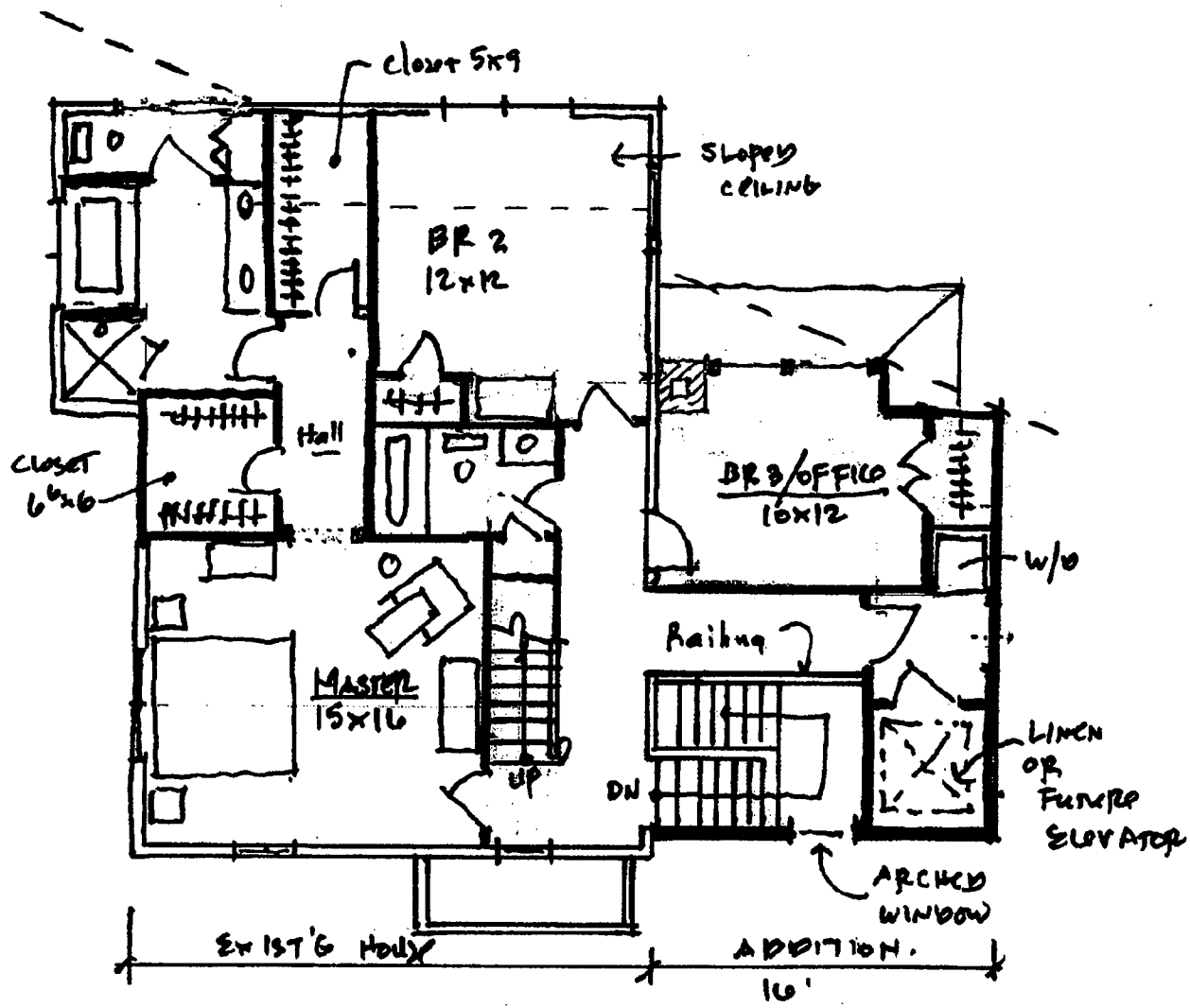
Proposed First Floor Plan
 Able Residence 14 West Irving Street, Chevy Chase Village

04.0236
 G.T.M.
 7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (240)333-2000
 (240)333-2001 FAX

April 4, 2007

GTB

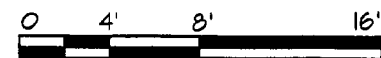
APPROVED PLAN 4/25/07 MEETING



Proposed Second Floor Plan

Abell Residence 14 West Irving Street, Chevy Chase Village

GRAPHIC SCALE

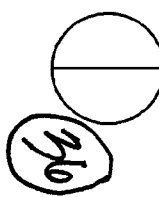


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G T M

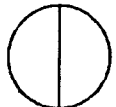
7725 OLD GEORGETOWN ROAD
 SUITE 200
 BETHESDA, MD 20814
 (301) 331-2000
 (301) 331-2001 FAX

JUNE 20, 2007



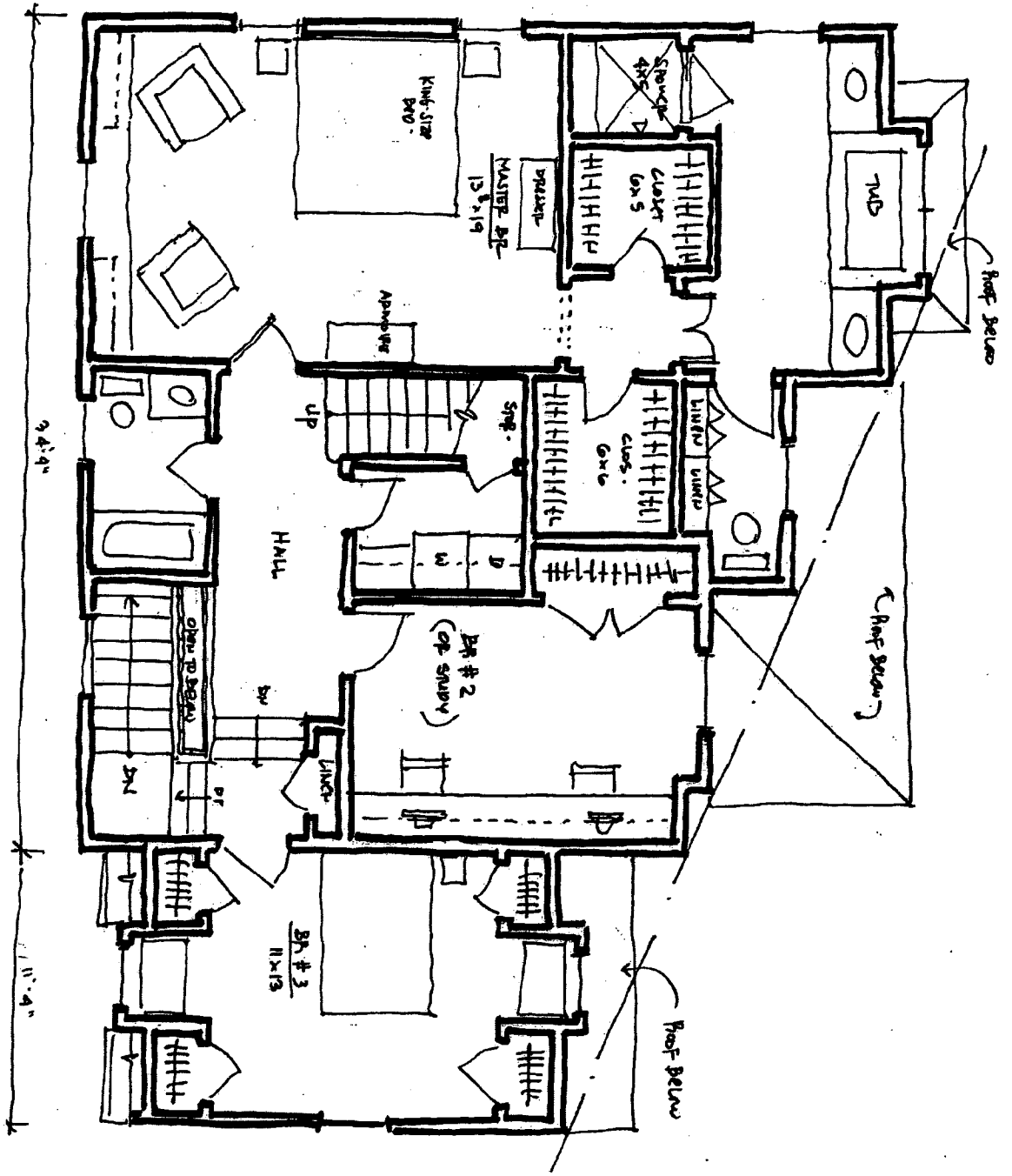
37

APPROVED PLAN 4/25/07 MEETING



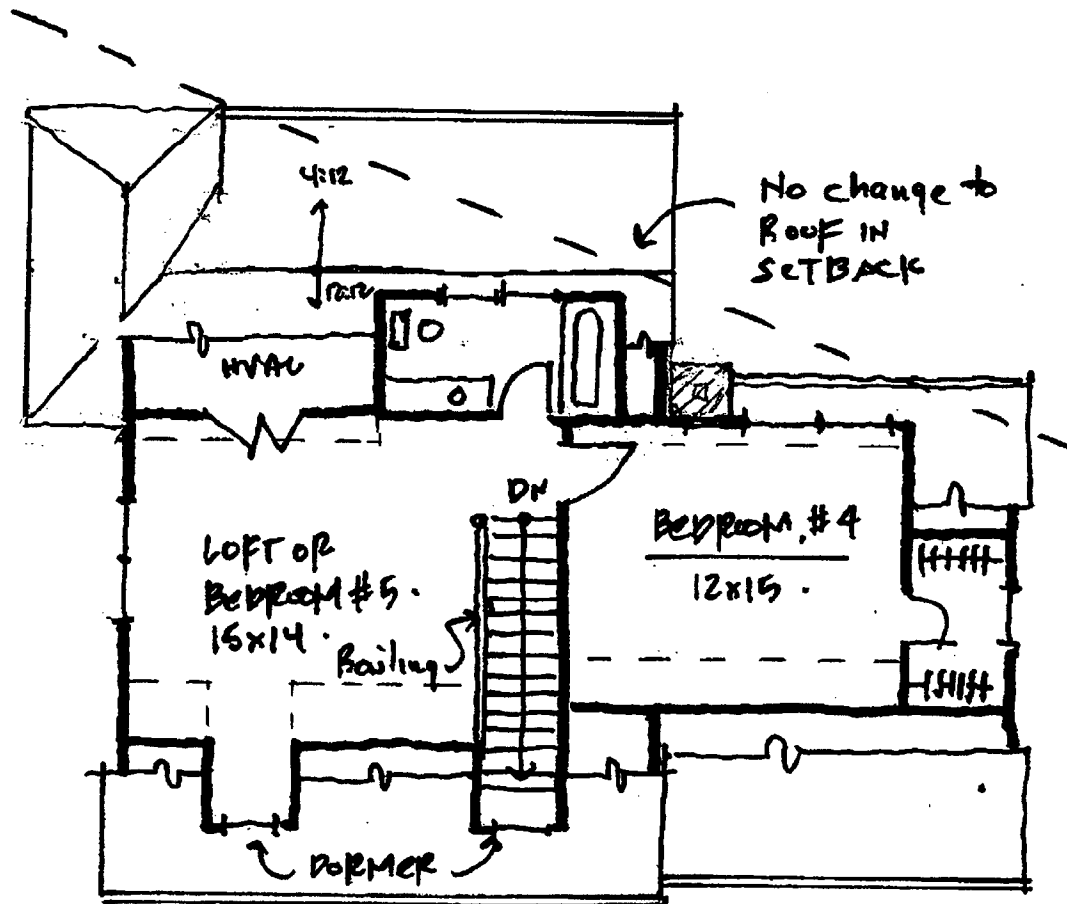
Proposed Second Floor Plan

Abie Residence 14 West Irving Street, Chevy Chase Village



G T M
 7715 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (301) 223-3001 FAX

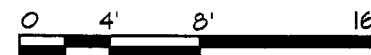
April 4, 2007



Proposed Attic Plan

Abell Residence 14 West Irving Street, Chevy Chase Village

GRAPHIC SCALE



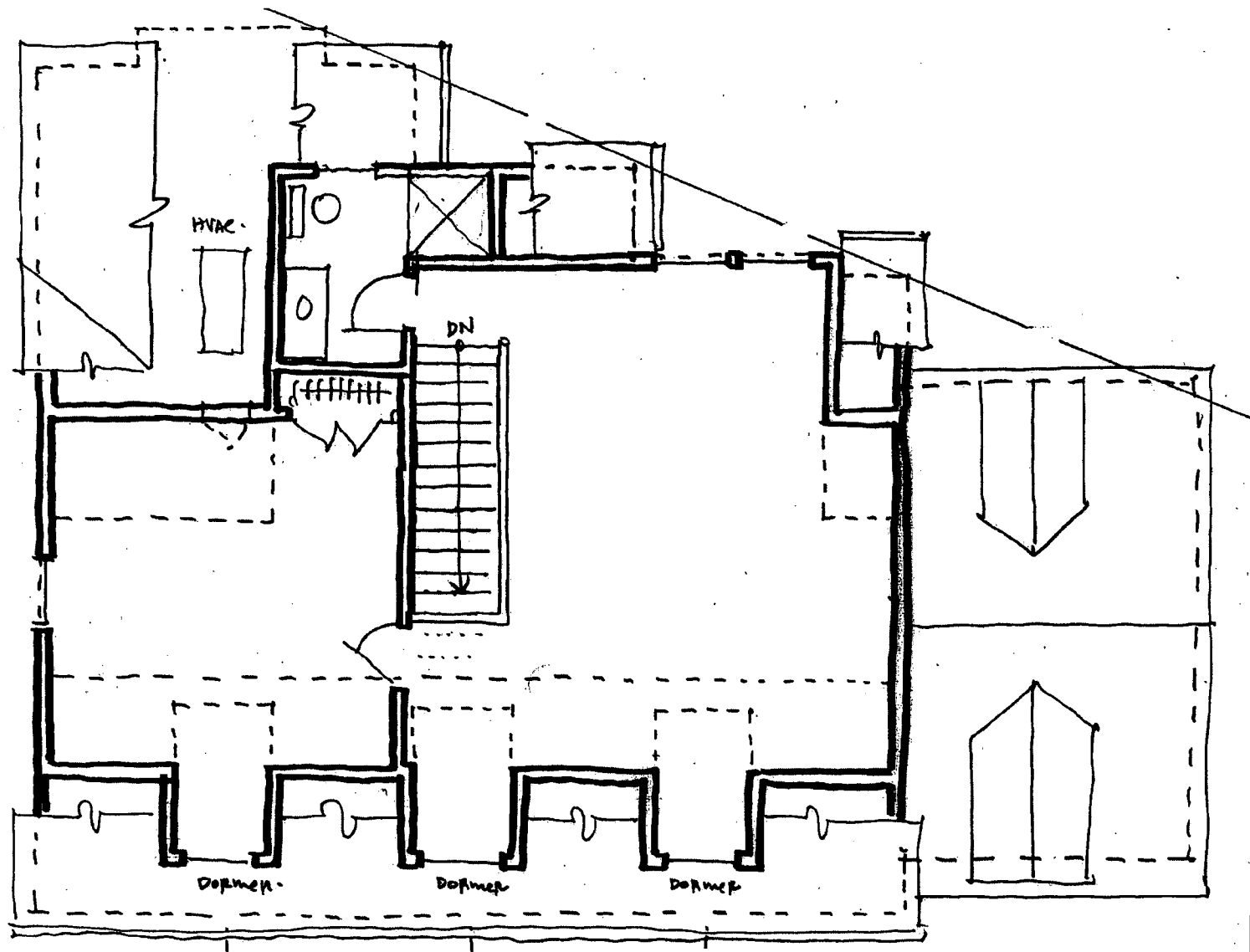
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G T H

7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (410)333-0000
 (240)333-2001 FAX

June 20, 2007



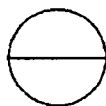


58
Proposed Attic Plan
 Able Residence 14 West Irving Street, Chevy Chase Village

04.0256
GTM
 7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (240)333-2000
 (240)333-2001 FAX

April 4, 2007

APPROVED PLAN 4/25/07 MEETING



Proposed Exterior View

Abell Residence 14 West Irving Street, Chevy Chase Village

04 0293
G.T.M. ARCHITECTS
77A CLEGGMONTWAY ROAD
SILVER SPRING, MD 20910
(301) 583-3000
(301) 583-3001 FAX
June 20, 2001



Exterior View

Able Residence 14 West Irving Street, Chevy Chase Village



APPROVED PLAN 4/25/07 MEETING

04-0256
G.T.M.
G.T.M. ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)333-7000
(301)333-2001 FAX

April 4, 2007



Proposed Exterior View
Abell Residence 14 West Irving Street, Chevy Chase Village

040200
G7M
7735 OLD GEORGETOWN ROAD
SUITE 202
BETHESDA, MD 20814
DYNALID-2002
© RECORDED FEE:
JUN 20, 2009

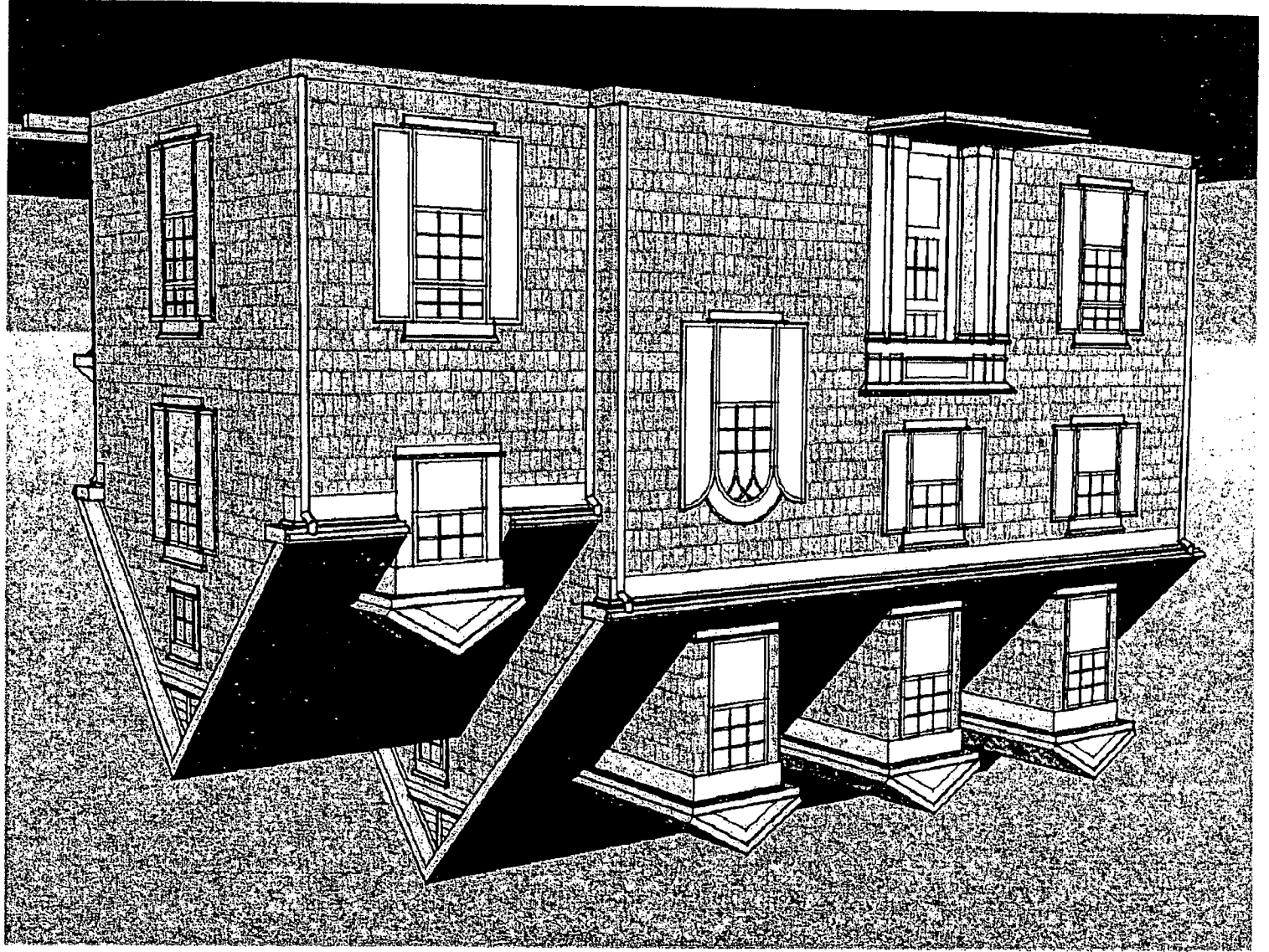
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67

APPROVED PLAN 4/25/07 MEETING

Able Residence 14 West Irving Street, Chevy Chase Village

Exterior View



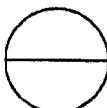
04-0296
G.T.M. ARCHITECTS
7735 OLD GEORGETOWN ROAD
SILVER SPRING, MD 20914
(301) 583-2000 FAX
(301) 583-2001 FAX
April 4, 2007



Proposed Exterior View
Abell Residence 14 West Irving Street, Chevy Chase Village



DATE: 06/20/2011
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
SCALE: 1/8" = 1'-0"
PROJECT: 14 WEST IRVING STREET, CHEVY CHASE VILLAGE
G.T.H.



Exterior View

Able Residence 14 West Irving Street, Chevy Chase Village



APPROVED PLAN 4/25/07 MEETING

04-0256

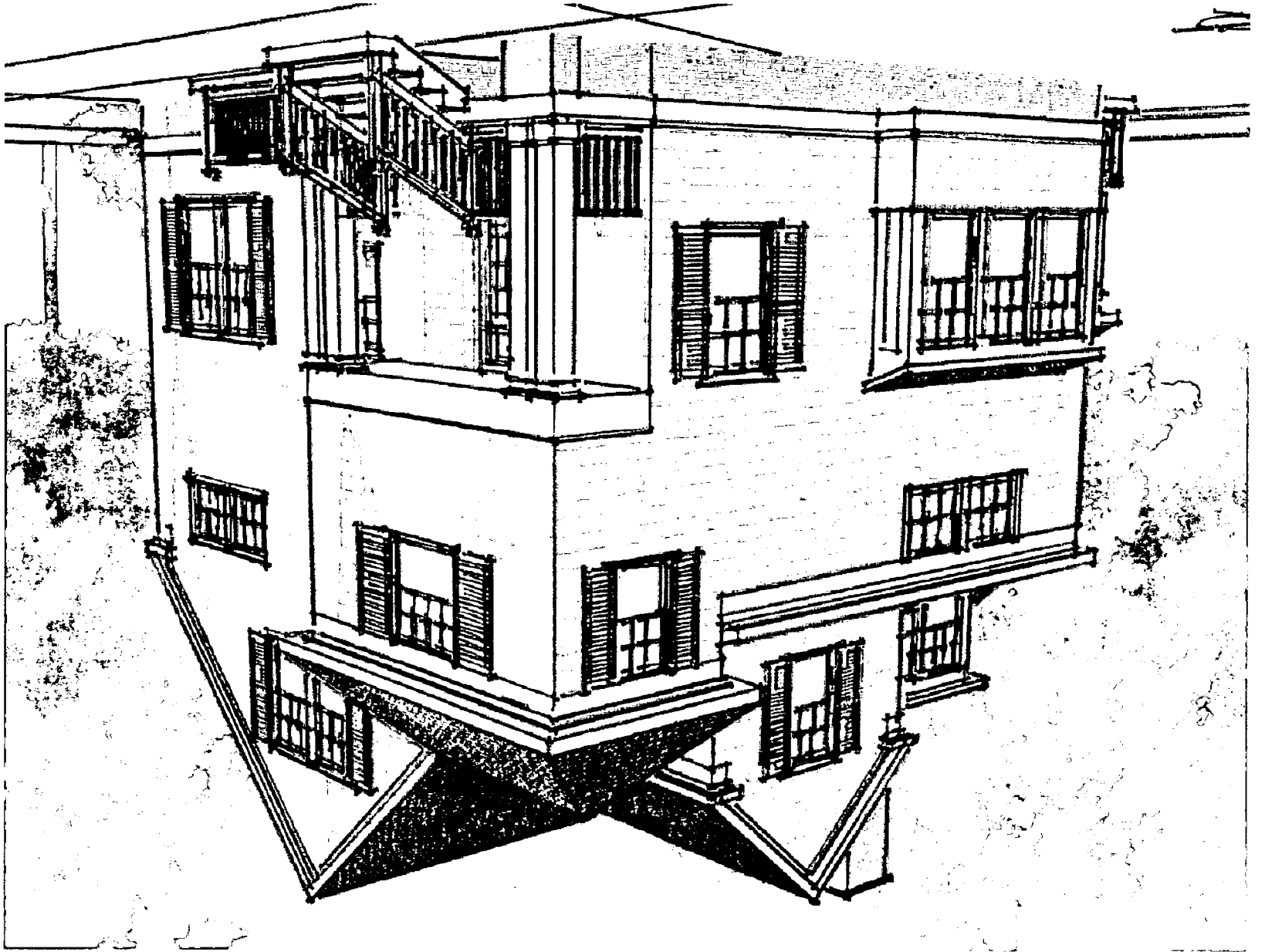
GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-7000
(240)333-2001 FAX

April 4, 2007

67

Abell Residence 14 West Irving Street, Chevy Chase Village

Exterior View



04-0236
D T M
775 OLD GEORGETOWN ROAD
STATE 200
BETHESDA, MD 20814
(301) 271-2000
(703) 333-2001 FAX
JUNE 20, 2007



○ Exterior View

Able Residence 14 West Irving Street, Chevy Chase Village



APPROVED PLAN 4/25/07 MEETING

04.0236
GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

April 4, 2007

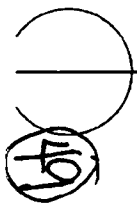
051

Able Residence 14 West Irving Street, Chevy Chase Village

Site Photo



040
GTM
7755 OLD GEORGETOWN ROAD
SUITE 200
DETHESDA, MD 20814
(240) 333-2000
(240) 333-2001 FAX



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

040



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



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

GTM

GTM

GTM

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



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

04.0:

GTM

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

51



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

040

GTM

G T M

7735 OLD GEORGETOWN ROAD
SUITE 300
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX



14

Site Photo

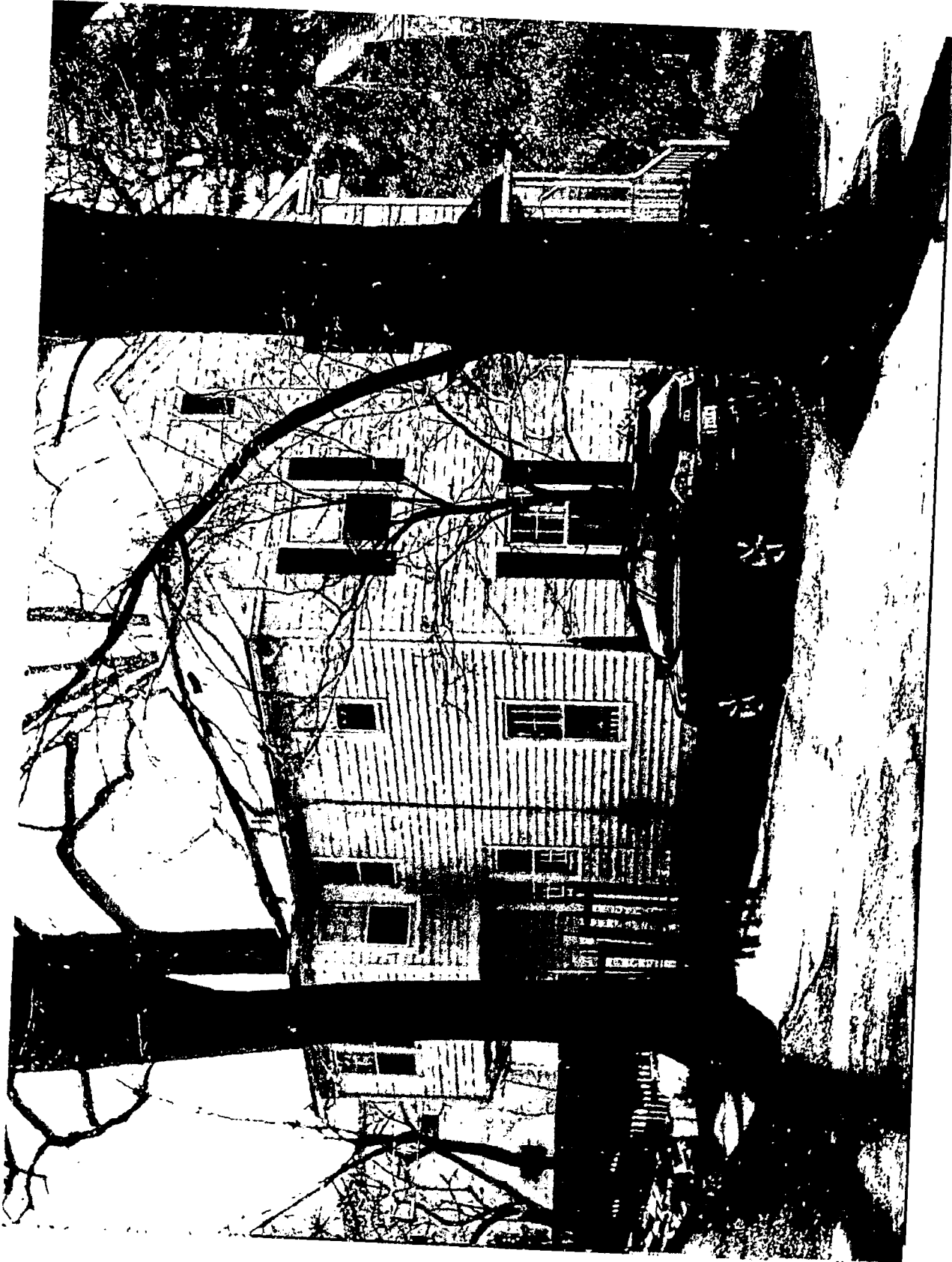
Able Residence 14 West Irving Street, Chevy Chase Village

040

GTM

G T M

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



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

56

G.T.M.



G T M
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-7001 FAX

1 VOTE.

2 MS. O'MALLEY: Those are unanimously approved, and
3 if any of those cases were your cases, you're free to go
4 home, and thank you for working with the staff on these and
5 doing a good job preparing your application.

6 The first case that we'll hear tonight is Case A,
7 14 West Irving Street in Chevy Chase.

8 MS. OAKS: Yes. This is a non-contributing
9 resource within the Chevy Chase Village Historic District.
10 You may remember that you saw this application as a
11 preliminary consultation last year, and the applicants have
12 made slight changes to the design since the consultation,
13 but the current driveway has been slightly modified.

14 You'll see in the handouts that you were provided,
15 they went to the Chevy Chase Village office since your staff
16 report was issued, and they had needed to do some revised
17 site plan because the existing curb cut could not be
18 repaired because it was next to a big tree. So they had to
19 build a new one on the other side of the lot, so the revised
20 site plan that you got in your handout does show a new curb
21 cut and the driveway is being placed on the other side of
22 the lot. So I just want to put that into the record.

23 The house is being clad in shingles instead of
24 stucco as it was proposed in the preliminary. The footprint
25 of the house has not increased in size as originally stated.
26 You did receive in your handout, again and as well some

1 clarification on that. There was a little misunderstanding
2 again on the part of the Chevy Chase Village and staff with
3 regard to living house footprint and lot coverage, etcetera.

4 And it was in your handout that had staff's email and it
5 indicates that the new house footprint is about 1300 square
6 feet, 28 percent lot coverage, and it does meet all county
7 and Village development limitations and setbacks. So I
8 wanted to put that into the record as well.

9 But mainly following the preliminary to the
10 historic area work permit, the main changes were some
11 configurations to the windows and the rear gables, and
12 things like that as the commission asked the applicants to
13 address. So with that said, we are recommending approval.

14 We are asking that the pavement that is in the
15 front yard be a more long esthetic pavement system such as
16 grasspave instead of the grass crete variety. That they
17 continue to work with the Chevy Chase Village arborist to
18 develop a tree protection plan.

19 That the proposed patio in the rear year not be
20 extended, and that actually has already been addressed.
21 Chevy Chase Village has asked them to eliminate that, so
22 that is not an issue. And that they will continue to work
23 with the Chevy Chase Village manager to modify the rear
24 foundation design in conformance with the Village, and
25 they've also already done that, so that is not needed
26 either.

1 They've been working very hard since the staff
2 report was issued. Which is good. With that said, I do
3 have photos to show you of what the existing house is that
4 they're demolishing if you want to familiarize yourself
5 again with the site. The owners and the architect are here,
6 and I'll be happy to entertain any questions you have. If
7 you're not already ~~confused~~?

8 MS. O'MALLEY: Are there any commissioners that
9 would like to see more of the photos that are up on the
10 screen?

11 MR. ROTENSTEIN: I would only if you have some
12 shots of the adjacent properties that show context.

13 MS. OAKS: This is the existing house. There's
14 some adjacent houses. The adjacent house is considerably
15 higher. This is the house to the left. This is around the
16 other side. This is look down the street. Standing in
17 front and looking down the street. Turn around and look
18 down the street the other way.

19 And this is, you can see the house I just showed
20 you.

21 MS. O'MALLEY: That's the house on the corner that
22 faces the side street?

23 MS. OAKS: Yes.

24 MS. O'MALLEY: And it's actually got a lower roof
25 line or not?

26 MS. OAKS: No. It'll be at the same height as

1 this house. And here's across the street. Great house. I
2 love that house. It's one of my favorites. Was that
3 helpful?

4 MS. O'MALLEY: Any other questions for staff?
5 Would you state your name for the record, please.

6 MR. MYERS: George Myers, with the ~~TTM~~GTM
7 Architects. Don't have much to add to the staff report. We
8 are in agreement with the staff report. We have had recent
9 meetings with the village manager, and the big issue there
10 is how to build it, and how the final product will be able
11 to be done without hurting the trees.

12 So we've committed to heavy tree protection and a
13 final landscape plan with regards to any new patio. So as
14 far as we're concerned, the patio in the back can be subject
15 to a landscape plan that's approved by the town arborist.
16 That's it.

17 MS. O'MALLEY: Commissioners did you have some
18 questions or comments?

19 MR. JESTER: I guess I'll start. I was not here
20 for the preliminary, so this is the first time I've seen
21 this. I'm guessing the program requirements resulted in the
22 plan changes that caused the, the change to where the stairs
23 are located, and hence the change to the main elevation. I
24 think generally the massing is in the ballpark for the
25 district and the adjacent properties.

26 My biggest concern is the ~~concern is the?~~ change

(60)

1 you've made in the front elevation from the preliminary to
2 this iteration. I think it's, I don't find it to be
3 particularly compatible, and it seems like it has a couple
4 of different styles that are almost jumbled together, and I
5 just like the earlier version. But I realize it has, that
6 there are reasons why there's not a second window on the
7 first floor and so on. Maybe you can address that.

8 MR. MYERS: Well, the basic massing, I agree, the
9 basic massing is taken off the street which is mostly the
10 gables are, the main gables are parallel to the street.
11 Some of them have some smaller portions. That's kind of
12 what's going, a very traditional street obviously. Again,
13 the massing, we were also conscious of the taller house on
14 the left and the smaller on the right, and hence it sort of
15 steps down that way.

16 Also, we're limited a bit in the Village in that
17 there are no projections for porches. There's no
18 projections for anything. So that's why we have that tough
19 entrance that you see right there. It would have been nice
20 to have a porch because so many of the other houses have
21 porches, but that's not a possibility there. The actual
22 change in that window, I'd like to say but it was almost
23 stolen from another house in the neighborhood that we really
24 liked. So it is not atypical of the neighbor.

25 Obviously, when you see a massing like that you
26 think you're going to see dead symmetry, but then again we

(61)

1 saw this other house that did the exact same thing we were
2 doing right around the block, and we thought that was an
3 appropriate way to handle this. I think you could, you
4 know, I like the first elevation as well, but I also like
5 this one. And it really enables us to get a nice big space
6 as you come into this house.

7 It's a very small footprint, and we were trying to
8 get that one nice space as you came in, and it helped us to
9 put the stair there.

10 MS. O'MALLEY: Actually, I'm amazed that you're
11 able to fit that much house in that space.

12 MR. MYERS: Have I heard you say that before to
13 me? Well, the actual, it does meet the development
14 standards of the county, and it meets the requirements of
15 the Village. It's about 27, 28 percent lot coverage, 35
16 percent is the max in this zone. So it definitely is a
17 small lot.

18 But I think it's got nice space between the other
19 houses. And if you look, I think there's good spacing on
20 the street to allow for a couple more feet to the left and
21 certainly to the right. The next house is considerably,
22 considerable distance down and at an angle and won't be able
23 to come closer. So I think there is, honestly, probably, if
24 you looked at this house when it's done, you probably think
25 it would have a bigger backyard, and that would be the only
26 thing that would be a surprise. Because I think it's about,

1 you know, the right size as it should appear on the street.

2 MS. ANAHTAR: Overall I don't have any problems
3 with this design other than the front window. I understand
4 that you have a staircase and this is located at the
5 landing. I'm wondering if you could do something to imitate
6 what you have on the left hand side with some windows and
7 paneling. At least it becomes more symmetrical and more
8 balanced. I don't think I like the arched window and the
9 shutters, and the overall, we'll call the front elevation,
10 just because of that window. I mean you can still keep it
11 where it is, I understand that there is a staircase in the
12 back, but if you can balance it better.

13 MS. ABEL: There is a very, very attractive house
14 on Newlands Street across Connecticut Avenue that is
15 basically this house, and it is clabbered very kind of Cape
16 Cod. Very, very attractive. We did not, as Greg said, we
17 really copied this window. It looks very nice in real life.
18 I'm sorry we didn't take a picture of this house to show
19 you.

20 MS. ANAHTAR: Is it in a historic neighborhood or
21 where is it, Chevy Chase Village?

22 MR. ABEL: It's in Chevy Chase Village.

23 MR. MYERS: Well, I guess the point is, is it may
24 not be everybody's cup of tea, but it's not inappropriate,
25 okay. I mean, because I've also found other houses done
26 recently by Robert Stern were very symmetrical elevation,

1 there's a sort of surprise there. And at your first look
2 that it looks symmetrical, but then there's something unique
3 about it. So I would disagree that it's inappropriate. I
4 don't begrudge you not liking it, because I like the
5 symmetry too.

6 MR. DUFFY: I don't have an objection to the
7 asymmetry, you know. There's something, you know, there
8 could be something nice about the quirkiness of it. It's a
9 fairly eclectic neighborhood. I also was not at the
10 preliminary on this one. I don't have any strong
11 objections.

12 I also don't have any strong support for this.
13 This is really a statement for the record because I'm not
14 opposed to this HAWP that's in front of us, but other than
15 the massing as viewed from the back and the sides, this
16 could have been designed in the 1920s and it would be nice
17 if what we were doing today were compatible with its
18 surroundings but not simply imitative of something from a
19 previous era. That's my displeasure with this, but I don't
20 want to object to it because of that.

21 MS. ALDERSON: I don't have a problem with
22 traditional vocabulary and traditional neighborhood of mixed
23 materials, so we're there with the scale, and I think for
24 non-contributing resource that requires a little greater
25 leniency on the facade details. So I think there's a little
26 more freedom to take it in the direction you want to. Just

(64)

1 your personal taste, so I'm prepared if there's no further
2 discussion to make a motion that we approve E with the
3 conditions recommended as submitted.

4 MR. FULLER: I'll second.

5 MS. OAKS: Minus the last two. They've already
6 achieved those.

7 MS. ALDERSON: Let me rephrase it then. I'll make
8 a motion that we approve the HAWP with conditions 1 and 2.

9 MR. FULLER: I'll second it.

10 MS. O'MALLEY: I'd like to have a little bit more
11 discussion because the one thing that I had wanted to
12 comment on was the staging of the development of the lot,
13 and I think that you really need to focus on getting all
14 your access over on the right side where the new driveway
15 will be in so you're not even using the old driveway.

16 MR. MYERS: The Village is extremely strict and
17 we've had discussions already, and we will mostly likely
18 have to build a boardwalk around the structure to stay away
19 from all the roots. So it will, they won't issue the permit
20 in the Village until you've done your tree protection
21 measures and established your site. So they're very strict.
22 You can feel safe on that.

23 MS. OAKS: And they have inspectors that go around
24 very frequently in the Village.

25 MS. O'MALLEY: All right, then I'll call for a
26 vote. Everybody in favor raise your right hand, please.

(65)

1 VOTE.

2 MS. O'MALLEY: Unanimously approved. Thank you.

3 MR. MYERS: Thank you very much.

4 MS. O'MALLEY: Thank you for bringing it before us
5 as a preliminary as well. The next case is 7338 Piney
6 Branch Road.

7 MS. FOTHERGILL: This is an application for a
8 second story expansion to a non-contributing resource in the
9 Takoma Park Historic District. Certainly non-contributing
10 resources get lenient scrutiny and the proposed expansion
11 does not make the house taller than the neighboring houses,
12 so staff supports the massing.

13 The materials are appropriate. They were
14 clarified by phone because they weren't called out. All of
15 them weren't called out in the application, but they will
16 be. Wood windows, wood shutters, brick for the chimney,
17 wood balcony, wood sliding glass doors, wood columns, wood
18 front door, Hardi-plank siding, and all those staff
19 supports.

20 There were two elements of this that staff didn't
21 support. One is the sort of bubble curved skylight, and the
22 applicant has agreed to do a flat skylight in that location.
23 And the other was the front addition on the first floor that
24 would be brick with a small window. And since the review of
25 this project is really about any impact the streetscape of
26 the historic district, staff didn't support it as something

06



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

CH2

GTM

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



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

04/0

GTM

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



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

042

GTM

G T M A R C H I T E C T

7735 OLD GEORGETOWN ROAD

SUITE 700

BETHESDA, MD 20814

(240)333-2000

(240)333-2001 FAX



Able Residence 14 West Irving Street, Chevy Chase Village

Site Photo





Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

04.01



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

Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village





Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

04/02



G T M A R C H I T E C T S
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

04.01

GTM

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



Site Photo

Able Residence 14 West Irving Street, Chevy Chase Village

04.0.

GTM

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



Exterior View

Abell Residence 14 West Irving Street, Chevy Chase Village

04.0056
GTM
GTM ARCHITECTURE
1725 OLD BROADWAY ROAD
SUITE 700
BETHESDA, MD 20814
(301) 222-2000
(410) 331-2001 FAX
June 20, 2007

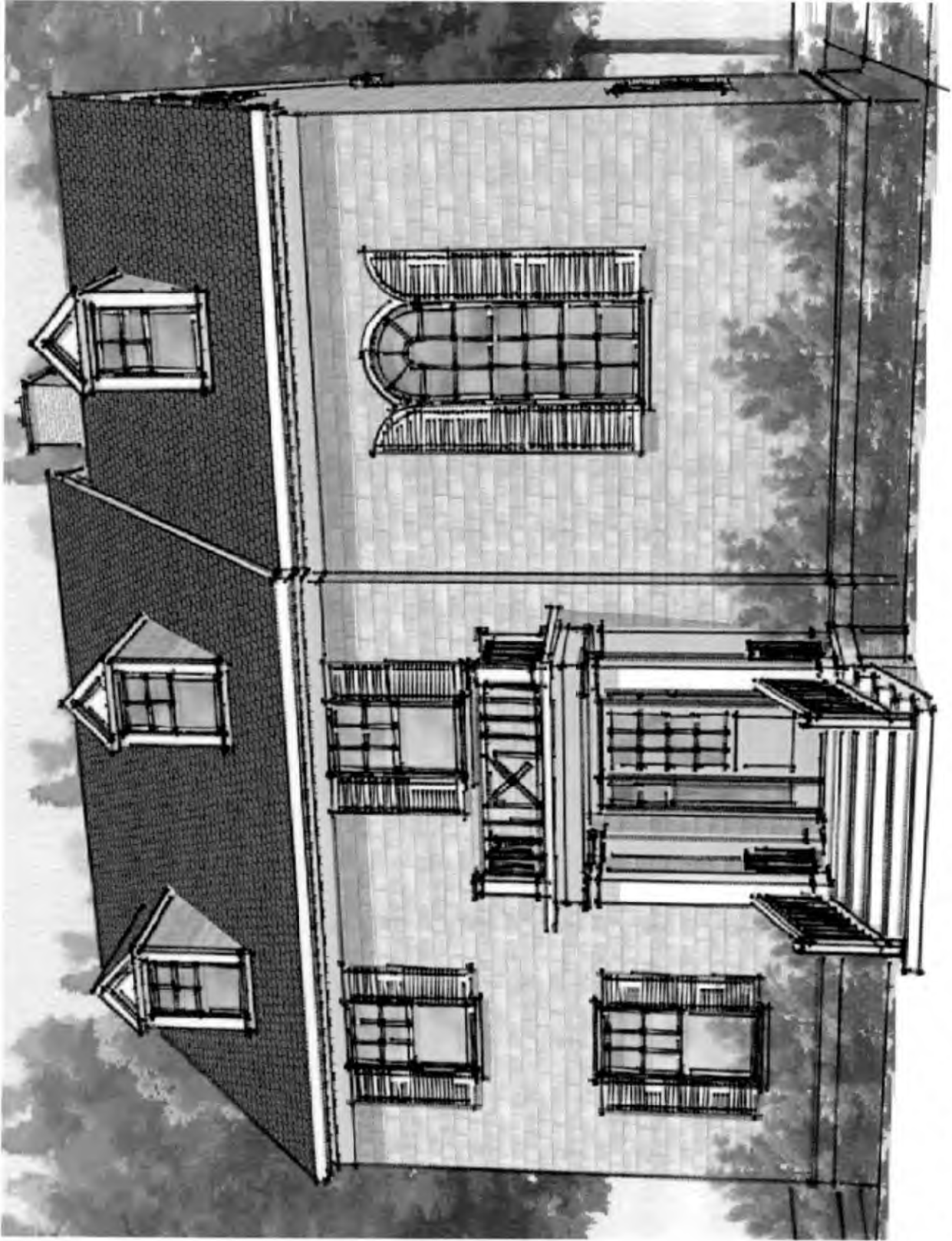


Proposed Exterior View

Abell Residence 14 West Irving Street, Chevy Chase Village

GTW
1720 OLD BENTONVILLE ROAD
SUITE 200
BETHESDA, MD 20814
301.221.2000 FAX
301.221.2001

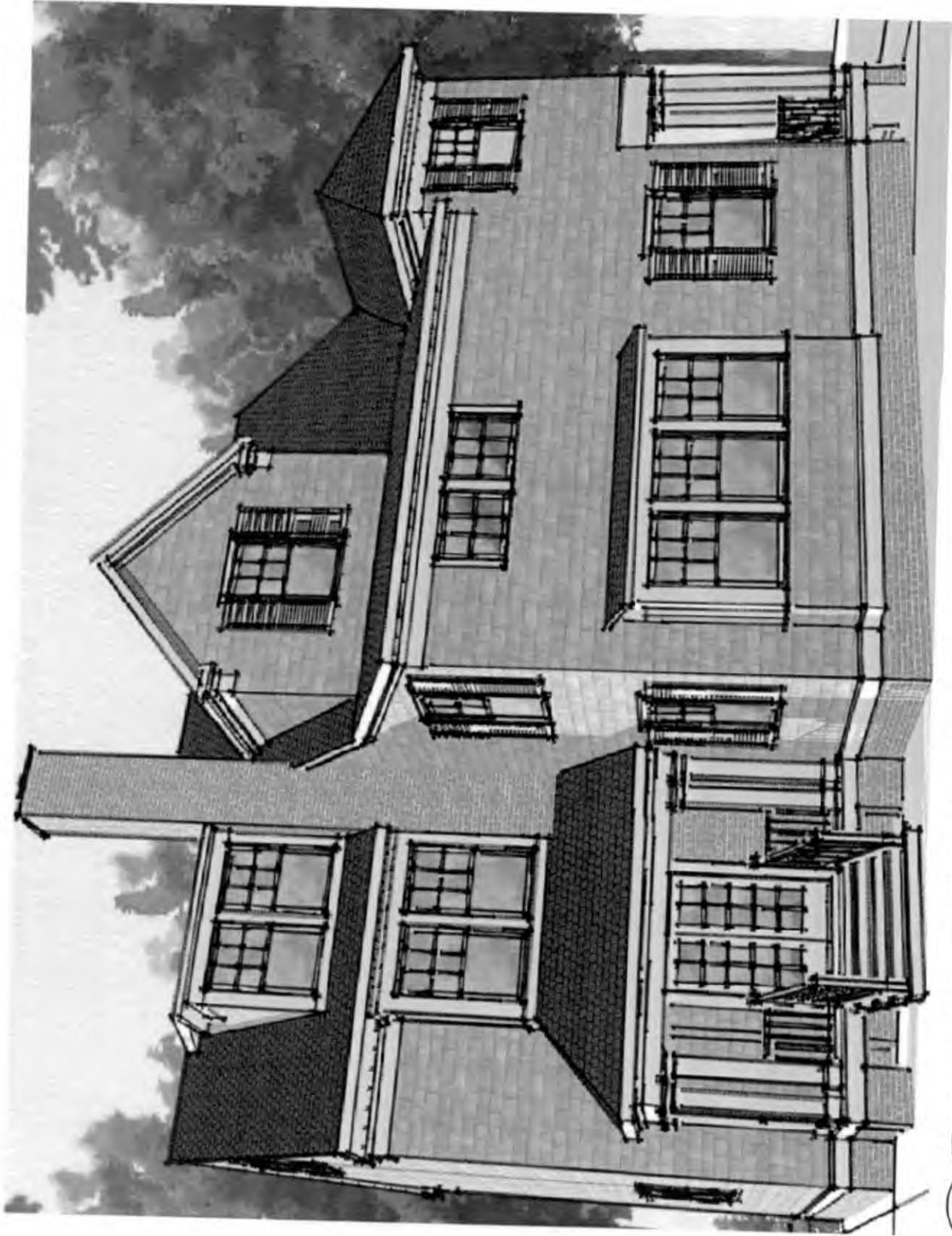
APR 20, 2007



Proposed Exterior View

Abell Residence | 4 West Irving Street, Chevy Chase Village

04/20/06
GTM
GTM ARCHITECTS
100 AND BONDINGWAY BLDG
SUITE 700
BETHESDA, MD 20814
(301) 281-2800
(301) 281-1844
JAN 20, 2007



04.0204
SITE
G T M
170 OLD BROADWAY
SUITE 700
NEWTON, MA 02459
TEL: 617.552.1100
FAX: 617.552.1101

JAN 20, 2001

Proposed Exterior View

Abell Residence 14 West Irving Street, Chevy Chase Village



Abell Residence 14 West Irving Street, Chevy Chase Village

Proposed Left Elevation



DATE: 01.20.2017
PROJECT: 14 WEST IRVING STREET, CHEVY CHASE VILLAGE
DRAWN BY: J. M. ...
CHECKED BY: ...
SCALE: 1/8" = 1'-0"
SHEET: 01 OF 01



04/20/17

Proposed Rear Elevation
Abell Residence 14 West Irving Street, Chevy Chase Village



DATE: 04.20.2017
PROJECT: 14 WEST IRVING STREET, CHEVY CHASE VILLAGE
DRAWING: REAR ELEVATION
SCALE: 1/8" = 1'-0"
DRAWN BY: J. L. HARRIS
CHECKED BY: J. L. HARRIS
GTH



○ Proposed Right Elevation
Abell Residence 14 West Irving Street, Chevy Chase Village

04.0056
GTM
775 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301) 424-3000
(301) 424-3003 FAX
June 20, 2007



Proposed Front Elevation

Abell Residence 14 West Irving Street, Chevy Chase Village

04-02294
 G T M ARCHITECTS
 125 OLD BENTLEY ROAD
 SUITE 700
 BETHESDA, MD 20814
 (301) 321-3000 FAX
 (301) 321-3001
 June 23, 2007