

6 E. Irving St.
CHERRY CHASE

35/13-08G
HAWP

6-12-08

stamp &
plans in
bin

Handwritten initials, possibly 'AF', enclosed within a hand-drawn circle.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 04/10/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill *AP*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #480418 - Removal of rear addition, construction of rear addition, alterations to garage, screened porch enclosure, pool construction, patio, fencing, and other alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the April 9, 2008 meeting.

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 Nieczewski
Address: 6 East 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: ALISTAIR GELLATLY
Daytime Phone No.: 202 721 1677

Tax Account No.: 0046547
Name of Property Owner: CHRIS NIECZEWSKI Daytime Phone No.: 202 828 6228
Address: 6 E. IRVING ST. CHEM CHASE MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: OPX, ALISTAIR GELLATLY Daytime Phone No.: 202 721 1677

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: EAST IRVING STREET
Town/City: CHEM CHASE Nearest Cross Street: BROOKVILLE RD
Lot: P4 Block: 26 Subdivision: CHEM 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 # _____

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

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

Signature of owner or authorized agent: _____ Date: MARCH 5, 2008

Approved: TS For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4/10/08

Application/Permit No.: 4800418 Date Filed: _____ Date Issued: _____

II-B



NORTH ELEVATION



NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD

IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECTS
REV APRIL 8, 2008 3/16" = 1'-0"

Fothergill, Anne

Subject: FW: HPC hearing: 21 Quincy & 6 E Irving

Case II-B
and Case II-F

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]
Sent: Wednesday, April 09, 2008 10:01 AM
To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua
Cc: Bob Elliott; FeldmanGS@aol.com; abjdoe@gmail.com; r.marshes@verizon.net; Stephens, Betsy; Wellington, P. (ccv)
Subject: HPC hearing: 21 Quincy & 6 E Irving

The Chevy Chase Village LAP has reviewed the following projects on the agenda for the April 9th HPC meeting:

21 Quincy Street

Contributing Resource : sash replacement in dormer windows

Staff believes that the proposal is consistent with the Village Guidelines, the requirements of the Montgomery County Code and the Secretary of the Interior's Standards. Staff recommends approval, and the LAP also recommends approval. As the Village becomes more and more concerned with environmental issues, there will be more pressure on the HPC to allow replacement of windows and sashes to improve energy efficiency, and the LAP supports flexibility where energy use is a concern.

However, the LAP would also like to note that since 21 Quincy is a "contributing" resource, our Guidelines require the HPC to approve window replacements using compatible new materials. This is not a case where the HPC is being asked to bend the rules to accommodate either the applicants' physical limitations or the environmental considerations. Therefore we ask that the HPC note the LAP's objection to the staff's statement that "the Commission generally does not support original window replacement." That may be the HPC's practice in dealing with other districts, but it has no bearing on the Chevy Chase Village historic district in light of our Guidelines, which are controlling due to their incorporation into the Master Plan amendment.

6 E. Irving Street

Contributing Resource : rear addition, pool, tree removal.

Staff recommends approval and states, "Overall, the proposed changes are almost all at the rear of the house and they would not adversely impact the historic house or district and staff is recommending approval."

The LAP concurs with Staff recommendation:

One member further noted: "I drove past the house to observe the front. It appears to me that several of the proposed changes, particularly to the driveway and steps, would improve the front appearance without compromising any historical feature."

Submitted for the LAP by
Tom Bourke, Chair

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6 East Irving Street, Chevy Chase	Meeting Date:	4/9/08
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/2/08
Applicant:	Chris Niemczewski (Alistair Gellatly, Architect and Trish Atkins, Landscape Architect)	Public Notice:	3/26/08
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-08G	Staff:	Anne Fothergill
PROPOSAL:	Rear addition removal and construction, pool construction, tree removal, screened porch enclosure, and other alterations		

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1908

BACKGROUND

In 2007 the HPC approved a HAWP for non-historic window replacement and alterations to this property.

PROPOSAL

The applicant is proposing to:

- Remove a non-historic rear addition built in the 1980s
- Construct a new rear addition in the same location; the addition is 150 SF larger than the existing addition and it will have wood SDL windows, wood trim, membrane roofing and copper flashing, and a brick and stone foundation
- Enclose rear screened porch with multiple wood windows and French doors; side screened porch to remain and be renovated
- Install areaway stairs on west side of house with steel railing and new wood basement door
- Relocate an original window from the interior to the east side elevation
- Remove chimney at rear of house
- Construct an outdoor stone fireplace
- Install wood trellis over rear terrace with bluestone paving; construct stone wall around terrace and stone steps to grade

- Rebuild front stairs and walkway with smaller brick pier and wider wood steps
- Replace driveway with brick pavers
- Remove existing fencing and install 5' wood fencing in same location at east and west sides of the house to meet County Code for pools.
- Remove two mulberry trees (already approved by Chevy Chase Village)
- Construct a pool with bluestone paving for decking on east and west sides
- Convert existing garage into pool house with new wood double doors on north and west sides

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* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

Specifically, the *Guidelines* state:

- *Doors* should be subject to moderate scrutiny if they are visible from the public right-of-way; lenient scrutiny if they are not.
- *Driveways* should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
- *Fences* should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Garages and accessory buildings* which are detached from the main house should be subject to lenient scrutiny but compatible with the main building.
- *Gazebos and other garden structures* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *Major additions* should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size

does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

- o *Porches* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosure of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- o *Swimming pools* should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.
- o *Tree removal* should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

Additionally, the *Guidelines* state basic policies that should be adhered to, including:

- o Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- o Maintaining the variety of architectural styles and the tradition of architectural excellence.
- o Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

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

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#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.

STAFF DISCUSSION

The removal of the non-historic addition and its replacement with a one-story rear addition of essentially the same size and in the same location is approvable. While the privacy fencing at the sides of the house may not normally be approved by the HPC, it is replacement fencing and there is currently fencing that is taller than 4' in the same location (in fact, the current fencing is 6'3" tall on the west side). The rear screened porch enclosure is approvable based on the Chevy Chase *Guidelines*. Overall, the proposed

changes are almost all at the rear of the house and they would not adversely impact the historic house or district and staff is recommending approval.

STAFF RECOMMENDATION

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

**NIEMCZEWSKI/HOFFMAN RESIDENCE
6 E. IRVING STREET
CHEVY CHASE, MD 20815**

**SCHEMATIC DESIGN SET
FEBRUARY 27, 2008**

REVISED MARCH 17, 2008



21 DUPONT CIRCLE, NW
WASHINGTON, DC 20036
202 822-9797

IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECTS

21 DUPONT CIRCLE, NW
WASHINGTON, DC 20036
202 721-1694

5



NORTH ELEVATION



NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD

IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECTS
MARCH 17, 2008 3/16" = 1'-0"

②



EXISTING SOUTH ELEVATION

NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD



IN ASSOCIATION WITH:
ROBERT R. WHITESELL ARCHITECTS
FEBRUARY 27, 2008 3/16" = 1'-0"

8



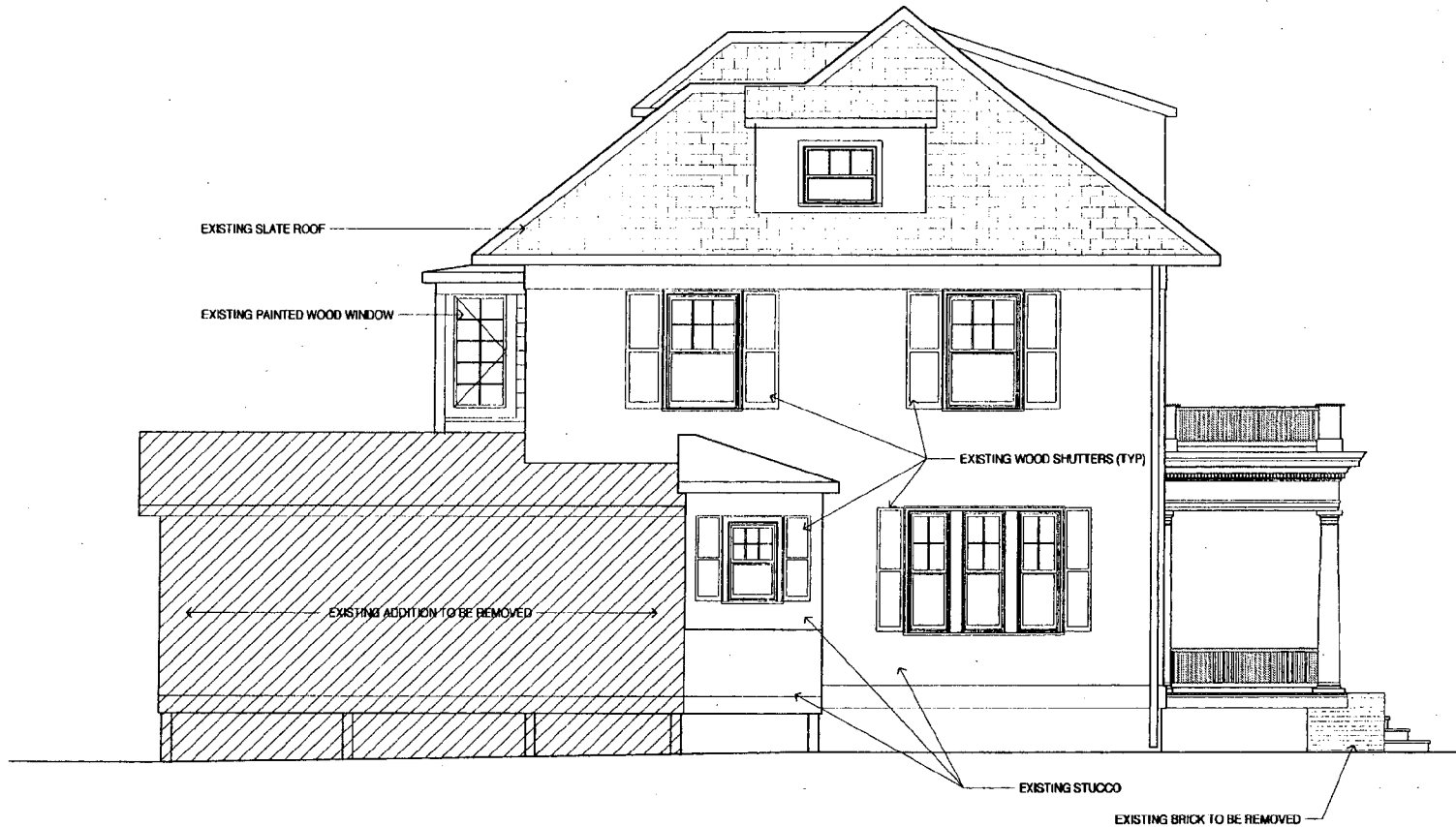
SOUTH ELEVATION

NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD



IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECTS
REV MARCH 27, 2008 3/16" = 1'-0"

2



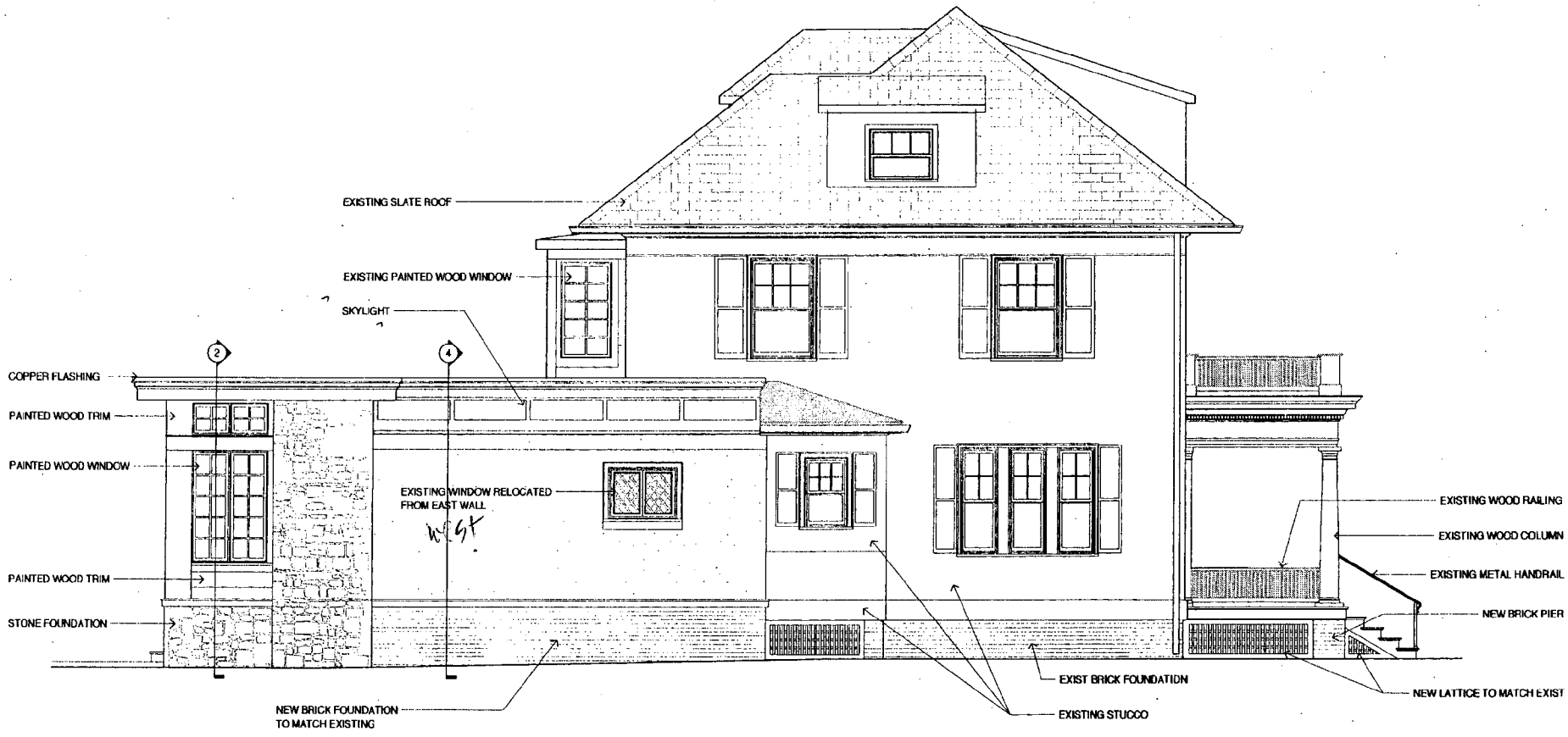
EXISTING EAST ELEVATION



NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD

IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECTS
REV MARCH 27, 2008 3/16" = 1'-0"





EAST ELEVATION



NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD

IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECTS
REV MARCH 27, 2008 3/16" = 1'-0"

11



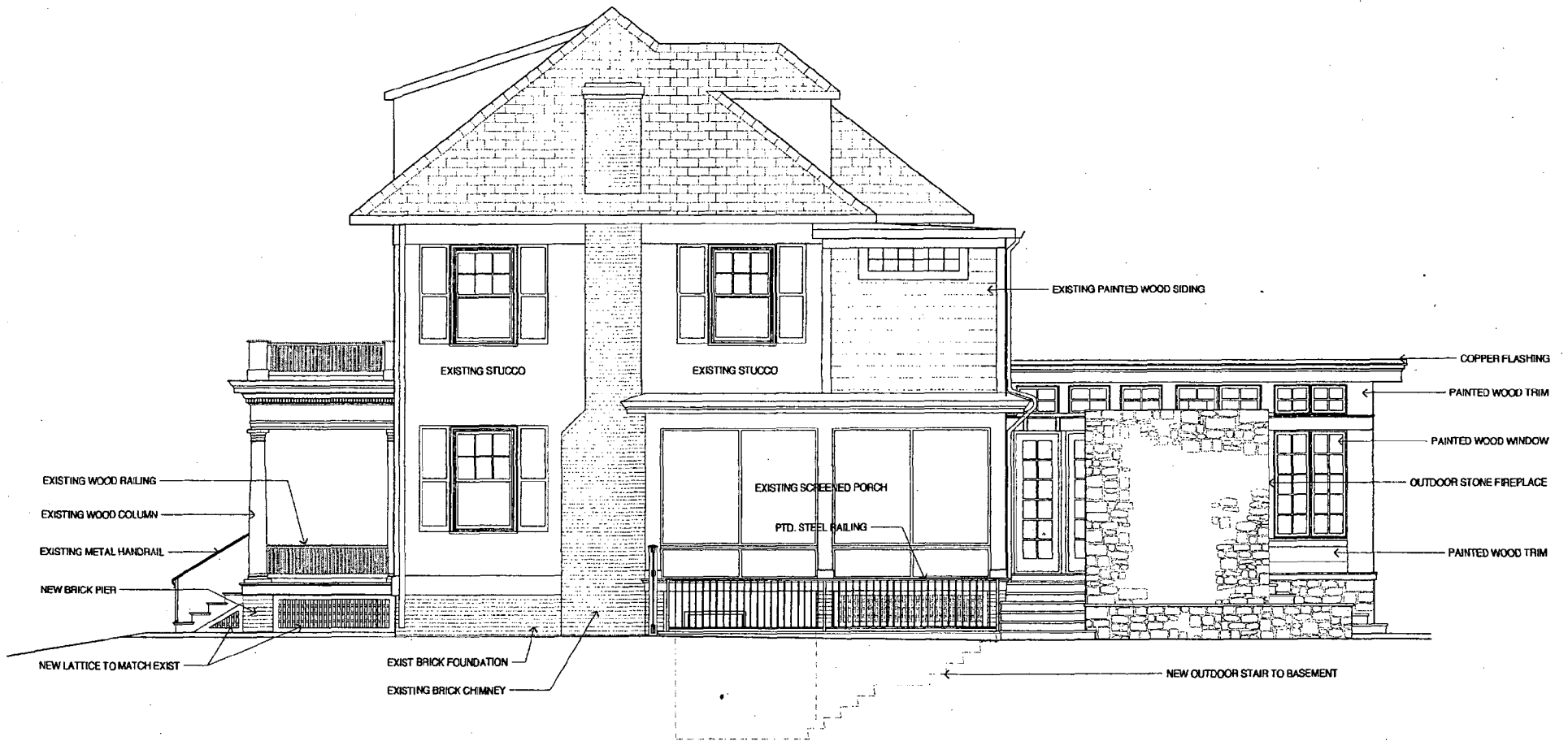
EXISTING WEST ELEVATION



NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD

IN ASSOCIATION WITH:
ROBERT R. WHITESELL ARCHITECTS
FEBRUARY 27, 2008 3/16" = 1'-0"

12



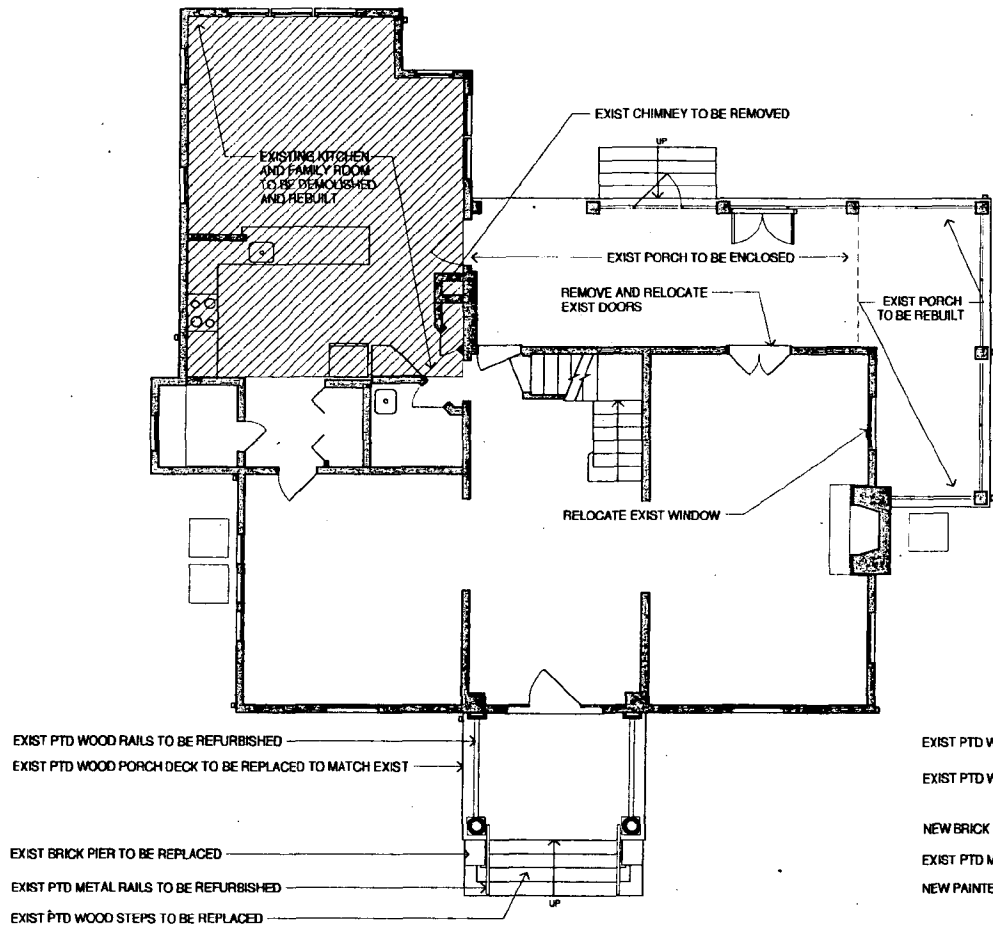
WEST ELEVATION



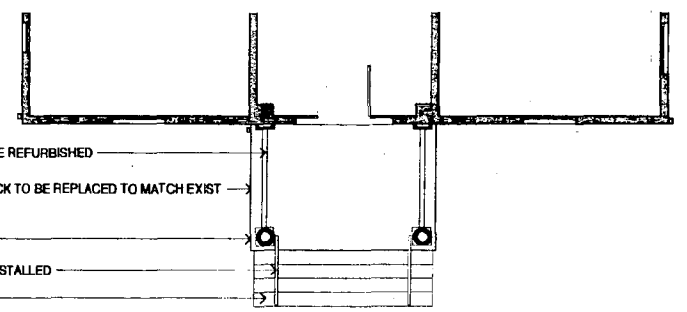
NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD

IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECTS
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13

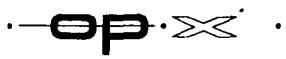


EXISTING FIRST FLOOR PLAN



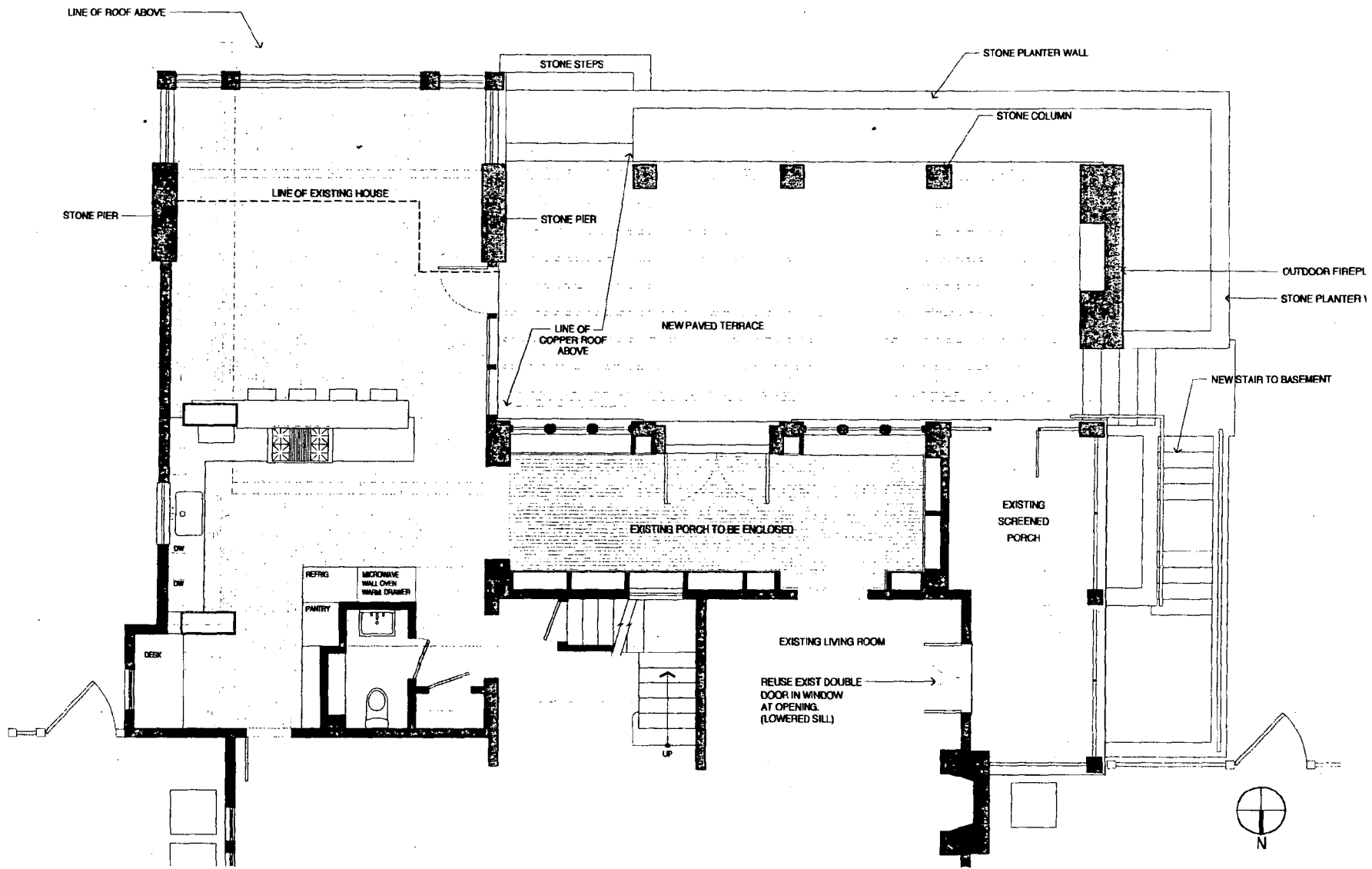
NEW PORCH FLOOR PLAN

**NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD**



IN ASSOCIATION WITH:
ROBERT R. WHITESELL ARCHITECT
MARCH 17, 2008 1/8" = 1'-0"

147



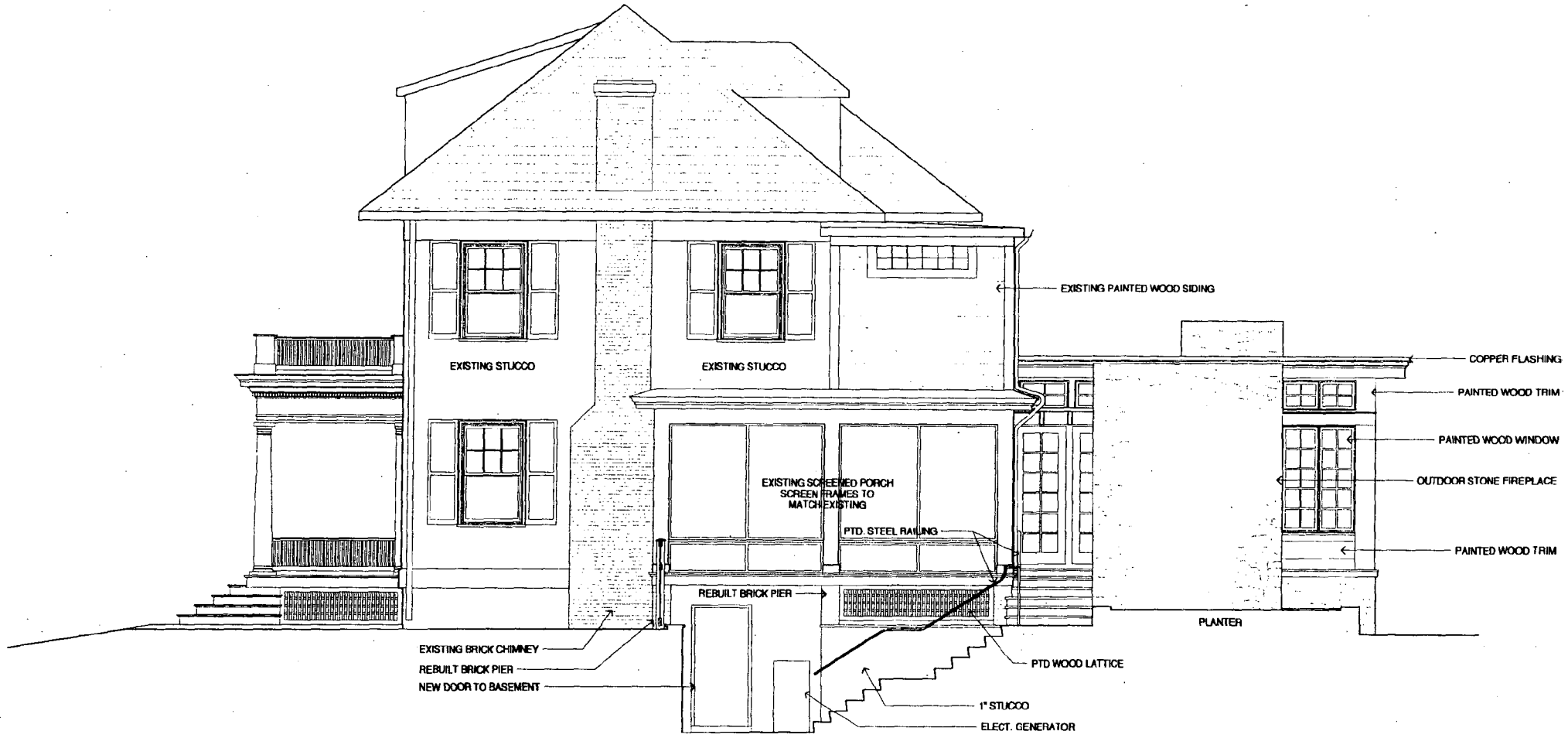
PARTIAL FIRST FLOOR PLAN



NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD

IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECT
FEBRUARY 27, 2008 3/16" = 1'-0"

19



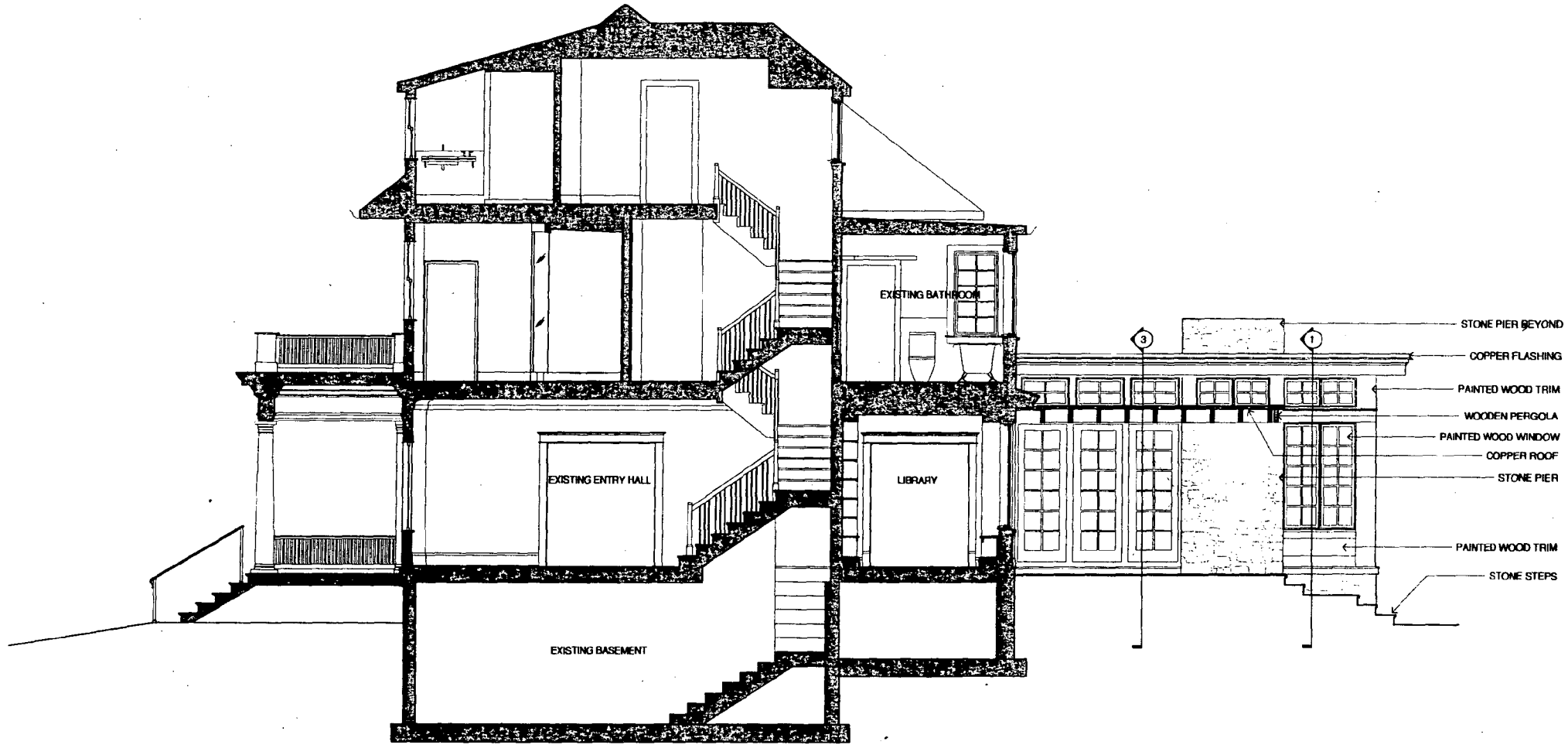
SECTION THRU STAIR TO BASEMENT

**NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD**



IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECTS
FEBRUARY 27, 2008 3/16" = 1'-0"

16



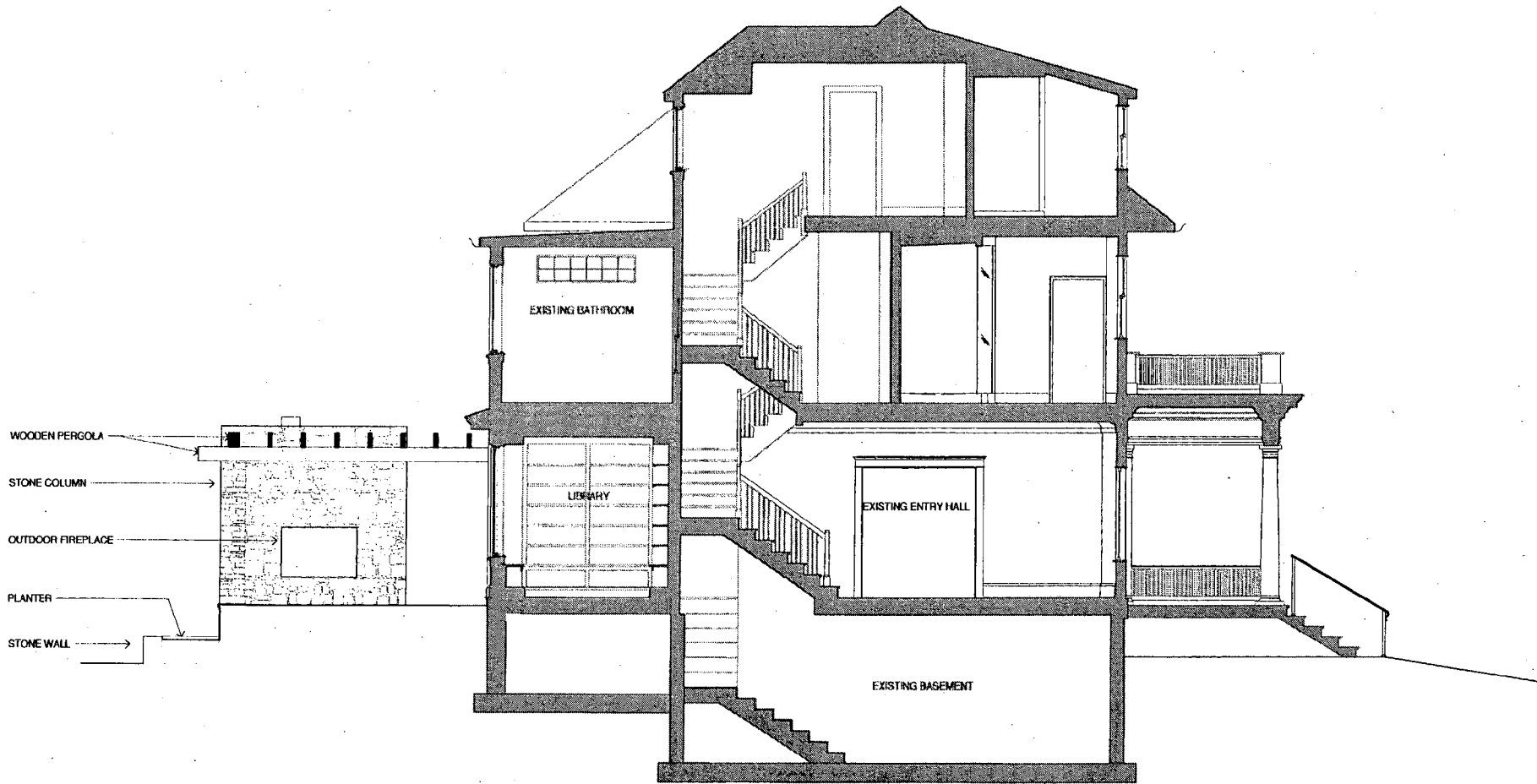
SECTION LOOKING EAST

NIEMCZEWSKI/HOFFMAN RESIDENCE
 CHEVY CHASE, MD



IN ASSOCIATION WITH:
 ROBERT R WHITESELL ARCHITECTS
 FEBRUARY 27, 2008 3/16" = 1'-0"

17



SECTION LOOKING WEST

NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD



IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECTS
REV MARCH 27, 2008 3/16" = 1'-0"

18



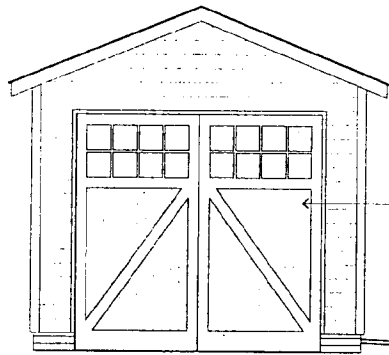
SECTION LOOKING NORTH



NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD

IN ASSOCIATION WITH
ROBERT R. WHITESELL ARCHITECTS
FEBRUARY 7, 2008 3/16" = 1'-0"

6



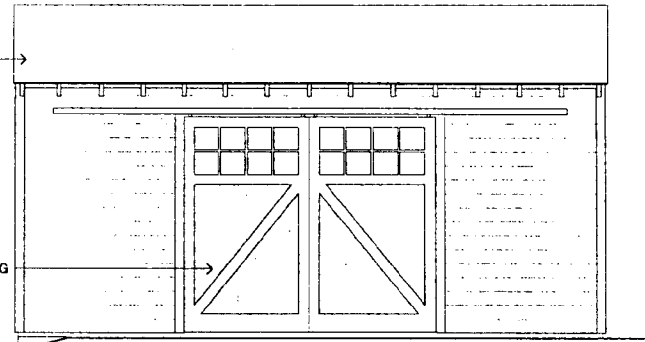
NORTH ELEVATION

NEW HINGED WOOD DOORS
TO REPLACE EXISTING
ALUMINUM ROLLUP

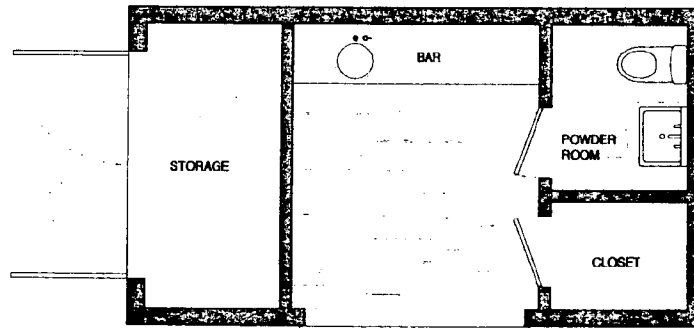
NEW SHINGLE ROOF TO MATCH EXIST

NEW SLIDING BARN DOORS IN NEW OPENING

NOTE: REPLACE DAMAGED WOOD SIDING
AS NECESSARY TO MATCH EXISTING



WEST ELEVATION

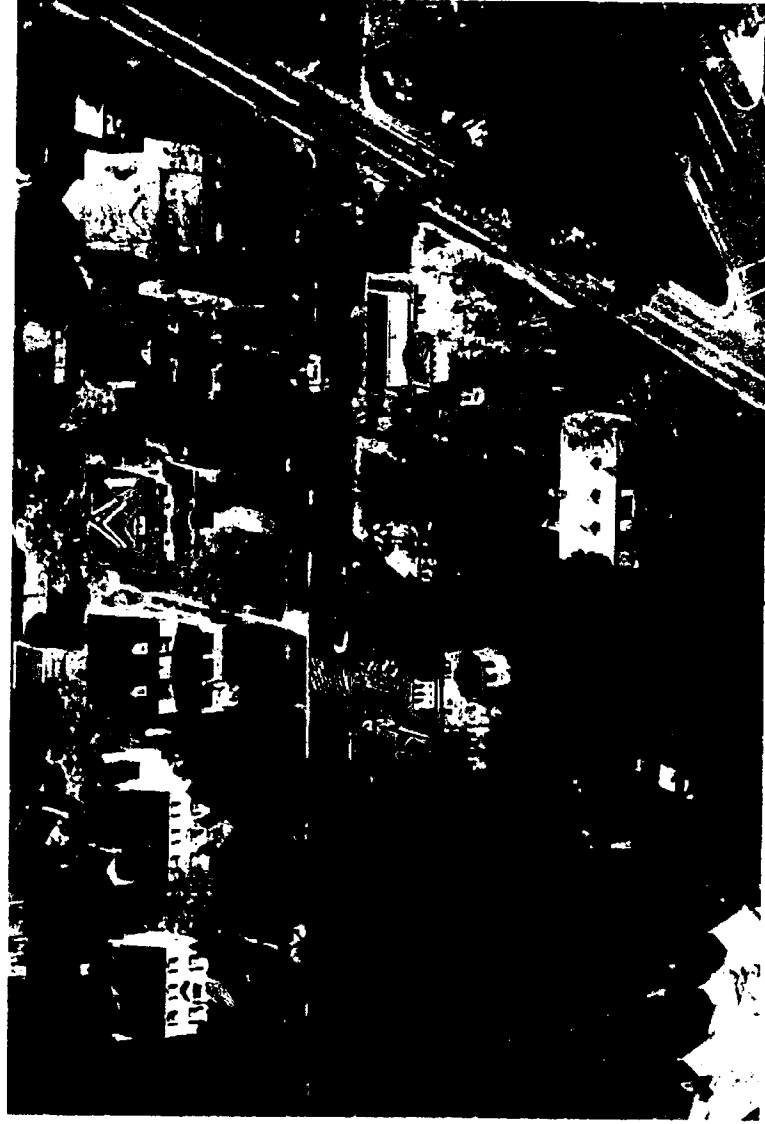


POOL HOUSE PLAN AND ELEVATIONS



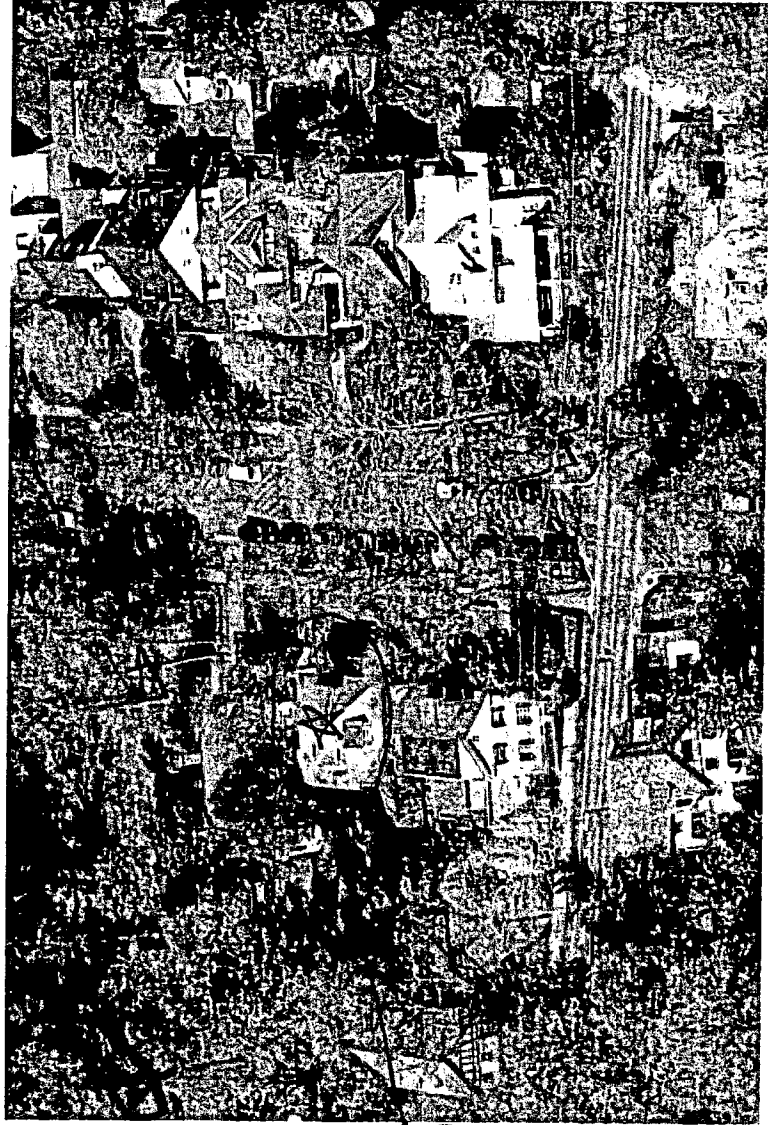
20

6 E. JUNG



6 E. JUNG

6 E. Irving



6 E. Irving



NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD



IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECTS
FEBRUARY 7, 2008

23

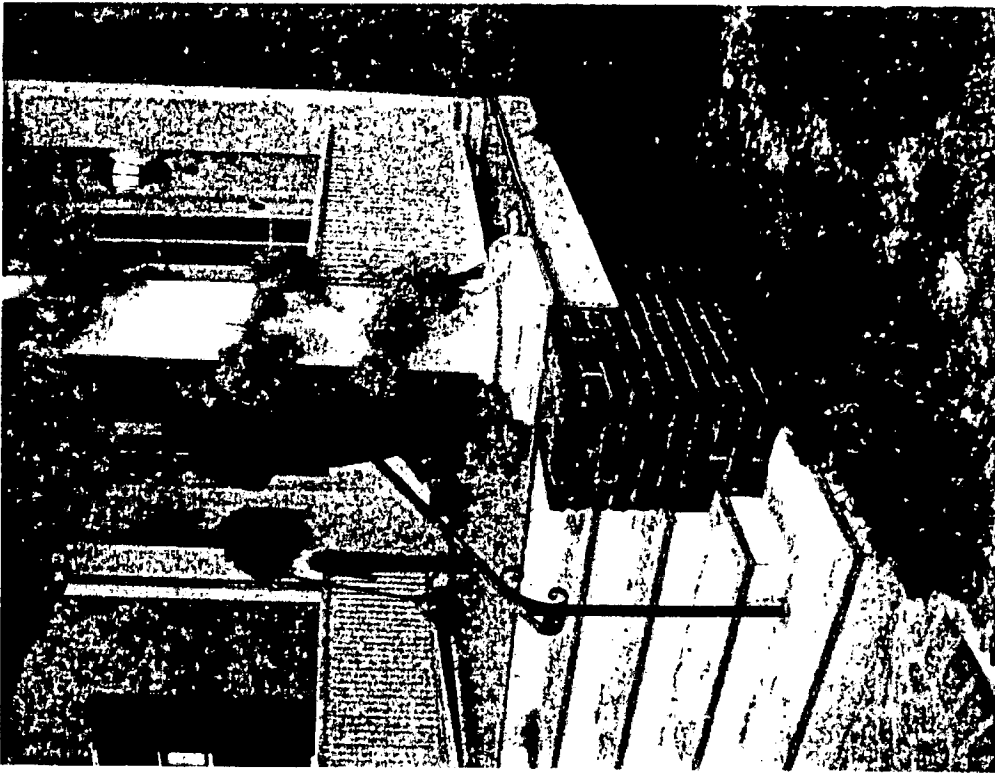


NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD

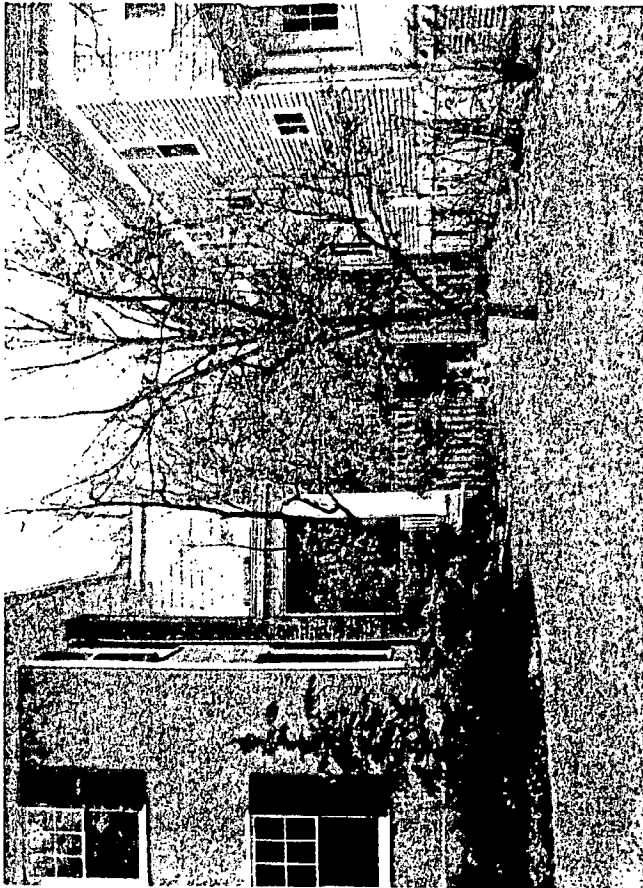


IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECTS
FEBRUARY 7, 2008

24



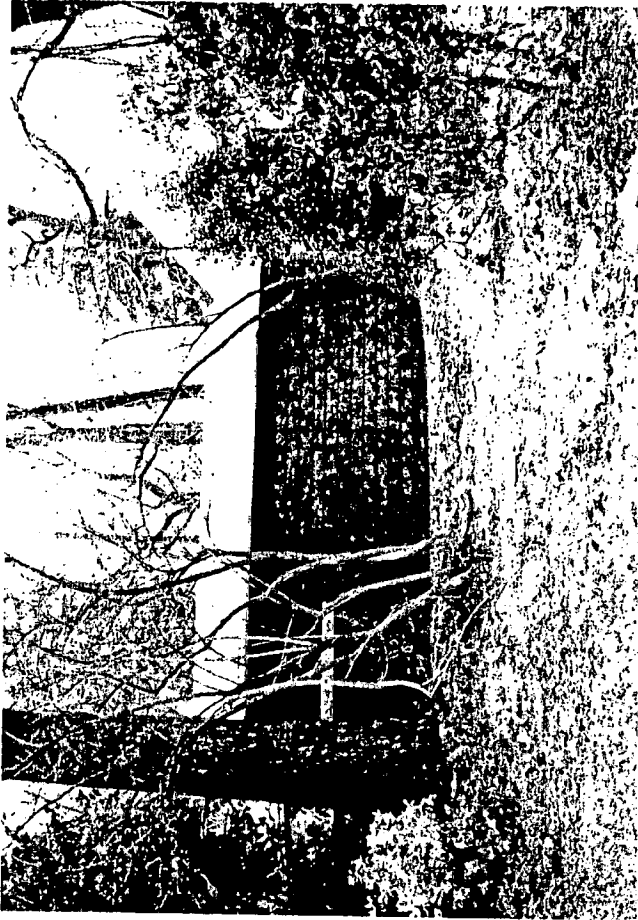
Existing Front Stoop (detail)



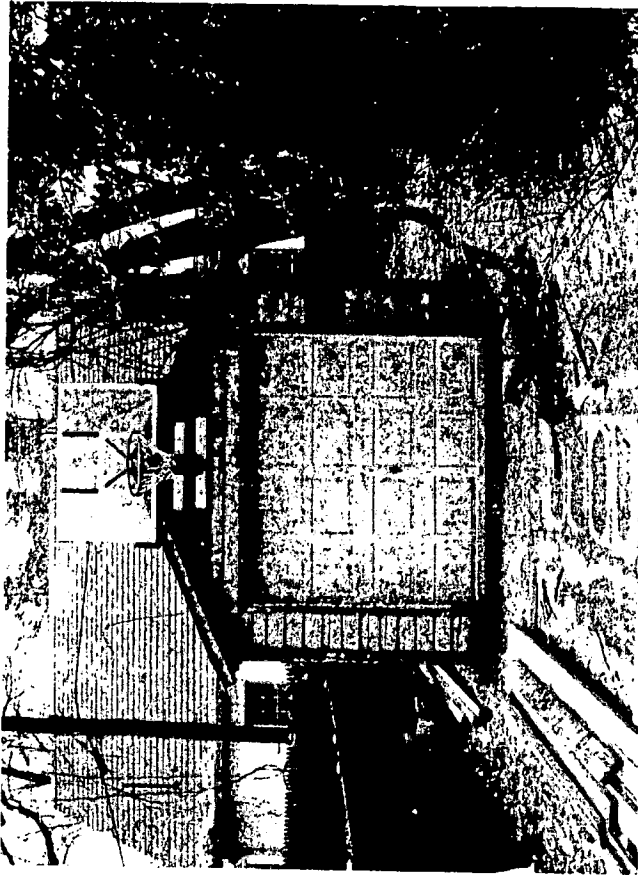
Existing West Fence/North Elevation



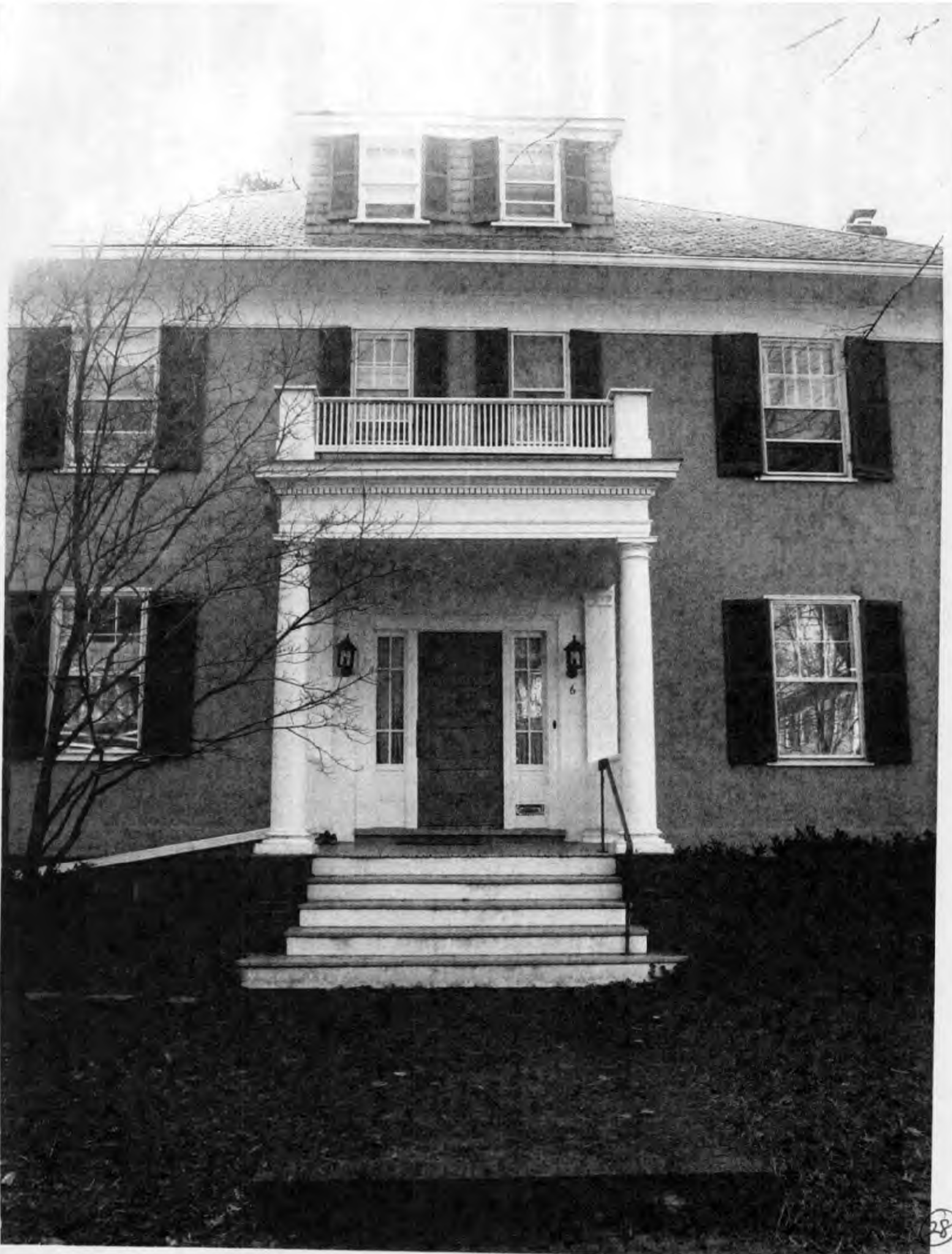
Existing West Fence/North Elevation (detail)



Existing Garage/West Elevation



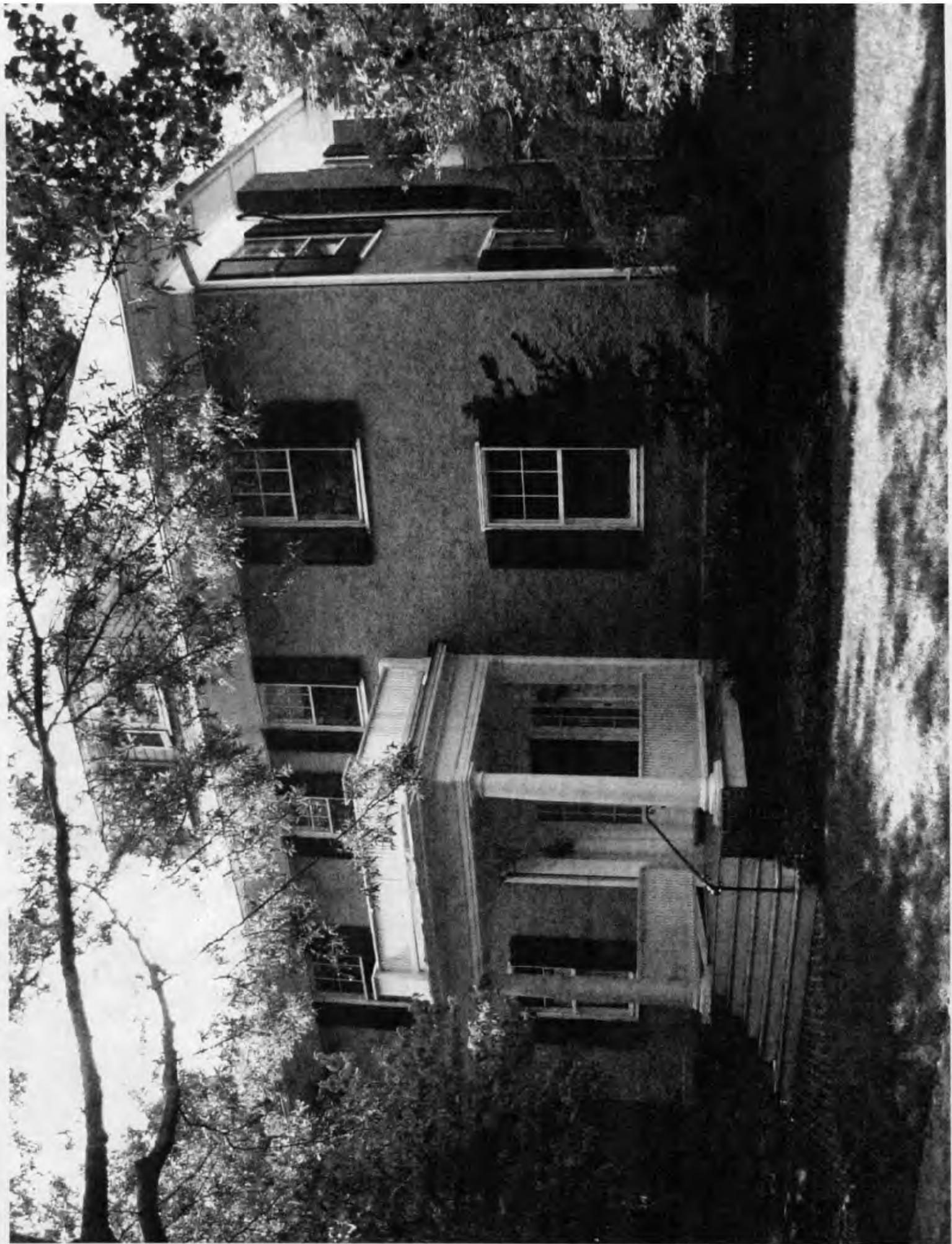
Existing Garage/North Elevation







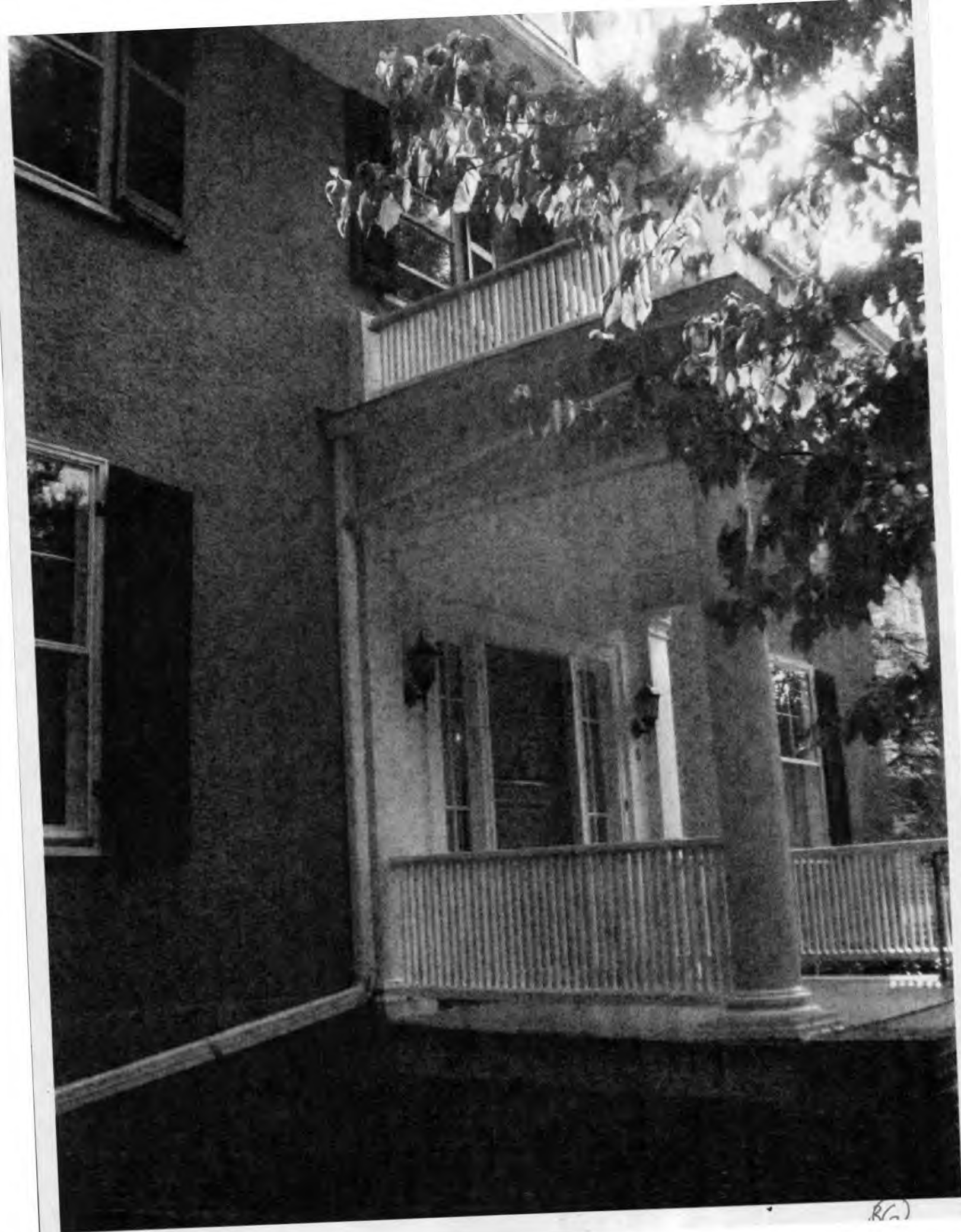








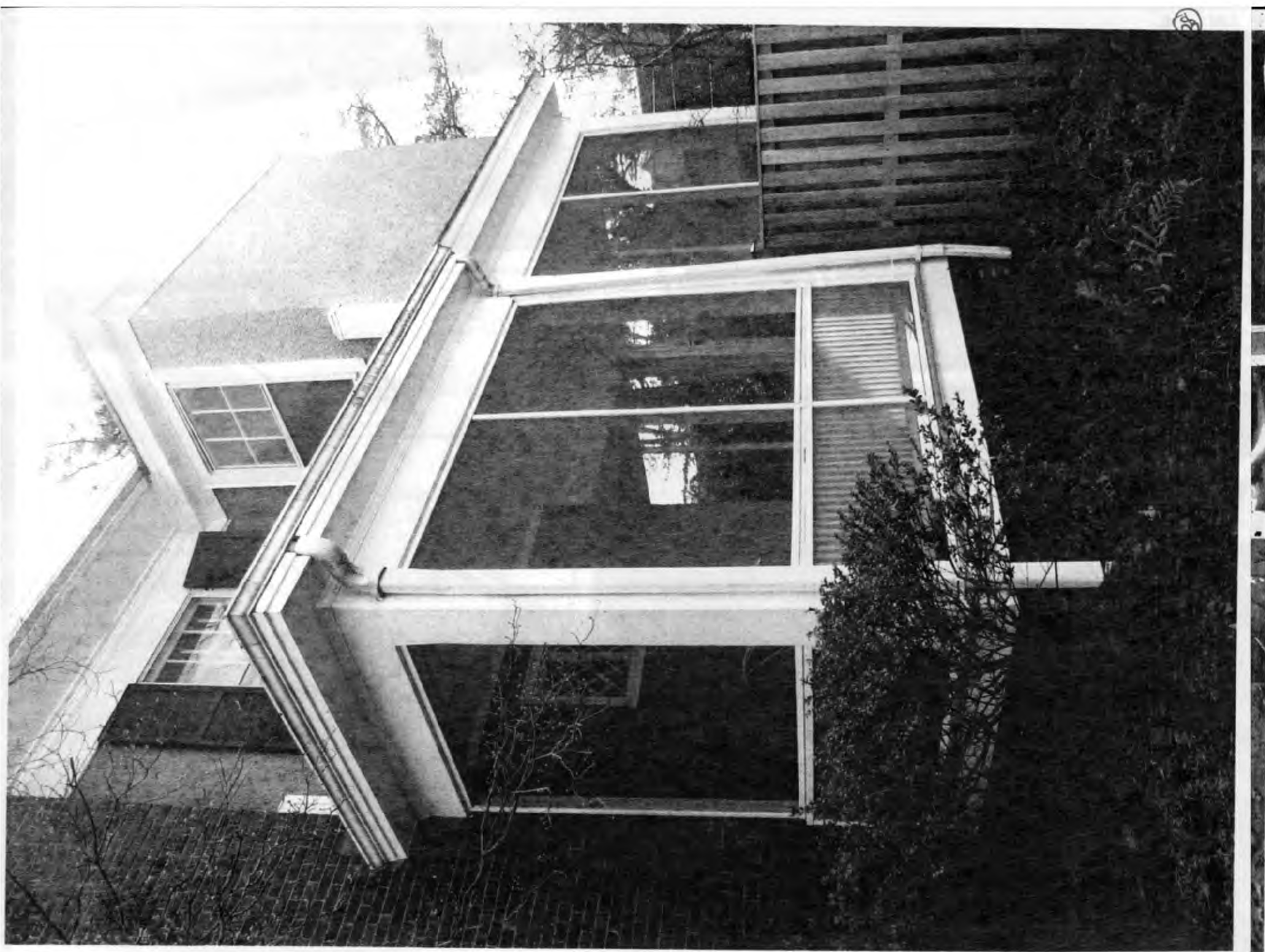


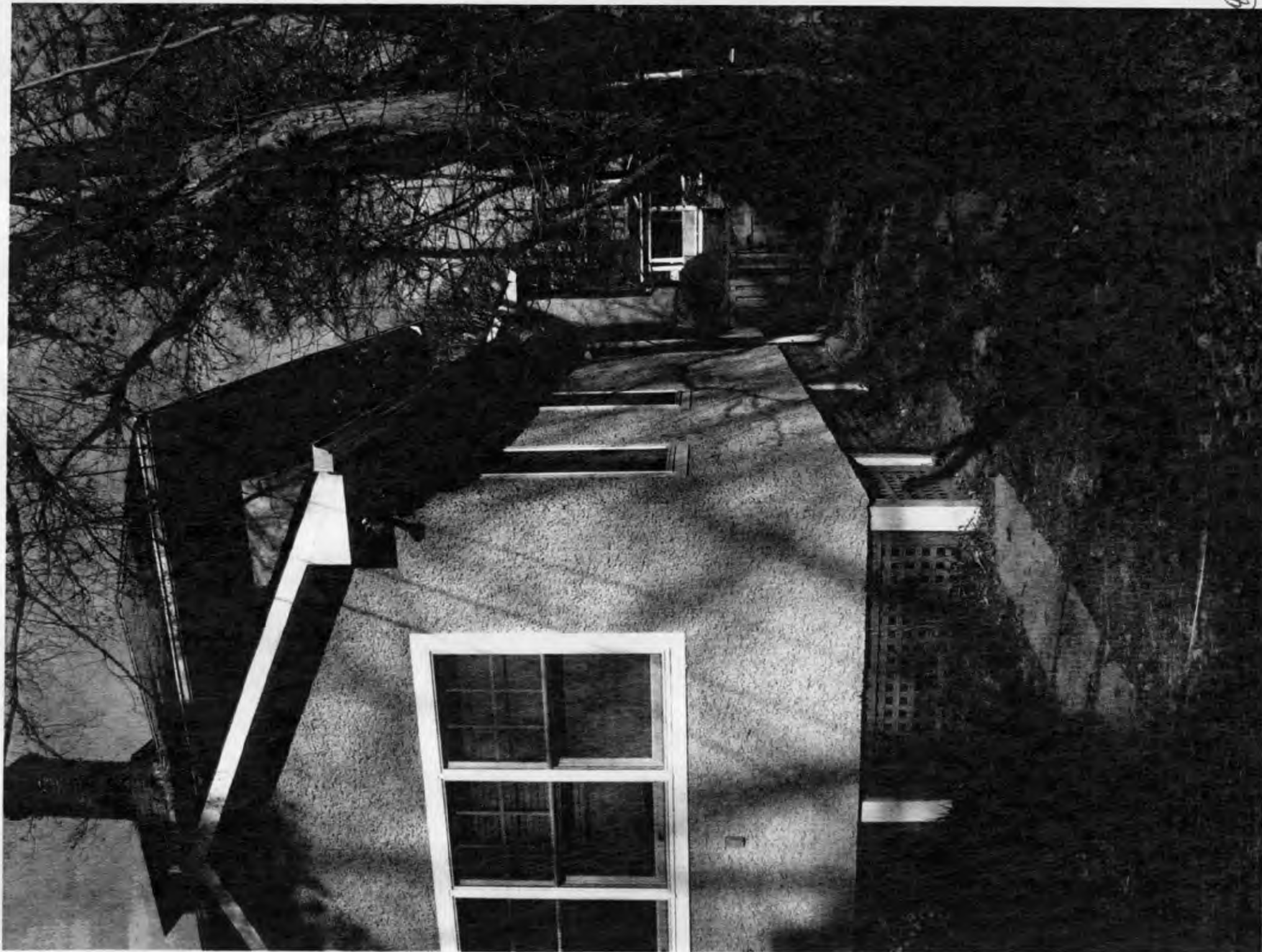


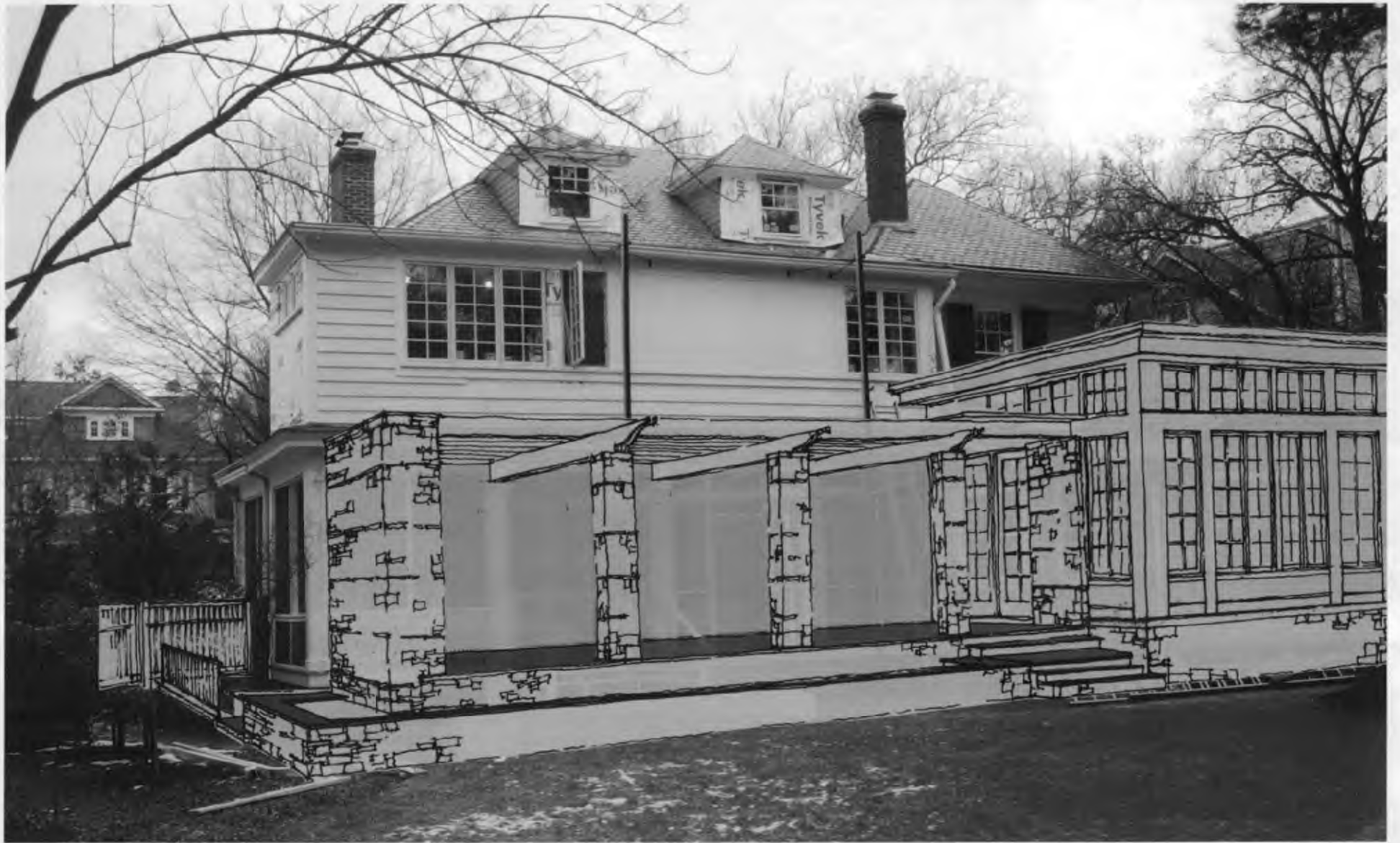
R(2)



(27)







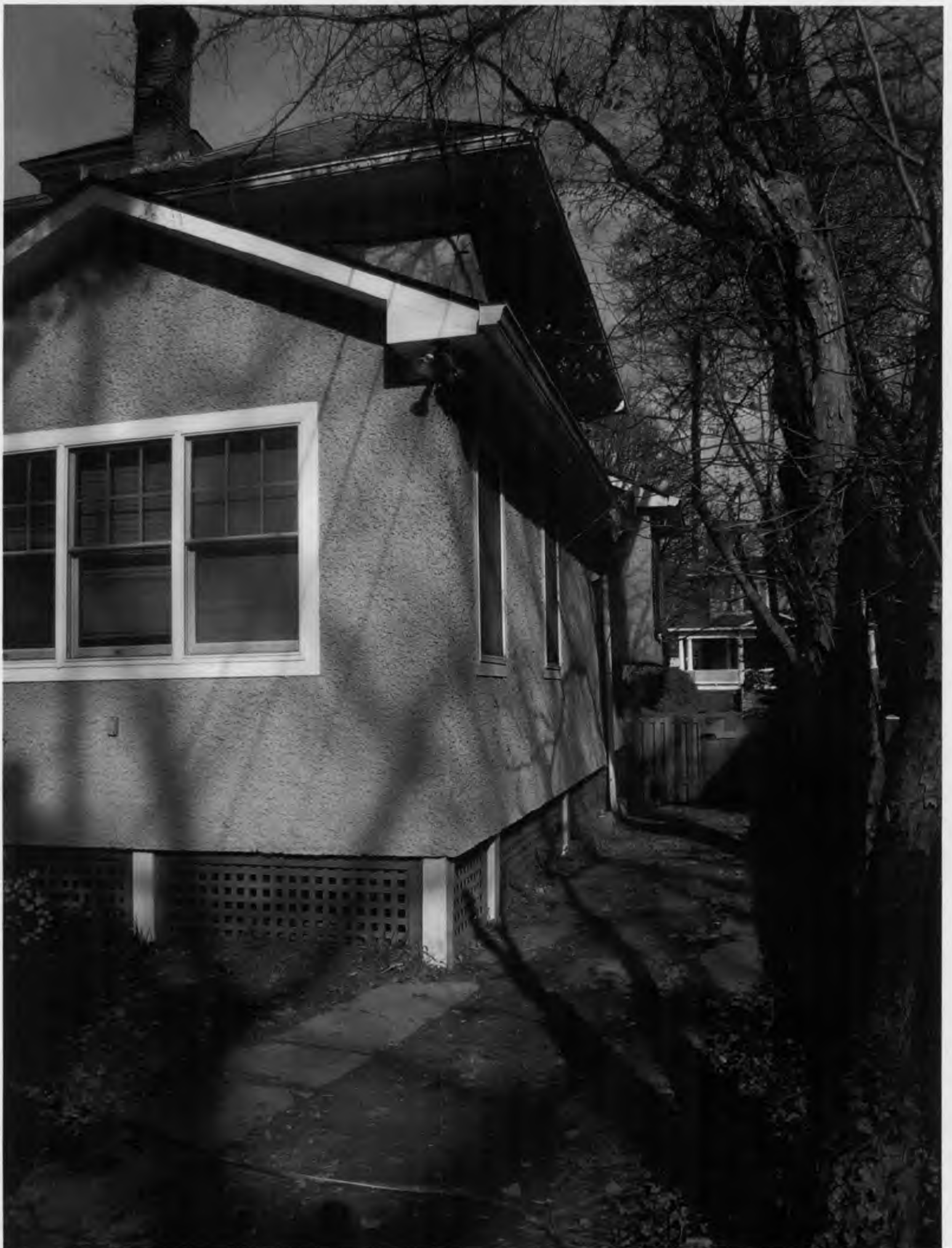
**NIEMCZEWSKI/HOFFMAN RESIDENCE
CHEVY CHASE, MD**

IN ASSOCIATION WITH:
ROBERT R WHITESELL ARCHITECTS
APRIL 2, 2008











G E. Irving



G E. Irving

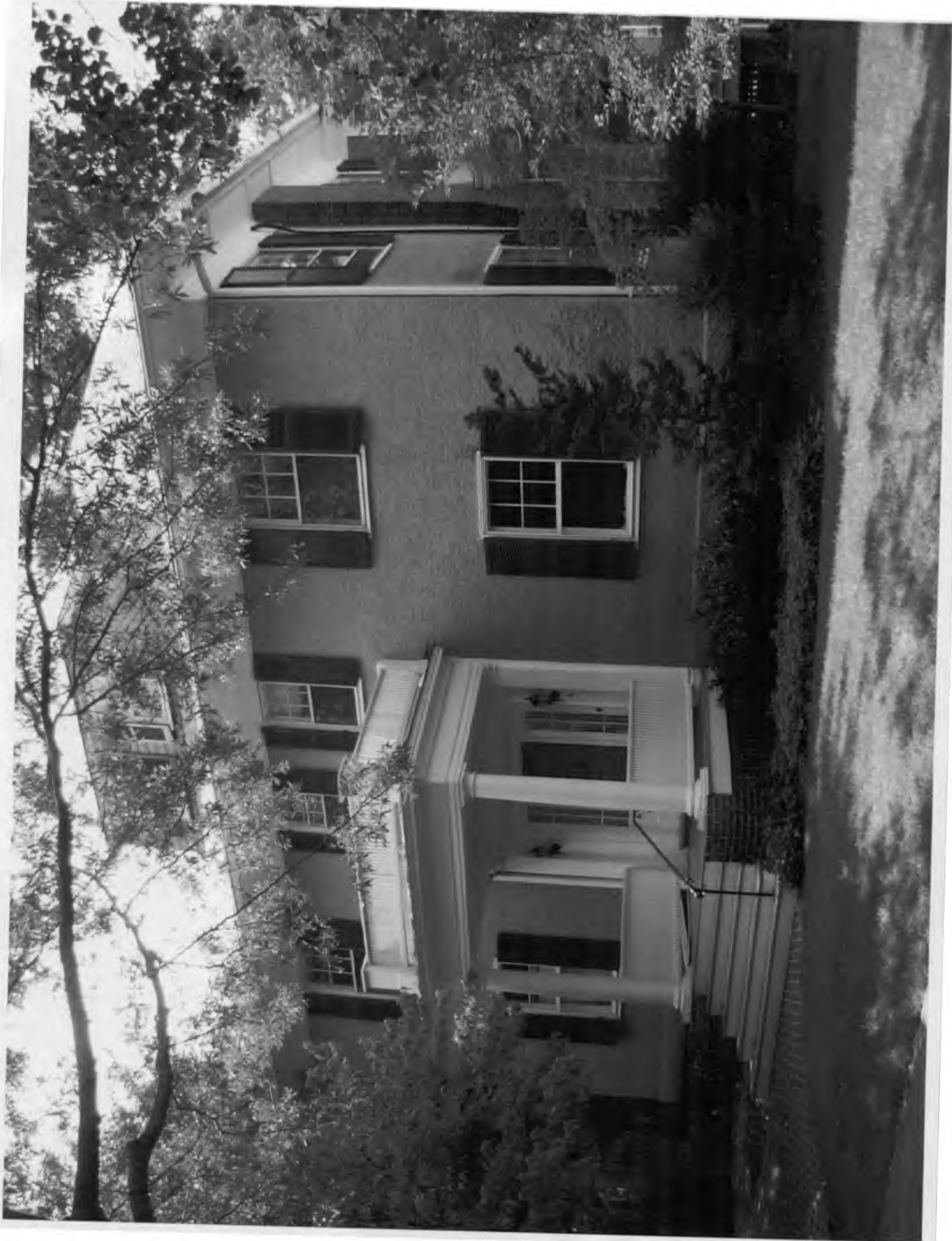
6 E. Irving



6 E. Irving

















Fothergill, Anne

From: Alistair S. Gellatly [alistair@opxglobal.com]
Sent: Tuesday, March 25, 2008 4:59 PM
To: Fothergill, Anne
Subject: FW: 6 East Irving

Anne I tried this with attachments, but it was too big for your mailbox

Alistair S Gellatly
Senior Associate

OPX a design solutions company

21 Dupont Circle NW Washington DC 20036
D 202 721 1677 T 202 822 9797 F 202 785 0443

www.opxglobal.com

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From: Alistair S. Gellatly
Sent: Tuesday, March 25, 2008 4:30 PM
To: 'Fothergill, Anne'
Cc: 'trish@jordanhoneyman.com'; 'Robert Whitesell'
Subject: RE: 6 East Irving

Hi Anne,

Answers to questions below..

1. The basement door will be wood
2. I'll go through what I have and either enclose it with this (see pictures enclosed) or go and take a new photo, It's kind of tight there is a tree in the way.
3. I'll get the fireplace dimensioned. Onething that kind of forces the height is we need to be 30 in above any roof within ten feet. That portion of the roof at the back of the house counts (we think). That can be bounced off Montgomery County.
4. I do not have a rendering at the moment, if we need to I'll come up with one.
5. The stone wall is a compositional element to end the window fenestration at the back. We thought that would minimise the visual impact from the street.
6. That is an existing window internal to the existing porch. I think it is existing to the house. It is not currently visible from the street.
7. There are shutters existing on the east side, we want to keep them. They will be repainted. I'll send a picture (dscn2871 enclosed).
8. The barn doors on the garage will be painted wood.
9. I know Chris and Elise have talked to the neighbors (I was not there). I have asked to talk to them as soon as we can.

Let me know if you have any more questions, I'll call in the morning.

alistair

Alistair S Gellatly
Senior Associate

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From: Fothergill, Annie [mailto:Anne.Fothergill@mncppc-mc.org]
Sent: Tuesday, March 25, 2008 1:54 PM
To: Alistair S. Gellatly
Subject: RE: 6 East Irving

Hi Alistair,

A few more questions—

1. What is the material of the new basement door?
2. Do you have a photo of the west elevation you can send me?
3. I asked Trish for this but I will ask you too—I need the dimensions of the outdoor stone fireplace. Is there a reason it needs to be that height?
4. Do you have any sort of rendering (or oblique view) that better shows the wood trellis/terrace feature?

thanks,

Anne

From: Fothergill, Anne
Sent: Monday, March 24, 2008 4:09 PM
To: 'Alistair S. Gellatly'
Subject: RE: 6 East Irving

Hi Alistair,

I have a few quick questions and I also sent some to Trish.

5. On the east elevation, what is the purpose of the stone wall that runs up the side of the house and above the roof? It's not a chimney, but what is it?
6. On the east elevation--what is the "existing window relocated from east wall"? Is this currently an interior window? Possibly original to the house?
7. I see there are shutters in the proposed east elevation that are not shown in the existing—are they proposed wood, operable shutters? Do you believe there were originally shutters on the side of this house?
8. Are the sliding barn doors in the pool house wood?'
9. Do you know if your clients have run the large outdoor fireplace by their neighbors yet?

I am sure I will email with more questions but that's it for now.

thanks,
Anne





