

4 EAST I.M.N.G.
35/13-14-15

REIN +
STAY

2000 WIND
CROWN CHARGE

stamped
plans in
bin
2-08



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 2/06/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #469040 – second floor addition and window replacement

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 November 13, 2007 HPC 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: Bob Kyle and Kate Fulton
Address: 4 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

469040

Contact Person: CHRIS SNOWBER

Daytime Phone No.: (202) 332-5416

Tax Account No.:

Name of Property Owner: BOB KYLE AND KATE FULTON Daytime Phone No.: (202) 637-5600

Address: 4 EAST IRVING STREET, CHEW CHASE MD 20815
Street Number City State Zip Code

Contractor: MAUCK ZANTZINGER + ASSOCIATES Phone No.: (202) 338-1225

Contractor Registration No.: 41250

Agent for Owner: CHRIS SNOWBER, HAMILTON SNOWBER ARCHITECTS Daytime Phone No.: (202) 332-5416

LOCATION OF BUILDING/PREMISE

House Number: 4 Street: EAST IRVING STREET

Town/City: CHEW CHASE Nearest Cross Street: CONNECTICUT AVENUE

Lot: 3 Block: 26 Subdivision:

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 200,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

10-22-07
Date

Approved: *[Signature]* For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 2-5-08

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

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

The existing house is a colonial revival style, 2-story residence with an attic built in 1906, and is a contributing resource within the Chevy Chase Village Historic District. While the main mass of the house exists, numerous alterations have occurred. The front porch was removed sometime between 1936 and 1953. In 1953, a fire destroyed the front of the house, resulting in more changes including windows on the Second Floor and in the Attic. After the fire, the roof and attic were replaced but not to their original design. Additions at the rear and side occurred in the 1980s and 1990s. The current owner restored the front porch to its original design in 2000.

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

The project is a second story addition above the existing First Floor Family Room that would provide space for a new Master Bedroom Suite. We also propose to restore the front Second Floor and Attic windows to their original design and carry the 3-over-1 lite pattern into the new addition. The proposed second story addition is set back from the street, and the ridge height of the new roof will be lower than that of the existing main house to keep the massing of the addition compatible with the existing house as well as other houses in the neighborhood. The proposal is a carefully scaled addition that has been properly detailed to work with the existing house, and to meet the criteria for moderate scrutiny set forth in the Chevy Chase Village Historic District Guidelines.

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW OF EXISTING HOUSE FROM STREET (NORTH)



Detail: VIEW OF EXISTING HOUSE FROM REAR YARD (SOUTH)

Applicant: CHRIS SNOWBER
HAMILTON SNOWBER ARCHITECTS

Page: 1

Existing Property Condition Photographs (duplicate as needed)



Detail: FAMILY ROOM ADDITION ON WEST SIDE OF EXISTING HOUSE

Applicant: CHRIS SNOWBER
HAMILTON SNOWBER ARCHITECTS

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4 East Irving Street, Chevy Chase **Meeting Date:** 11/14/2007
Resource: Contributing Resource **Report Date:** 11/07/2007
 Chevy Chase Village Historic District
Applicant: Bob Kyle and Kate Fulton (Chris Snowber, Architect) **Public Notice:** 10/31/2007
Review: HAWP **Tax Credit:** Partial
Case Number: 35/13-07KK **Staff:** Anne Fothergill
PROPOSAL: Second story addition and alterations to house

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

BACKGROUND

The applicants came to the HPC for a Preliminary Consultation on October 10, 2007. At that time, the HPC was very supportive of the proposal and recommended no changes and advised the applicants to submit an application. The transcript is in Circles 18-26 and the Local Advisory Panel's comments from the Preliminary Consultation are in Circle 31.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1906

PROPOSAL

The applicants are proposing to add a second story to an existing 1996 addition on the right side of the house. The addition will have wood siding, wood windows and trim, and an asphalt shingle roof. The applicants are also proposing to restore the second and third floor windows that were replaced after a 1953 fire. The second floor windows would be 3-over-1 double hung wood windows and the attic windows would be multi-lite wood casements. See existing and proposed plans in Circles 7-17.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

The Guidelines define a Contributing Resource as “A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

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:

- o Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- o Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale issues in the Village.

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

When the applicants came to the Commission for a Preliminary Consultation, the Commission fully supported the proposal. The discussion from the previous staff report is in Circle 32.

Staff finds that the addition and alterations are sensitive to the historic house and the streetscape and that the location of the addition is an attempt to minimize adverse impacts to the historic massing. Staff recommends that the HPC approve this application.

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;

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

469040

Contact Person: CHRIS SNOWBER
Daytime Phone No.: (202) 332-5416

Tax Account No.: _____
Name of Property Owner: BOB KYLE AND KATE FULTON Daytime Phone No.: (202) 637-5600
Address: 4 EAST IRVING STREET CHEWY CHASE MD 20815
Street Number City Street Zip Code
Contractor: MAUCK ZANTZINGER + ASSOCIATES Phone No.: (202) 338-1225
Contractor Registration No.: 41250
Agent for Owner: CHRIS SNOWBER, HAMILTON SNOWBER Daytime Phone No.: (202) 332-5416
ARCHITECTS

LOCATION OF BUILDING/PREMISE

House Number: 4 Street: EAST IRVING STREET
Town/City: CHEWY CHASE Nearest Cross Street: CONNECTICUT AVENUE
Lot: 3 Block: 26 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 200,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

[Signature] 10.22.07
Signature of owner or authorized agent Date

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

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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The project is a second story addition above the existing First Floor Family Room that would provide space for a new Master Bedroom Suite. We also propose to restore the front Second Floor and Attic windows to their original design and carry the 3-over-1 lite pattern into the new addition. The proposed second story addition is set back from the street, and the ridge height of the new roof will be lower than that of the existing main house to keep the massing of the addition compatible with the existing house as well as other houses in the neighborhood. The proposal is a carefully scaled addition that has been properly detailed to work with the existing house, and to meet the criteria for moderate scrutiny set forth in the Chevy Chase Village Historic District Guidelines.

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6. TREE SURVEY

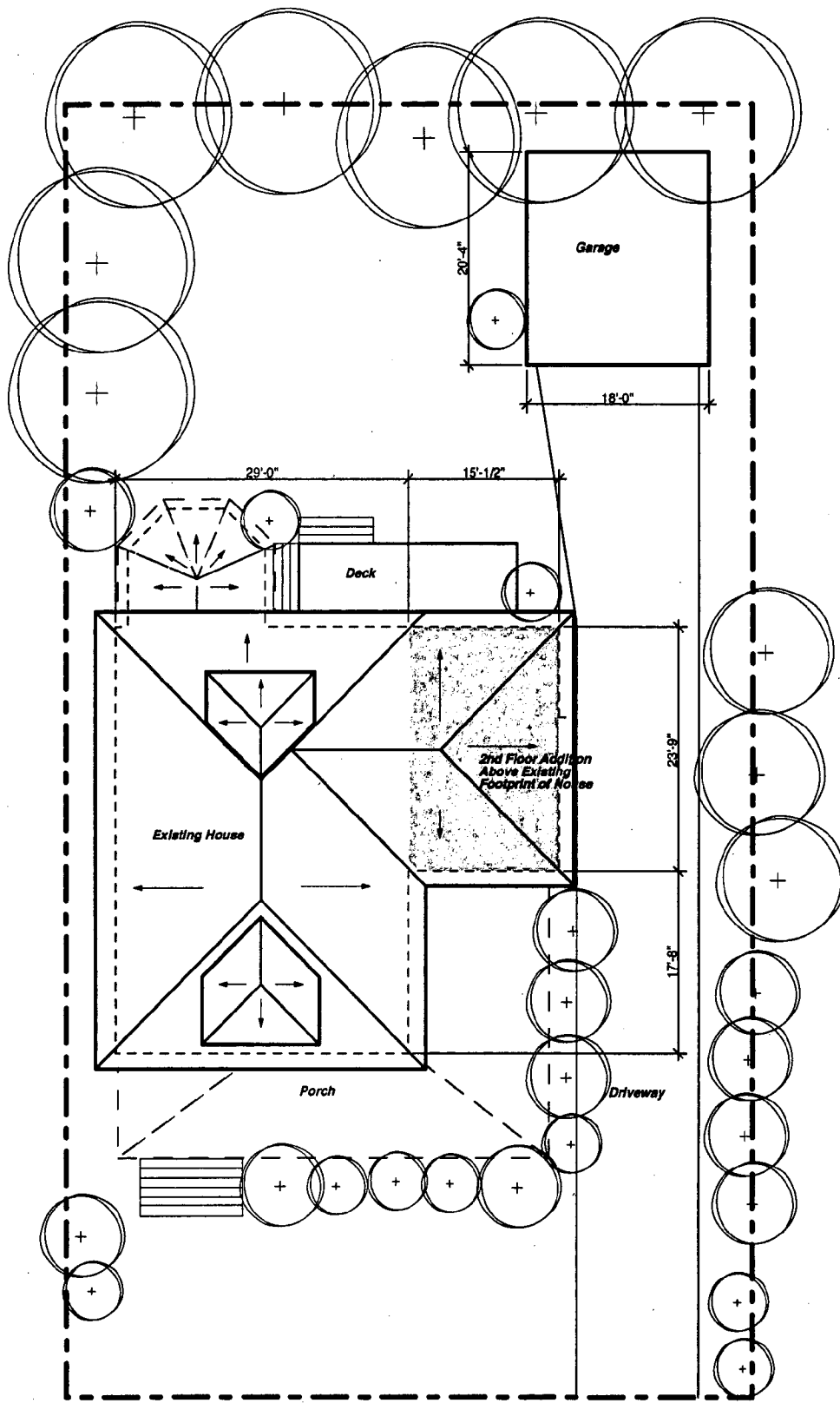
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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

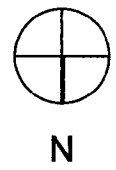
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Bob Kyle and Kate Fulton 4 East Irving Street Chevy Chase, MD 20815	Chris Snowber Hamilton Snowber Architects 2741 Woodley Place, NW Washington, DC 20008
Adjacent and confronting Property Owners mailing addresses	
Stuart Gerson and Pamela Somers 3 East Irving Street Chevy Chase, MD 20815	Christopher Niemczewski 6 East Irving Street Chevy Chase, MD 20815
Patrick and Erin Dorton 5 East Irving Street Chevy Chase, MD 20815	Wayne Beyer 8 East Irving Street Chevy Chase, MD 20815
Margaret Hoffman 7 East Irving Street Chevy Chase, MD 20815	J.J. Cafaro 9 Chevy Chase Circle NW Chevy Chase, MD 20815



EAST IRVING STREET



HAMILTON
SNOWBER

Architects

Site Plan

Fulton Kyle Residence
4 East Irving Street
Chevy Chase, MD 20815
October 19, 2007
1/16" = 1'-0"

7



HAMILTON
SNOWBER



Architects

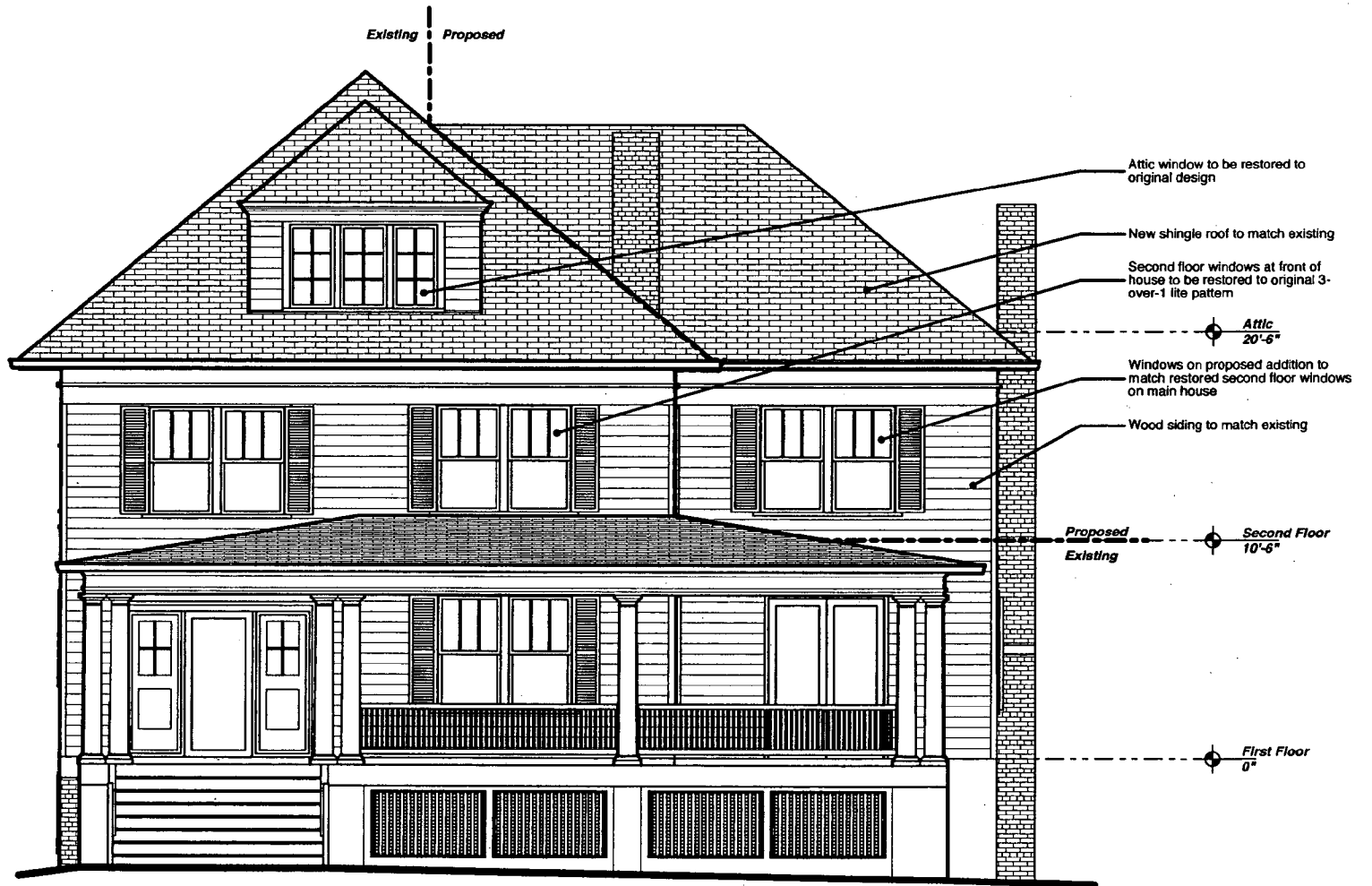
Existing Elevation - North

Fulton Kyle Residence

4 East Irving Street
Chevy Chase, MD 20815

October 19, 2007

1/8" = 1'-0"



HAMILTON
SNOWBER



Architects

Proposed Elevation - North

Fulton Kyle Residence

4 East Irving Street
Chevy Chase, MD 20815

October 19, 2007

1/8" = 1'-0"



HAMILTON
SNOWBER

10

Architects

Existing Elevation - West

Fulton Kyle Residence

4 East Irving Street
Chevy Chase, MD 20815

October 19, 2007

1/8" = 1'-0"

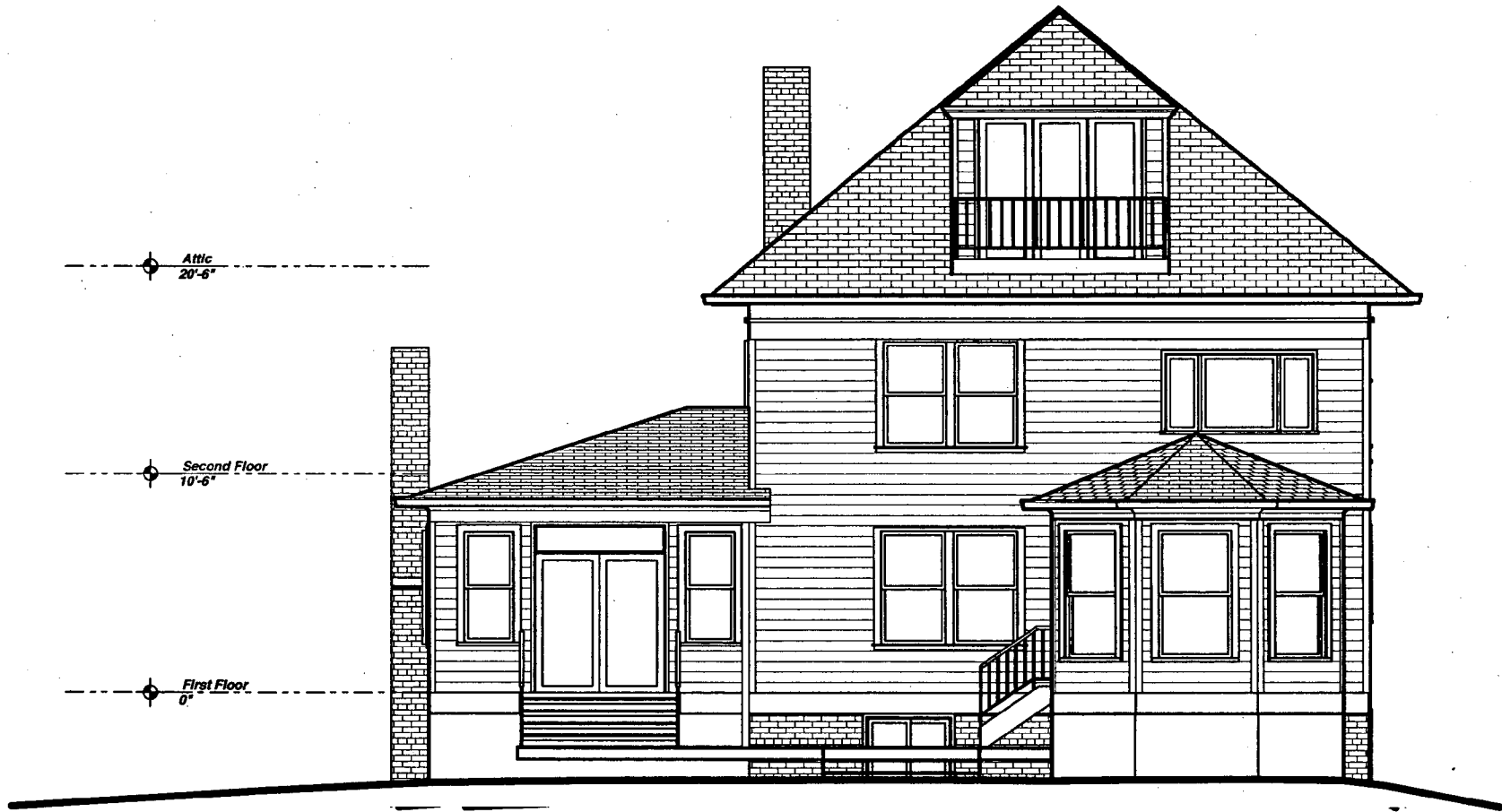


HAMILTON
SNOWBER
Architects

Proposed Elevation - West

Fulton Kyle Residence
4 East Irving Street
Chevy Chase, MD 20815

October 19, 2007
1/8" = 1'-0"



HAMILTON
SNOWBER

21

Architects

Existing Elevation - South

Fulton Kyle Residence

4 East Irving Street
Chevy Chase, MD 20815

October 19, 2007

1/8" = 1'-0"



HAMILTON
SNOWBER

13

Architects

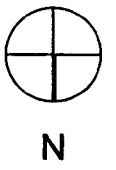
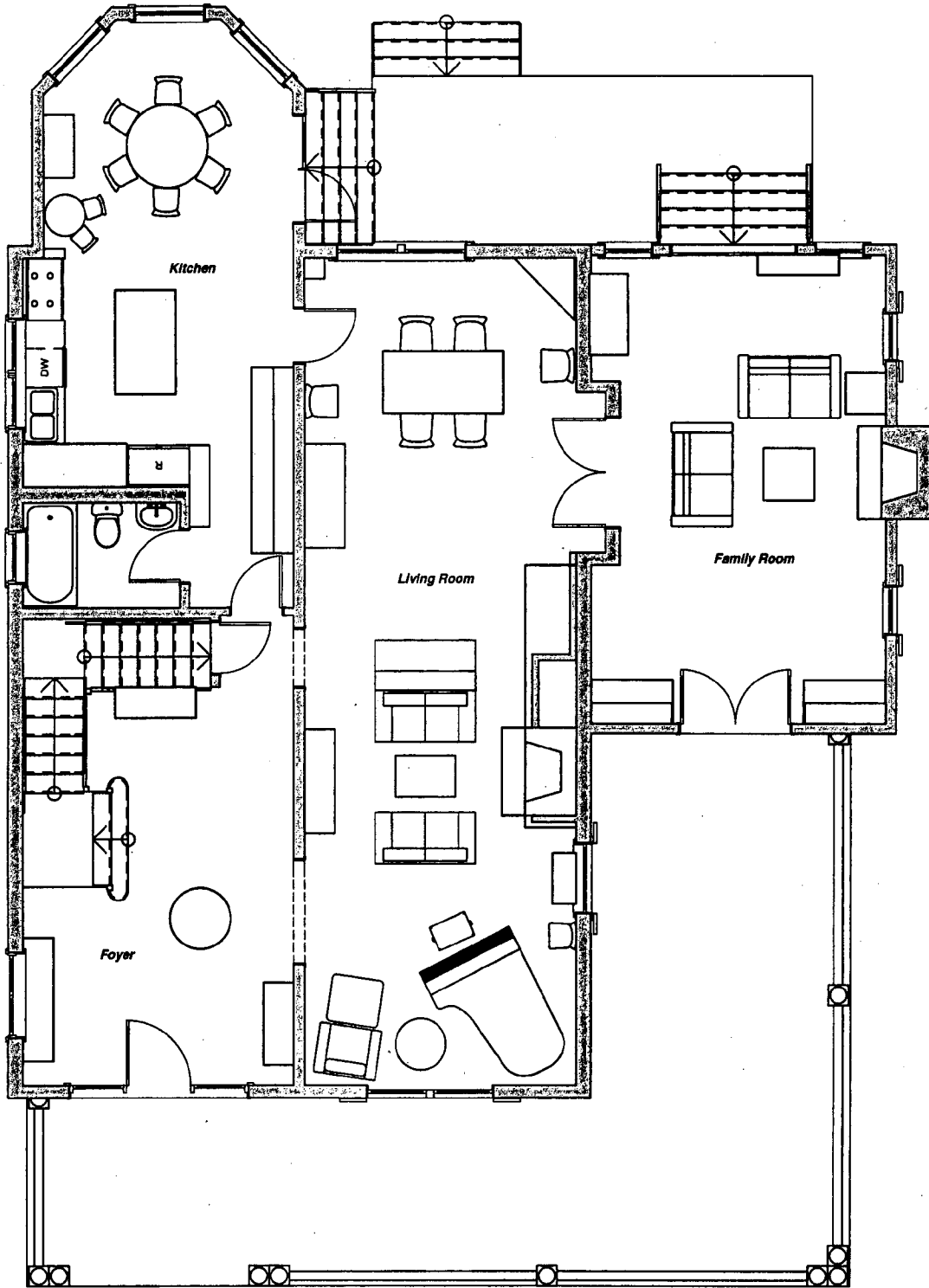
Proposed Elevation - South

Fulton Kyle Residence

4 East Irving Street
Chevy Chase, MD 20815

October 19, 2007

1/8" = 1'-0"



HAMILTON
SNOWBER

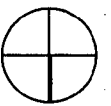
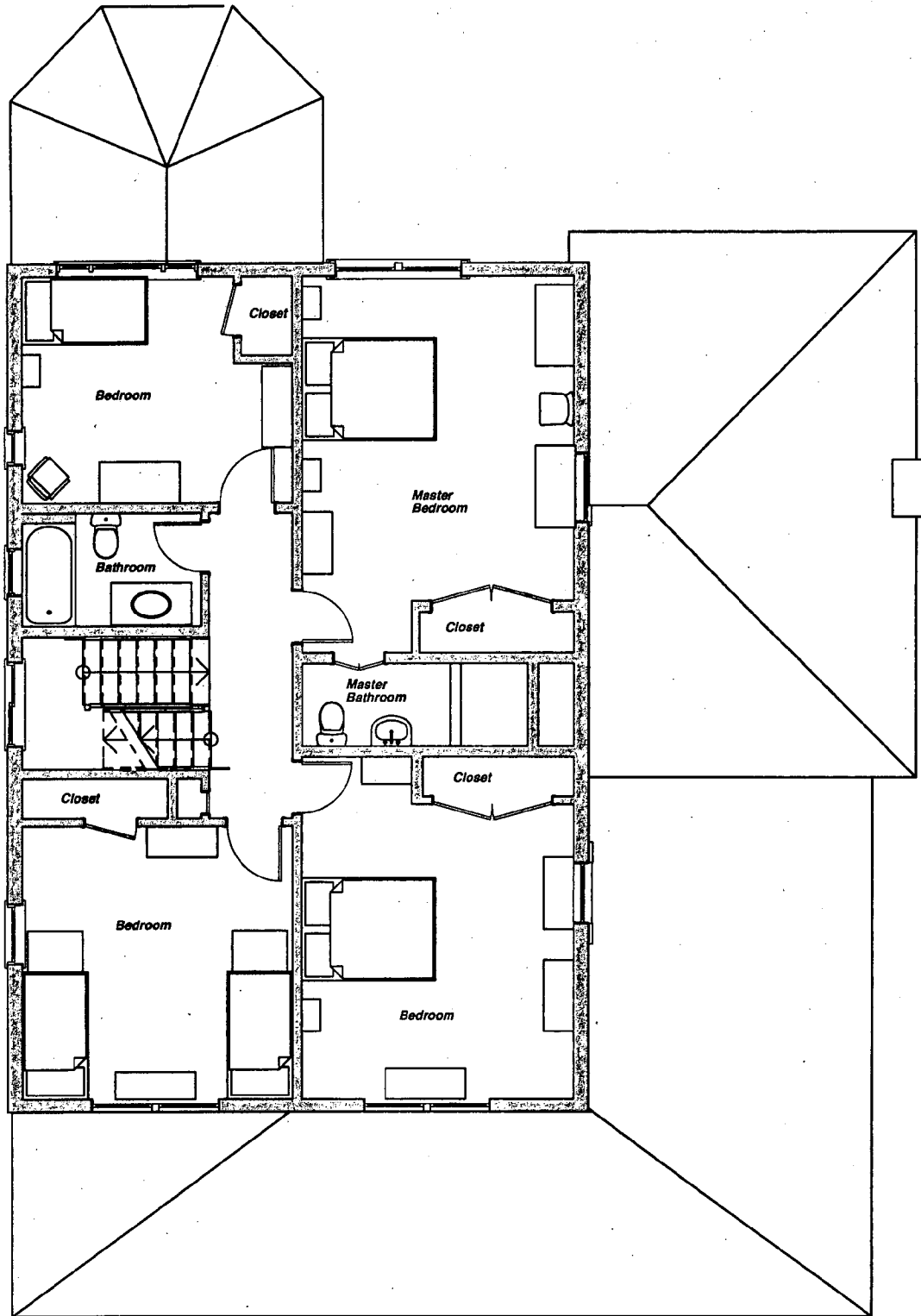
Architects

Existing First Floor Plan

Fulton Kyle Residence
4 East Irving Street
Chevy Chase, MD 20815

October 19, 2007
1/8" = 1'-0"

14



N

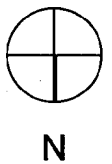
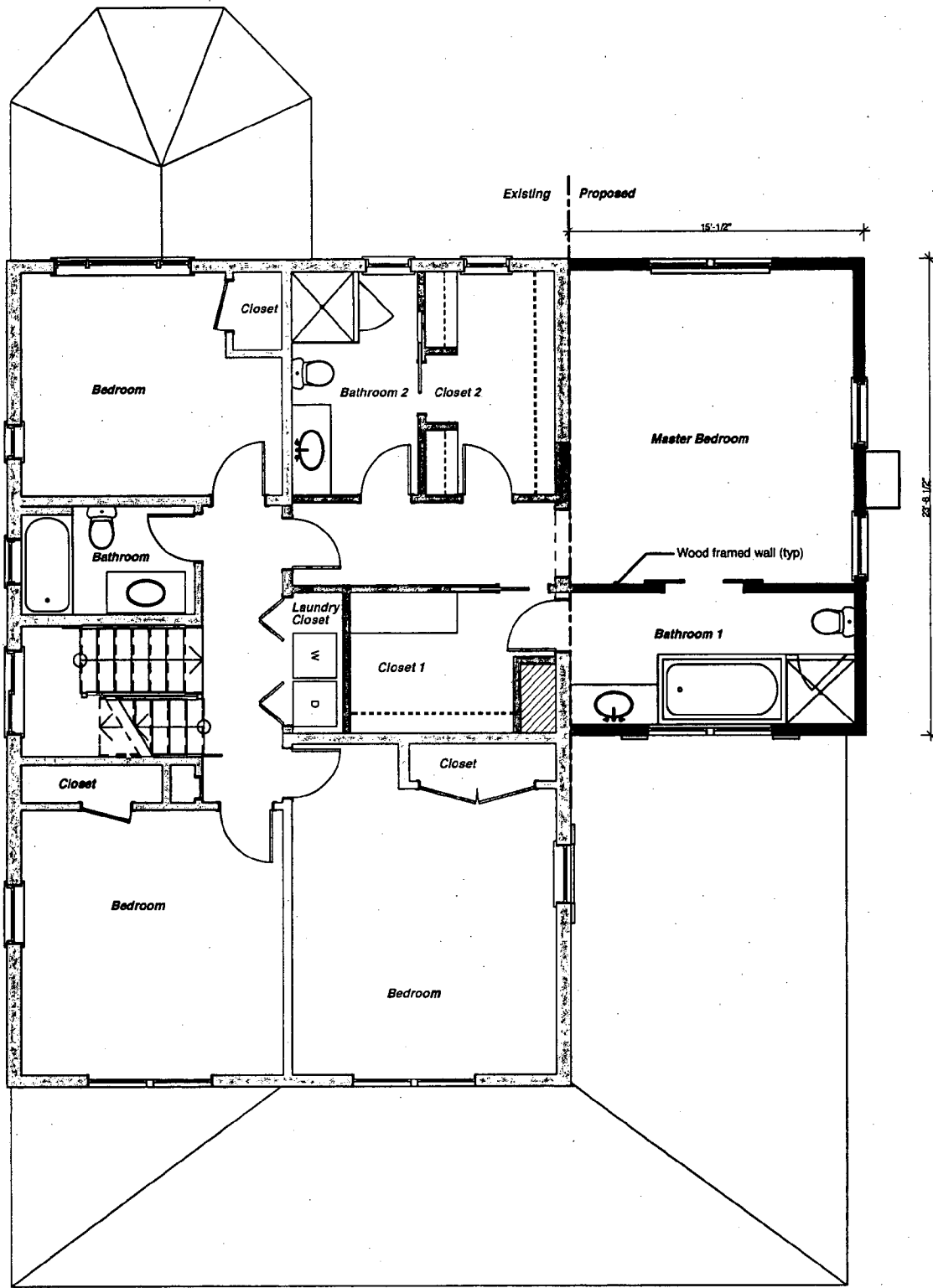
HAMILTON
SNOWBER

Architects

Existing Second Floor Plan

Fulton Kyle Residence
4 East Irving Street
Chevy Chase, MD 20815

October 19, 2007
1/8" = 1'-0" (15)



HAMILTON
SNOWBER

Architects

Proposed Second Floor Plan

Fulton Kyle Residence
4 East Irving Street
Chevy Chase, MD 20815

October 19, 2007
1/8" = 1'-0"

16



HAMILTON
SNOWBER



Architects

Perspective View from Street

Fulton Kyle Residence

4 East Irving Street
Chevy Chase, MD 20815

October 19, 2007

1:1.33

October 10, 2007 HPC Transcript

MR. FULLER: Okay. Next on the agenda is case C, a preliminary at 4 East Irving Street, Chevy Chase. Is there a staff report?

MS. FOTHERGILL: There is. This is another contributing resource in the Chevy Chase Village historic district, with the same architect, so you will be seeing Mr. Snowber again.

In this case, the applicants are proposing to add a second story to an existing 1996 side addition. And the applicants are also proposing to restore the second and third floor windows that were replaced after a 1953 fire. The second floor windows would be three over one double hung wood windows, and the attic windows would be multi-light wood casements, which is what the house had originally.

And the applicants provided a very early photo of the house, as well as the, I believe this Washington Star article about the terrible fire in 1953. And then the condition of the house in 1999. So the house is, has had a number of alterations over time because of these, because of the fire and other changes.

In fact, the front porch was removed at some point between that photo in 1936 and the fire in 1953. The front porch was reconstructed in 2000 based on the original front porch. And the house also has those 1996 additions.

Again, generally, staff would recommend an addition at the rear of a contributing resource. However, in this case they are at 31 percent lot coverage, and staff would not recommend adding anything to the footprint of this house. And what they want is a second story, so there is that existing 1996 one-story right side rear section that the addition can be placed on top of. It does not impact the wrap around porch which, as mentioned, is not the historic fabric, but it is based on the original feature.

And to put in the addition, one second story window would be removed, but it's not an original window. As mentioned, they were replaced after the fire in 1953. The new roof line is lower than the ridge line of the historic house, and the proposal for returning the windows to their original window types is certainly approvable.

And so overall staff supports this proposal. The, I think it's thoughtful in an attempt to minimize impact to the historic house and the streetscape. The only thing that staff recommended was possibly to inset the rear elevation of the addition, so that the rear left corner of the house can still read, and there isn't one long plane across the back.

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Again, the local advisory panel submitted comments that they support this proposal, and they don't, they aren't concerned about that rear wall being flush. And that wasn't an issue for them. And I have some slides of the house.

So this is an aerial. And you can see this is looking down at the right side of the house. And you can see this is that 1996 addition that they would build on top of. Sorry.

And this is looking straight on at the house. You can see the windows they are proposing to replace. And then you can see at the rear there, on the right, the location of the second story addition.

And the applicants are here, and their architect,

Mr. Snowber. Do you have any questions for staff?

MS. ALDERSON: Can you give us the rear facade shot once again, please?

MS. FOTHERGILL: You know, there is no rear in the --

MR. SNOWBER: I have it in mine.

MS. FOTHERGILL: Oh, they have a presentation. We can show it. It's not in this Powerpoint. Sorry.

MR. FULLER: Any other questions for staff? If the applicants would please introduce themselves and if you want to ask questions or make a presentation, please.

MR. SNOWBER: Sure. I'm Chris Snowber here with Bob Kyle and Kate Fulton, who have owned the house since '99, 1999. So I'll go through this fairly quickly again. The staff has done a great job of explaining all of this.

This is another aerial shot. One thing I'll point out about this, left to right, about the center, is East Irving Street. The house is the first house in off of Connecticut Avenue, going, starting from Connecticut and go towards the east, it's the first house there. And you can see that the, at the center bottom of the slide, a large home is a house that faces onto Chevy Chase Circle. And that large property, plus its rear yard, extends all the way back to East Irving Street, which is why the house is the first house on that side of the street.

MR. FULLER: Okay.

MR. SNOWBER: So here are some other images of the front of the house. And I think what we'll do

is show you a few of these historical shots that Anne mentioned. The next shot is the photograph of the house from around 1936. A couple of things to note, obviously, is the front porch is there. Also, there is a fairly large overhang at the second floor. And then a dormer up in the attic.

If you go to the next picture, this is taken in 1953 and you'll notice, of course, that the front porch is missing. At some point, that was removed. It looks like there is also a large arch over the front door. At some point that was removed as well.

And so there were a lot of changes to the exterior. You can see the three over one windows existing on the second floor that were changed. You can see the big overhang here.

So at some point, in fact, the whole, you may know exactly Kate, the whole roof was revised, because if you go to the next picture which was taken in 1999, not long after Kate and Bob bought the house, you can see the overhang is much less. The dormer has been revised with different windows and also a much different overhang on it. So there has been some changes there.

You can see they are one over one windows now. All the historic windows have been removed, and the front door has a whole different arrangement. So --

MR. KYLE: I think what happened was when the fire happened, the third floor was flattened, and the prior owner put that third floor back on it. But when they did that, he didn't recreate the overhang in a historically correct way. I'm not exactly sure why, but it just wasn't done that way. That's what the prior owner had done. He put that back. And also as Chris will point out, put the windows up there which also were different, as you'll recall, from the 1936 photo.

MR. SNOWBER: Okay. So the next picture, so in 2000, Bob and Kate hired our firm to add a front porch, which was a proposal that was supported by the Historic Preservation Commission. We had some issues with the Village, just because there were some zoning issues. But they accepted it and we were allowed to put the porch back, as pretty much a recreation of the original porch as we could do.

Prior to that time, in the mid-nineties, there was another, there were a few other additions made to the house. One on the rear which we'll eventually get, but we'll stay on the front for a second here. But the main thing that was added that's significant towards the front is, this addition was put onto the side of the house.

Sorry, if you go back one, I believe, yes, you can see it there on the far right. And that's on the west side of the house. It's a one-story room with a fireplace with a chimney that extends up front it. And it was not done with the porch. When we added the porch, if you go to the next one, we then integrated the porch eave line with that addition so it sort of all tied in together.

If you go to the next slide, you can see that's what that addition looked like that was put on.

MR. FULLER: When do we think that was done?

MS. FULTON: Mid-nineties also.

MR. SNOWBER: Mid-nineties, yes, before Kate and Bob owned the house. Okay. And the next one. This is the rear elevation that someone was asking about.

So what was added on there is on the left, again, done in the mid-nineties. The comment of the LAP had about the foundation and whether the addition should be, any addition we do is in line or not is relevant to that addition was made completely plain and with the rear of the house. So the foundation and the siding are all separated by a downspout. But they are all co-planar. So the logic would be, any addition that goes above this would have to be built on top of that same wall.

And then the other addition -- the kitchen addition you think was done earlier?

MS. FULTON: No, it turns out that it was actually done in the seventies.

MR. SNOWBER: Right.

MS. FULTON: Because the prior owner bought the house in 1975, when the roof was flat. So she actually was in the neighborhood recently, and she told us that she added the kitchen when they first bought the house in the late seventies; that pop-out on the rear.

MR. SNOWBER: So that is, and then we have one more shot of the east side of the house, which was taken sort of from Irving Street. You'll see the side elevation, and you can see how that overhang is much less, the eave overhang is much less than it was on the original.

So let's just quickly, I'll just go through, here are the existing elevations of the house as they are right now, including the front porch that we added. Okay. There is that one-story addition that was added in the nineties, and the seventies kitchen on the far right there. Okay. This is the rear elevation.

The foundation of the addition on the left is, that was done in stucco. The original is brick. Okay. And then this is a site plan of the existing house on the lot. As Anne mentioned, we are at about 31 percent lot coverage right now. We have about 300 more square feet we could add. And that garage is existing over in the lower right hand corner.

So our proposal is to add this second story wing over the existing first story. And you can see it in grey. And you can see it's ridged, and how the ridge does come lower than the ridge of the main house. Go to the next one.

This is -- go ahead. So these are the existing floor plans. This is the first floor plan. You can see the entry is up in the upper left hand corner, and then down the lower right here is this one-story existing, the story that exists, and then our wrap-around porch that connects the two entries. Go ahead.

This is the existing second floor. Four bedrooms here on the second floor, one original bathroom and then a second bathroom that was added into the middle of the house. It's labeled as master bathroom. It has no windows. It has a skylight up on the roof, but it's a fairly small room with no windows. And there is the master bedroom with a single closet in it. Okay.

This is the existing attic on the house. And we're not -- the only change we're proposing up there is to the windows. Okay.

So then this is the proposed plan which takes the existing bathroom in the hallway, converts it into a bathroom for one of the other bedrooms. And now for the other three bedrooms on the second floor which share two baths. And then our proposal is to add a wing over the existing first floor addition, which would include a master bedroom and bathroom and closet area. Next.

And this is then a rendering of that taken from the same shot, and the same location the photographs were taken earlier. Among the changes are, obviously, the second story addition above the first, we'd have to extend a chimney that exists on the one-story addition up, so it goes beyond our eave line there. We would, on the addition, and also on the existing house, replace the existing one over one windows with three over one windows.

And then in the dormer in the front, replace the currently one light casement windows with smaller six light windows. They'd be two high, three high, similar to the rendering that we saw in the 1936 photo.

Okay. So here are the photos again showing the mass of the proposed addition and how it's set back, well back from the face of it, as well as down from the ridge line of the main house. Again, the windows are similar in scale to the existing house. And we'd add shutters on this front elevation as well.

The side elevation here with the new chimney, the existing chimney extended upwards, new windows on the side here as well. Where we have narrower windows, we'd use a two over one light pattern, rather than a three over one. And around to the rear, the same thing, pairing of windows, and again, building right on top of the existing. So again, the same claim above and below. And that is more or less in the same plane as the corner of the house.

And here is then that front rendering. And we've just got a few neighborhood pictures to show. This is the house directly across the street at 3 West Irving Street. This house has a front porch, and it had an addition, as we come around to the side of the house you can see, it had an addition that was added. It started off as sort of an open porch, and then it has been filled in. So now, keep going around if you would, you can see it is now a two-story porch, larger on the first floor than the second floor, that wraps all the way around to the rear of the house. So there's a -- you can sort of see it from that photograph right there.

Another, another house, right on, it's on the other side of Connecticut Avenue on Grafton, is this house on the west side of Connecticut Avenue. This is an existing sort of similar house, similar from a similar time. It's a center hall, but it's a similar massing. And then it has an addition. I can't tell, but I'm assuming this addition on the left was done fairly recently. But if you go to the next slide, this is an addition I think that was original to the house. And it sort of shows, again, sort of the main massing with a stepped back two-story addition.

So again, I can't completely tell. My guess is that perhaps the semi-circular portion on the far right might have been added later. It had a, maybe a two-story main rectangular mass, but this other part was added. But again, the precedent of a main mass with a two-story mass setback, that keeps the same eave line, keeps the same hip roof is the kind of thing that we are proposing.

Okay. Anything else? Kate? No.

MR. KYLE: No. I mean, we would just add, you know, we really love this house, and we love it because it's historic and it has a lot of character. Our history with the house really is preservation, but it's also

restoration, particularly in the sense of rebuilding the porch, which I think really changed it.

As Kate said, when we bought the house it looked like a face without a nose, and you needed to put the porch back on it to really give it the character that it ought to have. So we are very committed to keeping it in line with the community and the historic nature of where we live. And we did a lot of landscaping and so forth which I personally did before my back was destroyed, to bring it back.

So we'd like to continue that. And we've asked Chris to do this in a style that preserves the integrity of the house. We just can't really move back, because we're just trying -- our goal here really is just to expand the master bedroom and add some baths, because it is really pretty constricted the way it is. So we really only need a second floor addition. So if you move backwards, you've got to deal with the whole first floor, which we don't really need, and the lot coverage limitations with regard to that, as well.

MR. SNOWBER: Thank you.

MR. KYLE: Thank you.

MR. FULLER: Thank you. Are there questions or comments of the applicant?

MS. ALDERSON: Yes, just one. On the rear facade, the rear elevation, it appears that, I'm just saying this if you can confirm, that even without the downspout, there is actually a --

MR. SNOWBER: Yes.

MS. ALDERSON: -- trim piece that separated the blocks so that you don't have the siding from one building running into the other.

MR. SNOWBER: Right, I noticed there is a corner board there when I was looking at the photograph as well.

MS. ALDERSON: Okay. So they do read as separate.

MR. SNOWBER: We would continue that as well, right.

MS. ALDERSON: Thank you.

MR. SNOWBER: Thanks for clarifying.

MR. FULLER: Let's just go down the row.

MS. MILES: I think it's fine and I would approve it as it is.

MS. ANAHTAR: Yes, again, it's a nicely done addition and modest in size. Since it's going on top of an existing addition, I don't see a problem with differentiating anything in the back because you can't do the same thing, you don't have to do the same thing on the sides -- at the front and on the side anyway. So I would approve again the way it is.

MR. SNOWBER: Thank you.

MR. ROTENSTEIN: I think this is approvable as it is. I want to commend the applicants and the architect for putting together a very professional package, and I appreciate the amount of research that you've put into preparing this.

MR. FLEMING: I also think this is a very nice design. But I was watching the slides and hearing you talking, and it appeared, and I could be seeing something wrong here, is that the addition would be smaller than the other part of the house. But one of these back shots it looked like the rear addition was higher than the rest of the house. I don't know. If you can go back through the slides here, I mean, not the slides, but just the presentation.

SNOWBER: Okay, keep going, okay.

FLEMING: No, go the other way, the other way.

MR. SNOWBER: So there's the front. There's the side. There's the rear. The roof is not taller than --

MR. FLEMING: Come on back. It wasn't this one. It was a real, just a real quick shot I saw.

MR. SNOWBER: I think this is the only view of the rear in the photograph, and then this elevation.

There is no rendering of the back. Do you want us to keep going?

MR. FLEMING: Yes, please. Well, I think that was it. All right.

MR. SNOWBER: Sorry.

MR. FLEMING: Okay. Sorry.

MR. SNOWBER: Okay. No problem.

MS. ALDERSON: I think it makes all the difference in the world that it's pulled back. It's very respectful. It's seamless. Adding the porch was the best thing you could have done to the house. It's a great success. And I hope we'll keep on file that after story, which obviously was a very successful work permit. So we appreciate that you're that sensitive, and the drawings are great. It makes it easy for us. Thanks for all the preparation.

MR. SNOWBER: Thank you.

MR. ^{Kyle}~~ZANTZINGER~~: Thank you.

MR. BURSTYN: I concur with the previous Commissioner's comments.

MR. FULLER: I think you heard you made a mistake. You should have come in with a HAWP.

Thank you for your time.

MR. SNOWBER: Thank you for your time. Thank you very much.

MR. FULLER: Thank you.

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW OF EXISTING HOUSE FROM STREET (NORTH)

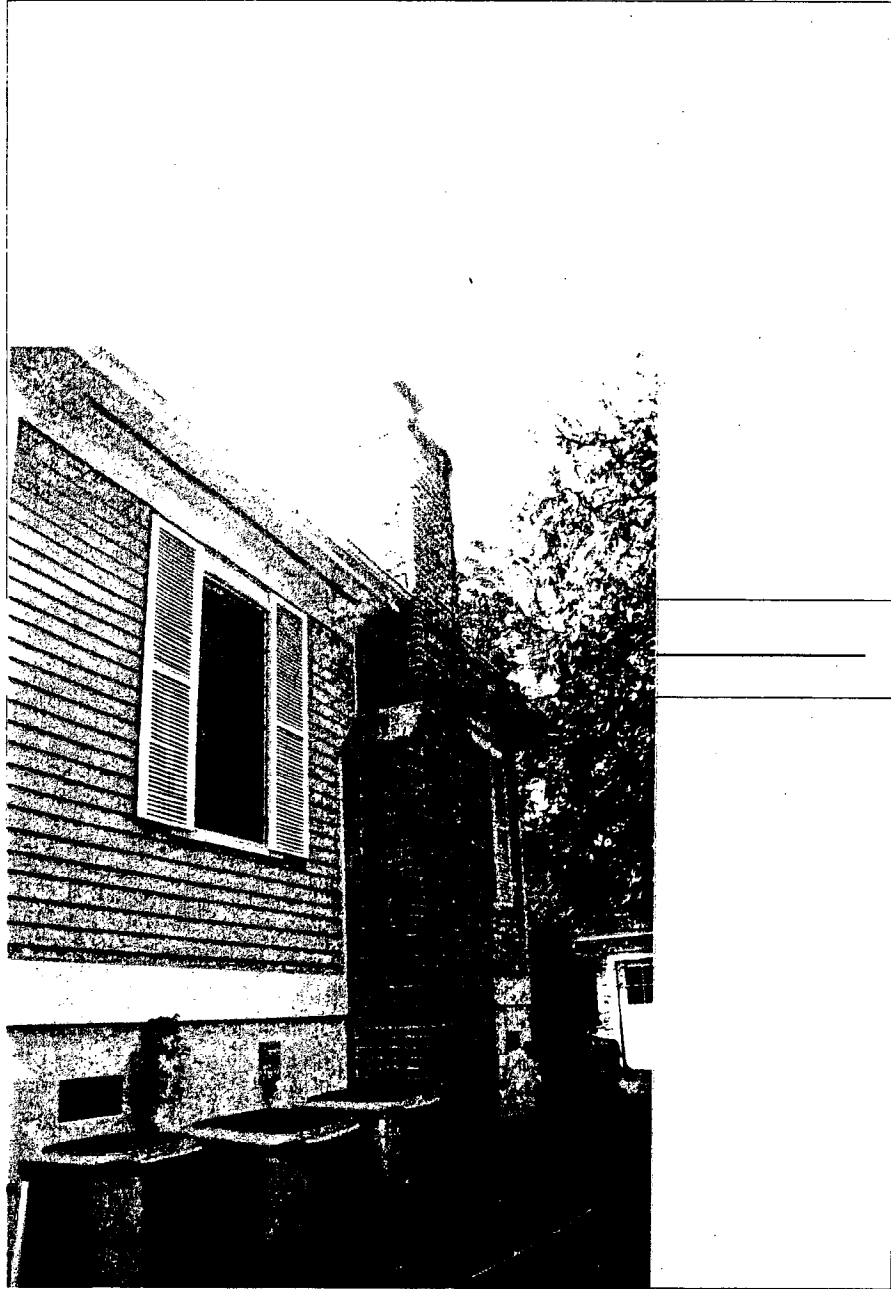


Detail: VIEW OF EXISTING HOUSE FROM REAR YARD (SOUTH)

Applicant: CHRIS SNOWBER
HAMILTON SNOWBER ARCHITECTS

Page: 1

Existing Property Condition Photographs (duplicate as needed)

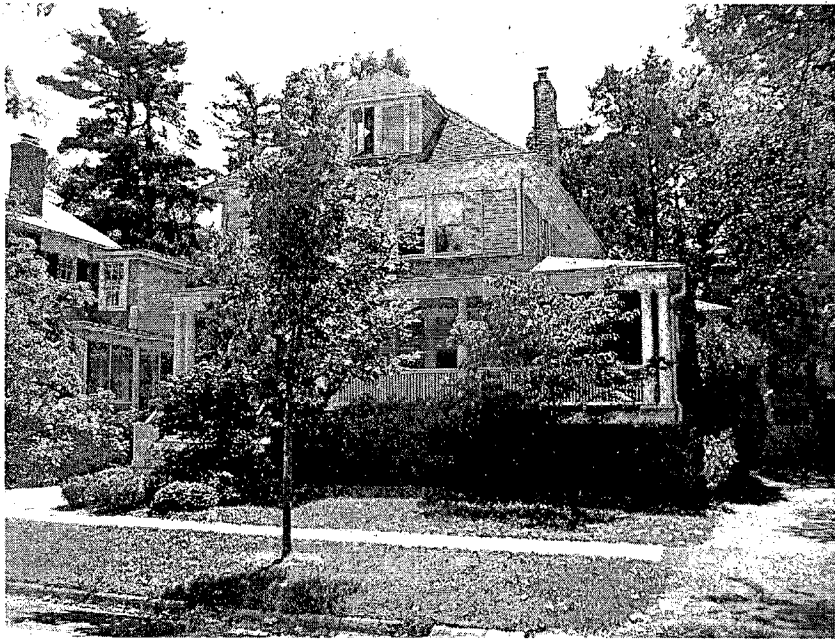


Detail: FAMILY ROOM ADDITIONS ON WEST SIDE OF EXISTING HOUSE

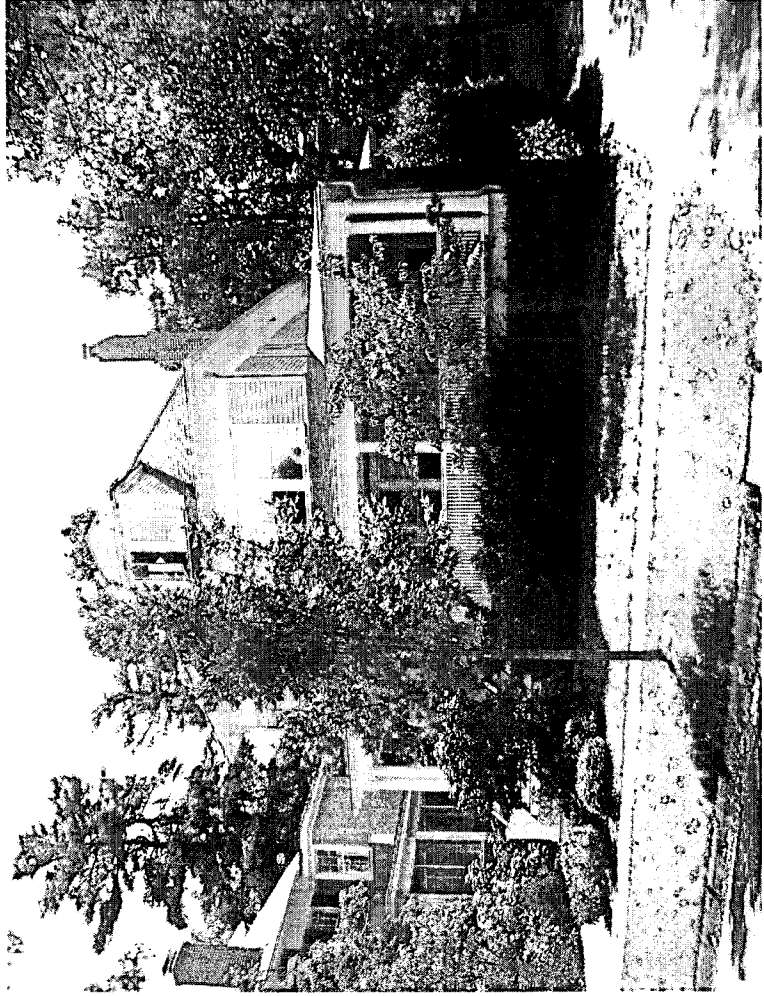
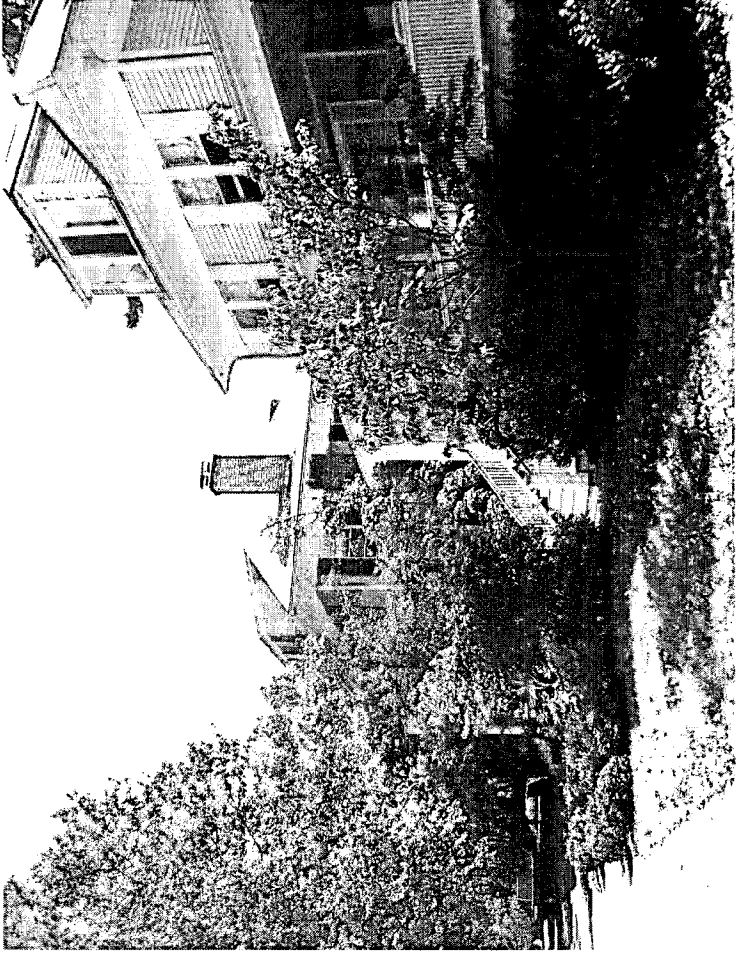
Applicant: CHRIS SNOWER
HAMILTON SNOWER ARCHITECTS

Page: 2

24



(29)
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30
~~19~~

Fothergill, Anne

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]
Sent: Tuesday, October 09, 2007 5:12 PM
To: Fothergill, Anne; Manarolla, Kevin; Silver, Joshua
Cc: Bob Elliott; Bourke email file; FeldmanGS@aol.com; abjdoe@gmail.com; r.marshes@verizon.net; Stephens, Betsy; Wellington, P. (ccv)
Subject: 4 East Irving, 5815 Cedar Pkwy - HPC 10-10-07

The following are the comments of the LAP for the HPC hearing of 10-10-07 (for Preliminary Consultation)

5815 Cedar Pkwy
Contributing resource
Two-story side addition, one-story rear addition

Staff noted that the HPC "generally does not support side additions", but "if a new two-story addition is supported by the Commission," then staff would recommend that the addition be set back.

The LAP concurs with that recommendation. Our Guidelines do permit major additions on the sides of houses under certain limited circumstances, and the LAP's view is that the circumstances here do warrant permitting a major side addition if it is set back and not flush with the front plane of the house. In this case (as opposed to the next case) the prior addition is to be completely removed and the location of the design aspect questioned by staff is on the front of the house. Therefore we fully support the staff recommendation.

4 East Irving
Contrib. resource
Second story addition at side of house

Staff recommends approval if rear elevation of addition is inset, and the LAP supports approval of the proposal. In this case, however, we are less concerned than Staff regarding the alignment of the rear wall - we feel that it is in the rear and subject to less scrutiny, and we recognize that the current one-story 1996 addition (and therefore its bearing wall) is flush with the rear wall of the house - Therefore setting the new structure back would pose an undue structural hardship for an element which is not visible from the street.

Submitted for the LAP by
Tom Bourke, Chairman

Thomas K. Bourke --
tel: 301.803.4901 - fax: 301.803.4929 - cell: 301.252.9931

from first staff report (Preliminary Consultation)

STAFF DISCUSSION

This house has undergone extensive alterations over time including changes resulting from major damage from a very bad fire in 1953, window replacement, attic removal, attic reconstruction (1996), front porch removal (sometime between 1936 and 1953), front porch reconstruction (in 2000), and two first floor additions (1996). The applicants have provided a lot of history on this house including photos from 1936, 1953, and 1999.

Staff would normally recommend locating an addition at the rear, and the applicants did attempt to add on to the back of the house but it would not work for their needs and the house. It is clear that adding onto the footprint of this house would not be recommended since the existing lot coverage is already very high for the historic district—31%. The *Guidelines* state that second story expansions that do not exceed the footprint of the first floor should be reviewed with moderate scrutiny.

The applicants are proposing to locate the second floor addition above a 1996 addition where it is set back from the front of the house and will not impact the wraparound porch below (while the porch is not original, it was designed to match the original). The new roofline is lower than the ridge of the historic house. One second story window would be removed but it is not an original window - it was replaced after a fire in 1953. Staff recommends that the applicants inset the rear elevation of the addition so that the rear left corner of the house still reads and there will not be one long plane across the back. Staff supports the proposal to return the windows to they types that were in the house originally, especially in the attic.

Overall, staff finds that the addition and alterations are sensitive to the historic house and the streetscape and that the proposed addition's location is an attempt to minimize adverse impacts to the historic massing.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4 East Irving Street, Chevy Chase **Meeting Date:** 10/10/2007
Resource: Contributing Resource **Report Date:** 10/3/2007
 Chevy Chase Village Historic District
Applicant: Bob Kyle and Kate Fulton (Chris Snowber, Architect) **Public Notice:** 9/26/2007
Review: Preliminary Consultation **Tax Credit:** None
Case Number: N/A **Staff:** Anne Fothergill
PROPOSAL: Second story addition and alterations to house

STAFF RECOMMENDATION: Revise and proceed to a HAWP

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1906

PROPOSAL

The applicants are proposing to add a second story to an existing 1996 addition on the right side of the house. The applicants are also proposing to restore the second and third floor windows that were replaced after a 1953 fire. The second floor windows would be 3-over-1 double hung wood windows and the attic windows would be multi-lite wood casements. See existing and proposed plans in Circles _____.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District

The Guidelines define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character."

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:

- o Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- o Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale issues in the Village.

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

This house has undergone extensive alterations over time including changes resulting from major damage from a very bad fire in 1953, window replacement, attic removal, attic reconstruction (1996), front porch

removal (sometime between 1936 and 1953), front porch reconstruction (in 2000), and two first floor additions (1996). The applicants have provided a lot of history on this house including photos from 1936, 1953, and 1999.

Staff would normally recommend locating an addition at the rear, and the applicants did attempt to add on to the back of the house but it would not work for their needs and the house. It is clear that adding onto the footprint of this house would not be recommended since the existing lot coverage is already very high for the historic district—31%. The *Guidelines* state that second story expansions that do not exceed the footprint of the first floor should be reviewed with moderate scrutiny.

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Overall, staff finds that the addition and alterations are sensitive to the historic house and the streetscape and that the proposed addition's location is an attempt to minimize adverse impacts to the historic massing.

STAFF RECOMMENDATION

Staff recommends that the applicant revise the proposal based on the comments of staff and the HPC and then return to apply for a Historic Area Work Permit application.

Fothergill, Anne

From: Chris Snowber [chris@hamiltonsnowber.com]
Sent: Friday, September 21, 2007 4:29 PM
To: Fothergill, Anne; Robert D. Kyle; Kathryn.Fulton@barclayscapital.com>
<Kathryn.Fulton@barclayscapital.com
Subject: 4 East Irving Street: Submission for Preliminary Consultation, 1 of 2
Attachments: IMG_1297.jpg; kylesketch1.pdf; ATT194031.htm; IMG_1445.jpg; ATT194032.htm; IMG_1452.jpg; ATT194033.htm; IMG_1447.jpg; ATT194034.htm; IMG_1454.jpg; ATT194035.htm

Bob Kyle and Kate Fulton live with their two children at 4 East Irving Street, a classic four-square home with a restored covered porch; the original house was built in 1905. Sometime between 1936 and 1953, the original covered porch was removed. In 1953 a fire destroyed much of the front of the house. The post-fire house had a flat roof, and new 1-over-1 windows, were installed. The wrap-around porch was not restored, however. In 1996, the attic dormer was restored as a full third story living space and two, one-story additions were added, including a family room with fireplace and chimney to the west, and an octagonal bay on the south (rear). A back deck was also added in 1996. A new front porch, designed to match the original, was designed by Hamilton Snowber Architects in 2000 and added to the house that same year..

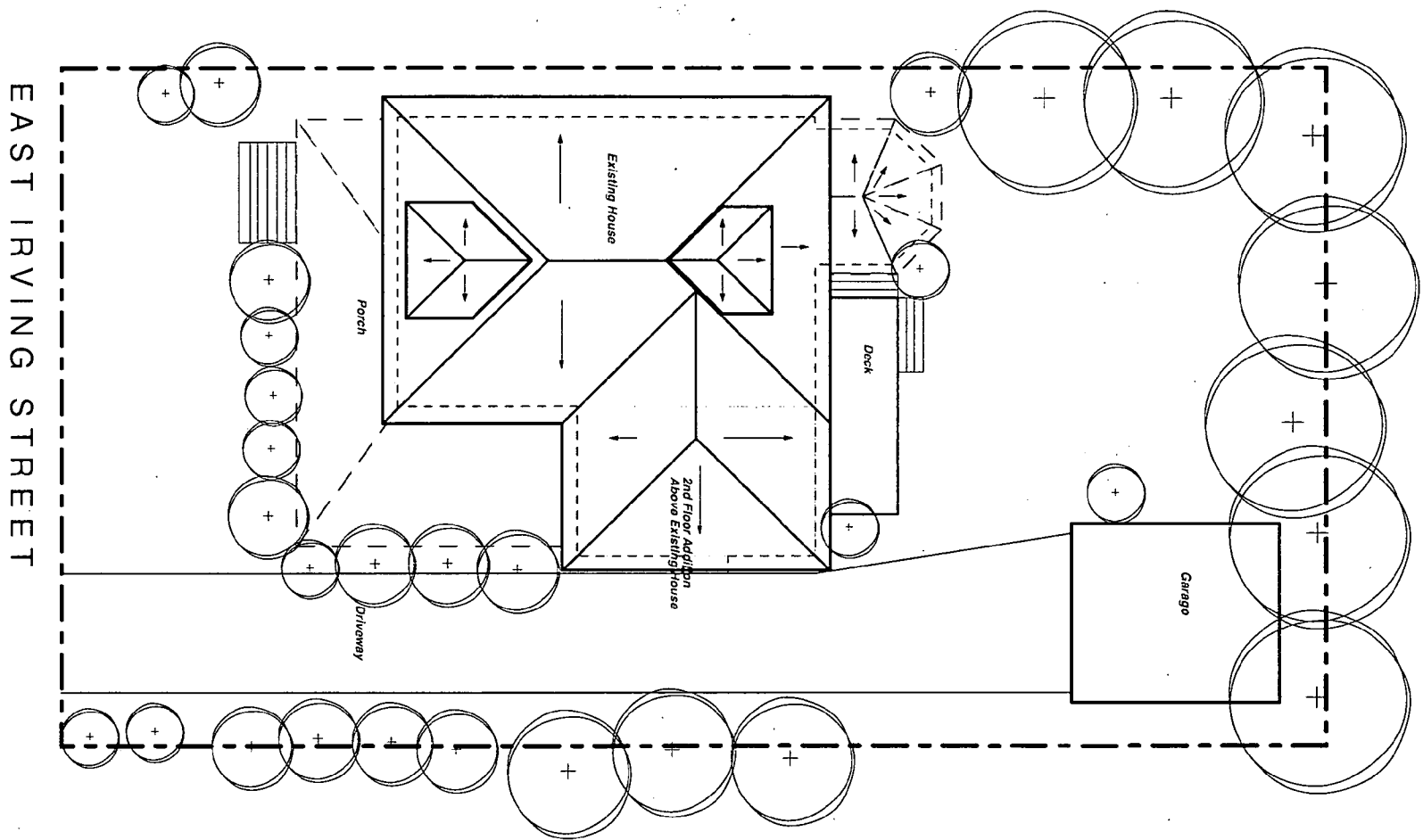
The proposed scope of work adds a second-story over the 1996 addition, matching the existing footprint. The hipped roof, eave details, windows, siding and trim all match the existing details of the house. The existing chimney would be extended above the new eave line.

The proposal adds new work that is visible both from the front of the house (Irving Street) and the side (Connecticut Avenue), through an adjacent neighbor's yard. Prior to arriving at this design solution, other design options were explored, including at the rear of the house. However, since the program for the project only adds square footage at the second floor (adjacent to the existing Master Bedroom), it was found that a rear projection would require either building unnecessary square footage at the first floor, or creating a covered porch, which would deprive adjacent rooms of light. It was concluded that building above the existing Family Room was the most reasonable way to add on to the house, as it is being placed over an existing footprint of recent vintage, thereby minimizing the amount of disturbance to existing original fabric. There are further concerns about preserving rear yard space and staying within lot coverage requirements, given the existing garage from 1916 that occupies the southwest corner of the site.

Finally, it should be noted that the house immediately across from this, at 3 Irving Street, filled in a second-story side addition on their home in the mid-1990's.

photos in circles 25-28

Christopher R. Snowber AIA
Hamilton Snowber Architects
202-332-5416
Fax: 202-332-4541
www.hamiltonsnowber.com



EAST IRVING STREET

Site Plan

Fulton-Kyle Residence
 4 East Irving Street
 Chevy Chase, MD 20815

September 21, 2007
 1/16" = 1'-0"

HAMILTON
 SNOWBER
 Architects

5



HAMILTON
SNOWBER

Architects

Existing Elevation - North

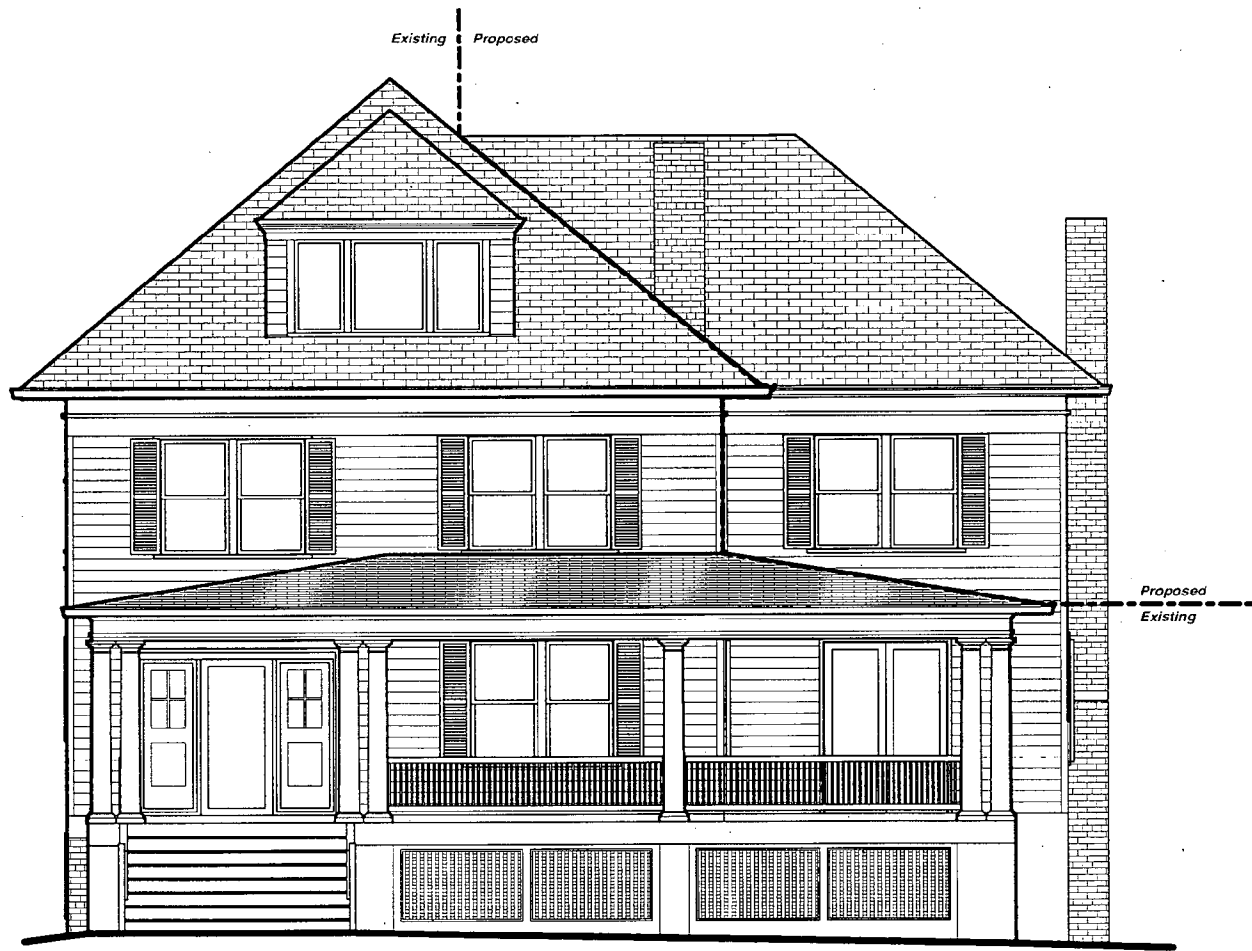
Fulton-Kyle Residence

4 East Irving Street
Chevy Chase, MD 20815

September 21, 2007

1/8" = 1'-0"

9



Proposed Elevation - North

HAMILTON
SNOWBER

Architects

Fulton-Kyle Residence

4 East Irving Street
Chevy Chase, MD 20815

September 21, 2007

1/8" = 1'-0"



HAMILTON
SNOWBER

Architects

Existing Elevation - South

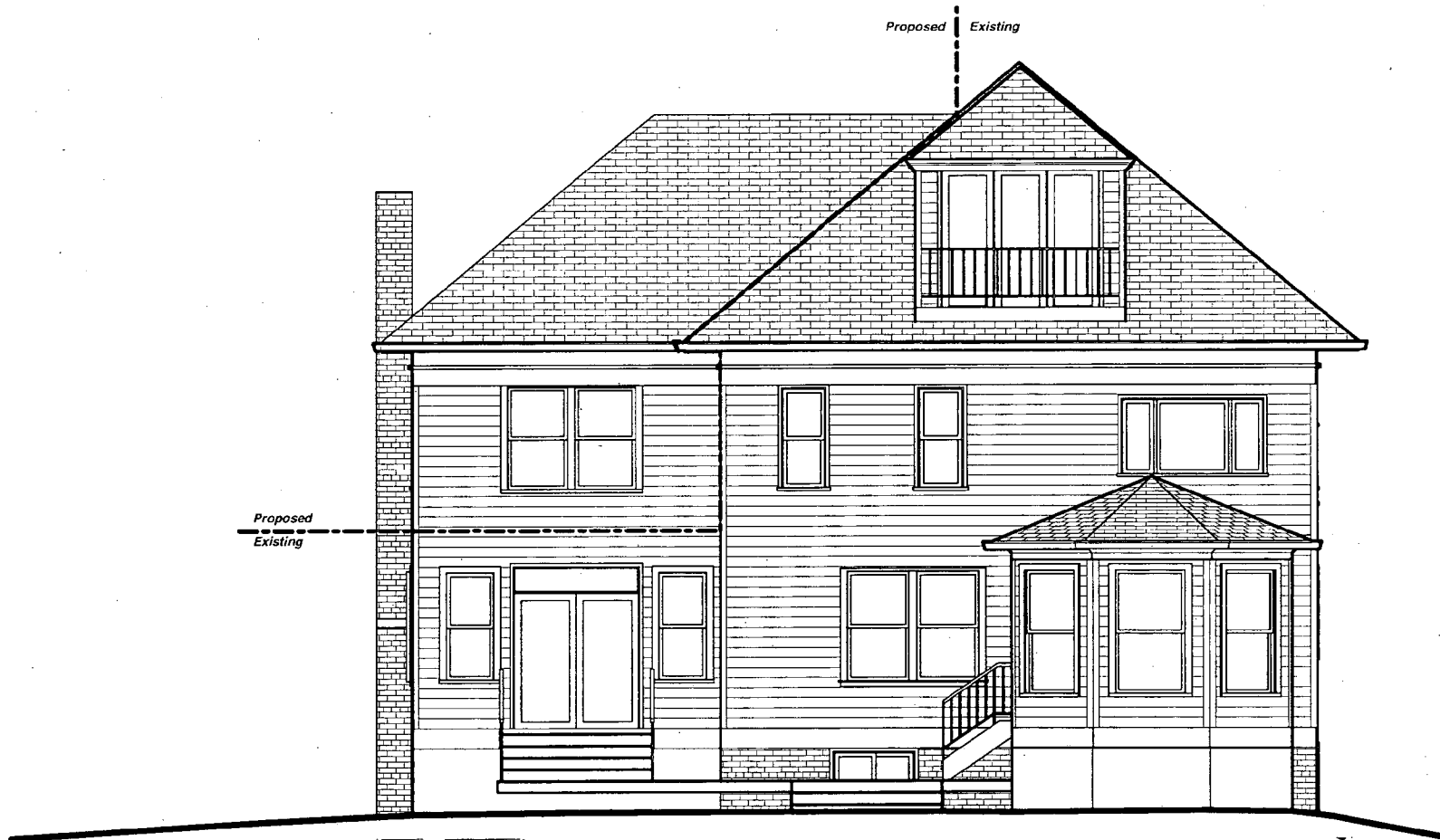
Fulton-Kyle Residence

4 East Irving Street
Chevy Chase, MD 20815

September 21, 2007

1/8" = 1'-0"

8



HAMILTON
SNOWBER

Architects

Proposed Elevation - South

Fulton-Kyle Residence
4 East Irving Street
Chevy Chase, MD 20815

September 21, 2007
1/8" = 1'-0"

6



Existing Elevation - West

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Fulton-Kyle Residence

4 East Irving Street
Chevy Chase, MD 20815

September 21, 2007

1/8" = 1'-0"

10



Proposed Elevation - West

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Architects

Fulton-Kyle Residence
4 East Irving Street
Chevy Chase, MD 20815

September 21, 2007
1/8" = 1'-0"

11



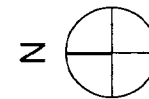
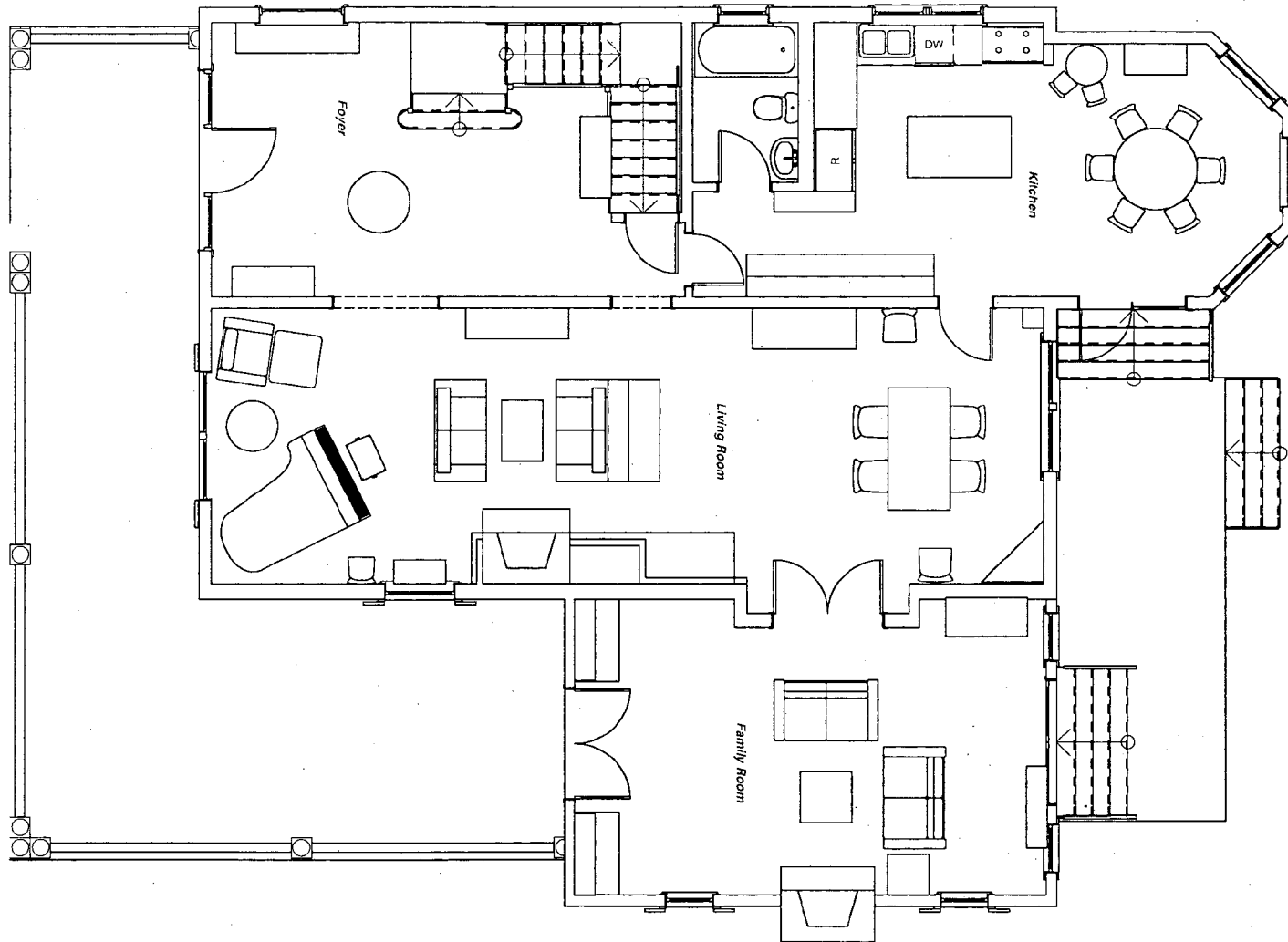
Proposed Exterior View

HAMILTON
SNOWBER

Architects

Fulton Kyle Residence
4 East Irving Street
Chevy Chase, MD 20815

October 3, 2007



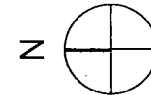
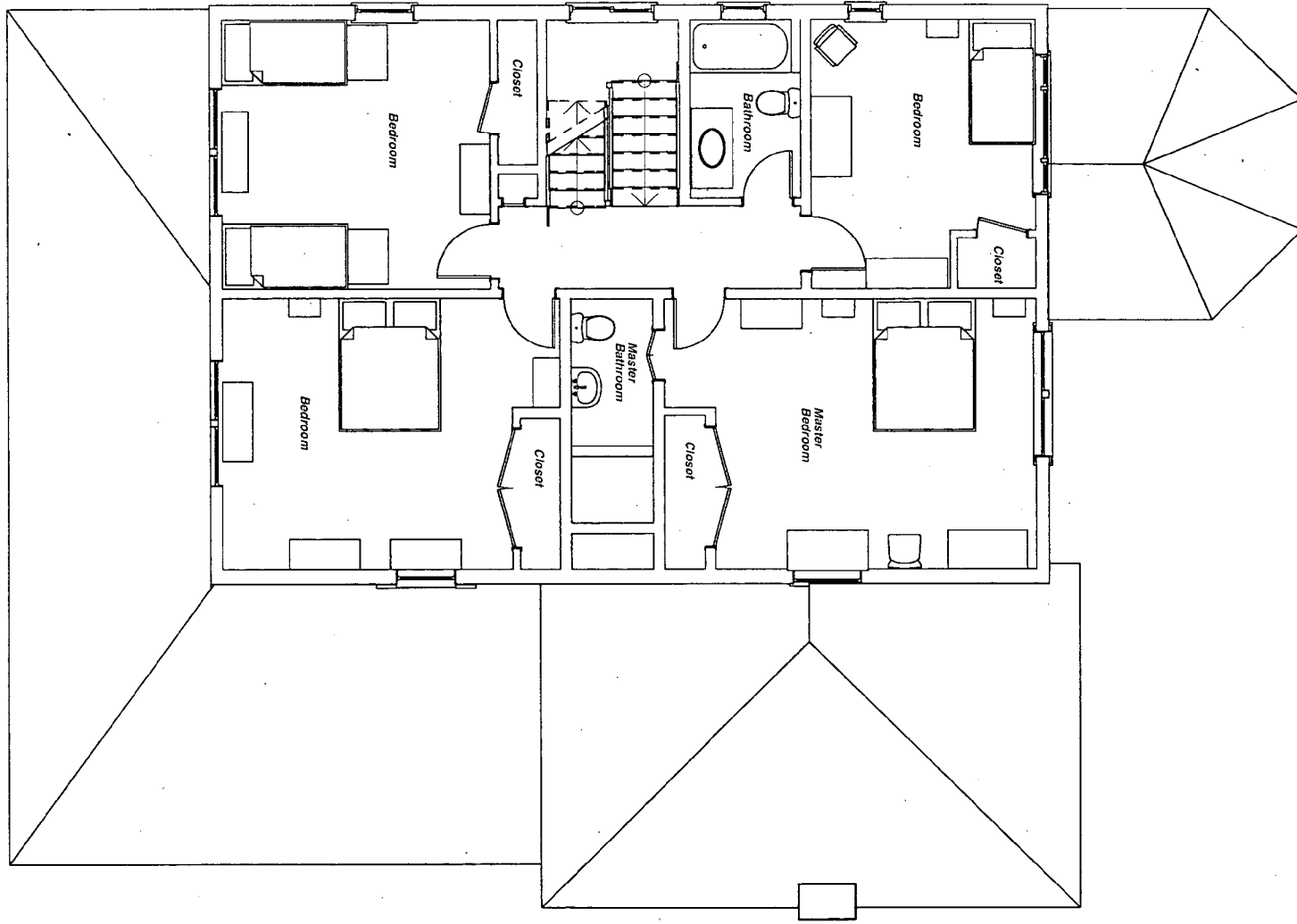
Existing First Floor Plan

HAMILTON
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Architects

15

Fulton-Kyle Residence
4 East Irving Street
Chevy Chase, MD 20815

September 21, 2007
1/8" = 1'-0"



Existing Second Floor Plan

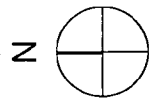
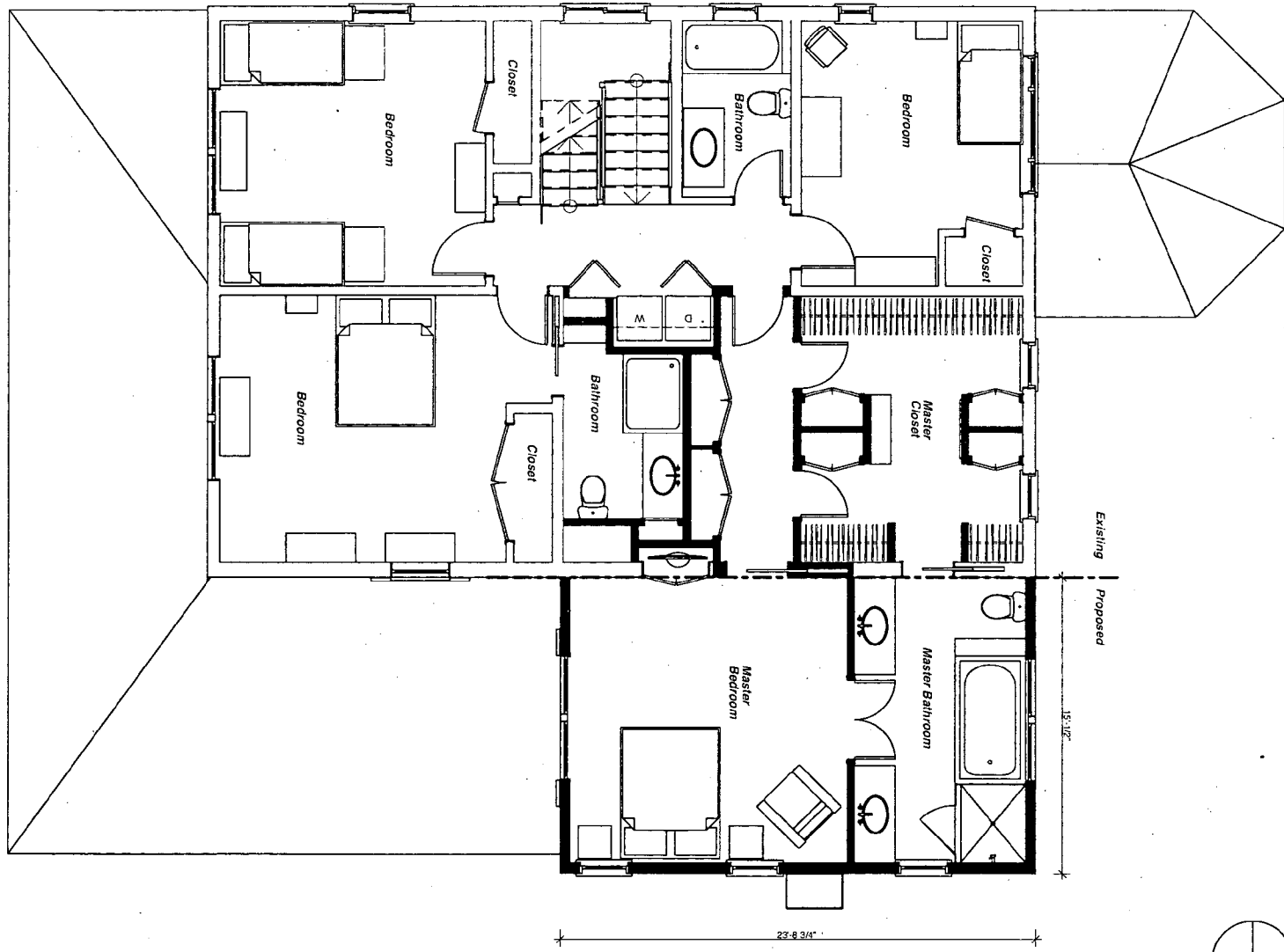
HAMILTON
SNOWBER

Architects

Fulton-Kyle Residence
4 East Irving Street
Chevy Chase, MD 20815

September 21, 2007
1/8" = 1'-0"

(14)



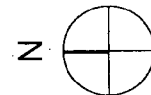
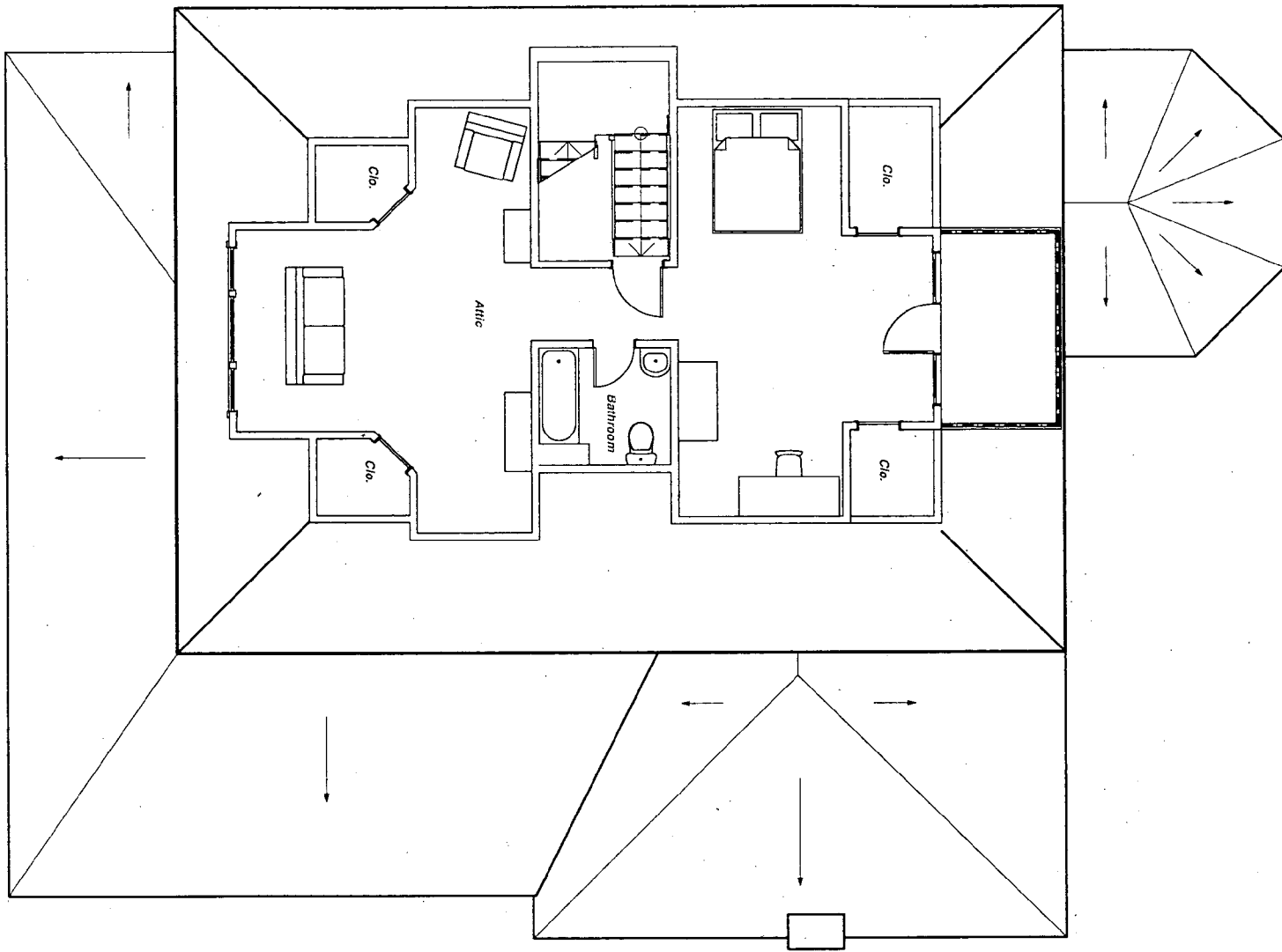
Proposed Second Floor Plan

Fulton-Kyle Residence
 4 East Irving Street
 Chevy Chase, MD 20815

September 21, 2007
 1/8" = 1'-0"

HAMILTON
 SNOWBER
 Architects

15



HAMILTON
SNOWBER

Architects

Existing Attic Plan

Fulton-Kyle Residence
4 East Irving Street
Chevy Chase, MD 20815

September 21, 2007
1/8" = 1'-0"

(16)

Fothergill, Anne

Subject: FW: Cedar/Irving

From: Chris Snowber [mailto:chris@hamiltonsnowber.com]
Sent: Monday, October 01, 2007 4:44 PM
To: Fothergill, Anne
Cc: Robert D. Kyle; Kate Fulton
Subject: Re: Cedar/Irving

Anne:

4 East Irving Street Existing Lot Coverage:

Existing house and covered porch:	2306 sf
Existing garage:	366 sf
Total lot coverage:	2672 sf

Existing lot: 8500 sf

Lot coverage: $2672/8500 = 31.4\%$

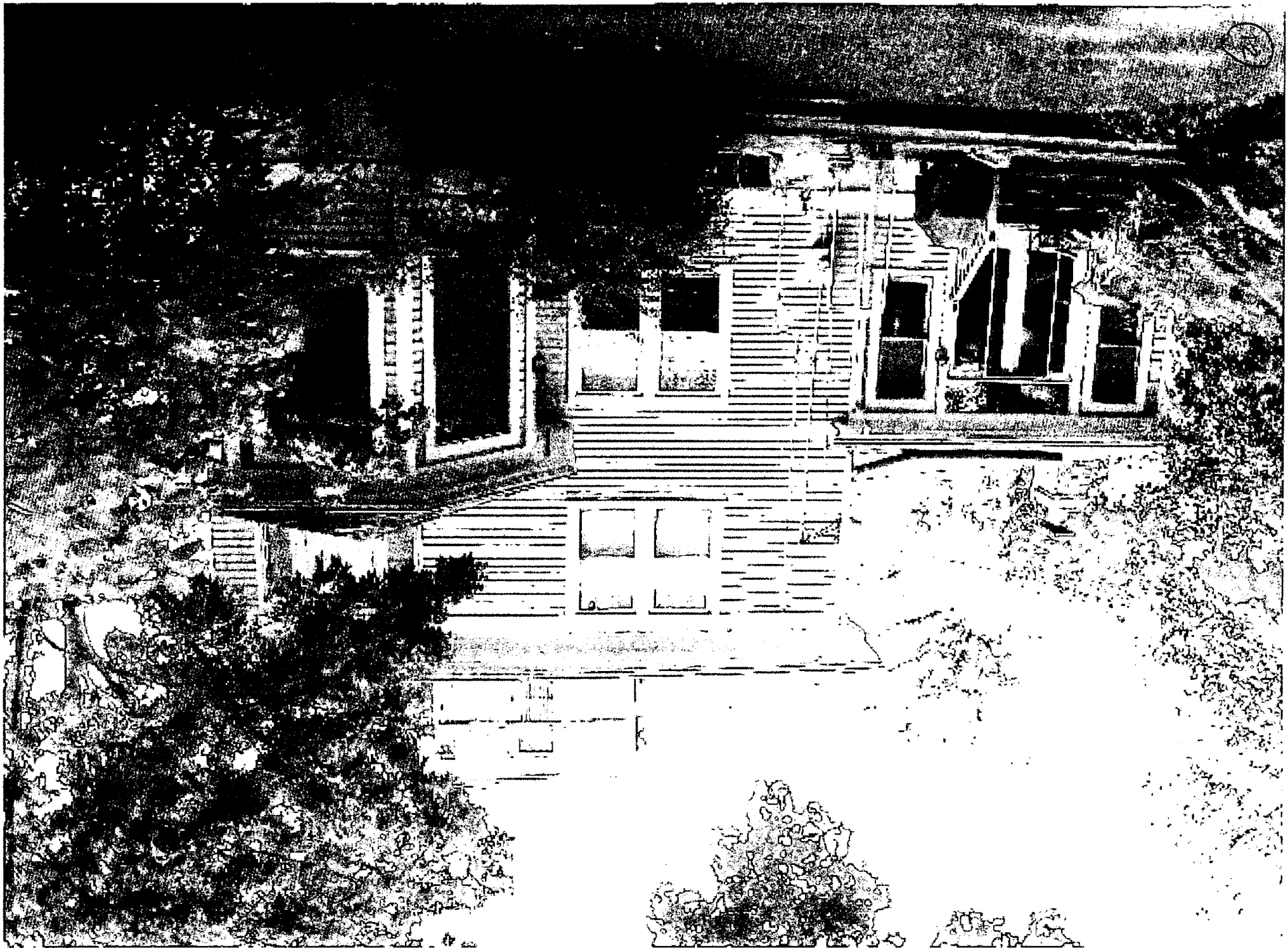
Zoning is R60, 35% max. lot coverage

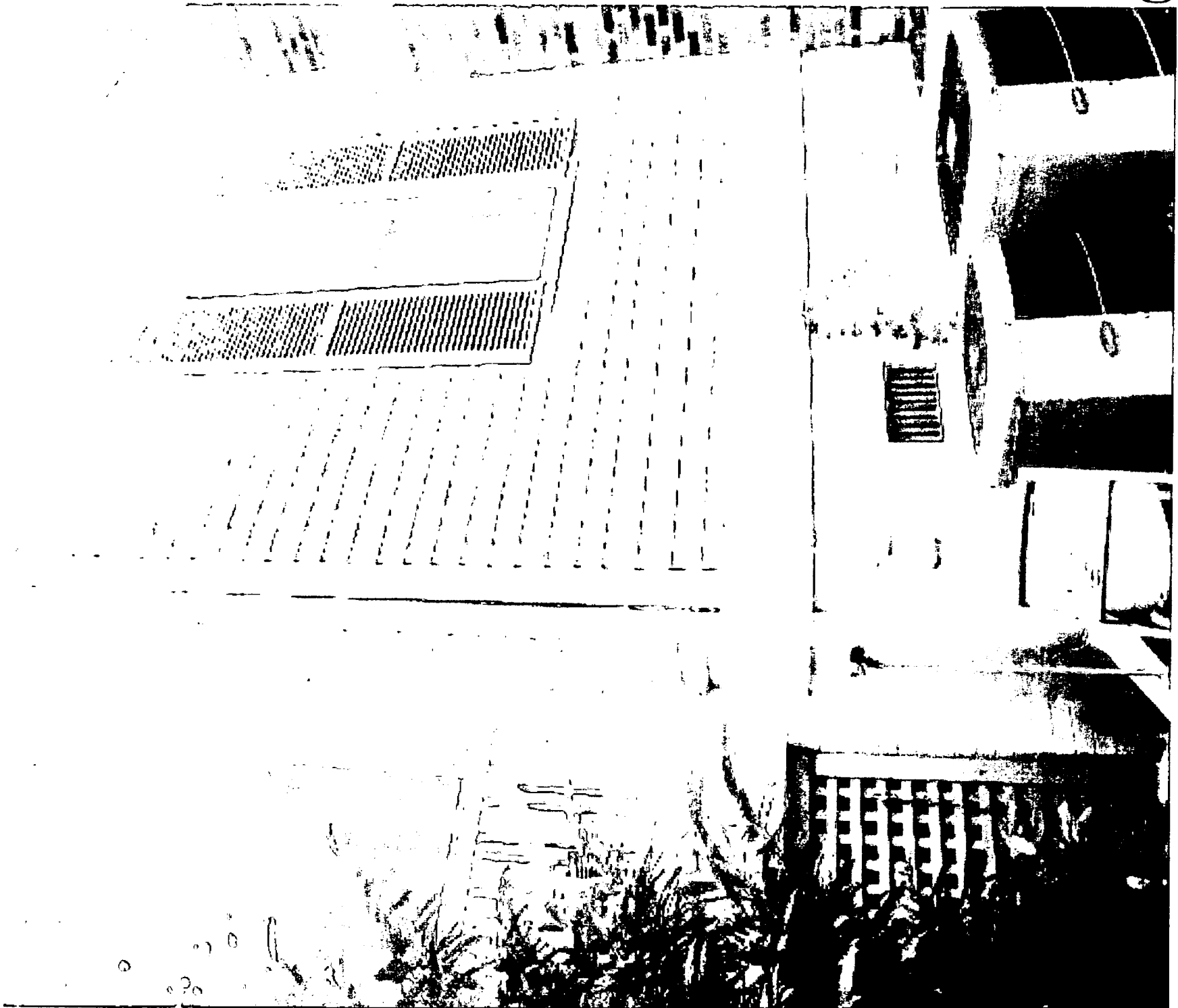
Chris

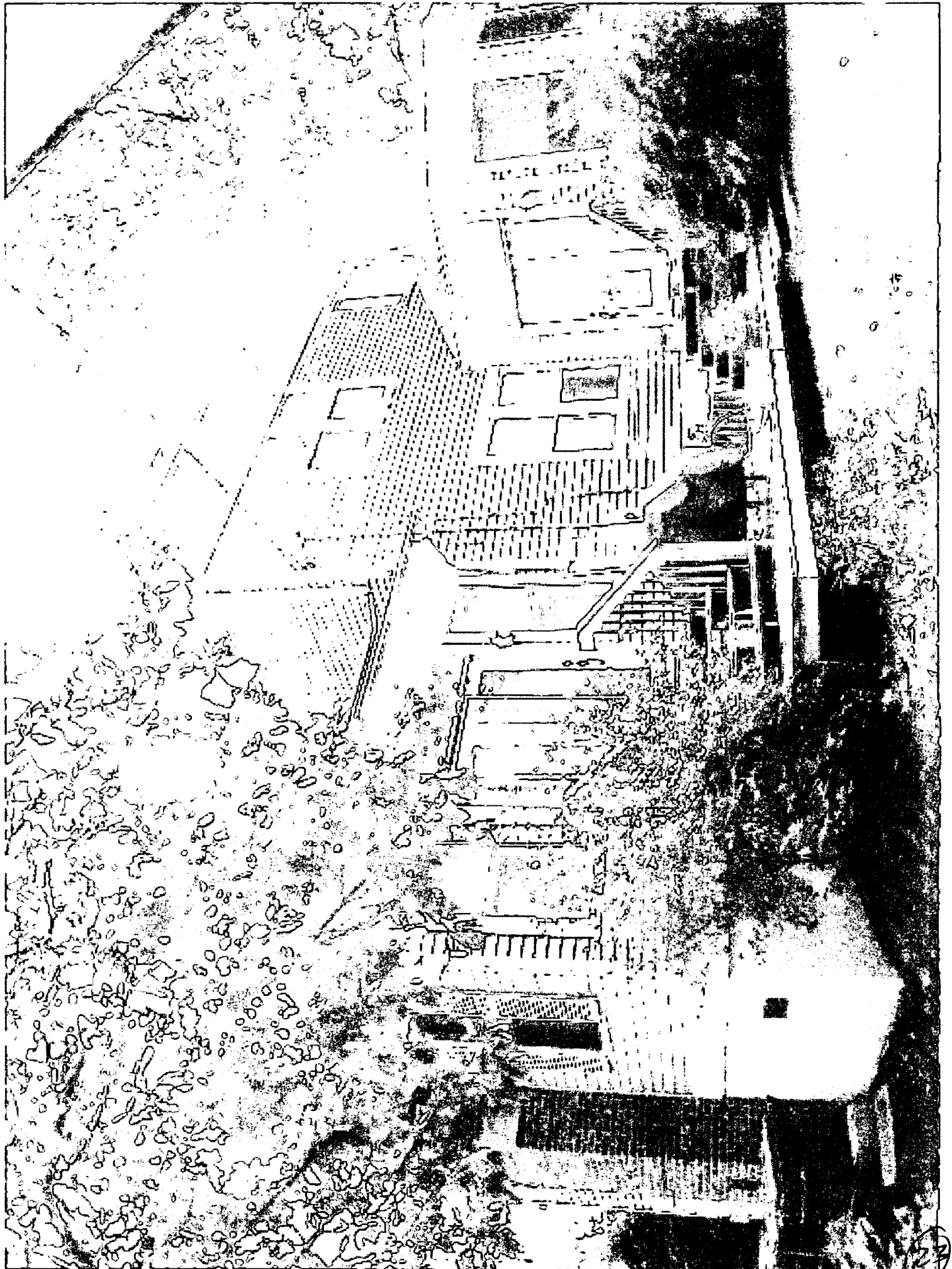
Christopher R. Snowber AIA
Hamilton Snowber Architects
202-332-5416
Fax: 202-332-4541
www.hamiltonsnowber.com



4 E. I.M.G



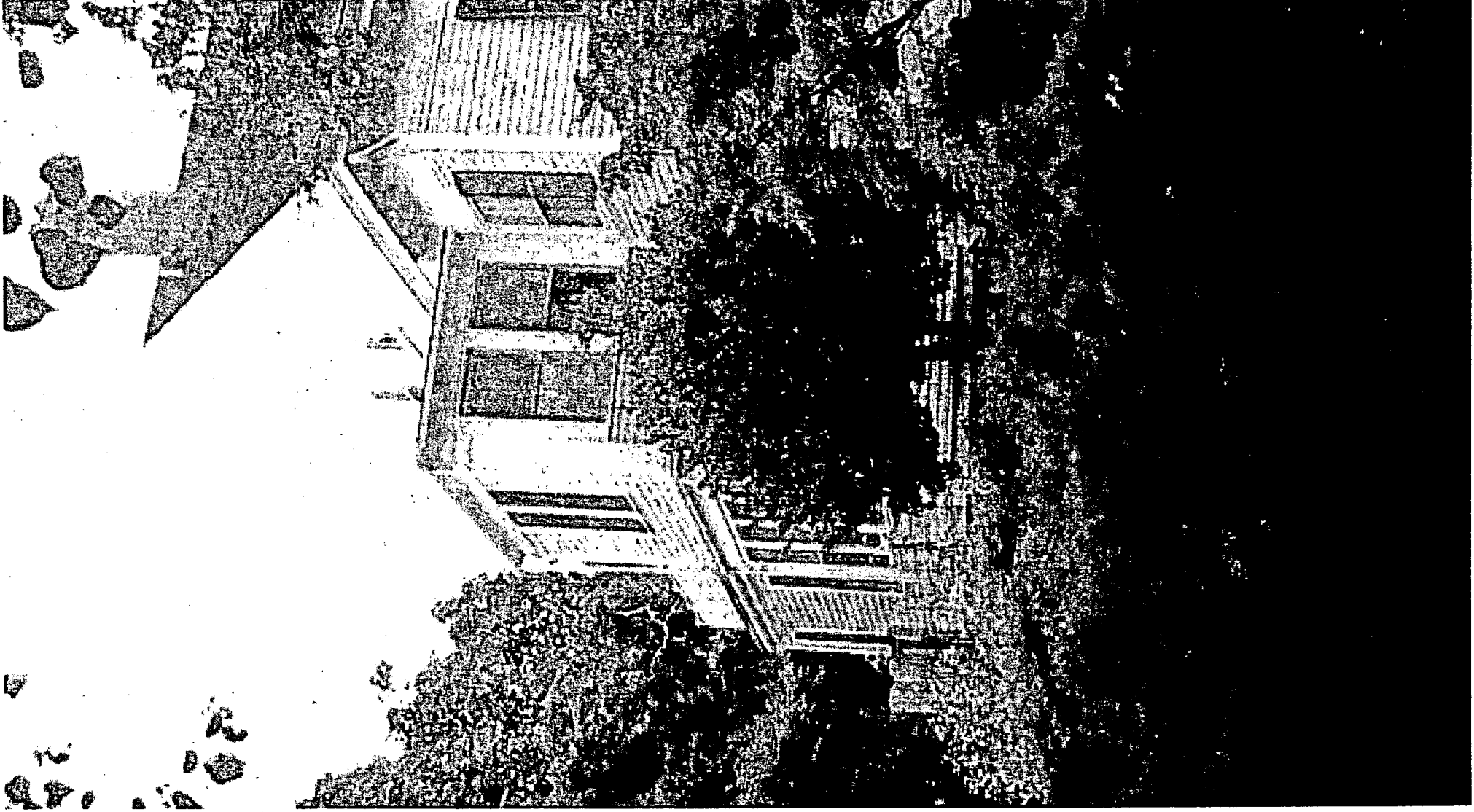








3 EAST IRVING ACCESS STREET



2nd floor
addition
ACROSS
E. IRVING



3 E - 1111



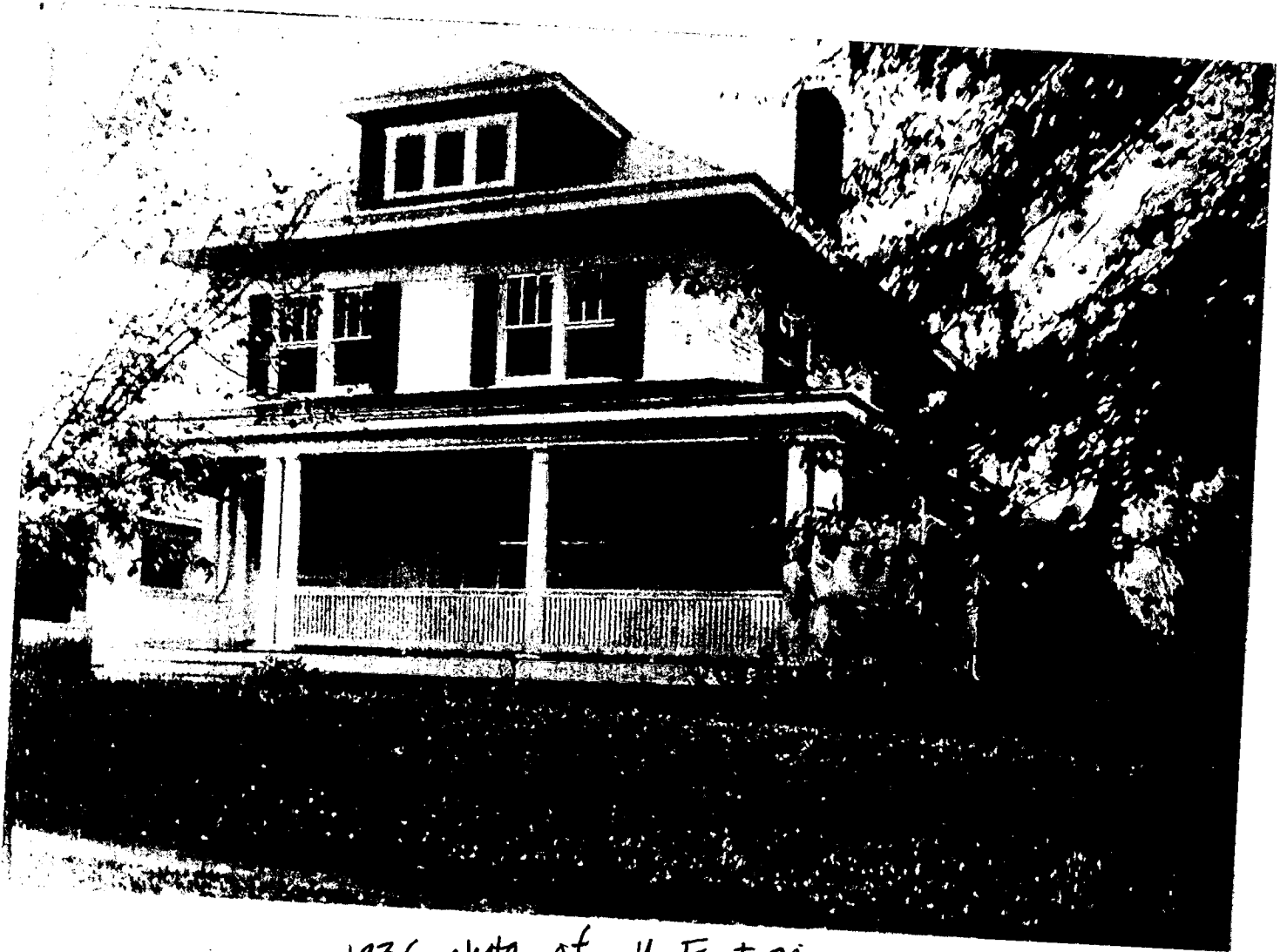
3 E. T. M. V. 9

Fothergill, Anne

From: Chris Snowber [chris@hamiltonsnowber.com]
Sent: Wednesday, October 03, 2007 9:48 AM
To: Fothergill, Anne
Subject: 4 East Irving Street
Attachments: 071003-FultonExt.pdf; ATT165117.htm; fultonbw2.pdf; ATT165118.htm; firearticle.pdf; ATT165119.htm; fultonpreporch.pdf; ATT165120.htm

Anne: I assume that you received yesterday the front perspective rendering for the house. I believe that this drawing gives a clearer sense of how the addition will look from the street. I am also including with this email an updated version of this drawing, showing two changes to windows on the house. As I mentioned before, the house sustained significant damage as a result of a devastating fire in January of 1953; the interior was gutted, the third floor was destroyed beyond repair and was removed from the house, and the front of the house also suffered severe damage. When the house was repaired, a number of changes were made. The attic dormer windows, which previously were multi-lite casements, were replaced with oversized, one-lite casements (the third floor was not restored until the mid 1990s, and the house has a flat roof until then) and the first and second floor windows were changed from 3-over-1 to 1-over-1 windows. We would propose at this time to restore the windows to their original design and also carry the 3-over-1 lite pattern into the new addition that we are proposing. As with the front porch that we added in 2000, we are exercising every opportunity to achieve the highest possible quality of design and detail in accordance with the historic integrity of the house. I am also including in this email copies of three pictures of this house. One is from 1936, and clearly shows the original porch design and windows that I described. The second, an article from the Washington Star, shows the house after the 1953 fire and the damage that was done. The third color photo shows the house as it looked when Kyle-Fultons purchased it, without any front porch, and with the side addition. One other note regarding the proposal to place the addition on the side of the house, and thus subject it to greater scrutiny from the HPC. The program for the addition is simply to add closet space and a master bathroom to the house. The existing closet space is minimal, and currently the owners have their clothes in various rooms in the house. The current master bath is small interior space with only a small sink and shower and has, a skylight as the only source of light.

As we looked at other places to put these elements, and not wanting to give up any existing bedrooms on the house, we considered going out to the side or the rear. The lot coverage requirement for this zone (R-60), is 35%, which we are under by approximately 300 s.f., which would limit the size of any rear addition. At the same time, the square footage we are trying to add needs to be at the second floor level, and towards the rear, there is no square footage over which to build. This would either mean building new square footage below just to have something under the addition, leading to great and unnecessary expense, or creating open covered space below, which would take light away from the rooms on the first floor, and result in rooms with cold floors up above. Finally, building across the rear (southern) part of the house would take away light from the two existing rear bedrooms. In reviewing some of your own guidelines, I suggest that it can be argued that the addition we are proposing meets the criteria of being a project where a rear addition is not practicable. Further, I think that the design that we have developed meets the test for moderate scrutiny in that the structure continues to contribute to the district, uses compatible materials, including window detail elements of appropriate scale and character, and is of a generally compatible architectural style. The owners have showed a great interest in converting this house into a fine contributing element to the historic district. Their efforts to restore the front porch demonstrate their commitment to the historic significance of the house, and we believe our proposed design is consistent with your criteria for acceptance. I would appreciate your reviewing this material, and I would welcome your questions and comments. Thanks very much,
Chris



1936 photo of 4 E. Irving
(note 2nd floor windows)

WASHINGTON, D. C.
THURSDAY, JANUARY 20, 1960

Attorney Suffocates In Chevy Chase Fire; 5 Firemen Injured

A former Government attorney was suffocated and at least five firemen suffered slight burns or were overcome by smoke during a stubborn fire which completely burned out an expensive home in Chevy Chase, Md., last night.

The dead man, whose body was found in a hallway, was Charles A. Futterer, 49, of No. 4 East Irving street, where the fire occurred. Police said he apparently had been smoking while watching television and had fallen asleep in an upholstered chair. Only the chair springs remained after the fire was under control.

Ann Futterer, was staying with a brother, James P. Spellbring, of 3018 Iowa avenue N.W. Mr. Spellbring identified the body at Suburban Hospital. Mr. Futterer was with the Reconstruction Finance Corporation for six years.

Capt. Garrett Treated.

Mr. Futterer's body was removed from the house by Capt. James H. Garrett of the Chevy Chase Fire Department. Capt. Garrett suffered minor first and second degree burns to his hands and face and was treated at Suburban Hospital.

Dr. F. J. Brochart, medical examiner of Montgomery County, said Mr. Futterer was suffocated by the dense smoke. There were no serious burns on the body. Dr. Brochart issued a certificate of death by suffocation. Mr. Futterer's son, Charles C. Futterer, 19, told police that when he went out shortly after 6 p.m., he saw his father sitting in the chair watching television.

Made Futile Attempt.

Another fireman requiring treatment was Assistant Chief Paul Harding of the Kensington Fire Department, who made a futile attempt to get Mr. Futterer out. He also was slightly burned on the hands and face.

Also requiring treatment at the scene for smoke inhalation was Fireman M. A. Clark of the Chevy Chase department, and at least two other unidentified firemen required oxygen, police said. The Bethesda-Chevy Chase Rescue Squad had its equipment at the scene.

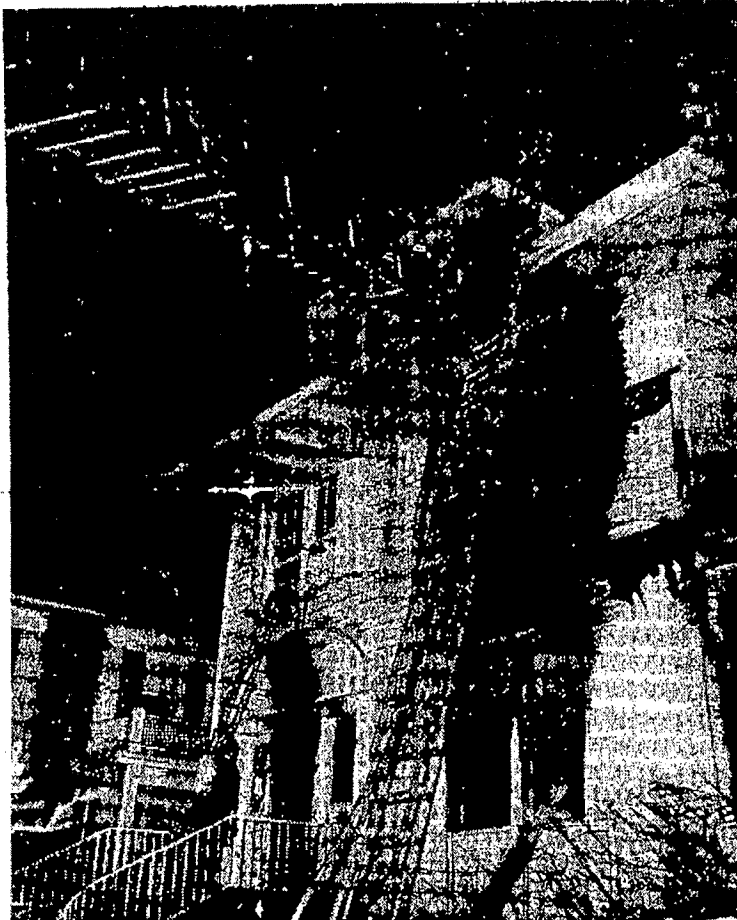
The fire apparently started shortly before 10:30 p.m. and quickly enveloped the first floor and basement of the big frame house, which contained five bedrooms on its second floor. Fire Marshal Charles Howe, of Montgomery County, estimated the value of the house at about \$45,000.

Pair Discovered Blaze.

Mr. Harding said he, Chief Harry Hawkins, Capt. Raymond Lynch and Evt. Charles Gregg, all of the Kensington department, were returning in the chief's car from Fairfax, Va., where they had been inspecting a new ambulance.

They were proceeding north on Connecticut avenue, Mr. Harding said. He looked out of the car window at the intersection of East Irving street and noticed the fire "belching out" of the front and first-floor windows. The Futterer home is some distance from the avenue.

Mr. Harding said a man came out of a house next door and



FATAL BLAZE—Firemen enter the two-story frame house at 4 East Irving street, Chevy Chase, where a former Government attorney, Charles A. Futterer, 49, lost his life last night. The stubborn fire raged out of control for an hour. —Photo by Ernest Gosbee.

told him some one was inside the burning building. After forcing the front door, Mr. Harding, equipped with a gas mask, started down the hall. He was forced back by flames shooting out of a side room.

Mr. Futterer's body was found in the hallway with his coat pulled up around his head as if he had tried to protect his face from the fire, Mr. Harding said. He said it appeared Mr. Futterer was heading for the rear door.

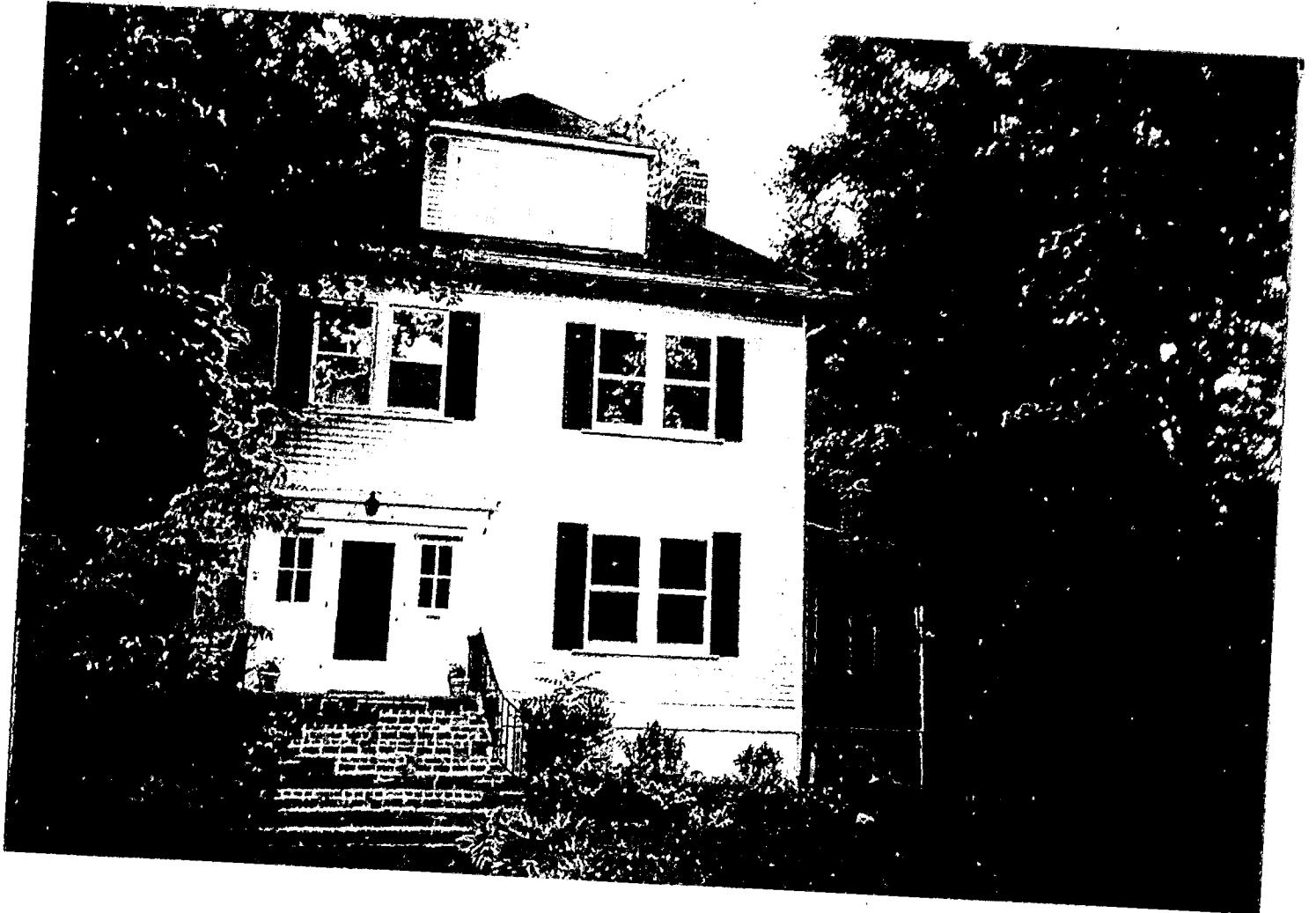
The Chevy Chase and Kensington Fire Departments and the Bethesda-Chevy Chase Rescue Squad arrived. Hose lines were run into the house and Capt. Garrett pulled the body out.

Mr. Futterer was with the RFC from 1932 to 1935 and from 1939 to 1941. He went with the Army Engineers in 1941, and after the war served as counsel with the Congressional Committee on Government Expenditures under Representative Hardy, Democrat of Virginia.

Mr. Futterer was with the Charles W. Young Co., of New York, from 1936 to 1939, as an investment counsel. His specialty was railroad research. He also was connected with the Union Trust Co., of Pittsburgh, Pa.

He was graduated from Maryland University in 1925, and took his law degree at George Washington University Law School in 1930. Funeral arrangements are being handled by Gawler & Sons.

1953 Washington Star



4 E. Irving when owners bought it in 1999

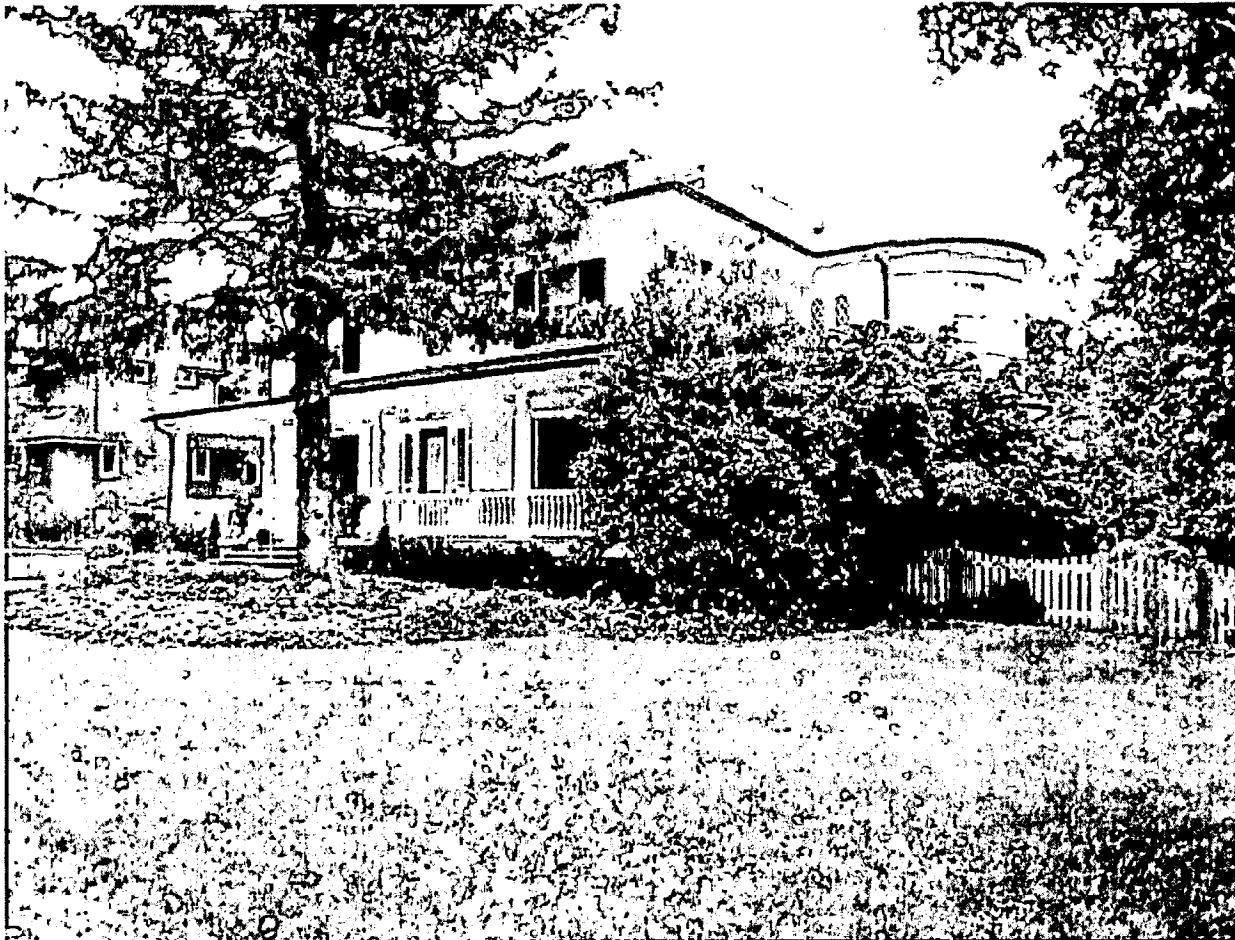
Fothergill, Anne

From: Chris Snowber [chris@hamiltonsnowber.com]
Sent: Wednesday, October 03, 2007 9:50 AM
To: Fothergill, Anne
Subject: 4 East Irving Street

Anne: This is a house at 10 Grafton Street in the village that shows a four-square, not unlike 4 East Irving, with an earlier side addition to the west and a newer side addition to the east. I think the point here would be that it is not unusual to have a house like this with a set back side addition.

Chris

Christopher R. Snowber AIA
Hamilton Snowber Architects
202-332-5416
Fax: 202-332-4541
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IMG_2111.JPG

IMG_2112.JPG

IMG_2113.JPG

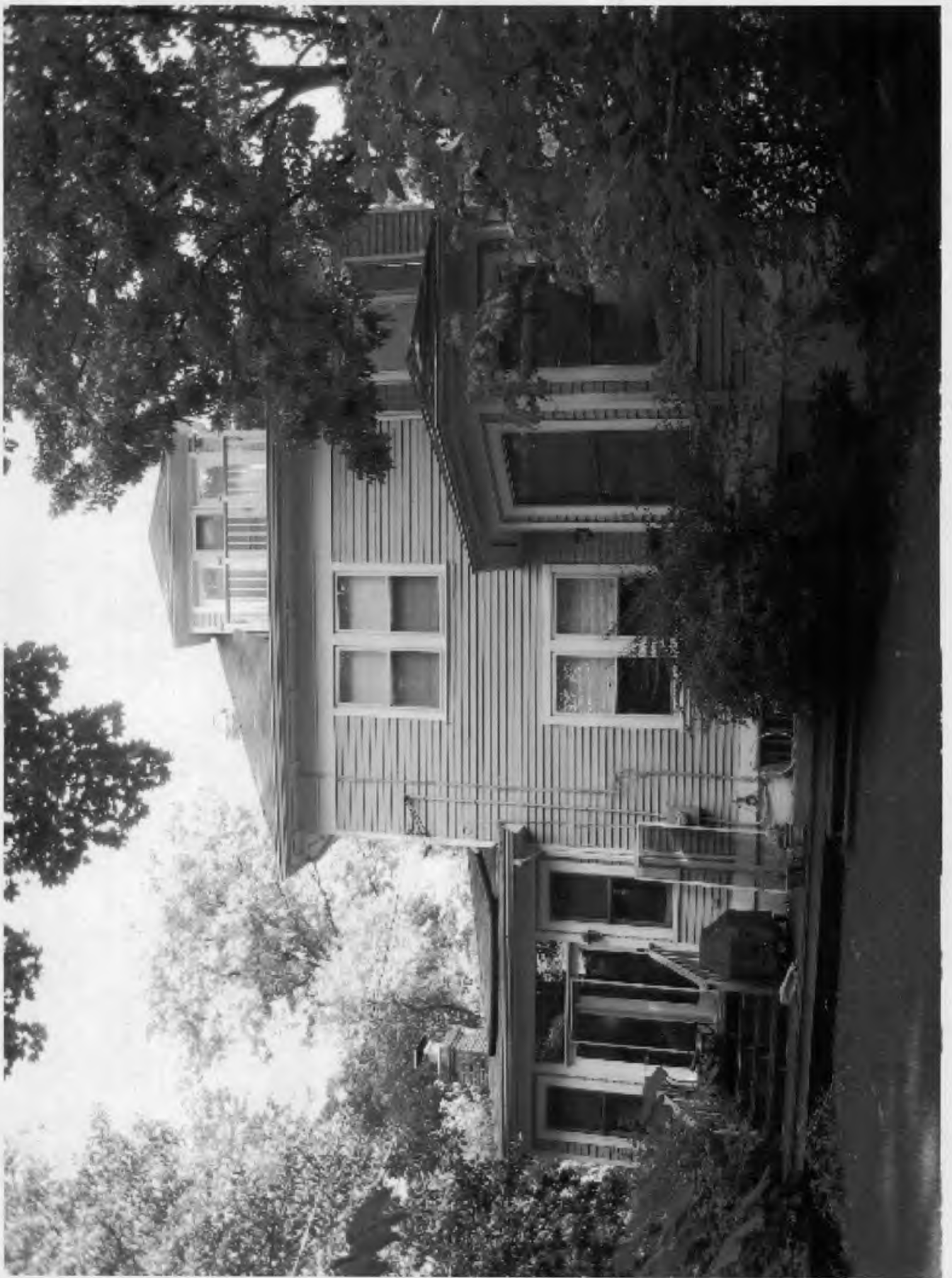
IMG_2110.JPG

IMG_2109.JPG

IMG_2099.JPG



H. E. Irving











3 EAST IRVING across street

2nd floor
addition
Across
E. Irving



3 E. Irving





3 E. Tmvo





