

31 West Irving St, Chouy Char
HPC Case No. 35/13-08A
Chouy Char H.D.

 **Pendaflex**

 **Esselte**

4350 1/3 RED

10%



P4

- Contributing resource
- sent letter 14 August; entered into HAMP database 14 August



STAFF ITEM

OK

Rachel Kennedy
12 November, 2008

Address: 31 West Irving Street, Chevy Chase
Chevy Chase Historic District

Background: On August 13, 2008 the HPC approved installation of a set of 36" tall wrought iron handrails at the lower set of front steps on the subject property.

New Proposal: The applicant is proposing to install a set of 30" wood railings (rather than wrought iron) to match the current wood railings at the front porch steps. The railings will be constructed exactly like the example shown in the photograph and will be lower than the height previously approved. (See attached plans).

Staff Request: Staff is requesting the HPC's permission to approve this revision at the staff level.

HPC Decision:

APPROVE

31 West Irving Street
Chevy Chase, MD 20815
October 13, 2008



Rachel Kennedy
Senior Planner
Countywide Planning/Historic Preservation Section
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Historic Area Work Permit #491351

Dear Rachel,

As I mentioned in our telephone conversation, we would like to change the material of the railings for the lower flight of our front steps from wrought iron to wood.

Everything else remains the same. The railing would be installed in the bricks in exactly the same place as the plat indicates.

The wooden railings would be identical to the ones existing on the upper flight of steps leading down from the porch. The enclosed sketch from the contractor shows his plan to replicate the existing railing. The enclosed photo shows the existing railing.

Thank you for presenting our request to the planning group.

Sincerely,

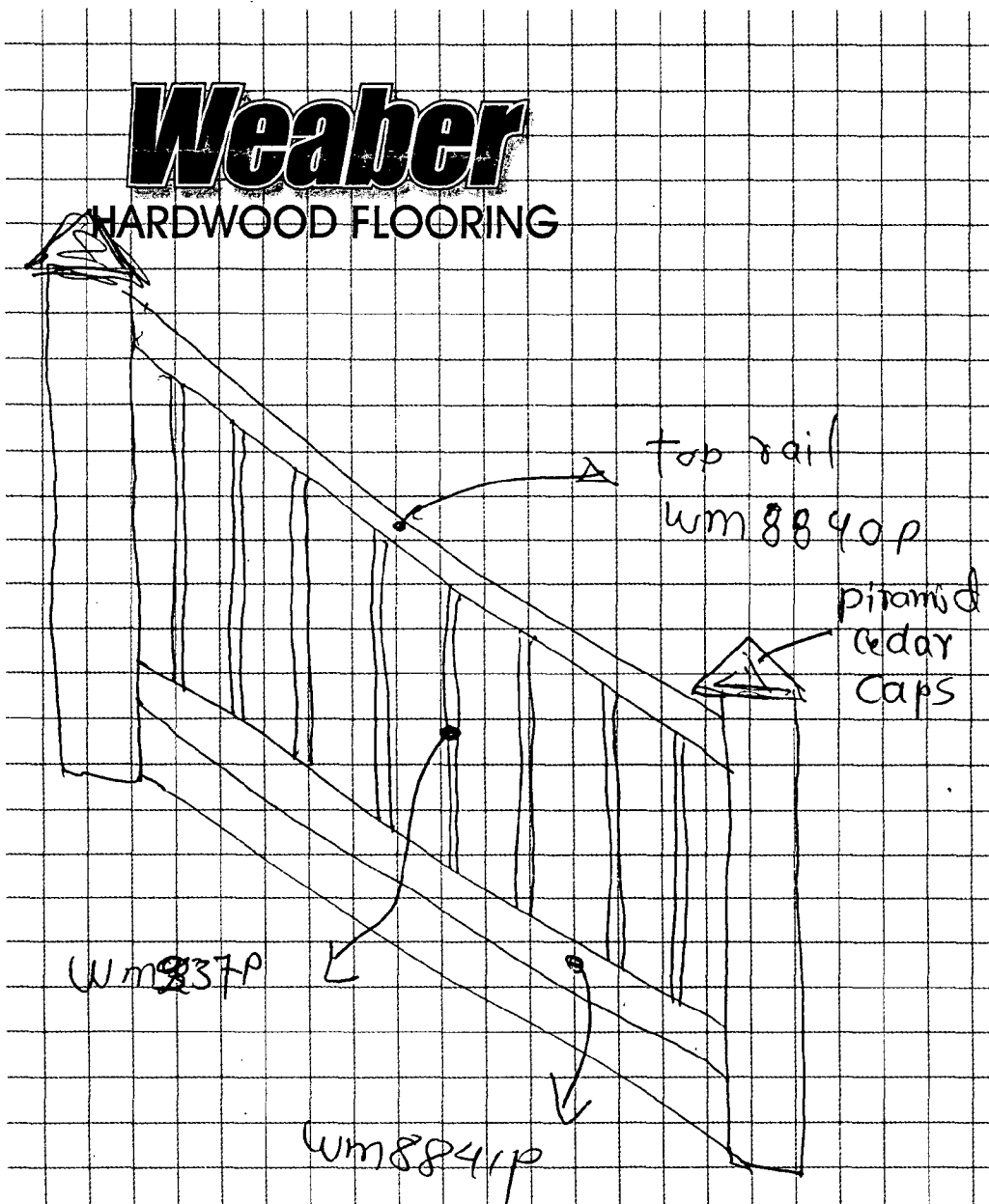
Judith Rovner 301.651.1958

Judith Rovner

ROVNER
 31. W. IRVING ST
 CHEVY CHASE MD 20815

Weaber

HARDWOOD FLOORING



To Calculate Square Feet of Weaber Flooring Needed:
 Room Width X Room Length = Square Feet Area + 10% (.10) Waste = Total Square Feet
 _____ Width X _____ Length = _____ X 1.1 = _____ Total Sqft

1231 Mt. Wilson Road • Lebanon, PA 17042
 (800) 745-9663 • Fax (717) 867-1711
www.weaberlumber.com

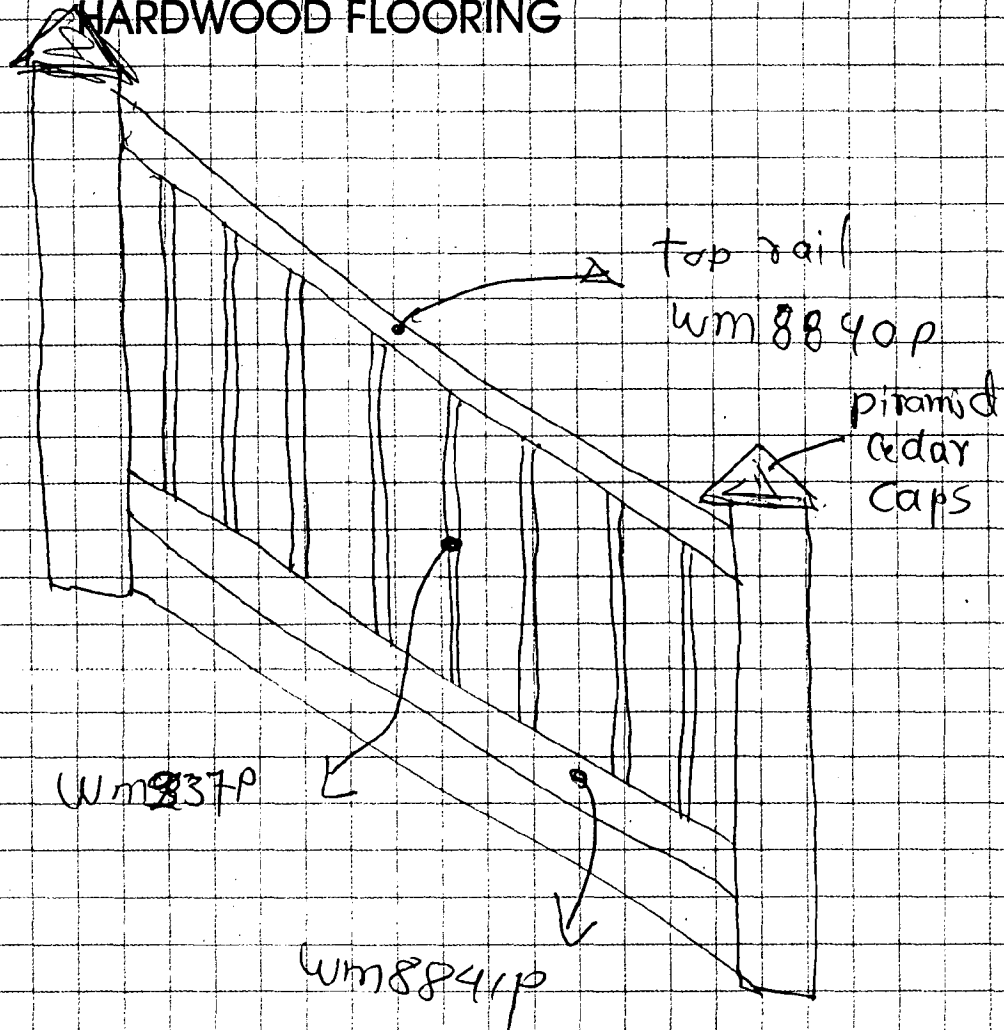


Grid Scale: 1 Square = 1/4 inch

ROWNER
 31 W IRVING ST
 CHEVY CHASE MD 20815

Weaber

HARDWOOD FLOORING



To Calculate Square Feet of Weaber Flooring Needed:
 Room Width X Room Length = Square Feet Area + 10% (.10) Waste = Total Square Feet
 _____ Width X _____ Length = _____ X 1.1 = _____ Total Sqft

1231 Mt. Wilson Road • Lebanon, PA 17042
 (800) 745-9663 • Fax (717) 867-1711
www.weaberlumber.com



Grid Scale: 1 Square = 1/4 inch



31 West Irving Street.

Front porch railings -

Lower step railings will appear exactly like this example.



new railings there

31 West Irving St



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 14 August, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *RK*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #491351, Installation of wrought iron hand rail

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 August 13, 2008 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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.

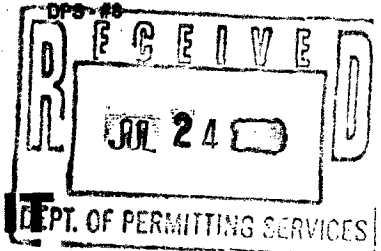
Applicant: Judy and Robert Rovner
Address: 31 West Irving Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

APPROVED
Montgomery County
Historic Preservation Commission
RK

Contract Person: JUDITHA ROVNER

Daytime Phone No.: 301-654-0515

Tax Account No.: _____

Name of Property Owner: JUDITHA + ANDREW ROVNER Daytime Phone No.: 301-654-0515

Address: 31 W. IRVING ST CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: NST SELECTED YET Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE: SEE SURVEY

House Number: 31 W. IRVING ST Street

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

Lot: 445 Block: 32 Subdivision: CHEVY CHASE VILLAGE

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: INSTALL HAND RAIL ON LOWER FRONT STEPS

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

N/A

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

N/A

3A. Height _____ foot _____ 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.

Juditha Rovner
Signature of owner or authorized agent

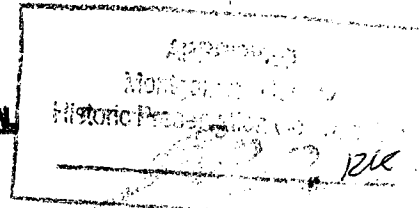
7/23/08
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 491351 Date Filed: 7-24-08 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.

W/OUT IRON HAND RAIL ON
BOTH SIDES OF FRONT LOWER STEPS

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

THE HAND RAILS WILL IMPROVE SAFETY
AND NOT NEGATIVELY IMPACT ON THE
SETTING

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	31 West Irving Street, Chevy Chase	Meeting Date:	08.13.08
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	08.06.08
Applicant:	Judith and Robert Rovner	Public Notice:	07.30.08
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-08R	Staff:	Rachel Kennedy
Proposal:	Installation of wrought iron handrail		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman/Bungalow
DATE: c. 1916

PROPOSAL

The applicants are proposing to install an open rail wrought iron safety railing no higher than 36 inches on either side of a set of seven brick steps closest to the sidewalk. The house is situated on a high incline that decreases as it meets the sidewalk. The railing is requested to address safety needs dictated by the surrounding topography. Other houses on the north side of West Irving also make use of railings at the bottom set of steps, including 33 and 35 West Irving.

APPLICABLE GUIDELINES

Approval is based on the adopted amendment for the *Chevy Chase Village Historic District*, the *Secretary of the Interior's Standards for Rehabilitation*, and the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

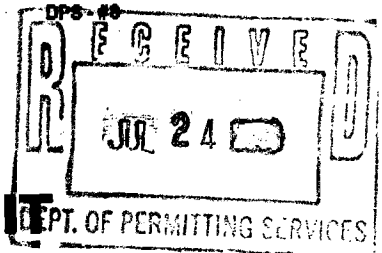
1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JUDITHA ROVNER

Daytime Phone No.: 301-654-0515

Tax Account No.: _____

Name of Property Owner: JUDITHA + ROBERT ROVNER Daytime Phone No.: 301-654-0515

Address: 31 W. IRVING ST CHEVY CHASE MD 20815
Street Number City Street Zip Code

Contractor: N/A Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE SEE SURVEY

House Number: 31 W. IRVING ST Street: _____

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

Lot: 4 of 5 Block: 32 Subdivision: CHEVY CHASE VILLAGE

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Exist
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- Revision
- Repair
- Rerocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shnd
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: INSTALL HAND RAIL ON LOWER FRONT STEPS

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

N/A

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

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

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N/A

3A. Height _____ foot _____ 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.

Juditha Rovner
Signature of owner or authorized agent

7/23/08
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 491351 Date Filed: 7-24-08 Date Issued: _____

Editt 8/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

3

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

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W/ROUNT IRON HAND RAIL ON
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AND NOT NEGATIVELY IMPACT ON THE
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4

ROVNER 31 W. IRVING ST

NEIGHBORS ON EITHER SIDE:

33 JOHN CORRIGAN
PHYLLIS KASS

29 JOY PUTTS
MARK SUNDMACK

NEIGHBOR DIRECTLY ACROSS THE STREET
30 MARK + MYKA KOVEY

NEIGHBOR DIRECTLY BEHIND US
30 W. KIRKE ST
ANTHONY MARLA

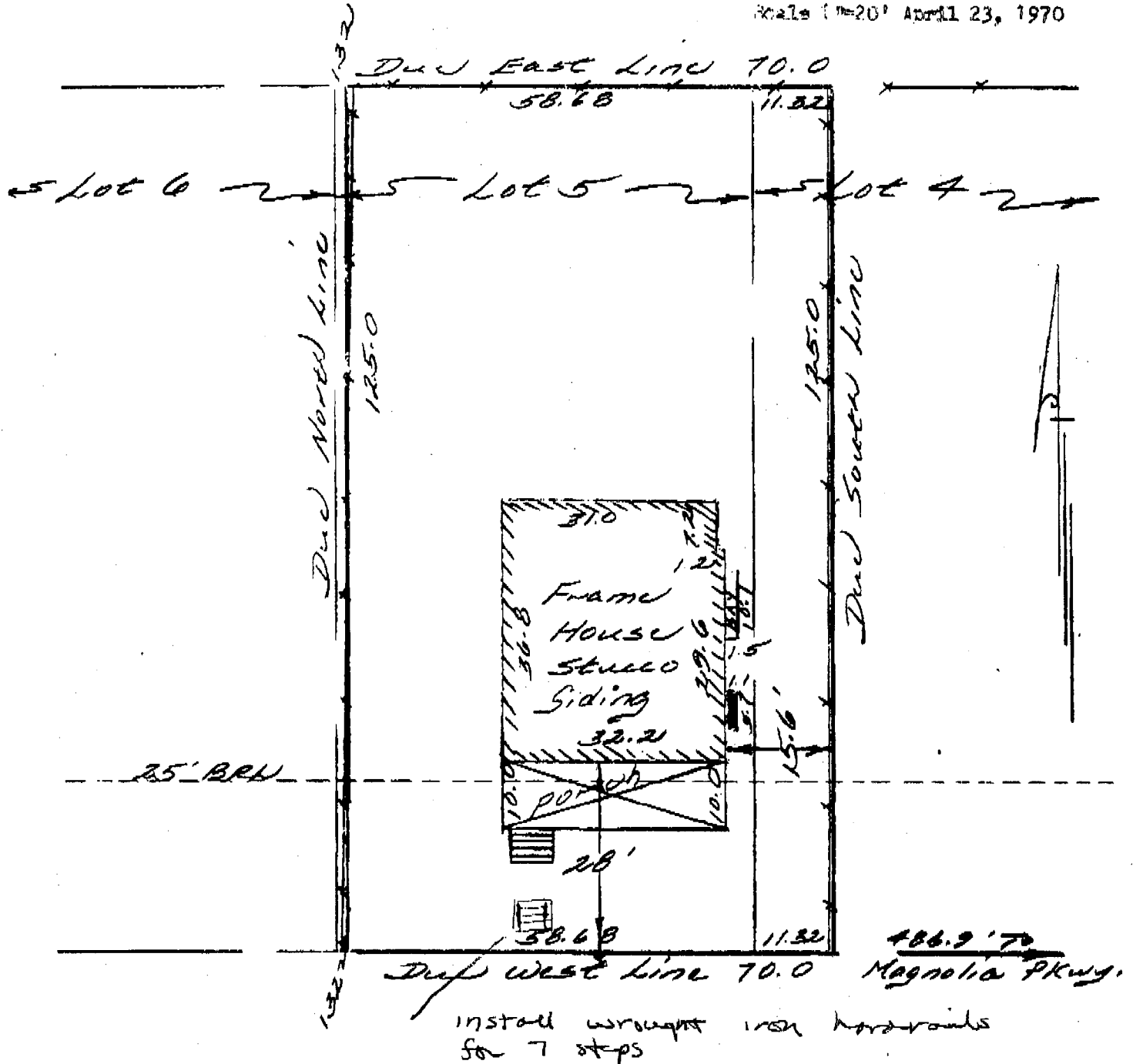
5

AMERICAN
TOPOGRAPHIC
ENGINEERS

Surveyors & Topographers
BETHESDA, MARYLAND

36688

ATE 36688 1TT PM 5/23
HOUSE LOCATION PLAT
31 West Irving Street
Parts of Lots 4 & 5 Block 32
Section 2 Chevy Chase,
Montgomery Co., Md.
Plat Book 2 Plat 106
Scale 1"=20' April 23, 1970



West Irving Street

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY, LOCATED IMPROVEMENTS THEREON, AND HAVE FOUND IT TO BE AS SHOWN ON THIS PLAT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON SAID PLAT MD. REG. NO. 1600 VA. REG. NO. 441 FRANK R. LANE REGISTERED SURVEYOR

6



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7

Chevy Chase Village Building Permit Preliminary Consultation Form & Permitting Checklist

Date of Application: 7/26/08

Applicant Name: <u>JUDITH ROVNER</u>	Resident Last Name: <u>ROYNER</u>
Address: <u>31 WILKING</u>	Phone: <u>301-654-0515</u>
Contractor:	Phone:
Contact Person:	MHI/MD Contractor's Lic. No.
Exact Description of Plans:	
<u>INSTALL HAND RAILS (W/BRACKET IRON) ON EITHER SIDE OF LOWER FRONT STEPS</u>	


Regulations (all boxes must be read and checked)

(Sections refer to Chevy Chase Village Code, available for download at www.ccvillage.org/Our Laws & Regulations.)

- Use of power equipment is prohibited prior to 8:00 a.m. weekdays and 9:00 a.m. weekends and holidays. (Section 20-2 (b) (2))
- All trees on the subject property, in addition to the trees within close proximity on the adjoining properties, must be shown on the submittal plans so that the Village Manager can determine if it will be necessary to have the Village Arborist visit the site to assess possible impact to said trees and outline a "Tree Preservation Plan" accordingly. (Sections 8-8 (b) (6) and 8-17 (j))
- All trees proposed for removal on the subject property that are twenty-four inches (24") in circumference or larger measured four feet six inches (4'6") above ground level, require a Tree Removal Permit from Chevy Chase Village prior to removal. (Section 17-1)
- Dumpsters are ONLY permitted on private property. Prior to delivery, a Dumpster Permit must be obtained from Chevy Chase Village. (Sections 8-10 and 8-28 (e))
- A COPY of the stamped as approved plans from the Montgomery County Department of Permitting Services (and, where applicable, the Historic Preservation Commission of The Maryland National Capital Park and Planning Commission) must be submitted to the Village office in order to receive a Chevy Chase Village Building Permit. Additionally, these plans must include the show location of, but not limited to, the dumpster, portable sanitation facility, exterior air/steam discharge vents, delivery zone and parking area. (Sections 8-2 and 8-8)
- Air conditioning units and generators are subject to setbacks and prohibited in the front yard. (Section 8-23 (c))
- ALL commercial signs are prohibited. (Section 12-8)
- A Chevy Chase Village Building Permit must be issued and posted PRIOR to the commencement of work. (Section 8-4)

I hereby certify that I have the authority to submit the foregoing form, that the form is correct, that I have read and understood the above regulations, that the proposed project will conform to all applicable regulations contained within the Chevy Chase Village Code, the Montgomery County Zoning Code and all applicable covenants on the above property, and that I assume responsibility to notify all contractors and sub-contractors of the applicable regulations contained within the Chevy Chase Village Code, the Montgomery County Zoning Code and all applicable covenants on the above property.

Applicant's Signature: Judith M. Rovner

Date: 7/26/08 

CHEVY CHASE VILLAGE

5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov

GEOFFREY B. BIDDLE
Village Manager
DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS
DOUGLAS B. KAMEROW

Chair
DAVID L. WINSTEAD
Vice Chair
SUSIE EIG
Secretary
GAIL S. FELDMAN
Treasurer
BETSY STEPHENS
Assistant Treasurer
PETER M. YEO
Board Member
ROBERT L. JONES
Board Member

7/18/2008

Property Owner Name: Judith Rovner

Contractor Name: Not know as yet


Location of Requested Building Permit:
Address: 31 West Irving Street
City, State, Zipcode Chevy Chase, MD 20815

Proposed Scope of Work: Install hand rails (wrought iron) on either side of lower front steps.

Dear Department of Permitting Services:

The above homeowner/contractor has notified Chevy Chasc Village that they are planning to apply for both County and Municipal permits for the above summarized construction project. We have supplied them with a full set of the appropriate regulations, and they fully understand that a permit from the County does not guarantee a permit from this municipality, unless they comply with all the rules and regulations given to them with this letter. They have been provided with this information and the appropriate instructions to file for a Building Permit and/or variance form from this municipality.

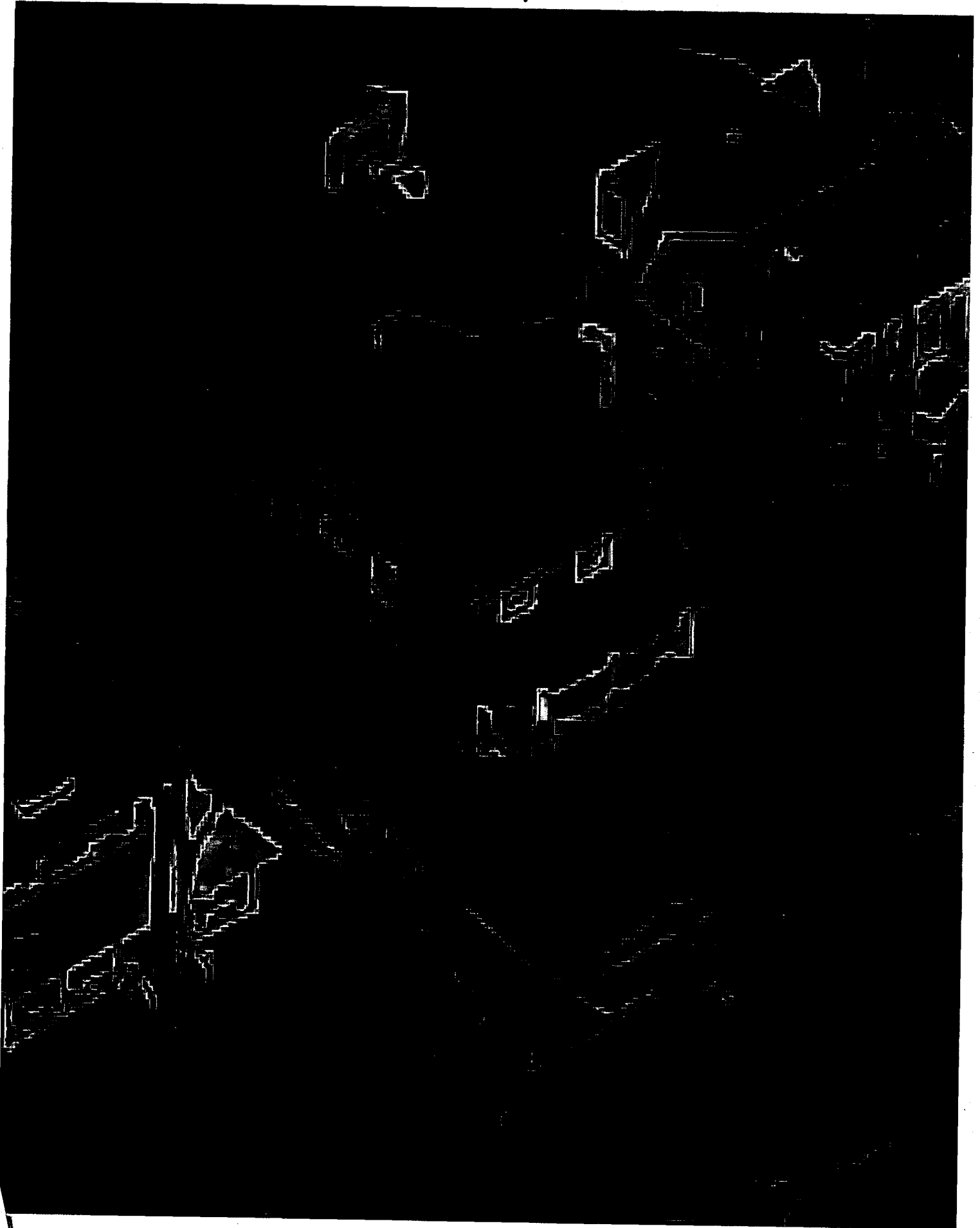
Sincerely,



Geoffrey Biddle

9

31 West Irving Street, Chevy Chase Historic District





31 West Irving Street, Front Facade
Chevy Chase Historic District



31 West Irving St, Looking East at lower
stair area.
Chevy Chase Historic District.

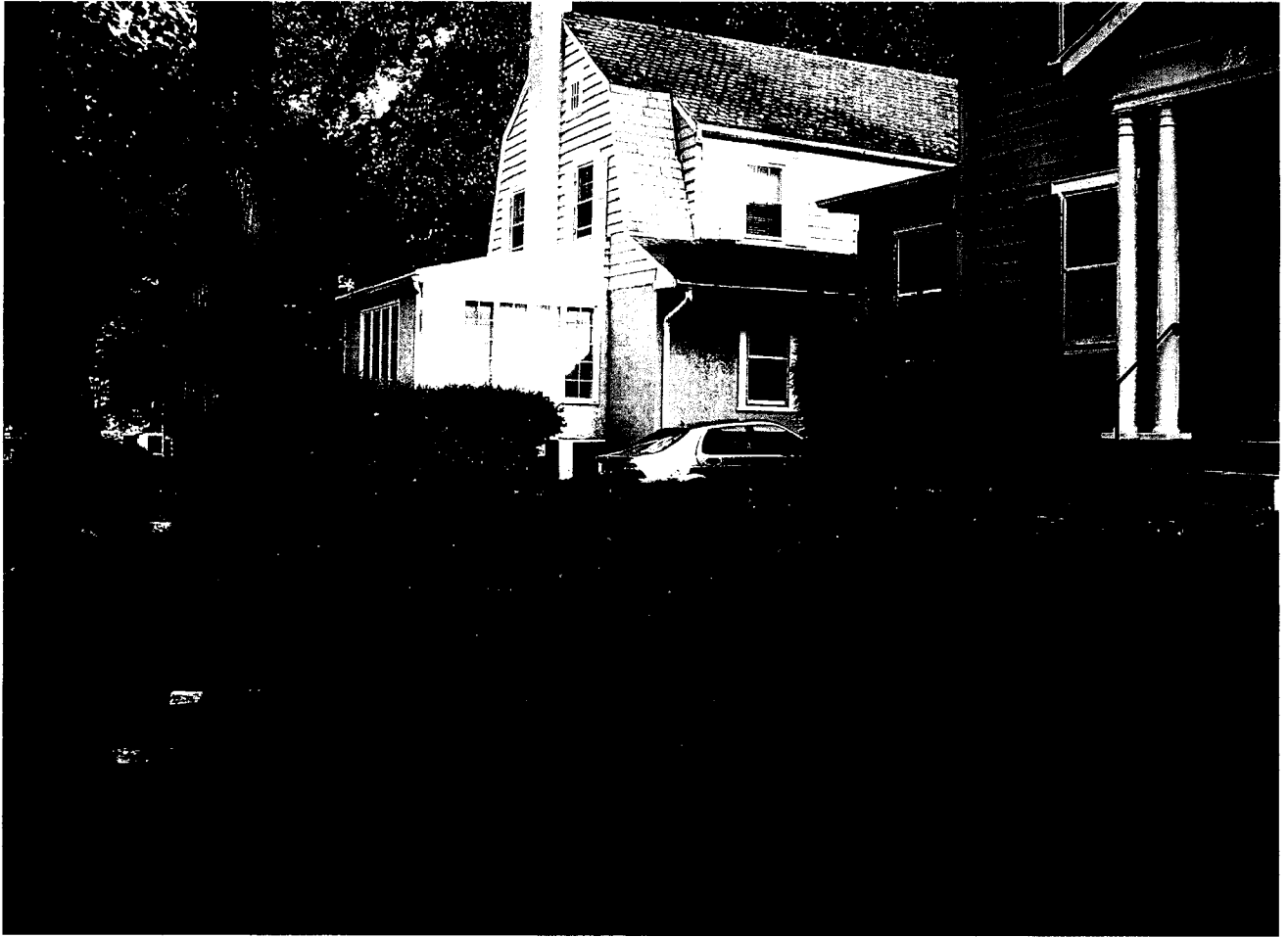
(12)



31 West Irving Street, Looking west. Note
other wrought iron hand railings.
Cherry Creek Historic District.



Hand railing on lower stairs at 33 West Irving St.
Chevy Chase Historic District.



Hand railing at 35 West Irving St.
Cherry Chase Historic District.

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In front of 35 West Irving St, Looking east
toward 31 West Irving. Chau Chau Historic District.

16