


23 West Irving Street
Chem Chase

35/13-09 Q
2009 HAWP





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 8/14/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #515678 – Shed installation and other alterations to site

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 12, 2009 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: Duane and Paula Gibson
Address: 23 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Paul Locher Jr
Daytime Phone No.: 301 518 7053

Tax Account No.: _____
Name of Property Owner: Duane & Paula Gibson Daytime Phone No.: 301 215 9093
Address: 23 West Irving St Chazy Chase MD 20815
Street Number City State Zip Code
Contractor: Locher Design Build Phone No.: 301 592 0070
Contractor Registration No.: MHIC # 46323
Agent for Owner: Paul Locher Jr Daytime Phone No.: 301 518 7053

LOCATION OF BUILDING/PREMISE

House Number: 23 Street: West Irving St
Town/City: Chazy Chase Nearest Cross Street: Magnolia Parkway
Lot: 18 Block: 32 Subdivision: SECTION 2
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 50,000

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

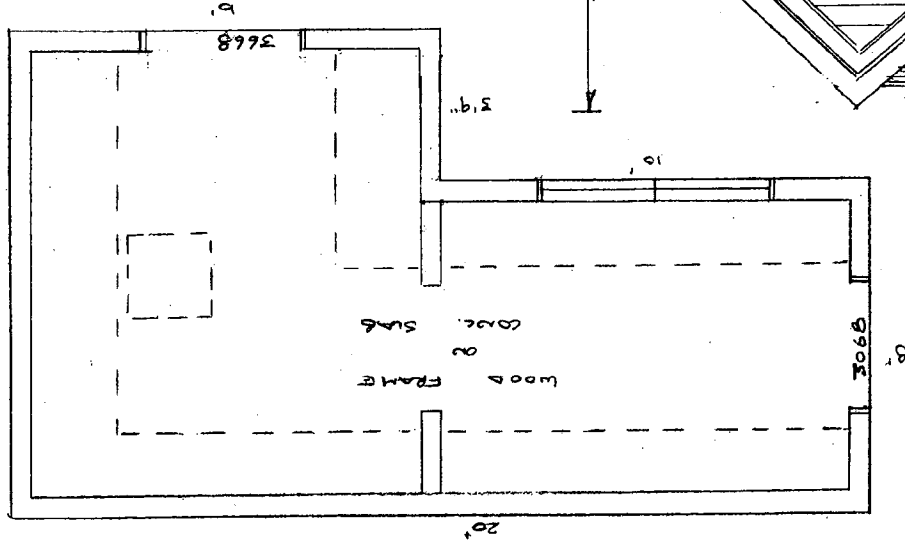
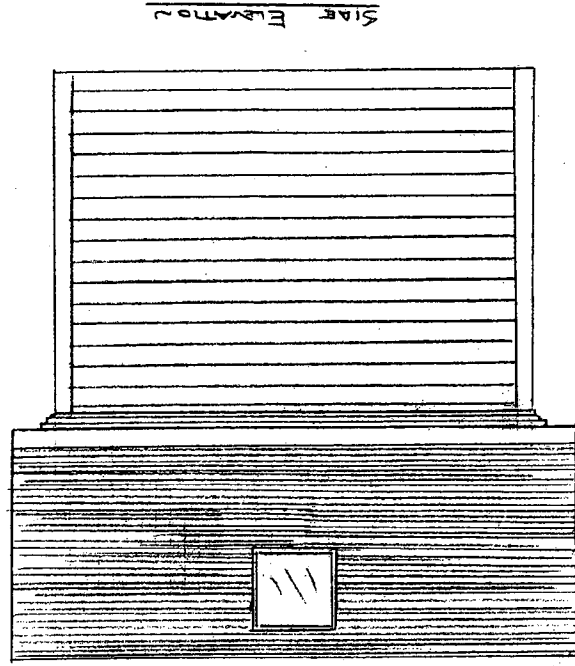
3A. Height 2 feet 6 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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.

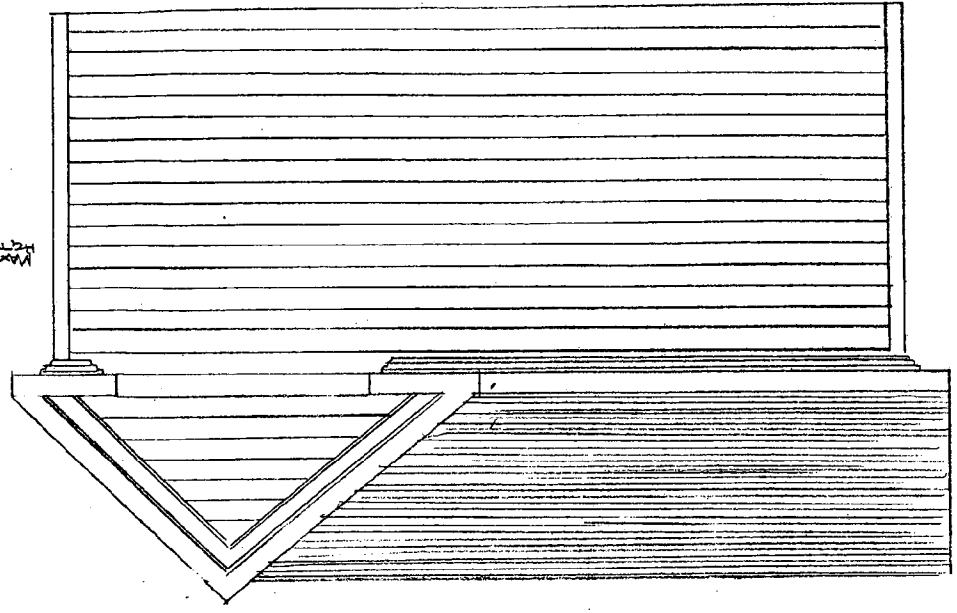
P. R. Locher Jr Signature of owner or authorized agent July 8, 2009 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 8/14/09
Application/Permit No.: 515678 Date Filed: 7/8/09 Date Issued: _____

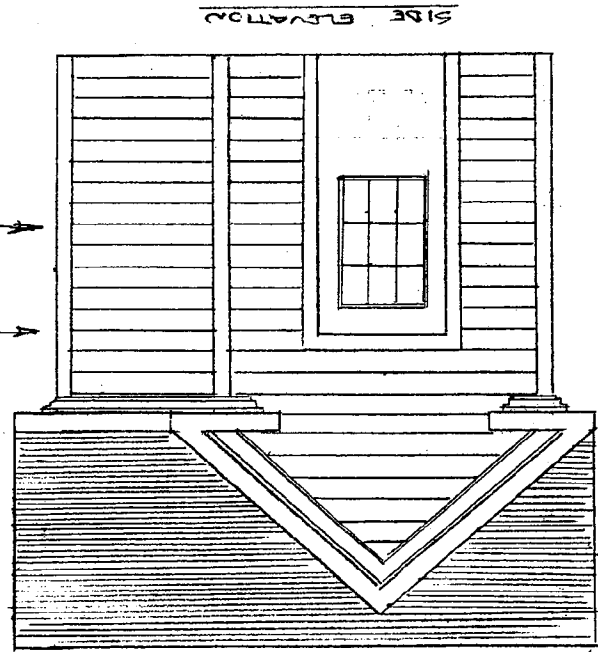
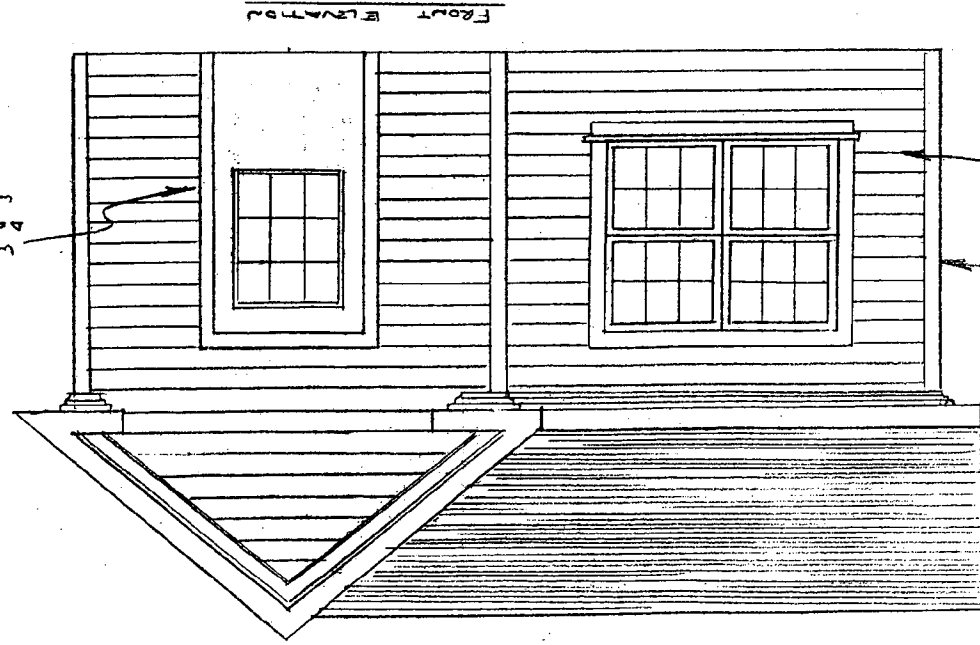
Scale 3/8" = 1'-0"



61500 RESIDENCE
25 WEST RIVER ST
CLAY CHASE, MD



APPROVED
Montgomery County
Historic Preservation Commission
8/14/09



WOOD & WINDOW

HORIZONTAL SIDING

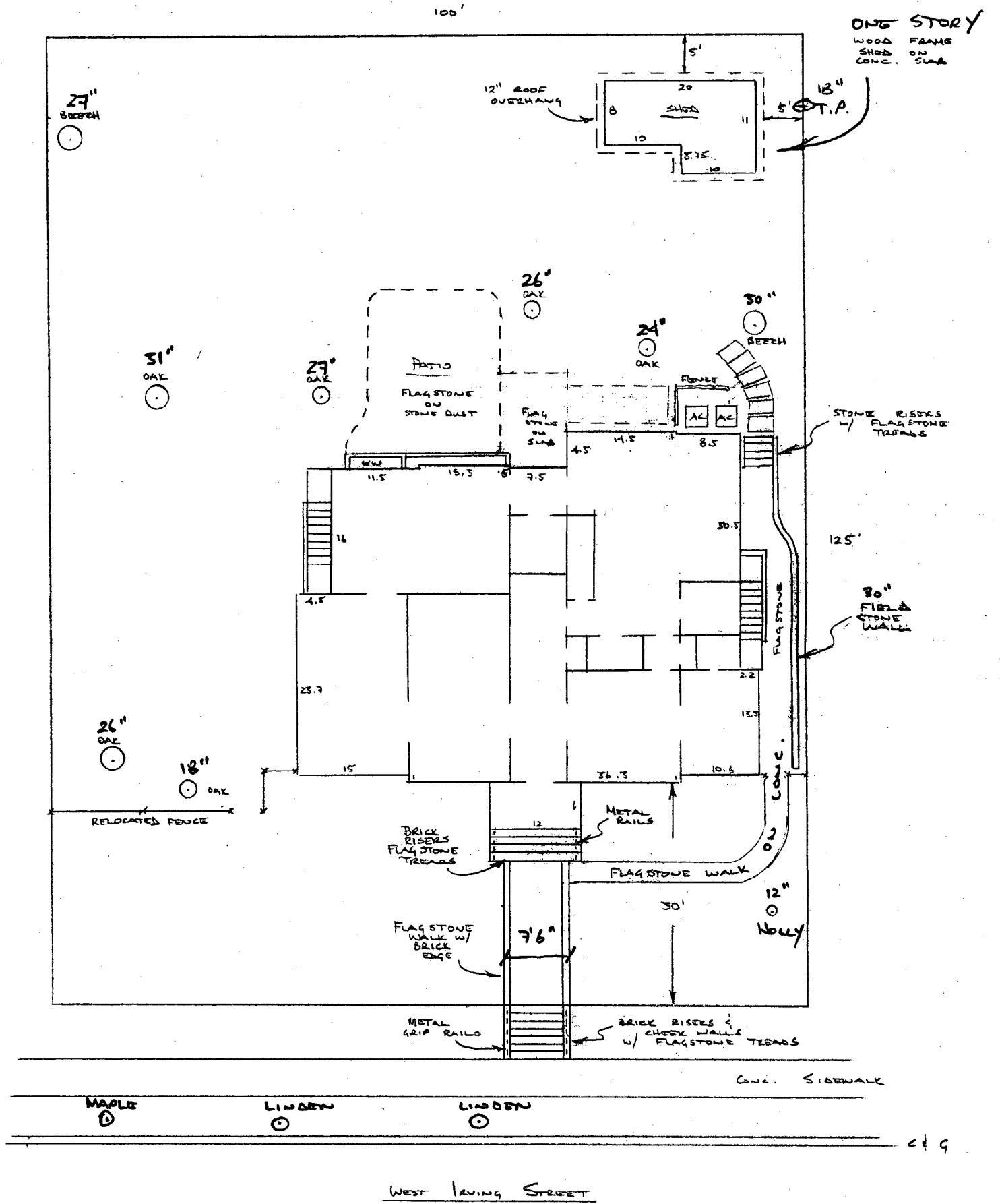
1x4 WOOD TRIM

SHINGLES



GIBSON
RESIDENCE
23 WEST IRVING ST
CHEVY CHASE, MD

PROPOSED
HARDSCAPE



ct 9

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
8/14/09

Scale 1" = 10'

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23 West Irving Street, Chevy Chase	Meeting Date:	8/12/09
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	8/05/09
Applicant:	Duane and Paula Gibson (Paul Locher, Agent)	Public Notice:	7/29/09
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-09Q	Staff:	Anne Fothergill
Proposal:	Alterations to hardscape, installation of shed, replacement of retaining wall, and relocation and installation of fencing		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1914

PROPOSAL

The applicants are proposing to replace the existing front walkway with a new 7'6" wide brick and flagstone walkway with metal railings on the stairs. There will be a flagstone walkway around the right side of the house leading to stepping stones at the rear. The applicants also propose to move an existing metal fence approximately five feet forward of the existing location because of trees. There will be a new flagstone patio behind the house. Along the right side of the house the applicants will construct a 30" tall fieldstone retaining wall -- the location of this wall was approved by the HPC in 2007 without material and height specification.

The applicants also propose to install a shed at the rear right corner of the property. The shed will be 14' tall and 10' wide and 11'9" deep with a 10' x 8' left side extension. The shed will have Hardie plank siding, wood trim, wood doors and windows with simulated divided lights, and a flat skylight.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be

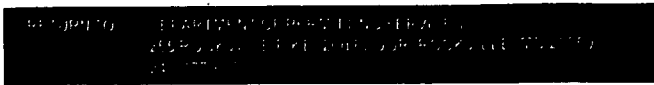
- inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject 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.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings 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. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

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Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[X] Construct [] Extend [] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [] Deck [X] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [] Single Family
[] Revision [] Repair [] Revocable [X] Fence/Wall (complete Section 4) [X] Other: PATIO/WALKS/ST
1B. Construction cost estimate: \$ 50,000
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 [X] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [X] WSSC 02 [] Well 03 [] Other:

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

Signature of owner or authorized agent

Date July 8, 2009

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 515678 Date Filed: 7/8/09 Date Issued:

CONFRONTING PROPERTY OWNERS

18 West Irving Street	James Meisel and Julie Dahlberg
20 West Irving Street	James and Kristin Somervell
22 West Irving Street	Georgia Fitzpatrick
24 West Irving Street	David and Cary Williams

ADJACENT PROPERTY OWNERS

25 West Irving Street	Brendan and Margaret Babbington
16 Magnolia Parkway	John Finneran, Jr. and Catherine Cotter
20 West Kirke Street	C. Benjamin and Virginia Crisman

1a. DESCRIPTION OF THE PROJECT

23 West Irving Street is a well-proportioned c. 1914 colonial revival. The original house has classic lines and volume, and sits modified atop a slight hill. The main structure retains its stucco exterior, slate roof, its wood shutters and trims, in addition to the original windows.

Under a recently approved HAWP (May 2007), the house was expanded and remodeled in order to balance its structure and layout.

1b. DESCRIPTION OF THE PROJECT AND ITS EFFECT ON THE HISTORIC RESOURCES, ENVIRONMENTAL SETTING, AND THE HISTORIC DISTRICT

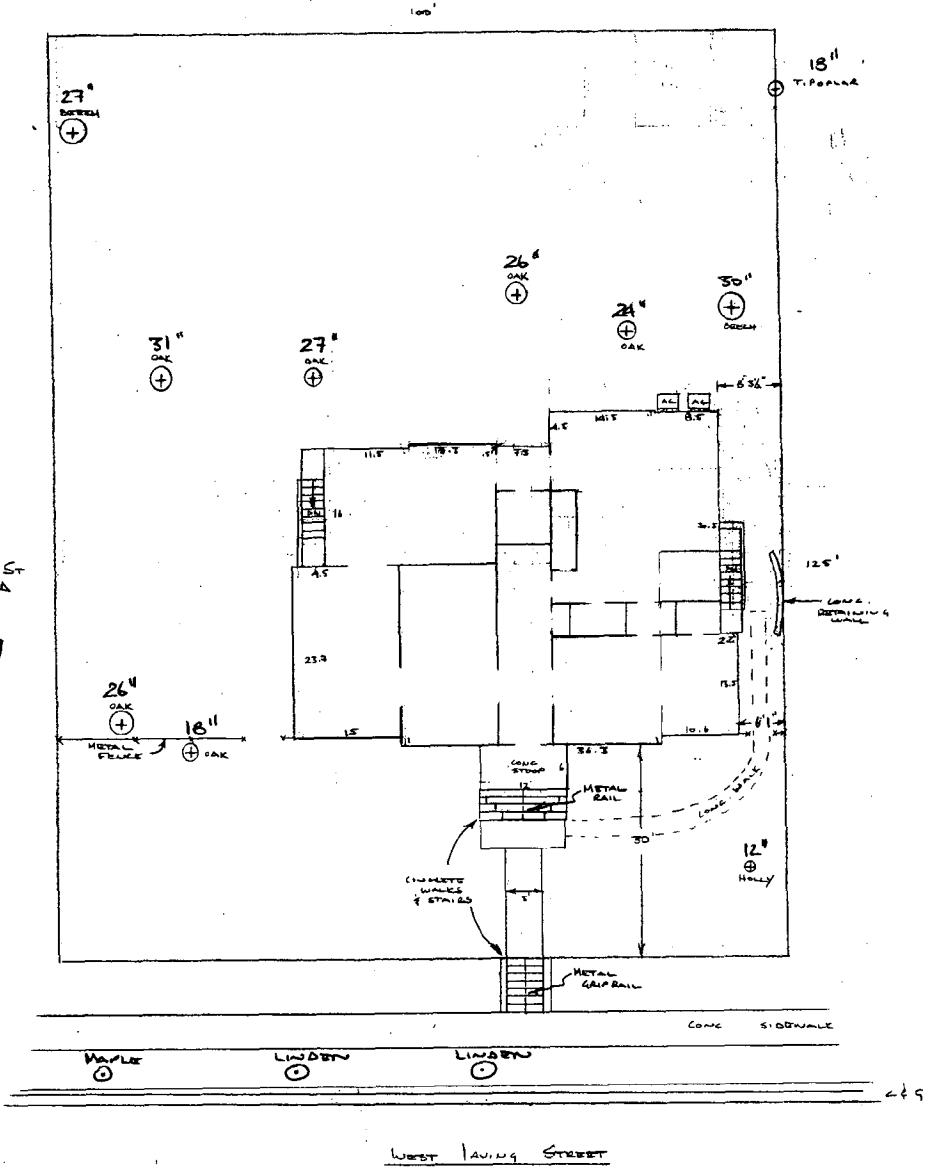
At this time, the homeowners have selected materials and finishes for the remainder of the project, which includes the hardscapes and a shed.

The concrete front steps and walkways, which are failing, will be upgraded to brick and flagstone in a classic design. This will benefit and improve the streetscape and ultimately will contribute to the historic nature of the neighborhood.

The patio, walkways, retaining wall (the material selection previously approved in 5/07) and shed are utilitarian in nature. The materials chosen are compatible with the historic nature of the home and surrounding properties. The projects will benefit and enhance the look of the residence while complementing the streetscape and the historic district of Chevy Chase Village.

GIBSON
RESIDENCE
23 West Laving St
Grey Ct, MA

EXISTING
ADDRESS

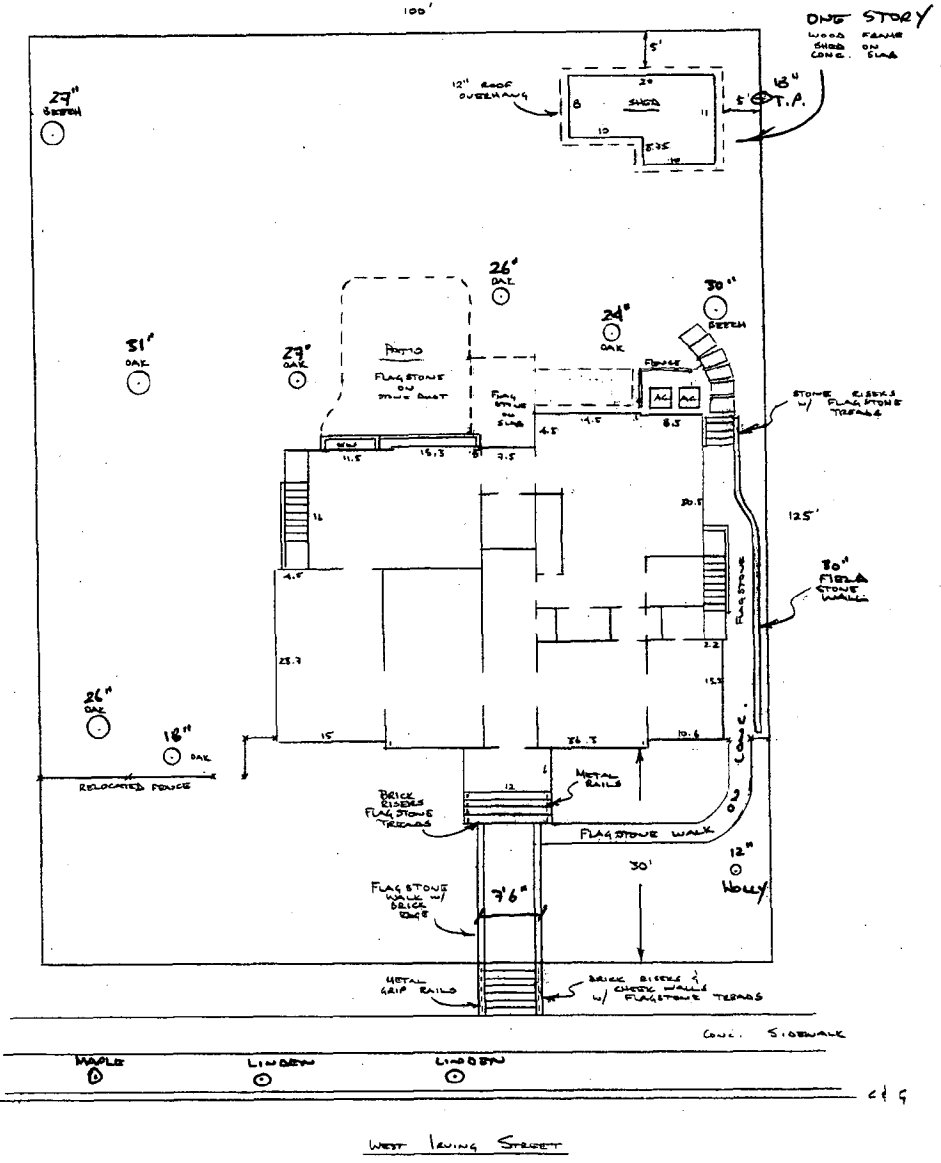


Scale 1" = 10'

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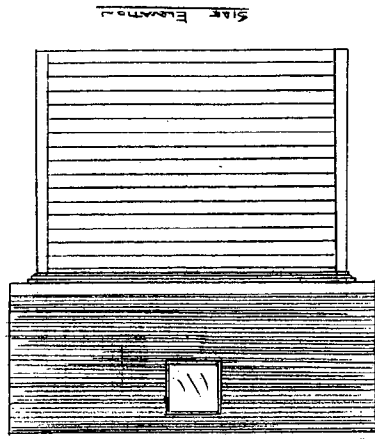
GIBSON
RES. DENCE
23 West Irving St
GARY CASE, MD

Proposed
Hardscape

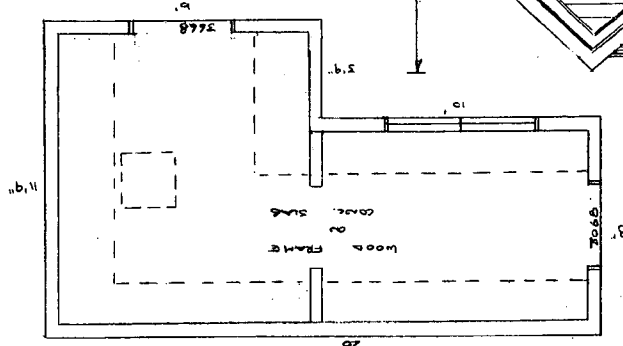
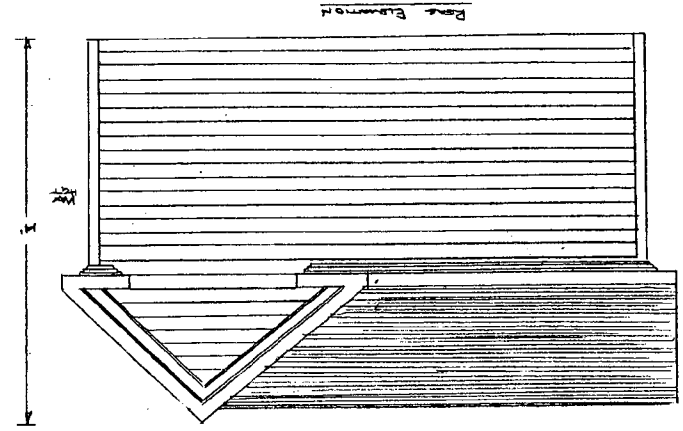


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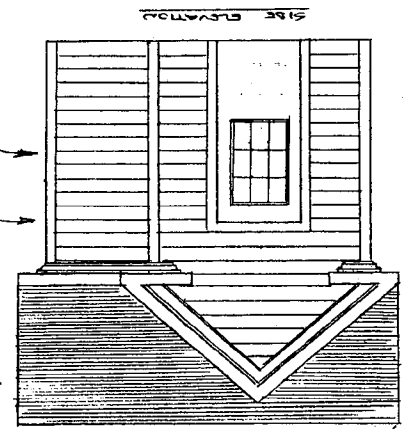
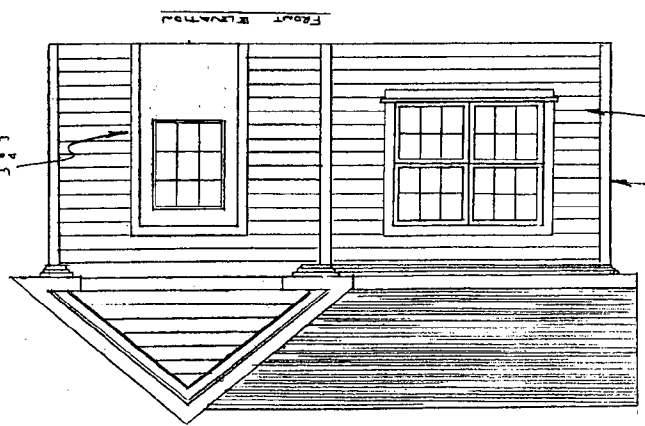
Scale 3/8" = 1'



11500 R-13 INSULATION
 2x6 WALL STUDS
 1x4 CHAIR BRACE, HD



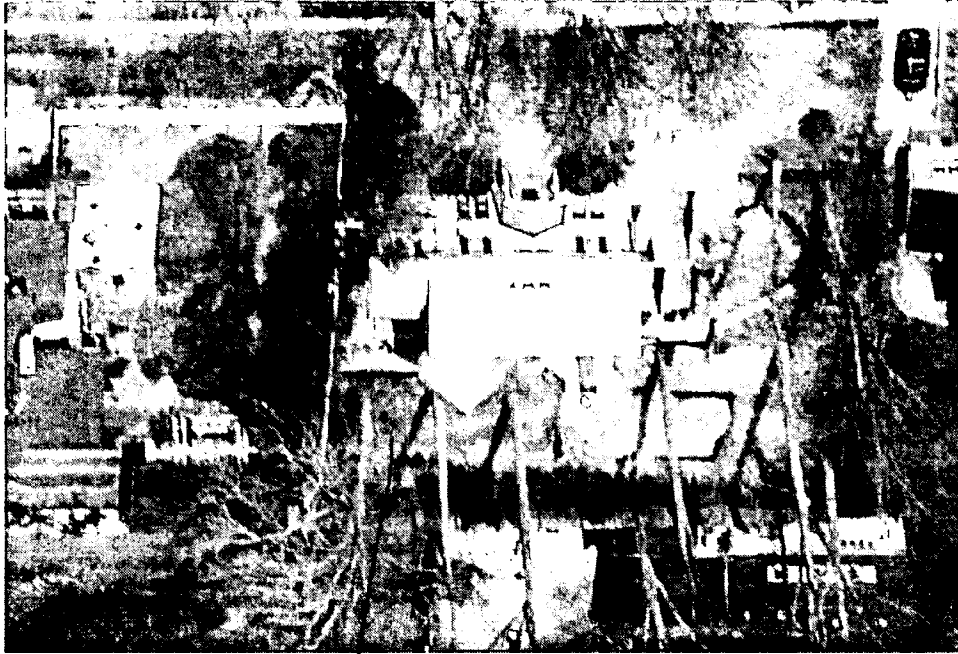
Sheet Layout Plan



Horizontal siding

1x4 wood trim

Fasteners
anchors



shed location



23 West IN 52

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT ELEVATION



Detail: EAST SIDE ADDITION

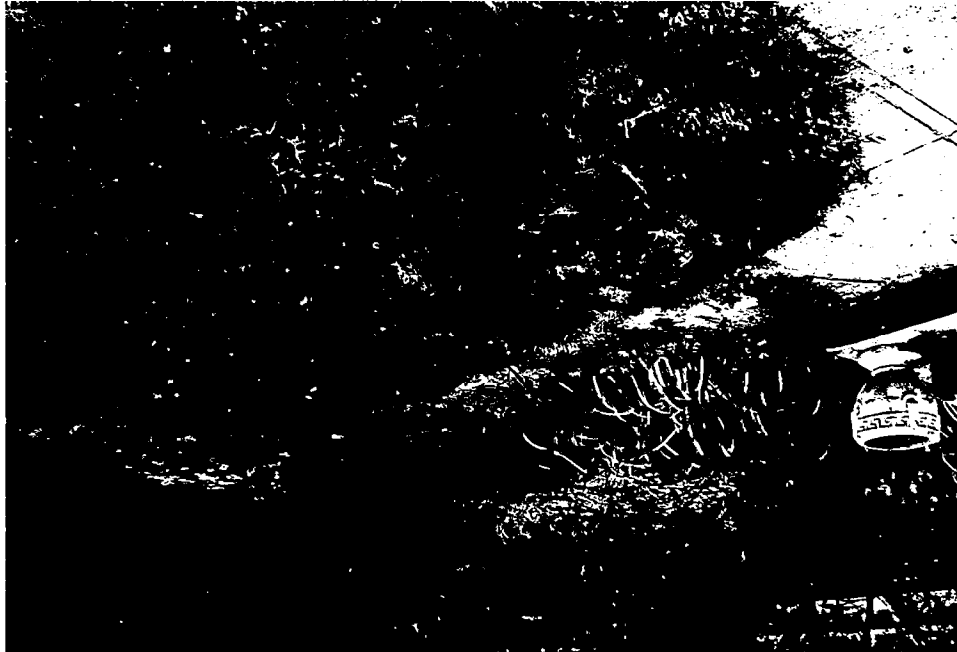
Applicant: _____

(11)

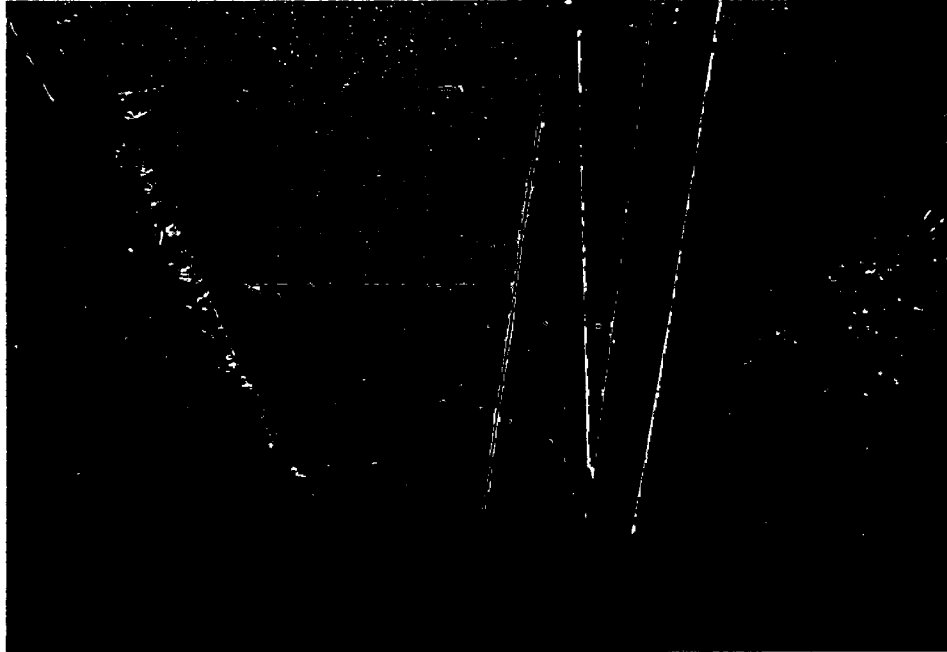
23 WEST

Leving St

Page 1



Front Walk to East



LEAPWALK



Upper Front Steps



Low or Front Steps

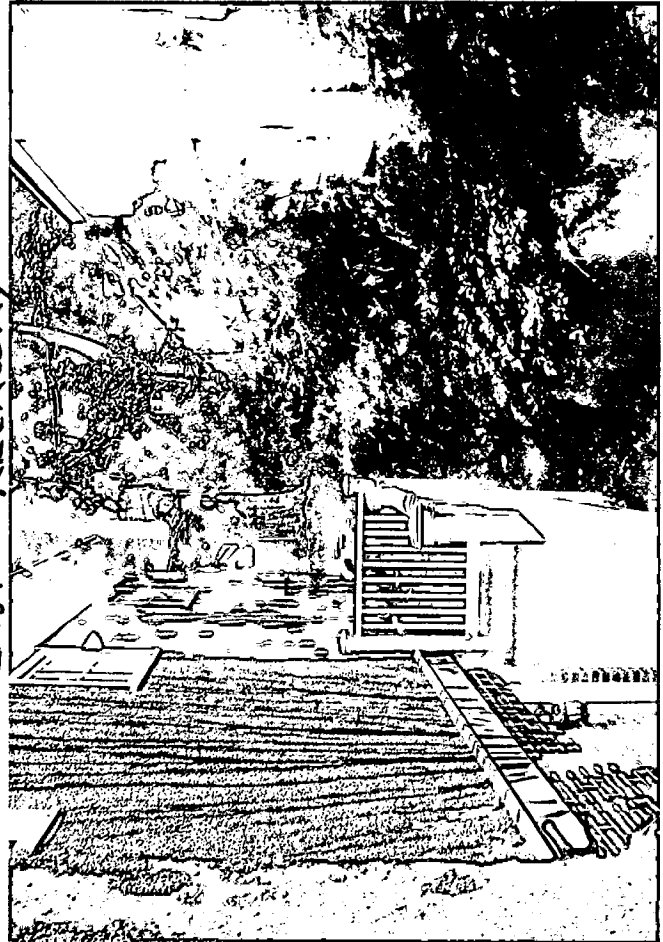
FRONT WALK WAY TO EAST



EAST SIDE YARD



EAST AREA WAY



EAST SIDE YARD



REVERSE VIEW

North view

Site Location

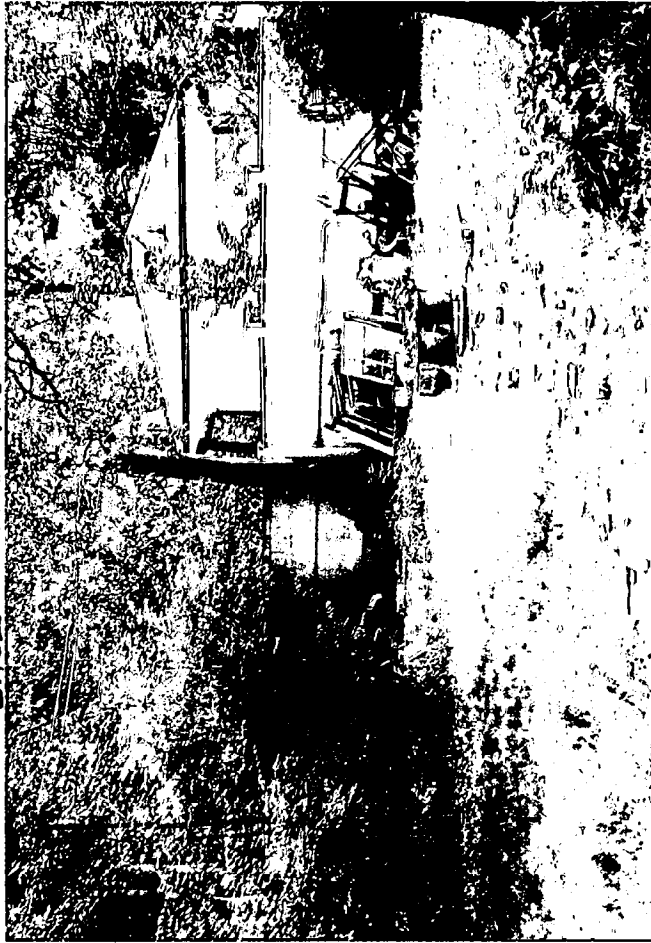


Site Location Close up

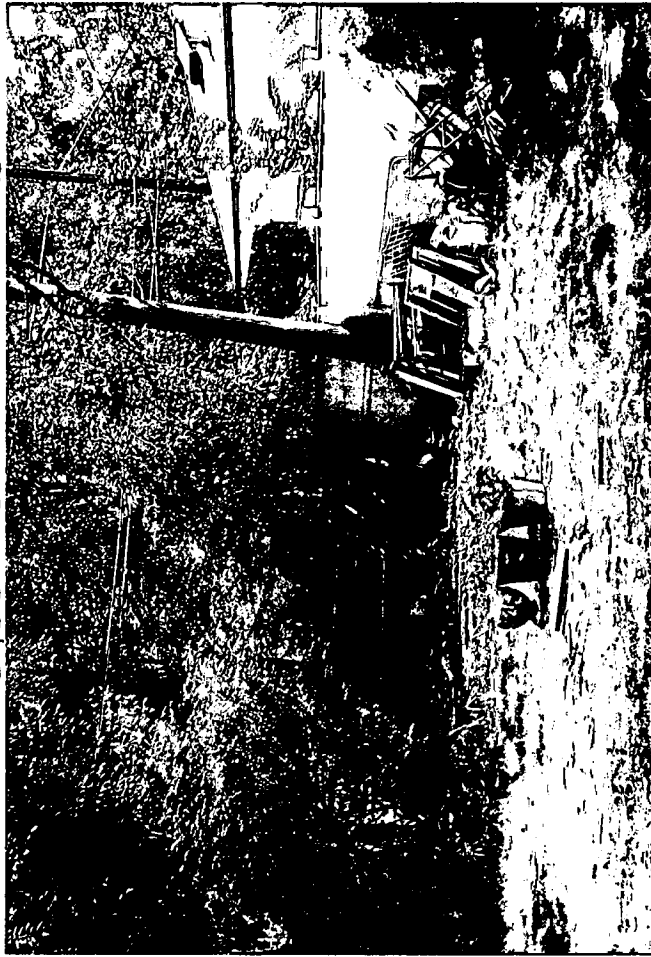


West view

Site Location



Site Location Oblique





Patio Location (From)



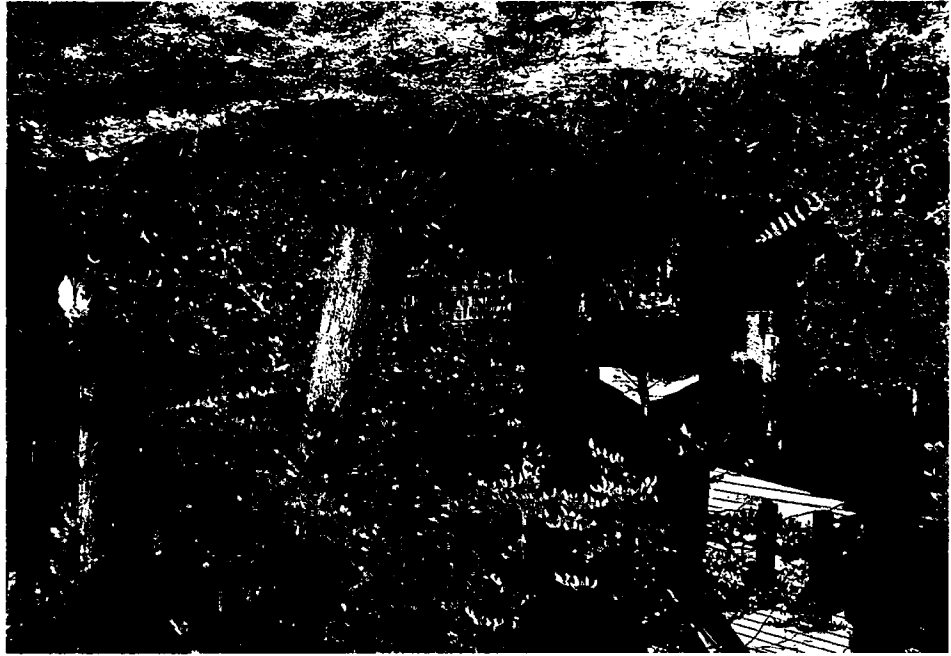
Patio Location (From)



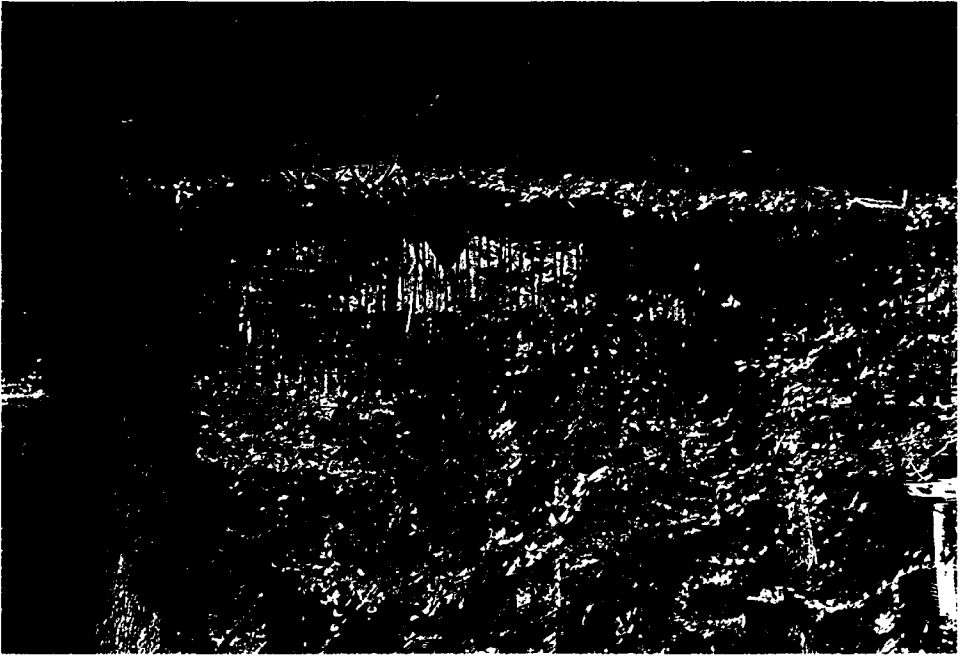
Shed Location



Shed Location ELEVATED VIEWS



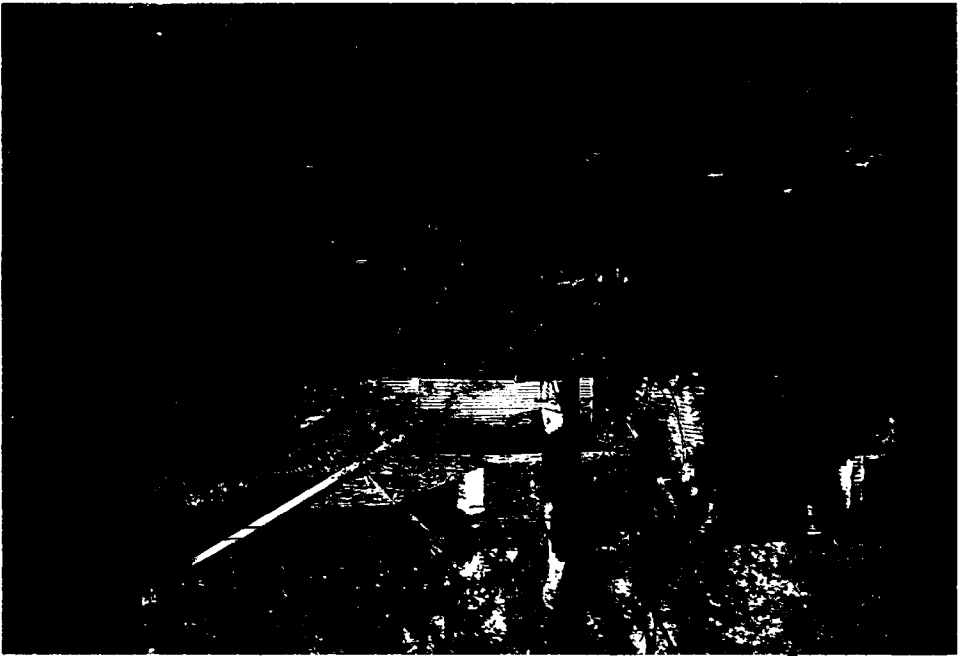
Fence
Front view



Fence
Rear view



Patio Location
(From)



Patio Location
(House)

