

# HISTORIC CHEVY CHASE DC

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November 21, 2006

Dear Chevy Chase, D.C. Neighbor,

The year 2007 will mark the Centennial of the opening of two of our neighborhood's oldest subdivisions, "Chevy Chase, D.C." and "Connecticut Avenue Terrace." Some of our most historic homes can be found in these 1907 subdivisions, such as the Tudor revival house at 3915 Northampton Street, featured on page 3 of this booklet. These, and hundreds of other historic buildings in four other subdivisions that opened in the first part of the 20<sup>th</sup> century, are included in our study area for a proposed Chevy Chase, D.C. Historic District. For the past two years more than 20 volunteers have photographed, surveyed and entered data on all of the buildings in this proposed area. We welcome your support for this important project and for the ongoing work of our organization. Please fill out the form at the back of this booklet if you'd like to help.

We hope this document will answer questions you may have about why a historic district is a good idea for Chevy Chase, D.C. at this time. There are more than 41 historic districts in the city that have benefited from being designated, including Georgetown, Cleveland Park, Dupont Circle, Shaw, Anacostia and Capitol Hill. We believe our neighborhood too would gain enormously from this protection. After all, as stewards of its architectural and physical heritage, we have a responsibility to preserve the best elements of our community for future generations to enjoy--just as earlier residents did for us. We all moved here because we found something we liked and we remain because it offers us a sense of place we call "home."

Unfortunately, because stable, established, pedestrian oriented neighborhoods like ours are highly desirable, it is no longer possible to take for granted that what we appreciate and enjoy about our community today will remain for us tomorrow, unless we identify what we like and work to protect it. Our goal in proposing a historic district is to ensure that the many qualities that make Chevy Chase, D.C. livable and unique will remain long after we're gone. What we propose is to set up a system to manage change that is respectful of our historic community and that preserves the qualities of scale and architectural distinction we admire about Chevy Chase.

We invite you to attend a public meeting on Tuesday, December 5 at 7:30 pm in the Chevy Chase Community Center (5601 Connecticut Avenue, NW) which will feature a PowerPoint presentation on the history and architecture of Chevy Chase, D.C., a discussion of the preservation tools available to property owners (such as tax credits and façade easements) and a question and answer session moderated by Architectural Historian Laura Trieschmann of EHT Traceries (an architectural history firm assisting Historic Chevy Chase DC) that will include representatives from the city's Historic Preservation Office. We hope you will join us. Please contact me at (202) 363-9325 or by email at [JennyChesky@mris.com](mailto:JennyChesky@mris.com) if I may be of assistance.

With best regards,

Jenny Chesky  
President

## Chevy Chase, DC Historically and Architecturally Significant

Touted in 1912 as the “best suburb of the National Capital” by the *Washington Post*, Chevy Chase, D.C. is exemplary of an early-twentieth-century residential suburb built along the electric streetcar route in northwest Washington, D.C. The numerous planned subdivisions that bifurcate the central commercial corridor on Connecticut Avenue have collectively become known as Chevy Chase, D.C., a unique neighborhood that shares both suburban and urban qualities due to its location on the northwestern border of the District of Columbia.

Chevy Chase, D.C., along with its predecessor Chevy Chase, Maryland, is a result of an extraordinary vision of Francis Griffith Newlands and the establishment of the Chevy Chase Land Company at the turn of the twentieth century. Following the foresight of the land company, developer Fulton R. Gordon simultaneously implemented many of the same ideals that have resulted in the creation of a cohesive neighborhood



made up of eight subdivisions. Its tree-lined streets follow a traditional grid-like plan flanked by freestanding and attached single-family houses, while mid-rise apartment buildings occupy many of the lots facing Connecticut Avenue. Throughout its development, the neighborhood of Chevy Chase, D.C. has striven to create its own identity, which has been accomplished by its churches, schools, public facilities, and its thriving commercial district, as well as through its distinct early- to mid-twentieth-century residential architecture.



The subdivisions creating Chevy Chase, D.C. include Connecticut Avenue Terrace (1907), Chevy Chase, D.C. (1907), Connecticut Avenue Park (1909), Chevy Chase Heights (1910), Chevy Chase Terrace (1910), and Chevy Chase Grove, Sections I, II, and III (1913/1915/1918). Celebration of the development of the neighborhood culminates with the centennial of Connecticut Avenue Terrace and Chevy Chase, D.C. in 2007.

## Maintaining Community Character: What does it mean to live in a Historic District? Frequently Asked Questions about the Historic Designation of Chevy Chase, D.C.

This bulletin has been developed to help explain what Historic District designation means to the property-owners of Chevy Chase, D.C. It provides an overview of how designation for Chevy Chase, D.C. will affect you, your home, and your neighborhood. We encourage you to take some time to read this guide and participate in this process.

### 1. What is a historic district?

A historic district is a neighborhood that is officially recognized for its significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources.



Most historic districts are created because residents decide they want to protect the distinct architectural and historical context of their neighborhood and the historic resources that give their community its special character, cultural depth and diversity. Historic districts are not intended to freeze a neighborhood in time, but to provide guidelines for owners to use when making changes to their properties. The guidelines acknowledge the distinctive and historic features that define a

community, such as building setbacks, porches, bay windows, curved streets and mature landscaping—all of which make a neighborhood desirable and worth protecting.

In the District of Columbia we have 43 historic districts. The oldest is in Georgetown, which was one of the first historically designated areas in the nation when it was landmarked in 1950. The result of that designation has been the long-term stability of one of the most beautiful and valuable residential and commercial neighborhoods in the county. In fact, virtually all of the most valuable and desirable residential neighborhoods in the city, including Sheridan-Kalorama, Dupont Circle, Woodley Park, Cleveland Park, Capitol Hill, Logan Circle, and Georgetown, are designated as historic districts, protecting them from inappropriate development. Similarly, neighboring Chevy Chase Village (Section 2 of Chevy Chase, Maryland) was designated to the *Master Plan for Historic Preservation* as a county historic district in 1998.

In the District of Columbia, historic preservation is administered under a 1979 statute passed in response to growing concerns that much of the city's historic character was under threat from demolition and inappropriate development.

The city has a clearly defined design-review process that has the simple goal of preventing demolition of historic buildings and maintaining the architectural character of each neighborhood. The design review process applies to the exterior of the buildings and is primarily focused on those elevations visible from the street. The District's law establishes a Historic Preservation Review Board to make decisions related to the law and to review proposed major renovations and planned new

construction. The Board is comprised of D.C. citizens appointed by the Mayor and approved by the D.C. City Council. The majority of the board members have special professional qualifications related to historic preservation.

A professional staff in the city's Historic Preservation Office (HPO), supports the board. The staff, located within the Office of Planning, is made up of architects, historians, architectural historians and an archaeologist. HPO has a reputation for operating one of the most professional and efficient offices in the District government. The office has prepared Design Guidelines, which are available online at <http://www.planning.dc.gov/planning/cwp/view,a,1284,q,570650.asp>

## **2. Why create a Historic District in Chevy Chase, D.C.?**

The purpose of a historic district is to preserve and protect the physical integrity of architectural and environment resources within a defined set of boundaries. Early-twentieth-century neighborhoods like ours are desirable and treasured because of their architecture, scale and mature landscaping. Built before the automobile became dominant, these urban neighborhoods are highly prized for their pedestrian orientation, convenient location to mass transit, attractive tree-lined streets, historic architecture and public amenities like parks, libraries, shopping districts and good schools. Like most of these communities, Chevy Chase is stable and nearly built out, with relatively few houses for sale and even fewer lots available for new construction. Our neighborhood offers an attractive alternative to life in a sprawling suburban development. Protecting our community from unregulated and insensitive change will strengthen it and our city and is cost-effective in the long-run because neighborhoods like Chevy Chase do not require new roads, schools, fire departments or transportation or water systems. If too many modest, affordable houses are demolished in favor of mega-mansions, young residents and families will be unable to afford to move in, thus reducing the diversity and attractiveness of our community.

## **3. Isn't our neighborhood already protected by zoning? Why do we need a historic district as well?**

Chevy Chase, D.C., like the entire District, is covered by zoning laws. But zoning only restricts the use and size of a structure, not its design. Moreover, zoning does not prevent building demolition – one of the major threats to the attractiveness, stability and livability of established neighborhoods like Chevy Chase. Zoning would still allow subdivision of land and increases in density as a matter of right. Most of the houses within our neighborhood are not built to the maximum size and lot coverage allowed by zoning. Therefore, a new house could be built that is both taller (up to four stories) and set closer to the street than any other house on a block and still comply with zoning restrictions. In Adams Morgan, on a residential street, a developer recently converted a historic three-story rowhouse into a five-story condominium that towers over its neighbors. This alteration was in full compliance with D.C. zoning laws but did not have to be approved by the Historic Preservation Review Board because the building was not in a historic district. A structure equally out of scale with the surrounding houses can be built in our neighborhood as a matter of right, because new construction is not yet subject to design review by the Historic Preservation Review Board.

Zoning also affords no mechanism for ensuring that the design of additions, alterations, or new construction is compatible with the character of a neighborhood, so a building of any architectural style could be constructed in our historic community as a matter of right. Although Chevy Chase, D.C. is known for its variety of architectural styles, the elements that define these styles are cohesive and the result of our neighborhood's development from the early to mid-twentieth century. The gradual erosion of this architectural distinction will result in a loss not only to Chevy Chase, D.C.'s architectural identity, but also a loss to our community's heritage and character.



Moreover, one of the biggest threats to our neighborhood is not new construction in the back of our houses or other areas that are more or less hidden from view, but to the spacious front and side yards. Current zoning throughout the neighborhood allows a developer to build a house closer to the street than its neighbors, or to subdivide a single lot for the construction of two or more new buildings. This puts pressure on a community zoned for multi-family housing that has lots containing single houses. Developers understandably want to maximize their return so they will seek to demolish a single house in favor of building two, if zoning permits this. Additionally, a new house could be constructed on a vacant lot near you that might block both your sunlight and the neighborhood views you now take for granted. In a historic district, a house could still be constructed on that vacant lot, but its design, height, width, setback, lot coverage and general scale would be subject to review by the Historic Preservation Review Board. New architectural styles and innovative designs can often fit in well among older homes if the scale and orientation are compatible.



Possible Side Addition without Design Review



Loss of Character-Defining Features:  
Addition of second and third stories

Zoning is essentially a blunt instrument that uses a one-size-fits-all approach to land use and development issues. The historic preservation review process, on the other hand, allows for a more individualized or finely tuned approach to alterations and new construction in a particular neighborhood. Through historic district designation, the existing historic setting and location of proposed additions and new construction can be taken into consideration, ensuring that character-defining features of a particular block are maintained.

#### 4. What are the benefits of being in a historic district?

The overwhelming reason that neighborhoods in Washington, D.C. and throughout the country choose to become historic districts is to maintain their community character and quality of life. Most residents of historic communities realize that the value of their own homes is closely tied to their architecture and history, and protecting that history safeguards their investment. While there are many practical benefits such as increased property values, tax advantages, and free access to the expertise and technical assistance provided by the



District's preservation staff, the main reason residents choose to preserve their community is peace of mind. Being part of a historic district provides a real sense of security that comes from knowing that the neighborhood in which you choose to live is protected against future inappropriate changes that threaten your home and investment. Further, designation provides a great sense of place, with community members embracing the history and architectural charm of their neighborhood.

Specifically some of the **benefits** available include:

**Protecting your Home and Neighborhood** – The most important practical benefit of creating a historic district in a neighborhood such as Chevy Chase, D.C. is protecting its distinct architectural scale and character. Our community developed as a unified entity, despite the platting of separate subdivisions by different developers. Each subdivision mimics the successes of the neighboring blocks, and even those of Chevy Chase, Maryland, presenting a diverse collection of architectural styles and building types indicative of the early to mid-twentieth century. The interrelationship of buildings and landscapes throughout Chevy Chase, D.C. and the visual sense of place these resources collectively present is what make Chevy Chase, D.C. significant. This sense of place is what we seek to praise and protect.

**Peace of Mind** – By creating a historic district in Chevy Chase, D.C., we will be able to rest assured that we won't wake up one morning and see a bulldozer demolishing our neighbor's house or see low-rise commercial buildings on Connecticut Avenue replaced with high rises that block out our light and dominate the landscape. Instead, we will wake up every day knowing that the neighborhood we were attracted to when we decided to move here is going to remain essentially the same in scale and livability, notwithstanding the construction of new buildings and additions done in keeping with the scale and design of our existing architecture. As a community, we already benefit from knowing that under the protection of the National Park Service, Chevy Chase Circle and Rock Creek Park will not be suddenly replaced by high-rise buildings, dense housing developments and multi-story parking garages.. Establishing a historic district will provide this same security for the entire area under protection.

**Safeguarding your Investment** – Although it is impossible to quantify the exact dollar-value impact of historic designation on any particular neighborhood, one fact is overwhelmingly clear: Some of the highest valued real estate in this city is in historically protected areas and some of the most significant increases in values over the past few years have been in the more recently created

historic districts, such as Greater Fourteenth Street, Greater U Street, Mount Vernon Square, and Shaw. Dozens of economic studies have shown that real estate values in historic districts are higher and appreciate at greater rates than those in similar non-protected areas.

For example –

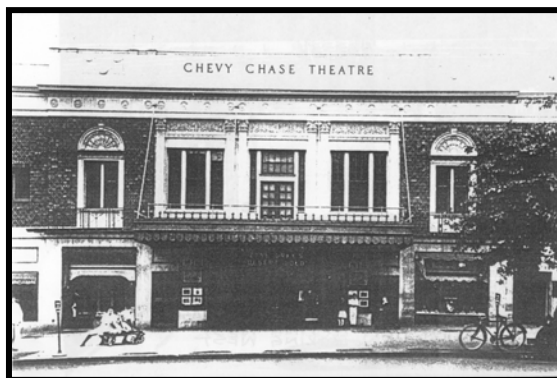
- A 2003 study by the New York City Independent Budget Office, *The Impact of Historic Districts on Residential Property Values*, states **“All else equal, prices of houses in historic districts are higher than those of similar houses outside historic districts.”** In fact, this study from New York City found values in historic districts outpaced those outside historic districts by more than 10% per year.
- A 2002 study by the Florida Department of State with research assistance from Rutgers University and the University of Florida Levin College of Law, *The Economic Impacts of Preservation in Florida*, reports that **“in 15 of 18 case studies, prices in historic districts increased more than in comparative neighborhoods.”**
- A 2002 study by Clarion Associates of Colorado, a land use and real estate consulting firm, BBC Research and Consulting and Place Economics of Washington, D.C. titled *The Economic Benefits of Historic Preservation*, found that **“residential property values in historically designated areas increased or stayed the same as those values in nearby undesignated areas.”**

**Tax Benefits Available for Façade Easements** – One benefit that is **purely optional** to a property owner in a federally designated historic district is participation in the Federal Historic Preservation Tax Incentive Program. Referred to as a “façade easement,” this donation is predicated on your agreeing to allow an eligible trust to monitor and approve changes to the façade of your building. The mission of the easement is simply to insure that all future changes are consistent with the building’s original architectural style and form. Only contributing buildings in a historic district, or individually listed properties, are eligible for façade easements. This elective program allows you, the owner, to claim a charitable contribution deduction from your income tax of approximately 10% to 11% of the value of your home. For example, if your house is appraised at \$750,000, you may be able to claim a charitable donation of \$75,000 for an actual savings (depending on your tax bracket) of up to \$25,000.

#### **Tax Benefits for Income-Producing**

**Properties** – If a property within a historic district is income-producing, such as a commercial building or rental property, **federal tax credits are available if the owner chooses to take advantage of them.** The Rehabilitation Tax Credits are dollar-for-dollar reductions in income tax liability for taxpayers who rehabilitate historic buildings. The amount of the credit is based on total rehabilitation costs. The federal credit is 20% of eligible rehabilitation expenses. In order to qualify for Rehabilitation Tax Credits,

an income-producing property must be a certified historic structure that is either 1) individually listed in the National Register of Historic Places, or 2) certified as contributing to a historic district that is listed in the National Register of Historic Places. Those responsible for the recent restoration of the Avalon Theater took advantage of Rehabilitation Tax Credits, thanks to the fact that the building’s exterior was individually designated a historic landmark in 1996.





## What does a historic district protect?

A historic district ultimately protects the rights of all neighborhood residents to live in an attractive environment that will not be overdeveloped or insensitively altered. The design review process is generally a very positive experience that can assist a homeowner in making cost-effective remodeling decisions. Overall, the role of the architectural review process is to guide change, not to prevent it.

Historic district designation protects the **exterior** of structures, not the interiors (although some interior spaces have been designated under special circumstances). In a historic district, typically contributing buildings cannot be demolished, significantly altered or added to in a way deemed incompatible with the general architectural character of the district. Ordinary repairs, such as maintenance or painting (including choice of color) are not affected. More significant alterations requiring building permits, such as the replacement of windows, doors and roofs, and the construction of additions, would require approval by either the Historic Preservation staff or the Historic Preservation Review Board. In routine cases, approvals can often be obtained directly and quickly from the staff. In the case of more significant work, plans must be submitted for approval to the Review Board.



**Chevy Chase, D.C. Today**



**Possible Alterations without Design Review**

In cases requiring approvals, the staff and the Review Board will work to ensure that replacements are done in a way that is architecturally similar in design to the originals and will be made of appropriate materials. The Board and the staff will attempt to ensure that additions are compatible with the facades of the original buildings. The Board and staff recognize that many newer substitute materials, such as artificial slate or wood composites, may be perfectly acceptable replacements for original features.

Renovations (including window and door replacements) or additions that are not visible from the street, as well as changes to buildings deemed non-contributing to the character of the historic district are subject to less stringent standards of review.

Historic review is intended to protect the design of our homes, not to “freeze” them in the past. The goal is always to take advantage of modern technology and to allow for adaptation to modern needs, while respecting the historic integrity that makes our houses and buildings distinctive. Again, the role of the architectural review process is to guide change, not to prevent it.



## 5. Would historic district designation impose additional burdens on me as an individual homeowner?

By requesting historic designation, a community is asking for a certain degree of government and community oversight to help protect existing buildings and to ensure that alterations to those buildings and any proposed new construction is compatible in design. Any property owner in a historic district who is making alterations that already require a building permit, will also be required to obtain approval from the D.C. Historic Preservation Office.

This office is staffed by trained preservation professionals and architects, who follow a clear and easily obtained set of standards and guidelines that are intended to assist property owners in the maintenance, preservation, and enhancement of the architectural character of their historic property.



In an historic district, a permit is required for window, front door and roof replacement. This is because these elements constitute a significant visual focal point or element of a building's architectural character. Original elements reflect the original design intent for the building and its period or regional style.

Some minor work not affecting the exterior appearance of a historic property can be cleared by the Historic Preservation Office staff. **In fact, 90% of building permit requests are granted "over the counter."** Such items are limited to minor repairs, in-kind replacements, temporary signage, replacement of air conditioning equipment, installation of rooftop vents and mechanical equipment, and other negligible changes.

Historic Preservation Office staff evaluates the building permit application to determine whether the proposed work is compatible with the character of the historic property. The staff contacts the applicant to address questions and discuss modifications, if any, that are recommended to the proposed scope of work. The staff attempts to resolve any outstanding issues in consultation with the applicant so that projects can be recommended for approval by the Historic Preservation Review Board at their monthly meetings. To ensure consistent review of all applications, Historic Preservation Office staff also conducts an internal staff "peer review" of cases prior to the Historic Preservation Review Board meeting. Once the staff has completed its review, it prepares a written report for the Historic Preservation Review Board. Staff reports are available to the public five days before the meeting.

Once the Historic Preservation Review Board has approved an application, it is sent to the Mayor's Agent for Historic Preservation for signature. After the permit is signed, it is returned to the Permit Processing Division. The applicant then continues the remaining building code reviews, including mechanical, structural, and electrical approval. When the application has received all necessary clearances, and the fee is paid, the permit is issued and construction can begin. In a rare instance when the Historic Preservation Review Board recommends against an application, the staff notifies the applicant in writing of the recommendation and of his or her right to request a public hearing before the Mayor's Agent. The applicant has ten days after receipt of this notice to request a hearing.

## 6. Are there hidden costs to owning a property in a historic district?

Studies have shown that there are no hidden costs to owning a property in a historic district and that rehabilitation, renovation, alteration, additions, and new construction that conform to historic preservation standards are not necessarily more costly. In the case of window replacements, for example, a common area of concern to homeowners, the repair and retention of original windows versus the installation of replacement windows often costs less over the long term. Wood windows were historically manufactured from durable, close, straight-grain hardwood of a quality uncommon in today's market. The quality of the historic materials and relative ease of repairs allows many well-maintained old windows to survive from the nineteenth century or earlier.

The Historic Preservation Office recognizes that it may not always be technically or economically feasible to maintain existing materials. In such cases, and particularly when the affected areas of a house are not visible from the street, the office can direct homeowners towards compatible substitute materials. In fact, the wood in older windows is usually of such high quality that when restored, such windows will outlast replacements of any kind. A historic wooden window with a high quality storm window should thermally outperform a new double-glazed metal window that does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This is because the wood has far better insulating value than the metal and many historic windows have more wood than glass in them, thus reducing the area of highest heat transfer. Thus, installing high quality storm windows is often a very successful way to preserve and protect original windows and their appearance on a building and still have greater noise and temperature control.



In general, the Historic Preservation Office asks residents to respect the significance of original materials and features, repairing and retaining them wherever possible and when necessary, replacing them in-kind.

The Historic Preservation Office recognizes that it may not always be technically or economically feasible to maintain existing materials. In such cases, and particularly when the affected areas of a house are not visible from the street, the office can direct homeowners towards compatible substitute materials.

The Historic Preservation Office has addressed homeowners' concerns about the energy efficiency of historic buildings. They will assist homeowners in creating an energy conservation strategy and evaluating the thermal efficiency of foundations, walls, roof, windows, and doors. Guidelines for energy conservation for historic buildings have been prepared by the Historic Preservation Office to address many of the concerns of property owners.

## 7. How can Chevy Chase, D.C. become a historic district?

The first step in the process of designating a historic district is to survey our neighborhood's architectural and natural resources and determine what is distinctive and historic about our environment.

In 2004, the D.C. State Historic Preservation Officer made an informal determination of eligibility that Chevy Chase, D.C. has the significance and integrity for designation as a historic district.

Over the last two years, more than 20 members of the community have photographed and completed architectural surveys of the buildings in the proposed study area in Chevy Chase, D.C. The architectural history firm of EHT Tracerics is presently analyzing the survey documentation and preparing a history of the neighborhood. Boundaries of the historic district will be based on the survey documentation collected to date, the physical integrity of the buildings, and the development history of the neighborhood. Every property within those boundaries is expected to be included in the historic district. However, if a substantial number of non-contributing buildings are located along a border of the historic district, those properties could be excluded. Non-contributing buildings are buildings that do not retain sufficient integrity due to alterations or additions or that were constructed outside the period of significance defined for the historic district. For example, a high-rise apartment building constructed in 1972 would be deemed non-contributing, and if located along a border of the historic district, might be excluded. Non-contributing buildings in the center of the historic district will not be excluded, because the district must be unified and cohesive.

Citizens of the proposed historic district have had opportunities to weigh in on whether they are in favor of the proposal, and have been encouraged to participate in the process. There has been strong support from the community.

Here are some of the events that have occurred and several new opportunities for public input:

- Historic Chevy Chase DC (HCCDC) and the Chevy Chase Citizens Association held a joint public meeting on April 20, 2004, at the Chevy Chase Community Center. This meeting was publicized through a front-page story in the Chevy Chase Citizens Newsletter, via a flyer inserted in the *Northwest Current* newspaper, on posters displayed in the community, and through invitations delivered to all houses in the proposed historic district, which at that time included just two of our subdivisions, Chevy Chase Heights and Chevy Chase D.C.
- Block meetings were held in private homes so neighbors could hear presentations in smaller groups, ask questions, and discuss the idea of a historic district.
- A public meeting called "Ask the Experts" was held on June 28, 2005, at the Community Center. This forum featured a panel of experts who answered questions about district designation.
- A public meeting will be held on December 5, 2006 to present an overview history of the neighborhood, explain available opportunities for historic preservation, update residents on the survey efforts undertaken to date, and answer any questions regarding the designation of Chevy Chase, D.C. as a historic district. Staff from the Historic Preservation Office will be attending the meeting, which will be directed by EHT Tracerics.
- The two ANCs affected by the historic district application will hold public meetings before the application is submitted to discuss the neighborhood's landmark nomination. Property-owners will have an opportunity to express their preferences at these meetings.
- A presentation of the significance of the neighborhood and the proposed boundaries of the historic district will be given upon completion of the National Register nomination.
- A meeting not yet scheduled by the Historic Preservation Review Board to hear the nomination will offer additional opportunities for affected residents to comment.

**8. What areas in the neighborhood are proposed for this historic designation?**

The following subdivisions are being proposed for inclusion in the historic district:

**Chevy Chase, D.C.** was opened in 1907 by the Chevy Chase Land Company. It is bounded on the north by Patterson Street, on the east by Chevy Chase Parkway, on the south by Livingston Street and on the west by Connecticut Avenue.

**Connecticut Avenue Terrace** was platted in 1907 by developer Fulton R. Gordon. It was originally bounded on the north by Belt Road, on the east by Connecticut Avenue, on the south by Livingston Street, and on the west by 41<sup>st</sup> Street. The study area boundary has been extended northward to include the eastern side of Western Avenue between Chevy Chase Circle and 41<sup>st</sup> Street.

**Connecticut Avenue Park** was established by Fulton R. Gordon in 1909. The subdivision is bounded on the north by Livingston Street, on the east by Connecticut Avenue, on the south by Military Road, and on the west by 41<sup>st</sup> Street.

**Chevy Chase Heights** was platted by the Chevy Chase Land Company in 1910. It is bounded on the north by Military Road, on the east by Connecticut Avenue, on the south by Harrison Street, and on the west by 41<sup>st</sup> Street.

**Chevy Chase Grove No. 3** was subdivided in 1918 by Fulton R. Gordon. The subdivision runs along Western Avenue to the north, Chevy Chase Parkway to the west, Nevada Avenue on the east, and Livingston Street on the south. Only a small portion of Chevy Chase Grove No. 3 is intended for inclusion in the current study area at this time. This area extends from Chevy Chase Circle to the alleys between Patterson Street to Quesada Street at Western Avenue.

**Chevy Chase Terrace**, platted in 1910, is located on the east side of Connecticut Avenue. The subdivision includes the properties fronting on both sides of Military Road between Connecticut Avenue and Chevy Chase Parkway, and extends southward to Jenifer Street. The boundary runs at an angle (northeast/southwest) through the blocks fronting Jenifer, Jocelyn, and Kanawha Streets, Chevy Chase Parkway, and Military Road.

**9. What if we do not want to be included in the historic district?**

The proposed historic district designation will be presented to the affected ANCs for their consideration. During this public forum, residents and property-owners are welcome to attend and comment on the proposed designation.

The District of Columbia Historic Preservation Act requires that the Historic Preservation Office notify property-owners once the historic district application has been formally filed and a hearing date has been scheduled. During the time between the public notice and the designation hearing, the Historic Preservation Review Board welcomes written comments from affected property-owners and any other interested persons who have something to say about the designation. Residents and property-owners are also welcome to attend the Review Board meeting to share their views about the designation.





Chevy Chase, D.C. Today



Possible Stylistic Alterations without Design Review

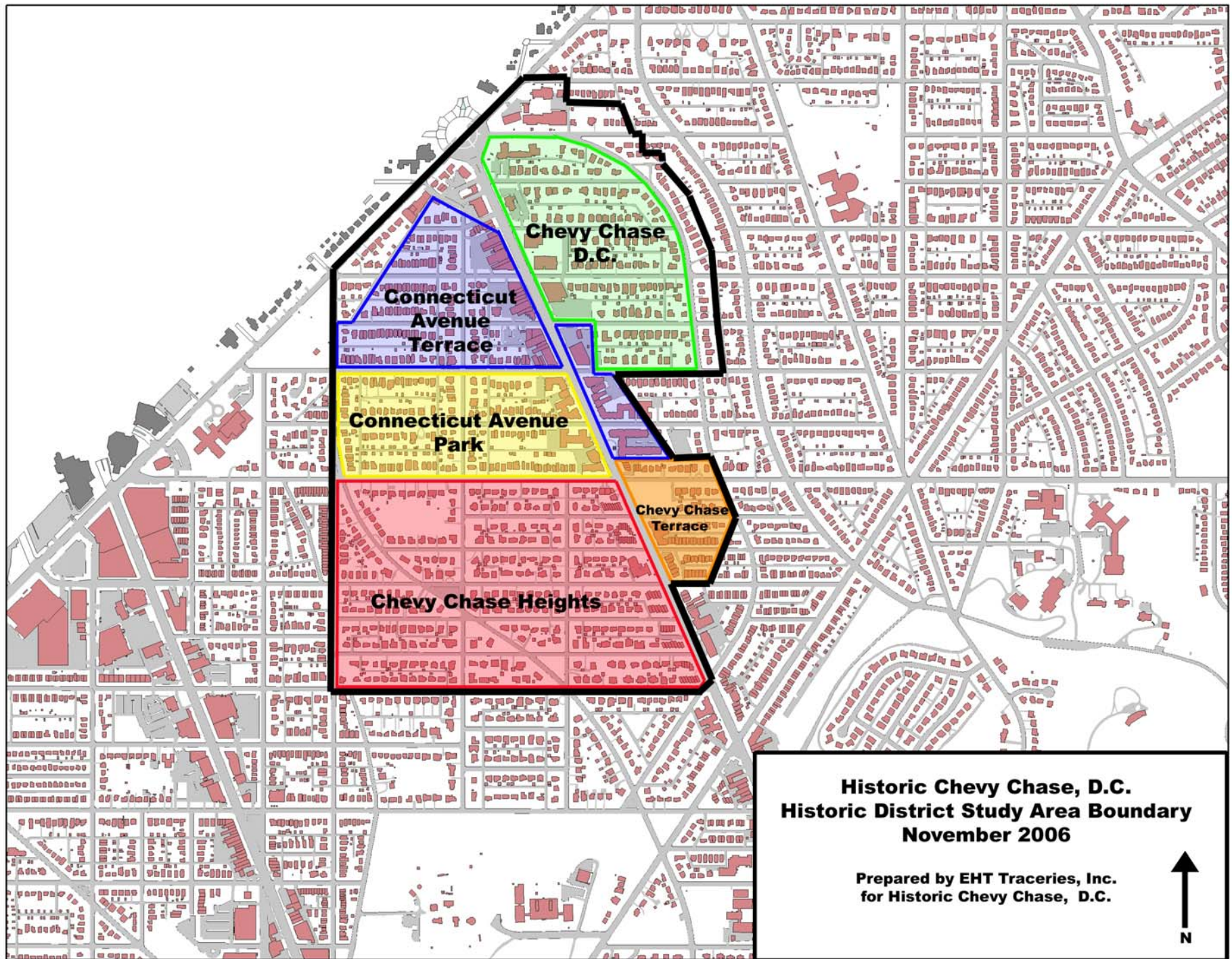
**10. Are there published materials to assist property-owners who live in historic districts?**

- The DC Historic Preservation Office maintains a website that offers additional information. It can be accessed at <http://planning.dc.gov/planning/cwp/view,a,1284,q,570741,planningnav,|33515|.asp>
- The DC SHPO has prepared Historic Preservation Design Guidelines that provide useful **advice** on many maintenance and repair problems encountered in historic buildings. While the staff cannot substitute for the services of a preservation architect or contractor, they can provide general technical support and direct you to additional sources of information. Many homeowners in historic districts have been helped by referrals from the Historic Preservation Office. The following Design Guidelines are available in print at the Historic Preservation Office on North Capitol Street, N.E. or can be accessed online at <http://www.planning.dc.gov/planning/cwp/view,a,1284,q,570650.asp>
  - [Introduction to the Historic Preservation Guidelines](#)
  - [Windows and Doors for Historic Buildings](#)
  - [Roofs on Historic Buildings](#)
  - [Walls and Foundations on Historic Buildings](#)
  - [Landscaping, Landscape Features and Secondary Buildings in Historic Districts](#)
  - [Energy Conservation for Historic Buildings](#)
  - [Accommodating Persons with Disabilities in Historic Buildings](#)
  - [Additions to Historic Buildings](#)
  - [Porches and Steps on Historic Buildings](#)
  - [New Construction in Historic Districts](#)
- The National Park Service maintains a very helpful website with over 150 documents from their Technical Preservation Services department, available free by mail or online, at <http://www.cr.nps.gov/hps/tps/tpscat.htm>

Thank you for reading this report. We encourage your participation in this process.

If you have any questions or comments, please do not hesitate to contact Historic Chevy Chase, D.C. (HCCDC) at PO Box 6292 Northwest Station, Washington, D.C. 20015-0292. Jenny Chesky, president of HCCDC, can be reached at 202-363-9325 and at [jennychesky@mris.com](mailto:jennychesky@mris.com)





**Historic Chevy Chase, D.C.  
Historic District Study Area Boundary  
November 2006**

Prepared by EHT Traceries, Inc.  
for Historic Chevy Chase, D.C.



**Historic Chevy Chase, DC**  
**P. O Box 6292**  
**Washington, D.C. 20015-0292**  
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**Yes, I/we support the work Historic Chevy Chase DC is doing in our community. Here is a contribution of:**

- |                                |                   |                                  |                    |
|--------------------------------|-------------------|----------------------------------|--------------------|
| <input type="checkbox"/> \$25  | Family Membership | <input type="checkbox"/> \$250   | Benefactor         |
| <input type="checkbox"/> \$50  | Contributor       | <input type="checkbox"/> \$500   | Patron             |
| <input type="checkbox"/> \$100 | Sponsor           | <input type="checkbox"/> \$1,000 | Chevy Chase Circle |

**I/We would like to:**

- Host a meeting in my home to discuss the historic district with my neighbors.
- Write a letter of support to the city for our neighborhood's historic district nomination.
- Obtain a bronze plaque for the exterior of my property, commemorating its architect and date of construction.
- Help with Historic Chevy Chase DC's website and/or newsletter.
- Donate materials (photos, books, maps, papers) to Historic Chevy Chase, DC's Archive.
- Other: \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City, State, Zip:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Email address:** \_\_\_\_\_

\*\*\*\*\*  
**Historic Chevy Chase, DC Inc. is organized exclusively for charitable and educational purposes within the meaning of section 501(c)3 of the Internal Revenue Code. Such purposes shall include, but not be limited to: (1) conducting research on, documenting and promoting the history, design, architecture, landscape, streetscape, historic preservation and development of the Chevy Chase DC neighborhood and its relationship to the District of Columbia and (2) educating the general public, neighborhood residents and city officials about the history and architectural resources of this neighborhood.**





We invite you to attend a public meeting on Tuesday, **December 5** at **7:30** pm in the Chevy Chase Community Center (5601 Connecticut Avenue, NW) which will feature a PowerPoint presentation on the history and architecture of Chevy Chase, D.C., and a discussion of the preservation tools available to property owners. We hope you can attend.