

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	34 West Kirke St., Chevy Chase	Meeting Date:	11/14/2018
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	11/7/2018
Applicant:	Thomas Dann (Derek Binsted, Architect)	Public Notice:	10/31/2018
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-18HH	Staff:	Michael Kyne
PROPOSAL:	New dormers and skylights		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Bungalow
DATE: c. 1892-1916

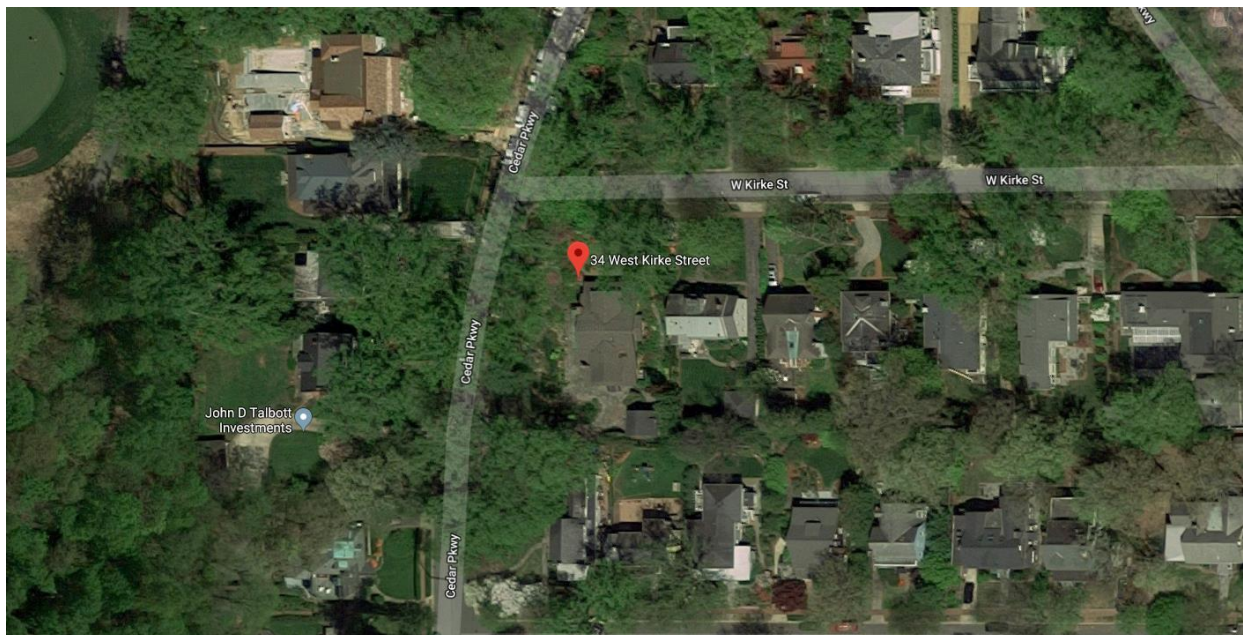


Fig. 1: Subject property.

PROPOSAL

The applicant proposes to install new dormers and skylights at the subject property.

APPLICABLE GUIDELINES:

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (“Regulations”), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code (“Chapter 24A”), the *Secretary of the Interior’s Standards and Guidelines for Rehabilitation* (“Standards”), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance **shall** take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

Sec. 24A-8. Same-Criteria for issuance.

- (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; [emphasis added] 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.*)

Chevy Chase Village Historic District Guidelines

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 and 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.

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The Guidelines that pertain to this project are as follows:

Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Skylights should be subject to strict scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.

Secretary of Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a c. 1892-1916 bungalow-style Contributing Resource within the Chevy Chase Village Historic District. The property is on a corner lot, with its driveway and garage accessed via Cedar Parkway. The property has experienced some renovations over the years, including a rear addition, which was approved by the HPC in 2016.

The applicant proposes to install two new shed dormers at the rear of the house, with one on each side of the existing centered gable dormer. The materials of the proposed dormer will match the existing, with cedar shingle siding, cedar shake roofing, and 4-lite SDL wooden casement windows. The windows will have 5/8" putty profile muntins, which will permanently-affixed on the interior and exterior, and spacer bars. A 2' x 2' skylight will be installed on the roof of the westmost dormer (Cedar Parkway side).

Staff supports the applicant's proposal, finding that the proposed alterations will not remove character-defining features of the subject property or detract from the surrounding streetscape, in accordance with the *Guidelines* and *Standards*.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Chevy Chase Village Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

855686



DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: derek@thomsoncooke.com Contact Person: Derek Binsted
 Tax Account No.: 00457848 Daytime Phone No.: 202-674-8234
 Name of Property Owner: Thomas Dann Daytime Phone No.: 202-686-8583
 Address: 34 West Kirke Street Chevy Chase, MD 20815
Street Number City Street Zip Code
 Contractor: Design/Build Inc. Phone No.: 301-587-6800
 Contractor Registration No.: _____
 Agent for Owner: Thomson & Cooke Architects Daytime Phone No.: 202-686-6583

LOCATION OF BUILDING/PREMISE

House Number: 34 Street: West Kirke Street
 Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
 Lot: P7&8 Block: 32 Subdivision: Chevy Chase Village
 Liber: 2 Folio: 106 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Stab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>DORMER</u>				

1B. Construction cost estimate: \$ 20,000

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.

Derek Binsted
Signature of owner or authorized agent

10/18/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 855686 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 single family home, built between 1892 & 1916, occupies a corner lot in Chevy Chase Village. The masonry structure exhibits identifying features of the Craftsman style; a large front porch supported by sloping brick piers, front and rear gabled dormers, and deep roof overhangs with exposed rafter tails and knee braces. A detached garage constructed in a similar style to the principle structure is present in the rear corner of the lot.

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

Two new dormers adjacent to the existing main rear dormer are proposed, as well as one skylight in the new dormer roof on the cedar parkway side of the house. The proposed dormers will be constructed with matching materials to the main dormer - to include painted cedar shingle siding and cedar shake roofing. Effect on the historic resource and neighborhood in general is limited, due to the proposed dormers location on the rear of the building.

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.

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

Owner's mailing address THOMAS DANN 34 WEST KIRKE STREET CHEVY CHASE, MD 20815	Owner's Agent's mailing address THOMSON THOMSON & COOKE ARCHITECTS 5155 MACARTHUR BLVD NW WASHINGTON, DC 20016
Adjacent and confronting Property Owners mailing addresses	
JOHN LYNHAM 32 WEST KIRKE STREET CHEVY CHASE, MD 20815	JOHN CAMPANELLA 5910 CEDAR PARKWAY CHEVY CHASE, MD 20815
CHARLES HOBBS 33 WEST KIRKE STREET CHEVY CHASE, MD 20815	JOHN ELLIOT 37 WEST IRVING STREET CHEVY CHASE, MD 20815
CLARE GILLIAM 5908 CEDAR PARKWAY CHEVY CHASE, MD 20815	SASAN JALALI 35 WEST IRVING STREET CHEVY CHASE, MD 20815

HISTORIC AREA WORK PERMIT APPLICATION

34 WEST KIRKE STREET

CHEVY CHASE, MD 20815

PROJECT SCOPE:

EXISTING 1 1/2 STORY SINGLE FAMILY HOME WITH BASEMENT & DETACHED GARAGE. TWO PROPOSED DORMERS AT REAR ROOF AND ONE PROPOSED SKYLIGHT ON RIGHT SIDE DORMER.

ZONING DATA:

BLOCK	32
LOT NO.	PT. 7&8
ZONING DISTRICT	R-60
ZONING OVERLAY	NONE
HISTORIC AREA	CHEVY CHASE VILLAGE
SITE AREA	11,678 SF
LOT COVERAGE	3,013 SF / 11,678 SF = 25.6% NO CHANGE

SQUARE FOOTAGE:

	<u>EXISTING:</u>	<u>PROPOSED:</u>	<u>NEW:</u>
BASEMENT FLOOR AREA:	2,030 SF		
FIRST FLOOR AREA:	2,395 SF		
SECOND FLOOR AREA:	1,889 SF	2,013 SF	124 SF
TOTAL FLOOR AREA:	6,314 SF	6,438 SF	124 SF
GARAGE 1ST FLOOR:	357 SF		
GARAGE 2ND FLOOR:	357 SF		

Dann Residence
34 West Kirke Street Chevy Chase MD 20815
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Cover	
10/19/18	HAWP Application





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ARCHITECTS

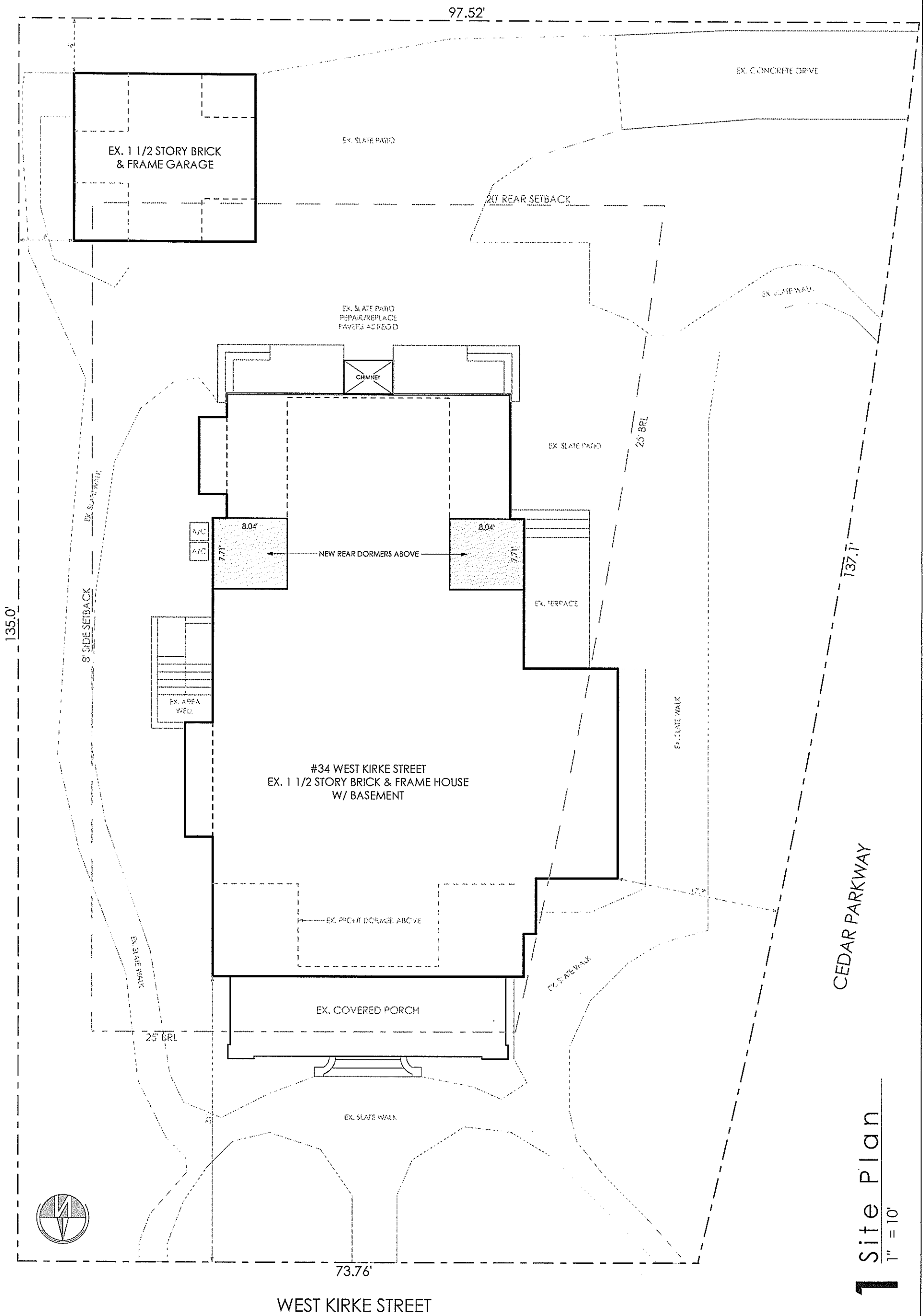
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Site Plan

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T2



CEDAR PARKWAY

WEST KIRKE STREET

1 Site Plan
1" = 10'



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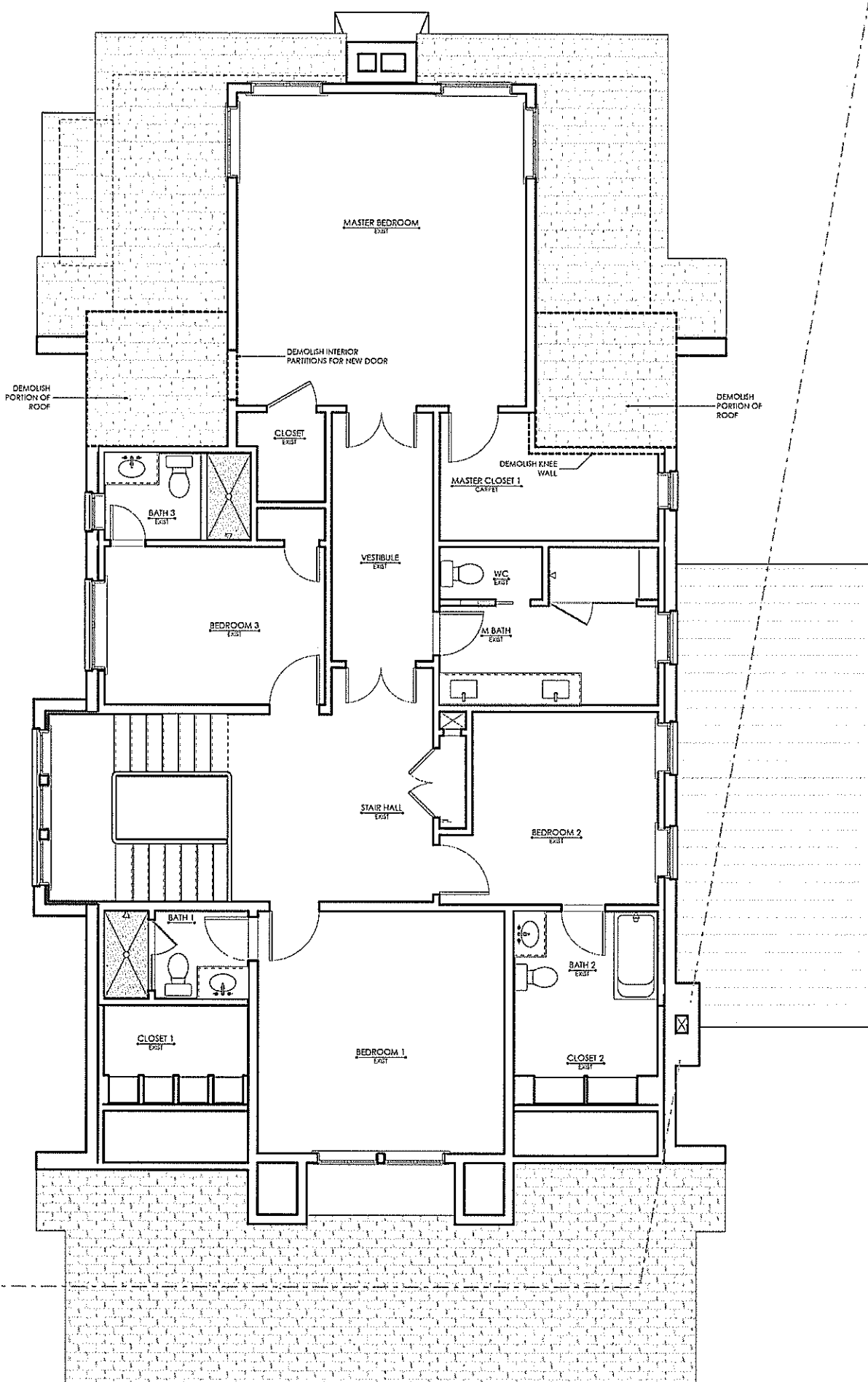
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2nd Floor Exist/
Demo

10/19/18
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D0

--- DENOTES EXISTING WALLS
- - - DENOTES WALLS TO BE DEMOLISHED



1 2nd Floor Exist/Demo
1/8" = 1'-0"



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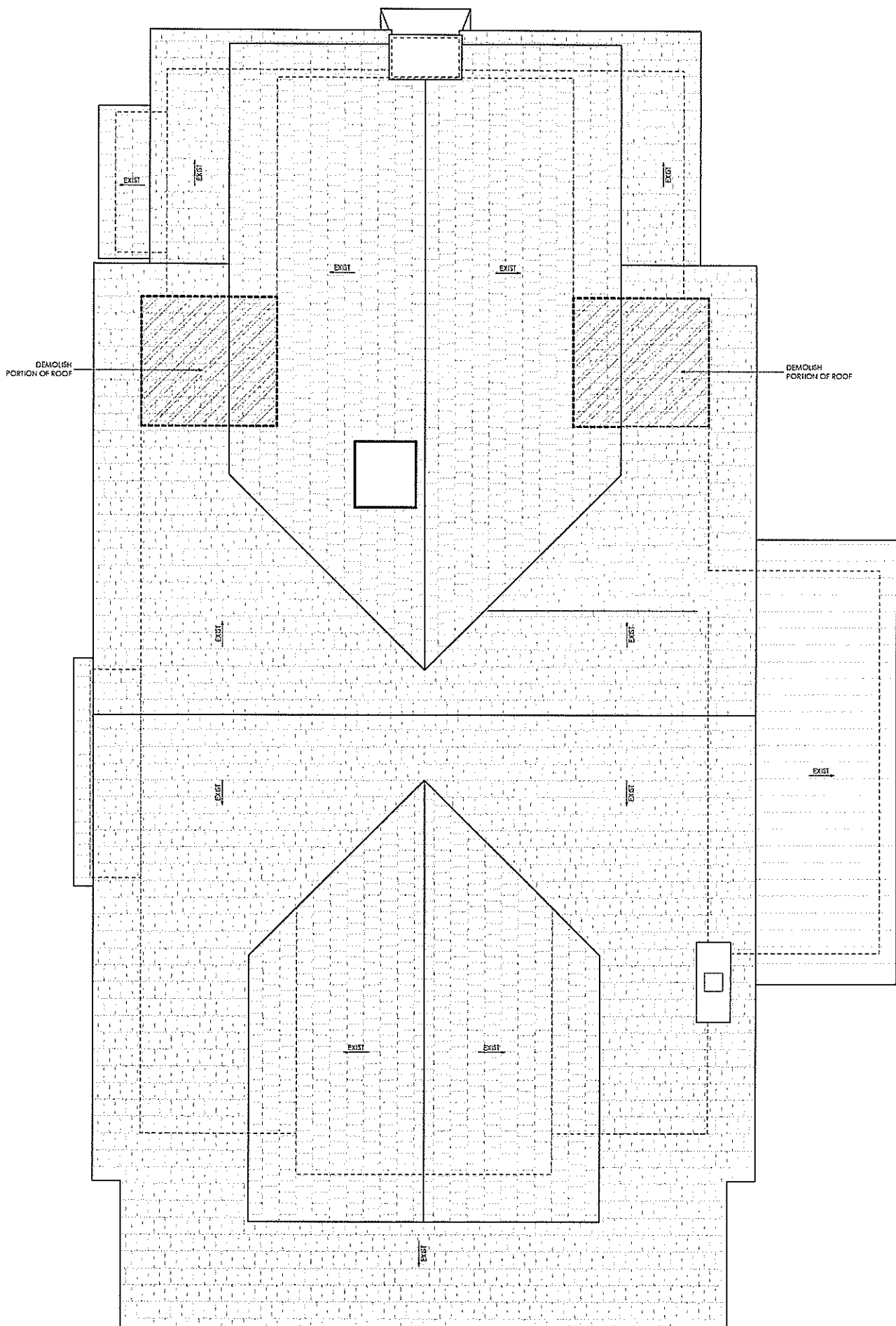
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Roof Exist/Demo

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D1



 DENOTES EXISTING WALLS
 DENOTES WALLS TO BE DEMOLISHED

1 Roof Exist/Demo
1/8" = 1'-0"



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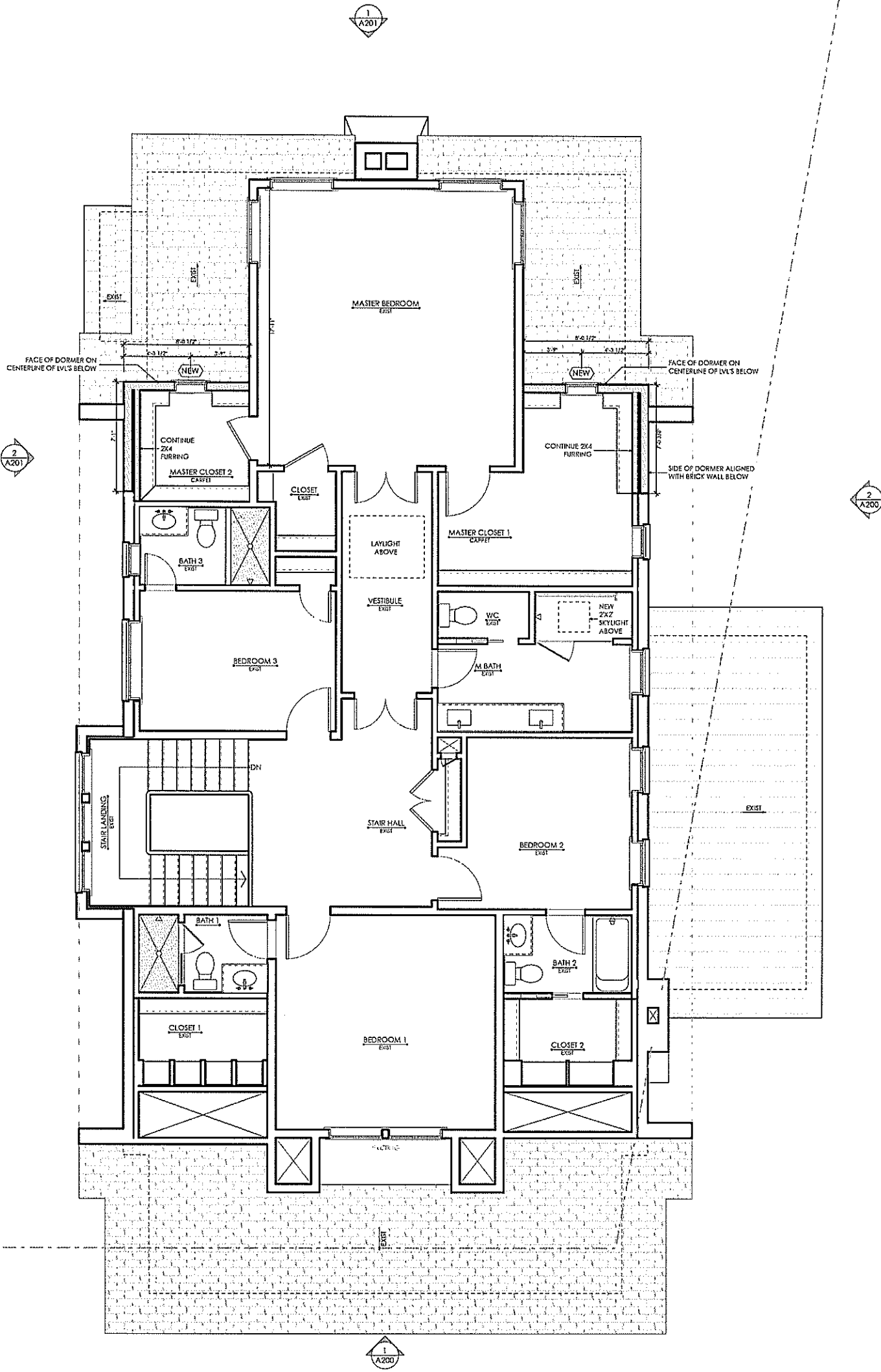
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Second Floor
Plan

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A1-0



——— DENOTES EXISTING WALLS
——— DENOTES PROPOSED WALLS

1 2nd Floor Proposed
1/8" = 1'-0"



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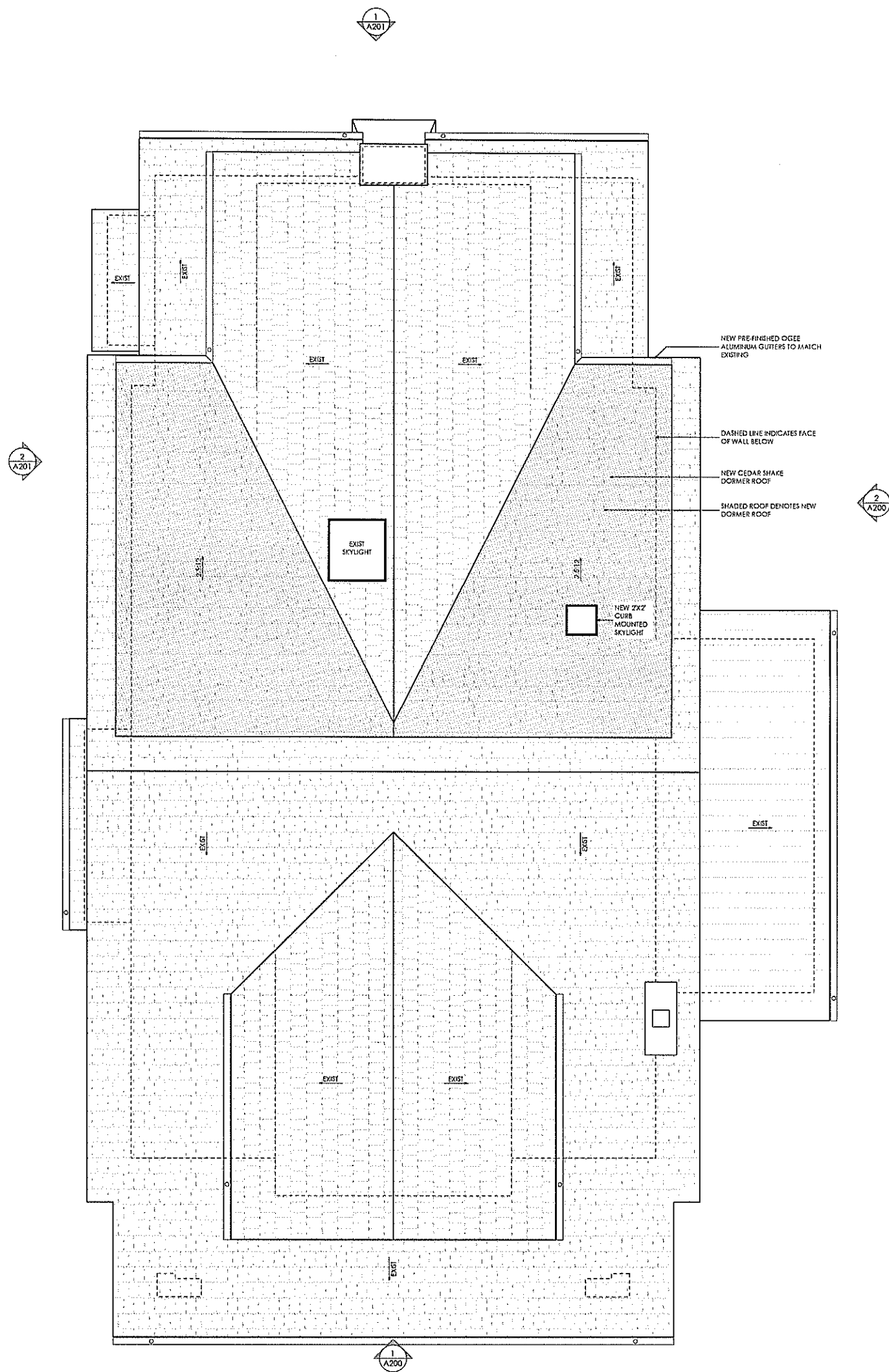
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Roof Plan

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Application

A1-1



DENOTES EXISTING WALLS
DENOTES PROPOSED WALLS

1 Roof Plan Proposed
1/8" = 1'-0"



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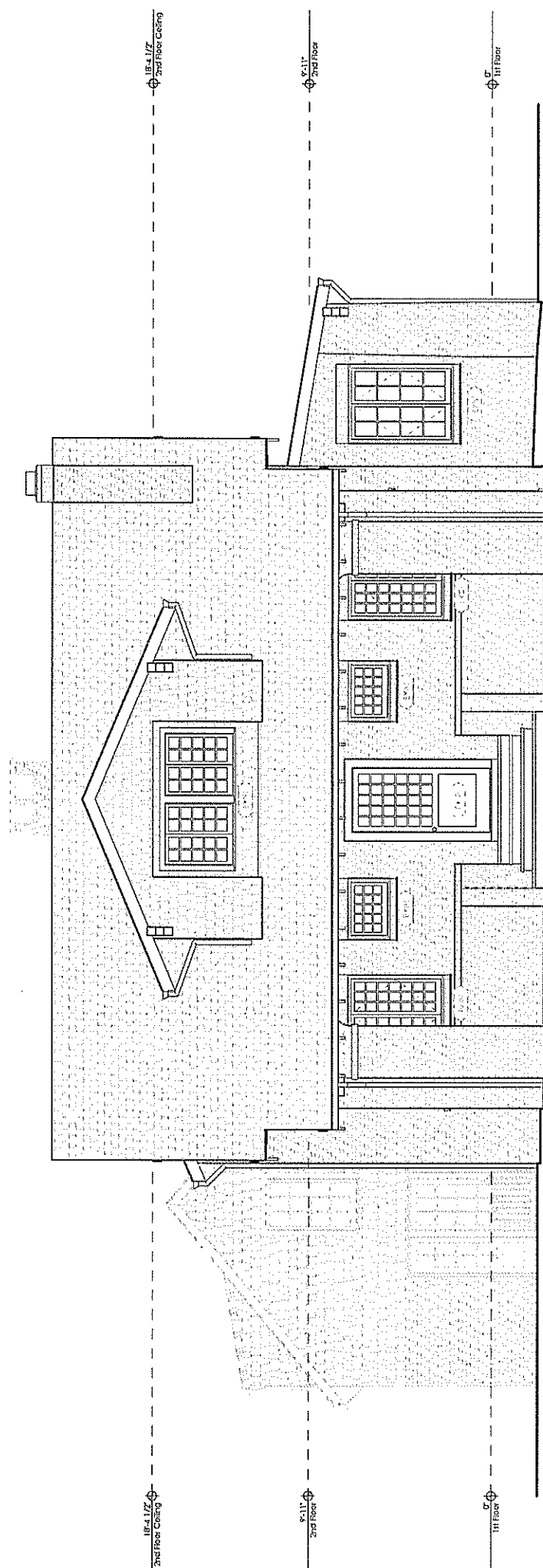
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Front Elevation
Exist./Proposed

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A2-1



1 Existing Front Elevation
1/8" = 1'-0"



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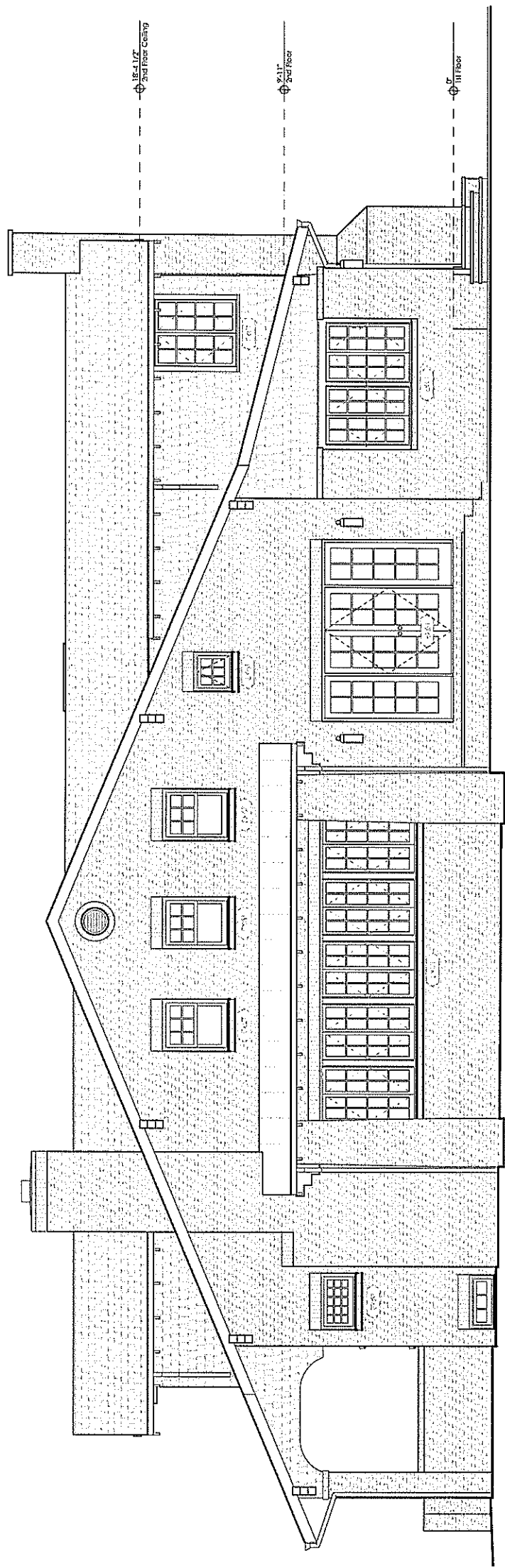
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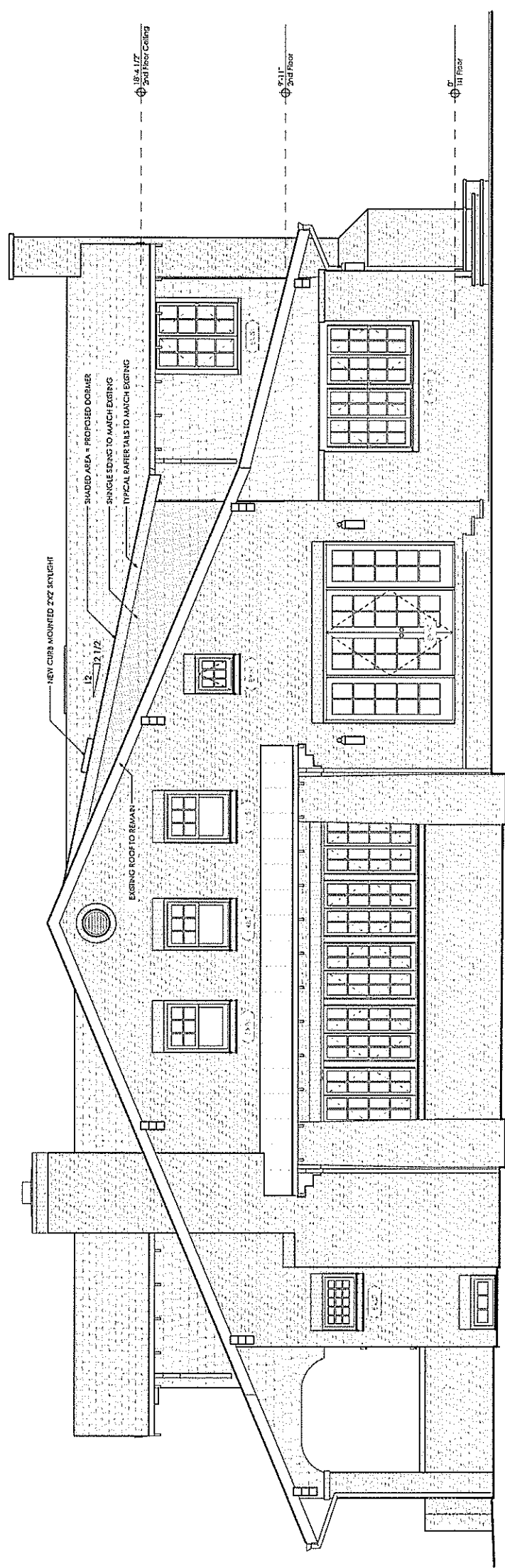
Right Elevation
Exist/Proposed

10/19/18
HAWP
Application

A2-2



1 Existing Right Elevation
1/8" = 1'-0"



2 Proposed Right Elevation
1/8" = 1'-0"



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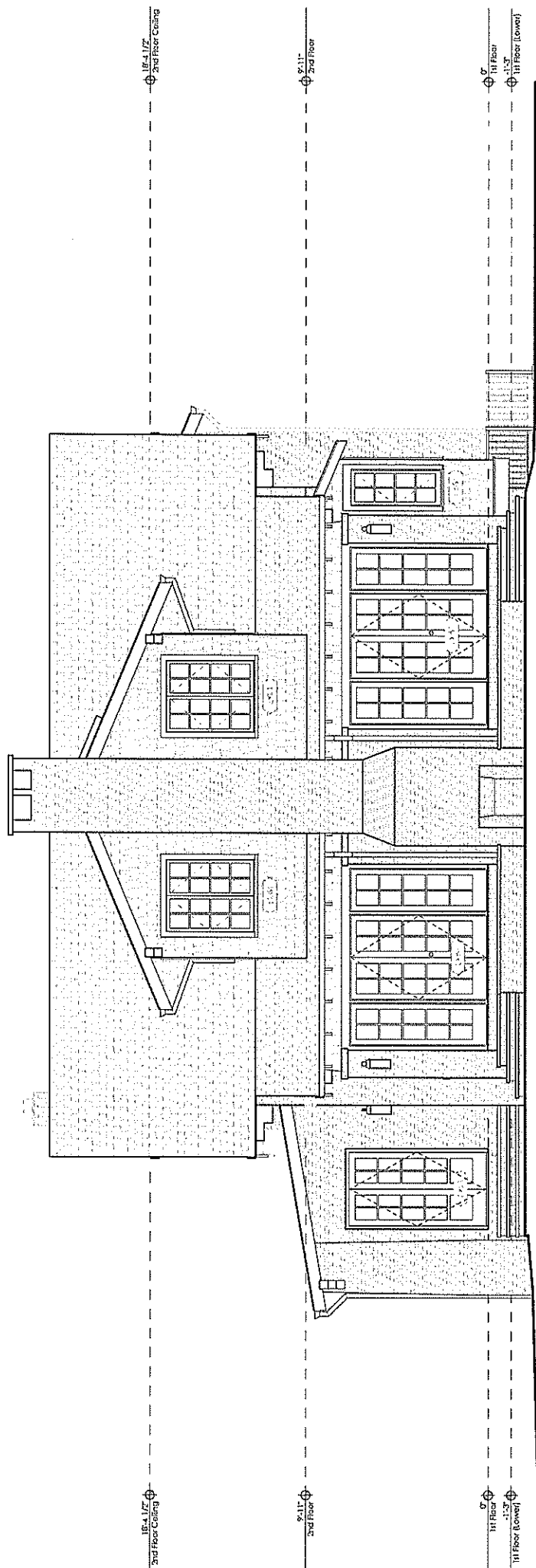
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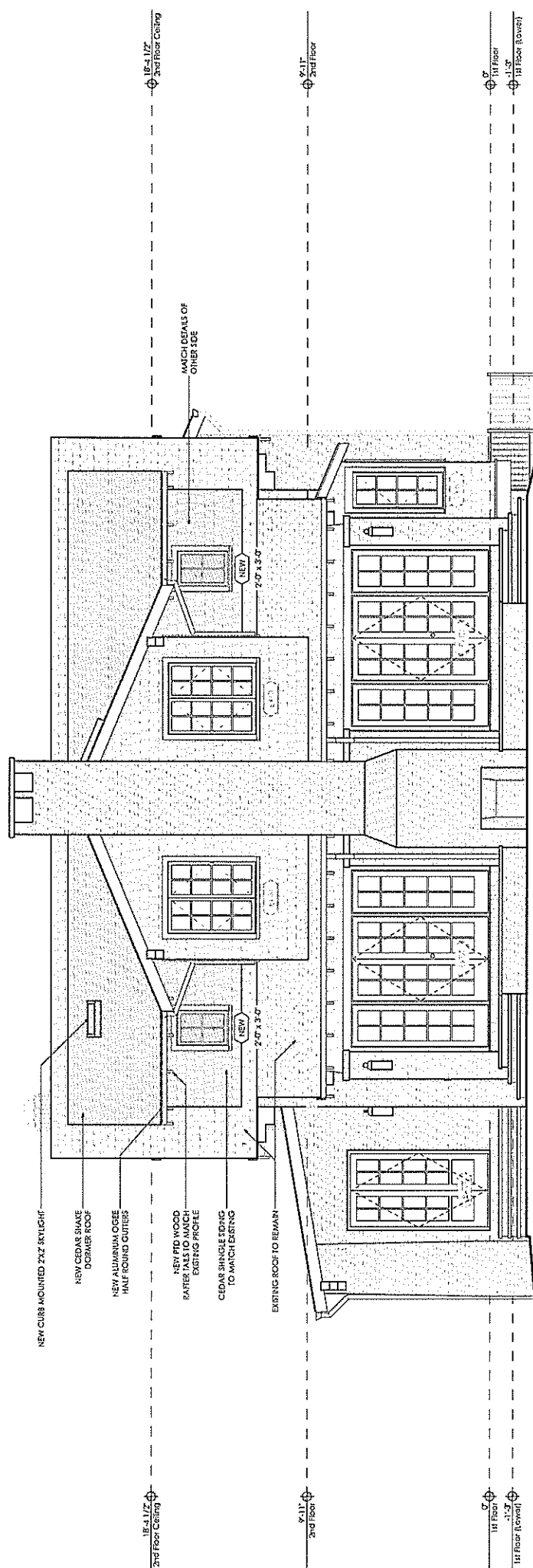
Rear Elevation
Exist./Proposed

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A2-3



1 Existing Rear Elevation
1/8" = 1'-0"



2 Proposed Rear Elevation
1/8" = 1'-0"



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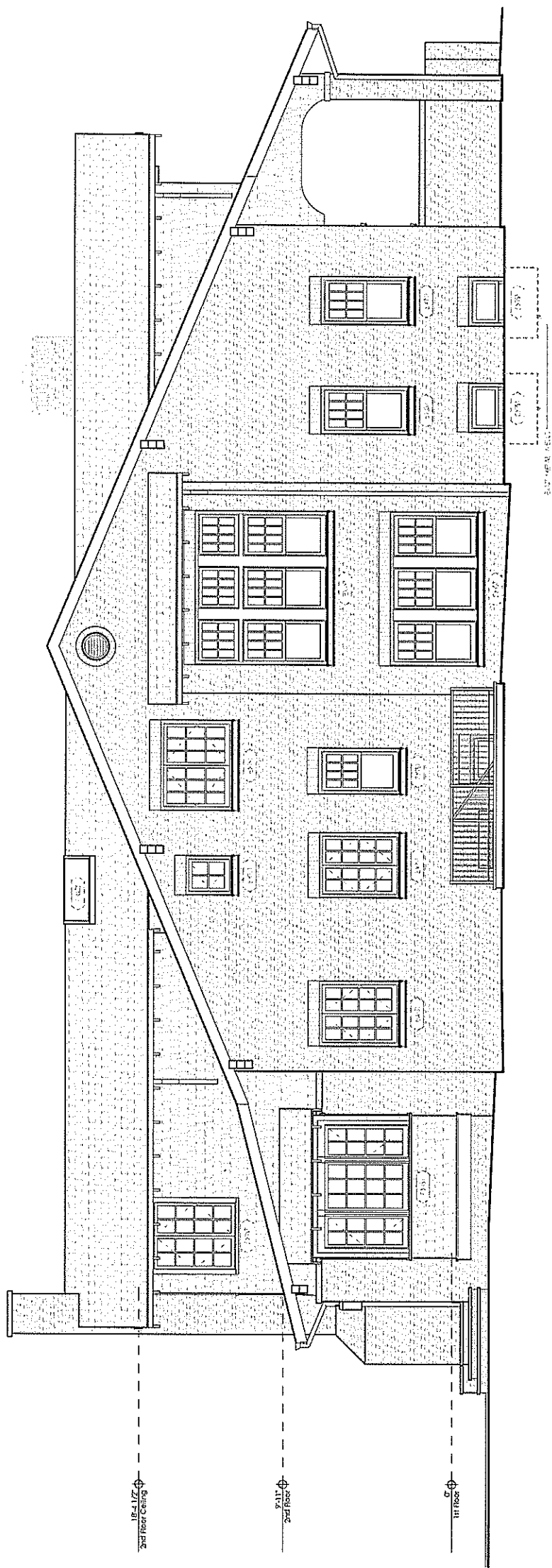
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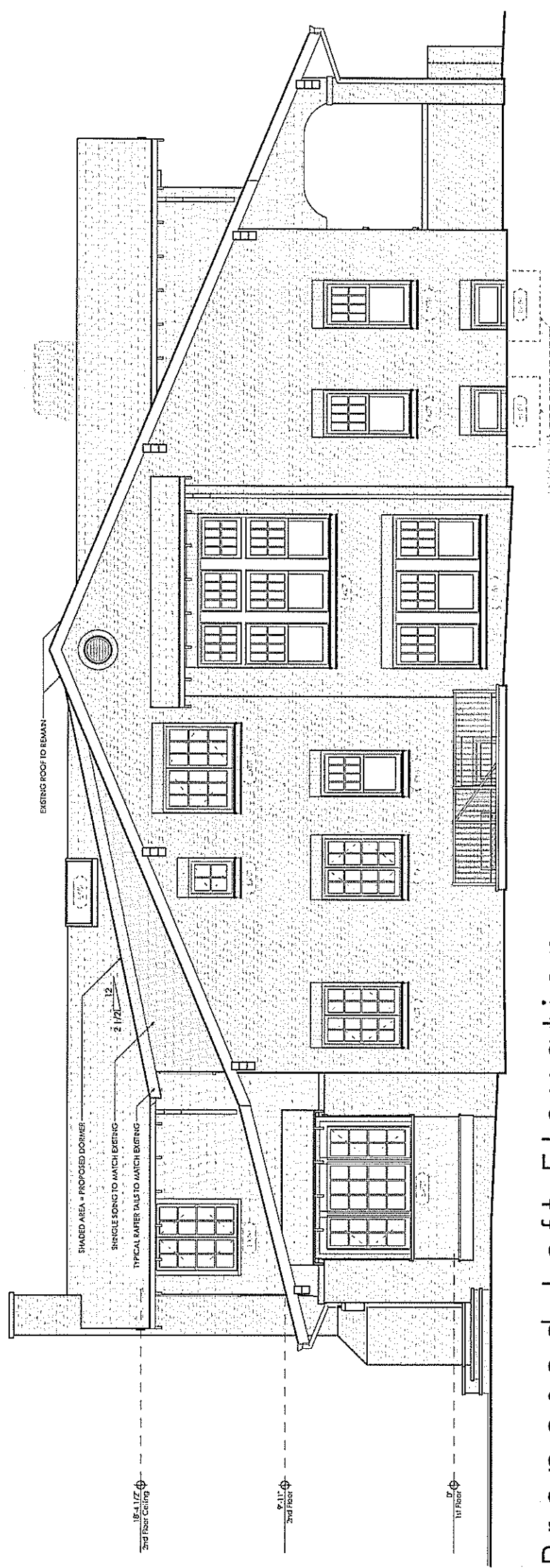
Left Elevation
Exisi/Proposed

10/19/18 HAWP
Application

A2-4



1 Existing Left Elevation
1/8" = 1'-0"



2 Proposed Left Elevation
1/8" = 1'-0"



FRONT (VIEWED FROM WEST KIRKE STREET)



FRONT (VIEWED FROM WEST KIRKE STREET)



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Photos - Front

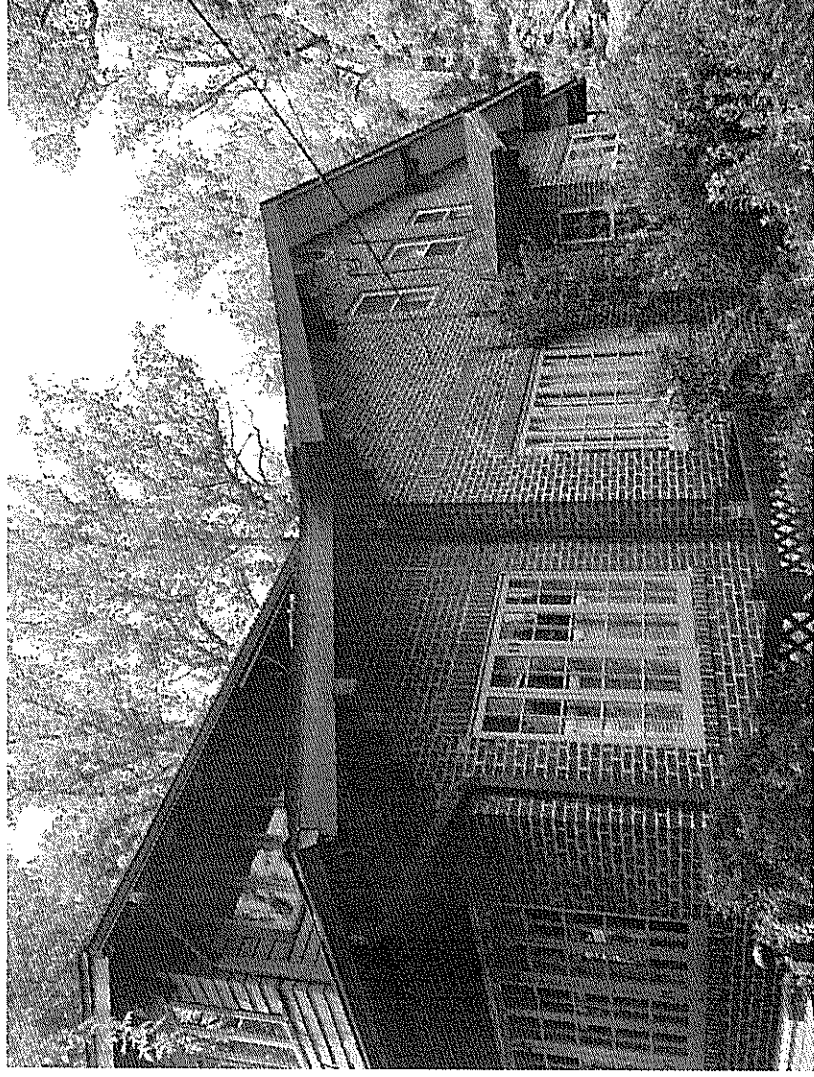
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A3-1



REAR (VIEWED FROM DRIVEWAY)

PRIOR TO CONSTRUCTION OF BUILDING PERMIT #800901



RIGHT SIDE (VIEWED FROM DRIVEWAY)

PRIOR TO CONSTRUCTION OF BUILDING PERMIT #800901

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Photos - Rear &
Sides

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A3-2

PRODUCT FEATURES

STYLES

Traditional, Mission®, French Push Out models, Quarter Round, Full Radius and Camber Top options.

STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" [116 mm] jamb construction
- Low E insulated glazing with 1/2" [13 mm] airspace
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible continuous weatherstrip system
- Insect screens with High Transparency mesh option
- Metal handle, cover, and locks

HARDWARE

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

GLAZING

Heat-Smart® Double, Heat-Smart® Triple, Tranquility® and StormForce™. StormForce™ is not available on all products.

SIMULATED DIVIDED LITES (SDL)

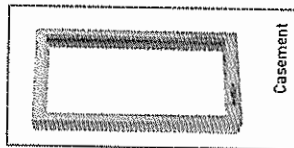
- Ogee Profile — 3/4" [19 mm], 1 1/8" [30 mm], 2" [51 mm]
- Putty Profile — 5/8" [16 mm], 7/8" [22 mm], 1 1/8" [30 mm], 2" [51 mm]
- Square Profile (interior only) — 3/4" [19 mm], 7/8" [22 mm], 1 1/8" [30 mm], 2" [51 mm]

CASING

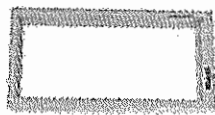
- WOOD: 2" [51 mm] Brickmould, 3 1/2" [89 mm] Flat, 5 1/2" [139 mm] Flat, Adams and Williamsburg.
- METAL CLAD: 2" [51 mm] Brickmould, 3 1/2" [89 mm] Flat, Nose & Cove, Adams, Williamsburg and Contemporary.

METAL CLAD COLOR SPECTRUM

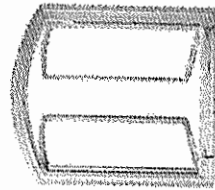
Standard and Architectural Palette colors, including anodized finishes. Available in Cyprum Collection [see section N].



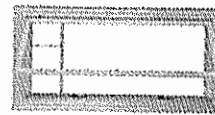
Casement



Mission® Casement



French Casement (Camber Top)



Push Out Casement

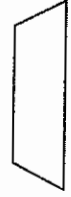
Loewen Wood Casement Window Spec.

TYP. WINDOW SPEC

EXTERIOR BAR OPTIONS

OGEE

CROSS SECTION*



PUTTY



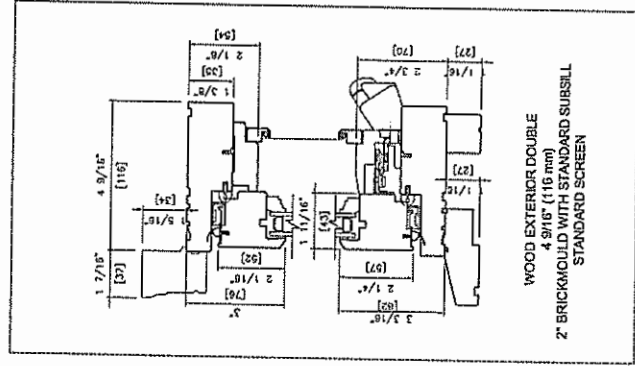
5/8" [16]

3/4" [19]

7/8" [22]

1 1/8" [30]

2" [51]



Dann Residence
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Window Specifications	
10/19/18	HAWP Application

A3-3