

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	26 West Kirke Street, Chevy Chase	Meeting Date:	1/23/2019
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	1/16/2019
Applicant:	Donna and Francisco Arbide (Matthew McDonald, Architect)	Public Notice:	1/9/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-19A	Staff:	Michael Kyne
PROPOSAL:	Rear deck and fenestration alterations		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

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

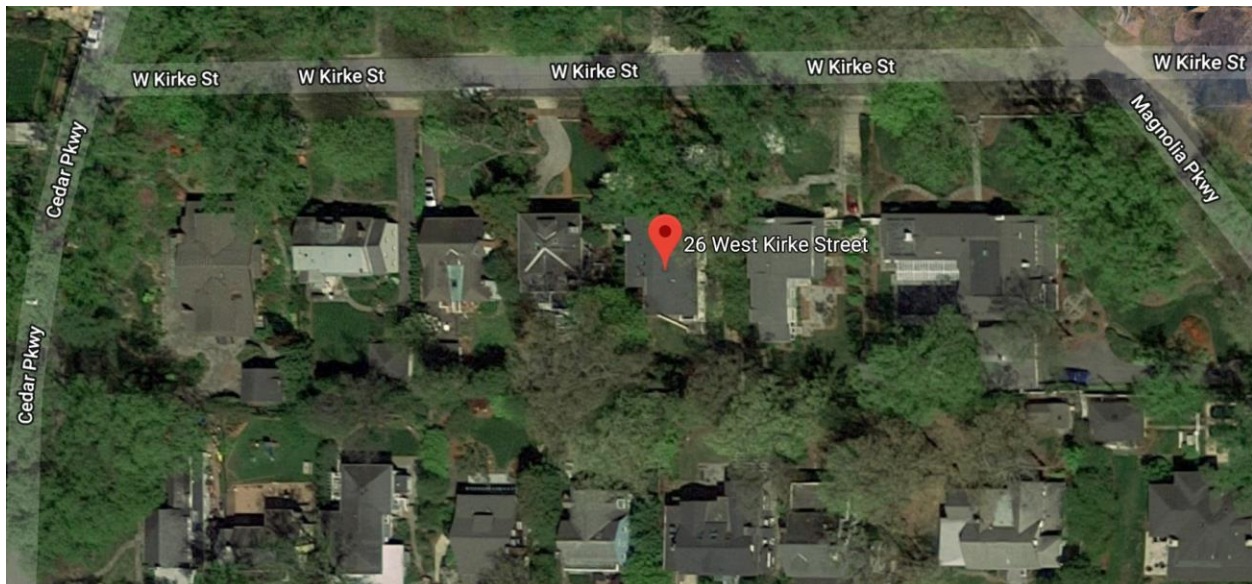


Fig. 1: Subject property.

PROPOSAL

The applicants are proposing the following alterations at the subject property:

- Replace the existing non-historic rear deck.

- Replace the existing non-historic French doors on the rear elevation with windows.

APPLICABLE GUIDELINES

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

Montgomery County Code; Chapter 24A-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.
- (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:

Decks should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

Doors should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Secretary of the Interior’s Standards for Rehabilitation:

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.

STAFF DISCUSSION

The subject property is a c. 1892 – 1916 Craftsman-style Contributing Resource within the Chevy Chase Village Historic District. The front of the house (north elevation) faces West Kirke Street. The house has a moderate front setback, with a driveway to the east (left, as viewed from West Kirke Street), which provide access to a detached garage at the rear. The house has experienced previous alterations, including the installation of a non-historic deck at the rear and installation of non-historic French doors on the rear elevation.

The applicants' proposal is to alter previously altered and/or non-historic features, including:

- Removal and replacement of the existing non-historic rear deck. The proposed new deck will be 38'-7 ¼" wide (side to side), 10'-10" deep (front to back) on the east (left) side, and 30'-6" deep on the west (right) side. The decking will be wood, and there will be a traditional wooden railing to match the existing railing on the rear balcony. The deck will have a decorative wooden lattice skirt to match the existing. The deck will include a built-in wooden bench at the rear, a CMU wall/built-in grill with stone veneer and flagstone counter/cap in the southeast (rear/left) corner, and a built-in CMU planter box with stone veneer and flagstone cap in the southwest (rear/right) corner. Steps with three risers and two treads will be constructed at the rear of the new deck to provide access to the rear yard. The steps will be 19'-7 ¾" wide with 7 ¾" high risers (the total approximate height of the three risers will be 23 ¼"). The treads will be wood to match the decking, and the risers will be wood or millable and paintable PVC.
- Replacement of three ganged non-historic French doors and transoms above with three ganged windows. There will transoms above and a millable and paintable PVC panel below the proposed new windows. The proposed new windows will be single-lite aluminum-clad wood windows.

Staff is supportive of the applicants' proposal. Portions of the proposed new deck (i.e., the CMU wall/built-in grill with stone veneer in the southeast (rear/left) will be visible from the public right-of-way of West Kirke Street, and, in accordance with the *Guidelines*, should be reviewed with moderate scrutiny. Staff finds that, although portions of the deck will be visible from the street, it is generally compatible with the historic house and surrounding streetscape. Due to the proposed deck's location at the rear and far removed from the street, it will not remove or alter character-defining features, in accordance with *Standards #2 and #9*.

In accordance with the *Guidelines*, the proposed fenestration alterations should be reviewed with lenient scrutiny, due their location at on the rear elevation and lack of visibility from the public right-of-way. The proposed fenestration alterations will not remove or alter character-defining features, in accordance with *Standards #2 and #9*.

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 *Chevy Chase Village Historic District Guidelines* and *Secretary of the Interior's Standards for Rehabilitation* 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 and #9;

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: matt@mcdstudio.com Contact Person: MATTHEW McDONALD
 Tax Account No.: 00457861 Daytime Phone No.: 301.215.7277
 Name of Property Owner: DONNA + FRANCISCO ARBIDE Daytime Phone No.: _____
 Address: 26 W. KIRKE ST. CHEVY CHASE MD 20815
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: MATTHEW McDONALD Daytime Phone No.: 301.215.7277.

LOCATION OF BUILDING/PREMISE

House Number: 26 Street: W KIRKE STREET
 Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PARKWAY
 Lot: 12 Block: 32 Subdivision: 0009
 Liber: 28319 Folio: 361 Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: REPLACE REAR DOOR + WINDOW UNITS.

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

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

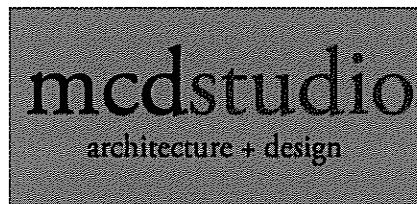
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

622298



26 W Kirke Street
Permit Number -
Written Description of Project

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

The site, located at 26 W Kirke Street, is located in the Chevy Chase Village Historic District. Chevy Chase Village was developed between 1892 and 1930. It is and was designed as a suburb of Washington, DC. The styles prevalent in Chevy Chase Village include Tudor Revival, Colonial Revival, Shingle, and Craftsman.

The current site consists of a single-family home, the main dwelling unit and a separate detached garage at the rear of the property. The original, single-family home was built between 1892 and 1916 and is currently classified by Chevy Chase Village as a Craftsman. Chevy Chase Village notes that there is a 1921 Sleeping Porch by Heaton, but it appears any such porch has been subsequently enclosed and is no longer an important or noticeable architectural element. A detached garage was added sometime later. There appears to have been several "recent" renovations that disrupted the historic quality of the side and rear facades. We believe this house to have been renovated several times prior to the current Owners' proposed project. Elements such as pre-fabricated bay windows and previously added or replaced windows added no historic value to the property, and arguably lessen any historical significance of the side and rear facades.

Due to the location of the house on the site, the Front Facade is the most visible from W Kirke Street. There are neighboring properties that obscure the majority of the view of the property from W Irving Street, Magnolia Pkwy and Cedar Pkwy.

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

The proposed project is the replacement of an existing deck located at the rear of the house. The majority of work will not be visible from W Kirke Street except for a small portion of a CMU wall with stone veneer that extends past the Rear Facade of the building. An existing fence and future landscaping will limit the visibility from W Kirke Street.

We are proposing a single story deck with detailing to resemble existing architectural elements on the house. The new deck will be connected on two sides to the existing home which currently obscure the view of the deck from W Kirke Street. There are obscured views from the neighboring properties to the right and left. Given the location of the proposed work, in the rear/side of the property, it will have minimal effect on the historic district as it will be unseen by the vast majority of the public.

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

<p>Owner's mailing address</p> <p>Donna Arbide & Francisco Arbide 26 W Kirke Street Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address</p> <p>MCDStudio 4948 St. Elmo Ave, Suite 304 Bethesda, MD 20815</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Michael McGarry & Carol McGarry 24 W Kirke Street Chevy Chase, MD 20815</p>	<p>Thomas Brown & Elizabeth Brown 27 W Kirke Street Chevy Chase, MD 20815</p>
<p>Donna Evers 28 W Kirke Street Chevy Chase, MD 20815</p>	<p>Bryan Anderson & Kathleen Anderson 29 W Kirke Street Chevy Chase, MD 20815</p>
<p>Mark F Sundback & Joy L Pritts 29 W Irving Street Chevy Chase, MD 20815</p>	<p>Aaron Kramer & Charlotte Kramer 27 W Irving Street Chevy Chase, MD 20815</p>

Existing Property Condition Photographs (duplicate as needed)



FRONT OF HOUSE - THERE WILL BE LIMITED VISIBILITY OF DECK. IT WILL MOSTLY BE
Detail: OBSCURED BY TREES, A GATE AND THE EXISTING FRONT OF THE HOUSE.
LOCATION OF DECK IS CIRCLED IN RED.

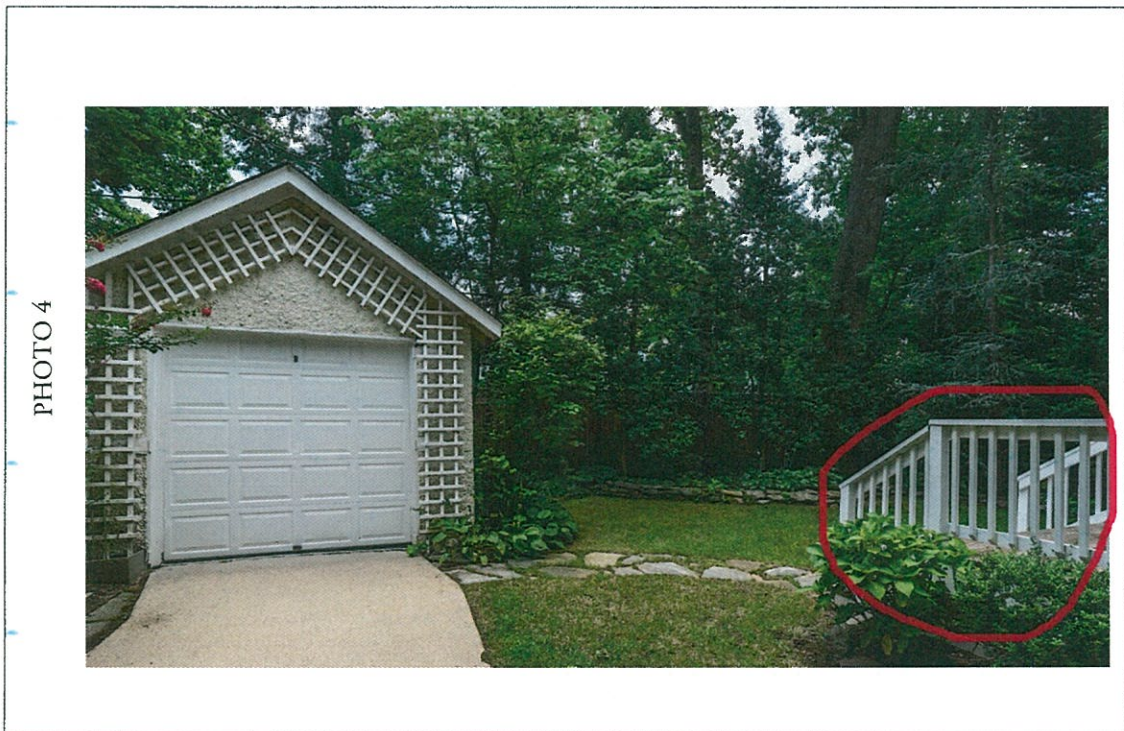


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Existing Property Condition Photographs (duplicate as needed)

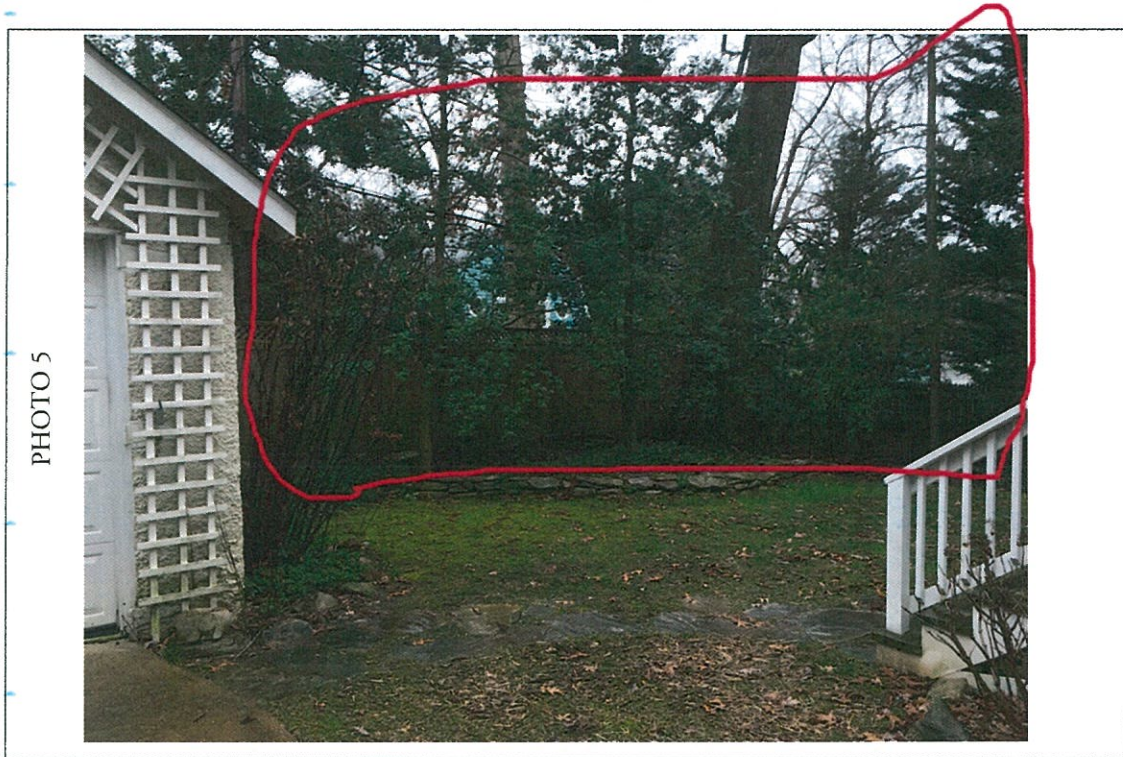


REAR ELEVATION. DECK TO BE REPLACED WITH NEW DECK. WILL EXTEND SLIGHTLY
Detail: PAST REAR FACADE. MAJORITY NOT VISIBLE TO NEIGHBORS ON EITHER SIDE
DUE TO TREES AND FENCES.



LEFT/ REAR VIEW. DECK TO BE REPLACED IS CIRCLED IN RED. MAJORITY OF VIEW FROM
Detail: NEIGHBORS ARE OBSCURED DUE TO FENCE, TREES AND GARAGE.

Existing Property Condition Photographs (duplicate as needed)

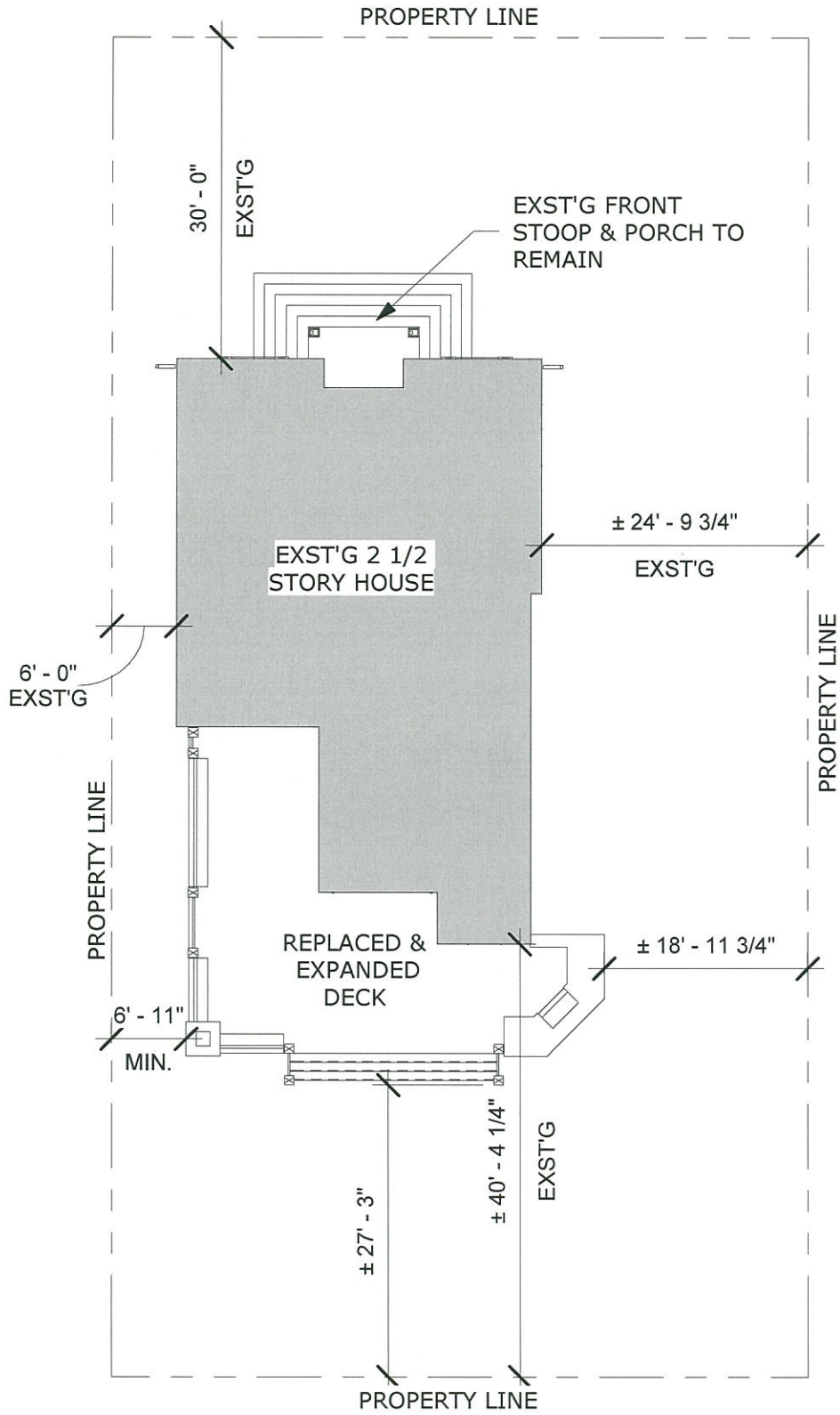


Detail: Solid wood fence at rear and side yard in addition to trees will conceal majority of new deck from view of rear and side neighbors



Detail: Existing structures and vegetation block views into rear yard from Irving Street

W. KIRKE STREET



mcdstudio

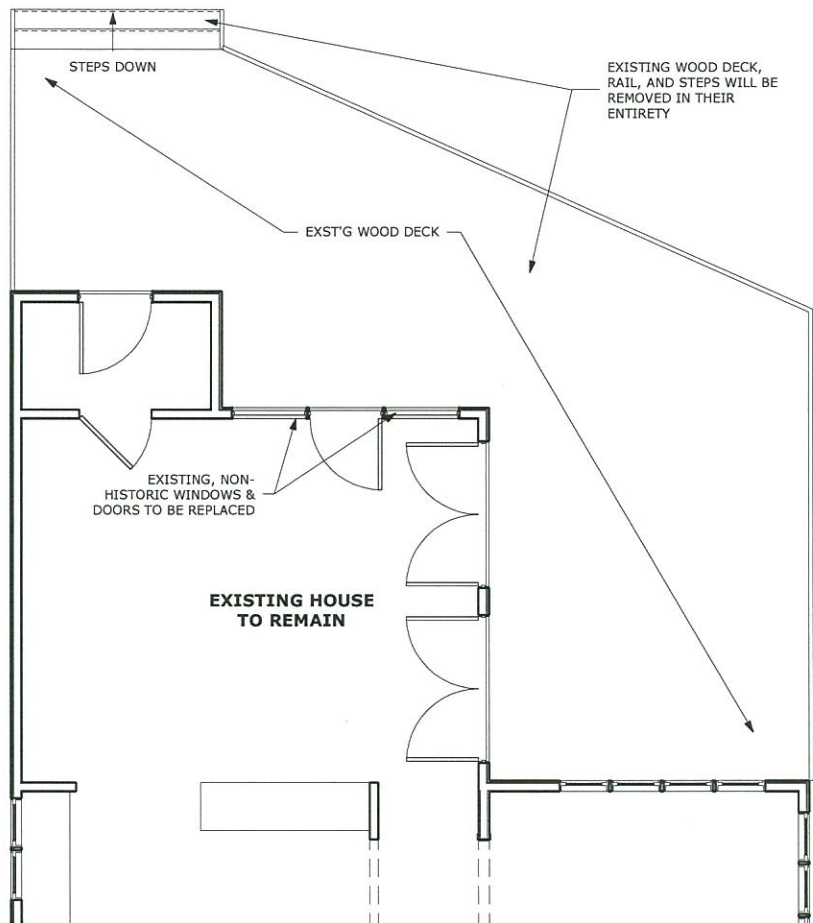
Site Plan

4948 St. Elmo Ave, Suite 304
Bethesda, MD 20814
P: (301) 215-7277
www.mcdstudio.com

Rear Deck Addition

26 W Kirke Street, Chevy Chase, MD 20814

Scale: 1/16" = 1'-0"
Drawing Issue Date: 12-28-18





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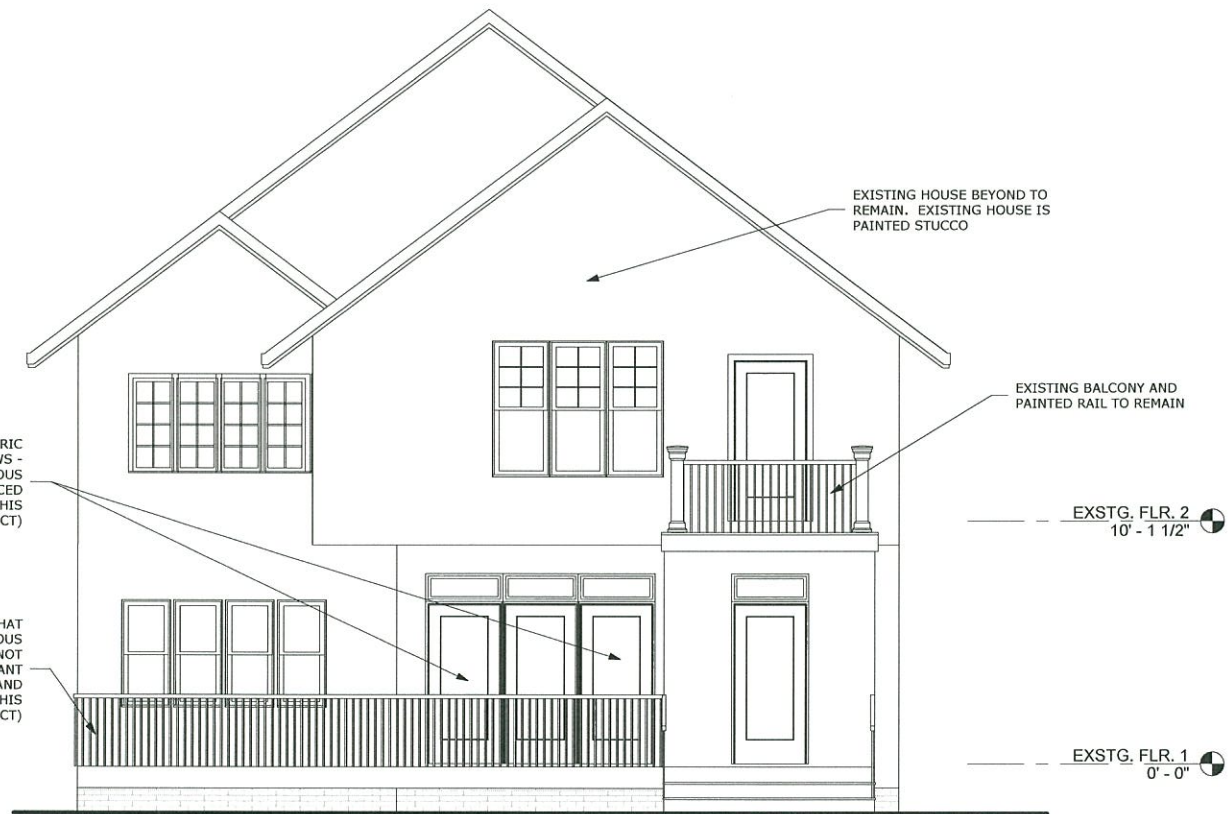
Existing Front Elevation

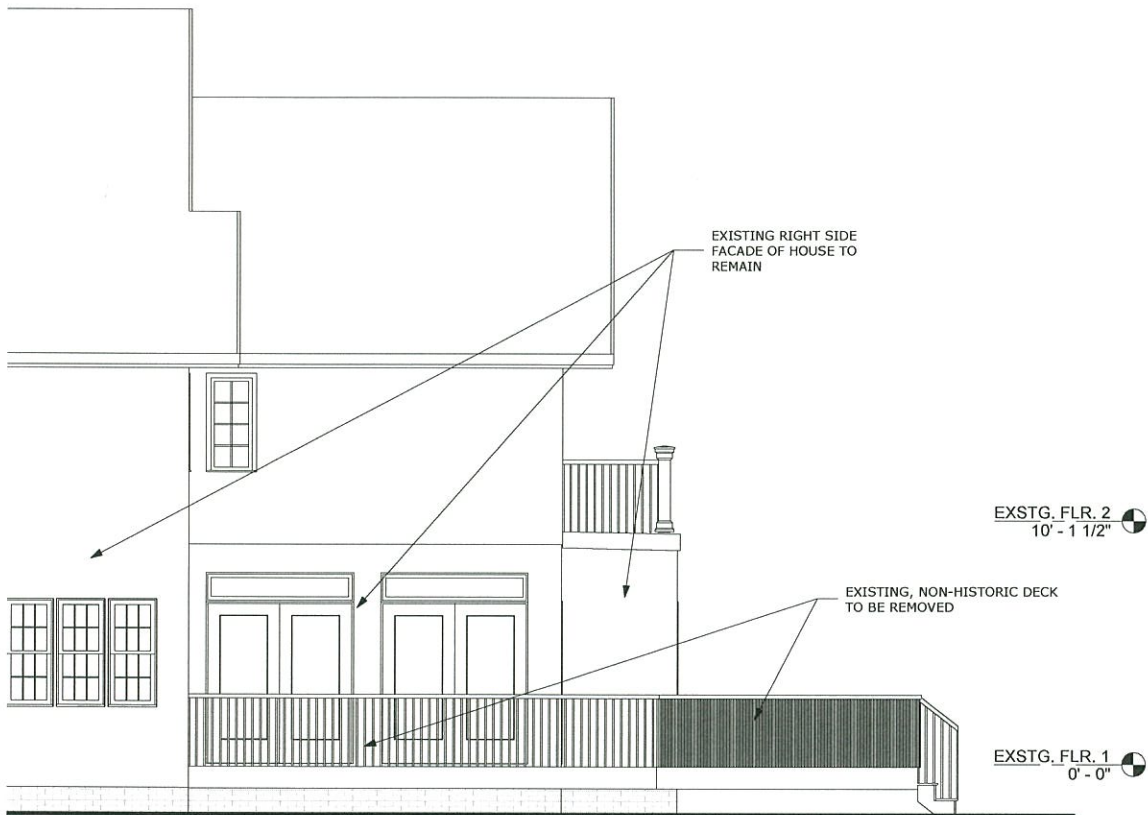
Rear Deck Addition

26 W Kirke Street, Chevy Chase, MD 20814

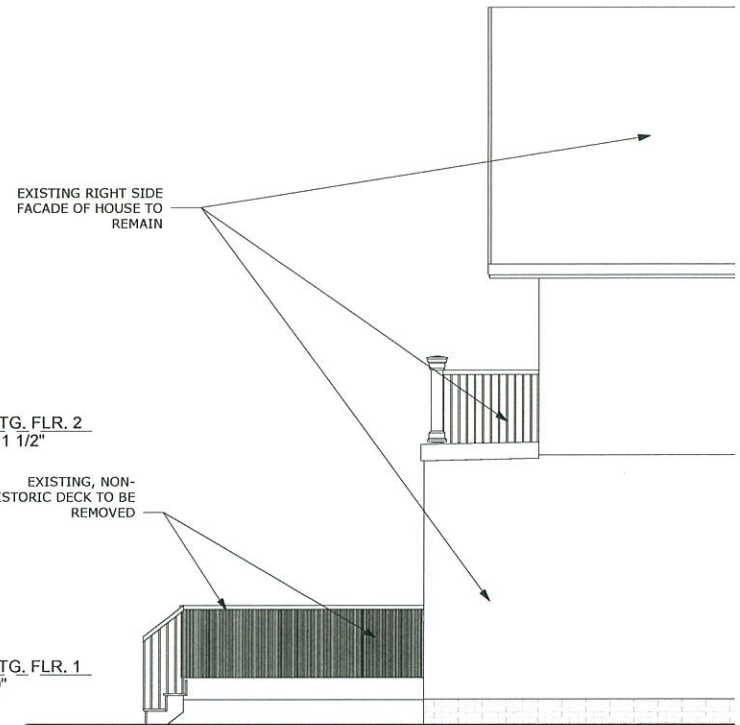
Scale:
Drawing Issue Date:

1/8" = 1'-0"
12-28-18

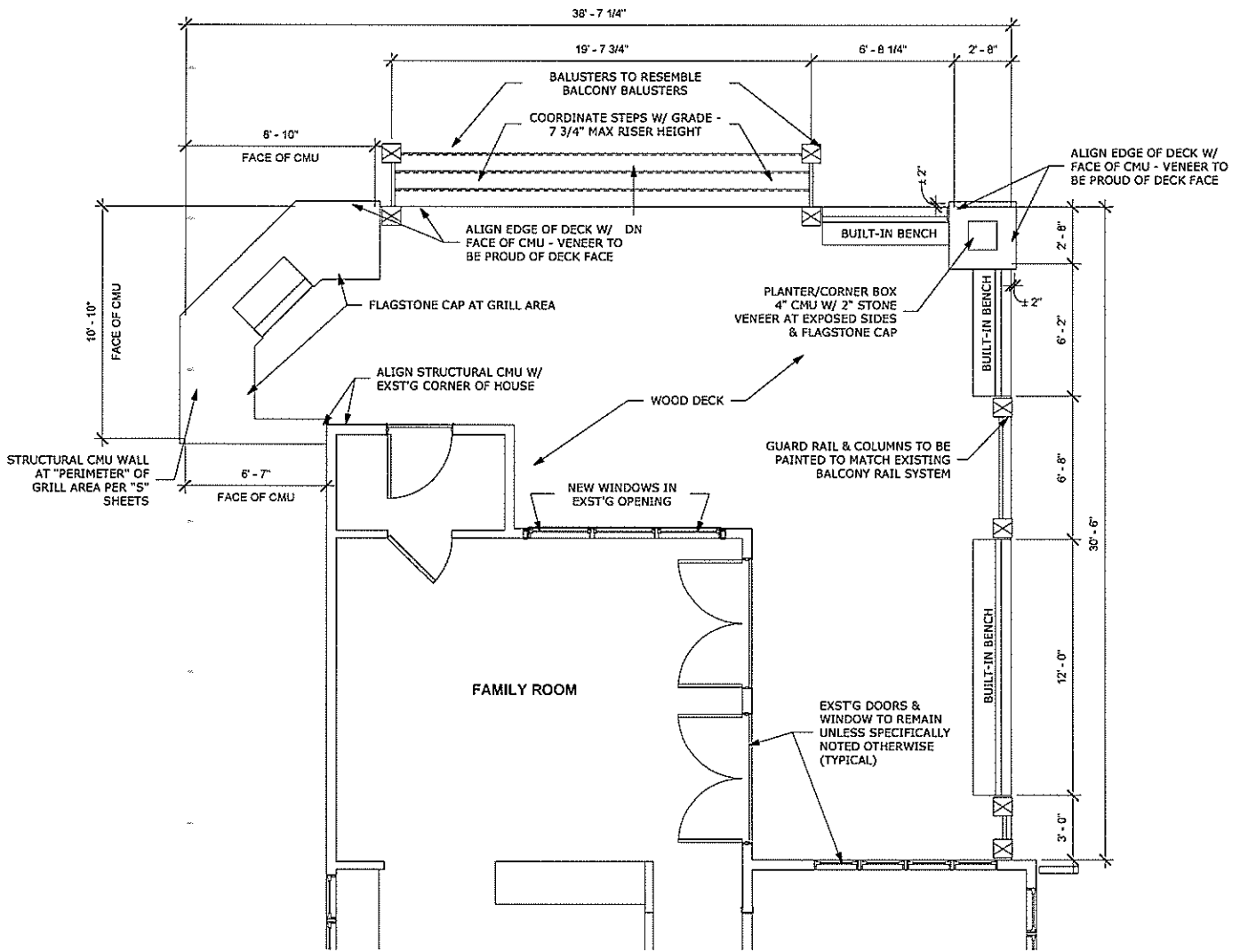




② Existing Right Elevation
1/4" = 1'-0"



① Existing Left Elevation
1/4" = 1'-0"





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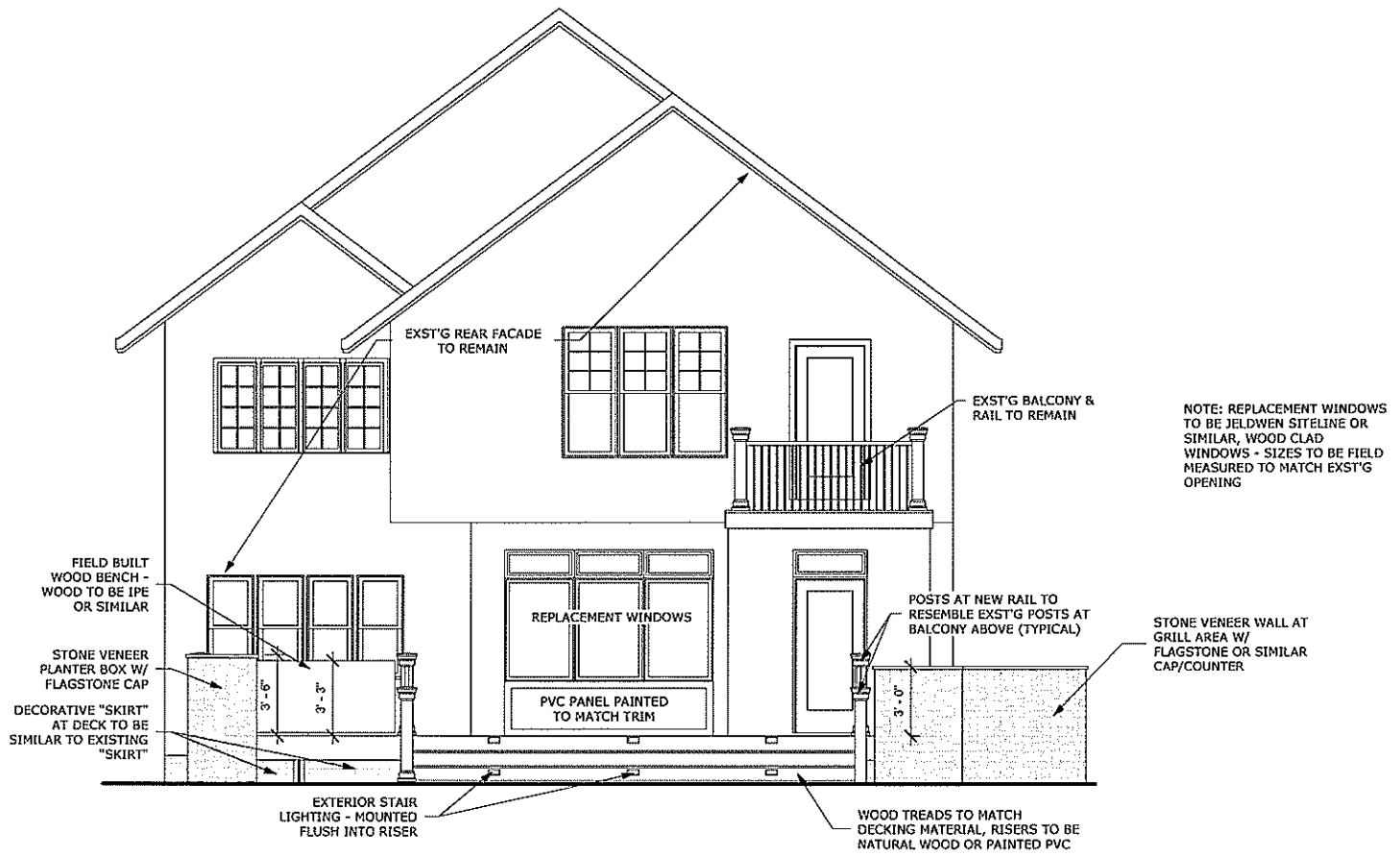
Proposed Front Elevation

Rear Deck Addition

26 W Kirke Street, Chevy Chase, MD 20814

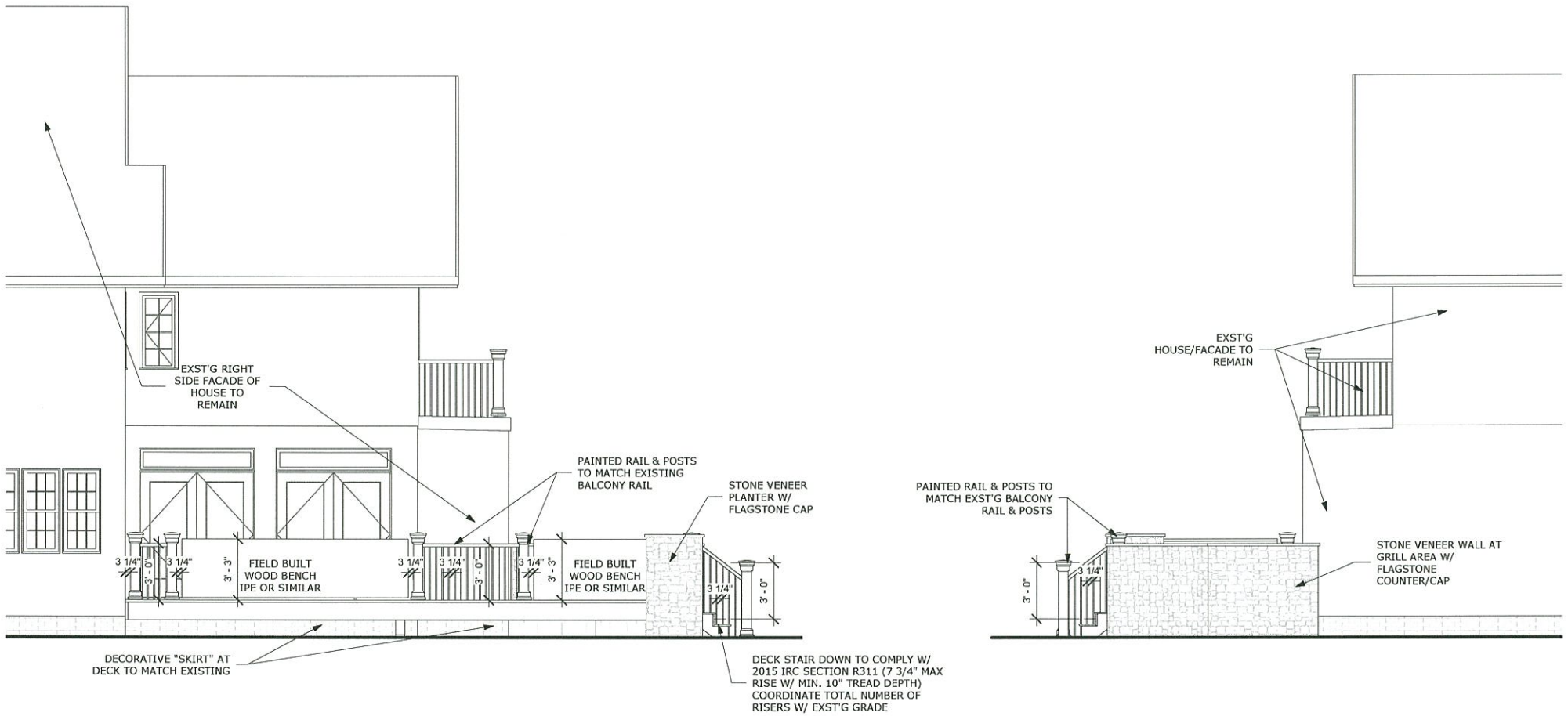
Scale:
 Drawing Issue Date:

1/8" = 1'-0"
 12-28-18



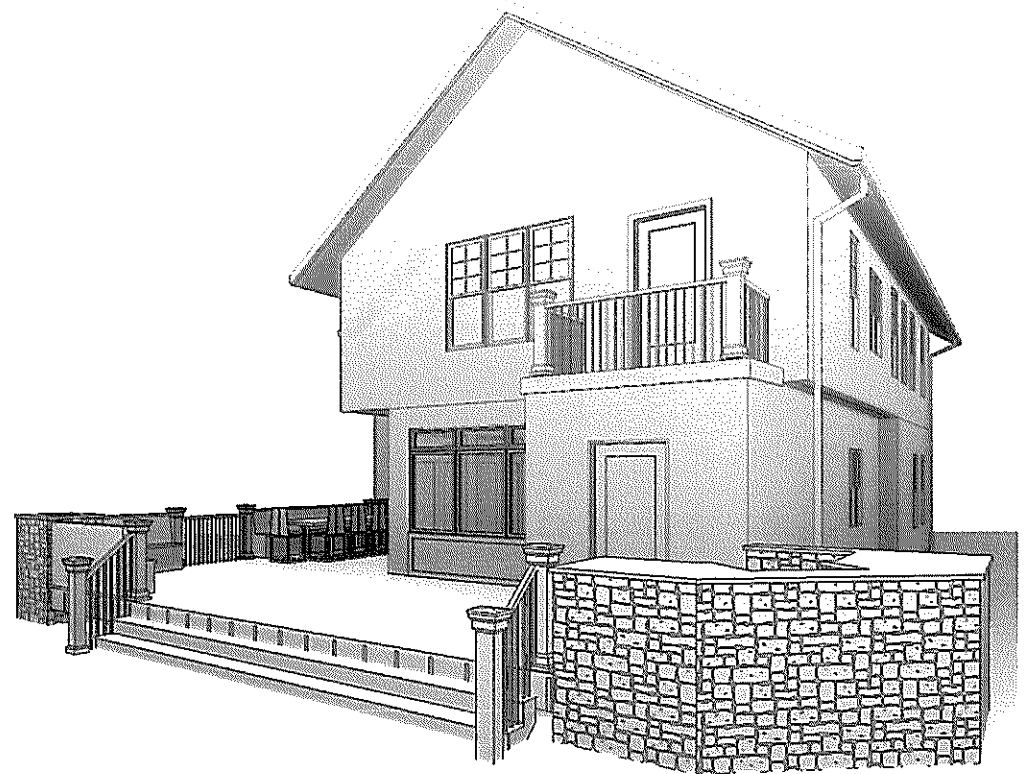
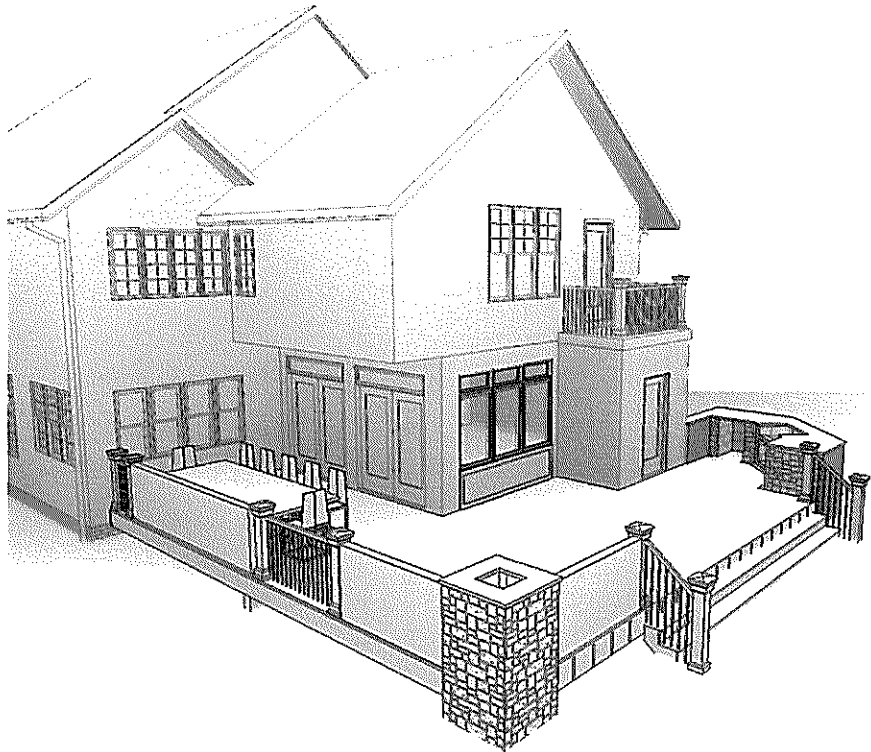
Proposed Rear Elevation

Rear Deck Addition



② Proposed Right Elevation (Partial)
1/4" = 1'-0"

① Proposed Left Elevation (Partial)
1/4" = 1'-0"



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3D Views

Rear Deck Addition

Scale:
Drawing Issue Date: **21**

12-28-18



DPS

**Montgomery County
Department of Permitting Services**

255 Rockville Pike, 2nd Floor
Rockville, MD 20850-4166
Phone: 311 in Montgomery County or (240)777-0311
Fax: (240)777-6262
http://www.montgomerycountymd.gov/permittingservices



Application for Residential Building Permit

Sediment Control # _____ Building AP #(s) _____ Demolition # _____

A. Description of Work **Use or Proposed Use**

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> ADD <u>744</u> sq. ft. | <input type="checkbox"/> Detached House | <input type="checkbox"/> Mobile Home* |
| <input checked="" type="checkbox"/> ALTER _____ sq. ft. | <input type="checkbox"/> Townhouse | <input checked="" type="checkbox"/> Deck |
| <input type="checkbox"/> CONSTRUCT _____ sq. ft. | <input type="checkbox"/> Modular/Manufactured Home* | <input type="checkbox"/> Shed |
| <input type="checkbox"/> DEMOLISH _____ | <input type="checkbox"/> Retaining Wall | <input type="checkbox"/> Spa/Hot tTub |
| <input type="checkbox"/> MOVE _____ | <input type="checkbox"/> Pool above Ground | <input type="checkbox"/> Duplex/DUPLEX |
| <input type="checkbox"/> FOUNDATION ONLY _____ | <input type="checkbox"/> Detached Garage | <input type="checkbox"/> Basement |
| <input type="checkbox"/> RESTORE and/or REPAIR _____ sq. ft. | <input type="checkbox"/> Pool In Ground | <input type="checkbox"/> Group Home** |
| <input type="checkbox"/> FINAL ONLY _____ | <input type="checkbox"/> Assited Living (Level I or II only)** | |
| | <input type="checkbox"/> Other _____ | |

* Manufacturer's Name and Model _____ ** 5 Persons or less capable of self-preservation

Lot Size 8,125 sq.ft. | Disturbed Land Area: 260 sq. ft. | Earth Movement (cu. yd.): 30 | Estimated Cost: \$ 40,000

B. Revision

REVISION to ORIGINAL PERMIT # _____ (Original permit has been issued and is active)
 SITE STRUCTURAL HOUSE TYPE OTHER: _____

C. Model House Program/Refer-Back System **Swimming Pools Refer-Back System**

INITIAL SUBMITTAL INITIAL SUBMITTAL
 Refer-back PERMIT # _____ Refer-back PERMIT # _____

Home Model Name _____

D. Site Plan Information

MNCPPC Site Plan No. _____ Preliminary Plan No. _____
Record Plat No. _____ Forest Conservation Easement? Y N

E. Building Address:

Number 26 Street W Kirke City Cherry Chase Zip 20815
Lot(s) 12311 Block 32 Subdivision Cherry Chase Village
Nearest Cross Street W Kirke & Magnolia

F. Applicant Information: Permit will be issued to Applicant

Contact ID #: _____ Fax #: _____ Email: matto@mcddstudio.com
Name of Applicant or Contractor Donna & Franc Arbide
Daytime Phone #: 301.215.7277 MHIC or Montgomery County Builders License # _____
Address 26 W Kirke City Cherry Chase State MD Zip 20814

G. Contact Information: If other than Applicant

Contact ID #: _____ Fax #: _____ Email: matto@mcddstudio.com
Contact Person Math McDonald Daytime Phone # 301.215.7277
Address 4948 St Elmo Ave Ste 304 City Bethesda State MD Zip 20814

H. Apply for "Design for Life" Accessibility Features

Please fill in Supplemental Design for Life Application.

<http://permittingservices.montgomerycountymd.gov/DPS/pdf/DesignForLifeIntakeApplication.pdf>

I. Additional Approvals:

Properties located within historic districts, municipalities and special taxing districts may require additional approvals beyond the required Department of Permitting Services (DPS) building permit. For projects located in the City of Takoma Park's Commercial Revitalization Overlay, certain permits must be approved by the City prior to commencing construction. Please refer to "Permit Procedures for Properties within a Montgomery County Municipality" for more information.

J. Water and Sewage

TYPE OF WATER SUPPLY WSSC WELL OTHER (specify) _____
SEWAGE DISPOSAL WSSC SEPTIC OTHER (specify) _____

K. MPDU (moderately priced dwelling unit(s))

25% of this new home development will be built as Moderately Priced Dwelling Units Yes No

L. Conditional Use: Is this lot subject to a Conditional Use?

Yes, Case # _____ No

M. Variance: (Has a Variance been granted to perform this work?)

Yes, Variance # _____ No

N. Historic Area in Atlas or Master Plan: Is the property a Historic resource?

Yes No

O. Authorized Agent Affidavit:

I hereby declare and affirm, under penalty of perjury, that:

1. I am duly authorized to make this permit application on behalf of: Donna or Franc Arbide
(Please print property owner's name)
2. The work proposed by this building permit application is authorized by the property owner, and
3. All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information and belief.

→ Donna Arbide 12-18-18
 (Property Owner's Signature) Date
[Signature] 12/31/18
 (Authorized Agent's Signature) Date

Donna or Franc Arbide
 (Print Name)
Matt McDonald or Allyson Price
 (Print Name)

P. Statement of Homeowner Acting as New Home Builder:

I, the undersigned property owner, state that I am not a licensed new home builder and that the building to be constructed under this permit is to be used as a residence for me and my immediate family. I will serve as general contractor and take responsibility for compliance with all applicable building codes.

(Property Owner's Signature) Date (Print Name)

Q. To Be Read by the Applicant:

Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of the application. A condition for the issuance of this permit is that the proposed construction will comply always with the plans as approved by all applicable government agencies.

→ Donna Arbide 12-18-18
 (Applicant's Signature) Date

Donna Arbide
 (Print Name)

R. Expedited Plan Review:

I request an Expedited Plan Review, when available, which is subjected to additional fees.

(Applicant's Signature) Date (Print Name)