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.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: derek@thomsoncooke.com
Contact Person: Derek Bland

Tax Account No.: 00457846
Daytime Phone No.: 202-674-8234

Name of Property Owner: Thomas Dann
Daytime Phone No.: 202-688-6583

Address: 34 West Kirke Street
Chevy Chase, MD 20815

Contractor: Design/Build Inc.
Phone No.: 301-587-6800

Contractor Registration No.: 

Agent for Owner: Thomson & Cooke Architects
Daytime Phone No.: 202-688-6583

HOUSE NUMBER: 34
Street: West Kirke Street

Town/City: Chevy Chase
Nearest Cross Street: Cedar Parkway

Lot: P728
Block: 32
Subdivision: Chevy Chase Village

Liber: 2
Foliot: 108
Parcel:

PART IV - PERMIT ACTIVITY AND USE

1A. CHECK ALL APPLICABLE:
- [ ] Construct  [ ] Extant  [ ] Alter/Remodel
- [ ] Move  [ ] Install  [ ] Wreck/Raze
- [ ] Repair  [ ] Replace  [ ] Remove

1B. Construction cost estimate: $20,000

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

PART V - COMPLETED OR PROPOSED CONSTRUCTION AND ALTERATIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [ ] Septic 03 [ ] Other:

2B. Type of water supply: 01 [X] WSSC 02 [ ] Well 03 [ ] Other:

PART VI - COMPLETE DRAWING FOR PERMITTED WORK 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/association

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]
Date: 10/18/18

Approved: ____________________________ For Chairperson, Historic Preservation Commission

Disapproved: ____________________________ Date: ____________________________

Application/Permit No.: 855686
Data Filed: ____________________________ Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS

Edith 6/21/99
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 resources and the proposed work.
   b. Elevations (façades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and finishes proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each façade 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 façade 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 dropline 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 lots or parcel(s) which lie directly across the street/roadway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>THOMAS DANN</strong></td>
<td><strong>THOMSON &amp; COOK ARCHITECTS</strong></td>
</tr>
<tr>
<td>34 WEST KIRKE STREET</td>
<td>5155 MACARTHUR BLVD NW</td>
</tr>
<tr>
<td>CHEVY CHASE, MD 20815</td>
<td>WASHINGTON, DC 20016</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</thead>
<tbody>
<tr>
<td><strong>JOHN LYNHAM</strong></td>
</tr>
<tr>
<td>32 WEST KIRKE STREET</td>
</tr>
<tr>
<td>CHEVY CHASE, MD 20815</td>
</tr>
</tbody>
</table>

|                                                      | **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 JACALI**                                                  |
|                                                      | 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:

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<tr>
<th>BLOCK</th>
<th>32</th>
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<tbody>
<tr>
<td>LOT NO.</td>
<td>PT. 7 &amp; B</td>
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<tr>
<td>ZONING DISTRICT</td>
<td>R-60</td>
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<tr>
<td>ZONING OVERLAY</td>
<td>NONE</td>
</tr>
<tr>
<td>HISTORIC AREA</td>
<td>CHEVY CHASE VILLAGE</td>
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<tr>
<td>SITE AREA</td>
<td>11,678 SF</td>
</tr>
<tr>
<td>LOT COVERAGE</td>
<td>3,013 SF / 11,678 SF = 25.4% NO CHANGE</td>
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</tbody>
</table>

SQUARE FOOTAGE:

<table>
<thead>
<tr>
<th>EXISTING:</th>
<th>PROPOSED:</th>
<th>NEW:</th>
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</thead>
<tbody>
<tr>
<td>BASEMENT FLOOR AREA:</td>
<td>2,030 SF</td>
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</tr>
<tr>
<td>FIRST FLOOR AREA:</td>
<td>2,395 SF</td>
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<tr>
<td>SECOND FLOOR AREA:</td>
<td>1,889 SF</td>
<td>2,013 SF</td>
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<tr>
<td>TOTAL FLOOR AREA:</td>
<td>6,314 SF</td>
<td>6,408 SF</td>
</tr>
<tr>
<td>GARAGE 1ST FLOOR:</td>
<td>357 SF</td>
<td></td>
</tr>
<tr>
<td>GARAGE 2ND FLOOR:</td>
<td>357 SF</td>
<td></td>
</tr>
</tbody>
</table>
Existing Front Elevation

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

2 Proposed Right Elevation
1/8" = 1'-0"
REAR (VIEWED FROM DRIVEWAY)
PRIOR TO CONSTRUCTION OF BUILDING PERMIT #800901

RIGHT SIDE (VIEWED FROM DRIVEWAY)
PRIOR TO CONSTRUCTION OF BUILDING PERMIT #800901
PRODUCT FEATURES

STYLES

STANDARD FEATURES
- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jambs construction
- Low E insulated glass with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks
- Extended minimum cladding to a variety of standard colors, primed wood or clear finish
- Flexible continuous weatherstrip system
- Insect screens with High Transparency mesh option
- Metal handle, cover, and locks

HARDWARE
Multitude of hardware type and finish choices are available. See the Hardware 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)
Pussy Profile — 1/8" (14 mm), 3/8" (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
WOO: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat,
5 1/2" (140 mm) Flat, Armita and Williamsburg.
METAL CLAD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat,
Nose & Cope, Adams, Williamsburg and Contemporary.

METAL CLAD COLOR SPECTRUM
Standard and Architectural Palette colors, including anodized finishes. Available in Graphite Collection (see section N).

Loewen Wood Casement Window Spec.

Typ. Window Spec

EXTERIOR BAR OPTIONS

Obee

Putty

Cross Section

5/8" (16)

3/4" (19)

7/8" (22)

1 1/8" (30)

1 1/8" (30)

2" (51)

21