PROPOSAL: Window Well Installation and Other Alterations

STAFF RECOMMENDATION
Staff recommends that the HPC approve the HAWP application:

ARCHITECTURAL DESCRIPTION
SIGNIFICANCE: Contributing Resource to the Chevy Chase Village Historic District
STYLE: Craftsman w/ traditional additions
DATE: c.1916-27

20 W. Kirke St. started as a clapboard sided, side-gable Craftsman bungalow orientated toward Magnolia Parkway. A later addition, constructed in a Federal Revival vocabulary, to the west reoriented the house with a new entrance along Kirke St. Finally, a 2012 addition to the south of the historic bungalow employs many of the craftsman elements found on the historic house.

Figure 1: 20 W. Kirke St. is at the corner of W. Kirke and Magnolia Pkwy.
PROPOSAL
The applicant proposes to:

• re-open three basement openings on the front elevation and install window wells;
• Construct a 2nd story addition at the rear; and
• Alter the fenestration at the side and rear of the house.

APPLICABLE GUIDELINES
When reviewing alterations and additions or new construction within the Chevy Chase Village Historic District, decisions are guided by the Chevy Chase Village Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

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 or 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.

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- Balconies should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an
existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”

- **Roofing materials** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated.
- **Siding** should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- **Skylights** should be subject to strict scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are 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. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

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

- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
- Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- 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 a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

**Montgomery County Code; Chapter 24A-8(b)**

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

**STAFF DISCUSSION**

The applicant proposes work in three general areas:
The installation of three basement egress windows and associated window wells;  
Constructing a 2nd story bump-out to accommodate an interior stair at the rear; and  
The alteration to the fenestration at the side and rear of the house.  
Staff finds that the proposed work is in keeping with the historic character of the house and surrounding district and recommends approval.

**Window Wells**

On the front elevation, there were three basement-level windows that were filled in as part of a 2012 remodeling project. The applicant now proposes to install code-compliant egress windows and associated window wells in these openings.

The proposed windows will be single-lite, wood casement windows with brick window wells. The window wells will be covered by a metal grate. The window wells will be constructed so that they project above grade my only a few inches and Staff finds that these will not have a significant visual impact on the historic character of the house or the surrounding district (24A-8(b)(1) & (2)). As these will be placed in the location of the original openings, no historic fabric will be lost from this portion of the project. Staff supports approval of the window wells.

**2nd Floor Bump Out**

The applicant proposes to construct a 2nd floor addition on the south façade, which will be visible from the east. This portion of the house is a 2012 addition that was reviewed and approved by the HPC. This bump-out will project from the existing wall approximately 3’6” (three feet, six inches) and will be 10’ 9” (ten feet, nine inches) wide. This addition will be clad in Hardi siding, matching the modern addition, with asphalt shingles to match the remainder of the house. The feature will have a triple set of fixed eight-light windows with a Velux skylight above.

Staff finds that this feature will not impact any of the historic features of the house, as it is being constructed on a non-historic addition. Additionally, as it faces the rear of the property, its visual impact on the surrounding district will be minimized. Because of the unique shape of the lot, the bump out will be somewhat visible from the public right-of-way, but it’s visual impact on the house and surrounding district will be minimal. Staff supports the approval of the second-floor bump-out.

**Other Fenestration Alterations**

The applicant proposes to make several fenestration alterations to the east, west, and south elevations. These elevations are all secondary and Staff supports the proposed changes.

**East Elevation**

On the east elevation, the applicant proposes to change one opening from a pair of sash windows into a pair of French doors and to introduce two new window openings. All of the work on the east elevation will occur in the 2012 addition and not to the historic house massing. The existing windows are a pair of non-historic six-over-six sash windows. The applicant proposes to install a pair of eighteen-lite wood French doors that will be accessed by a new concrete step. Staff finds the French doors are in keeping with the multi-lite window configuration found through the house and is compatible with the character of the house and surrounding district. The applicant also proposes to install a new four-over-four sash window to the right of the proposed French
doors. This window is to be installed in what appears to be the connector between the historic massing and the 2012 addition. Its introduction will not significantly impact the character of the house or the surrounding district and Staff supports its approval. The last new feature proposed for the east elevation is a skylight proposed for directly over the new window. The skylight appears to match the design and dimensions of the existing skylight on the east elevation. Staff finds that this skylight will not have a dramatic impact on the historic character of the house and supports approval under 24A-8(b)(1).

West Elevation
On the west elevation, the applicant proposes changes in three areas: enlarging a sash window, removing two non-historic windows and installing three new windows in their location, and removing a non-historic pair of French doors and installing a three-panel slider door in their place while covering an existing door opening. All of this work is not visible from the public right-of-way and is subject to lenient scrutiny under the Guidelines.

In to 2012 addition, the applicant proposes to remove two twelve-lite fixed windows and to install three new four-lite windows in their place. The applicant also proposes to install new paneling on this elevation to create equal spacing – changing from a six-panel configuration, to a five-panel configuration to maintain symmetry. These windows are on a non-historic addition to the house, which face the interior of the yard and will not be visible from the public right-of-way. Staff finds that this proposal will not impact the historic character or the historic fabric of the house and supports approval of this element under 24A-8(b)(1).

On the first floor the applicant proposes removing a pair of French doors with a single door to the left. In is place, the applicant proposes to install a three-panel slider door with each door dividing into eight-lites. The door opening to the left will be filled in with V-groove wood board painted to match the existing siding above. On the second floor, above the existing single door, the applicant proposes to remove an existing six-over-six window and install a taller six-over-nine window in its place. The changes on this elevation are not significant alterations that will be visible from the public right-of-way and will not impact the historic character of the house. Staff supports approval of these alterations under 24A-8(b)(1).

South (Rear) Elevation
On the south elevation, the applicant proposes remove two existing four-over-four sash windows and installing larger four-lite casement windows in their place. To balance the symmetry of the paneling on this section of the house, the applicant will remove and reinstall the paneling on the wall. This alteration is proposed for the 2012 building addition and is not visible from the public right-of-way. Staff finds this to be a minor alteration that will not impact the historic character or the historic features of the house nor will it impact the surrounding district and Staff supports approval of this change under 24A-8(b)(1).

STAFF RECOMMENDATION
Staff recommends the HPC approve the HAWP application; and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department
of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Dustin T. Hirt
Daytime Phone No.: 202-285-1499

Tax Account No.: 

Name of Property Owner: Betsy Williams and Tom Moore
Daytime Phone No.: 202-588-8153

Address: 20 West Kirke Street
City: Chevy Chase
ZIP: 20815

Contractor: To be determined
Phone No.: 

Contractor Registration No.: 

Agent for Owner: Saltbox Architecture LLC
Daytime Phone No.: 202-360-3630

LOCATION OF BUILDING/PREMISE

House Number: 20
Street: West Kirke Street
Town/City: Chevy Chase
Nearest Cross Street: Magnolia Parkway
Lot: P13 Block: 32 Subdivision: 0009 Libor: 0000 Parcel: 0000

PART 1: TYPE OF PERMIT ACTION & USE

1A. CHECK ALL APPLICABLE:  
- [ ] Construct  [ ] Extend  [X] Alter/Renovate  
- [ ] Move  [ ] Install  [ ] Wreck/Raze  
- [ ] Revision  [ ] Repair  [ ] Revocable  

1B. Construction cost estimate: $ TBD

1C. If this a revision to a previously approved active permit, see permit #: N/A

PART 2: COMPLETE FOR NEW CONSTRUCTION & 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 3: 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: N/A
- [ ] 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

10.23.18 Date

Approved: 

For Chairperson, Historic Preservation Commission

Disapproved: 

Signature 

Date: 

Application/Permit No.: 

Date Filed: 

Date Issued: 

See Reverse Side for Instructions
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:
      
      This house is in the historic neighborhood Chevy Chase Village. It sits at the corner of West Kirke Street and Magnolia Parkway. The original 1913 bungalow style house has undergone two significant additions. To the North, facing West Kirke Street, is a large federal style addition. To the South and East is an addition built in 2013.
      
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.
      
      Modifications to the original bungalow & federal style addition: Re-open (3) existing basement windows & window wells to create (3) egress windows on W. Kirke St. side. Modifications to the 2013 addition: Create a small 2nd story addition for a new interior back staircase. The addition will have a shed roof in keeping with the original bungalow dormer. We are adding 2 windows & 1 patio door and enlarging 5 windows & 1 patio door. Of these modifications only the 2nd level addition, the skylight and one window will be visible from the street (Magnolia Parkway).
      
      The other changes all are at the back of the house facing the pool area.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plan. 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.

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>
</table>
| Betsy Williams & Tom Moore  
  20 West Kirke Street  
  Chevy Chase, MD 20815 | Saltbox Architecture LLC  
  5217 Wisconsin Avenue NW  
  Washington DC 200015 |

**Adjacent and confronting Property Owners mailing addresses**

| Michael McGarry  
  24 West Kirke Street  
  Chevy Chase, MD 20815 | Michael Friedman  
  16 Magnolia Parkway  
  Chevy Chase, MD 20815 |
| Duane Gibson  
  23 West Irving Street  
  Chevy Chase, MD 20815 | Brendan Babbington  
  25 West Irving Street  
  Chevy Chase, MD 20815 |
| Charles Mallory  
  17 Magnolia Parkway  
  Chevy Chase, MD 20815 | Thomas Brown  
  27 West Kirke Street  
  Chevy Chase, MD 20815 |
| Andrei Lavrov  
  25 West Kirke Street  
  Chevy Chase, MD 20815 |  |
Existing Property Condition Photographs

Street view- Intersection of West Kirke & Magnolia Parkway.

Detail: Street view- West Kirke Street (North).

Applicant: Williams-Moore Residence
Existing Property Condition Photographs

Detail: Front Elevation (North).

Proposed brick window wells shall be in the same location as original ones filled-in in 2012 remodel.

Proposed Basement window wells shall be in the same location as original. Original ones were filled-in in 2012 remodel.

Detail: Front Elevation (North).

Applicant: Williams-Moore Residence
Existing Property Condition Photographs

Applicant: Williams-Moore Residence
Existing Property Condition Photographs

Detail: View of south end of residence from driveway.

Detail: Proposed 2\textsuperscript{nd} floor addition location

Applicant: Williams-Moore Residence
Existing Property Condition Photographs

Detail: Back of residence.

Applicant: Williams-Moore Residence
Site Plan

WEST WEST STREET

Scale: 1"=30'

Applicant: Williams-Moore Residence
### Window & Skylight Schedule

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Floor</th>
<th>Location</th>
<th>Elevation</th>
<th>Type</th>
<th>Manufacturer</th>
<th>Callout</th>
<th>Unit Size</th>
<th>QTY</th>
<th>Exterior Finish/Color</th>
<th>Interior Finish</th>
<th>Exterior Trim</th>
<th>Glazing</th>
<th>Grill/Size Pattern</th>
<th>Comments</th>
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<tbody>
<tr>
<td>A</td>
<td>Basement</td>
<td>Playroom</td>
<td>1/A100</td>
<td>Casement (Egress)</td>
<td>Jeldwin</td>
<td>SCC3642</td>
<td>36 x 42</td>
<td>1</td>
<td>All Wood - Prime</td>
<td>Insulated LoE w/ Argon</td>
<td>7/8&quot; SDL-2 over 4</td>
<td>Full lite (Verify)</td>
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<td></td>
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<td>B</td>
<td>Basement</td>
<td>Basement Bedroom</td>
<td>1/A100</td>
<td>Casement</td>
<td>Jeldwin</td>
<td>SCC3254</td>
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<td>All Wood - Prime</td>
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<td>7/8&quot; SDL-2 over 4</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>C</td>
<td>First Floor</td>
<td>Kitchen</td>
<td>2/A101</td>
<td>Casement (LH)</td>
<td>Jeldwin</td>
<td>SCC2460</td>
<td>24x60</td>
<td>1</td>
<td>All Wood - Prime</td>
<td>Insulated LoE w/ Argon</td>
<td>7/8&quot; SDL-2 over 4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>First Floor</td>
<td>China Room</td>
<td>2/A100</td>
<td>Skylight</td>
<td>Velux or EQ</td>
<td>FCM</td>
<td>24x48</td>
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<td>---</td>
<td>Insulated LoE w/ argon (laminated)</td>
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<td>E</td>
<td>Second Floor</td>
<td>New Stair No. 02</td>
<td>1/A101</td>
<td>Casement</td>
<td>Jeldwin</td>
<td>SCC2460</td>
<td>24x60</td>
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<td>All Wood - Prime</td>
<td>Insulated LoE w/ Argon</td>
<td>7/8&quot; SDL-2 over 4</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>F</td>
<td>Second Floor</td>
<td>China Room</td>
<td>2/A100</td>
<td>Skylight</td>
<td>Velux or EQ</td>
<td>FCM</td>
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<td>Insulated LoE w/ argon (laminated)</td>
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<td>Verify window type</td>
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**Window Notes:**

1. Verify all windows with existing openings before ordering.
2. Including (2) skylights
3. Verify all Rough Opening measurements with Manufacturer.

### Exterior Door Schedule

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Floor</th>
<th>Location</th>
<th>Elevation</th>
<th>Type</th>
<th>Manufactur</th>
<th>Unit Size</th>
<th>Qty</th>
<th>Description</th>
<th>Door Swing</th>
<th>Hardware</th>
<th>Hardware Finish</th>
<th>Glass</th>
<th>Grill/Size Pattern</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>l</td>
<td>First Floor</td>
<td>Eating Area</td>
<td>2/A101</td>
<td>Exterior multi-sliding</td>
<td>Weathershield or Eq</td>
<td>100 1/4x85 1/2</td>
<td>1</td>
<td>Premium Series, 3-3072</td>
<td>n/a</td>
<td>With Door</td>
<td>TBD</td>
<td>3/4&quot; Clear IG (tempered)</td>
<td>7/8&quot; SDL- See Exterior Elevation</td>
<td>Roller Screen ---- VERIFY JAMB THICKNESS</td>
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<td>17</td>
<td>First Floor</td>
<td>Mudroom</td>
<td>2/A100</td>
<td>Exterior French swinging</td>
<td>Jeldwin</td>
<td>71 1/4x82</td>
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<td>All Wood Series-8510-2-60610</td>
<td>LH</td>
<td>With Door</td>
<td>TBD</td>
<td>3/4&quot; Clear IG (tempered)</td>
<td>7/8&quot; SDL- See Exterior Elevation</td>
<td></td>
</tr>
</tbody>
</table>

**Door Notes:**

1. Verify all doors with existing openings and proposed plans before ordering.