

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 W. Kirke St., Chevy Chase	Meeting Date:	6/12/2019
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	6/5/2019
Applicant:	Betsy Williams & Tom Moore	Public Notice:	5/29/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/13-19S	Staff:	Dan Bruechert
PROPOSAL:	Hardscaping, Step and Handrail Alteration, Modifications to Accessory Building, and New Swimming Pool Construction		

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. A 2012 addition to the south of the historic bungalow employs many of the craftsman elements found on the historic house.

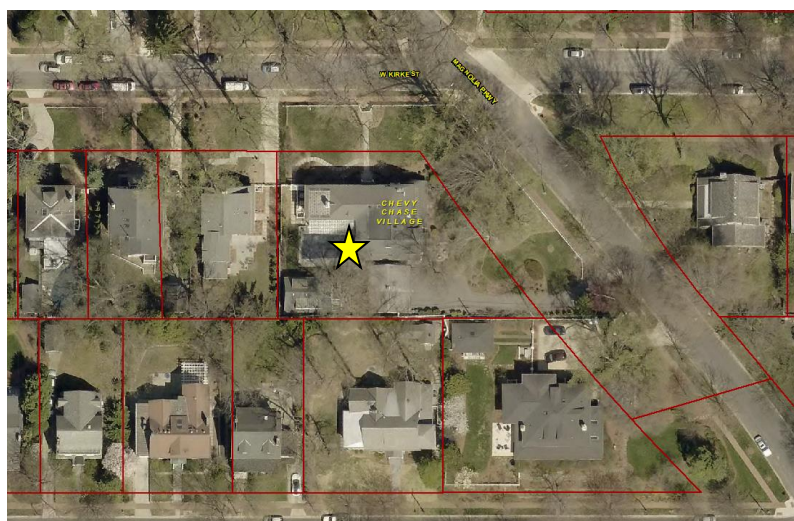


Figure 1: 20 W. Kirke St. is at the corner of W. Kirke and Magnolia Pkwy.

PROPOSAL

The applicant proposes to:

- Remove and reconstruct the swimming pool in a new configuration;
- Modify the rear hardscaping;
- Remove the front steps and install new steps and a railing;
- Make alterations to the existing garage; and
- Replace the sun room doors.

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.
- Fences should be subject to strict scrutiny if they detract significant from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient 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.
- Swimming Pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.
- 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 or to the achievement of the purposes of this chapter.

STAFF DISCUSSION

This HAWP will undertake work in three areas of the house:

1. The rear yard (swimming pool and hardscaping alterations);
2. The front steps;
3. The detached garage; and
4. Remove the existing sun-room doors and install new doors.

Staff finds that the proposed work will not have a significant impact on the historic character of the house or surrounding district and recommends approval.

Swimming Pool and Hardscape Alterations

The applicant proposes to remove the existing pool and install a new one in a different location. This work will necessarily require alterations to the hardscaping surrounding the deck. Much of the existing flagstones will be replaced with sod. While the applicant did not provide a direct comparison, it appears that the proposed work will result in an increase in impervious surface. The applicant will also install new bluestone pavers, installed on grade from the existing, non-historic pool house to the historic house. Finally, the applicant proposes installing a new section of 1" × 4" (one inch by four inch) horizontal board fencing to enclose the pool equipment.

Staff finds that this work is compatible with the character of the historic house and surrounding district and supports approval of the hardscaping and pool alterations. The Chevy Chase Village Historic District Design Guidelines state that swimming pools are to be reviewed under lenient scrutiny. As no trees will be impacted by the proposed work, Staff finds this work to be appropriate. The paving and other alterations at the rear will not be visible from the public right-of-way, and per the *Design Guidelines*, are subject to a very lenient review.

The *Design Guidelines* do not specify a level of review for mechanical systems screenings, so Staff has utilized the guidance for fences as an analogy. Reviewed under moderate scrutiny, the new equipment surround will be constructed in a compatible configuration, out of an appropriate material (wood) and is positioned so that it will not obscure the historic window sills. Staff finds this is appropriate under the *Design Guidelines* and chapter 24A-8(b)(2) and recommends approval of the swimming pool and hardscape alterations.

Alteration to the Front Steps

The existing front steps facing W. Kirke St. are constructed out of flagstones with a large landing and two additional steps up. This portion of the house was constructed in 2013. The applicant proposes to remove the existing steps and install a new set of four risers, with a bluestone veneer, with a steel handrail. This reconfiguration will allow for a more regular approach to the front door, and the railing will allow for easier entry.

Reviewed under the *Design Guidelines* for porches, the evaluation of the work should be conducted under moderate scrutiny. In this instance, the existing stone steps are being replaced with new stone steps, which will not result in a significant change in visual character. Additionally, the simply detailed, steel railing will have an open appearance that will not detract from the existing appearance. Staff finds the proposed work is on a contemporary element and will not impact any historic fabric and the proposal is consistent with the *Design Guidelines* and is compatible with 24A-8(b)(2).

Alteration to the Garage

To the south of the historic house is a detached non-historic garage with aluminum siding on three walls, contemporary roll-up doors, and asphalt shingles. The applicant proposes removing the aluminum siding and replacing it with wood clapboards, matching the appearance of the garage on the west wall; replacing the existing doors with wood carriage-style doors, and to replace the asphalt shingles with architectural shingles that match the house.

Alterations to detached garages are to be reviewed under lenient scrutiny under the *Design Guidelines*. None of the work will impact that size, scale, and massing of the garage and will, in fact, make the garage appearance more compatible with the surrounding streetscape. Staff finds all of this work will improve the appearance of the garage and finds that it is compatible with the *Design Guidelines* and 24A-8(b)(2) and recommends approval.

Replacement Sun Porch Enclosure

The original porch from the c.1913 bungalow, facing Magnolia Ave. was previously enclosed with vinyl sliding doors. The 2013 addition has reoriented the primary entrance of the house to W. Kirke St. The applicant proposes removing installing new steel doors with black frames in the existing openings. The *Design Guidelines* state that “Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be allowed where compatibly designed.” Staff finds that the proposed steel doors are compatible with the historic character of the house and improve the durability and appearance of the sun room enclosure. Staff finds that the proposal is compatible with the *Design Guidelines* and Chapter 24A-8(b)(2) and recommends approval of the alterations to the sun room.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application; as being consistent with the Chevy Chase Village Historic District Design Guidelines and Chapter 24A-8(b)(2); 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.

876496



DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR

HISTORIC AREA WORK PERMIT

Contact Email: dhirt@saltboxdesign.com Contact Person: Dustin Hirt
 Tax Account No: _____ Daytime Phone No: 202-285-1499

Name of Property Owner: Betsy Williams & Tom Moore Daytime Phone No: 202-588-8153
 Address: 20 West Kirke Street Chevy Chase 20815
 Street Number Street City Zip Code
 Contractor: _____ Phone No: _____
 Contractor Registration No: _____
 Agent for Owner: Saltbox Architecture LLC Daytime Phone No: 202-285-1499

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
 Liber: _____ Folio: _____ 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 APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ TBD

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

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 ☐ Septic 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence of retaining wall is to be constructed on one of the following locations:

☐ On party lines/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 applications, 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]
 Signature of owner or authorized agent

05.21.19
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

20 West Kirke Street- Sunroom Door Replacement and Garage Repair

Page 1 of 8

1. WRITTEN DESCRIPTION OF PROJECT:

- a. Description of existing structure(s) and the 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:
 - 1) Replace the existing vinyl sliding doors at Sunroom with new Steel Doors (black frame).
 - 2) Perform repair work on Existing Garage. Replace (3) existing garage doors, aluminum siding on N, E, & S walls, roof shingles and windows. New Clapboard to resemble existing on West facing wall of Garage, painted.

2. SITE PLAN:

Site & environmental setting, drawn to scale. 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:

Submit 2 copies of plans and elevations in a format no larger than 11 x 17. (11 x 17 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 elevation's drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. Material 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 ft 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

Betsy Williams & Tom Moore
20 West Kirke Street
Chevy Chase, MD 20815

Owner's Agent mailing address

Saltbox Architecture LLC
5217 Wisconsin Avenue NW
Washington DC 20015

Adjacent and confronting Property Owners mailing addresses

Michael Mc Garry
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

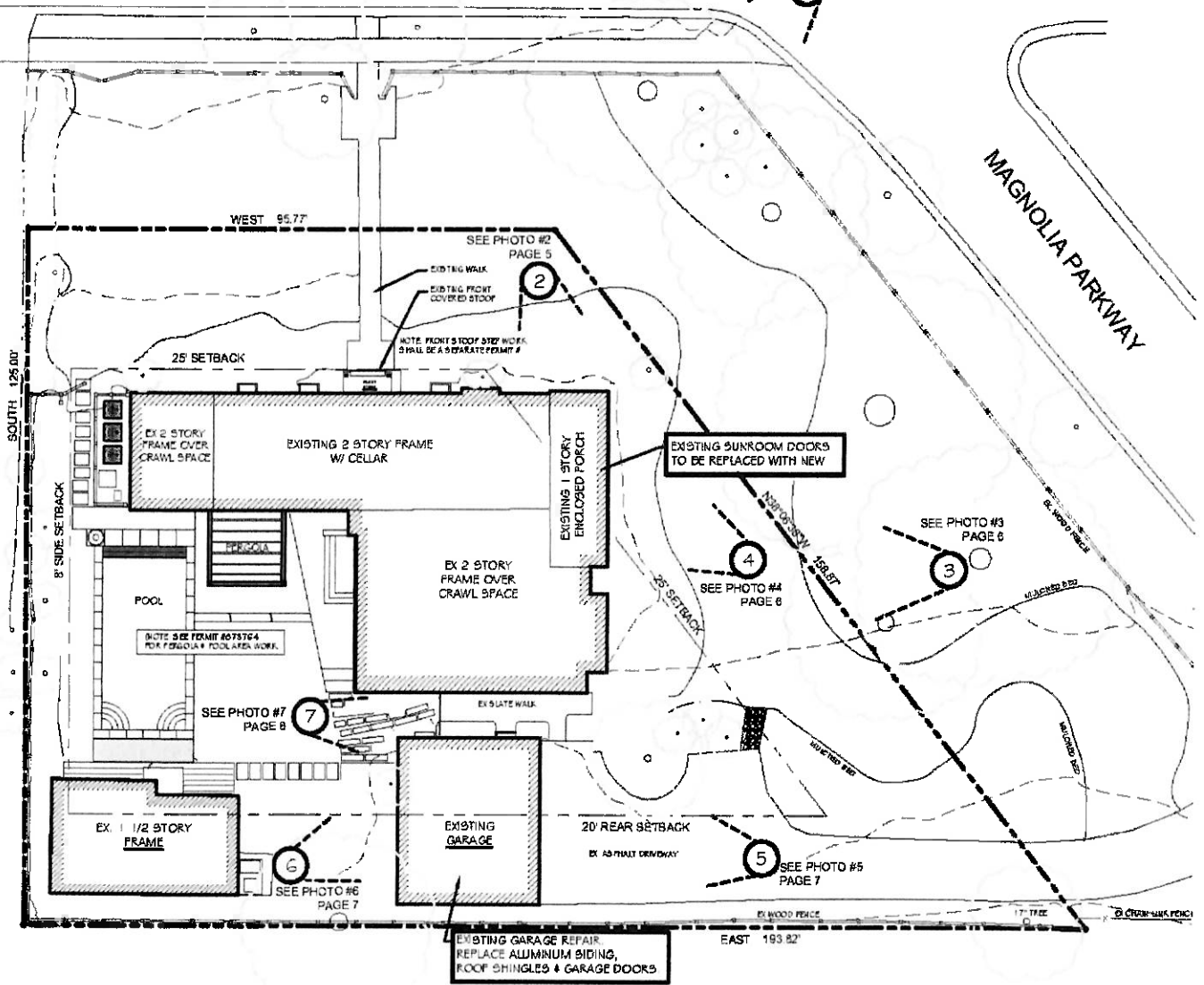
Thomas Brown
27 West Kirke Street
Chevy Chase, MD 20815

Andrei Lavrov
25 West Kirke Street
Chevy Chase, MD 20815

WEST WEST STREET

SEE PHOTO #1
PAGE 5

MAGNOLIA PARKWAY



SITE PLAN

SCALE: 1" = 30'-0"

NORTH



Photo 1- Standing at intersection of Magnolia Pkwy & West Kirk St.



Replace sliding glass doors with new in Sunroom (behind bushes)

Photo 2- Front side of Sunroom (West Kirke Street)



Photo 3- East side showing Sunroom Doors being replaced. (Magnolia Pkwy)



Photo 4- Close up of East side Sunroom doors being replaced.



(Replace garage doors, aluminum siding, and roof shingles.)

Photo 5- East side of Garage (Magnolia Pkwy). View from driveway



(Replace garage door and roof shingles. Paint existing Clapboard on this wall only)

Photo 6- West side of Garage (Magnolia). View from rear yard.



(Replace aluminum siding, and roof shingles.)

Photo 7- North side of Garage.



Photo 3- Southeast wing (looking west from Magnolia Pkwy)



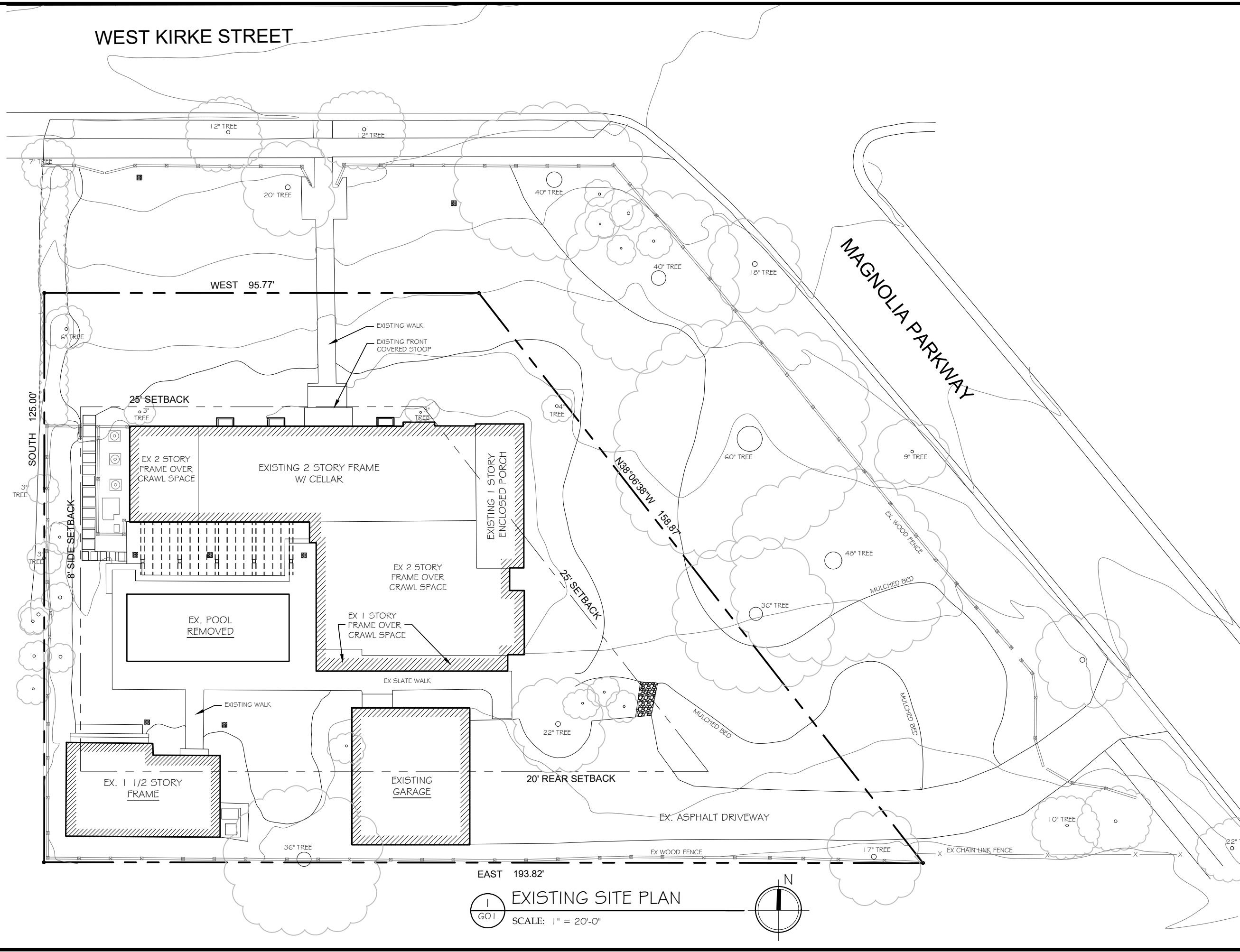
Photo 4- Existing pool at back of residence (looking north)



Photo 5- Existing pool , Garage, & Pool House at back of residence (looking SE)



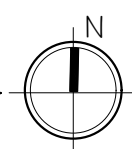
Photo 6- Existing pool and Pool House. (looking SW)



1
G01

EXISTING SITE PLAN

SCALE: 1" = 20'-0"



REVISIONS	
ID	DATE

SALTBOX

ARCHITECTURE

5217 WISCONSIN AVENUE NW
WASHINGTON, D.C. 20015
OFFICE: 202-350-0300
WWW.SALTBOXDESIGN.COM

PHASE:	HAWP
DATE:	05.21.19
SCALE:	AS SHOWN
DRAWN:	DTH

WILLIAMS-MOORE
RESIDENCE

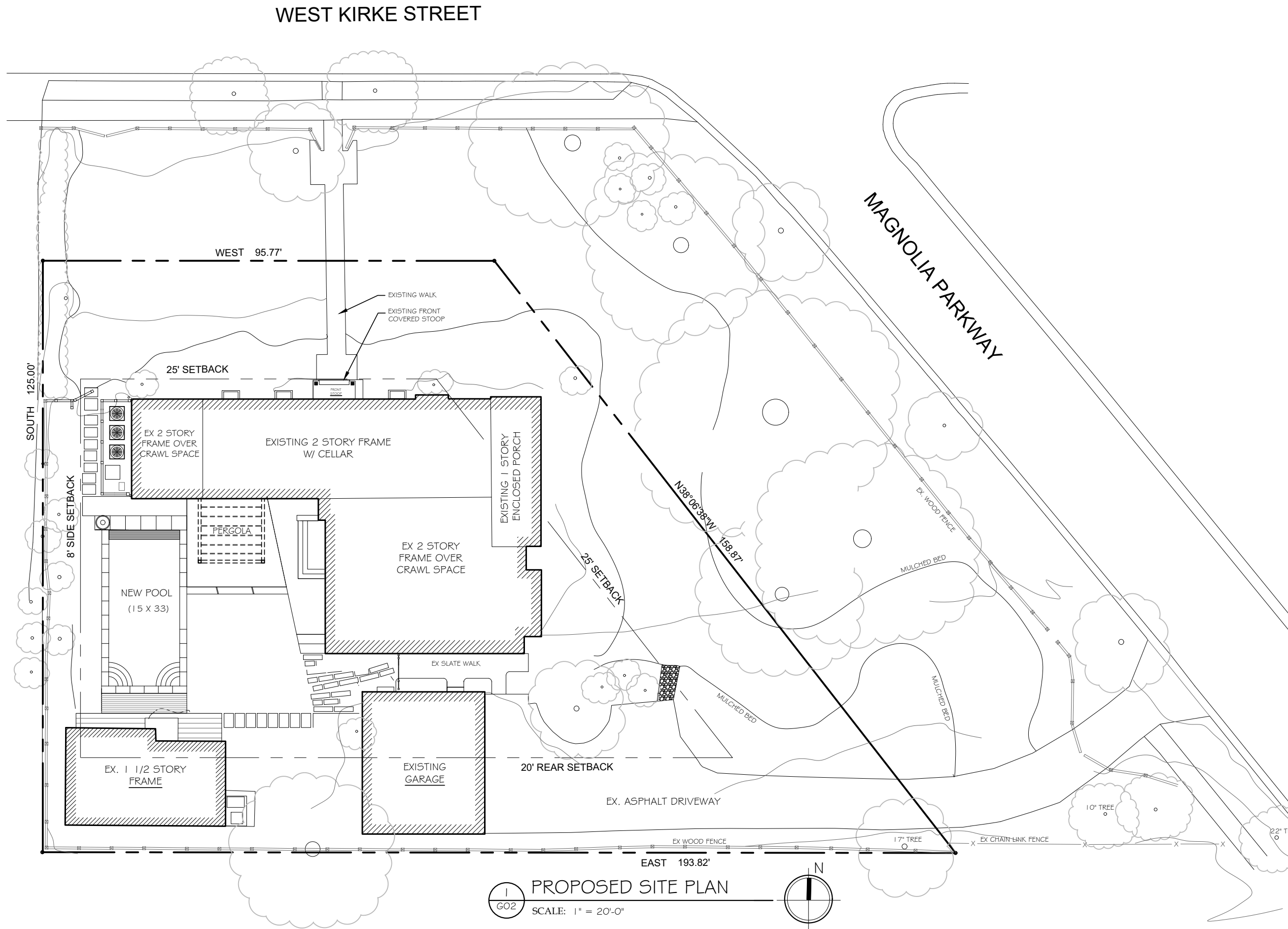
20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

EXISTING
SITE PLAN

SHEET

G01

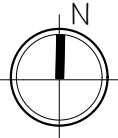
16



1
G02

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



REVISIONS	
ID	DATE

SALTBOX
ARCHITECTURE
5217 WISCONSIN AVENUE NW OFFICE: 202-350-0300
WASHINGTON, D.C. 20015 WWW.SALTBOXDESIGN.COM

PHASE:	DATE:	SCALE:	DRAWN:
HAWP	05.21.19	AS SHOWN	DTH




**WILLIAMS-MOORE
RESIDENCE**
20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

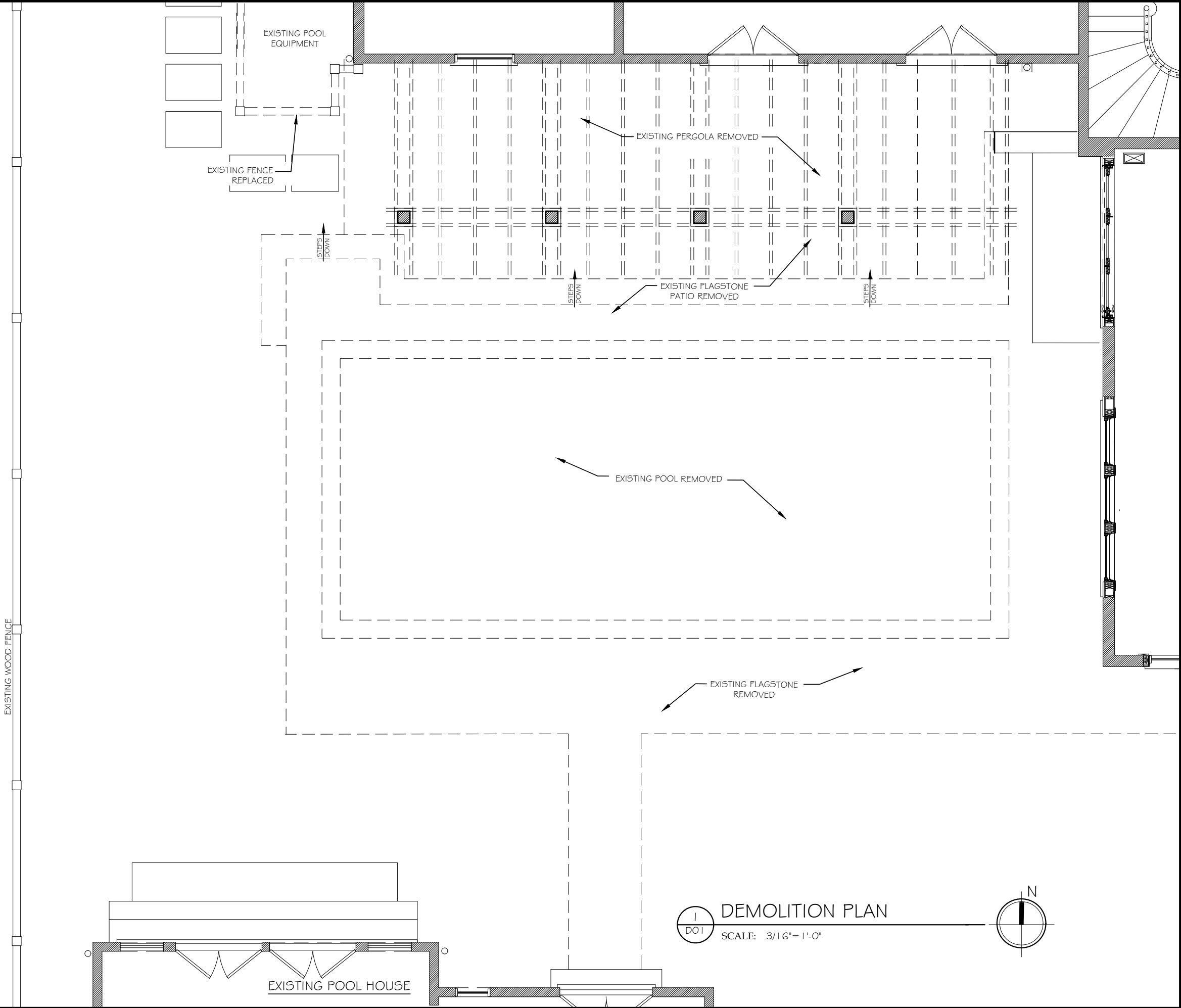
PROPOSED
SITE PLAN

SHEET

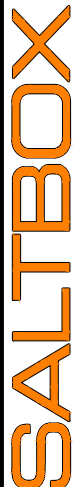
G02
17

DEMOLITION PLAN LEGEND:

	EXISTING WALLS
	EXISTING TO BE REMOVED
	NO WORK IN THIS AREA



REVISIONS		DATE	
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ARCHITECTURE
5217 WISCONSIN AVENUE NW
WASHINGTON, D.C. 20015
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WWW.SALTBOXDESIGN.COM

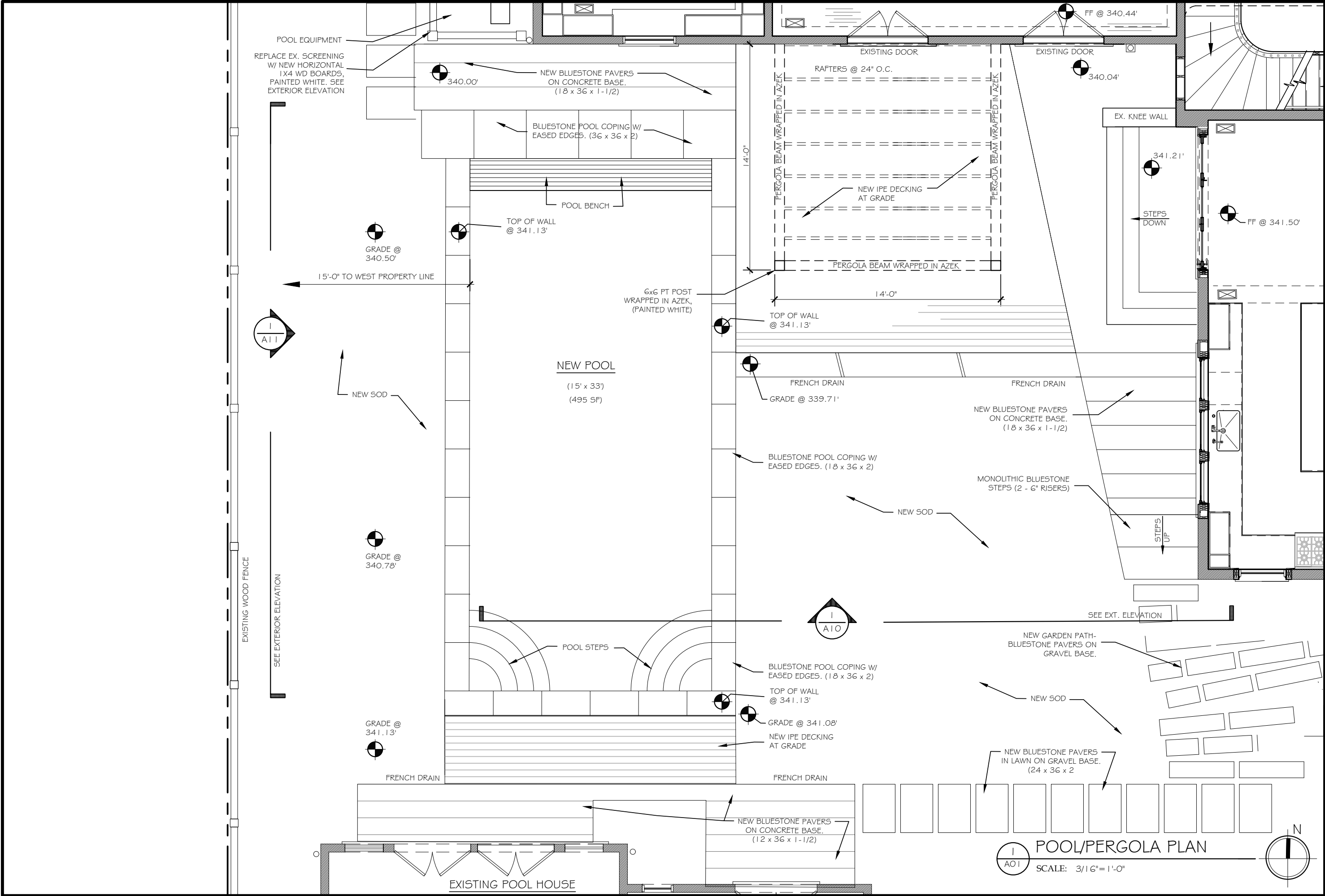
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WILLIAMS-MOORE RESIDENCE
20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

POOL/
PERGOLA
DEMOLITION
PLAN

SHEET

D01
18



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WILLIAMS-MOORE
RESIDENCE
20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

POOL/
PERGOLA
PLAN

SHEET

A01
19



REAR ELEVATION

SCALE: 3/16" = 1'-0"

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PHASE:	HAWP
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SCALE:	AS SHOWN
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**WILLIAMS-MOORE
RESIDENCE**
20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

REAR
ELEVATION

SHEET

A10
20



1 SIDE ELEVATION
A11 SCALE: 3/16"=1'-0"

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PHASE:

DATE:

SCALE:

DRAWN:

HAWP

05.21.19

AS SHOWN

DTH

WILLIAMS-MOORE
RESIDENCE

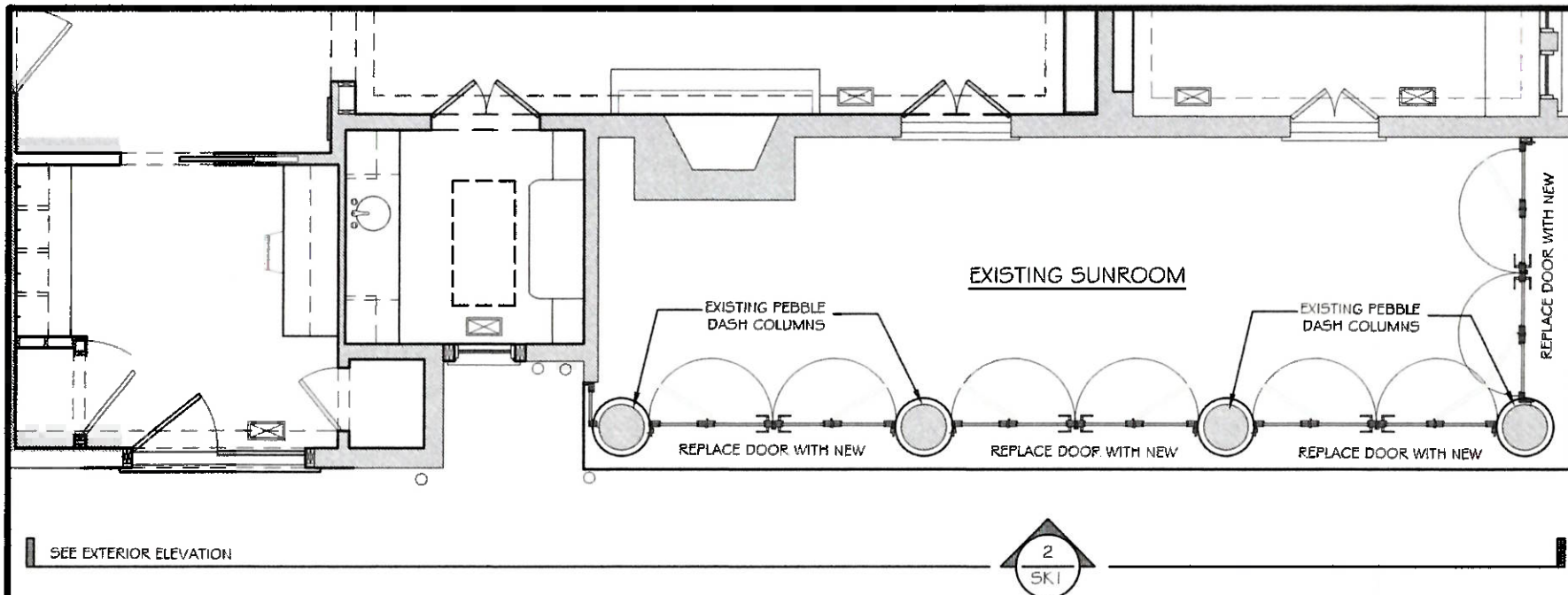
20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

SIDE
ELEVATION

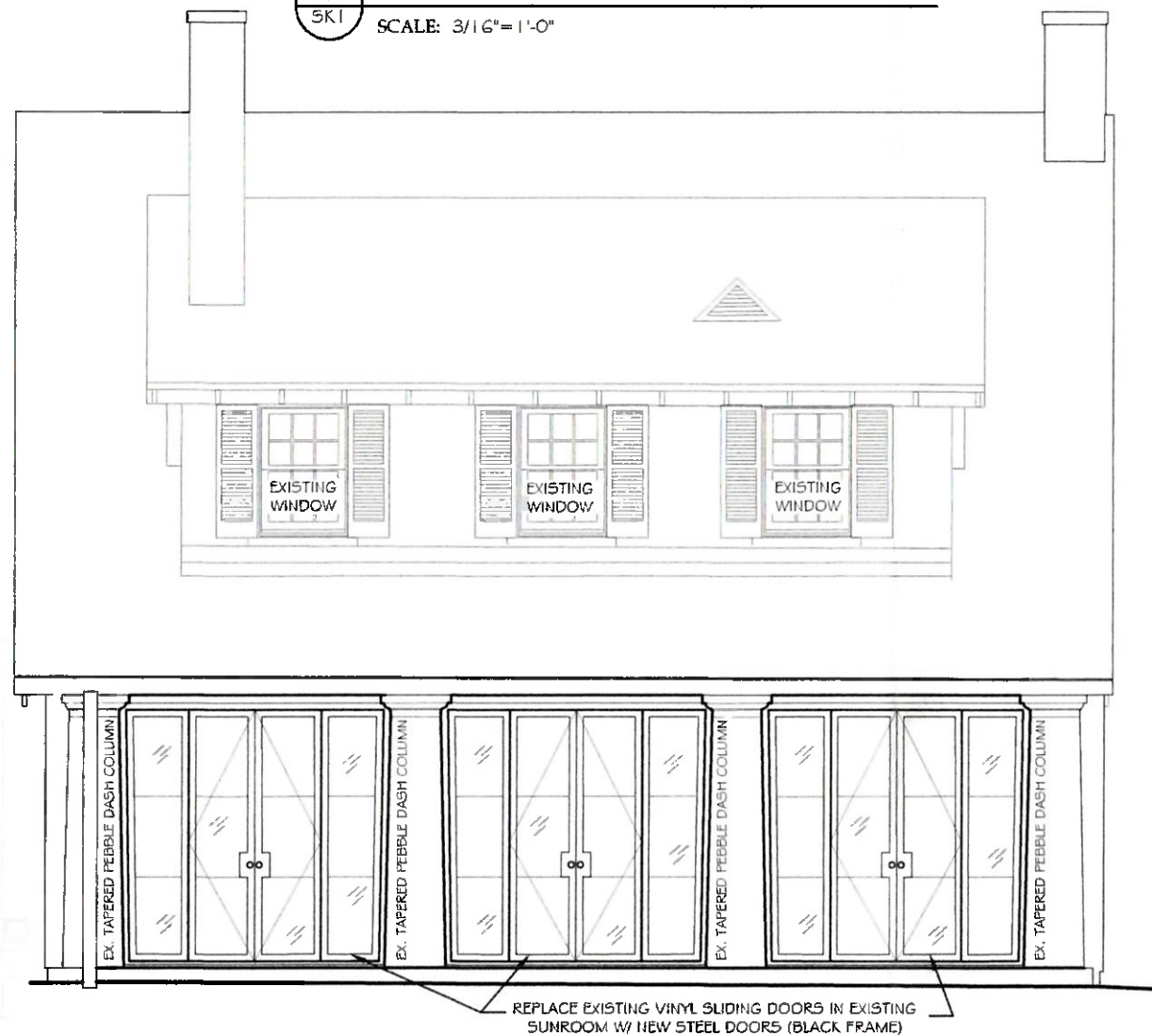
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A11

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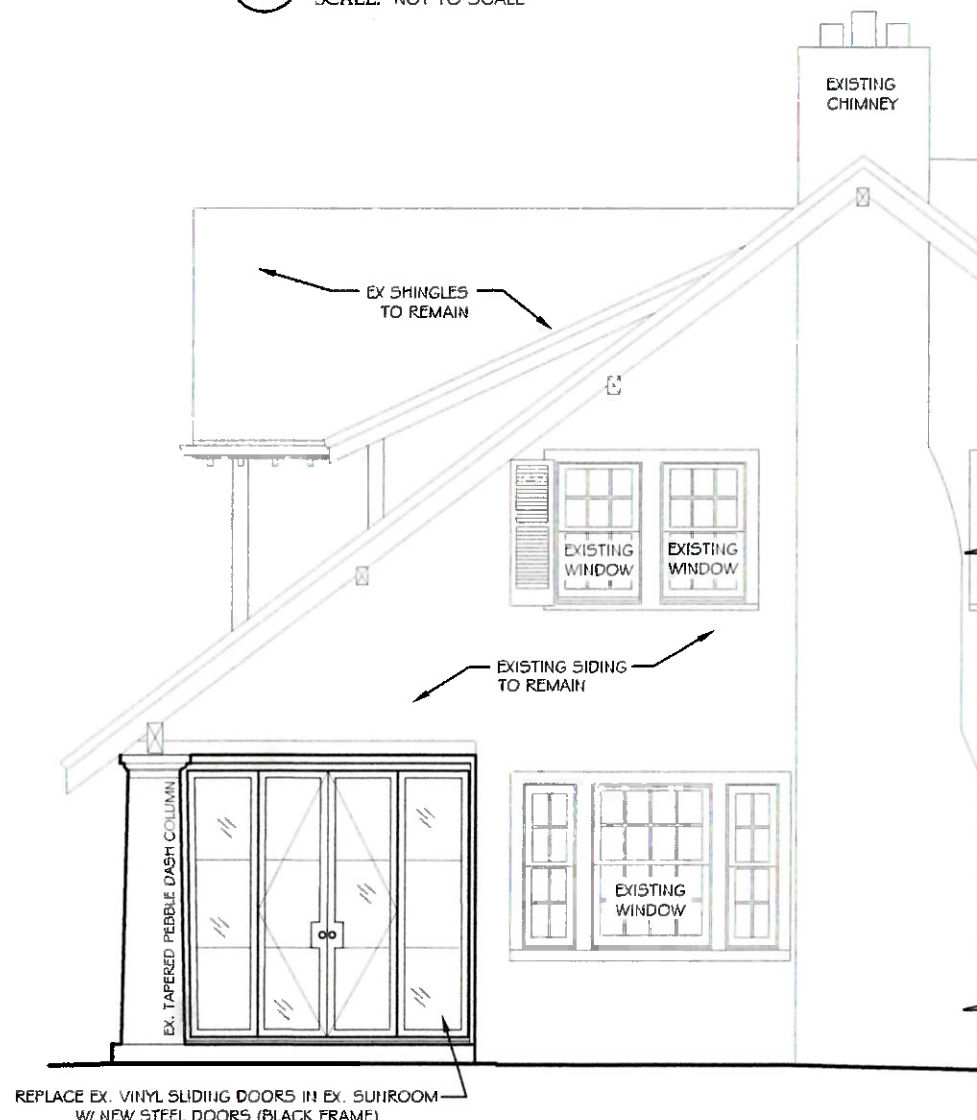
3 EXISTING SUNROOM PLAN
SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION- EAST
SCALE: 3/16" = 1'-0" (MAGNOLIA PARKWAY)



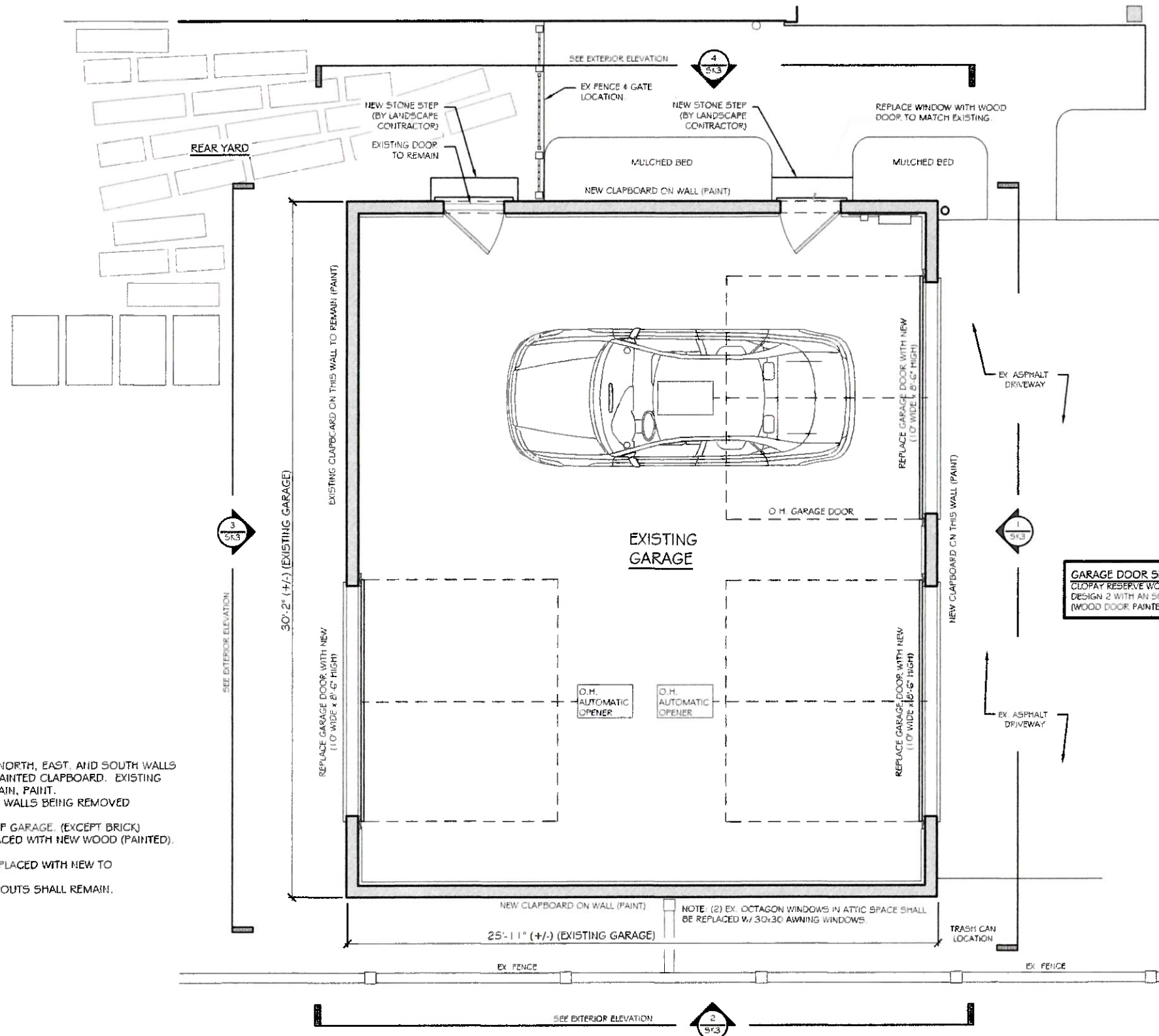
4 INSPIRATIONAL DOOR PHOTO
SCALE: NOT TO SCALE



1 EXTERIOR ELEVATION- NORTH
SCALE: 3/16" = 1'-0" (FRONT SIDE- WEST KIRKE STREET)

NOTES:

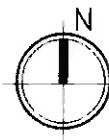
- EXISTING ALUMINUM SIDING ON NORTH, EAST, AND SOUTH WALLS SHALL BE REPLACED WITH NEW PAINTED CLAPBOARD. EXISTING WEST WALL CLAPBOARD TO REMAIN, PAINT.
- UNDER ALUMINUM SIDING ON (3) WALLS BEING REMOVED IS SHEATHING.
- PREP & PAINT ALL OF EXTERIOR OF GARAGE. (EXCEPT BRICK)
- GARAGE DOORS SHALL BE REPLACED WITH NEW WOOD (PAINTED). SEE SPEC ON PLAN.
- EXISTING SHINGLES SHALL BE REPLACED WITH NEW TO RESEMBLE EXISTING ON HOUSE.
- EXISTING GUTTERS AND DOWNSPOUTS SHALL REMAIN.



1
SK2

GARAGE PLAN

SCALE: 3/16"=1'-0"



REVISIONS	ID	DATE

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ARCHITECTURE
6217 WISCONSIN AVENUE NW
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OFFICE: 202.364.0300
WWW.SALTBOXDESIGN.COM

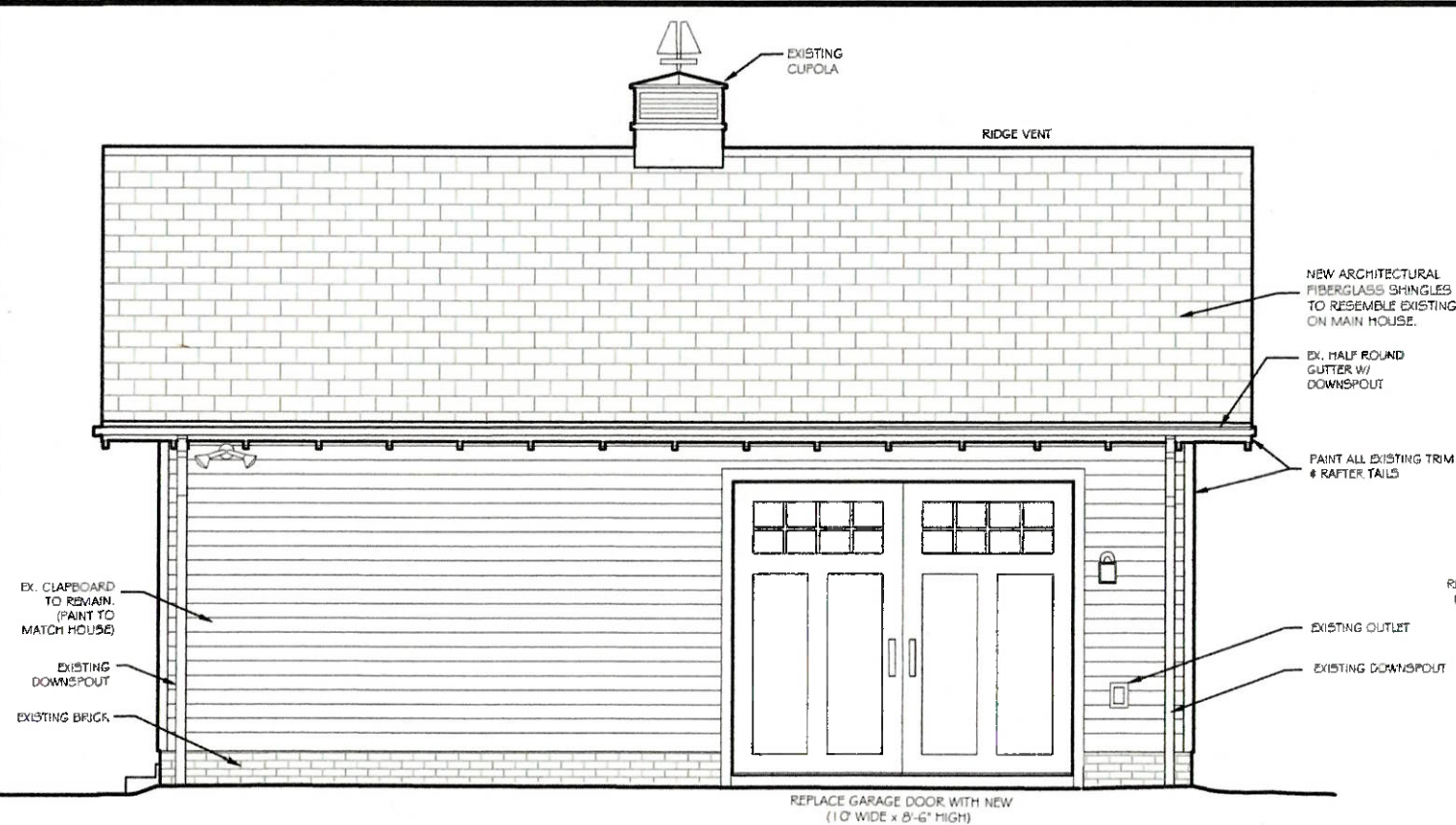
PHASE:	DATE:	SCALE:	DRAWN:
HAMP FOR SUNROOM & GARAGE	05.21.19	AS SHOWN	DTH

WILLIAMS-MOORE
RESIDENCE
20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

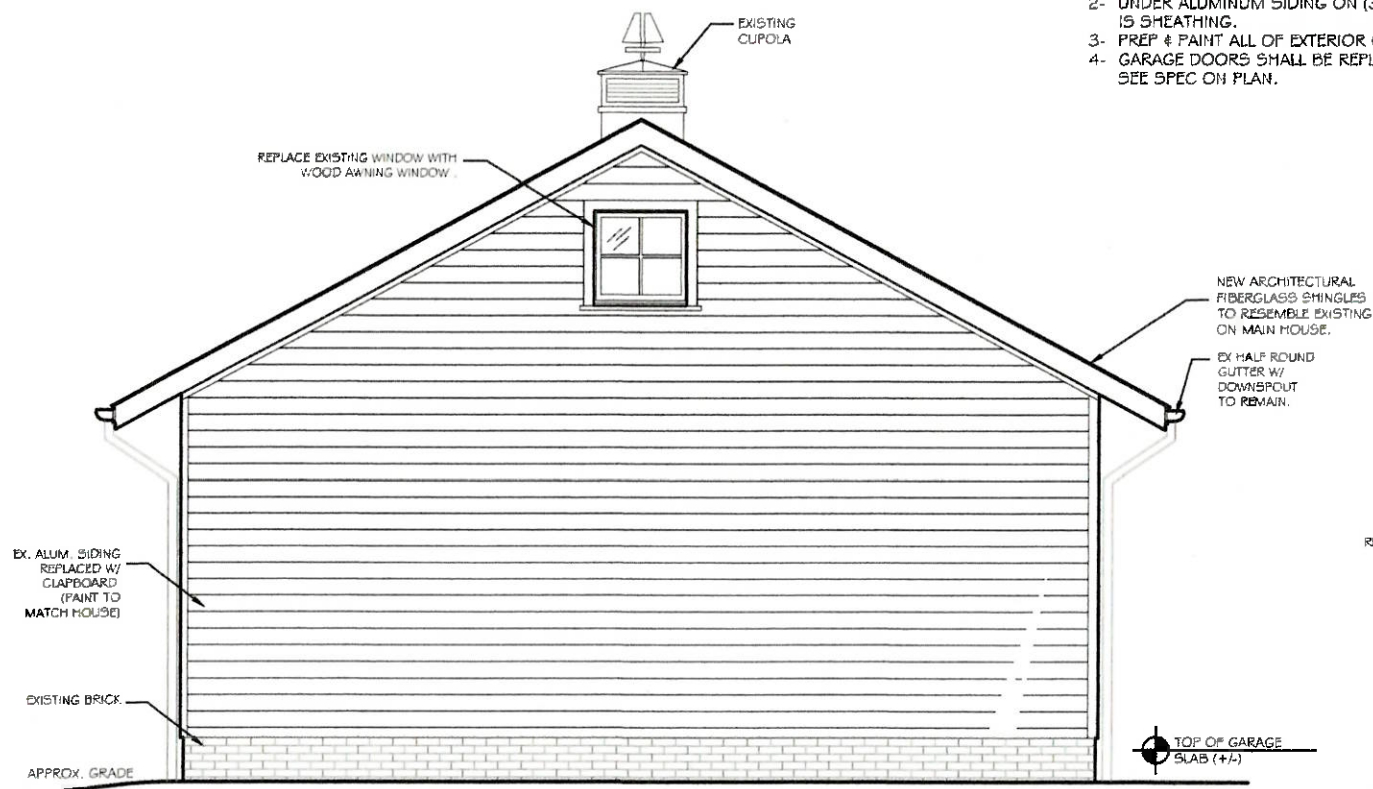
GARAGE
REPAIR

SHEET

SK2



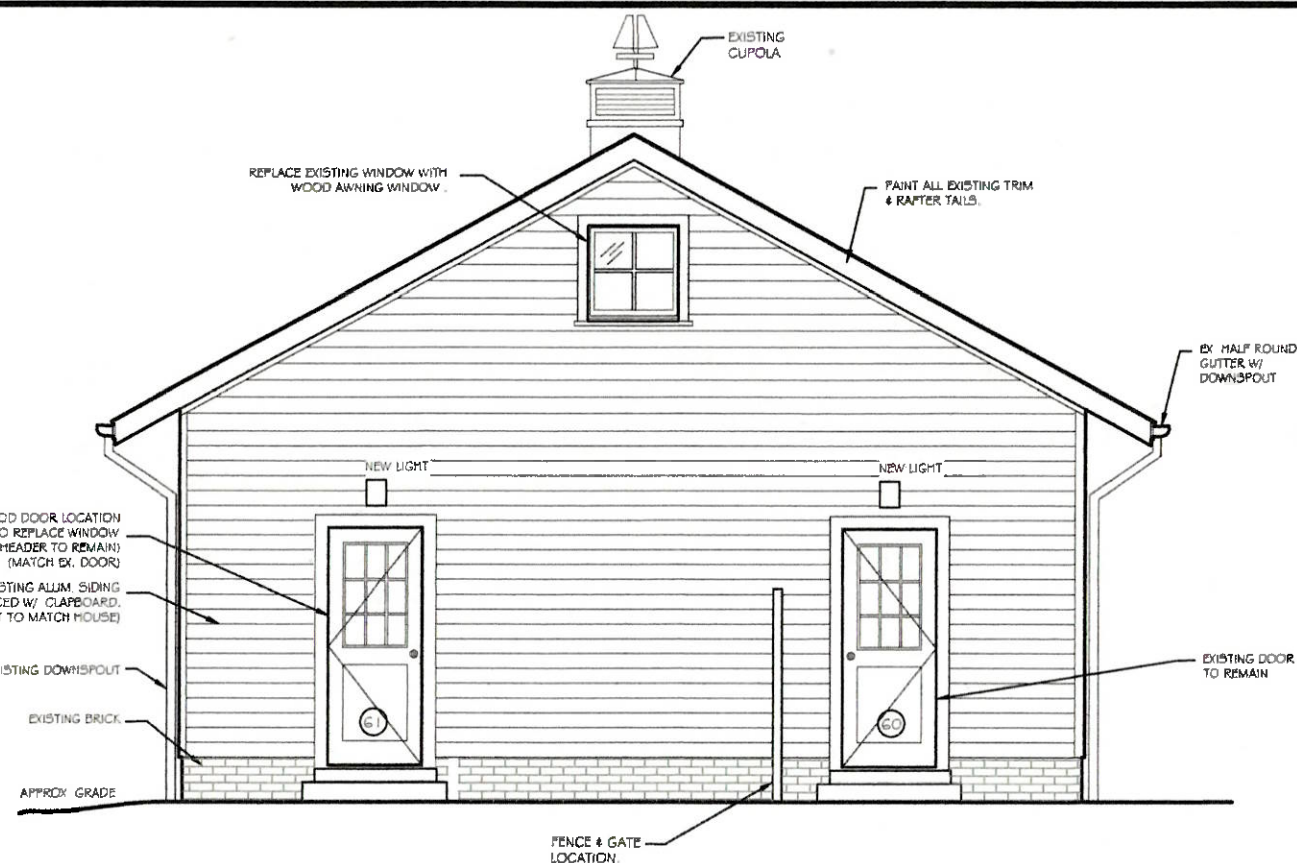
3 GARAGE ELEVATION
SK3 SCALE: 3/16" = 1'-0"



2 GARAGE ELEVATION
SK3 SCALE: 3/16" = 1'-0"

NOTES:

- 1- EXISTING ALUMINUM SIDING ON NORTH, EAST, AND SOUTH WALLS SHALL BE REPLACED WITH NEW PAINTED CLAPBOARD. EXISTING WEST WALL CLAPBOARD TO REMAIN, PAINT.
- 2- UNDER ALUMINUM SIDING ON (3) WALLS BEING REMOVED IS SHEATHING.
- 3- PREP & PAINT ALL OF EXTERIOR OF GARAGE. (EXCEPT BRICK)
- 4- GARAGE DOORS SHALL BE REPLACED WITH NEW WOOD (PAINTED). SEE SPEC ON PLAN.



4 GARAGE ELEVATION
SK3 SCALE: 3/16" = 1'-0"



1 GARAGE ELEVATION
SK3 SCALE: 3/16" = 1'-0"

REVISIONS	DATE
ID	

SALTBOX
ARCHITECTURE
OFFICE: 202-350-0900
5217 WISCONSIN AVENUE NW
WASHINGTON, D.C. 20015

PHASE	DATE	SCALE	DRAWN
HAMP FOR SUNROOM & GARAGE	05.21.19	AS SHOWN	DTH

WILLIAMS-MOORE
RESIDENCE
20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

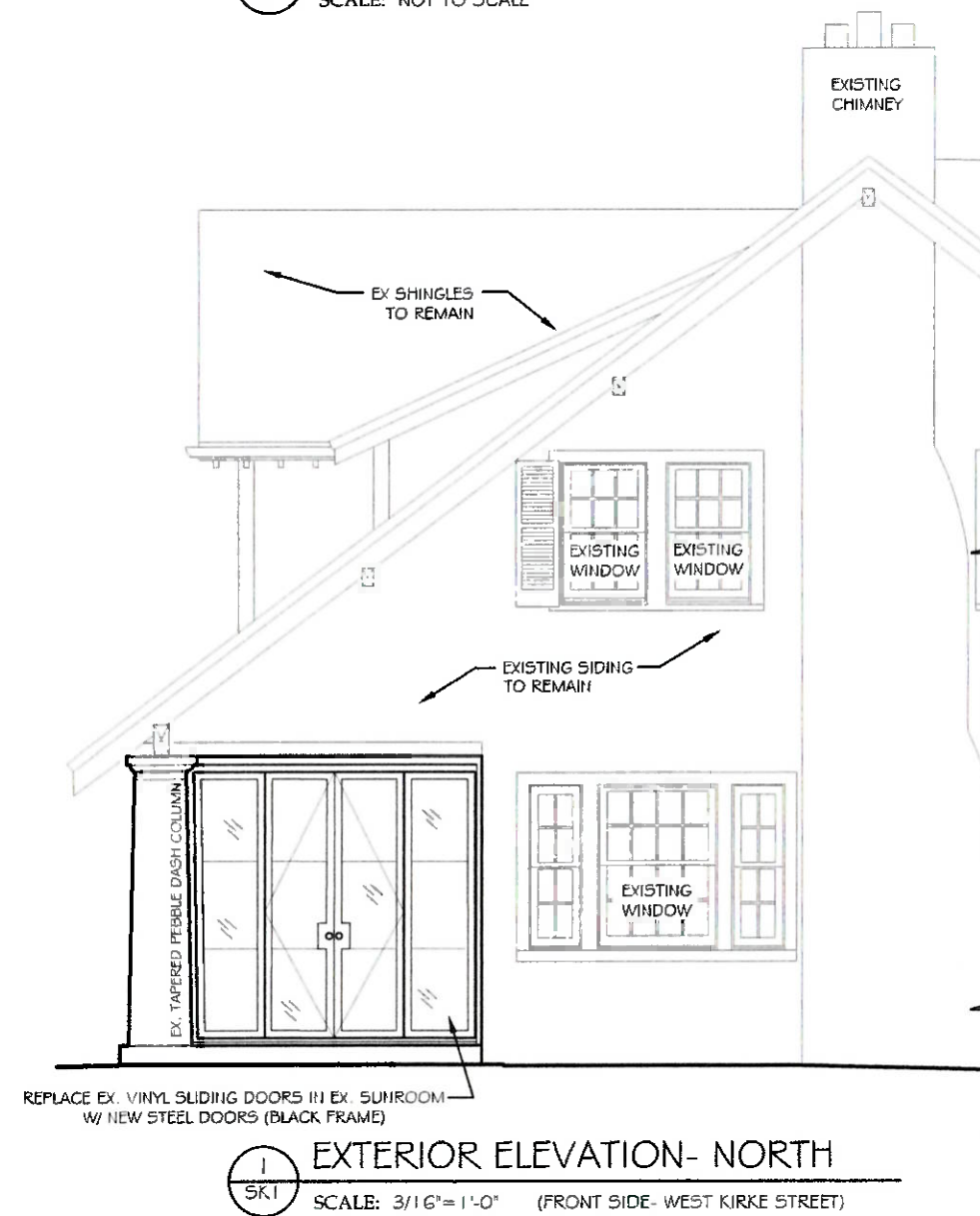
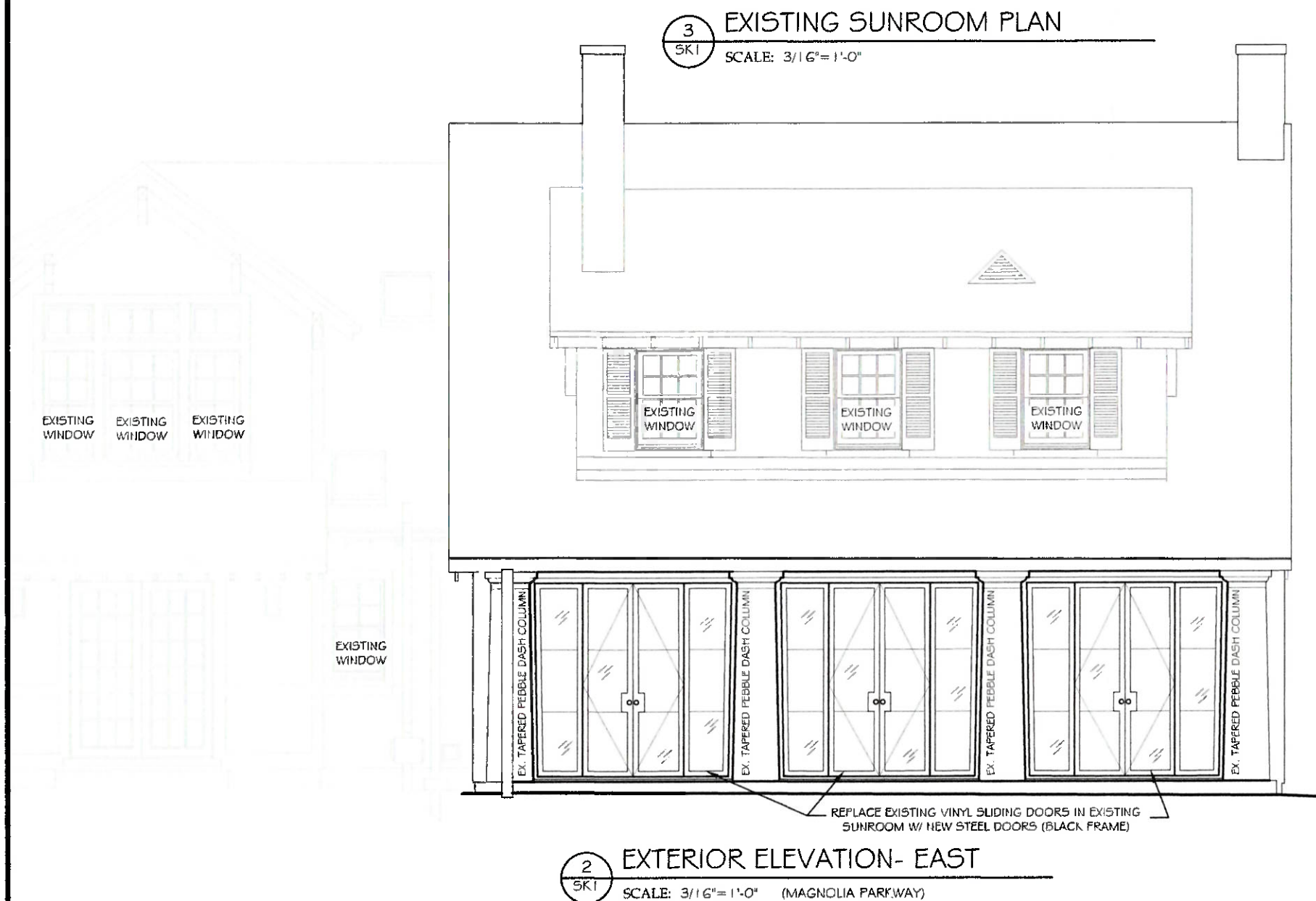
GARAGE
REPAIR
ELEVATIONS

SHEET

SK3



4 INSPIRATIONAL DOOR PHOTO
SKI SCALE: NOT TO SCALE



REVISIONS	
ID	DATE

SALTBOX
ARCHITECTURE

PHASE:	HAWP FOR SUNROOM & GARAGE
DATE:	05 21 19
SCALE:	AS SHOWN
DRAWN:	DTH

**WILLIAMS-MOORE
RESIDENCE**
20 WEST KIRKE STREET
CHEWY CHASE, MD 20815

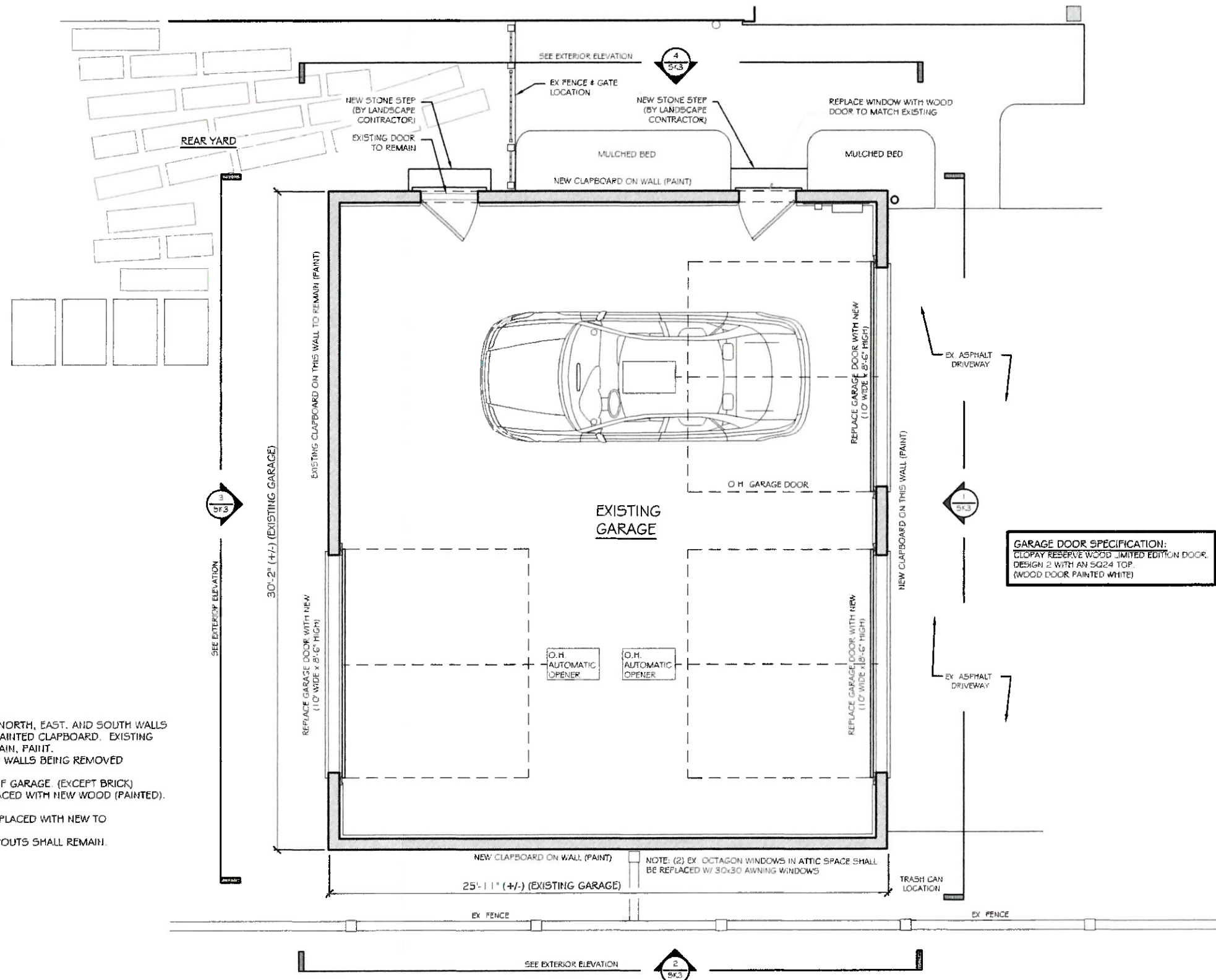
SUNROOM PLAN & ELEVATIONS

SHEET

SK1

NOTES:

- 1- EXISTING ALUMINUM SIDING ON NORTH, EAST, AND SOUTH WALLS SHALL BE REPLACED WITH NEW PAINTED CLAPBOARD. EXISTING WEST WALL CLAPBOARD TO REMAIN, PAINT.
- 2- UNDER ALUMINUM SIDING ON (3) WALLS BEING REMOVED IS SHEATHING.
- 3- PREP & PAINT ALL OF EXTERIOR OF GARAGE. (EXCEPT BRICK)
- 4- GARAGE DOORS SHALL BE REPLACED WITH NEW WOOD (PAINTED). SEE SPEC ON PLAN.
- 5- EXISTING SHINGLES SHALL BE REPLACED WITH NEW TO RESEMBLE EXISTING ON HOUSE.
- 6- EXISTING GUTTERS AND DOWNSPOUTS SHALL REMAIN.



1 SK2 GARAGE PLAN
SCALE: 3/16" = 1'-0"

REVISIONS	ID	DATE

SALTBOX
ARCHITECTURE
6217 WISCONSIN AVENUE NW
WASHINGTON, D.C. 20015
OFFICE: 202-350-0000
WWW.SALTBOXDESIGN.COM

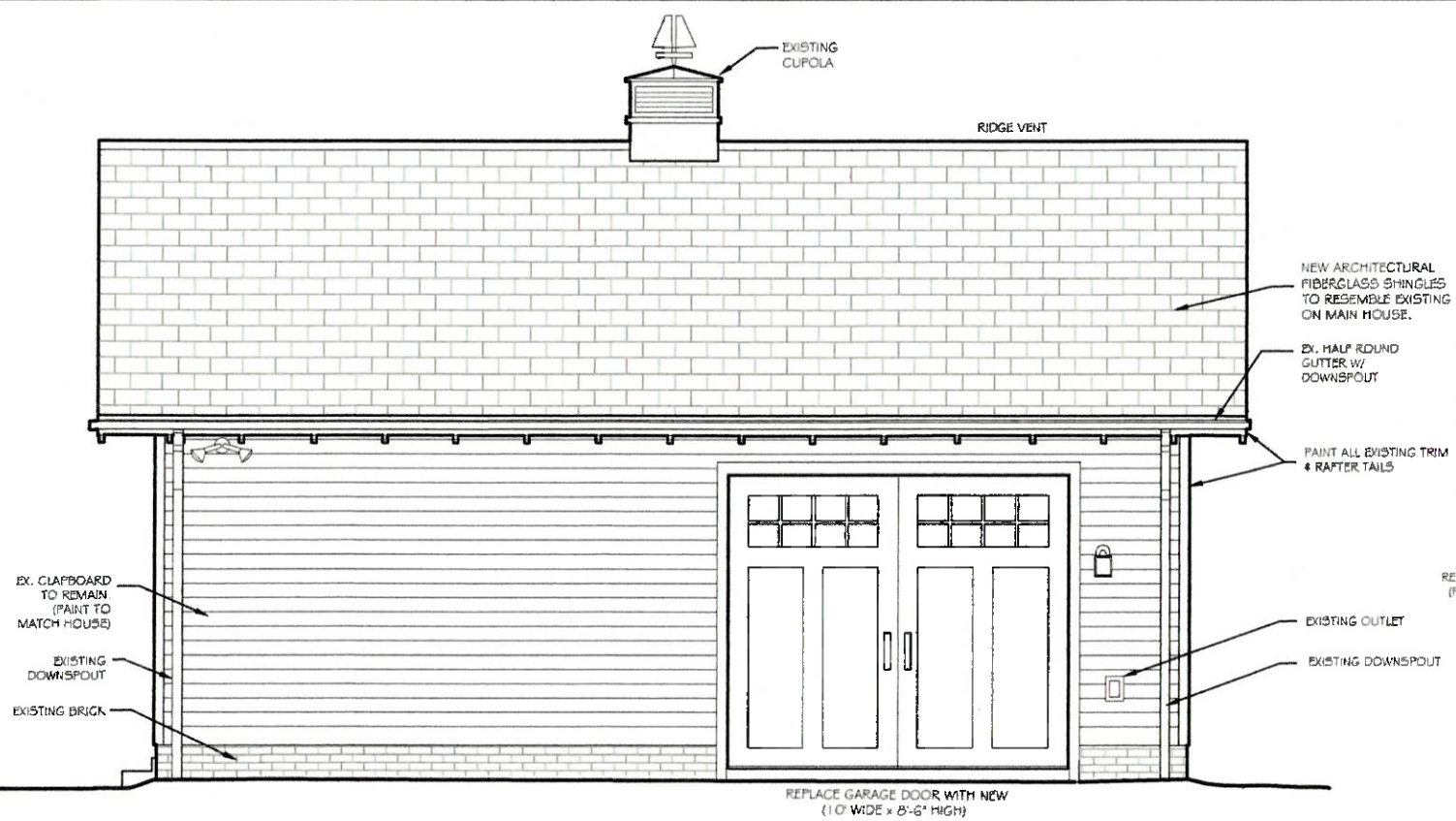
PHASE:	DATE:	SCALE:	DRAWN:	DTH:
HAMP FOR SUNROOM & GARAGE	05.21.19	AS SHOWN		

WILLIAMS-MOORE
RESIDENCE
20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

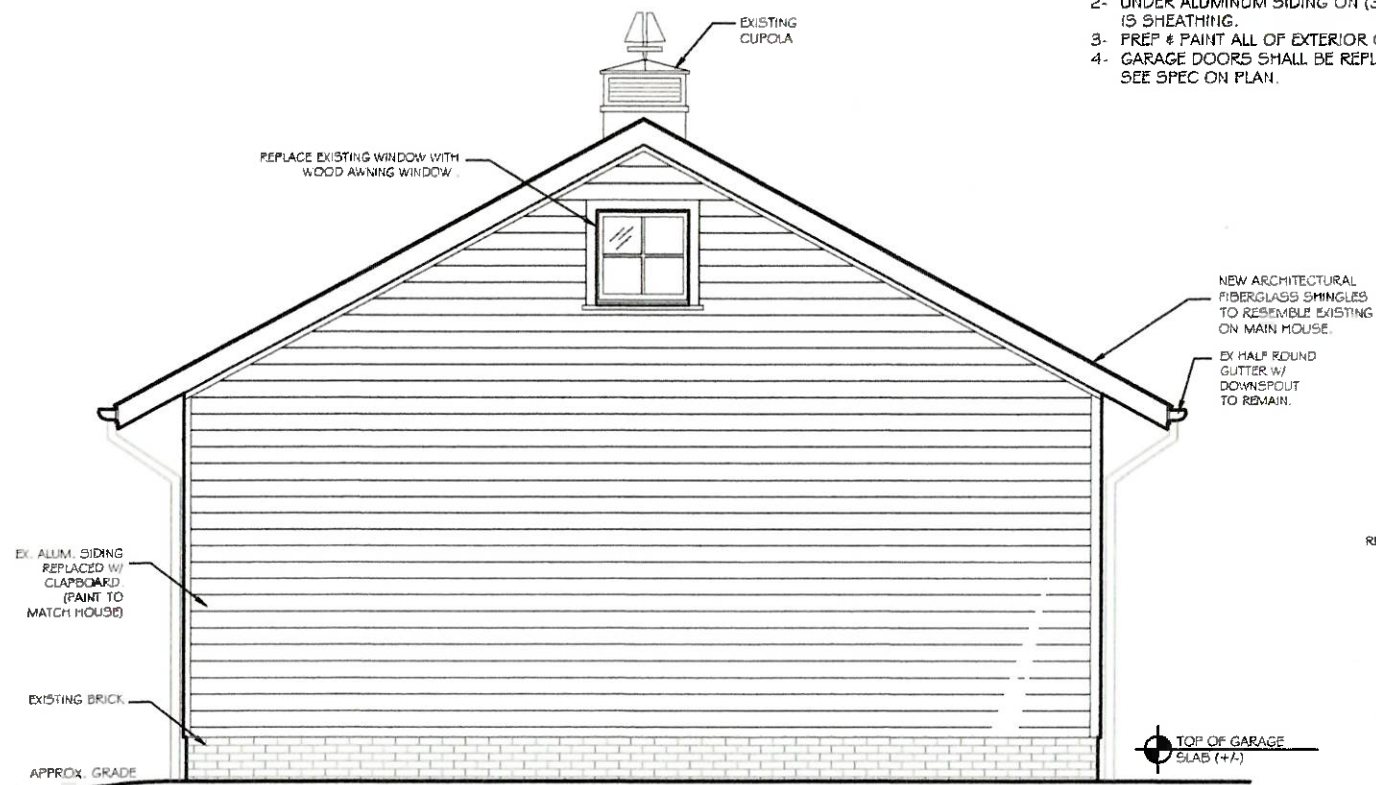
GARAGE
REPAIR

SHEET

SK2



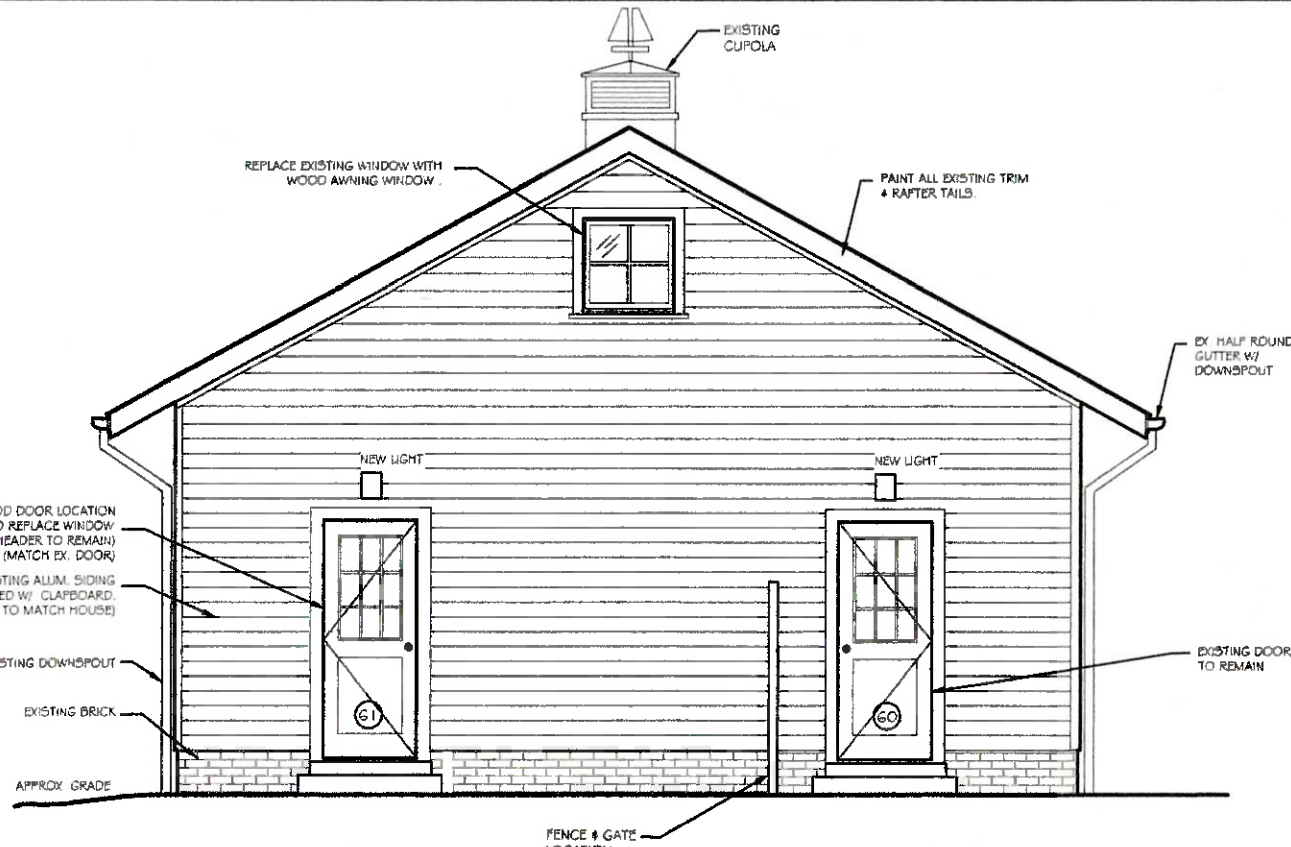
3 GARAGE ELEVATION
SK3 SCALE: 3/16" = 1'-0"



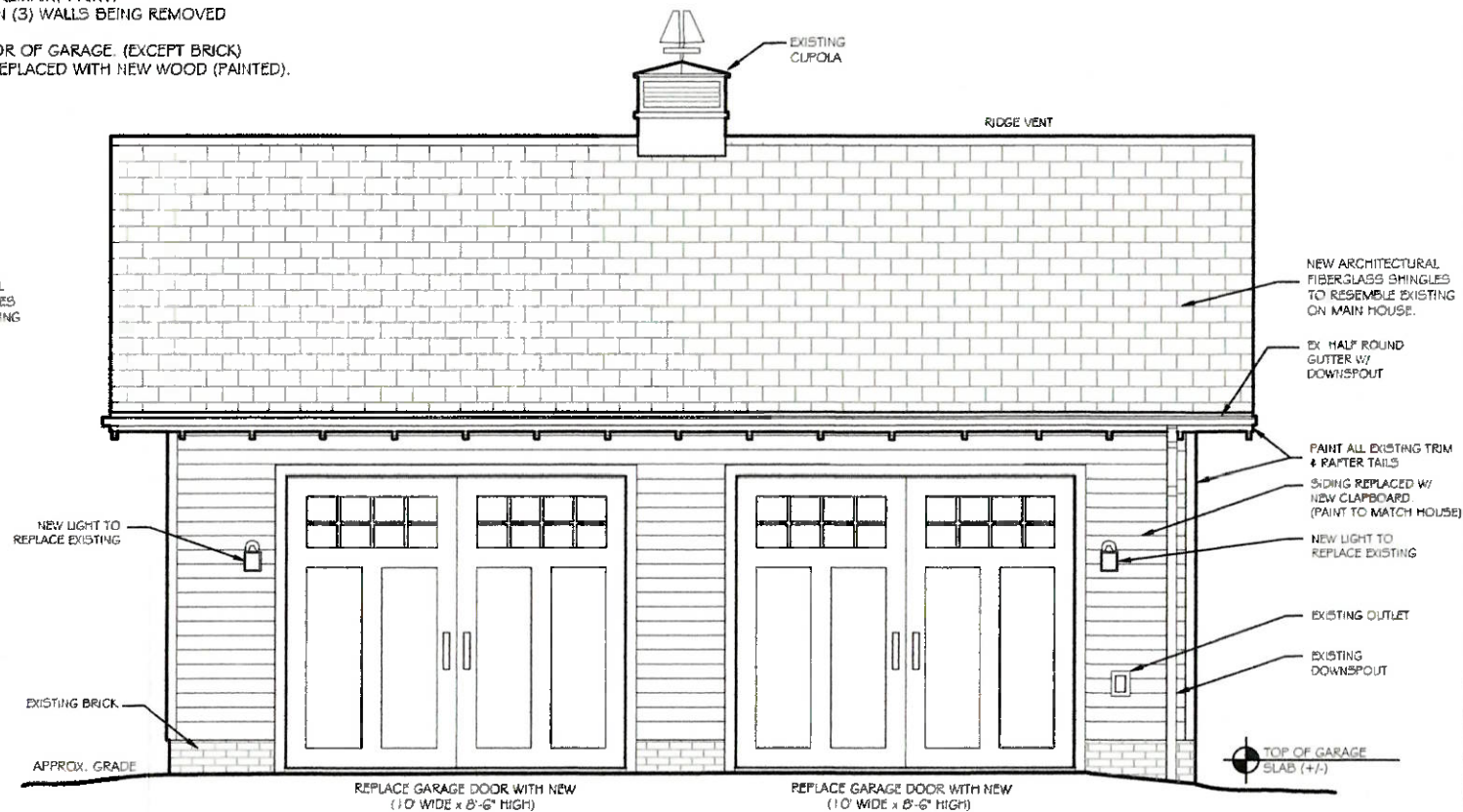
2 GARAGE ELEVATION
SK3 SCALE: 3/16" = 1'-0"

NOTES:

- 1- EXISTING ALUMINUM SIDING ON NORTH, EAST, AND SOUTH WALLS SHALL BE REPLACED WITH NEW PAINTED CLAPBOARD. EXISTING WEST WALL CLAPBOARD TO REMAIN. PAINT.
- 2- UNDER ALUMINUM SIDING ON (3) WALLS BEING REMOVED IS SHEATHING.
- 3- PREP & PAINT ALL OF EXTERIOR OF GARAGE. (EXCEPT BRICK)
- 4- GARAGE DOORS SHALL BE REPLACED WITH NEW WOOD (PAINTED). SEE SPEC ON PLAN.



4 GARAGE ELEVATION
SK3 SCALE: 3/16" = 1'-0"



1 GARAGE ELEVATION
SK3 SCALE: 3/16" = 1'-0"

REVISIONS		DATE	
ID			

SALTBOX

ARCHITECTURE

5277 WISCONSIN AVENUE NW
WASHINGTON, D.C. 20015
OFFICE: 202-350-0900
WWW.SALTBOXDESIGN.COM

PHASE: HAWP FOR SUNROOM & GARAGE

DATE: 05.21.19

SCALE: AS SHOWN

DRAWN: DTH

WILLIAMS-MOORE
RESIDENCE
20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

GARAGE
REPAIR
ELEVATIONS

SHEET

SK3

10/2

Express Title Company
File No. E18-0081
Tax ID # 07-00458490

This Deed, made this 22nd day of May, 2018, by and between Virginia F. Crisman, Trustee of the Virginia F. Crisman 2015 Revocable Trust dated December 4, 2015, as amended, GRANTOR, and Kelly Engel, Trustee of The West Kirke Street Trust, GRANTEE.

Witnesseth —

That in consideration of the sum of Five Million Six Hundred Eighty Thousand and 00/100 Dollars (\$5,680,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, as sole owner, in fee simple, all that lot of ground situate in the County of Montgomery, State of Maryland and described as follows, that is to say:

Lot numbered FOURTEEN (14) and Part of Lot numbered THIRTEEN (13) in Block numbered THIRTY-TWO (32), in the subdivision known as "SECTION TWO, CHEVY CHASE", as per plat thereof duly recorded among the Land Records of Montgomery County, Maryland in Plat Book 2 at Plat No. 106, the said Part of Lot 13 being more particularly described in a parcel of land as follows, to wit:

BEGINNING for the same on the South line of Kirke Street at a point distant 62 feet East from the Northwest corner of said Lot 13 and running thence South at right angles to said street 125 feet to the South line of said Lot 13; thence East along the South line of Lots 13 and 14, 193.82 feet, more or less, to the West line of Magnolia Parkway; thence Northwesterly along said line of said Parkway, 157.69 feet, more or less, to the South line of Kirke Street; and thence West along said line of Kirke Street, 95.77 feet to the place of beginning.

BEING the same property which, by Deed dated March 10, 2016, and recorded among the Land Records of the County of Montgomery, State of Maryland, in Liber No. 51846, folio 70, was granted and conveyed by Virginia F. Crisman unto Virginia F. Crisman, Trustee of "THE VIRGINIA F. CRISMAN 2015 REVOCABLE TRUST" dated December 4, 2015.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Kelly Engel, Trustee of The West Kirke Street Trust, as sole owner, in fee simple.

And the Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant Specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

28,400
20
40
Kc

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.



Virginia F. Crisman (SEAL)
Virginia F. Crisman, Trustee of the Virginia F.
Crisman 2015 Revocable Trust dated December
4, 2015, as amended

STATE OF MARYLAND
COUNTY OF MONTGOMERY

} ss

I hereby certify that on this 22nd day of May, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Virginia F. Crisman, Trustee of the Virginia F. Crisman 2015 Revocable Trust dated December 4, 2015, as amended, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 8/12/19

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Attorney

Janet Weckerman

AFTER RECORDING, PLEASE RETURN TO:
Express Title Company
6110 Executive Blvd. #300
Rockville, MD 20852

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2018

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor

Virginia F. Crisman, Trustee of the Virginia F. Crisman 2015 Revocable Trust dated December 4, 2015, as amended

2. Reasons for Exemption

Resident Status

☐

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☒

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

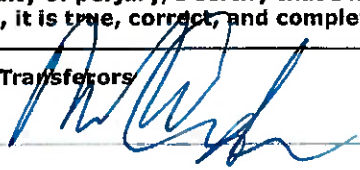
☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

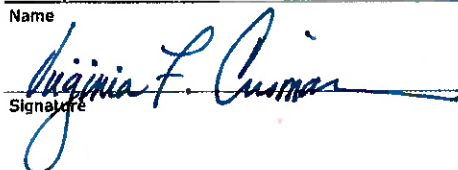


Virginia F. Crisman, Trustee of the Virginia F. Crisman 2015 Revocable Trust dated December 4, 2015, as amended

Name

**Date

Signature



3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if recordation occurs within 60 days of execution of this form.

OWNER OCCUPANCY AFFIDAVIT

Kelly Engel, Trustee of The West Kirke Street Trust, the Grantee in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by me for 7 out of the next 12 months.

WITNESS:

As to All


Kelly Engel, Trustee of The West
Kirke Street Trust

(SEAL)

(SEAL)

STATE OF MARYLAND, Montgomery, to wit:

I HEREBY CERTIFY, that on this 22nd day of May, 2018, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Kelly Engel, Trustee of The West Kirke Street Trust, the party herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires:

8/11/19



State of Maryland Land Instrument Intake Sheet
Information provided is for the use of the Clerk's Office,
State Department of Assessments and Taxation, and County Finance Office Only.

Certified By: Tyner, Mary

Tyner

Approved on: 5/30/2018 3:26:37 PM

1. Type(s) of Instruments	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other			
	<input checked="" type="checkbox"/> Deed of Trust	<input type="checkbox"/> Lease	<input type="checkbox"/> Other			
2. Conveyance Type	<input checked="" type="checkbox"/> Arms Length	<input type="checkbox"/> Not Arms Length	Improved Residential			
	<input checked="" type="checkbox"/> Not a farm	<input type="checkbox"/> Farm within five years				
3. Tax Exemption (If Applicable) Cite or Explain Authority	Recordation					
	State Transfer					
	County Transfer					
4. Consideration and Tax Calculation	Consideration Amount:		Finance Office Use Only:			
	Purchase Price/Consideration	\$ 5,680,000.00	Transfer Tax Consideration	\$5,680,000.00		
	Any New Mortgage	\$ 2,000,000.00	X(1)%	\$56,800.00		
	Balance of Existing Mortgage	\$ 0.00	Less Exemption Amount)			
	Other 1	\$ 0.00	Total Transfer Tax	\$56,800.00		
	Other 2	\$ 0.00	Recordation Tax Consideration	\$5,680,000.00		
	Full Cash Value	\$	X(6.75) per \$500.00	\$73,490.00		
			TOTAL DUE	\$130,290.00		
5. Fees	Amount of Fees:		Doc.1	Doc.2		
	Recording Charge	\$ 0.00	\$ 0.00	Agent		
	Surcharge	\$ 0.00	\$ 0.00	Tyner, Mary		
	State Recordation Tax	\$ 73,490.00	\$ 0.00	Tax Bill		
	County Transfer Tax	\$ 56,800.00	\$ 0.00	paid in full		
	State Transfer Tax	\$ 0.00	\$ 0.00	C.B Credit		
	Other 1	\$ 0.00	\$ 0.00			
	Other 2	\$ 0.00	\$ 0.00	Ag.Tax/Other		
6. Description of Property SDAT requires submission of all application information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i)	District		Property Tax ID No.(1)		Grantor Liber/Folio	
	07		00458490		10589/0459	
	Map		Parcel No.		Var. LOG	
					[]	
	Subdivision Name		Lot (3a)		Block (3b)	
	009-LOT 14 CHEVY CHASE S		P13		32	
	Sect/AR (3c)		Plat Ref.		SqFt/Acreage(4)	
			2/106		18,128	
	Location/Address of Property being Conveyed(2)					
	20 W KIRKE ST, CHEVY CHASE, MD 20815					
	Other Property Identifiers (if applicable)				Water Meter Account Number	
7. Transferred From	Doc.1 - Grantor(s) Name(s)		Doc.2 - Grantor(s) Name(s)			
	VIRGINIA F CRISMAN 2015 REVOC TR		ENGEL, TRUSTEE KELLY			
	Doc.1 - Owner(s) of Record, If Different from Grantor(s)		Doc.2 - Owner(s) of Record, If Different from Grantor(s)			
	Doc.1 - Grantee(s) Name(s)		Doc.2 - Grantee(s) Name(s)			
	ENGEL, TRUSTEE KELLY		Pat Cassidy			
	New Owner's(Grantee/Grantor's(for Deed of Trust)) Mailing Address					
	20 W KIRKE ST, CHEVY CHASE, MD 20815					
9. Other Names to be Indexed	Doc.1 - Additional Names to be Indexed (Optional)			Doc.2 - Additional Names to be Indexed (Optional)		
10. Contact/Mail Information	Instrument Submitted By or Contact Person					
	Name :	Jo Ann Toblas				
	Firm :	Express Title Company				
	Address :	6110 Executive Boulevard Suite 300 Rockville, MD - 20852				
	Telephone :	301-231-8200				
11. Assessment Information	Hold for Pick up [X] Return to Address Provided [] Return to Contact Person []					
	IMPORTANT: both the Original Deed and a Photocopy must accompany each transfer					
	Will the property being conveyed be the grantee's/grantor's(for Deed of Trust) principal residence ?					<input checked="" type="checkbox"/> Yes [] No
	Does transfer include personal property ?					[] Yes [X] No
	If yes, identify:					
	Was property surveyed ? If yes, attach copy of survey(if recorded, no copy is required)					[] Yes [X] No
	Remark:					
Case Number or File Number: E18-0081						

1. WRITTEN DESCRIPTION OF PROJECT:

- a. Description of existing structure(s) and the 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.

General description of project and its effect on the historic resource(s), the environmental setting and, where applicable, the historic district: Extend the existing stoop/steps at the front entry. The existing portico and columns shall remain. The existing stoop stops at the setback. The proposed stoop and steps would extend across the Front setback by 4'-5". The total height above grade is 24" to the top of the landing (four 6" risers). See Chapter 59 Zoning Code Section 4.1.7 5.a.i

2. SITE PLAN:

Site & environmental setting, drawn to scale. Site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS:

Submit 2 copies of plans and elevations in a format no larger than 11 x 17. (11 x 17 preferred)

- 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.
- 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 elevation's drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. Material 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:

- 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.
- 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 ft 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.



Photo 1- Standing at intersection of Magnolia Pkwy & West Kirk St.



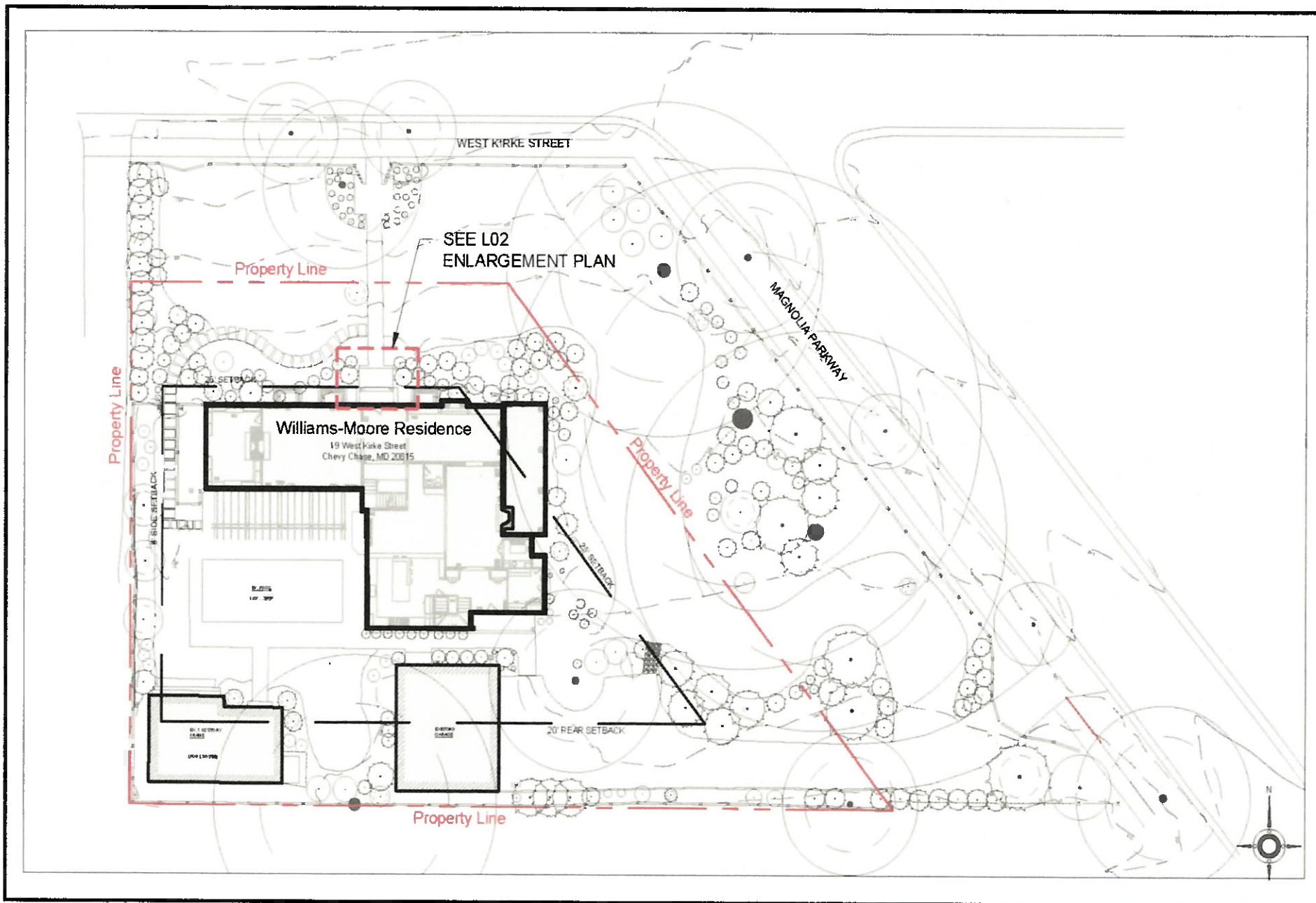
Photo 2- Northwest wing- Front (West Kirke St.) Stoop to the left.



Photo 3- Existing covered front Entry Stoop (Portico to remain) (West Kirke St.)



Photo 4- Stoop to be redone to create better landing at door.



1318 H St. NE
Washington DC 20002 (202) 543-1286

WILLIAMS-MOORE RESIDENCE

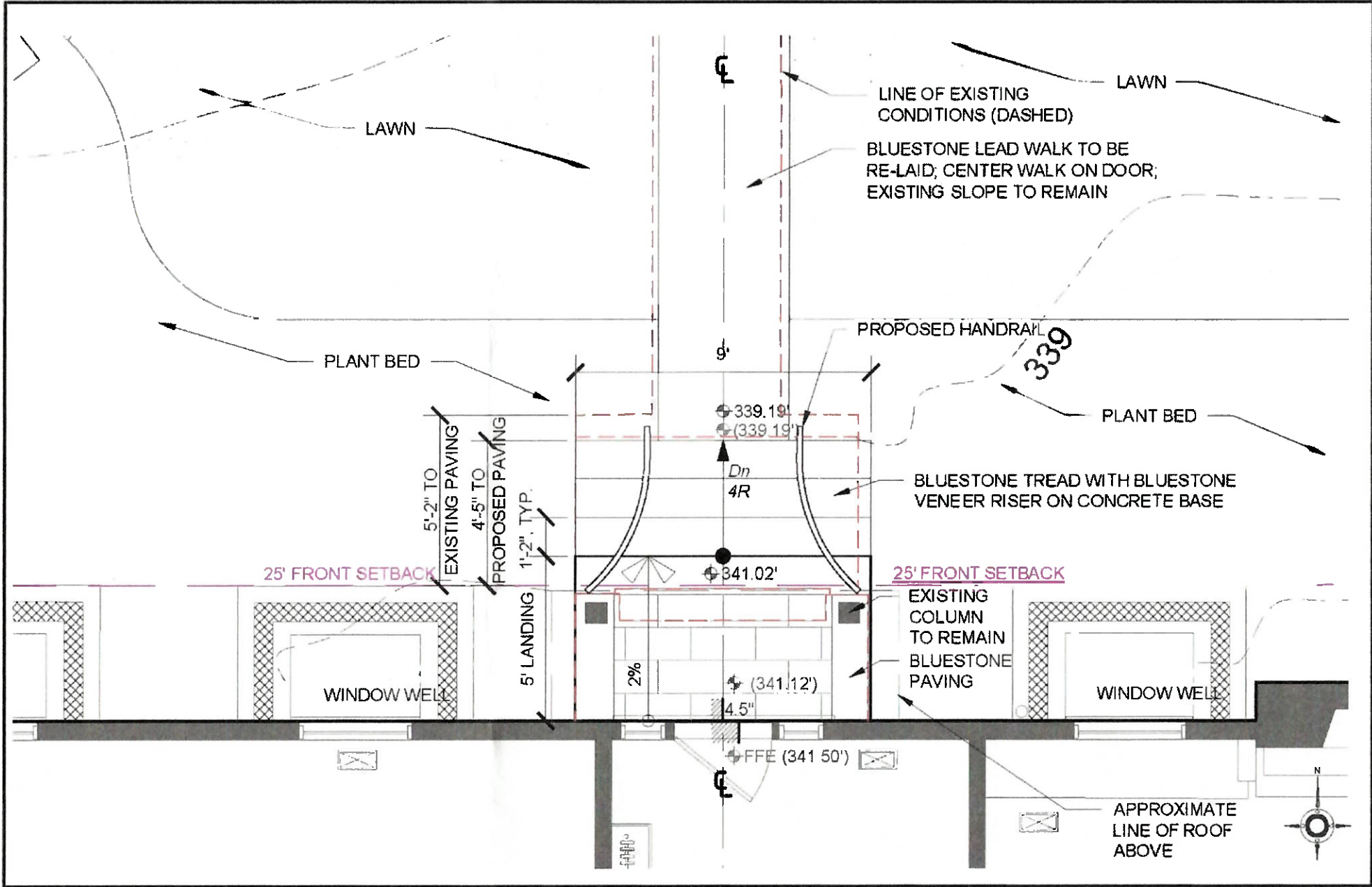
20 West Kirke Street
Chevy Chase, MD 20815

Sheet #

L01

Existing Conditions

Date	Scale
05/02/2016	1/32"=1'-0"



ENLARGED FRONT STOOP PLAN

SCALE: 1/4" = 1'-0"

REVISIONS	ID	DATE

SALTBOX
ARCHITECTURE
5217 WISCONSIN AVENUE NW
WASHINGTON, D.C. 20015
OFFICE: 202-350-0000
WWW.SALTBOXDESIGN.COM

PHASE	DATE	SCALE	DRAWN	DTH
HAMP FOR FRONT STOOP	05 21 19	AS SHOWN		

**WILLIAMS-MOORE
RESIDENCE**
20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

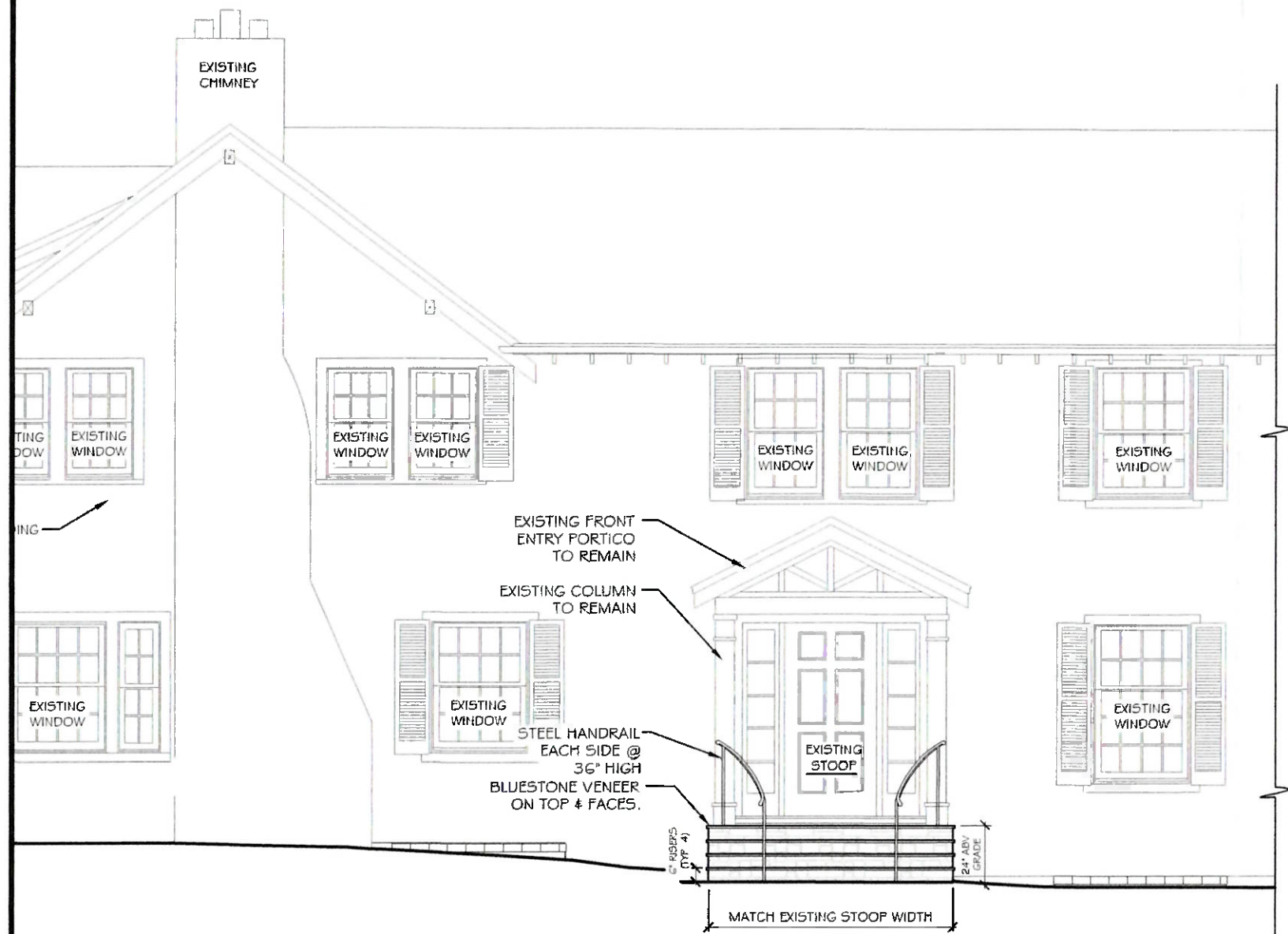
FRONT
STOOP
ELEVATIONS

SHEET

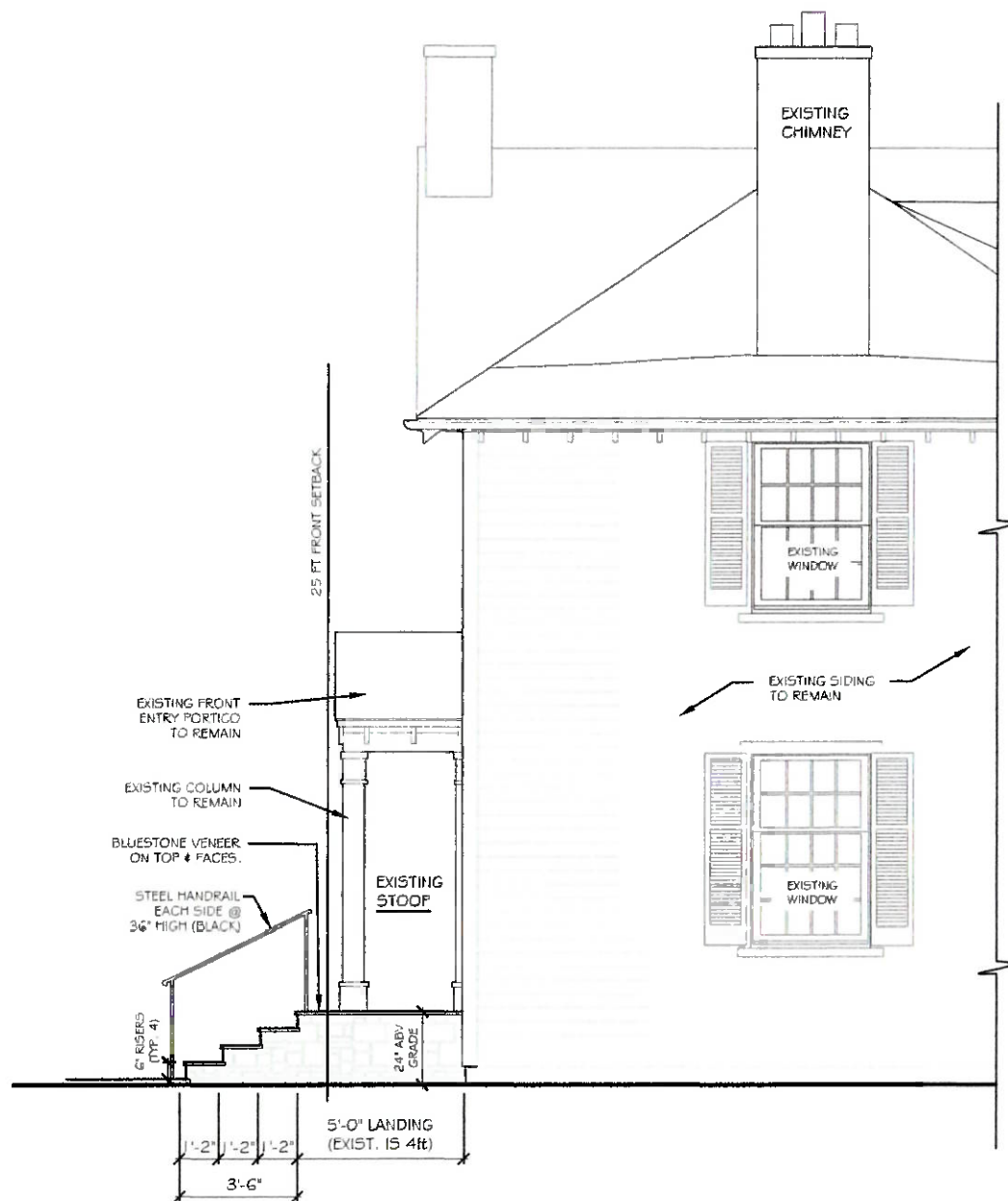
SK1

SK2





2
SK2
EXTERIOR ELEVATION- NORTH
SCALE: 3/16"=1'-0" (MAGNOLIA PARKWAY)



1
SK2
EXTERIOR ELEVATION- WEST
SCALE: 3/16"=1'-0"

REVISIONS		DATE
ID		

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ARCHITECTURE
5217 WISCONSIN AVENUE NW
WASHINGTON, D.C. 20015
OFFICE: 202.350.4300
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PHASE	DATE	SCALE	DRAWN
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**WILLIAMS-MOORE
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20 WEST KIRKE STREET
CHEVY CHASE, MD 20815

FRONT
STOOP
ELEVATIONS

SHEET

SK2