

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	34 West Kirke Street, Chevy Chase	Meeting Date:	7/10/2019
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	7/3/2019
Applicant:	Melissa and Tin Dann (Kathryn Everett, Agent)	Public Notice:	6/26/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-19Z	Staff:	Michael Kyne
PROPOSAL:	Hardscape alterations and new fence		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

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

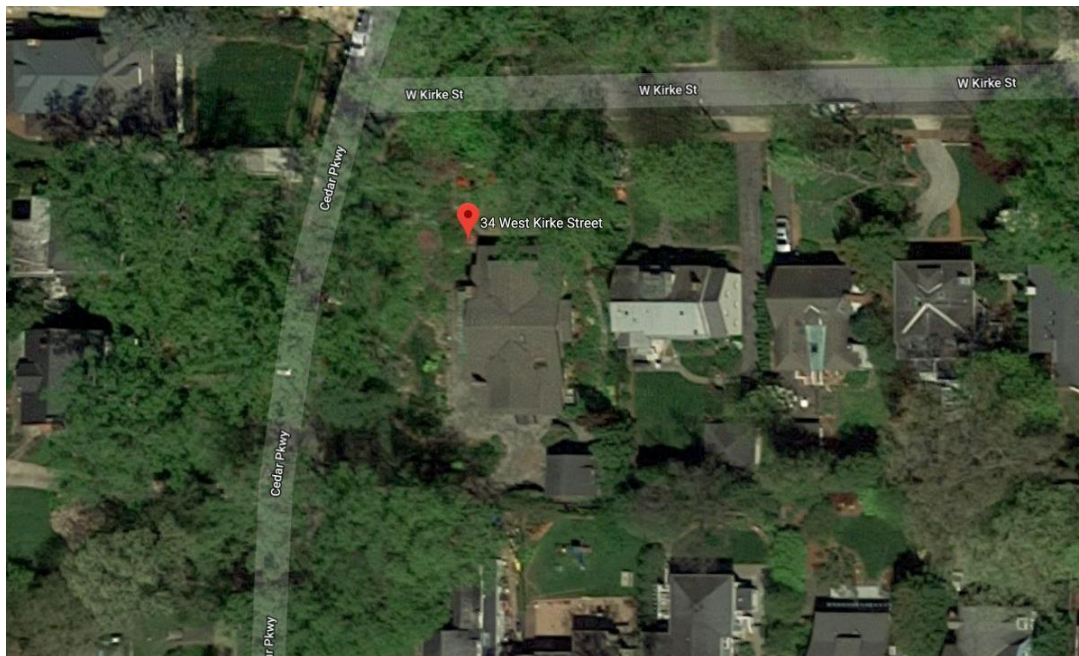


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes the following:

- Replace the existing flagstone front (north) walkway and landing with a new flagstone on concrete walkway and landing in the same approximate footprint.
- Construct a 1161 sf pea gravel driveway with cobblestone edging at the rear/right (southwest) of the property. The driveway will utilize an existing curb cut and apron.
- Construct an 876 sf flagstone on concrete patio at the rear (south) of the property.
- Construct a 255 sf gravel patio with steel edging at the rear (south) of the property.
- Install a walkway of 2' x 3' flagstone pavers at the right (west) side of the property, connecting the proposed driveway to the proposed patio.
- Install a 6' high wooden privacy fence at the rear (south) and rear/left (southeast) corner of the property. This property is located on a corner lot, and the proposed privacy fence at the rear will transition to 4' high as it nears Cedar Parkway at the right (west) side of the property.
- Install a 3'-6" high wooden picket fence at the left (east) side of the property.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit

of the alternative proposal, the general public welfare is better served by granting the permit.

- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

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.” The *Standards* are as follows:

- 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.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

and 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

DP6 - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Kathryn@evrettgordon Contact Person: Kathryn Everett
designs.com Daytime Phone No.: 202 465 5740
Tax Account No.: _____
Name of Property Owner: Melissa and Tom Darr Daytime Phone No.: 202 479 6201
Address: 34 West Kirk Street Cherry Chase MD 20815
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 34 Street: West Kirk Street
Town/City: Cherry Chase Nearest Cross Street: Cedar Parkway
Lot: 7+8 Block: 32 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet _____ inches

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

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

Melissa D
Signature of owner or authorized agent

6-5-2009
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt: 6/21/99

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:

1 1/2 story single family home / bungalow on
11,678 SF lot. Existing home has flossare walkway
and concrete driveway.

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

Install a new front walk, gravel driveway edged
with cobblestone, flossare patio in rear of lot
and fence around perimeter of property.
Fence to be 6' solid board cedar fence along Southern
+ Eastern property side, and 4 1/2' Flat Board
Picket on Western, Northern and Eastern side

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.

of house to
end of porch.

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.

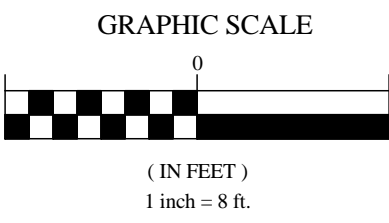
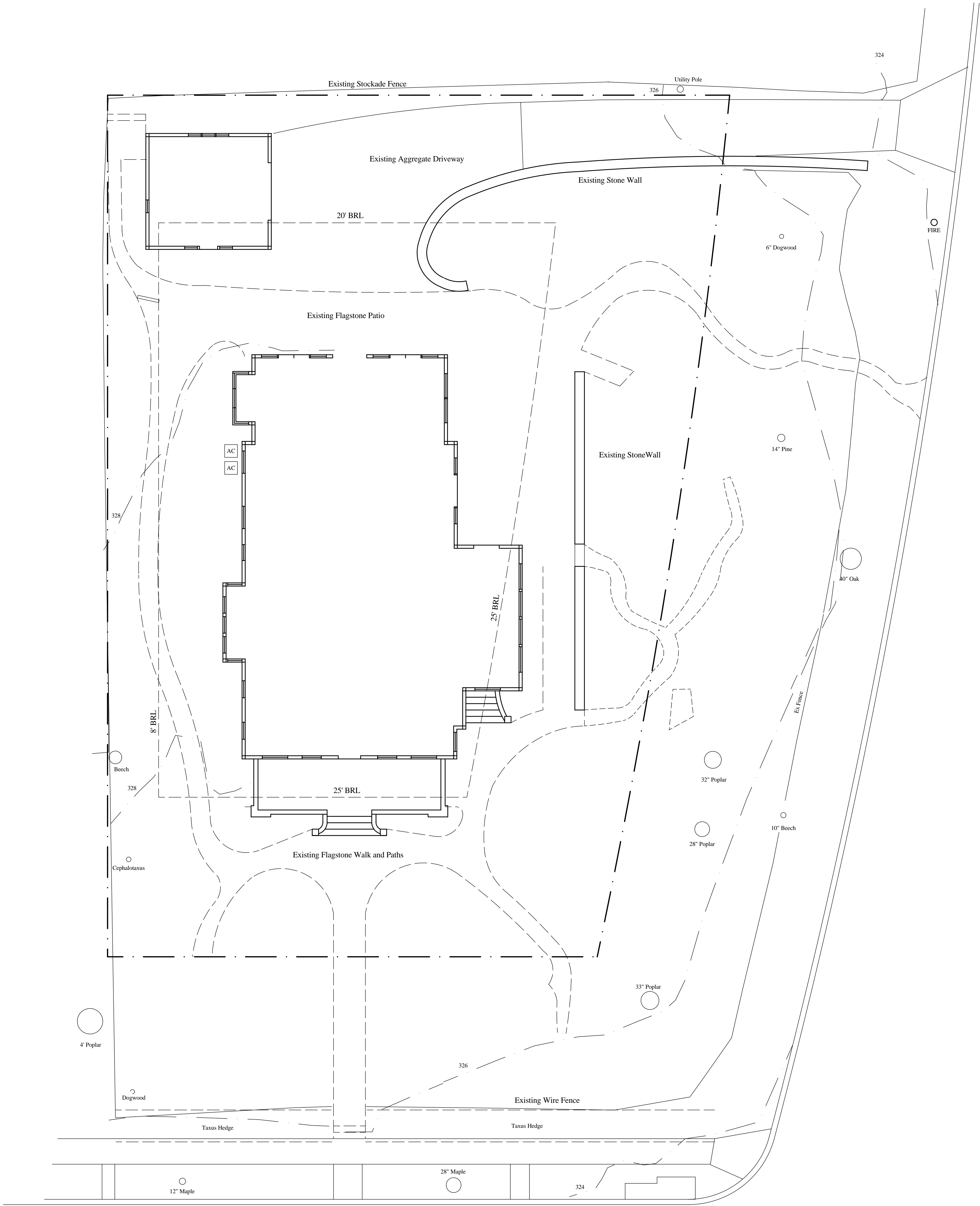
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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]

<p>Owner's mailing address Melissa + Tam Dunn 34 West Kirke St. Chevy Chase MD 20815</p>	<p>Owner's Agent's mailing address Kathryn Everett 3 Newlands St. Chevy Chase MD 20815</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>William Dudley + Marion Blakely 32 West Kirke St. 31 Chevy Chase MD 20815</p>	<p>37 West Irving St. David Holsworth Roslyn Mazer Chevy Chase MD 20815</p>
<p>John Lyhan + Leahann Lyhan 32 West Kirke St. Chevy Chase MD 20815</p>	<p>35 West Irving Susan Jatali + Shadi Pezeshtki Chevy Chase MD 20815</p>
<p>5968 (Clare Gillem) Cedar Parkway Chevy Chase MD 20815</p>	<p>5910 Cedar Parkway Kathryn + John Carpanella Chevy Chase MD 20815</p>

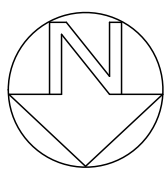


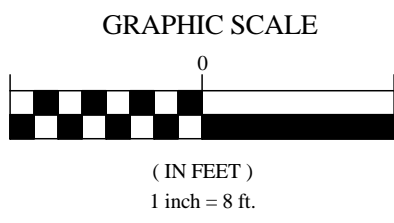
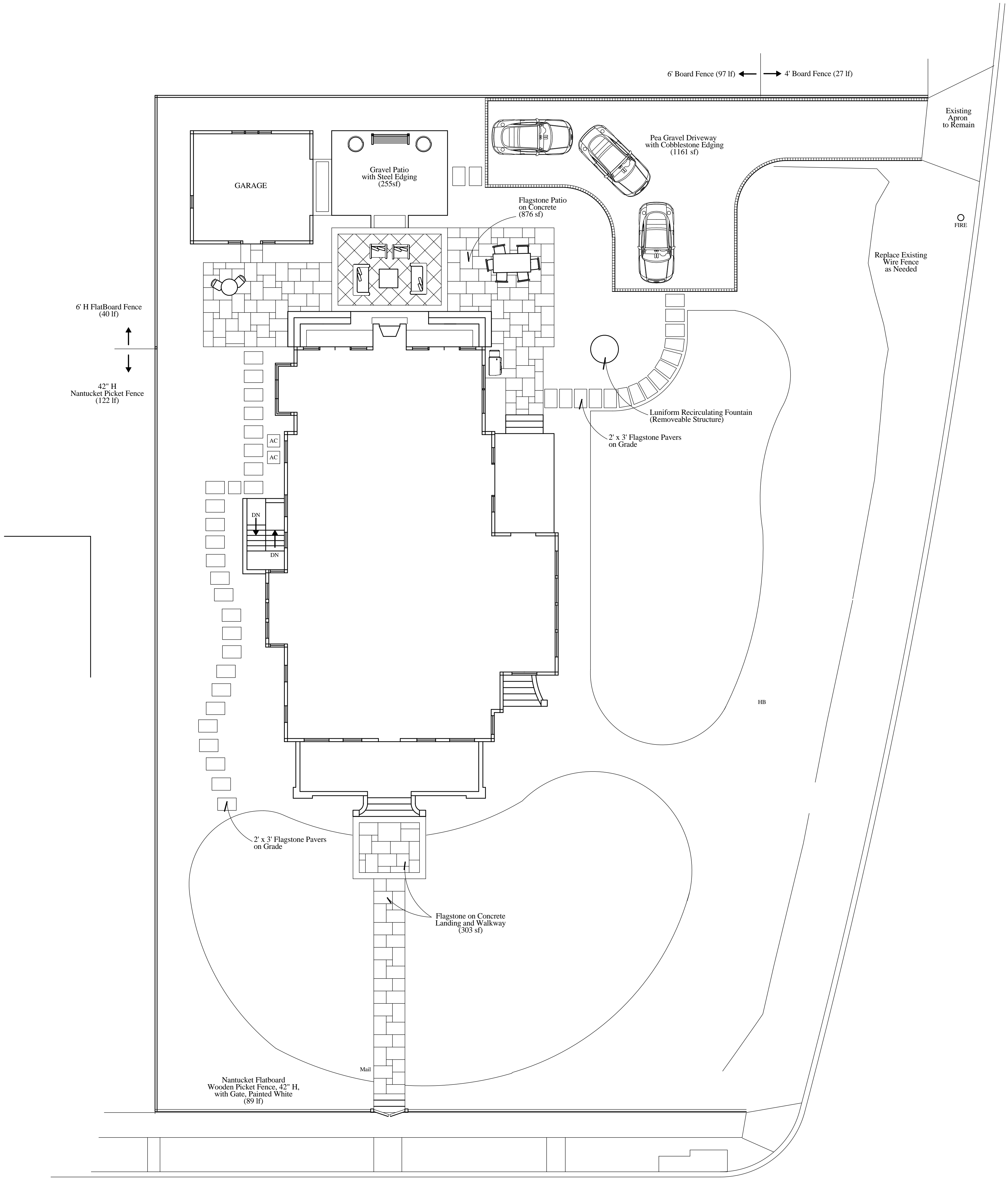
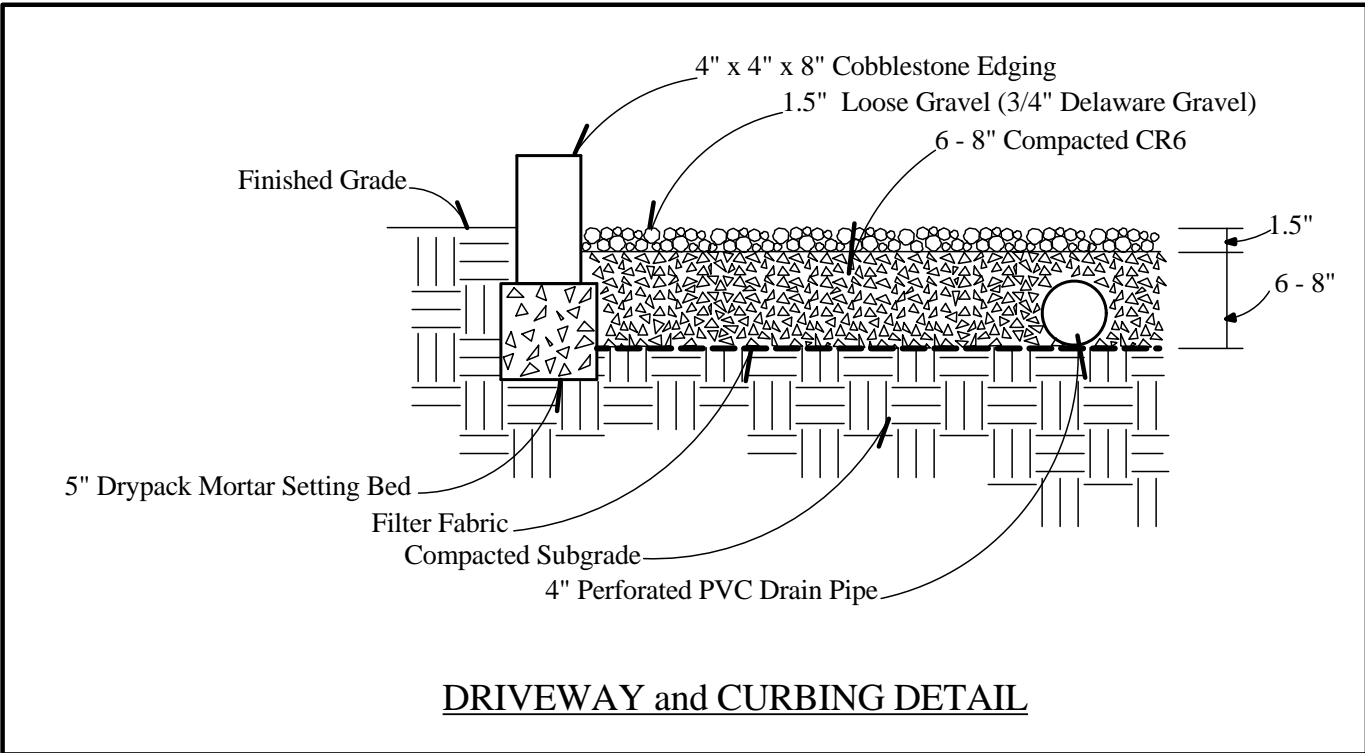
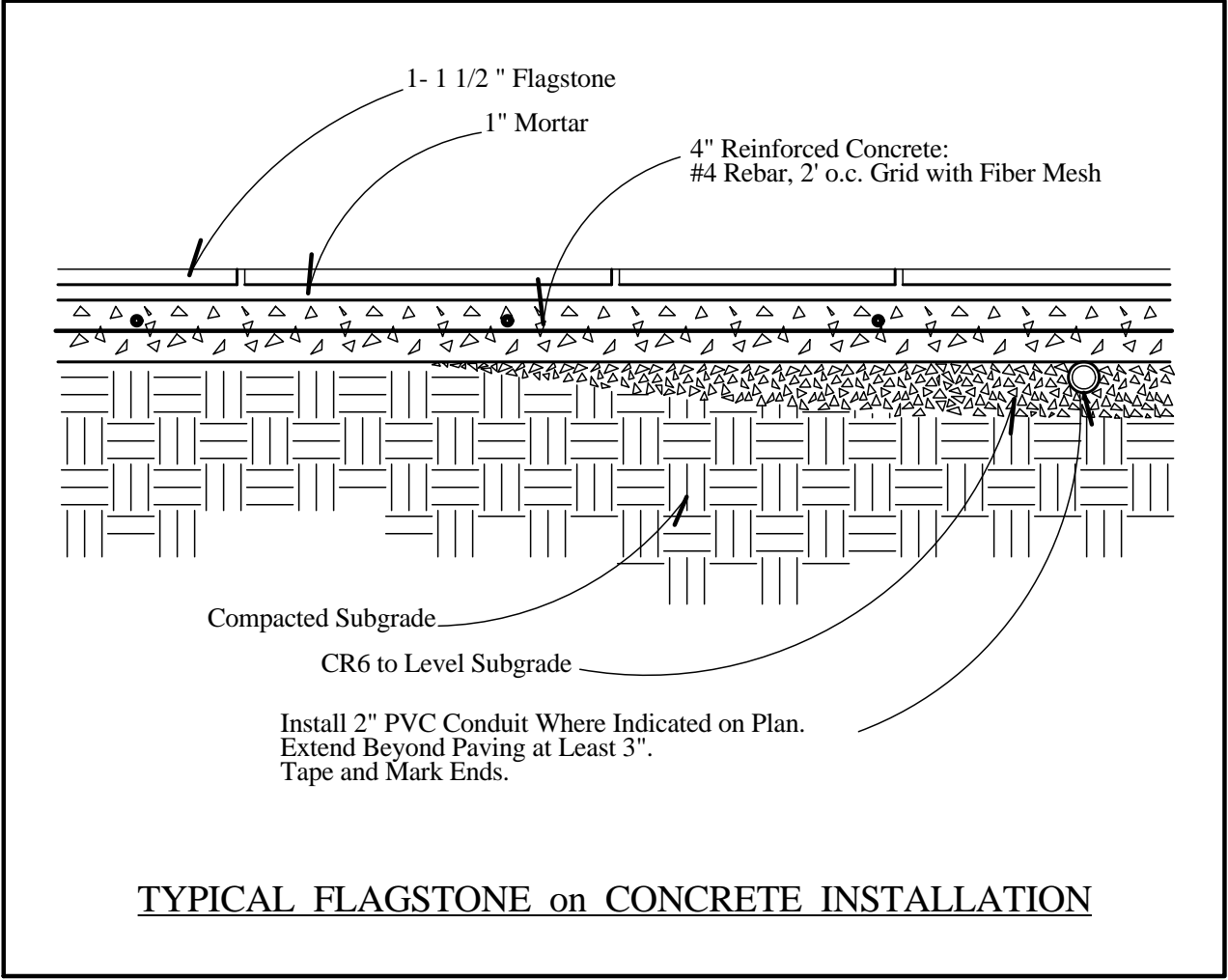
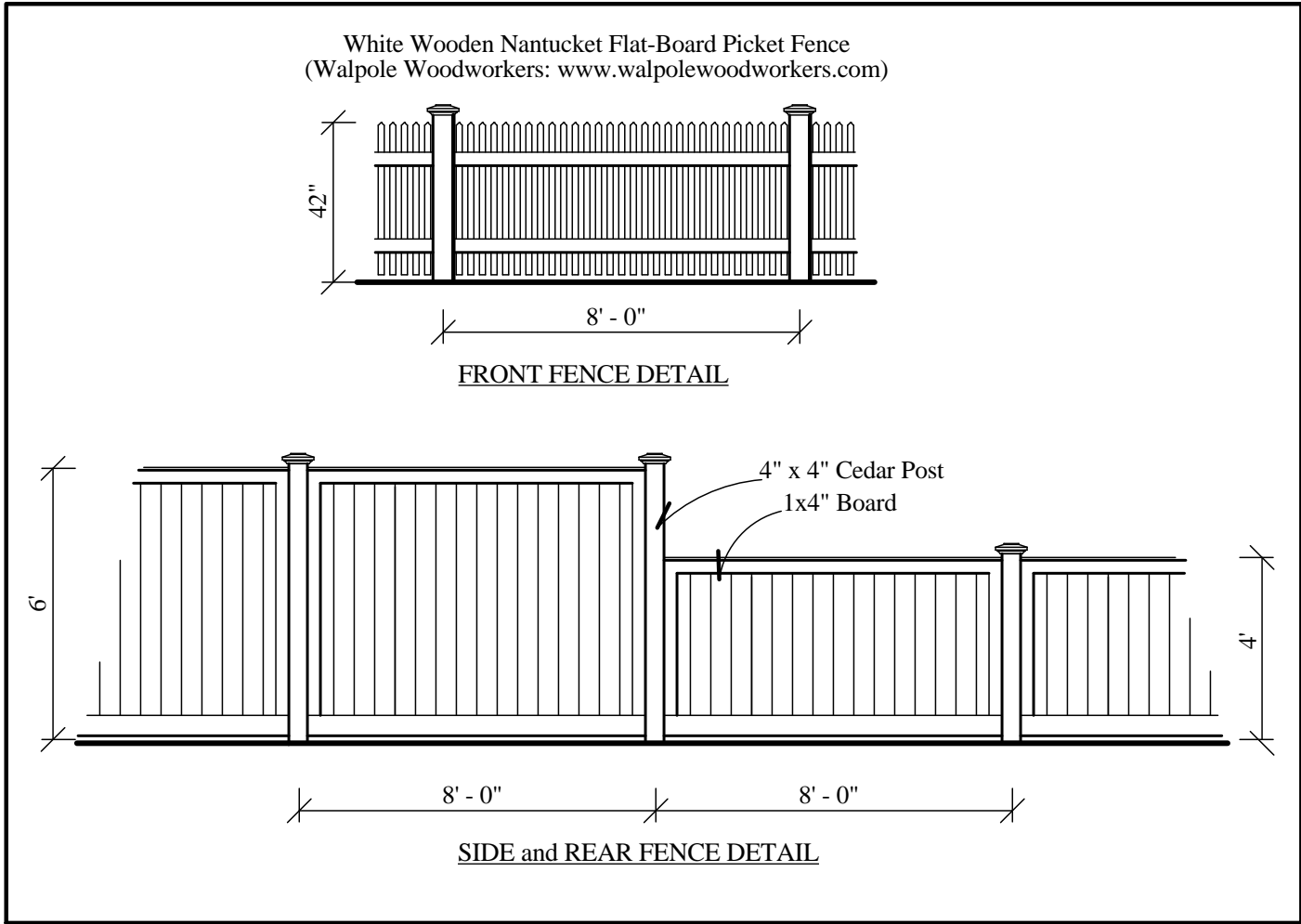
EVERETT
✦ GARDEN DESIGNS LLC ✦
202.465.5740
www.everettgardendesigns.com

TITLE: Existing Conditions
DATE: 6-18-19

DANN RESIDENCE
24 W Kirke Street
Chevy Chase, MD

SCALE: 1/8" = 1'
NORTH:



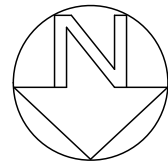


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TITLE: HARDSCAPE PLAN
DATE: 6-18-19

DANN RESIDENCE
24 W Kirke Street
Chevy Chase, MD

SCALE: 1/8" = 1'
NORTH:





Front view of 34 West Kirke Street, Chevy Chase MD



Rear of property - view north above and south below





Western side of property







Eastern side of property



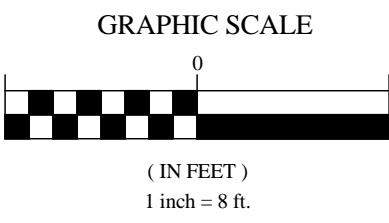
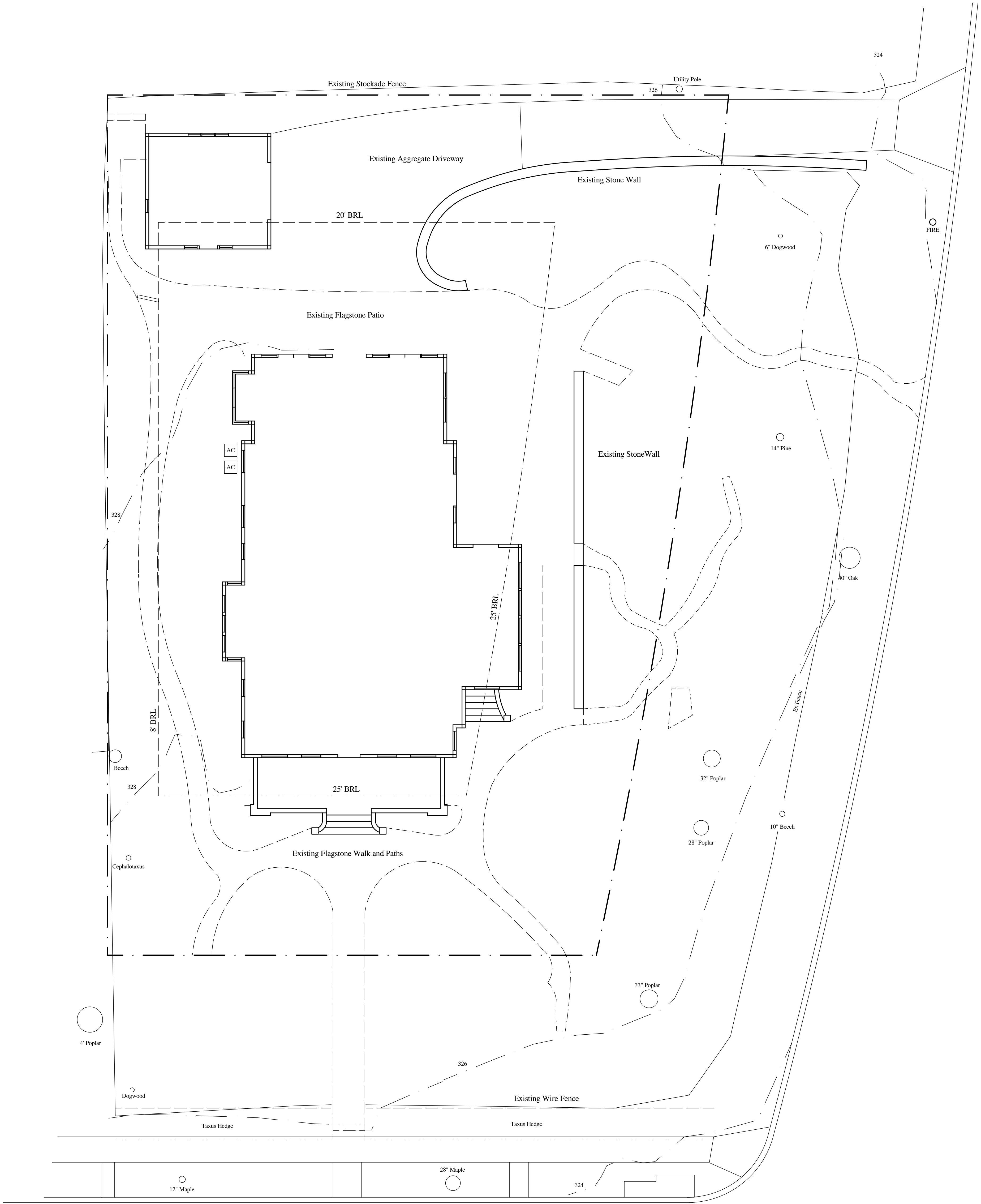


FLAT BOARD PICKET - 42"



SOLID BOARD FENCE - 6'



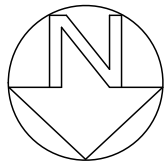


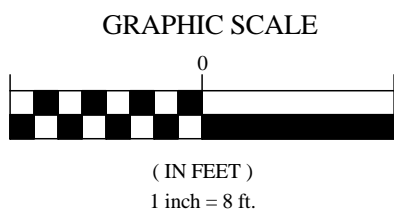
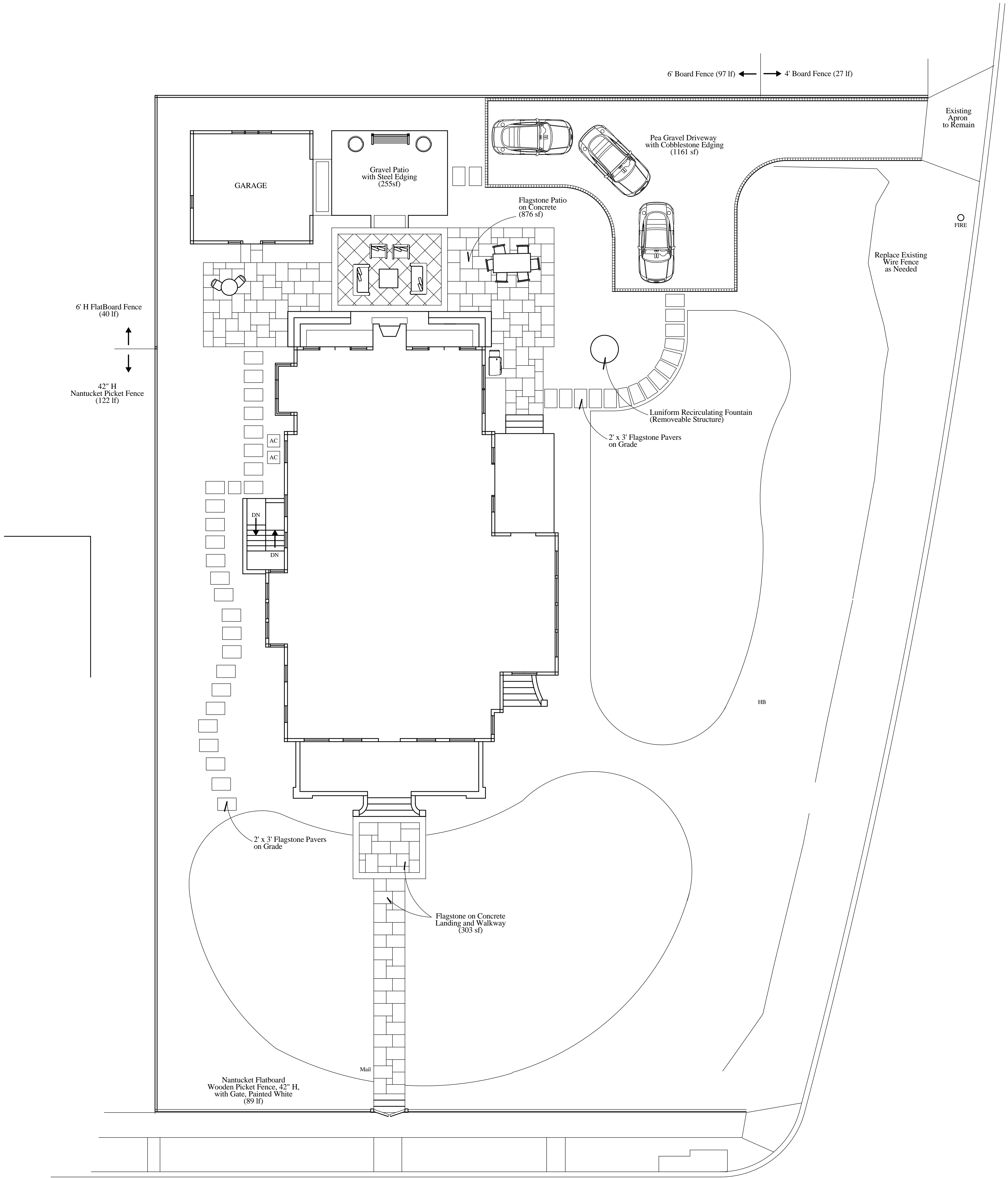
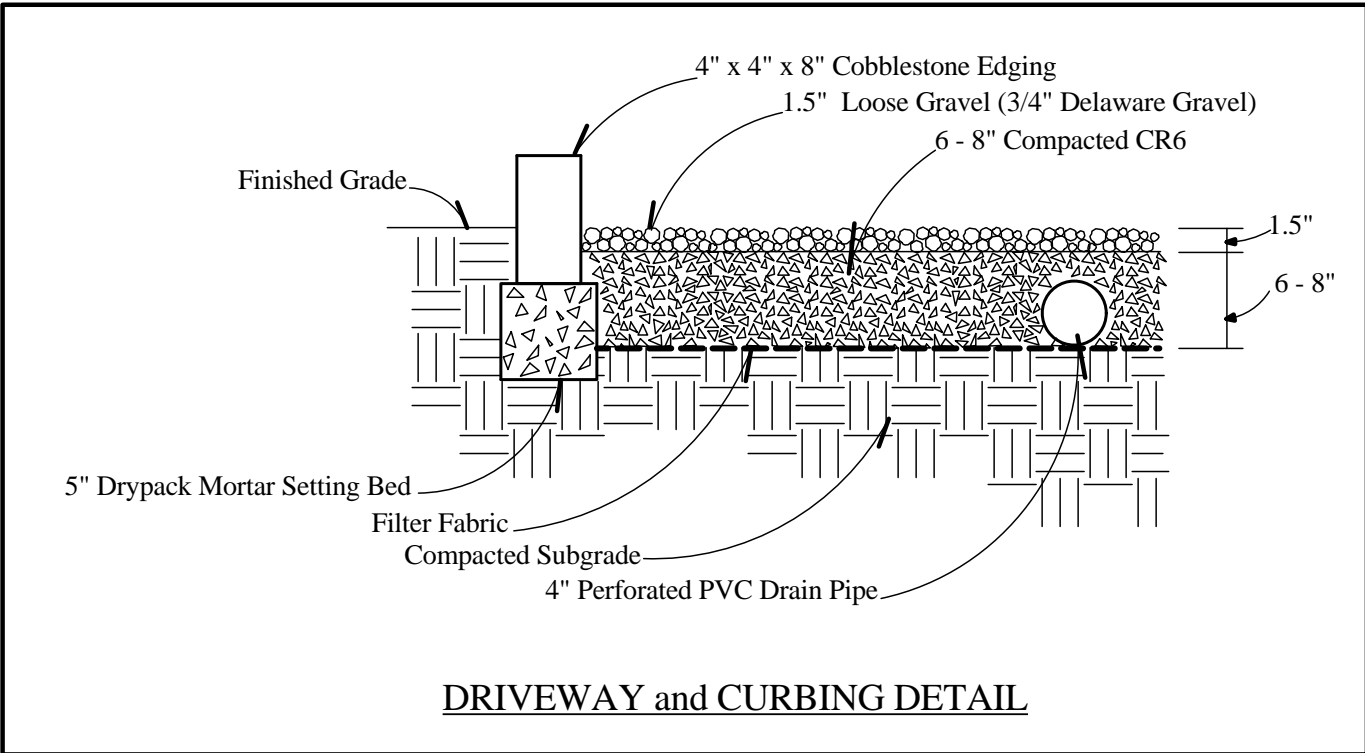
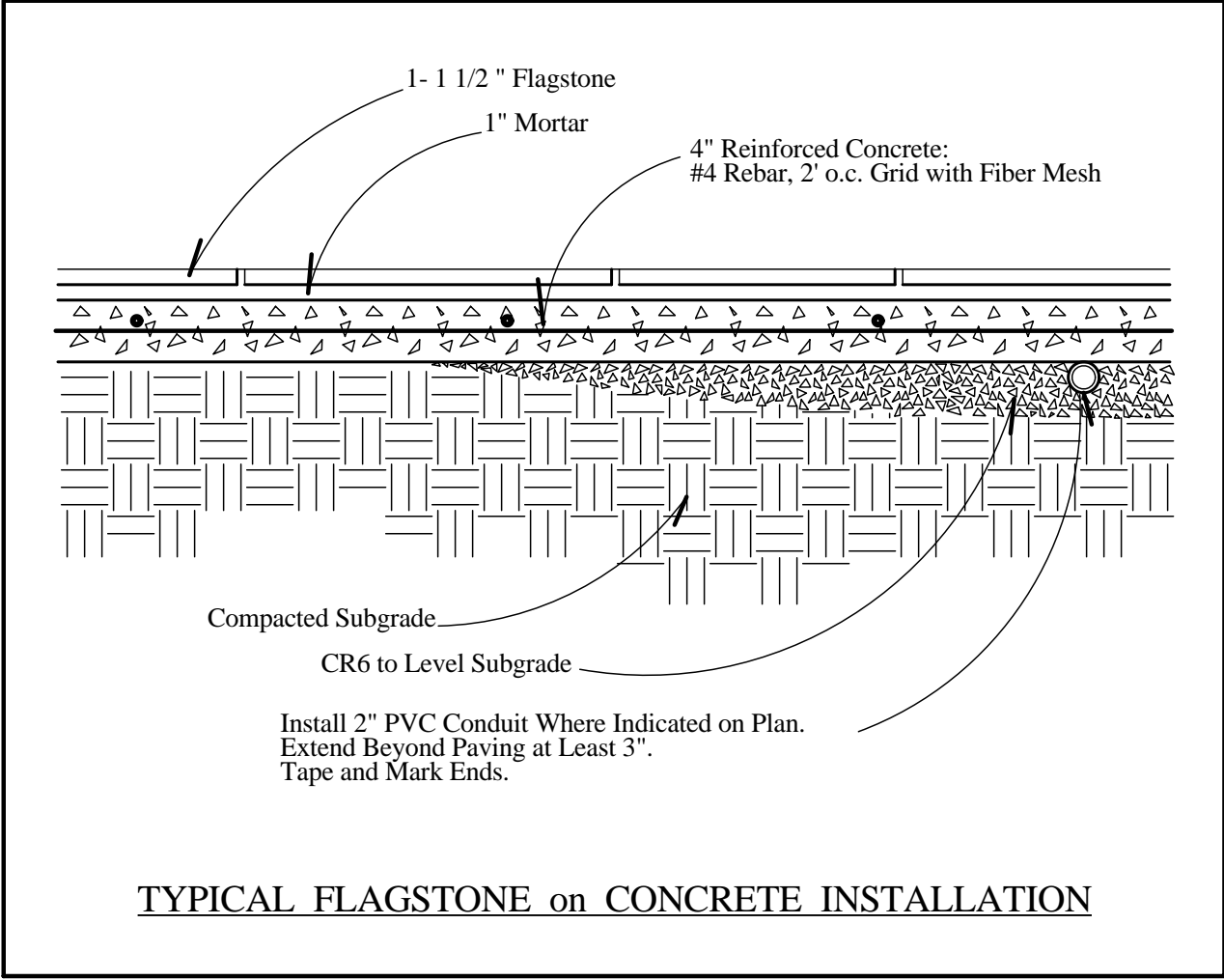
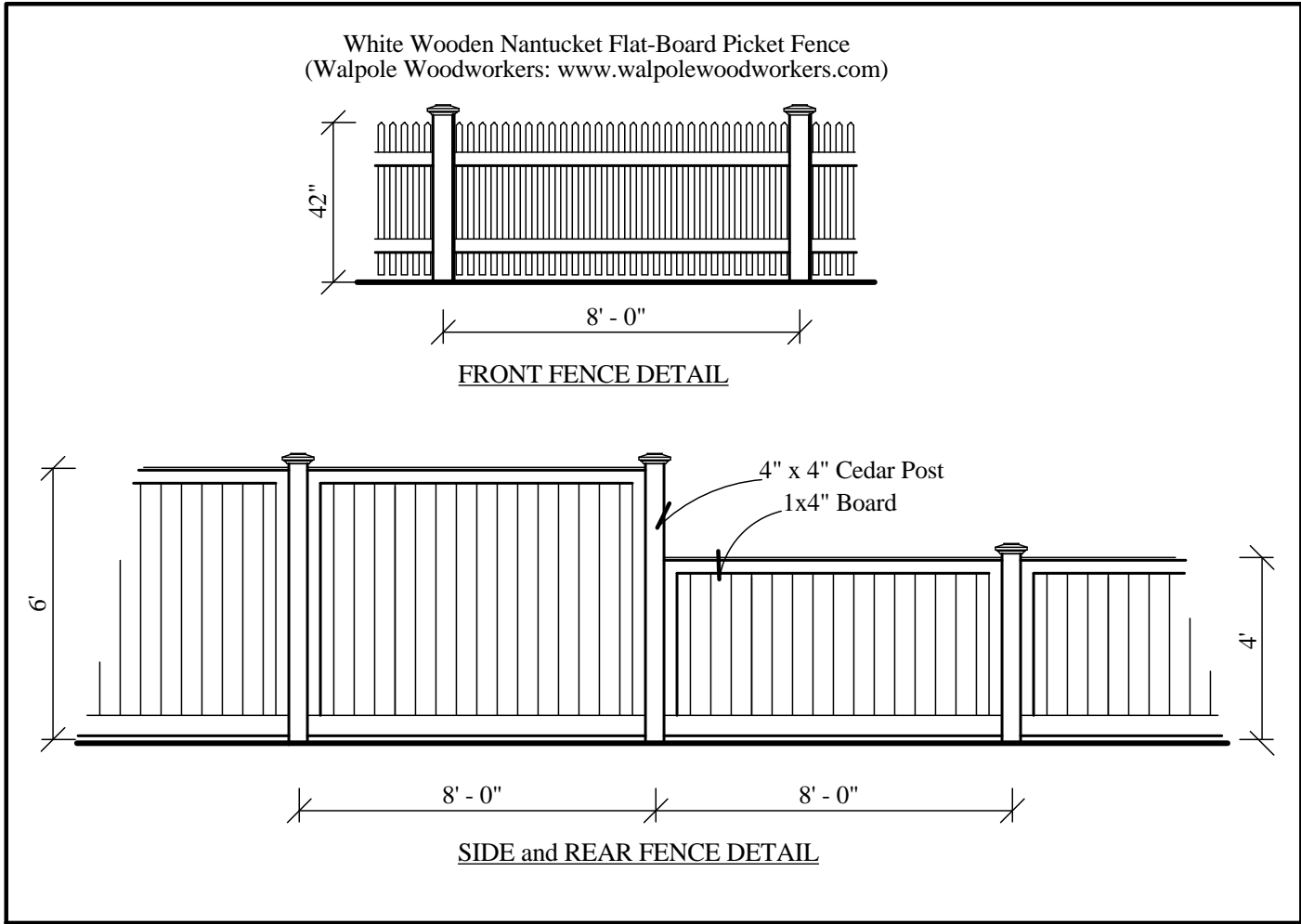
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