

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	34 W. Kirke St., Chevy Chase	Meeting Date:	8/14/2019
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	8/7/2019
Applicant:	Tony and Melissa Dann	Public Notice:	7/31/2019
Review:	HAWP	Tax Credit:	Yes
Case Number:	35/13-19JJ	Staff:	Dan Bruechert
PROPOSAL:	Painting of Exterior Masonry		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Historic District
STYLE: Craftsman
DATE: c.1915

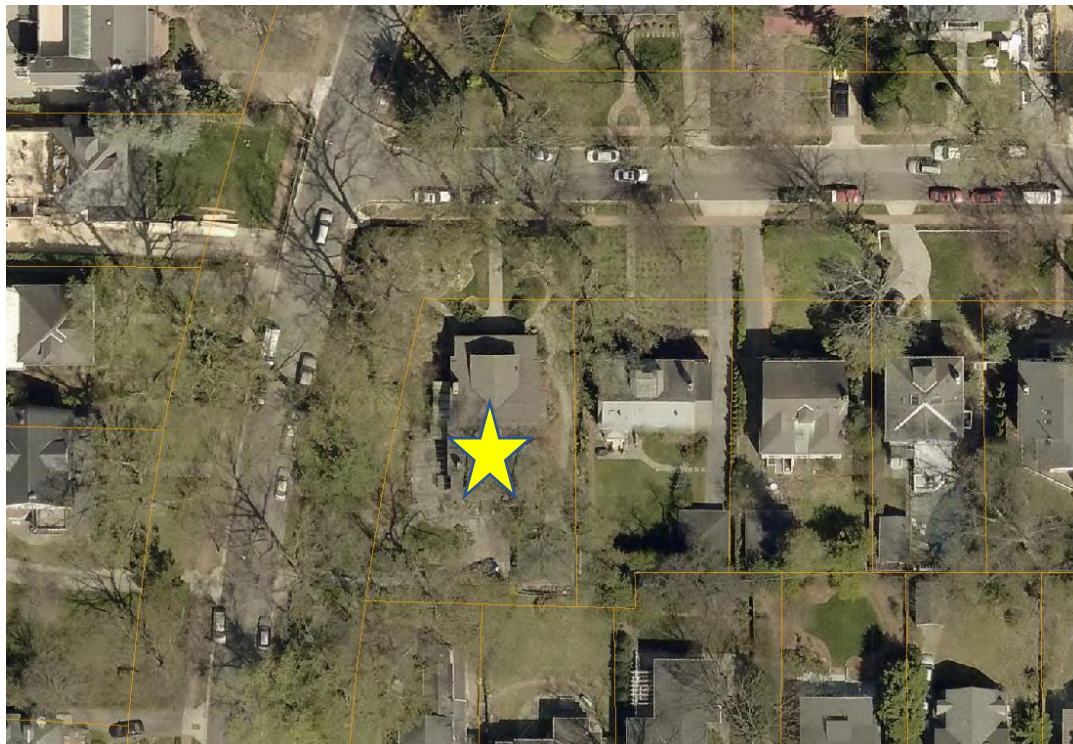


Figure 1: 34 W. Kirke is at the intersection of W. Kirke and Cedar Parkway in Chevy Chase Village.



Figure 2: Front elevation of 34 W. Kirke St.

BACKGROUND

This property has been in for a number of HAWPs in the last few years. In 2016 the HPC approved a rear addition, selective window replacement, roof replacement, and construction of a garage addition. In 2017, the applicant had several hardscape revisions approved as a Staff Item. During the interior rehabilitation, the applicant conducted structural repairs and uncovered water infiltration through the bricks. This infiltration has caused mold growth that is damaging to the historic brick and the interior of the house.

PROPOSAL

The applicant proposes to apply a lime wash to the exterior brick.

APPLICABLE GUIDELINES

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

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 ensure 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 following principles are not intended to cover all possible types of exterior alterations, changes, and/or additions. HAWP applications for other types of exterior alterations, changes and/or additions should be reviewed in a manner that is consistent with the two paramount principles identified above – fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character”

- 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) 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
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (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

- 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.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

STAFF DISCUSSION

The applicant proposes applying a limewash to the exterior brick to reduce water penetration through the brick and mortar. Staff finds that the work is required to repair a deficiency in the materials in the building and recommends approval of this HAWP.

The rehabilitation of this house included gutting the interior to the studs. During this process the builders uncovered rotten wood lath and mold in the plaster. The letter from the architect (attached) also indicates that a number of brick repairs and infill have been undertaken over the years which have left cracks and gaps allowing for additional water infiltration. There are also a number of locations where there is efflorescence (caused by dissolved salts) on the exterior brick; this is also evidence of water travelling through the brick and/or mortar.

In response to this water infiltration, the applicants propose to cover the brick in a limewash. In the evaluation of the appropriateness of this treatment, the applicant cites *Preservation Briefs #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings* and a study conducted by The National Center for Preservation Technology and Training (NCPTT) on the use of limewash and its impact on brick. These materials are considered best practices on how to evaluate damage done to existing masonry and outline the preferred treatments. The specific recommendations presented are for a material that is able to provide a barrier for water infiltration into the masonry while allowing the masonry to breathe to avoid further degradation. Additionally, the guidance reinforces Standard 7, which states that “Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.” Staff concurs with the findings in the supporting documents that limewash is one of the gentlest means of applying a water barrier to exterior brick.

Staff further concurs with the applicant’s finding that applying ‘regular paint’ would likely do more damage to the brick, because it would prevent the brick from “breathing” and allowing water to evaporate. Limewash does not have that same issue and, once dried, is porous enough to allow the building to breathe and should prevent the conditions that allowed mold to grow behind the plaster.

Staff recognizes that a limewash will protect the house from further water infiltration; however, applying a coating on historically unpainted brick is not a treatment that is typically supported due to the alteration of the historic character of the building (Standard 2). Additionally, this building appears to be an outlier in that there are no houses along Cedar Pkwy. or W. Kirke St. that are constructed with exposed brick. This house adds to the variety of architectural styles and materials supported by Policy 3 of the *Design Guidelines*.

In this instance, Staff supports the approval of this treatment for two primary reasons. First, it appears that the proposed treatment will help to correct the issue of water infiltration and preserve the building into the future. The failure to take corrective measures will allow the building to degrade, endangering its long-term survival. This would result in the loss of a historic building within the Chevy Chase Village Historic District and thereby degrading the overall integrity of the District.

Second, Staff supports approval as there appears to be a conflict between the recommended actions in the Secretary of Interior's Standards for Rehabilitation and the *Chevy Chase Village Design Guidelines*. The Standards state that the historic character of a building should be retained and preserved, which would not allow for covering a historically unpainted material. However, the *Design Guidelines* identify two paramount principles, fostering the eclectic found in the district and maintaining the district's open, park like setting. Staff finds that as the only brick building on Kirke St., the subject property fosters that eclecticism, and losing it would be to the district's detriment. Based on the Standards and the *Design Guidelines* there appears to be a conflict. The Historic Preservation Commission regulations state, "Where guidance in an applicable master plan, sector plan, or functional master plan is inconsistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, the master plan guidance shall take precedence." For this reason, the *Design Guidelines* control and Staff recommends approval. Staff finds that even though the proposed treatment will alter the exterior character of the house by covering the exterior brick and making the appearance of the house much brighter, the proposed treatment will preserve the historic fabric of a degrading feature. Staff supports approval of this work under the *Design Guidelines*, 24A-8(b)(4), and Standards 2, 5, and 7.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(4), having found that the proposal 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, #5, and #7.

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: melissadarn@gmail.com Contact Person: see below
Tax Account No.: 00457848 Daytime Phone No.: see below
Name of Property Owner: Tam & Melissa Darn Daytime Phone No.: 202-489-6201
Address: 34 W. Kirk St. Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: Design-Build, Inc. Phone No.: _____
Contractor Registration No.: TBD
Agent for Owner: _____ Daytime Phone No.: _____
House Number: 34 Street: W. Kirk St.
Town/City: Chevy Chase Nearest Cross Street: Cedar Park Way
Lot: P7 Block: 32 Subdivision: Chevy Chase Village Section 2
Liber: 2 Folio: 106 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 ☐ Stair ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 10,000

1C. If this is a revision of a previously approved active permit, see Permit #: 800901

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

M. E. Darn
Signature of owner or authorized agent

7/22/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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 house is a circa 1915 1 1/2 story Bungalow in Chevy Chase Village that is currently being renovated with under a prior HAWP permit #800901. The bungalow occupies a corner lot in the Village and is a contributing resource. It has undergone some modifications through the years prior to our recent renovation, e.g. changes in window sizes, new doors, etc. The current renovation added 3'6" in the rear as well as two modest rear dormers. Otherwise the footprint has remained largely unchanged from the original house. The house is constructed of painted shingles and brick. The shingles have been painted different colors over the years (currently they are brown, in one pre-1983 photo they were white).

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

For the current renovation, the house was taken down to its studs to repair unstable beams, and to bring systems up to code (electrical, etc.). The bricks on the front and sides of the house that were not part of the renovation have been poorly maintained over the years. Various types and colors of mortar have been applied resulting in an uneven and unattractive facade; it looks patched together. More importantly, we found signs of water penetration so much so that mold grew on the interior walls, the plaster was crumbled in many places, lathes were rotten. Our hope is to apply historically-accurate and NPS-endorsed Limewash to reduce brick deterioration and water penetration and to blend the currently aesthetically unappealing disparate parts of the house. Continued on attached page.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

**Historic Area Work Permit Application
34 W. Kirke Street
Chevy Chase, MD**

**Applicant: Melissa & Thomas Dann
Architect: Patrick Cooke, RA of Thomson & Cooke Architects**

Our house at 34 West Kirke Street in the Chevy Chase Village Historic District is a c.1915 brick bungalow for which we are nearing completion of an extensive historic renovation. Our plans for the renovation were previously approved by HAWP in Case No. 35/13-16GG (Permit #800901). During the course of construction, we discovered that there were extensive problems with the brick exterior that require remediation not previously contemplated in our initial HAWP application.

Deterioration of the Brick Exterior and Resulting Interior Moisture and Mold

The exterior of the house was constructed of brick veneer over plaster. All bricks are porous, but on our house the use of just a single layer of unprotected bricks over plaster compounded the problem of moisture penetration. In the attached pictures of the original and current side and front facades of the house, the brick shows signs of efflorescence, cracks in the mortar joints, changes in the width or joint profile, damp walls and damaged interior plaster due to moisture.

One of the first things we noticed as we began work on the house were wall interiors that were covered in black mold. Further examination revealed that the mold had permeated the interior of the wall, with consistent moisture coming into the walls from the brick facade. Water infiltration is one of the most common causes of brick deterioration. At our house, as some of the pictures show, there is evidence of water penetration on the interior and exterior. Plaster was broken up and moist, and wood joists were rotting. We replaced much of this but approximately 60% of our exterior is the original brick that still has significant flaws that may allow for water to continue to penetrate.

There is efflorescence on the brick, which according to the Masonry Institute suggests there has been “sufficient moisture in the wall to render the salts into a soluble solution and ... a path for the soluble salts to migrate to the surface where... the salts then crystallize and cause efflorescence.” (<https://www.masonryinstitute.org/pdf/612.pdf>)

Per the NPS guidelines: “While masonry is among the more durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques, and harsh or abrasive cleaning methods.” In considering options for cleaning the brick, we found that most cleaning products are categorized as pollutants and cannot be neutralized (<https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>). In any event, simply cleaning the facade will not remedy the moisture issue. The level of poorly matched brick and mortar materials, badly executed repointing and repair, uneven width or joint profile and other issues means that the exterior will remain unsightly and never achieve historical accuracy. Moreover, one of our main concerns is that the risk of moisture affecting the interior will not diminish.

Historic Preservation of Brick with Limewash

In order to identify a historically approved method for preserving our brick facade, protecting against moisture and mold, and improving the house’s appearance consistent with surrounding historic properties, we have researched the pros and cons of applying various coatings to the brick. Regular paint methods — acrylic-based, oil-based or others — can further damage brick because they prevent the brick from breathing. It is critical for brick to breath so that water can evaporate.

Limewash, on the other hand, is a centuries old technique that has been used in a variety of historic preservation contexts. The National Center for Preservation Technology and Training (<http://www.ncptt.nps.gov>) has carried out and published studies about limewash and its impact on brick. In one of the articles, *The Other White Paint*, the NCPTT acknowledged limewash's widespread historic use: "Its most popular cultural reference may come out of *The Adventures of Tom Sawyer*, but limewash (also known as whitewash) is enjoying renewed interest as a protectant for historic structures, thanks in part to research undertaken by NCPTT and its partners." (<https://www.ncptt.nps.gov/blog/the-other-white-paint/>).

The National Park Service, in an article *Limewash: An Old Practice and a Good One* writes "If buildings are not painted, limewash can slow deterioration of wood and brick due to weather and allow the rain to run down the outside walls without soaking in. It helps buildings 'breathe' by allowing trapped moisture to pass out of the building, reducing mildew and rotting of structural timbers." (<https://www.nps.gov/articles/limewash-an-old-practice-and-a-good-one.htm>).

Unlike paint, limewash absorbs with porous surfaces (like brick) and reacts to carbon dioxide, hardening and forming protective crystalline calcium carbonate which aids in its protective qualities. According to an abstract presented at the International Building Lime Symposium 2005, *Limewash: Compatible Coverings for Masonry and Stucco*, "Limewash is vapour-permeable and allows a building to 'breathe.' Limewash is robust and, in the proper number of coats, may consolidate and improve the condition of the underlying substrate ... Limewash has always been, and remains, a most effective way to protect, maintain and beautify the surface of historically-significant structures." (https://www.lime.org/documents/lime_basics/limewash.pdf). To access this article for free you need to google this; it is available for sale on the website). Limewash, which is highly alkaline, also resists fungal growth and insect damage.

Lastly, limewash has the added benefit of being easily removable if subsequent owners desire to revert to the original brick. Limewash coating can be removed with a pressure washer, or by hand, either with a bucket of water and a stiff nylon scrub brush. See, e.g. "All You Need to Know About Limewashed Brick", <https://www.bobvila.com/articles/limewashed-brick/>.

Again, as illustrated by the attached photographs of the brick veneer on our house and the pervasive problems experienced over time due to moisture infiltration, we believe that the only historically appropriate solution is the application of a breathable limewash protective coating.

If we are approved, we plan to purchase the limewash from a producer who uses only the historically-accurate methodology of making limewash. Two of these Virginia Lime Works Company (virginalimeworks.com) and Charleston Limewash (limewash.com).

Requested Action

To summarize, we are requesting approval to apply limewash to the exterior brick surfaces of our house for the following reasons:

1. Stabilize the deteriorating brick: the brick surface is damaged and marred by previous poor repairs, efflorescence, and consistent and long-term moisture infiltration. Limewash would provide the necessary breathable but water-resistant surface needed to preserve the brick.
2. Aesthetic: although we have been engaged in a painstaking historic renovation, we are unable to properly restore the existing brick and it will remain an eyesore and detract from the historic beauty of the house relative to surrounding historic properties. We have broad support from our neighbors, and we plan to submit letters of support from all adjacent property owners.
3. Future owners could easily remove the limewash if they chose to do so.

Other Supporting Resources

<https://www.nps.gov/articles/limewash-an-old-practice-and-a-good-one.htm>

<https://www.ncptt.nps.gov/blog/the-other-white-paint/>

https://www.spab.org.uk/sites/default/files/Control_of_Dampness_0.pdf

<http://centennialpreservation.com/resources.php>

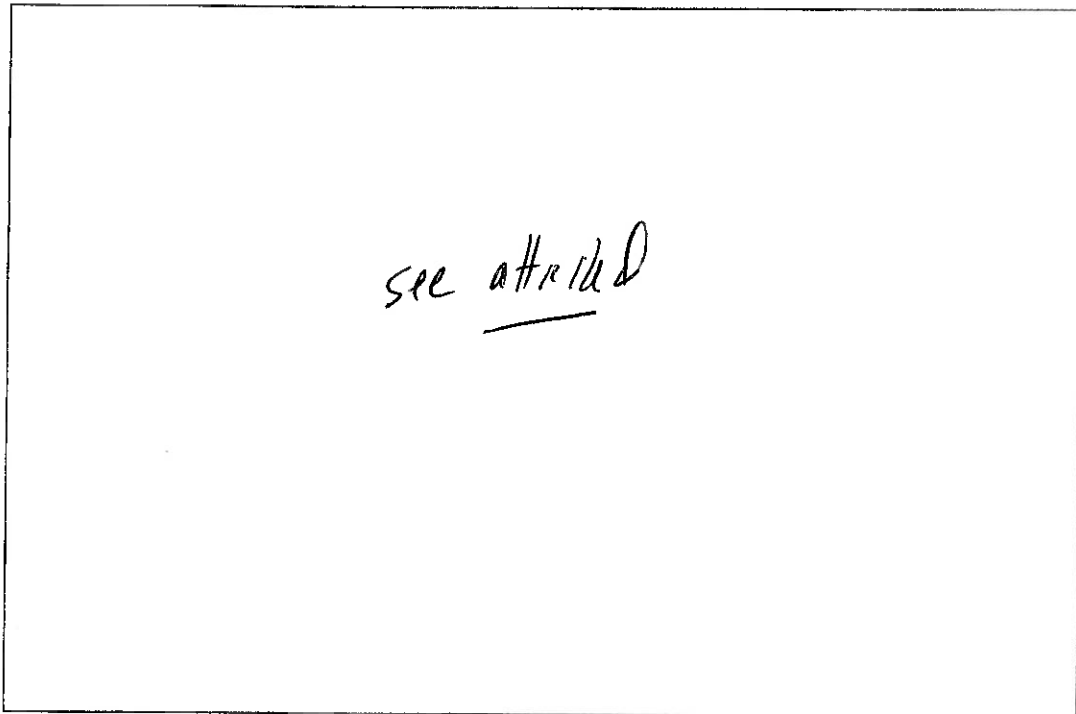
<http://centennialpreservation.com/docs/SPEWEIK-Limewash>Returns-2000.pdf>

<http://www.americanlimetechnology.com/ushg-old-world-european-finishes/>

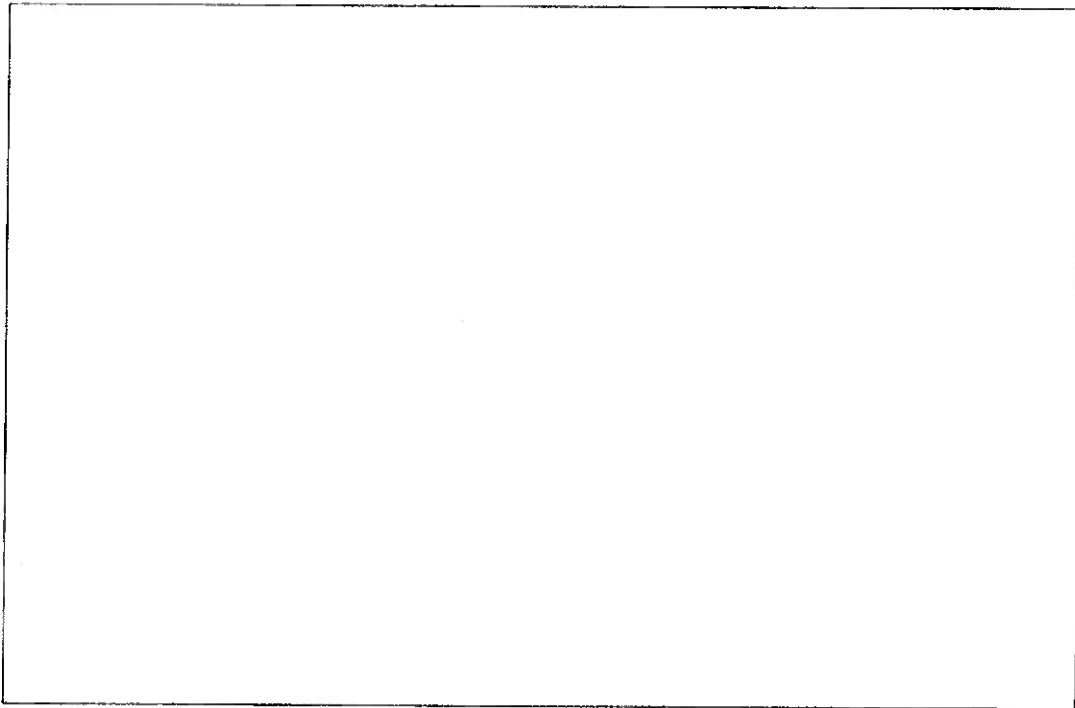
https://www.lime.org/documents/lime_basics/limewash.pdf

<https://www.ncptt.nps.gov/blog/limewash-handmade-and-modern-brick/4/>

Existing Property Condition Photographs (duplicate as needed)



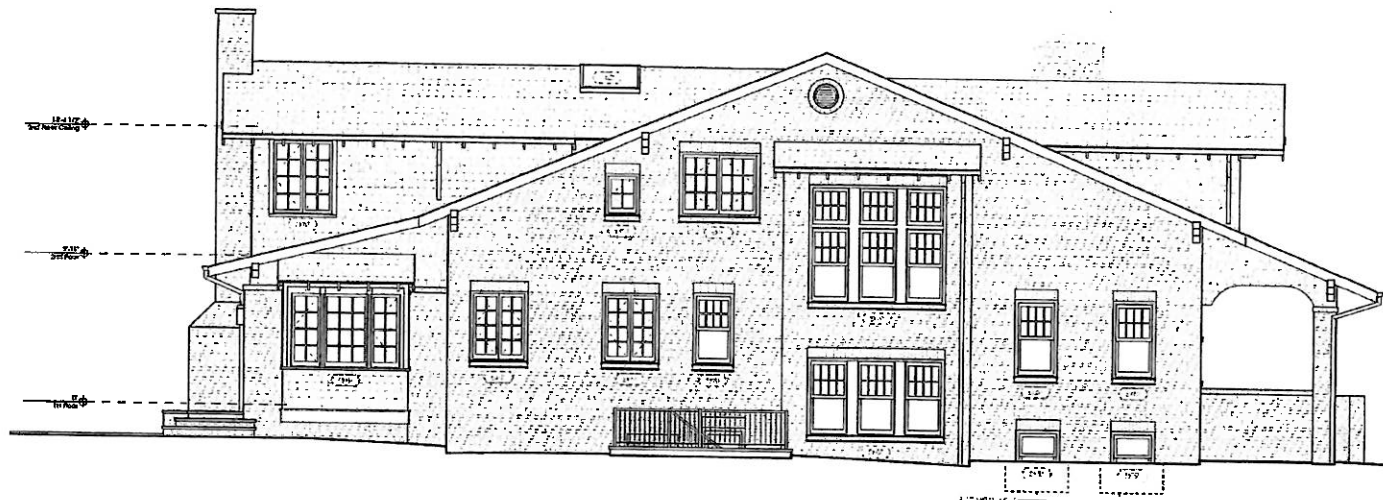
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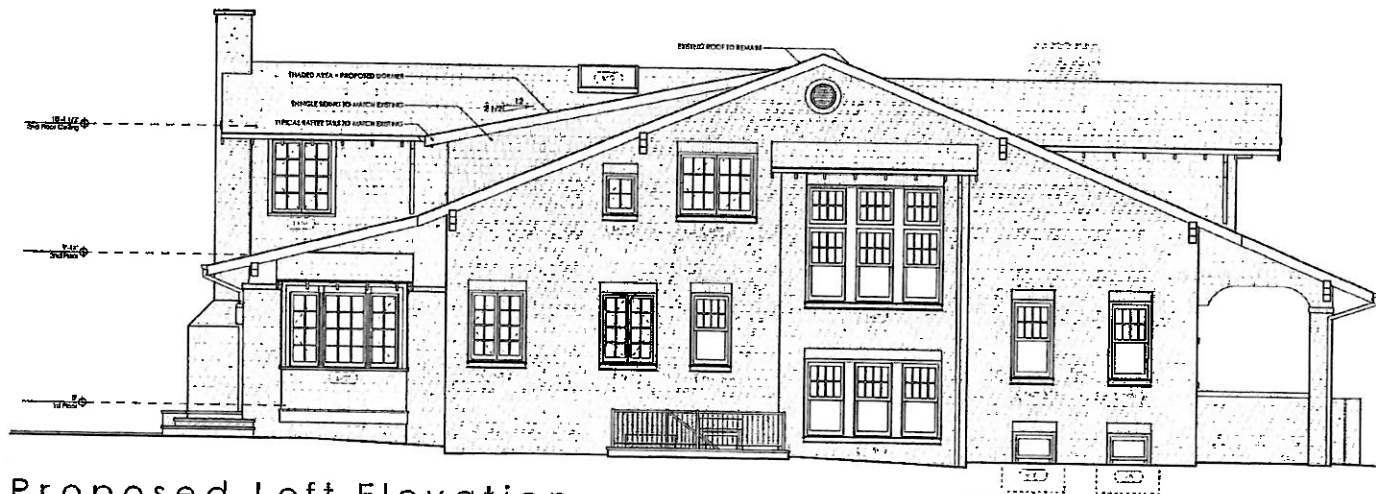
Detail: _____

Applicant: Tom + Melissa Dann

Page: _____



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



2 Proposed Left Elevation
1/8" = 1'-0"

Thomson & Cooke
ARCHITECTS

5185 MacArthur Boulevard NW
Washington, DC 20018
202.688.6503
www.thomsoncooke.com

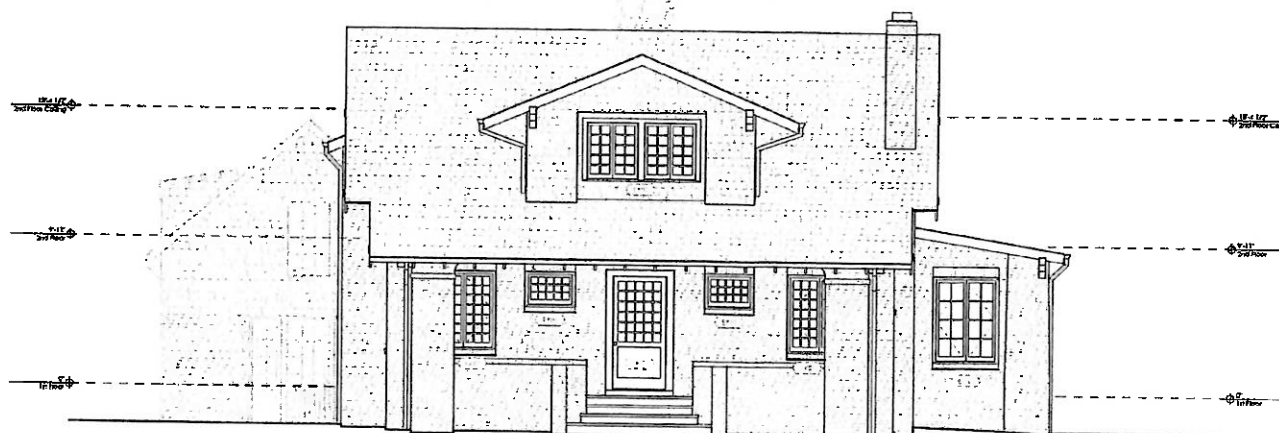
Dann Residence
34 West Killee Street / Cherry Chase MD 20815

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Left Elevation
Exist/Proposed

10/19/18	HAWP Application

A2-4



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



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5155 MacArthur Boulevard NW
Washington, DC 20019
202 686 8553
www.thomsoncooke.com

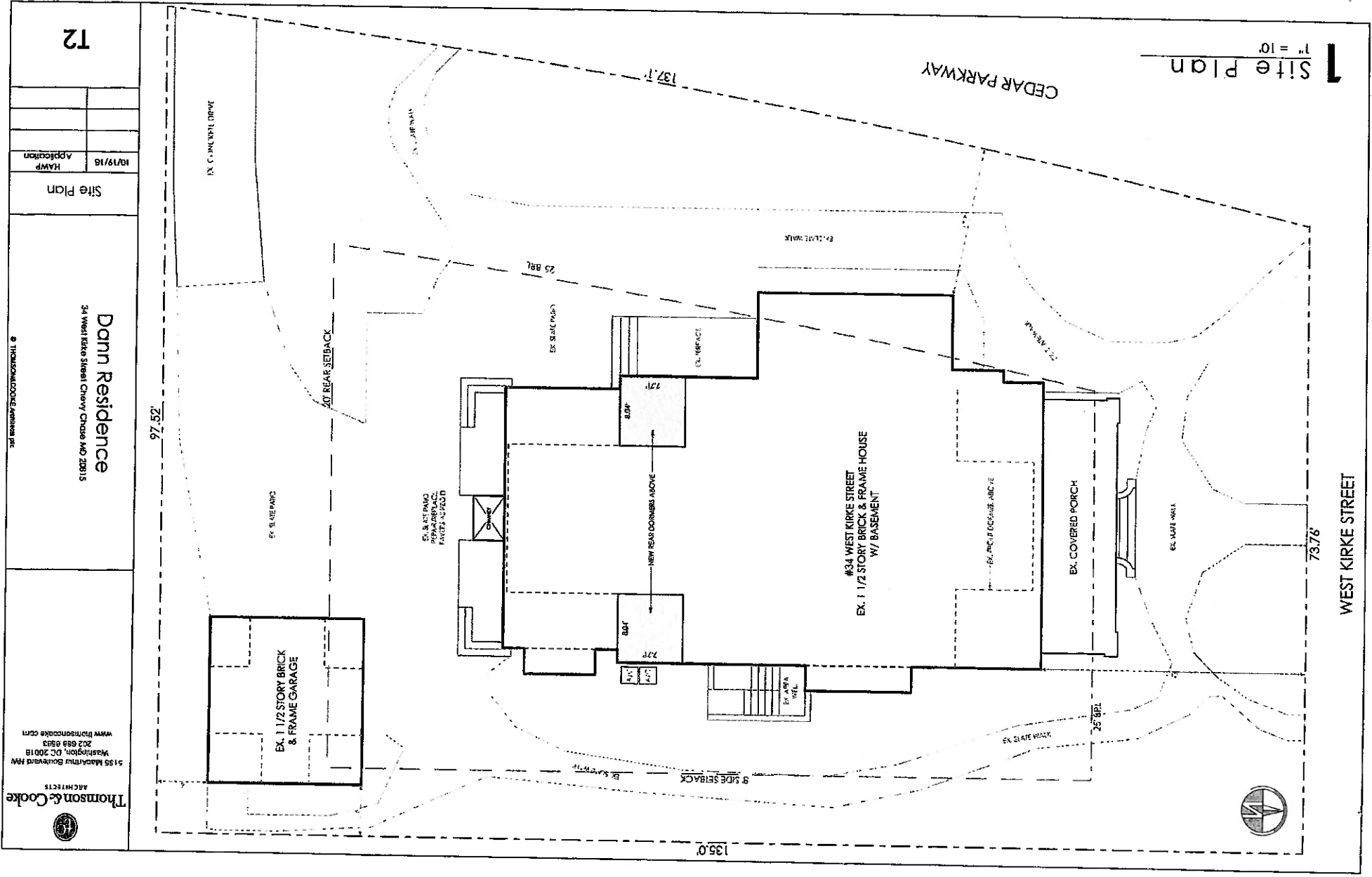
Dann Residence
34 West Killea Street Chevy Chase MD 20815

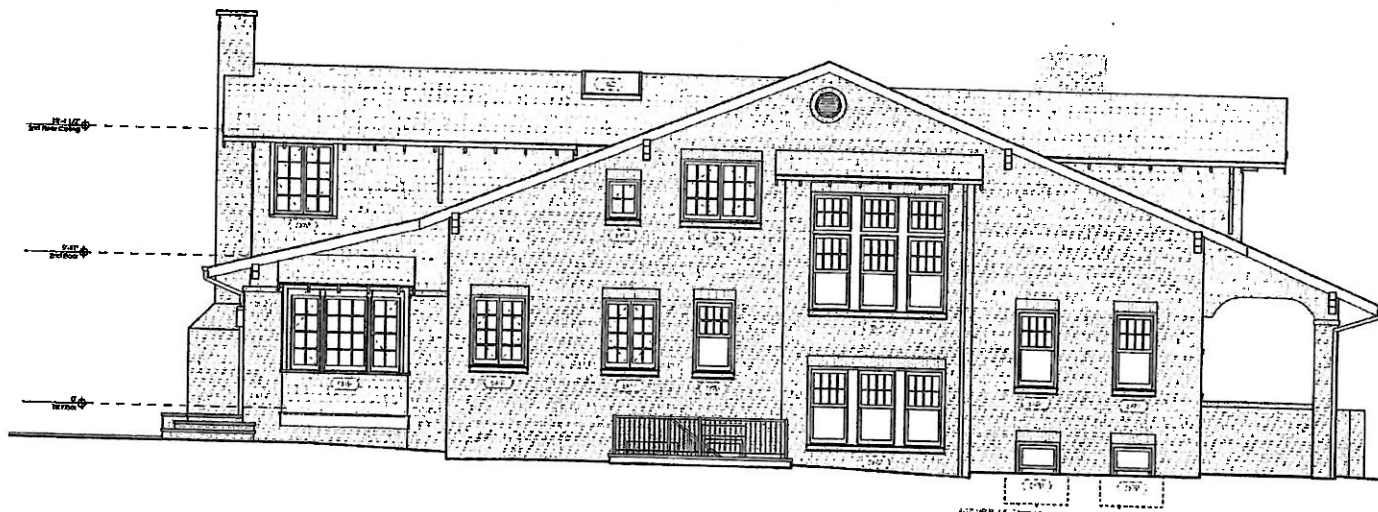
© THOMSONCOOKE ARCHITECTS, LLC

Front Elevation
Exis/Proposed

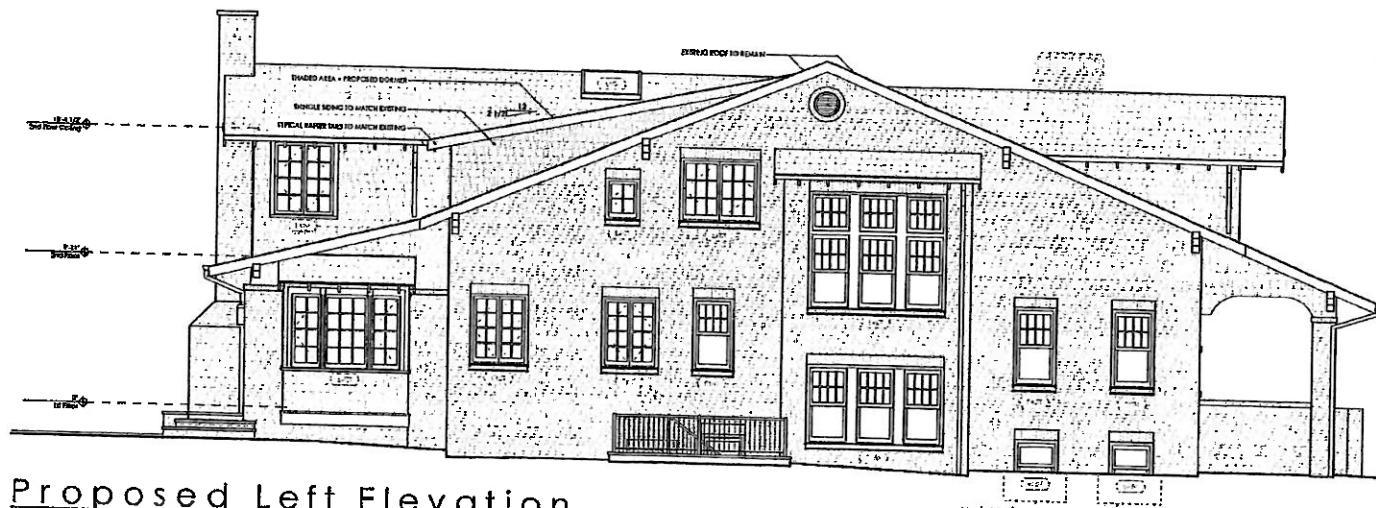
10/19/18	HAWP Application

A2-1





1 Existing Left Elevation



2 Proposed Left Elevation



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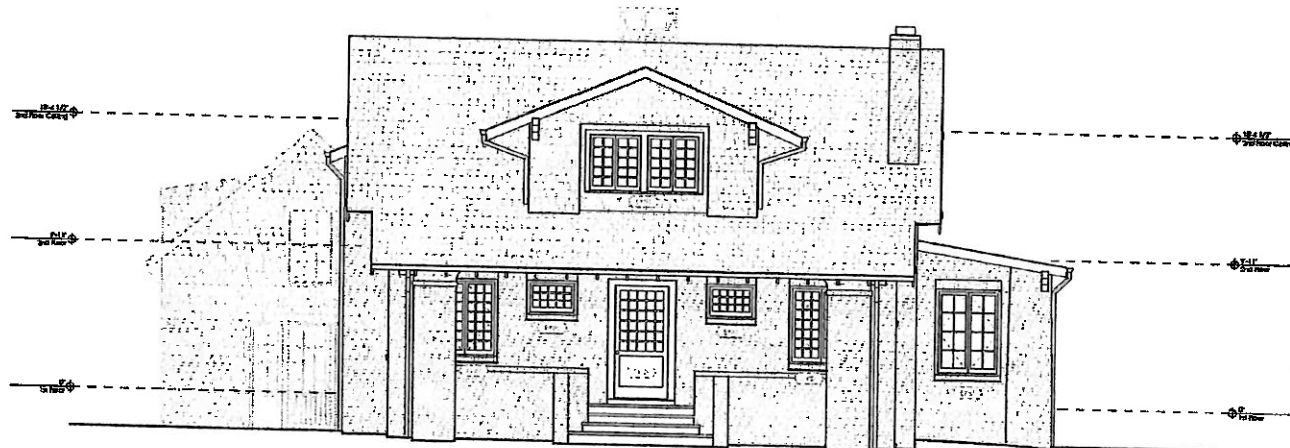
5155 MacArthur Boulevard NW
Washington, DC 20016
202-866-6583
www.thomsoncooke.com

Dann Residence
34 West Kitz Street Chevy Chase MD 20815

Left Elevation
Exist/Proposed

10/19/18	HAWP Application
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1 Existing Front Elevation
1/8" = 1'-0"

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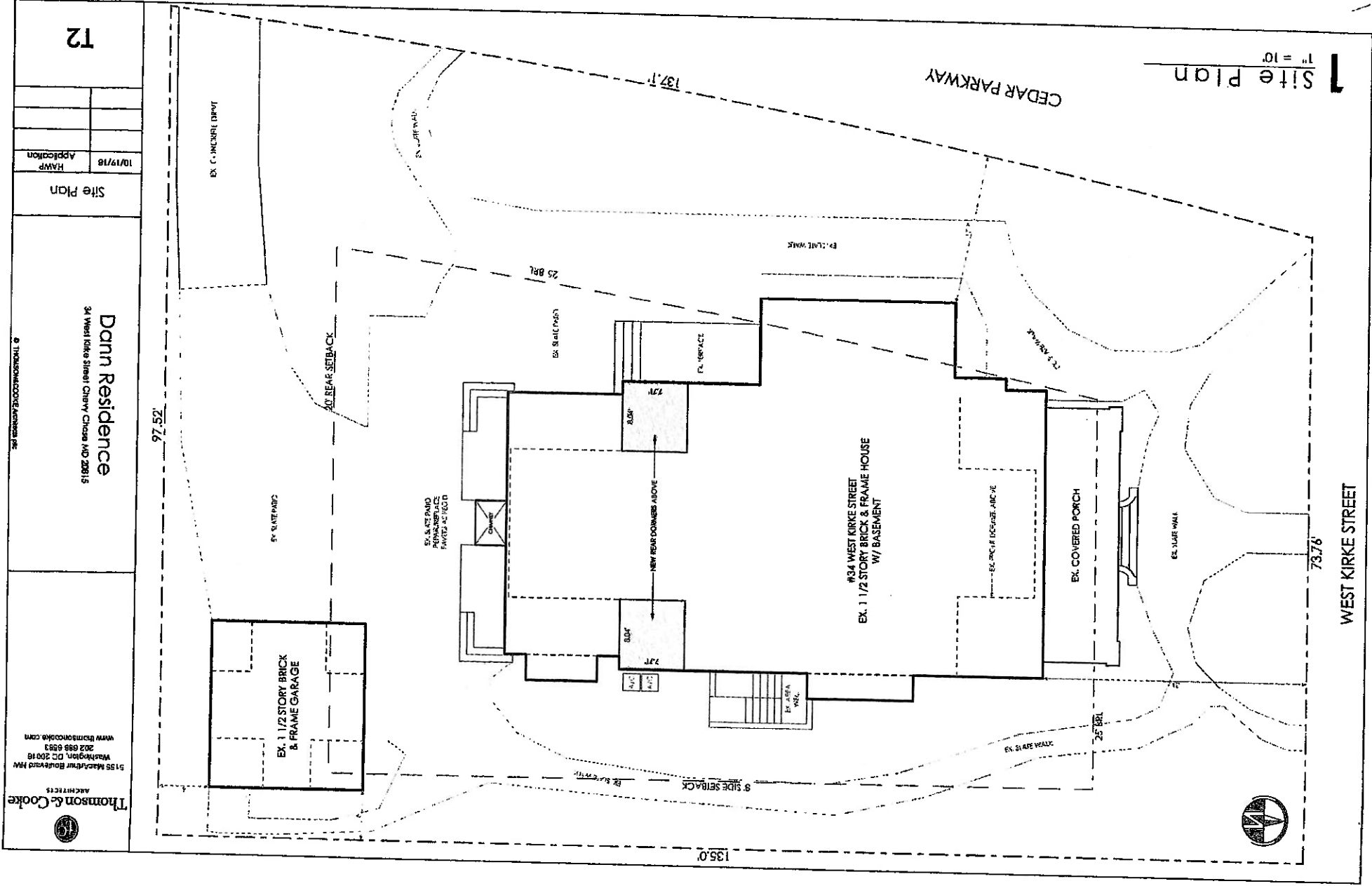
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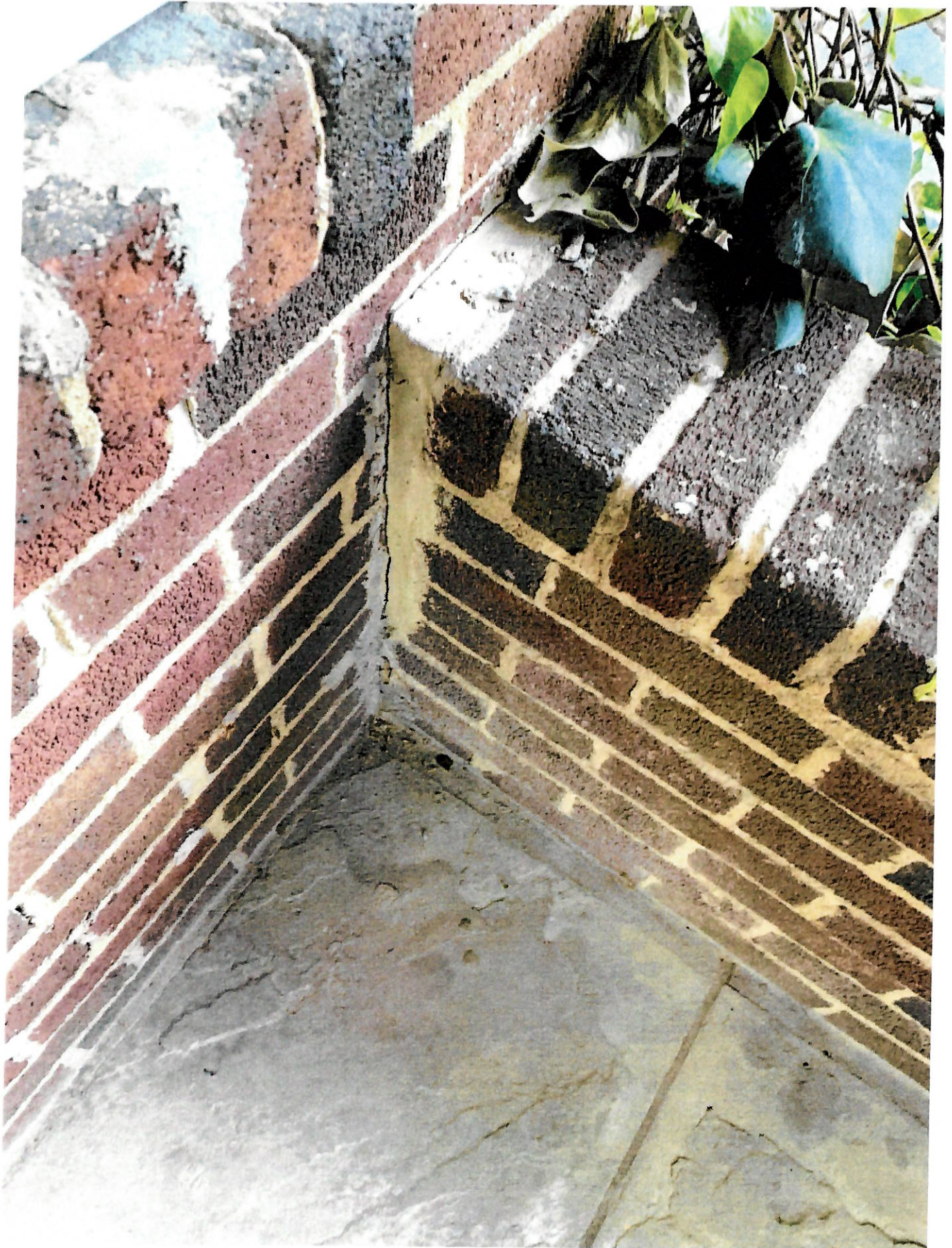
Front Elevation
Exist/Proposed

10/19/18	HAWP Application

A2-1



34 W. Kirke Front porch - right side



34 W. Kirk - Front - left side



34 W. Kirk - Front facade



34 W. Kirk Front facade



34 W. Kirk - front



EFFLORESCENCE



34 W. Kirk
Front facade
EFFLORESCENCE

34 W. Kirk - Front facade
EFFLORESCENCE





34 W. Kirk
Front Porch






34 W. Kirk - Front facade -

EFFLORESCENCE







34 W. Kirk -
Front facade



34 W. Kirk - front



34 W. Kirk - Front facade - STAINS



34 W. Kirk - Port



34 W. Kirk
c 1983



34 W. Kink - West fac.



34 N. Kirk - Waterville



34 W. Kirke - Addition/Renovation
West side



34 W. Kirke

Interior - Moisture damage
to plaster



34 W. Kirke - Interior gaps



34 W. Kirke Interior



34 W. Kirke Interior.



34 W. Kirk



34 W. Kirk - Front Interior



34 W. Kiker -
Interior

MOLD ON FRONT WALLS (INTERIOR)



From: [Bruechert, Dan](#)
To: [Bruechert, Dan](#)
Subject: FW: Lime washing the brick exterior of 34 W. Kirke Street CRM:0170005
Date: Tuesday, August 6, 2019 4:37:34 PM
Attachments: [image001.jpg](#)

forward

----- Original Message -----

From: Donna Evers (Evers & Co);
Received: Tue Aug 06 2019 14:50:52 GMT-0400 (Eastern Daylight Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Cc: melissasdann@gmail.com;
Subject: Lime washing the brick exterior of 34 W. Kirke Street

To Whom It May Concern,

I live at 28 W. Kirke Street, and as a neighbor of 34 W. Kirke Street, I **strongly support** the Dann's in their quest to lime wash the exterior of their home. The house has always been a dark presence on a very beautiful street in this historic village.

As a real estate broker in Chevy Chase for the past 35 years, I believe the lime washing would contribute to the economic value of all the surrounding properties, and should be an acceptable resolution of how to brighten up the exterior of the house in this designated historic neighborhood.

Thank you for your consideration in this matter.

Donna Evers

Managing Broker

Donna.Evers@Inf.com

Cell: 202-255-5009

Main Office: 202-364-1700



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Bruechert, Dan

From: Bruechert, Dan
Sent: Tuesday, July 30, 2019 11:01 AM
To: Bruechert, Dan
Subject: FW: 34 W Kirke Application for lime washing by Melissa and Tom Dann CRM:0170001

forward

----- Original Message -----

From: Marion Blakey;
Received: Sun Jul 28 2019 16:24:45 GMT-0400 (Eastern Daylight Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: 34 W Kirke Application for lime washing by Melissa and Tom Dann

To whom it may concern:

We fully support the application for lime washing of 34 W Kirke St. by Melissa and Tom Dann. The brightening effect would add much to an otherwise somber corner of the street. We hope the Council concurs and allows this much anticipated application.

Marion Blakey
Bill Dooley
31 W Kirke Street

Marion Blakey
marion.blakey@gmail.com
(571) 217-2982

Bruechert, Dan

From: Bruechert, Dan
Sent: Tuesday, July 30, 2019 11:19 AM
To: Bruechert, Dan
Subject: FW: 34 W. Kirke St. CRM:0170002

forward

----- Original Message -----

From: Libby Brown;
Received: Mon Jul 29 2019 11:53:53 GMT-0400 (Eastern Daylight Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Cc: t.chris.brown@gmail.com;
Subject: 34 W. Kirke St.

To Whom it May Concern:

My husband, cc'd here, and I are writing to express our support for the lime washing of the exterior brick for 34 W. Kirke St. in Chevy Chase, MD. We leave across the street at 27 W. Kirke St. and find the current aesthetic to be quite an eyesore. It is dark and not at all fitting with the cheerful look of the rest of W. Kirke Street.

We hope that you'll take our support into consideration when the Danns go before the commission to ask for permission to do this. We are quite sure that all of the W. Kirke St. and Cedar Parkway neighbors will also support this.

Please let us know if you have any questions.

Best,
Libby and Chris Brown

Bruechert, Dan

From: Bruechert, Dan
Sent: Tuesday, July 30, 2019 11:25 AM
To: Bruechert, Dan
Subject: FW: Lime Washing 34 W Kirke CRM:0170004

forward.

----- Original Message -----

From: kcampanella@verizon.net;
Received: Fri Jul 26 2019 17:27:51 GMT-0400 (Eastern Daylight Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Cc: kcampanella@verizon.net; melissasdann@gmail.com;
Subject: Lime Washing 34 W Kirke

To whom it may concern,

My family and I live at 5910 Cedar Pkway in Chevy Chase, MD. We live across the street from the Dann home, 34 West Kirk Street. Because their house is on a prominent corner, both the side and front of their home is visible to us.

We were delighted to hear of the plans to lime wash the brick exterior. This house is very dark and the brick repairs that have been done over the years are noticeable and unsightly. We strongly support the idea of lightening and fortifying the exterior of this home for aesthetic and practical purposes.

This improvement would update the home, beautify our neighborhood, and bring this large corner home in line with the rest of the historic houses on the street. Currently, the dark uneven exterior of the house is irregular and obviously inconsistent with the rest of the streetscape.

Please let me know if I can answer any questions.

Sincerely,
Kathy & John Campanella

Kathleen M. Campanella
Mobile: 202.320.5008

Bruechert, Dan

From: Bruechert, Dan
Sent: Tuesday, July 30, 2019 11:23 AM
To: Bruechert, Dan
Subject: FW: Dann/30 West Street Kirke CRM:0170003

forward

----- Original Message -----

From: LENORA (Muffin) LYNHAM;
Received: Sun Jul 28 2019 14:23:46 GMT-0400 (Eastern Daylight Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Cc: LENORA.LYNHAM@Longandfoster.com; jlynham@foley.com; melissasdann@gmail.com;
Subject: Dann/30 West Street Kirke

Good Afternoon,

We are writing in support of Melissa and Tom Dann's desire to lime wash the unpainted red brick of their house which sits directly next door to our home. We are delighted, ecstatic actually, they intend to lighten up this house, which has been our **very dark & dreary neighbor** since we moved into our home 20 years ago next month in 1999.

Most every home around us in Chevy Chase Village, Section 1, is painted light beige, grey, white or soft yellow tones in our historic neighborhood. The house next door does not compliment any home around us in it's current red brick state. The dark brown painted wood trim further adds to its current unattractive appearance. Frankly, the home has been an eyesore in our community for decades!

The Dann's have done a marvelous job with their historical research and modifications/improvements to their new house. They fully appreciate the benefits of living in an historic community such as ours. The changes they have made to the house are wonderful.

We are pleased to learn that the National Park Service supports lime washing which will help create a more uniform and attractive exterior appearance. We are thrilled the Dann's are interested in a tint of pale gray. We urge the Commission to approve the Dann's request to change the color of the existing brick. We fully support their request.

Thank you,
Lenora and John Lynham
32 West Kirke Street

Muffin Amorosi Lynham
[Christie's International Real Estate](#)
Long & Foster Real Estate Inc. | Chevy Chase Circle Office