MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 24 W. Kirke St., Chevy Chase  
Meeting Date: 9/11/2019

Resource: Contributing Resource  
Report Date: 9/4/2019
Chevy Chase Village Historic District

Applicant: John & Marilyn Montgomery  
Public Notice: 8/28/2019
Jordan Day, Architect

Review: HAWP  
Tax Credit: N/A

Case Number: 35/13-19LL  
Staff: Dan Bruechert

Proposal: Rear Porch Enclosure

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

ARCHITECTURAL DESCRIPTION
SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1913

Figure 1: 24 W. Kirke St. is near the intersection of W. Kirke St. and Magnolia Pkwy.
PROPOSAL

The applicant proposes to enclose the non-historic rear porch using materials and a design that matches the 2013 rear addition.

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 the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A), 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 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.

- **Doors** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- **Exterior trim** (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- **Lot coverage** should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- **Porches** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. 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 permitted where compatibly designed.

- **Siding** should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- **Windows** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

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

- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
- Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
- Maintaining the variety of architectural styles and the tradition of architectural excellence.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

**Montgomery County Code; Chapter 24A-8**

(b) 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;

**Secretary of the Interior’s Standards for Rehabilitation**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The applicant proposes enclosing the rear porch constructed off of the non-historic rear addition (approved by the HPC and constructed in 2013). Staff finds that the proposal complies with the *Guidelines, Chapter 24A*, and the *Standards* and recommends approval of this HAWP.
The proposed rear porch enclosure will maintain the existing support posts and roofing. The walls will be covered with wood shingles that match the exterior of the addition. The windows and doors will match the Andersen 400 series windows approved and installed in 2013. Staff finds that due to the orientation of the house and placement of the addition, confirmed by a site visit, the existing porch is not visible from the public right-of-way.

The Guidelines state that a compatibly designed porch enclosure should be approved as a matter of course; Staff finds the porch details are compatible with the historic house and its addition. Additionally, the Guidelines state that rear porch enclosures are to be reviewed under lenient scrutiny when they cannot be seen from the public right-of-way. Staff finds the siding, windows, doors, and roofing proposed for the enclosure are all consistent with the approval for the 2013 addition; and are less visible from the public right-of-way than the addition (per Standard 2 and 24A-8(b)(2)). Finally, the porch enclosure will not destroy any historic fabric and could be removed without any impact on the character of the building in the future, per Standards 9 and 10 and 24A-8(b)(2).

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district, the Chevy Chase Village Historic District Design Guidelines, and the purposes of Chapter 24A; and with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10,

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Jordan Day

Tax Account No.: 09457280

Name of Property Owner: John and Marilyn Montgomery

Address: 24 West Kirke St, Chevy Chase, MD 20815

Contractor:

Contractor Registration No.:

Agent for Owner:

Daytime Phone No.:

LOCATION OF BUILDING PREMISES

House Number: 24 West Kirke St

Town/City: Chevy Chase

Lot: P13 Block: 37 Subdivision:

LOCATE TYPE OF PLANTATION WORK

1A. CHECK ALL APPLICABLE

☐ Construct ☐ Extend ☐ Alter/Repair
☐ Move ☐ Install ☐ Wreck/Remove
☐ Renovation ☐ Repair ☐ Reinstall

1B. Construction cost estimate: $30,000

1C. If this is a request of a previously approved active permit, see Permit No.

PART V: COMPLETE FOR NEW CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewage disposal:

☐ 01 WSSC ☐ 02 Septic ☐ 03 Other:

2B. Type of water supply:

☐ 01 WSSC ☐ 02 Well ☐ 03 Other:

PART VI: COMPLETE FOR EXISTING AGRICULTURAL WALL

3A. Height: ______ feet ______ inches

7B. 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/reservation

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 due to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

Approved: ____________________________

For Chairperson, Historic Preservation Commission

Disapproved: __________________________

Signature:

Date:

Application/Permit No.: 885874

Date Filed: 8/4/19

Date Issued:

Edit 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS
WRITTEN DESCRIPTION OF PROJECT

Description of existing structure(s) and environmental setting, including their historical features and significance.

The existing structure is a two-story traditional house, built in 1913, with an addition to the rear built in 2013. The house is a representative example of houses built in streetcar suburbs at the beginning of the 20th century.

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

The project encloses an existing screened porch at the rear of an addition from 2013 already approved by DPS. Because the addition is contained entirely on the screened porch’s existing slab, it will have a minimal impact on its environmental setting. The renovated area is located on the rear façade of the house, in an area not visible from the street. New clapboard siding, historic-style trim, and traditional double-hung windows will match the existing elements of the resource. Due to these factors, and the project’s minimal disruption of the site, the project will have a negligible impact on the historic resource and district.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
</table>
| John and Marilyn Montgomery  
24 West Kirke Street  
Chevy Chase, MD, 20815 | | |

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
</table>
| **Donna and Francisco Argéde**  
28 West Kirke Street  
Chevy Chase, MD, 20815 | **West Kirke Street Trust**  
20 West Kirke Street  
Chevy Chase, MD, 20815 |
| **Elizabeth and Thomas Brown**  
27 West Kirke Street  
Chevy Chase, MD, 20815 | **Bryan and Kathleen Anderson**  
29 West Kirke Street  
Chevy Chase, MD, 20815 |
| **Aaron and Charlotte Kramer**  
27 W. Irving Street  
Chevy Chase, MD, 20815 | **Brendan and Margaret Bassington**  
25 W. Irving Street  
Chevy Chase, MD, 20815 |
MONTGOMERY RESIDENCE

PROJECT TEAM

RUBLING/OWEN
JON M. RUBLING, LE CORPS
24 WEST PINE STREET
CHEVY CHASE, MD 20815

ARCHITECT:

RICHARD LEGGINS ARCHITECTS
6000 SHERWOOD LANE
REEDSVILLE, MD 21545
301-340-0176

SCOPE OF WORK

ENDOSCOPE EXISTING SCREENED PORCH, ADD DOORWAY
- ADD CASING OPENING BETWEEN EXISTING KITCHEN AND RENOVATED ROOM

EXPERIMENTAL PROFESSIONAL CERTIFICATION

I hereby certify that these drawings were prepared personally by me, and that I am duly licensed according thereto under the laws of Maryland.

License No: 7022
Expiration Date: 06/25/2005

Sheet Number: A000

INDEX OF SHEETS

A000 COVER PAGE
A001 SITE PLAN
A010 SITE PHOTOGRAPH
A100 FIRST FLOOR EXISTING
A101 FIRST FLOOR PROPOSED
A102 SECOND FLOOR EXISTING
A201 EAST ELEVATION EXISTING
A202 EAST ELEVATION PROPOSED
A203 SOUTH ELEVATION EXISTING
A204 SOUTH ELEVATION PROPOSED
A205 WEST ELEVATION EXISTING
A206 WEST ELEVATION PROPOSED
A306 INTERIOR ELEVATORS
A400 ROOM SECTION
A401 WALL SECTION
A402 DETAILS
NEW WINDOW TO REPLACE EXG.
(2) 35 3/4" X 60 3/4" W/
TRANSOM (MATCH EXG. HEIGHT)
VERIFY WINDOW WIDTH

(3) 2 X 10 @ OPENING
NEW 5'-6" X 4/- 5'-0" CO
(MATCH EXG. WINDOW HEAD HEIGHT)
NEW WOOD TRANSITION STRIP
NEW 2 X 6 WALLS

EXG. STOOP

(1) 37 3/8" X 48 3/8" CENTER
W/ TRANSOM—MATCH EXG. HEIGHT

THROUGH-WALL MINI-SPLIT HVAC UNIT

EXG. KITCHEN/BREAKFAST
EXG. WOOD FLOORING

EXG. KITCHEN/DINING
EXG. FLAGSTONE FLOORING

NEW KITCHEN/DINING
EXG. WOOD FLOORING

NOTE: SUBMIT WINDOW ORDER TO ARCHITECT
BEFORE PLACING ORDER
EXG. ADDITION

RENOVATED

MATCH EXG. SIDING

MINI-SPLIT HVAC UNIT

(1) 37 3/8" x 48 1/2" CENTER
W/ TRANSOM—MATCH EXG. HEIGHT

WEST ELEVATION PROPOSED

1/4" = 1'-0"

SCALE
(2) 2 3/8" x 48 3/8" FLANKERS
(1) 37 3/8" x 48 3/8" CENTER
W/ TRANSOM—MATCH EXG. HEIGHT

SOUTH ELEVATION PROPOSED

1/4"=1'-0" SCALE
SWING–PD–1 22–15/16” x 68–3/4” WITH PANEL AND TRANSOM–MATCH EXG. HEIGHT (2) SWING SIDELITE 1/0X6/8 WITH PANEL
(2) 35 3/4” x 60 3/4” W/ TRANSOM (MATCH EXG. HEIGHT)

NOTE: SUBMIT WINDOW ORDER TO ARCHITECT BEFORE PLACING ORDER
TRANSOM—MATCH EXG. HEIGHT
SWING—PD-1 22-15/16" x 68-3/4" WITH PANEL
(2) SWING SIDELITE 1/0X6/8 WITH PANEL

INTERIOR ELEVATION PROPOSED 1/4"=1'-0" SCALE

INTERIOR ELEVATION PROPOSED 1/4"=1'-0" SCALE

INTERIOR ELEVATION PROPOSED 1/4"=1'-0" SCALE