

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	20 W. Kirke St., Chevy Chase	<b>Meeting Date:</b>	10/9/2019
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	10/2/2019
<b>Applicant:</b>	Betsy Williams & Tom Moore	<b>Public Notice:</b>	9/25/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	35/13-19S REVISION	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Hardscape Alteration		

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**STAFF RECOMMENDATION:**

- ☒ Approve  
☐ Approve with conditions

**PROJECT DESCRIPTION**

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

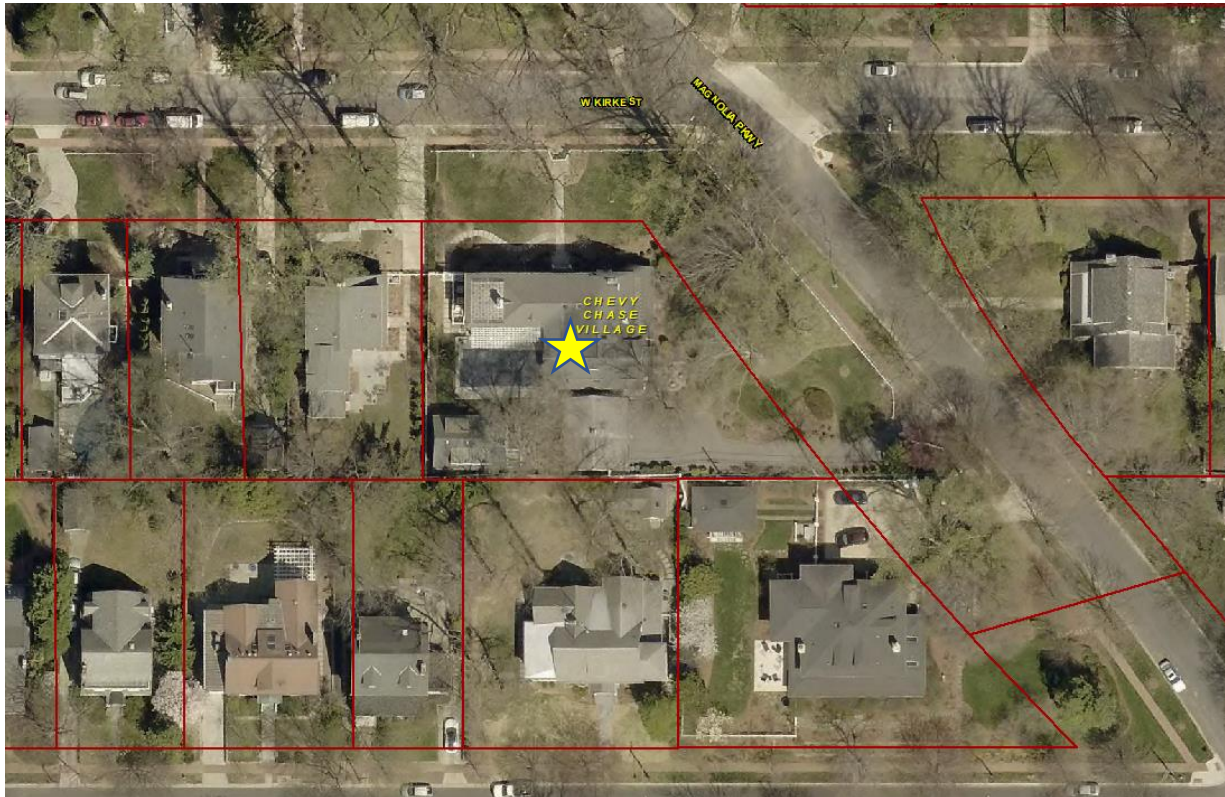


Figure 1: 20 W. Kirke St. is at the corner of W. Kirke and Magnolia Pkwy.

## **PROPOSAL**

The applicant proposes remove a section of asphalt adjacent to the garage and replace it with cobbled bluestone pavers. The total area of removed asphalt and new pavers is 215 ft<sup>2</sup> and is a significant distance from the public right-of-way. The introduction of this material is compatible with the character of the house and surrounding district. Staff recommends approval.

## **APPLICABLE GUIDELINES**

The use of the expedited review form is supported by two items on the Policy on Use of Expedited Staff Reports for Simple HAWP Cases:

2. Modifications to a property, which do not significantly alter its visual character.
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.

### ***Chevy Chase Village Historic District 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.

- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

### **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;
- (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 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.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b)(1),(2), and (d)* 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*,

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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.

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 or 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

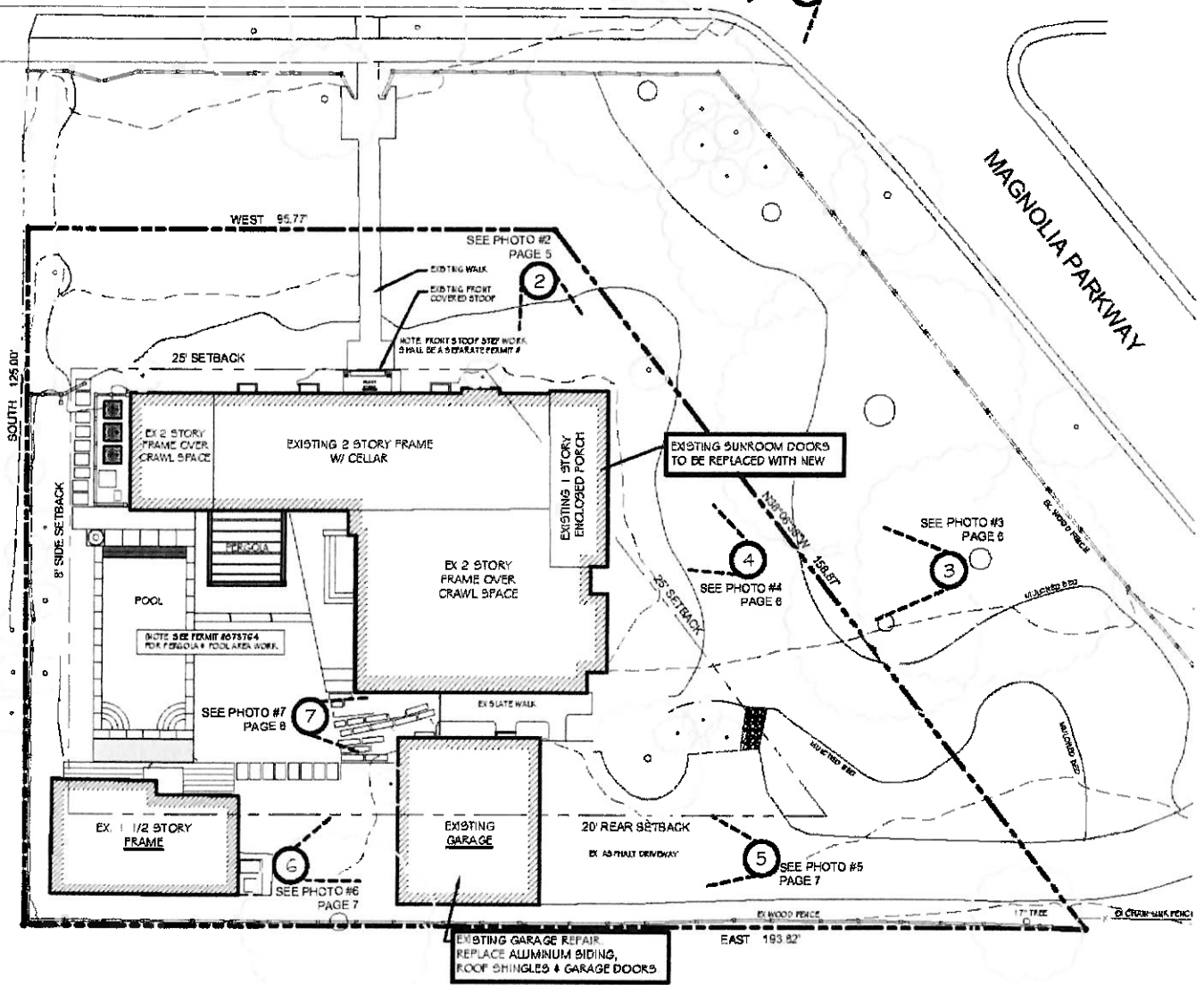
Thomas Brown  
27 West Kirke Street  
Chevy Chase, MD 20815

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)*



# WILLIAMS-MOORE RESIDENCE

## GENERAL NOTES

1. The proposed plans are derived from a survey by Landtech Associates and field measurements by Moody Landscape Architecture.
2. All work shall conform to requirements of the local soil conservation district and all applicable federal, state, county and/or local statutes, ordinances, regulations, laws and codes. The Contractor shall take all necessary steps to ensure such compliance at no additional cost to the Owner.
3. The Contractor is responsible for licensing, bonding, and insurance as required by applicable regulatory agencies.
4. Prior to commencing any work, the contractor shall schedule a pre-construction meeting with the Landscape Architect.
5. Prior to commencing any work, contractor shall test existing lighting and/or irrigation systems to determine functionality and notify the client & architect of any poorly or non-functioning systems that are intended to remain. Systems will be assumed to be fully operational unless determined otherwise by the contractor.
6. All construction operations shall occur within times specified by local ordinances.
7. The Contractor shall fully acquaint himself with the conditions of the site. The Contractor shall thoroughly examine and be familiar with the drawings and specifications. Should the Contractor find, after visiting the site or during construction, any discrepancies, omissions, ambiguities, or conflicts in or among the Contract Documents or be in doubt as to their meaning, they shall bring these items to the attention of the Landscape Architect for direction prior to commencing work.
8. The Contractor shall identify all staging and stockpile areas for approval by the Landscape Architect prior to commencing work. This plan should be reviewed with the Landscape Architect and Owner at the Pre-Construction meeting.
9. The Contractor shall distribute materials and equipment and spread any stockpiles in such a manner as to protect existing conditions, such as utilities, paving, vegetation, etc. Do not stockpile soil or construction materials, or drive vehicles within the drip line of existing trees to remain.
10. The Contractor is responsible for contacting the local utility agency a minimum of 72 hours prior to commencing work and shall be fully responsible for any damages which may occur as a result of the Contractor's failure to preserve any and all marked utilities.
11. The Contractor is responsible for any construction inspections required.
12. The Contractor shall provide erosion control materials around the Limit of Work as required by local codes. Such materials shall be in place prior to any demolition work and shall remain in place until work is completed.
13. The Contractor shall preserve and protect all existing conditions unless otherwise noted. The Contractor shall promptly repair any damage to existing pavement, driveways, and adjacent facilities caused by construction operations. Any damages, or necessary alterations other than those indicated on the drawings must be repaired and are the responsibility of the Contractor.
14. The Contractor is responsible for keeping all work and related activities within the property line or the designated Limit of Work. At no time is access, storage, or movement of materials, machinery, or debris to take place outside of the project Limit of Work line or through neighboring sites. Construction access shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of way. Any streets, sidewalks, alleys, or driveways disturbed during construction must be cleared of debris, swept, and washed on a daily basis during construction. The Contractor shall keep the site clean and free of trash at all times during construction.
15. The Contractor shall minimize construction operations in the root zones of existing trees to remain. The Landscape Architect shall approve all trenching or other disturbance required within the root zones of trees. The Contractor is responsible for consulting an Arborist prior to major excavation. Do not shred or tear tree roots with excavation equipment.
16. Substitutions in products and materials are not permitted without prior approval by the Landscape Architect.
17. The Contractor is responsible for coordinating with all other trades on the site.
18. The Contractor, or a contractor's representative shall be on site at the time of all materials deliveries. If someone is not available to accept the delivery the contractor shall be fully responsible for any loss or damage to the materials or adjacent property.
19. Upon completion of the project, all excess soil, temporary fencing, erosion control measures, stabilization materials, and other debris shall be removed from the site and disposed of legally. All paved areas, walls, etc. shall be thoroughly washed and cleaned.
20. Refer to individual drawings for further notes.

## DRAWING LIST

### ISSUE LEGEND

- FOR REVIEW / INFORMATION ONLY
- ⊕ FOR BID ONLY
- FOR CONSTRUCTION
- ⊖ REVISION
- × REMOVED FROM SET

[illegible]

## BUILDING SUMMARY

ADDRESS: 20 West Kirke Street, Chevy Chase, MD 20815  
OWNER: Betsy Williams & Tom Moore  
LOT: 13 and part of 14  
NEIGHBORHOOD: Chevy Chase Village  
JURISDICTION: Montgomery County  
ZONE: R-60  
HISTORIC DISTRICT: Chevy Chase Historic

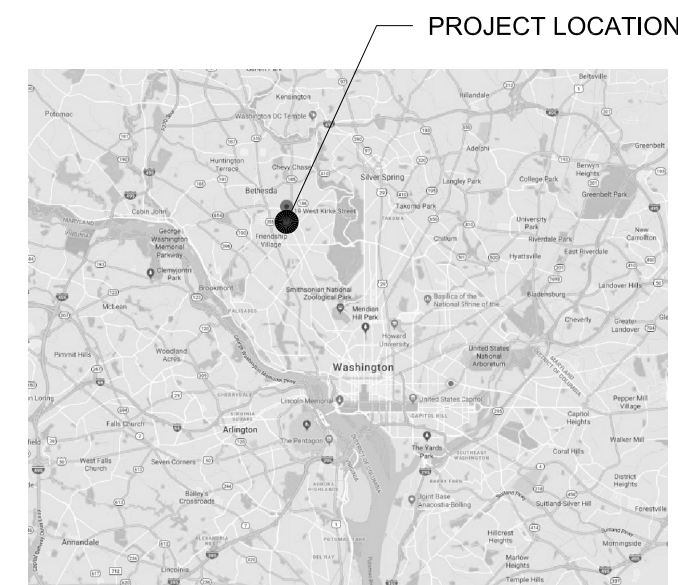
## PROJECT DESCRIPTION

Enhancements to existing driveway.

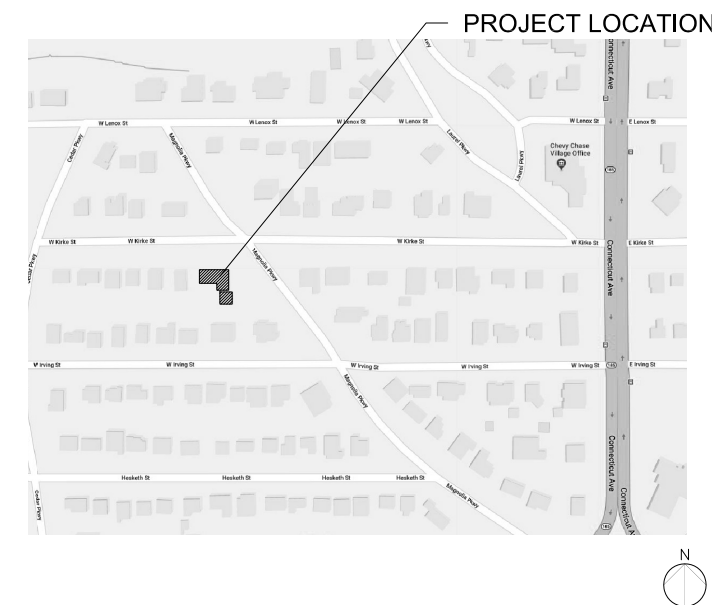
## APPLICABLE CODES

- 2015 International Building Code
- 2015 International Residential Code
- 2015 MBRC Maryland Building Rehabilitation Code
- 2015 Energy Conservation Code of Maryland
- 2012 Property Maintenance Code of Maryland
- 2012 Green Construction Code of Maryland
- 2015 International Mechanical Code
- 2015 International Plumbing Codes
- 2015 International Property Maintenance Code
- State of Maryland Fire Prevention Code
- 2012 Maryland Accessibility Code
- 2015 Life Safety Code
- 2012 International Swimming Pool and Spa Code
- 2012 International Fuel & Gas Code
- 2011 National Electrical Code

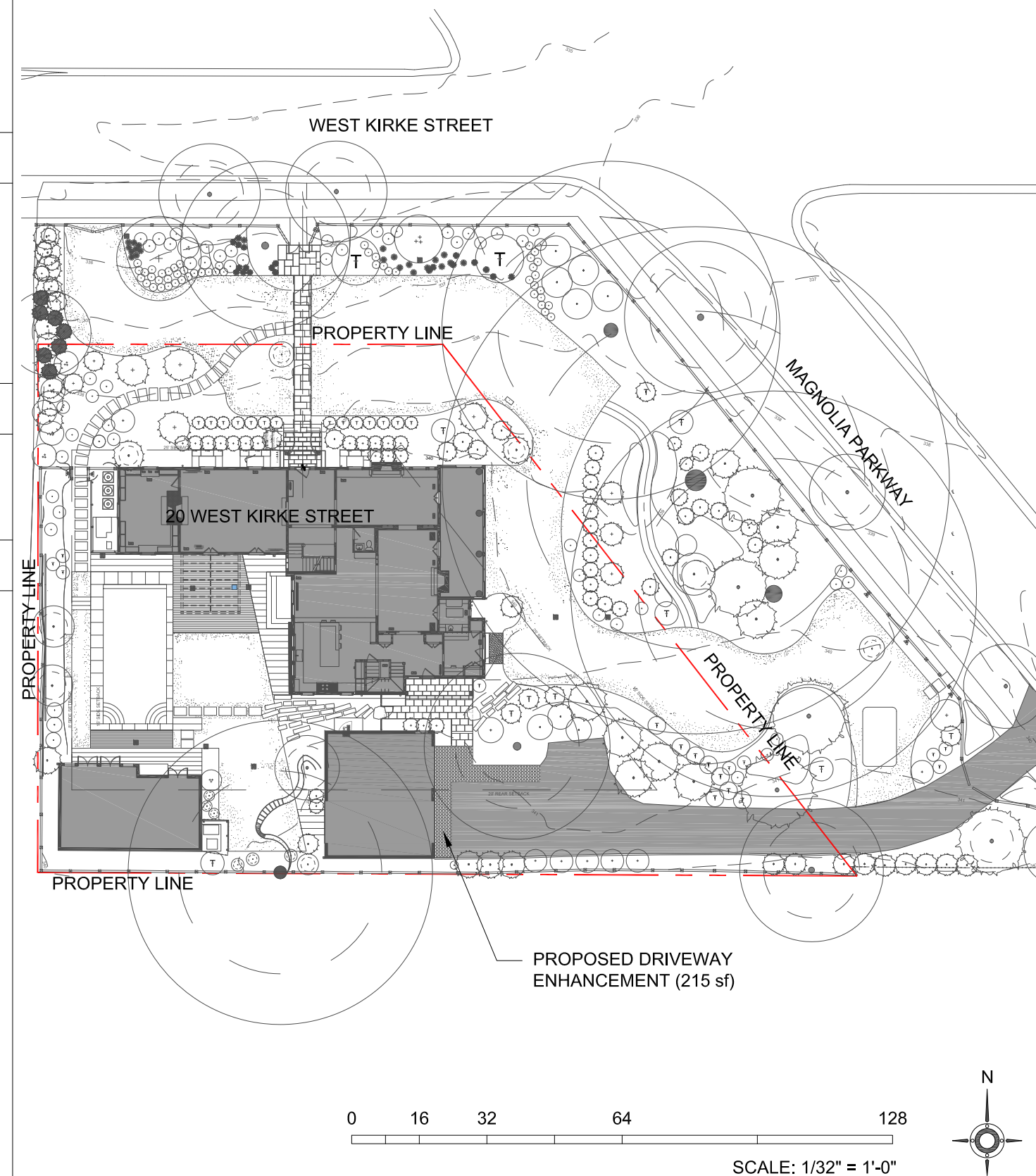
### REGIONAL MAP (N.T.S.)



**VICINITY PLAN (N.T.S.)**



**PROPOSED SITE PLAN 1/32"=1'-0"**



Project Name / Client

WILLIAMS-MOORE  
RESIDENCE

20 West Kirke Street  
Chevy Chase, MD 20815

Landscape Architect



1318 H St. NE  
Washington DC 20002  
(202) 543-1286  
[www.moodygraham.com](http://www.moodygraham.com)

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## Project Team

## Drawing Release Record

[illegible]

Professional Seal

Project Number: 19369-01  
Drawn By: MA, YC  
Checked By: MA

Sheet Name

## COVER SHEET

Scale: AS NOTED

Drawing No.

**L000**



WILLIAMS-MOORE  
RESIDENCE

20 West Kirke Street  
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Landscape Architect



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Project Team

Drawing Release Record

No. Date Revisions

1 08/29/19 DRIVEWAY MODIFICATIONS

Professional Seal

Project Number: 19369-01  
Drawn By: AD, MV, YC  
Checked By: MA

Sheet Name

SITE PLAN

Scale: AS NOTED

Drawing No.

L001

