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

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

**STAFF RECOMMENDATION:**

- [x] 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.](image)
**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 $215 \text{ ft}^2$ 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 to schedule a follow-up site visit.
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
City: Chevy Chase
Zip Code: 20815

Contractor: ---
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 ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: 

1B. Construction cost estimate: $ TBD

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height — feet — inches

3B. Indicate whether the fence of retaining wall is to be constructed on one of the following locations:
☐ On party lines/property line ☐ Entirely on land of owner ☐ On public right of way/easement

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

[Signature of owner or authorized agent]

Date: 05.21.19

Approved: ___________________________ For Chairperson, Historic Preservation Commission
Disapproved: ___________________________ Signature: ___________________________

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

20 West Kirke Street- Sunroom Door Replacement and Garage Repair
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.)

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Betsy Williams &amp; Tom Moore</td>
<td>Saltbox Architecture LLC</td>
</tr>
<tr>
<td>20 West Kirke Street</td>
<td>5217 Wisconsin Avenue NW</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Washington DC 20015</td>
</tr>
</tbody>
</table>

### Adjacent and confronting Property Owners mailing addresses

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Michael Mc Garry</td>
<td>Michael Friedman</td>
</tr>
<tr>
<td>24 West Kirke Street</td>
<td>16 Magnolia Parkway</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Duane Gibson</td>
<td>Brendan Bабbington</td>
</tr>
<tr>
<td>23 West Irving Street</td>
<td>25 West Irving Street</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Charles Mallory</td>
<td>Thomas Brown</td>
</tr>
<tr>
<td>17 Magnolia Parkway</td>
<td>27 West Kirke Street</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Andrei Lavrov</td>
<td></td>
</tr>
<tr>
<td>25 West Kirke Street</td>
<td></td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td></td>
</tr>
</tbody>
</table>
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.
Photo 5- East side of Garage (Magnolia Pkwy). View from driveway

Photo 6- West side of Garage (Magnolia). View from rear yard.
Photo 7- North side of Garage.

(Replace aluminum siding, and roof shingles.)
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)