

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 West Kirke Street, Chevy Chase	Meeting Date:	12/16/2020
Resource:	Non-Contributing Resource (Chevy Chase Village Historic District)	Report Date:	12/9/2020
		Public Notice:	12/2/2020
Applicant:	Josh Harrison (Neal Thomson, Architect)	Tax Credit:	N/A
Review:	Preliminary Consultation	Staff:	Michael Kyne
Case Number:	N/A		
PROPOSAL:	Demolition and construction of a new single-family house		

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION:

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

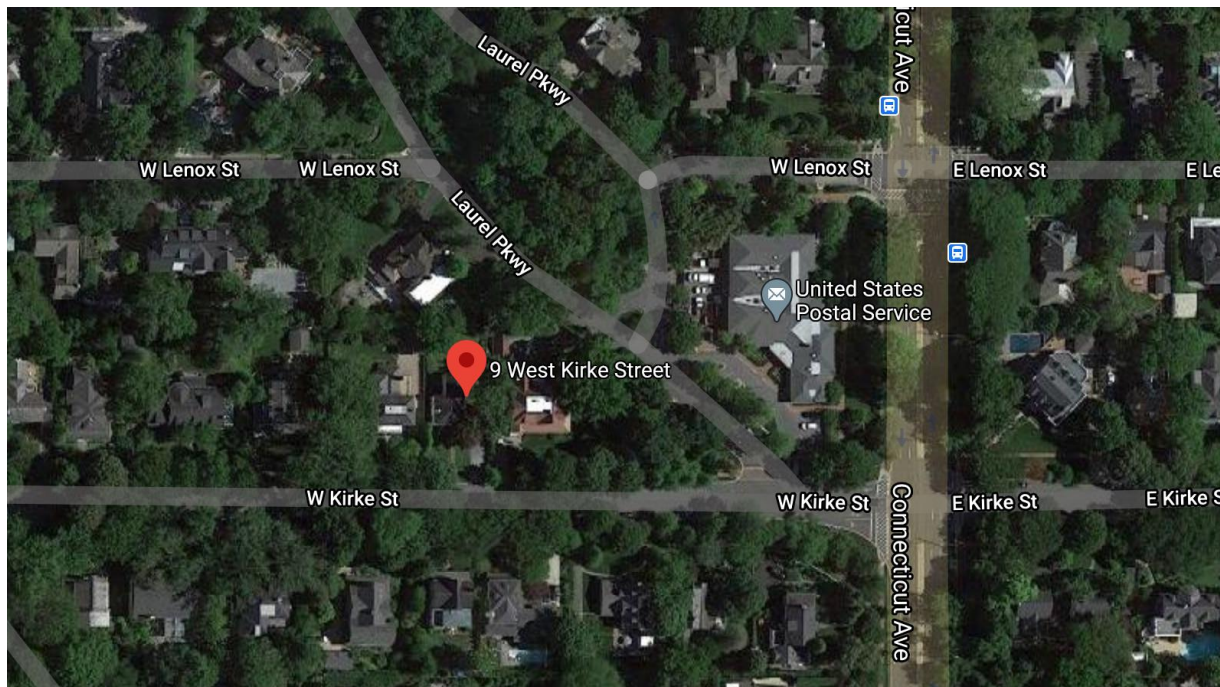


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes demolition of the existing Non-Contributing house and construction of a new single-family house at the subject property.

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 historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.)

Chevy Chase Village Historic District Guidelines

The *Guidelines* state that the following five basic policies should be adhered to:

1. Preserving the integrity of the proposed 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.
2. Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. 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.
5. Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

Non-Contributing/Out-of-Period Resources

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources 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 historic district as a whole.

Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

New Construction

The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional

neighborhood practices, but are sensitive to and compatible with the fabric of the community should be supported.

The key considerations in reviewing new construction should be the two paramount principles identified above -- fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

Secretary of the 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:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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:**Non-Contributing Resource Demolition:**

The subject property is designated as a c. 1892-1916 Non-Contributing Resource within the Chevy Chase Village Historic District, and the designation specifically notes that the house was constructed by 1912; however, property tax records suggest that the house was built in 1888. As of this writing, the earliest known photograph of the subject property is from an October 26, 1935 real estate advertisement in *The Evening Star*.¹ In this photograph, the house appears to have an open/recessed front entryway, as well as an open porch on the east (right, as viewed from the public right-of-way of West Kirke Street) side of the house, with three posts on piers visible in the foreground at the right side of the photograph. Both the open/recessed front entryway and east (right) side porch have since been enclosed, but the 1903-1916 and 1927 Sanborn Fire Insurance Maps provide further evidence that these features were previously open.



Fig. 2: Subject property house, as depicted in an October 26, 1935 advertisement in The Evening Star.

It is worth noting that the 1935 photograph also depicts an open automobile garage in the background at the northeast (rear/right) side of the property. The advertisement also mentions the garage, and it is included in the 1927 Sanborn Fire Insurance Map. However, the garage is not present in the 1903-1916 Sanborn Fire Insurance Map. This suggests that the garage was not an original feature, and it was likely constructed decades after the house was built. The garage no longer exists, as it was previously removed from the subject property.

Currently, the house appears nearly identical to a April 7, 1993 photograph, which is available from the Chevy Chase Historical Society. Additionally, the Sanborn Fire Insurance Maps, 2019 ArcGIS aerial

¹ *The Evening Star*, October 26, 1935, page 26.

image, and existing first floor plan indicate that, aside from the open/recessed front entryway and east (right) side porch enclosures, the massing of the house was generally the same in the early 1900s as it is today. It does appear that a one-story rear porch that was present in the 1903-1916 Sanborn Fire Insurance Map was previously removed, and the rear ell was extended with an addition. Also, in comparing the two Sanborn Fire Insurance Maps, it is possible that the east (right) side porch was extended to the rear sometime between 1903-1916 and 1927.



Figs. 3 & 4: April 7, 1993 photograph (left, courtesy of the Chevy Chase Historical Society); Current photograph (right, courtesy of Zillow and Bright MLS, cropped by staff for comparison purposes).²

² Link to Zillow listing with current exterior and interior photographs: https://www.zillow.com/homedetails/9-W-Kirke-St-Chevy-Chase-MD-20815/37168197_zpid/



Figs. 5-8: 1903-1916 Sanborn Fire Insurance Map (top/left); 1927 Sanborn Fire Insurance Map (top/right); 2019 ArcGIS aerial image (bottom/left); Existing first floor plan (bottom/right, provided by the applicant.).



Fig. 9: Existing rear addition (provided by the applicant).

The designation notes that the property was historically owned by “Yellott (Real Estate).” This is supported by notices published in *The Washington Post* and *The Evening Star*, which indicate that the Yellott Family resided at the property between June 15, 1909 and January 6, 1923.³

³ *The Washington Post*, June 15, 1909, page 7.
The Washington Post, January 6, 1923, page 15.

graduated from the academy, returned with Dr. Talbot.

Mr. and Mrs. R. E. L. Yellott have moved to Chevy Chase, Md., 8 West Kirk street, where they will make their home.

Mrs. Henry Hunt McKee will go to

asked by the Department of Commerce, the District of Columbia had the highest loan associations in the United States, 14,928,000. In 1920 this total for the , had mounted to \$30,125,125, which, of more than 100 per cent, was not w of enormous growth of associations

ber 31, 1922, the total assets of District elations were \$34,869,596, amounting , not permit picturing this progress on lent of the local Building and Loan shington will regain first place in 1923

tric lights. The new owner purchased the property for an investment. C. W. Simpson Company represented the seller.

A downtown residence, 1337 15th street northwest, was sold to Augustus Lepreux, jr., by Dr. Ernest W. Smith. The house contains twelve rooms, two baths, hot-water heat and electric lights. After improvements it will be occupied by the new owner.

Sarah M. Carroll sold a residence and business property at 3304 Georgia avenue northwest to Mene Yosgour. This is a two-story brick building, first floor having a store with living quarters, and the second floor has six rooms and bath. The building is heated with hot water and has electric lights.

A residence in Washington Heights, at 2404 20th street, was sold by Mabel C. McLeod to M. Gensberg. This is a colonial style brick house, having ten rooms, two baths, electric lights, oak floors and other facilities.

R. B. Whitehurst purchased a residence property at 1360 North Carolina avenue northeast, owned by Louise Berry. This is a six-room brick house, heated with furnace, and will be held for investment purposes.

A detached home at 8 West Kirk street, Chevy Chase, Md., was bought by R. B. Cummings from Albert E. Lewis. The lot is 60 by 125 feet. The house is of frame construction, containing nine rooms and bath, with furnace heat and electric lights. The

new owner is remodeling the property for his own use.

A semi-detached colonial brick house at 5517 7th street northwest, in Petworth, was purchased by J. M. Krauss from S. S. Dalton. The house has six rooms and bath, hot-water heat and electric lights. The owner was represented by William S. Phillips.

James M. Locknane sold his home at 3632 15th street northwest to Almira M. Raby. The house has six rooms and bath.

L. M. Bartlett sold a house at 3720 McKinley street, in Chevy Chase, recently completed by him, to Alice B. Henning. The house is detached, of frame and stucco construction, having six rooms and bath, hot-water heat, electric lights, oak floors, porches and a garage.

A residence at 2325 1st street northwest, owned by William R. Dunn, was purchased by Maurice T. Hilzer. This is a three-story brick house, having nine rooms and bath, furnace heat and electric lights.

Pearl Wall bought a Mount Pleasant home, 1764 Kilbourne place, northwest. This is a colonial type, six-room house, having front and rear porches. The purchaser was represented by N. L. Sansbury Company.

A house just completed by the Joseph Shapiro Company at 1508 Varum street was obtained by H. C. Gray. This is a two-story, seven-room colonial type brick house, heated with hot water, and having electric lights, oak floors and porches.

A three-story brick house at 1700 Q street northwest was sold to Katie Rappaport by Louise M. Swift. The house has twelve rooms, two baths and all modern improvements. It will be occupied as a home. The purchaser was represented by C. W. Simpson Company.

Figs. 10 & 11: Washington Post notice, June 15, 1909 (top); Washington Post notice, January 6, 1923 (bottom).

Further research reveals that Robert Edward Lee (R.E.L.) Yellott, was "... president and general manager, R.E.L. Yellott and Co., real estate, loans, and insurance."⁴ The R.E.L. Yellott and Co. offices were listed as having been located at 1336 New York Avenue, Washington, D.C. in various sources from 1920-1922⁵, and at 1410 H Street, Washington, D.C. in sources from 1910-1911.⁶ Aside from R.E.L. Yellott and Co., Yellott partnered with T.W. Stubblefield, then president of the Fourteenth Street Savings Bank, to operate the Yellott & Stubblefield, Inc. realty corporation in 1911.⁷ Yellott also served as the president of the Virginia Democratic Association of the District of Columbia for some time (a September 27, 1906 article in *The Evening Star* details his re-election).⁸

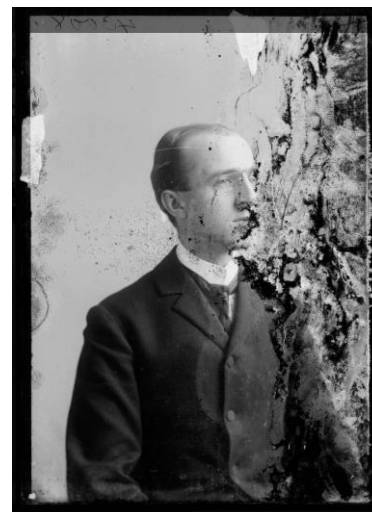


Fig. 12: Image of R.E.L. Yellott, January 1, 1894 (courtesy of C.M. Bell Studio Collection, Library of Congress).

YELLOTT, Robert Edward Lee, president and general manager, **R. E. L. Yellott** and Co., real estate, loans, insurance; born Aug. 2, 1868, at Lexington, Va., son of Capt. Coleman and Mary Virginia Yellott. Educated at Waterford (Va.) Academy; graduate, Columbian (now George Washington) Univ. Degree: LL.B. Following completion of education, entered insurance business in D. C.; became vice-president and secretary, F. H. Thomas Co. Married Lillian Wright, of Columbia, Tenn., May 26, 1906. **Home: 9 West Kirke St., Chevy Chase, Md.** **Office: 1336 New York Ave.**

Fig. 13: Excerpt from Who's Who in the Nation's Capital, 1921-22.

⁴ *Who's Who in The Nation's Capital*, 1921-22, 1st ed (Washington, D.C.: The Consolidated Publishing Company, 1921), page 438.

⁵ Ibid.

The Washington Post, July 11, 1920, page 3.

⁶ *The Washington Post*, April 13, 1910, page 12.

The Washington Post, February 4, 1911, page 13.

⁷ *The Washington Times*, July 14, 1911, page 16.

⁸ *The Evening Star*, September 27, 1906, page 6.

CHEVY CHASE

And Chevy Chase section, attractive houses, well planned and well built on large lots.

One at	\$5,500.
One at	\$6,000.
One at	\$6,500.
One at	\$7,000.
One at	\$7,500.
One at	\$8,000.
One at	\$8,500.
One at	\$9,000.
One at	\$10,000.
One at	\$15,000.
One at	\$30,000.

R. E. L. YELLOTT,
1410 H ST. PHONE MAIN 7579.

GET READY FOR SPRING CHEVY CHASE.

THE PLACE.

Now is the time to buy a lot so your house can be finished by summer.

Three attractive houses, surrounded by handsome trees; large lots; \$9,500. Lots from 6c to 50c a-square foot.

R. E. L. YELLOTT,

1410 H st. nw.

Chevy Chase. Phone Cleve. 390.

Figs. 14 & 15: Washington Post advertisement, April 13, 1910 (left); Washington Post advertisement, February 4, 1911 (right).

NEW REALTY FIRM STARTED ON UPPER FOURTEENTH ST.

Yellott & Stubblefield Open
Offices In Bank
Building.

A new realty corporation has been formed under the name of Yellott & Stubblefield, Inc., and will open offices on the second floor of the Fourteenth street Savings Bank, at the northeast corner of U street, on Monday morning.

The incorporators are R. E. L. Yellott and T. W. Stubblefield. Mr. Yellott is a well-known real estate man, with offices in the Maryland building, and Mr. Stubblefield is president of the Fourteenth Street Savings Bank.

The new company will be pioneers in the real estate field so far up town. The new concern marks in a way the transformation of Fourteenth street from a residential to a business thoroughfare.

T. C. R. Dix, who has been associated with Mr. Yellott, has become identified with the realty office of William H. Walker.

Francis Le B. Smoot, another associate of Mr. Yellott, will open a real estate office independently. He has not as yet selected his offices.

CHEVY CHASE HOMES

CHEVY CHASE LOTS

In all sections of Chevy Chase. We have made a specialty of Chevy Chase for the last six years, making our home there, and can render you valuable service in the selection of a house or the location of a building lot. See us before buying.

Yellott & Stubblefield, Inc

14TH AND U STS.

PHONE N. 4159.

apl7.17*

Figs. 16 & 17: Washington Post article, July 14, 1911 (left); Washington Post advertisement, April 30, 1912 (right).

In his memoir titled "Kirke Street Days," Samuel J. Henry describes living on Kirke Street from approximately 1912-1928. Mr. Henry, who resided at 6 West Kirke Street, includes details of his family's experiences and friendship with the Yellott family. These details include the names of the Yellott family children (Bobby and Mary Virginia, nicknamed "Jinks"), and Mr. Henry refers to R.E.L. Yellott as

two of the six criteria cited as being consistent with the Historic Preservation Ordinance’s requirements for historic designation include:

- ... [its association] as a prototypical, turn-of-the-century streetcar suburb designed to provide upscale residences in a comprehensively planned environment; and
- ... for its association with Senators Francis G. Newlands and William M. Stewart [founders of the Chevy Chase Land Company].

As stated in the project description, the applicant proposes demolition of the existing Non-Contributing house and construction of a new single-family house at the subject property. Evidence suggests that the surveyors were generally aware of the house’s history and date of construction when the property was designated a Non-Contributing Resource. Therefore, staff supports the proposed demolition, in accordance with the *Guidelines*.

Regarding Non-Contributing Resources, the *Guidelines* state “HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.” Further, the *Guidelines* state that the demolition of Non-Contributing houses should be permitted, but any new/replacement building should be reviewed under the guidelines for new construction.

Staff notes that, according to photographs available via Zillow, the interior of the house retains many of its original and/or historic materials and features. While interior alterations are outside of the Commission’s purview, the Commission may consider asking the applicant to give the Chevy Chase Historical Society the right of first refusal to any building materials and/or objects within the house prior to demolition/removal. Alternatively, if the Historical Society will not accept the materials and/or objects, the Commission could add a condition of approval to the proposed demolition, stipulating that the materials and/or objects be donated to Community Forklift or similar architectural salvage groups. The referenced interior photographs can be viewed at the following link:

https://www.zillow.com/homedetails/9-W-Kirke-St-Chevy-Chase-MD-20815/37168197_zpid/

New Single-Family Dwelling Construction

	Existing Setback	Proposed Setback	Chevy Chase Village Building Restriction Line (B.R.L.)
Front	27.5’	25’	25’
West (Left) Side	<5’	8’	8’
East (Right) Side	20’	12.5’	10’
Rear	52.5’	32.5’	20’

Fig. 19: Approximate existing and proposed setbacks and B.R.L.’s, according to the submitted scaled site plans.

The proposed new house is within the Village’s B.R.L.’s, and staff finds that its setbacks are generally compatible with surrounding streetscape. Staff notes that the existing house appears small in comparison

to the adjacent and confronting houses on West Kirke Street. The scaled existing and proposed site plans indicate that the existing house is approximately 40' wide (at its widest point) and 52.5' long (at its longest point), while the proposed house will be approximately 42.5' wide and 72.5' long. At 2 ½ stories, the scale and massing of the proposed new house is generally consistent with the adjacent and confronting houses on West Kirke Street. However, to further demonstrate compatibility, staff recommends that the applicant provide a complete list of existing and proposed dimensions, as well as a streetscape study, showing the setbacks and dimensions of the proposed new house in comparison to those of the adjacent and confronting houses.

Staff seeks the Commission's guidance regarding the following aspects of the proposed new construction:

Style/Design

The guidelines for New Construction support new and creative designs, and they do not require new buildings to replicate traditional building styles. However, they also support recalling earlier architectural styles in new buildings and ensuring that they are sensitive to and compatible with the fabric of the community.

Staff finds that the proposed new building expresses a variety of styles/influences, from Shingle and/or Queen Anne (shingle siding, cross gables, arched gable windows, asymmetrical massing) to Colonial Revival (a relatively flat façade, with stacked and mostly symmetrical fenestration). Staff finds that a more cohesive architectural expression/vocabulary would be more in keeping with the character of the historic district and surrounding streetscape, and seeks the Commission's guidance regarding the balance of traditional architectural styles and creative/new designs.

Please note that, per the *Guidelines*, "[t]he key considerations in reviewing new construction should be the two paramount principles identified above -- fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character."

Materials

The applicant has listed the following materials for the proposed new house:

- Cedar shingle siding
- Painted wood trim/detailing
- Brick chimneys
- Brick veneer foundation
- Spanish slate or Alaskan yellow cedar roofing
- Painted wood windows and doors

At this time, complete manufacturers' specifications have not been provided for the proposed materials. Staff notes that, when the applicant submits a formal HAWP application, these specifications will be required. Staff also welcomes the Commission's guidance regarding the appropriateness of the proposed materials, based upon the information that is currently available.

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.



FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Josh Harrison

E-mail: joshuaharrison@me.com

Address: 9 West Kirke St

City: Chevy Chase Zip: 20815

Daytime Phone: 202-686-6583

Tax Account No.: 00457438

AGENT/CONTACT (if applicable):

Name: Neal Thomson

E-mail: neal@thomsoncooke.com

Address: 5155 MacArthur Blvd NW

City: Washington, DC Zip: 20016

Daytime Phone: 202-686-6583

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☒ Yes/District Name Chevy Chase Village
☐ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 9 Street: West Kirke St.

Town/City: Chevy Chase Nearest Cross Street: Laurel Pkwy

Lot: P1 Block: 38 Subdivision: 0009 Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Signature of owner or authorized agent

11/23/2020
Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 9 West Kirke St Chevy Chase, MD 20815	Owner's Agent's mailing address 5155 MacArthur Blvd NW Washington, DC 20016
Adjacent and confronting Property Owners mailing addresses	
7 West Kirke St Chevy Chase, MD 20815	10 West Kirke St Chevy Chase, MD 20815
11 West Kirke St Chevy Chase, MD 20815	12 West Kirke St Chevy Chase, MD 20815
	14 West Kirke St Chevy Chase, MD 20815

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Existing single family home with cellar. The existing home has been categorized as a non-contributing resource. The existing home has an asphalt shingle roof, aluminum siding and non original windows and front door.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The work includes the raze of the existing non-contributing structure and foundations. The proposed new house at 9 West Kirke will be a 2 story plus basement all new construction with a detached rear garage. Principal materials will be stained cedar shingle and painted wood trim/ detailing. The house will have brick chimneys and brick-faced foundation (where visible) with a Spanish slate roof or potentially Alaskan Yellow cedar shingle. The windows and doors are designed as painted wood. Details are predominantly inspired by the shingle style vernacular influenced by the eclectic nature of the surrounding neighborhood.

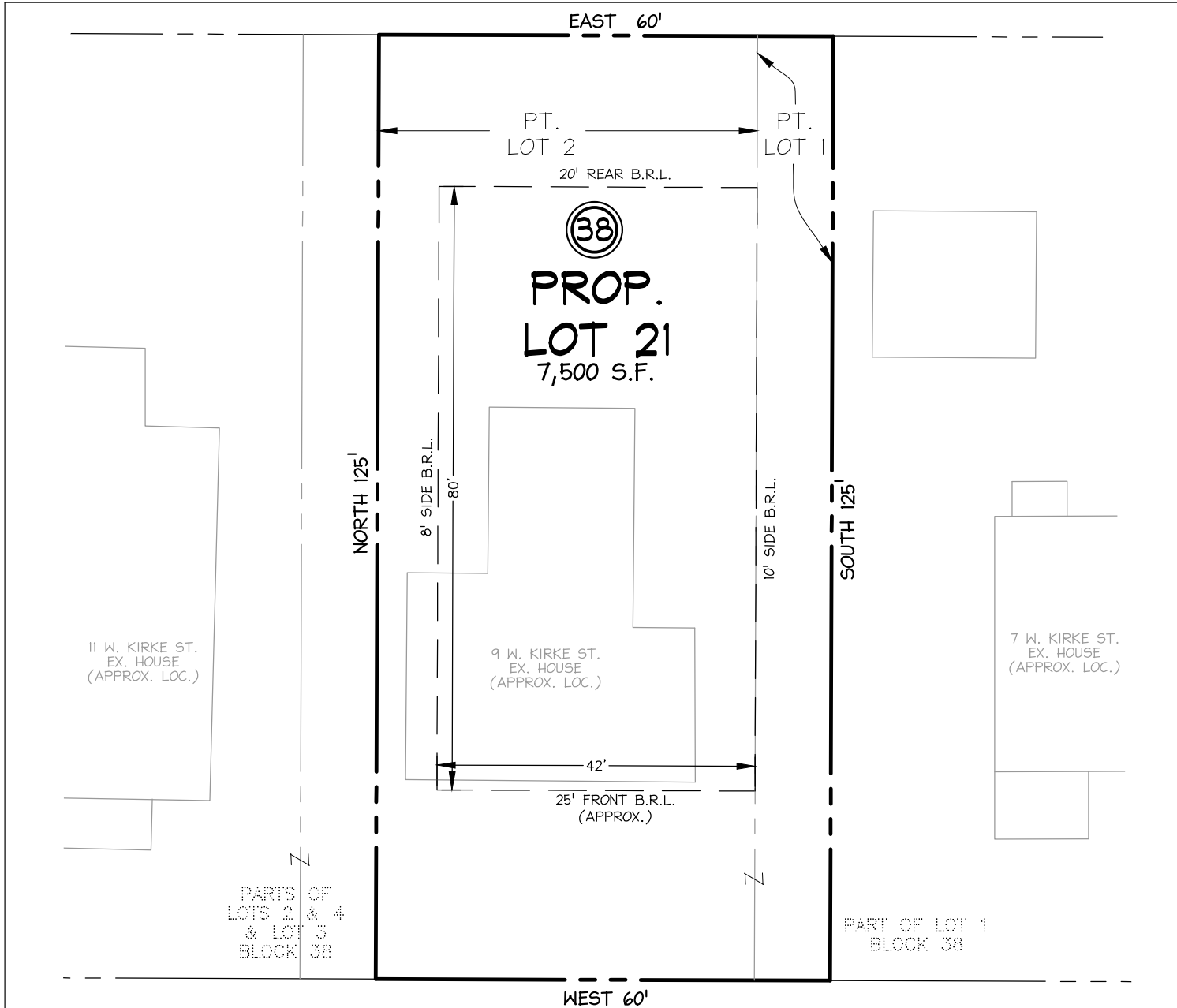
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

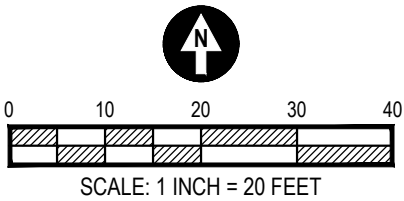
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

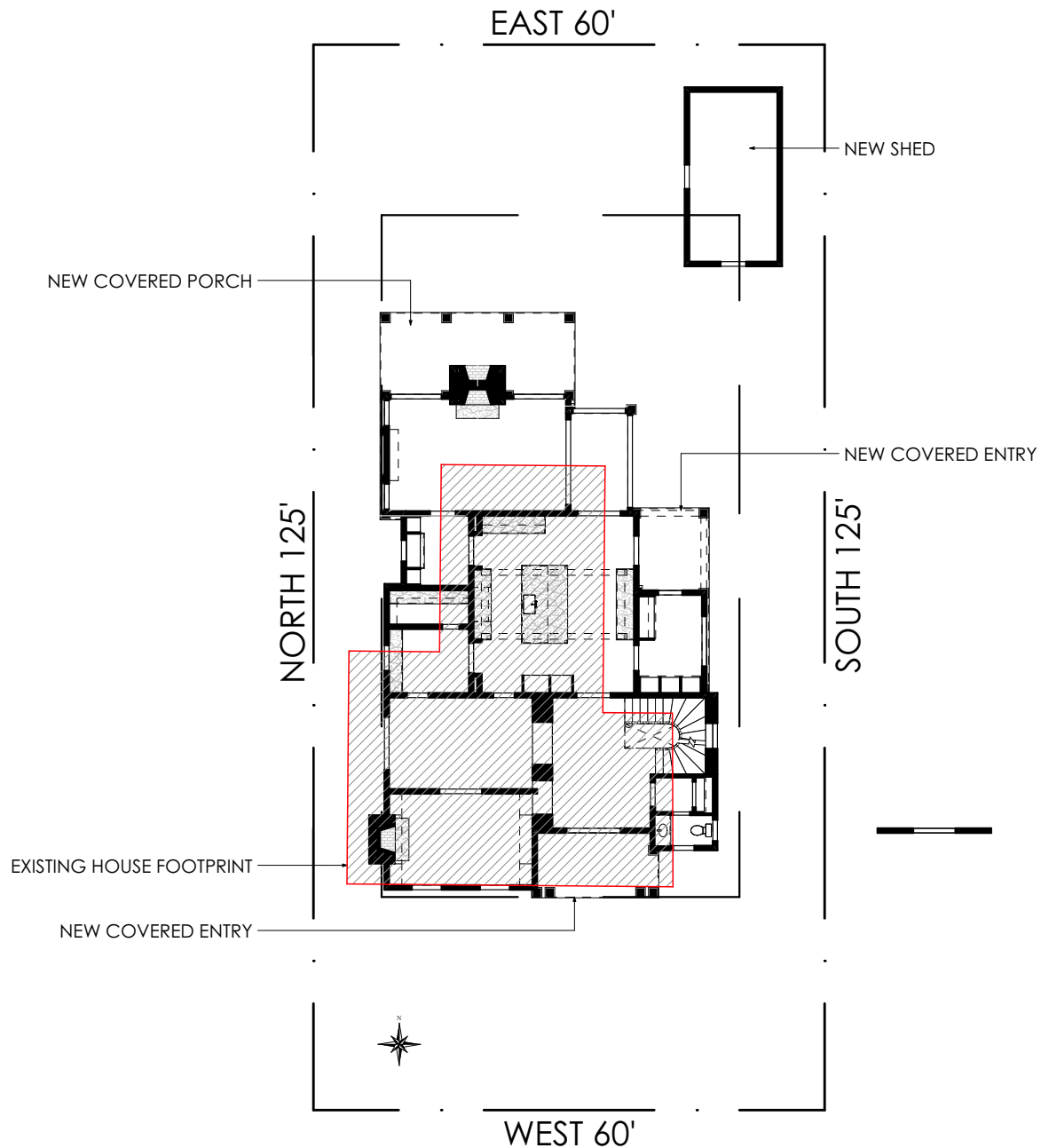
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



W. KIRKE STREET (100' R/W)



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	Title	Existing Site Plan	Date	11/25/20
	Scale	1" = 20'		



WEST KIRKE STREET

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T2

Title

Proposed Site Plan

Date 11/25/20

Scale 1" = 20'

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VIEW FROM WEST KIRKE ST. - FRONT



VIEW FROM WEST KIRKE ST. - RIGHT SIDE



VIEW FROM REAR YARD - RIGHT SIDE



VIEW FROM REAR YARD - REAR ELEVATION

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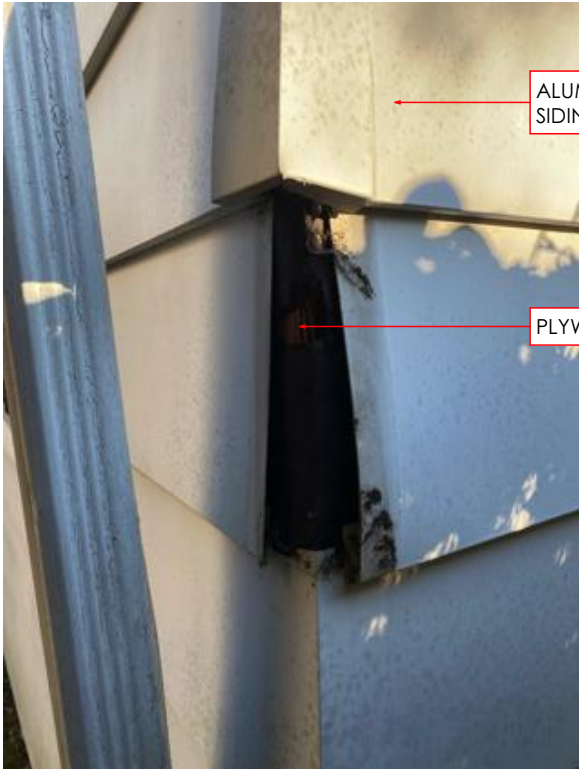
Project	Harrison Residence	T3	
Title	Existing Photos	Date	11/25/20
Scale			



VIEW FROM REAR YARD - LEFT SIDE



CONDITION OF EXISTING SIDING



CONDITION OF EXISTING SIDING

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A1-0

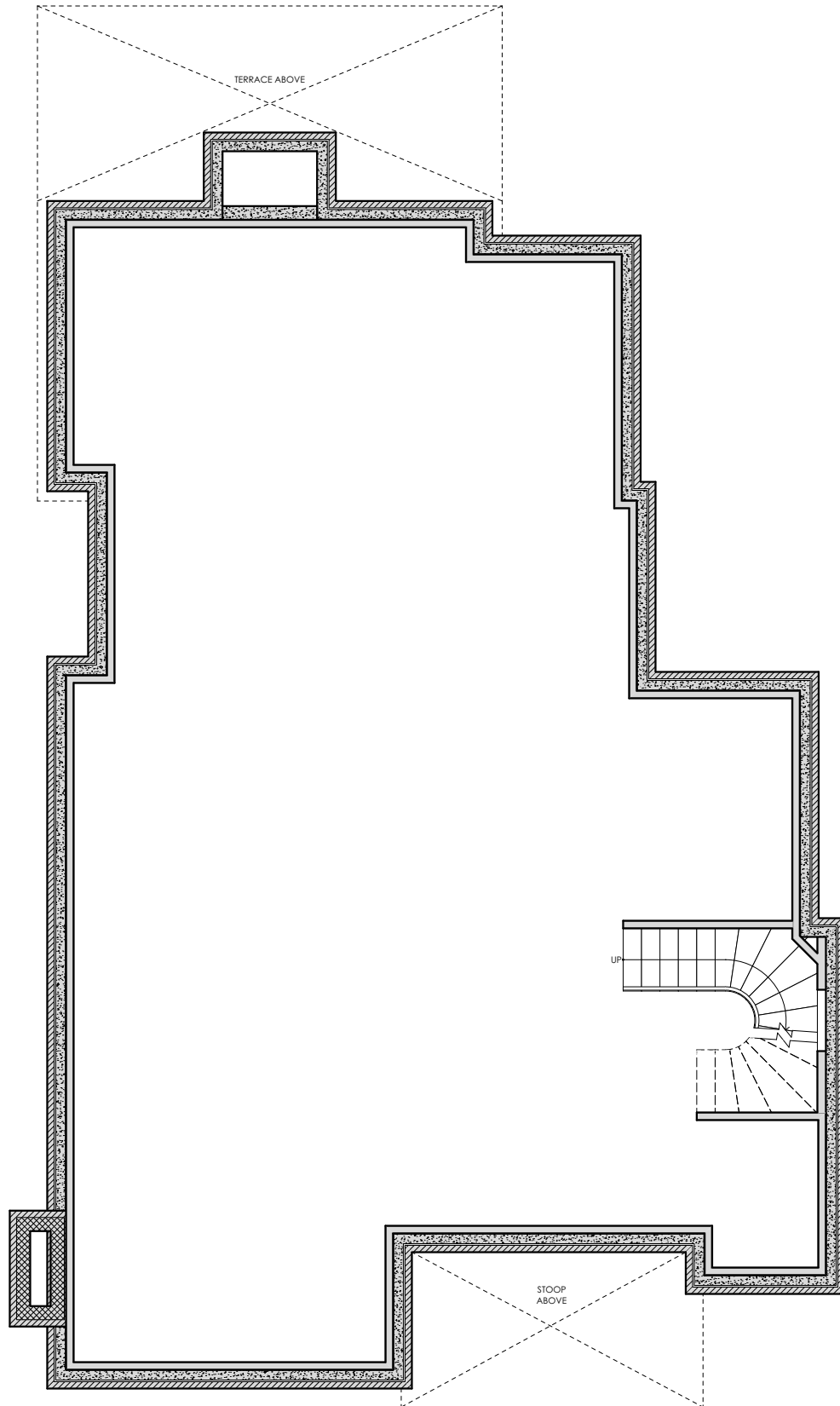
Title

Existing Basement

Date 11/25/20

Scale NTS

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Title

Proposed Basement

Scale

1/8" = 1'-0"

A1-1

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Title

Existing First Floor

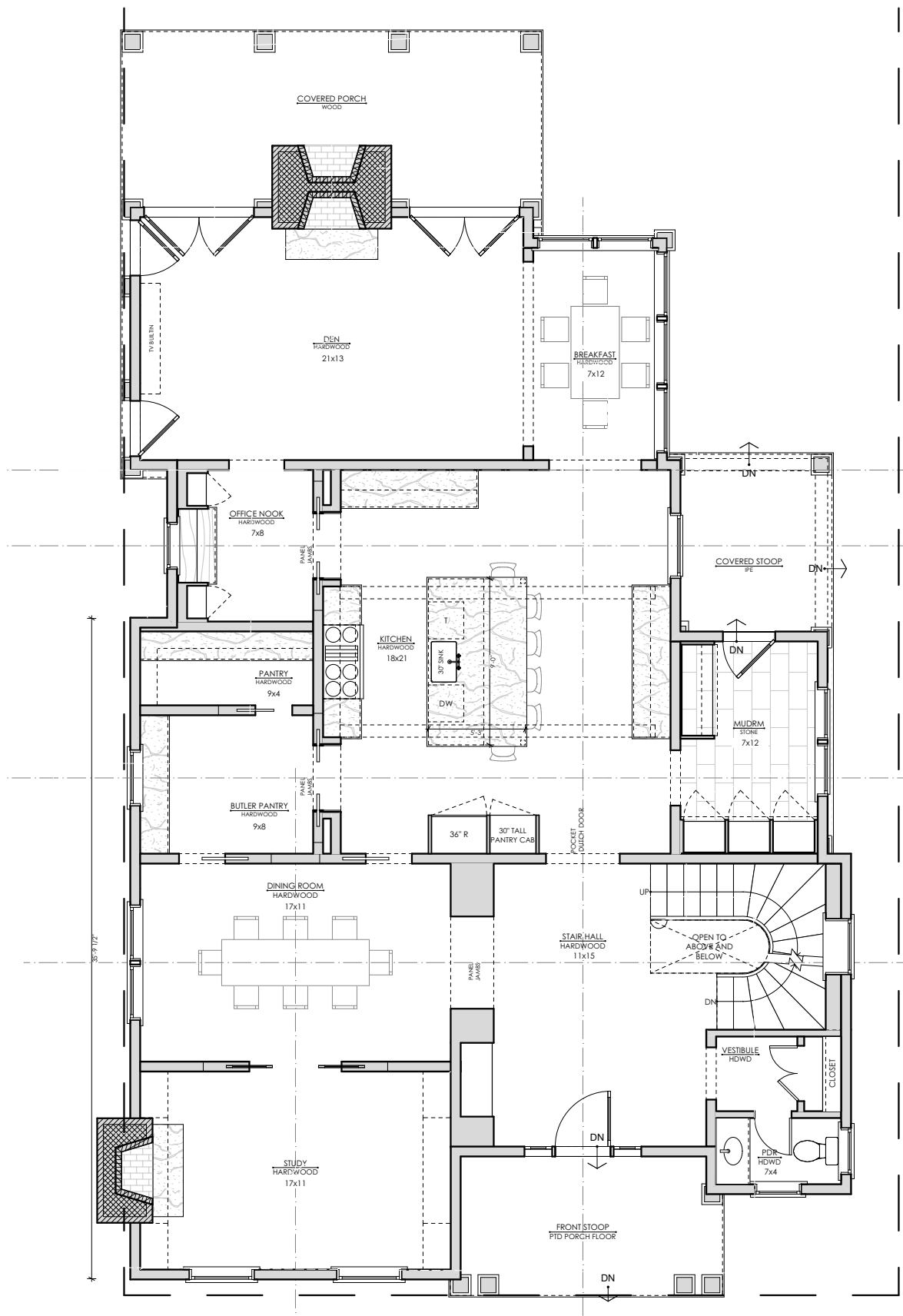
Scale

NTS

A1-2

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Title

Proposed First Floor

Scale

1/8" = 1'-0"

A1-3

Date 11/25/20



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Project

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Residence

A1-4

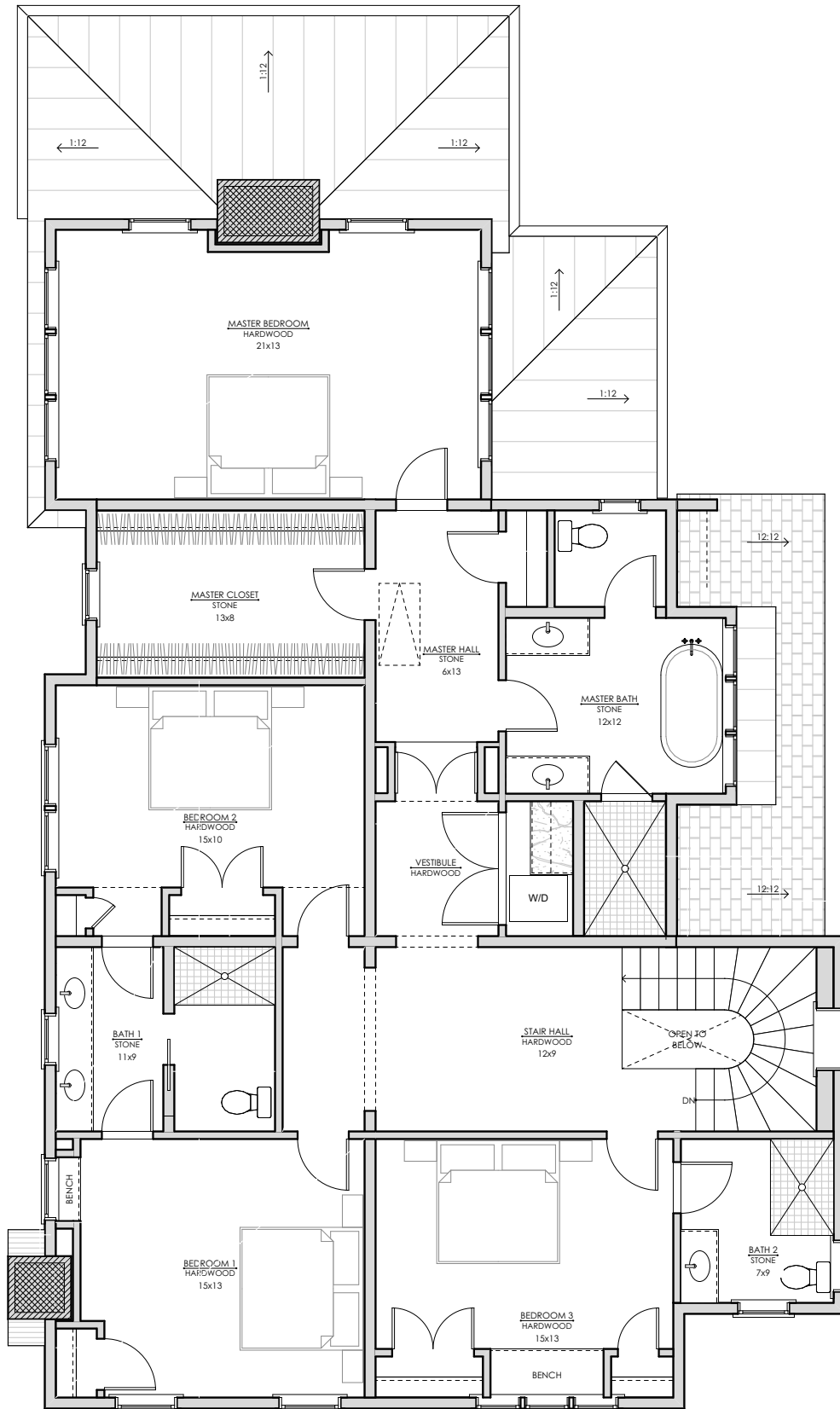
Title

Existing Second Floor

Date 11/25/20

Scale NTS

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Title

Proposed Second Floor

Scale

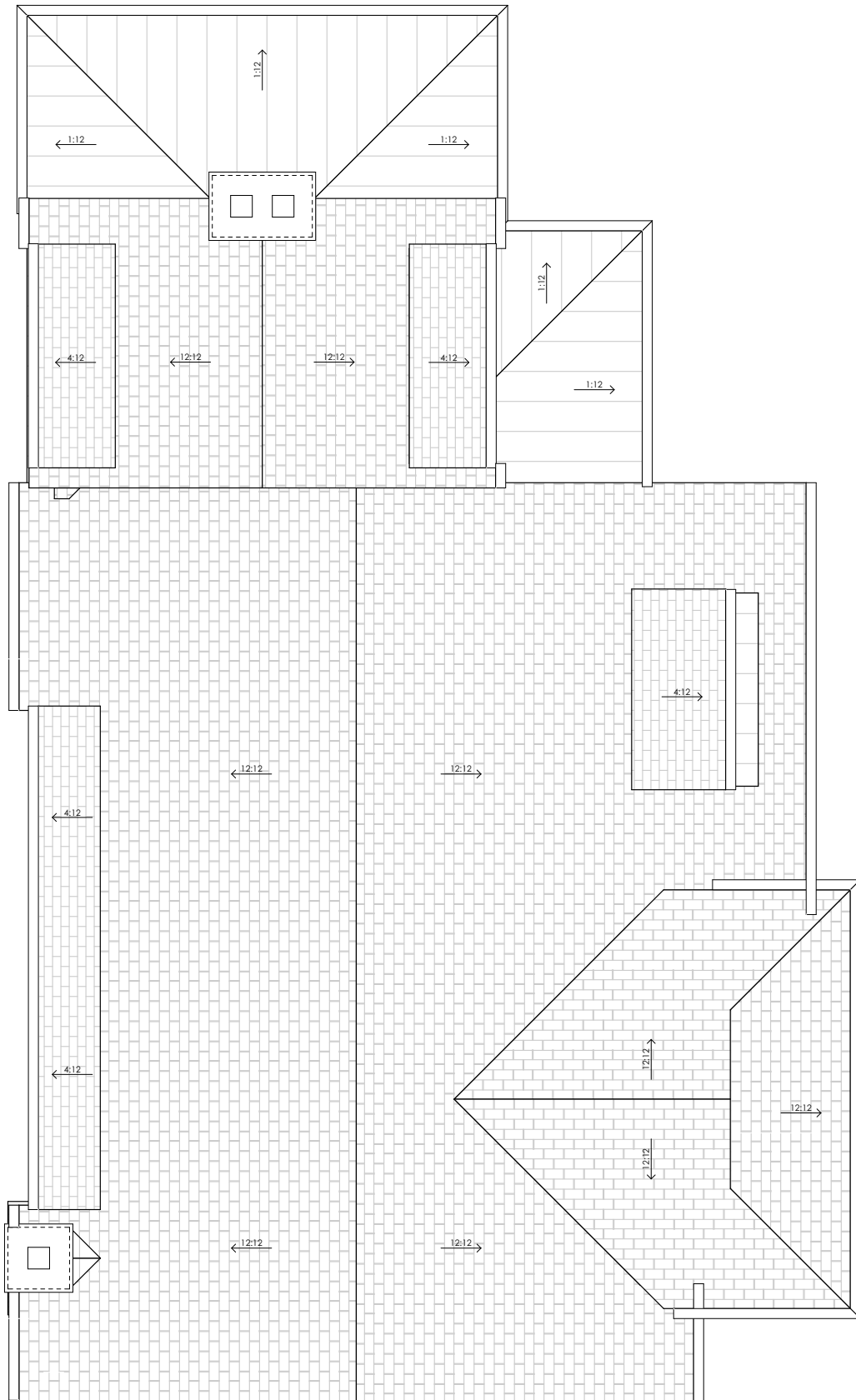
1/8" = 1'-0"

A1-5

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Roof Plan

Scale

1/8" = 1'-0"

A1-6

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25'-5"
Midpoint Of Roof

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Title	Front Elevation		Date	11/25/20
Scale	1/8" = 1'-0"			



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Project		Harrison Residence		A2-2	
Title		Right Elevation		Date	11/25/20
Scale		1/8" = 1'-0"			



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Title	Rear Elevation		Date	11/25/20
Scale	1/8" = 1'-0"			



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Project	Harrison Residence		A2-4	
Title	Left Elevation		Date	11/25/20
Scale	1/8" = 1'-0"			