MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
STAFF REPORT

Address: 7 West Kirke Street, Chevy Chase  
Meeting Date: 9/1/2021

Resource: Contributing Resource  
(Cherry Chase Village Historic District)  
Report Date: 8/25/2021

Applicant: Marc Katz  
(Neal Thomson, Agent)  
Public Notice: 8/18/2021

Review: HAWP  
Staff: Michael Kyne

Tax Credit: N/A

PROPOSAL: Side porch and sunroom removal and construction of new side and rear additions

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION:

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

Fig. 1: Subject property.
**PROPOSAL:**

The applicant proposes side porch and sunroom removal, and construction of new side and rear additions 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*

(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 ensure 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 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 and 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 Guidelines state three basic policies that should be adhered to, including:

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.

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 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:

**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.

**Garages and accessory buildings** which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common wall with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”

**Major additions** should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
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 porches have occurred throughout the Village with little or no adverse effect on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied to additions above existing front porches.

Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated. For example, replacement of slate roofs in kind is usually required. However, the application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in kind, and the reviewing agency should be open to consideration of these alternative solutions.

Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.

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 applicable Standards are as follows:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, 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 proportion, 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 subject property is a c. 1892-1916 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The house is located on a corner lot, fronting on West Kirke Street to the south, and with Laurel Parkway to the east (right, as viewed from the public right-of-way of West Kirke Street) and north (rear).

The applicant proposes side porch and sunroom removal and construction of new side and rear additions at the subject property. The proposed work items will only affect non-historic additions and/or previous alterations. The west (left) side porch, north side (rear) sunroom, and reconstructed wraparound front porch were all part of a June 24, 2009 HAWP approval. The garage was part of a subsequent October 28, 2009 HAWP approval (replacing a previous c. 1979 garage), which also included the construction of the existing driveway to replace a previous driveway off Laurel Parkway. Information regarding the previous
HAWP approvals can be found at the following link: 
https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box088/35-13-09N_Chevy%20Chase%20Historic%20District_7%20West%20Kirke%20St_08-12-2009.pdf

Specific work items include:

*Side Porch Removal*

The existing porch at the west (left) side of the historic house is proposed to be removed. As previously noted, the porch to be removed was part of a June 24, 2009 HAWP approval. Additionally, the 1927 Sanborn Fire Insurance Map (see *Fig. 2* below) confirms that the porch is not an original feature, and staff supports its removal.

![Fig. 2: 1927 Sanborn Fire Insurance Map, with the subject property circled in red.](image)

*New West (Left) Side Addition*

The applicant proposes to construct a new one-story addition with finished basement at the west (left) side of the historic house. The proposed addition will be constructed with wood siding and trim, slate roofing, and a stone foundation to match the historic house. There will be a small porch/covered entry with wood stairs and railings to match the historic house at the south side (front) of the proposed addition. A small porch with matching wood railing is also proposed at the north side (rear) of the addition. Other proposed materials include 6-over-6 wood windows (compatible with, yet differentiated from, the 6-over-1 windows on the front and side elevations of the historic house), wood shutters to match those on the historic house, and wood lattice screening at the foundation level to match the historic house.
Sunroom Removal

The applicant proposes to remove the existing one-story sunroom with roof balcony and first floor deck at the north side (rear) of the historic house. The sunroom is a non-historic feature, as demonstrated by the June 24, 2009 HAWP approval and 1927 Sanborn Fire Insurance Map (see Fig.2 above).

New Rear Addition

A new addition is proposed at the north side (rear) of the property. The new addition will be in the same approximate location as the existing, non-historic sunroom, but will have an expanded footprint. The new addition will include a finished walkout basement, with below grade areaway, built-in planter, seat wall, and steps to grade. The design of the addition will be similar to the sunroom to be removed, with wood trim and pilasters, roof balcony with wood railing, multi-lite wood windows, and stone foundation to match the existing. There will be a low-sloped metal roof over the proposed areaway, and a new, smaller wood deck with stairs to grade and railings to match the existing will be constructed at the northeast (rear/right) corner of the house.

Other Alterations

New wood steps to grade with handrails to match the existing will be added to the east (right) side of the reconstructed (c. 2009) wraparound front porch. Additionally, the existing, non-original (c. 2009) driveway will be shortened due to the proposed new west (left) side addition, and the existing, non-historic (c. 2009) garage will be altered. Specific garage alterations include:

- Infilling the existing door on the west (left) side, with wood siding to match the existing.
- New wood doors on the south side (front).
- New shutter panels on the north side (rear).
- New multi-lite French doors on the east (right) side.

As noted in the provided elevations, the existing slate roof shingles of the historic house will be repaired and/or replaced in-kind, as necessary.

Staff supports the applicant’s proposal, finding it consistent with the Guidelines. Given the property’s location on a corner lot and the general visibility from all sides, staff finds that the proposed new west (left) side and north side (rear) addition should be reviewed with moderate scrutiny. The Guidelines state that 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.

Staff finds that the proposed new additions will be constructed from compatible materials and are designed so that the house still contributes to the district.

The Guidelines instruct that the proposed driveway and garage alterations should be reviewed with lenient scrutiny, meaning:
“… 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 and compatibility.”

As the proposed driveway and garage alterations present no problems with massing, scale, or compatibility, staff fully supports these alterations. Staff also reiterates that, per the October 28, 2009 HAWP approval and 1927 Sanborn Fire Insurance Map (see Fig. 2 above), the existing garage and driveway are not original to the property.

Staff finds that the proposal will not remove or alter character-defining features of the property, surrounding streetscape, or historic district as a whole, in accordance with Standards #2 and #9. Additionally, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment, per Standard #10.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b) (1), (2), and (d), having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10, and the Chevy Chase Village Historic District Guidelines outlined above.

**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 is consistent with the Chevy Chase Village Historic District Guidelines identified above, and therefore 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, #9, and #10;

and with the general condition that the applicant shall present an electronic set 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Marc Katz
Address: 7 West Kirke St
Daytime Phone: __________________________
E-mail: marc@customink.com
City: Chevy Chase
Tax Account No.: _________________________
Zip: 20815

AGENT/CONTACT (if applicable):

Name: Neal Thomson
Address: 5155 MacArthur Blvd NW
Daytime Phone: 202-686-6583
E-mail: neal@thomsoncooke.com
City: Washington, DC
Contractor Registration No.: _______________________
Zip: 20016

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? X 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: 7 Street: West Kirke St.
Town/City: Chevy Chase Nearest Cross Street: Laurel Pkwy
Lot: _______ Block: _______ 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:

☐ New Construction ☑ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☑ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ 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.

_____________________________ Date
Signature of owner or authorized agent

09/11/2021
**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’s mailing address</th>
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<tr>
<td>7 West Kirke St</td>
<td>5155 MacArthur Blvd NW</td>
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<td>Chevy Chase, MD 20815</td>
<td>Washington, DC 20016</td>
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**Adjacent and confronting Property Owners mailing addresses**

| 9 West Kirke St         | 6 West Kirke St |
| Chevy Chase, MD 20815   | Chevy Chase, MD 20815 |

| 10 West Kirke St        | 4 Laurel Parkway |
| Chevy Chase, MD 20815   | Chevy Chase, MD 20815 |

| 5908 Connecticut Avenue |                   |
| 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 basement and attic, wrap around porch, rear detached garage and pool.*

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

*The work includes additions and renovations to the existing 2 story house with basement and attic.*
*Principal materials will be field painted cedar lap siding to match the existing exposure of the house.*
*The new addition foundations will also match the existing random pattern stone. New window and door locations are designed as painted wood units with exterior trim details to match the existing conditions.*
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<thead>
<tr>
<th>Work Item 1:</th>
<th>Side addition</th>
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<tr>
<td>Description of Current Condition:</td>
<td>Existing side porch.</td>
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<tr>
<td>Proposed Work:</td>
<td>Remove side porch and build new 1 story addition with new porch front and rear.</td>
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<th>Rear addition</th>
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<td>Description of Current Condition:</td>
<td>Existing rear sun room.</td>
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<td>Proposed Work:</td>
<td>Remove existing sun room and enlarge with 1 story addition connecting the deck and porch</td>
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<th>Work Item 3:</th>
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<td>Proposed Work:</td>
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# HISTORIC AREA WORK PERMIT

**CHECKLIST OF APPLICATION REQUIREMENTS**

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HISTORIC AREA WORK PERMIT APPLICATION
7 WEST KIRKE STREET
CHEVY CHASE, MD 20815

PROJECT INFO:
The work includes additions and renovations to the existing 2-story house with basement and attic. Principal materials will be field painted cedar lap siding to match the existing exposure of the house. The new addition foundations will also match the existing random pattern stone. New window and door locations are designed as painted wood units with exterior trim details to match the existing conditions.

ADDRESS: 7 W Kirke St
CHEVY CHASE, MD 20815
LOCATION: LOT 1, BLOCK 38
ZONING: R-60
MIN. LOT SIZE: 14,950 SF
MIN. FRONT: 25'-0" SIDE: 7'-0" REAR: 20'-0"
MAX. ALLOWED: 100'-0" MAX. PROPOSED:
MIN. COVER: 30% (4,476 SF) MAX. PROPOSED: 18.2% (2,727 SF)

BUILDING AREA:
EXISTING: PROPOSED:
BASEMENT FLOOR AREA: 2,081 SF 2,440 SF (+359 SF)
FIRST FLOOR AREA: 2,081 SF 2,423 SF (+342 SF)
SECOND FLOOR AREA: 1,919 SF 1,919 SF (+0 SF)
ATTIC FLOOR AREA: 1,569 SF 1,569 SF (+0 SF)
TOTAL FLOOR AREA: 7,660 SF 8,351 SF (+791 SF)

GARAGE AREA: 275 SF 275 SF (+0 SF)
TOTAL: 7,935 SF 8,626 SF (+701 SF)
**Product Features**

- **Bay Window**: Traditional, French, Garden Bay, Craftsman, Round, Palladium
- **Color Options**: Multiple color options are available, check with manufacturer for specific details.
- **Hardware**: Multiple types, check with manufacturer for specific details.
- **Finish**: Multiple types, check with manufacturer for specific details.
- **Frame Systems**: Multiple types, check with manufacturer for specific details.

**Specifications**

- **Frame System**: 1-3/4" thick MDO panels
- **Urethane Foam Core**: 8" thick urethane foam core
- **Exterior Frames**: 3/4" thick with fluted edges
- **Paint Grades**: Various options available, check with manufacturer for specific details.
- **Field Painting**: A standard paint grade wood composite door that comes factory primed. A field application of high quality exterior paint is required prior to or immediately following installation in order to comply with the terms of the warranty. An optional factory applied white latex top coats is available.

**Window Options**

- **Exterior Finishes**: Standard finishes as described above. All standard finishes are available with an optional interior finish.

**Technical Guide**

- **Door Type**: French Door
- **Manufacturer**: Loewen
- **Model Number**: NTS

**Guaranteed for Quality**

Artisan offers a 3-year limited warranty on Bench mark.

**Contact Information**

Artisan
975 Hemblock Road, Morgantown, PA 15546
888-913-9170
fax 810-913-6036
www.artisanwoodworks.com

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Attic Demolition Plan

1/8" = 1'-0'
Proposed Roof Plan
1/8" = 1'-0'
1 Existing Front Elevation

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

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

1/8" = 1'-0"
1 Rear Elevation
1/8" = 1'-0"