

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	34 W. Kirke St., Chevy Chase	Meeting Date:	7/13/2022
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	7/6/2022
Applicant:	Tom & Melissa Dann	Public Notice:	6/29/2022
Review:	HAWP	Tax Credit:	n/a
Case No.:	996598 and 996752	Staff:	Dan Bruechert
Proposal:	Fence and Lamp Installation, Pergola Construction, Building Alterations		

STAFF RECOMMENDATION

☐ Approve
☒ Approve with conditions

The proposed fencing needs to be wood. Azek is an incompatible material for fences along the public right of way to all categories of resources in the Chevy Chase Village Historic District. Plans showing this condition has been satisfied need to be submitted for final review before the release of the HAWP approval.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1915

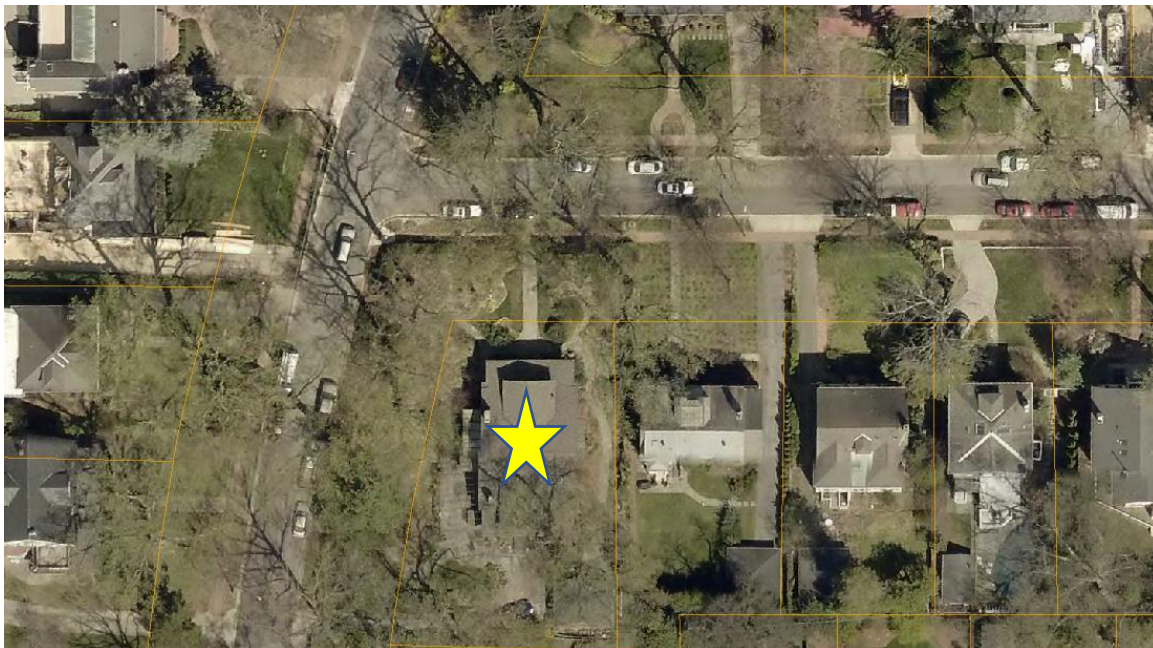


Figure 1: The subject property is located at the corner of West Kirke St. and Cedar Pkwy.

PROPOSAL

The applicant proposes work in four areas: a new section of curved Azek fence with a lantern-style lamp along Cedar Parkway.; a lantern-style light on a wood post at the front walkway; a 10' × 14' wood pergola to the rear of the house over the unfinished patio; and a wood and Azek pergola over the garage doors of the new, but unfinished garage.

Staff finds that the proposed alterations are in keeping with the character of the site and surrounding district with one notable exception: the proposed fence material. Staff finds that Azek is not an appropriate fencing material for all categories of resources in the Chevy Chase Village Historic District because it does not weather and develop a patina and is generally too shiny to be an acceptable substitute material. Staff recommends the HPC include a condition that the proposed 8'-6" of fencing along Cedar Parkway be constructed out of wood.

Staff finds the proposal is compatible with the *Chevy Chase Village Historic District Design Guidelines*, Chapter 24A-8(b)(1) and (d), and Standard 2.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

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
- (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 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 relevant *Standards* are as follows:

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.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition:**

1. The proposed fencing needs to be wood. Azek is an incompatible material for fences along the public right of way to all categories of resources in the Chevy Chase Village Historic District. Plans showing this condition has been satisfied need to be submitted for final review before the release of the HAWP approval;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal, as modified by the condition, 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;

and with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

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

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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.

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Chevy Chase, MD 20815

37 West Irving Street

35 West Irving Street

32 West Kirke Street

33 West Kirke Street

5906 Cedar Parkway

5908 Cedar Parkway

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

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

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 PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: July 30, 2019

MEMORANDUM

TO: Hadi Mansouri, Acting DPS Director
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #878368: Hardscape alterations and new fence

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the July 10, 2019 Historic Preservation Commission meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

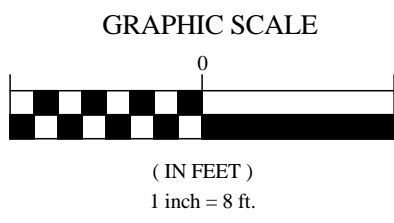
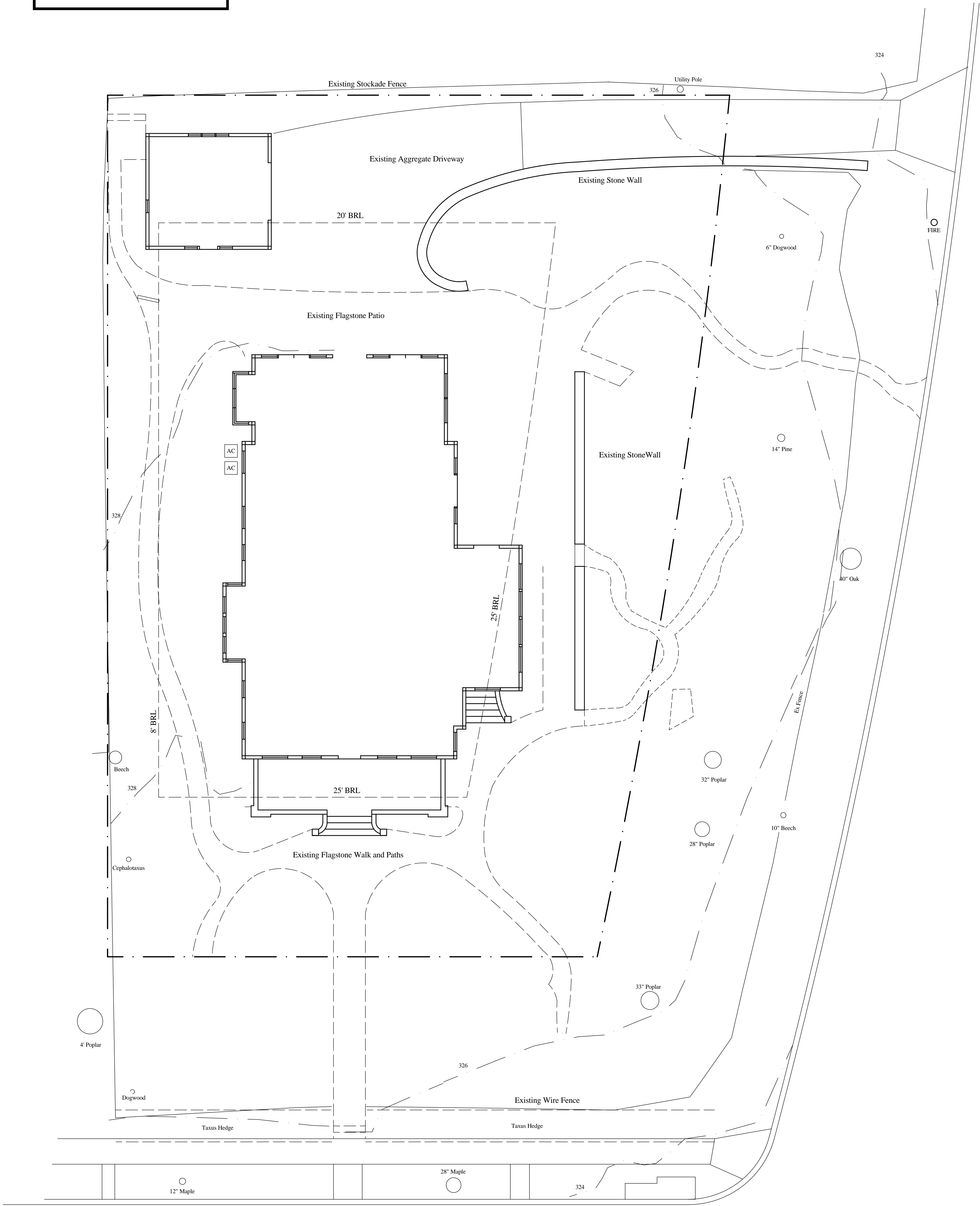
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Melissa and Tin Dann (**Kathryn Everett, Agent**)
Address: 34 West Kirke Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



APPROVED
Montgomery County
Historic Preservation Commission
Sandra L. Heiler



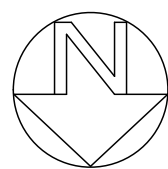
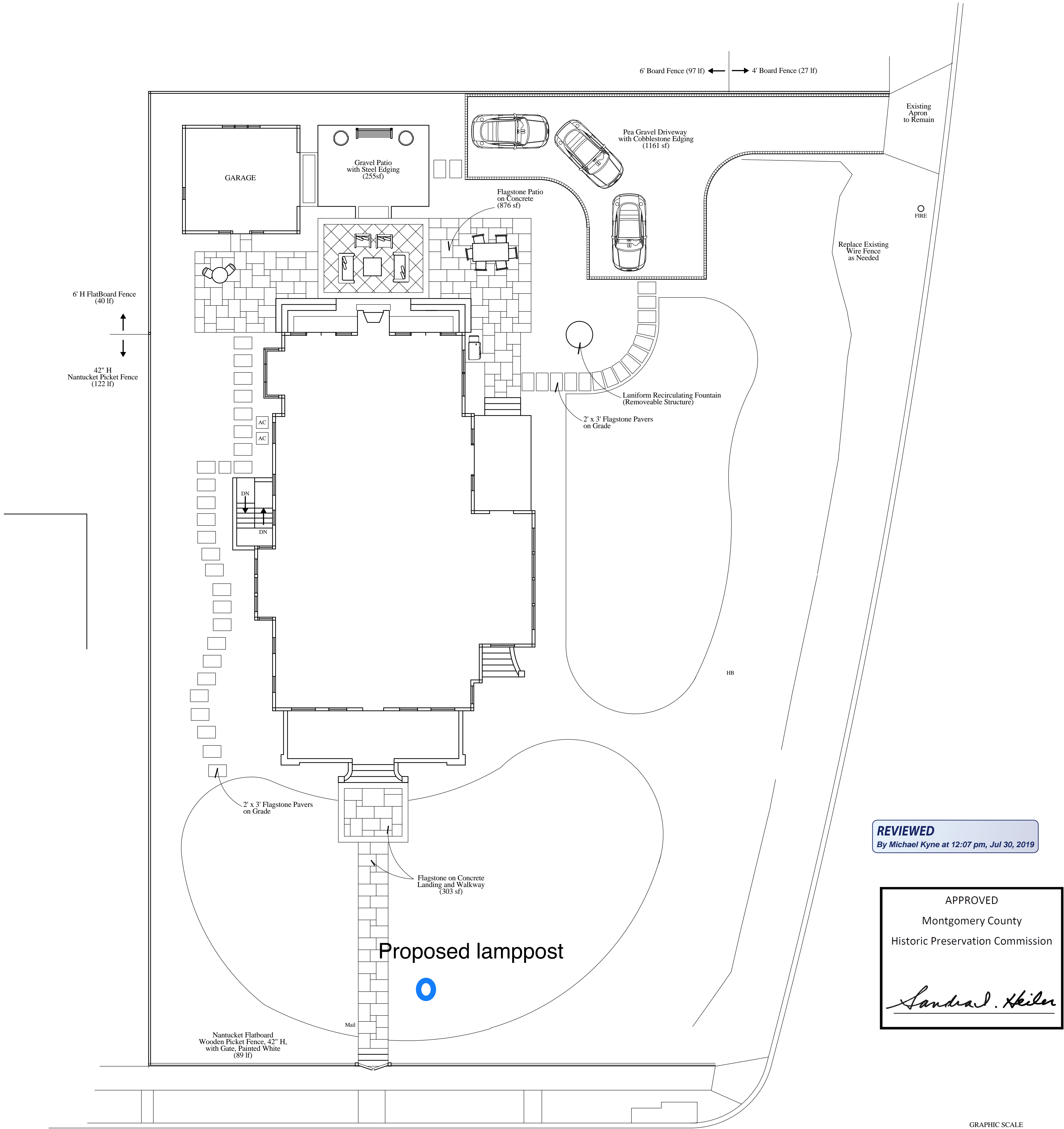
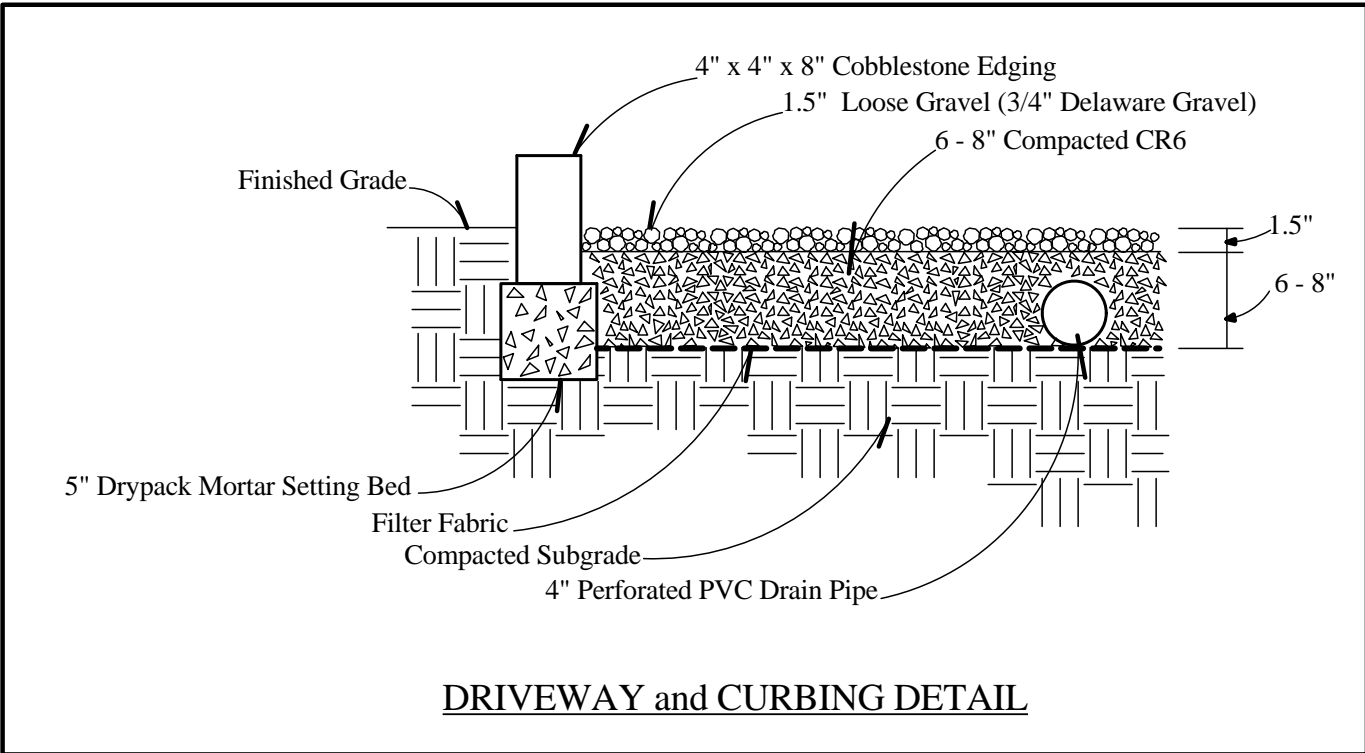
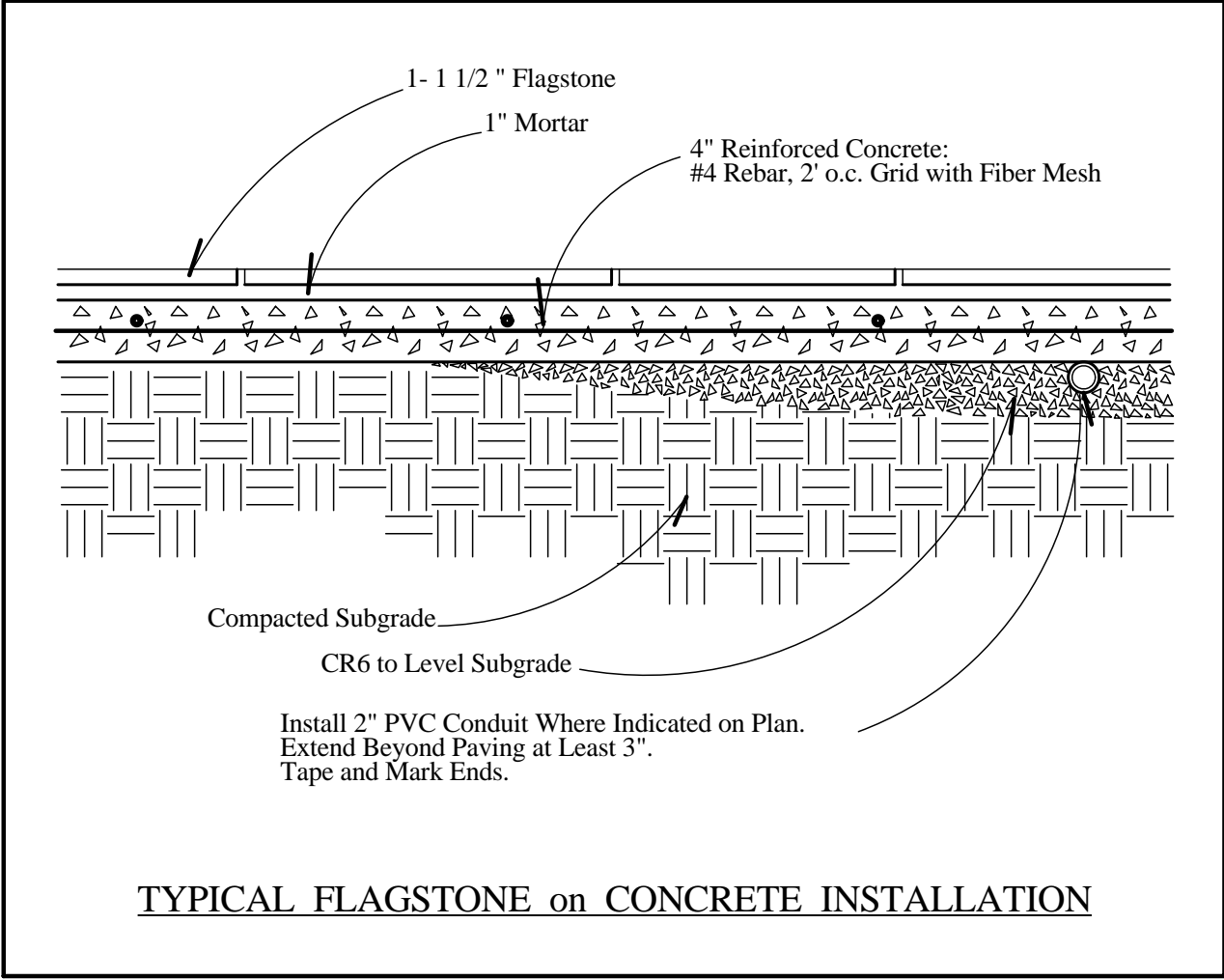
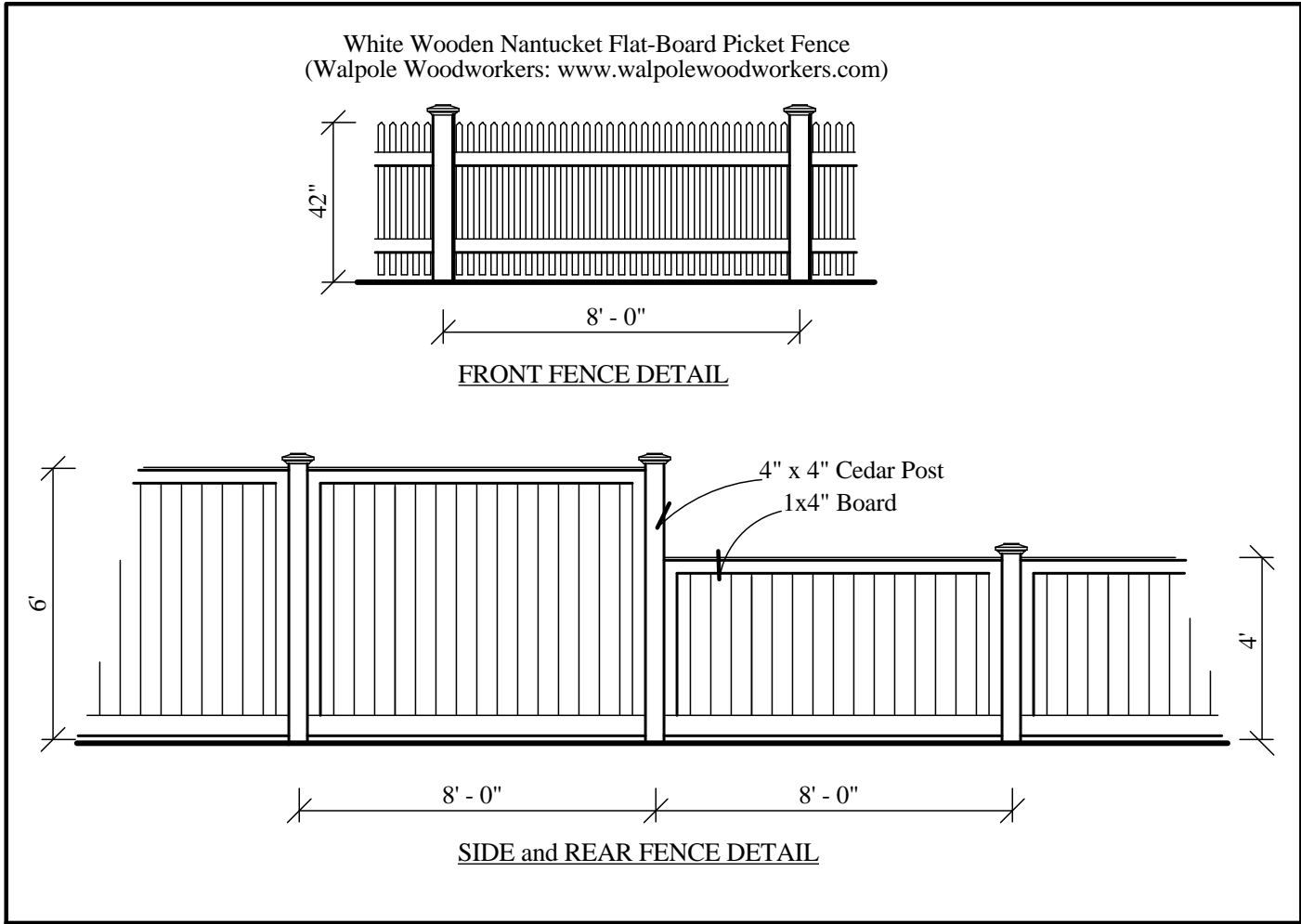
EVERETT
✦ GARDEN DESIGNS LLC ✦
202.465.5740
www.everettgardendesigns.com

TITLE: Existing Conditions
DATE: 6-18-19

DANN RESIDENCE
24 W Kirke Street
Chevy Chase, MD

SCALE: 1/8" = 1'
NORTH:





6 Tabs

Private

Bookmarks

Reading List

History

na1.conga-sign.com

Form Center • C... www.chevychas... www.chevychas... Walpole Outdoor... CongaSign CongaSign

RVS				Notes:				SCALLOPS				Notes:			
HL	HT	Straight rail	Curved rail	HL	HT	Straight rail	Curved rail	Top depth	Inches	Straight rail	Curved rail	HL	HT	Straight rail	Curved rail
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ON Elliptical Arc.				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Select one:				Select one:				Select one:							
<div><div><div>↑</div><div>WEST IRKE ST</div><div>↓</div></div><div><div>HOUSE #34</div><div>GARAGE</div></div><div><div>1 1/2" SQ PICKETS, 1 1/2" spacing.</div><div>MINIMUM 10 FT. 6" TALL. 1/4" TO 1/2" TAPER</div><div>DRIVEWAY</div><div>CEDR PARKWAY</div><div>FACE</div></div></div>															
Special Travel Considerations															
Payment Arrangements															
50% Deposit due with order, 40% Due Prior to Install, 10% Due upon installation															
Is Job Pinned? Yes <input checked="" type="checkbox"/> NO <input type="checkbox"/>															
Drive Time? 3 1/4 Hours															
Start Time 8AM															
Stop Time 6PM															
Length of Carry 50															
Any other Special Equipment?															
Power and Water Location. Show them on layout															
ON House 120' away															
Where do we Park? STREET + Driveway															

Work Item #2
Application 996598

See
"Lindsay"
style image

Lindsey Pillar Post

Project 6 & 8



Lindsay
-style
lantern post



Application
996598
Sample lantern for posts
in front and driveway

VISUAL COMFORT

Elsinore Medium Post Lantern

DESIGNER: CHAPMAN & MYERS

\$1,279.00

Item: CHO7055

Starting at \$116/mo with **affirm**. Prequalify now

SPECIFICATIONS

- Height: 26.25"
- Width: 14.5"
- Extension: 14.5"
- Base: 3" Round Post Cap
- Socket: 4 - E12 Candelabra
- Wattage: 4 - 40 C11
- Finish Will Weather and Patina in Full Weather | Extreme Conditions May Deteriorate Finish
- Weight: 14lbs.
- [Additional Specifications](#)

OPTIONS



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

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

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:



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Buy your Cypress by the Cypress arrow.



Look for this on every board or bundle of
lumber as Cypress. It identifies the TIDE-
WATER product, the true "Wood Eternal."

AND SPECIFY
"ALL-HEART"



NEW
ONE

The Cypress "Pergola-Garage"

Why should a garage be homely? This one isn't. — (Is it?)

The man driving out is the owner. He is well satisfied with the fact that he has enhanced the beauty of his grounds at the same time that he has protected his car.

The picture shows how your garage may look if you will allow us to send you, with our compliments, and with no obligation at all, the

Complete Working Drawings (on sheet 24 x 36 inches)
including full specifications—enough for any good carpenter to build from. Perhaps you enjoy such work yourself. If so, you can't go wrong.

It might even be possible to remodel your present garage on these lines. If you do so, of course you will know what kind of lumber to buy. "If you build of Cypress you build but once." You know "the Wood Eternal" is the champion pergola lumber—does not tend to shrink, swell or warp like so many woods—takes paint and stain beautifully, but *does not need either*, except for looks—lasts and lasts and lasts without them. (See U. S. Govt. Rept., reprinted in full in Vol. 1, Cypress Pocket Library. Just mention that you'd like this book, also.)

This Pergola-Garage is AN ADDED SUPPLEMENT
to the 9th big reprint of **VOLUME 28** of that home-lovers' guide, counselor and impartial friend, the famous Cypress Pocket Library. It's FREE. Will you write?

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SOUTHERN CYPRESS MANUFACTURERS' ASS'N.

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AdClassix.com
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Article from Better Homes and Gardens

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Darryl Garage Doors

Reply React



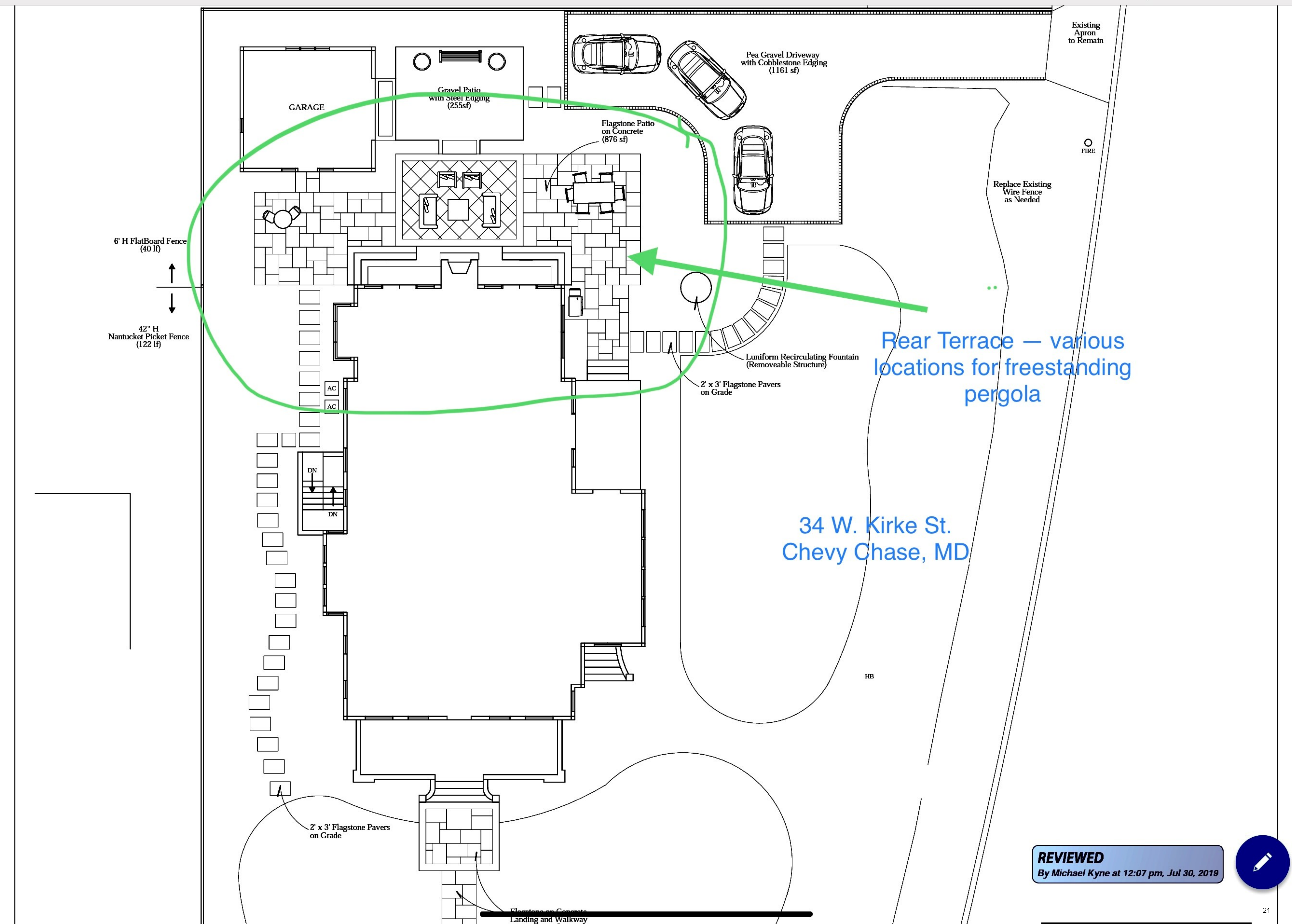
Add a comment

See 6 more



34 W Kirke St garage
Prior owner's wire pergola







Pergola
Across
the front