

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11 East Kirke Street, Chevy Chase	Meeting Date:	10/26/2022
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	10/19/2022
Applicant:	Kathleen Matthews (Phillip Long, Agent)	Public Notice:	10/12/2022
Review:	Historic Area Work Permit	Tax Credit:	n/a
Case Number:	1006887	Staff:	Rebecca Ballo
Proposal:	Demolition of the single family house, associated regrading and other related site work.		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
 STYLE: Modern
 DATE: 1961



Figure 1: 11 East Kirke Street, Chevy Chase is located at the northwest corner of the intersection of E. Kirke Street and Brookeville Road.

PROPOSAL

The applicant proposes to demolish the existing single-family house on the lot, remove much of the associated walkways and hardscape, excavate any extant basement or crawl space, regrade, and plant the area with lawn. The applicant is the adjacent property owner at 9 East Kirke Street; the applicant intends to use the property as an extension of their yard area. No trees will be removed as part of this proposal. The limits of disturbance do not extend to the existing driveway or the stone planter wall in the front yard; these are proposed to remain at the present time. The existing fence is also proposed to remain.

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 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.

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

For Non-Contributing or Out-of-Period Resources the *Guidelines* state the following (pg. 18):

“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.”

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; 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.

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, spaces, and spatial relationships that characterize a property will be avoided.

STAFF DISCUSSION

The subject property is a modern building that property data records state was constructed in 1961. The *Guidelines* posit a construction date of 1941; however, the non-contributing out of period classification applies regardless.

The applicant owns the adjacent property at 9 East Kirke Street. This property is classified as a Colonial Revival-style Contributing Resource constructed c. 1896-1916. The applicant has indicated that they are proposing to demolish this adjacent non-contributing structure and restore it to lawn area for their use.

Per the *Guidelines*, demolition of non-contributing resources should be permitted. No new structures or alterations are proposed at this time. This alteration will have no adverse effect to the character of the district as a whole or to the immediately adjacent properties and should be approved as a matter of course per the direction given by the *Guidelines*.

STAFF RECOMMENDATION

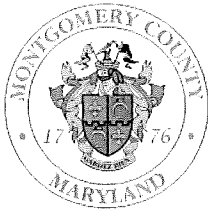
Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d), and the *Chevy Chase Village Historic District Guidelines*, having found that the proposal will not substantially alter the exterior features of the historic resource 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 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 301-563-3404 or rebeccah.ballo@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1006887
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Kathleen Matthews
Address: 9 East Kirke Street
Daytime Phone: _____

E-mail: _____
City: Chevy Chase Zip: 20815
Tax Account No.: 07-00457815

AGENT/CONTACT (if applicable):

Name: Phillip Long
Address: 10 S Bentz Street
Daytime Phone: 240-418-3204

E-mail: phil@cas-dc.com
City: Frederick Zip: 21701
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 11 East Kirke Street

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: 11 Street: East Kirke Street
Town/City: Chevy Chase Nearest Cross Street: Brookville Road
Lot: Part Lot 5, 4 Block: 36 Subdivision: Chevy Chase 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 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.

Kathleen Matthews
Signature of owner or authorized agent

9-13-22
Date

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 2-story brick and frame house with basement built in 1964, screened porch, walks, patio, driveway, fencing, and stone landscaping walls.

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

The owners of 9 E. Kirke Street plan to remove the existing house on 11 E. Kirke Street, retaining ownership of the same. They intend to combine the gardens into one landscape design, relocating a few existing Holly trees from 9 to 11 E. Kirke Street. No trees are to be removed from 11 E. Kirke Street, and the area of removal is to be returned to lawn or garden without additional hardscape at this time. The existing curb cut and driveway area will be retained for overflow parking. In the foreseeable future the owners then plan the addition of a carriage house structure on 11 E. Kirke, smaller in scale, and compatible with the 9 E. Kirke house and neighborhood. 11 E. Kirke Street was historically the site of the stables, and later the garage for 9 E. Kirke, so the owners will be restoring the lot in a way that alludes to its original historic character.

The attached plan shows the house and features that are to be removed along with tree protection. The lawn will be restored to existing grade and seeded. There is no proposed landscaping at this time.

Adjoining and Confronting Addresses:

- 10 East Kirke Street
- 101 East Kirke Street
- 12 East Lenox Street
- 10 East Lenox Street



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 9/14/2022

Application No: 1006887
AP Type: HISTORIC
Customer No: 1446605

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

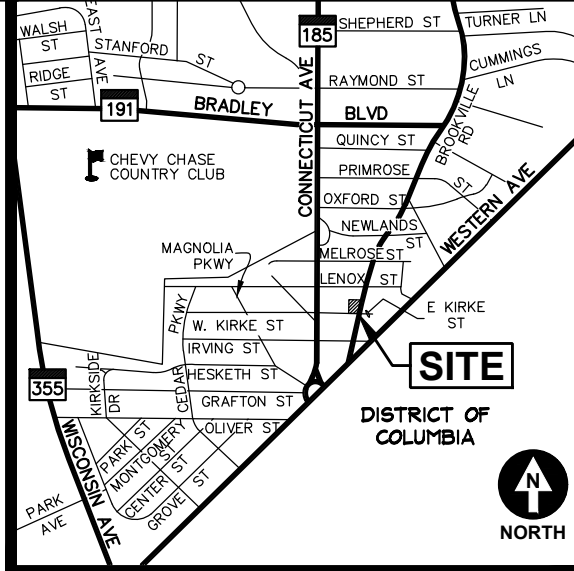
Address 11 E KIRKE ST
CHEVY CHASE, MD 20815
Homeowner Matthews (Primary)
Othercontact CAS Engineering

Historic Area Work Permit Details

Work Type DEMO
Scope of Work Demolish a detached single-family home

GENERAL NOTES

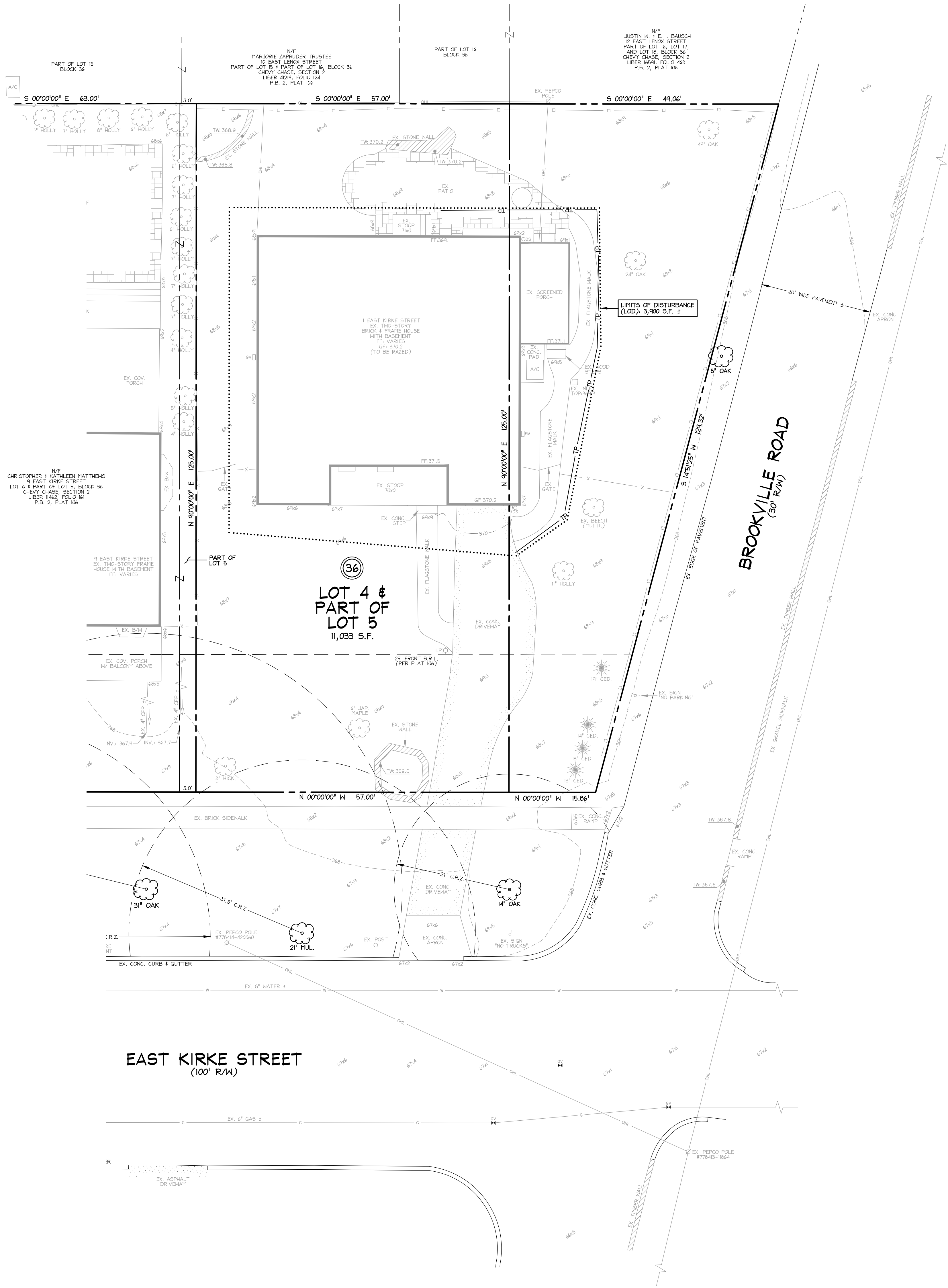
- Boundary information and two-foot contour data are based upon surveys performed by CAS Engineering, dated August, 2022.
- Total lot area: Lot 4 & Part of Lot 5= 11,033 sq. ft. (0.253 acres)
- Property is located on Tax Map HN341 and WSSC 200' Sheet 208NW04.
- Property is located on Soils Survey Map Number 27.
Soil type(s): 2UB, Glenelg Urban Land Complex, HSG 1B.
- Flood zone "X" per F.E.M.A. Firm Maps, Community Panel Number 24031C0455D.
- Property is located in the Little Falls Watershed.
- MD Use Class: Lot 4 = Use Class I
Part of Lot 5 = Use Class I
Lot 6 and Part of Lot 5 = Use Class I P
- Water Category - 1, Sewer Category - 1
- Local utilities include:
Water / Sewer - Washington Suburban Sanitary Commission
Electric - PERCO
Telephone - Verizon
Gas - Washington Gas
- Property is located in the incorporated municipality of Chevy Chase Village.
- Property is not located in a Special Protection Area.
- Property is located in the Chevy Chase Village Historic District.
- This plan was created without the benefit of a title report.



VICINITY MAP
ADC MAP 5407, GRID J-5, SCALE: 1" = 200'

CAS JOB NO.: 22-0491
DATE: 09/2022

DATE	REVISION
09/09/22	JMD - Base Sheet to K. Matthews and M. Sams
09/12/22	PDL - Demo Permit Submitted.



LEGEND

EXISTING FEATURES	
—○—○—	Ex. Water Line with Valve
—○—○—	Ex. Gas Line with Valve
—○—○—	Ex. Overhead Utility with Pole
○ DS	Ex. Downspout
—○—○— 400' —○—○— 400'	Ex. Two- And Ten-foot Contours
2640	Ex. Spot Elevation
(T.B.R.)	To Be Removed/Razed
(T.B.A.)	To Be Abandoned
○	Ex. Light Pole
○	Ex. Irrigation Control Valve
○—○—○—	Ex. Chain Link or Wire Fence
—○—○—	Ex. Wood or Stockade Fence
—x—x—x—	Ex. Metal or Iron Fence
—x—x—x—	Ex. Retaining Wall
☼	Ex. Tree
☼	Ex. Roadside Tree
PROPOSED FEATURES	
-----	Limit Of Disturbance (L.O.D.)
—TP—	Prop. Tree Protection Fence

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777 OR LOG ON TO WWW.MISSUTILITY.ORG 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 26A OF THE MONTGOMERY COUNTY CODE.

OWNER/APPLICANT

Kathleen Matthews
9 East Kirke Street
Chevy Chase, MD 20815
301-717-7310 cell
komatt1@aol.com

BUILDER/CONTRACTOR

Zantzing, Inc.
5141 MacArthur Boulevard, NW
Washington, DC 20016
Attn: Richard Zantzing
richard@zantzingerbuilt.com

ARCHITECT

Barnes Vanzee Architects, Inc.
1000 Potomac Street, NW
Washington, DC 20007
Attn: Ankie Barnes
info@bvd-cc.com
abarnes@barnesvanzee.com

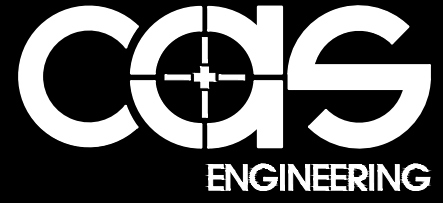
11 East Kirke Street
Lot 4 and Part of Lot 5, Block 36,
Chevy Chase, Section 2
- Chevy Chase Village -
Demolition Plan

Lot 4 and Part of Lot 5, Block 36, Chevy Chase, Section 2

Plat Book 2, Plat No. 106, Recorded 9/9/1909

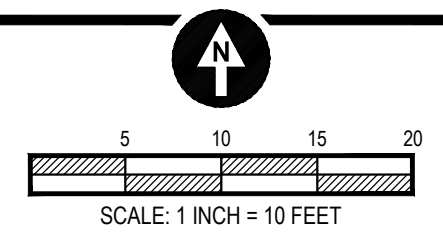
Bethesda (7th) Election District, Montgomery County, MD

11 East Kirke Street
Chevy Chase, Maryland 20815



CAS ENGINEERING-MD
10 South Bend Street
Frederick, Maryland 21701
301-507-5031 Phone
info@casengineering.com
www.casengineering.com

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW, 2nd Floor
Washington, DC 20007
202-393-7200 Phone
info@cas-dc.com
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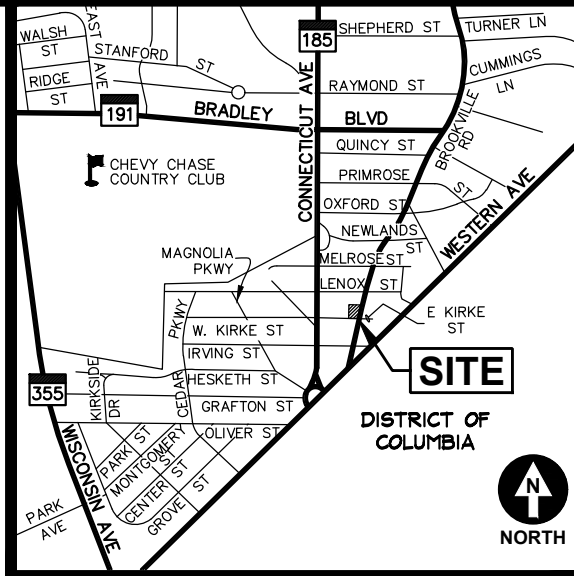


SHEET TITLE:

Demolition Plan

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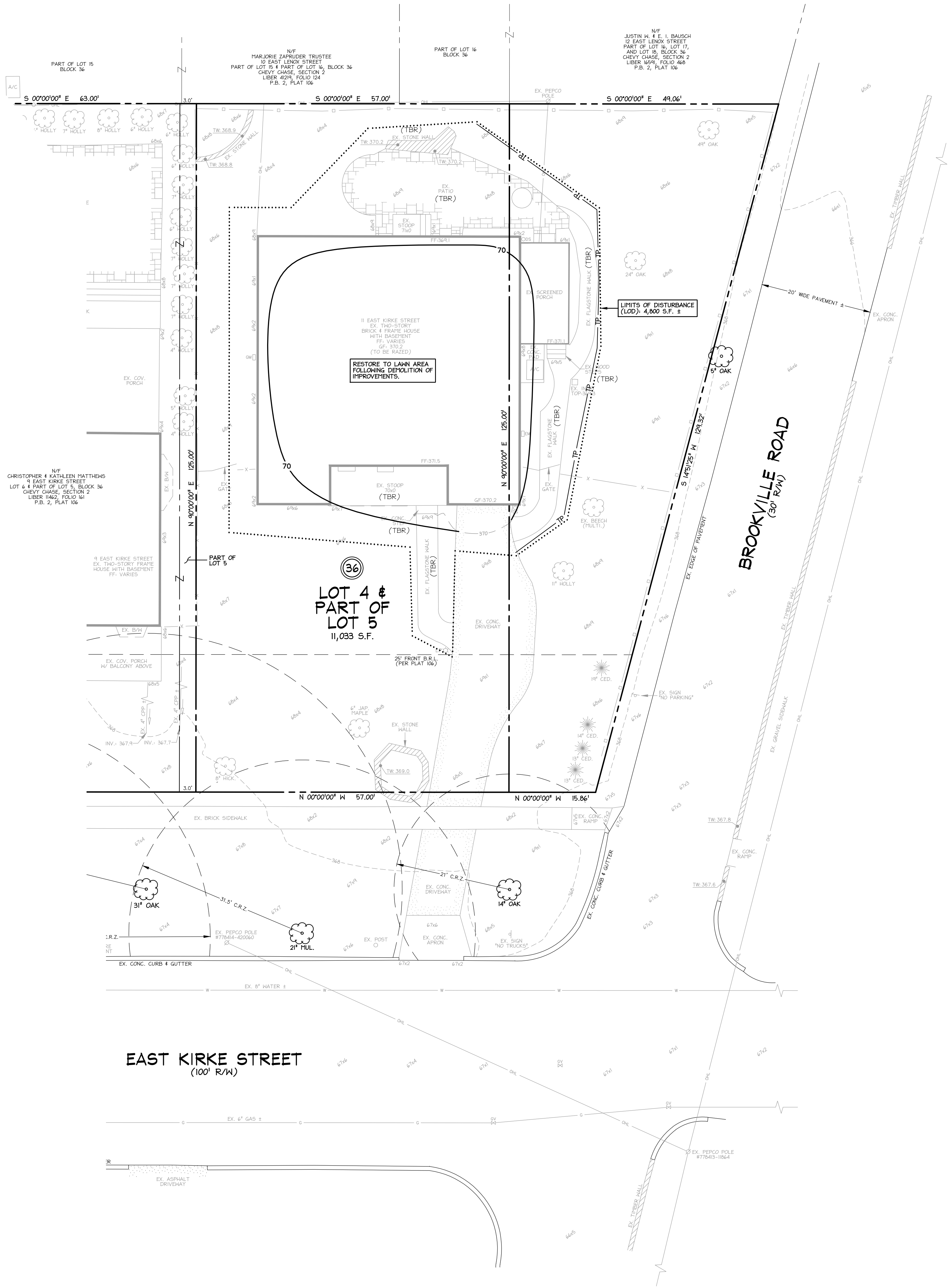
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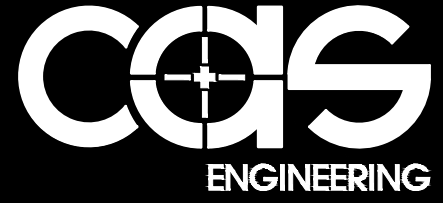
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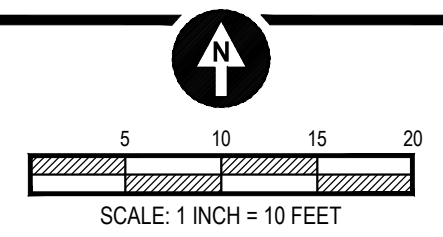
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SHEET TITLE:

Demolition Plan





