

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	34 W. Kirke St., Chevy Chase	<b>Meeting Date:</b>	8/16/2023
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	8/9/2023
<b>Applicant:</b>	Melissa and Tom Dann	<b>Public Notice:</b>	8/2/2023
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case No.:</b>	1036771	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Pergola Construction		

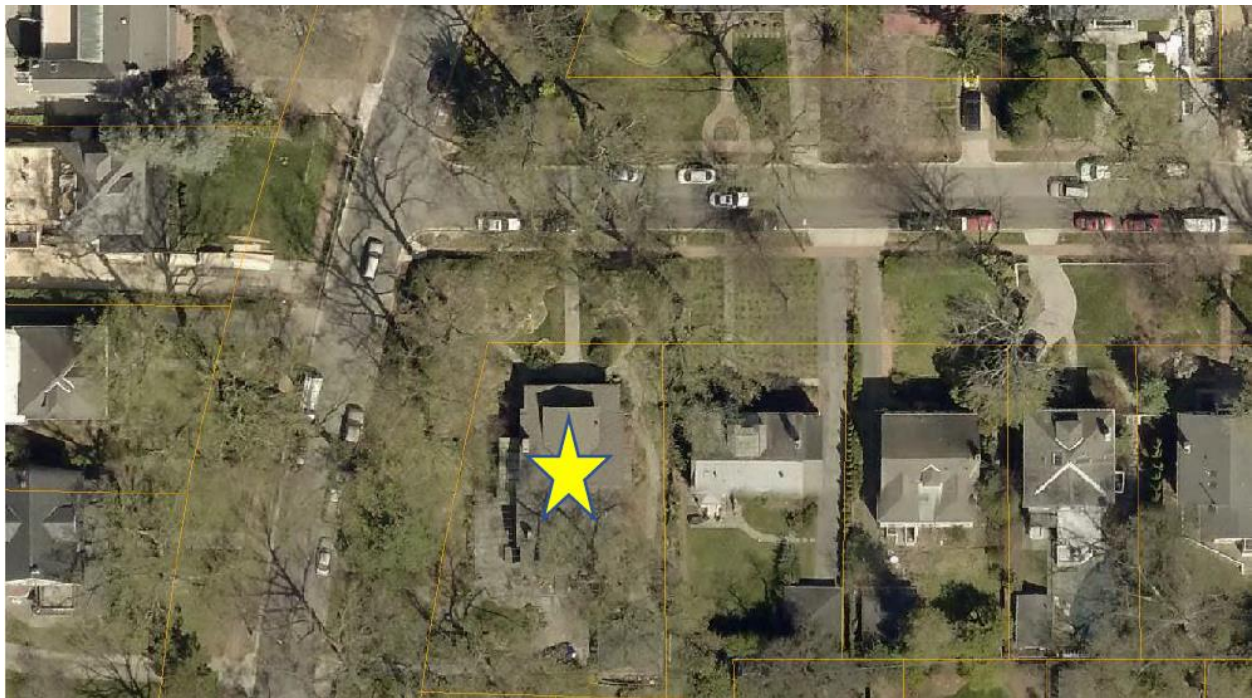
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**STAFF RECOMMENDATION**

- Approve
- Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Chevy Chase Village Historic District  
**STYLE:** Craftsman  
**DATE:** 1915



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

## **PROPOSAL**

The applicant proposes to construct a pergola to the rear of the house. The pergola measures 10' × 14' × 10' (ten feet wide, by fourteen feet deep, by ten feet tall) and will be constructed out of cedar. The pergola will be anchored into the new patio, so it will not have a physical impact on any historic fabric. Because the subject property is a corner lot, the pergola will be visible from the public right-of-way when viewed in the absence of vegetation. Staff finds that wood pergolas are a common feature in the rear yards of houses in Chevy Chase Village and the proposed work satisfies the ‘Moderate Scrutiny’ review required under the Chevy Chase Village Historic District Design Guidelines.

## **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.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

### **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.)

### **Chevy Chase Village Historic District Design Guidelines**

“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.

*Gazebos and other garden structures* should be subject to moderate scrutiny if they are visible from the right-of-way, lenient if they are not.

### **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.
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 proportions, 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 RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district 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 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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.  
visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
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
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
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

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

**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 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	*	*	*	*	*		*



**GENERAL NOTES**

- 1) RECORDS OF THIS SURVEYING SHALL BE KEPT OPEN FOR INSPECTION BY THE PUBLIC FOR A PERIOD OF 30 DAYS FROM THE DATE OF RECORDING.
- 2) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING ACT AND THE REGULATIONS THEREUNDER.
- 3) THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PREVIOUS SURVEY OF THIS PROPERTY AND HAS FOUND THEM TO BE CORRECT.
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**TRAINING DATA**

DATE: 10/20/16  
 BY: BCB  
 REVISION: 16-414

34 W. Kirke Street  
 Chevy Chase, MD 20815

**PROPERTY INFORMATION**

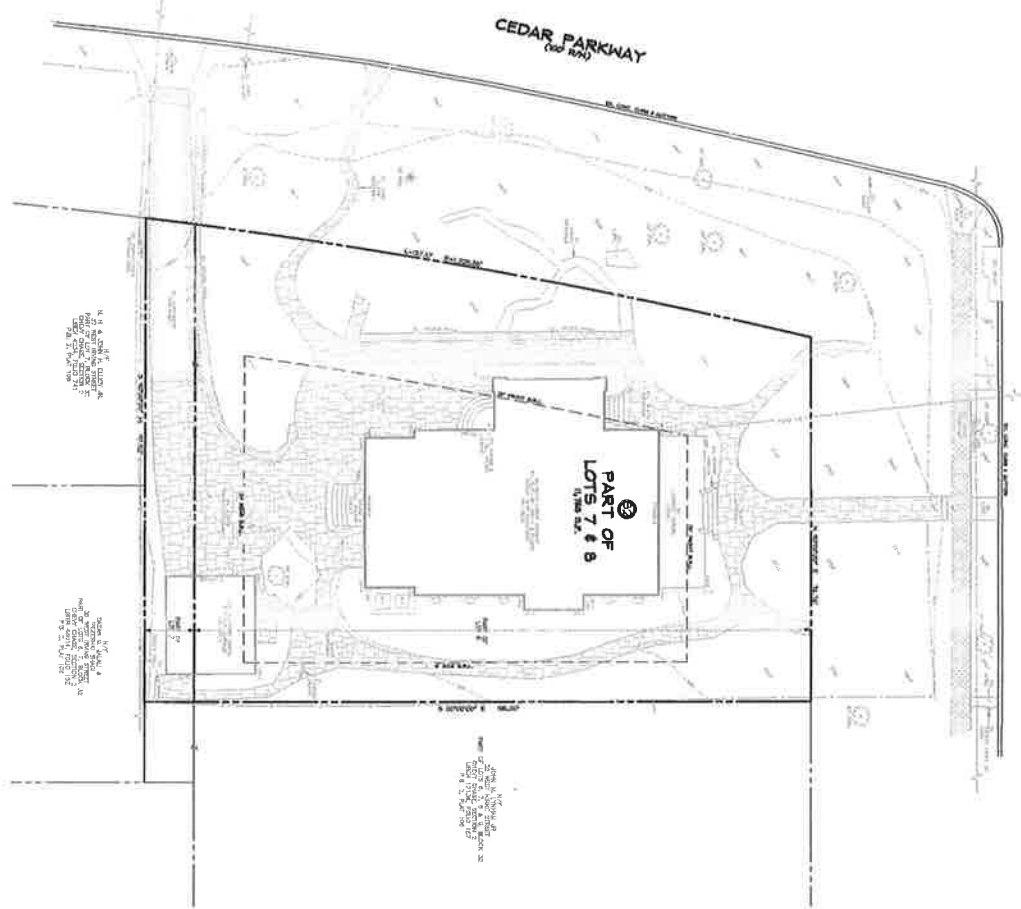
OWNER: [Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 STATE: [State]  
 ZIP: [ZIP]

**THEORY OF SURVEYING**

DATE: [Date]  
 BY: [Name]

**LEGEND**

1. [Symbol] [Description]  
 2. [Symbol] [Description]  
 3. [Symbol] [Description]  
 4. [Symbol] [Description]  
 5. [Symbol] [Description]  
 6. [Symbol] [Description]  
 7. [Symbol] [Description]  
 8. [Symbol] [Description]  
 9. [Symbol] [Description]  
 10. [Symbol] [Description]



WEST KIRKE STREET  
 (Old Rd)

CEDAR PARKWAY  
 (Old Rd)



**OWNER:**  
 [Name]  
 [Address]  
 [City, State, ZIP]

**ARCHITECT:**  
 [Name]  
 [Address]  
 [City, State, ZIP]

**34 WEST KIRKE STREET  
 PART OF LOTS 7 & 8, BLOCK 32  
 -CHEVY CHASE, SECTION 2  
 -BOUNDARY AND TOPOGRAPHIC SURVEY**

**CS ENGINEERING**  
 Experience you can build on.

10 South Barns Street  
 Bethesda, Maryland 20814  
 301.607.8201 office  
 301.607.8202 fax  
 www.csengineering.com  
 info@csengineering.com

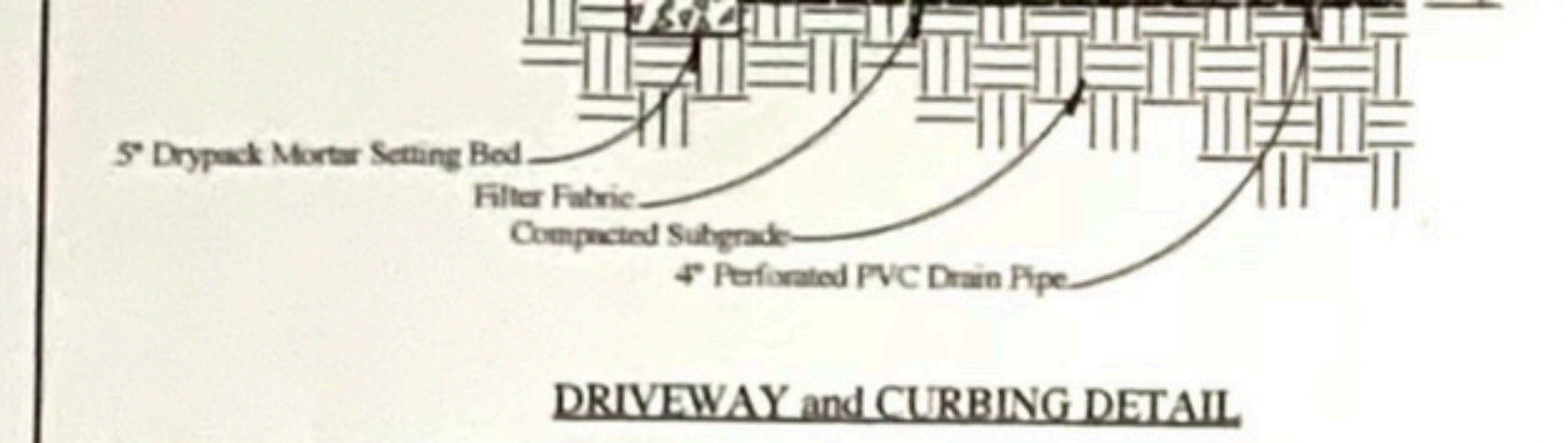
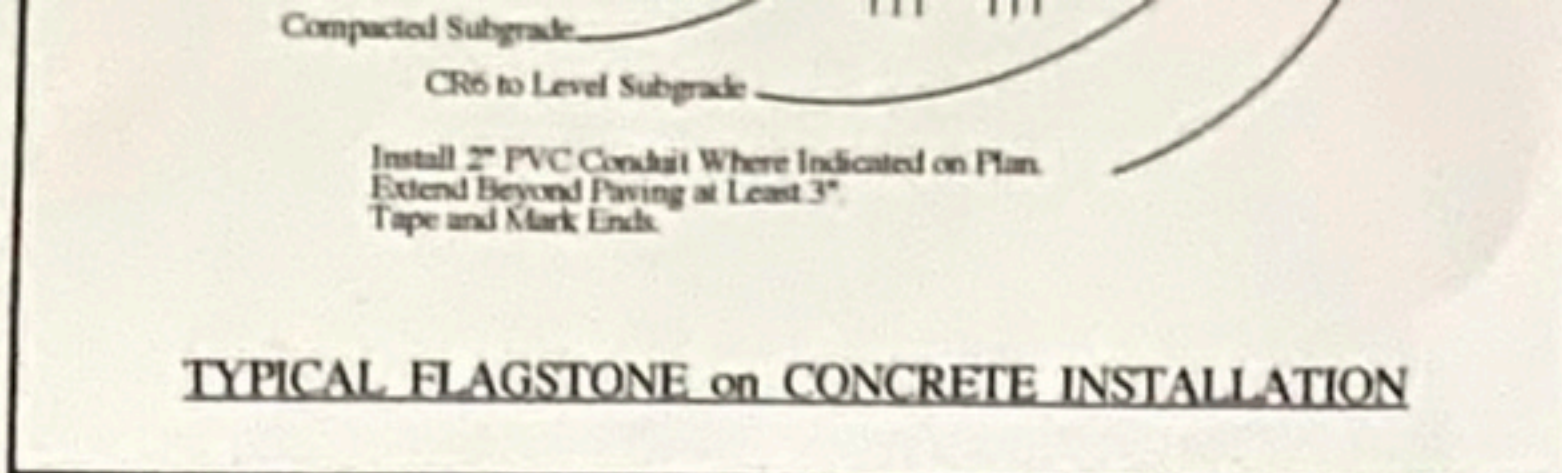
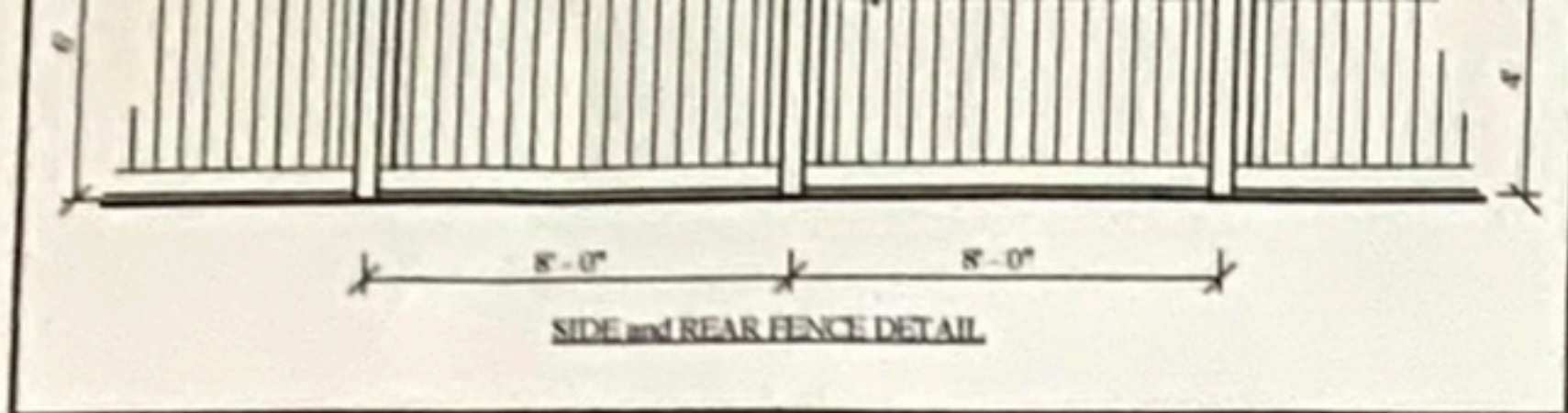
34 WEST KIRKE STREET, CHEVY CHASE, MD 20815  
 PART OF LOTS 7 & 8, BLOCK 32  
**CHEVY CHASE, SECTION 2**  
 (BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND)

**BOUNDARY AND TOPOGRAPHIC SURVEY**

DATE	BY	REVISION
10/20/16	BCB	16-414

PROJECT	16-414	DATE	10/20/16
ILLUSTRATION	BCB	ENGINEER	N/A
SCALE	1"=10'	ARCHITECT	BDA



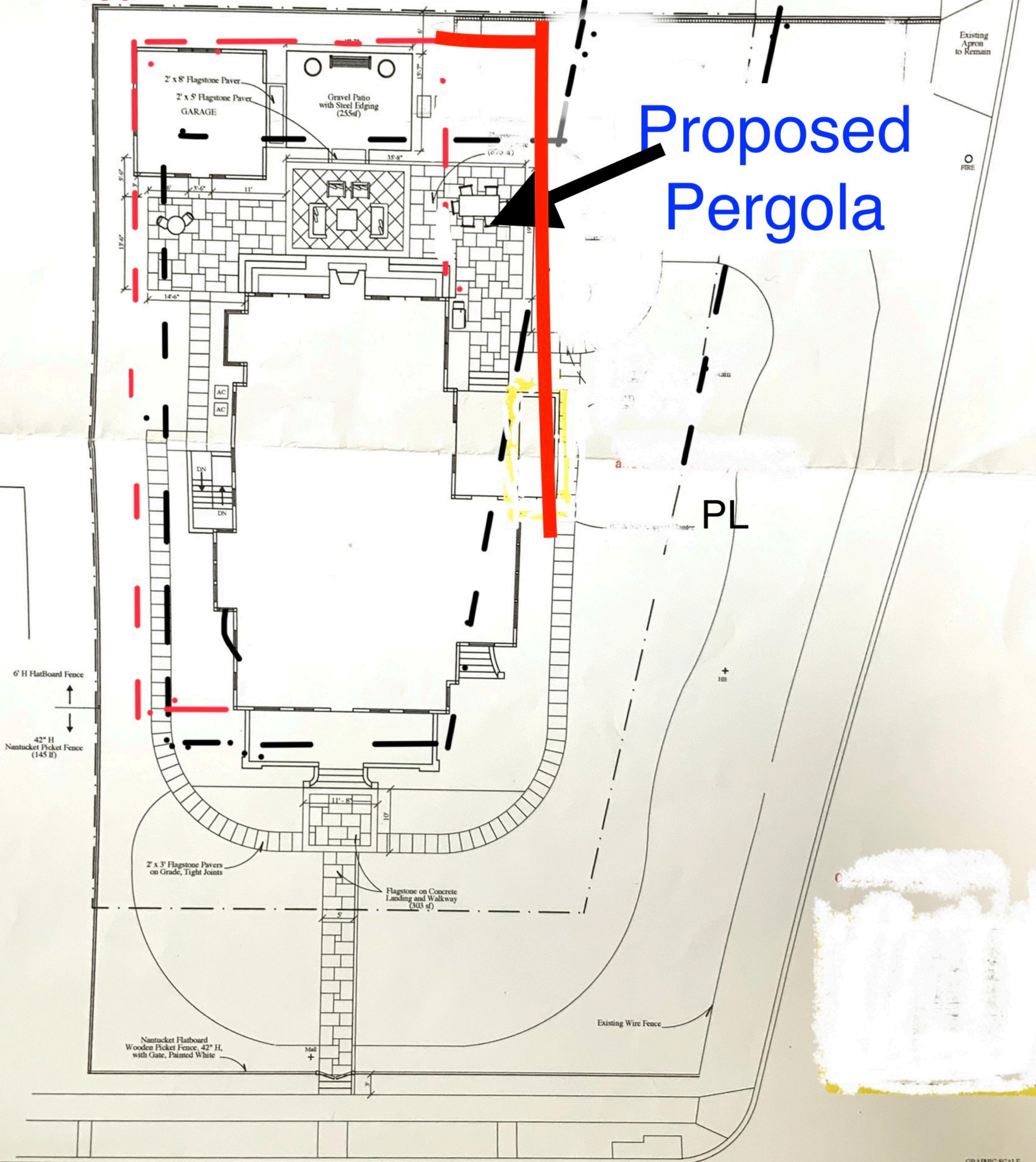


Rear Yard  
boundary in  
red

BRL

Proposed  
Pergola

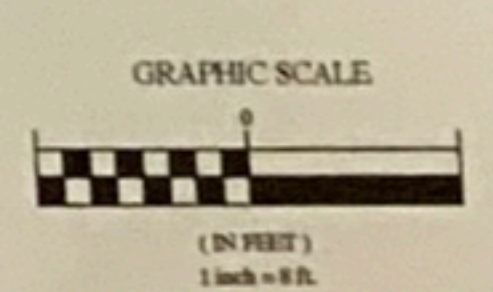
PL



6' H FlatBoard Fence  
42" H Nantucket Picket Fence (145 lf)

2' x 3' Flagstone Pavers on Grade, Tight Joints  
Flagstone on Concrete Landing and Walkway (303 sf)

Nantucket Flatboard Wooden Picket Fence, 42" H, with Gate, Painted White



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

TITLE: HARDSCAPE PLAN  
DATE: 6-18-19, 6-28-19, 7-2-19, 8-19-19

**DANN RESIDENCE**  
34 W Kirke Street  
Chevy Chase, MD

SCALE: 1/8" = 1'  
NORTH:

