

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

<b>Address:</b>	14 W Kirke St., Chevy Chase	<b>Meeting Date:</b>	2/11/2026
<b>Resource:</b>	Outstanding Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	2/4/2026
<b>Applicant:</b>	Peter and Emily Gardner (Jon Hensley Architects, Agent)	<b>Public Notice:</b>	1/28/2026
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Permit No.:</b>	1146712	<b>Staff:</b>	Laura DiPasquale
<b>Proposal:</b>	Fenestration alterations, window replacement, and construction of areaway		

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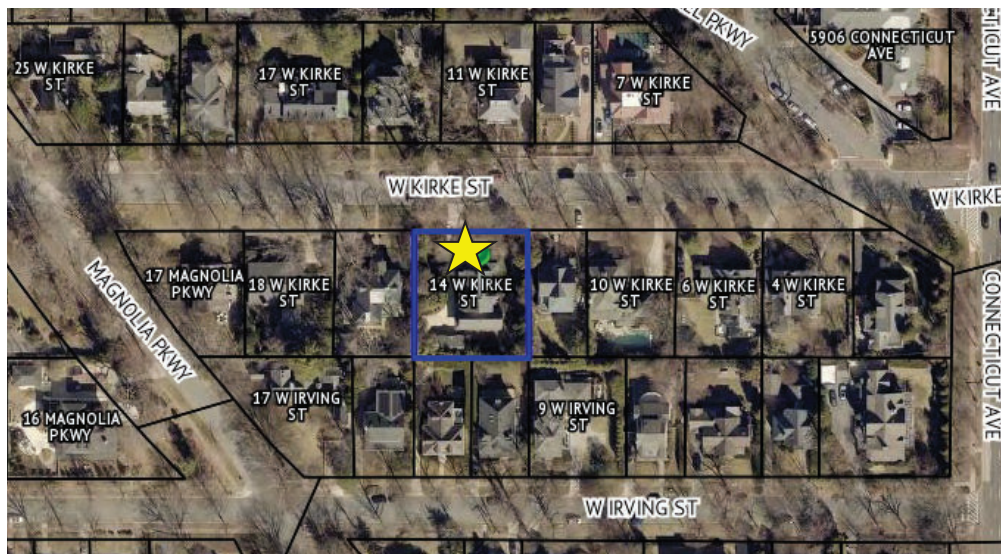
**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with one (1) condition** the HAWP application, with final approval authority delegated to staff:

1. The applicant must submit shop drawings for the windows proposed for replacement on the main block to match the appearance of the existing windows. The shop drawings must show the profiles and installation method in elevation, section, and plan within the existing openings, including muntin dimensions and profiles. Windows to be replaced on the main block above the basement level must be wood. Basement windows and windows on the non-historic addition may be wood or aluminum-clad.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource to the Chevy Chase Village Historic District  
**STYLE:** Queen Anne  
**DATE:** c.1894  
**ARCHITECT:** Leon E. Dessez



*Figure 1: The location of the subject property, outlined in blue.*



*Figure 2: Front elevation of 14 W Kirke Street from the driveway(January 2026, Historic Preservation Division).*



*Figure 3: View of the subject property from the public right-of-way (August 2025, Google Streetview).*







Figure 6: Existing/demolition rear elevation (above) and proposed elevation (below).

## 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 four documents is outlined below.

### *Chevy Chase Village Historic District Guidelines*

The *Guidelines* state five basic policies that should be adhered to, including:

1. Preserving the integrity of the 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 contributing structures. Alterations 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 a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny for Outstanding and Contributing Resources:

**“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 or 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 insure 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.

- ***Windows*** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. **For outstanding resources, they should be subject to strict scrutiny.** Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows\vs) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

***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.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 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.

**STAFF DISCUSSION**

The subject property includes a historic Queen Anne main block constructed c. 1894 on a design by architect Leon E. Dessez, and a non-historic rear addition constructed c. 1980s. The footprint of the historic house is visible in the 1927 Sanborn map, and remains identifiable in current aerials. The Sanborn map shows that the southwest rear corner of the house previously had a one-story porch infilling the corner of the L-shaped footprint. Based on historic aerial images, staff finds that the one-story porch was replaced with a two-story hyphen connecting to a rectangular rear addition prior to 1993, and prior to the district designation in 1998.



*Figure 7: 1927 Sanborn map (left) and 2025 aerial (right, ConnectExplorer), showing the original building footprint and rear addition, constructed c. 1985.*



*Figure 8: Existing west side elevation showing the windows proposed for removal/replacement. The non-historic rear addition is outlined in blue.*

Staff generally supports the proposed project and recommends approval with some conditions. Staff finds that, per the *Guidelines*, window alterations on Outstanding resources should be subject to strict scrutiny to ensure that the integrity of the significant architectural features and details is not compromised, but that the *Guidelines* do not altogether preclude replacement. Staff's primary concern is with the alteration of windows on the historic main block, some of which the applicants propose to replace owing to life-safety code requirements related to their proximity to a reconfigured interior stair and bathroom tub. An additional attic window is proposed for repair and restoration. Staff notes that window repair qualifies for the County's historic preservation tax credit.

Windows proposed for replacement include four basement windows and three above-grade windows on the main block. Staff finds that the historic preservation ordinance provides greater flexibility with the replacement and/or alteration of foundation-level windows, allowing for approval of their replacement at the staff level, with the understanding that these windows generally have limited visibility from the public right-of-way and are subject to more adverse conditions that exacerbate deterioration. As such, for the basement windows, staff supports the replacement with aluminum-clad windows that otherwise maintain the existing openings and overall appearance of the windows, per Chapter 24A-(b)(1) and (2).

In addition to the basement windows proposed for replacement, the applicants call for the replacement of two windows on the west elevation of the main block that are to be located in a new interior stairway and one second-floor window on the east elevation of the main block which will be located adjacent to a bathroom tub. The two second-floor six-over-two windows are proposed to be replaced with new tempered glass windows to match the profiles and dimensions of the existing standard clear glass windows. On the first floor of the west elevation of the main block, the applicants propose to replace one existing one-over-one double-hung clear glass window with a new wood window with tempered glass and a frosted interior glass surface. Staff notes that the HPC typically discourages the use of frosted glass in historic windows, but finds that in this circumstance, where the proposed frosting is limited to the interior surface of one first-floor window on a secondary elevation in an opening that is not viewed directly from the public right-of-way, the sheen of the glazing and the profiles of the sash are more important to maintaining the character of the resource than the opacity of the glazing. Staff finds that, provided the applicants submit shop drawings demonstrating that the proposed window dimensions, profiles, and installation will match the existing windows, the proposal involves limited removal of historic fabric and will retain the integrity of the historic resource, per the *Guidelines* and *Standards* 2 and 6, and have a limited visual impact on the exterior features of the resource, per Chapter 24A-8(b)(1).



*Figure 9: View of the subject property from the right-of-way (January 2026, Historic Preservation Division). A red arrow points to the general location of the window proposed for replacement with frosted, tempered glass.*



*Figure 10: Portion of the existing west side elevation (January 2026, Historic Preservation Division). A red arrow points to the window proposed to be replaced with tempered, frosted glass.*

On the non-historic rear addition, the applicants propose to modify numerous window openings and to replace all existing windows with new aluminum-clad windows to match the general configuration of existing windows, including one-over-one windows on the first floor, six-over-one windows on the second floor, and six-over-six windows at the attic level. Staff finds that the proposed window replacement and modifications to the non-historic rear addition meets the applicable standards as they do not remove historic materials that characterize the property, and are compatible in scale and design with the character of the historic resource, per *Standards 2 and 9*, Chapter 24A-(b)(2). Staff finds that the use of aluminum-clad windows on the addition would also differentiate the old from the new, as called for in *Standard 9*. Where window opening modifications are proposed, the applicants propose to install new exterior cladding, including horizontal wood siding and shakes to match the existing. Staff finds that these materials are appropriate and compatible for use on the building, per *Standard 9* and Chapter 24A-8(b)(2).

On the east elevation of the rear addition, the applicants also propose to construct a new concrete areaway leading to a new basement entry and enclosed by a vertical metal picket railing. Staff finds that the proposed areaway construction does not alter or remove historic materials that characterize the property, and is compatible with the historic resource, per *Standards 2 and 9*, and Chapter 24A-(b)(2).

### **STAFF RECOMMENDATION**

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

1. The applicant must submit shop drawings for the windows proposed for replacement on the main block to match the appearance of the existing windows. The shop drawings must show the profiles and installation method in elevation, section, and plan within the existing openings, including muntin dimensions and profiles. Windows to be replaced on the main block above the basement level must be wood. Basement windows and windows on the non-historic addition may be wood or aluminum-clad;

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, 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, 6, and 9*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC 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 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.

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

Single family dwelling with a detached garage.

The House has a basement and 3 levels. The basement is limited to the original part of the house. There is a two level (plus attic) addition on the rear (south side) with a crawl space under it.

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

Reconfiguration of select existing windows and door openings. Proposed new windows.

Replacement of window (in kind, existing opening to remain as is) at north elevation (partially street facing).

Interior reconfiguration of spaces (stair, kitchen, dining, master suite and surrounding areas)

Underpinning of crawl space under rear addition adding an areaway on the east side.

Adding ceiling fans on the front porch.

Please note the proposed windows throughout will more closely match the original windows than the existing rear addition windows.

Work Item 1: Basement Underpinning

Description of Current Condition:  
Crawl space under rear addition

Proposed Work:  
Full height space under rear addition with an areaway on the east side.

Work Item 2: Windows

Description of Current Condition:  
some windows no longer perform as they should. Seals have leaked

Proposed Work:  
Some windows will be replaced in kind, keeping the existing openings. There will also be proposed windows in new locations.

Work Item 3: Interior work

Description of Current Condition:  
Interior spaces in the first and second floor will be updated. Existing secondary stair case and hallway are narrow.  
Owner's suite has a sun-room that will be modified.

Proposed Work:  
Rework of the secondary stairs and areas around it. interior remodel throughout, updating the spaces generally leaving them in the same areas of the home.  
Sunroom in the owner's suite will be converted into a walk-in closet.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 1/21/2026

Application No: 1146712  
AP Type: HISTORIC  
Customer No: 1545645

## Comments

There will only be one window partially facing the street (North elevation) that will be replaced in kind. Proposed windows throughout will more closely match the profile and overall look of original windows than existing rear addition windows.

## Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 14 W KIRKE ST  
CHEVY CHASE, MD 20815  
Othercontact Jon Hensley Architects (Primary)  
Homeowner Gardner

## Historic Area Work Permit Details

Work Type ALTER  
Scope of Work Reconfiguration of window/door openings. Underpinning and addition of areaway. Interior remodel

















































