



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: August 9, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #599570, construction of rear addition and other alterations

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 June 13, 2012 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: Virginia Crisman

Address: 20 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
246 777 6370

DPS - #8

APP# 599570

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

MAY 21 2012

Contact Person: Stephanie E. Mashek, AIA

Daytime Phone No.: 617-835-3217 (cell)

Tax Account No.: 00458490

Name of Property Owner: Virginia F. Crisman Daytime Phone No.: 202-727-2814 or 301-502-4341

Address: 20 West Kirke Chevy Chase MD 20815-4261
Street Number City State Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: Stephanie E. Mashek, AIA Daytime Phone No.: 508-693-2322 (office)

LOCATION OF BUILDING/PREMISE

House Number: 20 Street: West Kirke Street

Town/City: Chevy Chase Nearest Cross Street: Magnolia Parkway

Lot: P13, 14 Block: 32 Subdivision: Chevy Chase, Section 2

Liber: 10589 Folio: 459 Parcel: 7-9-458490

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revoceable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 1.3M

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 5 feet 8 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/ easement

NOTE: For replacement of pool/backyard enclosure @ area of new work only; 17' total length, located between new addition and existing garage.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

X Virginia F. Crisman
Signature of owner or authorized agent

X May 19, 2012
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 5/19/12

Application/Permit No.: 599570 Date Filed: 5/21/12 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The historic house is listed as a Category 2, bungalow style, 2-story, wood clapboard with 6/6 windows, and a side gable, asphalt roof. The construction dates to 1916-27, which includes the original bungalow and the west wing facing W. Kirke Street. Additions to the south of the original bungalow were made at unrecorded dates, with the exception of a 1989 1-story entry at the south-west corner of the south wing.

The house was entirely clad in white vinyl siding in the late 1980s. Windows are wood, painted white. Windows facing W. Kirke have shutters painted dark green.

The property is located on a corner and characterized by broad lawns shaded by tall, mature deciduous trees.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.

The project includes: removal of non-historic roof extension and screened enclosure of 2nd floor porch on east elevation of historic bungalow; removal of existing vinyl siding and replacement with painted wood or cementitious fiber clapboards throughout; alteration and demolition of non-historic additions at south wing and construction of new additions to replace; addition of an open-sided front entry porch on North elevation of historic structure; and addition of trellis at back of house. The addition on the East elevation is separated from the existing bungalow porch wall and roof by a recessed wall and roof to define new from existing. Shutters are proposed for the 2nd story windows on the East elevation of the original house. Footprint is enlarged by 486 sf enclosed space; and 88 sf covered porches at north and south elevations. A new fence and gate to enclose the pool is proposed between the new addition and the existing garage to replace the existing fence and gate demolished by the work with detailing to match existing fence and gate.

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way end of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 West Kirke Street, Chevy Chase	Meeting Date:	6/13/12
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	6/6/12
Applicant:	Virginia Crisman (Stephanie Mashek, Architect)	Public Notice:	5/30/12
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-12N	Staff:	Josh Silver

PROPOSAL: Construction of rear addition and other alterations

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Bungalow
DATE: 1916-27

PROPOSAL

East, west and south elevations:

The applicant is proposing to alter an existing non-original, 2 story addition section and altered 2nd floor dormer screen enclosure in the historic massing on the east and south (left and rear) elevations of the subject resource.

The proposed alteration to the non-original addition section consists of the complete removal of the 2nd floor roof and partial wall demolition on the east, west and south elevations and construction of a new gable roof form addition in the same approximate location. The proposed addition extends the 1st and 2nd story of the east, west and south elevations. The east elevation also includes a 1 story, shed roof extension at the proposed addition section. A 1 story, open-sided, shed roof porch will be added to the south (rear) elevation of the proposed addition section.

The design includes the installation of a skylight in the east facing roof plane of the addition section and south facing 1 story, open-sided entry porch.

The proposed alteration to the existing 2nd floor dormer screen enclosure consists of increasing the roof pitch and adding permanent side and front walls and new wooden simulated-divided light windows with wooden shutters to create an enclosed living space.

A wooden trellis is proposed at the south elevation (rear ell) that faces an existing swimming pool. The proposed trellis is not visible from the public right-of-way.

The proposed footprint will increase by 486 s.f. (enclosed space) and 88 s.f. (covered porches).

North elevation:

The applicant is proposing to remove and replace an existing non-original, north (front) entrance pediment feature and columns with an open-sided, covered entry porch with brick stoop and stairs. The existing front door is located in a later non-original addition section of the house. The existing wooden door will be replaced with a new wooden door in the same opening and new sidelights will be added on both sides of the door in lieu of the existing door surround columns proposed for removal. The proposed materials consist of wooden columns and a brick stoop and stair unit and asphalt shingle roof.

Fence:

A new 5' 8" high, wooden fence and gate and 6' high, trellis between the house and existing garage will replace an existing wooden fence, gate and trellis to be demolished by the proposed work. The proposed fence, gate and trellis details will match the existing fence and gate and trellis height and materials.

Materials:

The proposed material treatments for the addition consist of asphalt shingles (to match the existing house), horizontal fiber cement siding, wooden 6/6, simulated-divided light windows, wooden doors and trim, and painted, flat fiber cement panels in the 1st floor section only.

The applicants are proposing to remove and replace the existing vinyl siding on the house with wooden clapboard siding. Prior to the installation of the vinyl siding +/- 25 years ago, the existing wooden siding was removed.

APPLICABLE GUIDELINES

When reviewing alterations 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *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 as follows:

Chevy Chase Village Historic District Master Plan

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 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.

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:

Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Gutters are not currently subject to review and should not be reviewed.

Lot coverage should be subject to strict scrutiny, in view of critical importance of preserving the Village’s open park-like character.

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.

Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

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. 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 considerations of these alternative solutions.

Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village.

Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

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.

Skylights should be subject to strict scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.

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.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (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.)

Secretary of the Interior's Standards for Rehabilitation:

#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

Staff finds that consistent with Chevy Chase Village Historic District Guidelines, the proposed work as being consistent with the following *Guidelines*;

Doors (includes new front porch) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not

- The north, (facing West Kirke Street) door is visible from the public right-of-way. As described in the proposal section, the current entry door is not in its original location. The proposed removal and replacement of the wooden door with a new wooden door and sidelights is a compatible alteration which has no adverse effect on the integrity of the resource. The addition of a new covered entry porch with wooden columns is compatible with the structure's existing design and similarly preserves the integrity of the resource. These alterations are designed as such, so that the altered structure still contributes to the district.

The west and south facing doors, which face the side and rear yards of the subject property are not readily visible from the public right-of-way, and as such will have negligible impact on the surrounding streetscape. Consistent with the *Guidelines*, applying a lenient scrutiny level of review, most changes should be permitted unless there are major problems with massing, scale and compatibility. Staff finds the installation of wooden doors in these locations as being compatible with the existing resource and streetscape.

Dormers (includes new shutters) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

- The existing altered screen porch dormer on the east (side) elevation is visible from the public right-of-way. The proposed enclosure and addition of windows is consistent with the massing and scale of the resource and does not compromise the integrity of the resource. The use of wooden clapboard siding and shutters are compatible with the existing details and material treatments of the house.

Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

- The installation of wooden trim is compatible with the structures existing design, and should be

permitted.

***Fences** should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.*

The proposed fence and gate will replace an existing fence and gate with the same dimensions, design and materials. The proposed fence and gate will not detract significantly from the existing open streetscape.

***Gutters** are not currently subject to review and should not be reviewed.*

- No review required.

***Lot coverage** should be subject to strict scrutiny, in view of critical importance of preserving the Village's open park-like character.*

The existing footprint will increase by 486 s.f. (enclosed space) and 88 s.f. (covered porches). The planned changes will not impact the significant exterior architectural or landscaping features that characterize the property.

***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.*

- The subject property is a corner lot. The proposed addition is confined to the rear and side elevations. The proposed addition is almost a literal reconstruction of the existing building footprint, but includes a different roof form and a modest increase in footprint size.

***Porches** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.*

The proposed south (rear) entry porch on the new addition section will be visible from the public right-of-way. The proposed design is compatible with the existing resource and style of house and uses compatible new materials.

***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. 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 considerations of these alternative solutions.*

- The proposed addition is both visible and not visible from the public right-of-way. The installation of asphalt shingles on the addition sections is a compatible new material, and should be permitted.

***Second or third story additions or expansions** which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village.*

- See Major additions above.

***Shutters** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient*

scrutiny if they are not.

- See dormers above.

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.

The applicants are proposing to remove and replace the existing vinyl siding on the house with wooden clapboard siding. Prior to the installation of the vinyl siding +/- 25` years ago, the existing wooden siding was removed.

The proposed installation of fiber cement siding on the addition section is consistent with the *Guidelines*. The *Guidelines*, state the use of compatible new materials, rather than original building materials, should be permitted.

Skylights should be subject to strict scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.

The proposed skylight in the east (left) roof and south (rear) porch roof of the proposed addition section is visible from the public right-of-way. The proposed skylights in the roof of the addition on the west (right) elevation are not visible from the public right-of-way. Staff supports the installation of the skylights in all sections as proposed. Consistent with the *Guidelines*, staff finds that the installation of two skylights on the addition section that are visible from the public right-of-way, will not compromise the integrity of any significant architectural or landscaping features, and should be approved. The proposed skylights on the west (right side) elevation will not be visible from the public right-of-way.

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.

The windows in the proposed addition are both visible and not visible from the public right-of-way. The proposed dormer windows are visible from the public right-of-way.

The proposed installation of SDL, wooden, double-hung windows in all sections is compatible with the structure's existing design. Consistent with the *Guidelines*, the use of compatible new materials, rather than original building materials, should be permitted.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), 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;

and with the general condition that the applicant shall present the **3 permit sets 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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
246 777 4370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Stephanie E. Mashek, AIA

Daytime Phone No.: 617-835-3217 (cell)

Tax Account No.: 00458490

Name of Property Owner: Virginia F. Crisman Daytime Phone No.: 202-727-2814 or 301-502-4341

Address: 20 West Kirke Chevy Chase MD 20815-4261
Street Number City Street Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: Stephanie E. Mashek, AIA Daytime Phone No.: 508-693-2322 (office)

LOCATION OF BUILDING/PREMISE

House Number: 20 Street: West Kirke Street

Town/City: Chevy Chase Nearest Cross Street: Magnolia Parkway

Lot: P13, 14 Block: 32 Subdivision: Chevy Chase, Section 2

Liber: 10589 Folio: 459 Parcel: 7-9-458490

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 1.3M

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [] Septic 03 [] Other:

2B. Type of water supply: 01 [X] WSSC 02 [] Well 03 [] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 5 feet 8 inches

NOTE: For replacement of pool/backyard enclosure @ area of new work only; 17' total length, located between new addition and existing garage.

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date 5/19/12

Approved: For Chairperson, Historic Preservation Commission

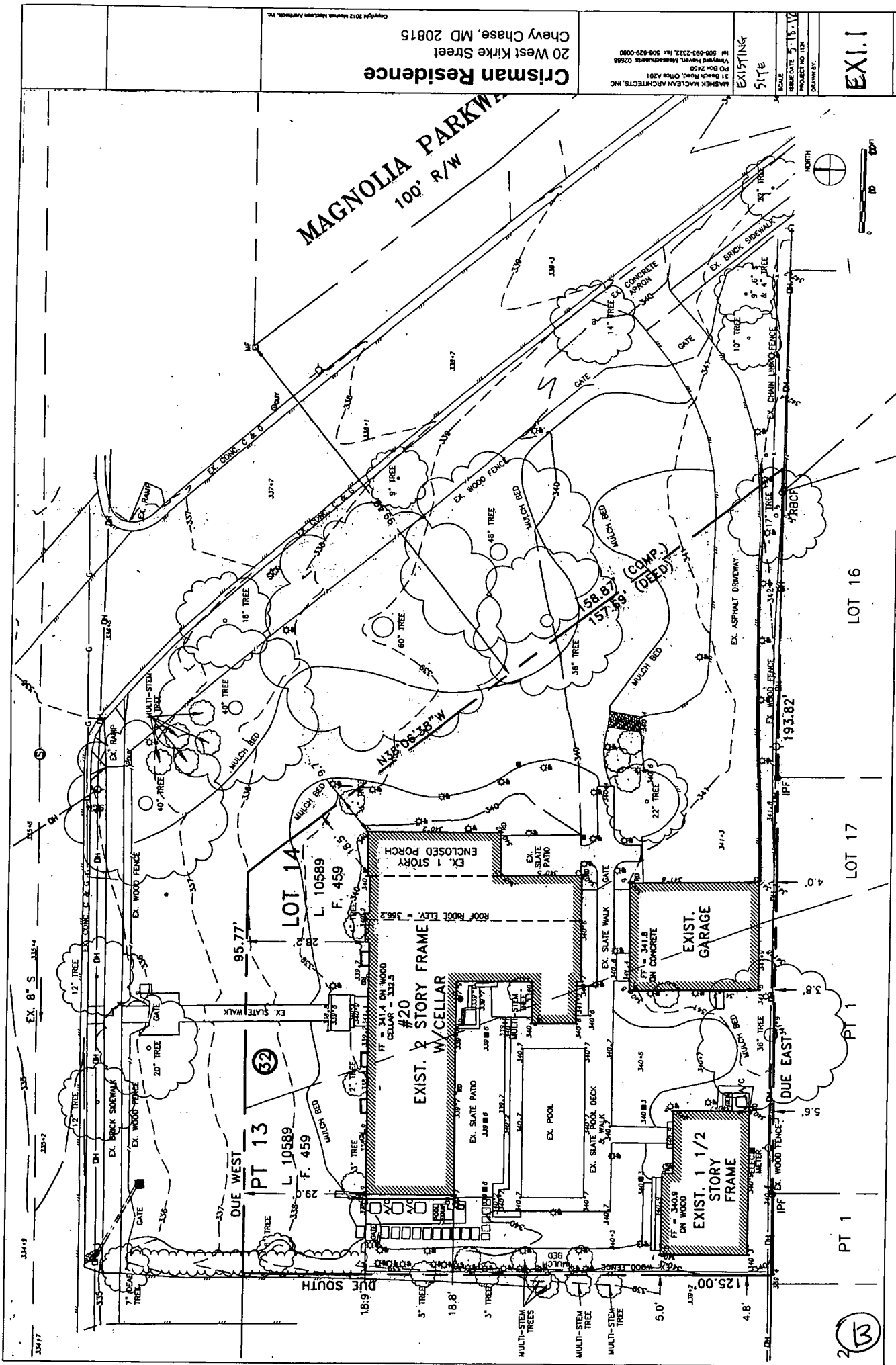
Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

SCALE
DATE 5.15.12
PROJECT NO. 124
DRAWN BY

EXISTING SITE
MASHKEL MACLEAN ARCHITECTS, INC.
31 BRANCH ROAD, OFFICE A201
WYOMING HEIGHTS, MARYLAND 21260
PH 508-693-2322 FAX 508-629-0000

Crisman Residence
20 West Kirke Street
Chevy Chase, MD 20815



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The historic house is listed as a Category 2, bungalow style, 2 story, wood clapboard with 6/6 windows, and a side gable, asphalt roof. The construction dates to 1916-27, which includes the original bungalow and the west wing facing W. Kirke Street. Additions to the south of the original bungalow were made at unrecorded dates, with the exception of a 1980 1-story entry at the south-west corner of the south wing.
The house was entirely clad in white vinyl siding in the late 1980s. Windows are wood, painted white. Windows facing W. Kirke have shutters painted dark green.
The property is located on a corner and characterized by broad lawns shaded by tall, mature deciduous trees.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The project includes: removal of non-historic roof extension and screened enclosure of 2nd floor porch on east elevation of historic bungalow; removal of existing vinyl siding and replacement with painted wood or cementitious fiber clapboards throughout; alteration and demolition of non-historic additions at south wing and construction of new additions to replace; addition of an open-sided front entry porch on North elevation of historic structure; and addition of trellis at back of house. The addition on the East elevation is separated from the existing bungalow porch wall and roof by a recessed wall and roof to define new from existing. Shutters are proposed for the 2nd story windows on the East elevation of the original house. Footprint is enlarged by 486 sf enclosed space; and 88 sf covered porches at north and south elevations. A new fence and gate to enclose the pool is proposed between the new addition and the existing garage to replace the existing fence and gate demolished by the work with detailing to match existing fence and gate.

2.

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

<p>Owner's mailing address</p> <p>Virginia F. Crisman 20 West Kirke Street Chevy Chase, MD 20815-4261</p>	<p>Owner's Agent's mailing address</p> <p>Stephanie E. Mashek, AIA Mashek MacLean Architects, Inc. 31 Beach Road, A201 Vineyard Haven, MA 02568-2450</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Mr. Arthur J. Phelan Jr. 6300 Brookville Road Chevy Chase, MD 20815</p>	<p>Duane R. & Paula B. Gibson 23 West Irving Street Chevy Chase, MD 20815</p>
<p>Mr. and Mrs. Charles Mallory III 17 Magnolia Parkway Chevy Chase, MD 20815</p>	<p>Thomas S. & Melissa Shackleton Dann 27 West Kirke Street Chevy Chase, MD 20815</p>
<p>Mr. Michael C. Friedman 16 Magnolia Parkway Chevy Chase, MD 20815</p>	<p>Judith C. Elliott 17 W. Irving Street Chevy Chase, MD 20815</p>



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

Owner's mailing address (see previous page)	Owner's Agent's mailing address (see previous page)
Adjacent and confronting Property Owners mailing addresses	
Brendan E. & Margaret M. Babbington 25 West Irving St. Chevy Chase, MD 20815	Alexander & M. Humphrey 25 West Kirke Street Chevy Chase, MD 20815

Crisman Residence
20 West Kirke Street
Chevy Chase, MD 20815

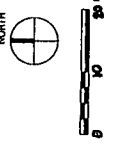
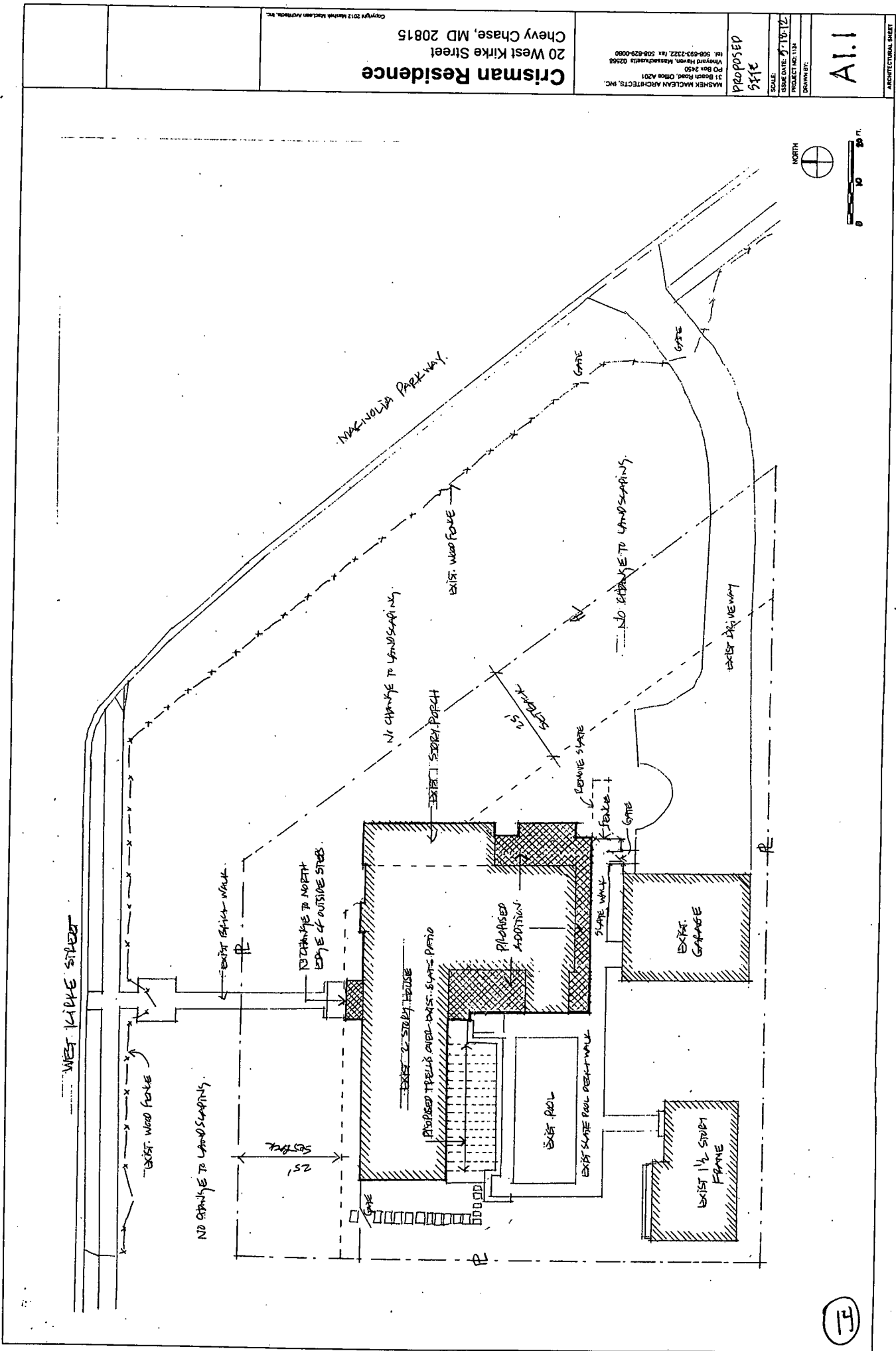
MASHEK MACLEAN ARCHITECTS, INC.
31 Beach Road, Office A201
PO Box 2420
Weymouth Heights, Massachusetts 02568
Tel: 508-693-2322 Fax: 508-629-0000

PROPOSED
SITE

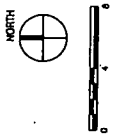
SCALE:
DATE: 9/18/12
PROJECT NO: 11A
DRAWN BY:

AL.I

ARCHITECTURAL SHEET



(I)

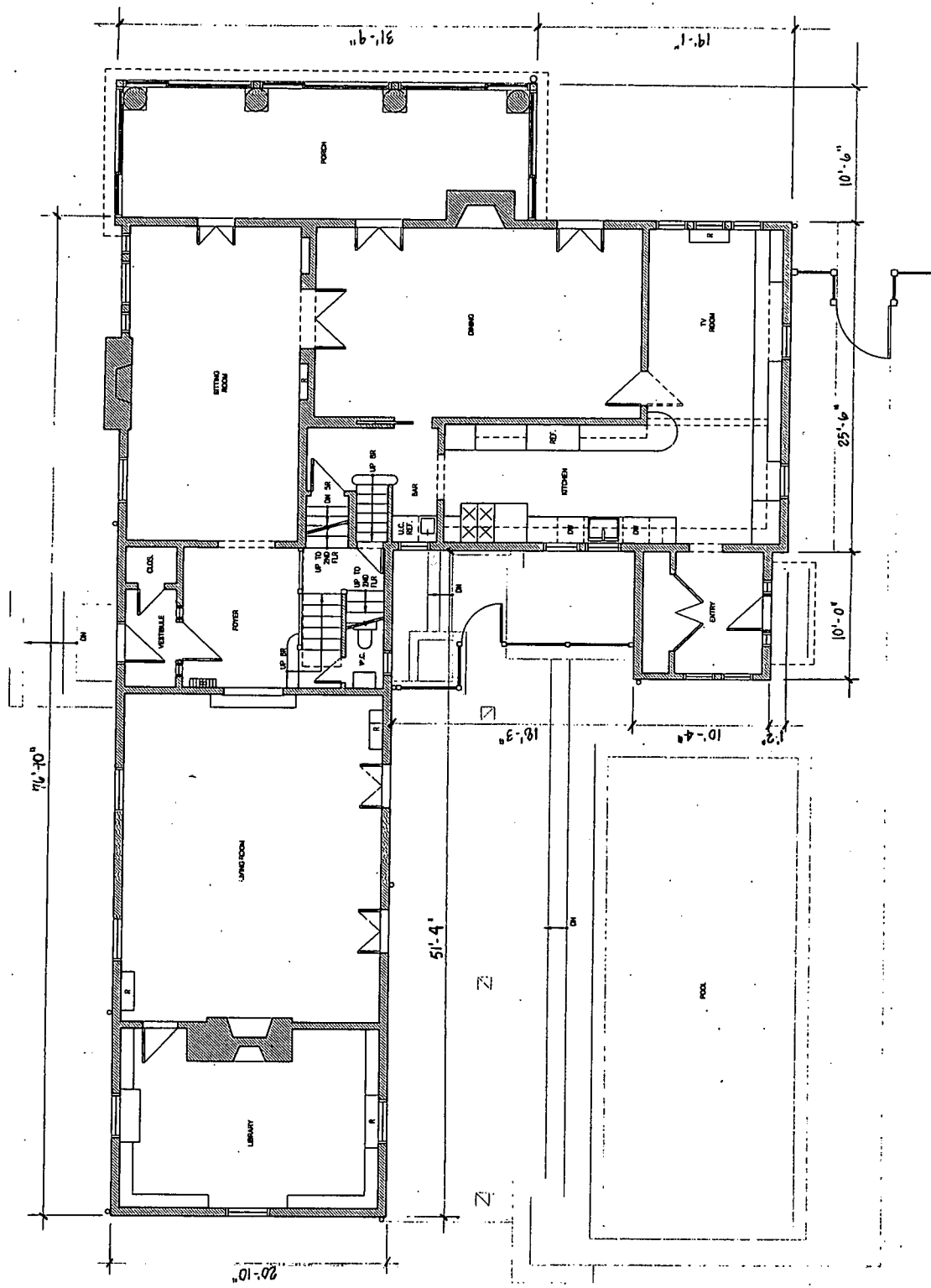


DATE: 01.13.2012
PROJECT NO: 1124
DRAWN BY:

MASHKE MACLEAN ARCHITECTS, INC.
93 Beach Road, Orono, ME 04471
Tel: 508-693-2322, Fax: 508-692-0000

Crisman Residence
20 West Kirke Street
Chevy Chase, MD 20815

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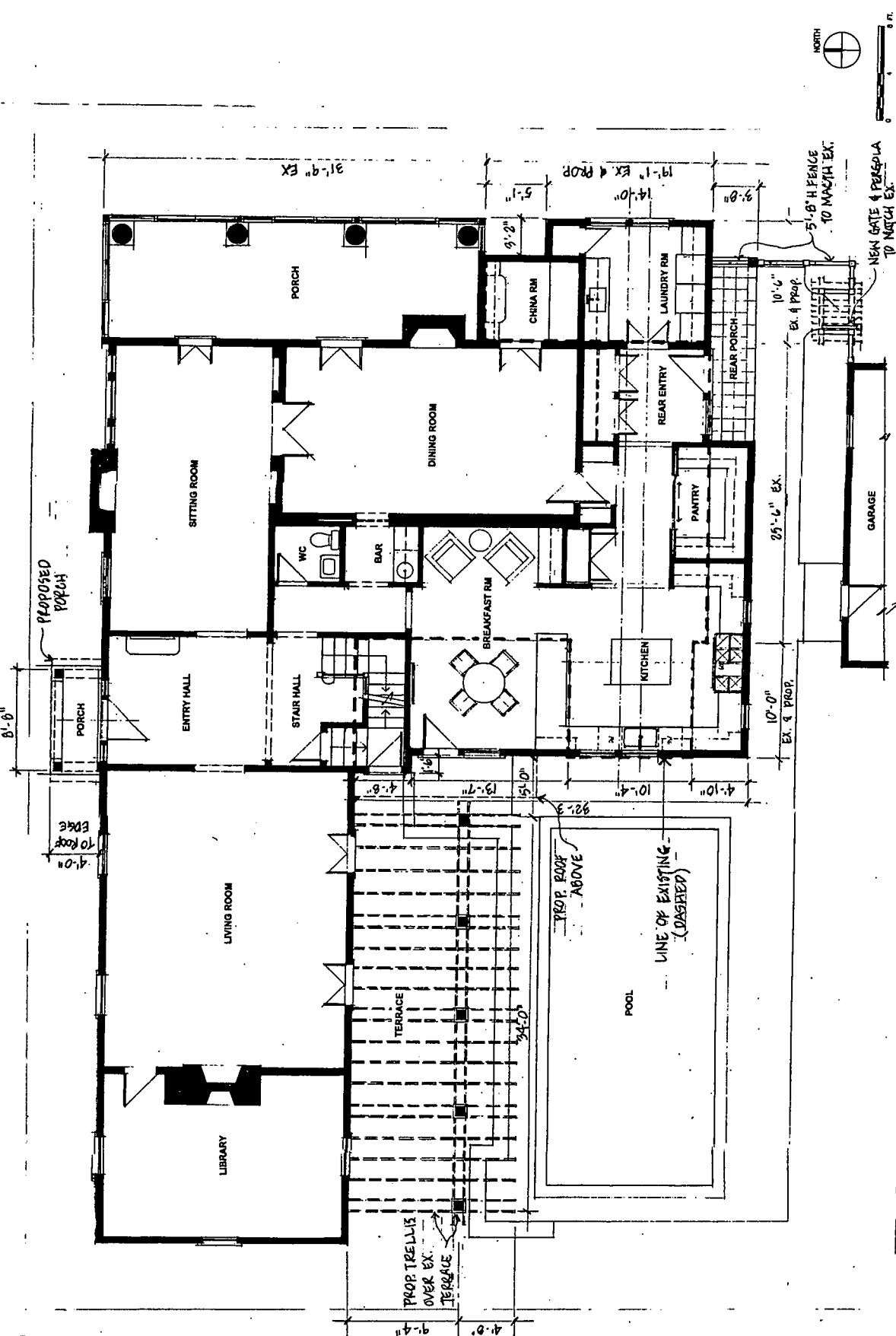


DATE: 3/10/12
PROJECT NO: 114
DRAWN BY:

MAHEK MACLEAN ARCHITECTS, INC.
31 Beach Road, Office 4201
Riverside, Massachusetts 02508
Tel: 508-693-2322, Fax: 508-629-0960

Crisman Residence
20 West Kike Street
Chevy Chase, MD 20815

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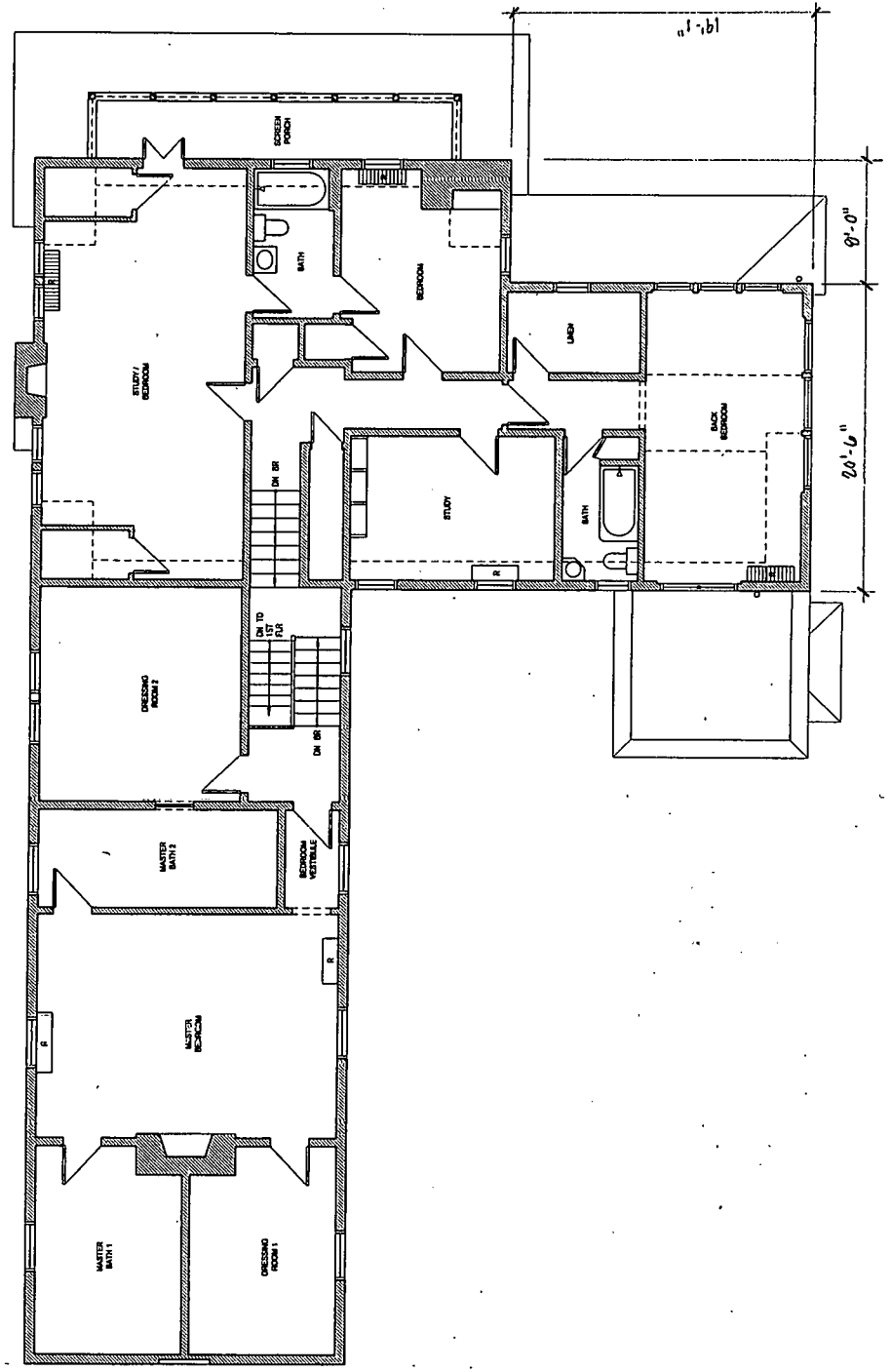


SCALE: SEE DRAWING CALLS
 ISSUE DATE: 06.18.2012
 PROJECT NO: 1124
 DRAWN BY:

MASHEK MADEAN ARCHITECTS, INC.
 31 Beach Road, Office A201
 Weymouth, Massachusetts 02568
 Tel: 508-893-2322, Fax: 508-829-0050

Crisman Residence
 20 West Kirke Street
 Chevy Chase, MD 20815

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NORTH



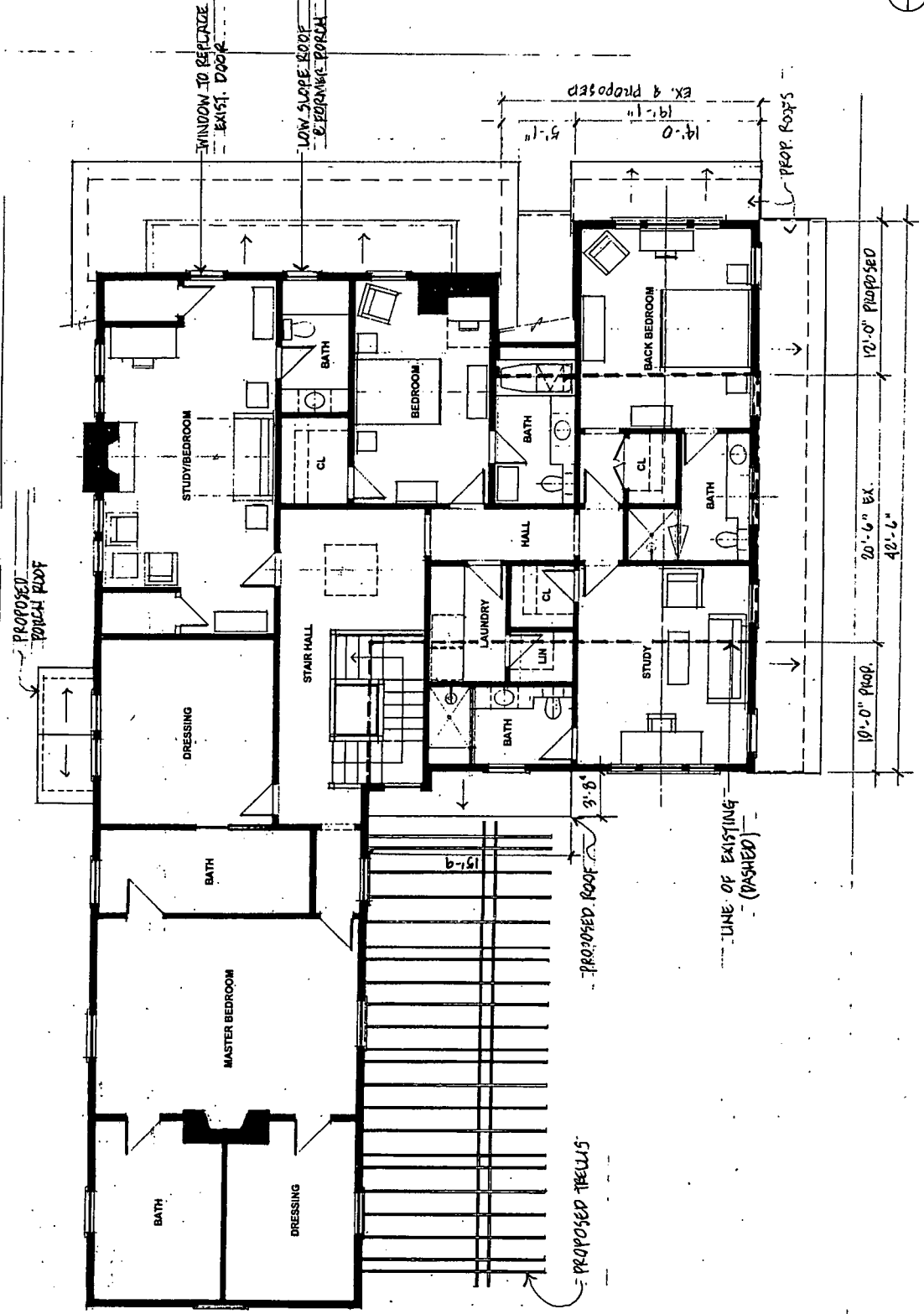
SCALE:
ISSUE DATE: 5/18/12
PROJECT NO: 124
DRAWN BY:

MSHEK MACLEAN ARCHITECTS, INC.
70 Box 2450
11 Beach Road, Office A201
Fryeburg Vermont, Massachusetts 05503
Tel: 508-553-2322, Fax: 508-429-0000

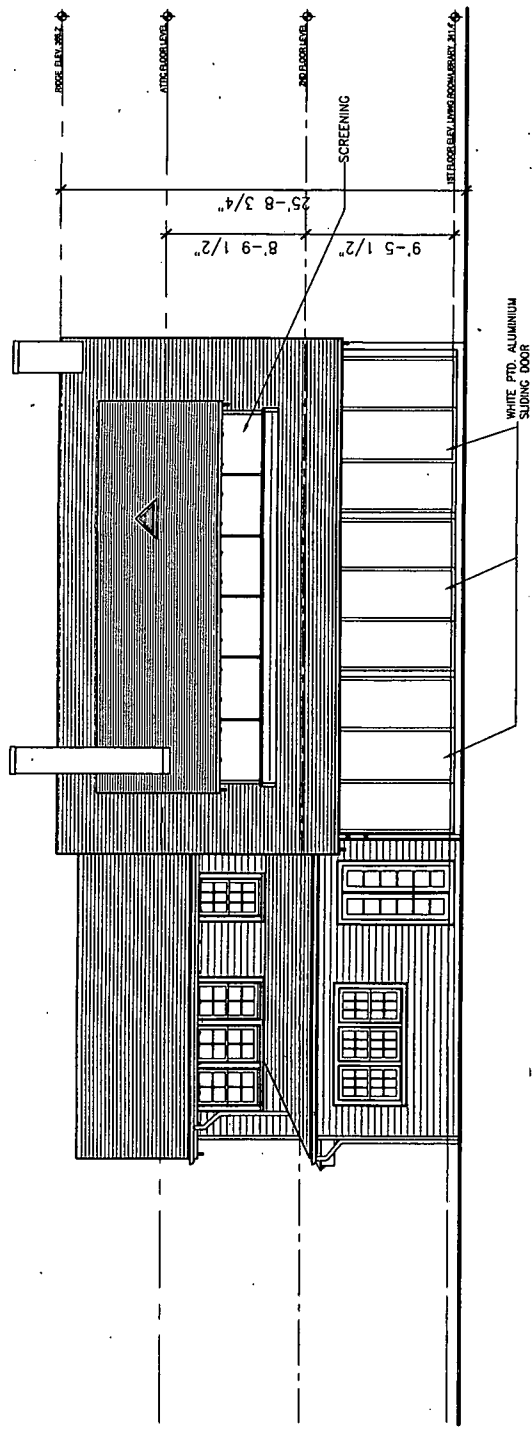
Crisman Residence
20 West Kirke Street
Chevy Chase, MD 20815

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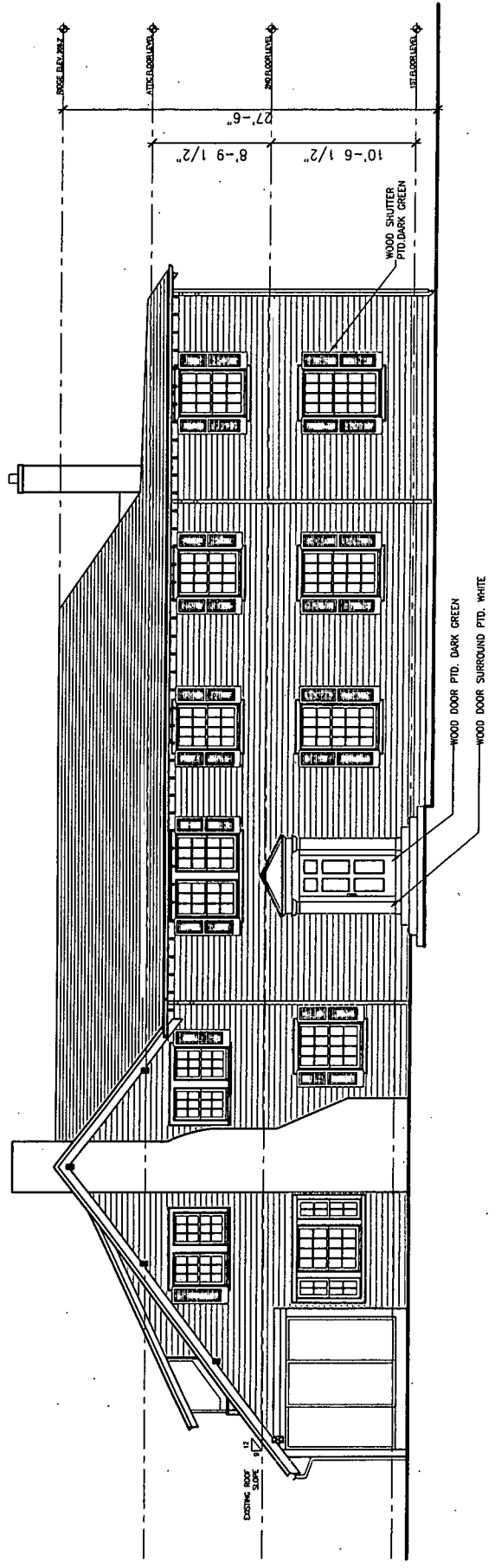
**PROPOSED
2ND FLOOR**



- EXISTING CONDITION NOTES:**
1. ALL SIDING IS WHITE VINYL WINDOW AND CASINGS: WHITE PTD. WOOD
 2. ROOF: DARK GREY, NON-TEXTURED ASPHALT SHINGLES AND DOWNSPOUTS: WHITE PTD. ALUMINUM CHIMNEYS: WHITE PTD. BRICK EAVE BOARDS; RAFTER TAILS AND BEAM ENDS: WHITE PTD. WOOD



2 EXISTING EAST ELEVATION
 Scale: 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
 Scale: 1/8" = 1'-0"

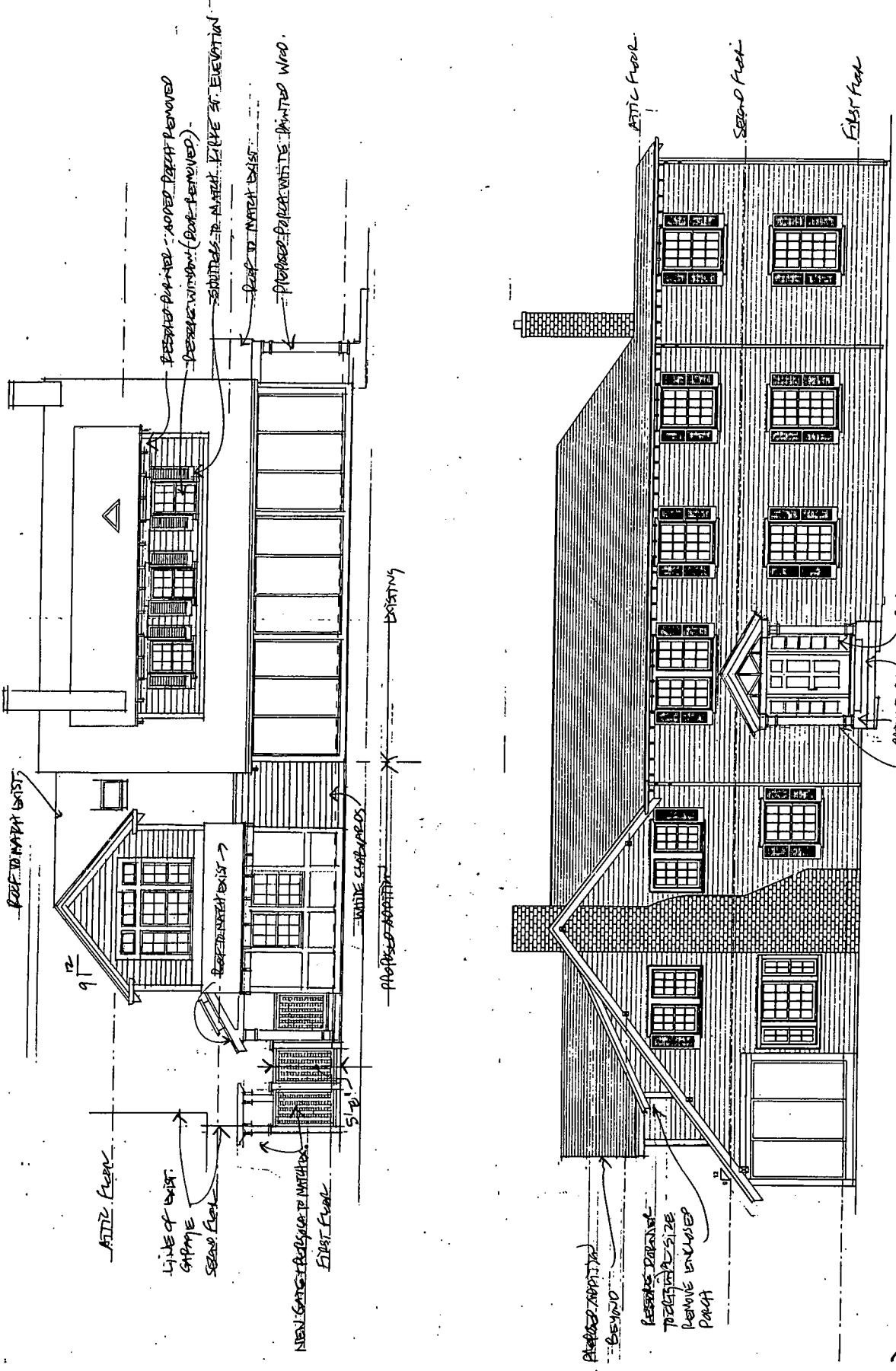
Crisman Residence
 20 West Kirke Street
 Chevy Chase, MD 20815

MAKER MANLEY ARCHITECTS, INC.
 31 BAKER ROAD, OHMA A201
 WYOMING HEIGHTS, MASSACHUSETTS 02553
 TEL: 609-893-2322, FAX: 609-893-0000

PROJECT NO. 7
 DATE: 5/19/12
 DRAWN BY:

A3.1

ARCHITECTURAL SHEET



RESTORED PAINT - MOVED PAINT REMOVED
 - PRESERVE WINDOWS (DOOR - REMOVED)
 - SUBSTITUTES TO MATCH EXIST. ELEVATION
 - KEEP TO EXIST. LEVEL
 - PROPOSED PAINT WHITE - PAINTED WOOD

ROBE TO MATCH EXIST.

9'12"

ROBE TO MATCH EXIST.

WHITE SIDING

EXISTING

ATTIC FLOOR

LINE OF EXIST. GUTTER

SECOND FLOOR

NEW GARAGE BEARING TO MATCH EXIST. FIRST FLOOR

5'0"

ATTIC FLOOR

SECOND FLOOR

FIRST FLOOR

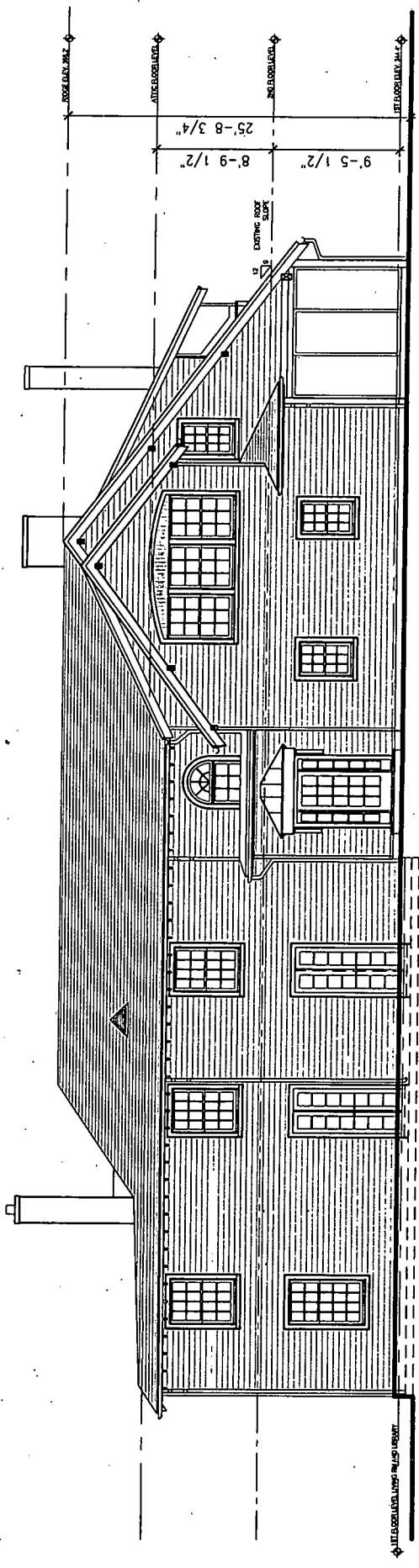
ORIGINAL SHUTTERS
 - PRESERVE
 - PROPOSED PAINT - WHITE - PAINTED WOOD

RESTORED PAINT
 - PRESERVE ORIGINAL
 - PROPOSED PAINT
 - PRESERVE ORIGINAL
 - PROPOSED PAINT

SCALE: 1/8" = 1'-0"
DATE: 05/15/2012
PROJECT NO: 1124
DRAWN BY:

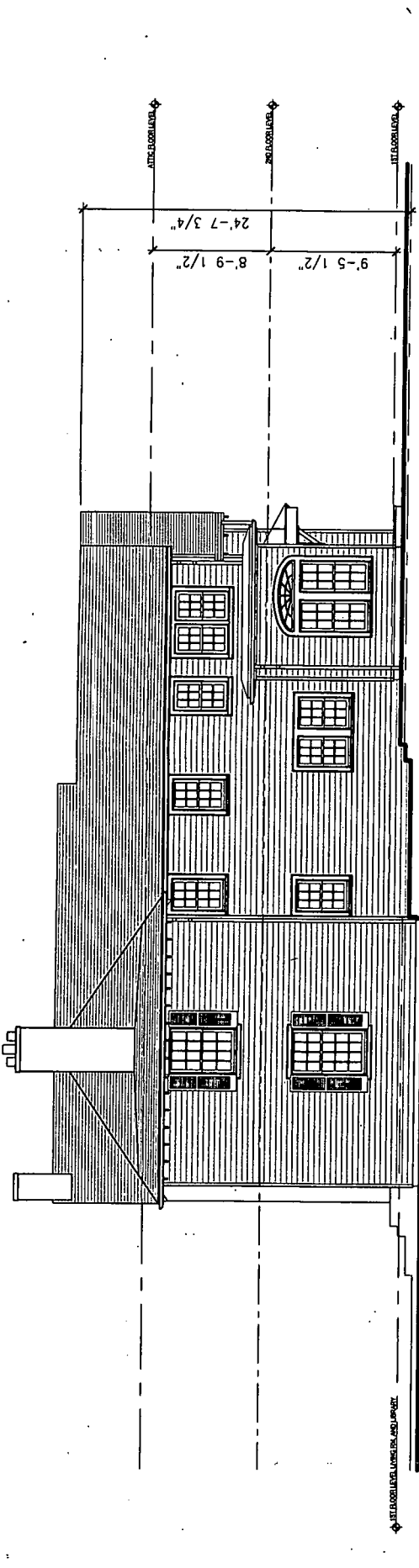
MASHEK MACLEAN ARCHITECTS, INC.
31 Beach Road, Office A201
Weymouth Haven, Massachusetts
02569
tel: 508-693-2322, fax
508-629-0060

Crisman Residence
20 West Kirke Street
Chevy Chase, MD 20815
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1 EXISTING SOUTH ELEVATION

21



2 EXISTING WEST ELEVATION

20 W. KIRKE



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20 W. KIRKE



Copyright ©2007 Pictometry International Corp.

Existing Property Condition Photographs (duplicate as needed)



Detail: North Elevation view from Kirke Street

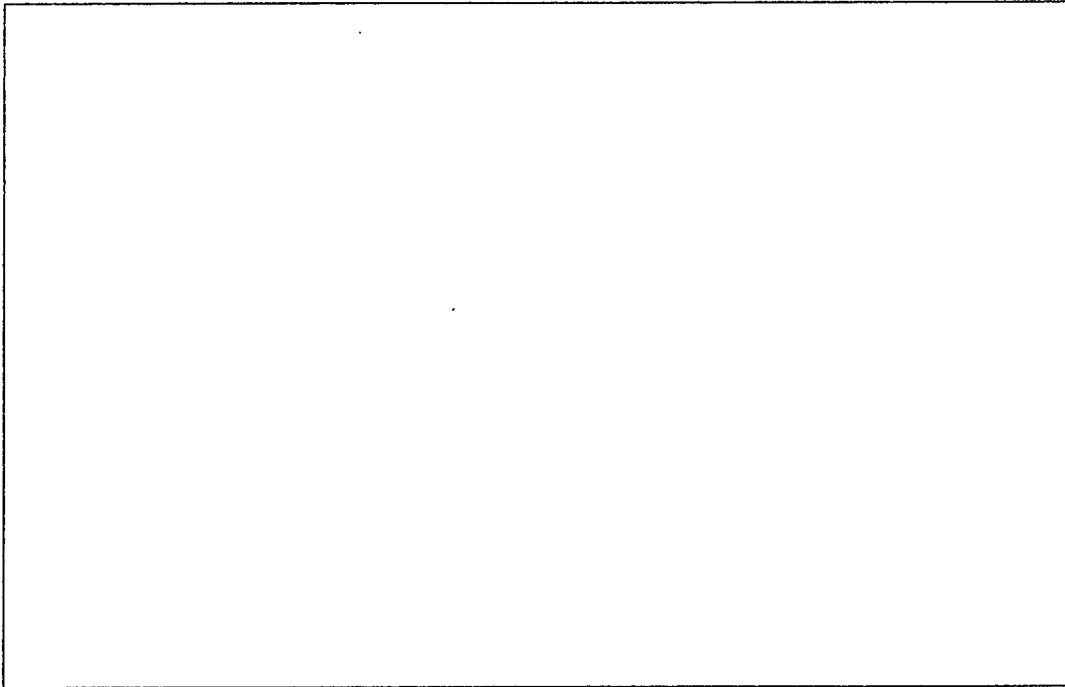


Detail: East Elevation view from Magnolia Street

Existing Property Condition Photographs (duplicate as needed)



Detail: Rear view of South and West elevations



Detail: _____



