



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: December 19, 2013

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 #654568, hardscape 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 December 4, 2013 meeting.

Applicant: Michael and Carol McGarry

Address: 24 West Kirke Street, Chevy Chase





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ACholok@hotmail.com Contact Person: Alec cholok
Tax Account No.: 195-34-2018 Daytime Phone No.: 301-651-7252
Name of Property Owner: Michael & Carol McGarry Daytime Phone No.: 301-219-4700
Address: 24 Chevy Chase W. Kirke St. 20815
Contractor: Renovation Studio, Jodi Longo Phone No.: 240-374-2525
Contractor Registration No.: MHIC #92710
Agent for Owner: Alec cholok Daytime Phone No.: 301-651-7252

LOCATION OF BUILDING/PROJECTS

House Number: 24 Street: W. Kirke St.
Town/City: Chevy Chase Nearest Cross Street: Magnolia Parkway
Lot: 13 Block: 32 Subdivision: Section 2 - Chevy Chase
Liber: 9789 Folio: 135 Parcel:

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 Stab Room Addition Porch Deck Shed
Solar Fireplace Woodburning Stove Single Family
Fence/Wall (complete Section 4) Other: Driveway, Front Stoop, Front Walk Rear Brick Patio

1B. Construction cost estimate: \$ 50,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ALTERS

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 4 feet 0 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

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

11/11/2013 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 12/19/13
Application/Permit No.: 6545628 Date Rec'd: Date Issued:

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

1. WRITTEN DESCRIPTION OF PROJECT

The existing home was built in the cottage style in 1913. It is wood frame with painted wood shakes on the facade and an asphalt shingle roof. The house sits on a quarter acre lot in mid block. The existing site has mature trees at the street with foundation plantings and lawn covering the front yard. The concrete walk from the front stoop to the sidewalk as well as the asphalt drive on the east side - which runs into the rear yard are significantly deteriorated. A dilapidated wood shed sits at the south-west corner of the yard and a brick patio, also damaged and deteriorated, is located immediately behind and to the east of the house. The mature trees at the front are in good condition. they will be retained as a prominent feature of the new design.

b. *General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district*
The intent and scope of the proposed project is to significantly renovate and upgrade the natural landscaping and to replace the deteriorated hardscape. The goal - "Create a house in the garden". To this end a new drive is proposed to replace the existing asphalt drive. It will run from the existing curb cut to a point aligning with the front facade of the house. The materials will be exposed aggregate concrete inset with bands of slate. A slate walkway will run from the entry drive to a new stone stoop at the entry. A painted picket fence and gate at the drive end will separate the front yard from the rear. A new slate terrace will be added at the rear. The front will have an extensive garden at the front of the yard with a grass "pasture" at the center. A fence will also be added at the west side to secure the rear yard

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.*
- b. *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

- a. *Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.*
- b. *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.

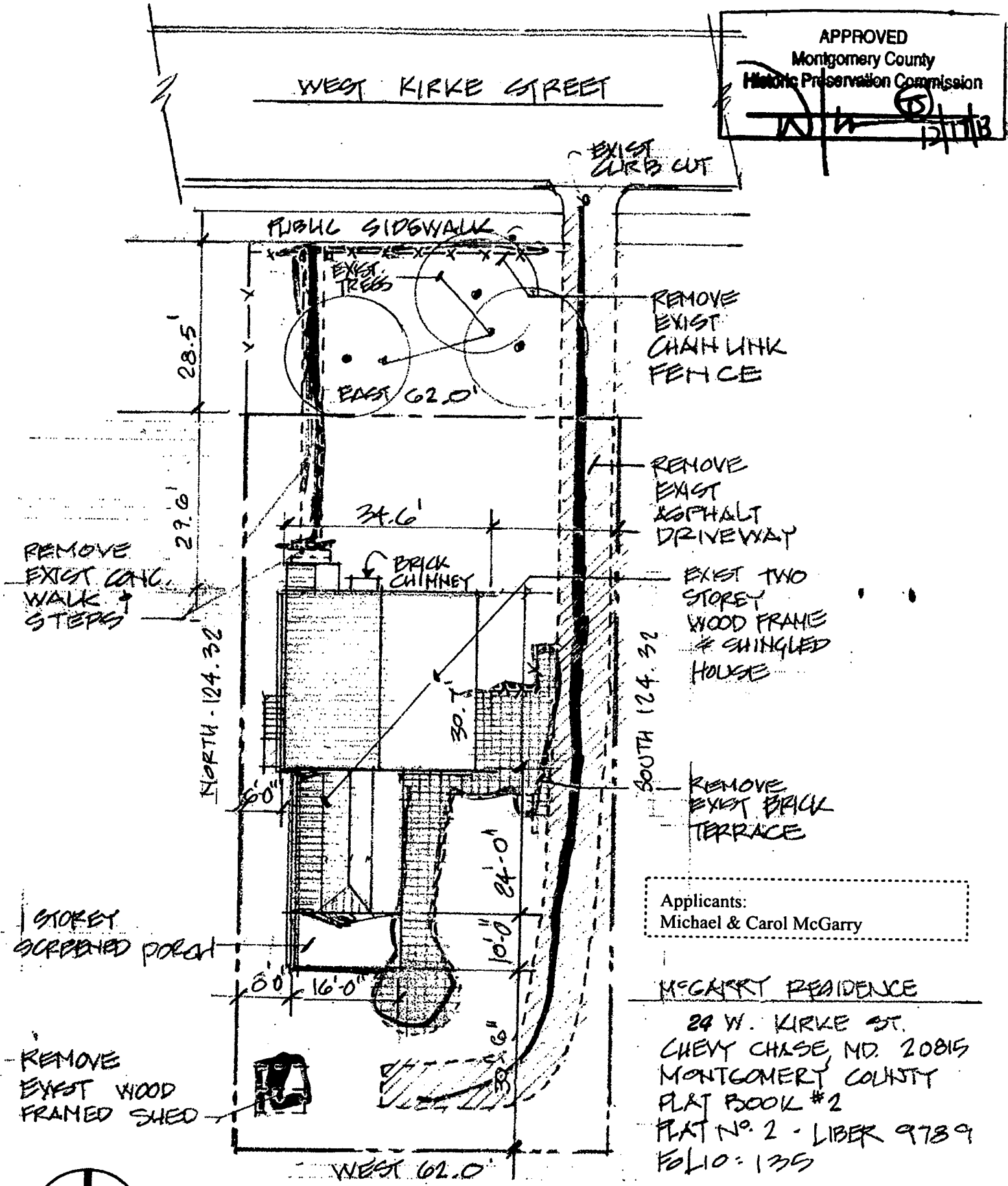
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

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.

SITE PLAN

APPROVED
Montgomery County
Historic Preservation Commission
12/11/13



Applicants:
Michael & Carol McGarry

McGARRY RESIDENCE
24 W. KIRKE ST.
CHEVY CHASE, MD. 20815
MONTGOMERY COUNTY
PLAT BOOK #2
PLAT NO. 2 - LIBER 9789
FOLIO: 135

LOT 13 BLOCK 32
SECTION NO 2
CHEVY CHASE

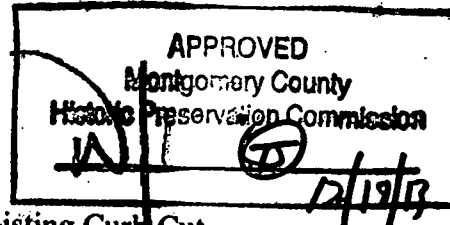


SITE PLAN -
EXISTING / DEMO 1"=20'-0"

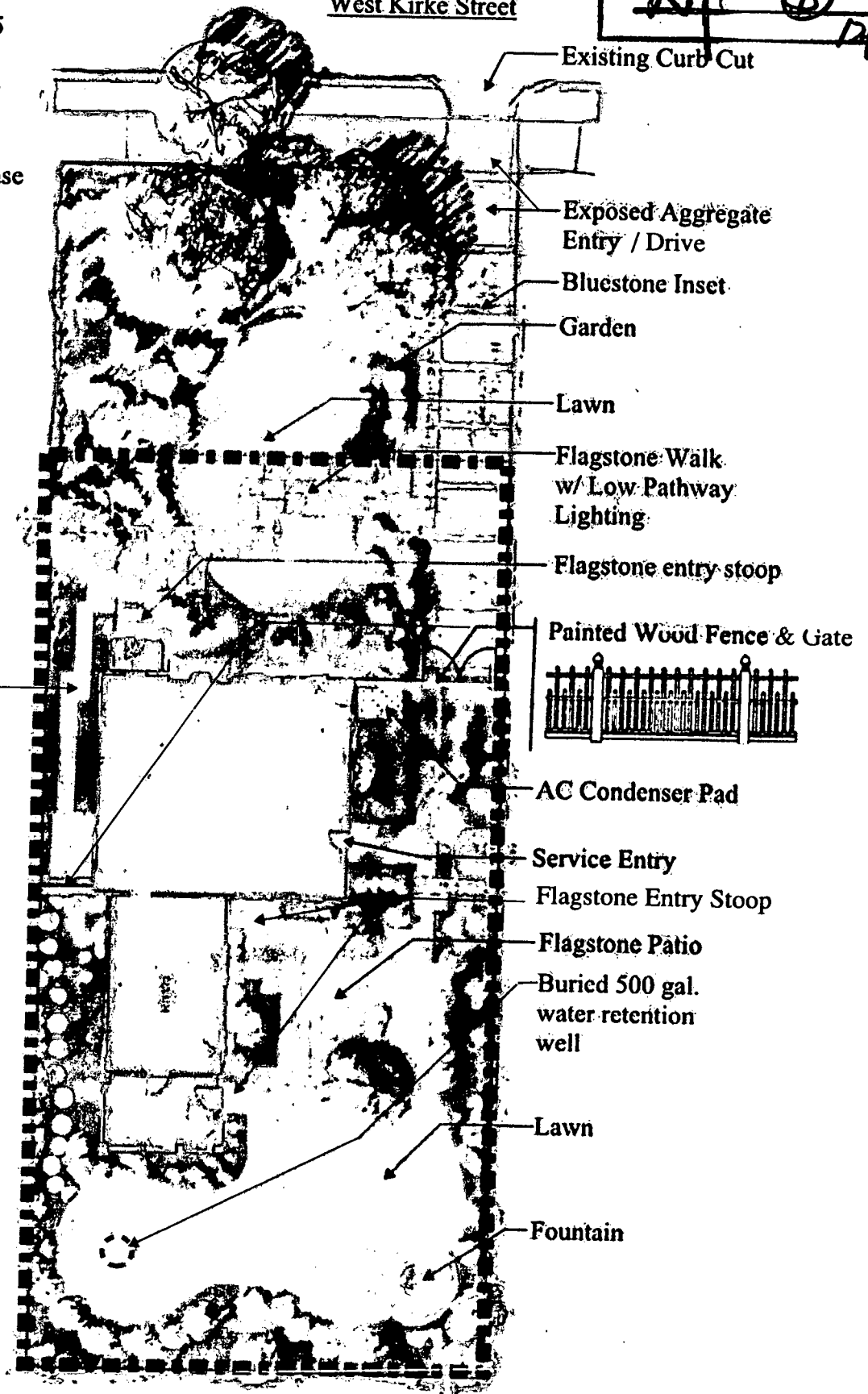
Site Plan

24 W. Kirke St.
Chevy Chase MD. 20815

Plat Book 2 - Liber 9789
Folio 135
Lot 13 - Block 32
Section No. 2 Chevy Chase



West Kirke Street



Flagstone Service Walk

Lot Area: 9,475 sq. ft.

Hardscape Coverage:
Existing: 3,390 sq. ft. / 35%
Proposed: 1,957 sq. ft. / 21%

Applicant: Carol & Michael McGarry

Proposed site / Landscape Plan
24 West Kirke Street

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	24 West Kirke, Chevy Chase	Meeting Date:	12/4/2013
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	11/27/2013
Applicant:	Michael and Carol McGarry (Alec Cholok, Architect)	Public Notice:	11/20/2013
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-13JJ	Staff:	Josh Silver
PROPOSAL:	Hardscape alterations		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1892-1916

PROPOSAL

The applicants are proposing the following alterations to the subject property:

1. Removal of a front yard chain-link fence that runs parallel with the sidewalk public right-of-way.
2. Removal and replacement of an existing asphalt driveway with an exposed aggregate driveway with bluestone inset. The proposed work involves installation of the new driveway beginning at West Kirke Street and terminating parallel with the front elevation of the house. A considerable portion of the existing asphalt driveway will be removed from both the left side yard and behind the house, and replaced with grass and vegetation.
3. Removal and replacement of an existing brick terrace in the east side yard with a combination of flagstone and vegetation.
4. Removal and replacement of an existing concrete front walkway and steps with vegetation and flagstone steps. A new flagstone walkway is proposed between the front door of the house and driveway and will continue toward the public right-of-way before terminating at the public sidewalk at the street.
5. Installation of a flagstone patio in the rear yard.
6. Installation of a flagstone service walkway in the right side yard.
7. Installation of an A/C condenser pad at the northeast corner of the existing house.
8. Installation of a 4'0", high, wooden picket fence between the right rear corner of the house and adjacent property line.
9. Removal of a non-historic wood shed in the rear yard.

APPLICABLE GUIDELINES

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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

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



HISTORIC PRESERVATION COMMISSION
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CHECK ALL APPLICABLE:

- A/C, Stab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: Driveway, Front Stoop, Front Walk, Rear Brick Patio

1B. Construction cost estimate: \$ 50,000

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Signature of owner or authorized agent

Date 11/11/2013

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
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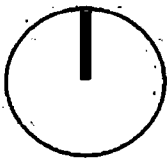
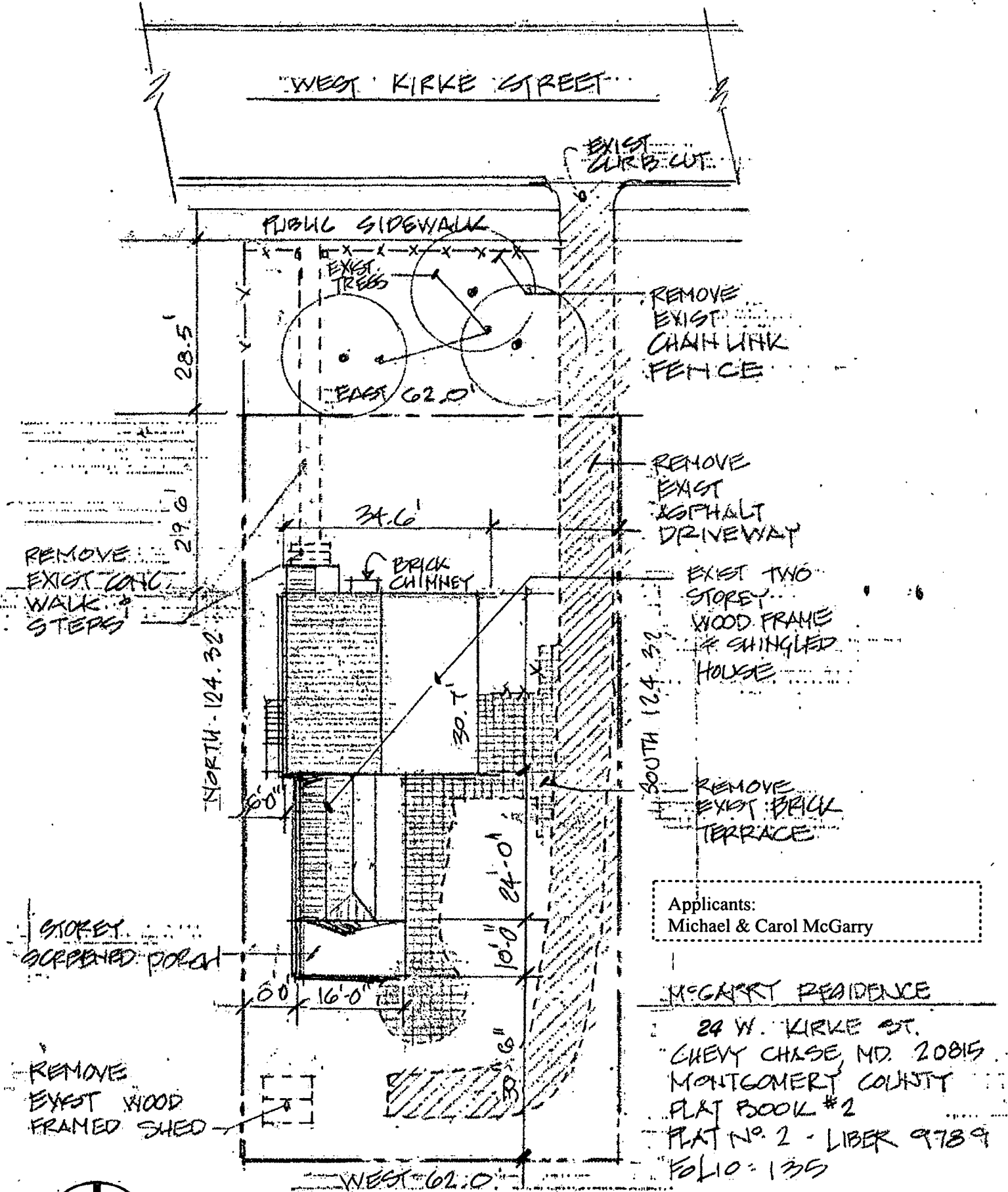
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>Carol and Michael McGarry 24 West Kirke St. Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address</p> <p>Carol and Michael McGarry ALEC CHOLOK 24 West Kirke St. 10736 BREWER Chevy Chase, MD 20815 HOUSE ROAD, ROCKVILLE, MD 20852</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Ben and Virginia Crisman 20 West Kirke St. Chevy Chase, MD 20815</p>	<p>Richard and Susanne Leach 26 West Kirke Street Chevy Chase, MD 20815</p>
<p>Thomas and Melissa Dann 27 West Kirke Street Chevy Chase, MD 20815</p>	<p>Brendan and Margaret Babbington 25 West Irving Street Chevy Chase, MD 20815</p>
<p>Aaron and Charlotte Kramer 27 West Irving Street Chevy Chase, MD 20815</p>	

SITE PLAN



SITE PLAN -
EXISTING / DEMO 1"=20'0" CHEVY CHASE 7

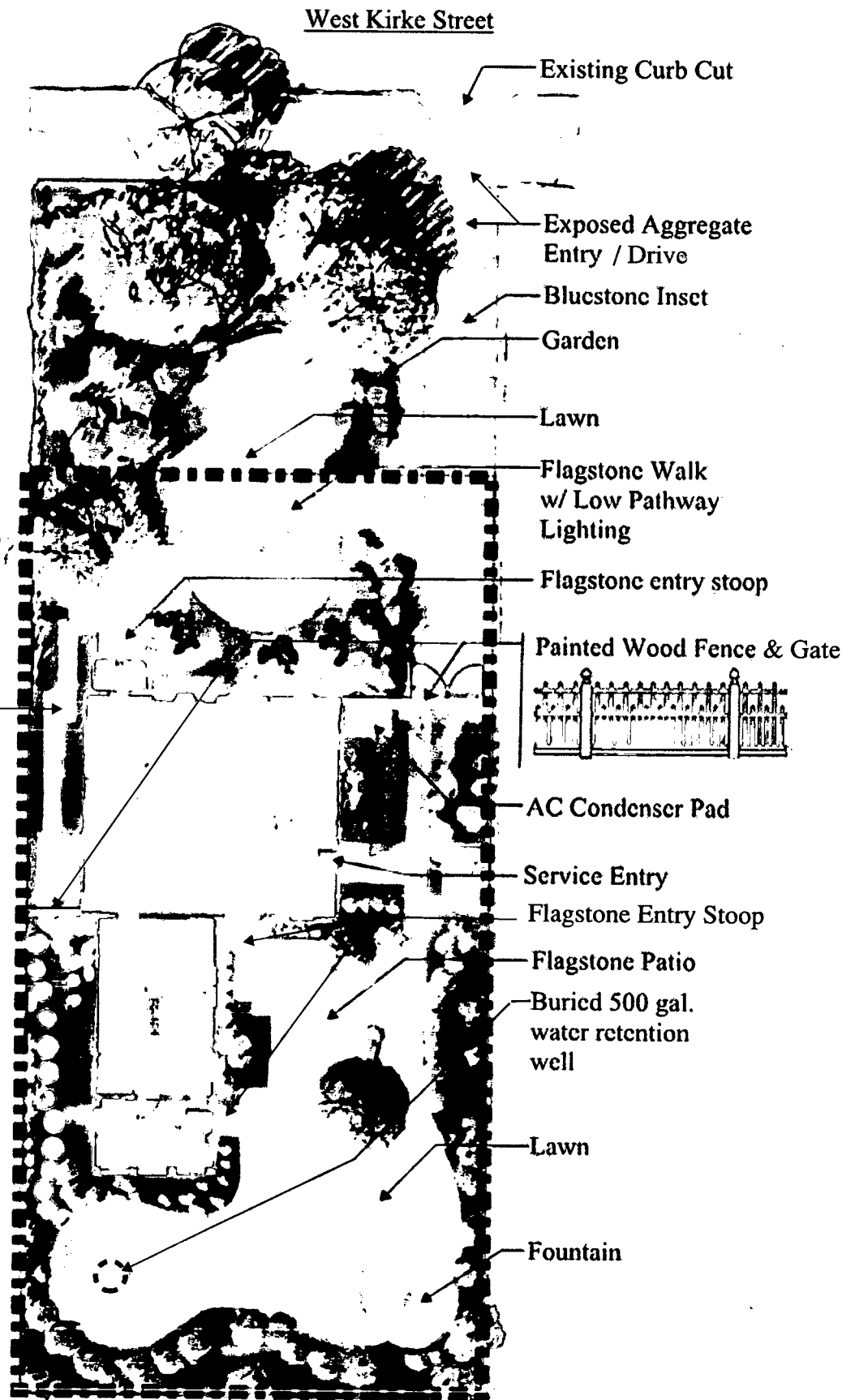
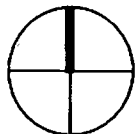
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24 W. Kirke St.
Chevy Chase MD. 20815

Plat Book 2 - Liber 9789
Folio 135
Lot 13 - Block 32
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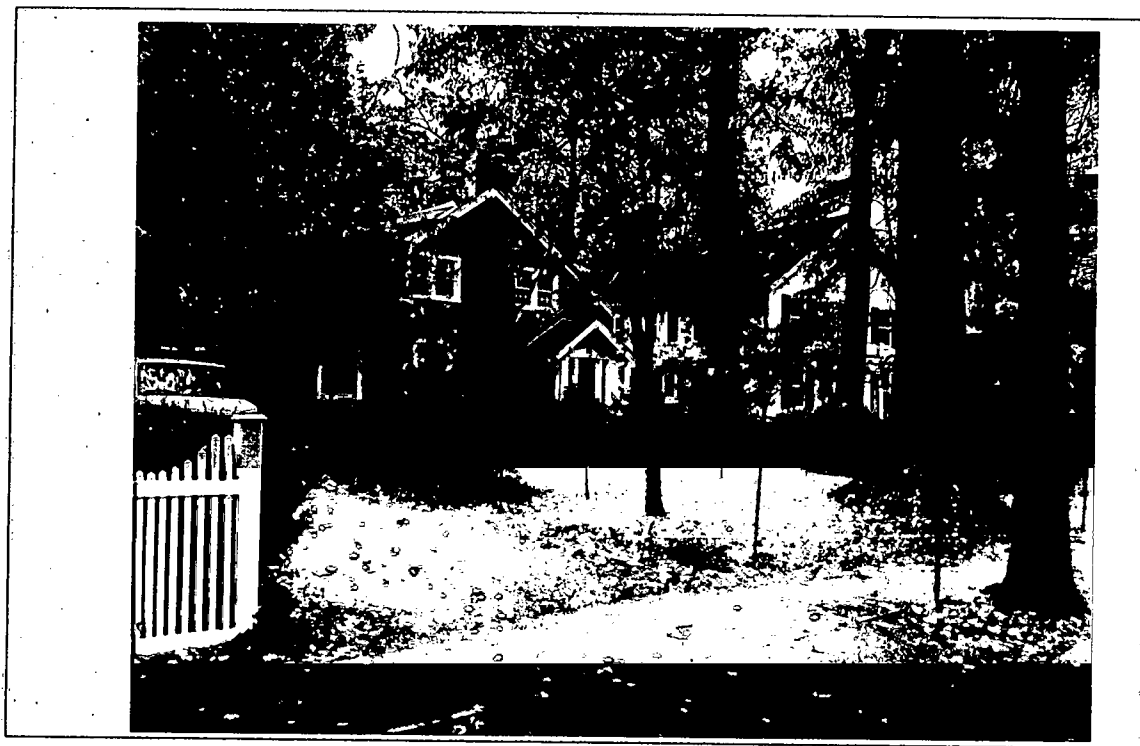


24 W. KIRKE

Existing Property Condition Photographs (duplicate as needed)



Detail: Kirke Street Facade & Front Yard

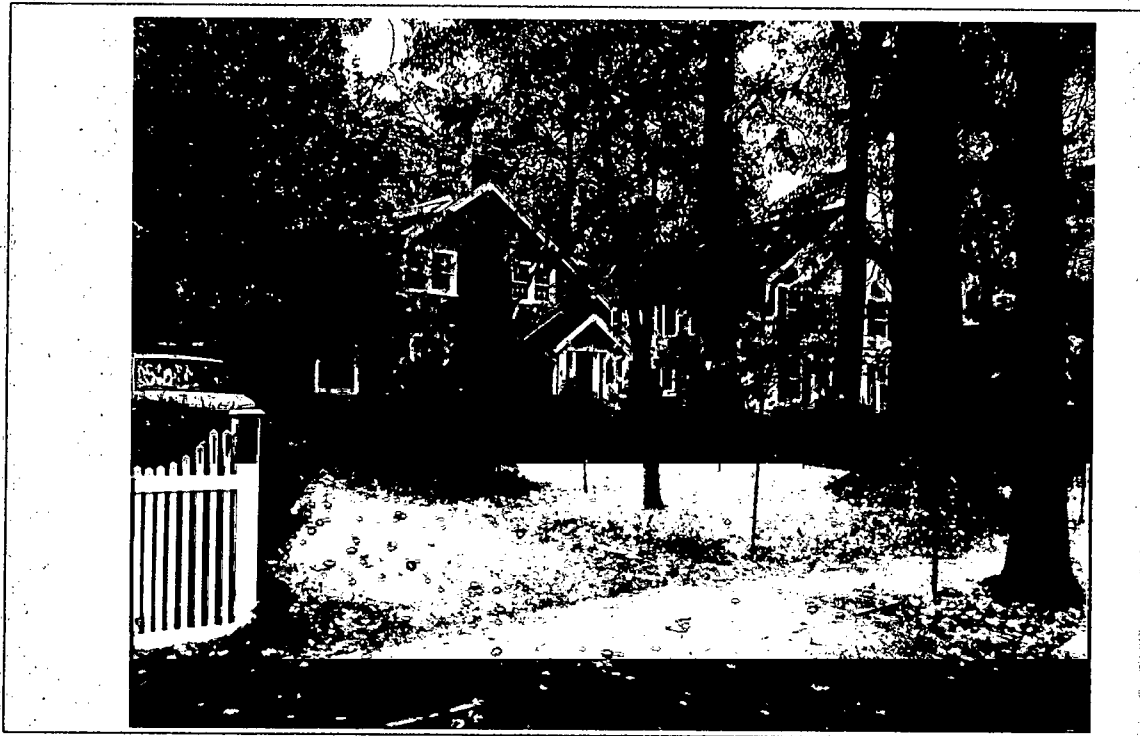


Detail: Kirke Street Facade & Front Yard

Existing Property Condition Photographs (duplicate as needed)



Detail: Kirke Street Facade & Front Yard



Detail: Kirke Street Facade & Front Yard