



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

March 17, 2026

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1146712– Fenestration alterations, window replacement, and construction of areaway

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with one (1) condition** at the February 11, 2026 HPC meeting:

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.

The HPC staff has reviewed and stamped the attached submission materials.

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: Peter and Emily Gardner (Jon Hensley Architects, Architect)
Address: 14 W 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 work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or 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.

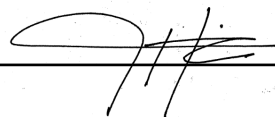
REVIEWED

By Laura DiPasquale at 10:53 am, Mar 17, 2026

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Montgomery County

Historic Preservation Commission



Work Item 1: <u>Basement Underpinning</u>	
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: <u>Windows</u>	
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: <u>Interior work</u>	
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.

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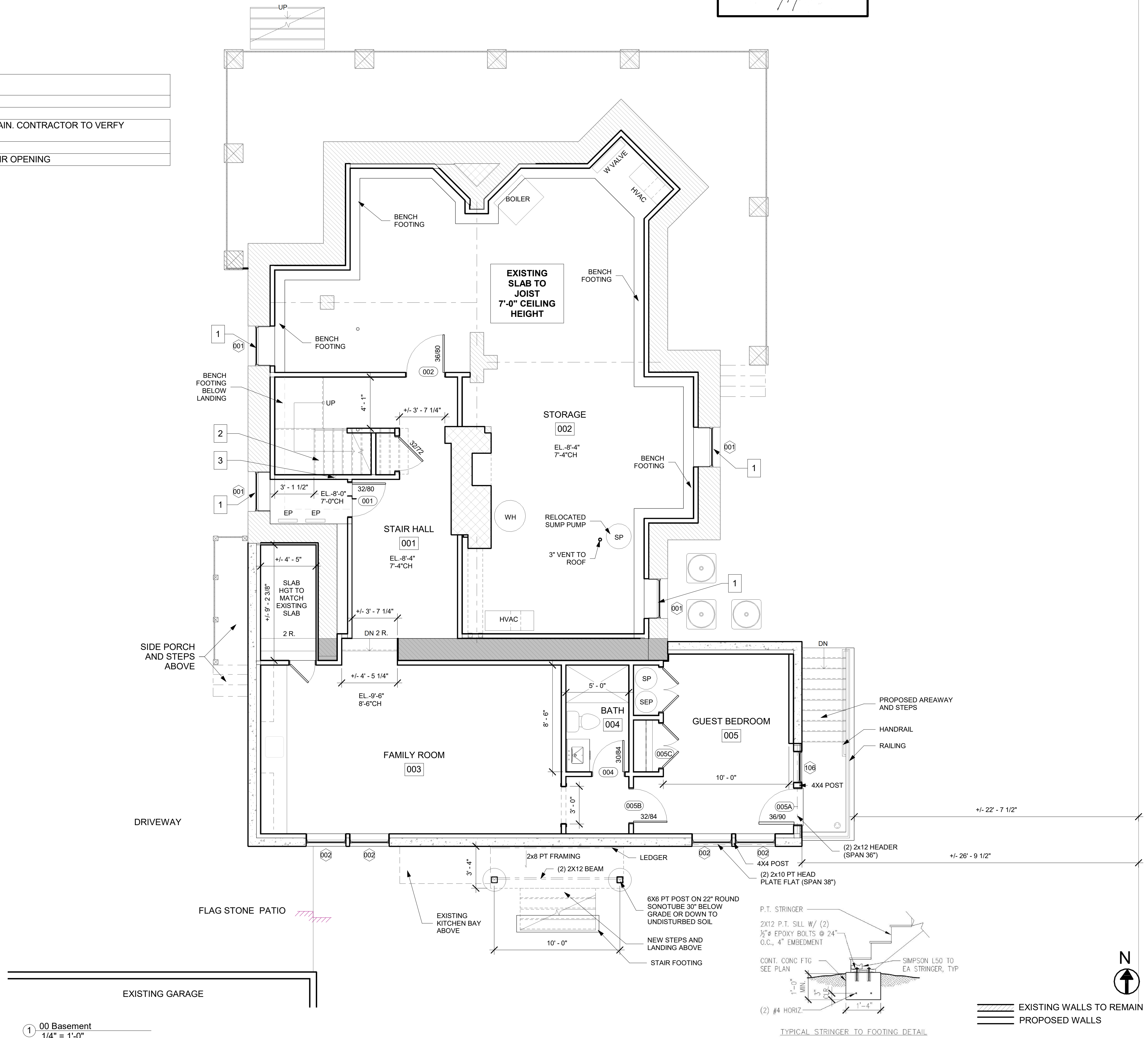


1. UNO, ALL PARTITION WALLS TO BE 2x4 WOOD FRAME WITH 1/2" DRYWALL ON BOTH SIDES.
2. UNO, NEW EXTERIOR WALLS TO BE 2x6 WOOD FRAME. SEE TABLE ON ... FOR MIN. INSULATION VALUES.
3. UNO, USE PLYWOOD WALL AND ROOF SHEATHING (TYP.).
4. SEE STRUCTURAL DRAWINGS FOR JOIST, BEAMS, RAFTER SIZES AND SPACING, AND FOUNDATION AND FOOTINGS DETAILS.
5. FLOOR PLANS AND NOTES SHALL BE COORDINATED WITH APPLICABLE DRAWINGS, DETAILS, SCHEDULES, SPECIFICATIONS, WALL TYPES, AND OTHER RELATED NOTES.
6. UNO, ALL EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF CONCRETE AND FACE OF SHEATHING, AND ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF DRYWALL.
7. CONTRACTOR TO SUBMIT WALL CHECK SURVEY PRIOR TO COMMENCING WALL FRAMING.

Keynotes	
Key Value	Keynote Text
1	REPLACE IN KIND WITH NEW WINDOW/DOOR. EXISTING OPENING AND HEADER TO REMAIN. CONTRACTOR TO VERIFY MEASUREMENTS IN FIELD PRIOR TO WINDOW QUOTE
2	ALL NEW STAIRS SHALL HAVE (3)2x12 CUT STRINGERS (BOTH SIDES AND MIDDLE)
3	RELOCATED 4x4 POST. ADJUST EXISTING FLOOR JOISTS TO ALLOW FOR 40" CLEAR STAIR OPENING

By Laura DiPasquale at 11:48 am, Mar 17, 2026

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Historic Preservation Commission



JONHENSLEY
ARCHITECTS

JOHN HENSLEY ARCHITECTS, P.L.L.C.
927 SOUTH WALTER REED DRIVE
SUITE 3
ARLINGTON, VA 22204

ARCHITECT
13077

Jon Hensley

JON HENSLEY
STATE OF MARYLAND

**KIRKE ST
RESIDENCE**
WEST KIRK STREET CHEVY
CHASE MD 20815

BASEMENT PLAN

Project number: 859

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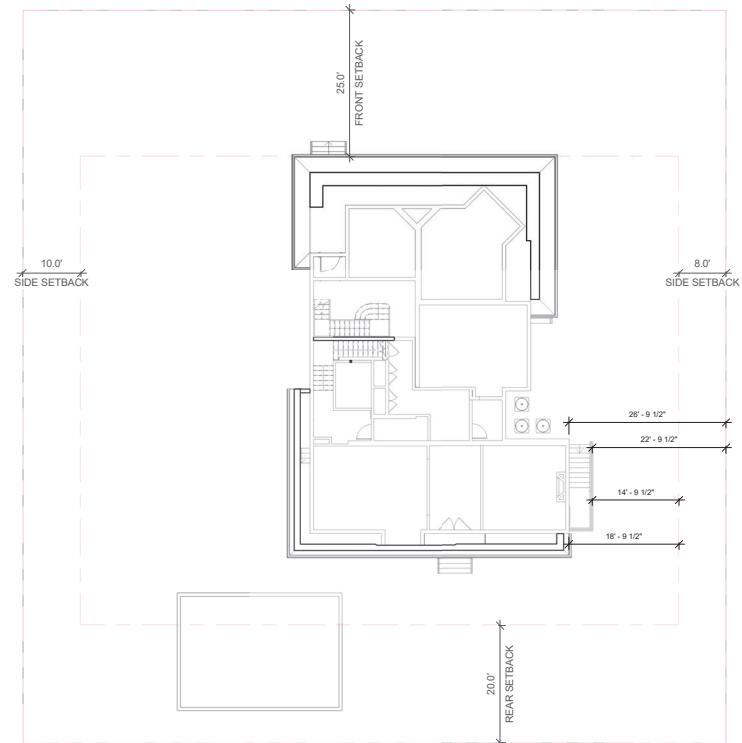
A-100

1. UNO, SITE PLAN DIMENSIONS ARE TAKEN FROM EXTERIOR FINISHED FACE OF WALLS.
2. EXCAVATION AND SITE WORK TO ACCOUNT FOR EXISTING TO REMAIN LANDSCAPING.
3. EXISTING AND PROPOSED UTILITIES ARE TO BE SHOWN BY THE SYSTEMS ENGINEER ELEMENTS TO REMAIN, AND TAKE DELIBERATE CARE TO PROTECT DURING CONSTRUCTION WITH BARRIERS.
4. VERIFY IN FIELD LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT "MISS" CALL CENTER FOR EXISTING UTILITY LOCATES BEFORE EXCAVATION.
5. CONTRACTOR TO SUBMIT WALL CHECK SURVEY AFTER COMPLETING FOUNDATION, PRIOR TO COMMENCING WALL FRAMING. COORDINATE WITH ARCHITECT TO SUBMIT WALL CHECK AS AN ACTIVE REVISION TO THE BUILDING PERMIT FOR REVIEW AND APPROVAL BY JURISDICTION.
6. BEGIN PROCEEDING WITH CONSTRUCTION.
7. CONTRACTOR TO PROVIDE FINAL SURVEY AT COMPLETION OF PROJECT. COORDINATE WITH ARCHITECT TO SUBMIT FINAL SURVEY TO JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO FINAL INSPECTIONS.
8. REFER ALSO TO CIVIL DRAWINGS.

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A-003



① Site Plan
1" = 10'-0"



① 02 Second Floor Demolition Plan
1/4" = 1'-0"

Section Details: Operating

Scale: 3" = 1' 0"

Ultimate Wood Double Hung

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EXISTING CEDAR
SHAKE FINISH PER
ELEVATIONS

EXISTING EXTERIOR
HISTORIC TRIM TO
BE SALVAGED AND
REINSTALLED

EXISTING
FRAMING AND
OPENING SIZE
TO REMAIN

WINDOW SASH TO BE
INSET FROM EXTERIOR
FACE OF WALL TO MATCH
EXISTING HISTORIC
WOOD WINDOWS

SOLID WOOD SASH
AND FRAME

SIMULATED
DIVIDED LITES
(SDL) TYP.

EXISTING EXTERIOR
HISTORIC TRIM TO
BE SALVAGED AND
REINSTALLED

EXISTING CEDAR
SHAKE FINISH PER
ELEVATIONS

Double Hung

Head Jamb and Sill

Lower Sash

Upper Sash

EXISTING
INTERIOR TRIM TO
BE SALVAGED
AND REINSTALLED

PAINTED WOOD
TRIM TO MATCH

EXISTING EXTERIOR
HISTORIC TRIM TO
BE SALVAGED AND
REINSTALLED

Double Hung
Jamb

14 W KIRKE ST RESIDENCE - 3/12/2026

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Areaway Railing Example

