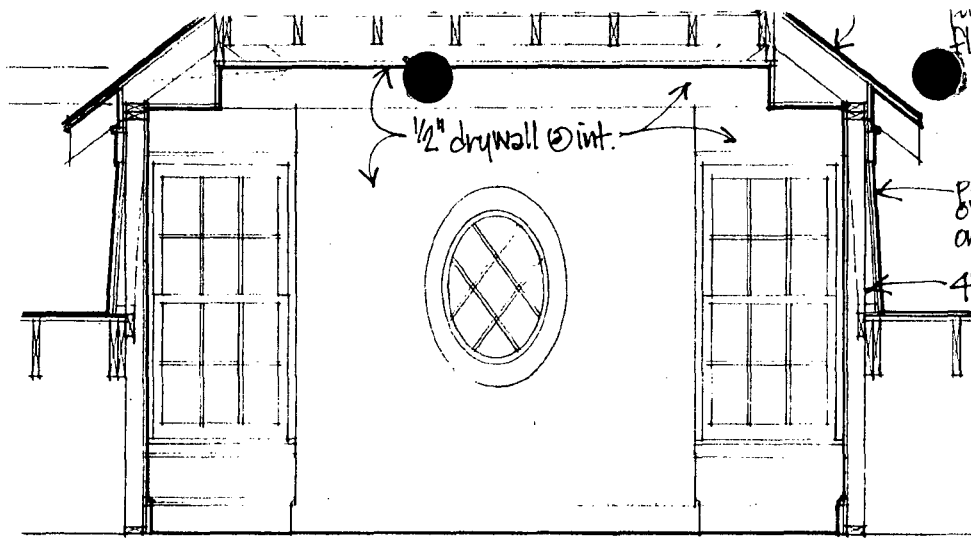


35/13-99J 32 West Kirke Street
(Chevy Chase Village Historic Dist.)



finish roofing w/ copper flashing & drip edge

1/2" drywall @ int.

→ painted stucco on metal lath over 1/2" ext. plywood sheathing on 2x4 stud framing

→ 4° battered wall incline of 2x4 auxiliary framing

J

DORMER CROSS SECTION

1/2" = 1'-0"



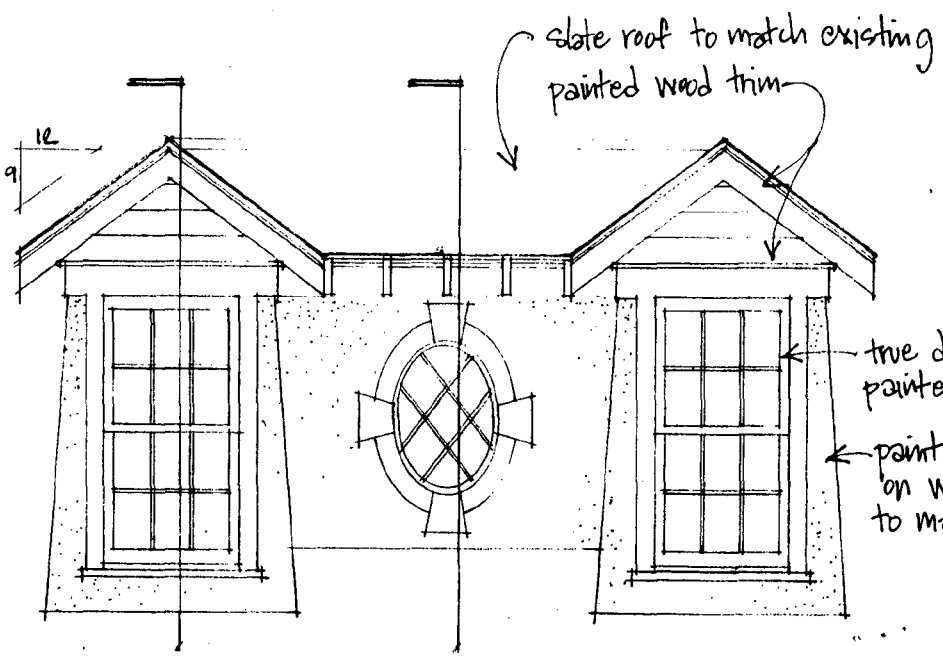
new dormer to replace existing

APPROVED
Montgomery County
Historic Preservation Comm
[Signature]

F

HOUSE FRONT ELEVATION

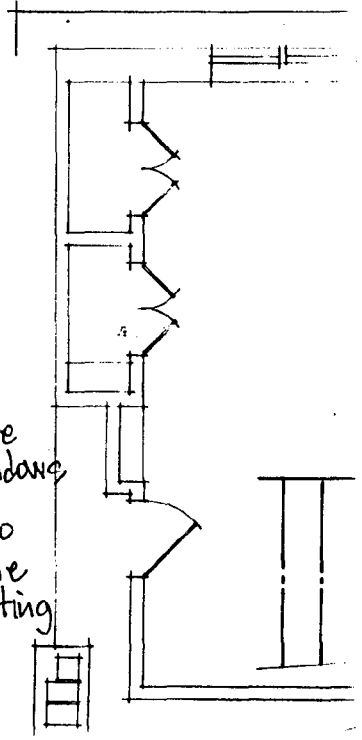
1/8" = 1'-0"



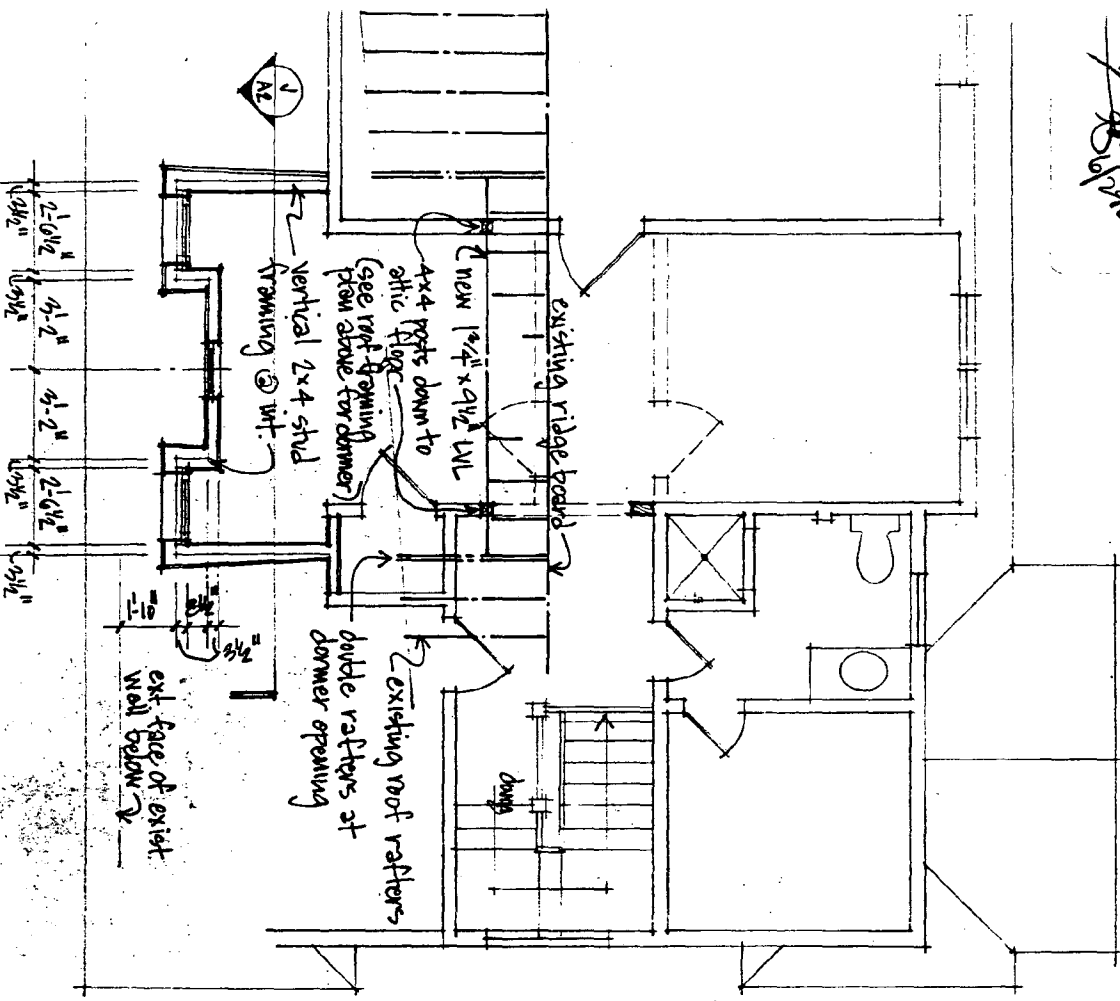
→ slate roof to match existing
→ painted wood trim

→ true divided-lite painted wd. windows

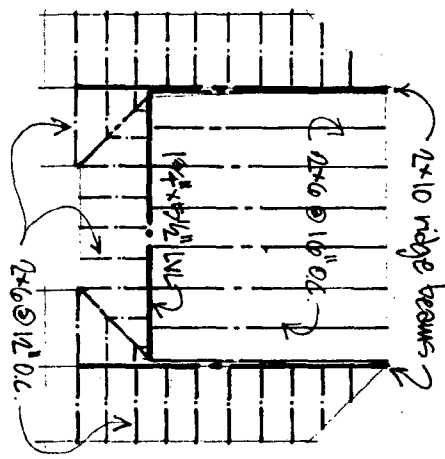
→ painted stucco on wood frame to match existing



ED
County
of Construction
[Signature]



D ROOF FRAMING PLAN
1/4" = 1'-0"



H DORMER ROOF PLAN
1/4" = 1'-0"

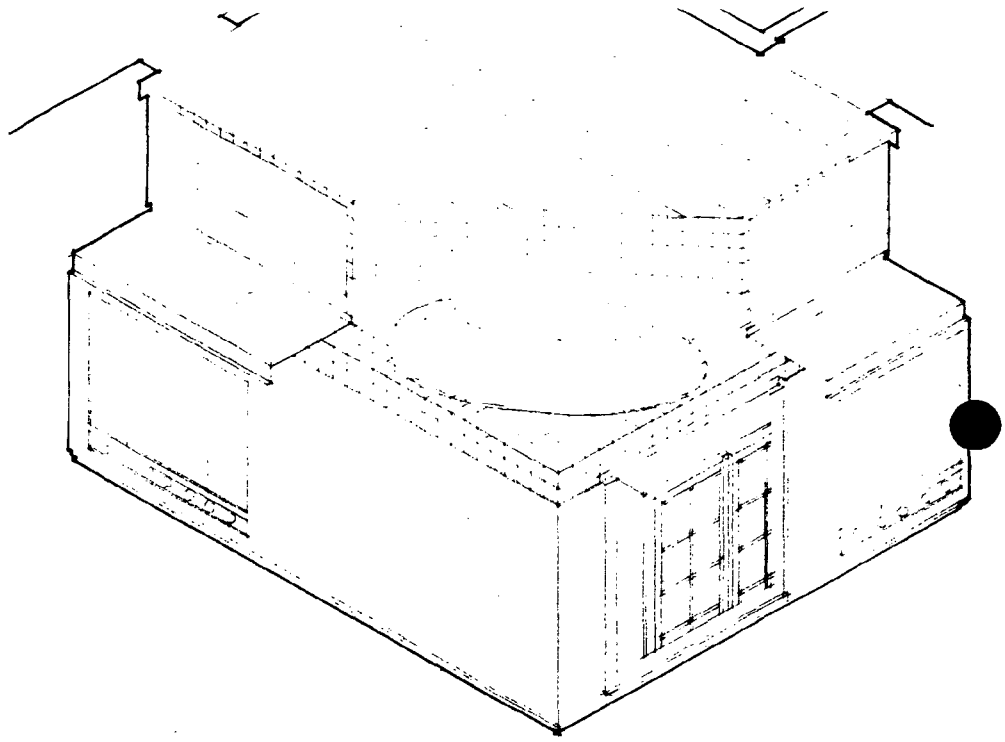
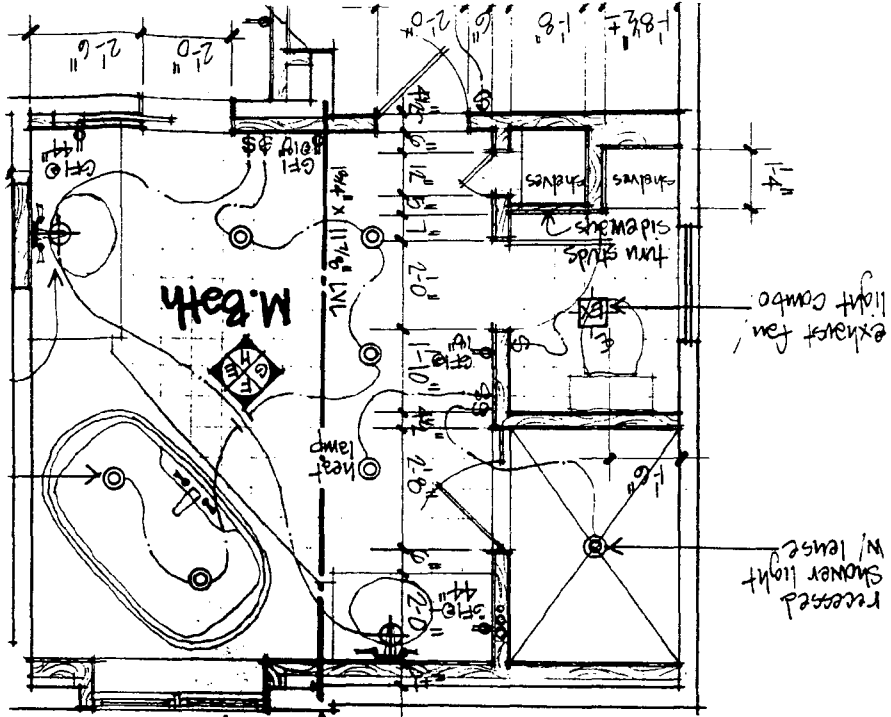
SHEET
[Handwritten mark]

The Lynham Residence

32 West Kirke Street Chevy Chase, Maryland

Richard Leggin Architect

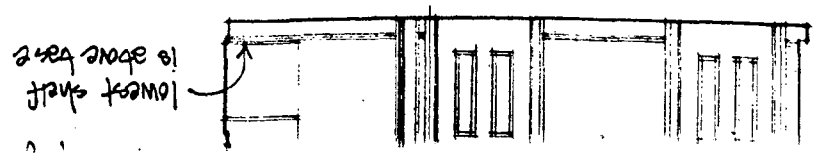
6112 Oberlin Avenue Glen Echo, Maryland
(301) 320-0107

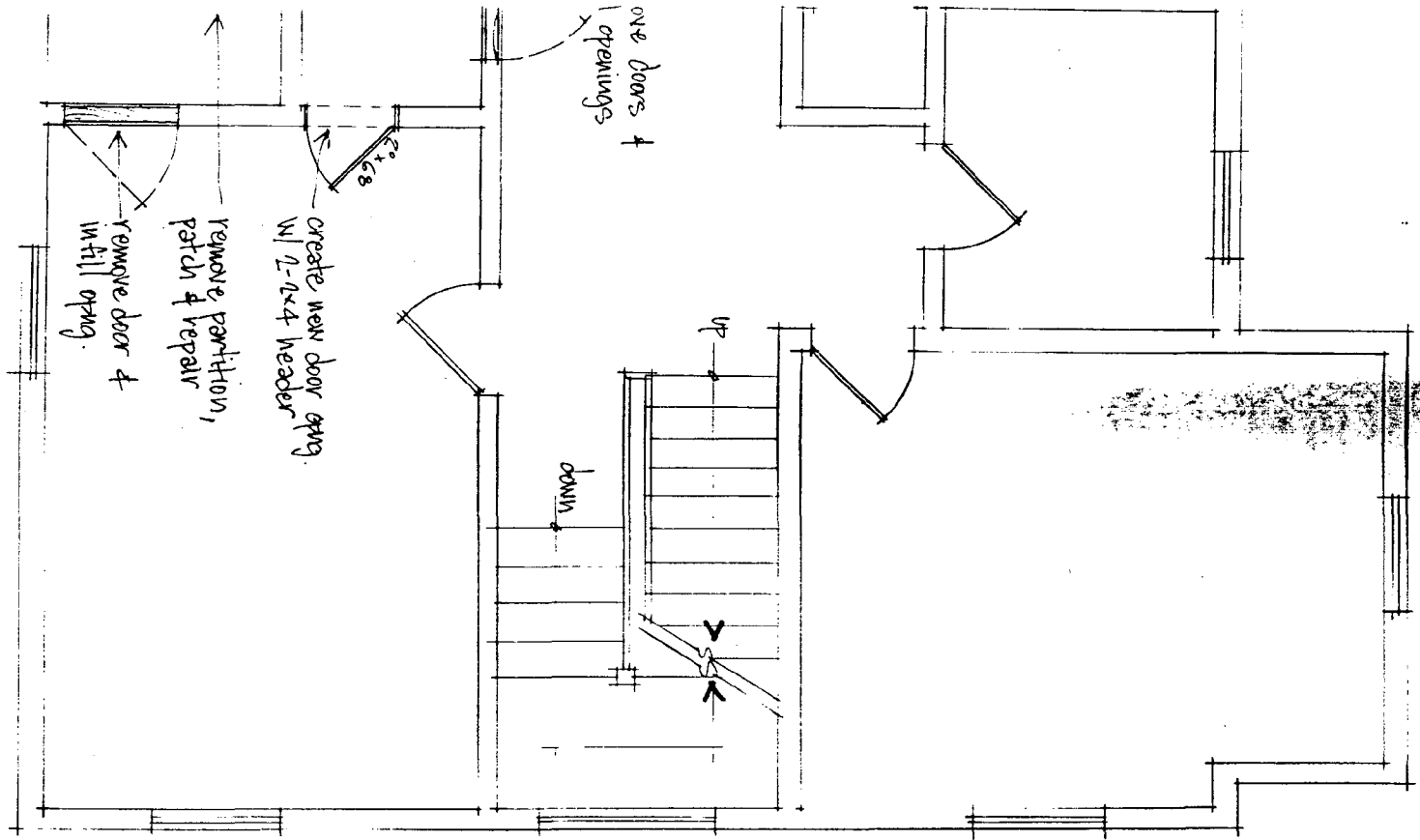


new laminated beam in ceiling to carry existing ceiling joists and gable end wall above (but not roof framing)

(F) MASTER BATH INT. ELEVATION 3/8" = 1'-0"

(H) MASTER BATH INT. ELEVATION 3/8" = 1'-0"





HOWING RECONFIGURATION OF MASTER SUITE

1/8" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 (window) 6/29/99

SHEET

A1

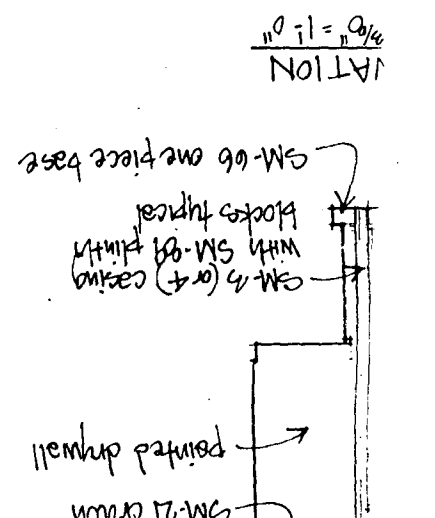
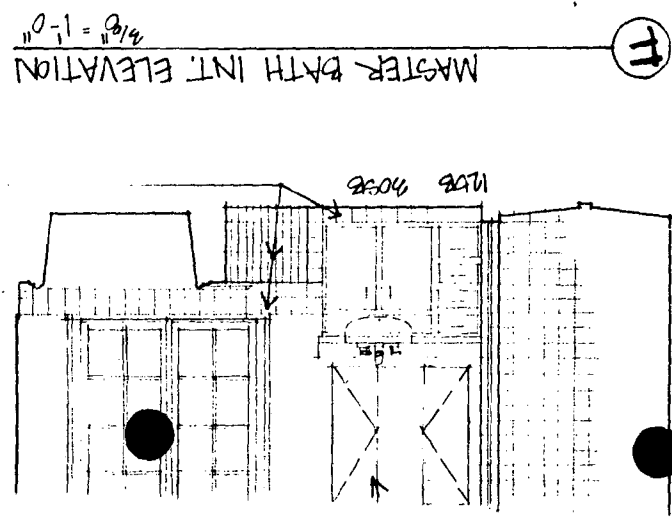
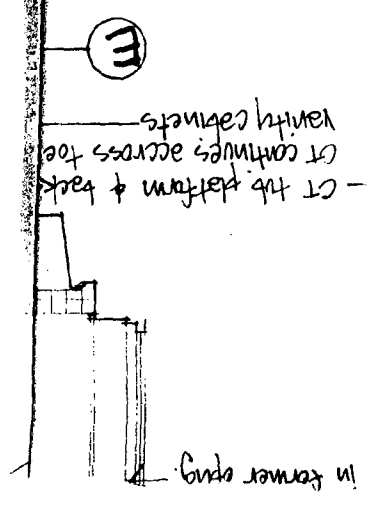
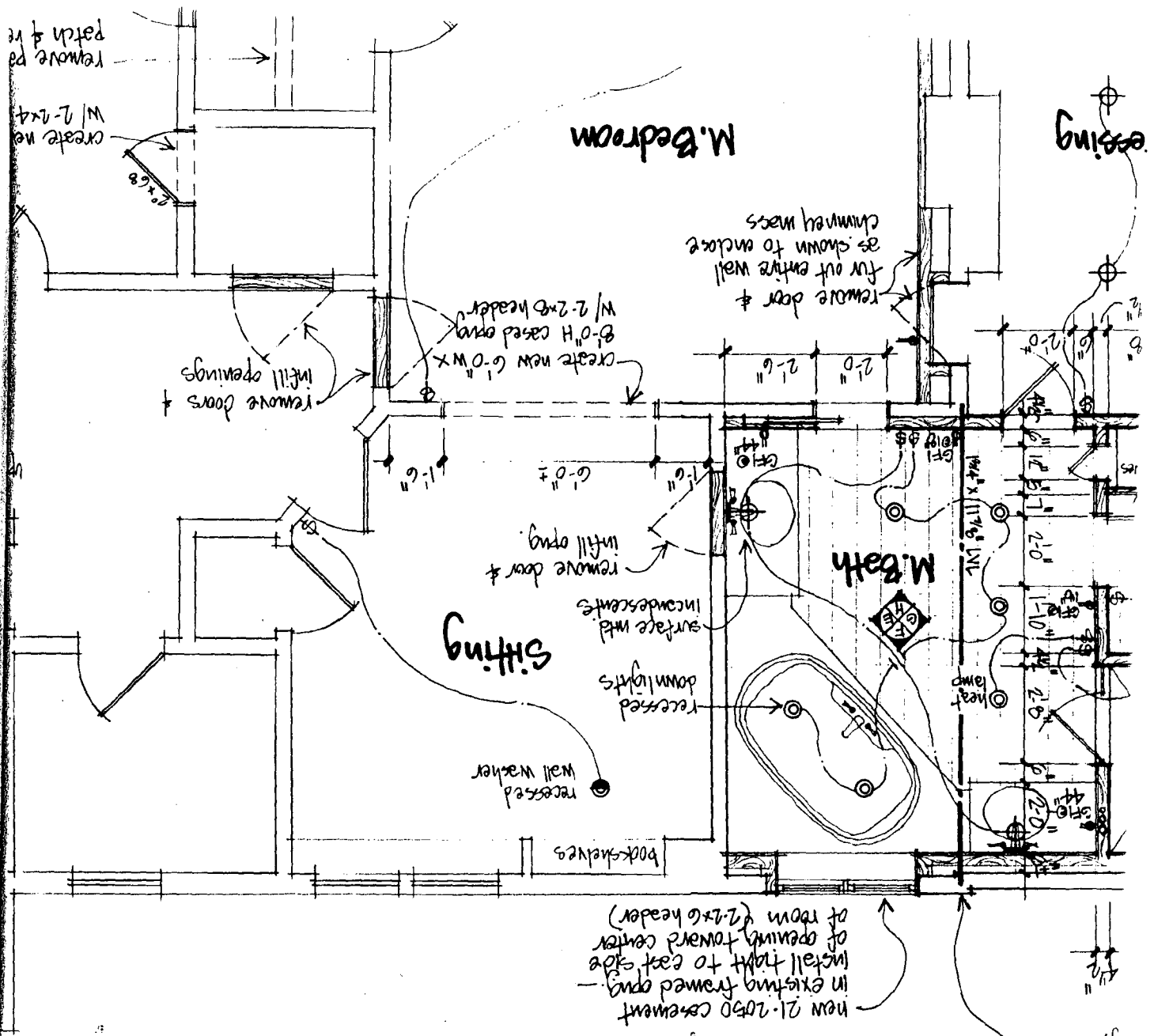
JOB Lynham
 DRAWN M.J.N.
 DATE 6-25-99

The Lynham Residence

32 West Kirke Street Chevy Chase, Maryland

Richard Leggin

612 Oberlin Avenue Glen
 (301) 320-0107

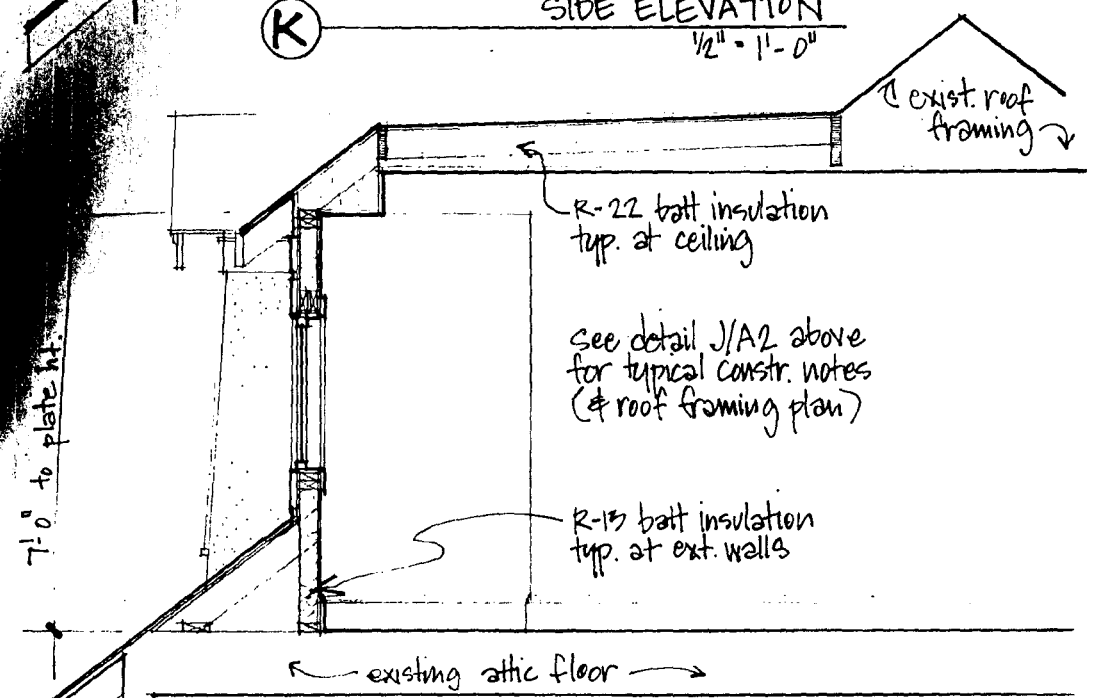


7'-8" ± cells



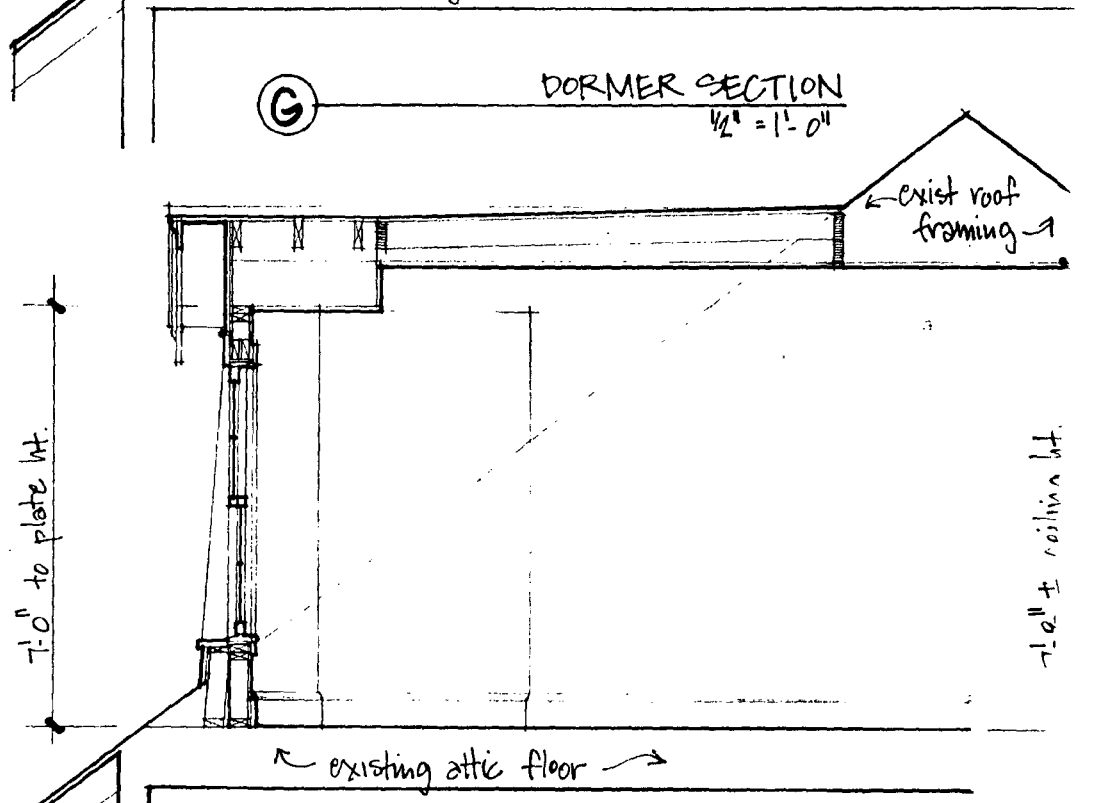
(K)

SIDE ELEVATION
1/2" = 1'-0"



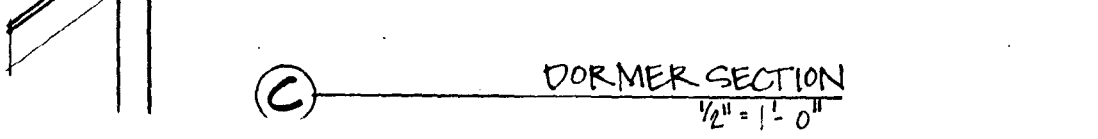
(G)

DORMER SECTION
1/2" = 1'-0"



(C)

DORMER SECTION
1/2" = 1'-0"





MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 5-26-99

9905050090

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *gh*
Historic Preservation

SUBJECT: Historic Area Work Permit *35/13.99J*

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved Denied

Approved with Conditions: _____

X and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: John M. Lynham

Address: 32 West Kirke Street Chevy Chase

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20859
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Richard Leggin
Daytime Phone No.: 301-320-0107

Tax Account No.: _____
Name of Property Owner: John M. Lynham Daytime Phone No.: 202-721-5510
Address: 3648 Kangwaha St NW WASH DC 20015
Street Number City State Zip Code
Contractor: Not selected Phone No.: ~~202-721-5510~~
Contractor Registration No.: _____
Agent for Owner: Richard A. Leggin Daytime Phone No.: 301-320-0107
Richard Leggin Architects

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: West Kirke Street
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
Lot: P6 Block: 32 Subdivision: Chevy Chase Village
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: New dormer to replace existing
1B. Construction cost estimate: \$ 10,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

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 _____ feet _____ 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

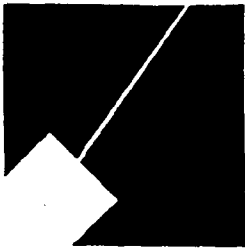
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Richard A. Leggin May 5, 1999
Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 5.26.99
Application/Permit No.: 990505099 Date Filed: 5/5/99 Date Issued: _____

37/13/99J

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 5-26-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits 35/13-99J (9905050090)

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



DORMER NOTES:

slate roofing to match existing
 wood frame dormer with stucco and painted wood trim to match existing
 9/12 roof slope and exposed rafter tips to match main house
 painted wood windows with true divided lites

DORMER REPLACEMENT DESIGN $\frac{1}{8}'' = 1'-0''$

LYNHAM RESIDENCE

32 West Kirke Street, Chevy Chase

APPROVED *Permit sent by drawings to be stamped*
 Montgomery County
 Historic Preservation Commission

[Signature]

RICHARD LEGGIN ARCHITECTS
 6112 Oberlin Avenue
 Glen Echo, MD 20812

5.5.99

Richard Leggin Architects

• 6112 Oberlin Avenue Glen Echo MD 20812 •

• Tel: 301-320-0107 Fax: 301-320-0109 •



MEETING NOTES

TO: PERRY KEPHART
WITH: MONT. CO. HISTORIC PRESERVATION COMMISSION
PROJECT: THE LYNHAM RESIDENCE @ 32 WEST KIRKE STREET
DATE: FRIDAY 05/06/99
RE: APPLICATION FOR DORMER REPLACEMENT

LIST OF ADJACENT PROPERTY OWNERS

29 West Kirke Street, Chevy Chase, Maryland 20815

30 West Kirke Street, Chevy Chase, Maryland 20815

31 West Kirke Street, Chevy Chase, Maryland 20815

33 West Kirke Street, Chevy Chase, Maryland 20815

34 West Kirke Street, Chevy Chase, Maryland 20815

31 West Irving Street, Chevy Chase, Maryland 20815

33 West Irving Street, Chevy Chase, Maryland 20815

35 West Irving Street, Chevy Chase, Maryland 20815

5910 Cedar Parkway, Chevy Chase, Maryland 20815

5912 Cedar Parkway, Chevy Chase, Maryland 20815

5914 Cedar Parkway, Chevy Chase, Maryland 20815

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	32 West Kirks Street, Chevy Chase	Meeting Date:	05/26/99
Resource:	Chevy Chase Village Historic District	Report Date:	05/19/99
Case Number:	35/13-99J	Public Notice:	05/12/99
Review:	HAWP	Tax Credit:	None
Applicant:	John M. Lynham	Staff:	Perry Kephart
PROPOSAL:	Front Dormer Alteration	RECOMMEND:	Approve

DATE OF CONSTRUCTION: 1900

SIGNIFICANCE: Contributing Resource in Chevy Chase Village Historic District.

ARCHITECTURAL DESCRIPTION

The residence is a stucco-clad, two-story, side-gable Colonial Revival residence with Craftsman influences.

PROPOSAL

The applicant proposes to remove the out-of-period front dormer and replace it with a shed roof dormer with paired pedimented windows. Between the windows is a smaller, diamond-pane oval window. The roof of the dormer is to be of slate to match the existing roof material, the windows are to be painted wood with true divided lights. The dormer is to have stucco cladding and exposed rafter ends to match those on the historic resource.

STAFF DISCUSSION

A number of neighbors of the applicant have called staff to voice their support of the proposed replacement of a Bungalow style dormer with a dormer that is more in keeping with the style of the house. Although changes to historic resources are generally retained as evidence of the evolution of a resource over time, the existing dormer is a recent modification that does not evoke the era in which it was installed. Staff would support the new design. Village District guidelines require moderate scrutiny of changes to the front facade of a contributing resource. As no original material is being impacted, the change to the dormer will not affect the integrity of the historic resource or of the streetscape as a whole.

STAFF RECOMMENDATION

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

and with the Secretary of the Interior Guideline #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.

with the general condition applicable to all Historic Area Work Permits that **the applicant shall present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits** and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Richard Leggin
Daytime Phone No.: 301-320-0107

Tax Account No.: _____

Name of Property Owner: John M. Lynham Daytime Phone No.: 202-721-5510

Address: 3648 Kanawha St NW WASH DC 20015
Street Number City State Zip Code

Contractor: Not selected Phone No.: ~~202-721-5510~~

Contractor Registration No.: _____

Agent for Owner: Richard A. Leggin Daytime Phone No.: 301-320-0107
Richard Leggin Architects

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: West Kirke Street
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
Lot: P6 Block: 32 Subdivision: Chevy Chase Village
Liber: _____ Folio: _____ 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
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: New dormer to replace existing

1B. Construction cost estimate: \$ 10,000

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

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 _____ feet _____ 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.

Richard A. Leggin
Signature of owner or authorized agent

May 5, 1999
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____

Signature: _____

Date: _____

3

Richard Leggin Architects

• 6112 Oberlin Avenue Glen Echo MD 20812 •

• Tel: 301-320-0107 Fax: 301-320-0109 •



MEETING NOTES

TO: PERRY KEPHART
WITH: MONT. CO. HISTORIC PRESERVATION COMMISSION
PROJECT: THE LYNHAM RESIDENCE @ 32 WEST KIRKE STREET
DATE: FRIDAY 05/06/99
RE: APPLICATION FOR DORMER REPLACEMENT

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5910 Cedar Parkway, Chevy Chase, Maryland 20815

5912 Cedar Parkway, Chevy Chase, Maryland 20815

5914 Cedar Parkway, Chevy Chase, Maryland 20815

(4)



PHOTO OF EXISTING DORMER

LYNHAM RESIDENCE

32 West Kirke Street, Chevy Chase

RICHARD LEGGIN ARCHITECTS
6112 Oberlin Avenue
Glen Echo, MD 20812

5.5.99

(5)



DORMER NOTES:

slate roofing to match existing

wood frame dormer with stucco and painted wood trim to match existing

9/12 roof slope and exposed rafter tips to match main house

painted wood windows with true divided lites

DORMER REPLACEMENT DESIGN $\frac{1}{8}'' = 1'-0''$

LYNHAM RESIDENCE

32 West Kirke Street, Chevy Chase

RICHARD LEGGIN ARCHITECTS
6112 Oberlin Avenue
Glen Echo, MD 20812

5.5.99

6



PHOTO OF EXISTING DORMER

LYNHAM RESIDENCE

32 West Kirke Street, Chevy Chase

RICHARD LEGGIN ARCHITECTS
6112 Oberlin Avenue
Glen Echo, MD 20812

5.5.99



DORMER NOTES:

slate roofing to
match existing
wood frame dormer
with stucco and
painted wood trim
to match existing

3/4 roof slope and
exposed rafter tips
to match main house

painted wood windows
with true divided lites

DORMER REPLACEMENT DESIGN 1/8" = 1'-0"

LYNHAM RESIDENCE

32 West Kirke Street, Chevy Chase

RICHARD LEGGIN ARCHITECTS
6112 Oberlin Avenue
Glen Echo, MD 20812

5.5.99



PHOTO OF EXISTING DORMER

LYNHAM RESIDENCE

32 West Kirke Street, Chevy Chase

RICHARD LEGGIN ARCHITECTS
6112 Oberlin Avenue
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5.5.99

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Contact Person: Richard Leggin
Daytime Phone No.: 301-320-0107

Tax Account No.: _____
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Street Number City Street Zip Code

Contractor: Not selected Phone No.: ~~202-721-5510~~

Contractor Registration No.: _____
Agent for Owner: Richard A. Leggin Daytime Phone No.: 301-320-0107
Richard Leggin Architects

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: West Kirke Street
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
Lot: P6 Block: 32 Subdivision: Chevy Chase Village
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>New dormer to replace existing</u> | | | |
- 1B. Construction cost estimate: \$ 10,000
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

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: _____

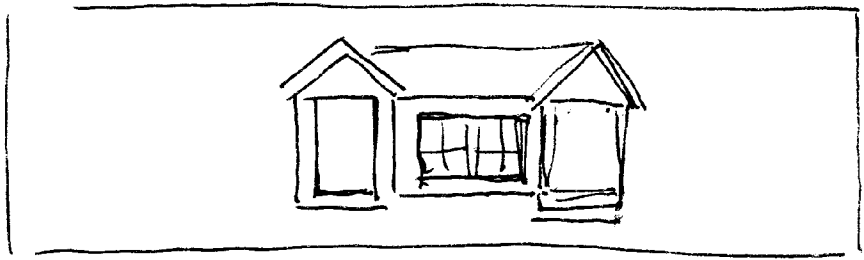
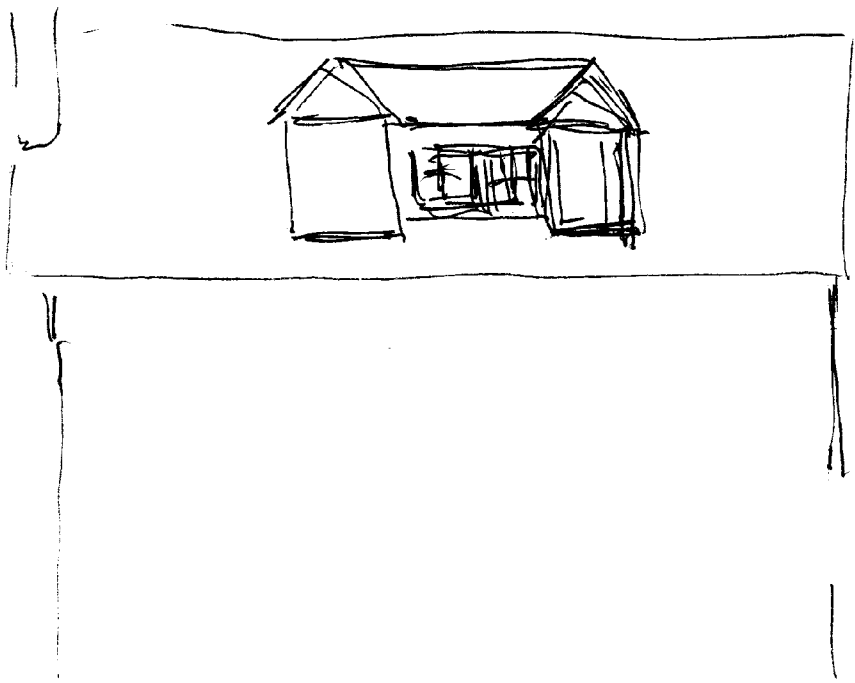
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ 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.

Richard A. Leggin _____ May 5, 1999
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____



center O ?
wider lower ?