

31 West Hill
Clem Chase Village

H/H/W 35/13-0' L



Wohlmut Associates Architects

Joseph Allen Wohlmut
Member, American Institute of Architects

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Washington, DC 20010
202.299.9728 Fax 299.9729
Cell: 202.425.9571 Email: wohlmuths@aol.com

6/16/10

stamped plans
in ofc bin



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 6/16/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #511007—alteration and addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with one condition** by the HPC on May 27, 2009. The condition of approval is:

1. the details of the door to the basement, the windows, and the hip roof, and the consistency between the plans and the elevations will be reviewed and approved at the staff level.

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: William R. Dooley
Address: 31 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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: JOE WOHLMUTH
Daytime Phone No.: 202 425 9571

Tax Account No.: 00455736
Name of Property Owner: WILLIAM R. DOOLEY Daytime Phone No.: 301 907 6562
Address: 31 W. KIRKE CHEMCHASE VILLAGE MD 20815
Street Number City Street Zip Code
Contractor: WOHLMUTH ASSOCIATES Phone No.: 202 425 9571
Contractor Registration No.: ARCHITECTS
Agent for Owner: WOHLMUTH, JOE Daytime Phone No.: 202 425 9571

LOCATION OF BUILDING/PREMISE

House Number: 31 Street: WEST KIRKE ST.
Town/City: CHEMCH. VILLAGE Nearest Cross Street: _____
Lot: 3+4 Block: 39 Subdivision: SECTION TWO
Liber: 10897 Folio: 497 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
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/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.

JOE WOHLMUTH 16 MAY 09
Signature of owner or authorized agent Date

Approved: with one condition For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: for team Jester Date: 5/16/10
Application/Permit No.: 511 007 Date Filed: _____ Date Issued: _____

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	31 West Kirke Street, Chevy Chase	Meeting Date:	5/27/09
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	5/20/09
Applicant:	William Dooley and Marion Blakey (Joe Wohlmuth, Architect)	Public Notice:	5/13/09
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-09L	Staff:	Anne Fothergill
PROPOSAL:	Side addition		

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: 1913

There have been a number of additions to the house including a two-story right side addition (approved by the HPC) built in 1999, a rear screened porch added in the 1990s, and a two-story rear addition built in the 1970s.

PROPOSAL

The applicants are proposing to construct an addition on the left side of the house toward the rear. The addition is 6'6" wide and uses 14' of existing porch with an additional 8' in length, adding approximately 50SF to the footprint of the house. The applicants propose to reuse the existing left side paired windows in the new addition and the addition design shows the original rear wall and left corner of the house exposed. For materials the applicants propose dashed pebble stucco, lattice, and a metal roof to match the existing conditions.

The applicants will create a tree protection plan with the Chevy Chase Village arborist.

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 documents is outlined below.

Chevy Chase Village Historic District

The Guidelines define a Contributing Resource as “A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

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.

Specifically, the *Guidelines* state:

- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- 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 public right-of-way or not. Vinyl and aluminum windows (other than storm windows) 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:

- (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 one 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:

- # 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.
- #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

The applicants are proposing a small side addition that is pushed back toward the rear of the house. While the Commission generally encourages additions be located behind the house, this one is located on the side but toward the rear and they are constructing more than half of it in the footprint of the existing screened porch. The design allows the original rear left side corner and wall of the house to remain exposed and the new side addition is separated from it by a new door. They propose to reuse the existing side windows in the new side elevation. The proposed materials match the existing materials of the house.

Staff was concerned about diminishing the overall integrity of this house any further since it already has a 2-story side addition on the right side and a 2-story rear addition. However, this addition is small, located towards the rear, only one story, and the addition is designed so that the rear left corner of the house will remain visible. Additionally, the rear left corner at the 2nd floor will continue to read since this is a one story addition. In terms of the lot coverage, this addition uses existing footprint and only adds 50SF of new coverage, but it should be noted that if the addition had been constructed at the rear of the house it would have impacted one or two very large trees.

Staff is recommending that the HPC approve this application.

STAFF RECOMMENDATION

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

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.



DPS - #8
511 007

HISTORIC PRESERVATION COMMISSION
301/563-3400

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Daytime Phone No.: 202 425 9571

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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.

JOE WAHLMUTH 06 MAY 09
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 511007 Date Filed: _____ Date Issued: _____

5

**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:

1911 CONSTRUCTION, WOOD FRAME, DASHED
PEBBLE STUCCO WALLS, RED SLATE MAIN ROOF
WITH 18-INCH OVERHANG, METAL ROOF AT
SHED DORMERS AND PORCHES. WINDOWS
ARE DOUBLE HUNG COVER AND CASEMENTS.
ARCHITECTURAL FEATURES IN THE MANNER
OF ARTS AND CRAFTS PERIOD STYLE

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

MATCH EXISTING ROOF OVER PORCH.
ENCLOSING 7x14 EXISTING SCREENED PORCH
AND ADDING 7x8 EXTENSION OF SAME PORCH
TO EXPAND THE KITCHEN. REUSE WINDOW
AND MATCH EXISTING DASHED PEBBLE STUCCO,

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 affected 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.

6

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

<p>Owner's mailing address WILLIAM DOOLEY, MD MARION BLAKEY 31 WEST KIRKE ST CHEVY CHASE VILLAGE, MD 20815</p>	<p>Owner's Agent's mailing address JOE WOHLMUTA, ARCHITECT 1770 PARK RD NW, DC 20010</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>MARY A. TUOEY 29 WEST KIRKE ST. CHEVY CHASE VILLAGE MD, 20815</p>	
<p>MARY SHEEHAN ANTHONY MARA 30 WEST KIRKE ST. CCU, MD 20815</p>	
<p>33 WEST KIRKE ST CHARLES HOBBS CHEVY CHASE VILLAGE, MD 20815</p>	
<p>32 WEST KIRKE ROGER DOWER. CHEVY CHASE VILLAGE MD 20815</p>	

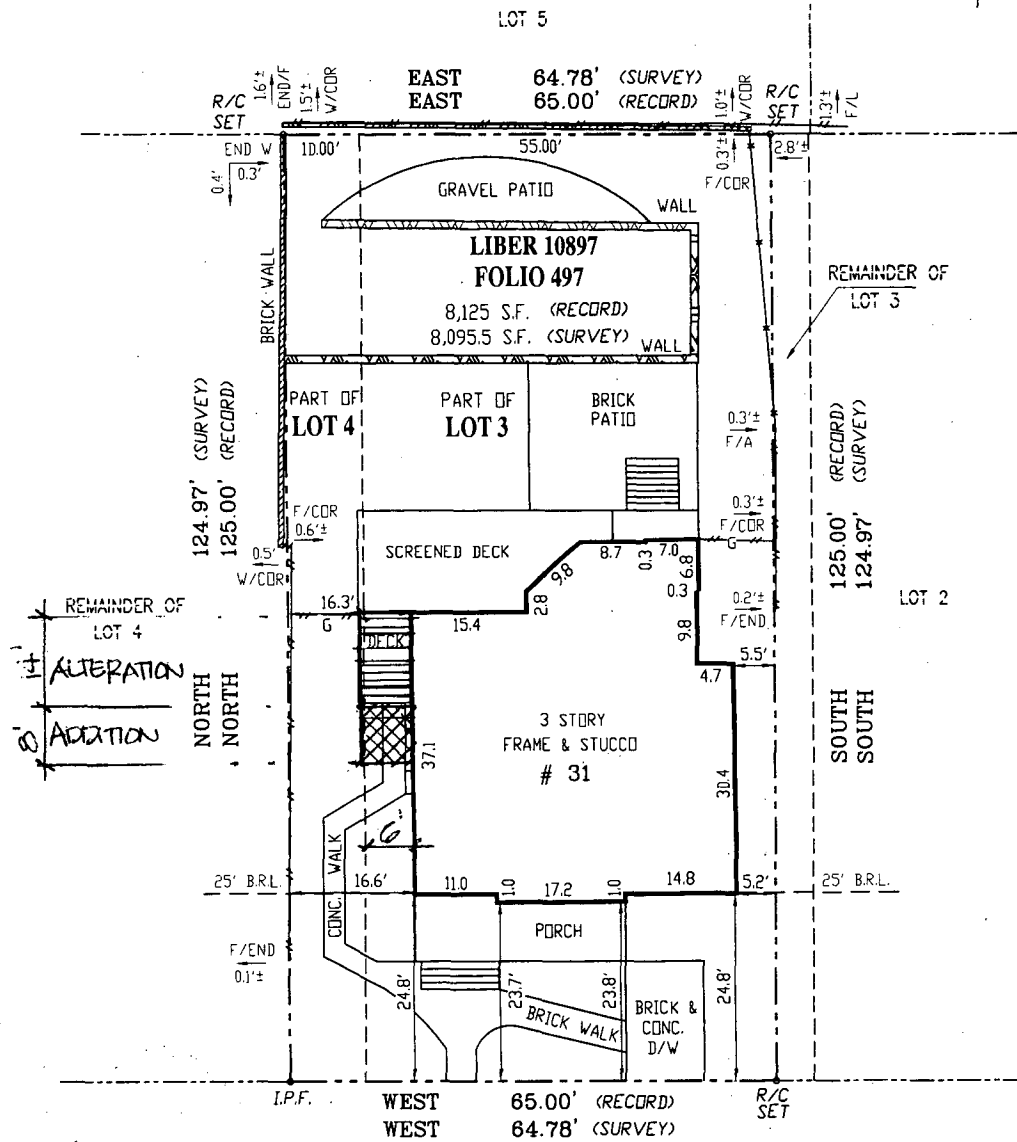
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The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone "X" per H.U.D. panel No. 0455D
- 2) All property corners have been recovered or set and verified per field survey performed: 03-30-2009.
- 3) IPF indicates iron pipe found.
R/C Set indicates rebar & cap set.


P.B.2 P. 106



PLAT OF SURVEY
PARTS OF LOTS 3 & 4
BLOCK 39, SECTION 2
CHEVY CHASE

MONTGOMERY COUNTY, MARYLAND

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

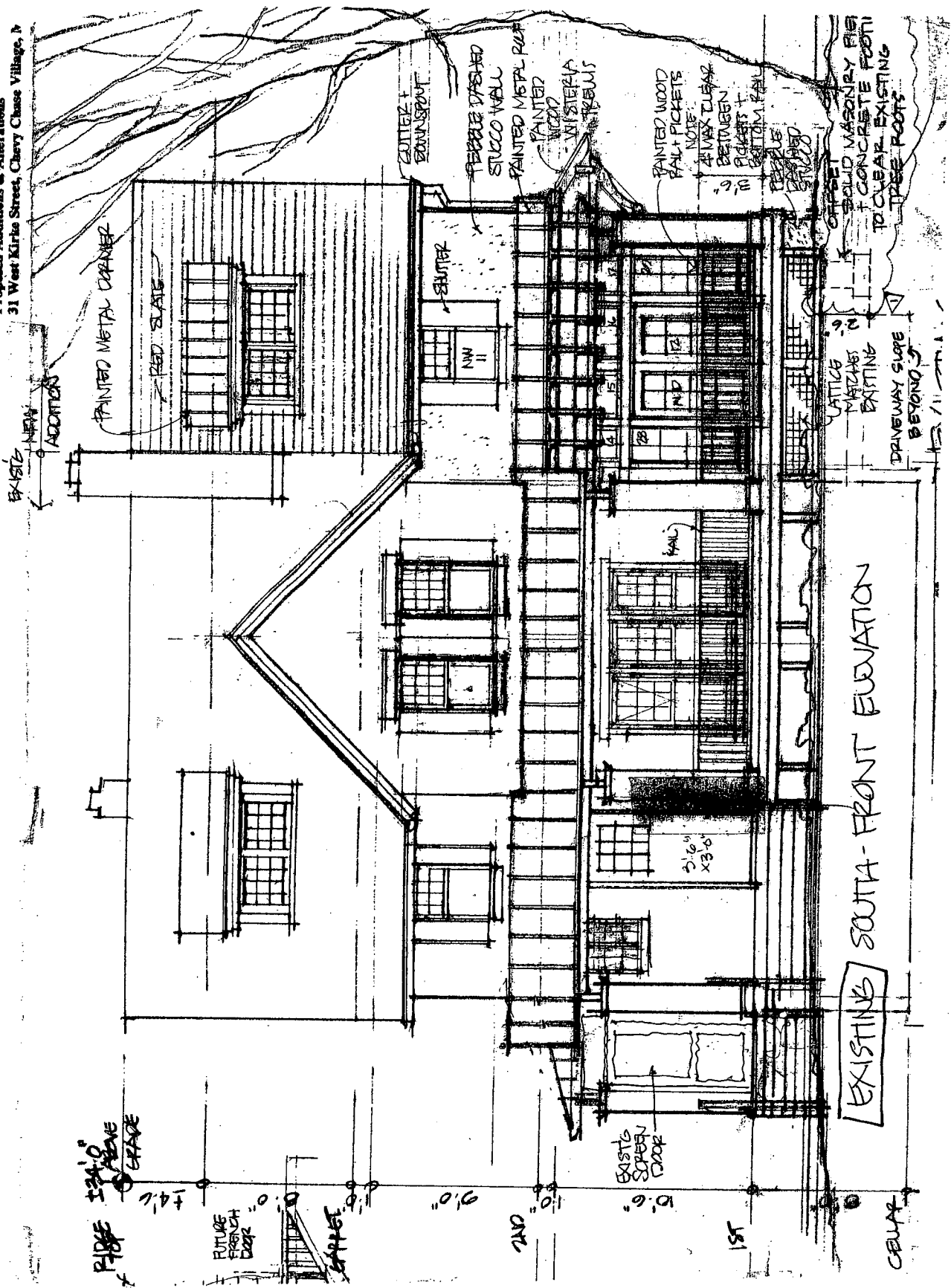
SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS		
"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN". <i>Joseph E. Snider</i> MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21229		PLAT BK.	2		20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100, Fax 301/948-1286	
		PLAT NO.	106			
		LIBER	10897	DATE OF LOCATIONS	SCALE: 1" = 20'	
		FOLIO	497	WALL CHECK:	DRAWN BY: E.M.G.	
				HSE. LOC.: 03-24-09	JOB NO.: 09-25020	
				PROP. CORS.: 03-30-09		

(a)

This addition previously approved and constructed

Blakey-Dooley House

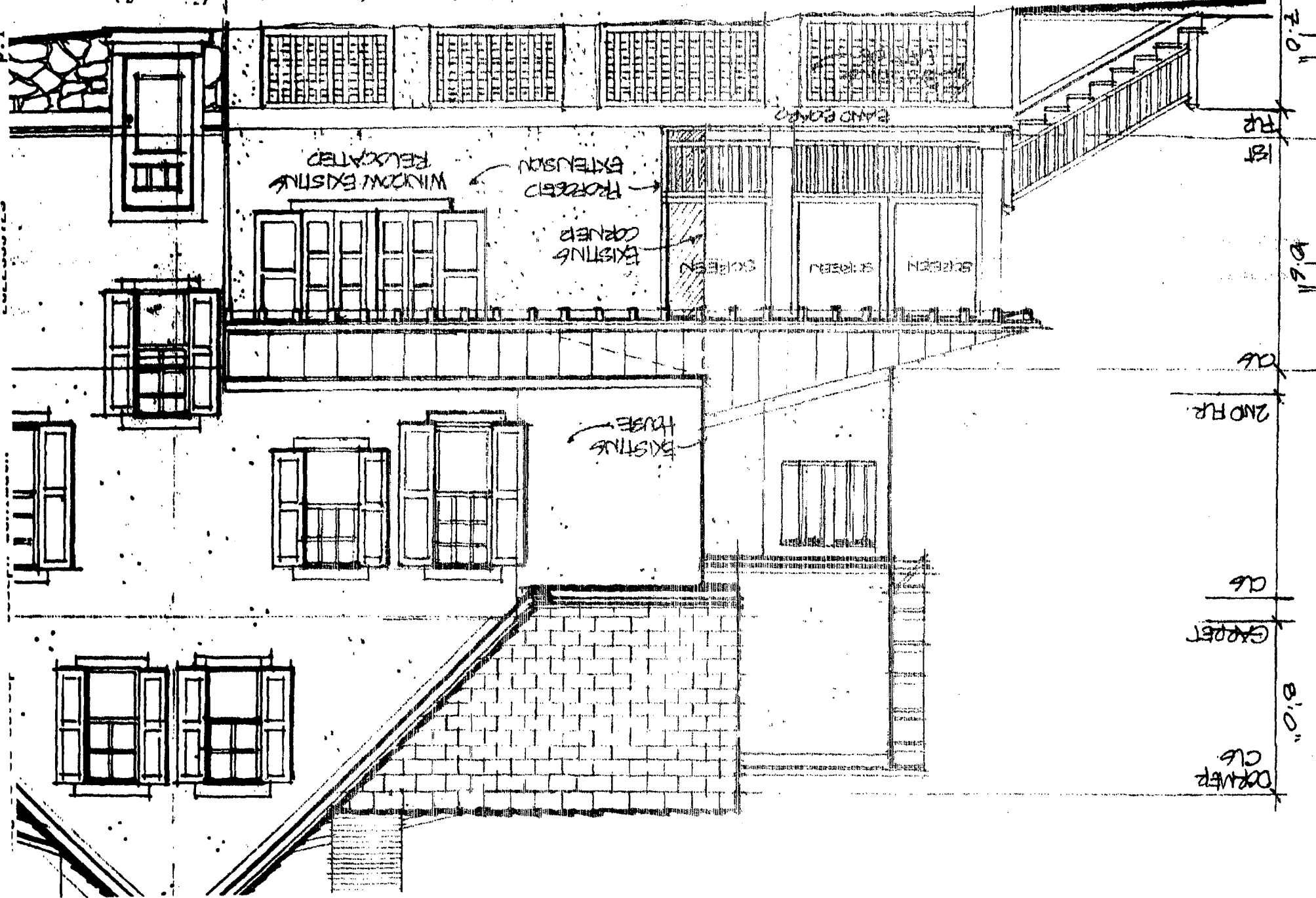
Proposed Additions & Alterations
31 West Kirtis Street, Cherry Chase Village, D



EXISTING SOUTH-FRONT ELEVATION

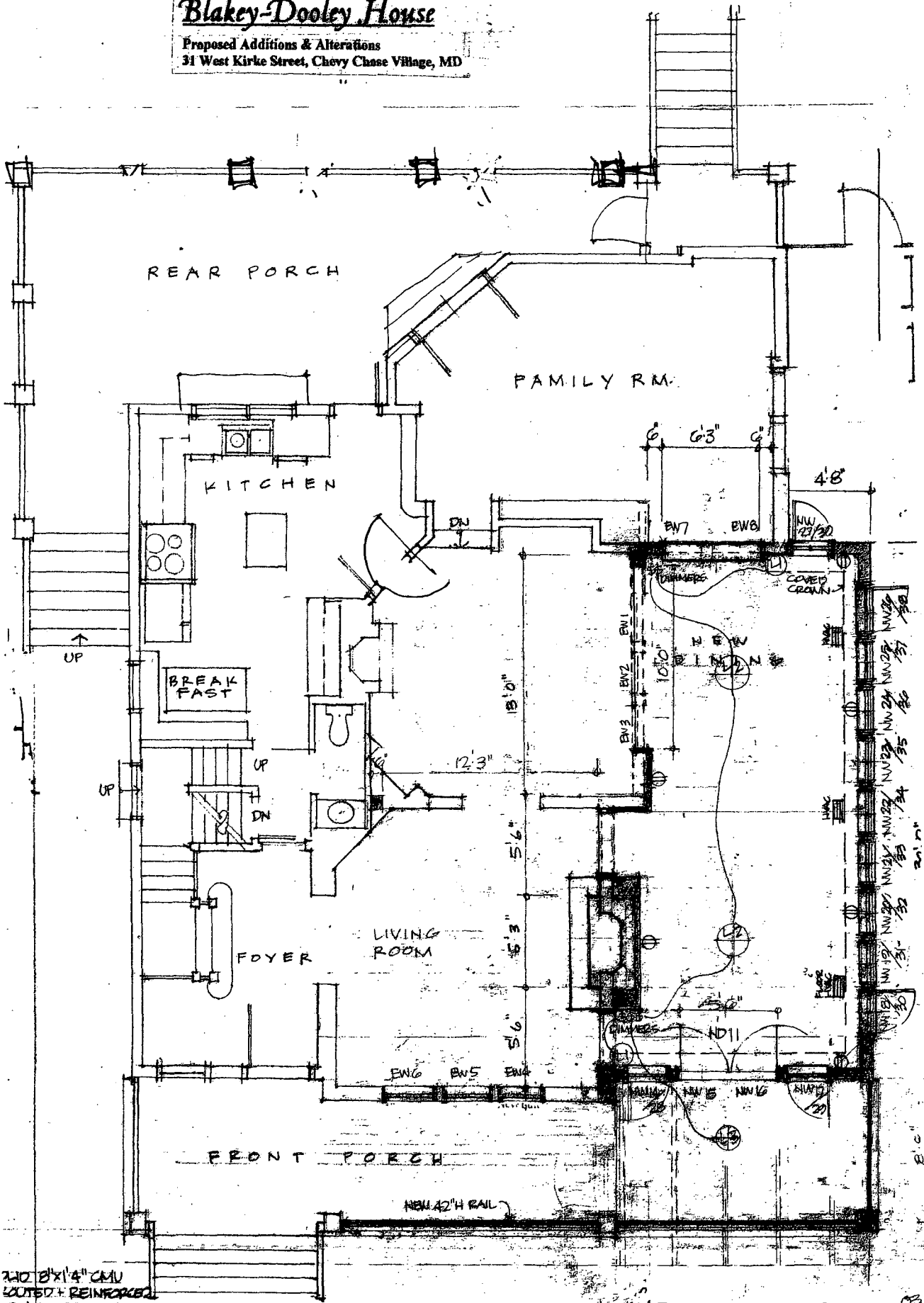
PROPOSED KITCHEN

EXISTING TO REMAIN * ALTERATION * ADDITION



Blakey-Dooley House

Proposed Additions & Alterations
31 West Kirke Street, Chevy Chase Village, MD



2x10 2"x14" CMU
SCOTED + REINFORCED
FR AND CONCRETE
TILING

E LOAD = 70 LBS TOTAL

EXISTING
FIRST FLOOR

1/4" = 1'-0"
H. SCHWAB



03/1
14/1
10/21
15

14

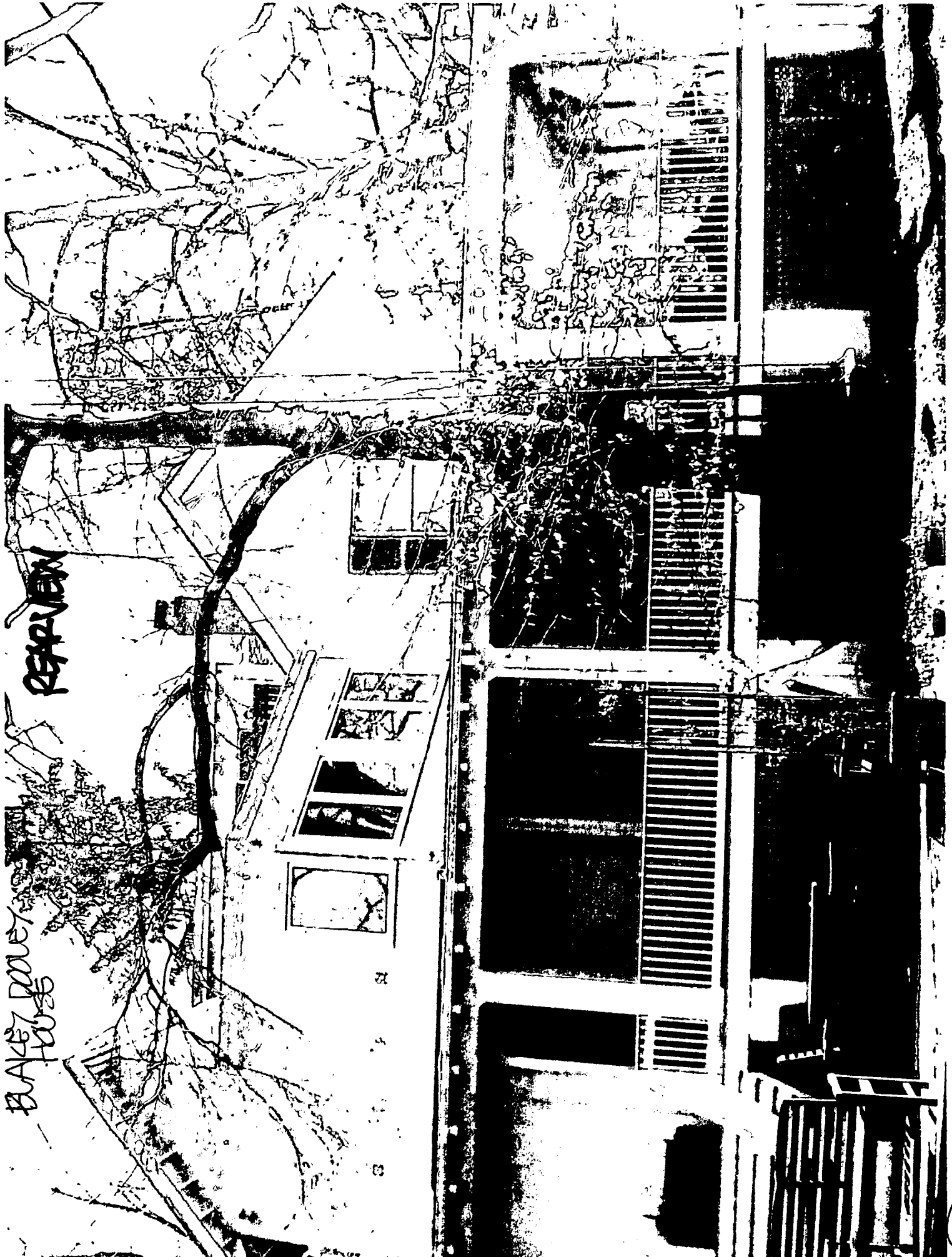


VIEW FROM POINT WEST

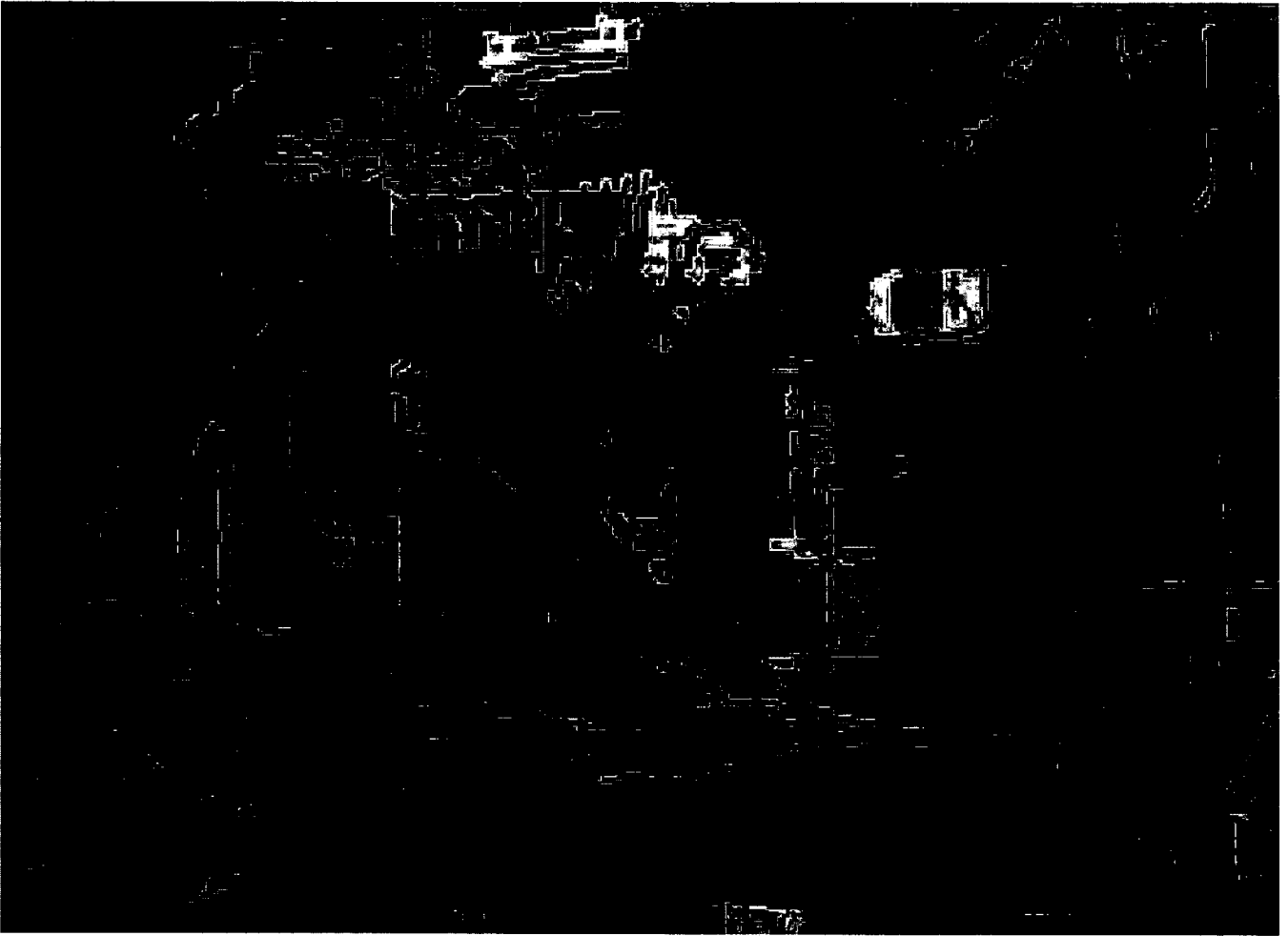
FLAKEY DOWN

REAR VIEW

BAKER DRIVE
HOUS



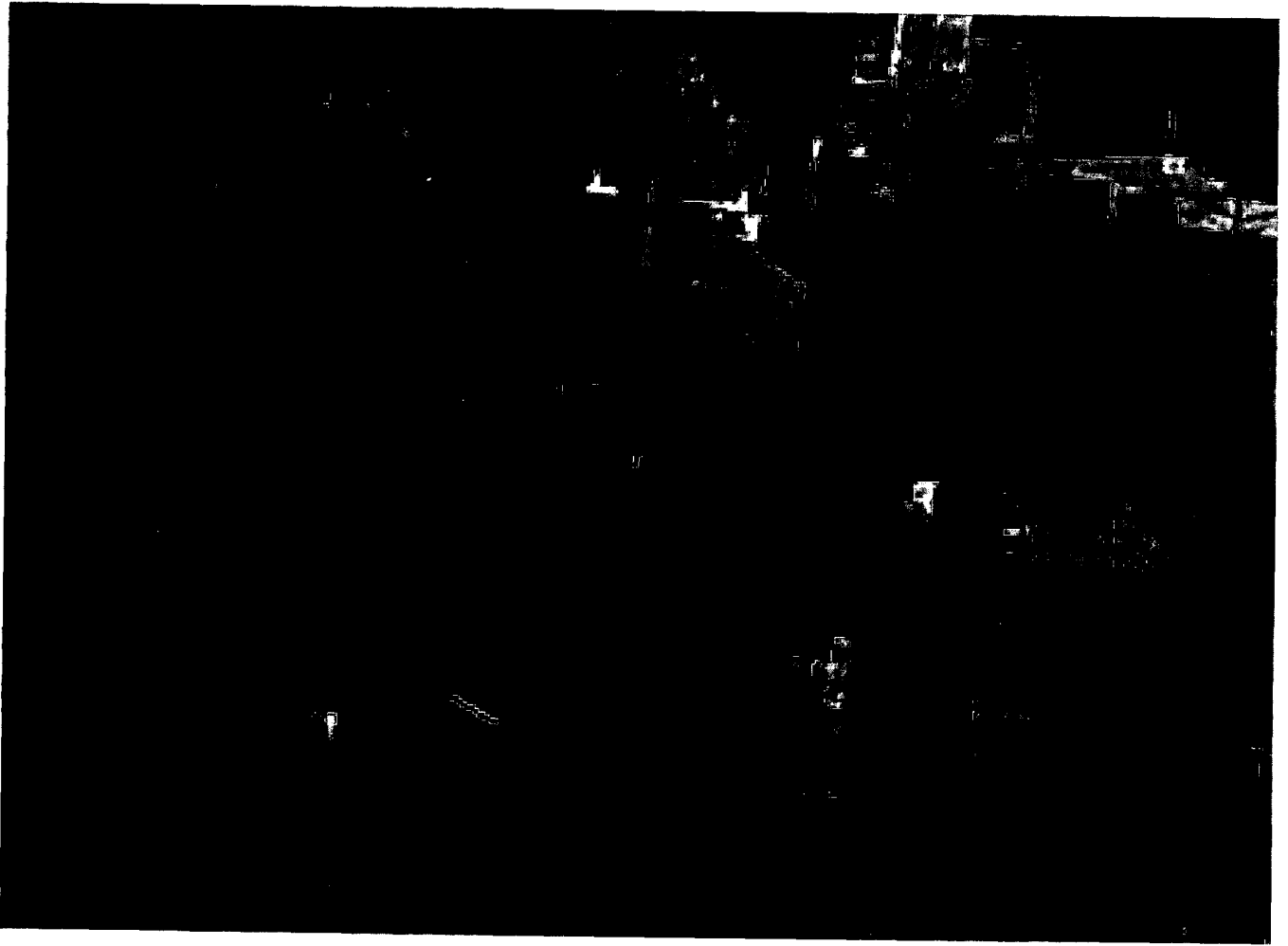
front



31 west side

back





31 west kirk (left side)



back of house



↑ addition location

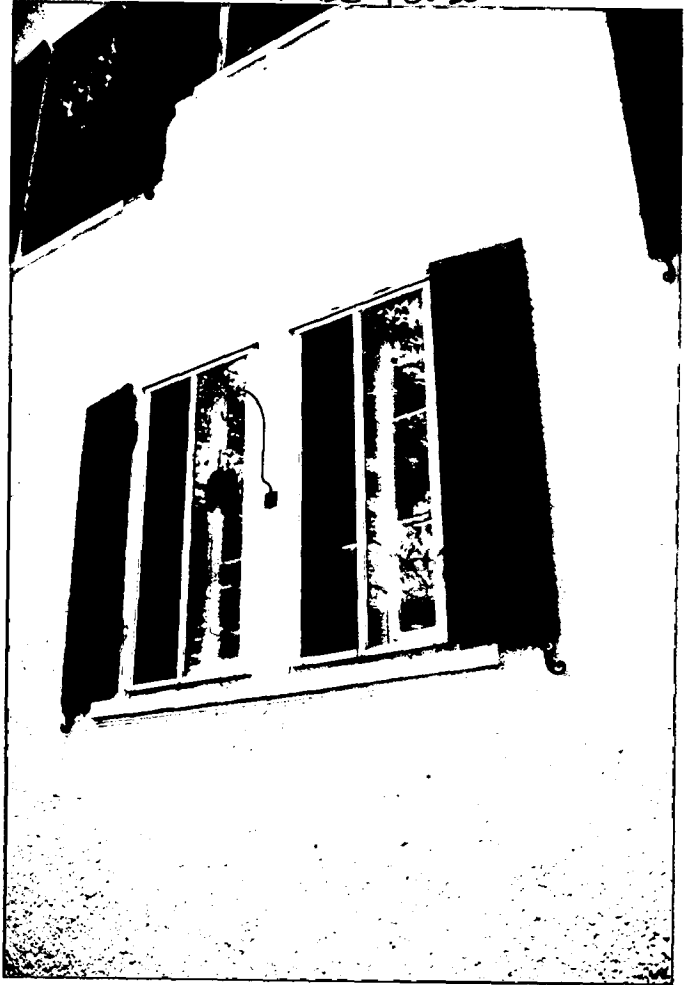


31 West KTRD

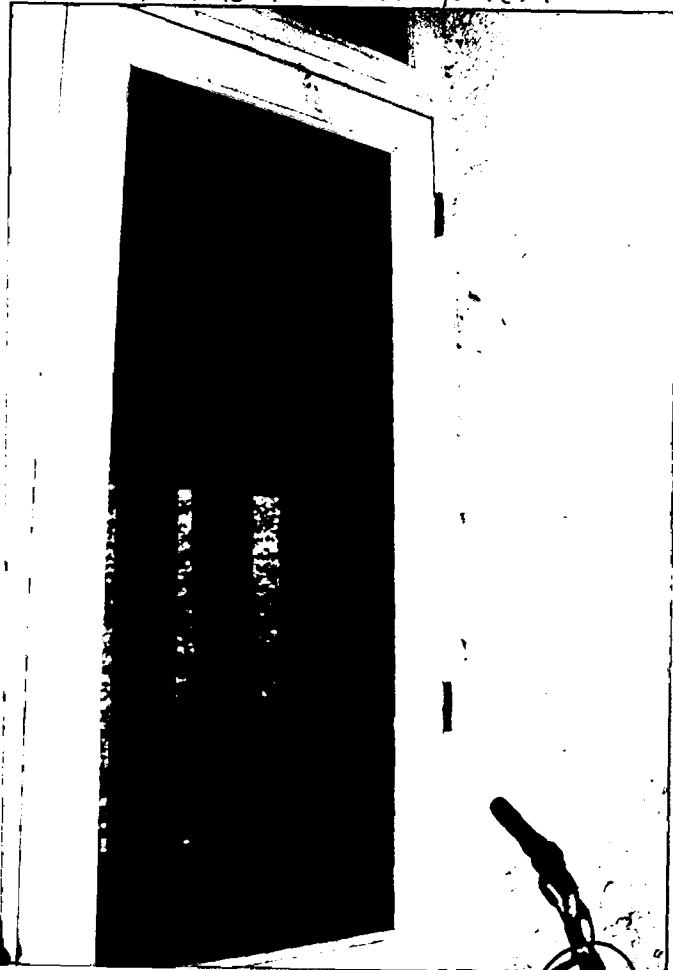
area of addition



windows to be reused



rear left corner to remain



tree and porch in back



VIEW FROM THE WEST

EVERY DOOR IS OPEN





REVIEW

BALLET POWER
10/25