

35/13-04X 29 West Kirke St
Chevy Chase Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 19, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner *TGT*
Historic Preservation

SUBJECT: Historic Area Work Permit # 350975

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Mary Anne and John Tuohy

Address: 29 West Kirke Street, Chevy Chase Village Historic District

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARY ANNE or JOHN TUOHNEY
 Daytime Phone No.: (301) 656-1779 or (301) 951-0681

Tax Account No.: _____
 Name of Property Owner: MARY ANNE TUOHNEY Daytime Phone No.: (301) 656-1779
 Address: 29 WEST KIRKE ST. CHEVY CHASE, MD. 20815
Street Number City State Zip Code
 Contractor: JOHN SUREMANN CO Phone No.: (301) 589-8703
 Contractor Registration No.: MHC # 470713
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 29 Street: WEST KIRKE ST.
 Town/City: CHEVY CHASE, MD Nearest Cross Street: MAGNOLIA PARKWAY
 Lot: 2 Block: 30 Subdivision: SEC. 2 CHEVY CHASE
 Liber: 766 Folio: 137 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input checked="" 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 checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Well (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 3500.00

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

REAR

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.

Mary Anne Tuohney 7 July 04
Signature of owner or authorized agent Date

Approved: Julia O'Malley For: Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 8/15/04
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

350975

House Location Plat
 Lot 2 & Parts of Lots 1 & 3 - Block 30
 SECTION 2
 CHEVY CHASE
 Montgomery County
 Maryland
SURVEYOR'S CERTIFICATE

Date May 11, 1972

Case No. NO. 72-120

Plat Book 2
 Plat 104
 Liber 756
 Folio 127

WORTHINGTON & ASSOCIATES

• Land Surveyors •
 Silver Spring, Maryland

J. P. Worthington, Jr.
 J. P. Worthington, Jr.
 Maryland Reg. No. 3135

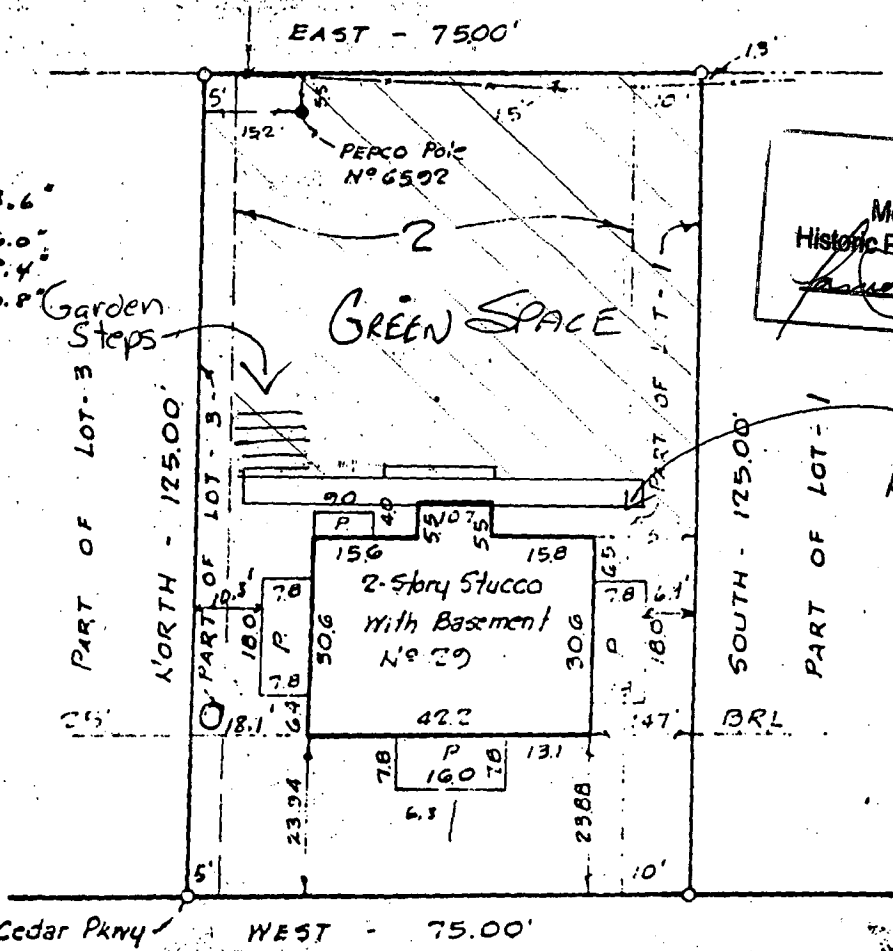
- 3 : 3.6"
- 5 : 6.0"
- 7 : 8.4"
- 9 : 10.8"

Garden Steps

GREEN SPACE

APPROVED
 Montgomery County
 Historic Preservation Commission
James J. ... 8/19/04

REBUILT PATIO



175.45' to Cedar Pkwy WEST - 75.00'

WEST KIRKE STREET

NOTE:
 No property corners have been set
 by this survey unless otherwise noted.

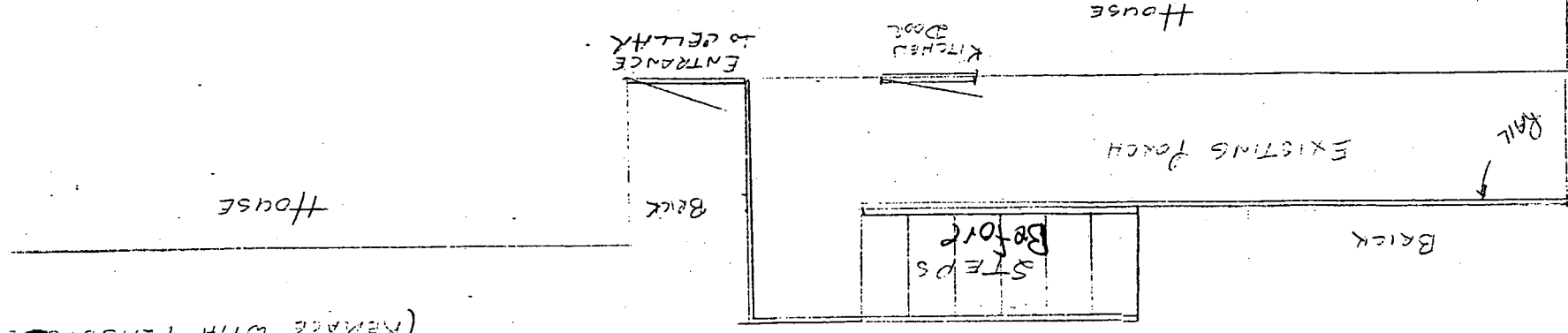
File No. 72-120

7

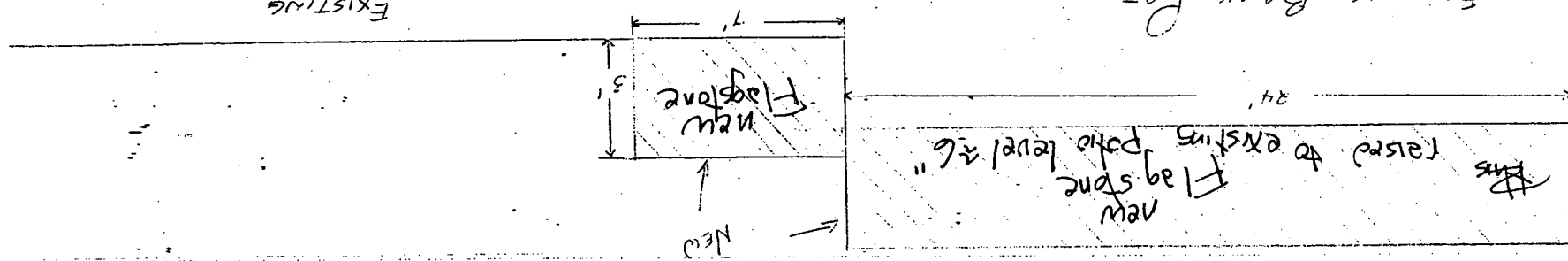
B

SHARBS

SIDE PATIO



EXISTING BRICK PATIO (REPLACE WITH FLAGSTONE)
 BRICK



BRICK

Steps Rebuilt

EXPANDED AREA OF PATIO = 117 SQ FT

(EXISTING BRICK PATIO SUNKEN + UNEVEN)
 EXISTING BRICK WOULD NEED TO BE REPLACED + LEVELLED
 SUBSTITUTING NEW FLAGSTONE FOR OLD BRICK
 TREATED LUMBER SUPPORTS + FRAMING NEED TO BE REPLACED

APPX. SCALE ONE INCH = 3 FEET

1000 + MARY ANNE TURNER
 39 WEST KIRK ST
 CHERRY CREEK, MT 59012
 EXPANDED BRICK PATIO
 EXISTING BRICK PATIO
 WITH FLAGSTONE

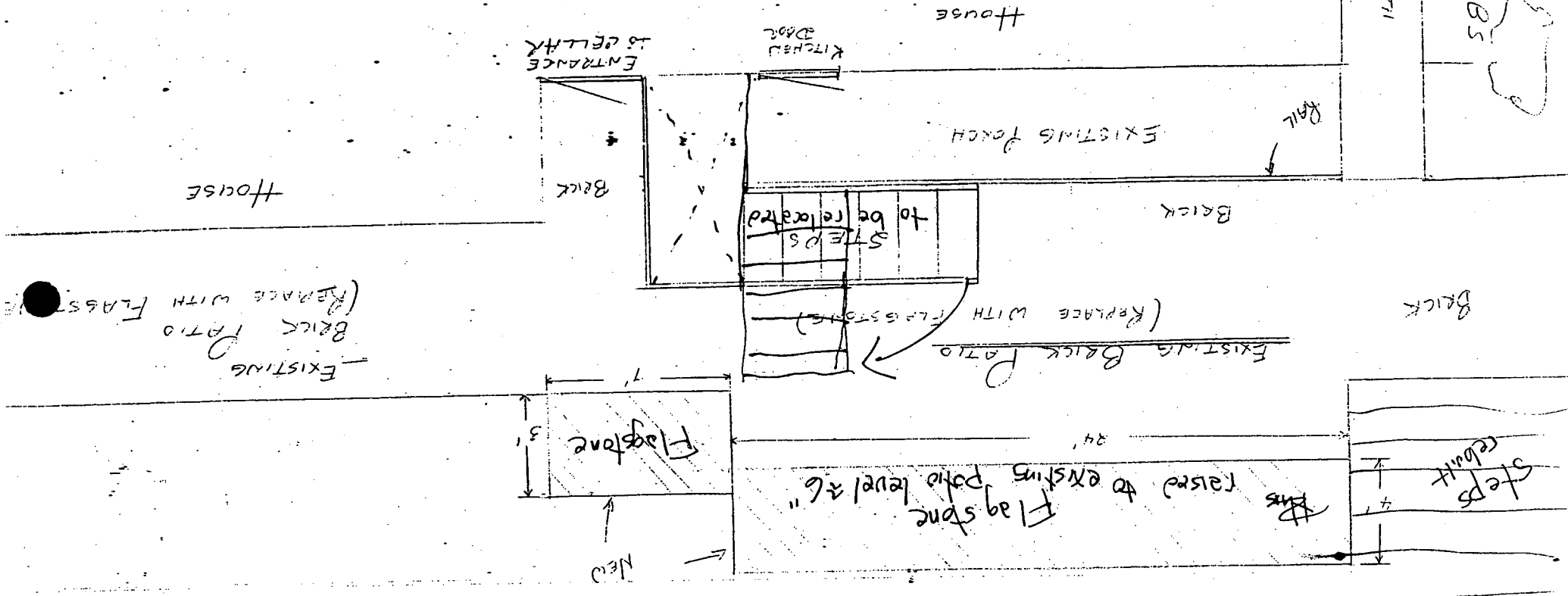
6/28/04

APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]



SIDE PATI

After



EXPANDED AREA OF PATIO = 117 SQ FT

(EXISTING BRICK PATIO SUNKEN + UNEVEN)
 EXISTING BRICK WOULD NEED TO BE REPLACED + LEVELLED.
 SUBSTITUTING NEW FLAGSTONE FOR OLD BRICK
 TREATED KUMBEK SUPPORTS + FRAMING NEED TO BE REPLACED)

APPX. SCALE ONE INCH = 3 FEET

6/28/04

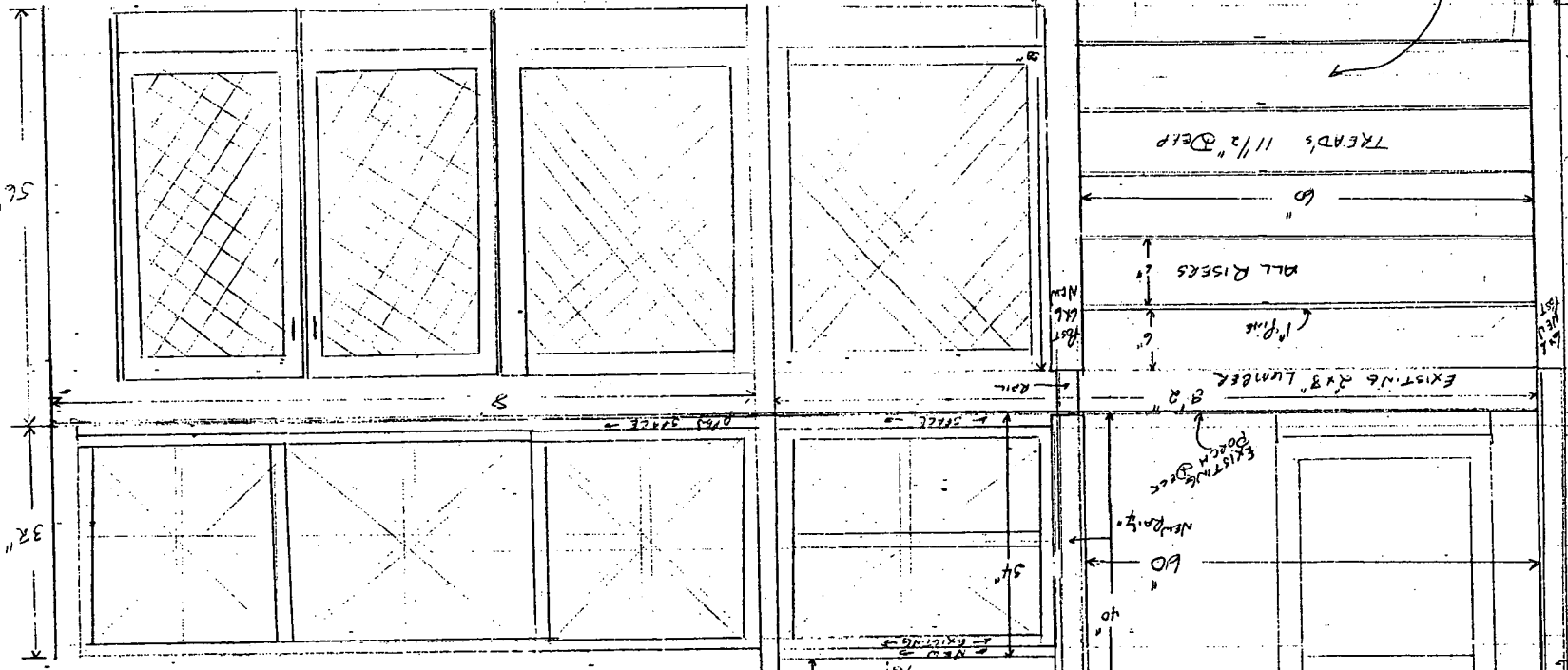
DOM + MARY ANNE TURNER
 39 WEST KIRK ST
 CRAWFORD, MD 20712
 EXPANDED BRICK PATIO
 EXISTING BRICK KUMBEK
 WITH FLAGSTONE

APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]

7/1/04

11

EXISTING JOCK + RAILS



ALL NEW LUMBER TREATED PINE

OLD SECTION REMOVED

EXISTING STEPS TURNED 90° NEW STEP RAILS 3/4" HIGH FROM TOP, AND MATCH EXISTING STYLE

TRAILS 1 1/2" DEEP

ALL RISES 6"

EXISTING 2x8 LUMBER

KITCHEN DOOR

REAR PORCH ELEVATION

APPROX SCALE 1" = 1 FOOT

John Mery Anne Lucery 8910 KICK ST CHENEY CHASE MD 20815

EXISTING ROOF SUPPORT 6x6

NEW POST 6x6
ADDED
LUMBER
TO
EXISTING
RAIL

APPROVED -
Montgomery County
Historic Preservation Commission
[Signature]

OWN: MARY ANNE TUONEY
 29 W KIRKE ST.
 CHEVY CHASE, MD 20815

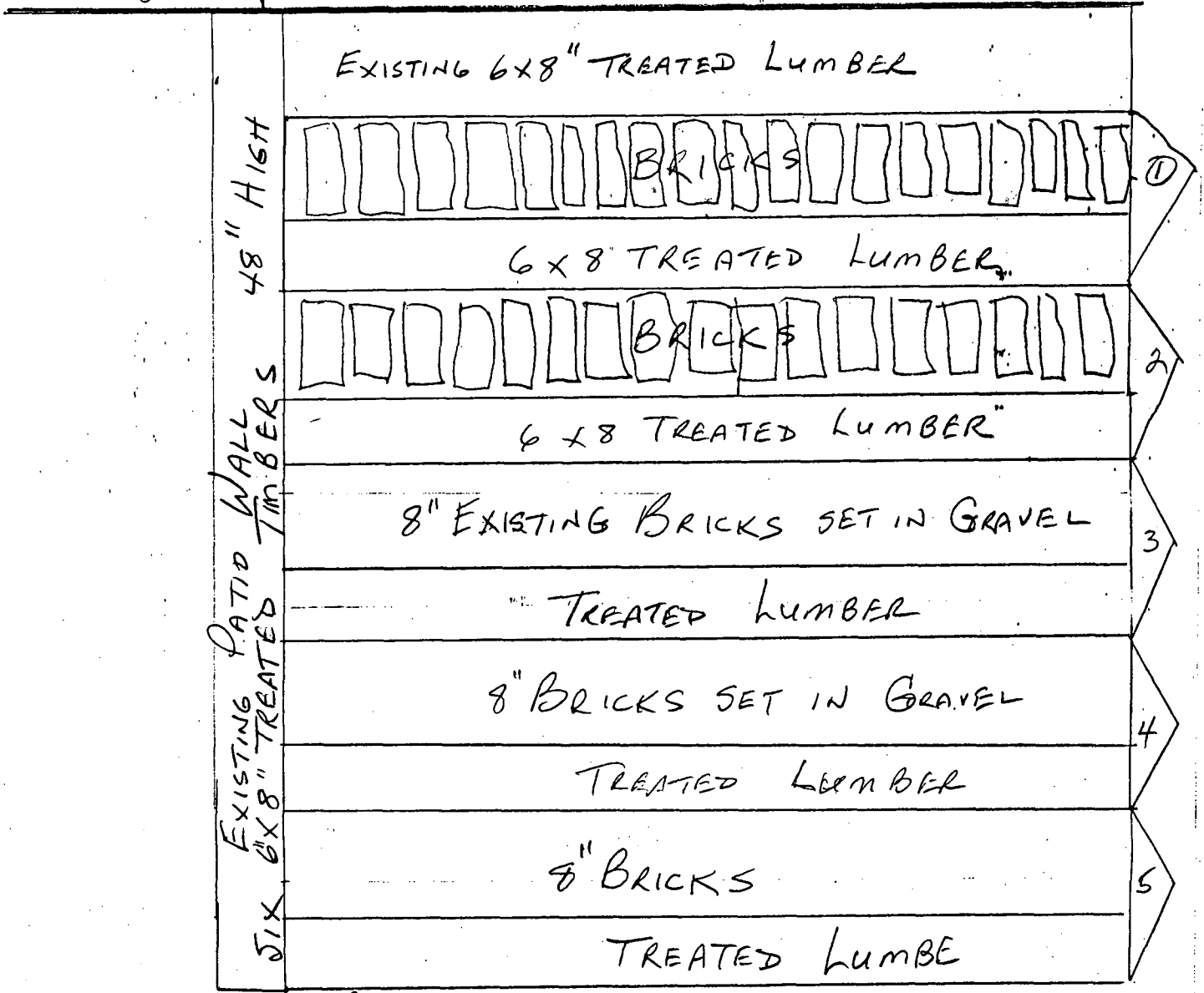
TOP VIEW
 SCALE: 1" = 1'



REPAIR EXISTING GARDEN STEPS AT WEST END OF PATIO

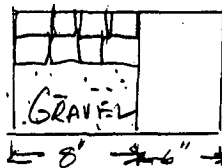
- 1) Replace rotten timbers
- 2) FILL + RESET EXISTING BRICK IN STEPS

PATIO SURFACE



GARDEN LEVEL

STEPS ARE 15" DEEP



↑ STEPS
 8" SIDE
 ↓ VIEW

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 8/19/04



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

FILE

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARY ANNE OR JOHN TUOHEY
 Daytime Phone No.: (301) 656-1779 or (301) 951-0681

Tax Account No.: _____
 Name of Property Owner: MARY ANNE TUOHEY Daytime Phone No.: (301) 656-1779
 Address: 29 WEST KIRKE ST CHEVY CHASE, MD 20815
Street Number City State Zip Code
 Contractor: LANHAM CONSTRUCTION CO Phone No.: 301-459-7545
 Contractor Registration No.: MHIC # 5242
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 29 WEST KIRKE ST. Street: _____
 Town/City: CHEVY CHASE MD Nearest Cross Street: MAGNOLIA PARKWAY
 Lot: 2 Block: 30 Subdivision: SEC 2 CHEVY CHASE
 Liber: 766 Folio: 137 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC 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: PATIO-REAR
 1B. Construction cost estimate: \$ \$21,000.00
 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.

Mary Anne Tuohy Signature of owner or authorized agent 6 July 07 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

REAR PORCH HAS SETTLED + CRACKED
REPAIR + SHORR UP PORCH
MOVE PORCH STEPS BACK TO ORIGINAL POSITION
(NOW POSSIBLE WITH WIDER PATIO)

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

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 drip-line 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.

**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:

BRICK BACK PATIO HAS SETTLED, RETAINING
TIMBERS ROTTED OUT.

REPLACE BRICK WITH CEMENT + FLAGSTONE
REPLACE FRAMING TIMBER
EXTEND PART OF PATIO 4 FEET TO REAR
(117 SQ. FEET)

(ORIGINAL BRICK
PATIO BUILT
BY JOHN TUOHY
IN 1978)

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

NO HISTORICAL OR ENVIRONMENTAL IMPACT

2. SITE PLAN

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 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.

House Location Plat
 Lot 2 & Parts of Lots 1 & 3 - Block 39

SECTION 2

CHEVY CHASE

Montgomery County

Maryland

SURVEYOR'S CERTIFICATE

Date May 11, 1972

Case No. 72-120

Plat Book 2

WORTHINGTON & ASSOCIATES

Plat 106

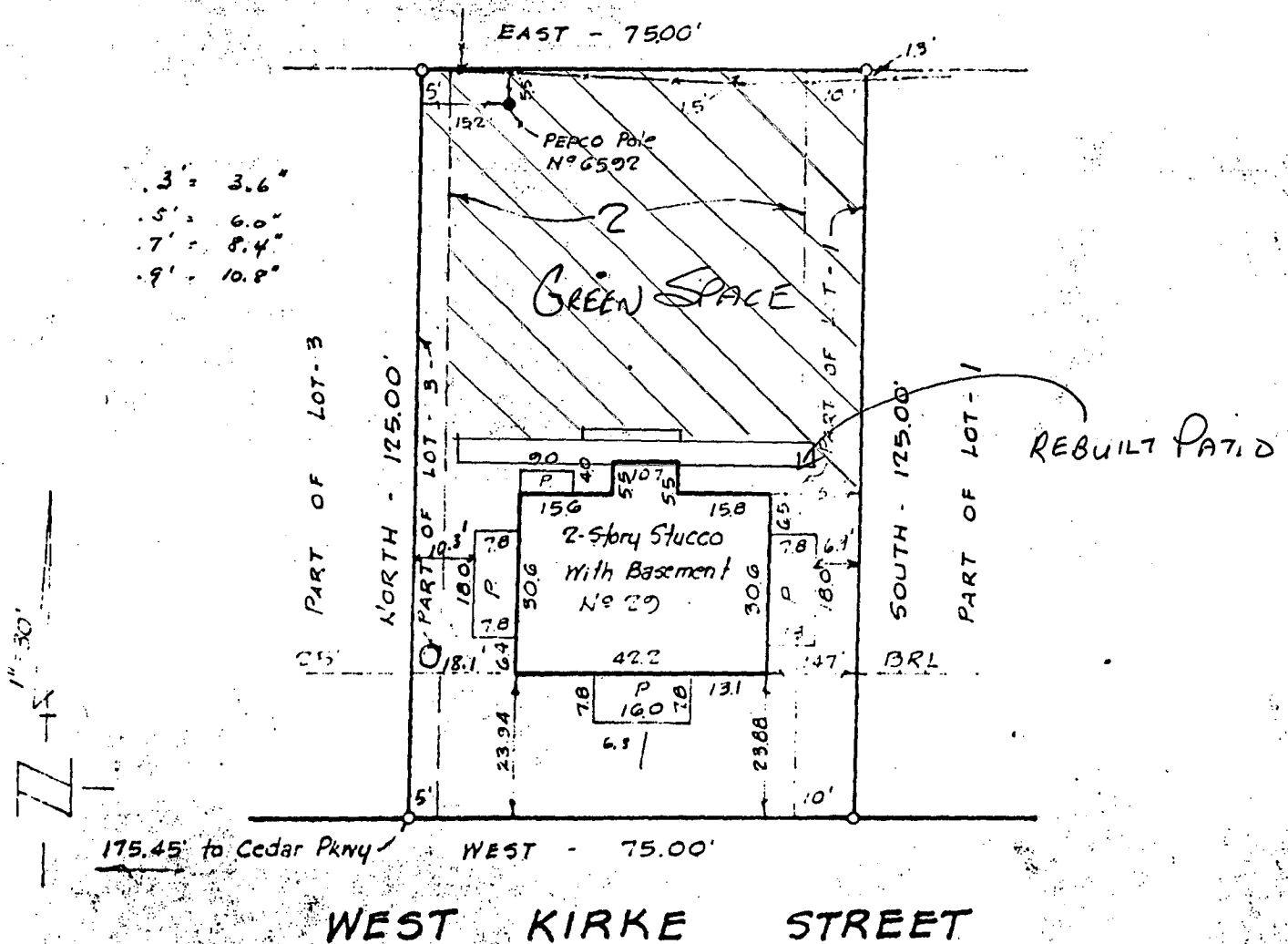
• Land Surveyors •
 Silver Spring, Maryland

Liber 766

Folio 137

J. P. Worthington, Jr.
 J. P. Worthington, Jr.
 Maryland Reg. No. 3135

3' = 3.6"
 5' = 6.0"
 7' = 8.4"
 9' = 10.8"



NOTE:

No property corners have been set
 by this survey unless otherwise noted

File No. 72-120

JOHN + MARY ANNE TUONEY
 29 W. KIRKE ST.
 CHEVY CHASE, MD 20815

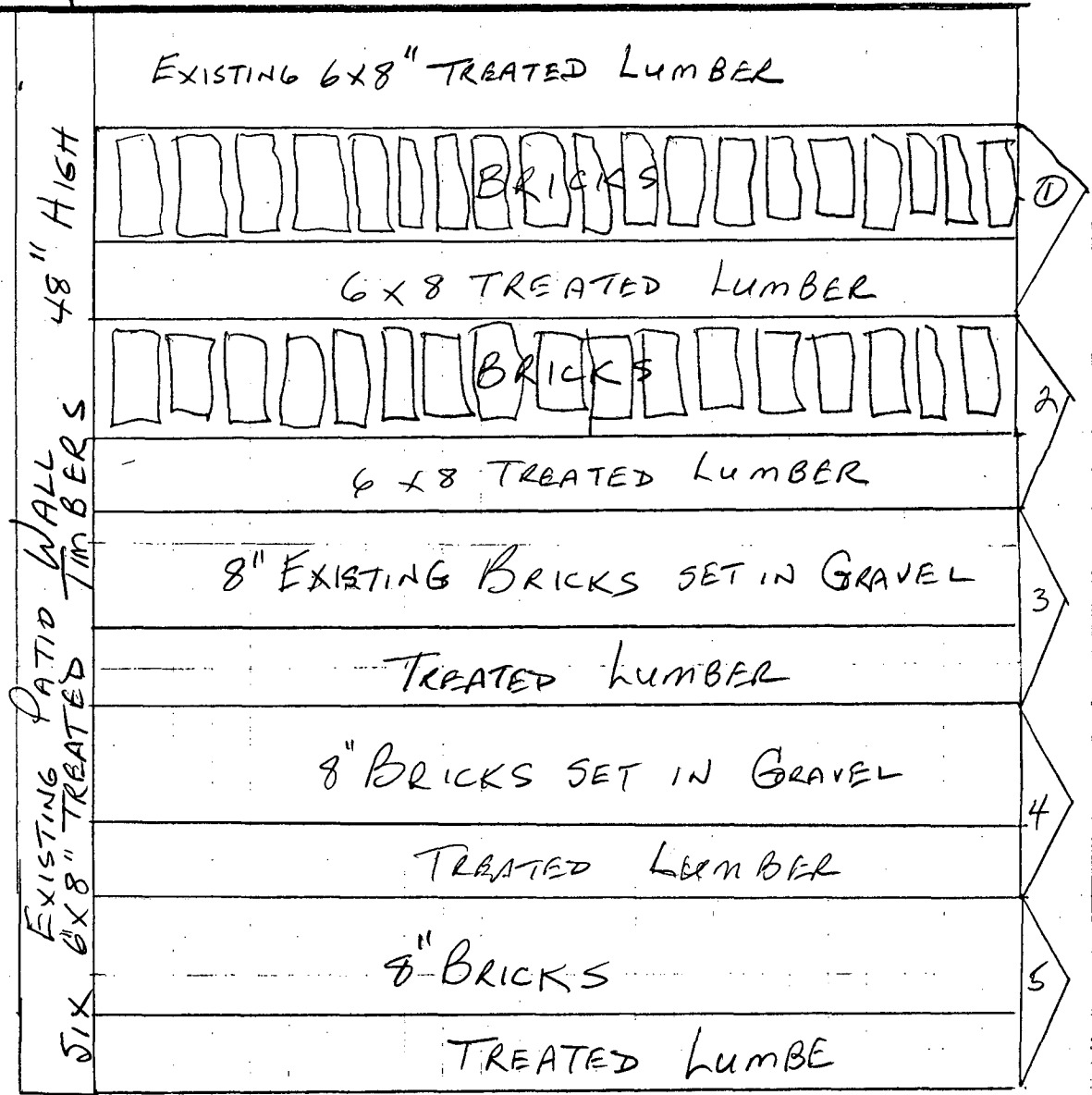
TOP VIEW
 SCALE: 1" = 1'



REPAIR EXISTING GARDEN STEPS AT WEST END OF PATIO

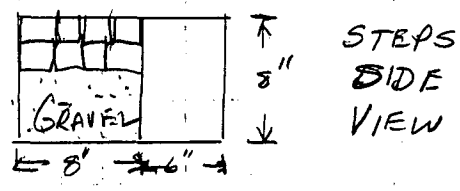
- 1) Replace rotten timbers
- 2) FILL + RESET EXISTING BRICK IN STEPS

PATIO SURFACE ↘



GARDEN LEVEL ↗

STEPS ARE 15" DEEP



JOHN + MARY ANNE TUOHY
89W. KIRKE ST
CHEVY CHASE MD 20815

EXISTING
ROOF SUPPORT
6" x 6"

REAR PORCH ELEVATION

APPX SCALE 1" = 1 FOOT

KITCHEN
DOOR

EXISTING
ROOF SUPPORT
6" x 6"

NEW
TREAD 4"
RAIL

NEW POST
6" x 6"

3" LUMBER
ADDED
TO EXISTING
RAIL

EXISTING
PORCH DECK

EXISTING 2x8" LUMBER 8' 2"

1" PINE

ALL RISERS

6"

TREADS 1 1/2" DEEP

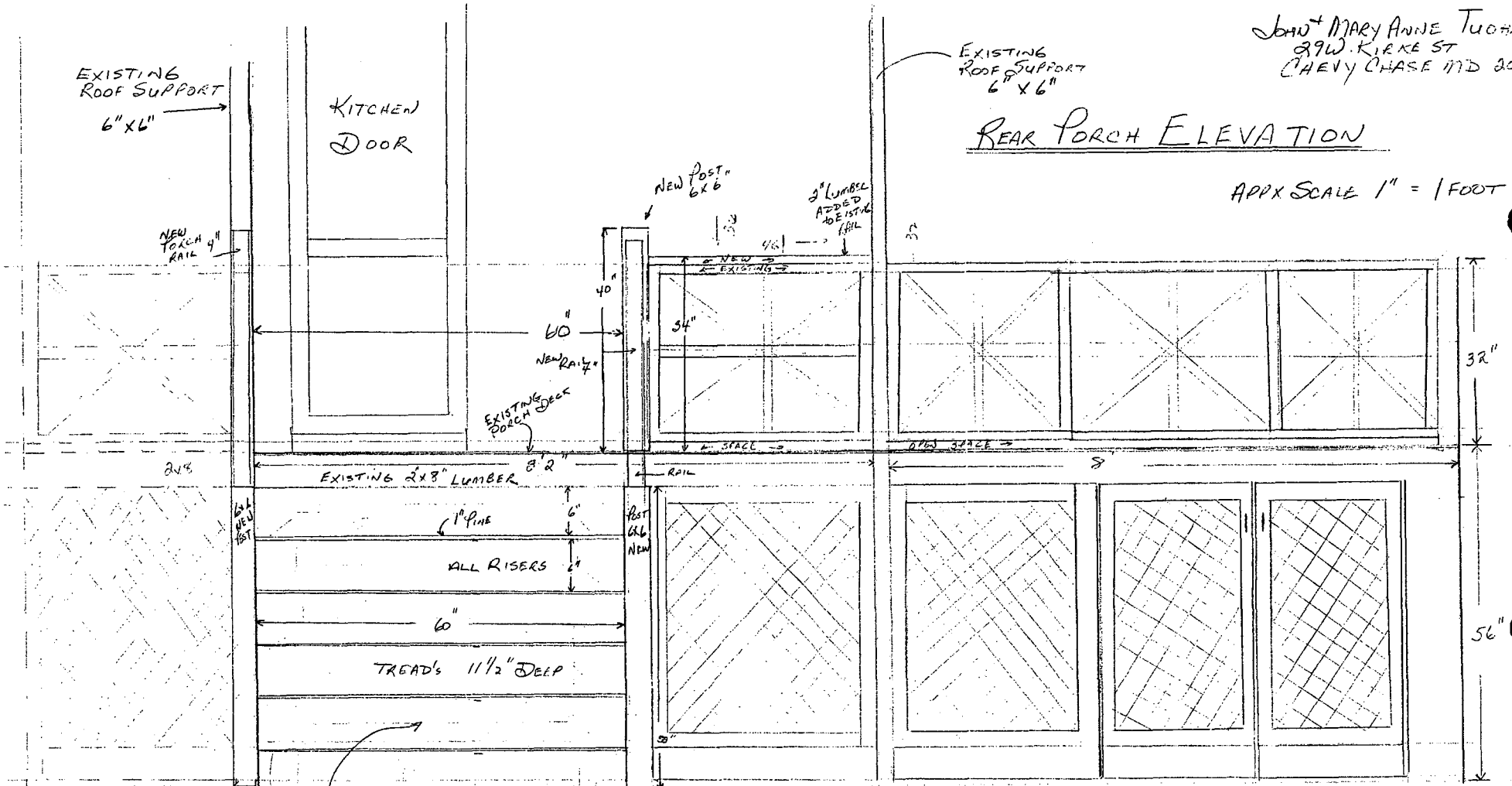
OLD SECTION
REMOVED

ALL NEW LUMBER
TREATED PINE

EXISTING STEPS TURNED 90°
NEW STEP RAILS 34" HIGH FROM TOE,
AND MATCH EXISTING STYLE

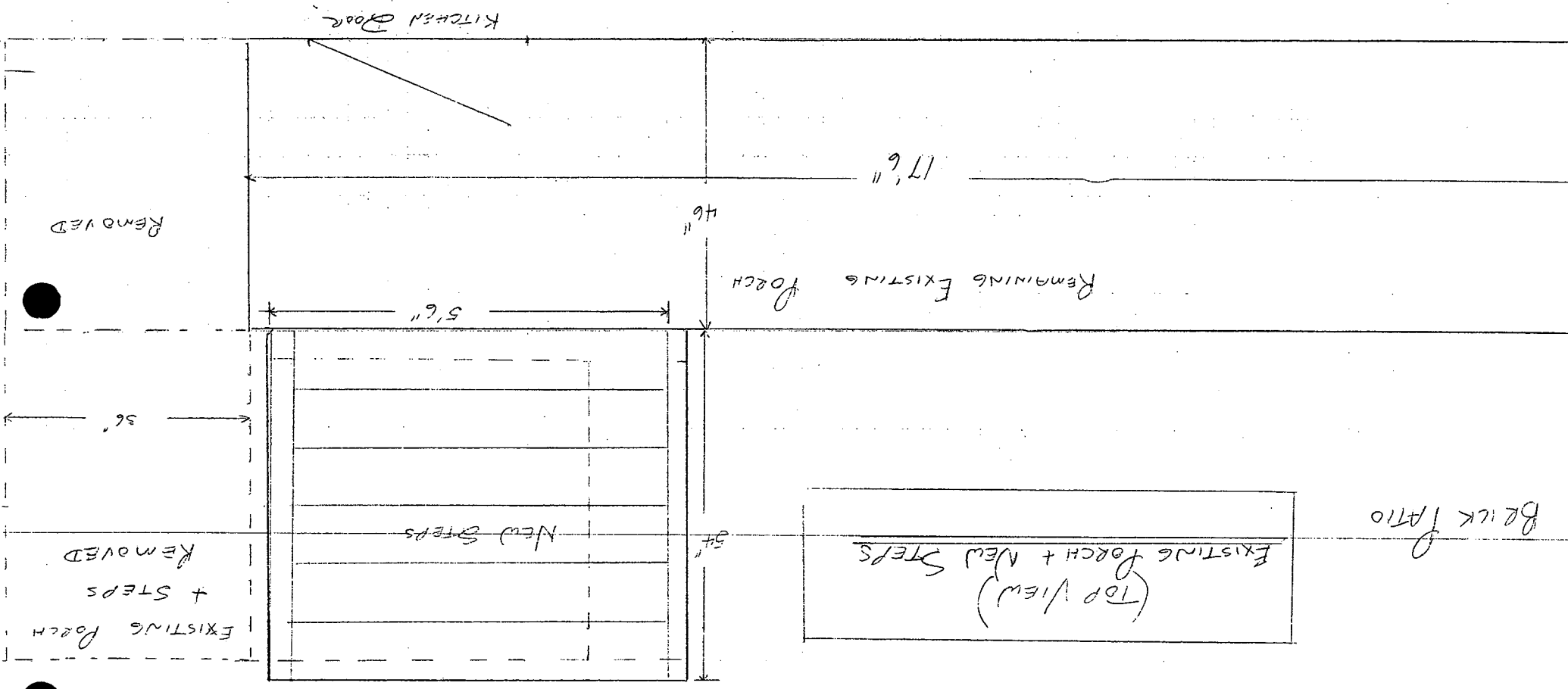
EXISTING PORCH + RAILS

JHT
7/1/04

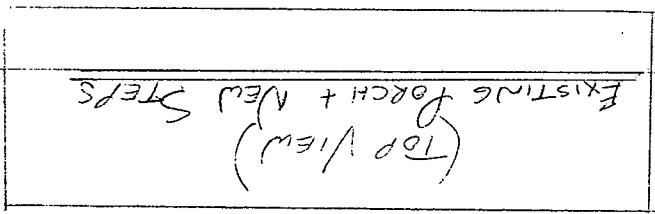


6/28/04
JLL

KITCHEN



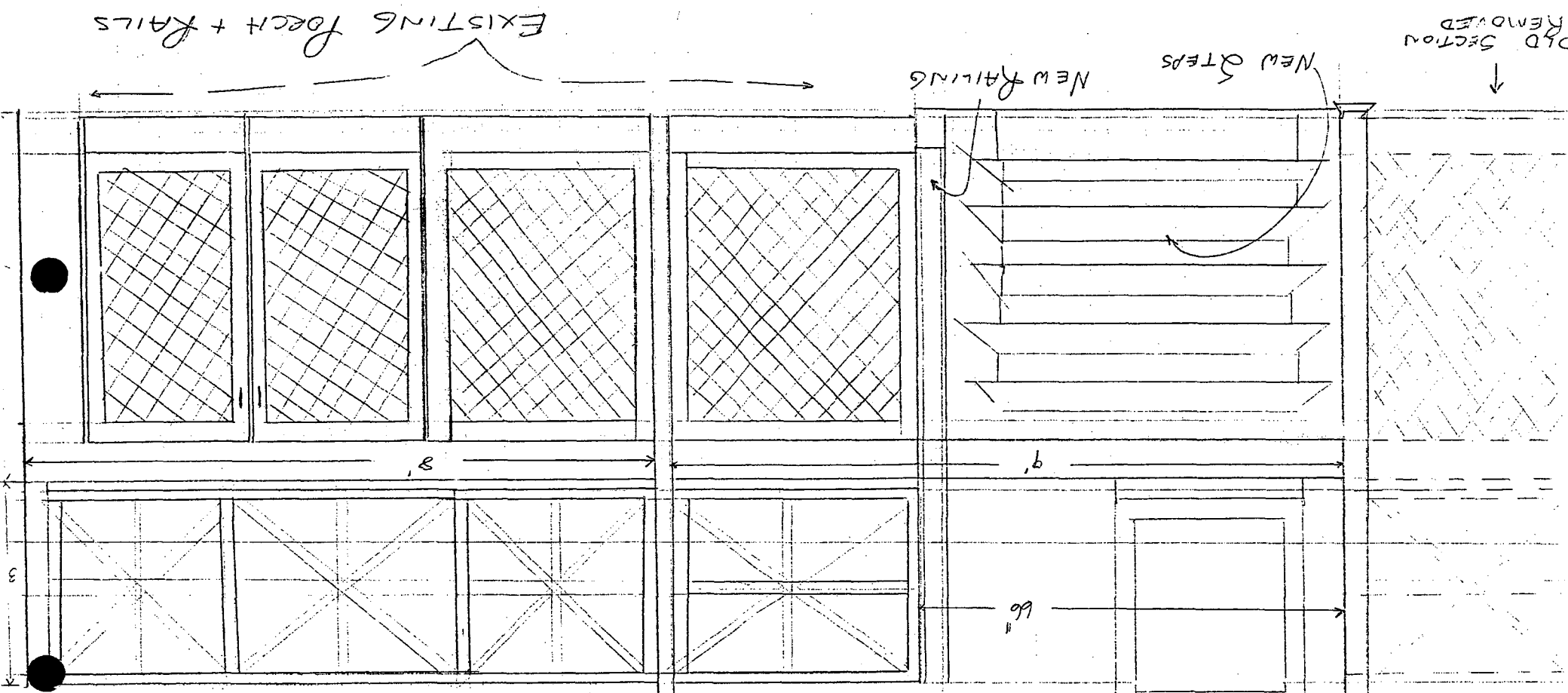
Back Patio



Back Patio

Rear Porch Settling + Cracking - See Pictures
Needs to be Shored Up + Repaired

JOHN + MARY ANNE TUOHY
94 WEST KIRKS ST
CHEVY CHASE MD 20815
REPAIR BACK PORCH
REPLACE + REINSTATE
TOPCH STEPS
APPX. SCALE ONE INCH = ONE FOOT



APPROX SCALE 1" = 1'00"

REAR PORCH ELEVATION

John + Mary Anne In
8910 Kirk St
GARY CHASE MD

EXISTING
ROOF SUPPORT

KITCHEN
DOOR

EXISTING
ROOF SUPPORT

PROPOSAL

LANHAM CONSTRUCTION COMPANY, INC.

Quality Service Since 1969

9607 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706

PHONE: 301-459-7545

FAX: 301-459-1330

** Celebrating 35 Years of Quality Service!!!**

MHIC #5242
John Tuohy
29 W. Kirks Street
Chevy Chase Village, MD 20825

Date: May 5, 2004
PROPOSAL: 04-321-F

PHONE: 301-951-0681

RE: Rear Patio

1. Remove all bricks from patio & haul out.
2. Excavate for a new 4" reinforced concreted slab.
3. Reinforce with 6 x 6 x 10 gage wire mesh & #4 rods 1/2".
4. Pour a 4" thick concrete slab rough finish.
5. Cover slab with 1 1/2" thick flagstone (square cut pattern sizes from 1' x 1' - 2' x 3').
6. Point up & wash down.
7. Reset flagstone in front near tree, raise an inch +/-.
8. Raise pressure treated wall with treated 6" x 6" as needed.

Notes and Specifications:

1. New concrete to be a 3500 PSI air-entrained mix, reinforced with fiber mesh.
2. Job related debris to be removed from premises and disposed of properly.
3. Control joints and expansion joints per industry standards.
4. Job site to be barricaded for the duration of the job.
5. Job site to be broom cleaned daily and upon job completion.
6. Permits and/or inspection by others.

COST: \$20,230.00

TERMS: 1/3 @ Job Start, 1/3 @ 1/2 Complete, 1/3 @ Job Completion.

1.5% MONTHLY FINANCE CHARGE ON ALL PAST DUE ACCOUNTS. THE CUSTOMER SHALL BE LIABLE FOR THE COST OF COLLECTION, INCLUDING REASONABLE ATTORNEY'S FEES.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS WILL BE EXECUTED ONLY UPON WRITTEN CHANGE ORDER(S) AND MAY COST MORE THAN THE ORIGINAL ESTIMATE. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry all necessary insurance. Owner has the right to cancel this contract within Three (3) working days from the date signed below. For information concerning the Home Improvement Commission and the protection it provides the homeowner, call 410-333-6309. The commission will be able to tell you if your contractor is licensed in the state and his record with the Commission. Contractor is covered by Liability and Worker's Compensation Insurance.

CONTRACTOR: LANHAM CONSTRUCTION CO., INC.

This proposal is valid for thirty (30) days from the above date.

The above prices, conditions & specifications are understood and accepted.

SIGNATURE: _____

John Tuohy

DATE: _____

6/2/04

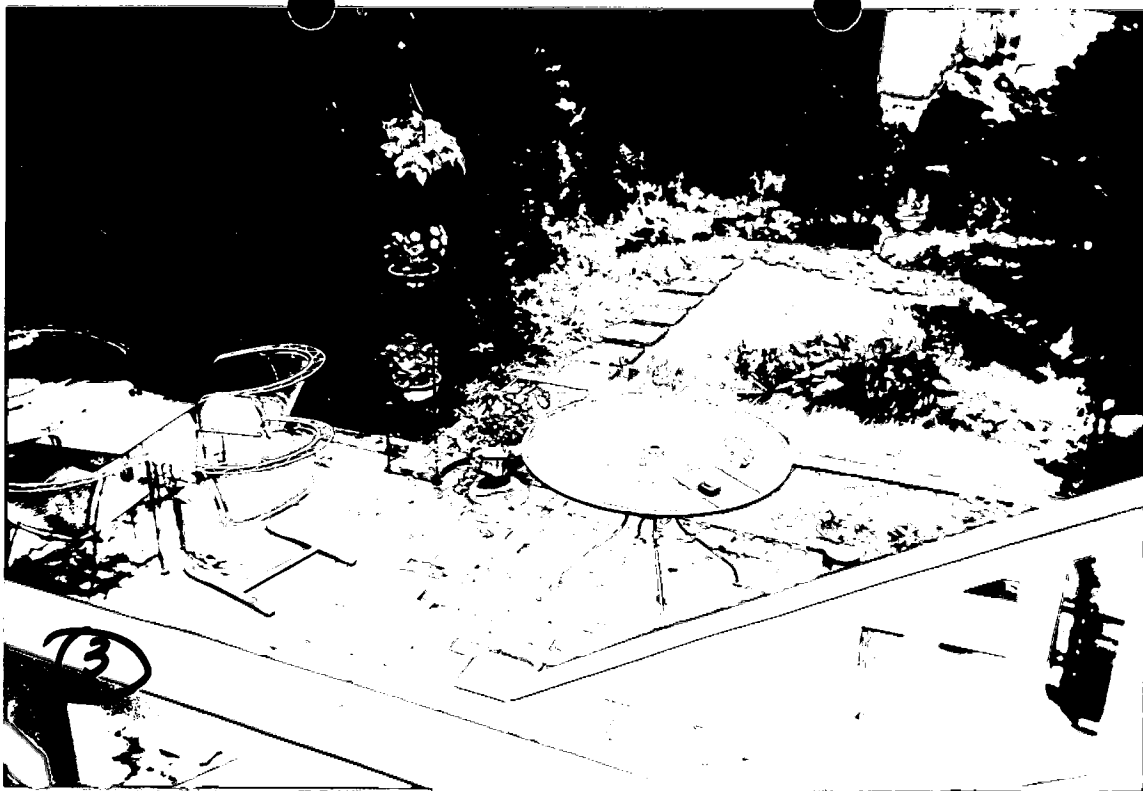
①



OVERVIEW FROM REAR LEFT



PATIO & STEPS FROM RIGHT



VIEW FROM PORCH

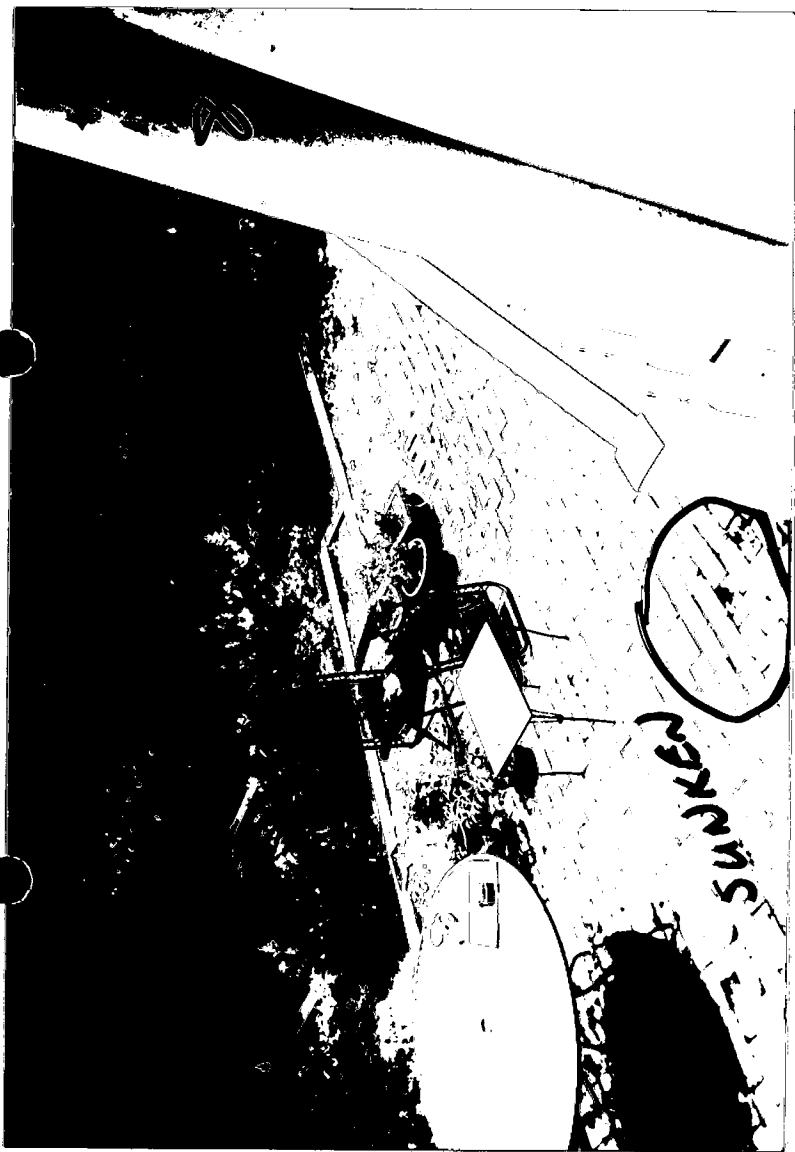


EXISTING PORCH + STEPS



CRACKS IN PORCH





SUNKEN



ROTTEN TIMBERS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	29 W Kirke Street	Meeting Date:	08/18/04
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	08/11/04
Review:	HAWP	Public Notice:	08/04/04
Case Number:	35/13-04X	Tax Credit:	No
Applicant:	Mary Anne Tuohey	Staff:	Tania Tully
Proposal:	Rear porch modifications, patio extension and garden steps repairs		
Recommendation:	Approval		

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource, Chevy Chase Village Historic District
STYLE: Craftsman Foursquare
DATE: 1892-1916

WORK DESCRIPTION:

The applicant proposes the following:

- Re-align the steps to the rear porch and adjust railings to code as required; (circles 8-11 & 13)
- Extend and level rear patio approximately 4 feet (117 sq ft); (circles 8 & 16)
- Replace existing non-historic brick paving with flagstone; (circles 8 & 16)
- Pave patio extension with flagstone;
- Repair existing garden steps. (circles 12 & 17)

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)*.

Chevy Chase Village Historic District Guidelines

“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* that pertain to this project are:

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

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.
- In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

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.

STAFF DISCUSSION

The proposed alterations to the rear of this Outstanding resource are to features previously altered in the last 25 years. The stairs are being returned to their prior configuration and the patio is being extended 3 to 4 feet along part of its length. The design of the wood railings on the stairs will match the existing design that has been used historically on the house. To meet code, the stair rails will be rebuilt to 34" and a 2" board will be placed on the section of porch rail to be reused. The existing brick patio has begun to sink and the existing terracing has rotted timbers. The area of the patio extension will be raised 6" to the level of the existing patio and rotten timbers will be replaced. All of the existing landscaping was completed by the applicant. Since the Chevy Chase guidelines recommend leniency for work on the rear of properties and the proposal is compatible with the house, staff recommends approval.

STAFF RECOMMENDATION:

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

- The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and
- 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

and with the *Secretary of the Interior's Standards for Rehabilitation #2.*

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 RAILROAD AVENUE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARY ANNE or JOHN TUOHEY
 Daytime Phone No.: (301) 656-1779 or (301) 951-0681

Tax Account No.: _____
 Name of Property Owner: MARY ANNE TUOHEY Daytime Phone No.: (301) 656-1779
 Address: 29 WEST KIRKE ST. CHEVY CHASE, MD 20815
Street Number City State Zip Code
 Contractor: JOHN SUENEMANN CO Phone No.: (301) 589-8703
 Contractor Registration No.: MHIC # 470713
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
 House Number: 29 Street: WEST KIRKE ST.
 Town/City: CHEVY CHASE, MD Nearest Cross Street: MAGNOLIA PARKWAY
 Lot: 2 Block: 30 Subdivision: SEC. 2 CHEVY CHASE
 Liber: 766 Folio: 137 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input checked="" type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Reze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Other: _____				

1B. Construction cost estimate: \$ 3500.00

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.

Mary Anne Tuohey 7 July 04
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

350975

(3)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

FILE

HISTORIC PRESERVATION COMMISSION
301/563-3400

Part of 350975

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARY ANNE OR JOHN TUOHNEY

Daytime Phone No.: (301) 656-1779 or (301) 951-0681

Tax Account No.: _____

Name of Property Owner: MARY ANNE TUOHNEY Daytime Phone No.: (301) 656-1779

Address: 29 WEST KIRKE ST CHEVY CHASE, MD 20815
Street Number City State Zip Code

Contractor: LANHAM CONSTRUCTION Co Phone No.: 301-459-7545

Contractor Registration No.: MHC # 5242

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 29 WEST KIRKE ST. Street: _____

Town/City: CHEVY CHASE MD Nearest Cross Street: MAGNOLIA PARKWAY

Lot: 2 Block: 30 Subdivision: SEC 2 CHEVY CHASE

Liber: 766 Folio: 137 Parcel: _____

Patio

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- Revision
- Repair
- Revocable
- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: PATIO - REAR

1B. Construction cost estimate: \$ 21,000.00

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.

Mary Anne Tuohney
Signature of owner or authorized agent

6 July 04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

4

4

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

Porch

1. WRITTEN DESCRIPTION OF PROJECT

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

REAR PORCH HAS SETTLED + CRACKED
REPAIR + SHORE UP PORCH
MOVE PORCH STEPS BACK TO ORIGINAL POSITION
(NOW POSSIBLE WITH WIDER PATIO)

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

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. 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 INTO MAILING LABELS.

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

Patio.

1. WRITTEN DESCRIPTION OF PROJECT

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

BRICK BACK PATIO HAS SETTLED, RETAINING
TIMBERS ROTTED OUT.
REPLACE BRICK WITH CEMENT + FLAGSTONE
REPLACE FRAMING TIMBER
EXTEND PART OF PATIO 4 FEET TO REAR
(117 SQ. FEET)

(ORIGINAL BRICK
PATIO BUILT
BY JOHN TUOHY
IN 1978)

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

NO HISTORICAL OR ENVIRONMENTAL IMPACT

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. 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

6

House Location Plat
Lot 2 & Parts of Lots 1 & 3 - Block 30

SECTION 2

CHEVY CHASE

Montgomery County
Maryland

SURVEYOR'S CERTIFICATE

Date May 11, 1972

Case DC. No. 72-120

We hereby certify that we have carefully surveyed the property shown hereon in accordance with the descriptions of record and; have located all of the improvements shown hereon by transit-tape survey and; that there are no encroachments either way across property lines other than shown.

Plat Book 2

WORTHINGTON & ASSOCIATES

Plat 104

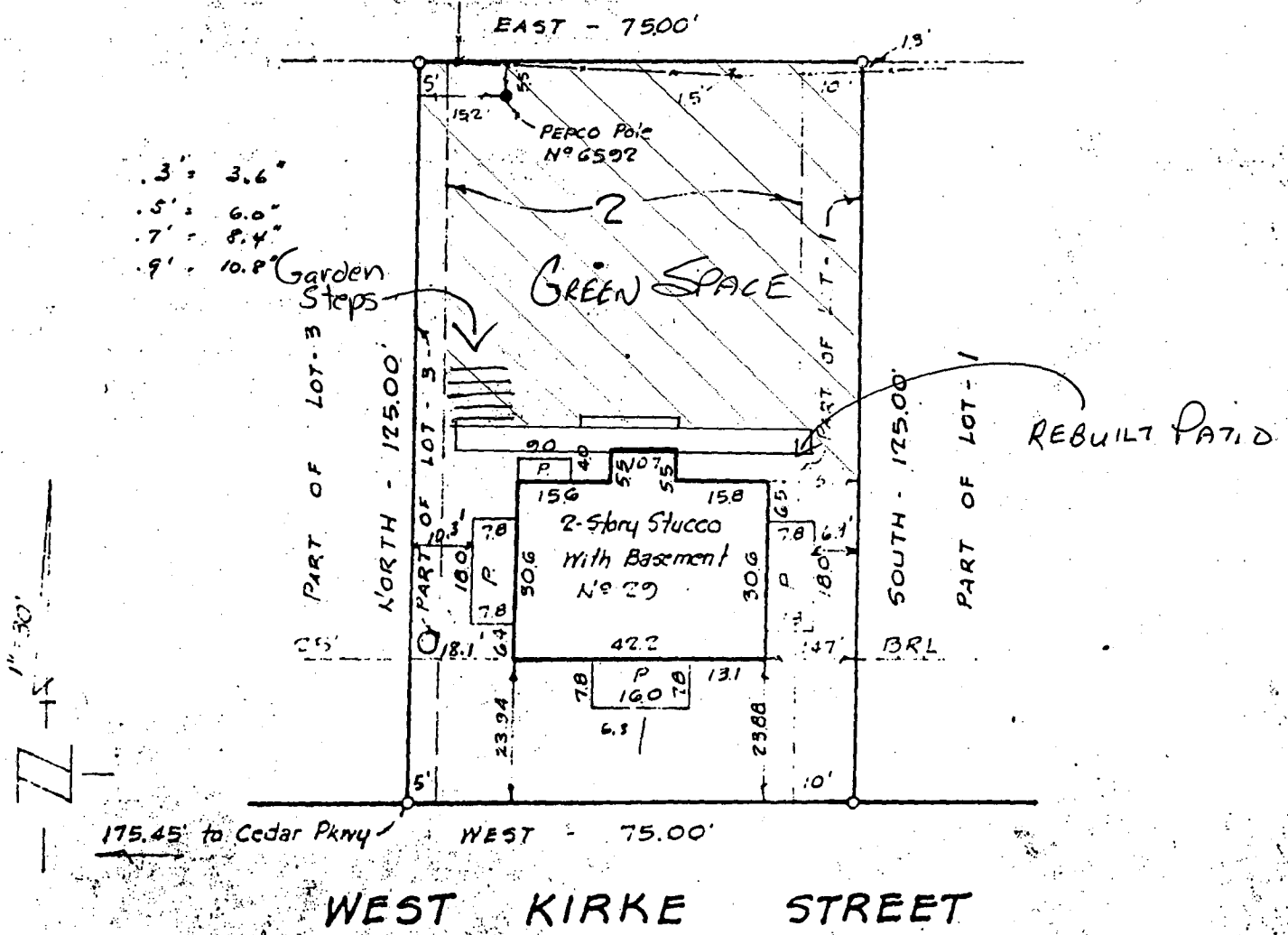
• Land Surveyors •
Silver Spring, Maryland

Liber 766

J. P. Worthington, Jr.
J. P. Worthington, Jr.

Folio 137

Maryland Reg. No. 3135



NOTE.

No property corners have been set
by this survey unless otherwise noted

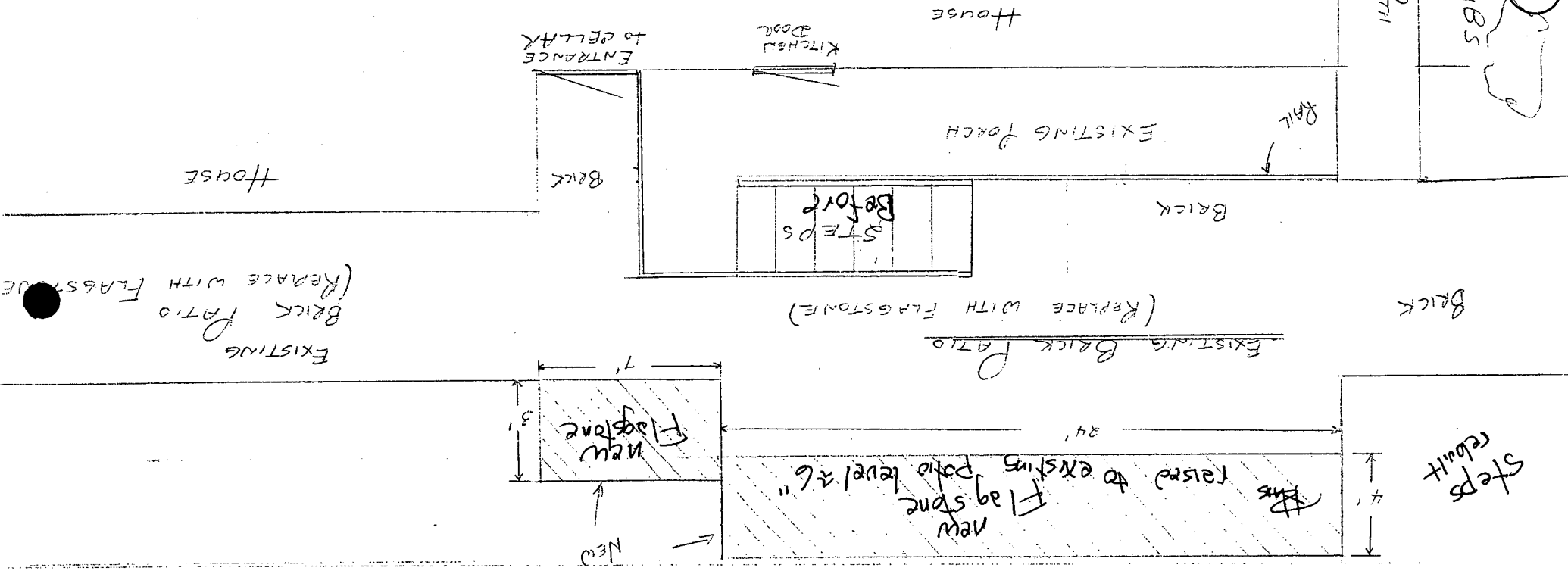
File No. 72-120

7



SHARBS

SIDE PATIO



EXISTING
BRICK PATIO
(REPLACE WITH FLAGSTONE)

(REPLACE WITH FLAGSTONE)

EXISTING BRICK PATIO

EXPANDED AREA OF PATIO = 117 SQ FT

(EXISTING BRICK PATIO SUNKEN + UNEVEN
EXISTING BRICK WOULD NEED TO BE REPLACED + LEVELLED
SUBSTITUTING NEW FLAGSTONE FOR OLD BRICK
TREATED KUMBER SUPPORTS + FRAMING NEED TO BE REPLACED)

APPRX. SCALE ONE INCH = 3 FEET

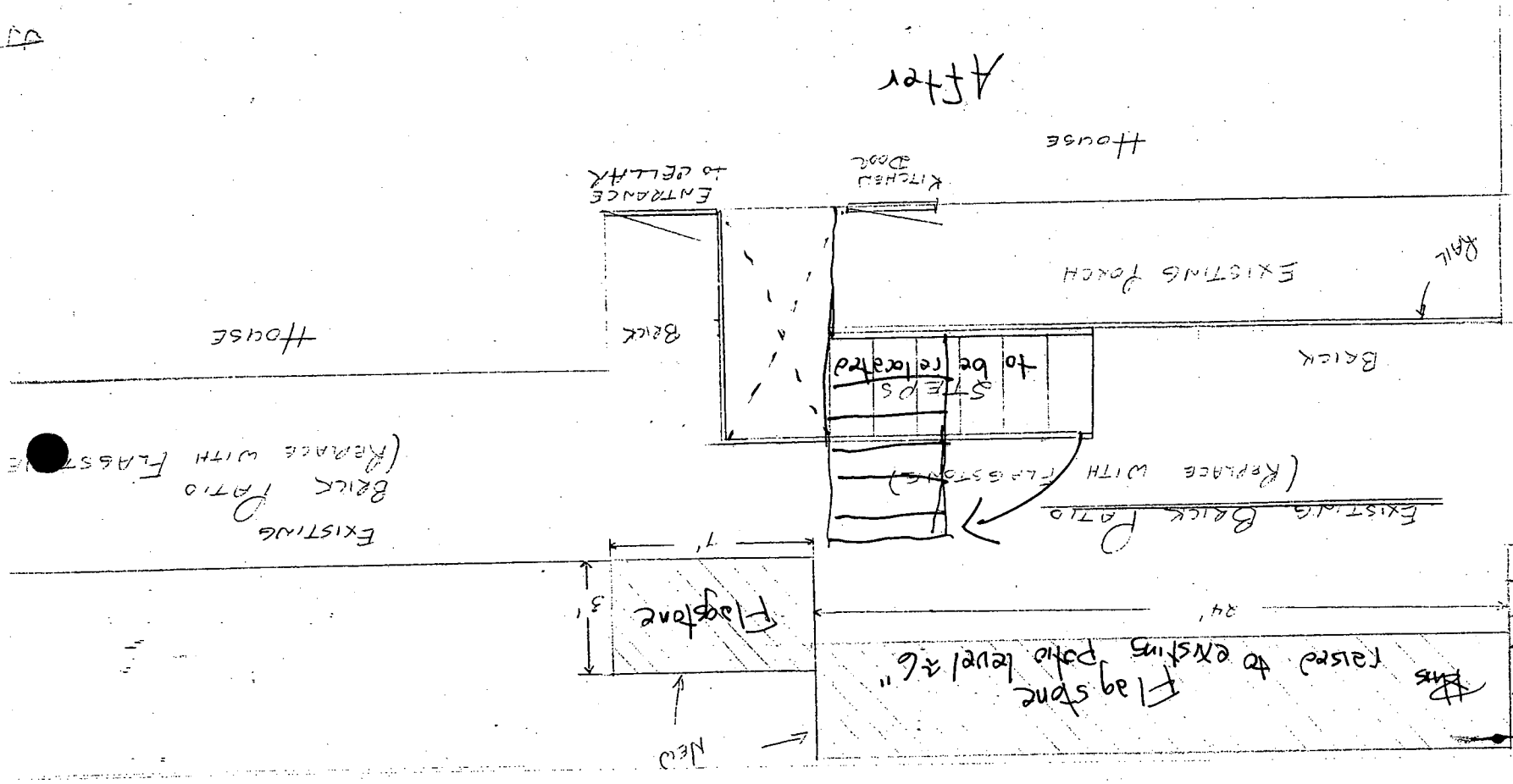
DOUG + MARY ANNE TUCHER
29 WEST KIRK ST
CHERRY CHASE, MD 20715
EXPANDED REAR PATIO
EXISTING BRICK KUMBER
WITH FLAGSTONE

6/28/04



SIDE PATIO

After



Garden Steps

Expanded Area of Patio = 117 sq FT

(EXISTING BRICK PATIO SUNKEN + UNEVEN
 EXISTING BRICK WOULD NEED TO BE REPLACED + LEVELLED
 SUBSTITUTING NEW FLAGSTONE FOR OLD BRICK
 TREATED KUMBER SUPPORTS + FRAMING NEED TO BE REPLACED)

APPRX. SCALE ONE INCH = 3 FEET

Down + Mary Anne Turner
 29 WEST KIRK ST
 CHERRY CHASE, MD 20912
 Expanded Rear Patio
 Existing Brick Kitchen
 WITH FLAGSTONE

6/28/04

EXISTING
 BRICK PATIO
 (REPLACE WITH FLAGSTONE)

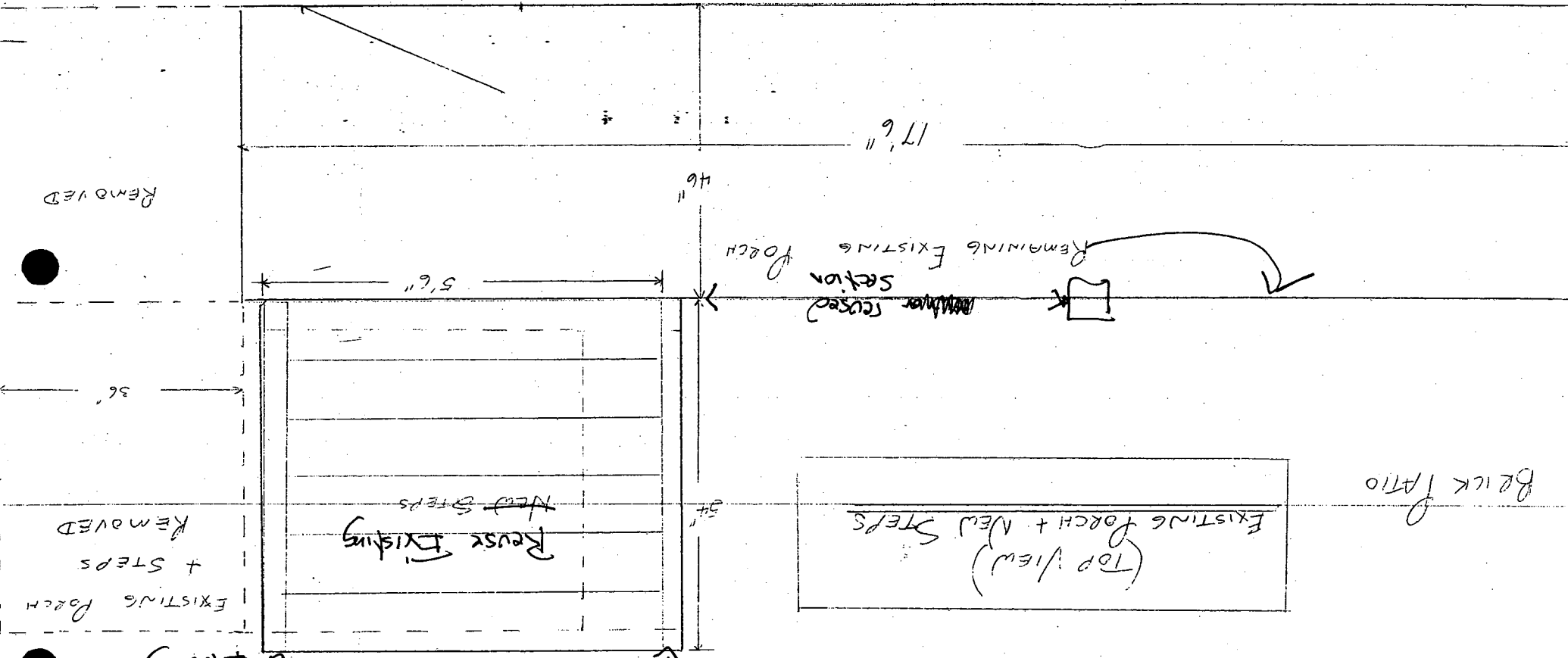
HOUSE

HOUSE

6/28/04
JLL

KITCHEN

KITCHEN DOOR



BRICK PATIO

BRICK PATIO

REAR PORCH SETTLING + CRACKING - SEE PICTURES
NEEDS TO BE SHORED UP + REPAIRED

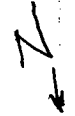
new rail

APPROX. SCALE ONE INCH = ONE FOOT

JOINT MARY ANNE TUNNEY
84 WEST KIRK ST
CHEVY CHASE MD 20815
REPAIR BACK PORCH
~~REPAIR + REUSE TOUGH STEPS~~
TOUGH STEPS

JOHN + MARY ANNE TUONEY
 29 W. KIRKE ST.
 CHEVY CHASE, MD 20815

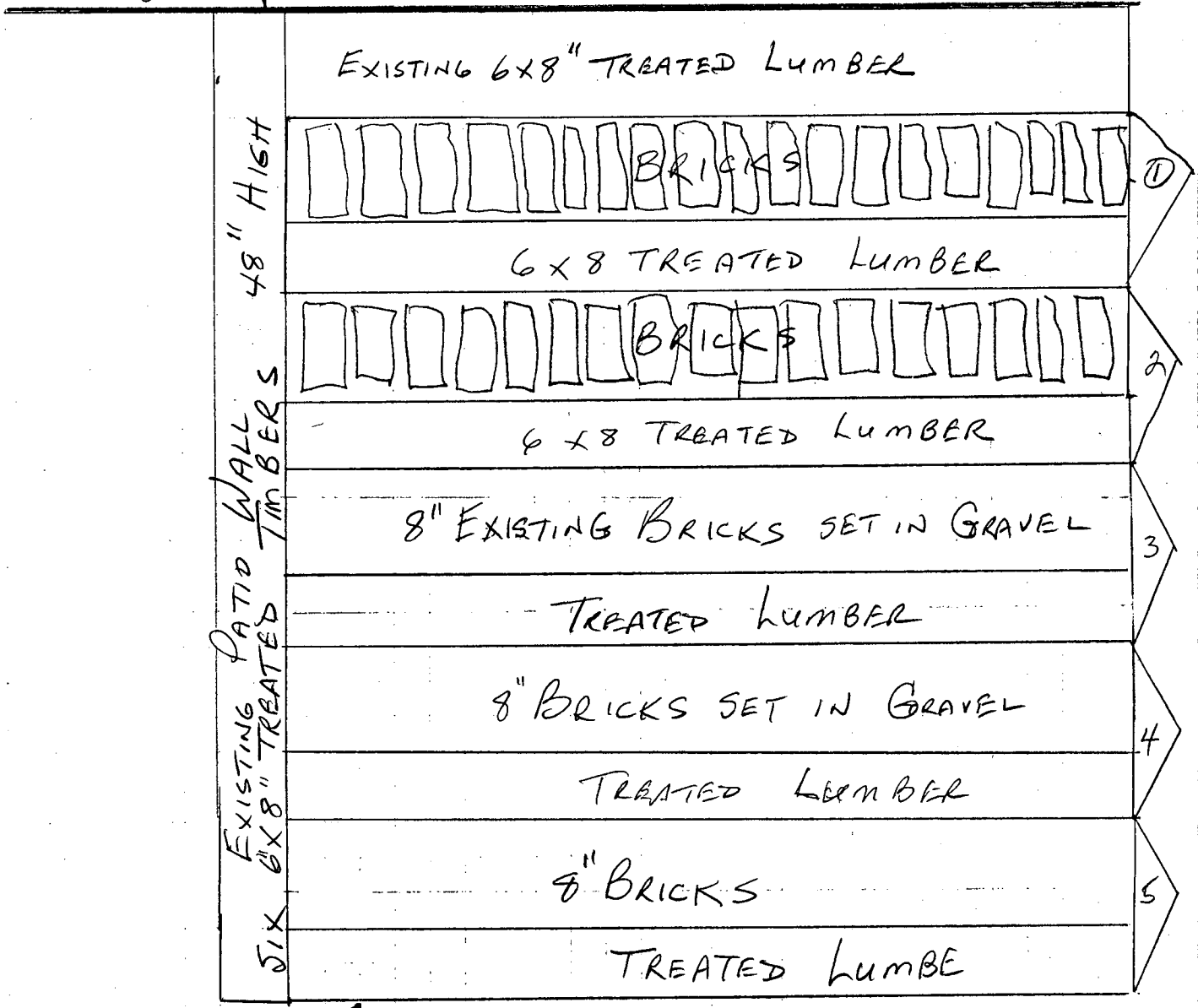
TOP VIEW
 SCALE: 1" = 1'



REPAIR EXISTING GARDEN STEPS AT WEST END OF PATIO

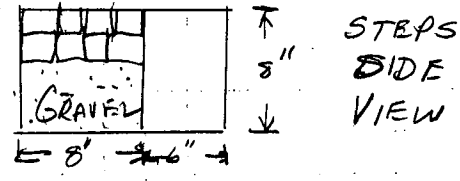
- 1) Replace rotten timbers
- 2) FILL + RESET EXISTING BRICK IN STEPS

PATIO SURFACE



GARDEN LEVEL

STEPS ARE 15" DEEP



①



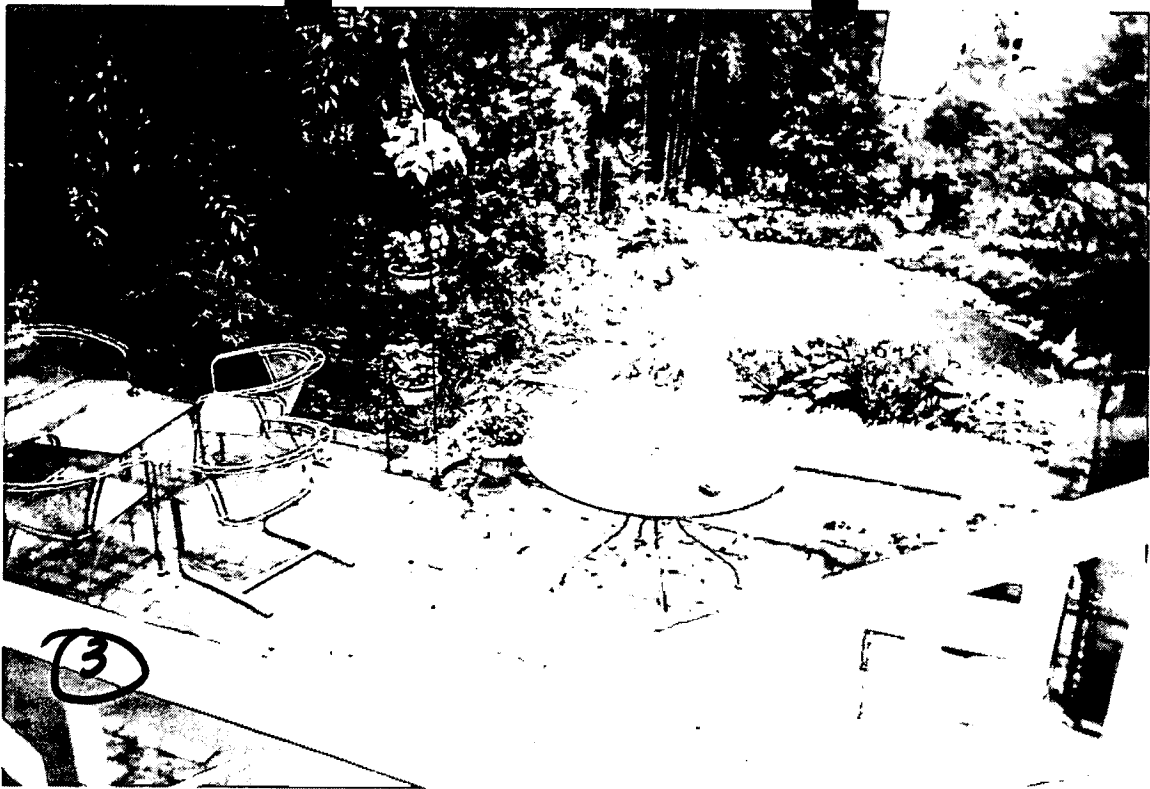
OVERVIEW FROM REAR LEFT

②

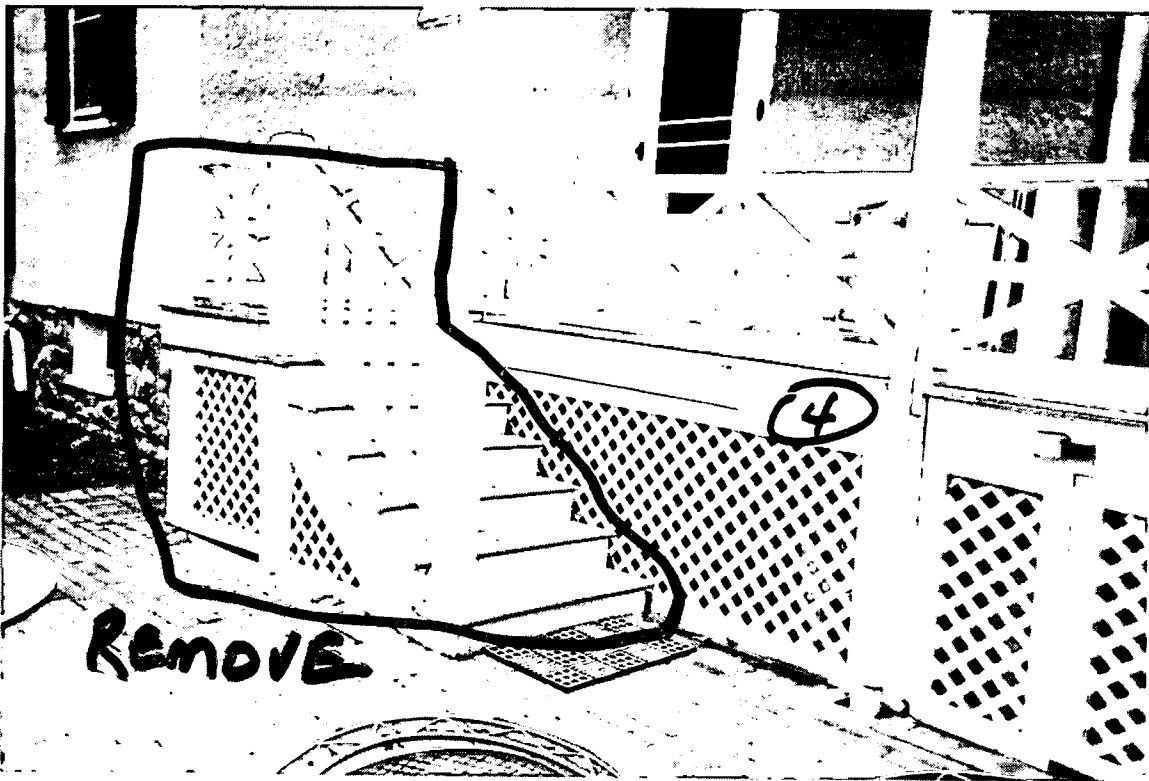


PATIO & STEPS FROM RIGHT

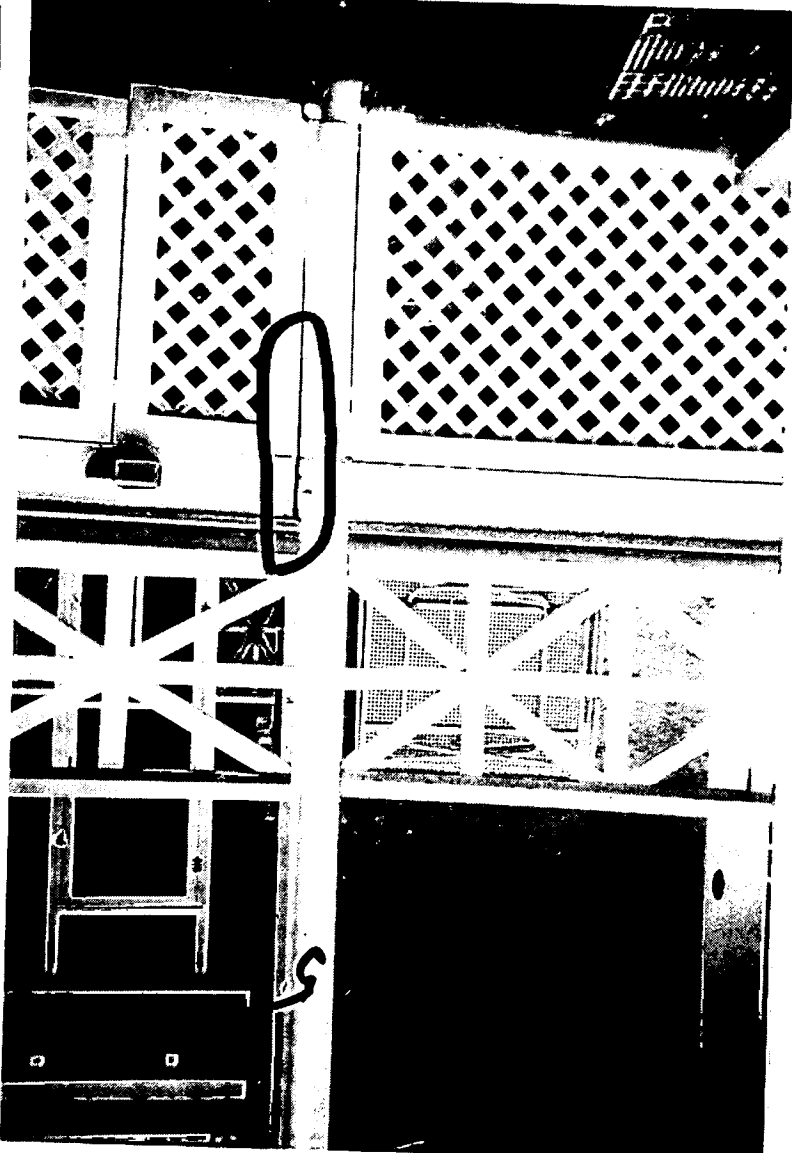
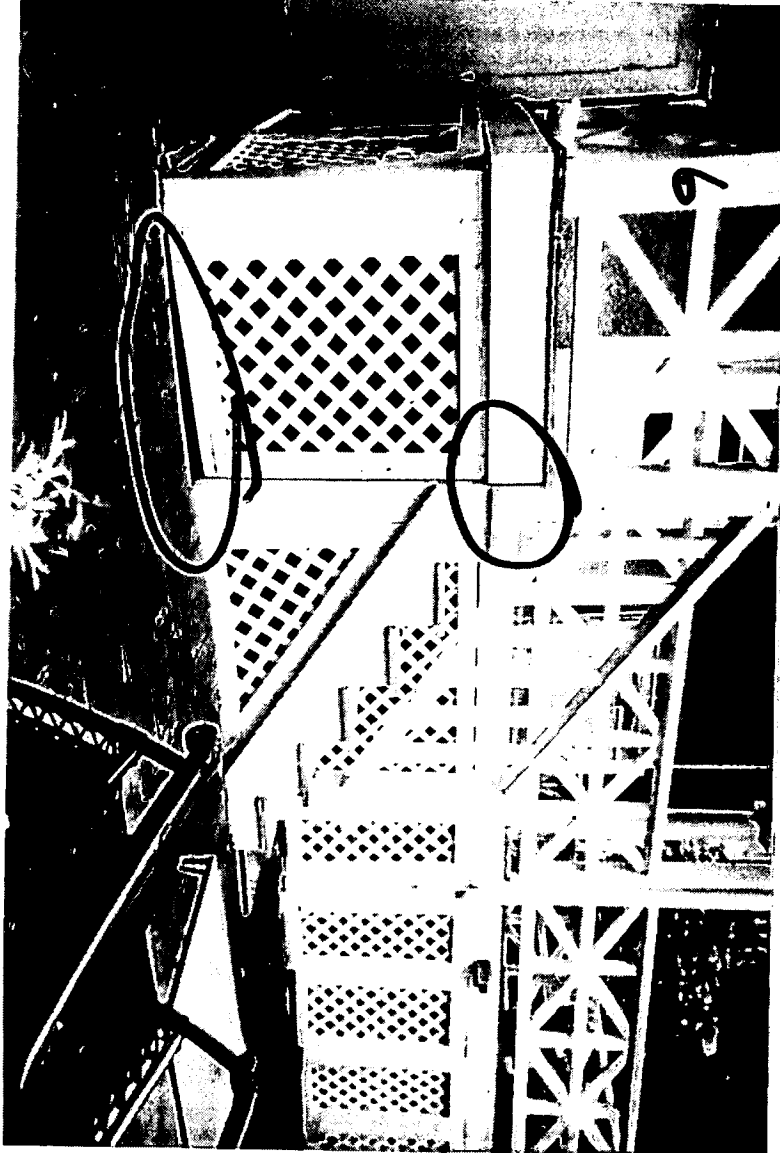
⑬



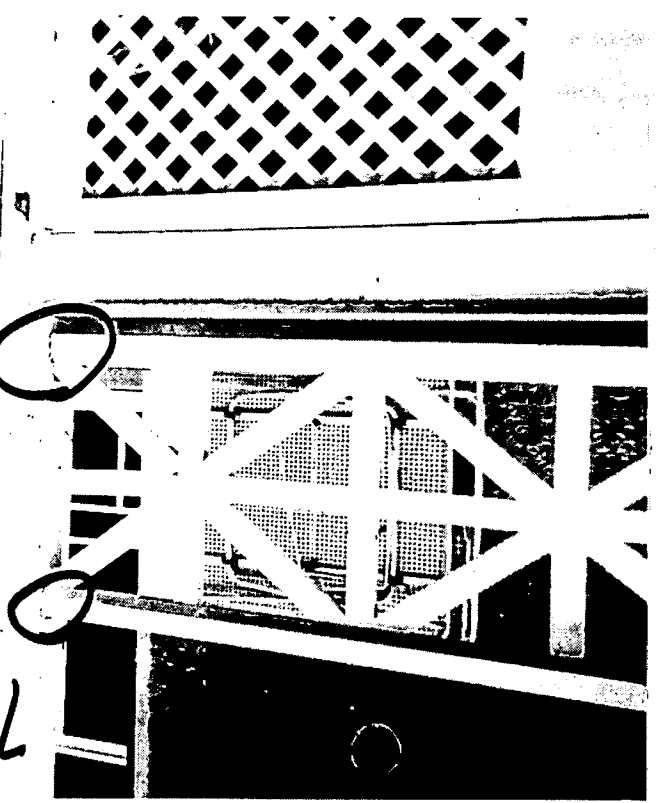
VIEW FROM PORCH

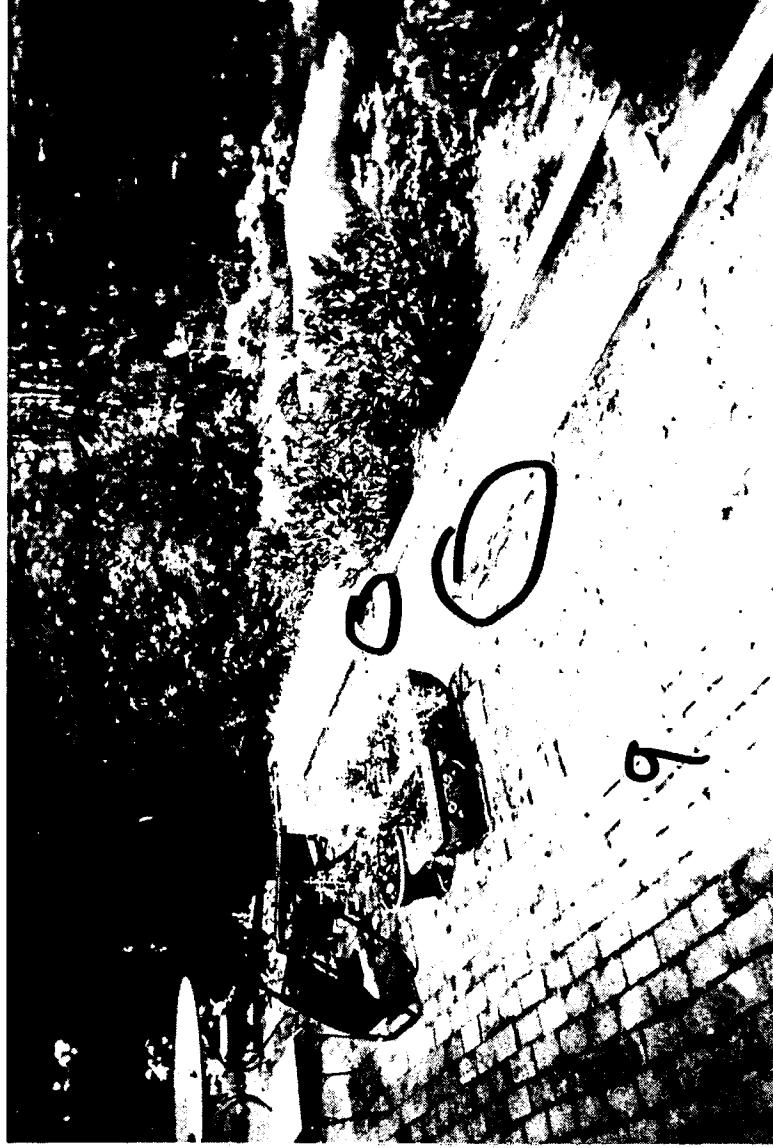


EXISTING PORCH + STEPS



CRACKS IN PORCH







Garden Steps

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

<p>Owner's mailing address MARY ANNE TUOHY 29 W. KIRKE ST. CHEVY CHASE, MD 20815</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>MR/MRS Wm. BLAKEY 31 WEST KIRKE ST. CHEVY CHASE, MD 20815</p>	<p>MR/MRS THOMAS DANN 27 WEST KIRKE ST. CHEVY CHASE, MD 20815</p>
<p>MR/MRS S. MULLER 20 MAGNOLIA PARKWAY CHEVY CHASE, MD 20815</p>	<p>Mr/Mrs. BOB EVANS 28 West Kirke St. Chevy Chase MD 20815</p>
<p>Resident 26 West Kirke St. Chevy Chase MD 20815</p>	