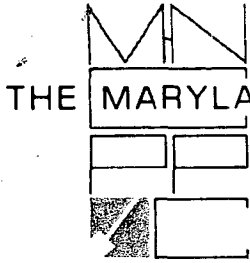


25/13-03L 18 West Kirke Street
(Chevy Chase Village Hist. Dist.)

FILE



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 5/30/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

HPC # 35/13/03L

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

Approved

Approved with Conditions: _____

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: MR & MRS CHADATON

Address: 18 W. KIRKEST., 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 Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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

OPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Tracy Stannard
Daytime Phone No.: 202-409-8960

Account No.: _____
Name of Property Owner: Mr + Mrs. Chapaton Daytime Phone No.: _____
Address: 18 W. Kirke St Chevy Chase MD 20815
Street Number City Street Zip Code
Contractor: TBD Phone No.: _____

Contractor Registration No.: _____
Agent for Owner: Tracy Stannard Daytime Phone No.: 202-409-8960
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 18 Street: W. Kirke Street
Town/City: Chevy Chase Nearest Cross Street: _____
Lot: 23 Block: 33 Subdivision: Ch. Chase Sec 2
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Date Revision Repair Revocable
CHECK ALL APPLICABLE: AC Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 150,000
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: _____
2D. 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.

Tracy Stannard Signature of owner or authorized agent 5/13/03 Date

Approved: [Signature] _____
Disapproved: _____ Signature: _____ Date: 5/30/03
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:

Non-contributing single family dwelling
in an historic neighborhood.

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

Interior alteration and replacement
of rear entrances with new french
doors.

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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 18 West Kirke Street, Chevy Chase **Meeting Date:** 05/28/03
Resource: Non-Contributing Resource **Report Date:** 05/21/03
 Chevy Chase Village Historic District
Review: HAWP **Public Notice:** 05/14/03
Case Number: 35/13-03L **Tax Credit:** None
Applicant: Mr. and Mrs. Chapaton **Staff:** Michele Naru

PROPOSAL: Remove existing windows and doors and replace with French doors

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource
STYLE: Modern Neo-Colonial
DATE: 1941-1996

The subject house is a two-story brick structure built in the Modern Neo-Colonial style. The principal window type is an 8/8 double-hung window. The exterior brick surface has been painted and the gable roof is sheathed in asphalt shingles.

PROPOSAL:

The owners wish to alter the rear elevation of the house by removing the existing French doors and 8/8 double-hung window and replacing them with three sets of Pozzi, wood, French doors.

STAFF DISCUSSION

The house is a Non-Contributing Resource within the Chevy Chase Village Historic District and alterations to these resources are reviewed with a very lenient level of design review. This resource does not contribute to the historicity of the district because it is a newer building, which contributes to the overall streetscape, but is out of the district's primary historical and architectural context.

The *Chevy Chase Village Design Guidelines* state that most alterations to non-contributing resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

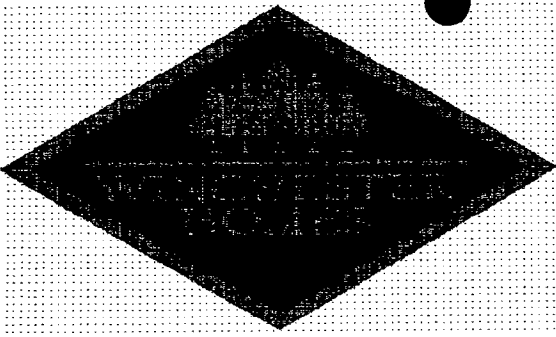
The proposed alteration is consistent with the Chevy Chase Village Design Guidelines.
Staff recommends approval.

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 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.** 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 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



Facsimile Cover

To: HPC Staff (for next hearing)

From: Bourke, Tom

Fax Number: +1 (301) 563-3412

Subject: 5/28/03 HPC

Date: May 29, 2003

Pages: 1

Note: The following are the comments of the Chevy Chase Village Local Advisory Panel for matters before the HPC at their next hearing:

18 W Kirke
Chapaton residence
Non-contributing resource
Rear alteration
Staff recommendation; approval
LAP concurs with staff recommendation for approval

Submitted for the LAP by Tom Bourke, Chair

tom.bourke@whitomes.com
tel: 301.803.4901
fax: 301.803.4928
cell: 301.252.9931

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

Owner's mailing address	Owner's Agent's mailing address
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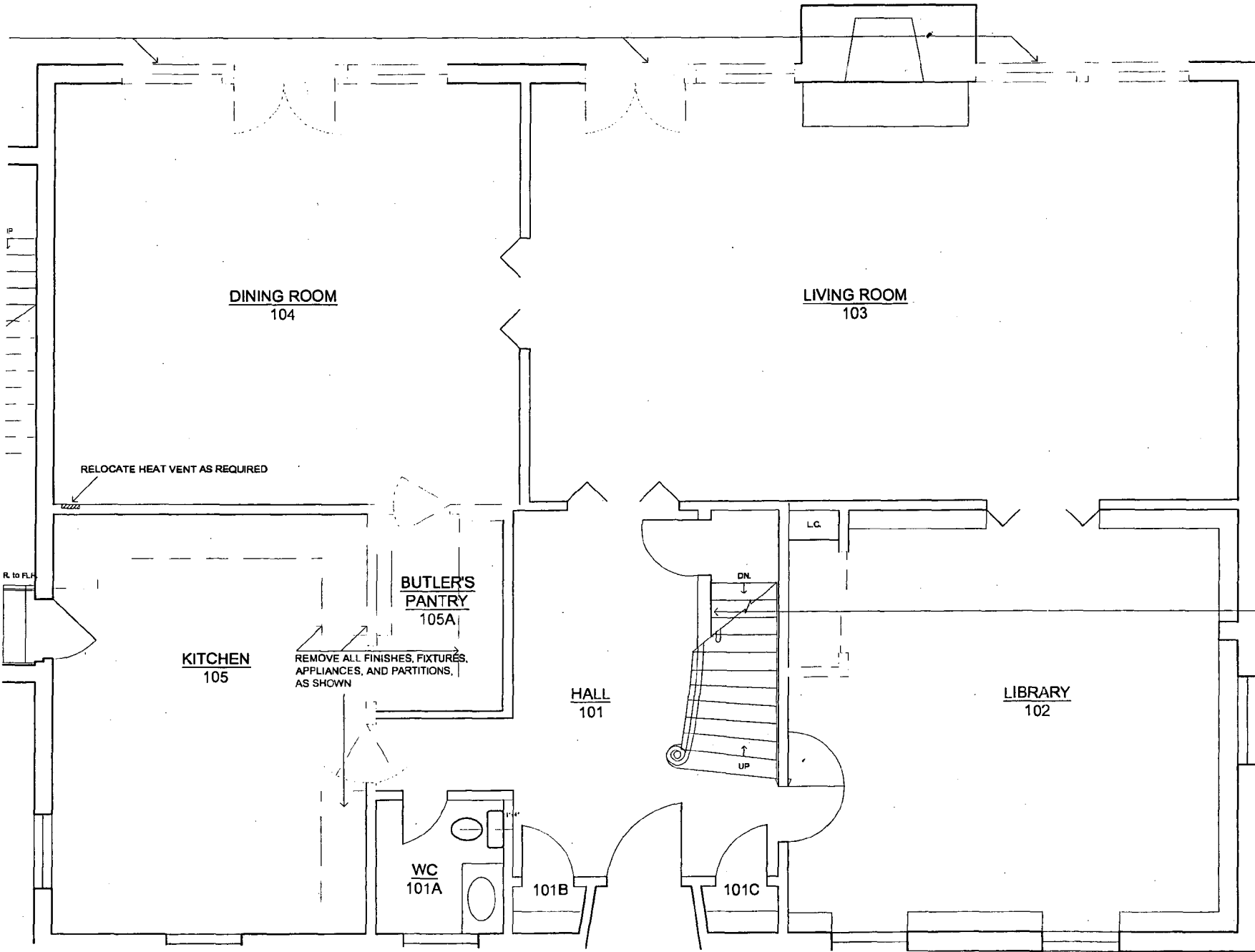
Adjacent and confronting Property Owners mailing addresses

17 Magnolia Parkway Chevy Chase MD 20815	19 West Kirke Chevy Chase MD 20815
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17 West Irving Chevy Chase MD 20815	
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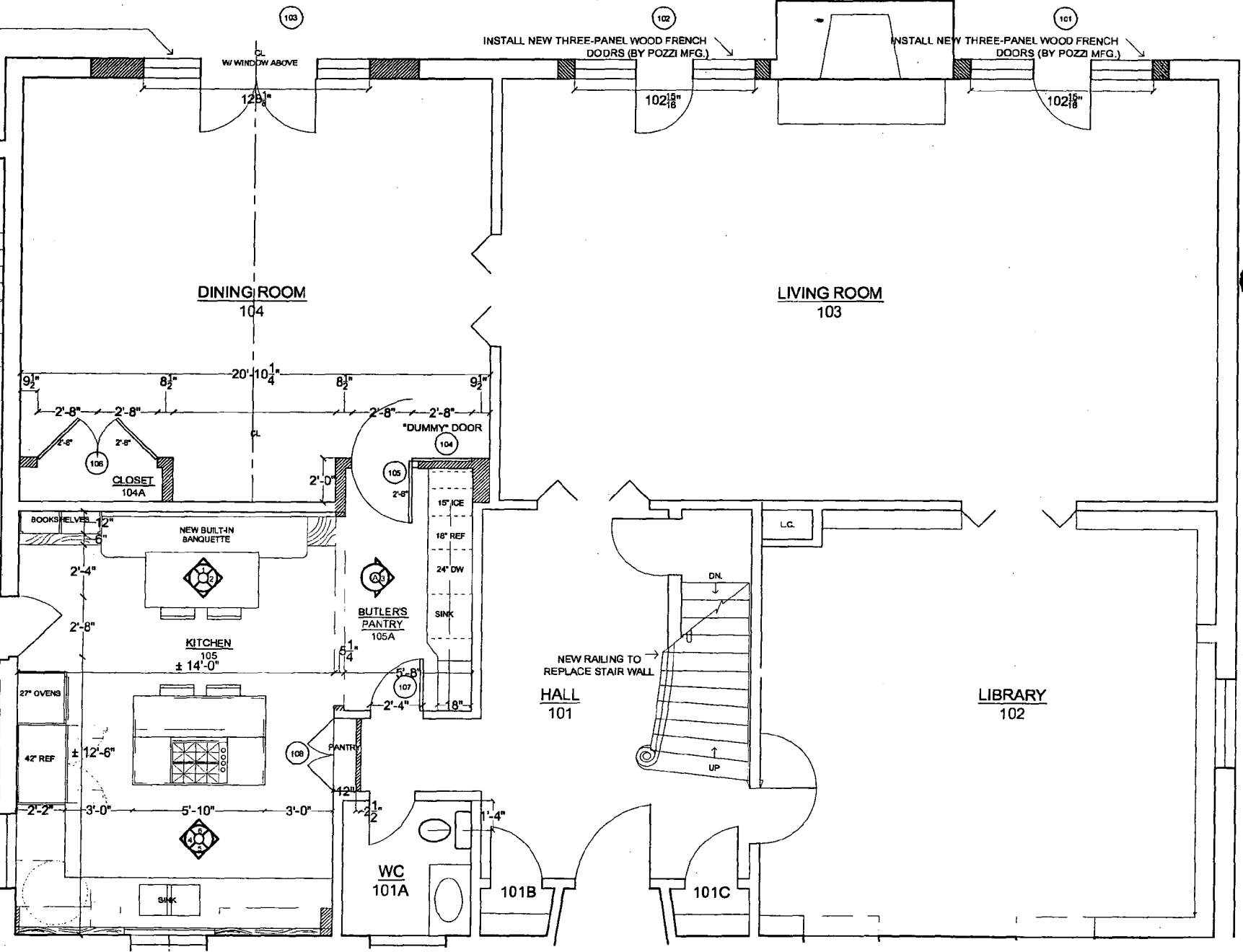
16 West Kirke Chevy Chase MD 20815	
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17 West Kirke Chevy Chase MD 20815	
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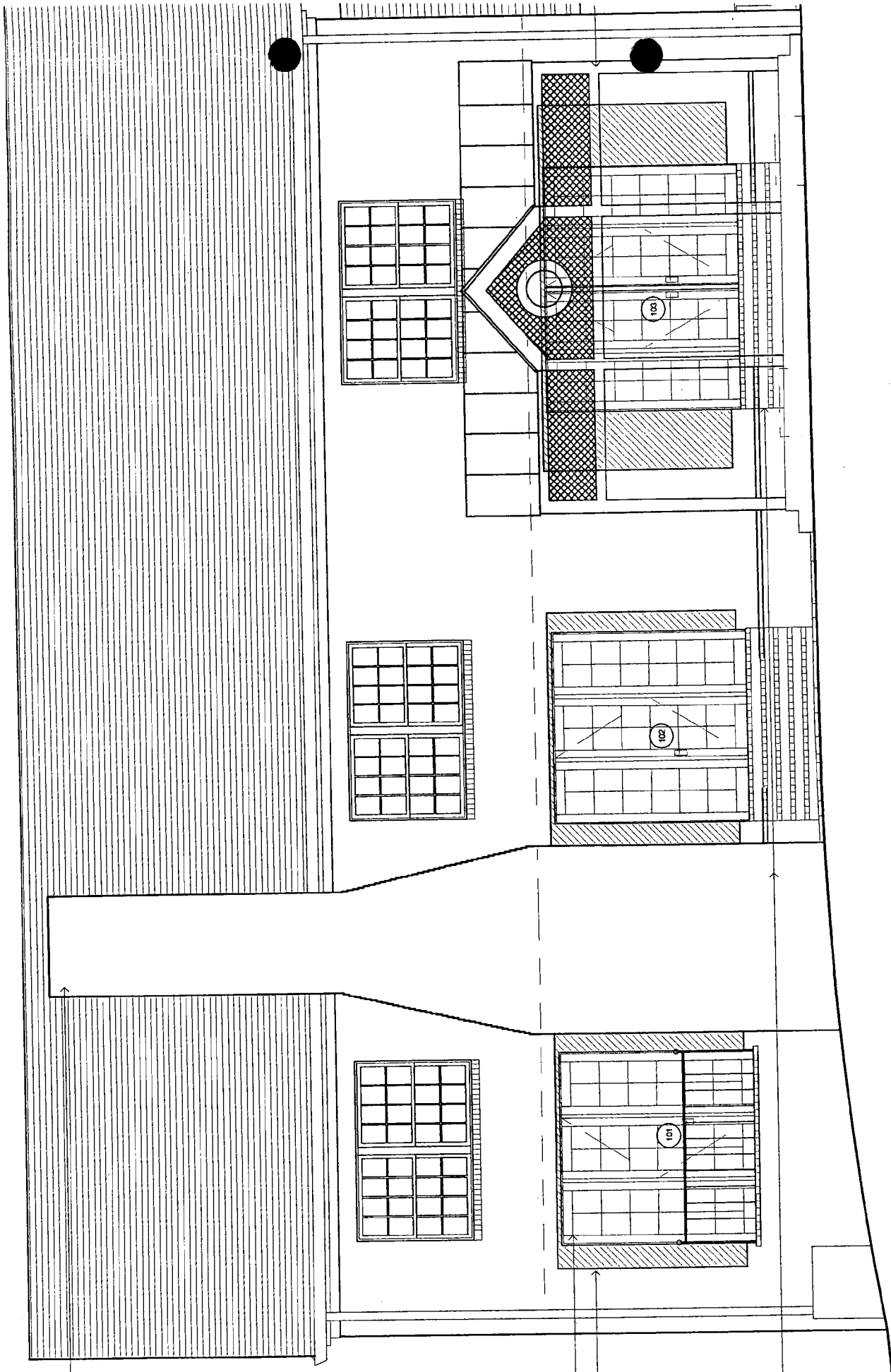


EXISTING

1. WOOD FRENCH
H NEW INTERIOR
FORMER PORTION
REPAIR WALL AS
REQ'D



PROPOSED



Proposed



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 15, 2003

Reggie Jetter
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850

Re: Interior Alterations at 18 West Kirke Street

Mr. Jetter:

The homeowner's of the abovementioned property have decided to eliminate all proposed exterior changes from this building permit (#301472). As a result, these modified plans do not need to be reviewed and approved by the Historic Preservation Commission (HPC). Please allow this modified building permit application to proceed through your review process.

If you have any questions or concerns about this project, please do not hesitate to contact me at 301-563-3400.

Thank you for your assistance in this matter.

Sincerely,

Michele Naru
Historic Preservation Planner