

20 W. KIRKE CHERRY CHASSE 35/13-01A



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: June 14, 2007

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Michele Oaks, Planner Coordinator   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #456998, Brick Stoop, Patio, and Walkway Replacement

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approve** at the July 11, 2007 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ATTACHED APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Charles Crisman (Richard Wilner, Agent)

Address: 20 Kirke Street, Chevy Chase (Chevy Chase Village Historic District)

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.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2<sup>ND</sup> FLOOR, ROCKVILLE, MD 20850  
340-777-8770

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: RICHARD WILNER  
Daytime Phone No.: (301) 252-5912

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: MR. & MRS. CHARLES CRISMAN Daytime Phone No.: (301) 502-4341  
Address: #20 W. KERKE ST. CHEVY CHASE MD 20815  
Street Number City Street Zip Code  
Contractor: WILNER CONSTRUCTION COMP. Phone No.: (301) 320-0010  
Contractor Registration No.: 19406  
Agent for Owner: RICHARD WILNER Daytime Phone No.: (301) 252-5912

**LOCATION OF BUILDING/PREMISE**

House Number: #20 Street: W. KERKE ST.  
Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PARKWAY  
Lot: 13/14 Block: 32 Subdivision: CHEVY CHASE SECTION TWO  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ 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/Plaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: PATIO, STONE WALK  
1B. Construction cost estimate: \$ 10,500-  
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 Wilner Signature of owner or authorized agent 6/20/07 Date

Approved: X \_\_\_\_\_  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 7/14/07  
Application/Permit No.: 456998 Date Filed: 6/19/07 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:

BRECK PATIO, STOOP, & WALK

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

COVER / REPLACE EXISTING BRECK PATIO, STOOP, &  
WALK WITH RANDOM RECTANGULAR FLAGSTONE.  
400 SQ. FT.

**2. SITE PLAN**

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

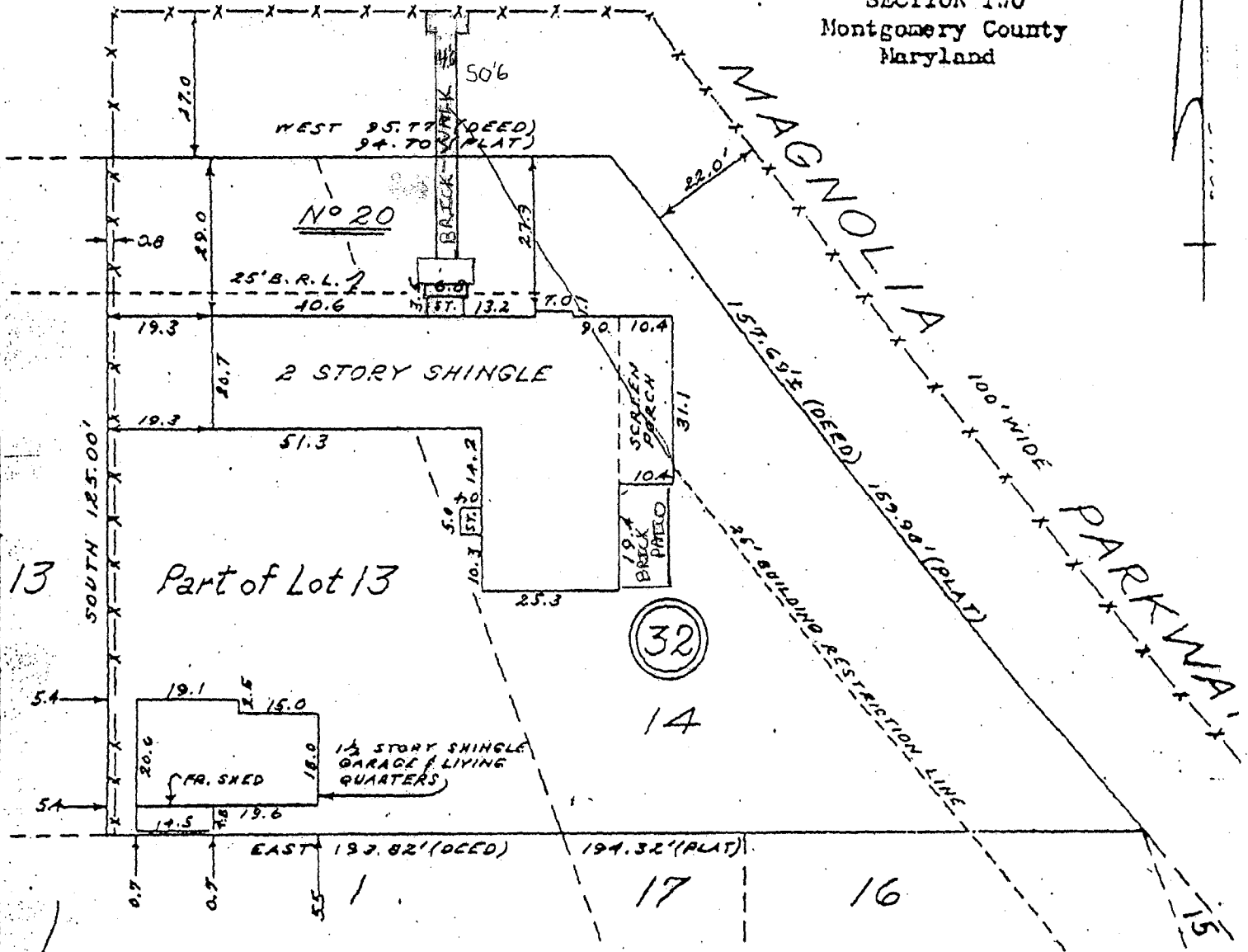
**PLAT REFERENCE**

PLAT BOOK 2  
 PLAT NO. 106  
**DEED REFERENCE**  
 LIBER 528  
 FOLIO 19

**LOCATION OF HOUSE**

Lot 14 and part of  
 Lot 13  
 Block 32  
 CHEVY CHASE  
 SECTION TWO  
 Montgomery County  
 Maryland

**WEST KIRKE 100' WIDE STREET**



**ENGINEER'S CERTIFICATE**

I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.

*A. Morton Thomas & Associates*

A. MORTON THOMAS & ASSOCIATES  
 Registered  
 Engineers & Surveyors  
 Bethesda, Maryland  
 OL G-4144 4641 Mont'g. Ave.

Date: 1-21-57  
 Scale: 1"=30'

Record No.

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	20 West Kirke St, Chevy Chase	<b>Meeting Date:</b>	7/11/2007
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	7/4/2007
<b>Applicant:</b>	Charles Crisman (Richard Wilner, Agent)	<b>Public Notice:</b>	6/27/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-07X	<b>Staff:</b>	Michele Oaks
<b>PROPOSAL:</b>	Brick Stoop, Patio, and Walkway Replacement		

**STAFF RECOMMENDATION:**

- Approval  
 Approval with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1916-1927

**PROPOSAL:**

Applicant is proposing to replace their existing brick patio, stoop and walkway with random rectangular flagstone set in concrete. The footprint of the patio, stoop or walkway will not be changing. The brick patio is located on the rear portion of the eastern elevation of the house. The stoop and walkway replacement is located on the front of the house, approaching the front entrance.

**APPLICABLE GUIDELINES**

When reviewing alterations 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *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 as follows:

***Chevy Chase Village Historic District Master Plan***

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.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

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

Sidewalks should be subject to strict scrutiny with regard to their impact on landscaping, particularly with regard to trees. In addition, sidewalks pertaining to outstanding resources should be subject to strict scrutiny. In all other respects, sidewalks should be subject to moderate scrutiny.

### ***Montgomery County Code; Chapter 24A-8 Criteria for Issuance***

- (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 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.

### ***Secretary of Interior's Standards for Rehabilitation***

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 RECOMMENDATION:**

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and the *Vision of Kensington: A Long-Range Preservation Plan*;

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.





DEPARTMENT OF PERMITTING SERVICES  
355 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE, MD 20850  
301.251.2100

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: RICHARD WILNER  
Daytime Phone No.: (301) 252-5912

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: MR. & MRS. CHARLES CRISMAN Daytime Phone No.: (301) 502-4341  
Address: # 20 W. KERKE ST. CHEVY CHASE MD 20815  
Street Number City State Zip Code  
Contractor: WILNER CONSTRUCTION COMP. Phone No.: (301) 320-0010  
Contractor Registration No.: 19406  
Agent for Owner: RICHARD WILNER Daytime Phone No.: (301) 252-5912

**LOCATION OF BUILDING/PREMISE**

House Number: # 20 Street: W. KERKE ST.  
Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PARKWAY  
Lot: 13/14 Block: 32 Subdivision: CHEVY CHASE SECTION TWO  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: 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: PATIO, STOOP & WALK  
1B. Construction cost estimate: \$ 10,500-  
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 Wilner 6/20/07  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 456998 Date Filed: 6/19/07 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:

BRICK PATIO, STOOP, & WALK

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

COVER / REPLACE EXISTING BRICK PATIO, STOOP &  
WALK WITH RANDOM RECTANGULAR FLAGSTONE.  
400 SQ. FT.

2. **SITE PLAN**

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

**PLAT REFERENCE**

PLAT BOOK 2

PLAT NO. 106

**DEED REFERENCE**

LIBER 528

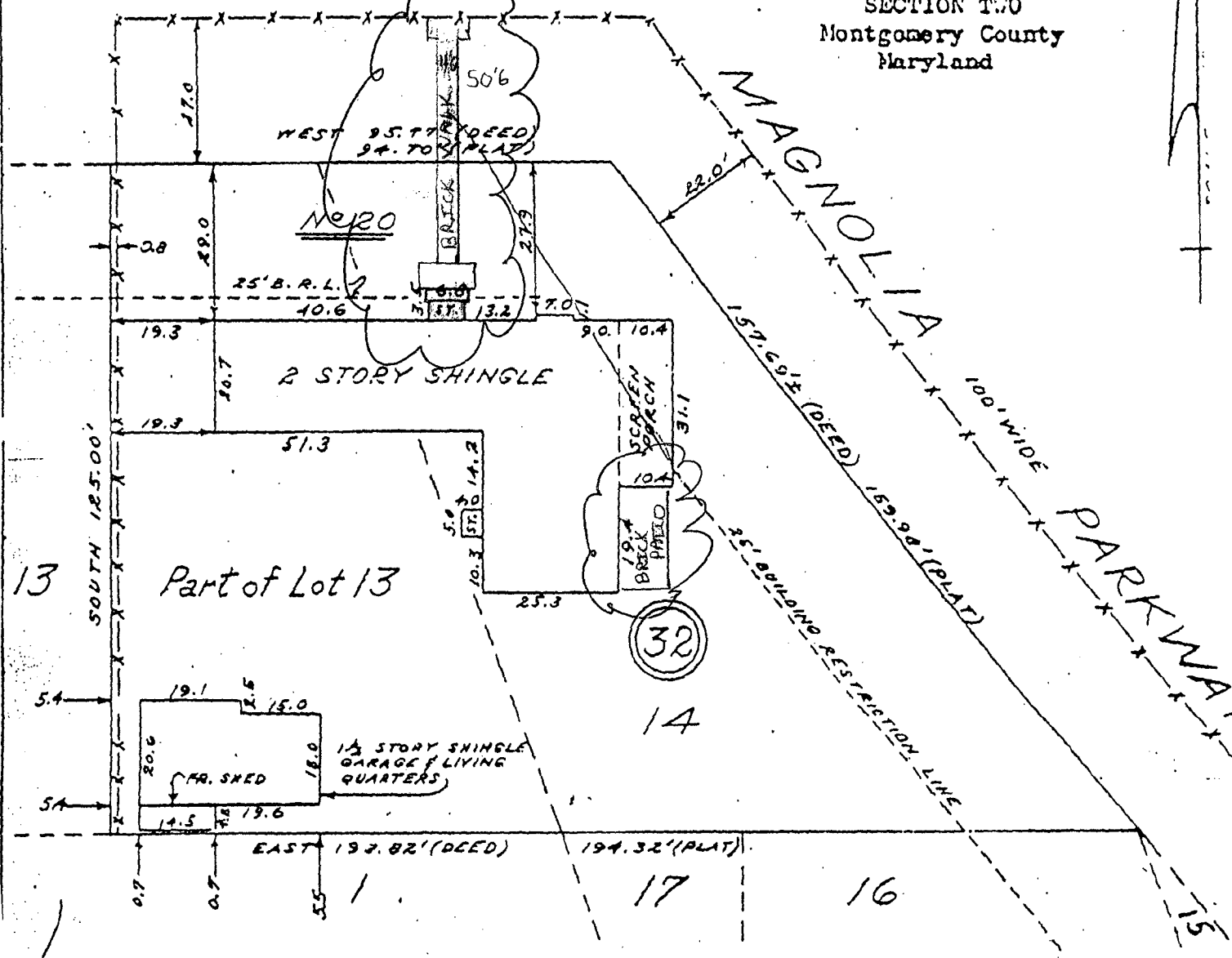
FOLIO 19

**LOCATION OF HOUSE**

Lot 14 and part of  
 Lot 13  
 Block 32  
 CHEVY CHASE  
 SECTION TWO  
 Montgomery County  
 Maryland

WEST KIRKE 100' WIDE STREET

MAGNOLIA  
 157.60' (DEED)  
 100' WIDE  
 PARKWAY  
 153.90' (PLAT)  
 25' BUILDING RESTRICTION LINE



**ENGINEER'S CERTIFICATE**

I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.

*A. Morton Thomas*

A. NORTON THOMAS & ASSOCIATES  
 Registered  
 Engineers & Surveyors  
 Bethesda, Maryland  
 OL G-4144 4641 Mont'g. Ave.

Date: 1-21-57

Scale: 1"=30'

Record No.

6

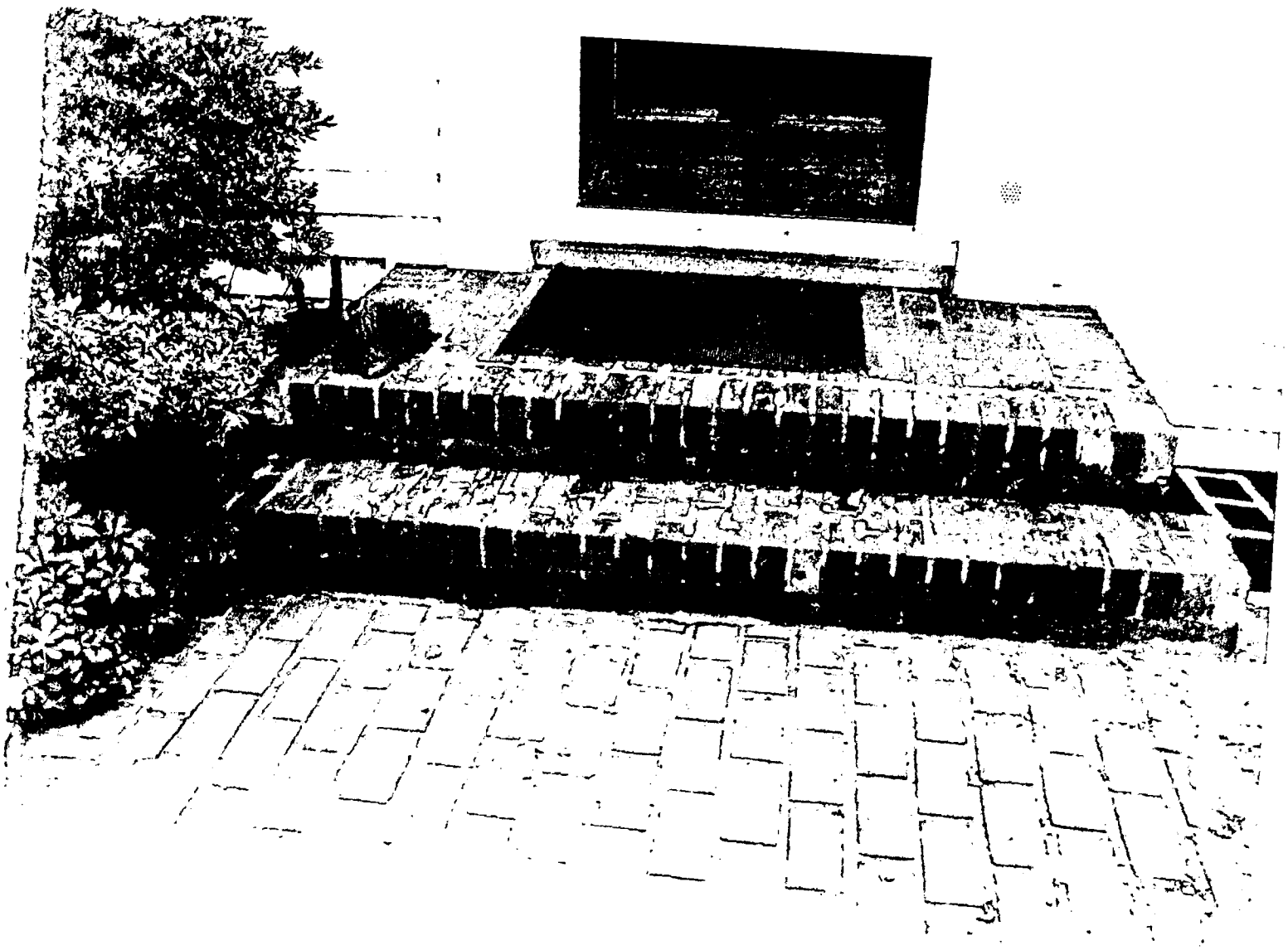
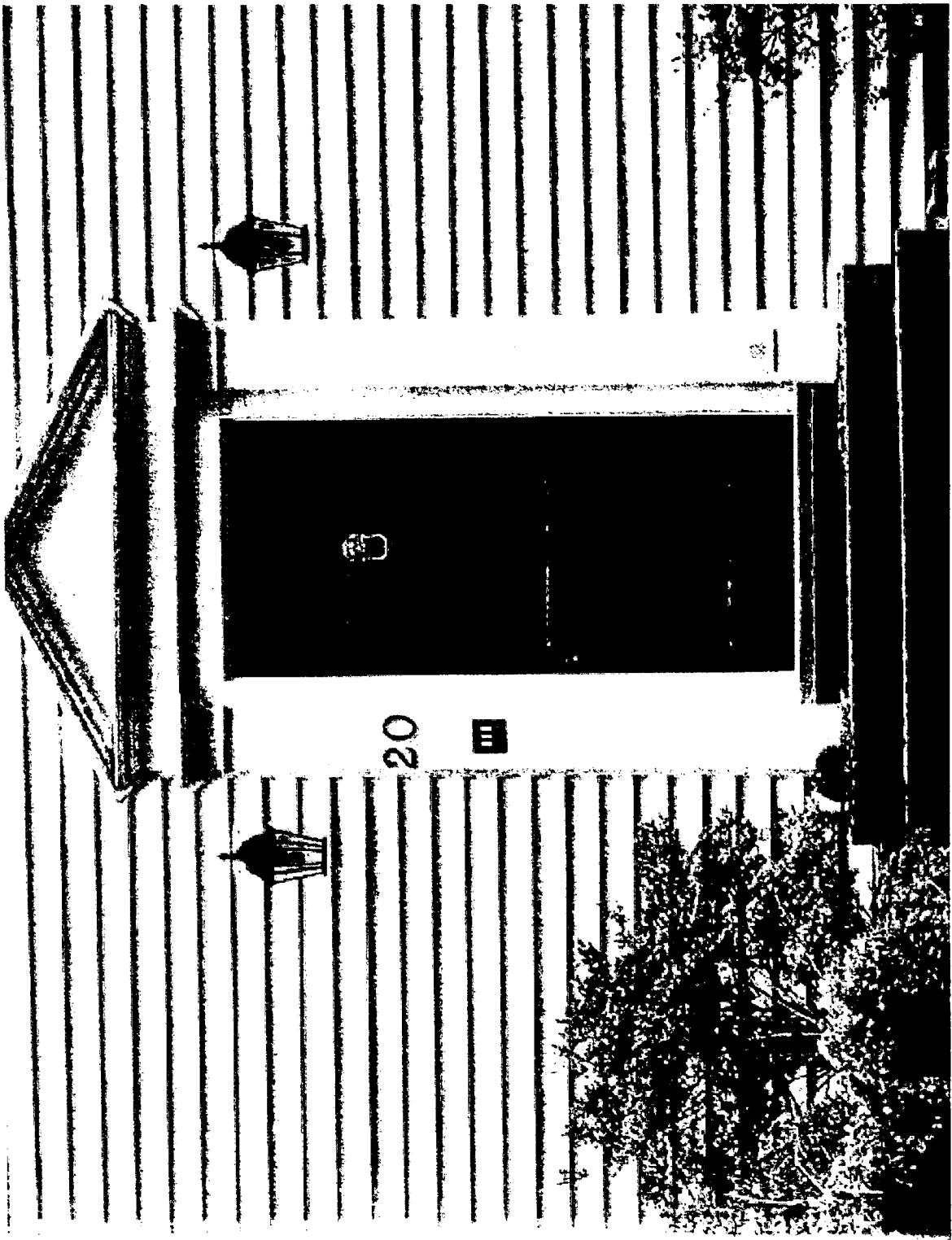


Photo C

8



PLAT REFERENCE  
 PLAT BOOK 2  
 PLAT NO. 106  
 DEED REFERENCE  
 LIBER 528  
 FOLIO 19

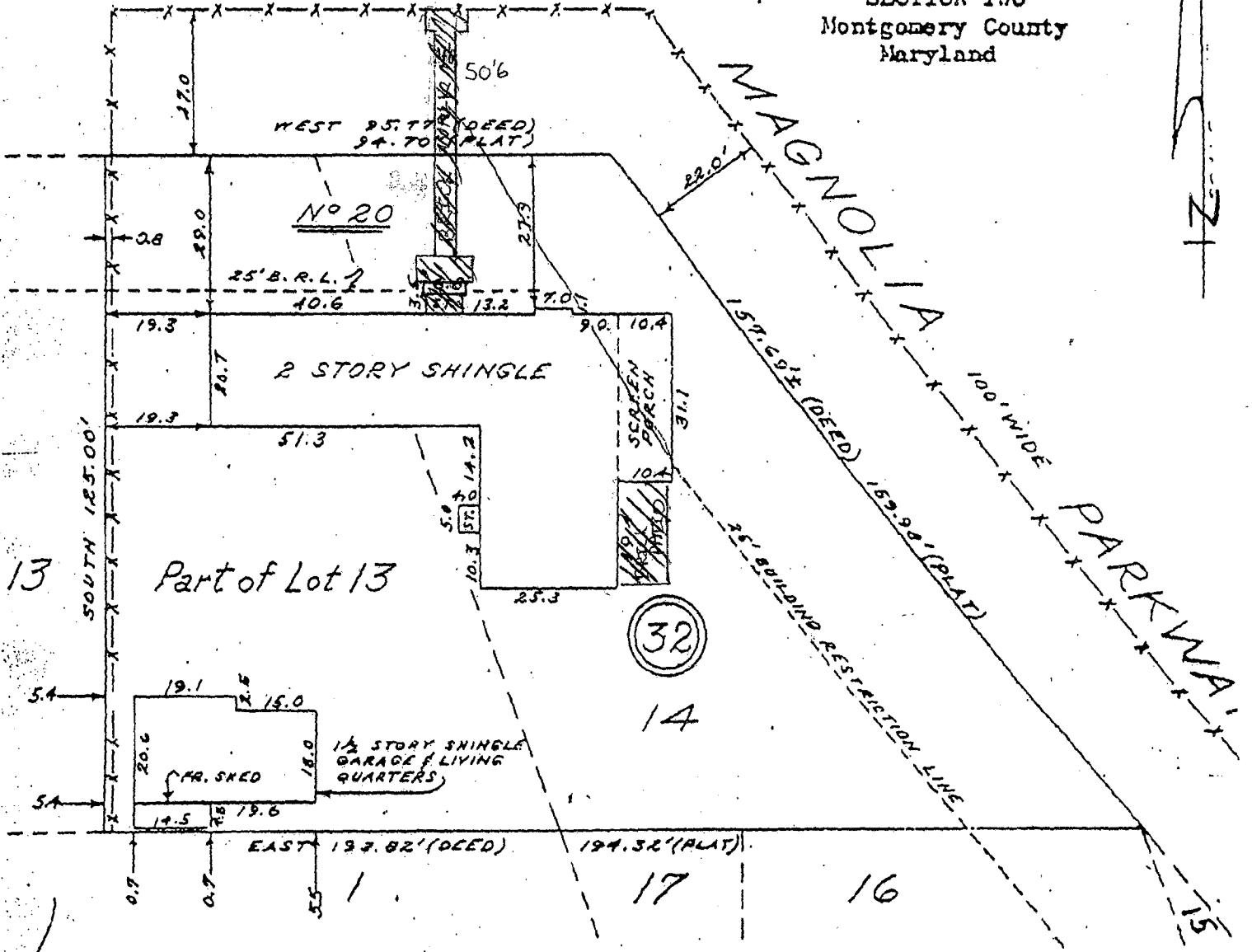
LOCATION OF HOUSE

Lot 14 and part of  
 Lot 13  
 Block 32  
 CHEVY CHASE  
 SECTION TWO  
 Montgomery County  
 Maryland

WEST KIRKE 100' WIDE STREET

MAGNOLIA

PARKWAY



ENGINEER'S CERTIFICATE

I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.

*A. Morton Thomas*

A. MORTON THOMAS & ASSOCIATES  
 Registered  
 Engineers & Surveyors  
 Bethesda, Maryland  
 OL G-4144 4641 Mont'g. Ave.

Date: 1-21-57

Record No.

Scale: 1"=30'

As you requested I am sending pictures of the affected areas as well as addresses of adjoining neighbors. I am unable to compress the picture files and must send them in six separate emails.

The adjoining neighbors are at #24 W. Kirke Street and #16 Magnolia Parkway. Directly across the street is #27 W. Kirke Street.

Picture A is the existing side patio (covered with flagstone because we didn't know we needed a permit).

Picture B is the covered side patio tied into existing flagstone walks.

Picture C is the existing front stoop.

Picture D is the existing front walk.

Picture E shows the front walk with the damaged brick removed so the new flagstone can be installed flush with the existing brick sidewalk.

Picture F shows the flagstone front walk directly across the street at #27 W. Kirke.

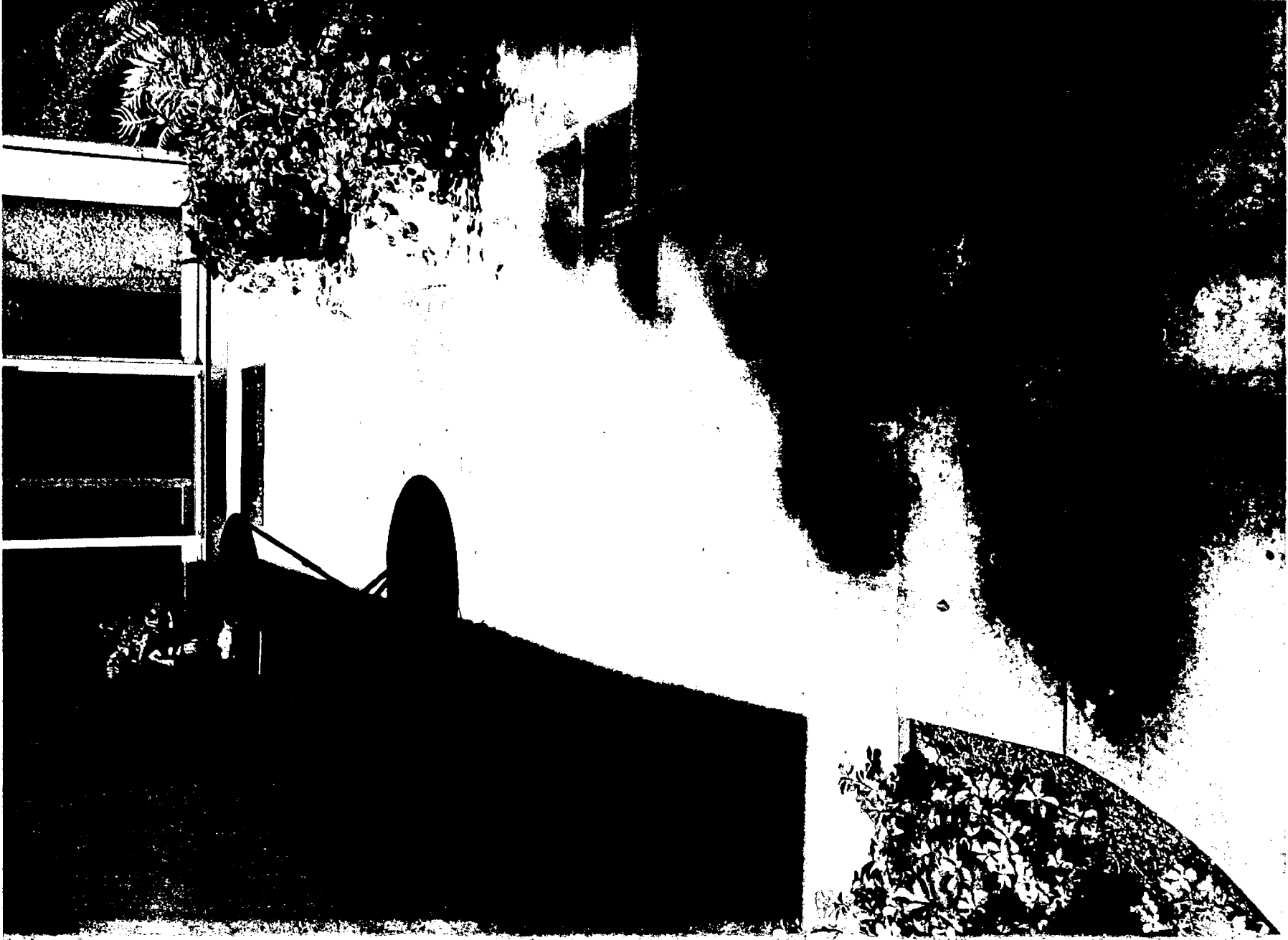


Photo A



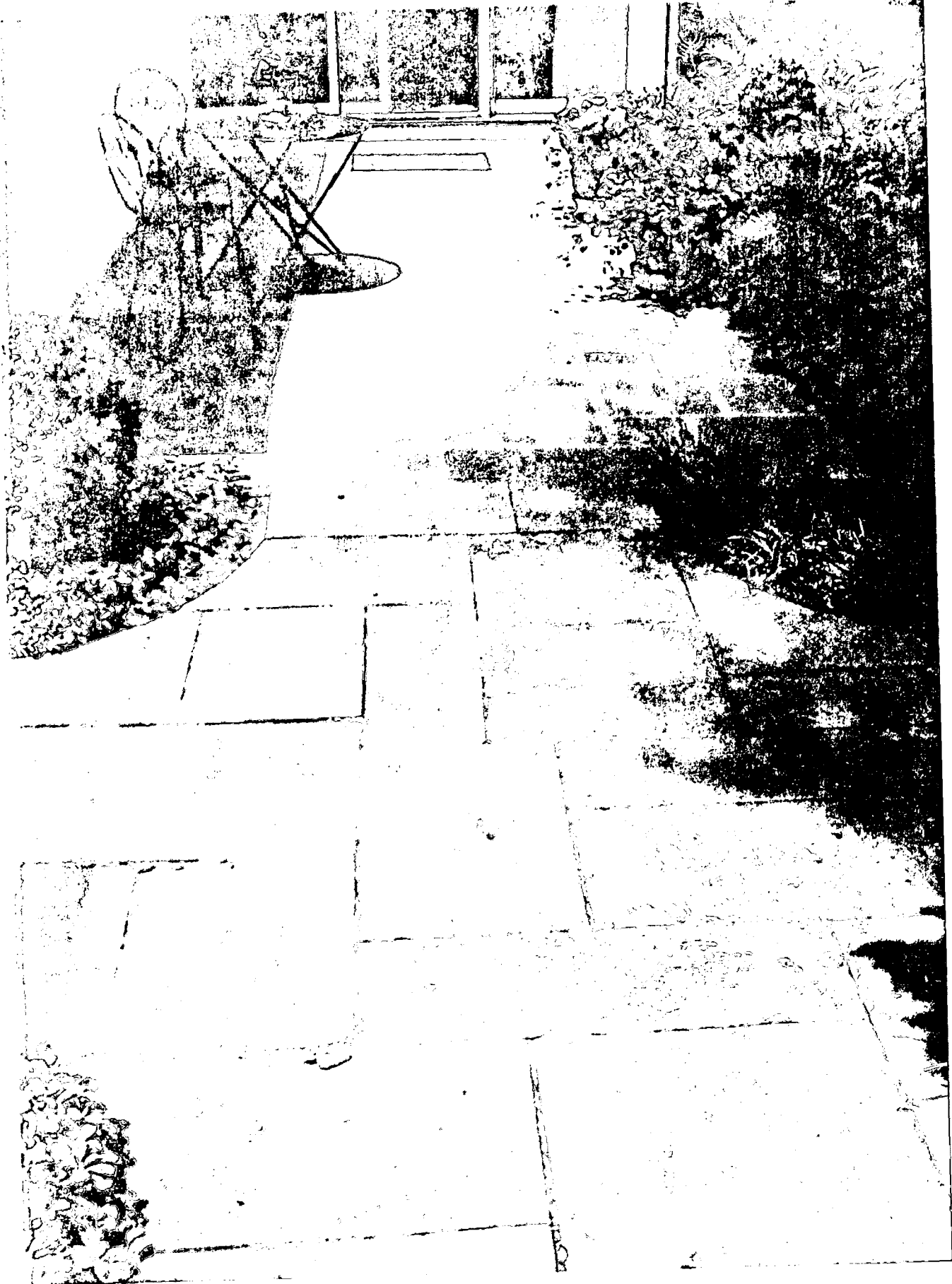


Photo B

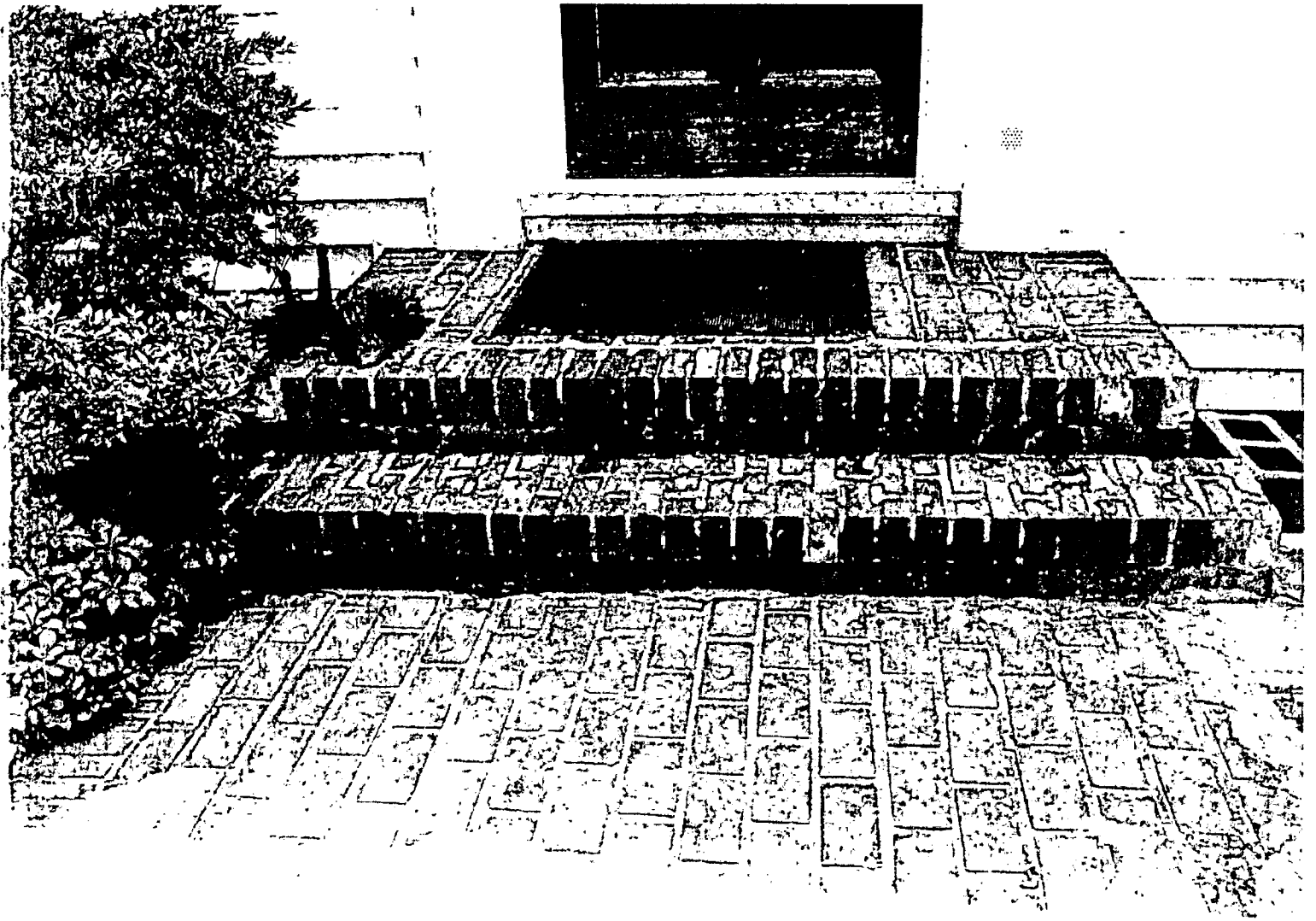


Photo C

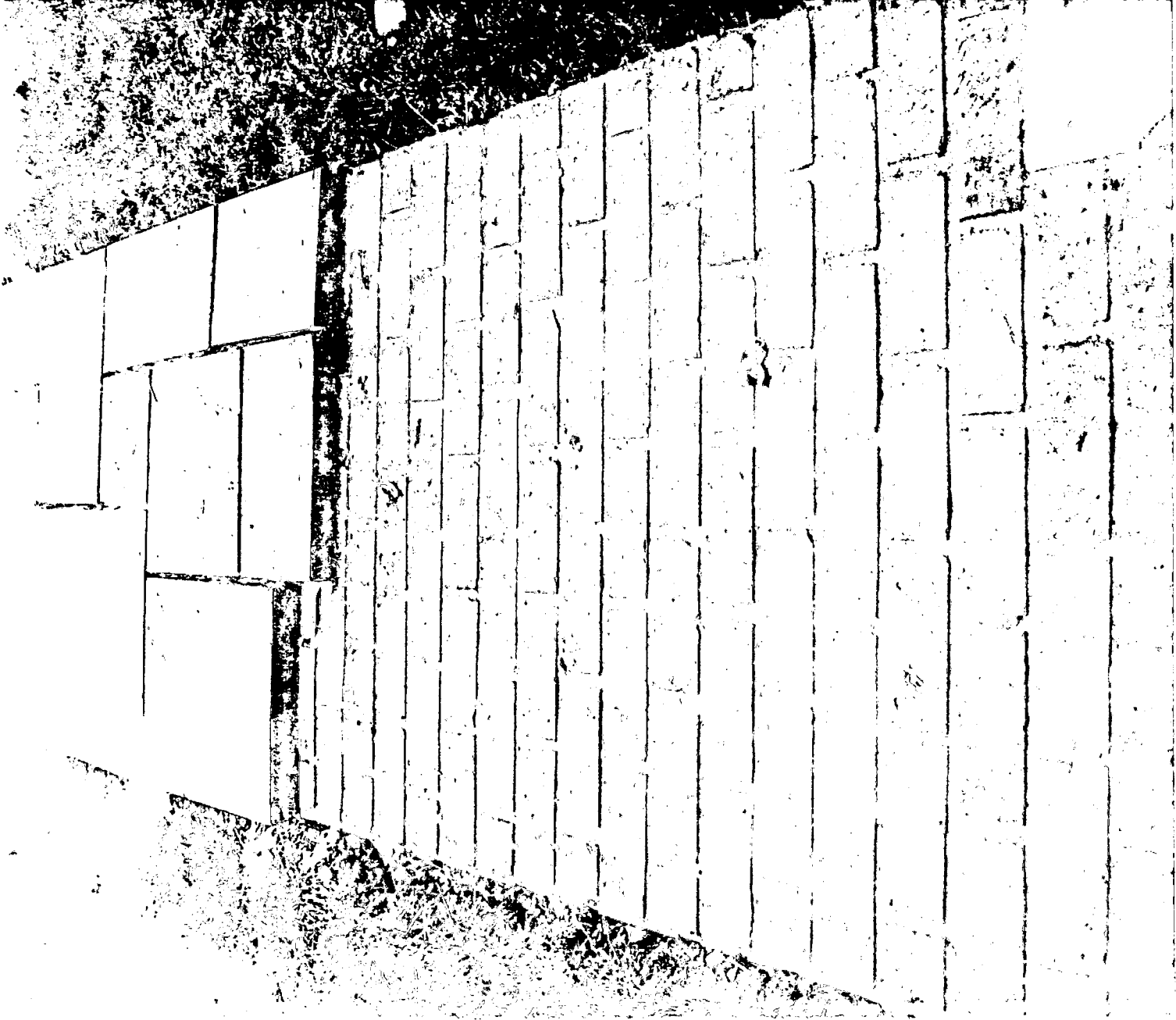


Photo D

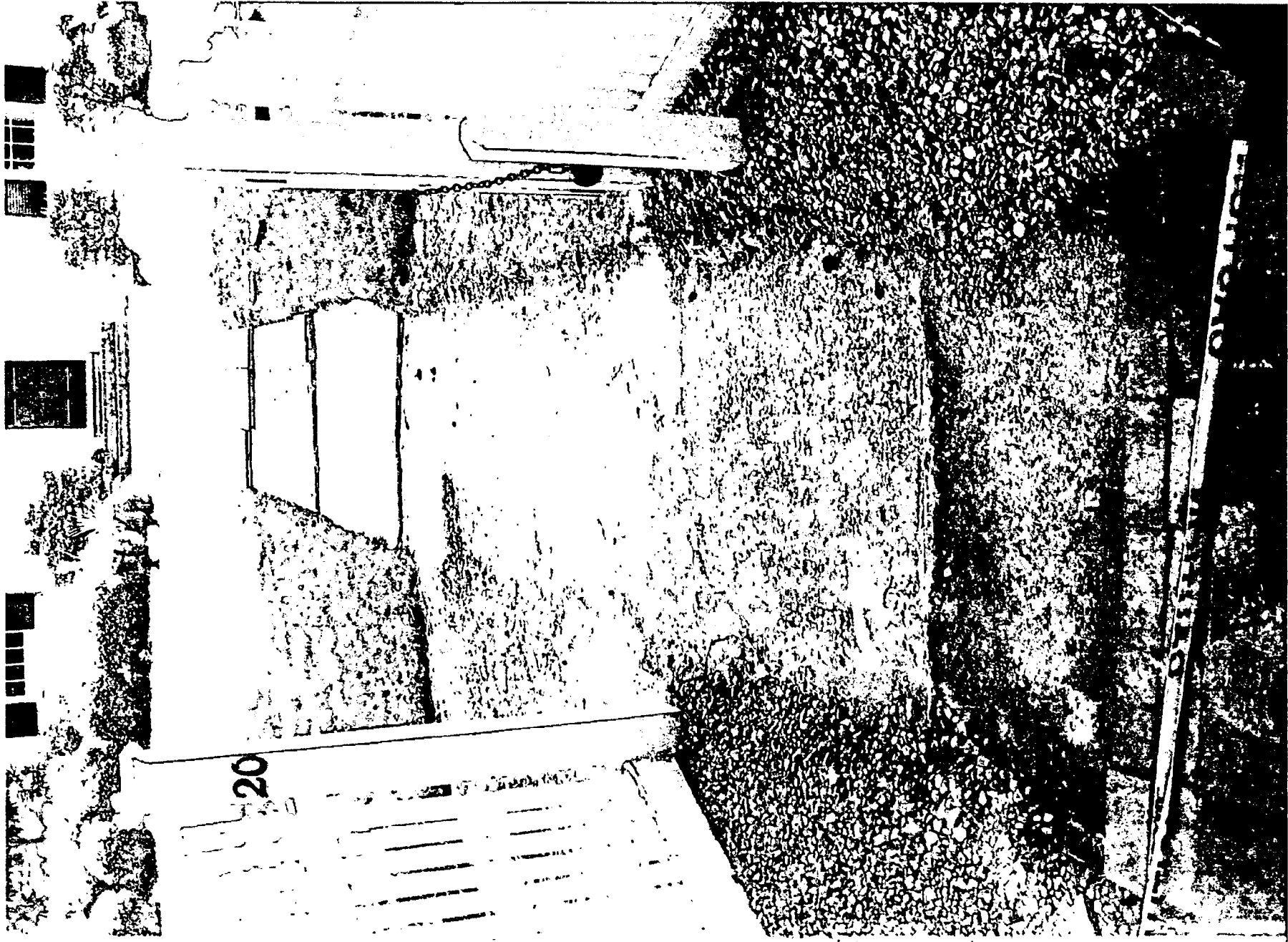


Photo E



Photo F

