

35/13-05S 15 West Kirke St
Chevy Chase Historic District






THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 16, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 395363 for porch roof alterations

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: William and Catherine Silverman

Address: 15 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

395363

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CATHERINE SILVERMAN
Daytime Phone No.: (301) 654-3788

Tax Account No.: 00454402
Name of Property Owner: WILLIAM + CATHERINE SILVERMAN Phone No.: (301) 654-3788
Address: 15 WEST KIRKE ST. CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: BUFFALO BUILDING CO. Phone No.: (301) 233-8200
Contractor Registration No.:
Agent for Owner: CLIFF JOHNSON Daytime Phone No.: (301) 233-8200

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: WEST KIRKE ST.
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVENUE
Lot: PARTS OF 4+5 Block: 38 Subdivision: SECTION #2 - CHEVY CHASE
Liber: 3440 Folio: 443 Parcel: 454402

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Revision Install Wreck/Raze Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: ROOF
1B. Construction cost estimate: \$ 60,000
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.

Catherine Silverman
Signature of owner or authorized agent

8/23/05
Date

Approved: Disapproved: _____
Signature: *Julia O'Malley* Date: 9/16/05
Application/Permit No.: 395363 Date Filed: _____ Date Issued: _____
For Chairperson, Historic Preservation Commission

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

3 STORY STUCCO AND FRAME SINGLE FAMILY HOUSE,
BUILT CA 1898, SURROUNDED BY SIMILAR VINTAGE
HOMES THAT COMBINE TO CREATE THE HISTORIC
DISTRICT. THE PRINCIPAL FEATURES OF THE HOUSE
ARE ITS GAMBREL-ROOF GABLE FACING THE STREET
AND ITS OPEN, COLUMNS PORCH ON THE EAST, SOUTH
AND WEST SIDES. CURRENT ROOF WAS INSTALLED
IN 1979.

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

REPLACEMENT IN KIND OF EXISTING COMPOSITE (FIBERGLASS/
ASPHALT) SHINGLE ROOF WITH A NEW COMPOSITE (FIBERGLASS/
ASPHALT) SHINGLE ROOF. RECONSTRUCTION OF A SECTION
OF PORCH ROOF TO CORRECT UNEVEN ROOF LINES. REPLACE/
REPAIR WATER-DAMAGED FASCIA BOARDS AS NEEDED.

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 decline 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, 1301/279-1355).



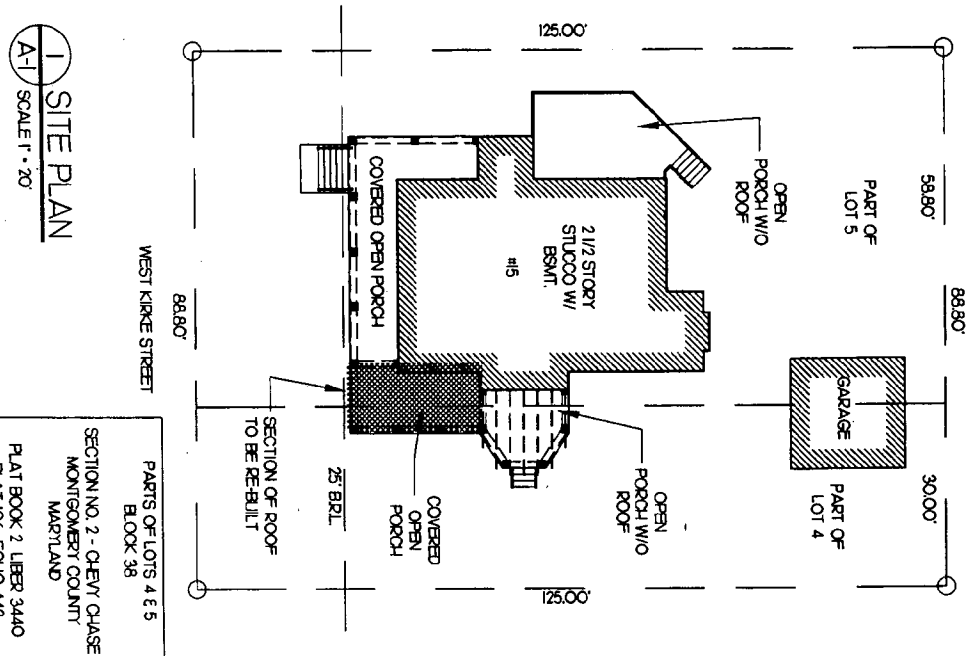
SECTION OF ROOF
TO BE RE-BUILT



SECTION OF ROOF
TO BE RE-BUILT

SCOPE OF WORK -

1. REMOVE EXISTING ROOF SHINGLES COMPLETELY ON ENTIRE MAIN AND PORCH ROOFS AND REPLACE WITH CERTAINTY 40 YEAR COMPOSITE FIBERGLASS/ASPHALT ARCHITECTURAL SHINGLE - VALLEY FORCE GREEN - TO MATCH SHINGLES ON GARAGE
2. RE-BUILD SECTION OF EXISTING COVERED OPEN PORCH ROOF AS INDICATED.



1 SITE PLAN
SCALE: 1" = 20'

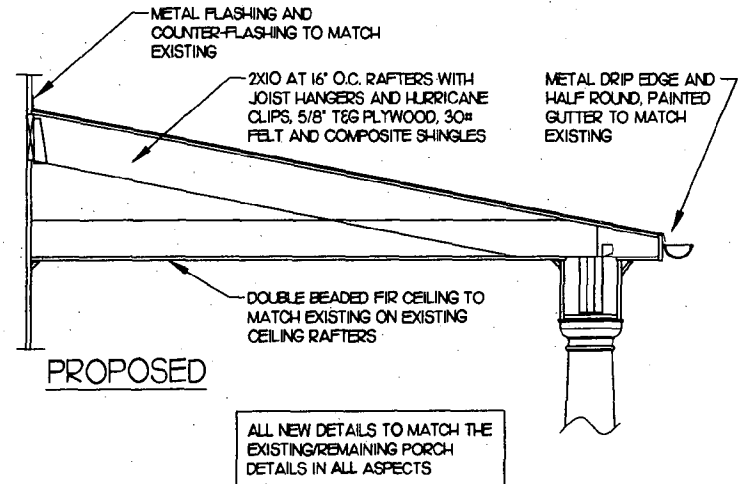
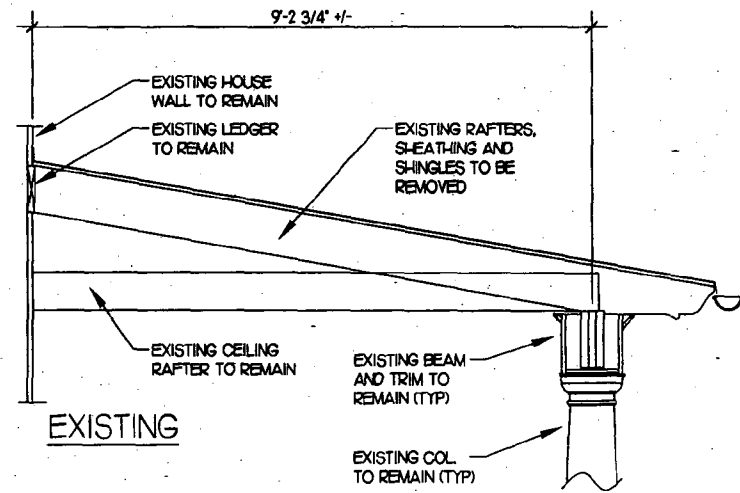
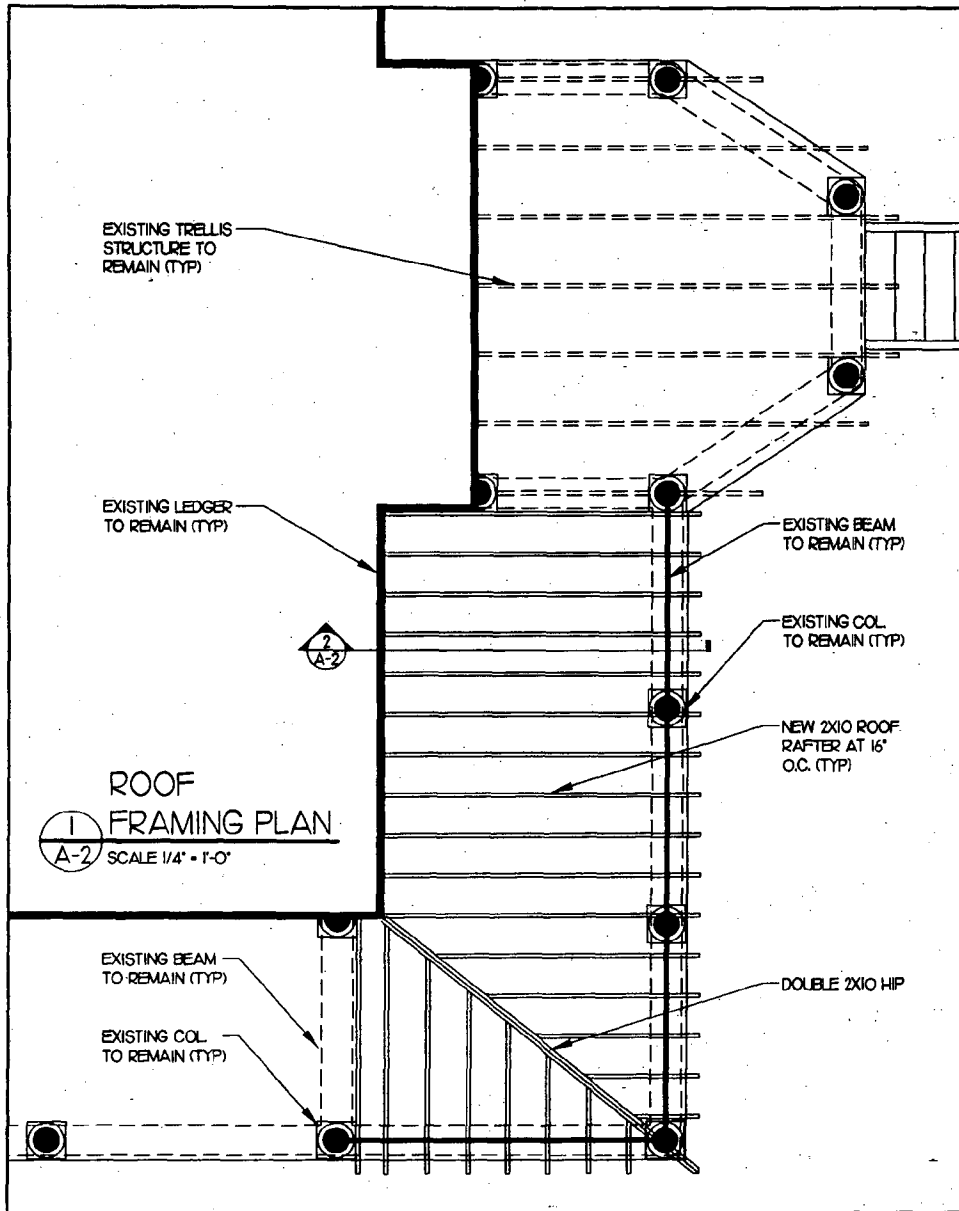
PARTS OF LOTS 4 & 5
BLOCK 38
SECTION NO. 2 - CHEVY CHASE
MONTGOMERY COUNTY
MARYLAND
PLAT BOOK 2 LIBER 3440
PLAT 106 FOLIO 443

SILVERMAN RESIDENCE
PARTIAL PORCH ROOF RECONSTRUCTION
COMPOSITE ROOF SHINGLE REPLACEMENT
15 WEST KIRKE STREET, CHEVY CHASE, MARYLAND 20815

MICHAEL HOLT / ARCHITECTS
1101 N Street NW Washington, DC 20006
Telephone 202-234-4972 Fax 202-291-3093

APPROVED
Montgomery County
Historic Preservation Commission
Michael Holt
9/16/03

A-1



2 SECTIONS
A-2 SCALE 1/2" = 1'-0"

MICHAEL HOLT / ARCHITECTS
174 N. Street, NW, Washington, DC 20005
Telephone: 202.546.4000 Fax: 202.546.4001

SILVERMAN RESIDENCE
PARTIAL PORCH ROOF RECONSTRUCTION
COMPOSITE ROOF SHINGLE REPLACEMENT
15 WEST KIRKE STREET, CHEVY CHASE, MARYLAND 20815

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PROJECT NO. 0443
23 AUGUST 2003

A-2

APPROVED
Montgomery County
Historic Preservation Commission
Michelle Baker
9/16/06

EXISTING ROOF STRUCTURE
TO REMAIN AND BE MATCHED

EXISTING OGEE GUTTER
TO BE REPLACED WITH
HALF-ROUND GUTTER

EXISTING BEAM
TO REMAIN

EXISTING CEILING
RAFTERS TO REMAIN

EXISTING ROOF SHINGLES,
SEALING AND RAFTERS TO
BE REMOVED

EXISTING BEAM AND
TRIM TO REMAIN (TTP)

EXISTING COLUMN
TO REMAIN (TTP)



SILVERMAN RESIDENCE
PARTIAL PORCH ROOF RECONSTRUCTION
COMPOSITE ROOF SHINGLE REPLACEMENT
15 WEST KIRKE STREET, CHEVY CHASE, MARYLAND 20815

MICHAEL HOLT ARCHITECTS
1701 N Street NW Washington, DC 20036
Telephone 202-234-4972 Fax 202-293-3092

A-3

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ANY REPRODUCTION OF THIS
COPYRIGHTED MATERIAL
MUST BE MADE THROUGH
MICHAEL HOLT ARCHITECTS

PROJECT NO. 040
DATE 07/10/05

APPROVED
Montgomery County

Historic Preservation Commission

Michael Holt

9/10/05

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	15 West Kirke Street, Chevy Chase	Meeting Date:	09/14/05
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	09/07/05
Review:	HAWP	Public Notice:	08/31/05
Case Number:	35/13-05S	Tax Credit:	N/A
Applicant:	William and Catherine Silverman	Staff:	Michele Oaks

PROPOSAL: Front Porch Roof Alterations**RECOMMEND:** Approval**PROJECT DESCRIPTION**

SIGNIFICANCE:	Contributing Resource in the Chevy Chase Village HD
STYLE:	Dutch Colonial
PERIOD OF SIGNIFICANCE:	c1898

PROPOSAL:

This application includes the removal of the existing front porch roof extension and the installation of a new roof system as per the attached drawings.

STAFF DISCUSSION

Alterations within the Chevy Chase Village Historic District are reviewed under the *Chevy Chase Village Guidelines* adopted as part of the Amendment to the Bethesda-Chevy Chase Master Plan in 1997. 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* 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.

This segment of the porch is not an original detail, it was most likely added when the side open-porch was constructed, as such, the proposed alterations will not be impacting original fabric. Additionally, the proposal retains the existing beam underneath the original porch, which differentiates the original porch from the new porch extension. The above proposal meets the above criteria outlined in *Chevy Chase Guidelines*. Staff recommends approval.

STAFF RECOMMENDATION

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

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

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 Chevy Chase Village Historic District Guidelines, adopted in August 1997.

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.



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DPS - #8

M

395363

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Liber: 3440 Folio: 443 Parcel: 454402

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 type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Itaze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" 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: | <u>ROOF</u> | | | |

1B. Construction cost estimate: \$ 60,000

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Catherine Silverman
Signature of owner or authorized agent

8/23/05
Date

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

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(3)

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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.

#395363

P.2 HAWP / Silverman
15 W. Kirke St.
Chevy Chase, MD 20815

Adjacent Property Owners

(East)

Mr. + Mrs. Joseph Melrod
11 West Kirke St.

(West)

MS. ANGELA LANCASTER
MR. C. MUCKENFUSS
17 West Kirke St.

6



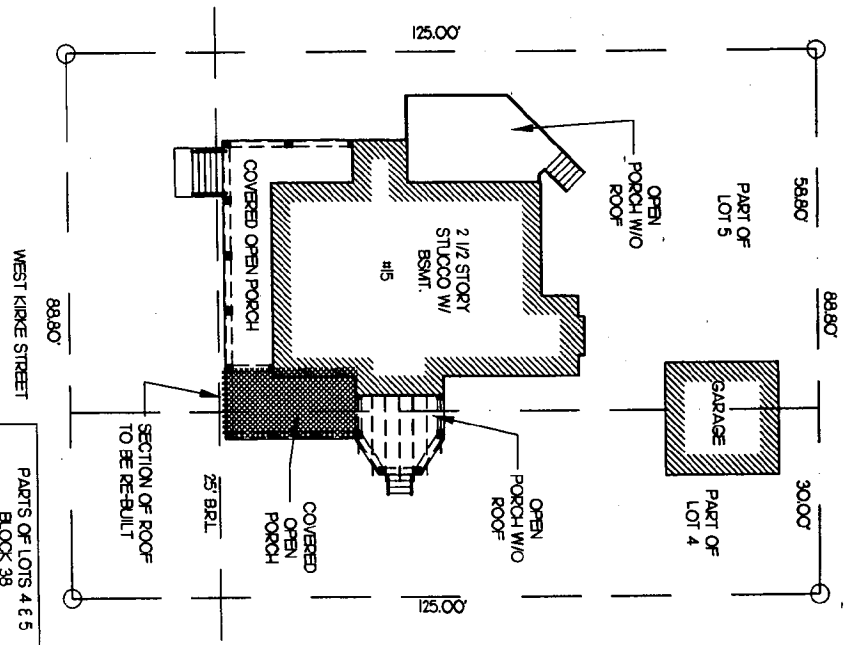
SECTION OF ROOF TO BE REBUILT



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1 SITE PLAN
A-1 SCALE 1" = 20'

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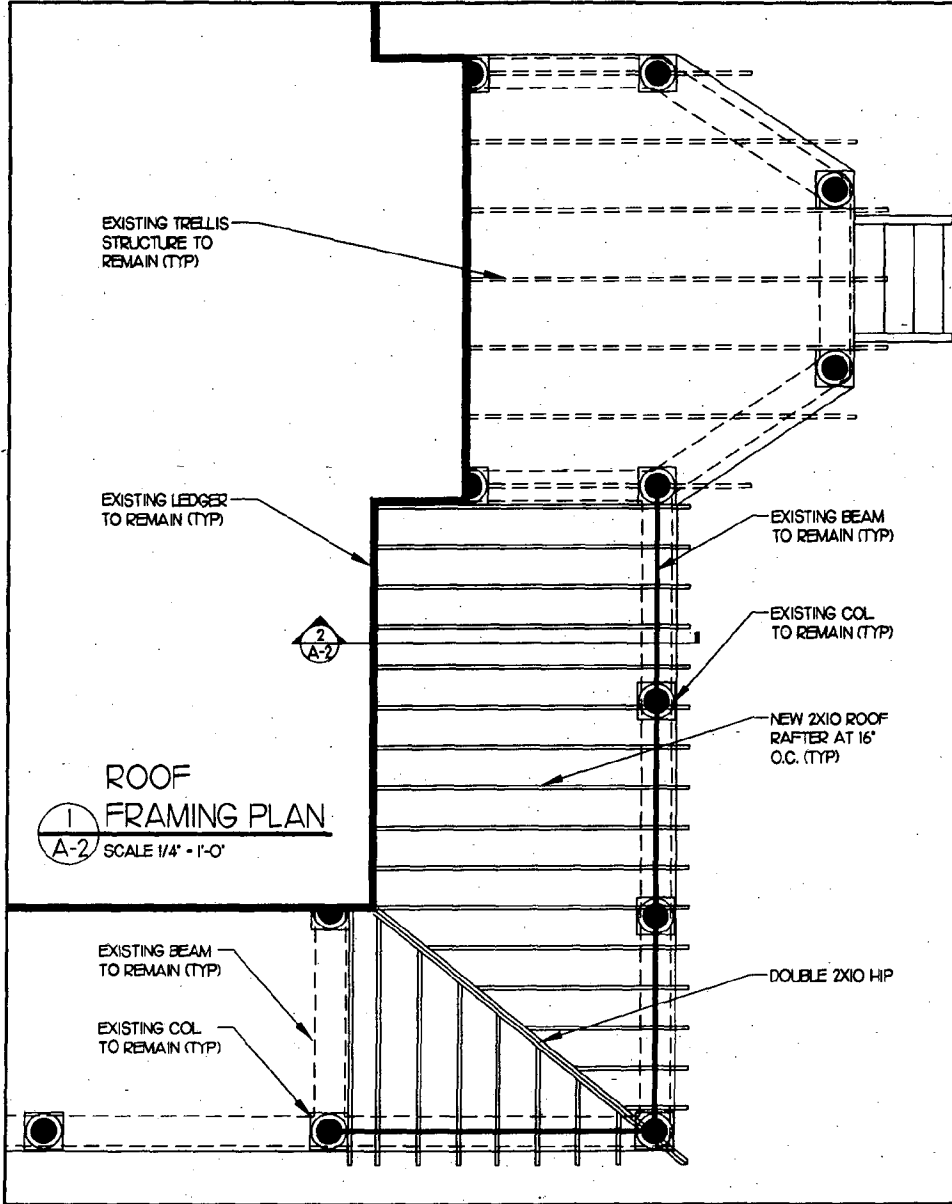
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MICHAEL HOLT / ARCHITECTS
1701 N Street NW, Washington, DC 20036
Telephone 202-234-4971 Fax 202-792-3092

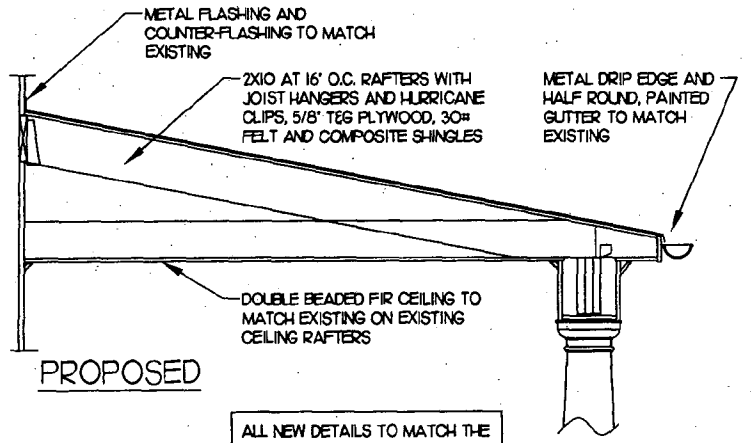
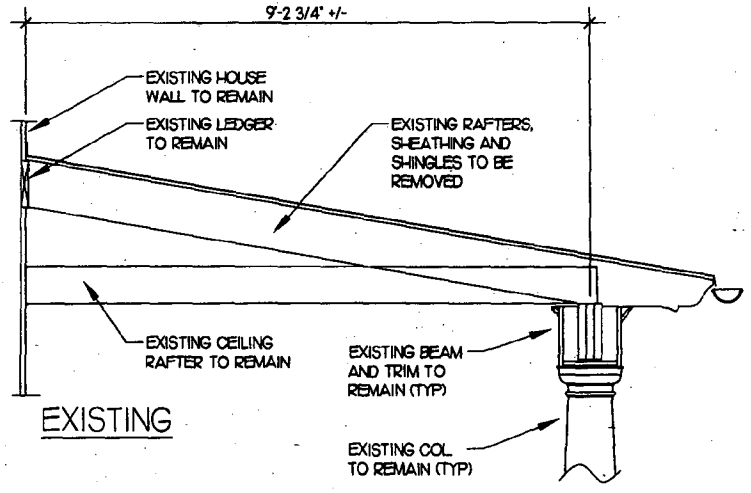
A-1

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PROJECT NO. 048
23 AUGUST 2005



1 ROOF FRAMING PLAN
A-2 SCALE 1/4" = 1'-0"



ALL NEW DETAILS TO MATCH THE EXISTING/REMAINING PORCH DETAILS IN ALL ASPECTS

2 SECTIONS
A-2 SCALE 1/2" = 1'-0"

MICHAEL HOLT / ARCHITECTS
1701 M Street NW, Washington, DC 20006
Telephone 202-244-6972 Fax 202-793-1903

SILVERMAN RESIDENCE
PARTIAL PORCH ROOF RECONSTRUCTION
COMPOSITE ROOF SHINGLE REPLACEMENT
15 WEST KIRKE STREET, CHEVY CHASE, MARYLAND 20815

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PROJECT NO. 0403
23 AUGUST 2001

A-2

7

8



A-3	SILVERMAN RESIDENCE PARTIAL PORCH ROOF RECONSTRUCTION COMPOSITE ROOF SHINGLE REPLACEMENT 15 WEST KIRKE STREET, CHEVY CHASE, MARYLAND 20815	 MICHAEL HOLT / ARCHITECTS <small>1701 N Street NW, Washington, DC 20006 Telephone: 202-334-6772 Fax: 202-393-3393</small>
	<small> A. CONTRACT DOCUMENTS SHALL BE OPENED AND READ IN THE ORDER SHOWN HEREIN. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY INFORMATION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY INFORMATION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY INFORMATION. </small>	