

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	27 West Kirke St., Chevy Chase	Meeting Date:	12/6/17
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	11/29/17
Applicant:	Thomas Brown (Neal Thomson, Architect)	Public Notice:	11/22/17
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-17PP	Staff:	Michael Kyne
PROPOSAL:	Building addition		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase District
 STYLE: Classical Revival
 DATE: c. 1916 - 1927

PROPOSAL

The applicant proposes the following work items at the subject property:

- Remove an existing covered entrance at the left side of the house.
- Construct a new two-story mudroom addition at the rear/left side of the house.
- Construct a new covered entrance at the left side of the house.
- Replace the fenestration on an enclosed porch on the right side of an existing rear addition.
- Remove one non-historic dormer from the rear roof plane of the historic house.
- Construct a dormer on the rear roof plane of the historic house.
- Install a new rear patio at grade.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Chevy Chase Village Historic District Guidelines

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 and 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:

Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.

Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way.

Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.

Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the village with little or no adverse impact on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied to additions above existing front porches.

Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated. For example, replacement of slate roofs in kind is usually required. However, this

application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in kind, and the reviewing agency should be open to consideration of these alternative solutions.

Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, however, they should be subject to strict scrutiny if they are visible from the public right-of-way.

Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Artificial siding on areas visible from the public right-of-way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.

Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right of way or not.

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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 DISCUSSION

Left Side Entrance/Side Addition

There is an existing covered porch/entrance at the left side of an existing rear addition. Although the date of construction for the existing rear addition is unknown, the applicant's architect has suggested that it has characteristics of early 20th century architecture, but is not contemporary to the historic house. The applicant proposes to remove the existing covered porch/entrance and construct a new two-story mudroom addition and covered entrance in the same general location.

The materials for the proposed two-story mudroom addition include wood siding to match the existing, PVC composite trim, SDL wood windows, wood shutters, a CMU block foundation with real stone veneer, and synthetic slate roofing to match the existing. The materials for the proposed covered entrance include PVC composite trim, PVC composite columns, and field-turned standing seam copper roofing.

Although the proposed two-story mudroom addition is not entirely at the rear of the historic house, it is located well behind the primary façade of the historic house and is relatively modest in scale (12' wide by 18.38' deep). Staff also finds that side mudrooms and modest two-story side additions are a common feature in the Chevy Chase Village Historic District.

Given the modest scale and location of the proposed two-story mudroom addition, it is unlikely to detract from the character-defining features of the subject property or surrounding streetscape. Likewise, the proposed covered entrance is compatible with the characteristics of the historic house and historic district.

Fenestration Alterations

As previously noted, there is an existing rear addition at the subject property, which has early 20th century characteristics. There is a two-story porch at the right side of the addition that spans the entire length of the addition. Both levels of the two-story porch were previously enclosed, with large single lite windows on the first-floor and aluminum sliding glass doors on the second-floor. The applicant proposes to replace the existing single lite windows on the first floor with wood SDL French doors and to replace the sliding glass doors on the second-floor with wood SDL casement windows. PVC composite trim will be installed around the proposed new doors and windows, and wood panels will be installed below the proposed new windows.

The proposed fenestration alterations will not be at all visible from the public right-of-way and will not detract from the subject property of surrounding streetscape.

Dormers

There are currently two dormers on the rear roof plane of the historic house - one historic gable dormer (rightmost dormer as viewed from the rear) and one larger non-historic shed dormer (leftmost dormer as viewed from the rear). The applicant proposes to remove the non-historic shed dormer and install a new dormer to match the historic in its place. The proposed dormer alterations are entirely at the rear, where they are not at all visible from the public right-of-way and will not detract from the subject property or surrounding streetscape.

Patio

The proposed new stone patio will be at grade and at the rear of the historic house, where it will not be visible from the public right-of-way and will not detract from the subject property or surrounding streetscape.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Chevy Chase Village Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: henry@thomsoncooke.com Contact Person: Henry Chuang
Daytime Phone No.: 202-686-6583
Tax Account No.: 00456866
Name of Property Owner: Thomas Brown Daytime Phone No.: _____
Address: 27 West Kirke St. Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Thomson & Cooke Architects Daytime Phone No.: 202-686-6583

LOCATION OF BUILDING PREMISE

House Number: 27 Street West Kirke St.
Town/City: Chevy Chase Nearest Cross Street: Magnolia Pkwy.
Lot: P1 Block: 39 Subdivision: 0009
Liber: 24161 Folio: 656 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ 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: _____

1B. Construction cost estimate: \$ _____

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.

Signature of owner or authorized agent

Date

11.15.2017

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

(7)

**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:

EXISTING SINGLE STORY 2 STORY W/ ATTIC.
EXISTING PROPERTY HAS BEEN RECONSTRUCTED AND ADDED ON
TO SEVERAL TIMES - CONNECTED TO A ONCE DETACHED
GARAGE THAT HAS BEEN CONVERTED TO LIVING SPACE.
HOUSE FRONTS WEST ASHLE AND MAGNOLIA PARKWAY,
WITH SLABBYING @ MAGNOLIA PARKWAY SIDE.

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

NEW SIDE ENTRY & MODERN ADDITION, INTERIOR
RENOVATION & BASEMENT UNDEVELOPMENT. NEW PORCH
AT THE REAR ELEVATION TO MATCH EXISTING ORIGINAL
DESIGN. ADDITION WORK IS HEID BACK FROM THE
ORIGINAL MAIN BODY OF THE HOUSE.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions; clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

HISTORIC AREA WORK PERMIT APPLICATION

27 West Kirke St.
Chevy Chase, MD 20815

PROJECT INFO:

INTERIOR RENOVATION AND TWO STORY ADDITION ON EXISTING TWO STORY SINGLE FAMILY HOME WITH BASEMENT AND ATTIC

ADDRESS: 27 West Kirke St.
Chevy Chase, MD 20815

LOCATION: LOT P1, BLOCK 39

ZONING: R-40
HISTORIC DISTRICT: CHEVY CHASE VILLAGE
SETBACKS: FRONT: 25', SIDE: 7', REAR: 20'
LOT AREA: 11,693 SF

BUILDING HEIGHT: 35'-0"
LOT COVERAGE: 4,093 SF (35%)
ALLOWED: 32'-4"
PROPOSED: 3,913 SF (33.46%)

BUILDING AREA:

	EXISTING:	PROPOSED:	ALTERED:	NEW:
BASMENT FLOOR AREA:	747 SF	1,857 SF	747 SF	1,110 SF
FIRST FLOOR AREA:	2,618 SF	2,951 SF	1,573	333 SF
SECOND FLOOR AREA:	2,665 SF	2,873 SF	1,205 SF	208 SF
ATTIC FLOOR AREA:	442 SF	551 SF	97	109 SF
TOTAL FLOOR AREA:	6,472 SF	8,232 SF	3,622 SF	1,750 SF
PORCH AREA:	814 SF	864 SF	302 SF	97 SF
2ND FLOOR DECK AREA:	446 SF	446 SF	0 SF	0 SF
TOTAL:	8,001 SF	9,542 SF	3,924 SF	1,847 SF

PLANS PREPARED BASED ON THE FOLLOWING CODES:

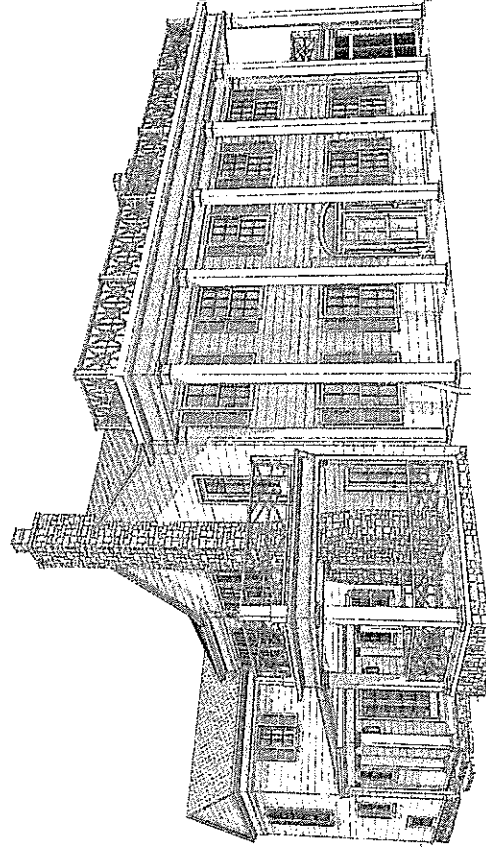
2015 INTERNATIONAL RESIDENTIAL CODE AND 2015 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY MONTGOMERY COUNTY EXECUTIVE REGULATION 4-15.

Brown Residence
27 West Kirke St. Chevy Chase MD 20815
HAMP APPLICATION
© THOMSON & COOKE ARCHITECTS, P.C.

Cover

11/15/17 HAMP Application

T1



Proposed Front Perspective

ADDRESS: 27 West Kike St,
Chevy Chase, MD 20815

LOCATION: LOT P1, BLOCK 39

ZONING: R-60

HISTORIC DISTRICT: CHEVY CHASE VILLAGE

SETBACKS: FRONT: 25', SIDE: 7', REAR: 20'

LOT AREA: 11,493 SF

ALLOWED: 35'-0"

PROPOSED: 32'-4"

LOT COVERAGE: 4,093 SF (35%) 3,913 SF (33.46%)

BUILDING AREA:

EXISTING: 747 SF 1,857 SF 747 SF 1,110 SF

PROPOSED: 2,618 SF 2,951 SF 1,573 333 SF

NEW: 2,665 SF 2,873 SF 1,205 SF 208 SF

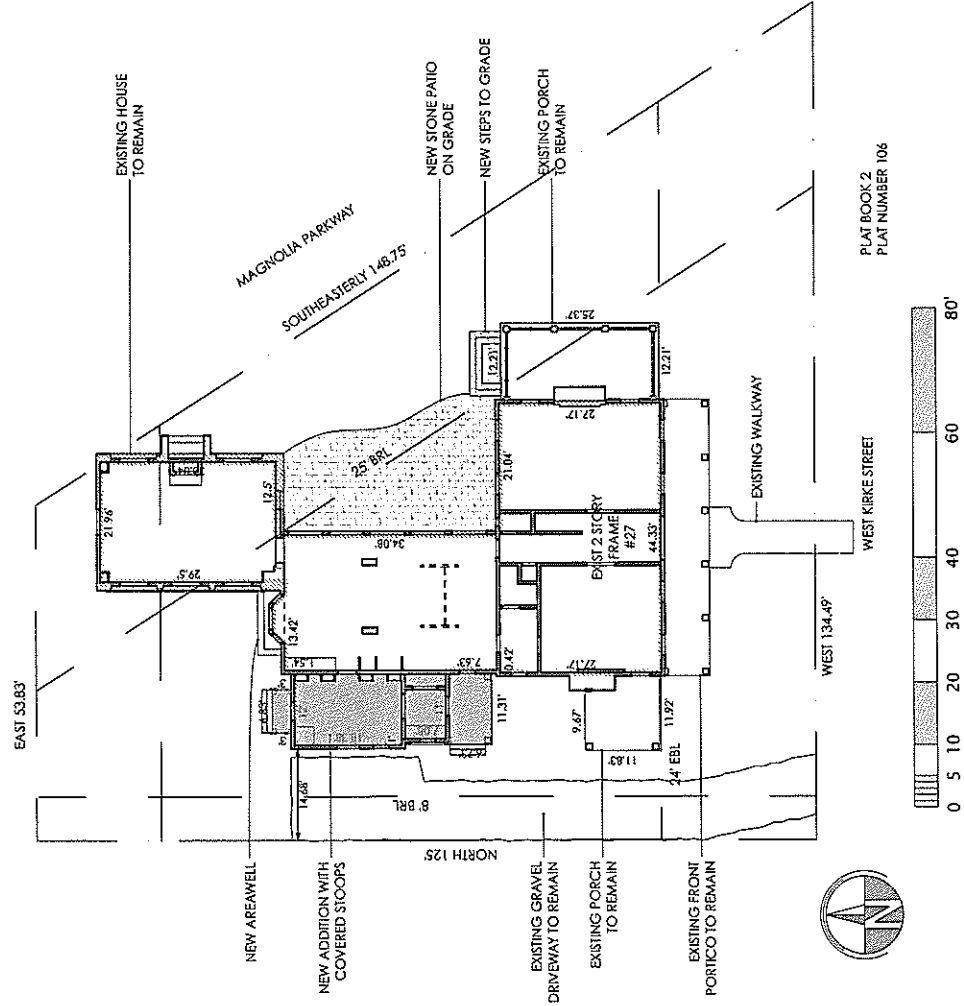
ATTIC FLOOR AREA: 442 SF 551 SF 97 109 SF

TOTAL FLOOR AREA: 6,472 SF 8,232 SF 3,622 SF 1,750 SF

PORCH AREA: 814 SF 864 SF 302 SF 97 SF

2ND FLOOR DECK AREA: 446 SF 446 SF 0 SF 0 SF

TOTAL: 8,001 SF 9,542 SF 3,924 SF 1,847 SF



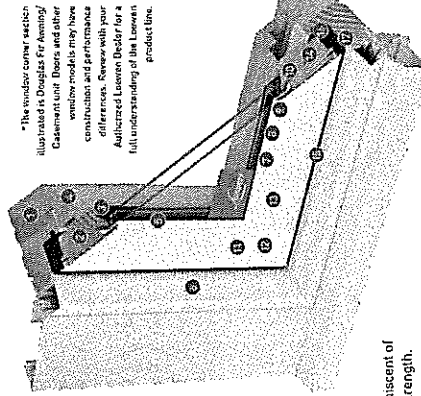
1 Site Plan
1" = 20'

LOEWEN BASICS

LOEWEN WINDOWS ARE HIGHLY CUSTOMIZABLE. WHETHER YOU ARE LOOKING TO RETROFIT AN ELEGANT, TRADITIONAL-STYLE HOME, OR AIMING FOR A HIGHLY CONTEMPORARY LOOK, LOEWEN HAS THE IDEAL SOLUTION.

LOEWEN ENGINEERING RESULTS IN UNCOMMON STRENGTH AND DURABILITY, ENABLING DRAMATIC DESIGN, INNOVATION AND INSPIRATION.

- 1 Coastal Douglas Fir for strength and rigidity (Mahogany available).
- 2 Laminated sash for enhanced structural stability and a tight weather seal.
- 3 Dual seal on glass units for long hermetic seal life.
- 4 Natural clear wood interior, ideal for staining or painting.
- 5 Profiled sash edge for a finished look and integration with Simulated Divided Lite (SDL) bars.



*The window corner section illustrated is Douglas Fir. Other/Custom window models may have construction and performance differences. Review with your Authorized Loewen Dealer for a full understanding of the Loewen product line.

- 6 Optional extruded aluminum cladding for low maintenance, available in a wide range of colours. (Copper cladding available)
- 7 Minimal use of exposed exterior caulking on glass surface.
- 8 No metal-to-glass contact, for improved energy efficiency.
- 9 Triple seal glazing system on metal clad units to effectively block moisture infiltration.
- 10 Hidden venting channel to allow built-up condensation to escape, increasing seal and sash life.
- 11 Authentic stile and rail construction. No miters.
- 12 Mortise and tenon sash corner joinery, for structural stability.
- 13 Tall bottom rail to create a custom architectural look reminiscent of traditional joinery and to enhance structural stability and strength.
- 14 Airspace between wood and window cladding, for air circulation and added insulation value.
- 15 Secondary weathership to deflect wind-driven rain from primary seal.
- 16 Continuous primary weather-stripping, for maximum protection against air and water infiltration.
- 17 Polypropylene liner for added protection from the weather.

SIMULATED DIVIDED LITES & GRILLES

SDL BARS ADD A DISTINCTIVE DESIGN FEATURE to full-size panes of glass. Wood or metal bars securely bonded to the outer surfaces of the sealed glass unit simulate the appearance of traditional true divided lites. Available with straight or radius bars.

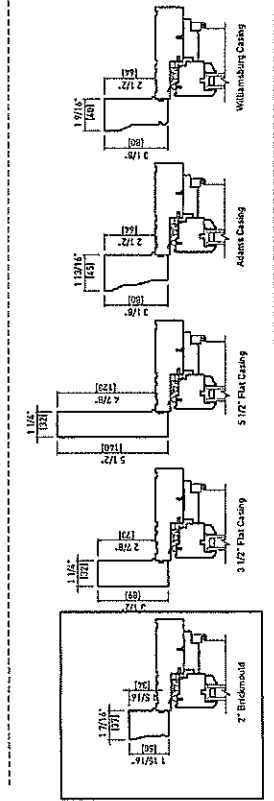
EXTERIOR BAR OPTIONS

CROSS SECTION*	OS&E	PUTTY
5/8" [16]		
3/4" [19]		
7/8" [22]		
1 1/8" [30]		
2" [51]		

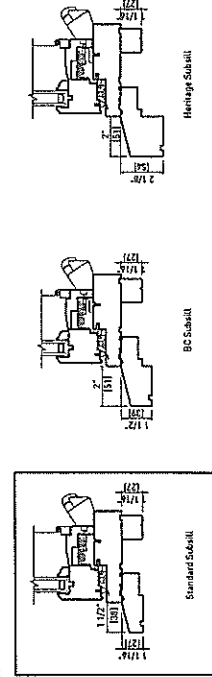
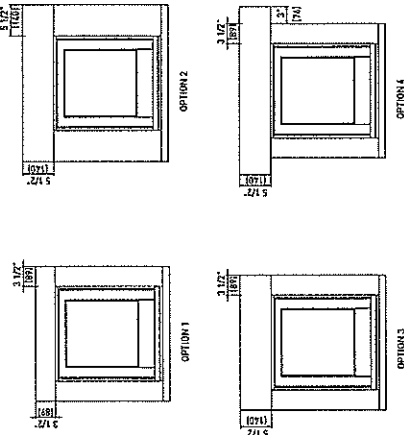
www.loewen.com | 1.800.563.9367 | GLASS & GLAZING OPTIONS

See Option section for Optimum profiles.
*Cross sections shown in 1/8" (2 mm) profile size.

WOOD EXTERIOR CASING OPTIONS



FLAT CASING OPTION



Note: * Other profile widths available.
Information is subject to change without notice. | CAD Download: www.brown.com/cad | Installation Instructions: www.brown.com

www.brown.com | 1.800.563.9367 | GLASS & GLAZING OPTIONS

A23

Additional airspace bars [between the glass] complete a convincing reproduction of a multi-paned window or door. Our spacer bars function among the best in the industry and provide an intriguing aesthetic appearance in stainless steel or black color options. Wide shadow bars fill more of the airspace replicating the look of True Divided Lites. Narrow shadow bars also provide a similar appearance while allowing for improved sealed unit performance.

INTERIOR BAR OPTIONS

CROSS SECTION*	OGEE	PUTTY	SQUARE	DOUBLE HUNG OGEE
5/8" [16]				
3/4" [19]				
7/8" [22]				
1 1/8" [30]				
2" [51]				

See Option section for Option profiles.
*Cross sections shown in 1/8" (2 mm) profile size.

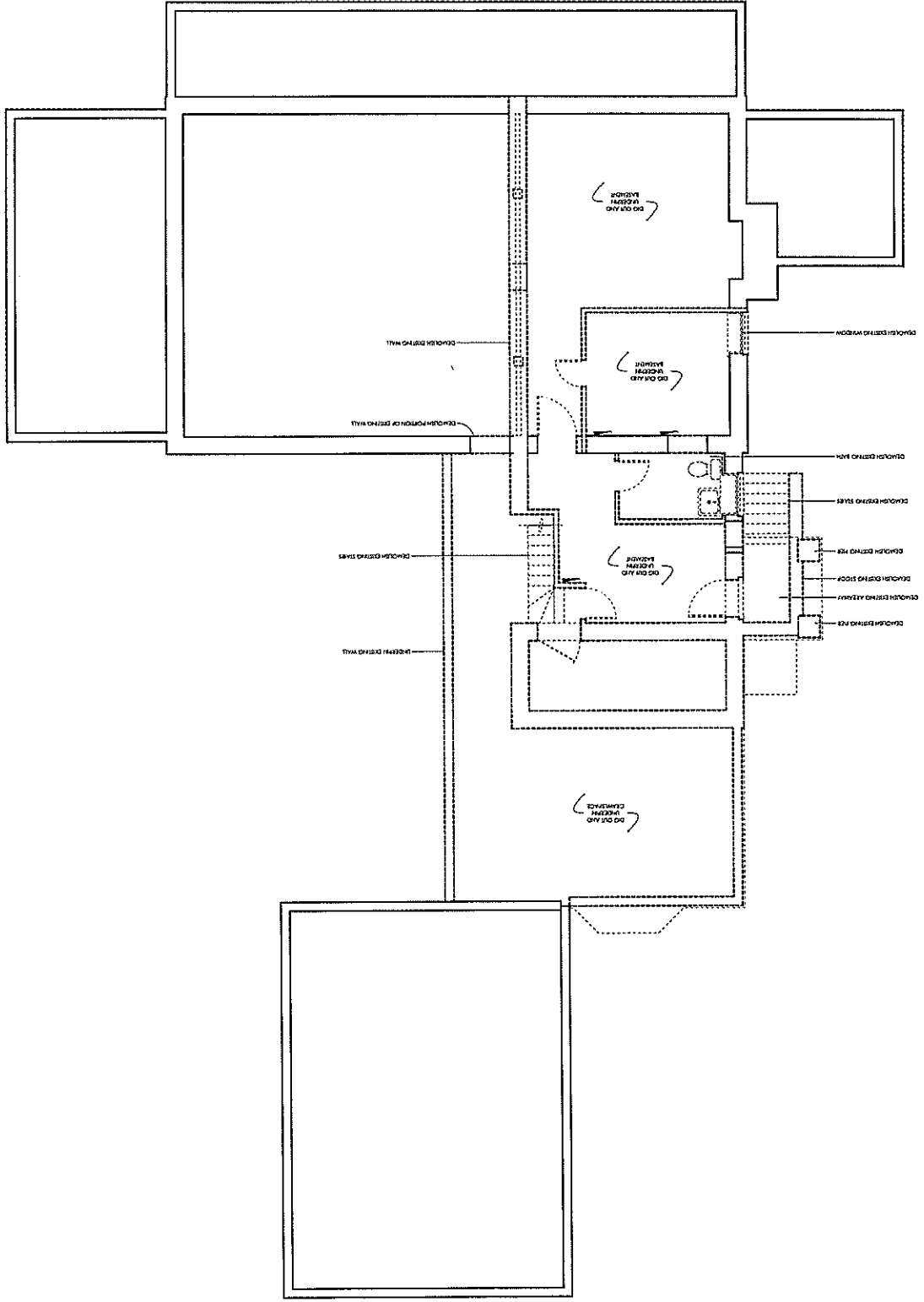
D0

Basement
Demolition Plan
11/15/17 HAMP Application

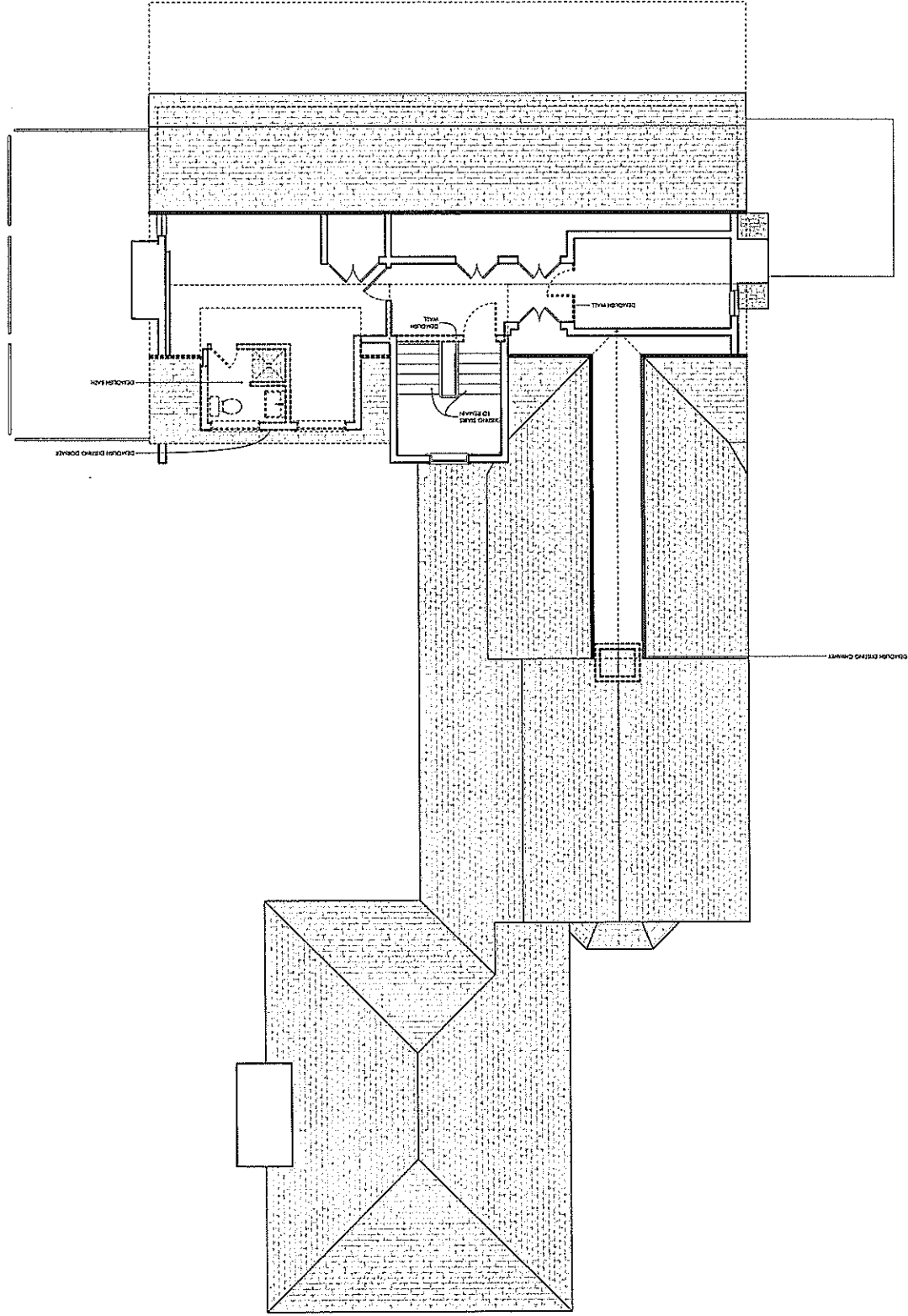
Brown Residence
27 West Mike St. Chevy Chase MD 20815
HAMP APPLICATION
© THOMSON & COOKE Architects PC

Thomson & Cooke
ARCHITECTS
5155 MacArthur Boulevard NW
Washington, DC 20016
202.666.6553
www.thomsoncooke.com

1
Basement Demolition Plan
1/8" = 1'-0"



1/8" = 1'-0"
Attic Demolition Plan



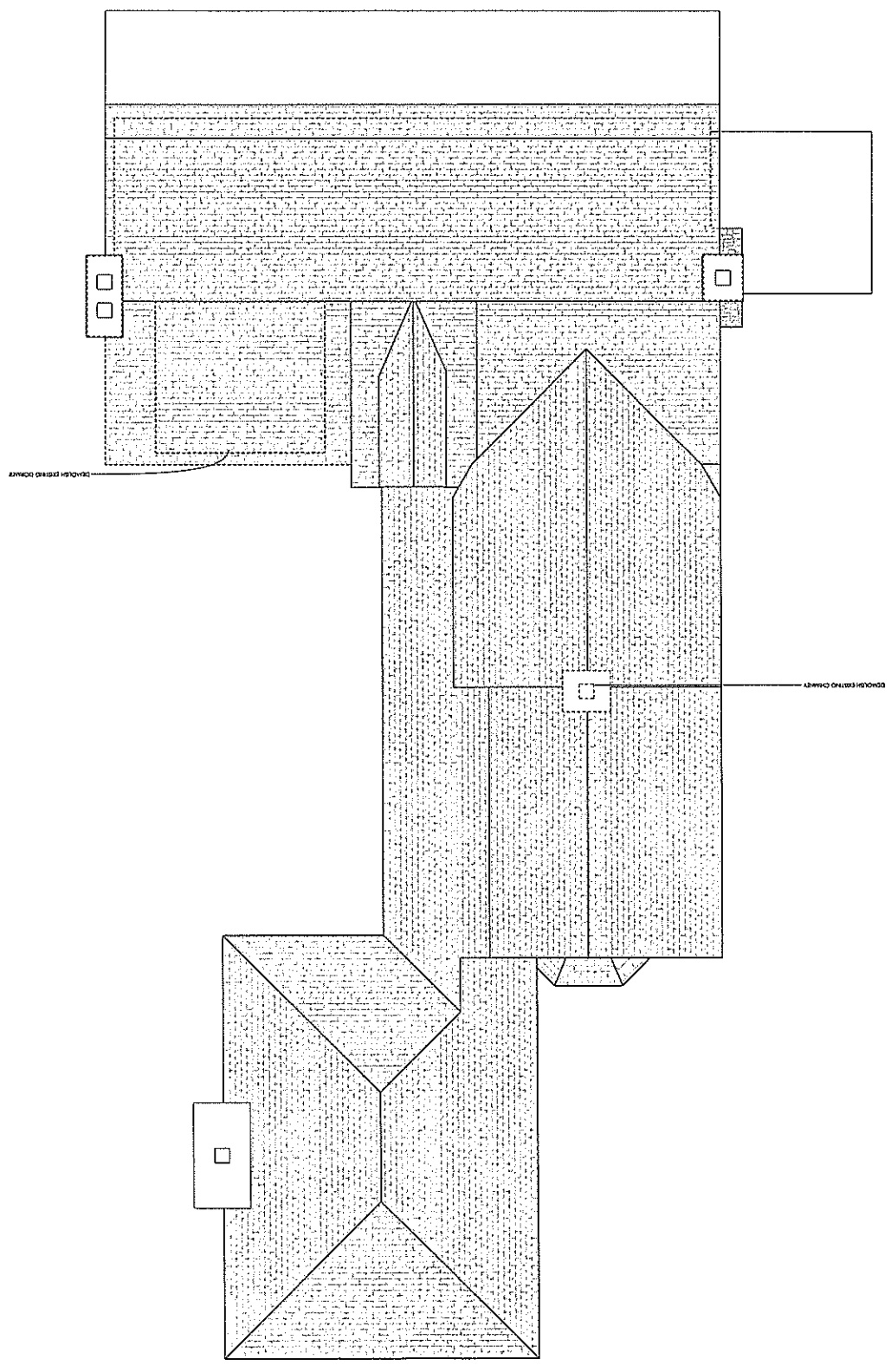
D4

Roof Demolition Plan	
11/15/17	HAWP Application

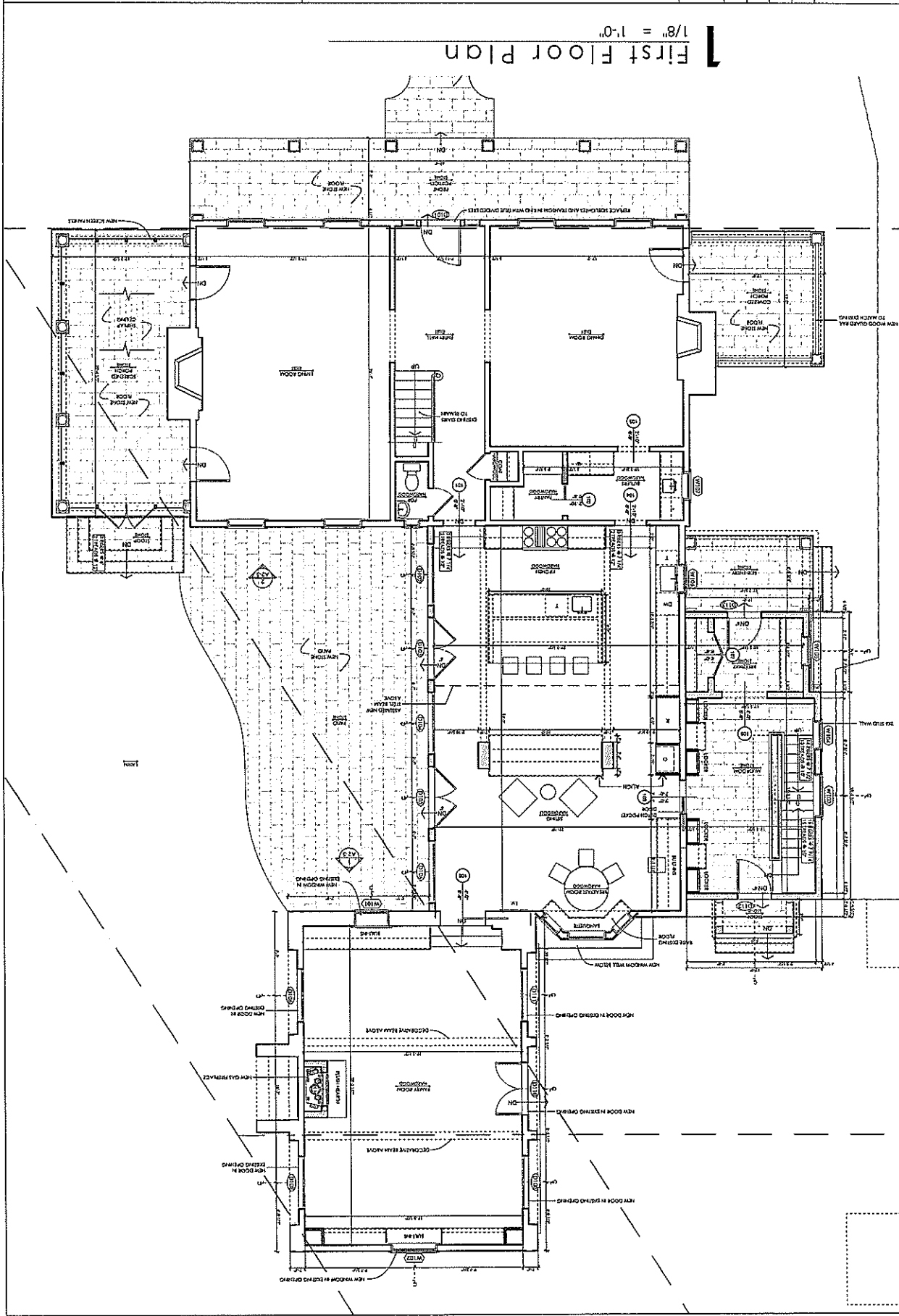
Brown Residence
27 West Kille St. Chevy Chase MD 20815
HAWP APPLICATION
© THOMSON & COOKE Architects LLC

Thomson & Cooke
ARCHITECTS
5155 MacArthur Boulevard NW
Washington, DC 20016
202.686.6583
www.thomsoncooke.com

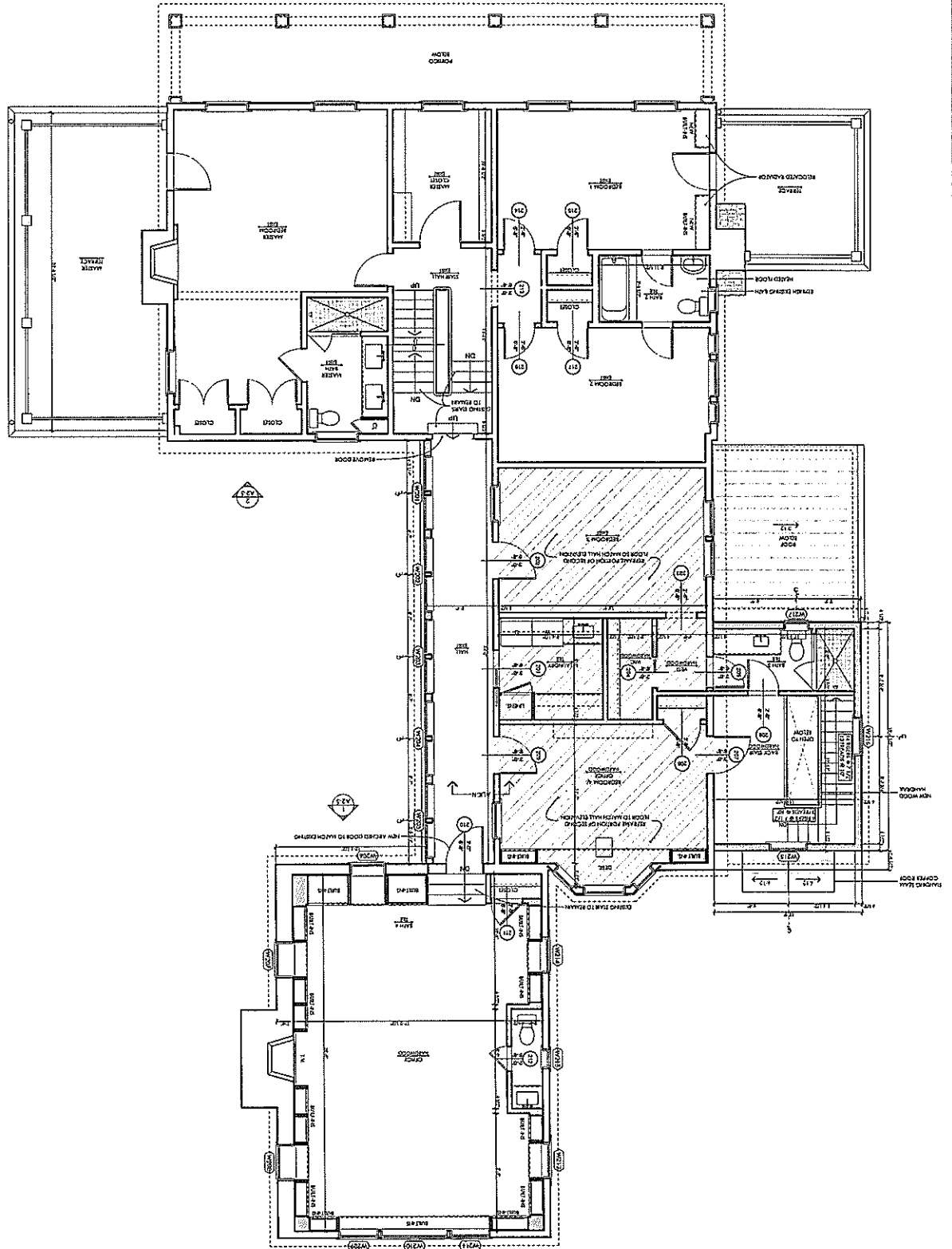
1 Roof Demolition Plan
1/8" = 1'-0"



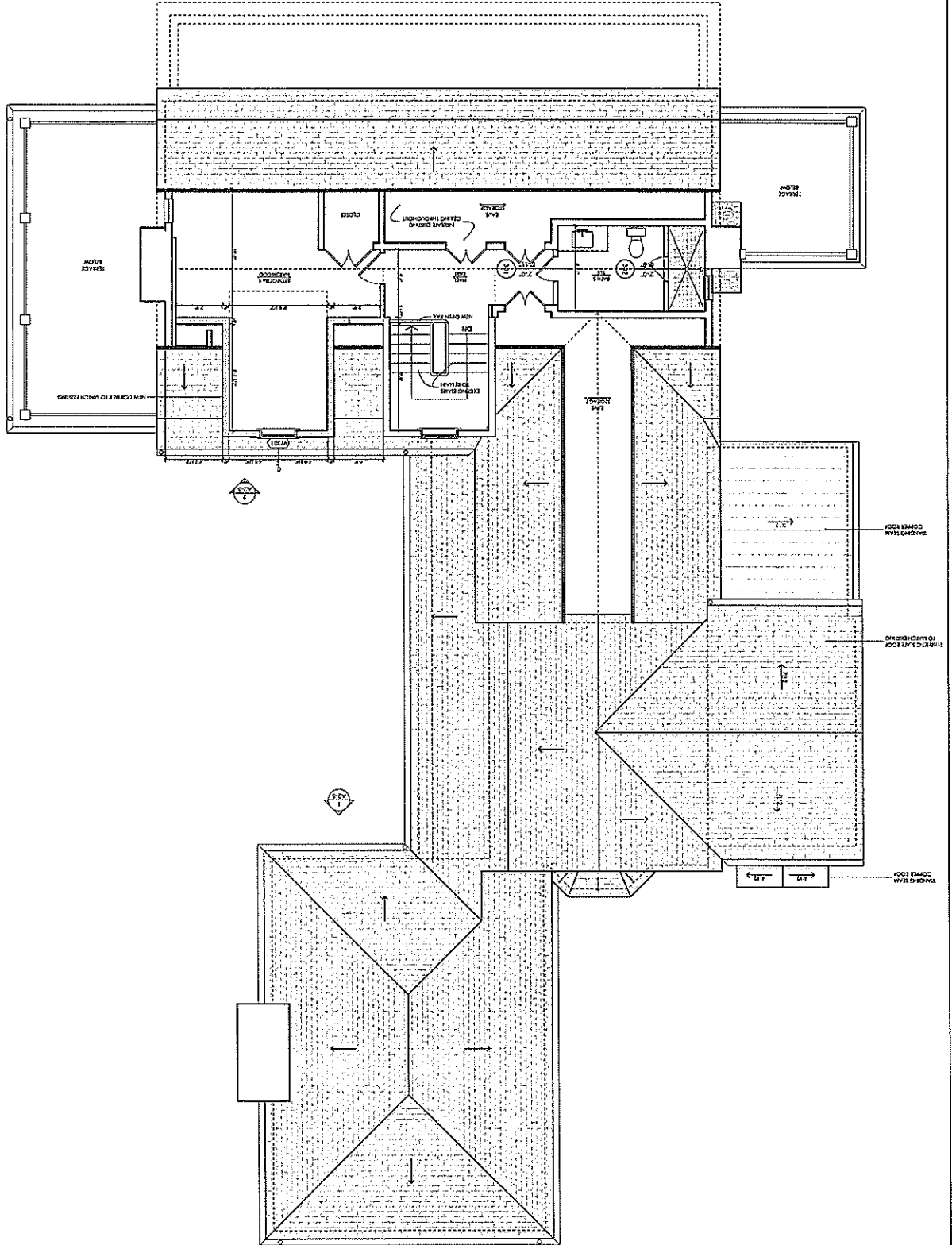
$$0,1 = 8/1$$

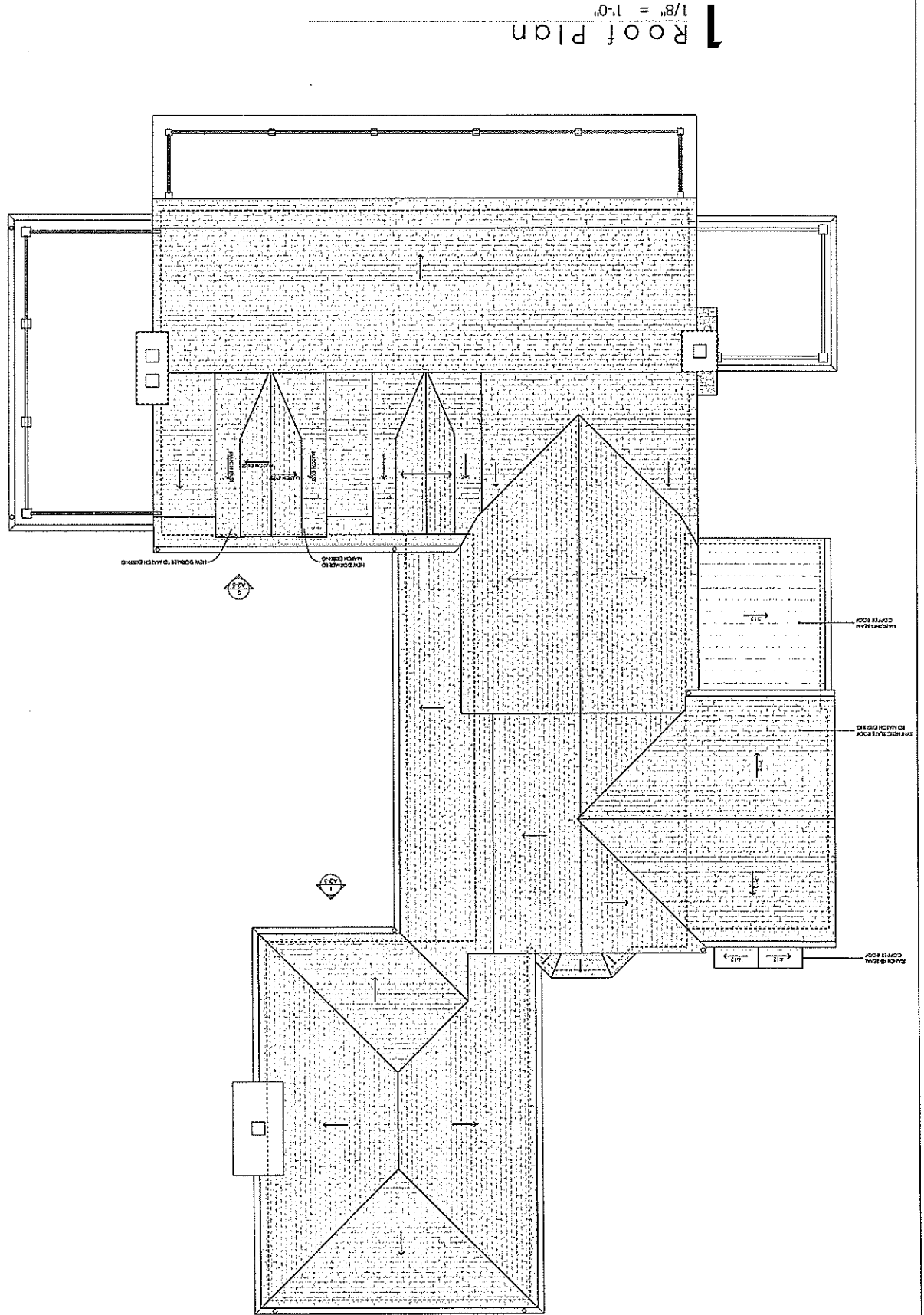



Second Floor Plan

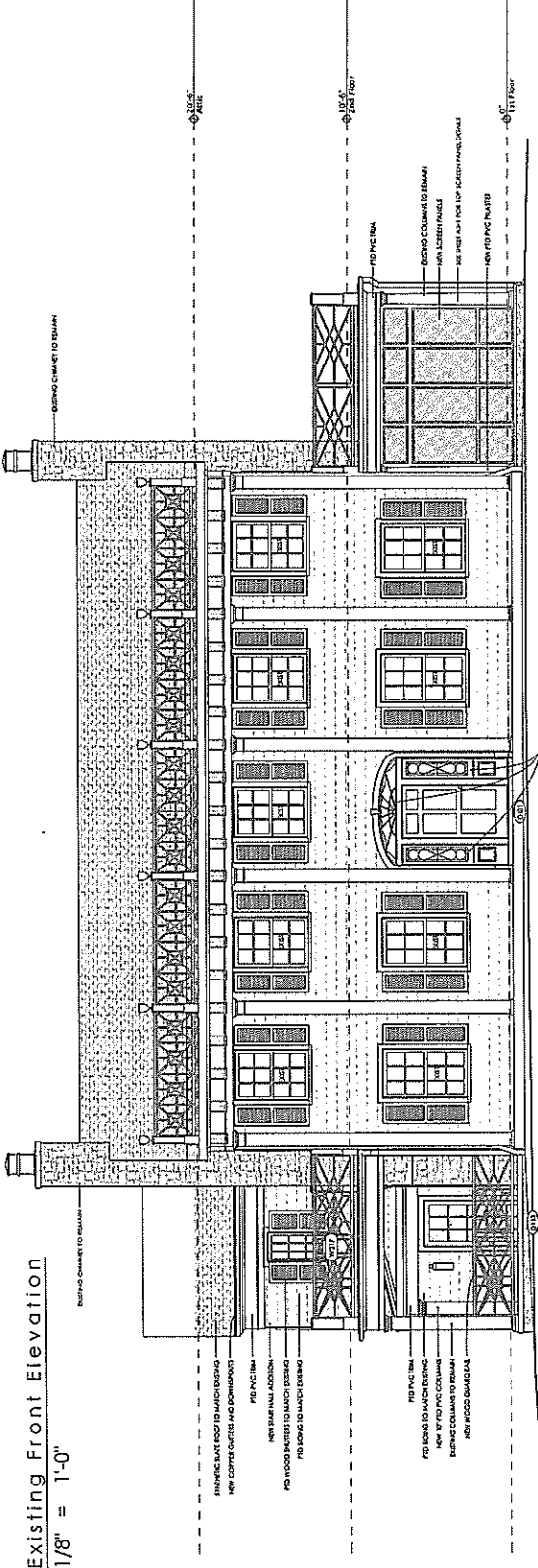
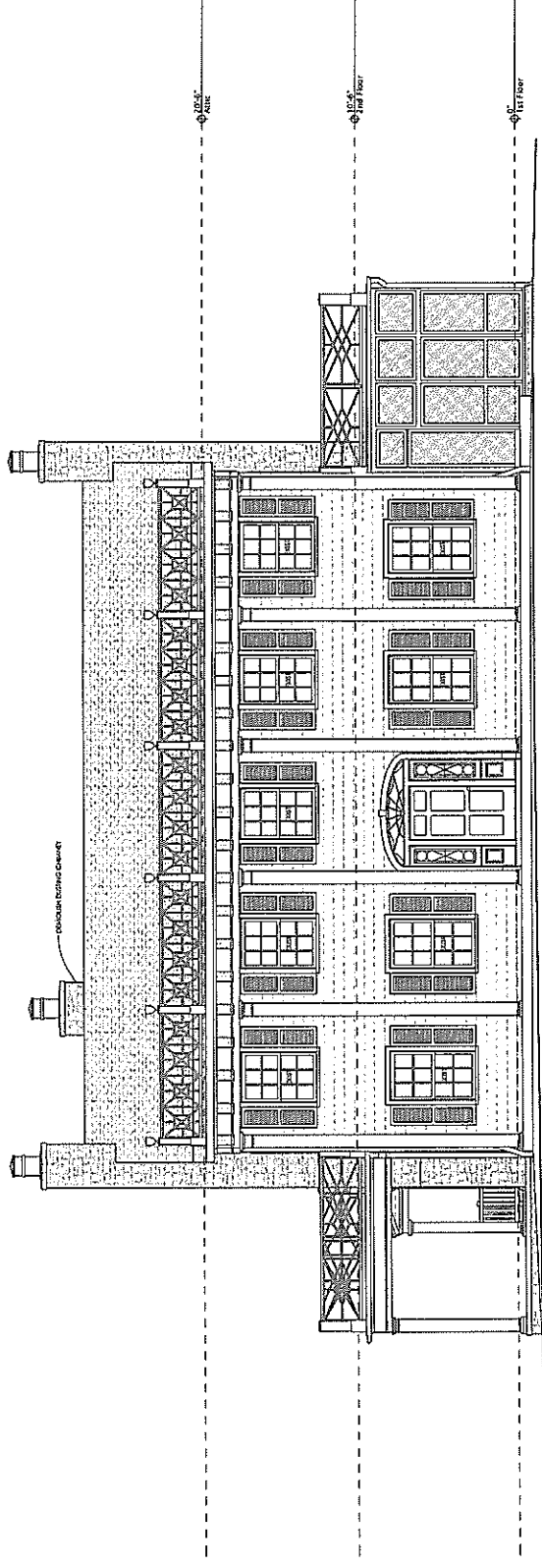


1
 Attic Plan
 1/8" = 1'-0"



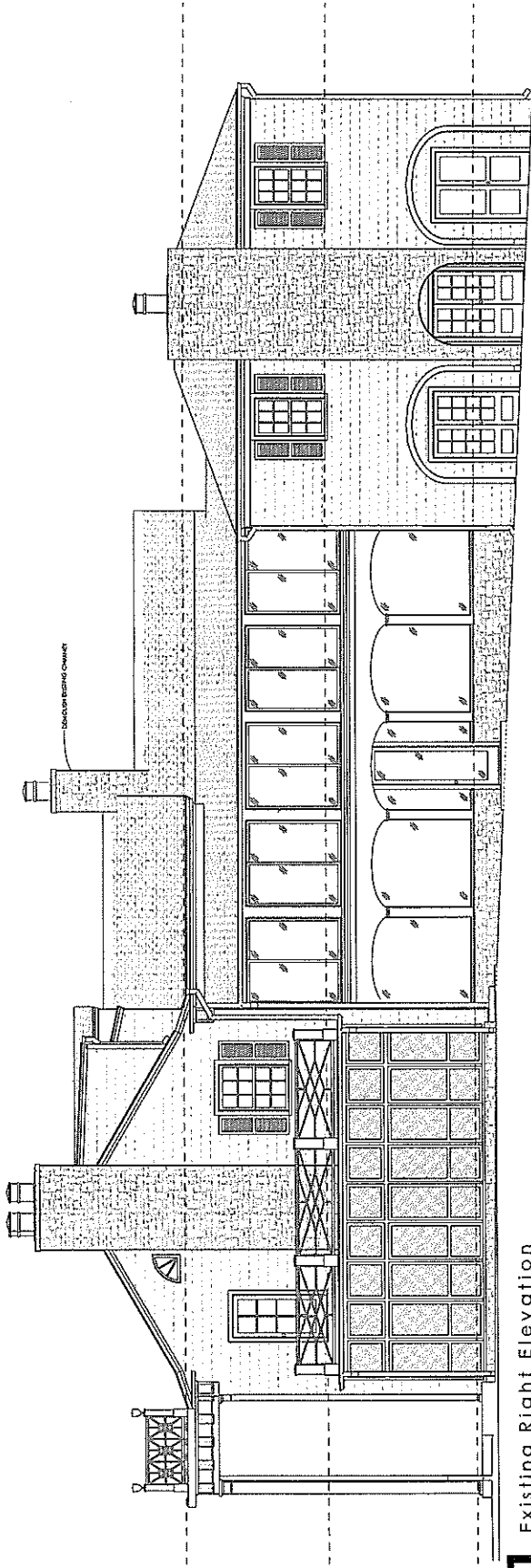


Front Elevations	
11/15/17	HAMP Application

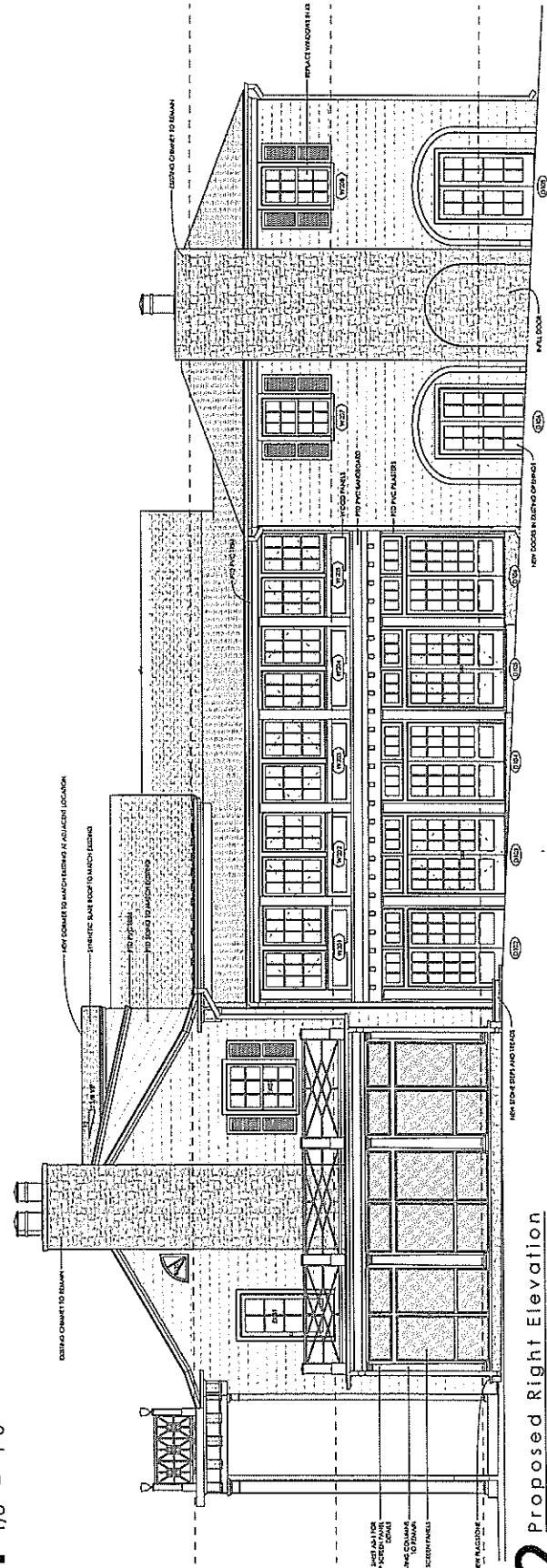


1 Existing Front Elevation
1/8" = 1'-0"

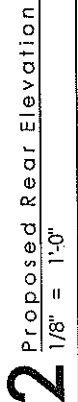
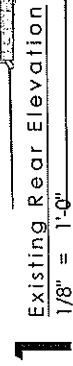
2 Proposed Front Elevation
1/8" = 1'-0"

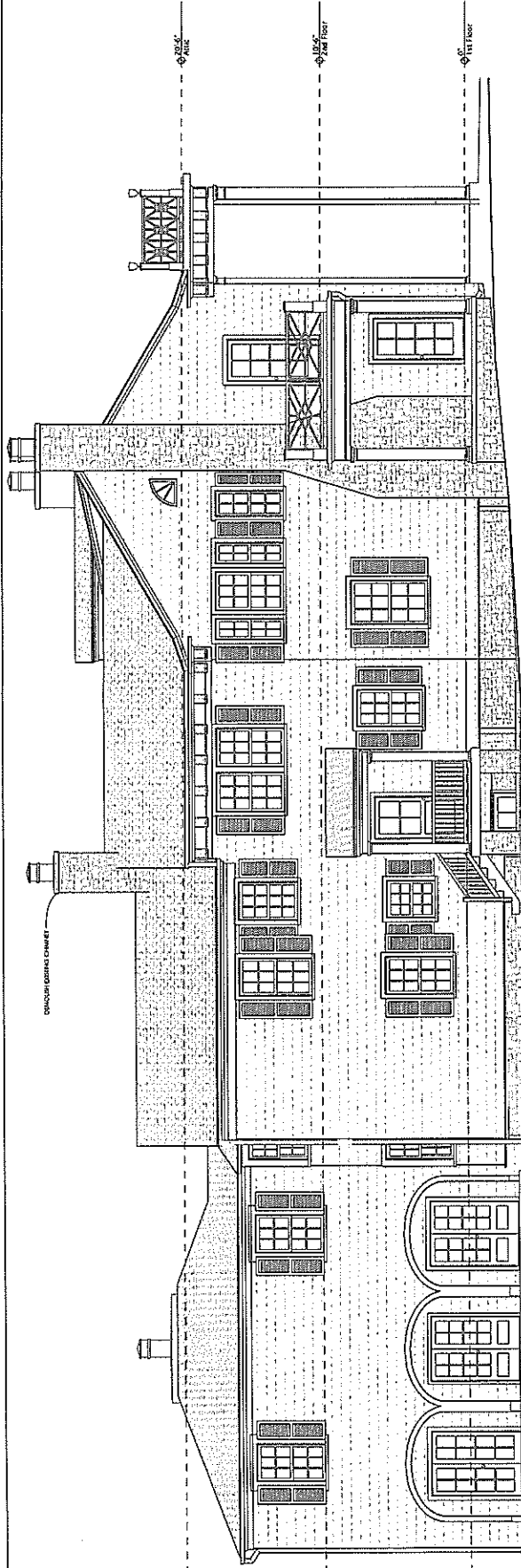


Existing Right Elevation
1/8" = 1'-0"

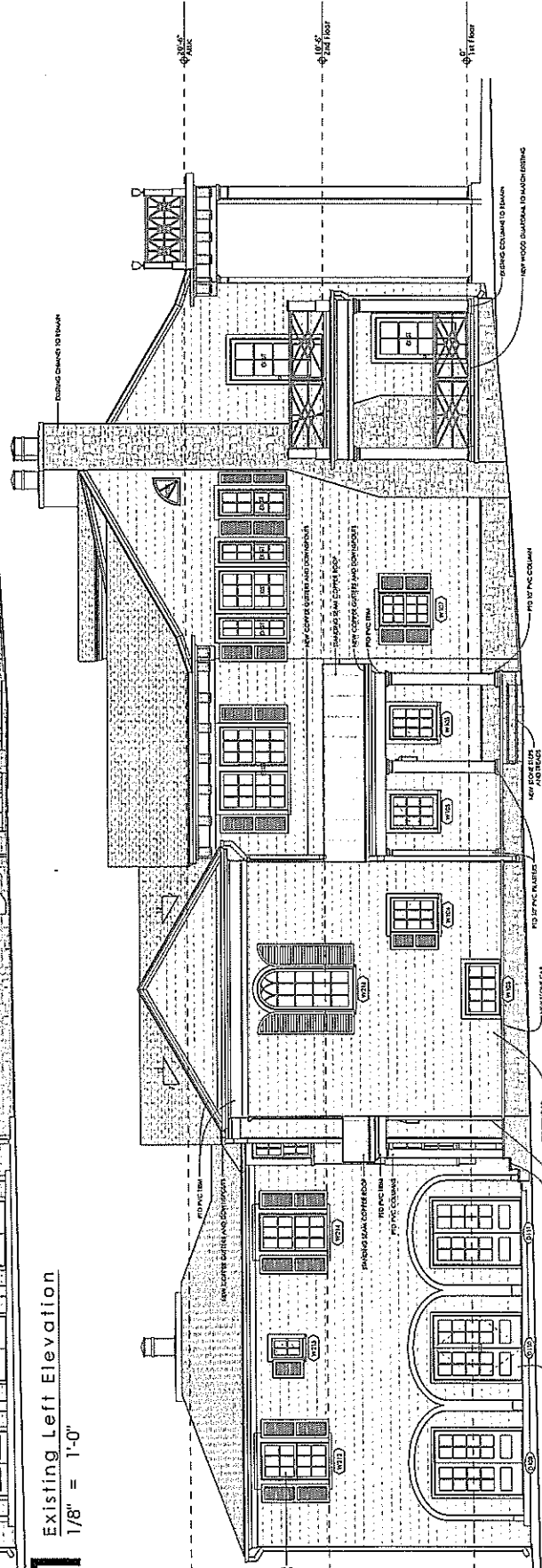


Proposed Right Elevation
1/8" = 1'-0"

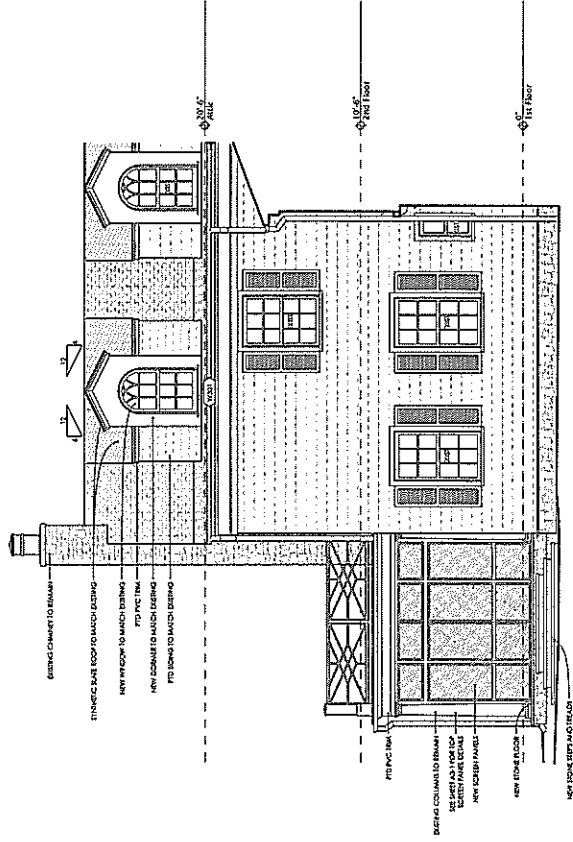




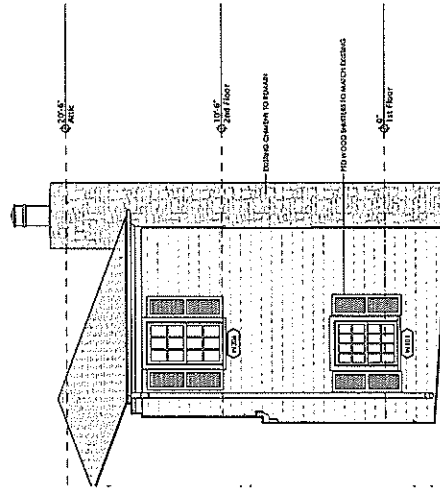
Existing Left Elevation
1/8" = 1'-0"



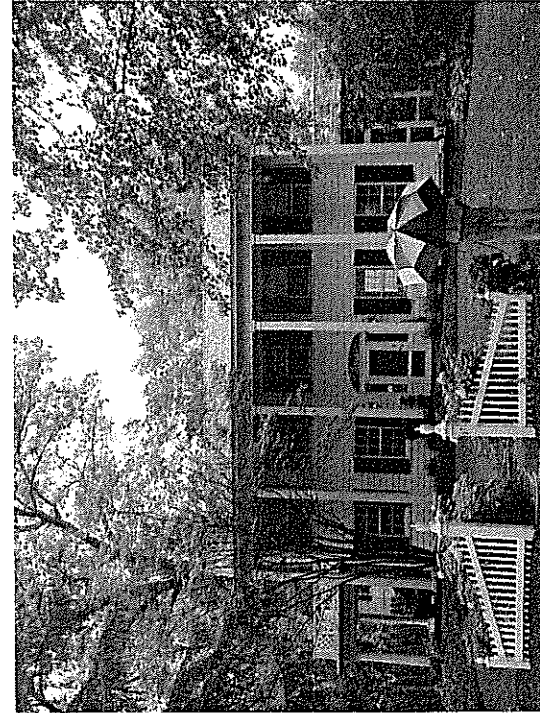
Proposed Left Elevation
1/8" = 1'-0"



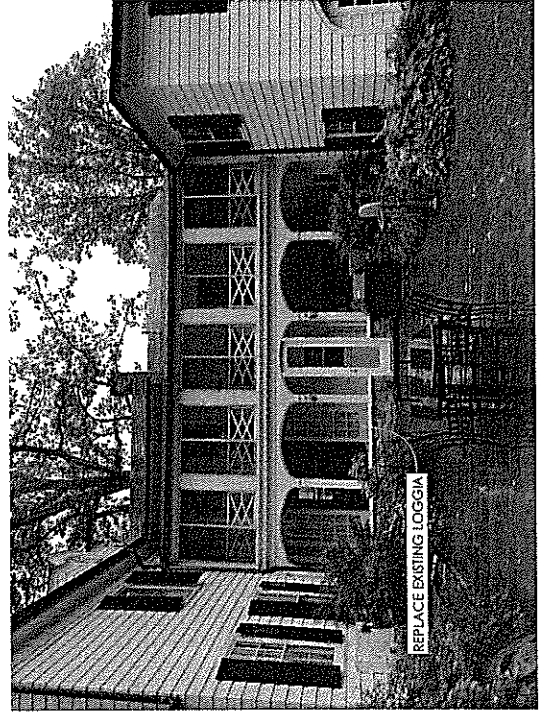
2 Courtyard Elevation Down 1/8" = 1'-0"



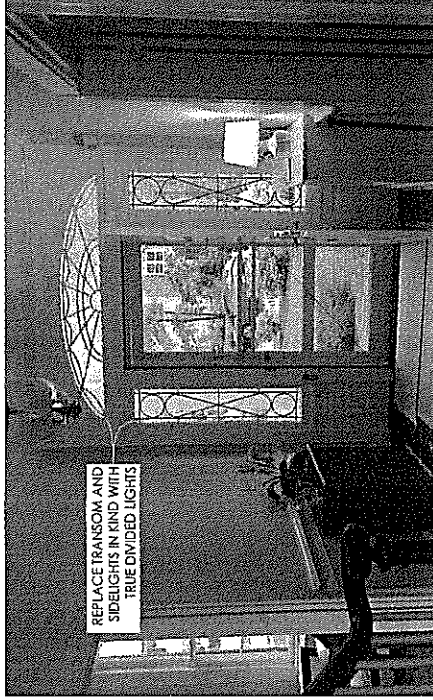
1 Courtyard Elevation Up
1/8" = 1'-0"



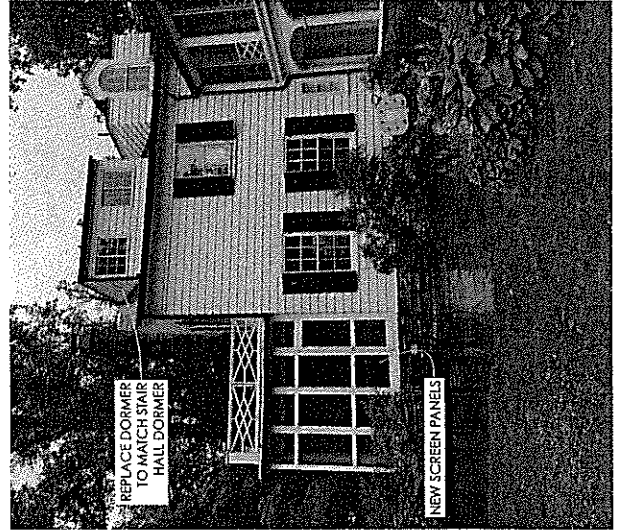
Front View



Courtyard View



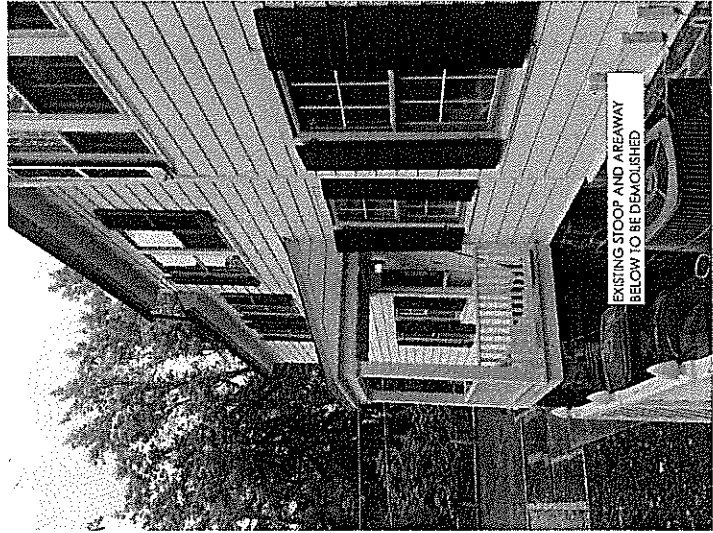
Existing Front Door



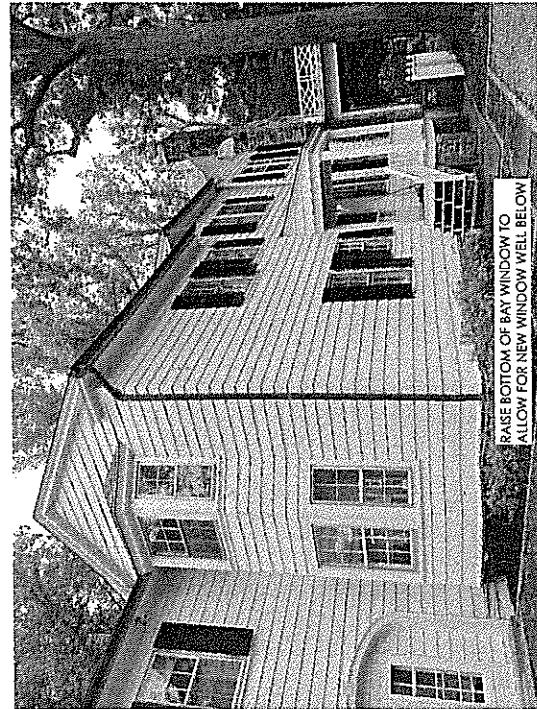
Existing Dormer



Rear of House



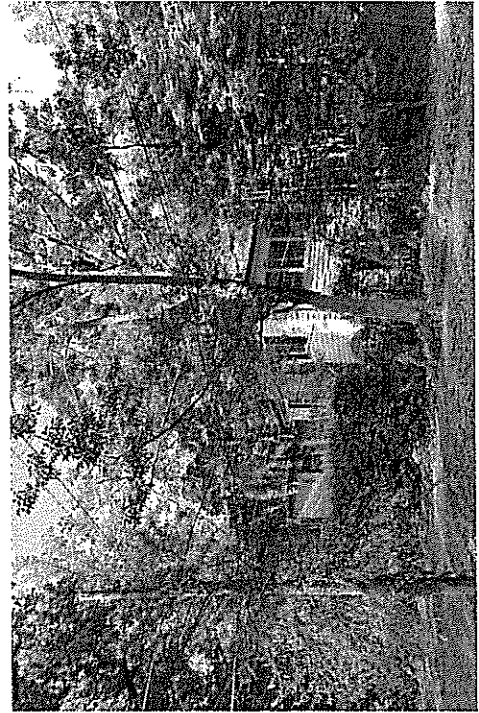
Side View




Side View



View From Magnolia Parkway - Side



View From Magnolia Parkway - Rear

 Thomson & Cooke ARCHITECTS 5155 MacArthur Boulevard NW Washington, DC 20016 202.695.6583 www.thomsoncooke.com		27 West Kille St. Chevy Chase MD 20815 BROWN RESIDENCE HAWP APPLICATION © THOMSON & COOKE ARCHITECTS P.C.	
Photos		11/15/17 HAWP Application	
		A3-3	

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

Owner's mailing address 27 W RIRKE ST CHEVY CHASE MD 20815	Owner's Agent's mailing address 5155 MACANADA BLVD NW WASHINGTON, DC 20016
Adjacent and confronting Property Owners mailing addresses	
29 W RIRKE ST CHEVY CHASE MD 20815	25 W RIRKE ST CHEVY CHASE, MD 20815
26 W RIRKE ST CHEVY CHASE MD 20815	24 W RIRKE ST CHEVY CHASE, MD 20815
20 W RIRKE ST CHEVY CHASE, MD 20815	20 MAGNOLIA PARKWAY CHEVY CHASE, MD 20815