

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	34 West Kirke St., Chevy Chase	Meeting Date:	2/21/2018
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	2/14/2018
Applicant:	Thomas Dann (Derek Binsted, Architect)	Public Notice:	2/7/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-16GG REVISION	Staff:	Michael Kyne
PROPOSAL: Rear addition, window replacement, and garage alterations			

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Bungalow
DATE: c. 1892-1916

BACKGROUND:

The applicant's proposal for rear addition, window replacement, and garage alterations was previously approved by the Commission at the October 26, 2016 HPC meeting.

PROPOSAL:

- Extend the depth of the previously approved rear addition by 3'-6".

APPLICABLE GUIDELINES:

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) ("Regulations"), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code ("Chapter 24A"), the *Secretary of the Interior's Standards and Guidelines for Rehabilitation* ("Standards"), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

Sec. 24A-8. Same-Criteria for issuance.

- (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; [emphasis added] 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 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 ensure 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:

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.

Secretary of Interior’s Standards for Rehabilitation

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:

The subject property is a bungalow-style Contributing Resource, which was constructed c. 1892-1916. The property is on a corner lot, with its driveway and garage accessed via Cedar Parkway. The property has experienced some renovations over the years, including fenestration alterations and the removal of a garage dormer.

The applicant's proposal for a rear addition, window replacement, and garage alterations was previously approved by the Commission at the October 26, 2016 HPC meeting. The current application is for a revision to the previously approved application. Specifically, the applicant proposes to extend the length of the rear addition by 3'-6". The proposed revision is generally consistent with the previous approval 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: derek@thomsoncooke.com

Contact Person: Derek Binsted

Tax Account No.: 00457848

Daytime Phone No.: 202-686-6583

Name of Property Owner: Thomas Dann

Daytime Phone No.: 202-286-6780

Address: 34 W Kirke St Street Number: Chevy Chase, MD City: 20815 Zip Code:

Contractor: TBD

Contractor Registration No.: _____ Phone No.: _____

Agent for Owner: Thomson & Cooke Architects

Daytime Phone No.: 202-686-6583

LOCATION OF BUILDING/PREMISE

House Number: 34

Street: W Kirke

Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway

Lot: P7 Block: 32 Subdivision: Chevy Chase Village

Liber: 2 Folio: 106 Parcet: _____

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: \$ 500,000

1C. If this is a revision of a previously approved active permit, see Permit #: 800901

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

1-31-18

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(5)

**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:
The existing single family home, built between 1892 & 1916, occupies a corner lot in Chevy Chase Village. The masonry structure exhibits identifying features of the Craftsman style; a large front porch supported by sloping brick piers, front and rear gabled dormers, and deep roof overhangs with exposed rafter tails and knee braces. A detached garage constructed in a similar style to the principle structure is present in the rear corner of the lot.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
The proposed project consists of a complete interior renovation, a two-story rear addition, and renovation of the detached garage. New window and door locations, as well as replacement units are proposed. The existing asphalt shingle roofing is to be replaced with cedar shakes throughout. The proposed addition is an extension of the existing structure and seeks to be compatible with the form and detailing of the historic resource due to the high visibility of this addition on this corner lot. A new dormer is proposed on the garage, as there is evidence an existing one was once removed.

2. SITE PLAN THIS APPLICATION IS A REVISION TO APPROVED PERMIT

#800901 AND APPROVED CASE NUMBER 35/13-16GG

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.

**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.**

PERMIT REVISION
SUBMISSION
1/31/2018

HISTORIC AREA WORK PERMIT APPLICATION

REVISION TO APPROVED CASE NUMBER 35/13-16GG & BUILDING PERMIT #800901
34 WEST KIRKE STREET
CHEVY CHASE, MD 20815

PROJECT SCOPE:

EXISTING 1 1/2 STORY SINGLE FAMILY HOME WITH BASEMENT & DEDICATED GARAGE. INTERIOR RENOVATION ON ALL LEVELS. NEW WINDOW BAY AT FIRST FLOOR. NEW CHIMNEY AND 2ND FLOOR ADDITION OVER EXISTING 1ST FLOOR BAY. REBUILD REAR INFILLED PORCH AREA OVER NEW EXTENDED FOUNDATION. REBUILD GABLE DORMER AT REAR OF HOUSE. DORMER ADDITION ON GARAGE SECOND LEVEL/ROOF.

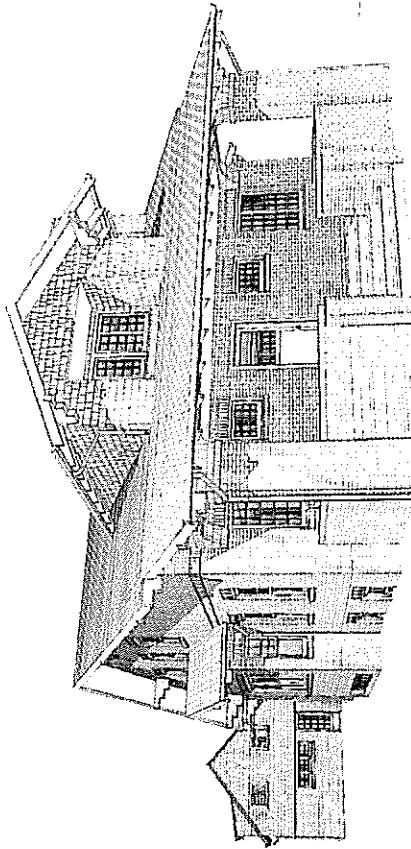
ZONING DATA:

BLOCK	32
LOT NO.	PT. 7&8
ZONING DISTRICT	R-60
ZONING OVERLAY	NONE
HISTORIC AREA	CHEVY CHASE VILLAGE
SITE AREA	11,678 SF
LOT COVERAGE	2,880 SF / 11,678 SF = 24.6% EXIST 3,013 SF / 11,678 SF = 26.8% PROPOSED

SQUARE FOOTAGE:

	EXISTING:	PROPOSED:	NEW:
BASEMENT FLOOR AREA:	2,030 SF	2,163 SF	(133 SF)
FIRST FLOOR AREA:	2,262 SF	2,395 SF	(133 SF)
SECOND FLOOR AREA:	1,767 SF	1,849 SF	(82 SF)
TOTAL FLOOR AREA:	6,059 SF	6,407 SF	(348 SF)
GARAGE 1ST FLOOR:	357 SF	357 SF	0 SF
GARAGE 2ND FLOOR:	357 SF	357 SF	0 SF
AREA OF INTERIOR RENOVATION:			4,335 SF

Existing Perspective



Thomson & Coole
ARCHITECTS
STRUCTURAL ENGINEERS
GENERAL CONTRACTORS
34 West Kirke Street Chevy Chase MD 20815

Dann Residence
34 West Kirke Street Chevy Chase MD 20815

SEARCHED	INDEXED
SERIALIZED	FILED
2016-01-20	2016-01-20
JKR	JKR
SEARCHED INDEXED SERIALIZED FILED	

SEARCHED	INDEXED
SERIALIZED	FILED
2016-01-20	2016-01-20
JKR	JKR
SEARCHED INDEXED SERIALIZED FILED	

T1



H. Thomson & Cooke
Architects

Dahn Residence
24 W 51st Street #1001 • New York City
212.582.2222 • Fax: 212.582.2223

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PERMIT
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5/11/2017

7376
WEST KIRK STREET

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3/15/17	Application PERMIT SUBMISSION
5/11/17	

12

Proposed Site Plan

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PERMIT REVISION
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1/31/2018



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Dann Residence

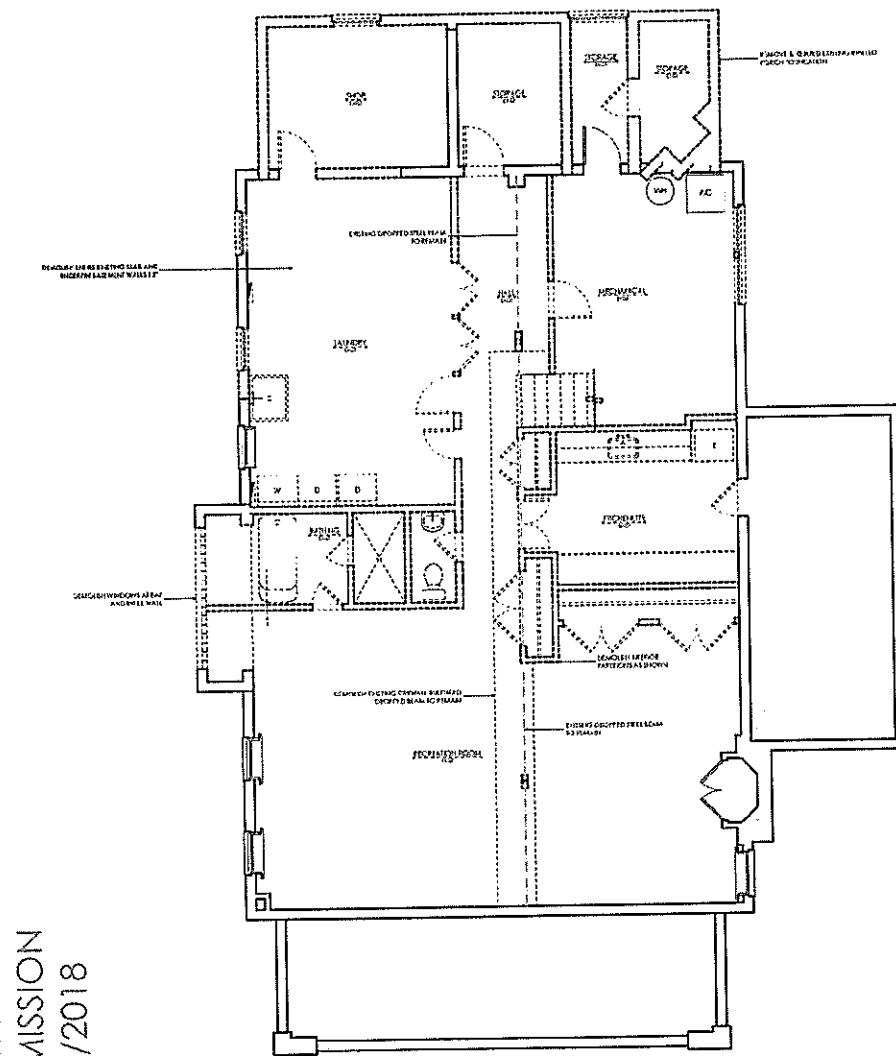
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1/26/16	Freim Consultation
1/29/16	HAWP Amendment
3/15/17	REVISED HAWP Amendment
5/11/17	PERMIT SUBMISSION
1/31/18	PERMIT REVIEW SUBMISSION

Basement Exist/Demo
 $\frac{1}{8}'' = 1'-0''$

DENOTES WALLS TO BE DEMOLISHED





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Dan Residence 34 West Kite Street Chevy Chase MD 20815

ST FILE: Exhibit

1G/26/16	Prelim Consultation HAMP Application REVISED HAMP
11/29/16	
3/15/17	Amendment PRA/AT SUBMISSION
5/11/17	
1/31/18	Prelim Review SUBMISSION

1

DENOTES WALLS TO BE DEMOLISHED

The diagram shows a rectangular room with a grid floor plan. The width is labeled as 10'0" and the depth as 12'0". A central area is labeled 'EASIDE OR ESTATE LIVING AREA'. On the left side, there is a small square labeled 'BEDROOM BATH'. On the right side, there is a large triangular area labeled 'BEDROOM'. At the bottom center, there is a circular area labeled 'BATH'. The entire room is enclosed by a dashed line.

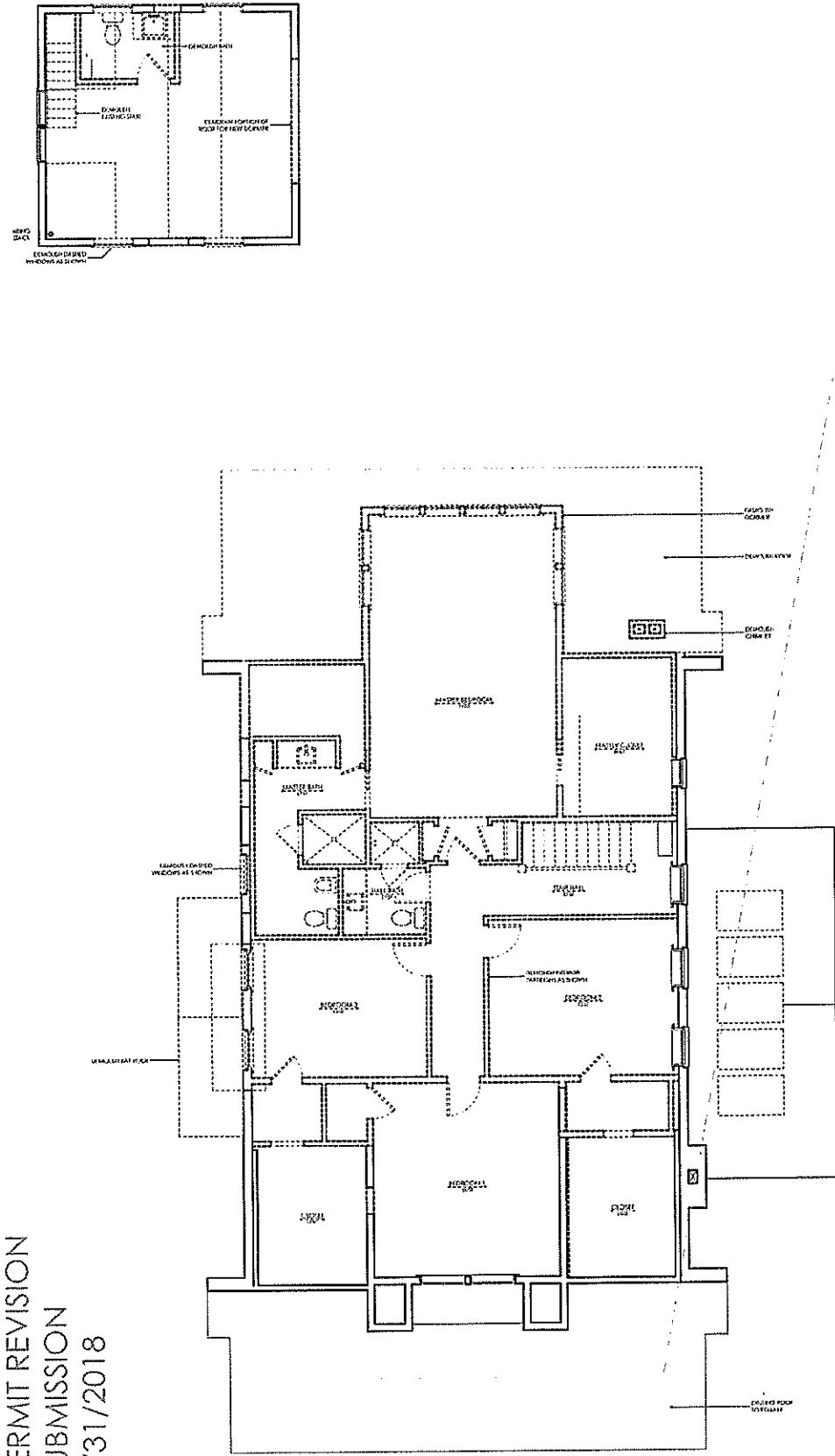
This architectural floor plan illustrates the layout of a house, including its interior rooms and exterior features. The plan shows a main entrance leading into a large living room. To the left is a kitchen area with a dining room adjacent to it. A central staircase provides access to the upper level. The exterior features include a front porch, a rear porch, and a side entrance. Various rooms are labeled with their intended uses, such as 'BEDROOM', 'BATH', and 'KITCHEN'. The plan also indicates the presence of multiple windows and doors.

1st Floor Exist/Demo

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SUBMISSION
1/31/2018



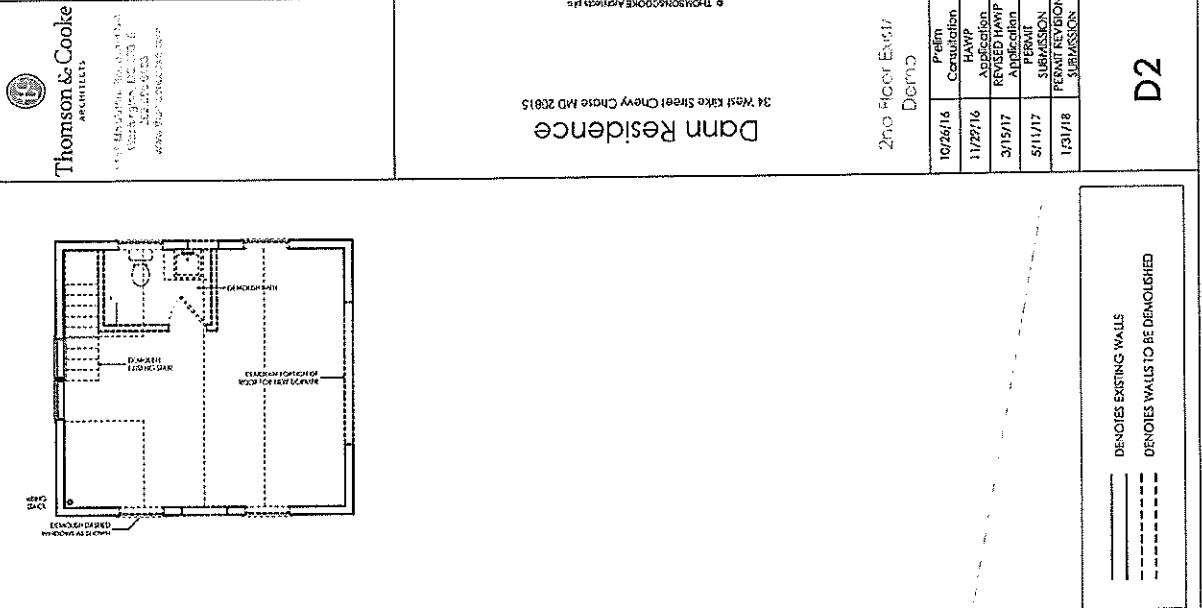
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1/31/2018**



1 2nd Floor Exist / Demo

$\frac{1}{16''} = 1'-0''$

D2





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ARCHITECTS

34 Westlike Street Chevy Chase MD 20815

Dimensional Dice

11/29/16	HAWP Application
3/15/17	REVISED HAWP Application
5/11/17	PERRAT SUBMISSION
1/31/18	PERRAT REVISION SUBMISSION

A1-0

DENCOTES EXISTING WALLS
DENCOTES PROPOSED WALLS

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SUBMISSION
1/31/2018

Basement Proposed

$$8^{\circ} = 1^{\circ} 0^{\prime}$$

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AGENTS FOR

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Dan Residence
341 West Kiske Street Chevy Chase MD 20815

Basement Plan

10/26/16	Prelim Consultation
11/29/16	HAWF Amendment
3/15/17	REVISED HAWF Addendum
5/11/17	PERMIT SUBMISSION

A1-0

DENOTES EXISTING WALLS
DENOTES PROPOSED WALLS

Basement Proposed

PERMIT
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5/11/2017

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SUBMISSION
1/31/2018



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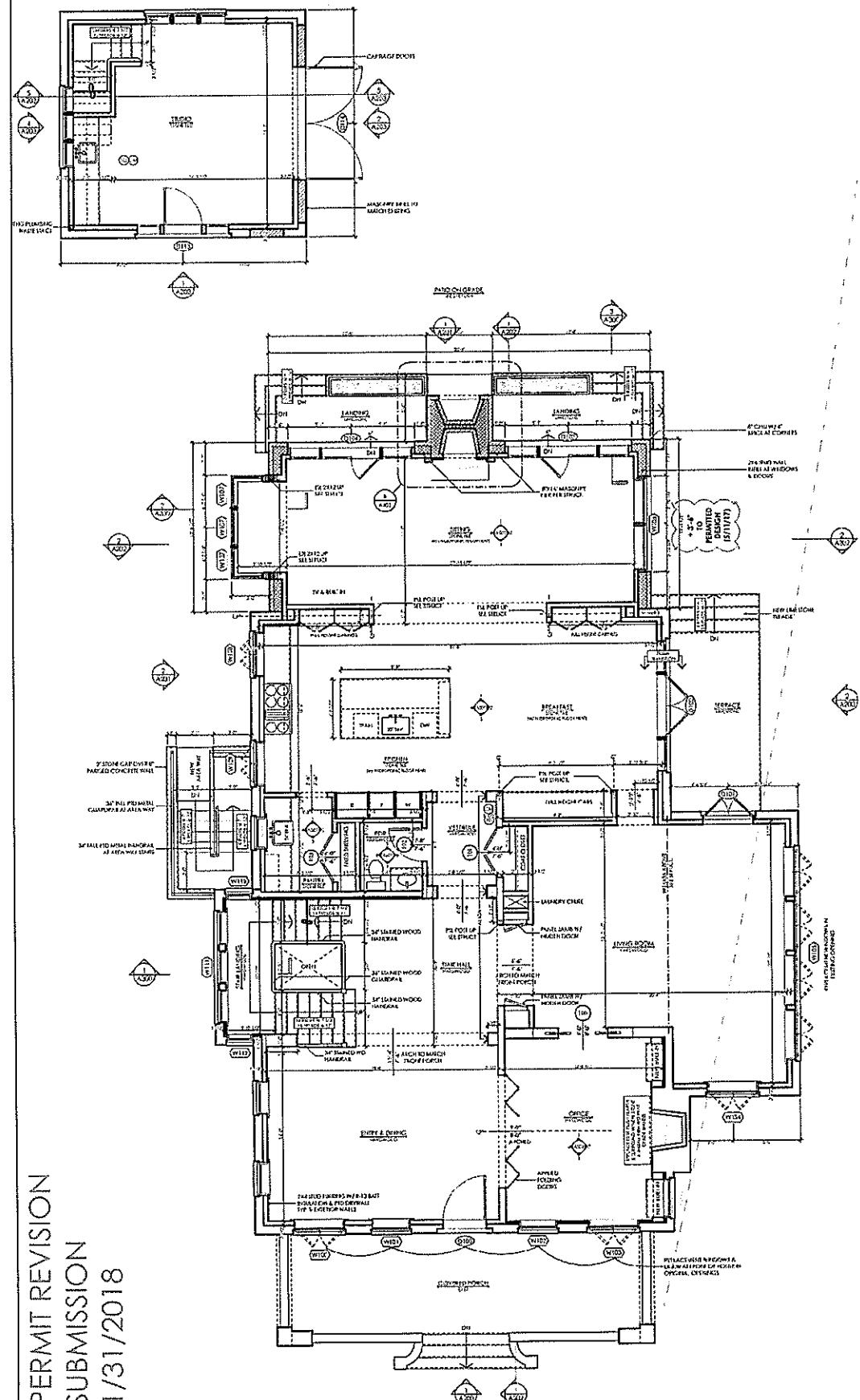
Dan Residence 34 Westlike Street Chevy Chase MD 20815

FIRST FLLOOR PLAN

10/26/16	Profm Consultation HAWP	Application REVISED HAWI
11/29/16		
3/15/17		Application PERMIT
5/11/17		SUBMISSION PERMIT REVIEW
1/31/18		SUBMISSION

1st Floor Proposed

DENOIES EXISTING WALLS



PERMIT REVISION
SUBMISSION
1/31/2018



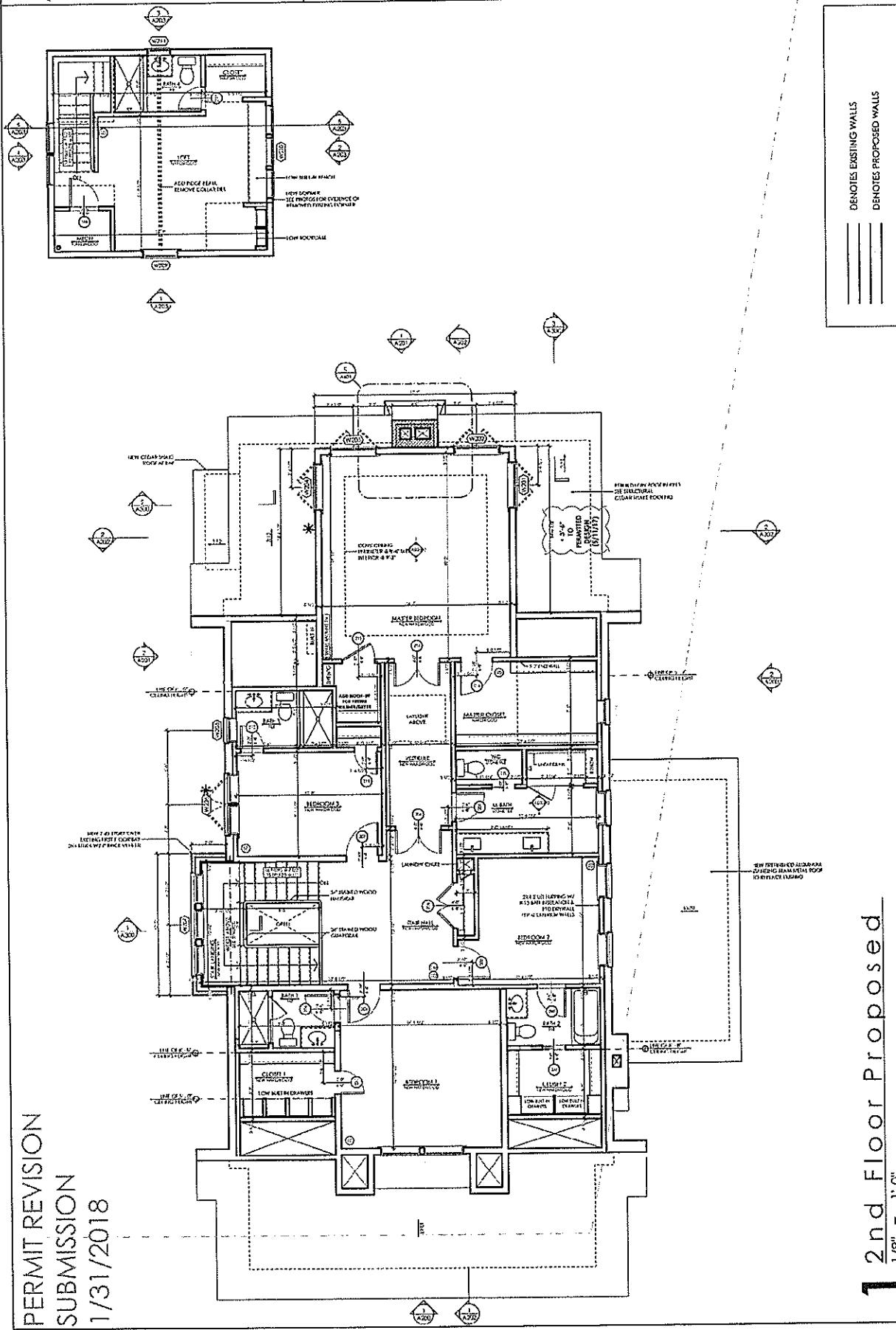
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Dan Residence 3A Westlike Street Chevy Chase MD 20815

34 West Kingley Street Chevy Chase MD 20815

Second Floor Plan	Permit Submits	Permit Review	Permit Submits
Plan	12/26/16	Protein Convallaria	
	1/29/16	HANP ADDICOL	
	1/31/17	REVISED HANP ADDICOL	
	1/11/17	PERMIT SUBMISSION	PERMIT REVIEW
	1/31/18	SUBMISSION	SUBMISSION

2



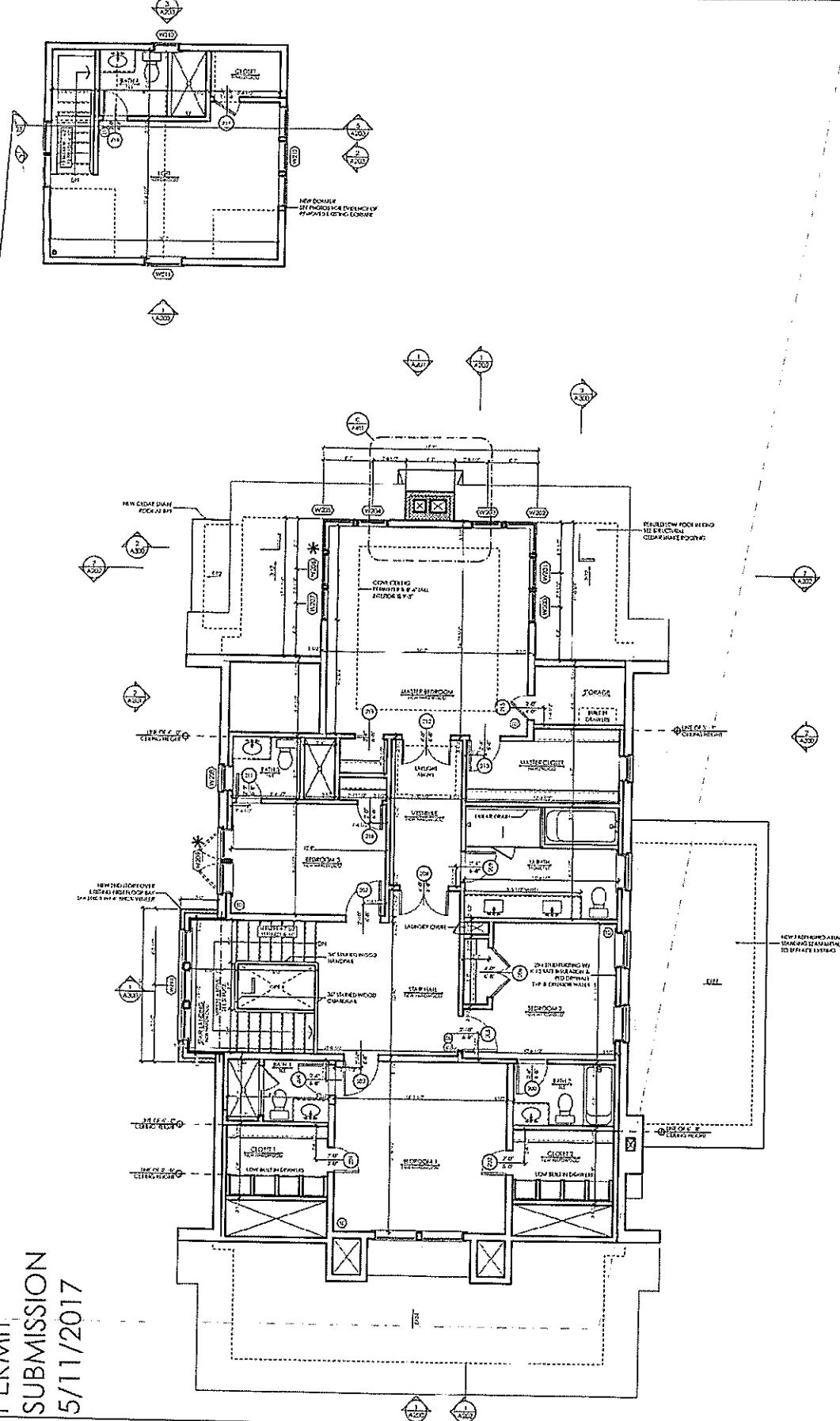
2nd Floor Proposed

PERMIT
SUBMISSION
5/11/2017

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PRINTERS

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Dan Residence
34 West Kliko Street Chevy Chase MD 20815



1 2nd Floor Proposed
 $\frac{1}{1/8"} = \frac{1}{1.6"}^{\prime\prime}$

DENOUES EXISTING WALLS
DENOUES PROPOSED WALLS

Second Floor Flurn	Prelim Consultation	HAWP	ADeKON HAWP	REVISED HAWP	Application	PERMIT	SUBMISSION
10/24/16							
11/27/16							
3/15/17							
5/11/17							

A1-2

18

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SUBMISSION
5/11/2017**



Thomson & Cooke
Architects

1111 Professional Boulevard, Suite 111
WALNUT CREEK, CALIFORNIA 94596
VIA FAX: (925) 937-1500

34 West Kilkis Street Chevy Chase MD 20815
Dann Residence

ROOF PLAN

10/26/16	Printed
11/29/16	Constitution
1/15/17	HAWP
3/15/17	Approved
5/11/17	Permit
	Submission

A1-3

DENOTES EXISTING WALLS
 DENOTES PROPOSED WALLS

1 Roof Plan Proposed

$\frac{1}{16''} = 1'-0''$

(19)

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SUBMISSION
1/31/2018



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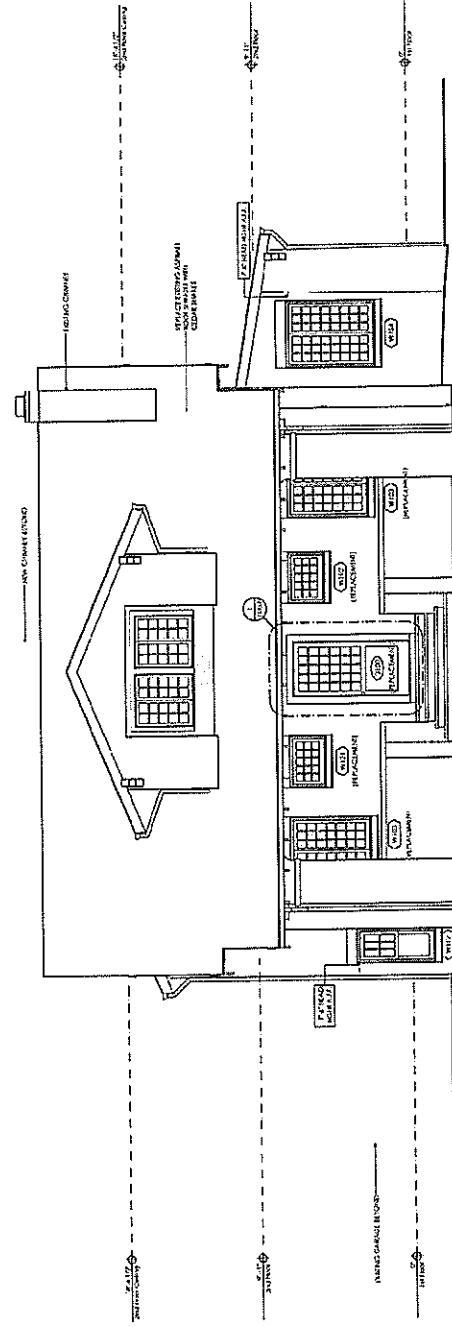
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Dan Residence 34 west Kiro Street Chevy Chase MD 20815

Front Elevation	Exist/Proposed	Permit Condition	Application	REV'D HAWI	Abandonment	PERMIT	SUBMISSION	PERMIT REVISION	SUBMISSION
		01/26/16	HAMP						
		1/29/16							
		3/31/17							
		5/11/17							
		1/31/18							

This architectural drawing shows a two-story house with a garage and a detached workshop. The house features a central entrance with a double door, flanked by sidelights and a transom window. Above the entrance is a decorative pedimented gable. The second story has four windows with multiple panes. A small balcony is located on the right side of the second story. The garage is attached to the left side of the house. A detached workshop or garage is shown to the right of the main house. The drawing includes various labels such as 'BEDROOM' (bedroom), 'BATH' (bathroom), 'KITCHEN' (kitchen), 'LIVING ROOM' (living room), 'DINING ROOM' (dining room), 'STUDY' (study), 'GARAGE' (garage), 'DETACHED GARAGE' (detached garage), 'WORKSHOP' (workshop), 'PORCH' (porch), 'CLOSET' (closet), 'STAIRS' (stairs), and 'PATIO' (patio). There are also labels for 'WATER HEATER' (water heater) and 'ELECTRIC CIRCUIT BREAKER' (electric circuit breaker).

Existing Front Elevation



Proposed Front Elevation

2-1

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SUBMISSION
5/11/2017



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Rockville, MD 20850
301.961.5555
www.thomson-cooke.com

34 West Kilde Street Chevy Chase MD 20815
Darn Residence

Front Elevation
Exis/P Opposed
Problem
10/26/16
HAWP
Consultation
11/29/16
Addition
REvised HAWP
3/15/17
Addition
5/11/17
PERM
Subdivision

A2-1

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

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

(20)



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ANCHOR CHAINS

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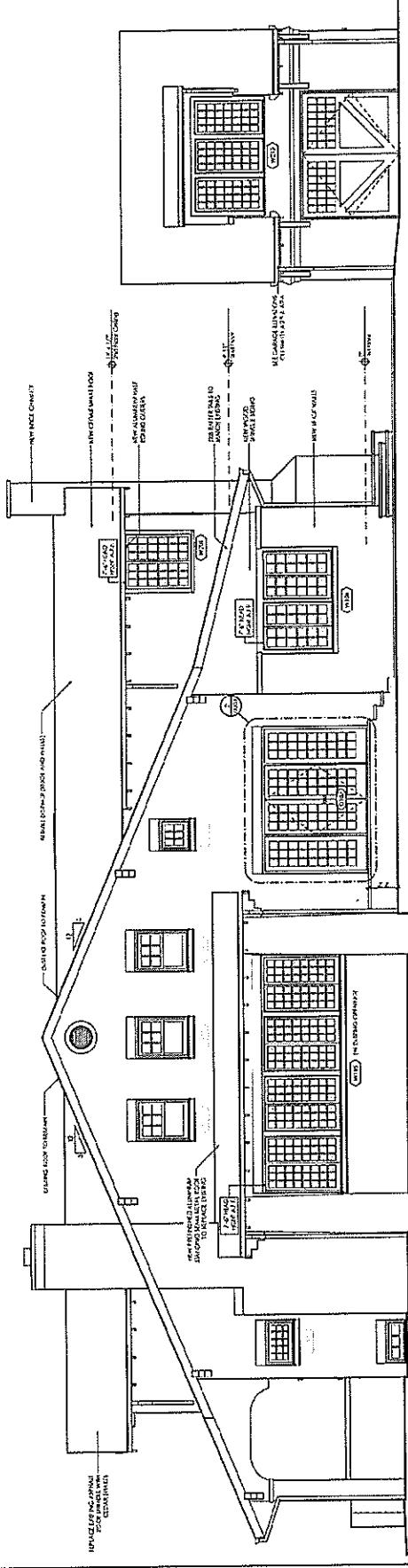
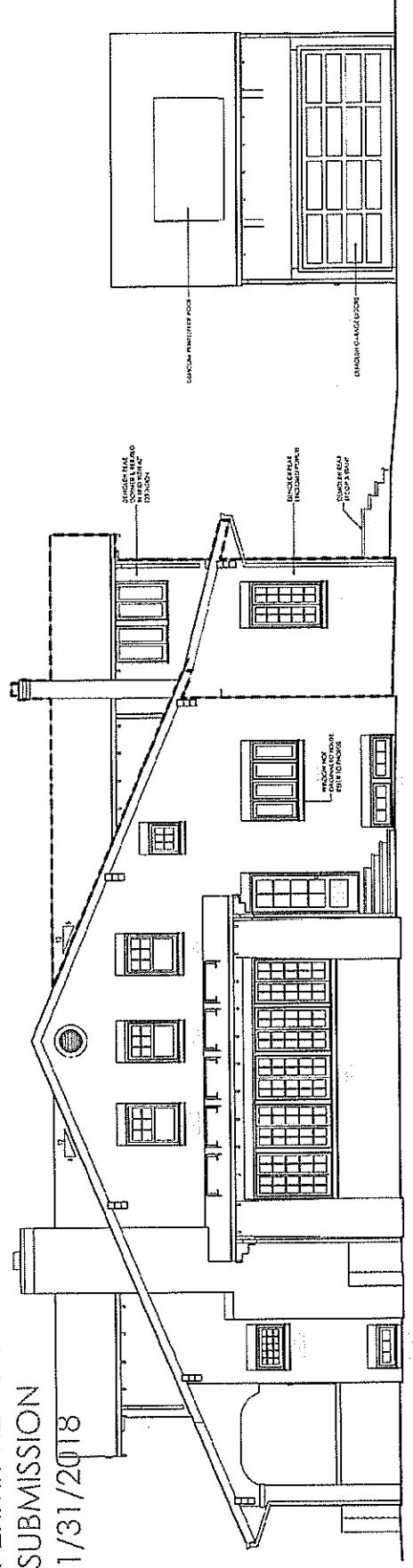
1/31/2018

Existing Right Elevation

Dan Residence

Right Elevation Exist/Proposed	Pearl Consolidation	HAWIP	AdExCollon	REVISED HAWIP	Application	PERMIT	SUBMISSION	SUBMISSION
0/26/16	1/1/29/16							
	3/15/17							
	5/1/17							
		1/31/18						

A2-2



Proposed Right Elevation

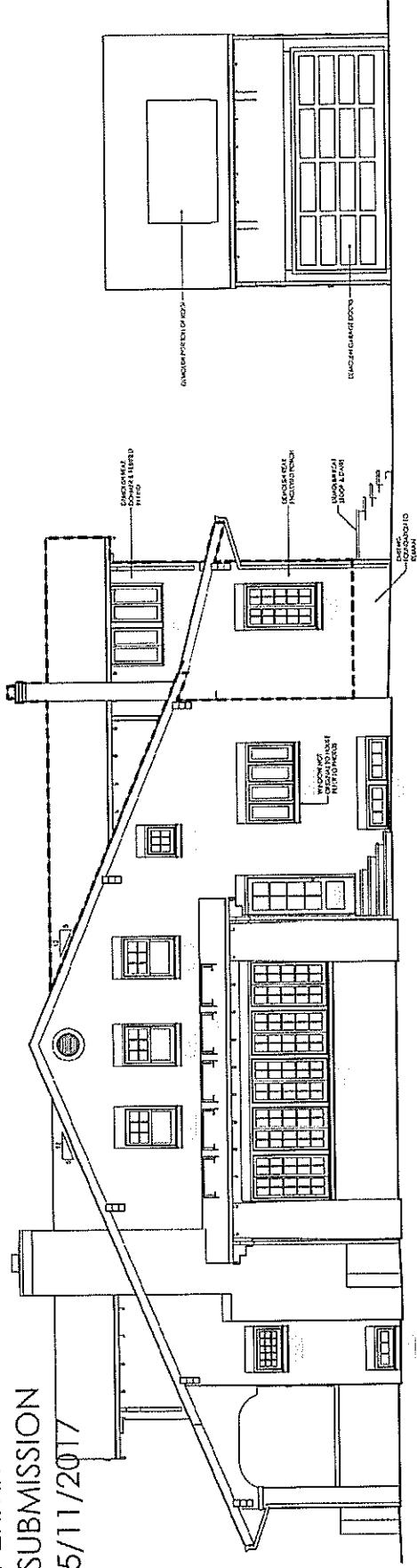
PERMIT
SUBMISSION
5/11/2017

SUBMISSION
5/11/2017

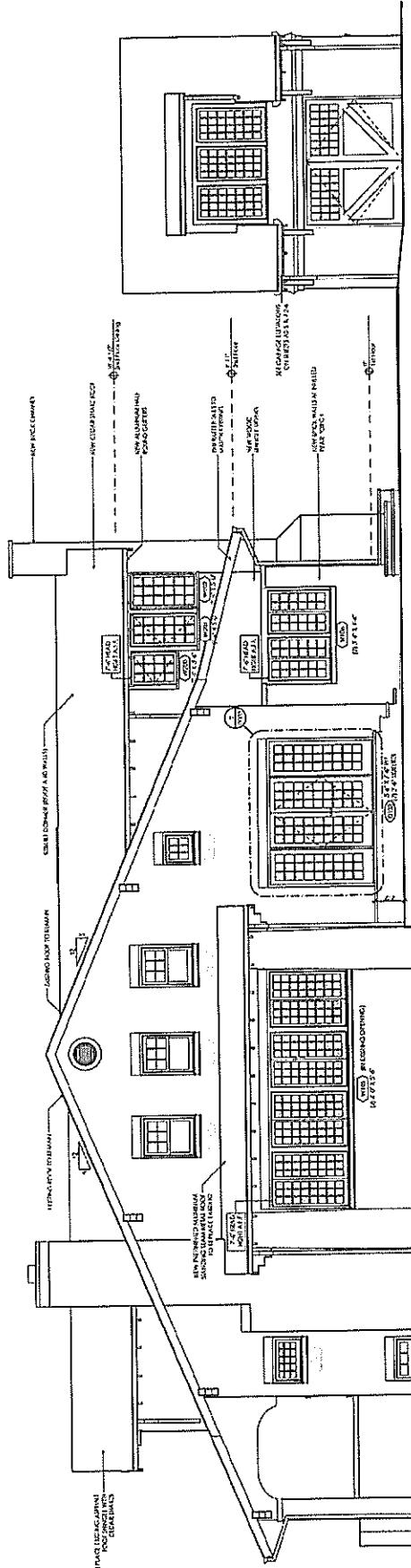
Thomson & Cooke
ARCHITECTS

విశ్వాస వీరంద్రమ

Dann Residence 34 West Kiske Street Chevy Chase MD 20815



Existing Right Elevation



Proposed Right Elevation

Right Elevation Exist/Propose	Prem Consultation HAWP	Application REVISED HAWP	Application PERMIT	Submission
10/26/16				
11/25/16				
3/15/17				
5/11/17				

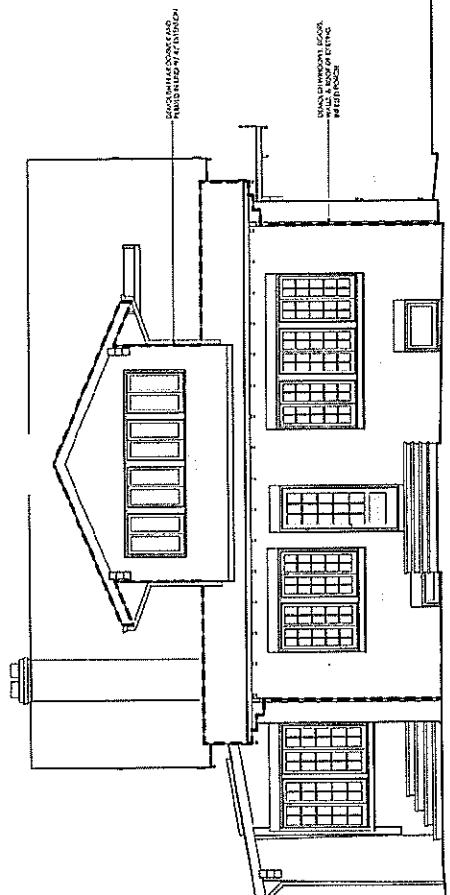
A2-2

PERMIT REVISION
SUBMISSION
1/31/2018

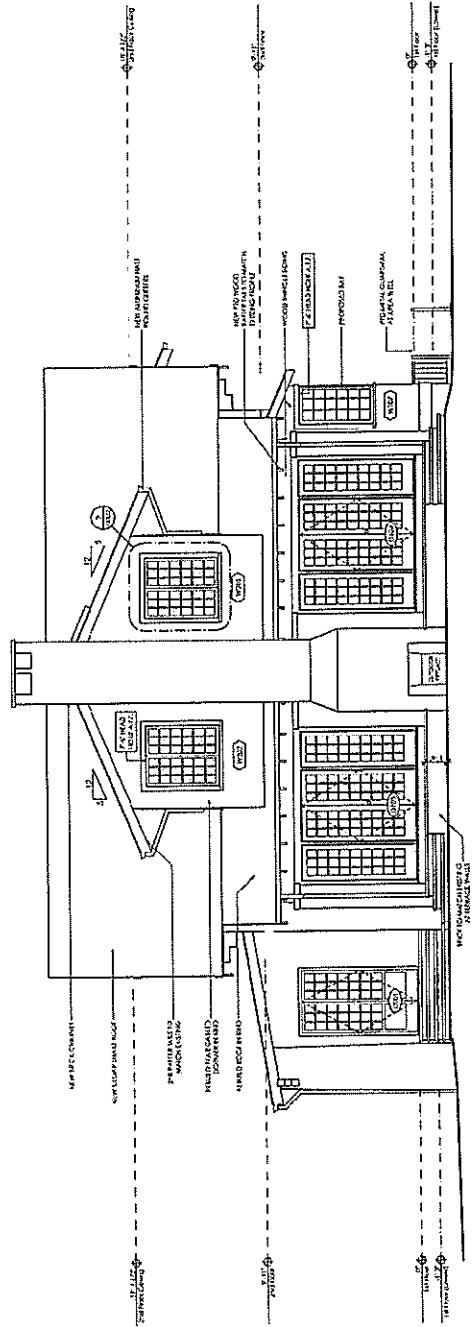


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5417 Shady Grove Rd., Suite 100
Gaithersburg, MD 20878
202.432.5522
www.thomson-cooke.com



1 Existing Rear Elevation
 $1/8'' = 1'-0''$



2 Proposed Rear Elevation
 $1/8'' = 1'-0''$

Dchin Residence
DA Viers Ridge Street Chevy Chase MD 20815

Permit Elevation	Existing/Proposed
10/26/16	Permit
11/29/16	Consultation
1/15/17	HAWP
3/15/17	Archelicton
5/11/17	REVISED HAWP
5/11/17	Archelicton
5/11/17	PERMIT
1/31/18	SUBMISSION
	SUBMISSION

A2-3

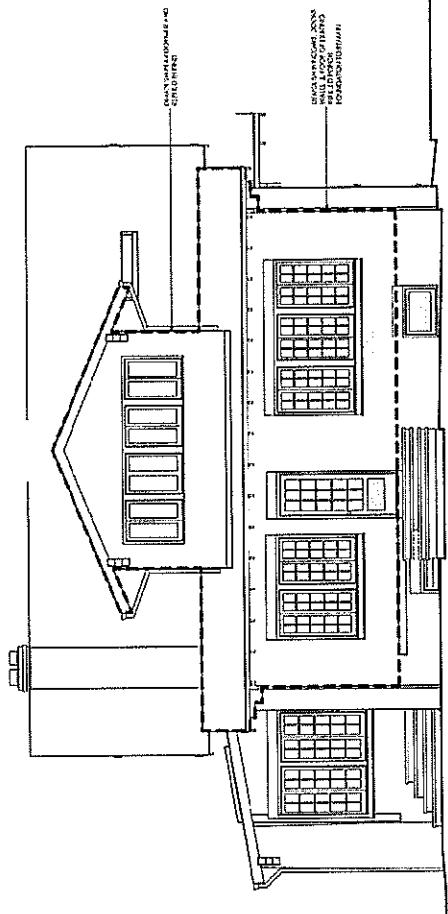
(24)

**PERMIT
SUBMISSION
5/11/2017**



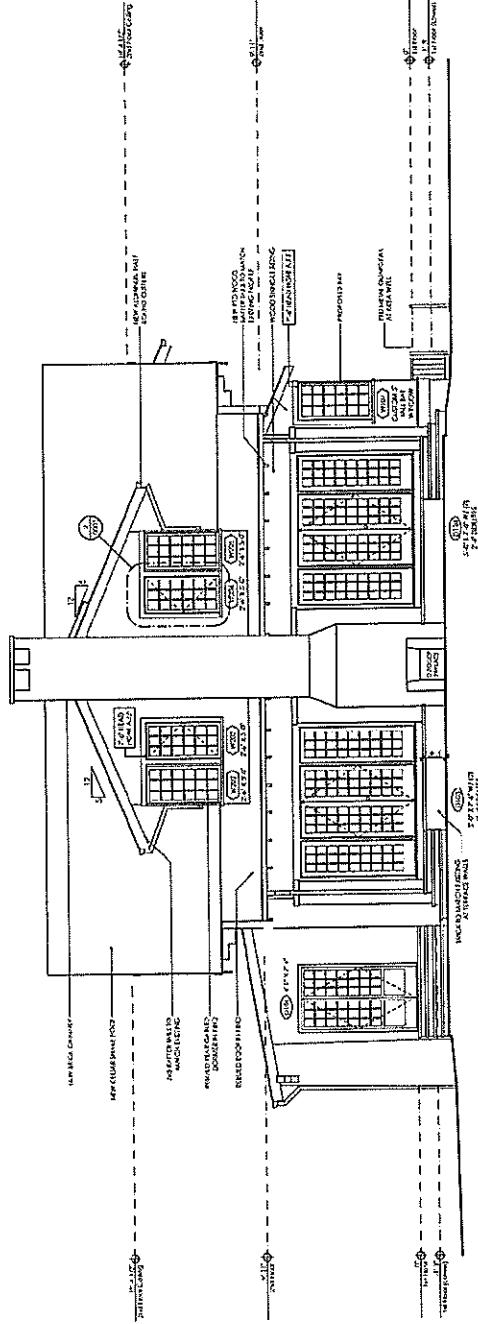
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Architects**

6101 University Boulevard, Suite 200
University City, MD 20814
301.961.5455
www.thomson-cook.com



1 Existing Rear Elevation

$1/8'' = 1'-0''$



2 Proposed Rear Elevation

$1/8'' = 1'-0''$

Darn Residence
34 West Kite Street Chevy Chase MD 20815

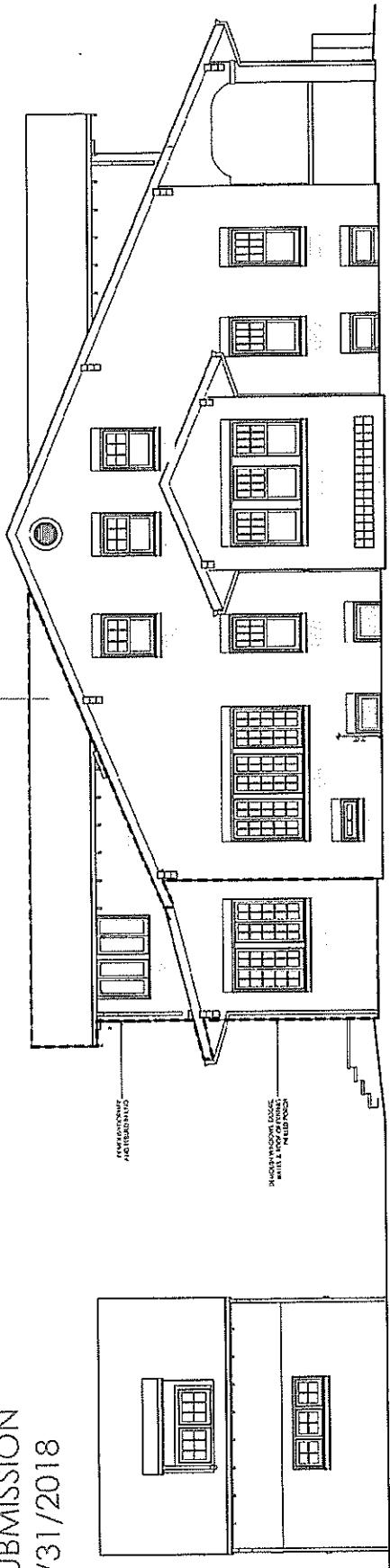
Rear Elevation Exist/Proposed	
PreFin	Consultation
10/26/16	MAP
11/29/16	ADDENDUM
3/15/17	REvised Map
3/15/17	Application
5/11/17	PERMIT
	SUMMISSION

A2-3

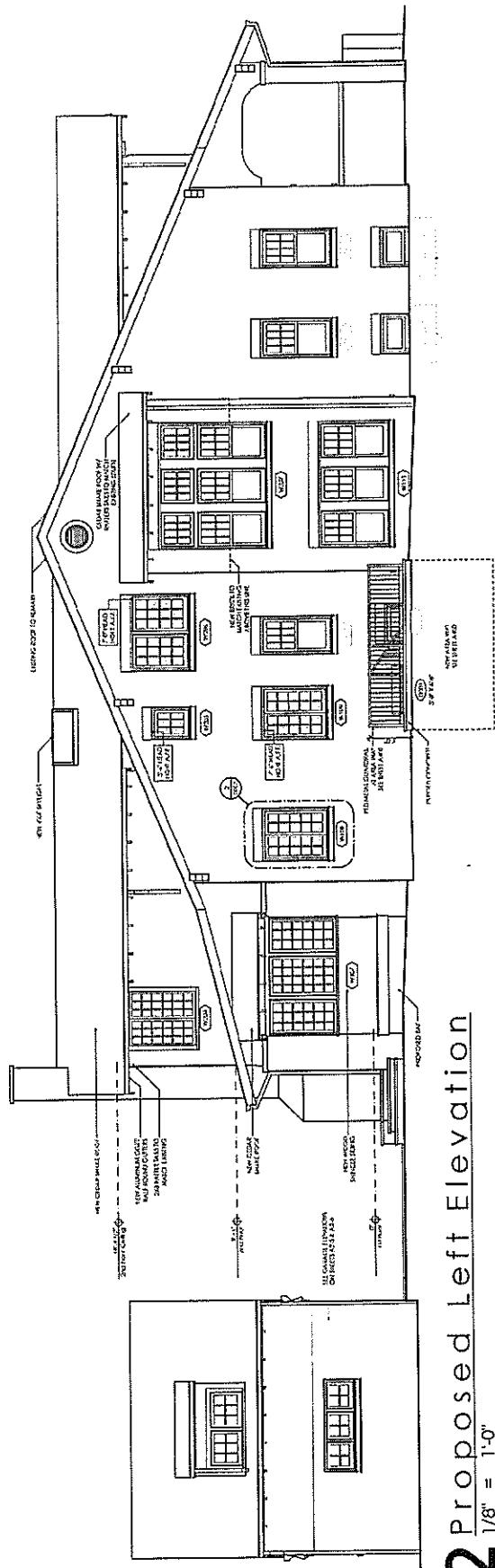
(25)

**PERMIT REVISION
SUBMISSION**
1/31/2018

**Thomson & Cooke
ARCHITECTS**
32 West Kessey Street Chevy Chase MD 20815
Washington DC 20008
202.655.5555
Fax: 202.655.5556



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



2 Proposed Left Elevation
 $1/8'' = 1'-0''$

Left Elevation EXIST/P-Closed	
Permit	Consultation
10/26/16	HAWP
11/29/16	Application
3/1/17	REVIEWED HAWP
5/1/17	Approval
5/1/17	PERMIT
1/31/18	PERMIT REVIEW
	PERMIT SUBMISSION

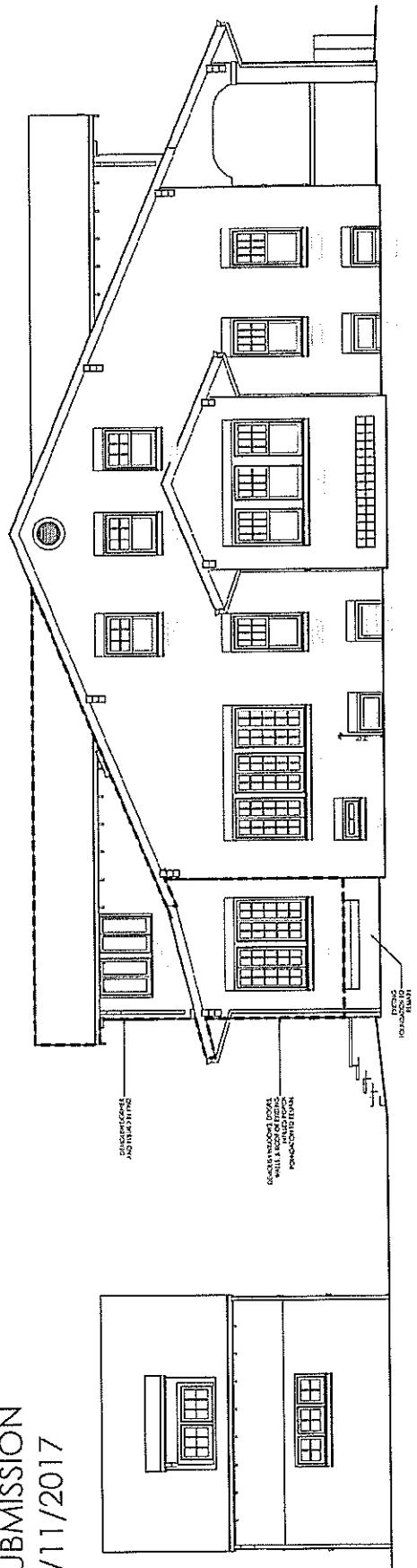
A2-4

**PERMIT
SUBMISSION
5/11/2017**

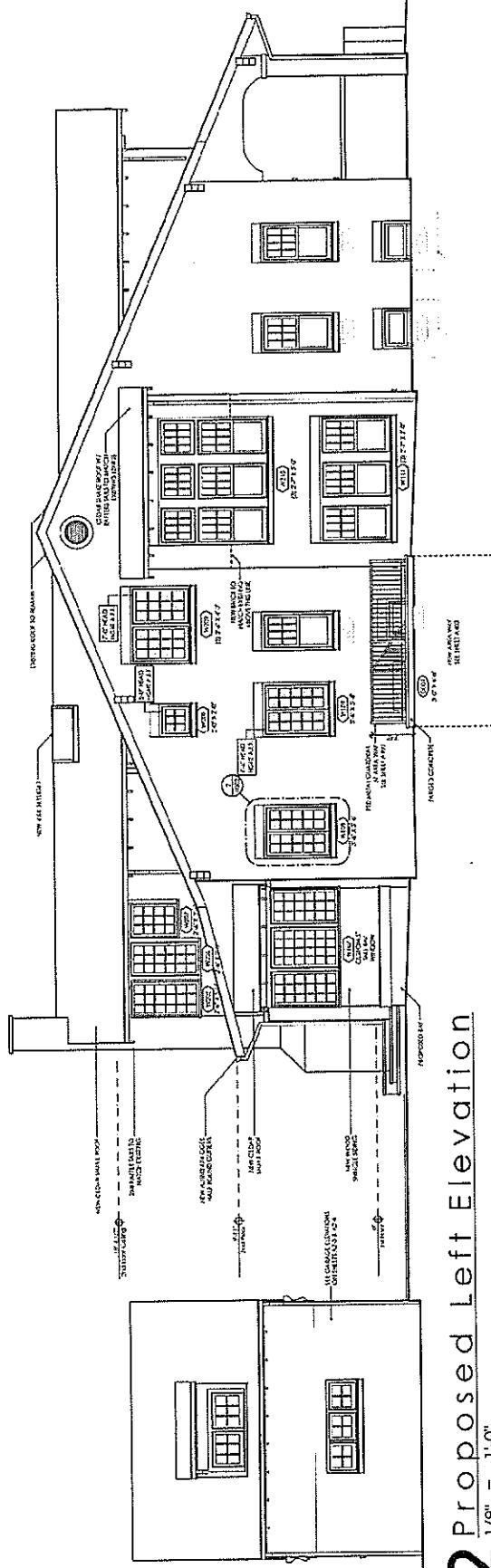

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Washington, DC 20003
(202) 333-3333
www.thomson-cooke.com

DA West Kirk Street Chry Chge MD 20815
Darn Residence



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



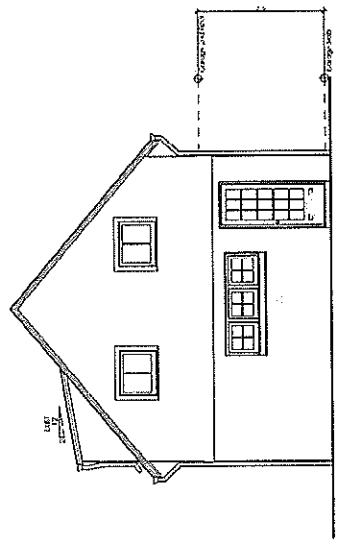
2 Proposed Left Elevation
1/8" = 1'-0"

Left Elevation Exist / Proposed	Project Comments
10/26/16	Initial Consultation
11/29/16	HAWP Advisory
3/15/17	REVISED HAWP Advisory
5/11/17	PERMIT SUBMISSION

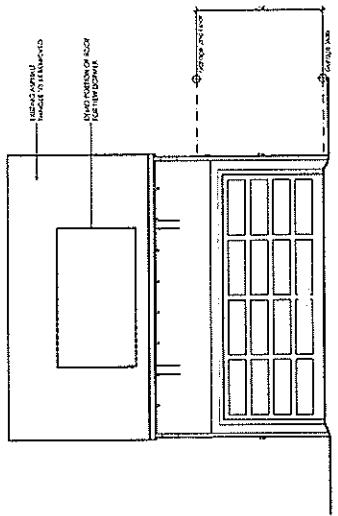
A2-4

**PERMIT REVISION
SUBMISSION**
1/31/2018

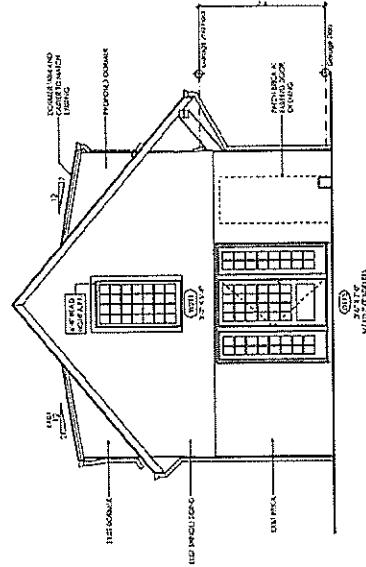
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P.O. Box 1000 • 1000 University Street • Suite 1000
Seattle, Washington 98101-3000 • 206.467.2222
www.thomson-cooke.com



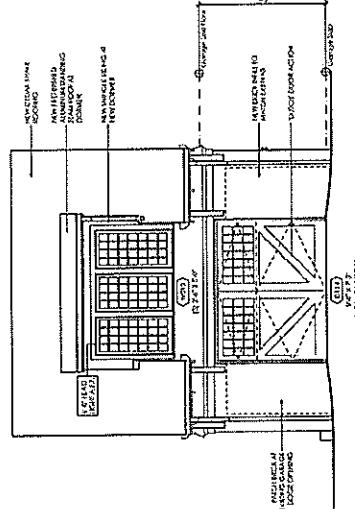
1 Existing Front Elevation
 $1/8" = 1'-0"$



3 Garage Right Elevation
 $1/8" = 1'-0"$



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



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

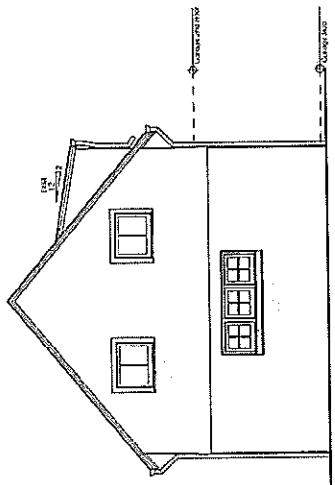
DA WESI KIRK STREET CHG Y CHG D MD 20815
Dann Residence

George Elegations	
10/26/16	Permit
11/29/16	HAWP Consultation
3/15/17	RECEIVED HAWP Application
5/1/17	PERMIT SUBMISSION
1/31/18	PERMIT REVIEW
	PERMIT SUBMISSION

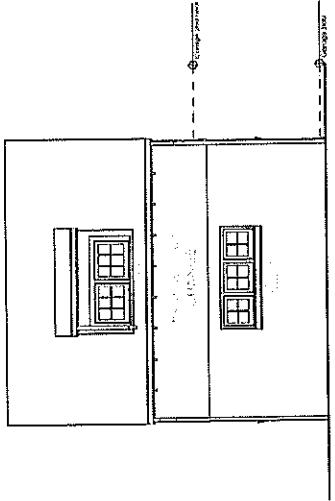
A2-5

(28)

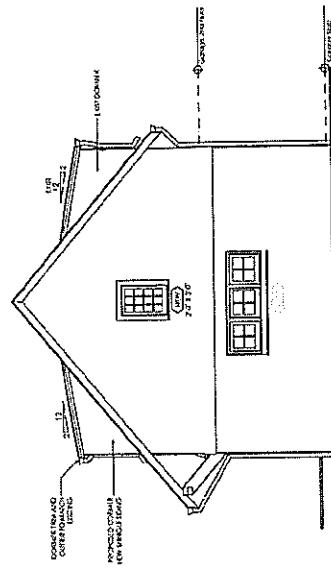
PERMIT REVISION
SUBMISSION
1/31/2018



1 Existing Rear Elevation
 $\frac{1}{8}'' = 1'-0''$



3 Existing Left Elevation
 $\frac{1}{8}'' = 1'-0''$



2 Proposed Rear Elevation
 $\frac{1}{8}'' = 1'-0''$

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202.339.8531
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Comments	Elevation Control
10/25/16	Permit Application
1/19/17	HAWP Application
3/15/17	REVISED HAWP Application
5/11/17	PERMIT
1/31/18	PERMIT Revision
	SUBMISSION

A2-6

(29)



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202.545.5533
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34 West Kirke Street Chevy Chase MD 20815

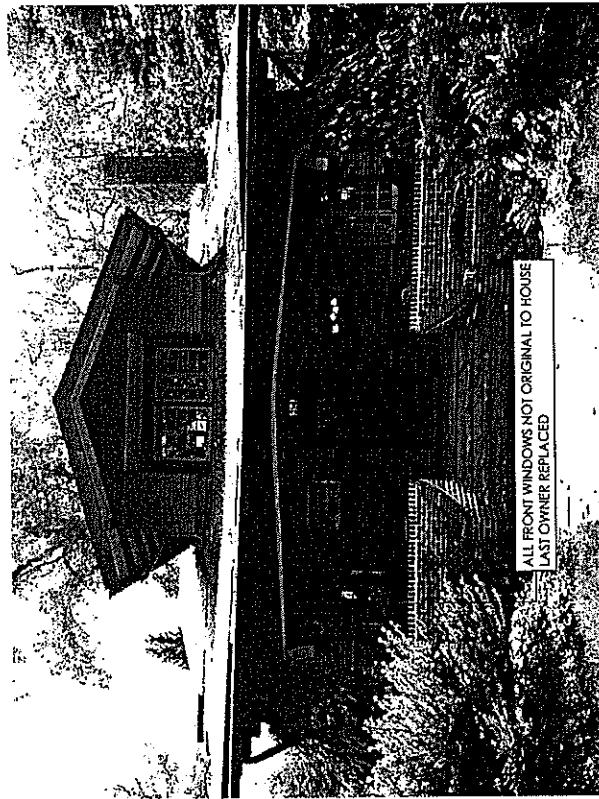
Photos - Front

10/26/16	Permit	Construction
11/22/16	HAMP	Application
3/15/17	REVISED HAMP	Application
5/11/17	PERMIT	SUBMISSION
1/31/18	PERMIT REVISION	SUBMISSION

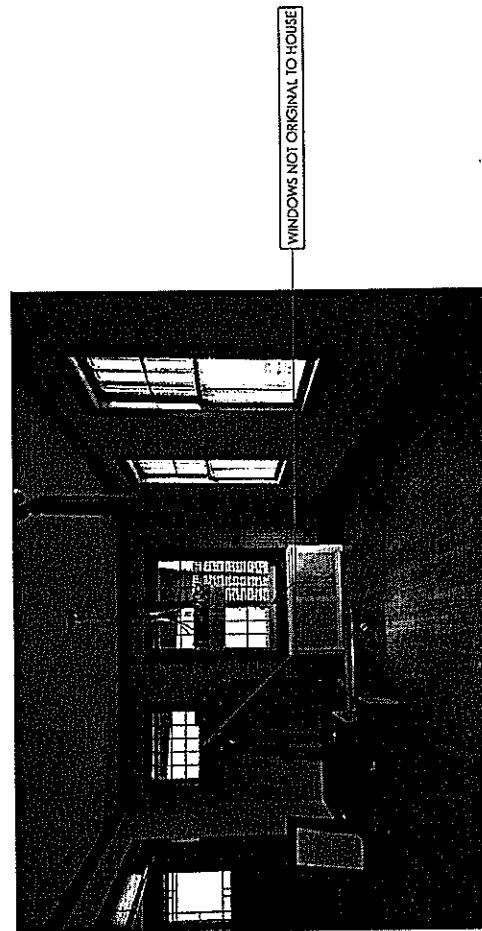
A3-1



FRONT (VIEWED FROM WEST KIRKE STREET)



FRONT (VIEWED FROM WEST KIRKE STREET)



WINDOWS NOT ORIGINAL TO HOUSE

INTERIOR VIEW OF FRONT WINDOWS



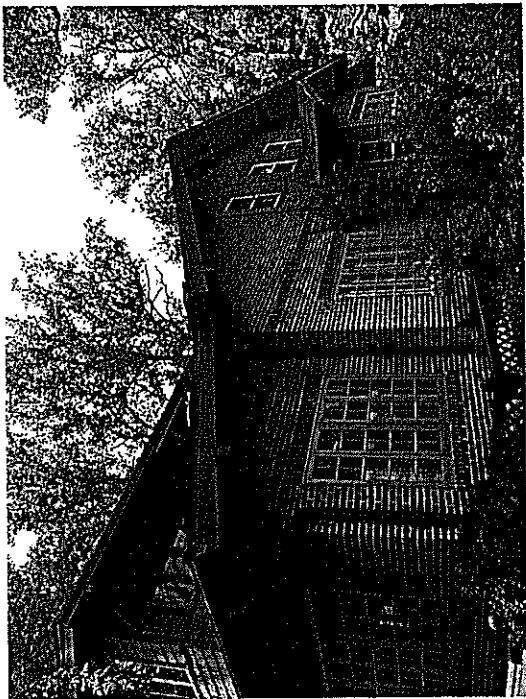
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Washington, DC 20016
202.688.6543
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32 West Kite Street Chevy Chase MD 20815
Darn Residence

Photos - Rear &
Sides

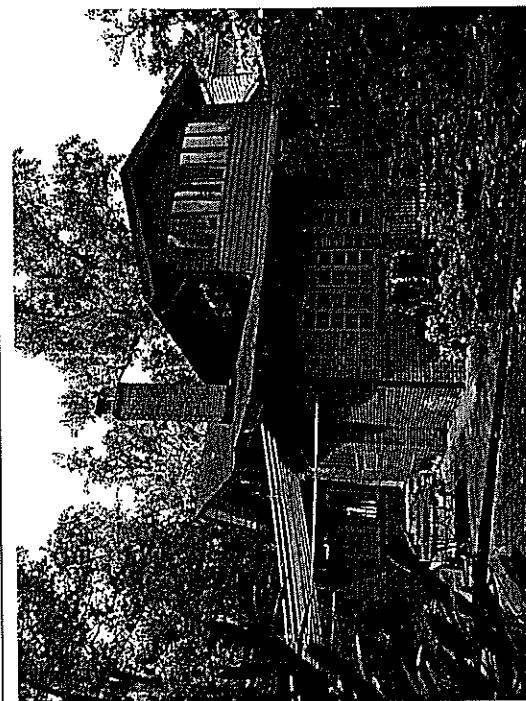
10/26/16	Permit Consultation
11/29/16	HAWP Application
3/15/17	REVISED HAWP Application
5/1/17	PERMIT SUBMISSION
1/31/18	PERMIT REVISION SUBMISSION



RIGHT SIDE (VIEWED FROM DRIVEWAY)



RIGHT SIDE (BAY)



REAR (VIEWED FROM DRIVEWAY)



LEFT SIDE (CEDAR PARKWAY)

A3-2

(31)



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Dann Residence
34 West Kite Street Chevy Chase MD 20815

Photos - Garage

Date	Description
10/26/16	Permit Consultation
11/29/16	HAWP Application
3/15/17	REVISED HAWP Application
5/1/17	PERMIT SUBMISSION
1/31/18	PERM REVISION SUBMISSION

EXISTING
DORMER AT
RIGHT SIDE
INFILLED
SIZE NEW
RAFTERS AT THIS
LOCATION



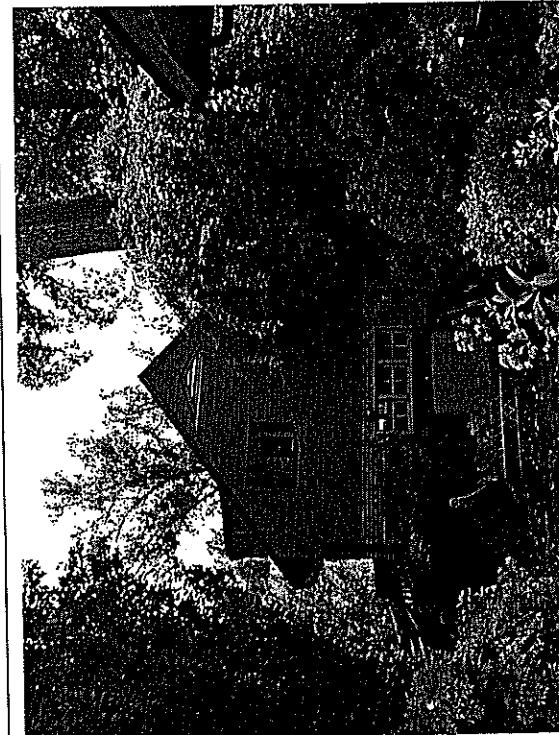
INFILLED DORMER



RIGHT



EXIST DORMER



FRONT

A3-3





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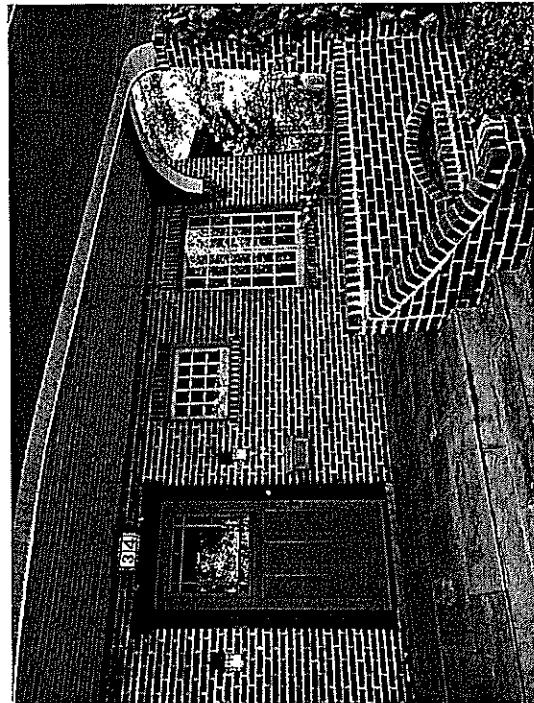
515½ Massachusetts Boulevard NW
Washington, DC 20015
202 898 6544
www.thomsoncooke.com

Dann Residence
34 West Kingley Street Chevy Chase MD 20815

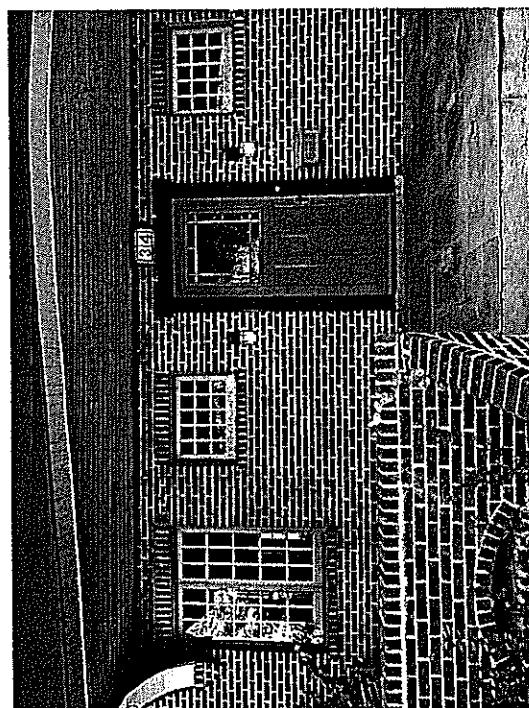
Front Window
Replacement

10/26/16	Prem Construction
11/29/16	HAVP Application
3/15/17	REVISED HAVP Application
5/11/17	PERMIT SUBMISSION
1/31/18	PERMIT REVISION SUBMISSION

A3-4



FRONT ELEVATION 2



FRONT ELEVATION 1



THIS DOOR AND WINDOW CONFIGURATION ARE
NOT ORIGINAL TO THE HOUSE. THE STONE STEPS
WERE ALSO AN ADDITION FROM THE PREVIOUS
OWNER.



DETAIL 2



DETAIL 1



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Dann Residence
34 West Lake Street Chevy Chase MD 20815

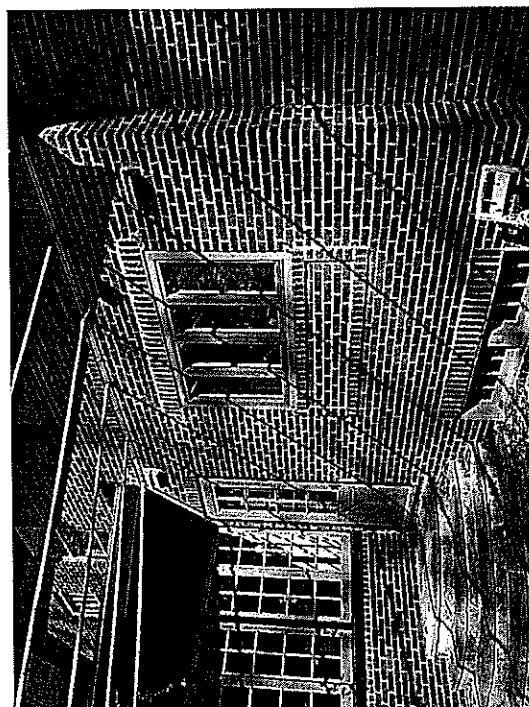
THE EXISTING WINDOWS PICTURED ARE NOT ORIGINAL TO THE
HOUSE AS EVIDENCED BY THE MASONRY INFILL AND REPAIR AS
WELL AS THEIR METAL CLADDED NATURE. FOR SPECIFICATION OF
NEW FRENCH DOOR AT THIS LOCATION SEE SHEET A3-7 FOR SPEC.

Right Window
Replacement

10/24/16	Print
11/29/16	HAWP Application
3/15/17	REVISED HAWP Application
5/11/17	PERMIT SUBMISSION
1/31/18	PERMIT REVIEW SUBMISSION

THE EXISTING DOOR PICTURED WAS ADDED BY THE PREVIOUS
OWNER ALONG WITH THE STONE STEPS.

A3-5



(38)



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PRODUCT FEATURES

STYLES
Traditional, Mission®, French Push Out models. Quarter Round, Full Radius and Camber Top options.

STANDARD FEATURES

- Natural, clear Douglas Fir interior [no visible finger joints]
- 4 9/16" [116 mm] jamb construction
- Low E insulated glazing with 1/2" [13 mm] airspace
- Rate gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear finish exterior
- Flexible continuous weatherstrip system
- Insect screens with High Transparency mesh option
- Metal handle, cover, and locks

HARDWARE

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

GLAZING
Heat-Smart® Double, Heat-Smart® Triple, Tranquility® and StormForce™. "StormForce™ is not available on all products.

SIMULATED DIVIDED LITES (SDL)

- Ogee Profile — 3/4" [19 mm], 1 1/8" [30 mm], 2" [51 mm]
Putty Profile — 5/8" [16 mm], 7/8" [22 mm], 1 1/8" [30 mm],
2" [51 mm]
- Square Profile (interior only) — 3/4" [19 mm], 7/8" [22 mm],
1 1/8" [30 mm], 2" [51 mm]

CASINGS

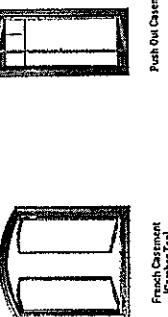
- WOOD: 2" [51 mm] Brickmould, 3 1/2" [89 mm] Flat,
5 1/2" [139 mm] Flat, Adams and Williamsburg.
METAL CLAD: 2" [51 mm] Brickmould, 3 1/2" [89 mm] Flat,
Nose & Cove, Adams, Williamsburg and Contemporary.

METAL CLAD COLOR SPECTRUM

Standard and Architectural Paint colors, including anodized finishes. Available in Cypress Collection (see section N).



Casement



French Casement
[Casement Top]



Push Out Casement

EXTERIOR BAR OPTIONS



Ogee



CROSS SECTION



5/8" [16]



7/8" [22]



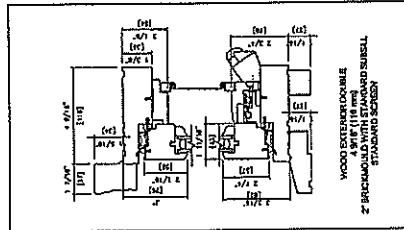
3 1/2" [19]



1 1/8" [30]



2" [51]



WOOD FRAME
2 BRACKHOULD WITH STAINLESS
STANDARD SCREEN

Lowe's Wood Casement Window Spec.
TYP. WINDOW SPEC

Windload Specifications	
10/26/16	Prism
11/29/16	Correlation
	HAWP
	ABSCOLLION
3/15/17	REVISED HAWP
	ABSCOLLION
5/11/17	PERMIT
	SUBMISSION
1/31/18	PERMIT REVISION
	SUBMISSION

A3-6

PRODUCT FEATURES

STYLES
Traditional, French, Canber Top, Quarter Round
and Full Radius options.

STANDARD FEATURES

- Natural Douglas Fir interior [no visible finger joints]
- Full Jamb - 6 9/16 [166 mm] construction is an option
- 4 mm Low E insulated tempered glazing
- Mult-point locking hardware, complete with solid brass core handle set, escutcheons and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

HARDWARE

- Multiple hardware type and finish choices are available.
See the Hardware in section A for more information.



Tall Round



French Terrace



Half Round French terrace

GLAZING
Heat-Smart® Double, Heat-Smart® Triple and StormForce™.

SIMULATED DIVIDED LITES (SDL)

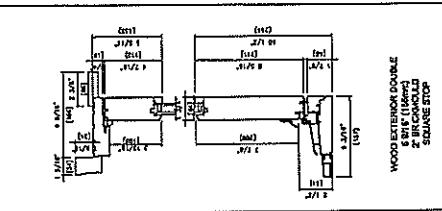
- Ogee Profile - 3/4" [19 mm], 1 1/8" [30 mm], 2" [51 mm].
Putty Profile - 5/8" [16 mm], 7/8" [22 mm], 1 1/8" [30 mm],
2" [51 mm].
Square Profile [interior only] - 3/4" [19 mm], 7/8" [22 mm],
1 1/8" [30 mm], 2" [51 mm].

CASING

- WOOD: 2" [51 mm] Brickmould, 1 1/2" [38 mm] Flat,
5 1/2" [139 mm] Flat, Adams and Williamsburg,

METAL CLAD: 2" [51 mm] Brickmould, 3 1/2" [89 mm] Flat,
Nose & Cove, Adams, Williamsburg and Contemporary.

METAL CLAD COLOR SPECTRUM
Standard and Architectural Palette colors, including anodized
Finishes. Available in Cypress Collection [see section P].



Dawn Residence
34 West Kite Street Chevy Chase MD 20815

Lewellen Wood French Door Spec.

Typ. DOOR SPEC

Door Specifications	
10/26/16	Prain
11/29/16	HAWP
3/15/17	REVISED HAWP Application
5/1/17	PERMIT SUBMISSION
1/3/18	PERMIT REVIEW SUBMISSION



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Carriage Door Specs	Printed 10/26/16
	Printed 11/29/16
	Revised 3/15/17
	Revised 3/15/17
	Revised 5/1/17
	Revised 1/31/18

A3-8

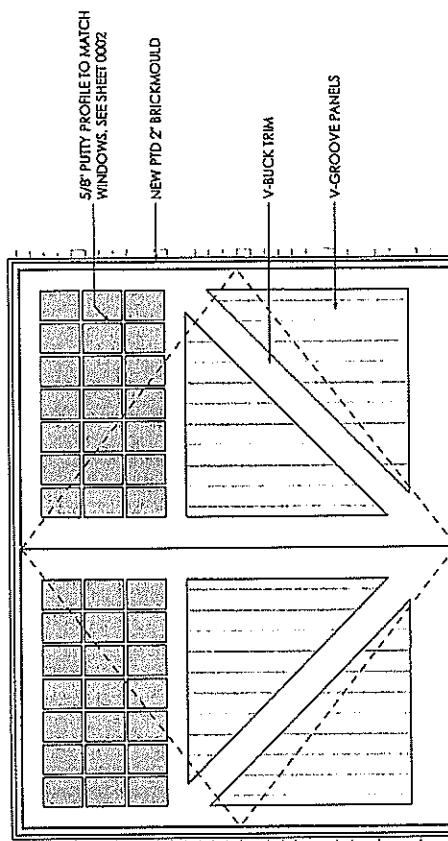
1 Carriage Door
 $\frac{1}{2}'' = 1'-0''$

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- Tongue and groove panels (beaded V-groove, square, or flush), solid panels, or plain finish only panels
- Z-Buck (V-Buck) or X-Buck trim boards
- Fine divided lite windows (louvered or arched) or solid top styles with insulated or specialty glass
- Decorative hardware for final accent
- Standard or custom sizes

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

Owner's mailing address THOMAS DANN 34 WEST KIRKE STREET CHEVY CHASE, MD 20815	Owner's Agent's mailing address THOMSON & COKE ARCHITECTS 5155 MACARTHUR BLVD NW WASHINGTON, DC 20016
Adjacent and confronting Property Owners mailing addresses	
JOHN LYNHAM 32 WEST KIRKE STREET CHEVY CHASE, MD 20815	JOHN CAMPANELLA 5910 CEDAR PARKWAY CHEVY CHASE, MD 20815
CHARLES HOBBS 33 WEST KIRKE STREET CHEVY CHASE, MD 20815	JOHN ELLIOT 37 WEST IRVING STREET CHEVY CHASE, MD 20815
CLARE GILLIAM 5908 CEDAR PARKWAY CHEVY CHASE, MD 20815	SASAN JACALI 35 WEST IRVING STREET CHEVY CHASE, MD 20815