

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	27 West Kirke St., Chevy Chase	Meeting Date:	5/23/2018
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	5/16/2018
Applicant:	Thomas Brown (Derek Binsted, Architect)	Public Notice:	5/9/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-18L	Staff:	Michael Kyne
PROPOSAL: Building addition			

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

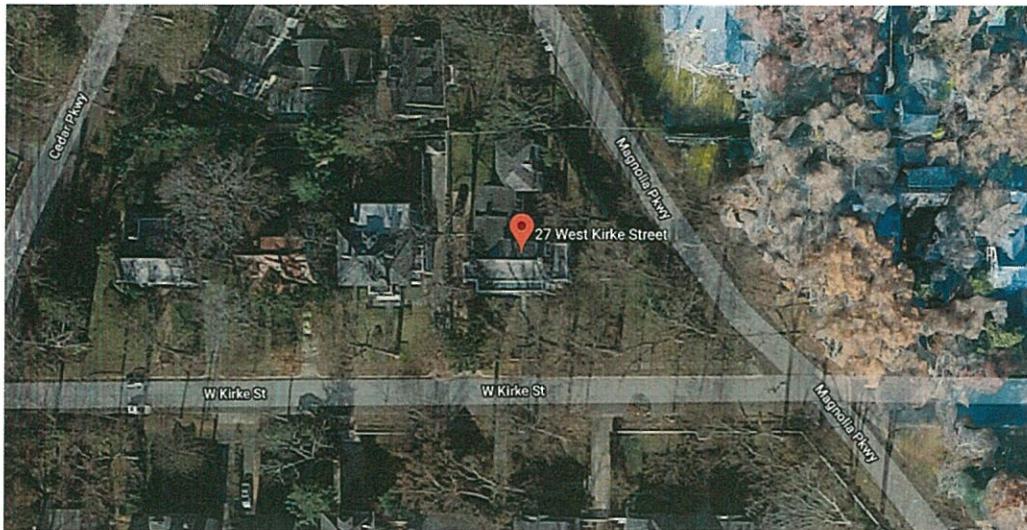
SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Classical Revival
DATE: c. 1916 - 1927

PROPOSAL

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

- Construction of a two-story mudroom at the rear/left corner of the historic house.
- Construction of a one-story covered entry at the left side of the historic house.

Please note that the other work items listed in the application (fenestration replacement, dormer replacement, rear chimney removal, window well installation, and patio installation) were previously reviewed and approved by the Commission at the December 6, 2017 HPC meeting and are not being re-considered at this time. These proposals have not been revised.



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

- (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.

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:

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.
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 applicant's proposal is a revision to a previously approved HAWP, which included fenestration replacement, dormer replacement, rear chimney removal, patio installation, installation of window wells, construction of a two-story mudroom at the rear/left corner of the historic house, and construction of a one-story covered entry at the left side of the historic house. The only proposed revisions are to the previously approved mudroom addition and covered entry, and no other aspects of the previous approval are being revised. The revisions are being proposed to satisfy zoning setback requirements.

The proposed revisions to the previously approved two-story mudroom addition include:

Previously Approved Mudroom Addition (Circles 10-32)

- 12' W (projection beyond the left side of the historic house) x 25' L two-story addition.
- Pedimented side gable.
- Millable and paintable PVC trim.
- 6/12 roof pitch.
- Wood SDL casement windows (including one arched window on the second floor) with permanently-affixed interior and exterior muntins and spacer bars.
- Wood louvered shutters to match the existing on the historic house.

Current Mudroom Proposal (Circles 33-54, with changes called out in red bubbles)

- 6'-8" W (projection beyond the left side of the historic house) x 27' L two-story addition (the proposed addition will be inset 6" forward from the rear/left corner of the historic house for differentiation).
- Pedimented side gable with standing seam copper roofing.
- Millable and paintable PVC trim.
- 6/12 roof pitch.
- Wood SDL casement (first floor) and double-hung (second floor) windows with permanently-affixed interior and exterior muntins and spacer bars.
- A blank opening with wood louvered shutter in-fill on the first floor.
- Wood louvered shutters to match the existing on the historic house.
- Attached 6'-4" W (projection beyond the left side of the historic house) x 21'-6" L one-story with deck above covered porch.
- Covered porch on left elevation to have a wooden picket railing on the first floor, with a wooden balustrade on the deck above to match the existing balustrades on the historic house.
- Covered porch to have millable and paintable PVC columns and trim.

The proposed revisions to the previously approved covered entry on left elevation include:

Previously Approved Covered Entry (Circles 10-32)

- 6 ½' W (projection beyond the left side of the historic house) x 12' L covered entry.
- Partially enclosed toward the rear, with wooden lap siding to match the existing on the historic house.

- Millable and paintable PVC columns and trim.
- Wood SDL casement windows with permanently-affixed interior and exterior muntins and spacer bars.
- Field-turned standing seam copper roof.

Current Covered Entry Proposal (Circles 33-54, with changes called out in red bubbles)

- 6' W (projection beyond the left side of the historic house) x 6' L covered entry.
- Partially enclosed toward the rear, with wooden lap siding to match the existing on the historic house.
- Millable and paintable PVC columns and trim.
- Wood SDL casement windows with permanently-affixed interior and exterior muntins and spacer bars.
- Field-turned standing seam copper roof.
- Wood louvered shutters to match the existing on the historic house.

Staff fully supports the proposed revisions, finding the following:

- 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.
- Side mudrooms and modest two-story side additions are a common feature in the Chevy Chase Village Historic District.
- The scope of the proposed covered entry has been reduced from the previous proposal.
- The proposed materials are compatible and appropriate, and they are entirely consistent with the previous approval.
- The proposal is consistent with the applicable *Chevy Chase Village Historic District Guidelines*.
- The proposal will not remove or alter character-defining features of the subject property, in accordance with *Standards #2, 9, and 10*.
- The proposed mudroom addition and covered entry are differentiated from the historic house, in accordance with *Standard #9*.
- The proposal will not detract from the streetscape or surrounding historic district.

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 #2, 9, and 10*, 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 #2, 9, and 10*;

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

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**Contact Email: derek@thomsoncooke.comContact Person: Derek BinstedDaytime Phone No.: 202-686-6583Tax Account No.: 00456866Name of Property Owner: Thomas BrownDaytime Phone No.: 202-286-6780Address: 27 West Kirke ST Chevy Chase, MD

20815

Street Number

City

Street

Zip Code

Contractor: TBD

Phone No.:

Contractor Registration No.:

Agent for Owner: Thomson & Cooke ArchitectsDaytime Phone No.: 202-686-6583**LOCATION OF BUILDING/PREMISE**House Number: 27 Street: West Kirke StTown/City: Chevy Chase Nearest Cross Street: Magnolia ParkwayLot: P1 Block: 39 Subdivision: Chevy Chase VillageLiber: 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: \$ 600,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS2A. 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/assessment

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

05/01/18

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 INSTRUCTIONS835894

(8)

**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 1916 & 1927, occupies a corner lot in Chevy Chase Village. The frame structure exhibits identifying features of the Classical Revival style. The house has been added onto multiple times. It fronts on West Kirke Street.
-
-
-

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

Remove existing covered entry on left side of house. Construct new 2-story mudroom addition at the rear left side of the house. This addition includes a covered porch and covered entry. Replace the fenestration on the existing enclosed porch on the right side of the house. Remove one non contributing dormer and replace with a larger dormer to match the existing one on the original rear roof. Install a new patio on grade. Replace multiple windows and french doors in kind at existing rear addition.

2. SITE PLAN **THIS APPLICATION IS A REVISION TO PERMIT #831270 AND
APPROVED CASE NUMBER 35/13-17PP**

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.

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-60

HISTORIC DISTRICT: CHEVY CHASE VILLAGE

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

LOT AREA: 11,693 SF

ALLOWED:

35'-0"

PROPOSED:

32'-4"

LOT COVERAGE: 4,093 SF (35%)

PROPOSED:
3,913 SF (33.46%)

BUILDING AREA:

EXISTING:

PROPOSED:

ALTERED:

NEW:

BASEMENT FLOOR AREA: 747 SF

1,857 SF

747 SF

1,110 SF

FIRST FLOOR AREA: 2,618 SF

2,951 SF

1,573 SF

333 SF

SECOND FLOOR AREA: 2,665 SF

2,873 SF

1,205 SF

208 SF

ATTIC FLOOR AREA: 442 SF

551 SF

97 SF

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

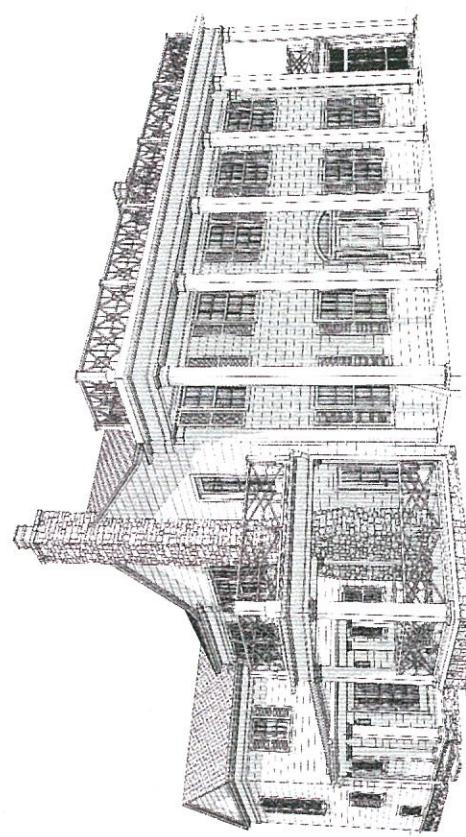
3,924 SF

1,847 SF

PLANS PREPARED BASED ON THE FOLLOWING CODES:

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

Proposed Front Perspective



BROWN RESIDENCE
HAWP APPLICATION
27 West Kirke St., Chevy Chase, MD 20815

© THOMSON & COOKE ARCHITECTS PLLC
515 Massachusetts Boulevard NW
Washington, DC 20016
202.686.6582
www.thomsoncooke.com

11/15/17	HAWP Application

T1

Thomson & Cooke
Architects

515 Massachusetts Avenue NW
Washington, DC 20016
202.588.6583
www.thomsoncooke.com

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

LOCATION:
LOT P1, BLOCK 39

ZONING:
R-40

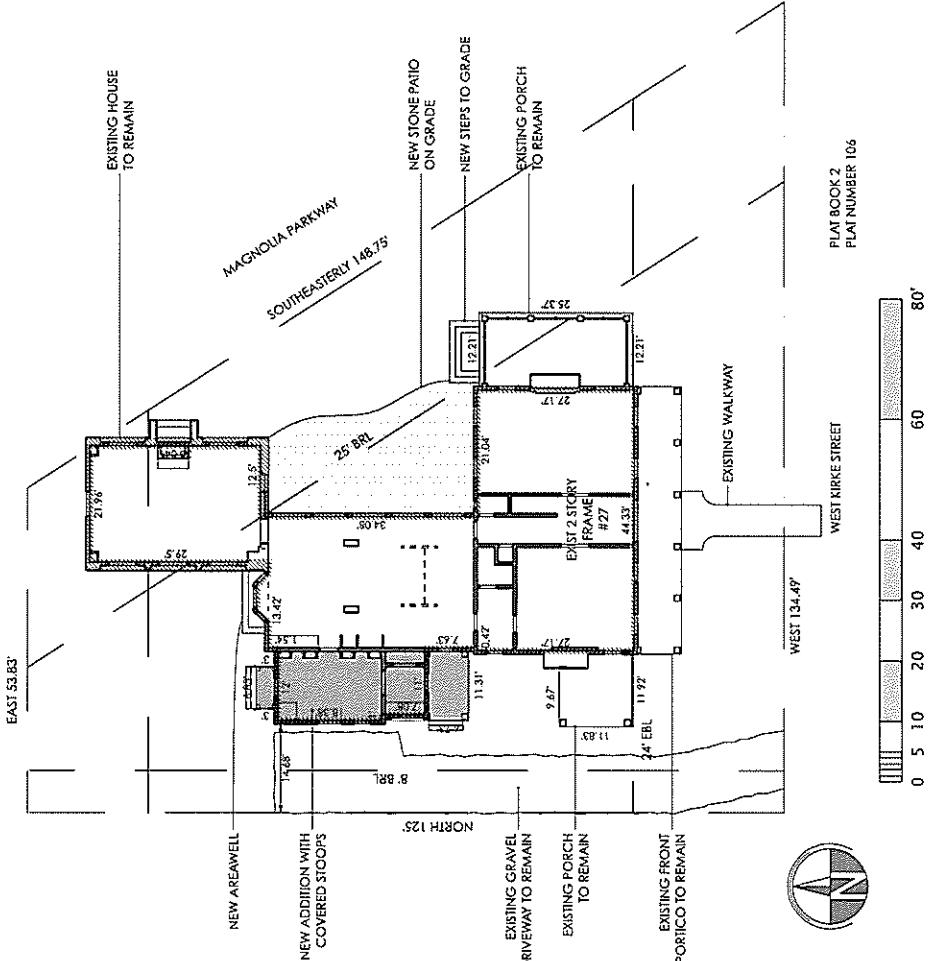
CHEVY CHASE VILLAGE
HISTORIC DISTRICT:
SEI BACKS:
LOT AREA:
11,693 SF

ALLOWED:
BUILDING HEIGHT:
35'-0"
LOT COVERAGE:
4,093 SF (35%)

BUILDING AREA:

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

HAWP APPLICATION
27 West Kirke St, Chevy Chase MD 20815
G THOMSON & COOKE ARCHITECTS INC



1 Site Plan
1" = 20'

T2

Site Plan

11/15/17	HAWP Application

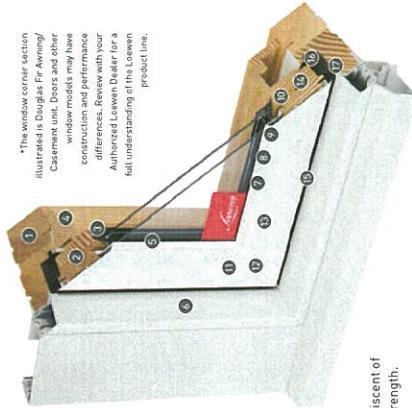
Exterior Door Schedule												Interior Door Schedule												Window Schedule												HAWP Application											
ID	Qty	Type	Manufacturer	Model/Size	Wiles	Ext Casing	Height	Width	Transom	Location	Note	ID	Qty	Size	Type	Lites	Operation	Note	Leaf Thickness	Hardware																											
D101	1	Slab/Panel		2x6x7	2x8H	3x4H	7'4"	3'8"		Front door	Replaced in kind	101	1	3x6x6.8	Swing			1/8" / 3/8"																													
D102	1	Casement/Panel		613x3x7.5	3x8H	3x4H	7'4"	3'8"		Kitchen		102	1	3x6x6.8	Swing			1/8" / 3/8"																													
D103	1	Casement/Panel		613x3x7.5	3x8H	3x4H	7'4"	3'8"		Kitchen		103	1	3x6x6.8	Swing			1/8" / 3/8"																													
D104	1	Casement/Panel		613x3x7.5	3x8H	3x4H	7'4"	3'8"		Kitchen		104	1	3x6x6.8	Swing			1/8" / 3/8"																													
D105	1	Casement/Panel		613x3x7.5	2x8H	3x4H	7'4"	3'8"		Kitchen		105	1	102x2x4	Cased Opening			1/8" / 3/8"																													
D106	1	French		612x4x7.5	2x8H	3x4H	7'4"	3'8"		Living Room		106	1	2x6x6.8	Swing			1/8" / 3/8"																													
D107	1	Casement/Panel		612x3x7.5	2x8H	3x4H	7'4"	3'8"		Living Room		107	1	2x6x6.8	Swing			1/8" / 3/8"																													
D108	1	Casement/Panel		612x3x7.5	2x8H	3x4H	7'4"	3'8"		Living Room		108	1	2x6x6.8	Swing			1/8" / 3/8"																													
D109	1	French		612x4x7.5	2x8H	3x4H	7'4"	3'8"		Living Room		109	1	4x6x6.8	Cased Opening			1/8" / 3/8"																													
D110	1	Casement/Panel		612x3x7.5	2x8H	3x4H	7'4"	3'8"		Living Room		110	1	2x6x6.8	Swing			1/8" / 3/8"																													
D111	1	Casement/Panel		612x3x7.5	2x8H	3x4H	7'4"	3'8"		Living Room		111	1	102x4x4	Cased Opening			1/8" / 3/8"																													
D112	1	French		612x4x7.5	2x8H	3x4H	7'4"	3'8"		Living Room		112	1	2x6x6.8	Swing			1/8" / 3/8"																													
D113	1	French		3x7.5x6	3x8H	3x4H	7'4"	3'8"		Bedroom		113	1	2x6x6.8	Swing			1/8" / 3/8"																													
BROWN Residence												HAWP Application												Schedules																							
27 West Koko St, Chevy Chase MD 20815												HAWP Application												T3																							
© THOMSONSON COOKE Architects PLLC												HAWP Application												Schedules																							
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LOEWEN BASICS

LOEWEN WINDOWS ARE HIGHLY CUSTOMIZABLE. WHETHER YOU ARE LOOKING TO RENOVATE 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.
- 6 Option of extruded aluminum cladding for low maintenance, available in wide range of colours. (Cylindrical 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 Air-space between wood and window cladding, for air circulation and added insulation value.
- 15 Secondary weatherstrip to deflect wind-driven rain from primary seal.
- 16 Continuous primary weatherstripping, for maximum protection against air and water infiltration.
- 17 Polypropylene liner for added protection from the weather.



www.loewen.com | 1.800.563.9367 | LOEWEN BASICS

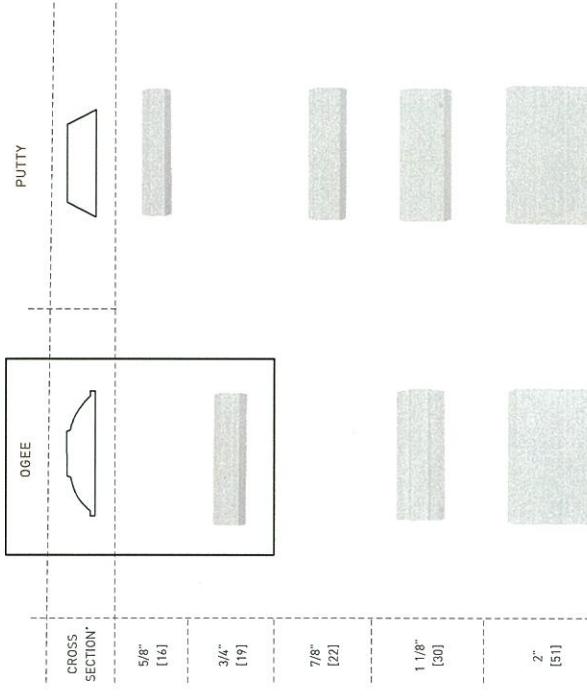
*See Cylindrical section for Cylindrical profiles
*Cross sections shown in 7/8" (22 mm) profile size.

Thomson & Cooke <small>ARCHITECTS</small>  5155 Massachusetts Boulevard NW Washington, DC 20015 202.689.6583 www.thomsoncooke.com	BROWN Residence <small>HAWP APPLICATION</small> 27 West Kilde St., Chevy Chase MD 20815	Window Specifications 11/15/17 HAWP Application	
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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



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A22

The window corner section illustrated in Douglas Fir Avenue/Casement unit. Doors and other window models may have construction and performance differences. Review with your Authorized Loewen Dealer for a full understanding of the Loewen product line.

T4



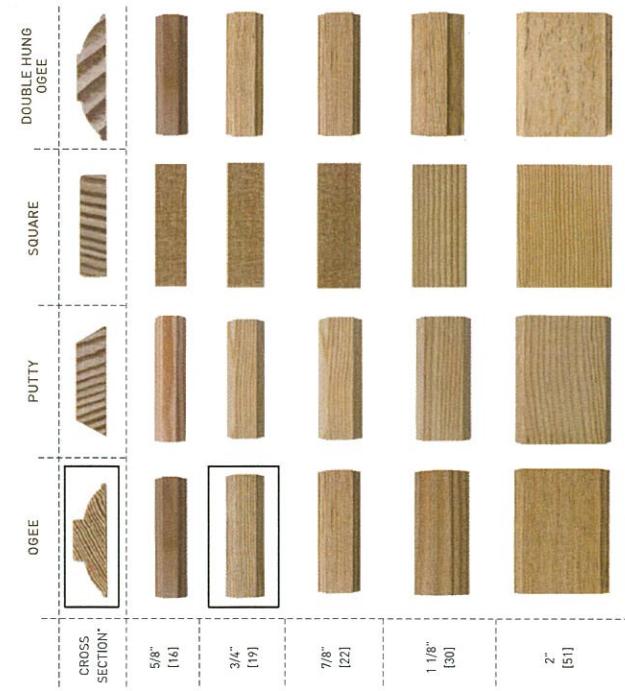
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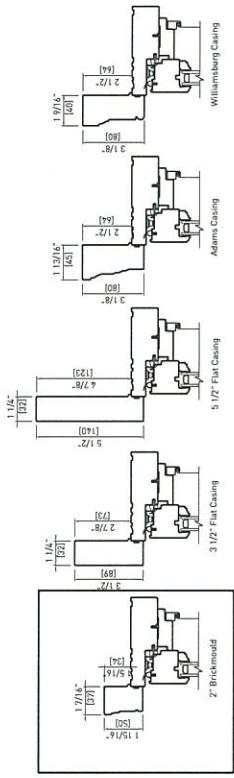
WOOD EXTERIOR CASING OPTIONS

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.

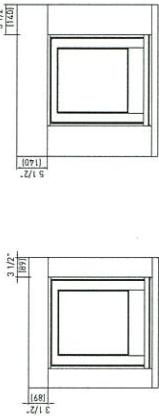
INTERIOR BAR OPTIONS



WOOD EXTERIOR CASING OPTIONS



FLAT CASING OPTION



A23

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

www.toween.com | 1.800.563.9367 | EXTERIOR CASING

BROWN RESIDENCE

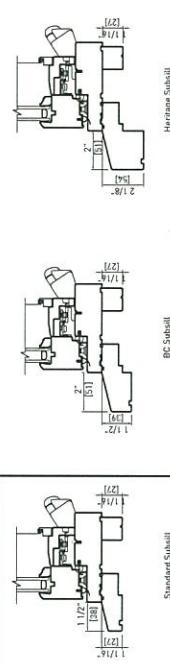
A27

HAWP APPLICATION

27 West Kilde St., Chevy Chase MD 20815

Window
Specifications

11/15/17	HAWP Application



Note • Other jamb widths available.
Information is subject to change without notice. I-C-D download www.toween.com/caddirect | Installation instructions www.toween.com

T5


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HAWP APPLICATION

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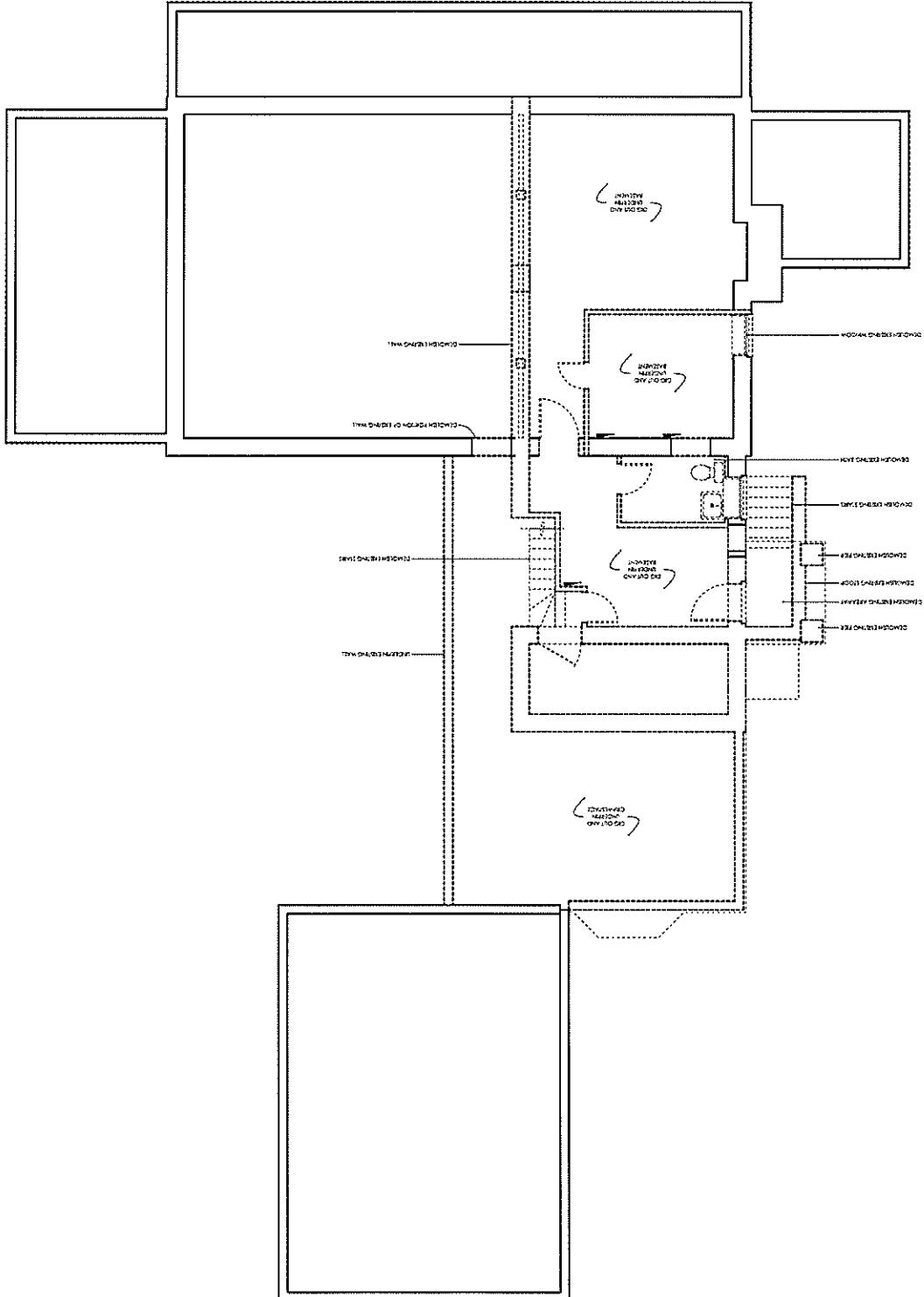
Basement
Demolition Plan

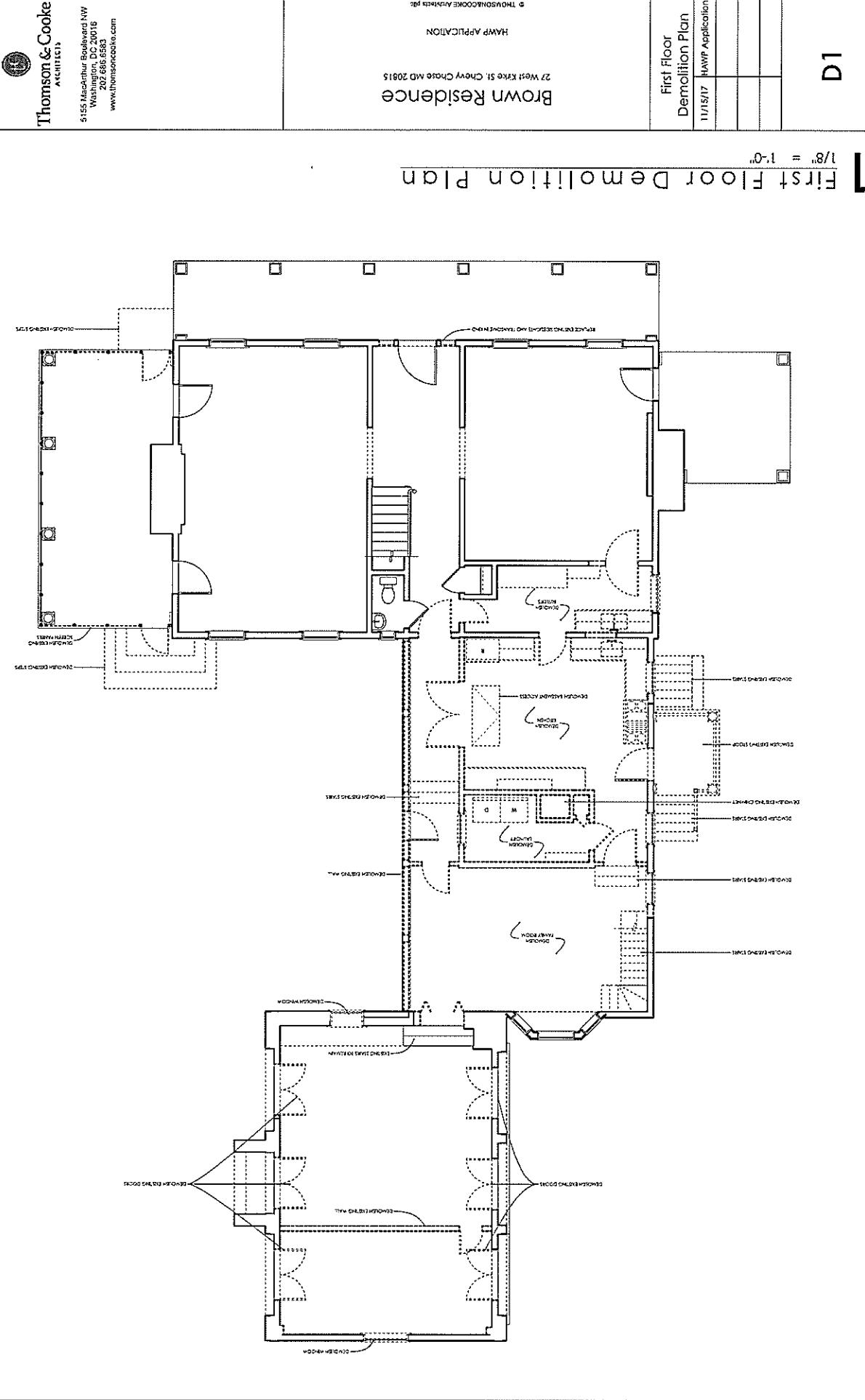
HAWP Application
11/15/17

DO

Basement Demolition Plan

1/8" = 1'-0"





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HAWP APPLICATION

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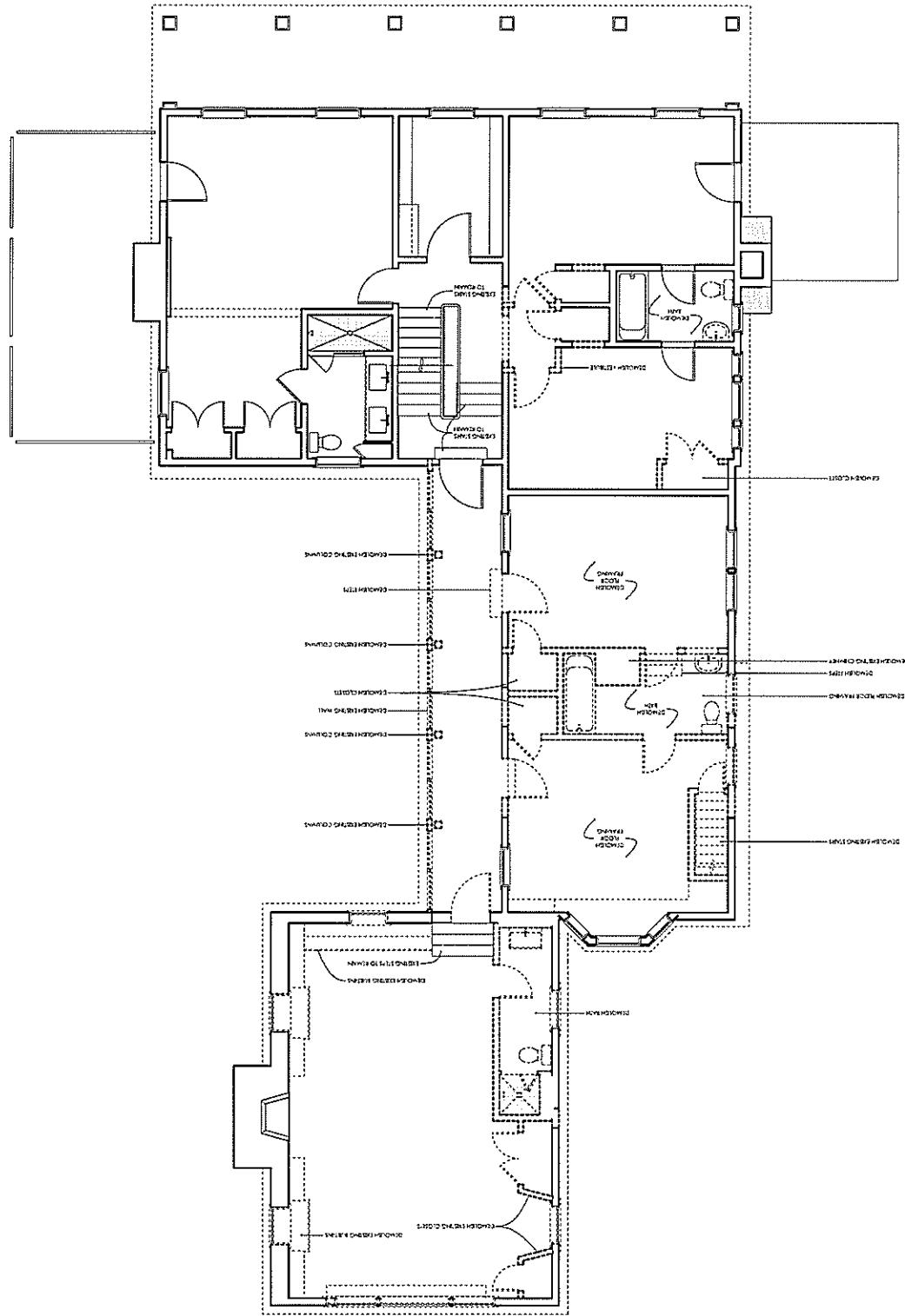
2nd Floor
Demolition Plan

11/15/17 HAWP Application

D2

1/8" = 1'-0"

Second Floor Demolition Plan




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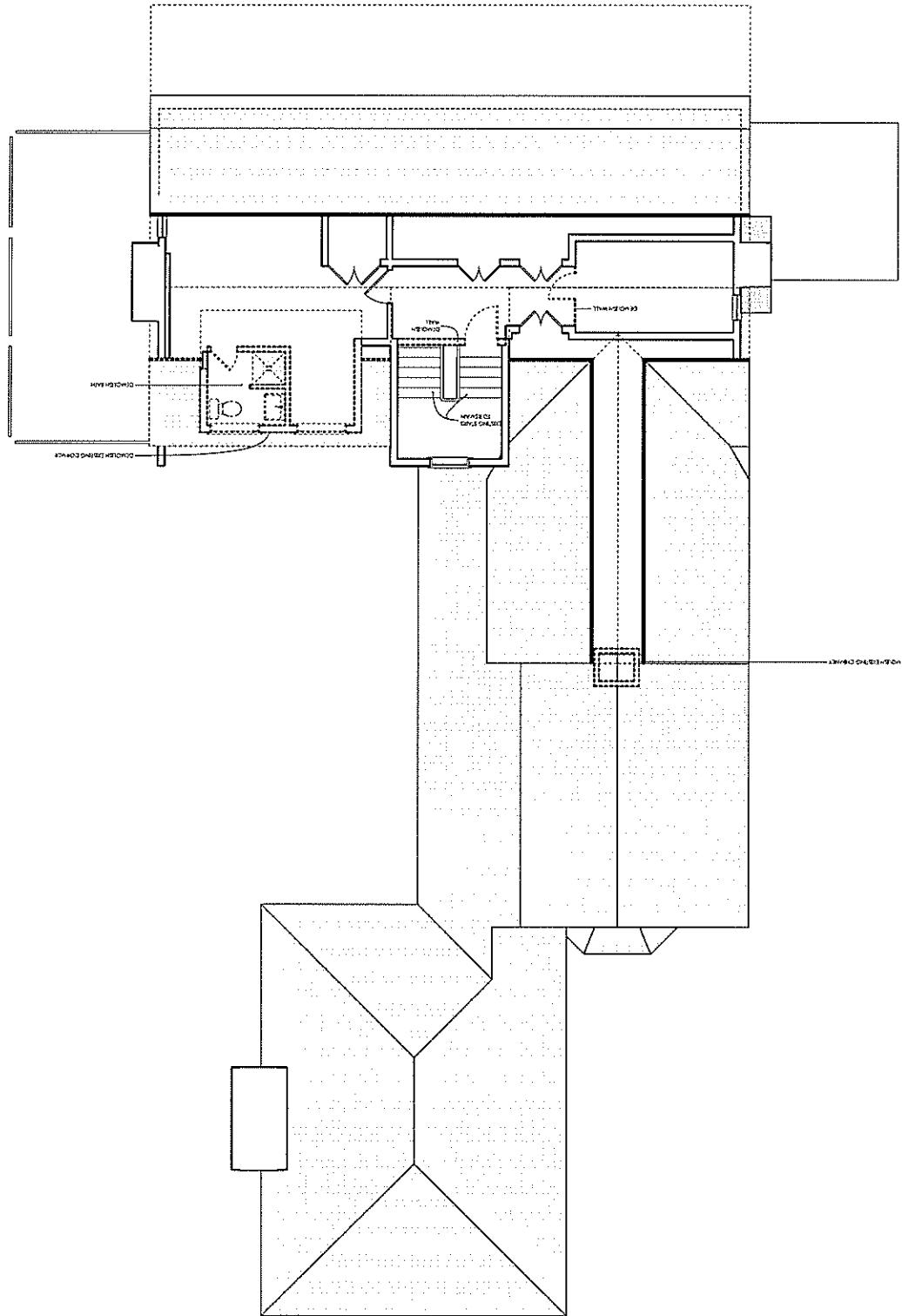
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HAWP APPLICATION
27 West Kilde St, Chevy Chase MD 20815
BROWN RESIDENCE

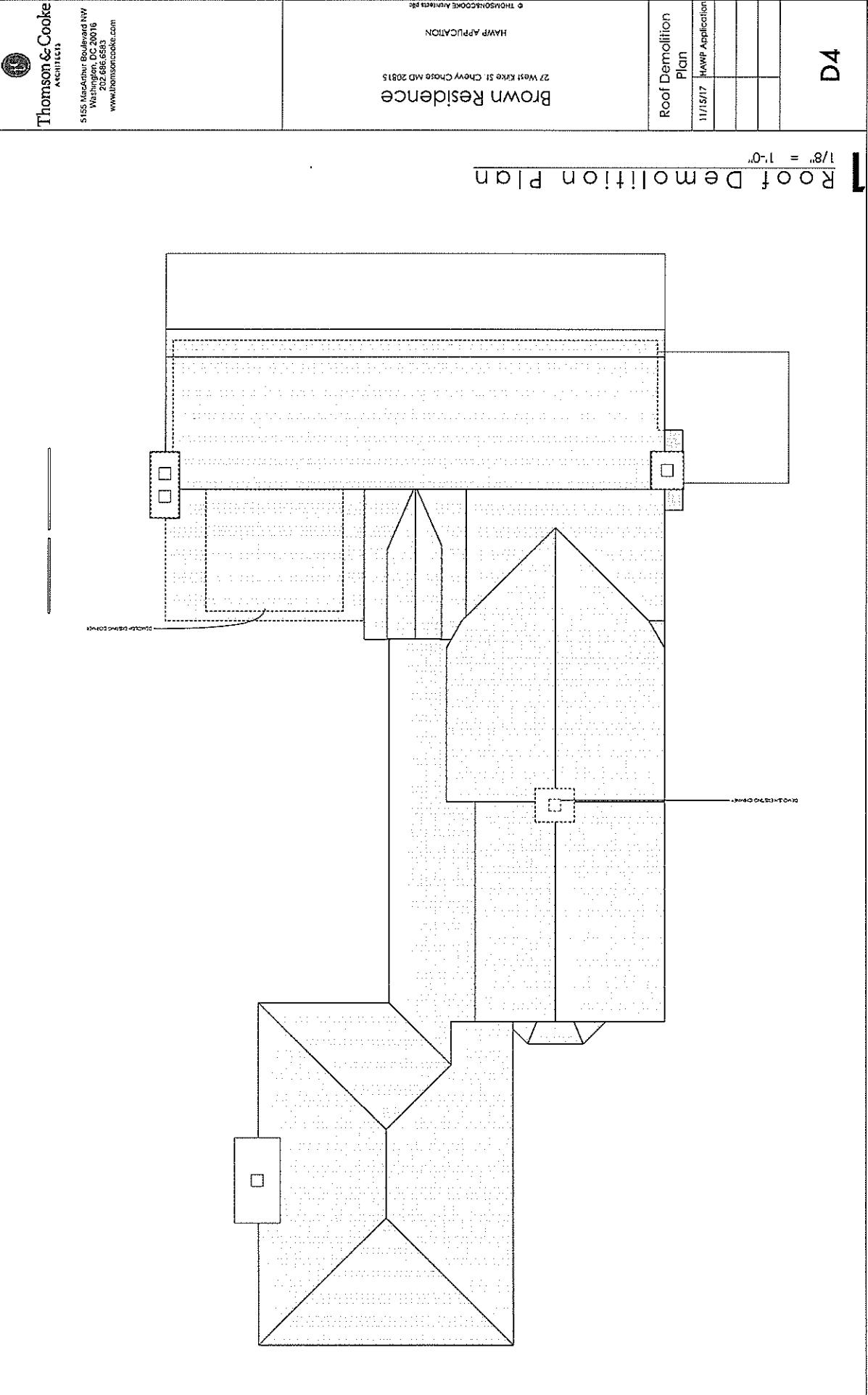
Attic Demolition
Plan
1/15/17
HAWP Application

D3

Attic Demolition Plan

1/8" = 1'-0"






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HAWP APPLICATION

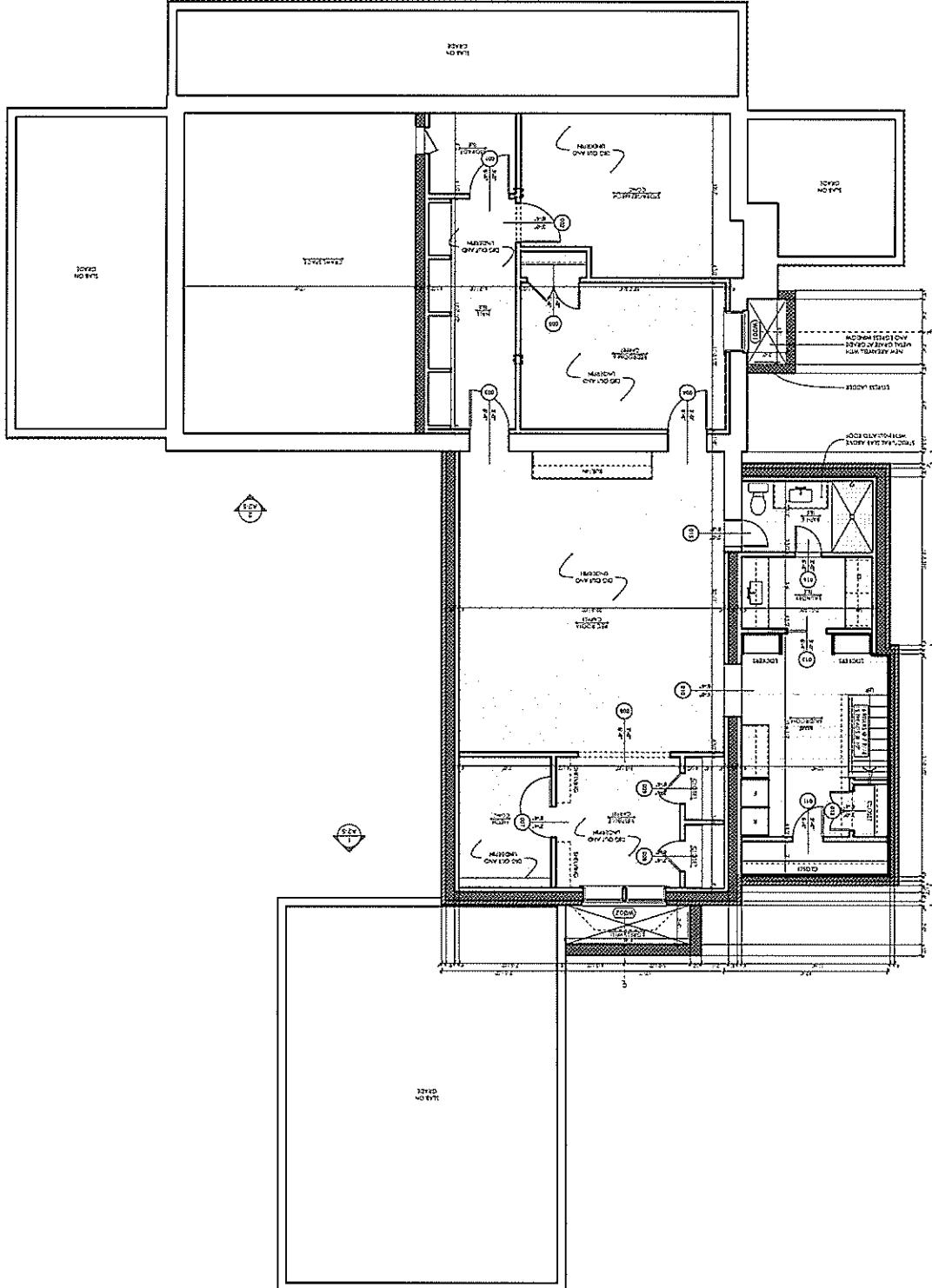
Basement Plan

11/15/17 HAWP Application

A1-0

1/8" = 1'-0"

Base ment Plan





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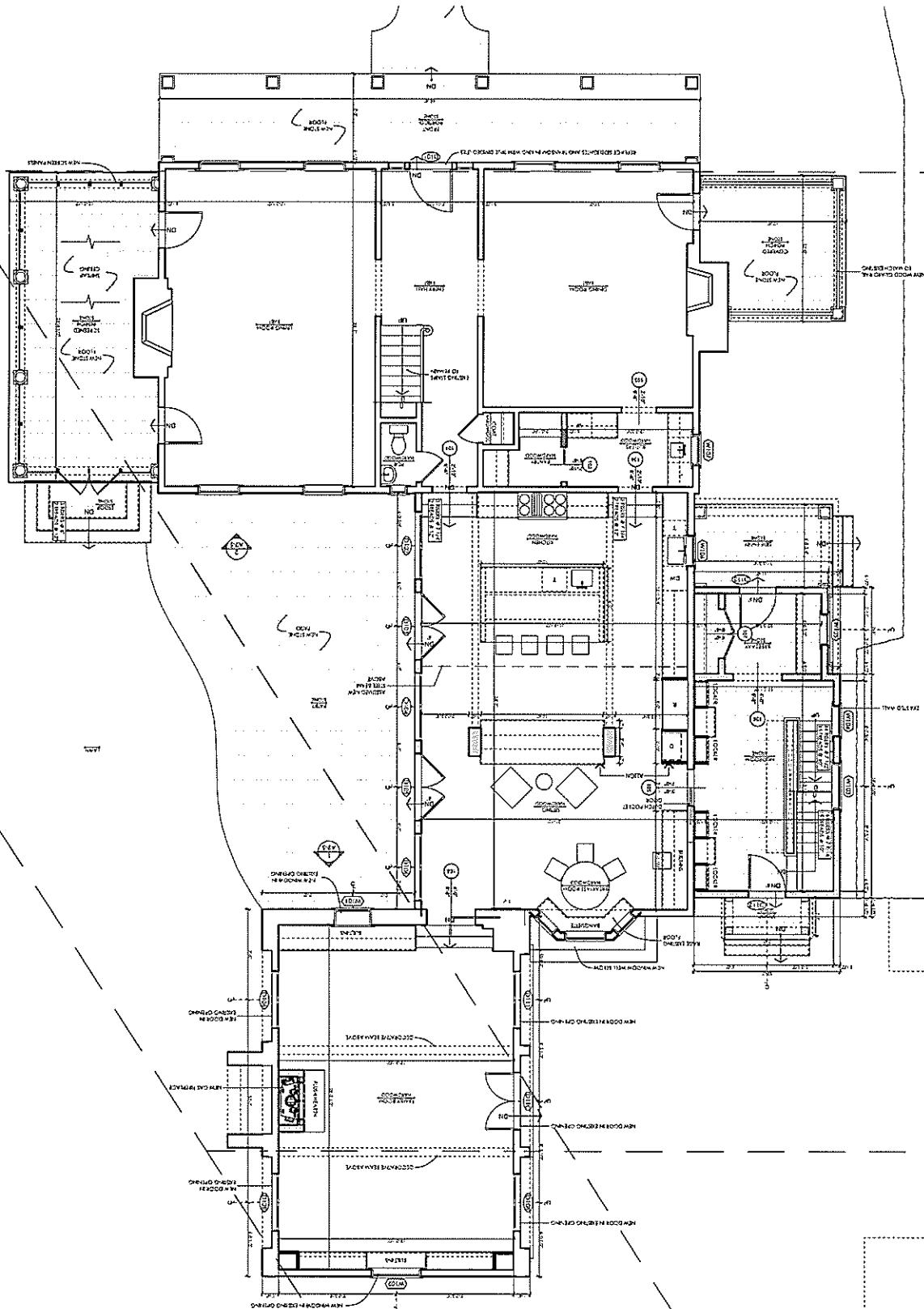
HAWP APPLICATION

First Floor Plan
11/15/17
HAWP Application

A1-1

1/8" = 1'-0"

FIRST FLOOR PLAN




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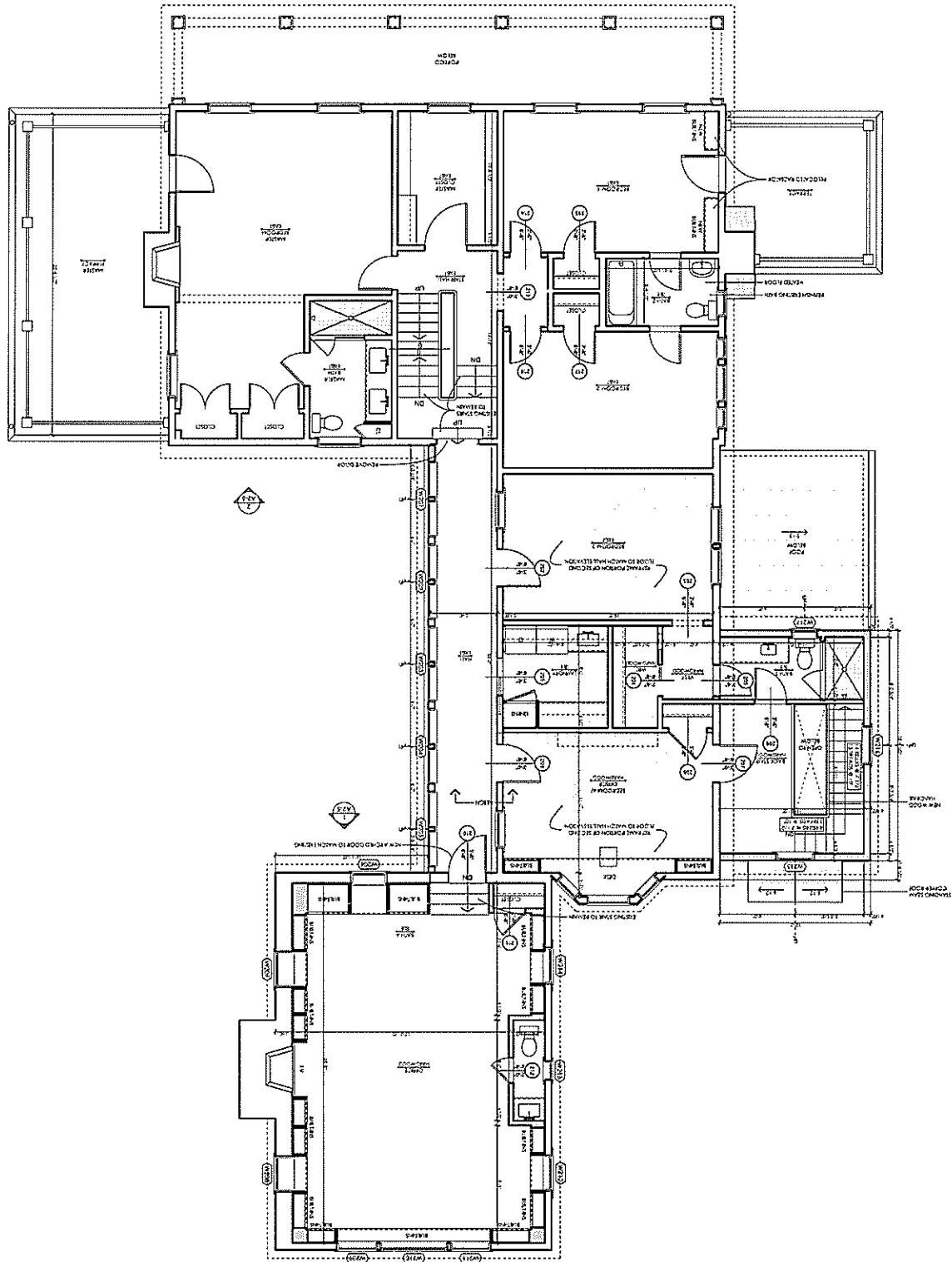
27 W 65th Street, Chevy Chase MD 20815
BROWN Residence

Second Floor
Plan

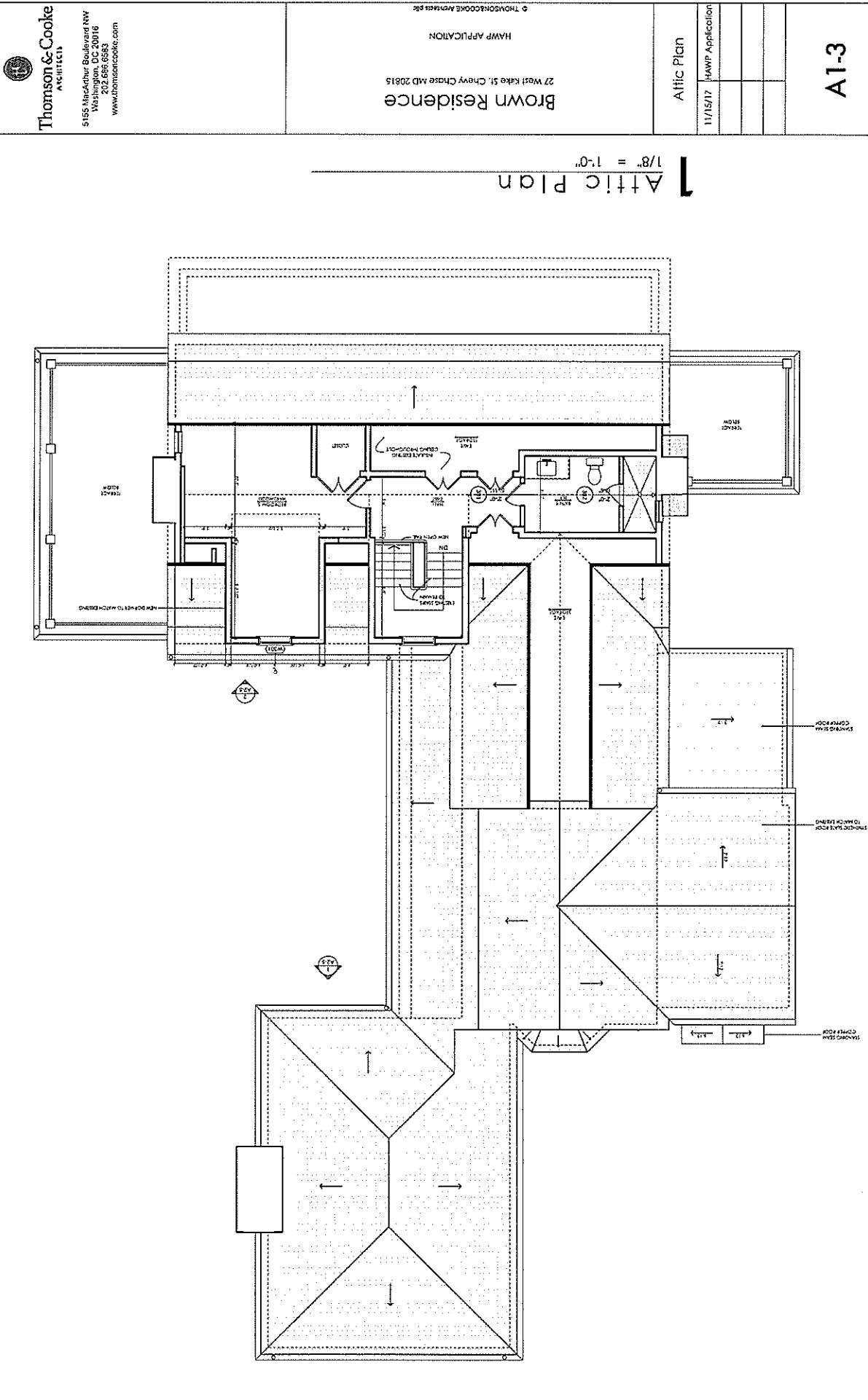
11/16/17 HAWP Application

A1-2

1/8" = 1'-0"
SECOND FLOOR Plan



A1-3





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HAWP APPLICATION

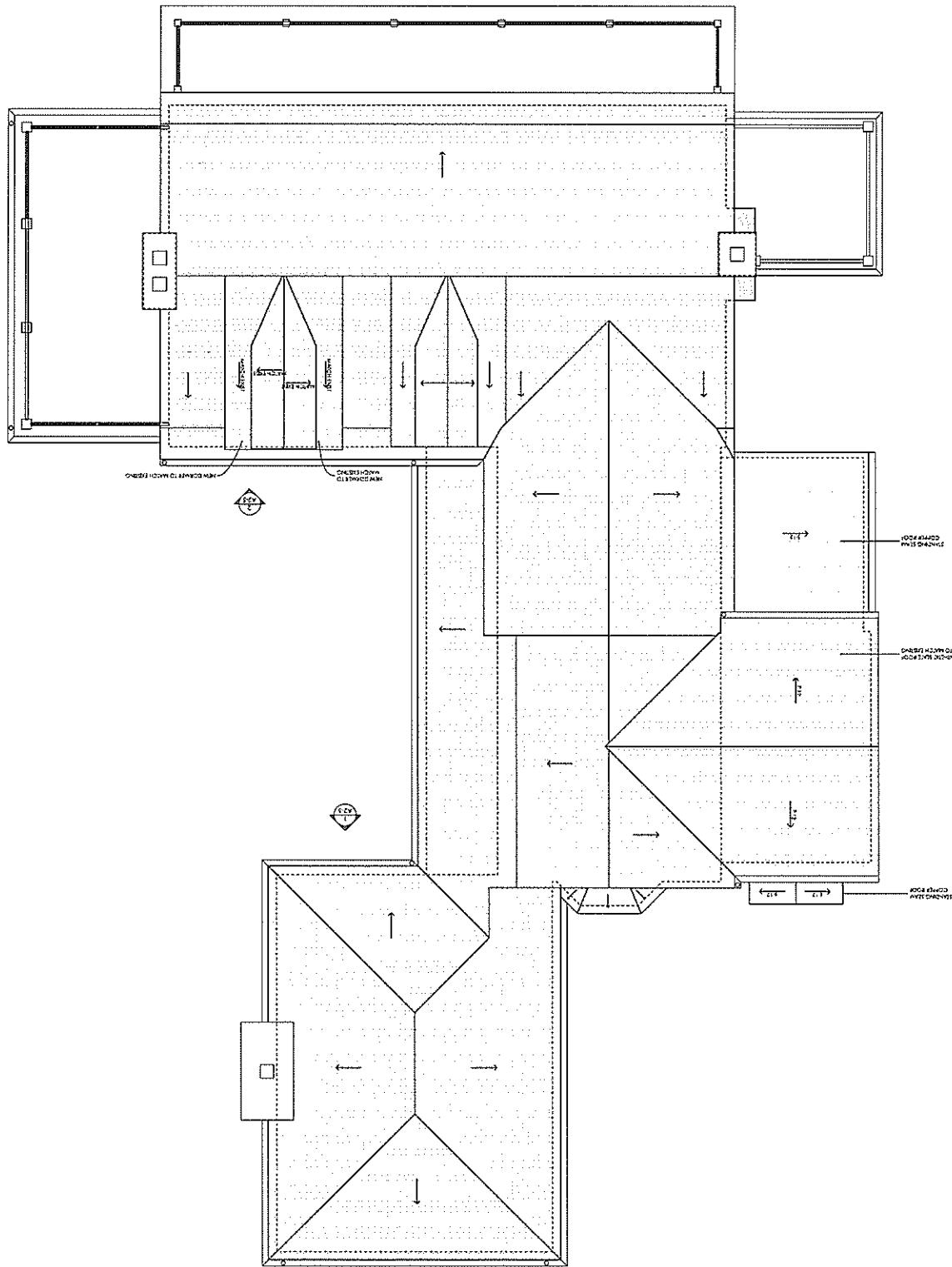
BROWN RESIDENCE
27 West Kalio St., Chevy Chase MD 20815

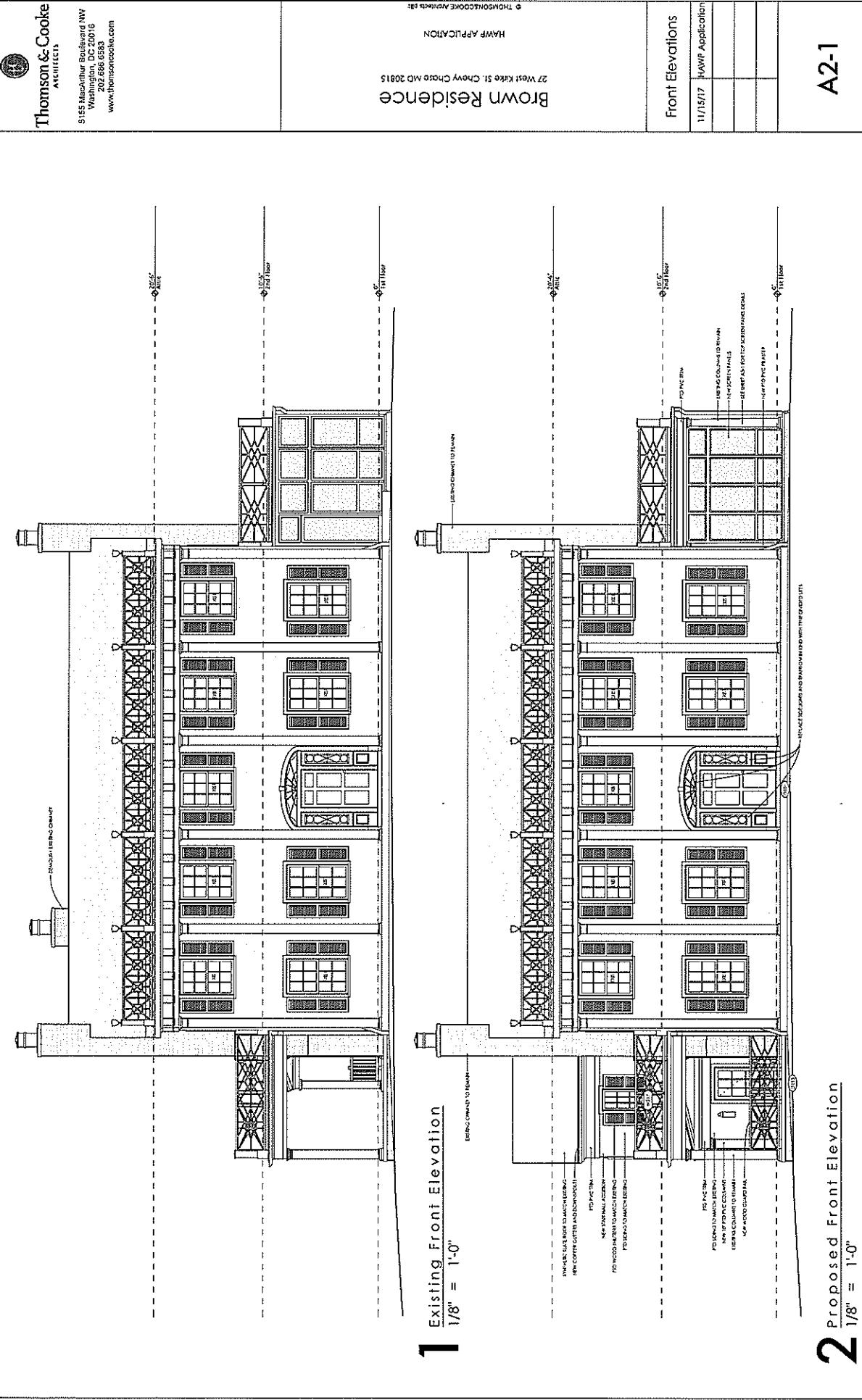
Roof Plan

11/15/17 HAWP Application

A1-4

1/8" = 1'-0"
ROOF PLAN







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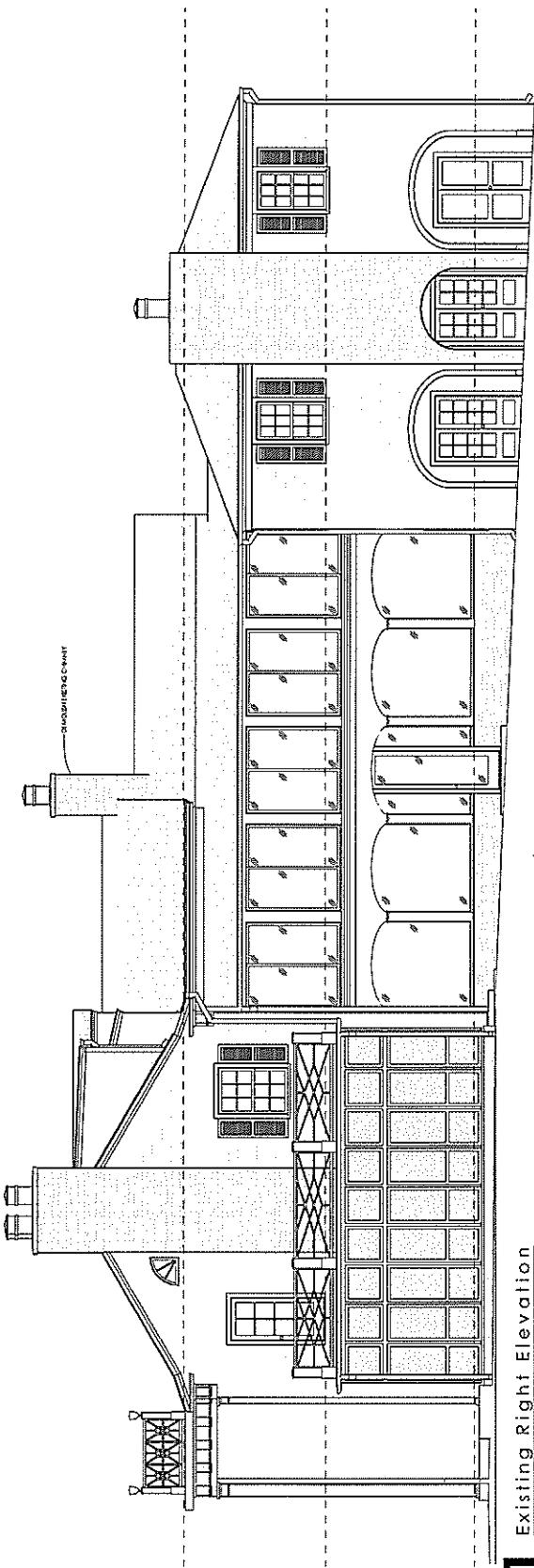
HAWP APPLICATION

Brown Residence
27 West Kildare St Chevy Chase MD 20815

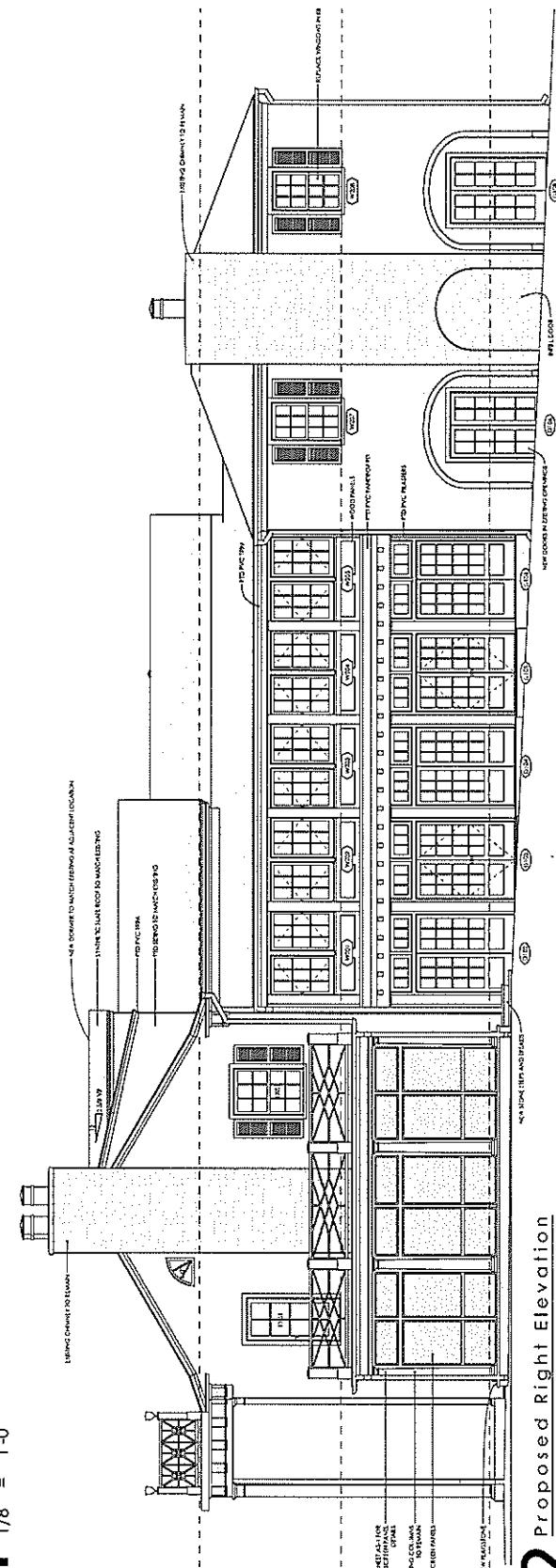
Right Elevations

1/15/17 HAWP Application

A2-2



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



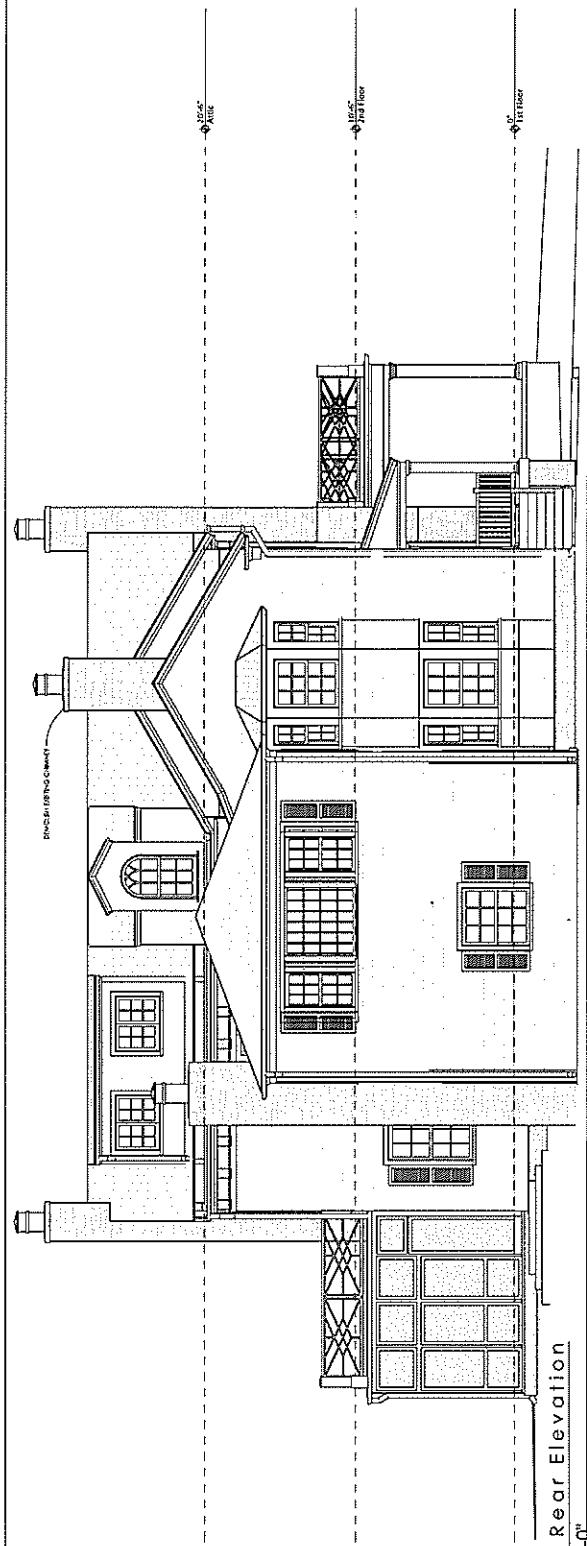
2 Proposed Right Elevation
1/8" = 1'-0"



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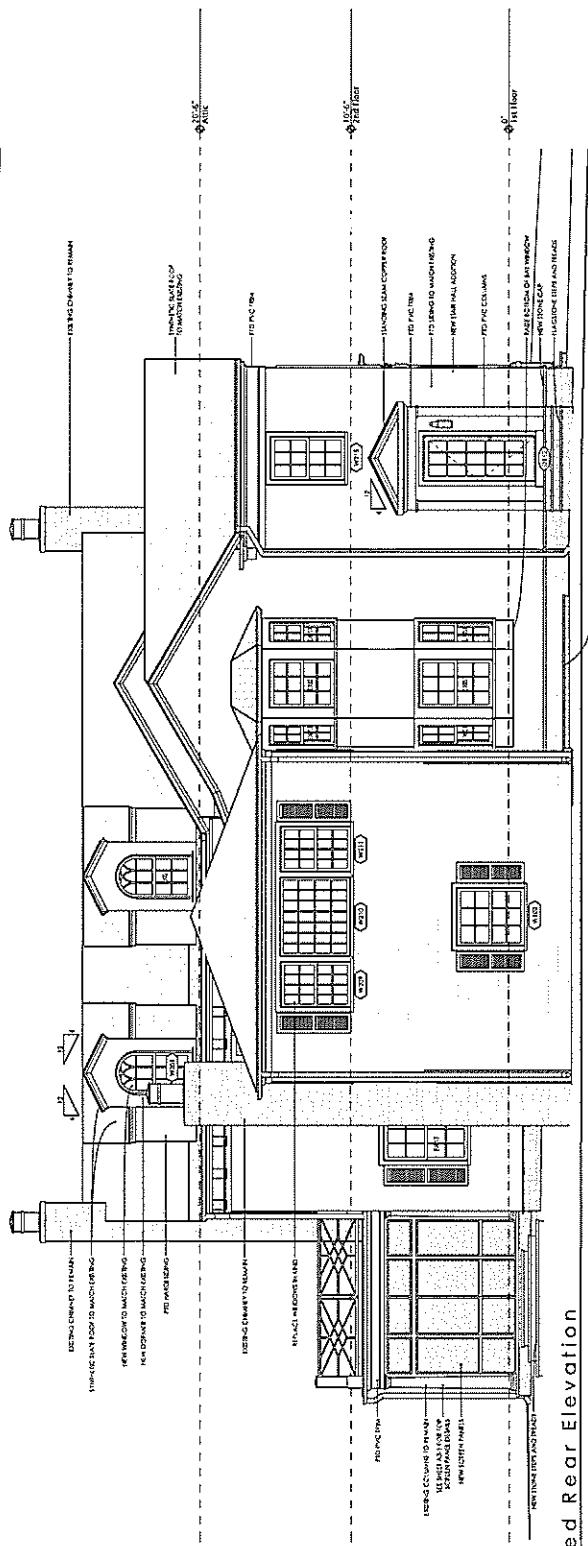
1 Existing Rear Elevation
 $1/8'' = 1'-0''$

1

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HAWP APPLICATION
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Rear Elevations



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

2

A2-3





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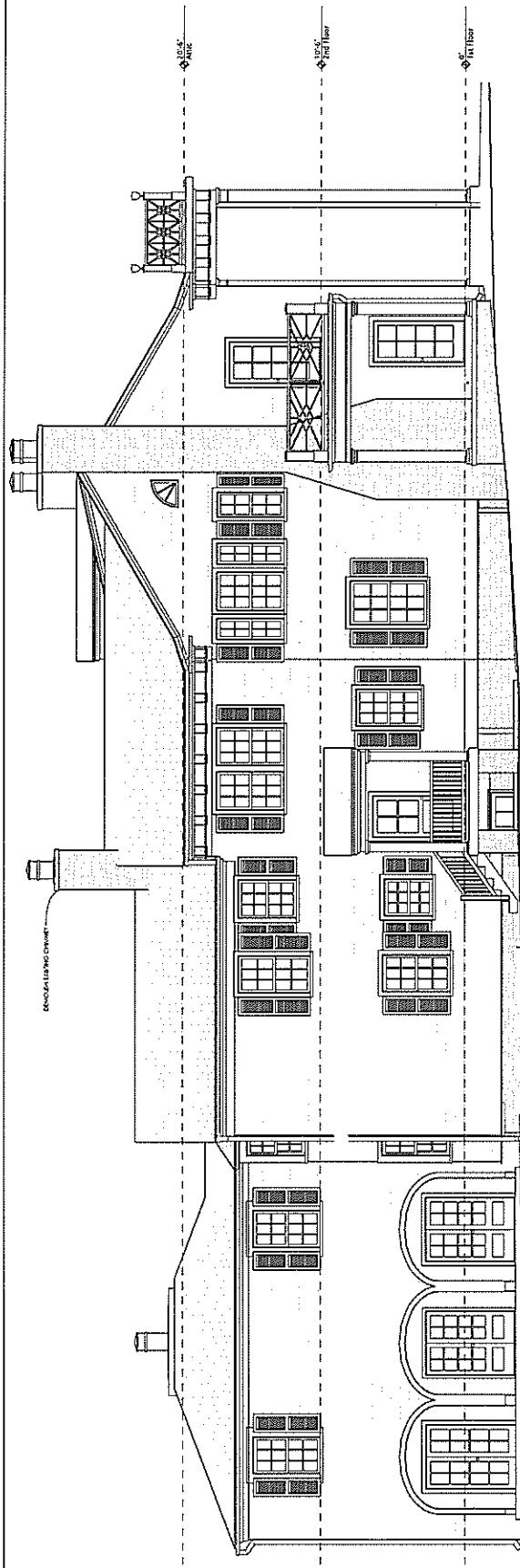
HAWP APPLICATION

27 W 651 KELD ST, CHEVY CHASE MD 20815
BROWN RESIDENCE

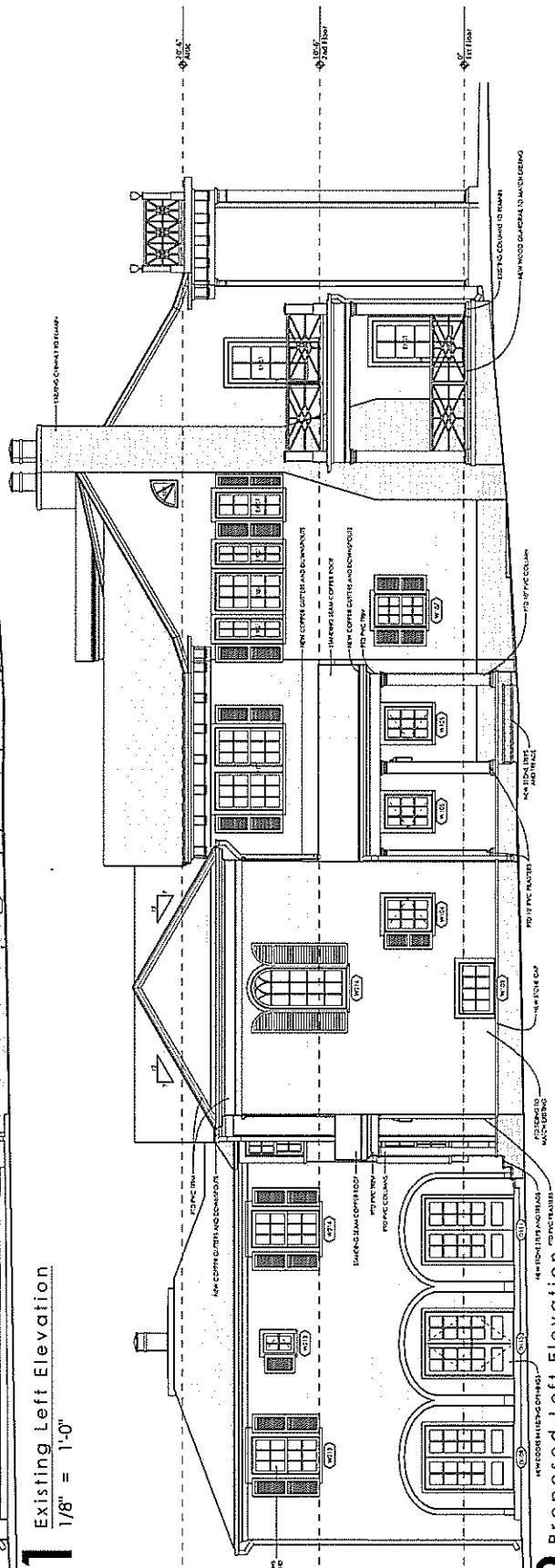
Left Elevations

11/15/17 HAWP Application

A2-4



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



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



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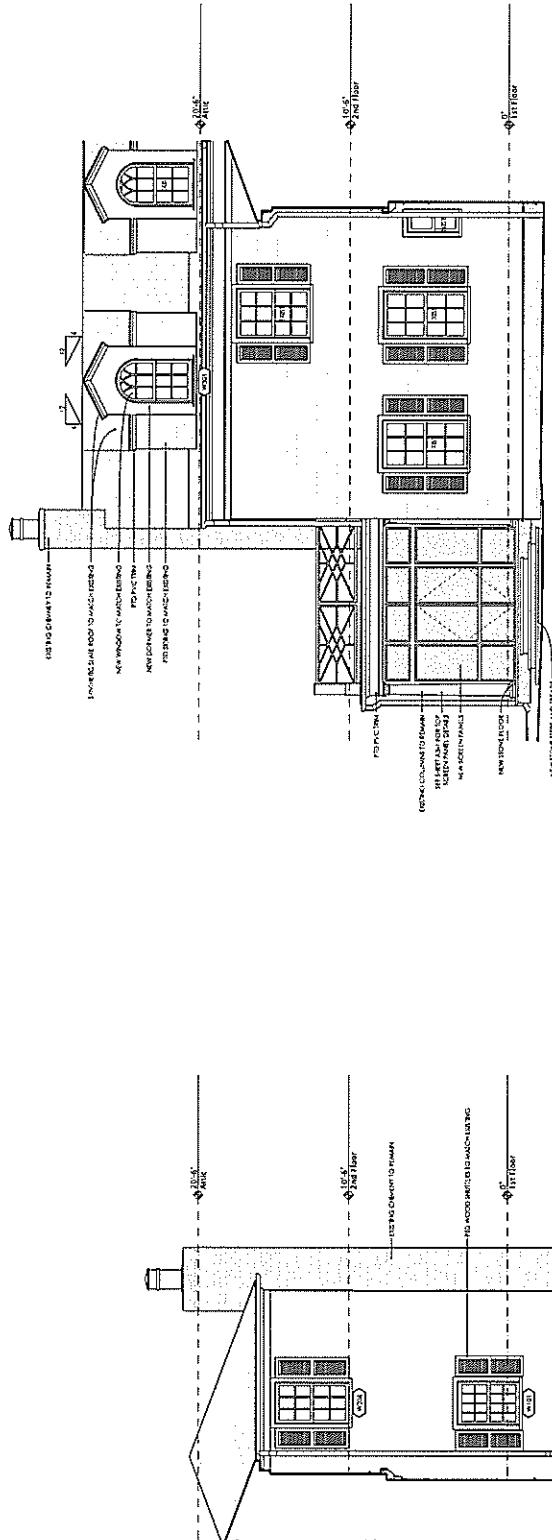
BROWN RESIDENCE
27 W651 KELG ST, CHRY CHSGE MD 20815

HAWP APPLICATION

Courtyard
Elevations

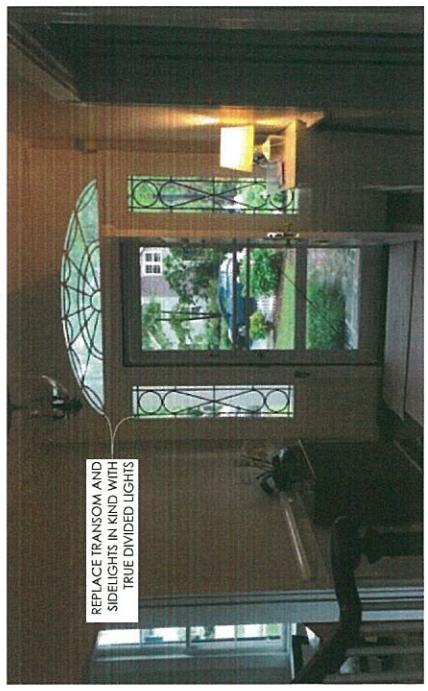
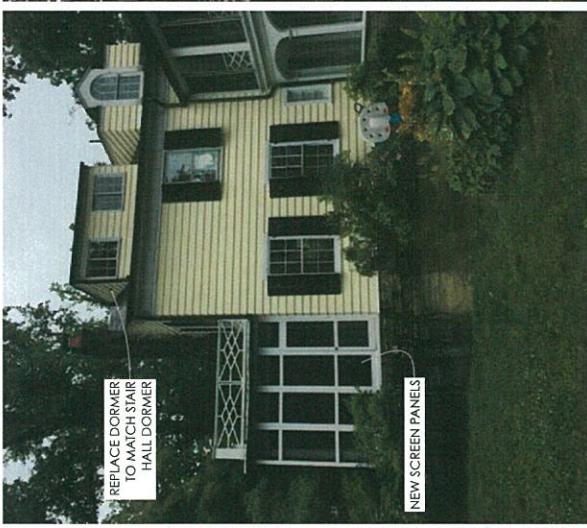
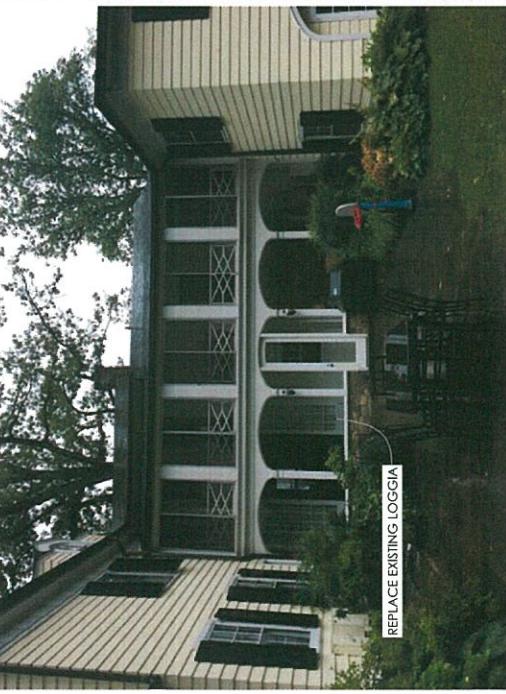
11/15/17 HAWP Application

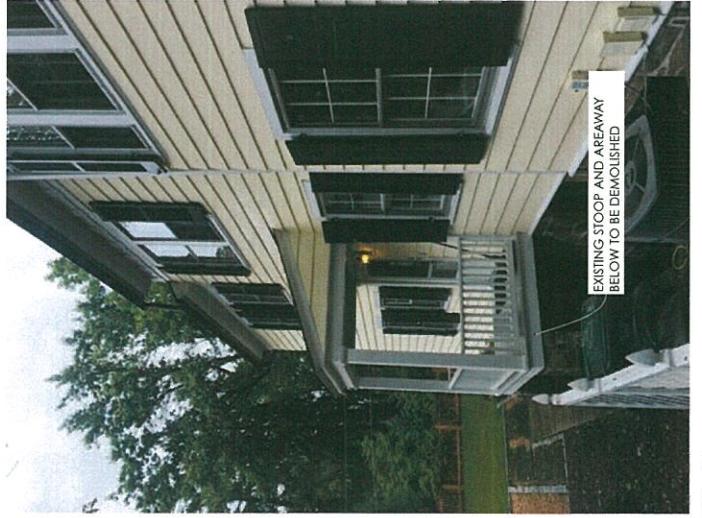
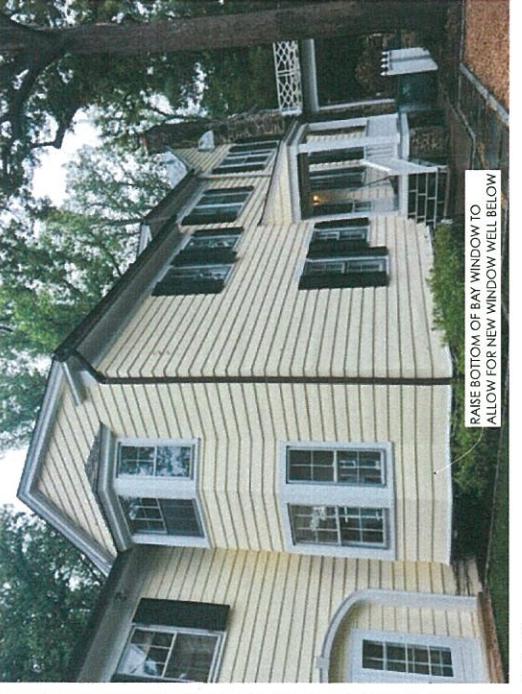
A-2-5

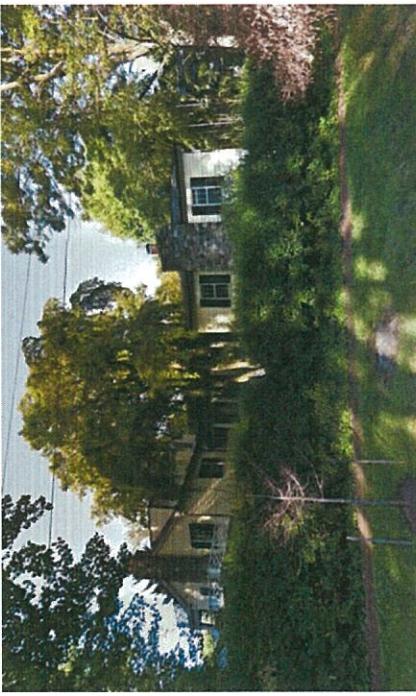
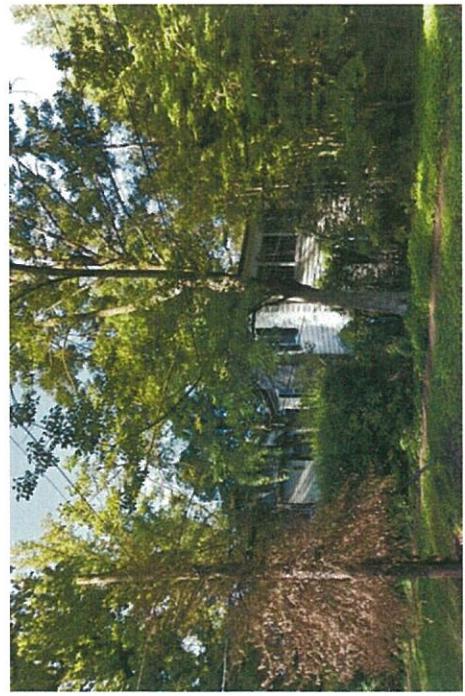


1 Courtyard Elevation Up
 $1/8'' = 1'-0''$

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

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Photos											
11/15/17	HAWP Application										
 <p>REPLACE TRANSOM AND SIDE LIGHTS IN KIND WITH TRUE DIVIDED LIGHTS</p>	 <p>Rear of House</p>										
 <p>Front View</p>	 <p>Existing Dormer</p>										
 <p>Courtyard View</p>	<p>REPLACE EXISTING LOGGIA</p>										

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11/15/17	HAWP Application										
	<p>EXISTING STOOP AND AREAWAY BELOW TO BE DEMOLISHED</p>	<p>Side View</p>	<p>A3-2</p>								
	<p>RAISE BOTTOM OF BAY WINDOW TO ALLOW FOR NEW WINDOW WELL BELOW</p>	<p>Side View</p>									

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11/15/17	HAWP Application										
											
<p>View From Magnolia Parkway - Side</p>		<p>View From Magnolia Parkway - Rear</p>									

HISTORIC AREA WORK PERMIT APPLICATION

PROJECT INFO:

INFERIOR RENOVATION AND TWO STORY REAR ADDITION W/ PORCH ON EXISTING TWO STORY SINGLE FAMILY HOME WITH BASEMENT AND ATTIC. UNDERPINNING AT EXISTING BASEMENT.

FOLLOW UP ON APPROVED CASE NUMBER 35/13-17PP. DUE TO A ZONING DETERMINATION FROM MONTGOMERY COUNTY, THAT DESIGN HAS BEEN MODIFIED SO THAT THE PROPOSED ADDITION NOW MEETS A 20' REAR SETBACK FROM THE WEST PROPERTY LINE (DEEMED THE REAR OF THE LOT PER DPS ZONING DEPARTMENT).

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

LOCATION: LOT 1, BLOCK 39

ZONING: R-60
HISTORIC DISTRICT:
SETBACKS:
LOT AREA: 11,693 SF

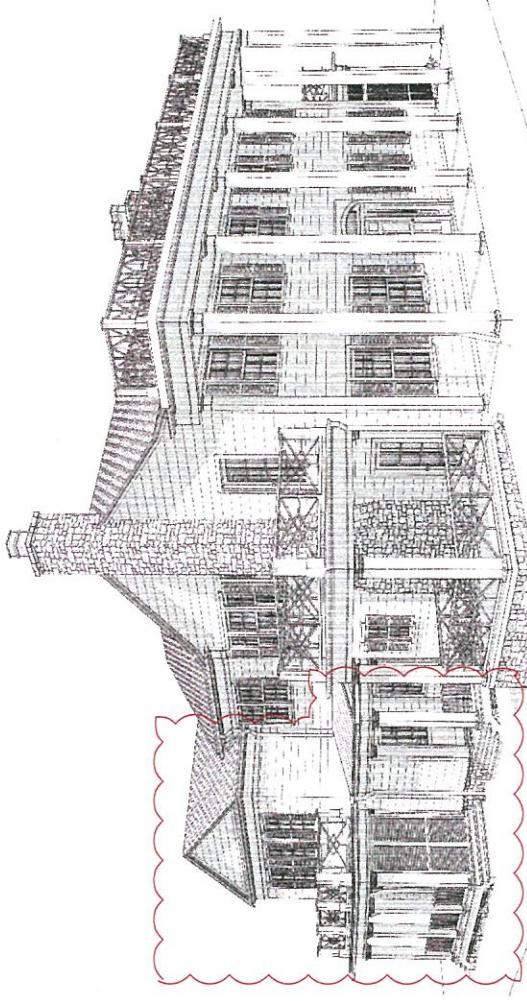
ALLOWED:	PROPOSED:
35'-0"	25'-6"
4,093 SF (35%)	2,950 SF [25.29%]

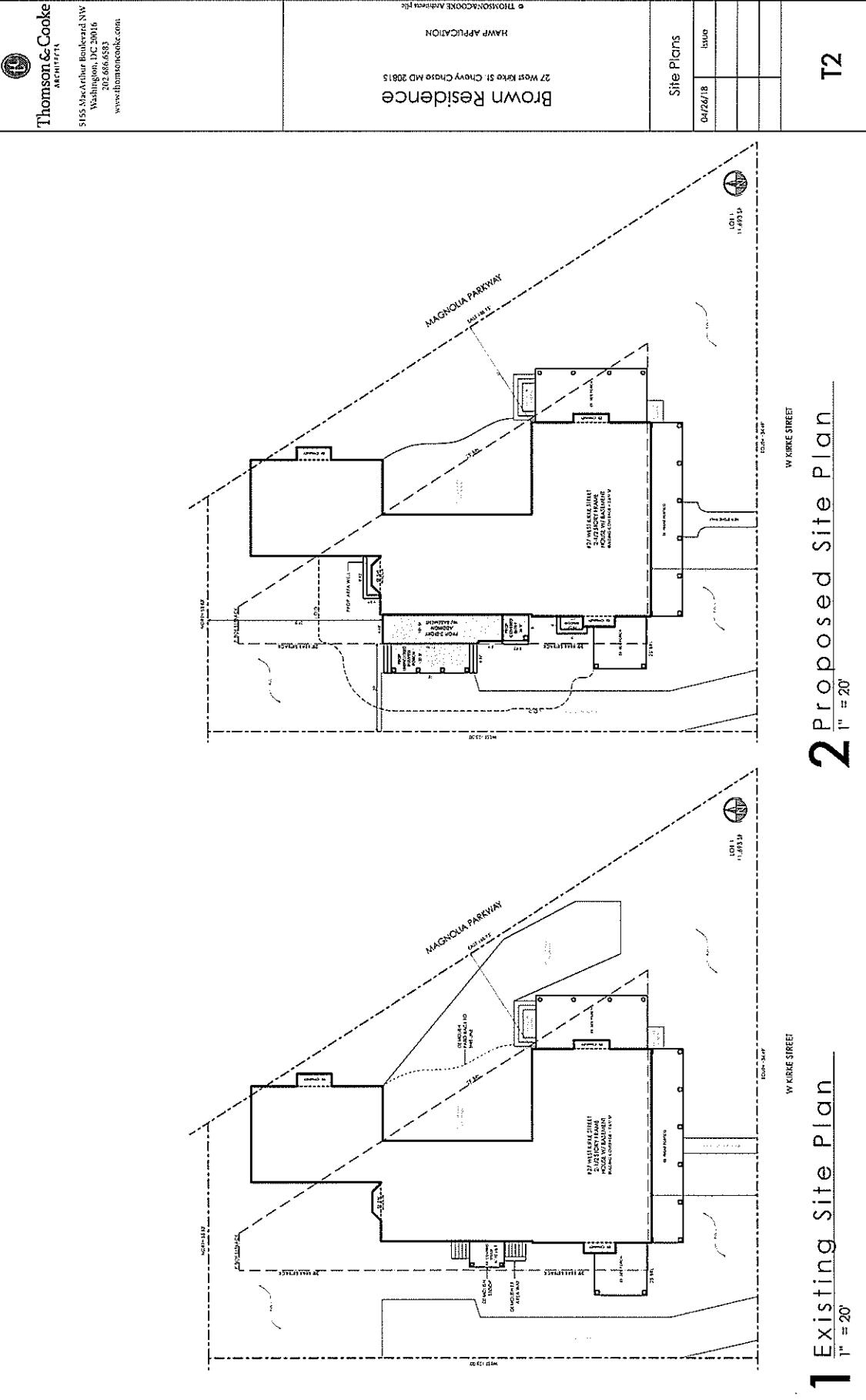
BUILDING AREA:
(CONDONED)

	EXISTING:	PROP:	NEW:	ALTERED:
BASEMENT FLOOR AREA:	747 SF	2,177 SF	1,430 SF	747 SF
FIRST FLOOR AREA:	2,665 SF	2,846 SF	181 SF	1,096 SF
SECOND FLOOR AREA:	2,665 SF	2,812 SF	147 SF	1,201 SF
ATTIC FLOOR AREA:	442 SF	546 SF	104 SF	104 SF
TOTAL FLOOR AREA:	6,519 SF	8,381 SF	1,862 SF	3,148 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.

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BROWN Residence T1 Front / Side Perspective			



<h3>PRODUCT FEATURES</h3> <p>EXTERIOR BAR OPTIONS</p> <p>PRODUCT FEATURES</p> <p>GLAZING Heat-Smart® Double, Heat-Smart® Triple, and StormForce™ is not available on all products.</p> <p>STANDARD FEATURES</p> <ul style="list-style-type: none"> Natural, clear Douglas Fir interior [no visible finger joints] Low E insulated glazing with 1/2" [13 mm] airspace Extruded aluminum cladding in a variety of standard colors—primed wood or clear fir exterior Flexible continuous weatherstrip system Insect screens with High Transparency mesh option Metal handle, cover, and locks <p>HARDWARE Multiple hardware type and finish choices are available. See the Hardware in section A for more information.</p>	<p>Thomson & Cooke ARCHITECTS</p> <p>5155 MacArthur Boulevard NW Washington, DC 20016 202.686.6583 www.thomsoncooke.com</p> <p>© THOMSON COOKE ARCHITECTS PLLC 27 WEST KIRK ST., CHEVY CHASE MD 20815 HARDWARE APPLICATION</p> <p>BROWN RESIDENCE</p> <p>GLAZING Heat-Smart® Double, Heat-Smart® Triple and StormForce™. StormForce not available on all products.</p> <p>SIMULATED DIVIDED LITES (SDL)</p> <ul style="list-style-type: none"> Ogee Profile — 3/4" [19 mm], 1 1/8" [30 mm], 2" [51 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] <p>CASING 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, Noe & Cope, Adams, Williamsburg and Contemporary.</p> <p>METAL CLAD COLOR SPECTRUM Standard and Architectural Palette colors, including anodized finishes. Available in Cyprium Collection [see section N].</p> <p>Window Specifications</p> <table border="1"> <tr> <td>04/26/18</td> <td>Issue</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	04/26/18	Issue						
04/26/18	Issue								
<p>Loewen Wood Casement Window Spec.</p> <p>TYP WINDOW SPEC</p> <p>Mission® Casement (Camber Top)</p> <p>Casement</p>	<p>T3</p>								

PRODUCT FEATURES

STYLES

Traditional, French, Camber 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
- Multi-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.

GLAZING

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

SIMULATED DIVIDED LITES (SDL)

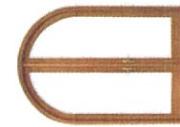
- Ogee Profile — 3/4" [19 mm] 1 1/8" [30 mm], 2" [51 mm].
Putty Profile — 5/8" [16 mm], 7/8" [22 mm], 1 1/8" [30 mm],
2" [51 mm].
- Square Profile [interior only] — 3/4" [19 mm], 7/8" [22 mm],
1 1/8" [30 mm], 2" [51 mm].

CASING

- WOOD: 2" [51 mm] Brickmould, 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 Palette colors, including anodized finishes. Available in **Cyprum Collection** (see section P).



Half Round French Terrace



French Terrace

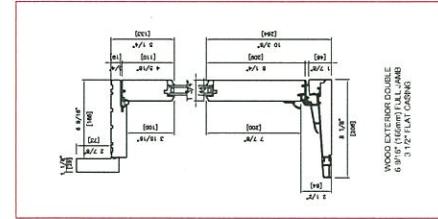


Terrace

Loewen Wood French Door Spec.

Typ. DOOR SPEC

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04/26/18	Issue									
		<p>T4</p>								



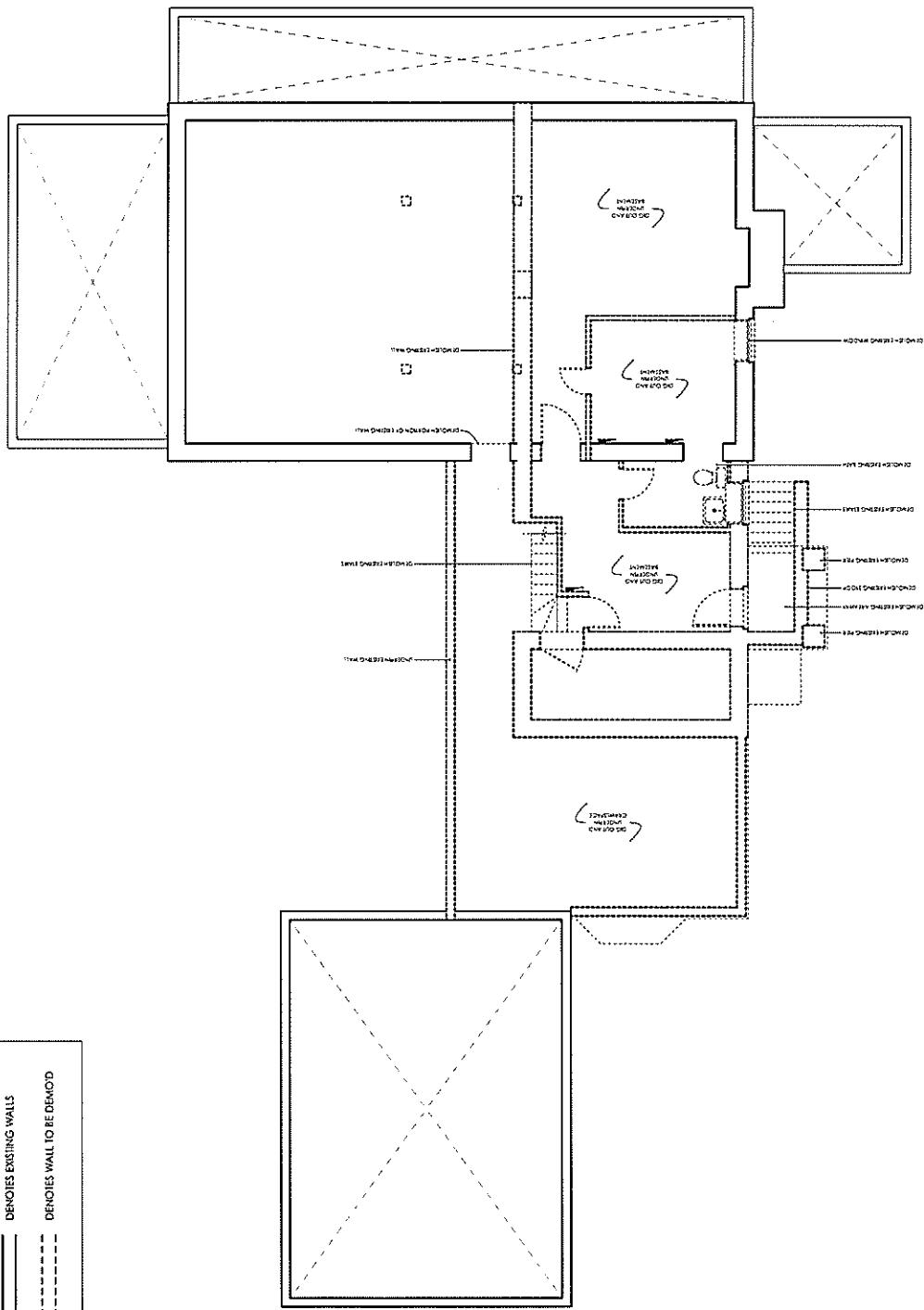
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HAWP APPLICATION
BROWN Residence
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Basement
Demolition Plan
04/26/18
Issue

D0

Base ment Demolition Plan
 $1/8'' = 1'-0''$





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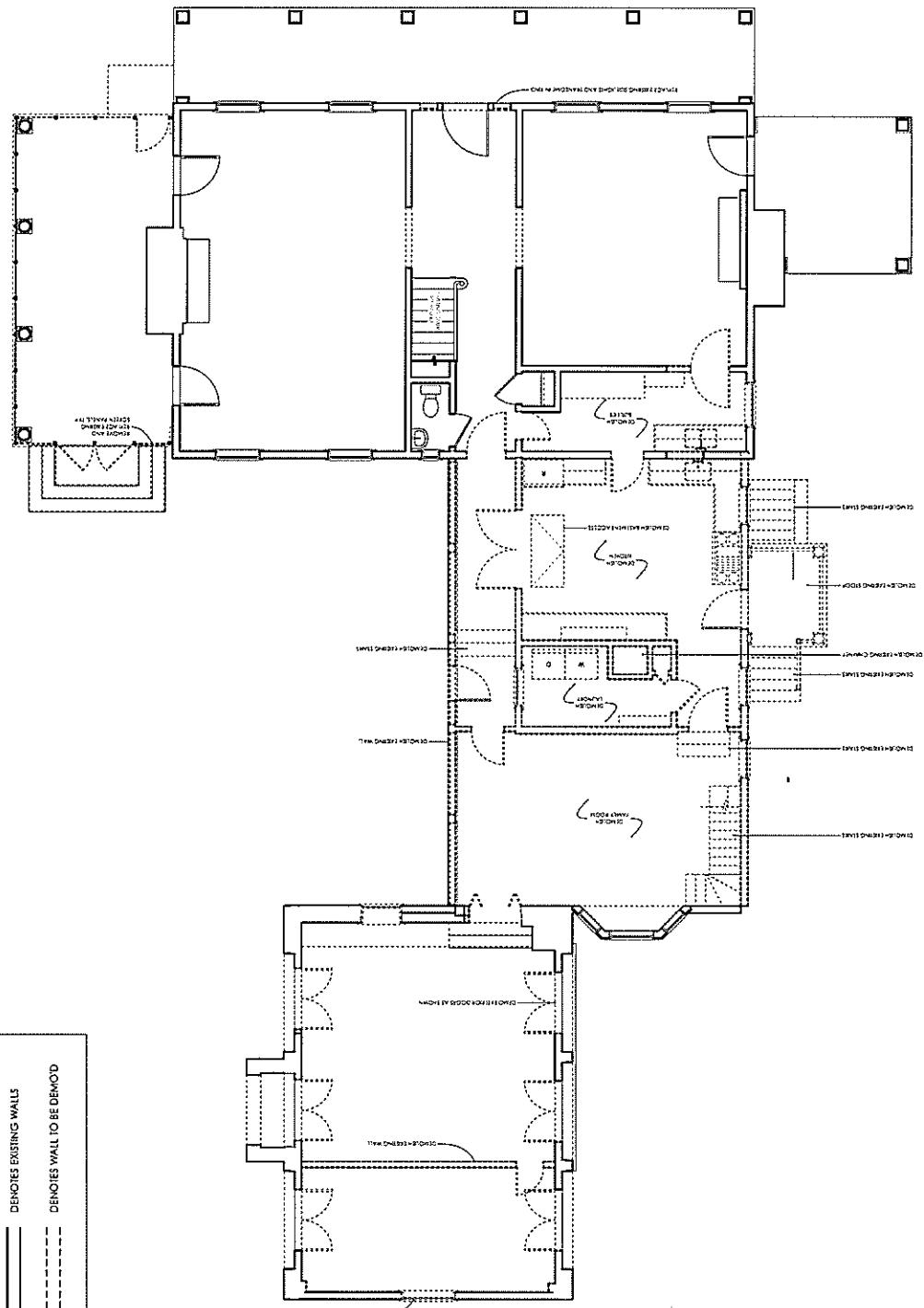
HAWP APPLICATION

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First Floor Demolition Plan	Issue
04/26/18	

D1

1/8" = 1'-0"
FIRST FLOOR DEMOLITION PLAN





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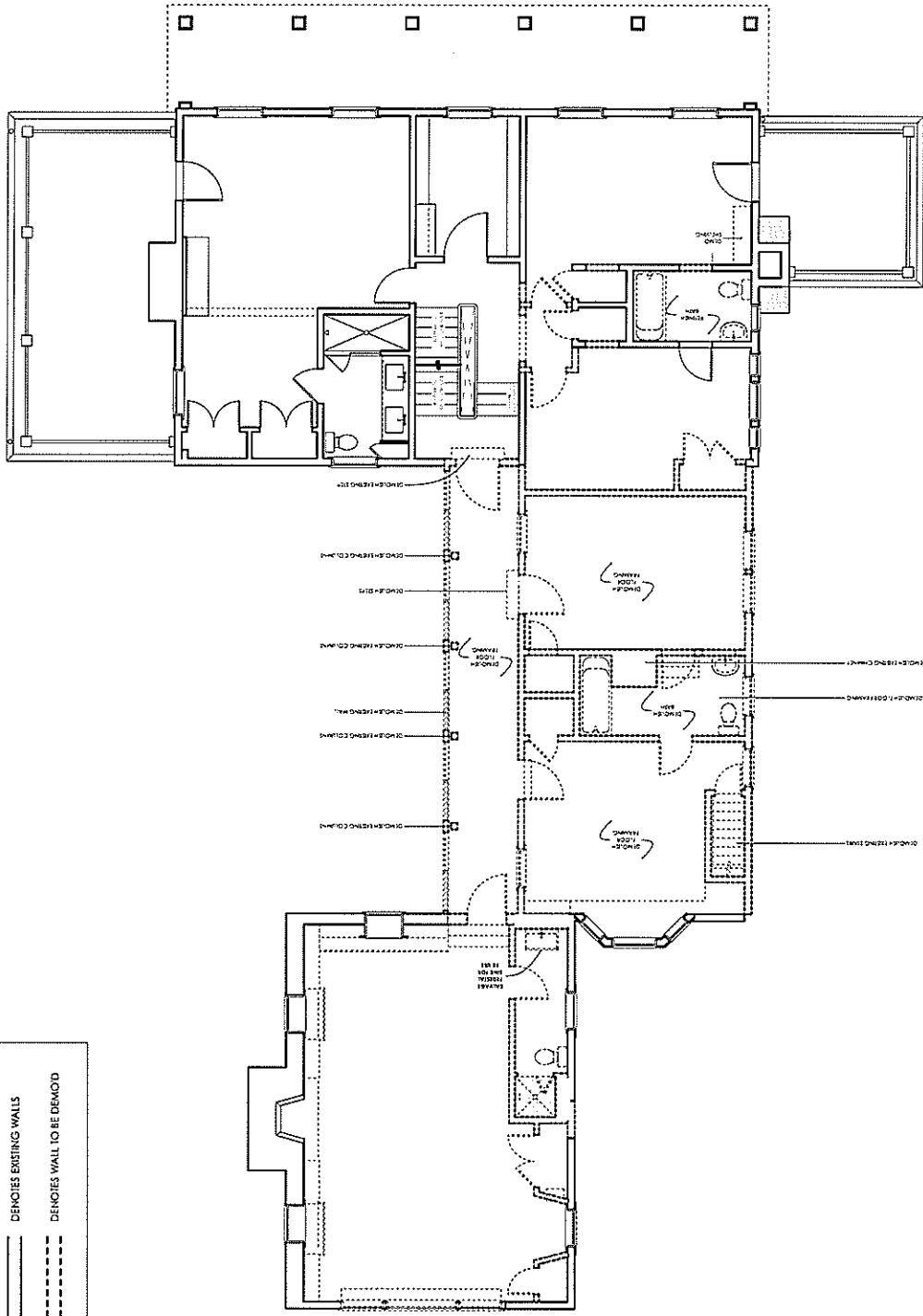
HAWP APPLICATION

2nd Floor
Demolition Plan
04/24/18
Issue

D2

1/8" = 1'-0"

Second Floor Demolition Plan





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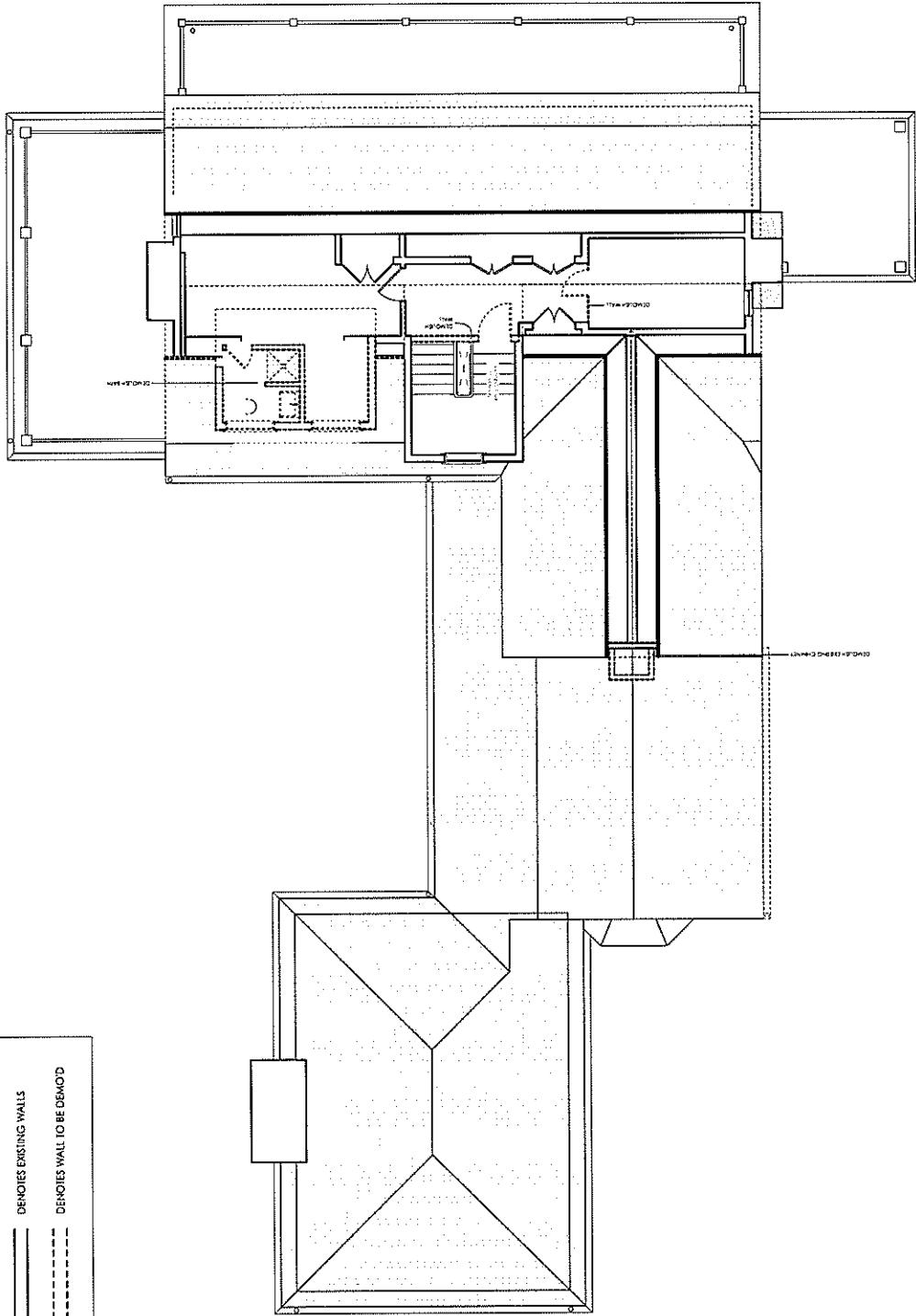
Attic Demolition
Plan

04/26/18

D3

1/8" = 1'-0"

Attic Demolition Plan



HC



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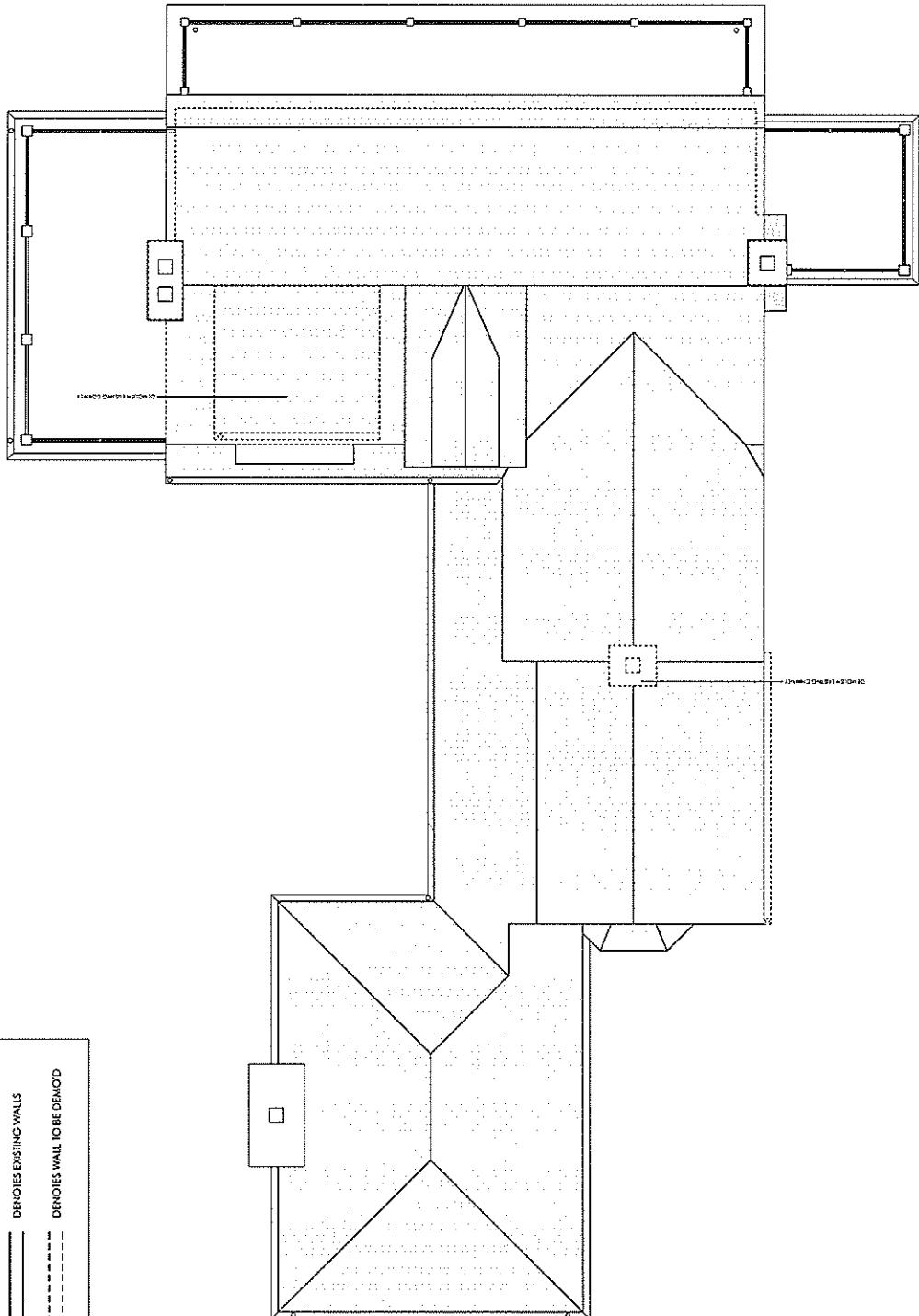
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27 West 51st Street, Chevy Chase MD 20815

Roof Demolition
Plan

04/26/18 Issue

D4

1/8" = 1'-0"
ROOF DEMOLITION PLAN





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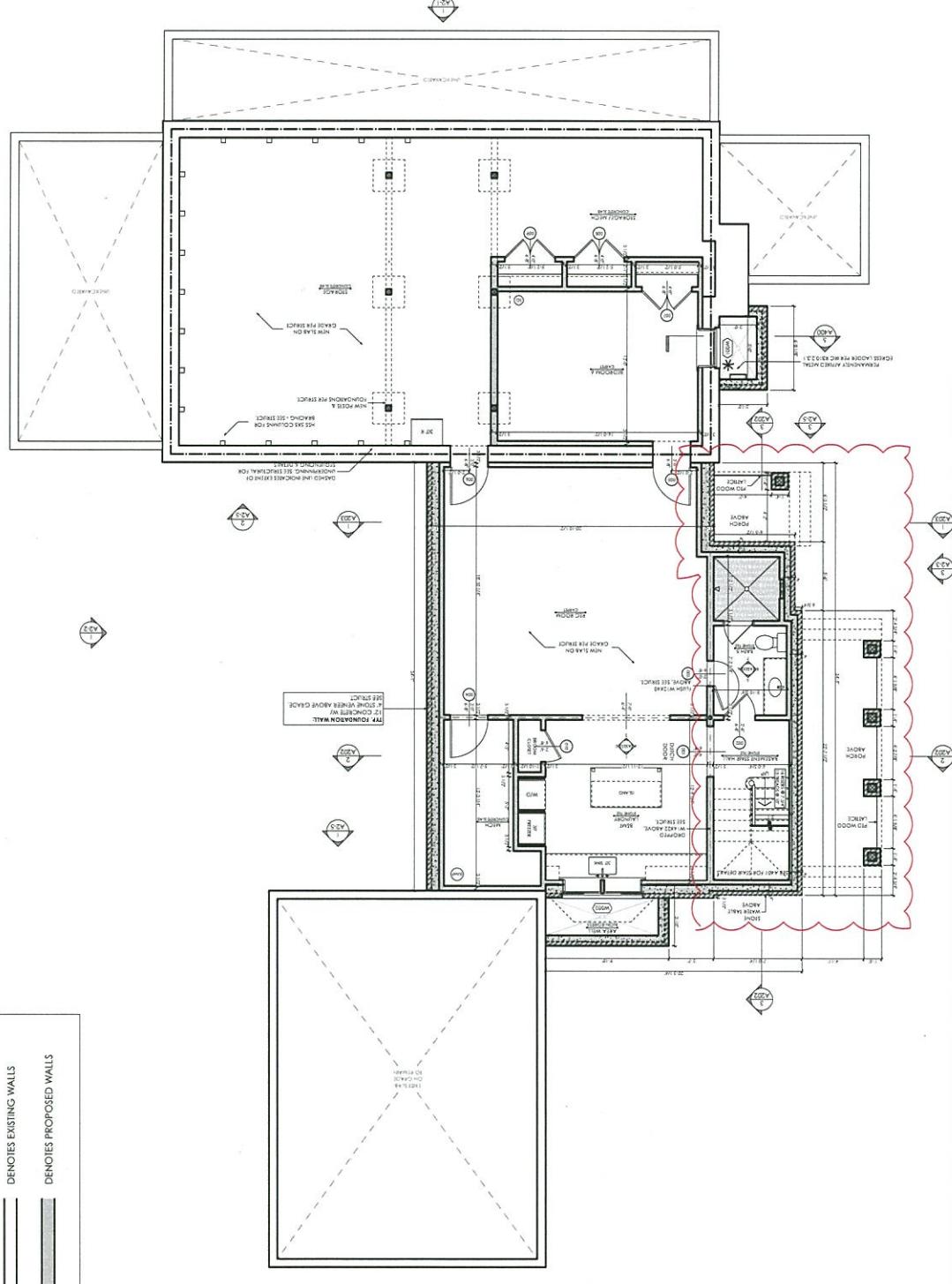
Basement Plan

04/26/18 Issue

A1-0

1/8" = 1'-0"

Basement Plan





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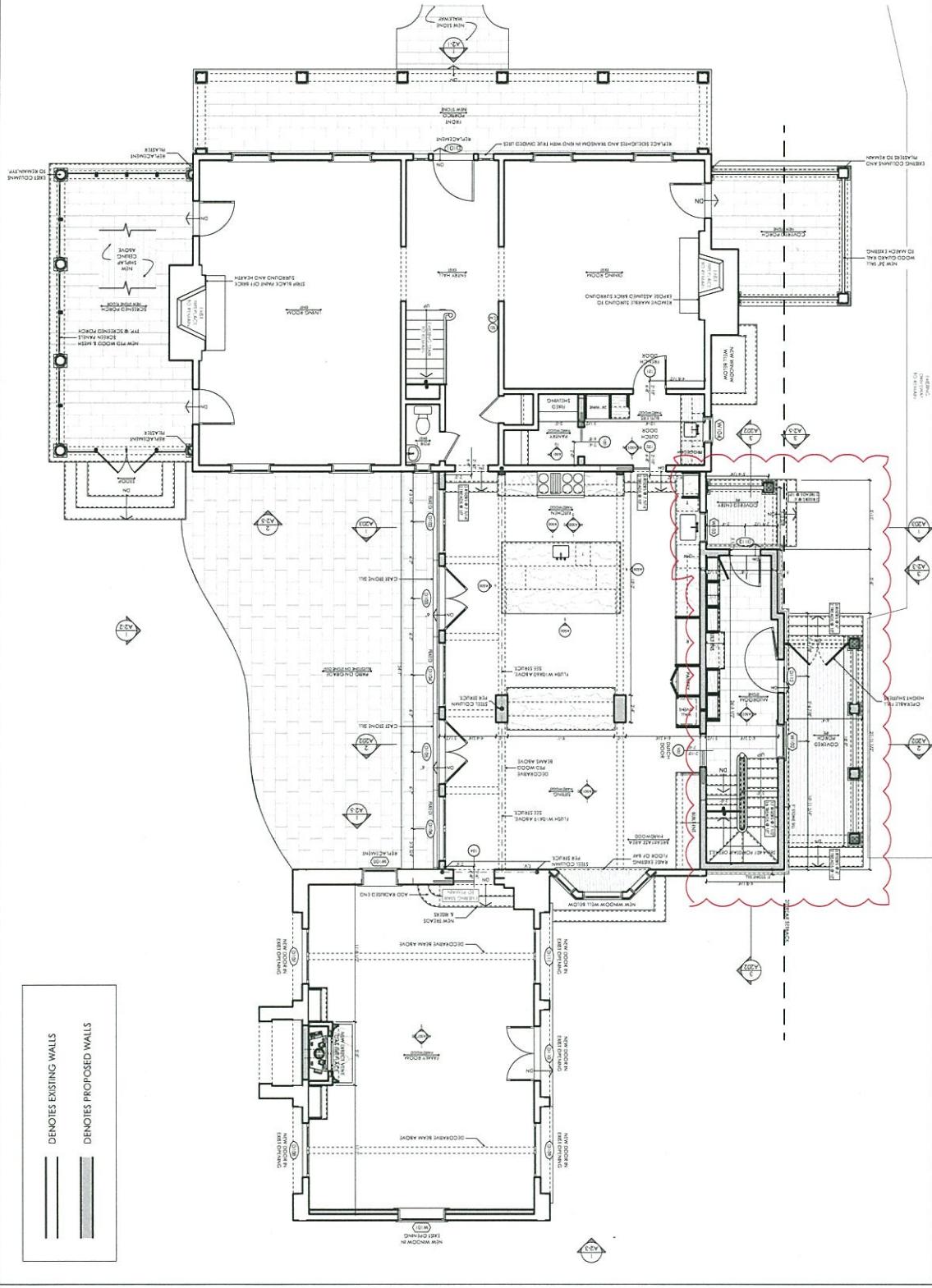
BROWN Residence

First Floor Plan
04/26/18
Issue

A1-1

First Floor Plan

1/8" = 1'-0"





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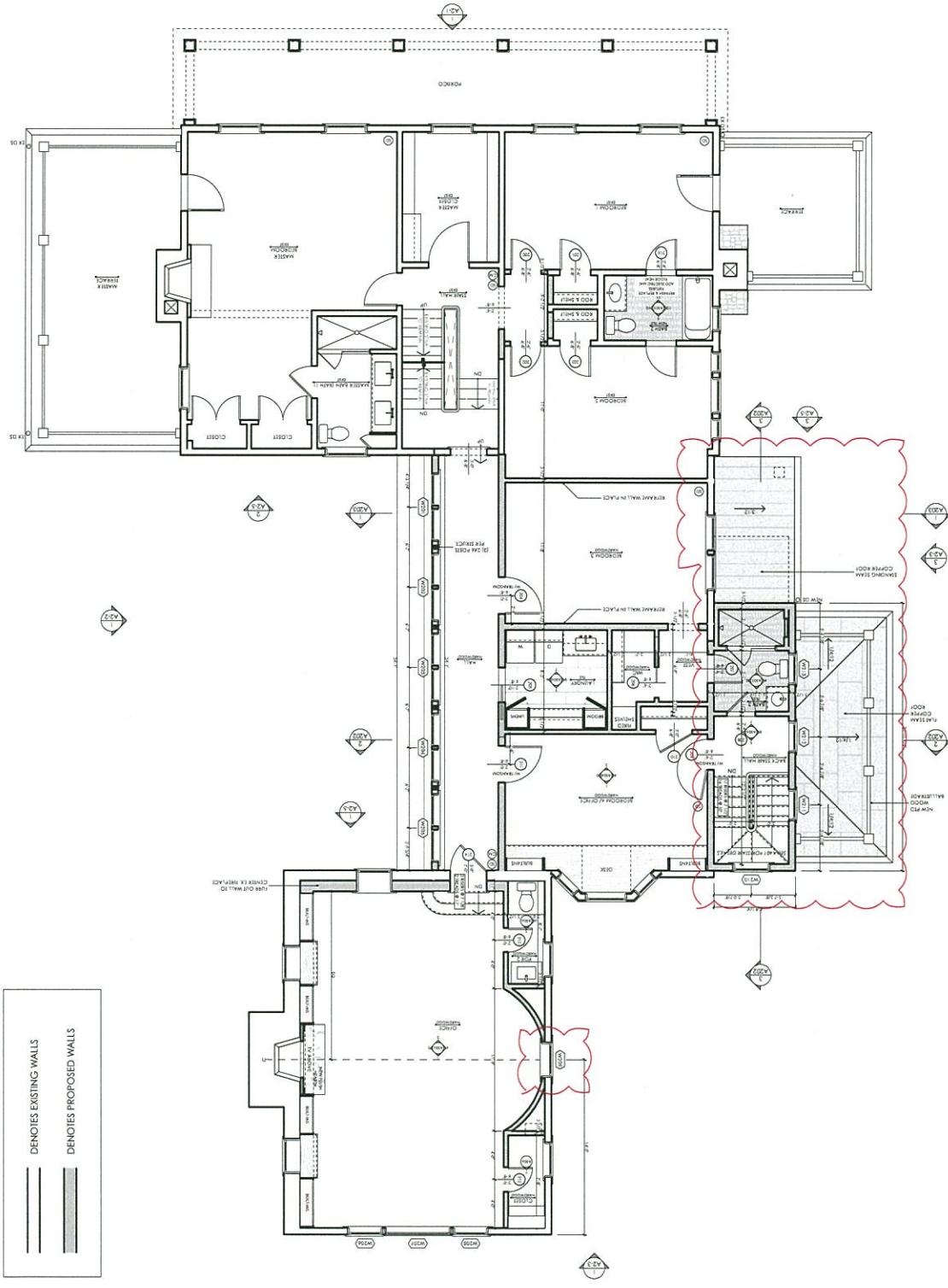
27 West Kirke St., Chevy Chase MD 20815
BROWN Residence

Second Floor
Plan

04/26/18
Issue

A1-2

1/8" = 1'-0"
SECOND FLOOR PLAN



DENOTES EXISTING WALLS
—
DASHED LINE DENOTES PROPOSED WALLS



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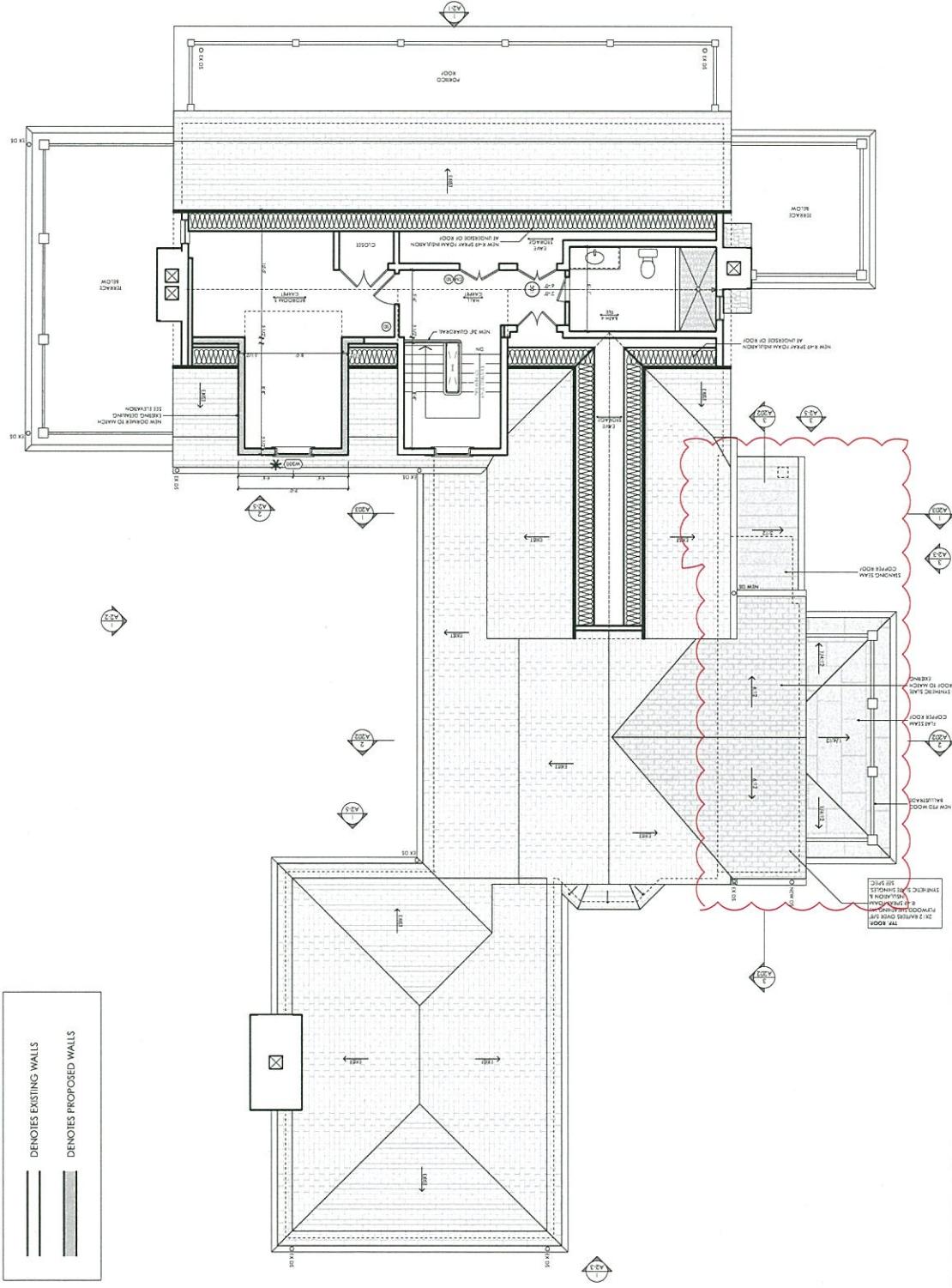
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BROWN RESIDENCE

Attic Plan

04/26/18 Issue

A1-3

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



DENOTES EXISTING WALLS
DENOTES PROPOSED WALLS

MS



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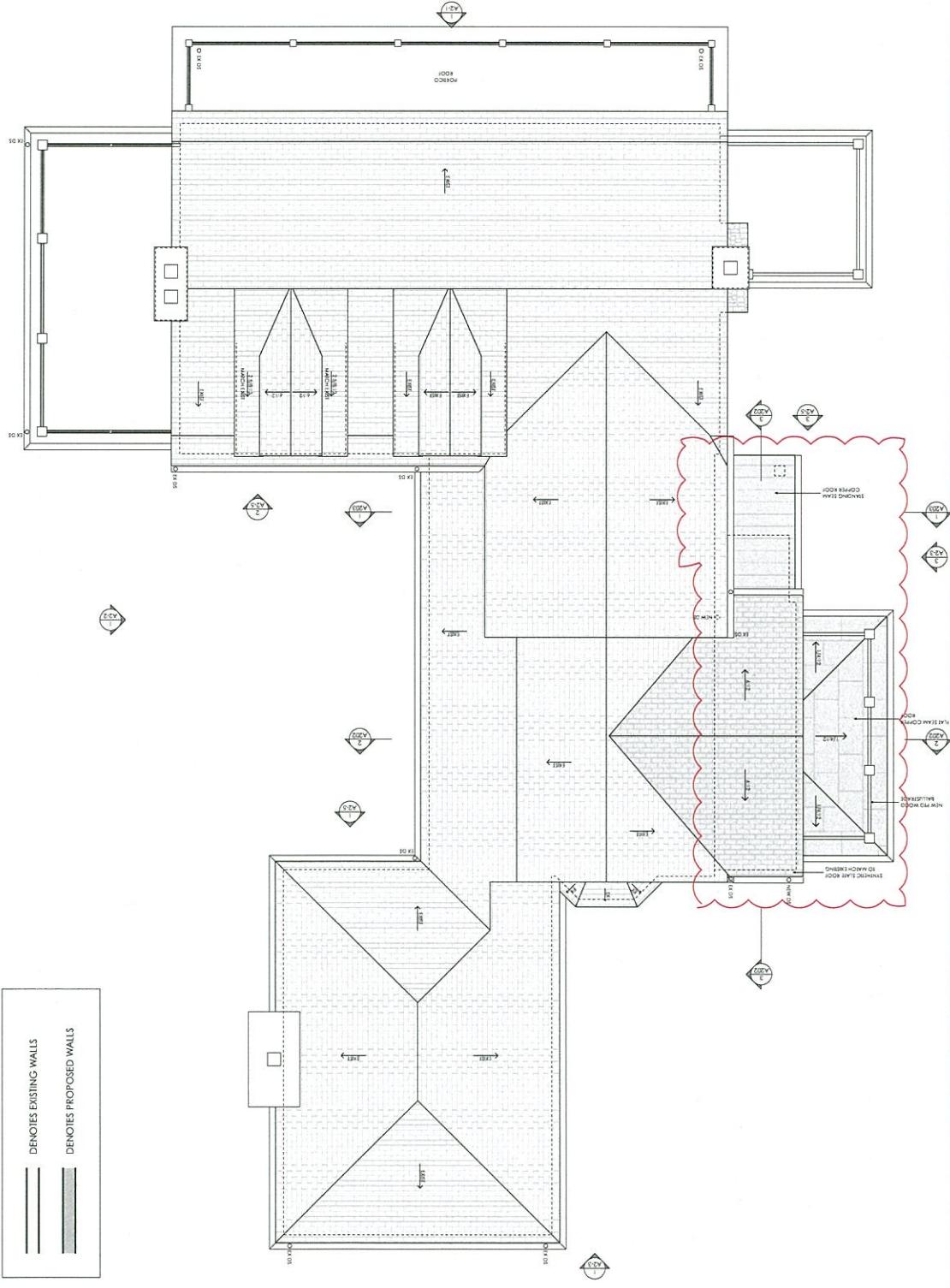
Roof Plan

04/26/18

Issue

A1-4

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





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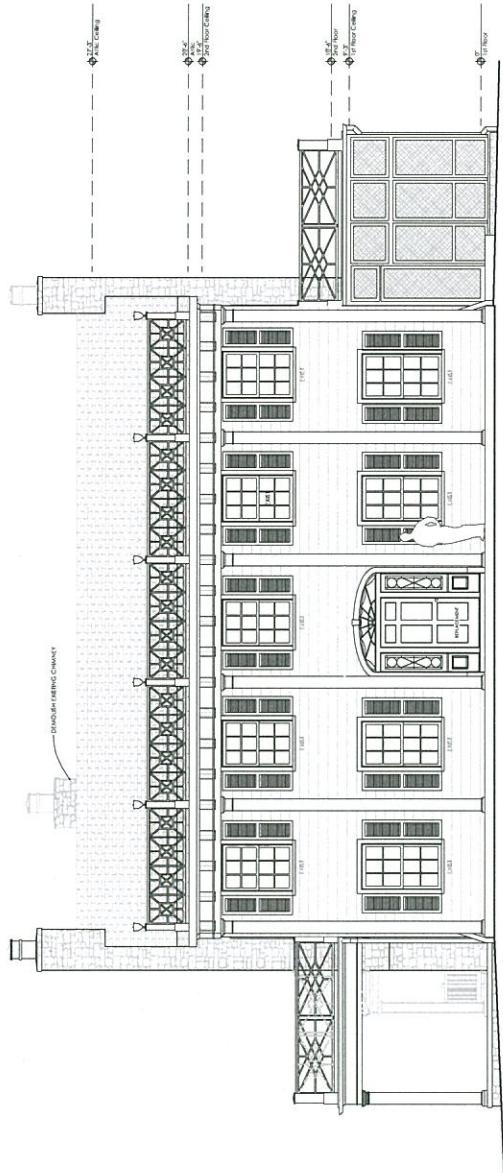
27 WEST KIRK ST, CHEVY CHASE MD 20815
BROWN RESIDENCE

Front Elevations

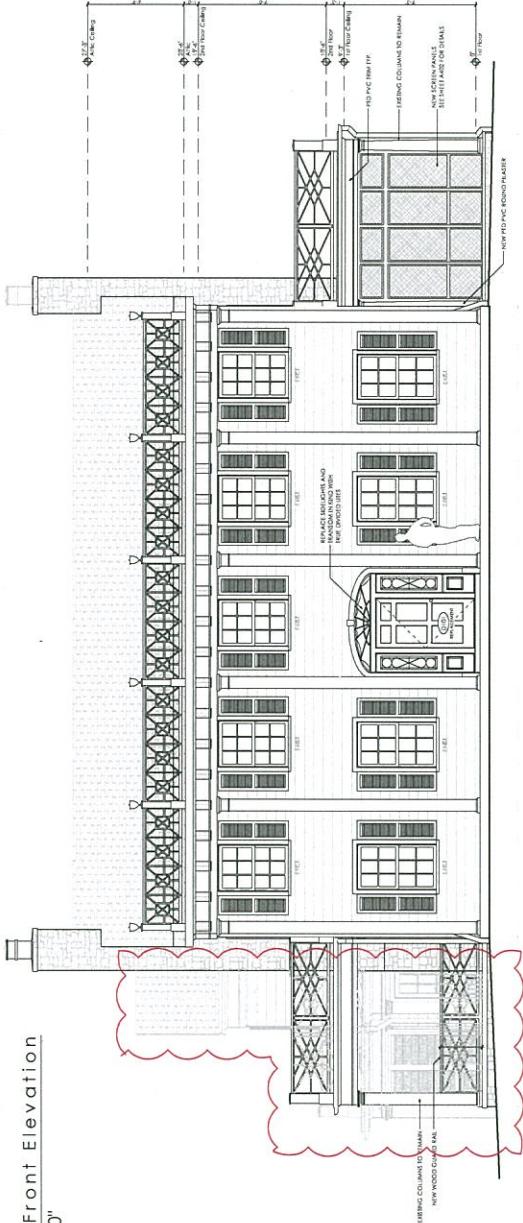
04/26/18

Issue

A2-1



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



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



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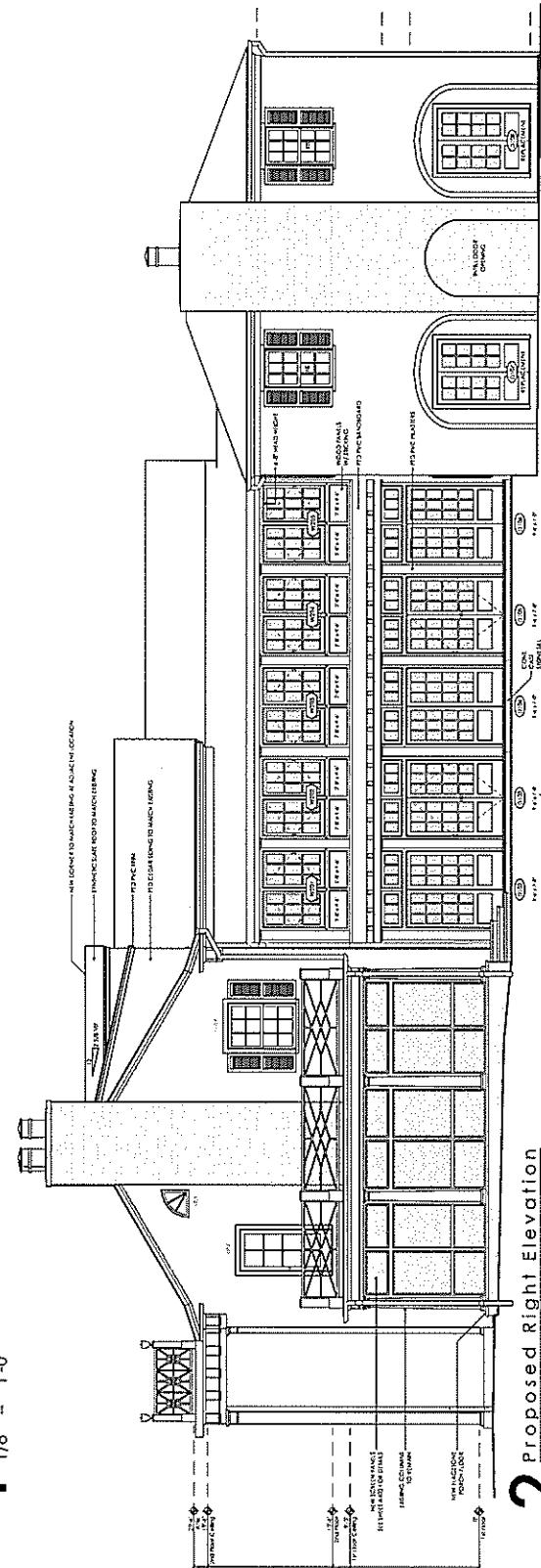
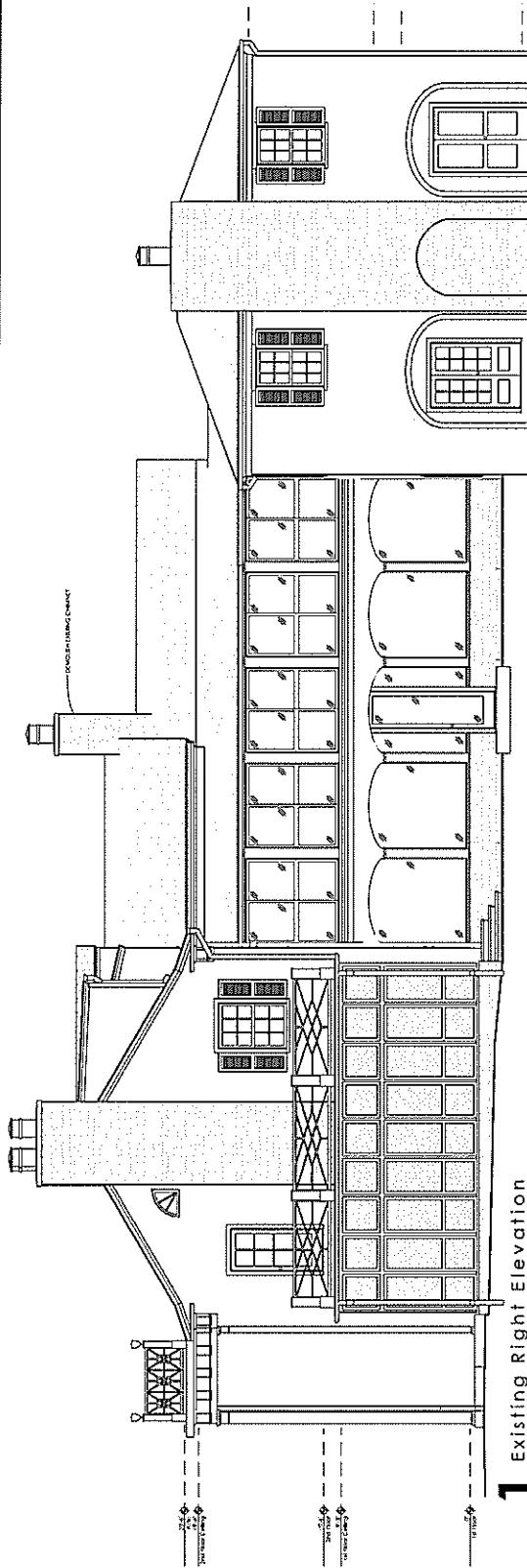
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Right Elevations

04/26/18
Issue

A2-2





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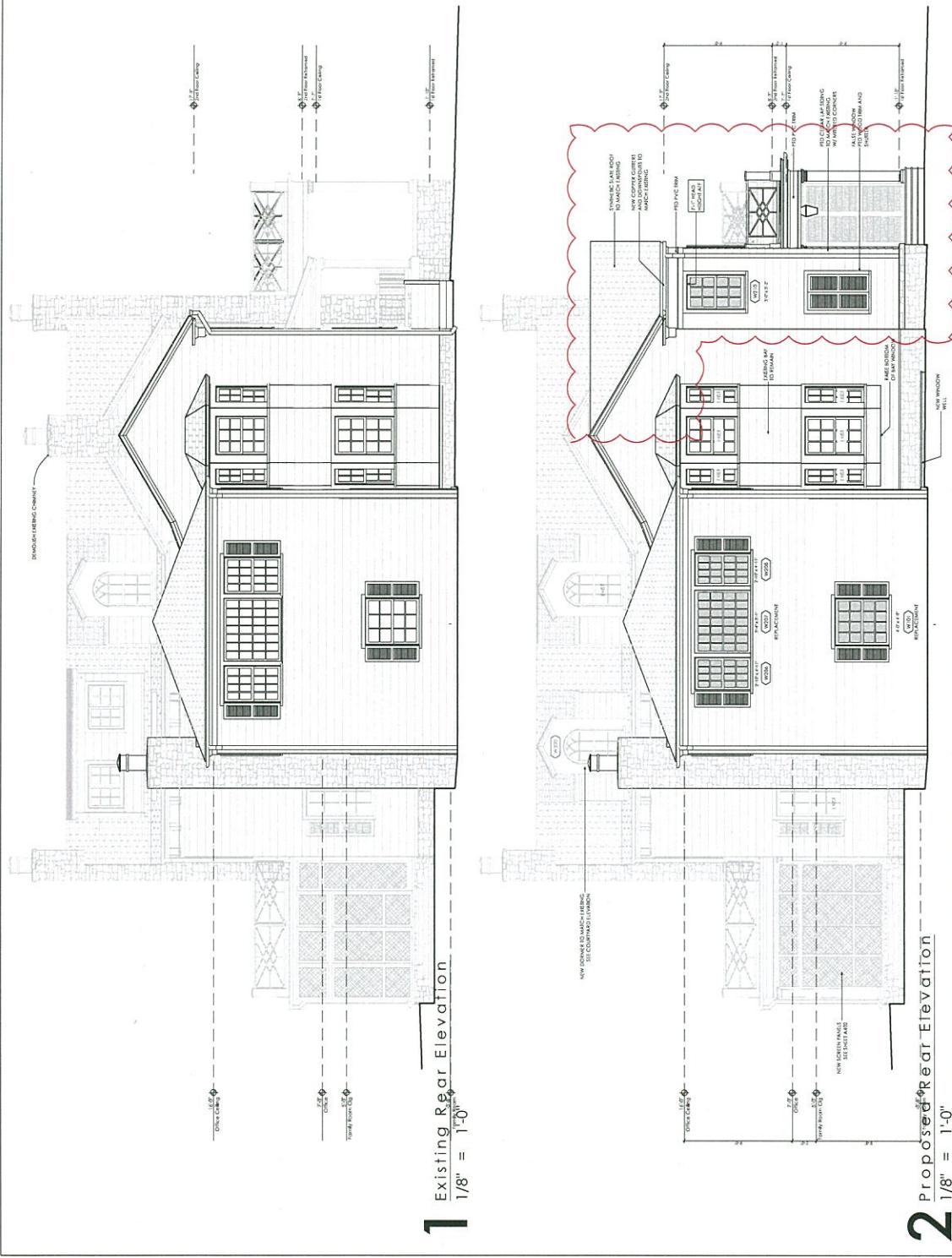
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A2-3





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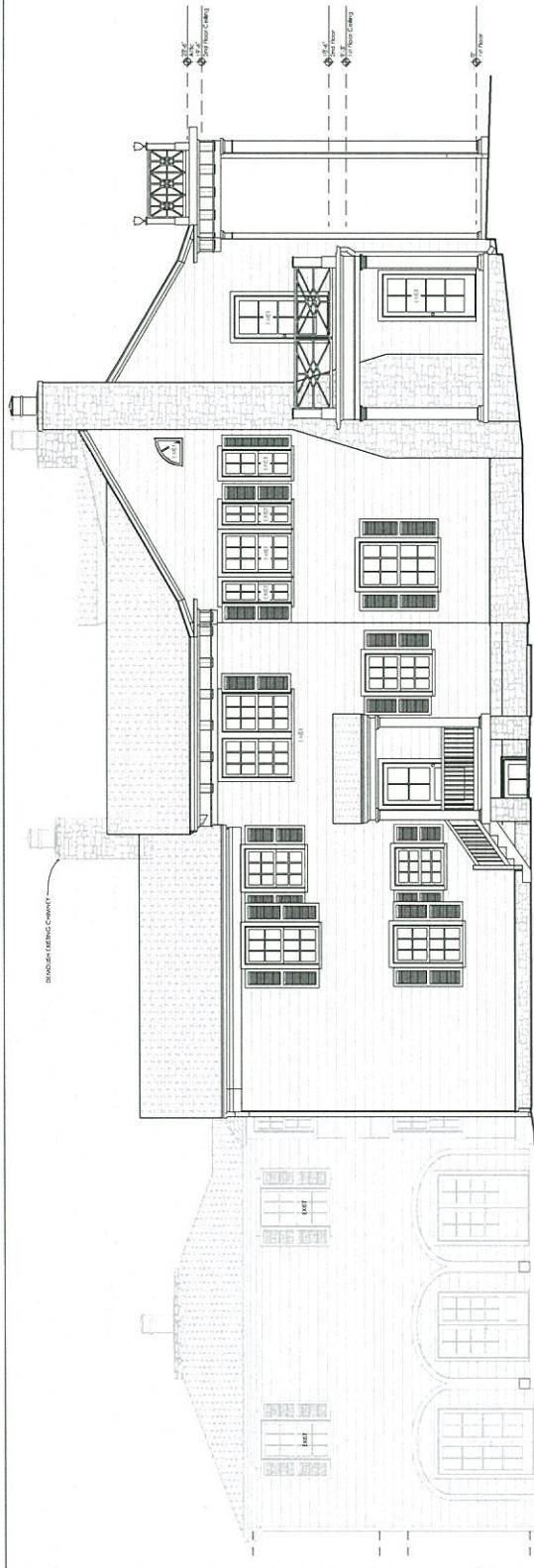
Left Elevations

04/26/18

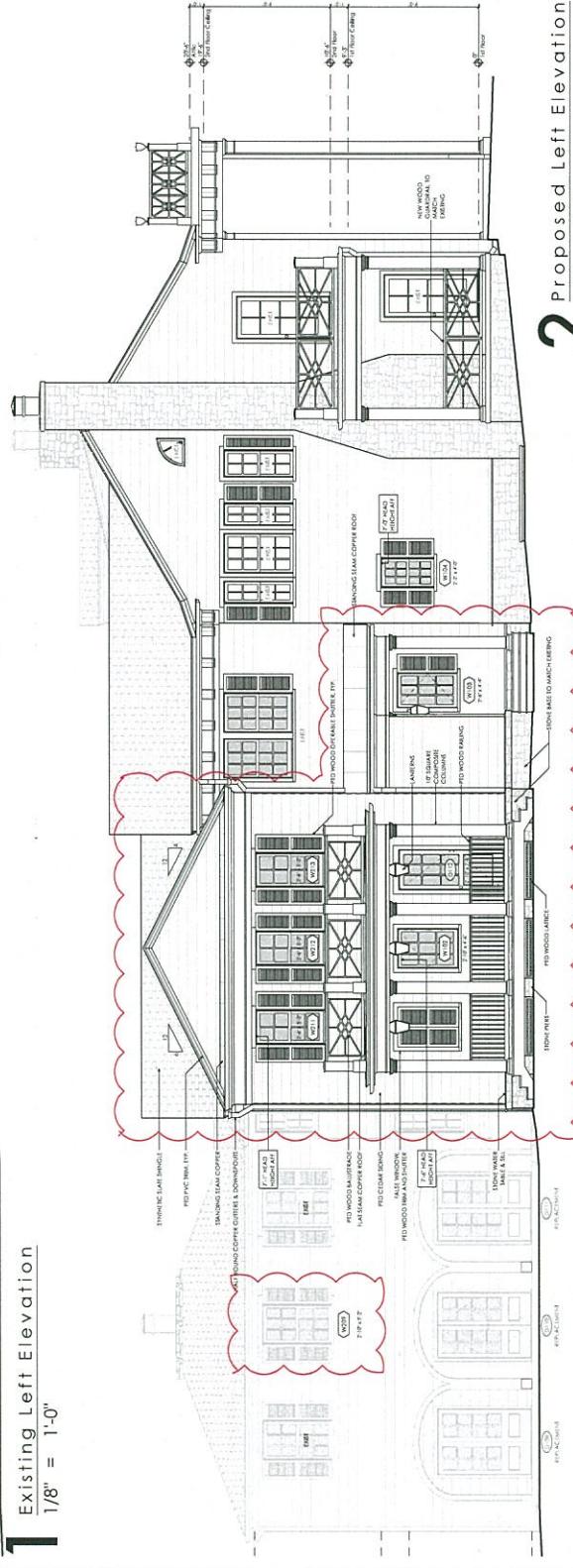
Issue

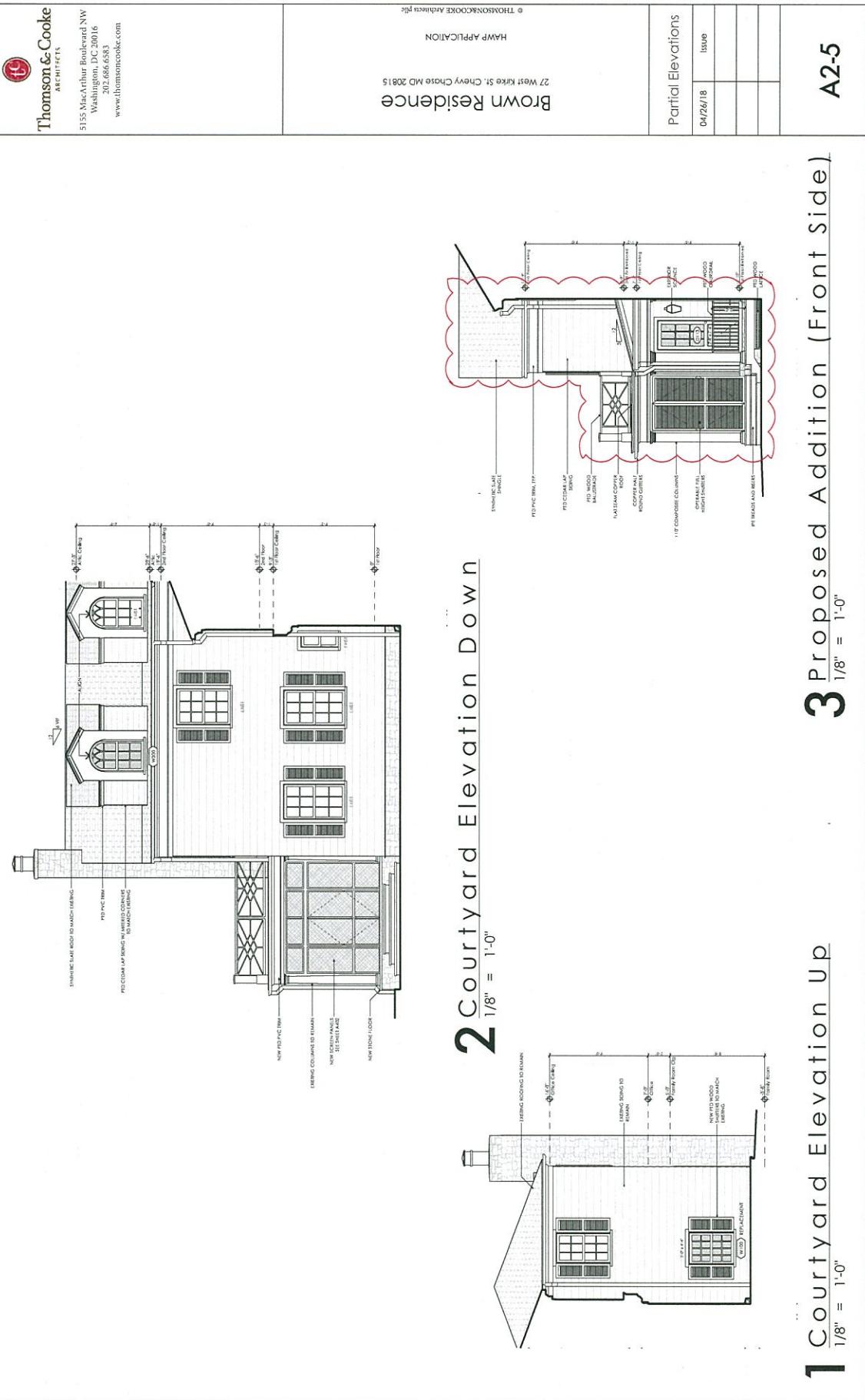
A2-4

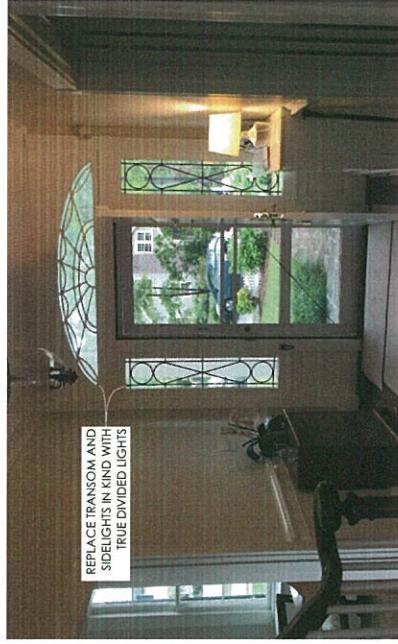
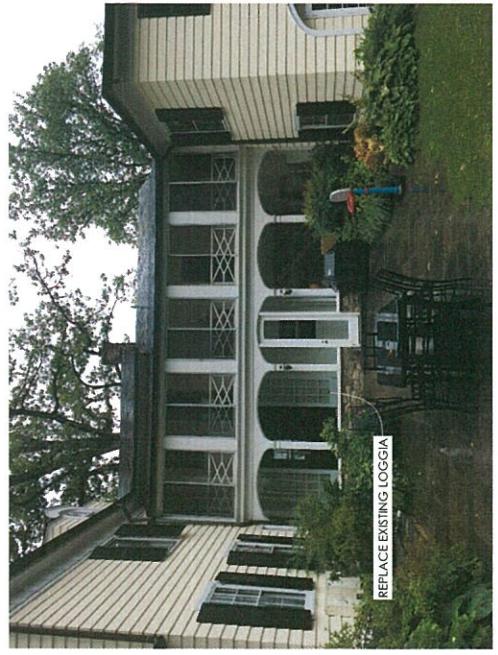
2 Proposed Left Elevation
 $\frac{1}{8"} = 1'-0"$

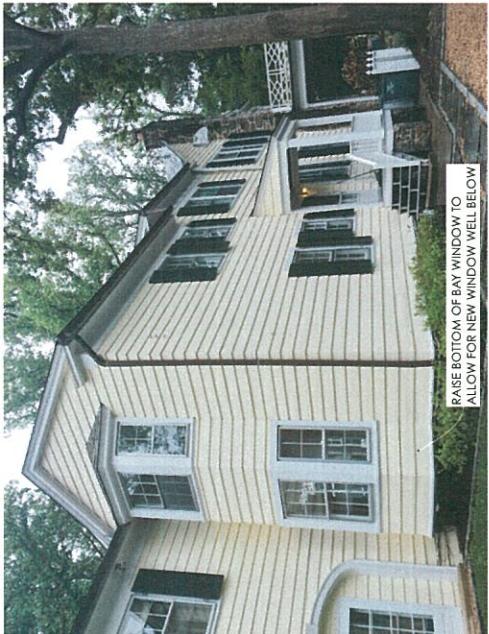


1 Existing Left Elevation
 $\frac{1}{8"} = 1'-0"$





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Photos	Issue								
 <p>REPLACE TRANSOM AND SIDELIGHTS IN KIND WITH TRUE DIVIDED LIGHTS</p> <p>Existing Front Door</p>									
 <p>Front View</p>	 <p>Courtyard View</p>								
<p>REPLACE DORMER TO MATCH STAR HALL DORMER</p> <p>NEW SCREEN PANELS</p> <p>Existing Dormer</p>	<p>REPLACE EXISTING LOGGIA</p> <p>Rear of House</p>								

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04/26/18	Issue										
 <p>Side View</p>											
 <p>Side View</p>											

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04/26/18	ISSUE									
	<p>View From Magnolia Parkway Side</p>									

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

Owner's mailing address 27 W Kirke St Chevy Chase, MD 20815	Owner's Agent's mailing address 5155 MacArthur Blvd NW Washington, DC 20016
Adjacent and confronting Property Owners mailing addresses	
29 W Kirke St Chevy Chase, MD 20815	25 W Kirke St Chevy Chase, MD 20815
26 W Kirke St Chevy Chase, MD 20815	24 W Kirke St Chevy Chase, MD 20815
20 W Kirke St Chevy Chase, MD 20815	20 Magnolia Parkway Chevy Chase, MD 20815