MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 27 West Kirke St., Chevy Chase  Meeting Date: 5/23/2018
Resource: Contributing Resource  Report Date: 5/16/2018
(Chevy Chase Village Historic District)
Applicant: Thomas Brown  Public Notice: 5/9/2018
(Derek Binsted, Architect)
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 reconsidered 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 streetcape, 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 that 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact E-mail: derek@thomsoncooke.com  
Contact Person: Derek Binsted

Tax Account No.: 00456866  
Daytime Phone No.: 202-686-6583

Name of Property Owner: Thomas Brown  
Daytime Phone No.: 202-286-6780

Address: 27 West Kirke ST  
City: Chevy Chase, MD  
Zip Code: 20815

Contractor: TBD  
Phone No.: 

Contractor Registration No.: 

Agent for Owner: Thomson & Cooke Architects  
Daytime Phone No.: 202-686-6583

LOCATION OF BUILDING/STRUCTURE
House Number: 27  
Street: West Kirke ST
Town/City: Chevy Chase  
Nearest Cross Street: Magnolia Parkway
Lot: P1  
Block: 39  
Subdivision: Chevy Chase Village

Liber: 24161  
Folio: 656  
Pecat: 

PART ONE: TYPE OF PERMITTED ALTERATION OR USE

1A. CHECK ALL APPLICABLE:  
☐ Construct  ☒ Extend  ☐ Alter/Renovate  
☐ Move  ☐ Install  ☐ Wreck/Raze  
☐ Revision  ☐ Repair  ☐ Reversible  
☐ 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 EXTERIOR 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 FOR FENCES/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: ______________________  
Date: 05/01/18

Approved: ______________________  
For Chairperson, Historic Preservation Commission

Disapproved: ______________________  
Signature: ______________________  
Date: ______________________

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

SEE REVERSE SIDE FOR INSTRUCTIONS

835894
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 1915 & 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
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context.
      All materials and finishes 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. MATERIAL SPECIFICATIONS
   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

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

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

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

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 INTO 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 1, BLOCK 39

ZONING: R-60

HISTORIC DISTRICT: CHEVY CHASE VILLAGE

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

LOT AREA: 11,693 SF

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

BUILDING AREA:

EXISTING: PROPOSED: ALTERED: NEW:
BASEMENT FLOOR AREA: 747 SF 1,057 SF 747 SF 1,110 SF
FIRST FLOOR AREA: 2,618 SF 2,951 SF 1,573 333 SF
SECOND FLOOR AREA: 2,665 SF 2,873 SF 1,205 SF 200 SF
ATTIC FLOOR AREA: 442 SF 551 SF 97 109 SF
TOTAL FLOOR AREA: 6,472 SF 8,232 SF 3,622 SF 1,750 SF

PORCH AREA: 814 SF 864 SF 302 SF 97 SF
2ND FLOOR DECK AREA: 446 SF 446 SF 0 SF 0 SF
TOTAL: 8,001 SF 9,542 SF 3,924 SF 1,847 SF

PLANS PREPARED BASED ON THE FOLLOWING CODES:


Proposed Front Perspective
### Internal Door Schedule

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<th>ID</th>
<th>Qty</th>
<th>Stile</th>
<th>Type</th>
<th>Lite</th>
<th>Operation</th>
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<td>8-1/2</td>
<td>8'0&quot;</td>
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<td>Prehung</td>
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### Exterior Door Schedule

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### Windows Schedule

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### Notes

- 1 1/4 Core: Core thickness
- 8'0" Stile: Door height
- Prehung: Door installation method
- S/A: Standard application
- Core: Core details
- Hardware: Hardware specifications
LOEWEN BASICS

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

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

1. Coastal Douglas Fir for strength and rigidity (Mahogany available).
2. Laminated sash for enhanced structural stability and a tight weather seal.
3. Dual seal on glass units for long hermetic seal life.
4. Natural clear wood interior, ideal for staining or painting.
5. Profiled sash edge for a finished look and integration with Simulated Divided Lite (SDL) bars.
7. Minimal use of exposed exterior caulk on glass surface.
8. No metal-to-glass contact, for improved energy efficiency.
9. Triple 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 mullions.
12. Mortise and tenon sash corner joinery, for structural stability.
13. Tall bottom rail to create a custom architectural look reminiscent of traditional joinery and to enhance structural stability and strength.
14. Airspace between wood and window cladding, for air circulation and added insulation value.
15. Secondary weatherstrip to deflect wind-driven rain from primary seal.
16. Continuous primary weather-stripping, for maximum protection against air and water infiltration.
17. Polypropylene liner for added protection from the weather.

SIMULATED DIVIDED LITES & GRILLES

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

EXTERIOR BAR OPTIONS

<table>
<thead>
<tr>
<th>EXT BAR OPTIONS</th>
<th>CROSS SECTION</th>
<th>SIZES</th>
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</thead>
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<td>2&quot; [51]</td>
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<td></td>
</tr>
</tbody>
</table>

*The window center section illustrated is Douglas Fir Anemal Casement set. Doors and other exterior metal may have construction and performance differences. Review with your Authorized Loewen Dealer for a full understanding of Loewen product line.
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

<table>
<thead>
<tr>
<th>Ogee</th>
<th>Putty</th>
<th>Square</th>
<th>Double Hung Ogee</th>
</tr>
</thead>
<tbody>
<tr>
<td>CROSS SECTION*</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5/8&quot; (16)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3/4&quot; (19)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9/8&quot; (32)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 1/8&quot; (30)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3&quot; (51)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*See Ogee section for Ogee profile

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### WOOD EXTERIOR CASING OPTIONS

- **Flat Casing Option**
  - Option 1
  - Option 2

- **3 1/2" Flat Casing**
  - Option 1
  - Option 2

- **4 1/2" Flat Casing**
  - Option 1
  - Option 2

- **3" Brickmold**
  - Option 1
  - Option 2

- **3 1/2" Brickmold**
  - Option 1
  - Option 2

- **4 1/2" Brickmold**
  - Option 1
  - Option 2

**Note:** Other profiles are available.

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Information is subject to change without notice. For CAD download, visit www.brownresidence.com. Installation instructions: www.thomsoncooke.com.
Brown Residence

Front View

Existing Dormer

Rear of House

Courtyard View

Replace transom and sidelights in front with true divided lights.

Replace dormer to match stair hall dormer.

New screen panels.

Replace existing loggia.
HISTORIC AREA WORK PERMIT APPLICATION

27 West Kirke St.
Chevy Chase, MD 20815

PROJECT INFO:
INTERIOR 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 35/13-179. DUE TO A ZONING DETERMINATION FROM MONTGOMERY COUNTY, THE 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: CHEVY CHASE VILLAGE

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

LOT AREA: 11,893 SF

ALLOWED: 35'-0"
PROPOSED: 25'-4"

BUILDING HEIGHT:

LOT COVERAGE:

BUILDING AREA:

BASEMENT FLOOR AREA: 747 SF
FIRST FLOOR AREA: 2,665 SF
SECOND FLOOR AREA: 2,665 SF
ATTIC FLOOR AREA: 442 SF

TOTAL FLOOR AREA: 6,519 SF

PLANS PREPARED BASED ON THE FOLLOWING CODES:

Front/Side Perspective
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
- Bolt head operator and controllable cassettes
- Extended aluminum cladding in a variety of standard colors; primed weather or clear finish
- 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) 1/16" (16 mm), 1/8" (22 mm), 1/16" (10 mm), 2" (51 mm)
- Putty Profile — 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 1 1/8" (51 mm)
- Square Profile (interior only) — 3/4" (19 mm), 7/8" (22 mm), 1 1/16" (32 mm), 2" (51 mm)

CASING
WOOD: 2" (51 mm) Milled, Brickmold, 3 1/2" (89 mm) Flat, 3 1/2" (89 mm) Flat, Adams and Williamsburg
METAL CLAD: 2" (51 mm) Brickmold, 3 1/2" (89 mm) Flat, Nosé & Cove, Adams, Williamsburg and Contemporary
METAL CLAD COLOR SPECTRUM
Standard and Architectural Palettes colors, including anodized finishes. Available in Opulent Collection (see section H).
PRODUCT FEATURES

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

STANDARD FEATURES
- Natural Douglas Fir interior (no visible finger joint)
- 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, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Flexible weatherstrip system

GLAZING
- Heatsmart® Double, Heatsmart® Triple and StormForce®

SIMULATED DIVIDED LITES (SDL)
- Opaque 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, 3 1/2" (89 mm) Flat, Adams and Williamsburg
- Metal: CLAD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, Nose and Cove, Adams, Williamsburg and Contemporary

METAL CLAD COLOR SPECTRUM
- Standard and Architectural Palette colors, including anodized finishes. Available in Graphite Collection (see section F)

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

Loewen Wood French Door Spec.
Typ. Door Spec
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>27 W Kirke St</td>
<td>5155 MacArthur Blvd NW</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Washington, DC 20016</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>29 W Kirke St</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>26 W Kirke St</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>20 W Kirke St</td>
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