MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>9 West Kirke Street, Chevy Chase</th>
<th>Meeting Date:</th>
<th>2/24/2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Non-Contributing Resource</td>
<td>Report Date:</td>
<td>2/10/2021</td>
</tr>
<tr>
<td>(Chevy Chase Village Historic District)</td>
<td></td>
<td>Public Notice:</td>
<td>2/3/2021</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Josh Harrison</td>
<td>Tax Credit:</td>
<td>N/A</td>
</tr>
<tr>
<td>(Neal Thomson, Architect)</td>
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<tr>
<td>Review:</td>
<td>HAWP</td>
<td>Staff:</td>
<td>Michael Kyne</td>
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<tr>
<td>Permit Number:</td>
<td>939482</td>
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</table>

**PROPOSAL:** Demolition and construction of a new single-family house

**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. The applicant will give the Chevy Chase Historical Society the right of first refusal to any building materials and/or objects within the house prior to demolition/removal. Alternatively, if the Historical Society will not accept the materials and/or objects, the materials and/or objects will be donated to Community Forklift or similar architectural salvage groups.

**ARCHITECTURAL DESCRIPTION:**

<table>
<thead>
<tr>
<th>SIGNIFICANCE:</th>
<th>Non-Contributing Resource within the Chevy Chase Village Historic District</th>
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<tbody>
<tr>
<td>STYLE:</td>
<td>Colonial Revival</td>
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<td>DATE:</td>
<td>c. 1892-1916</td>
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</table>
Fig. 1: Subject property.

BACKGROUND:

The applicant previously appeared before the Commission for a preliminary consultation at the December 16, 2020 HPC meeting.¹

PROPOSAL:

The applicant proposes demolition of the existing Non-Contributing house and construction of a new single-family house at the subject property.

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 Montgomery County Code Chapter 24A (Chapter 24A), the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (Guidelines), and the Secretary of the Interior’s Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic

district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Chevy Chase Village Historic District Guidelines

The Guidelines state that the following five basic policies should be adhered to:

1. Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.

2. 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.

3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. 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.

5. 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:

Non-Contributing/Out-of-Period Resources

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

New Construction

The goal of new construction within the proposed historic district is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to and compatible with the fabric of the community should be supported.

The key considerations in reviewing new construction should be the two paramount principles identified above -- fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

Secretary of the Interior’s Standards for Rehabilitation

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION:**

**Non-Contributing Resource Demolition:**

At the December 16, 2020 preliminary consultation, the Commission expressed the following regarding the proposed demolition of the Non-Contributing subject property house:

- Several Commissioners expressed concerns regarding the demolition of the subject property house, but the majority reluctantly agreed that it was allowed by the Guidelines.
- One Commissioner specifically recommended retaining the existing house, rehabilitating it, and building from there.

Staff continues to support the proposed demolition. As stated in the December 16, 2020 preliminary consultation staff report, evidence suggests that the surveyors were generally aware of the house’s history and date of construction when the property was designated a Non-Contributing Resource. Regarding Non-Contributing Resources, the Guidelines state “HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.” Further, the Guidelines state that the demolition of Non-Contributing houses should be permitted, but any new/replacement building should be reviewed under the guidelines for new construction.
Although interior alterations are outside the Commission’s purview, staff continues to recommend that the applicant give the Chevy Chase Historical Society the right of first refusal to any building materials and/or objects within the house prior to demolition/removal. Alternatively, if the Historical Society will not accept the materials and/or objects, the materials and/or objects should be donated to Community Forklift or similar architectural salvage groups.

**New Single-Family Dwelling Construction**

The Commission expressed the following regarding the proposed new single-family dwelling construction at the December 16, 2020 preliminary consultation:

- The Commission was almost unanimous in stating that the new house design/vocabulary needed to be more cohesive.
- Several Commissioners expressed a preference for a more modern new house, ensuring that it will not be mistaken for a historic house or create a false sense of history.
- The majority recommended taking more visual cues from a specific house style and/or the existing house.
- Several Commissioners noted that the proposed new house needs more depth/definition/dimensionality to be appropriate and compatible with the streetscape.
- One Commissioner specifically objected to the tall stairway window on the east (right) elevation of the proposed new house.

The applicant has responded to the Commission’s recommendations with the following revisions:

- The proposed new house has been revised to take more visual cues from the vernacular shingle style of architecture.
  - Consistent with the shingle style, the proposed house remains rather simple, with minor projections and asymmetry in lieu of fully articulated bays or projections.
  - Specifically, staff finds the slight projection in the upper portion of the south (front) gable, the shingle flare on all elevations that provide a visual separation between the first and second floors, and the asymmetrical extended south (front) gable to be successful expressions of the shingle style.
- The previously proposed tall stairway window on the east (right) elevation has been removed.

<table>
<thead>
<tr>
<th></th>
<th>Existing Setback</th>
<th>Proposed Setback</th>
<th>Chevy Chase Village Building Restriction Line (B.R.L.)</th>
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<tr>
<td>Front</td>
<td>27.5’</td>
<td>25.9’</td>
<td>25’</td>
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<tr>
<td>West (Left) Side</td>
<td>&lt;5’</td>
<td>8.33’</td>
<td>8’</td>
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<tr>
<td>East (Right) Side</td>
<td>20’</td>
<td>14.71’</td>
<td>10’</td>
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<tr>
<td>Rear</td>
<td>52.5’</td>
<td>20’</td>
<td>20’</td>
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*Fig. 2: Existing and proposed setbacks and B.R.L.’s.*

As demonstrated by the table above (Fig. 2), the proposed new house is within the Village’s B.R.L.’s, and its setbacks are generally compatible with surrounding streetscape. As staff noted in the December 16, 2020 preliminary consultation staff report, the existing house appears small in comparison to the adjacent and confronting houses on West Kirke Street. The existing house is approximately 40’ wide (at its widest point) and 52’-6” long (at its longest point), while the proposed house will be approximately 36’-11 ½’.”
wide and 77’-8” long (including the 4’-6” long covered front porch and 14’-8” long covered rear porch). At 2 ½ stories, the scale and massing of the proposed new house is also generally consistent with the adjacent and confronting houses on West Kirke Street.

Staff finds the proposed 11’-9” wide by 19’-9” long one-story garage at the northeast (rear/right) corner of the property to be compatible with the subject property and surrounding streetscape, in terms of scale and massing, design, and materials.

The applicant proposes to remove three (3) mature trees from the south/southeast (front and front/right) sides and one (1) mature tree from the northeast (rear/right) corner of the subject property to accommodate the proposed new construction and altered driveway. However, the stand of trees at the northwest (rear/left) corner of the subject property will remain, allowing the property to retain its sparsely forested and open park-like character.

Staff supports the proposed new construction, as revised. The proposal is consistent with the guidelines for New Construction within the Chevy Chase Village Historic District. As noted on Page 4, the Guidelines state that New Construction should be:

… sympathetic to the traditional street and building patterns in the district, while allowing for creative and new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent that period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the district. Unique designs, reflecting architectural excellence, which do not adhere strictly to traditional neighborhood practices, but are sensitive to and compatible with the fabric of the community should be supported.

Additionally, staff finds that the proposal will not remove or alter character-defining features of the property, surrounding streetscape, or historic district as a whole, in accordance with Standards #2 and #9.

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, and (d), having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation #2 and #9, and the Chevy Chase Village Historic District Guidelines outlined above.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve with the condition specified on Page 1 the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1), (2), and (d), 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 and #9;

and with the general condition that the applicant shall present permit 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
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Josh Harrison
Address: 9 West Kirke St
Daytime Phone: 202-686-6583
E-mail: joshuharrison@me.com
City: Chevy Chase Zip: 20815
Tax Account No.: 00457438

AGENT/CONTACT (if applicable):

Name: Neal Thomson
Address: 5155 MacArthur Blvd NW
Daytime Phone: 202-686-6583
E-mail: neal@thomsoncooke.com
City: Washington, DC Zip: 20016
Contractor Registration No.: ______________

LOCATION OF BUILDING/PREMISE:

Is the Property Located within an Historic District?  Yes/District Name: Chevy Chase Village
No/Individual Site Name: _____________________________

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Building Number: 9 Street: West Kirke St.
Town/City: Chevy Chase Nearest Cross Street: Laurel Pkwy
Lot: P1 Block: 38 Subdivision: 0009 Parcel: ______

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar
☐ Demolition ☐ Hardscape/Landscape ☐ Tree removal/planting
☐ Grading/Excavation ☐ Roof ☐ Window/Door
☐ Other: _____________________________

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

______________________________
Signature of owner or authorized agent

Date: 11/23/2020
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>9 West Kirke St</td>
<td>5155 MacArthur Blvd NW</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Washington, DC 20016</td>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>7 West Kirke St</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>11 West Kirke St</td>
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<td>Chevy Chase, MD 20815</td>
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Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Existing single family home with cellar. The existing home has been categorized as a non-contributing resource. The existing home has an asphalt shingle roof, aluminum siding and non original windows and front door.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The work includes the raze of the existing non-contributing structure and foundations. The proposed new house at 9 West Kirke will be a 2 story plus basement all new construction with a detached rear garage. Principal materials will be stained cedar shingle and painted wood trim/ detailing. The house will have brick chimneys and brick-faced foundation (where visible) with an Alaskan Yellow cedar shingle roof. The windows and doors are designed as painted wood. Details are predominantly inspired by the shingle style vernacular influenced by the eclectic nature of the surrounding neighborhood.
<table>
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<th>Work Item 1: __________________________</th>
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<td>Work Item 2: __________________________</td>
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## HISTORIC AREA WORK PERMIT
### CHECKLIST OF APPLICATION REQUIREMENTS

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**HISTORIC AREA WORK PERMIT APPLICATION**

9 WEST KIRKE STREET

CHEVY CHASE, MD 20815

**PROJECT INFO:**

The work includes the raze of the existing non-contributing structure and foundations as supported by Staff on 12/9/20. The proposed new house (approx 39' wide and 58.5' deep) at 9 West Kirke will be a 2 story plus basement and attic new construction with a detached rear garage. Principal materials will be stained cedar shingle and painted wood trim/ detailing. The house will have brick chimneys and brick-faced foundation (where visible) with an Alaskan Yellow cedar shake roof. The windows and doors are designed as painted wood. Details are predominantly inspired by the shingle style vernacular influenced by the eclectic nature of the surrounding neighborhood.

**ADDRESS:**

9 West Kirke St  
Chevy Chase, MD 20815

**LOCATION:**

LOT P1, BLOCK 38, SUBDIVISION 0009

**ZONING:**

R-60

**SETBACKS:**

FRONT: 25' BRL, LEFT: 8', RIGHT: 10', REAR: 20'

**LOT AREA:**

7,500 SF

**ALLOWED: BUILDING HEIGHT:**

30’ (TO MIDPOINT)

**PROPOSED: LOT COVERAGE:**

28.5% (2,137 SF)

**FAR:**

0.5 (3,750 SF)

**BUILDING AREA:**

PROPOSED:

BASEMENT FLOOR AREA: 1,886 SF
FIRST FLOOR AREA: 1,943 SF
SECOND FLOOR AREA: 1,797 SF
ATTIC AREA [UNFINISHED W/ < 7 CLGS]: 610 SF
TOTAL FLOOR AREA: 6,236 SF

DETACHED GARAGE: 232 SF

**PROJECT INFO:**

Existing House To Be Demolished

**Proposed House**

1/8" = 1'-0"
Product Features

- **Materials:**
  - **Frame:** 4 9/16" (116 mm) jamb construction
  - **Sash:** Complete with integral metal nailing flange.
  - **Casing:** Manufactured from Coastal Douglas Fir kiln-dried lumber.

- **Finish Options:**
  - **Interior:** Natural, clear Douglas Fir interior (no visible finger joints)
  - **Exterior:**
    - Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg.
    - Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg.

- **Hardware:**
  - **Frame & Sash:**
    - Roto gear operator and concealed sash locks are available in a variety of hardware type and finish choices.
  - **Casement Window:**
    - Multipoint Lock
    - Use for Egress
    - Optional Retractable Screen and Swinging Screen available.
    - Optional grille bars can be applied to the interior and exterior.

- **Insulation:**
  - **Insulating Glass:**
    - Double or triple glass configurations with 1/2" (13 mm) spacers.
  - **LowE Systems:**
    - LowE best describes the benefits of the product that incorporates LowE double or triple coating.
  - **LowE (low-emissivity) coating:**
    - LowE 2, LowE 3, Tranquility®, and StormForce™.

- **Performance:**
  - **Sound Reduction:**
    - LowE has been tested by an independent laboratory to achieve substantially improved noise reduction and air infiltration performance.
  - **Energy Efficiency:**
    - LowE and other glazing systems can help reduce heating and cooling costs, providing superior energy efficiency.
  - **Weather Resistance:**
    - Flexible continuous weatherstrip system.

- **Screen:**
  - Screens available in bronze, linen, Tuscany brown, brushed stainless steel, and High Transparency mesh available. Optional Retractable Screen and Swinging Screen available.

- **Color Options:**
  - All Palette colors, including anodized finishes. Available in Coastal Mahogany and Coastal Grey.

- **Glass Options:**
  - **Insulating Glass:**
    - Double or triple glass configurations with 1/2" (13 mm) spacers.
  - **LowE Systems:**
    - LowE 2, LowE 3, Tranquility®, and StormForce™.

- **Installation:**
  - Requires special installation techniques for correct installation and operation.

- **Warranty:**
  - Standard manufacturer's warranty applies. Consult your nearest Loewen dealer for more details.

 Specifications

- **LowE:**
  - LowE has been tested by an independent laboratory to achieve substantially improved noise reduction and air infiltration performance.

- **With LowE:**
  - Requires special installation techniques for correct installation and operation.

- **Insulating Glass:**
  - Double or triple glass configurations with 1/2" (13 mm) spacers.

- **LowE Systems:**
  - LowE best describes the benefits of the product that incorporates LowE double or triple coating.

- **LowE 2:**
  - LowE double coating with 1/2" (13 mm) spacers.

- **LowE 3:**
  - LowE triple coating with 1/2" (13 mm) spacers.

- **Tranquility®:**
  - Tranquility® is supported by concealed heavy-duty hinges.

- **StormForce™:**
  - StormForce™ incorporates LowE double or triple coating and utilizes a patented low-air system.

- **Aluminum Cladding:**
  - Heavy duty exterior metal cladding comprised of extruded aluminum in a variety of standard finishes.

- **Metal Locks:**
  - Metal locks are available in a variety of finishes.

- **Insect Screens:**
  - Insect screens are available in bronze, linen, Tuscany brown, brushed stainless steel, and High Transparency mesh available.

- **Egress Hardware:**
  - Special egress hardware is available for Egress windows, which enables users to easily open the window to the outside.

- **Optional Grille Bars:**
  - Optional grille bars can be applied to the interior and exterior.
**Product Features**

- **Frame section:** 1 1/4” thick
- **MDO panels:** 3/8” thick
- **Urethane foam core:** R value of 9.1
- **Extria face frame:** 3/4” thick with profiled edges
- **Overlay boards:** S-3/4” width
- **Overall section thickness:** 2”
- **Interior back:** 1 1/4” mahogany plywood
- **Exterior grill:** simulated divided lites
- **Finish:** comes standard factory primed, optional white latex paint top coat

**Standard Features**

- **Torsion springs**
- **Heavy-duty track**
- **11-gauge hinges**
- **Commercial-grade white nylon rollers**
- **Vinyl bottom astragal with aluminum retainer**

**Field Painting**

The Benchmark is a paint grade wood composite door that comes factory primed. A field application of high quality exterior paint is required prior to or immediately following installation in order to comply with the terms of the warranty. An optional factory applied white latex top coat is available.

**Window Options**

- 4, 6, 8, 12, and 16 lite designs
- included standard
- Arch top
- Prairie lites
- Solid top (no glass)

**Panel and Trim Options**

- V Groove panels
- Dogbone panels
- Z V Brace overlay boards
- X Brace overlay boards

**Specifications**

- **Materials**
  - Benchmark windows are factory as a fire-rated assembly when the Benchmark door is used in a fire-rated assembly to receive the fire-rated designation.
  - Benchmark doors are available in a variety of frame sections, panel/trim options, and hardware.
  - Benchmark doors are available with or without a transom option.

- **Insulation**
  - Benchmark doors are available with standard and custom thickness options.
  - Benchmark doors are available with a variety of glazing options.

- **Thermal performance**
  - Benchmark doors are available with a variety of thermal performance options.

- **Sound transmission**
  - Benchmark doors are available with a variety of sound transmission options.

- **Safety and security**
  - Benchmark doors are available with a variety of safety and security options.

- **Appearance**
  - Benchmark doors are available with a variety of appearance options.

- **Low Maintenance**
  - Benchmark doors are available with a variety of low maintenance options.

- **Durability**
  - Benchmark doors are available with a variety of durability options.

- **Performance**
  - Benchmark doors are available with a variety of performance options.

- **Energy Efficiency**
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**Foundation:**

4” Brick Veneer (Standard 3 5/8” x 2 1/4” x 8”) in Running Bond Pattern.

**Chimneys**

4” Brick Veneer (Standard 3 5/8” x 2 1/4” x 8”) in Running Bond Pattern.

**Framed Walls:**

Field Stained Western Red Cedar Shingle - 6” Exposure

**Roofing:**

Alaskan Yellow Cedar Shakes (8”x12”)

Flat Seam Copper Roof at Low Slope Locations

Half Round 6” Copper Gutters and 4” Round Downspouts

**Trim:**

Painted Wood (Cedar or Mahogany) Window/Door casing 5/4x6

Painted Wood (Cedar or Mahogany) mouldings (at portico, rake, eave, etc.)

Painted Wood 12” Round Tuscan Columns by Somerset Door & Column

Painted Wood (Cedar or Mahogany) Operable Shutters by Timberlane
1 Garage Front Elevation
1/8" = 1'-0"

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

3 Garage Rear Elevation
1/8" = 1'-0"

4 Garage Left Elevation
1/8" = 1'-0"
Harrison Residence
9 West Kirke St Chevy Chase MD 20815

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HISTORIC AREA WORK PERMIT
HAWP Submission
01/20/2021

Front Elevation
Study
02/05/2021

HAWP Submission
02/09/2021

A2-4

33'-9" MAX PEAK HEIGHT

1st Floor
10'-10"

2nd Floor
19'-10"

Attic
27'-10"

Attic Clg
35'-0"

1st Floor Clg
19'-10"

2nd Floor Clg
21'-0"

16" EAVES

8" RAKES

9 1/2"

12" 2'-5"

BRICK CHIMNEY

BRICK VENEER AT FDN ABOVE GRADE

PTD WOOD BACKBAND & CAP

OPERABLE SHUTTERS

STAINED CEDAR SHINGLES

6" EXPOSURE

WOVEN CORNERS, TYP.

HALF ROUND COPPER GUTTERS & DOWNSPOUTS

COPPER CHIMNEY CRICKET

COPPER CHIMNEY CROWN AT HEAD

COPPER CHIMNEY RAKE MOULD

ALASKAN YELLOW CEDAR shake ROOF

COPPER CHIMNEY CRICKET

RAME MOULD AT HOUSE FACE

COPPER CHIMNEY CRICKET

COPPER CHIMNEY CROWN AT HEAD

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