Address:	9 West Kirke Street, Chevy Chase	Meeting Date:	2/24/2021		
Resource:	Non-Contributing Resource	Report Date:	2/10/2021		
	(Chevy Chase Village Historic District)	Public Notice:	2/3/2021		
Applicant:	Josh Harrison (Neal Thomson, Architect)	Tax Credit:	N/A		
Review:	HAWP	Staff:	Michael Kyne		
Permit Number	r: 939482				
PROPOSAL: Demolition and construction of a new single-family house					

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

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:

SIGNIFICANCE:Non-Contributing Resource within the Chevy Chase Village Historic DistrictSTYLE:Colonial RevivalDATE:c. 1892-1916



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

¹ Link to December 16, 2020 HPC meeting audio/video transcript:

http://mncppc.granicus.com/MediaPlayer.php?publish_id=109eb732-40c0-11eb-bc32-0050569183fa Link to December 16, 2020 preliminary consultation staff report: <u>https://montgomeryplanning.org/wp-content/uploads/2020/12/II.B-9-West-Kirke-Street-Chevy-Chase.pdf</u>

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 to 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.

	Existing Setback	Proposed Setback	Chevy Chase Village Building Restriction Line (B.R.L.)
Front	27.5'	25.9'	25'
West (Left) Side	<5'	8.33'	8'
East (Right) Side	20'	14.71'	10'
Rear	52.5'	20'	20'

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 ¹/₂"

wide and 77'-8" long (including the 4'-6" long covered front porch and 14'-8" long covered rear porch). At 2 $\frac{1}{2}$ 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 <u>contact the staff person</u> assigned to this application at 301-563-3400 or <u>michael.kyne@montgomeryplanning.org</u> to schedule a follow-up site visit.

OMERY	For S HAW	STAFF ONLY: P#939482
APPLICATIO	N FOR DATE	ASSIGNED
HISTORIC AREA WO	ORK PERMI COMMISSION	Г
301.563.3400		
APPLICANT:		
Name: Josh Harrison	E-mail: joshuaharrison	@me.com
Address: 9 West Kirke St	City: Chevy Chase	Zip:
Daytime Phone: 202-686-6583	Tax Account No.: 004	57438
AGENT/CONTACT (if applicable):		
Name: Neal Thomson	E-mail:	oncooke.com
Address: 5155 MacArthur Blvd NW	City: Washington, DC	Zip: 20016
Daytime Phone:	Contractor Registrati	on No.:
LOCATION OF BUILDING/PREMISE: MIHP # of Historie	Property	
Is the Property Located within an Historic District? $\underline{\times}$	es/District Name <u>Che</u> o/Individual Site Nam	vy Chase Village
Is there an Historic Preservation/Land Trust/Environme map of the easement, and documentation from the Eas	ntal Easement on the ement Holder suppor	Property? If YES, include a ting this application.
Are other Planning and/or Hearing Examiner Approvals (Conditional Use, Variance, Record Plat, etc.?) If YES, in supplemental information.	/Reviews Required as lude information on t	s part of this Application? hese reviews as
Building Number: 9 Street: West	Kirke St.	
Town/City: Chevy Chase Nearest Cros	Street: Laurel Pkwy	
Lot: P1 Block: 38 Subdivision:	0009 Parcel:	
TYPE OF WORK PROPOSED: See the checklist on Pa for proposed work are submitted with this applica	ge 4 to verify that a	II supporting items
be accepted for review. Check all that apply:		Garage/Accessory Structure
X New Construction Deck/Porch Addition Deck/Porch	Solar	moval/planting
X Demolition Hardscape/Lands	ape Window	n/Door
Grading/Excavation Roof	Other:_	
and accurate and that the construction will comply wit agencies and hereby acknowledge and accept this to b	regoing application, the plans reviewed and a e a condition for the is 11/23/2020	at the application is correct approved by all necessary ssuance of this permit.
Signature of owner or authorized agent		Date 9

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]			
Owner's mailing address	Owner's Agent's mailing address		
9 West Kirke St Chevy Chase, MD 20815	5155 MacArthur Blvd NW Washington, DC 20016		
Adjacent and confronting	Property Owners mailing addresses		
7 West Kirke St Chevy Chase, MD 20815	10 West Kirke St Chevy Chase, MD 20815		
11 West Kirke St Chevy Chase, MD 20815	12 West Kirke St Chevy Chase, MD 20815		
1	14 West Kirke St Chevy Chase, MD 20815		

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.

Nork Item 1:			
Description of Current Condition:	Proposed Work:		
Work Item 2:			
Description of Current Condition:	Proposed Work:		

Work Item 3:	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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 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 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 2	20815
LOCATION:	LOT P1, BLOCK 38, SUBDIVISION 0009	
ZONING: SETBACKS: LOT AREA:	R-60 FRONT: 25' BRL, LEFT 7,500 SF	: 8', RIGHT: 10', REAR: 20'
BUILDING HEIGHT:	ALLOWED: 30' (to midpoint)	PROPOSED: 27'-3" To Midpoint 35' To Peak
LOT COVERAGE:	28.5% (2,137 SF)	1,859 SF - 24.7%
FAR:	0.5 (3,750 SF)	3,740 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' CLG	S	610 SF
TOTAL FLOOR AREA:		6,236 SF
DETACHED GARAGE:		232 SF

DPS PERMIT # 939482



Proposed House 1/8" = 1'-0"

20016

HISTORIC AREA WORK PERMIT

Study

T1







VIEW FROM WEST KIRKE ST. - RIGHT SIDE



VIEW FROM REAR YARD - RIGHT SIDE



VIEW FROM REAR YARD - REAR ELEVATION



VIEW FROM REAR YARD - LEFT SIDE



CONDITION OF EXISTING SIDING





686.6

Harrison Residence 9 West Kike St Chevy Chase MD 20815 HISTORIC AREA WORK PERMIT

Existing Photos

01/20/2021 HAWP Submisson 02/05/2021 Front Elevation Study 02/09/2021 HAWP Subsmission

Т3

Product Features

Styles Traditional Push Out and Mission® ontions

Standard Features Natural, clear Douglas Fir interior (no visible finge ioints)

4 9/16" (116 mm) jamb constructio LowE insulated glazing with 1/2" (13 mm) ai

Roto gear operator and concealed sash locks Square Profile (interior only) = 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

2" clad frame and Kerf.

Glazing

LowE Double, LowE Triple, Tranquility® and StormForce*

gee 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),

StormForce is not available on all products

5 1/2" (139 mm) Flat, Adams and Williamsburg

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat

sion, Nose & Cove, Adams. Willi

Glazing LowE Double, LowE Triple and StormForceTM. StormForc

Dgee 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),

Square Profile (interior only) - 3/4" (19 mm), 7/8" (22 mm).

Wood: 2" (51 mm) Brickmould 3 1/2" (89 mm) Flat

2" clad frame extension, Nose & Cove, Adams, Willi

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Fla

not available on all products

Simulated Divided Lites (SDL)

1 1/8" (30 mm), 2" (51 mm)

5 1/2" (139 mm) Flat, Adams and Will

Simulated Divided Lites (SDL)

Extruded aluminum cladding in a variety of colors, primed wood pr clear file exterior Casing Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat,

Insect screens · Metal handle, cover and locks

Hardware

Flexib

Multiple bardware type and finish choices are available See the Hardware in section A for more in

Metal Clad Color Spectrum All Palette colors, including anodized finishes. Avail Cyprium Collection.



		Function				
•	•	Use for Egress	٠	٠	•	•
•	•	Available with Screen	٠	٠	•	•
		Concealed Hardware	•	٠	•	
		Durability				
		Low Maintenance Metal Clad Exterior	•	•	•	•
		Clear Douglas Fir Exterior Finish	•	0	۰	0
	Clear Mahogany Exterior Finish	0	0	0	0	
	Primed Exterior Finish	•	•	•	•	
	Cyprium Collection	0			0	
	Performance					
		LowE Double	٠	٠	•	•
		LowE Triple	0	0	0	0
	StormForce"	0	0			
		Appearance				
		SDL	0	0	0	0

Product Features

Styles ung Radius Top and Cotts Standard Features Natural, clear Douglas Fir interior (no v 4 9/16" (116 mm) jamb construction

LowE insulated glazing with 1/2" (13 mm) a colors, primed wood or clear fit exterior

Elex Insect screens

Metal locks

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

> and Kerf. Metal Clad Color Spectrum All Palette colors, including anodized finishes

Casing





E2 | Technical Guide Double/Single Hung Window

Specifications



available for Casement windows, which enables some sizes to meet egress codes, eliminating the need to go to the next rger size window. Consult your Authorized Lo available. Grille bars are permanently applied to the interior for more details



Specifications Standards

Mahogany.

Glazing With cou

airspace.

and exterior. Hardware Option

Operator and sash locks are available in a variety of finishes. See section A.

have been tested by an independent lab Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and Frame & Sash ufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16" (116 mm) jam ware Il wood exterior components are factory primed unless sash lifts are available at an additional charge. Operabl sash with single-handle tilt latch enables inward tilting o cified as clear exterior. Minor scratches or abrasions face or primer are not Alternate Species sash for easy o The entire Loewen pr Weatherstrip Flexible weatherstrip ensures a positive weather sea Preservative Treate Screen Standard screens have a bronze, linen or aluminum frame Il wood parts are dipp screened with anti-glare fiberglass cloth. Screen-frame color is matched to exterior finish on metal clad units. High options, we ensure that you can protection and comfort Egress Insulating Glass nents for your area. Consult your Authorized Double or triple glass configurations with 1/2" (13 mm) Loewen Dealer for more details. LowE Systems LowE best describes the benefits of the product that Simulated Divided Lites (SDL) Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior

Low: best describes the benefits of the product that incorporates glazing coatings and Argon gas. LowE systems help reduce heating and cooling costs, providing superior energy efficiency.

and exterior. Hardware Option

Sash locks and optional sash lifts are available in a variety of finishes. See section A.

LOEWEN DBL HUNG WINDOW SPEC.

Hung Windows Technical Guide | E3



Casement Window Section NTS

FLAT CASING APPLIED IN FIELD SEE ELEVATIONS



Dbl Hung Section NTS

ARCHITE DC 20016 .6583 COM 202.686.658 COOKE 3 THOMSON 10

U



T4

Prod

Styles	is not available on all products.
Traditional, Prench, Cambertip, Quarter Round, Full Radius. Bendard Fasture Natura Douglas Fir interfor (no visible finger joints) Full Jashb - 6 3/16 (16 mm) construction is an option A mit to elimalitatic tempered glazing Multi-goint locking hardware, complete with sold trans- oror hand set up: cascithon and deet bott - Entropic aluminam_indeficing in <u>startice</u> of standard content generative parts of citater for - Entropic aluminam_indeficing in <u>startice</u> of standard content generative parts of citater for - Entropic aluminamic vision or citater for - Entropic temperature paytem	Simulated Divided Lites (BDL) Oges Prolin J - 1/4" (10 mm), 1 1/4" (30 mm), 2" (51 mm) Party Prolin - 1/4" (10 mm), 1 7/4" (20 mm), 2" (51 mm) 2" (51 mm) Source Prolin (interior only) - 3/4" (19 mm), 7/8" (22 int) Data (20 mm), 2" (21 mm)
ExactD Level ExactD Triple and StormForce**. StormForce**	No Patrick Colors, Inducting and Color Annual Color Annua

	Swinging Terrace	Swinging French Terrace		Swinging Terrace	Swinging French Terrace
HARDWARE STYLES			VARIABLES		
Multi-point Handle	•	•	Function		
Verona Handle	•	•	Use for Egress	•	•
Meran Handle	•	•	Multi-point Hardware	•	•
Shropshire Handle	0	0	Durability		
Churchill Handle	0	0	Low Maintenance Metal Clad Exterior	•	•
Athinia Handle	0	0	Clear Douglas Fir Exterior Finish	0	0
Rodos Operator	0	0	Clear Mahogany Exterior Finish	0	0
			Primed Exterior Finish	0	0
			Cyprium Collection	•	•
Standard O Optional			Performance		
nish Options: Refer to Section A.			LowE Double	•	٠
			LoveE Triple	0	0
			StormForce**	0	•
			Appearance		

cal Guide Swinging Terrace & French Terrace Door

Specifications

Frame section: 1-1/4" thick MDO panels: 3/8" thick Urethane foam core: R value of 9.1 Extira face frame: 3/4" thick with profiled edges Overlay boards: 5-3/4" width Overall section thickness: 2" Interior back: 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

Specifications

Standards	Metal Cladding
Most individual units have been tested by an independent	Heavy duty exterior metal cladding comprised of extruded
laboratory for air and water infiltration, structural	aluminum is available in a variety of Palette colors, includin
performance and thermal performance requirements.	anodized and Cyprium (copper and bronze cladding).
Panel & Frame	Interior of window can be natural weed (unfinished) or
Manufactured with Coastal Douglas Fir. Bronze anodized	primed. Metal Clad units are supplied ready to install
aluminum door sill with bronze vinyl extruded thermal break.	complete with integral metal nailing flange.
All exterior wood components are factory primed unless	Hardware
specified as clear exterior. Minor scratches or abrasions	Multipoint locking hardware - complete with brass handle
are not considered defects.	set and escutcheon - and dead bolt are standard on all
Alternate Species	Terrace Doors. Optional keyed alike locks are available.
The entire Loewen product line is also available in optional	Standard concealed bearing hinges in a variety of finishes
Mahogany. Preservative Treated	are available.
Preservative Treated	Note: French doors with handle activated shoot bolts on
All wood parts are dipped in approved preservative.	inactive panel.
Glazing	Weatherstripping
With countless glazing configurations and glazing coatings	High grade weatherstripping runs the full perimeter of
options, we ensure that you can choose the perfect blend of	the panel/frame interface and provides a tight seal to the
protection and comfort.	exterior elements. Side and head jamb weatherstrip are
Insulating Glass	comprised of a bulb and fin dual seal design.
Double or triple glass configurations with 1/2" (13 mm)	Door Swings
airspace.	Traditional Terrace Door: Hinged in the middle so that one
LowF Systems	panel is fixed, while the other opens/closes. These doors
LowE best describes the benefits of the product that	can be configured as a single door, or as a series of fixed,
incorporates glazing coatings and Argon gas. LowE systems	operating, left hinged or right hinged panels.
help reduce heating and cooling costs, providing superior	French Terrero Denne Historia on the lamba to ellow heith
energy efficiency.	doors to open/close from the middle
Simulated Divided Lites (SDL)	
Standard SDL complete with airspace grilles. Grille bars are	Note: Outswinging versions of both door styles are
permanently applied to the interior and exterior.	available as options.







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

Vertical Grain Fir Panel

 Arch top Prairie lites Solid top (no glass)

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Panel and Trim Options

paint is required prior to or immediately

 V-Groove panels • Diagonal/herringbone panels • Z, V Brace overlay boards • X Brace overlay boards

GUARANTEED FOR QUALITY

ARTISAN GARAGE DOOR SPEC.

1/4" Mahogany Extira Composite Overlay Frame Plywood Backer Panel Urethane Foam Core, R value of 9.1 3/8" V-Groove or Flat MDO Panel LVL Core rame

Artisan offers a 3-year limited warranty on Benchmark.

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Door Specifications 01/20/2021 HAWP Submissor

Front Elevation 02/05/2021 Study 02/09/2021 HAWP Subsmission

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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*

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Material Specifications 01/20/2021 HAWP Submisson 02/05/2021 Front Elevation Study 02/09/2021 HAWP Subsmission					
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