

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

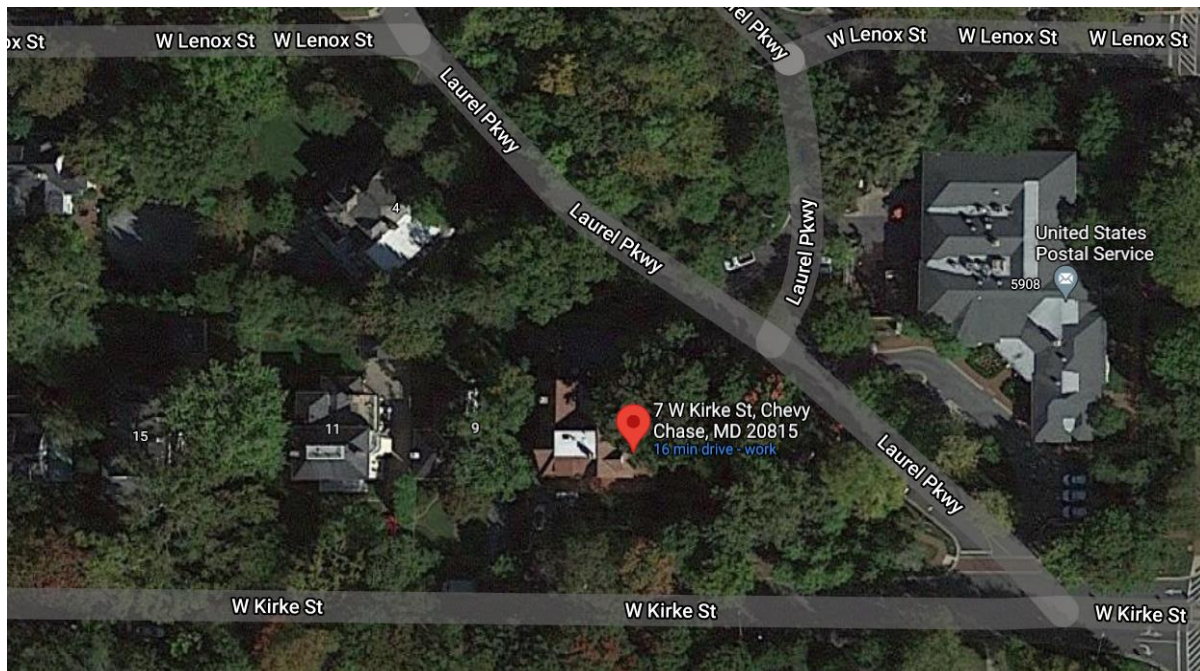
<b>Address:</b>	7 West Kirke Street, Chevy Chase	<b>Meeting Date:</b>	9/1/2021
<b>Resource:</b>	Contributing Resource (Chevy Chase Village Historic District)	<b>Report Date:</b>	8/25/2021
		<b>Public Notice:</b>	8/18/2021
<b>Applicant:</b>	Marc Katz (Neal Thomson, Agent)	<b>Tax Credit:</b>	N/A
<b>Review:</b>	HAWP	<b>Staff:</b>	Michael Kyne
<b>Permit Number:</b> 963297			
<b>PROPOSAL:</b> Side porch and sunroom removal and construction of new side and rear additions			

**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION:**

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



***Fig. 1: Subject property.***

**PROPOSAL:**

The applicant proposes side porch and sunroom removal, and construction of new side and rear additions 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***

- (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 ensure 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 ensure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

**Driveways** should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

**Garages and accessory buildings** which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common wall with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”

**Major additions** should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

**Porches** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side porches have occurred throughout the Village with little or no adverse effect 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, the 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.

**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.

### ***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 applicable Standards are as follows:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

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

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

### **STAFF DISCUSSION:**

The subject property is a c. 1892-1916 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The house is located on a corner lot, fronting on West Kirke Street to the south, and with Laurel Parkway to the east (right, as viewed from the public right-of-way of West Kirke Street) and north (rear).

The applicant proposes side porch and sunroom removal and construction of new side and rear additions at the subject property. The proposed work items will only affect non-historic additions and/or previous alterations. The west (left) side porch, north side (rear) sunroom, and reconstructed wraparound front porch were all part of a June 24, 2009 HAWP approval. The garage was part of a subsequent October 28, 2009 HAWP approval (replacing a previous c. 1979 garage), which also included the construction of the existing driveway to replace a previous driveway off Laurel Parkway. Information regarding the previous



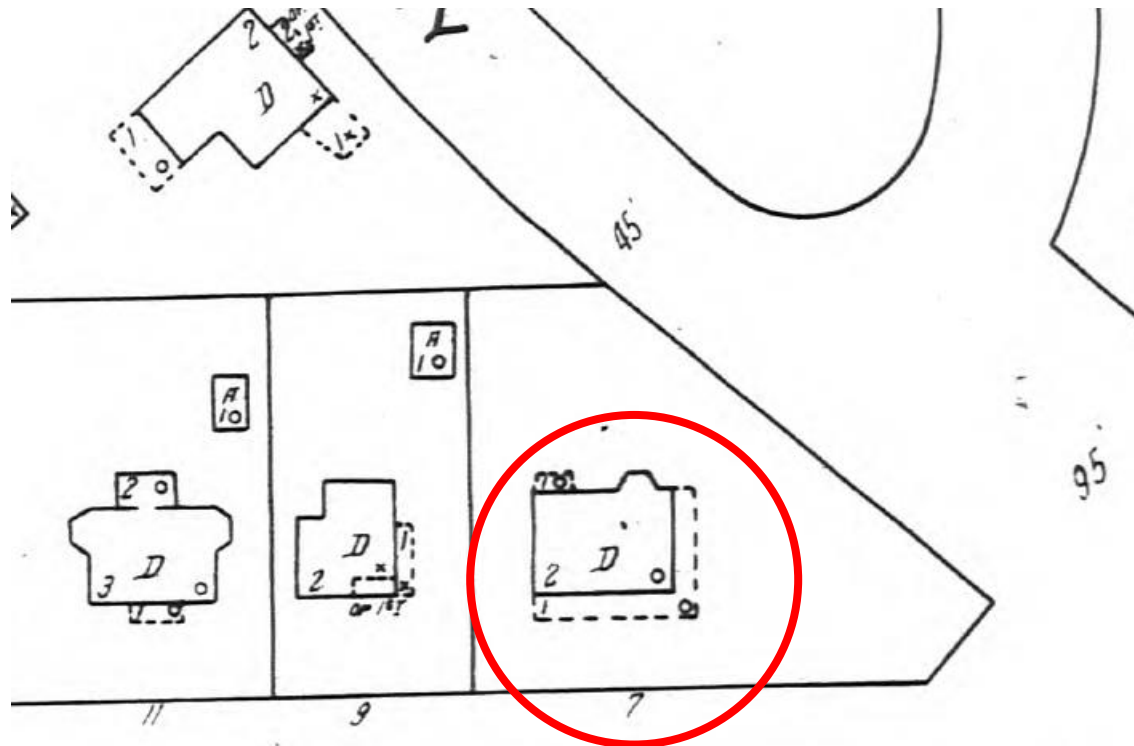
HAWP approvals can be found at the following link:

[https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640010/Box088/35-13-09N\\_Chevy%20Chase%20Historic%20District\\_7%20West%20Kirke%20St\\_08-12-2009.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box088/35-13-09N_Chevy%20Chase%20Historic%20District_7%20West%20Kirke%20St_08-12-2009.pdf)

Specific work items include:

#### *Side Porch Removal*

The existing porch at the west (left) side of the historic house is proposed to be removed. As previously noted, the porch to be removed was part of a June 24, 2009 HAWP approval. Additionally, the 1927 Sanborn Fire Insurance Map (see *Fig. 2* below) confirms that the porch is not an original feature, and staff supports its removal.



***Fig. 2: 1927 Sanborn Fire Insurance Map, with the subject property circled in red.***

#### *New West (Left) Side Addition*

The applicant proposes to construct a new one-story addition with finished basement at the west (left) side of the historic house. The proposed addition will be constructed with wood siding and trim, slate roofing, and a stone foundation to match the historic house. There will be a small porch/covered entry with wood stairs and railings to match the historic house at the south side (front) of the proposed addition. A small porch with matching wood railing is also proposed at the north side (rear) of the addition. Other proposed materials include 6-over-6 wood windows (compatible with, yet differentiated from, the 6-over-1 windows on the front and side elevations of the historic house), wood shutters to match those on the historic house, and wood lattice screening at the foundation level to match the historic house.

### *Sunroom Removal*

The applicant proposes to remove the existing one-story sunroom with roof balcony and first floor deck at the north side (rear) of the historic house. The sunroom is a non-historic feature, as demonstrated by the June 24, 2009 HAWP approval and 1927 Sanborn Fire Insurance Map (see *Fig.2* above).

### *New Rear Addition*

A new addition is proposed at the north side (rear) of the property. The new addition will be in the same approximate location as the existing, non-historic sunroom, but will have an expanded footprint. The new addition will include a finished walkout basement, with below grade areaway, built-in planter, seat wall, and steps to grade. The design of the addition will be similar to the sunroom to be removed, with wood trim and pilasters, roof balcony with wood railing, multi-lite wood windows, and stone foundation to match the existing. There will be a low-sloped metal roof over the proposed areaway, and a new, smaller wood deck with stairs to grade and railings to match the existing will be constructed at the northeast (rear/right) corner of the house.

### *Other Alterations*

New wood steps to grade with handrails to match the existing will be added to the east (right) side of the reconstructed (c. 2009) wraparound front porch. Additionally, the existing, non-original (c. 2009) driveway will be shortened due to the proposed new west (left) side addition, and the existing, non-historic (c. 2009) garage will be altered. Specific garage alterations include:

- Infilling the existing door on the west (left) side, with wood siding to match the existing.
- New wood doors on the south side (front).
- New shutter panels on the north side (rear).
- New multi-lite French doors on the east (right) side.

As noted in the provided elevations, the existing slate roof shingles of the historic house will be repaired and/or replaced in-kind, as necessary.

Staff supports the applicant's proposal, finding it consistent with the *Guidelines*. Given the property's location on a corner lot and the general visibility from all sides, staff finds that the proposed new west (left) side and north side (rear) addition should be reviewed with moderate scrutiny. The *Guidelines* state that 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.

Staff finds that the proposed new additions will be constructed from compatible materials and are designed so that the house still contributes to the district.

The *Guidelines* instruct that the proposed driveway and garage alterations should be reviewed with lenient scrutiny, meaning:

“... 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.”

As the proposed driveway and garage alterations present no problems with massing, scale, or compatibility, staff fully supports these alterations. Staff also reiterates that, per the October 28, 2009 HAWP approval and 1927 Sanborn Fire Insurance Map (see *Fig. 2* above), the existing garage and driveway are not original to the property.

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*. Additionally, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment, per *Standard #10*.

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-8(b) (1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior’s Standards for Rehabilitation #2, #9, and #10*, and the *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) (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, #9, and #10*;

and with the general condition that the applicant shall present an electronic set 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



APPLICATION FOR  
HISTORIC AREA WORK PERMIT  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# 963297  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Marc Katz

E-mail: marc@customink.com

Address: 7 West Kirke St

City: Chevy Chase Zip: 20815

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: Neal Thomson

E-mail: neal@thomsoncooke.com

Address: 5155 MacArthur Blvd NW

City: Washington, DC Zip: 20016

Daytime Phone: 202-686-6583

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? X 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.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7 Street: West Kirke St.

Town/City: Chevy Chase Nearest Cross Street: Laurel Pkwy

Lot: 1 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:**

- |                                                |                                                |                                                                     |
|------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> New Construction      | <input checked="" type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition   | <input type="checkbox"/> Fence                 | <input type="checkbox"/> Solar                                      |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape   | <input type="checkbox"/> Tree removal/planting                      |
| <input type="checkbox"/> Grading/Excavation    | <input type="checkbox"/> Roof                  | <input type="checkbox"/> Window/Door                                |
|                                                |                                                | <input type="checkbox"/> 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.

Neal Thomson

08/11/2021

Signature of owner or authorized agent

Date

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

<b>Owner's mailing address</b>  7 West Kirke St Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>  5155 MacArthur Blvd NW Washington, DC 20016
<b>Adjacent and confronting Property Owners mailing addresses</b>	
9 West Kirke St Chevy Chase, MD 20815	6 West Kirke St Chevy Chase, MD 20815
10 West Kirke St Chevy Chase, MD 20815	4 Laurel Parkway Chevy Chase, MD 20815
5908 Connecticut Avenue 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 basement and attic, wrap around porch, rear detached garage and pool.**

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

**The work includes additions and renovations to the existing 2 story house with basement and attic. Principal materials will be field painted cedar lap siding to match the existing exposure of the house. The new addition foundations will also match the existing random pattern stone. New window and door locations are designed as painted wood units with exterior trim details to match the existing conditions.**



Work Item 1: <u>Side addition</u>	
Description of Current Condition: <b>Existing side porch.</b>	Proposed Work: <b>Remove side porch and build new 1 story addition with new porch front and rear.</b>
Work Item 2: <u>Rear addition</u>	
Description of Current Condition: <b>Existing rear sun room.</b>	Proposed Work: <b>Remove existing sun room and enlarge with 1 story addition connecting the deck and porch</b>
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 scaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

# HISTORIC AREA WORK PERMIT APPLICATION

7 WEST KIRKE STREET  
CHEVY CHASE, MD 20815

## PROJECT INFO :

The work includes additions and renovations to the existing 2 story house with basement and attic. Principal materials will be field painted cedar lap siding to match the existing exposure of the house. The new addition foundations will also match the existing random pattern stone. New window and door locations are designed as painted wood units with exterior trim details to match the existing conditions.

ADDRESS:	7 W Kirke Street Chevy Chase, MD 20815	
LOCATION:	LOT 1, BLOCK 38	
ZONING:	R-60	
SETBACKS:	FRONT = 25'-0", SIDE = 7'-0" , REAR = 20'-0"	
LOT AREA:	14,950 SF	
	ALLOWED:	PROPOSED:
BUILDING HEIGHT:	30'-0" TO MIDPOINT	NO CHANGE
LOT COVERAGE:	30% (4,476 SF)	18.2% (2,727 SF)
BUILDING AREA:	EXISTING:	PROPOSED:
BASEMENT FLOOR AREA:	2,081 SF	2,440 SF (+359 SF)
FIRST FLOOR AREA:	2,081 SF	2,423 SF (+342 SF)
SECOND FLOOR AREA:	1,919 SF	1,919 SF (+0 SF)
ATTIC FLOOR AREA:	1,569 SF	1,569 SF (+ 0 SF)
<b>TOTAL FLOOR AREA:</b>	<b>7,650 SF</b>	<b>8,351 SF (+791 SF)</b>
GARAGE AREA:	275 SF	275 SF (+0 SF)
TOTAL:	7,925 SF	8,626 SF (+701 SF)



Existing Front Elevation



Proposed Front Elevation

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW  
WASHINGTON DC 20016  
202.666.6563  
WWW.THOMSONCOOKE.COM

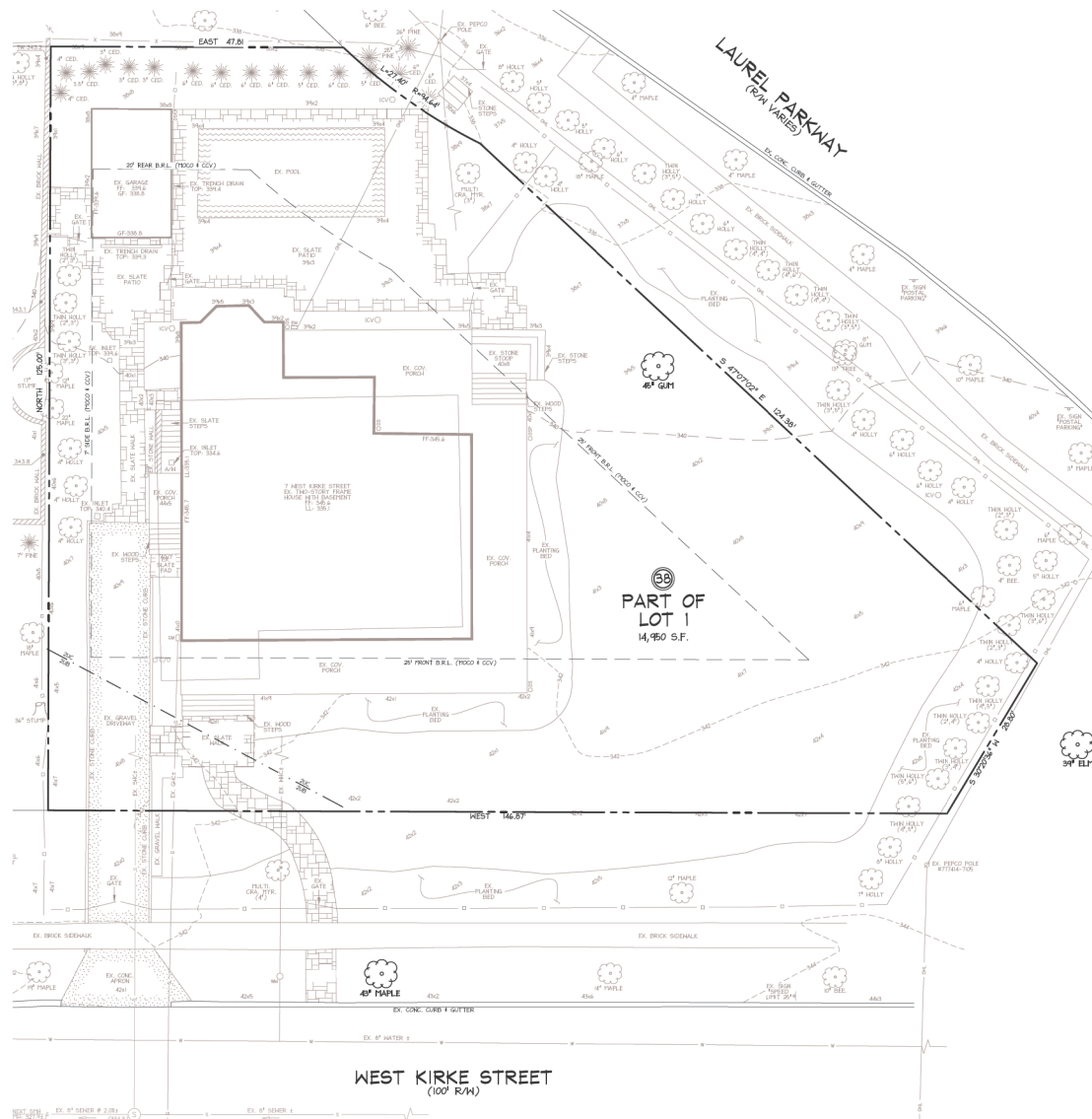
Katz Residence  
7 W Kirke Street Chevy Chase MD 20815

HISTORIC AREA WORK PERMIT  
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Cover

08/11/2021 HAWP Submission

T1



**1** Existing Site Plan  
1" = 20.0'

THOMSON & COOKE ARCHITECTS

5155 MACARTHUR BLVD NW  
WASHINGTON DC 20016  
202.666.6663  
WWW.THOMSONCOOKE.COM

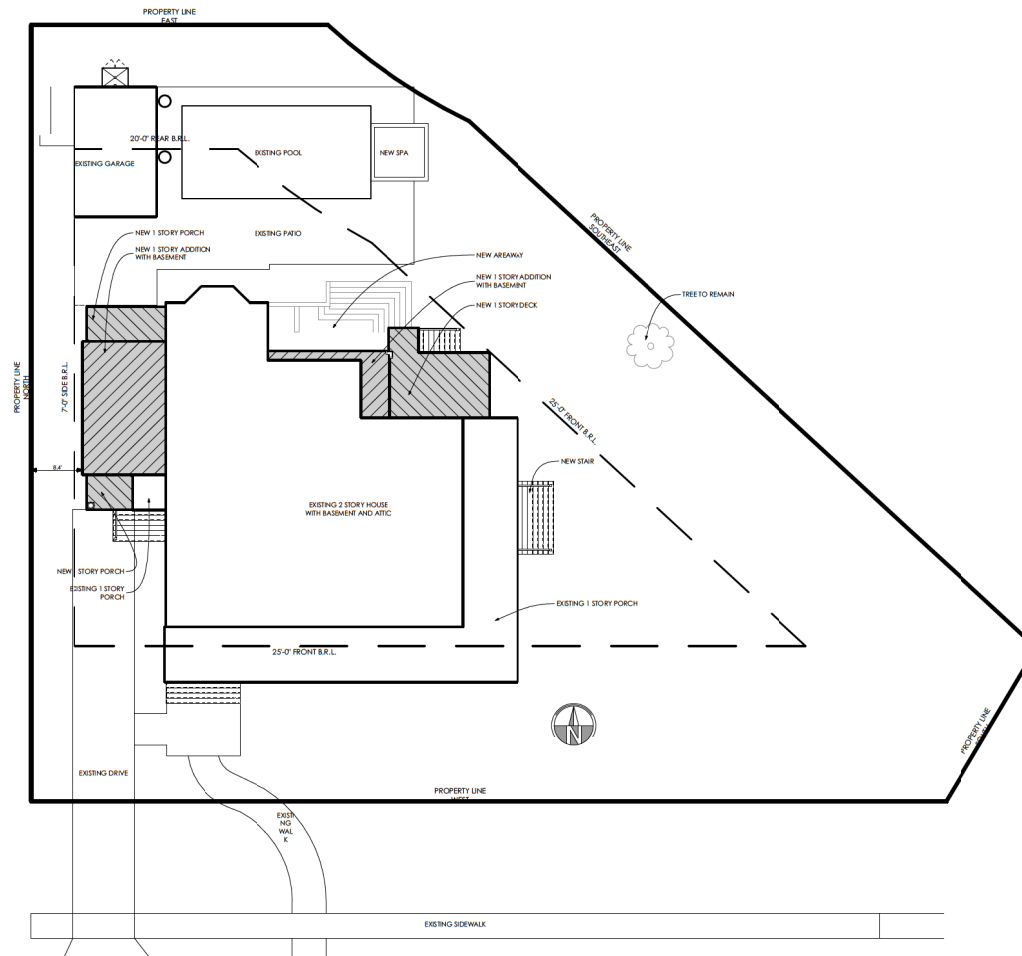
**Katz Residence**  
7 W Kirke Street Chevy Chase MD 20815

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Existing Site Plan

08/11/2021 HAWP Submission

**T2**



**1** Site Plan  
1" = 20'

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**Katz Residence**  
7 W Kike Street Chevy Chase MD 20815

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Proposed Site Plan

08/11/2021 FAWP Submission

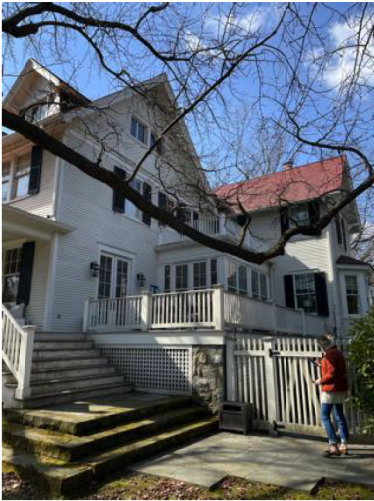
**T3**



VIEW FROM WEST KIRKE ST. - LEFT SIDE



VIEW FROM SIDE YARD. - RIGHT SIDE



VIEW FROM SIDE YARD. - RIGHT REAR 3/4



VIEW FROM REAR YARD - GARAGE RIGHT SIDE

**Katz Residence**  
 7 W Kirke Street Chevy Chase MD 20815

**HISTORIC AREA WORK PERMIT**  
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5155 MACARTHUR BLVD NW  
 WASHINGTON DC 20016  
 202.666.0563  
 WWW.THOMSONCOOKE.COM

Existing Photos

08/11/2021	F+AWP Submission

T4



Product Features

**Styles**  
Traditional, Push Out and Mission® 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
- Roto gear operator and concealed sash locks
- Extruded aluminum cladding in a variety of standard colors: **primed wood** or clear **exterior**
- Flexible continuous weatherstrip system
- Insect screens
- Metal handle, cover and locks

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

**Glazing**

Low-E Double, Low-E Triple, Tranquility® and StormForce™. StormForce is not available on all products.

**Simulated Divided Lite (SDL)**

Open 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)

**Coating**

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Karl.

**Metal Clad Color Spectrum**

All Palette colors, including anodized finishes. Available in Cyprium Collection.



	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
<b>HARDWARE STYLES</b>				
Push Out Handle	●	●	●	●
Push Out Lock	●	●	●	●
<b>● Standard ○ Optional</b>				
Finish Options: Refer to Section A.				

	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
<b>VARIABLES</b>				
<b>Functionality</b>				
Use for Egress	●	●	●	●
Isolate with Screen	●	●	●	●
Concealed Hardware	●	●	●	●
<b>Durability</b>				
Low Maintenance Metal Clad Exterior	●	●	●	●
Clear Douglas Fir Exterior Finish	○	○	○	○
Clear Mahogany Exterior Finish	○	○	○	○
Neutral Exterior Finish	○	○	○	○
Cyprium Collection	○	○	○	○
<b>Performance</b>				
Low-E Double	●	●	●	●
Low-E Triple	○	○	○	○
StormForce™	○	○	○	○
<b>Appearance</b>				
SDL	○	○	○	○

B2 | Technical Guide Casement Windows

Product Features

**Styles**  
Double Hung, Single Hung, Radius Top and Cottage 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
- Extruded aluminum cladding in a variety of standard colors: **primed wood** or clear **exterior**
- Flexible continuous weatherstrip system
- Insect screens
- Metal locks

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

**Glazing**

Low-E Double, Low-E Triple and StormForce™. StormForce is not available on all products.

**Simulated Divided Lite (SDL)**

Open 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)

**Coating**

Wood: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

Metal Clad: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension, Nose & Cove, Adams, Williamsburg and Karl.

**Metal Clad Color Spectrum**

All Palette colors, including anodized finishes.



	Double/Single Hung	Double/Single Hung
<b>HARDWARE STYLES</b>		
Back Lock	●	●
Back Latch	○	○
<b>● Standard ○ Optional</b>		
Finish Options: Refer to Section A.		

	Double/Single Hung	Double/Single Hung
<b>VARIABLES</b>		
<b>Functionality</b>		
Use for Egress	●	●
Isolate with Screen	●	●
<b>Durability</b>		
Low Maintenance Metal Clad Exterior	●	●
Clear Douglas Fir Exterior Finish	○	○
Clear Mahogany Exterior Finish	○	○
Neutral Exterior Finish	○	○
<b>Performance</b>		
Low-E Double	●	●
Low-E Triple	○	○
StormForce™	○	○
<b>Appearance</b>		
SDL	○	○

B2 | Technical Guide Double/Single Hung Windows

Specifications

**Standards**

Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

**Frame & Sash**

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for a 9/16" (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

**Alternate Species**

The entire Lowen product line is also available in optional Mahogany.

**Preservative Treated**

All wood parts are dipped in approved preservative.

**Glazing**

With countless glazing configurations and Low-E coating options, we ensure that you can choose the perfect blend of protection and comfort.

**Insulating Glass**

Double or triple glass configurations with 1/2" (13 mm) airspace.

**Low-E Systems**

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

**Simulated Divided Lite (SDL)**

Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior and exterior.

**Hardware Option**

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

LOEWEN CASEMENT WINDOW SPEC.

Visit the Lowen Photo Gallery online at [www.loewen.com](http://www.loewen.com) for a large collection of Lowen product and elevation photography. Numerous custom window configuration opportunities exist – please contact your Authorized Lowen Dealer. Specifications and technical information are subject to change without notice. Imperial and metric measurements are converted accurately. However, in some cases, industry standards cause a 1 mm variance. (Example: 3/4" is shown as 19 mm for all glass measurements.) Get Download: [www.loewen.com/techinfo](http://www.loewen.com/techinfo) | Installation Instructions: [www.loewen.com](http://www.loewen.com)

Casement Windows Technical Guide | B3

Specifications

**Standards**

Most units have been tested by an independent laboratory for air and water infiltration, structural performance, and thermal performance requirements.

**Frame & Sash**

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for a 9/16" (116 mm) jamb. All wood exterior components are factory primed unless specified as clear exterior. Minor scratches or abrasions in the wood surface or primer are not considered defects.

**Alternate Species**

The entire Lowen product line is also available in optional Mahogany.

**Preservative Treated**

All wood parts are dipped in approved preservative.

**Glazing**

With countless glazing configurations and Low-E coating options, we ensure that you can choose the perfect blend of protection and comfort.

**Insulating Glass**

Double or triple glass configurations with 1/2" (13 mm) airspace.

**Low-E Systems**

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

**Simulated Divided Lite (SDL)**

Standard SDL complete with airspace grilles, where available. Grille bars are permanently applied to the interior 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.

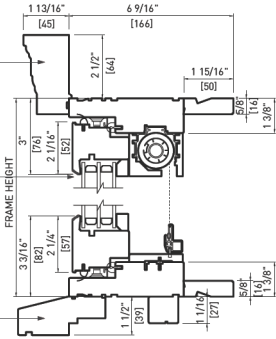
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Double/Single Hung Windows Technical Guide | B3

FLAT CASING APPLIED IN FIELD  
SEE ELEVATIONS

PUTTY PROFILE

PTD MAHOGANY SILL

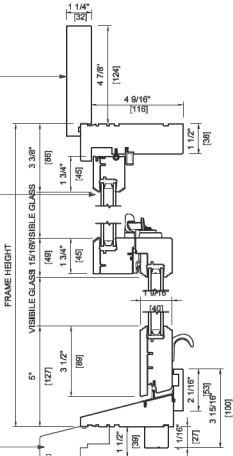


Casement Window Section  
NTS

FLAT CASING APPLIED IN FIELD  
SEE ELEVATIONS

PUTTY PROFILE

PTD MAHOGANY SILL



Dbl Hung Section  
NTS

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Window  
Specifications

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T5

Product Features

**Style**  
Traditional, French, Cambertop, Quarter Round, Full Radius

**Standard Features**

- Natural Douglas Fir interior (no visible finger joints)
- Full Jamb – 6 9/16 (166 mm) construction is an option
- 4 mm Low E Insulated tempered glazing
- Multi-point locking hardware, complete with solid brass core handle set, escutcheon and dead bolt
- Extruded aluminum cladding in a variety of standard colors. **Primed wood or deer fir exterior**
- Flexible weatherstrip system

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

**Glazing**  
LowE Double, LowE Triple and StormForce™, StormForce™



Swinging Terrace & French Terrace		Swinging Terrace & French Terrace	
HARDWARE STYLES		Swinging Terrace	French Terrace
Multi-point Hardware	• •	•	•
Turnbuckle Handles	• •	•	•
Ring Handles	• •	•	•
Strapless Handles	• •	•	•
Chamfer Handles	• •	•	•
Adams Handle	• •	•	•
Roller Operator	• •	•	•
• Standard • Optional			
Finish Options: Refer to Section A.			

**Specifications**  
Frame section: 1-1/4" thick  
MDO panels: 3/8" thick  
Urethane foam core: R value of 9.1  
Extra 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**  
Most individual units have been tested by an independent laboratory for air and water infiltration, structural performance and thermal performance requirements.

**Panel & Frame**  
Manufactured with Coastal Douglas Fir. Bronze anodized aluminum door sill with bronze vinyl extruded thermal break. All exterior wood components are factory primed unless specified as clear exterior. Minor scratches or abrasions are not considered defects.

**Alternate Species**  
The entire Loewen product line is also available in optional Mahogany, Preservative Treated

**Preservative Treated**  
All wood parts are dipped in approved preservative.

**Glazing**  
With countless glazing configurations and glazing coatings options, we ensure that you can choose the perfect blend of protection and comfort.

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

**LowE Systems**  
LowE 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.

**Simulated Divided Lites (SDL)**  
Standard SDL complete with airspace gillies. Grille bars are permanently applied to the interior and exterior.

**Metal Cladding**  
Heavy Duty exterior metal cladding comprised of anodized aluminum is available in a variety of finishes including anodized and Oxyrin (black and bronze cladding). Interior of window casings, natural (clear, unfinished) or painted. **Maple** units are supplied with a sealant. **Maple** units with integral metal nailing flange.

**Hardware**  
Multi-point locking hardware – complete with brass handle set and escutcheon – and dead bolt are standard on all Terrace Doors. Optional keyed alike locks are available. Standard concealed bearing hinges in a variety of finishes are available.

**Note:** French doors with handle activated shoot bolts on inactive panel.

**Weatherstripping**  
High grade weatherstripping runs the full perimeter of the panel/frame interface and provides a tight seal to the exterior elements. Side and head jamb weatherstrips are comprised of a bulb and fin dual seal design.

**Door Swing**  
Traditional Terrace Door: Hinged in the middle so that one panel is fixed, while the other opens/closes. These doors can be configured as a single door, or as a series of fixed, operating, left hinged or right hinged panels.

**French Terrace Door:** Hinged on the jambs to allow both doors to operate from the middle.

**Note:** Outswinging versions of both door styles are available as options.

LOEWEN FRENCH DOOR SPEC.

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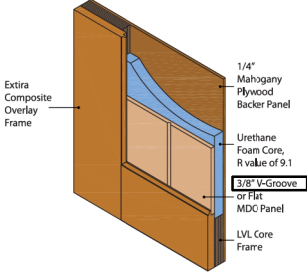
paint is required prior to or immediately following installation in order to comply with the terms of the warranty. An optional factory applied white latex top coat is available.

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



**GUARANTEED FOR QUALITY**  
Artisan offers a 3-year limited warranty on Benchmark.

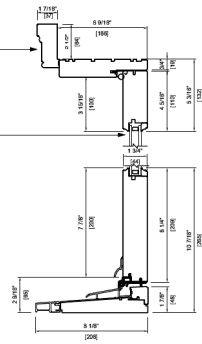
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FLAT CASING APPLIED IN FIELD  
SEE ELEVATIONS

PUTTY PROFILE



Door Section

NTS

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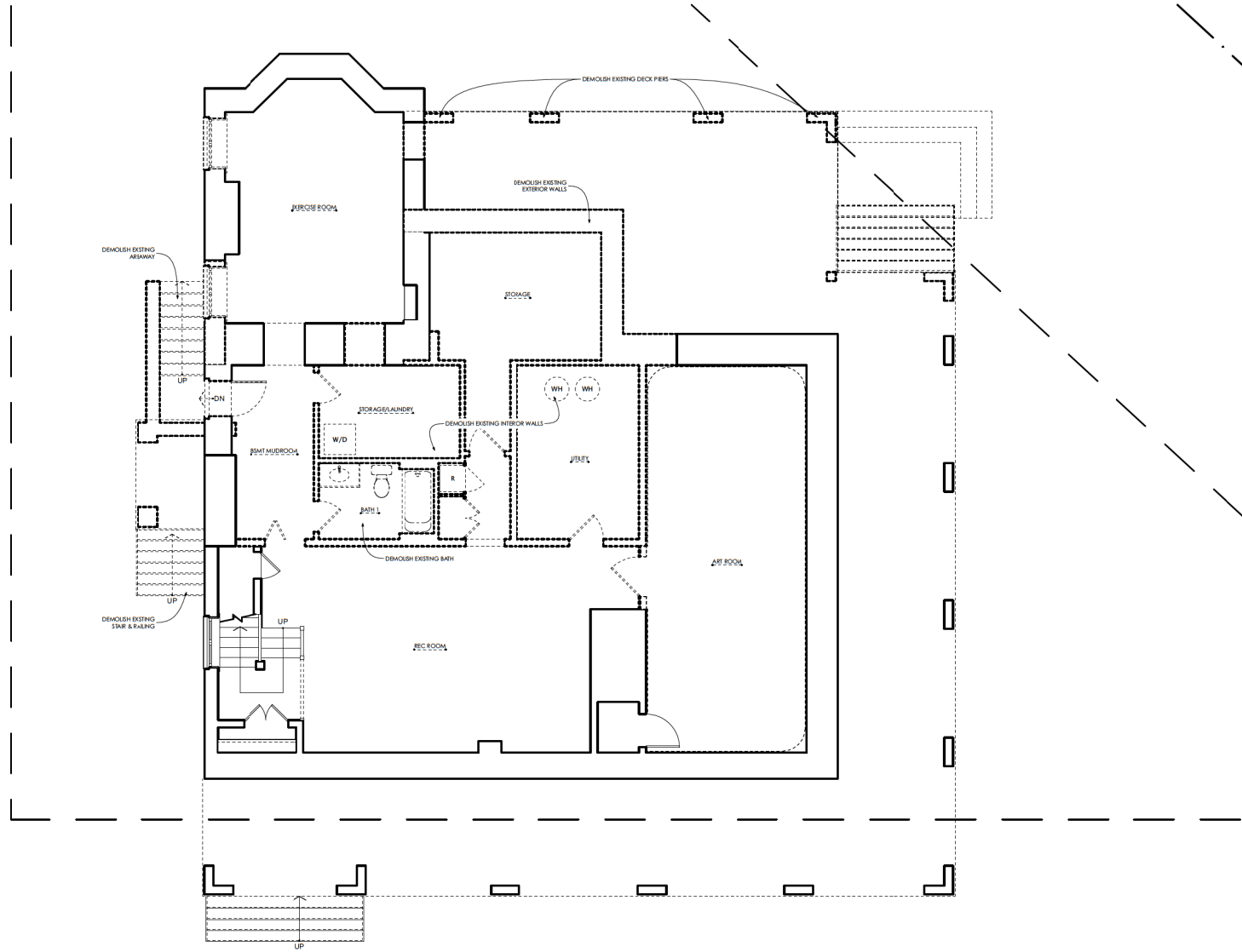
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Door Specifications  
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T6



**1** Basement Demolition Plan  
 1/8" = 1'-0"



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Basement Demo  
 Plan

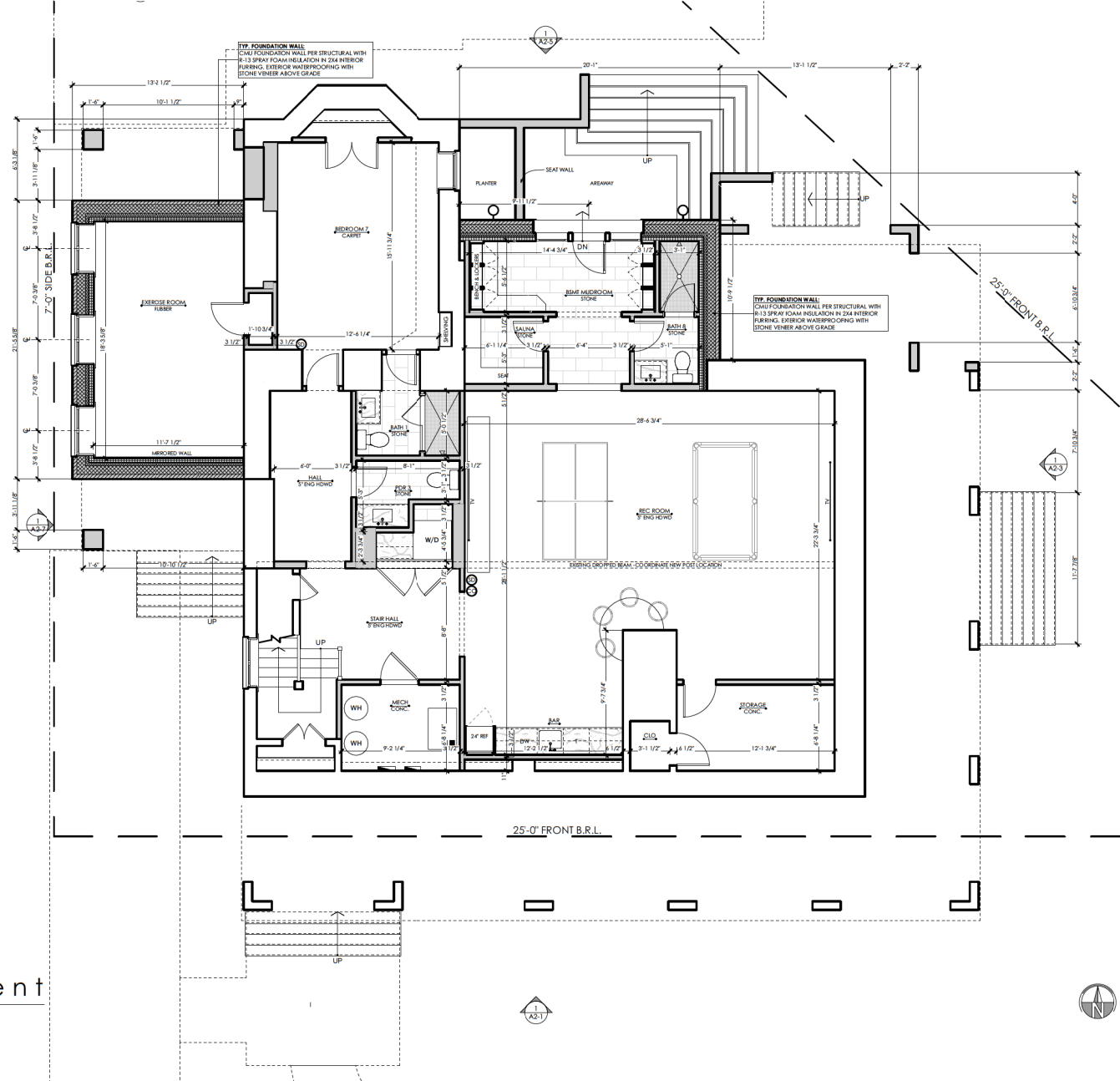
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**A1-0**

# 1 Proposed Basement

1/8" = 1'-0"

PROPERTY LINE  
NORTH



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Proposed  
Basement

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A1-1

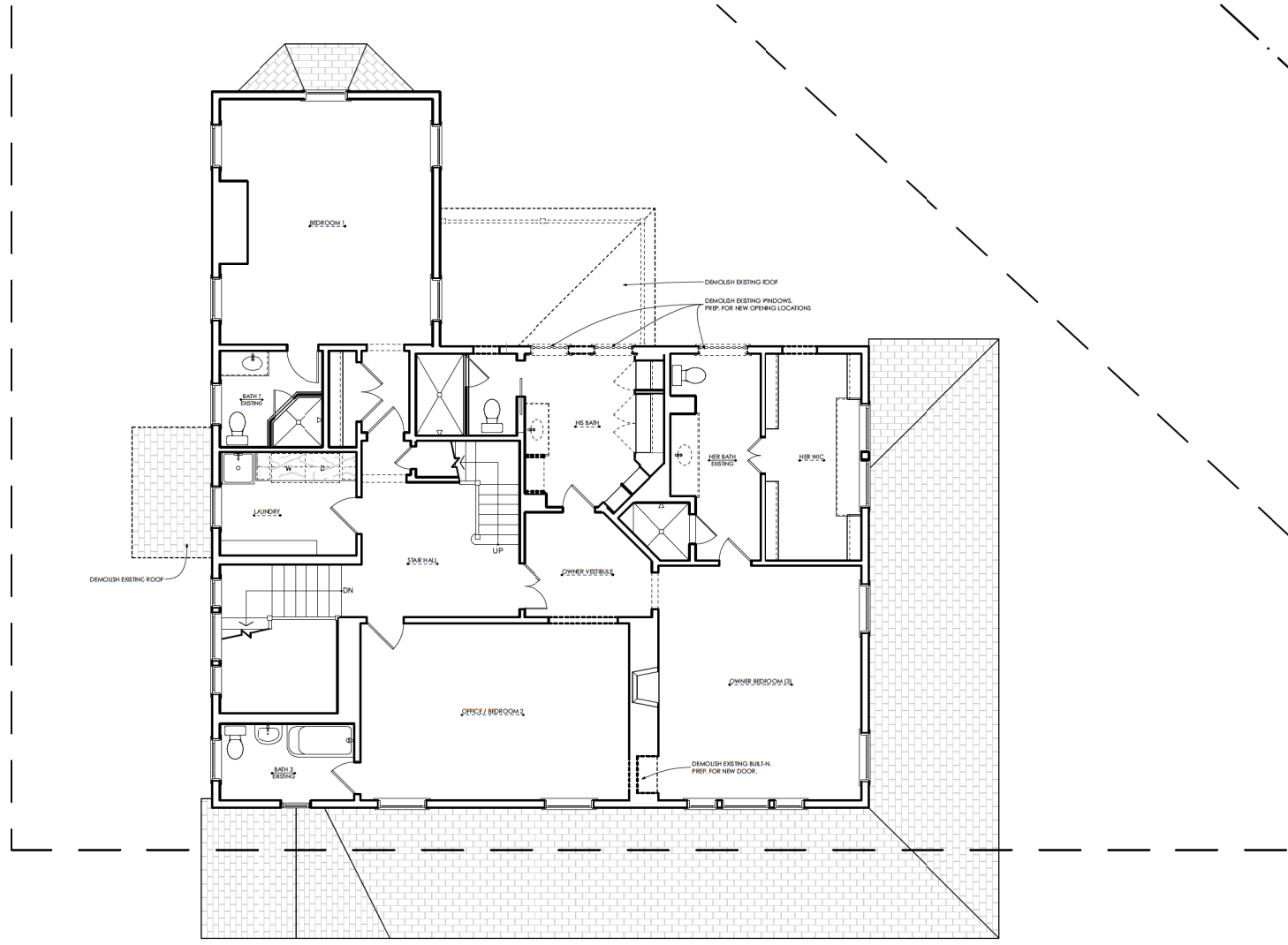
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**1** Second Floor Demolition Plan  
1/8" = 1'-0"

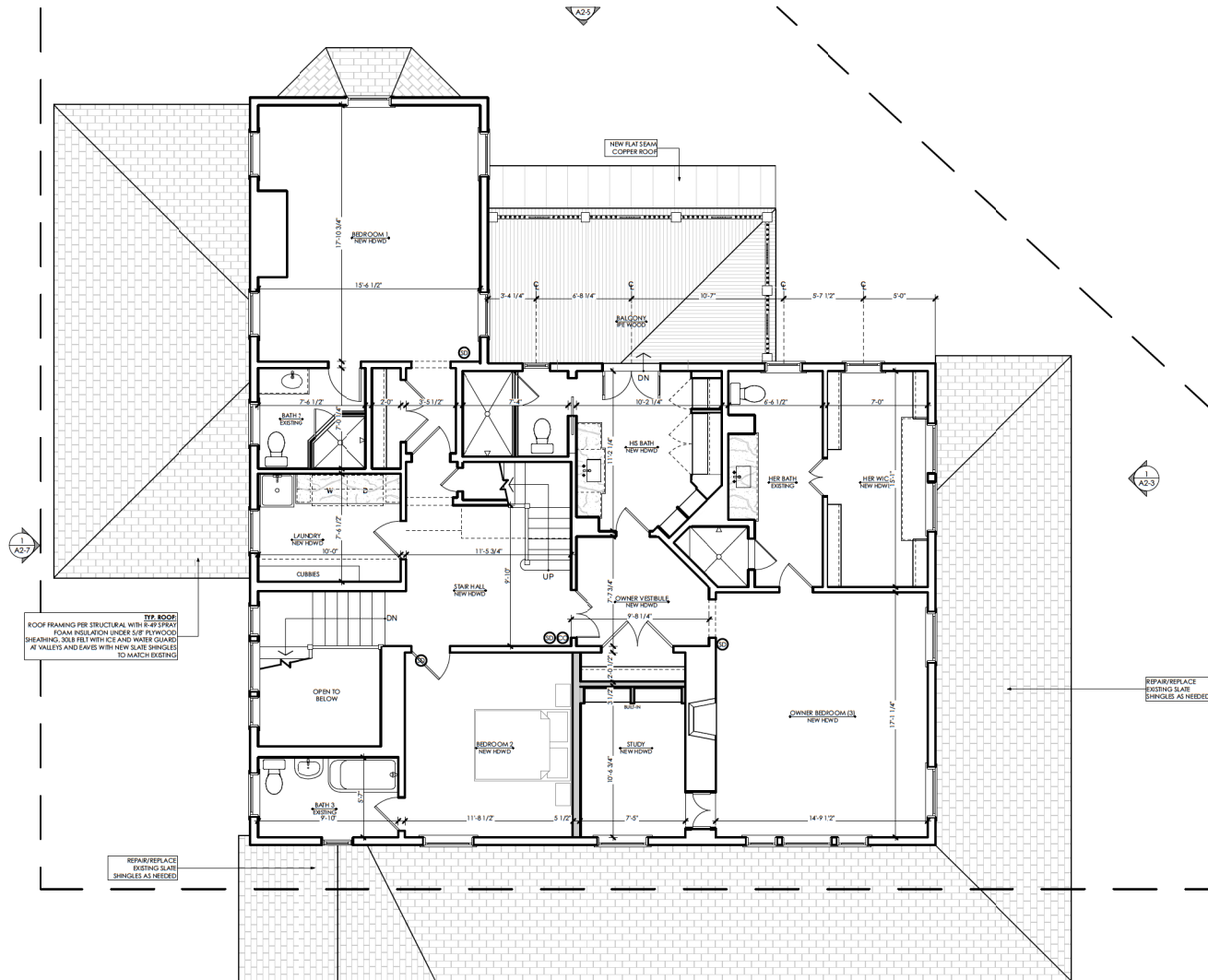


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Second Floor Demo Plan	
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**A1-4**



# 1 Proposed Second Floor

1/8" = 1'-0"



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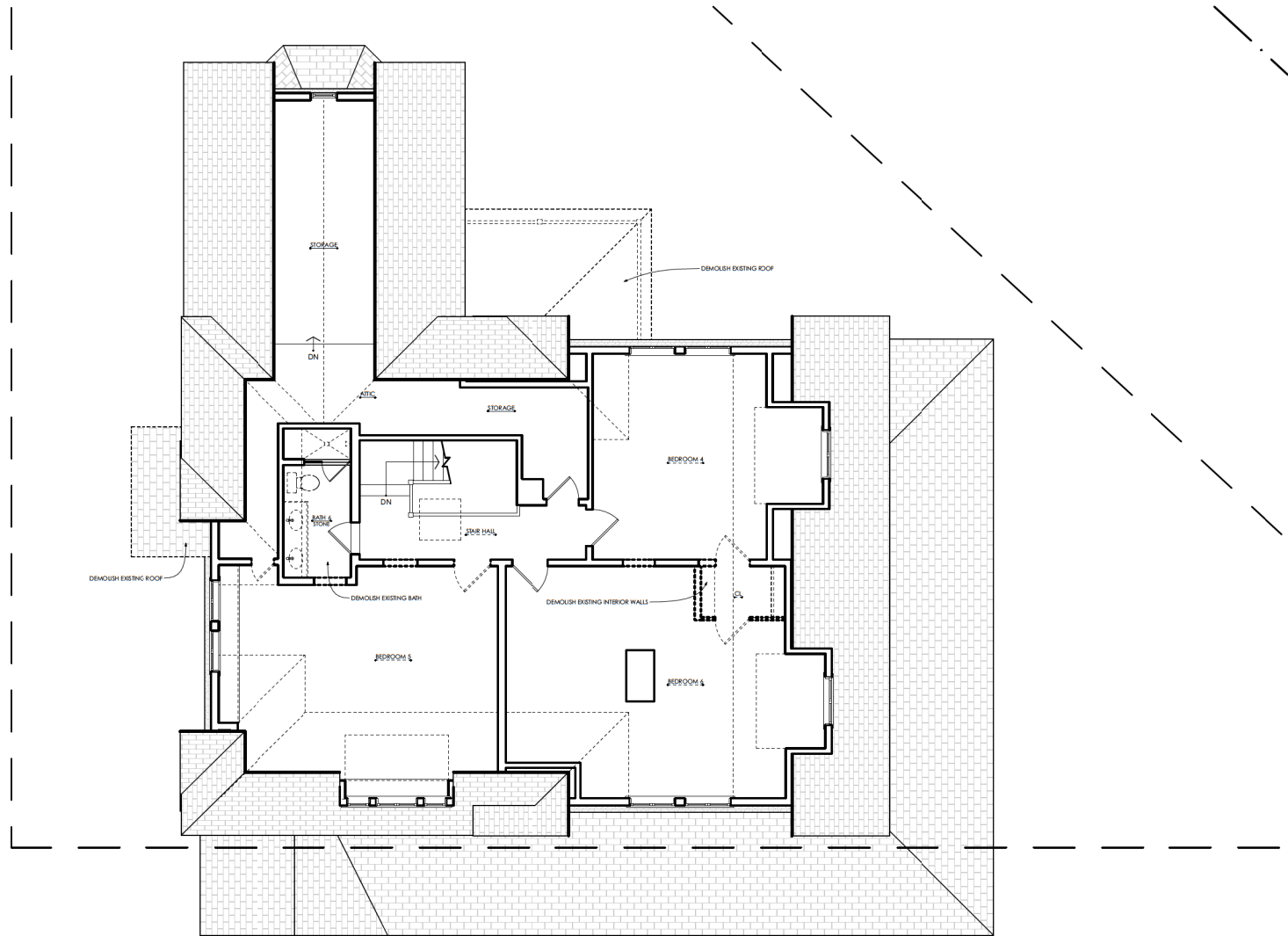
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Proposed  
Second Floor

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A1-5



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



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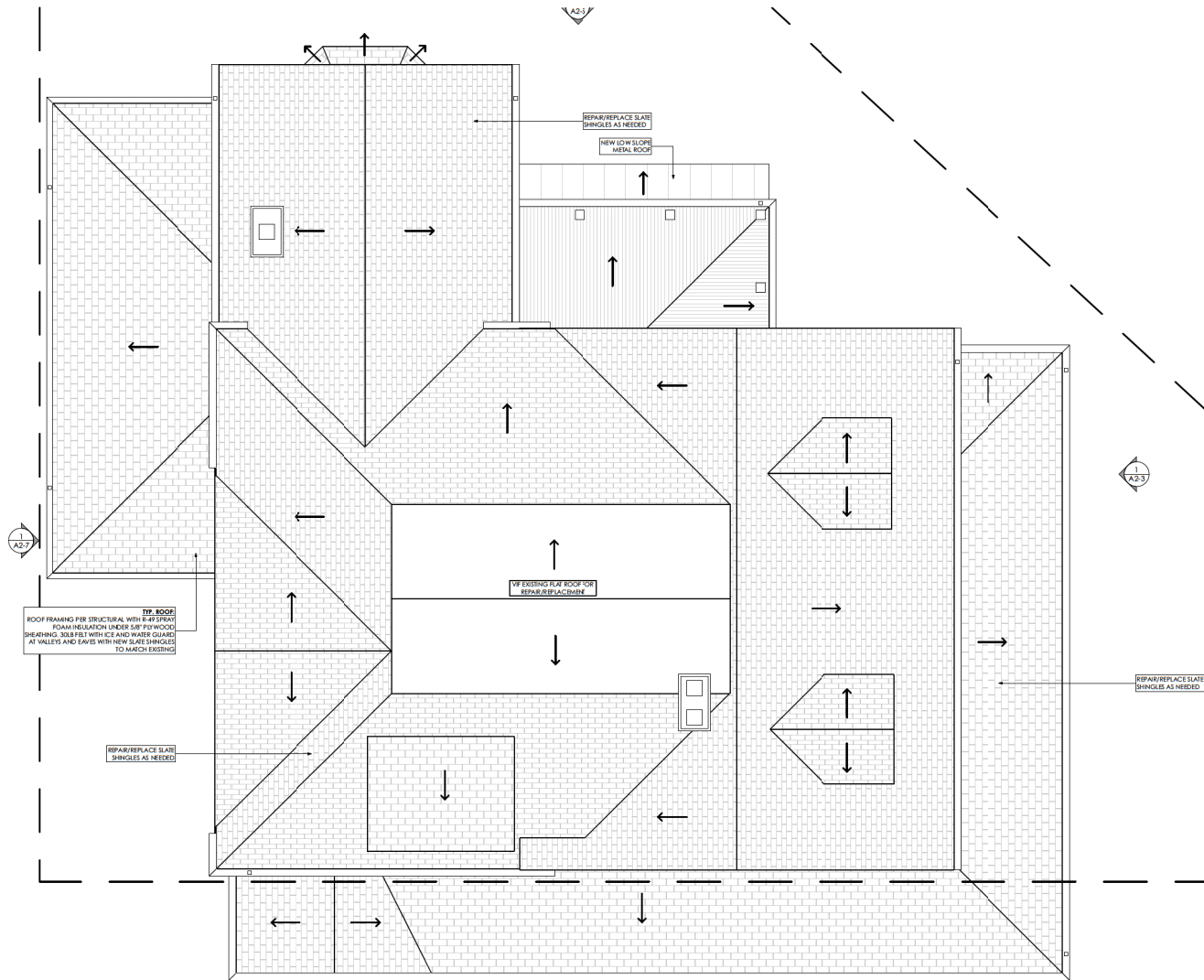
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Attic Demo Plan

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**A1-6**





**1** Proposed Roof Plan  
1/8" = 1'-0"



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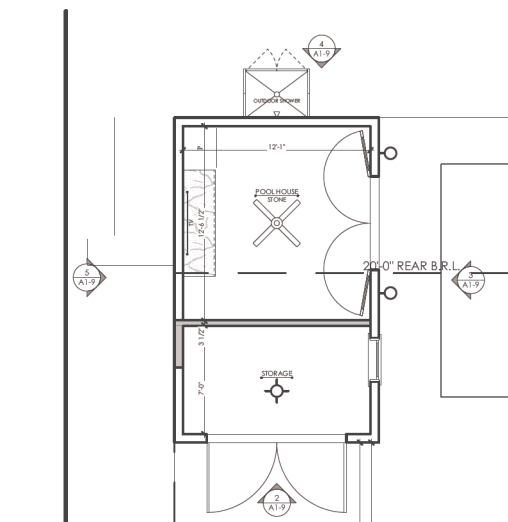
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Proposed Roof Plan

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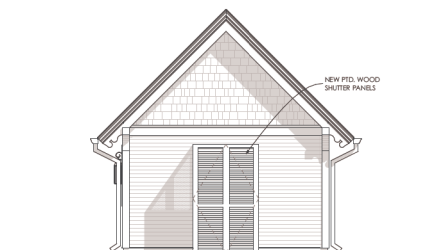
**A1-8**



**1** First Floor Plan  
1/8" = 1'-0"



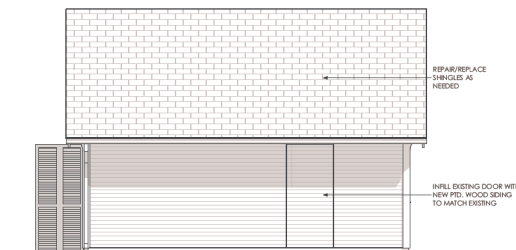
**2** Garage Front Elevation  
1/8" = 1'-0"



**4** Garage Rear Elevation  
1/8" = 1'-0"



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



**5** Garage Left Elevation  
1/8" = 1'-0"

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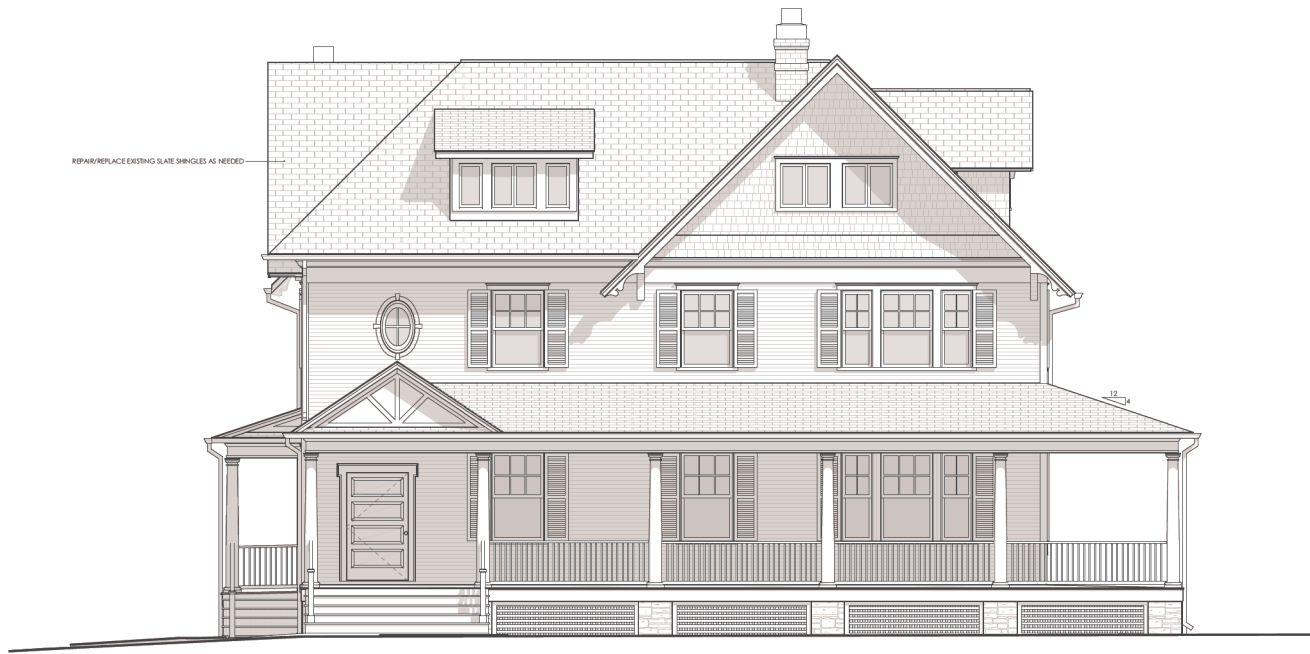
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Proposed  
Garage Plan

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A1-9





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

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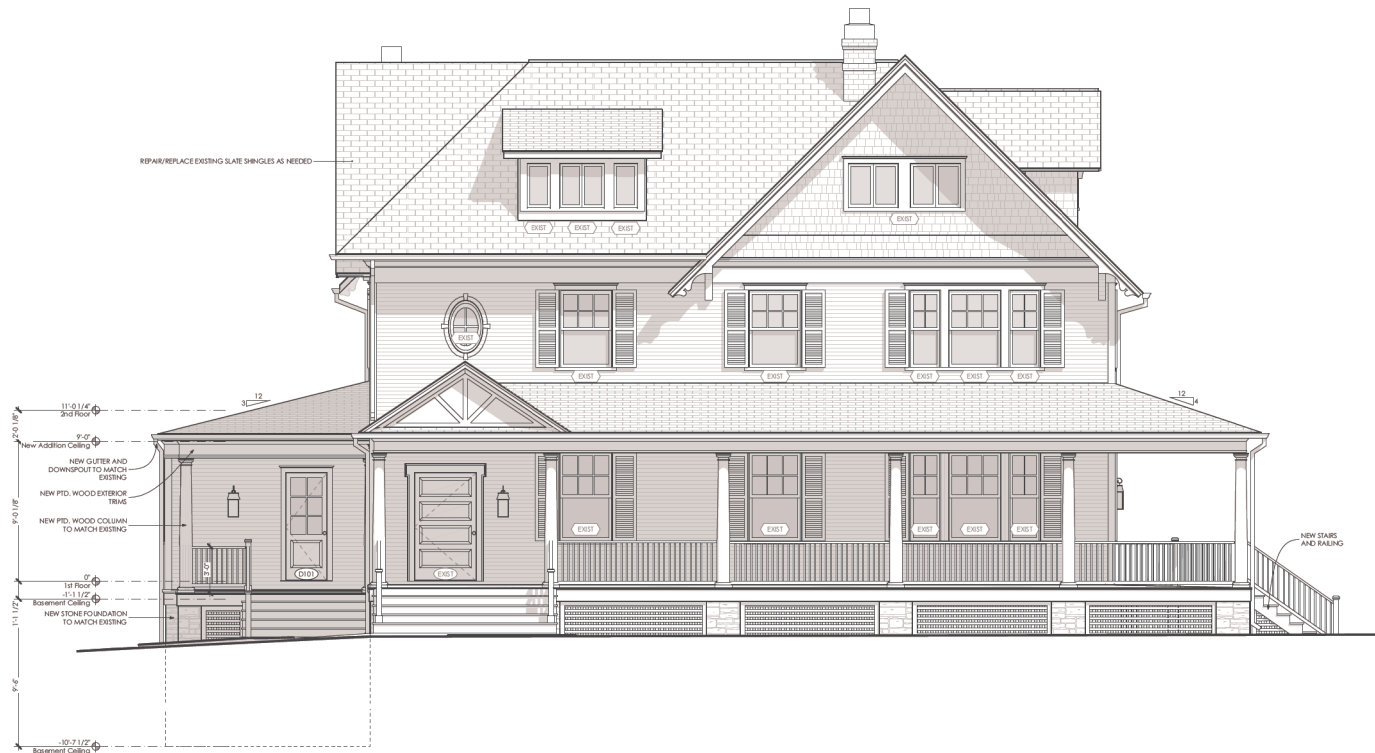
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Existing Front  
 Elevation

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**A2-1**



# 1 Proposed Front Elevation

1/8" = 1'-0"

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Proposed Front  
Elevation

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

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Existing Right  
 Elevation

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**A2-3**



# 1 Right Elevation

1/8" = 1'-0"

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Proposed Right  
Elevation

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**1** Existing Rear Elevation  
1/8" = 1'-0"

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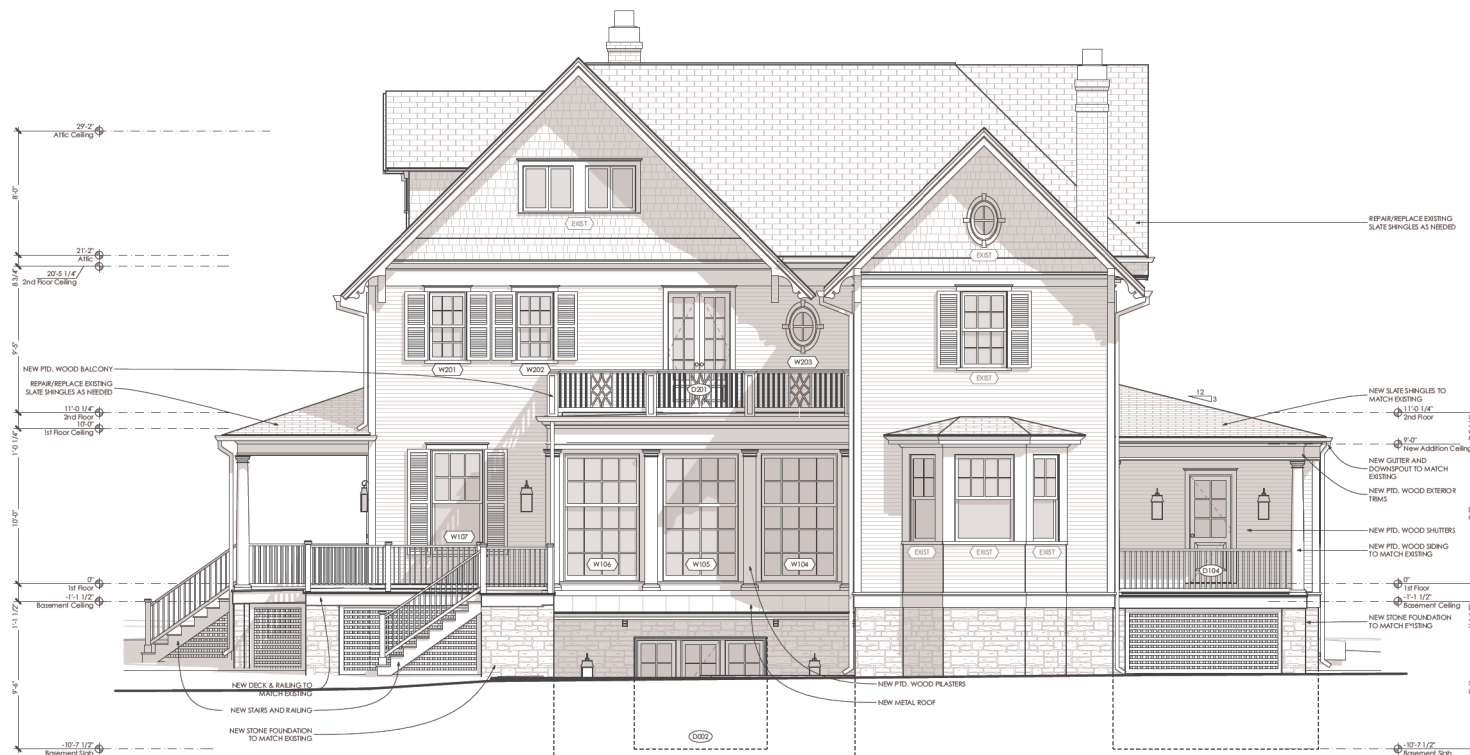
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Existing Rear  
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**A2-5**



# 1 Rear Elevation

1/8" = 1'-0"

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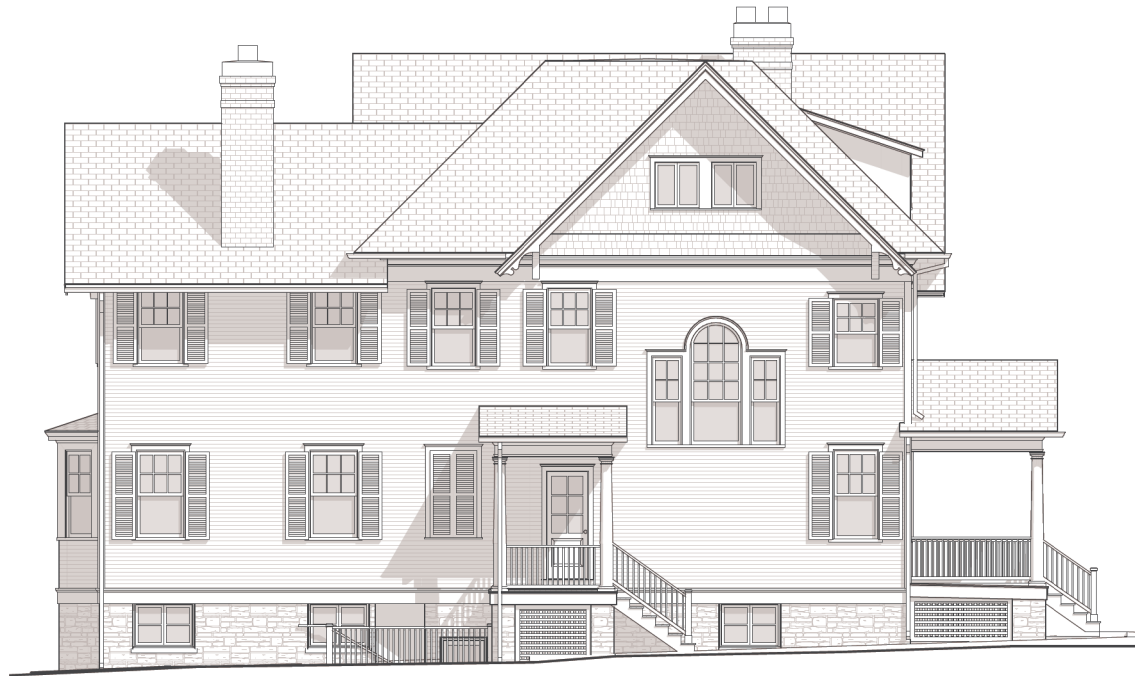
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Proposed Rear Elevation	
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**1** Existing Left Elevation  
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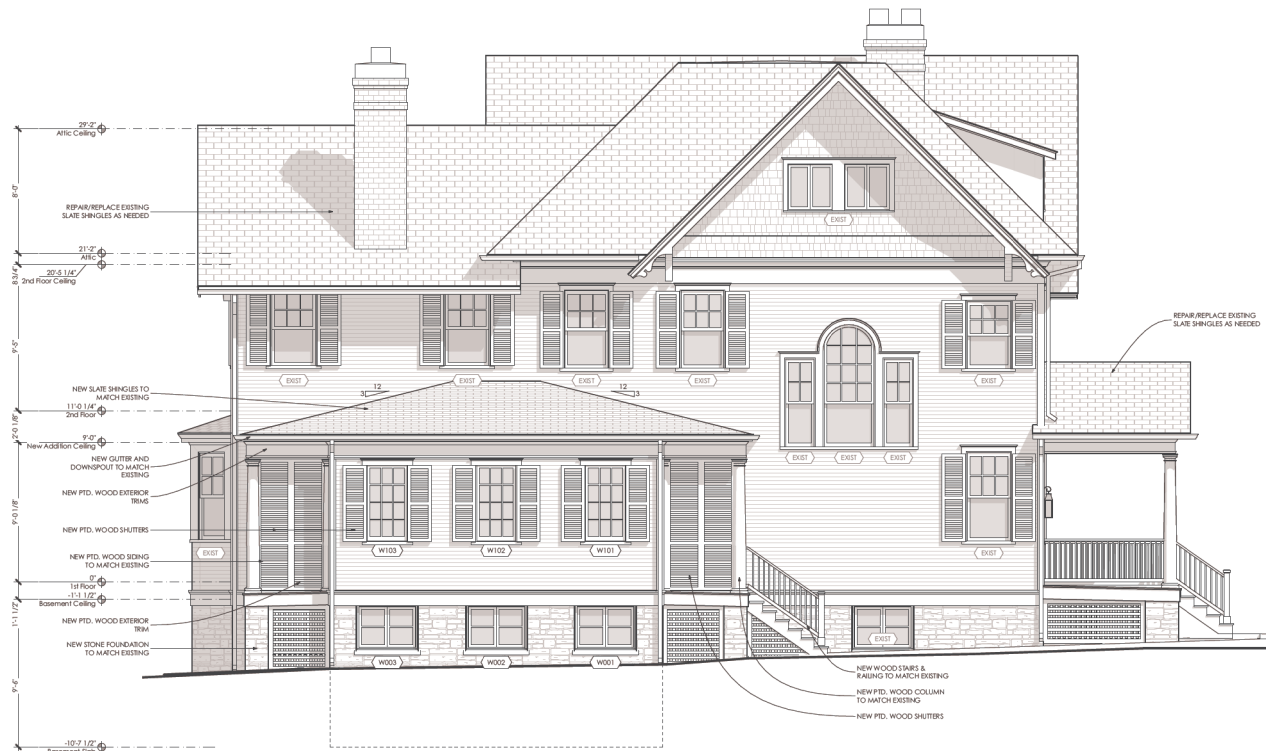
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Existing Left  
 Elevation

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**A2-7**





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

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Proposed Left  
 Elevation

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**A2-8**