

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

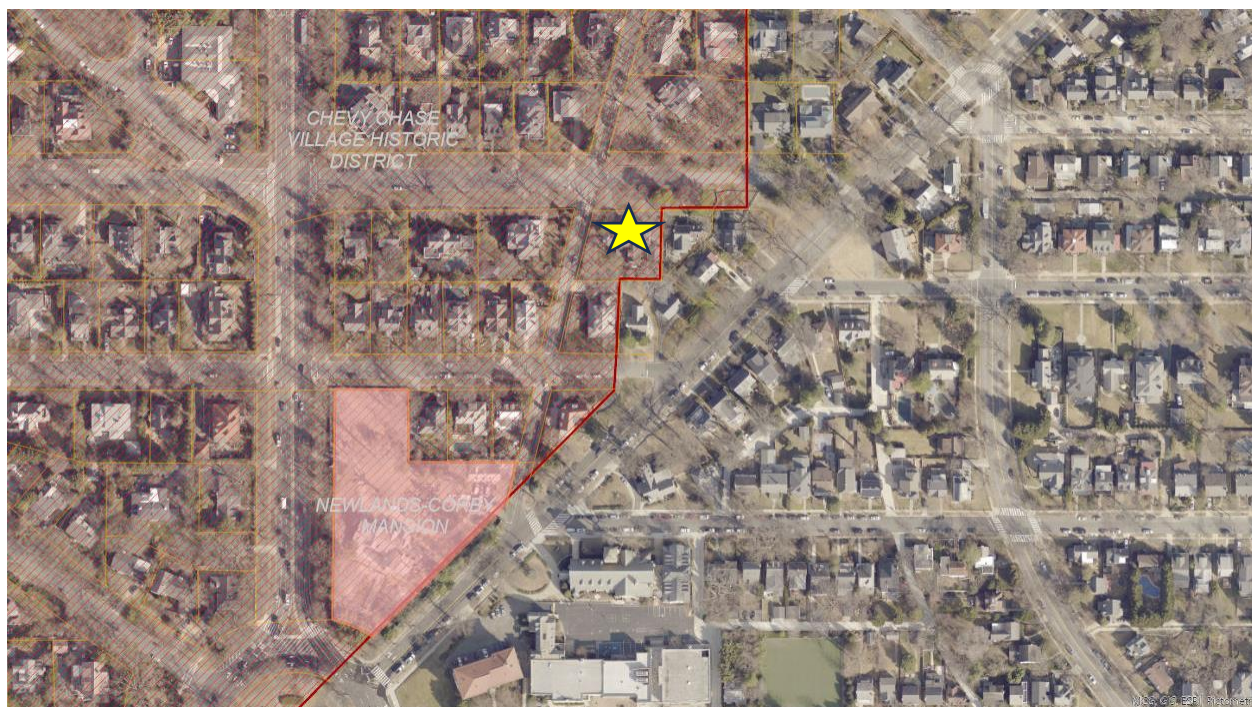
<b>Address:</b>	102 East Kirke Street, Chevy Chase	<b>Meeting Date:</b>	4/17/2024
<b>Resource:</b>	Outstanding Resource Chevy Chase Village Historic District	<b>Report Date:</b>	4/10/2024
<b>Applicant:</b>	Britt & Will Williams Luke Olson, Architect	<b>Public Notice:</b>	4/3/2024
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Demolition of garage and construction of new garage, partial demolition, fenestration alteration, new two-story rear addition, hardscape alterations, tree removal, pool installation.		

**STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions recommended by the HPC and return for a HAWP.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Outstanding Resource within the Chevy Chase Village Historic District  
**STYLE:** Classical Revival  
**DATE:** c.1905



*Figure 1: The subject property is located on a corner lot at the edge of the historic district.*

## **PROPOSAL**

The applicant proposes to demolish a rear addition and deck, construct a new addition and deck, demolish the existing garage, construct a new garage, construct a pool and patio, and replace several windows.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***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 or compatibility.

**“Moderate Scrutiny”** involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

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

- *Fences* should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- *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 walls 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 major 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 and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
  - 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
  - Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
  - Swimming pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.
  - Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
  - Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
    - Preserving the integrity of the 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.
    - Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
    - Maintaining the variety of architectural styles and the tradition of architectural excellence.
    - 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 a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

***Montgomery County Code; Chapter 24A-8***

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (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.

***Secretary of the Interior's Standards for Rehabilitation:***

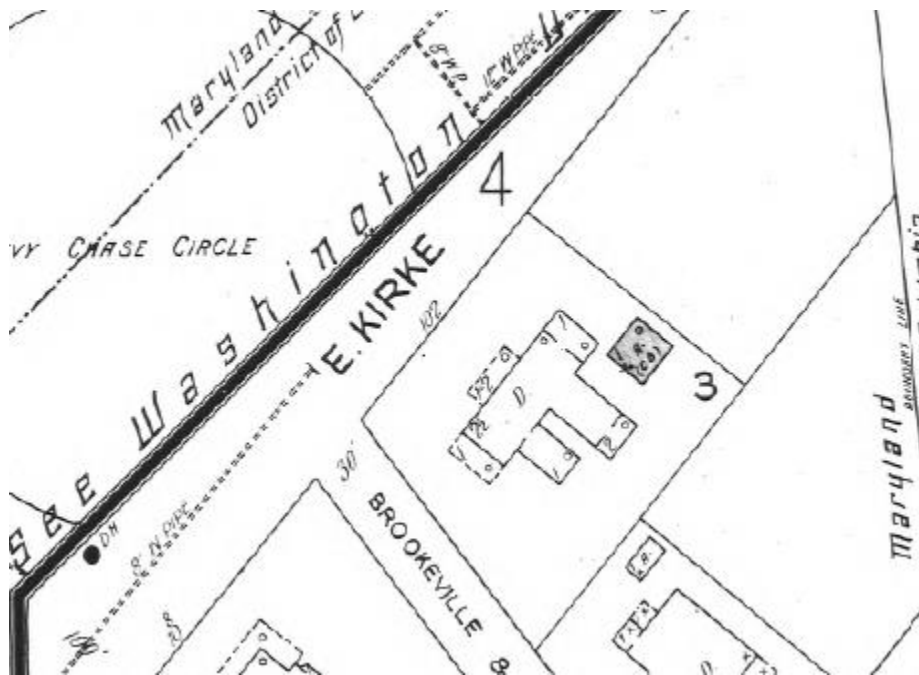
#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#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 two-and-a-half-story side gable house with Neoclassical elements on a corner lot. At the rear of the historic house, there is a two-story ell, which may be original, and a later one-story addition. The foundations of the ell and one-story addition match the stone foundations and stucco siding of the historic house, but lack many of the architectural embellishments. The 1927 Sanborn Fire Insurance Map, *Figure 2* (below), shows both south projections and unfortunately, the property is omitted entirely from the 1916 Sanborn Fire Insurance Map. The narrative accompanying the application states that the one-story ell is an addition based on the encapsulated stone foundation and visible stucco exterior wall treatment visible in the basement interior. Staff recommends photos documenting these features be submitted with the HAWP application. A wood deck connects the two rear additions. In the southeast corner of the lot, there is a textured block two-car garage with half-timbering details in the gables



***Figure 2: The 1927 Sanborn Maps shows both the one-story and two-story additions had been constructed.***

The applicant proposes work in several areas. First, the applicant proposes to demolish the one-story non-

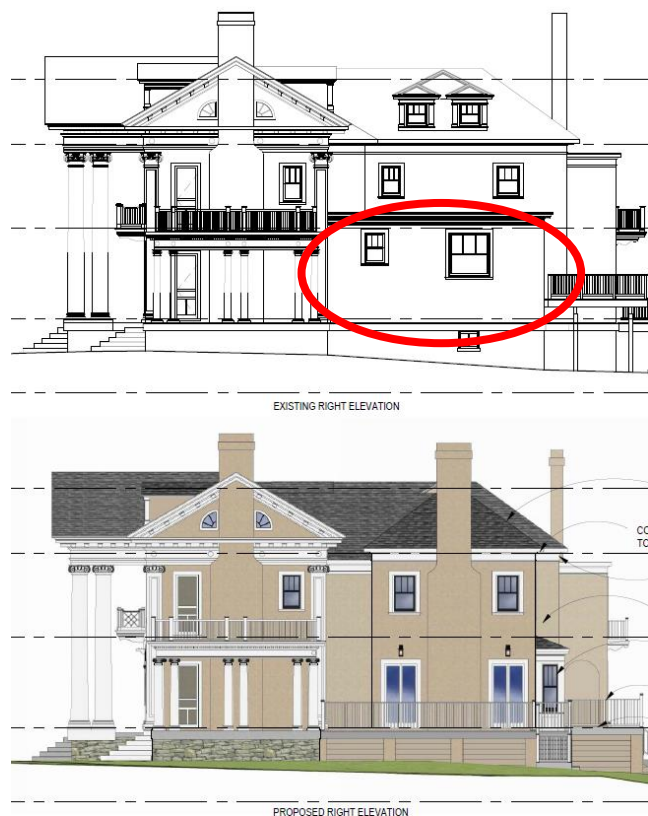
original addition and rear deck and to construct a new addition in their place. Second, the applicant proposes to demolish the existing garage and construct a new garage in the same approximate location. Third, the applicant proposes to construct a swimming pool and associated patio. Finally, the applicant proposes to remove and replace several non-historic additions.

### Partial Demolition and Addition Construction

At the rear of the house, there is a two-story ell in the southeast, a one-story addition to the southwest, and a wood deck that connects the two. The applicant proposes to demolish the one-story addition and non-historic deck. The applicant proposes to install a new two-story addition in the southwest corner of the historic house with a wood deck.

The proposed addition measures 30' × 27' (thirty feet wide, by twenty-seven feet deep), and will have stucco siding, painted composite trim, aluminum clad SDL windows, with roofing that matches the existing house. The proposed addition has a lower eave line than the historic eave with a lower roof height. The addition will eliminate three historic windows that are currently exposed. Because the property is on a corner lot, the proposed addition will be highly visible from the right-of-way.

To the west of the proposed addition, the applicant proposes to construct a deck using a composite material measuring approximately 31' × 12' (thirty-one feet wide by twelve feet deep).



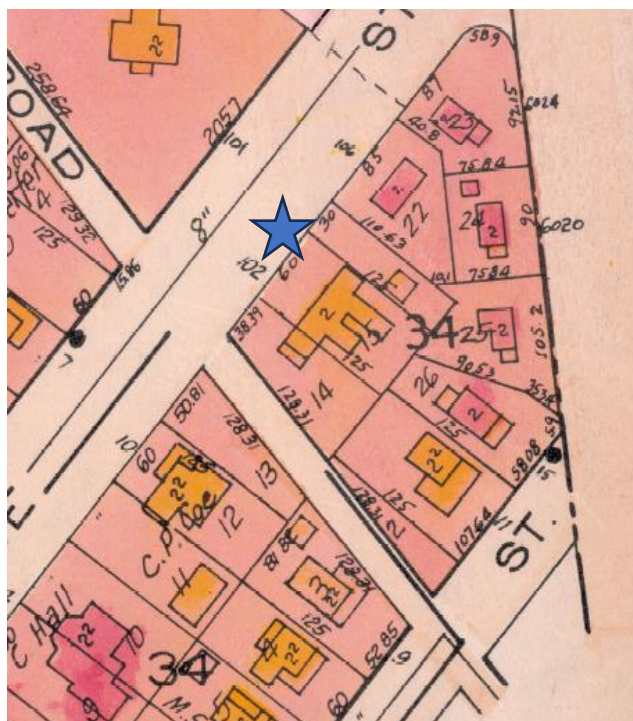
*Figure 3: Existing west elevation showing the one-story addition (circled) and proposed addition and deck, below.*





**Figure 4: existing rear addition (circled) with the larger two-story addition shown below.**

Staff finds the existing rear addition is not original to the date of construction and does not significantly contribute to the architectural significance of the property. Staff finds its demolition will not negatively impact on the character of the property or the surrounding district.



**Figure 5: The subject property from the 1949 Klinge Atlas of Montgomery County.**

Staff finds the footprint of the proposed addition is wider than the existing two-story ell, but is not as deep and has the same approximate square footage as the existing two-story ell. Because of the large scale of the historic house, Staff does not find the addition will overwhelm the historic house. Staff has some

reservations that the proposed addition will eliminate three historic windows and approach too close to the southwest corner of the house. A typical best practice is set additions far enough from the corner to retain the first bay of windows, thus better preserving the historic outline of the house. However, Staff also notes these windows are on the rear elevation of the house; and the windows lack the trim and other architectural embellishment found on the front and side historic window openings and are therefore less historically significant.

Staff additionally finds the proposed addition's design will not visually compete with the highly decorated Neoclassical Revival architecture of the historic house. Staff finds additional architectural embellishments may be appropriate to better tie the new construction to the historic house. The proposed materials consisting of stucco siding, multi-light sash windows, and asphalt shingle roofing are all consistent with the historic house and Staff finds are appropriate.

Finally, Staff finds the proposed deck to the west of the addition adds mass to the proposed addition and appears to visually compete with the historic two-story porch. Staff recommends the deck either be eliminated or enlarged so its massing is more compatible with the historic. This porch could be a simplified version of the two-story porch.

Staff requests information on the following elements:

- Is it appropriate to cover the three historic windows on the rear elevation?
- Does the HPC concur with Staff that the proposed addition should be revised to better tie the historic house to the proposed addition?
- Does the HPC concur with Staff that the design of the proposed composite side porch needs to be revised to be more compatible with the existing side porch or eliminated?

### **Garage Demolition and Garage Construction**

The existing garage is located near the southeast corner of the lot. It has a front gable roof covered in asphalt shingles and is constructed out of textured concrete blocks. Based on Staff's observations at a late 2023 site visit, the foundation of the garage is failing and there are significant cracks, through the block, on three of the four elevations. Staff finds the existing garage has deteriorated beyond repair, but requests the applicant submit additional documentation regarding the condition of the garage to satisfy the burden of persuasion to justify its demolition.

The applicant proposes to extend the existing driveway by several feet and construct a new, two-car garage. The proposed garage has a pyramidal roof, but material specifications and details for the remainder of the garage appear to be only illustrative. Under the *Design Guidelines*, detached garages are to be reviewed under lenient scrutiny meaning the primary considerations should be on the proposed massing and scale. Staff finds the general size, placement, and form of the garage are appropriate for the character of the site and surrounding district. Staff finds a number of traditional materials would be appropriate for the proposed garage and requests feedback from the HPC on appropriate materials.

Staff requests the following feedback from the HPC:

- What materials are required to justify demolishing the existing garage?
- Is the revised garage location appropriate for the character of the site and surrounding district?
- What materials are appropriate for the proposed garage?

### **Swimming Pool and Patio Construction**

To the rear of the additions, the applicant proposes to install a swimming pool and associated patio. Submitted materials indicate the swimming pool will be approximately 540 ft<sup>2</sup> (five hundred forty feet) and the patio will be approximately 876 ft<sup>2</sup> (eight hundred seventy-six square feet). Material specifications were not provided with submitted application materials. The site plan shows one 15" (fifteen inch) d.b.h. tree will be removed to accommodate the pool and patio, but the species was not

identified.

The *Design Guidelines* state swimming pools should be subject to lenient scrutiny, but that any tree removals should be reviewed under strict scrutiny. Staff finds the placement of the proposed swimming pool is appropriate to have a minimal impact on the character of the site and surrounding district. Staff does not find the size of the proposed patio will overwhelm the character of the property. Staff finds there are several mature trees on the property and that the loss of one to accommodate the swimming pool and patio will not have a significant negative impact on the district's open park-like setting.

Staff requests feedback from the HPC regarding:

- The appropriateness of the location of the swimming pool and patio;
- The appropriateness of the tree removal;
  - And if any other information is required with the HAWP;
- Recommended materials for the swimming pool and patio.

### **Window Replacement**

The applicant proposes to remove and replace several windows on the house. First, the applicant proposes to remove and replace the windows in the sunroom, located on the east elevation, with aluminum-clad SDL windows that match the configuration of the existing windows. The applicants' narrative states these windows are not original. Second, the applicant proposes to remove and replace the windows in the two-story, non-historic addition. Several of the windows in this addition will be relocated to accommodate the proposed floor plan. The new windows in the addition will also be aluminum-clad SDL windows a three-over-one configuration.

Staff does not find there is sufficient evidence to justify the removal of the sunroom windows based on the information provided. However, once the condition of those windows has been documented to demonstrate they are either deteriorated beyond repair or not historic, Staff would support their replacement. Under a moderate scrutiny review, Staff finds that the proposed windows need to match the dimensions and profiles of the existing. Details for the existing and material specifications and dimensions for the proposed windows should be submitted with the HAWP application.

The rear two-story addition is not historic and its windows are not visible from the public right-of-way. Under the *Design Guidelines*, these windows need to be evaluated under lenient scrutiny. Staff finds the proposed aluminum-clad SDL windows would be appropriate. Detailed specifications will need to be submitted with the final HAWP application. On the east elevation, the applicant proposes to relocate and re-size the window on the ground floor. On the south elevation, the applicant proposes to remove the two second-floor small sash windows on either side of French Doors. Staff finds altering the fenestration will not impact the historic character of the house or surrounding district.

Staff requests the following feedback from the HPC regarding the proposed window replacement:

- What documentation is required to justify the removal of the sunroom windows?
- Does the HPC find the fenestration alteration on the non-historic addition to be appropriate?

### **STAFF RECOMMENDATION**

Staff recommends the applicant make any revisions recommended by Staff and return for a HAWP.





**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

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

**APPLICANT:**

Name: Britt & Will Williams E-mail: brittelldridgewilliams@gmail.com  
will@firstwashingtonmortgage.com  
Address: 102 E Kirke St City: Chevy Chase Zip: MD  
Daytime Phone: 202-591-2316 Tax Account No.: 00454173

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

Name: LUKE OLSON E-mail: LOLSON@GTMARCHITECTS.COM  
Address: 7735 OLD GEORGETOWN RD STE 700 City: BETHESDA Zip: 20814  
Daytime Phone: 240-333-2021 Contractor Registration No.: \_\_\_\_\_

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

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.

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: 102 Street: E Kirke St  
Town/City: Chevy Chase Nearest Cross Street: Brookeville Rd  
Lot: 14,15 & pt 16 Block: 34 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 checked="" type="checkbox"/> Fence               | <input type="checkbox"/> Solar                                      |
| <input type="checkbox"/> Demolition                    | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting                      |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                           | <input type="checkbox"/> Window/Door                                |
|  |   | <input checked="" type="checkbox"/> Other: <u>pool</u>              |

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

3/25/24  
\_\_\_\_\_  
Date

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

**Owner's mailing address**

Britt & Will Williams  
102 E Kirke St  
Chevy Chase, MD 20815

**Owner's Agent's mailing address**

Luke Olson  
7735 Old Georgetown Rd Ste 700  
Bethesda, MD 20814

**Adjacent and confronting Property Owners mailing addresses**

Clarke & Naomi Camper  
101 E Kirke St  
Chevy Chase, MD 20815

Katelyn Whatley & Benjamin Smith  
106 E Kirke St  
Chevy Chase, MD 20815

John & Mary Smith  
6016 Western Ave  
Chevy Chase, MD 20815

15 E Irving St  
c/o: Iryna Ivaschenko  
10926 Bells Ridge Dr  
Potomac, MD 20854

Thomas & Charlotte Carroll  
11 E Irving St  
Chevy Chase, MD 20815

Robert Broeksmit & Susan Bollendorf  
10 E Kirke St  
Chevy Chase, MD 20815

Kristen Lejniaks & Joseph Poulas  
9 E Irving St  
Chevy Chase, MD 20815

Christopher & Kathleen Matthews  
9 E 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:

Primary 1 resource in Chevy Chase Village Historic District. Exg. 2.5 story + basement side-gable Greek Revival home circa 1892-1916 with 2-story composite front portico, 1&2-story rear ells, 1-story right side Ionic portico w/ roof deck above, and 1-story left-side sunroom. Exterior materials consist of stucco cladding, ptd. wood 3/1 double hung windows, asphalt shingle roof, built-in copper gutters and round downspouts, and stone foundation. The left side sunroom appears to originally have been a porch/ pergola structure that was later infilled with windows/paneling to enclose/condition the space. The rear 1-story ell is a subsequent addition based on the existing encapsulated stone foundation walls and stucco exterior wall finishes visible from the interior of the basement space below. The right side portico was rebuilt circa 1994 per photographic records. The rear wood deck was approved via HAWP and added in 2015. The detached gable-front garage with stucco/split-face block walls does not appear to be original to the house based on construction methods/materials used.

Per oral history provided by a previous owner, the house was originally constructed in 1905 by Anna Kingan, was left to the vestry of the Chevy Chase Parish (All Saints Church) in 1924, and returned to private ownership in 1938.

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

Remove the non-historic deck and existing non-original rear 1-story ell and replace with a 2-story addition entirely to the rear of the existing house, with new decks to the right side and rear of the new addition tying into the right side portico and rear covered porch. Demo exg. detached garage and provide a new detached 2-car garage further back on the lot. New patio and pool deck at grade. Replace existing non-original sunroom windows with ptd. clad-wood sdl windows. Window relocation/replacement in rear 2-story ell.

We've held the addition back from the corners of the existing house and lowered the eave line and roof height to provide a clear delineation between historic and non-historic. The addition is to be primarily stucco to match exg. with ptd. composite trim and railings and composite decking. Windows and doors to be clad-wood double-pane SDL units with light divisions to match existing. Roofing is to match exg.



PHOTO CIRCA 1950

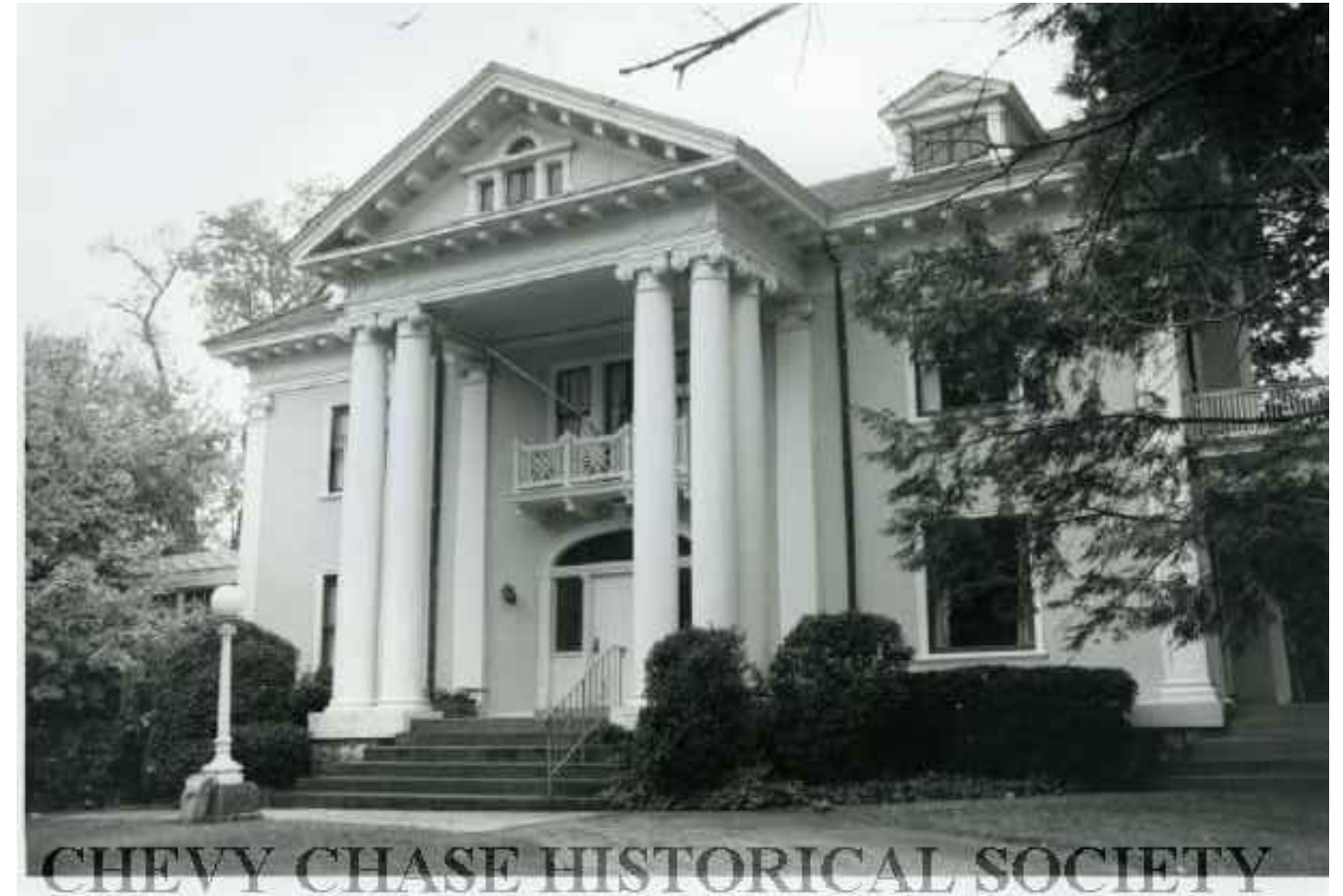


PHOTO CIRCA 1992

## 102 EAST KIRKE STREET, CHEVY CHASE VILLAGE HISTORIC DISTRICT

SCOPE OF WORK: 2 STORY REAR ADDITION W/ BACK PORCHES, PATIO, 2 CAR  
DETACHED GARAGE, & DRIVEWAY RECONFIGURATION





EXISTING CONDITIONS PHOTOS

## WILLIAMS RESIDENCE

102 EAST KIRKE STREET, CHEVY CHASE, MD 20815

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EXISTING GARAGE PHOTOS

## WILLIAMS RESIDENCE

102 EAST KIRKE STREET, CHEVY CHASE, MD 20815

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ZONED: R-60 ZONING DATA

LOT AREA	17,415 S.F.
LOT COVERAGE	35% MAX
FRONT YARD SETBACK	25' MIN. OR EBL
SIDE YARD SETBACK	7' MIN
REAR YARD SETBACK	20.0' MIN.
LOT FRONTAGE	60.0' MIN.
BUILDING HEIGHT	2 1/2 STORIES, 35' MAX (TO PEAK) 30' MAX (MEAN OF RF.)

LOT COVERAGE:

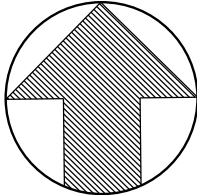
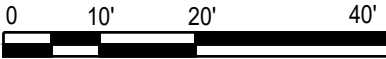
CHEVY CHASE VILLAGE:

EXIST. LOT COVERAGE:	
EXIST. HOUSE:	2,341 S.F.
EXIST. COVERED PORCHS:	539 S.F.
EXIST. UNCOVERED DECK:	354 S.F.
EXIST. GARAGE:	430 S.F.
TOTAL:	3,664 S.F. (21%)

MONTG. COUNTY:

EXIST. LOT COVERAGE:	
EXIST. HOUSE:	2,341 S.F.
EXIST. COVERED PORCHES:	539 S.F.
EXIST. GARAGE:	430 S.F.
TOTAL:	3,310 S.F. (19%)

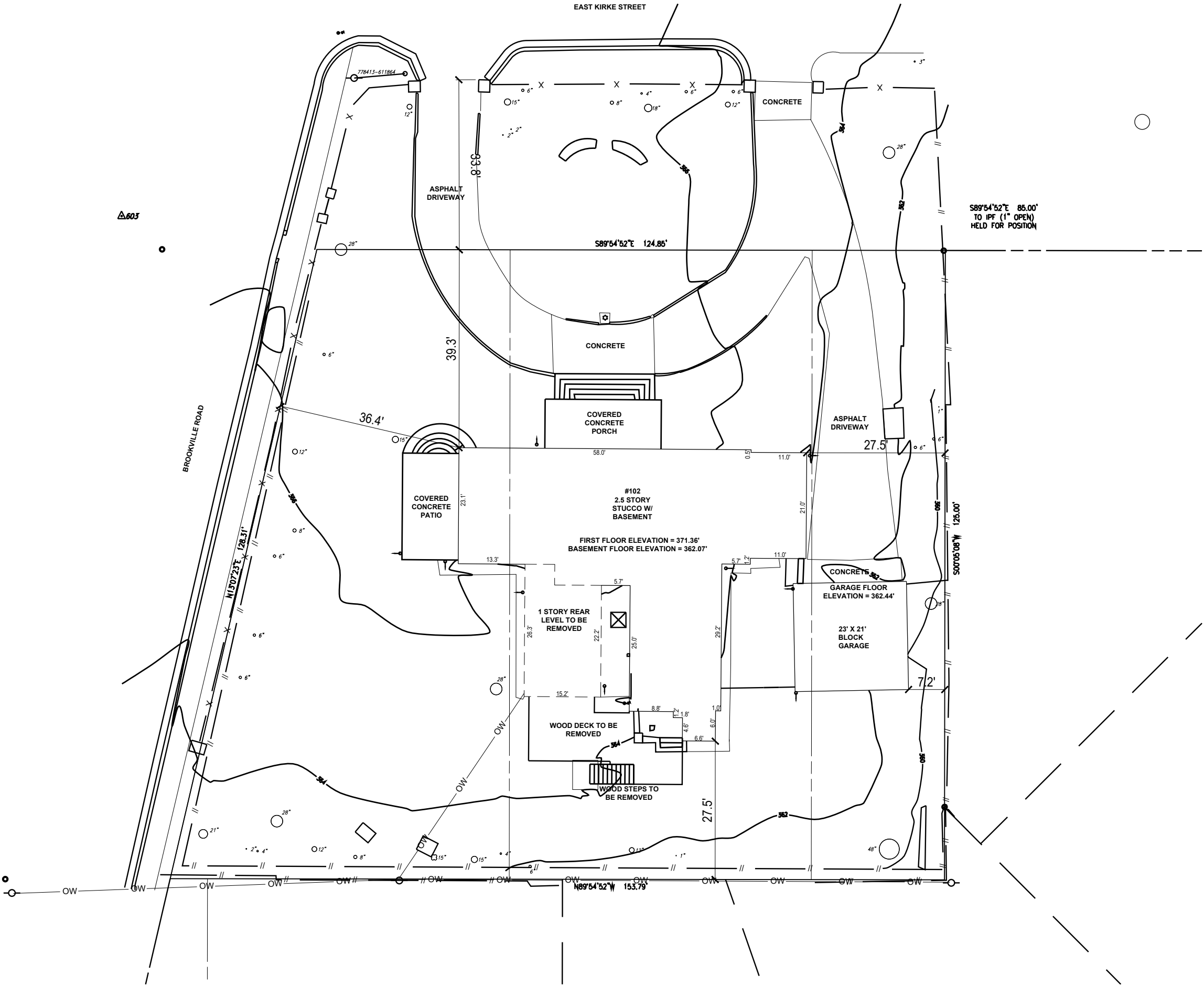
GRAPHIC SCALE 1" = 20'



PLAN NORTH



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WILLIAMS RESIDENCE

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ZONED: R-60 ZONING DATA

LOT AREA	17,415 S.F.
LOT COVERAGE	35% MAX
FRONT YARD SETBACK	25' MIN. OR EBL
SIDE YARD SETBACK	7' MIN
REAR YARD SETBACK	20.0' MIN.
LOT FRONTAGE	60.0' MIN.
BUILDING HEIGHT	2 1/2 STORIES, 35' MAX (TO PEAK) 30' MAX (MEAN OF RF.)

LOT COVERAGE:

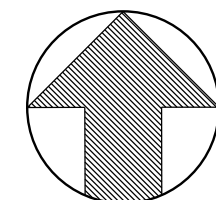
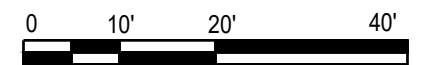
CHEVY CHASE VILLAGE:

PROP. LOT COVERAGE:	
PROP. HOUSE:	2,885 S.F.
EXIST. COVERED PORCHS:	539 S.F.
PROPOSED UNCOVERED DECK:	644 S.F.
PROP. GARAGE:	531 S.F.
TOTAL:	4,619 S.F. (26.5%)

MONTG. COUNTY:

PROP. LOT COVERAGE:	
PROP. HOUSE:	2,885 S.F.
EXIST. COVERED PORCHES:	539 S.F.
PROP. GARAGE:	531 S.F.
TOTAL:	3,955 S.F. (23%)

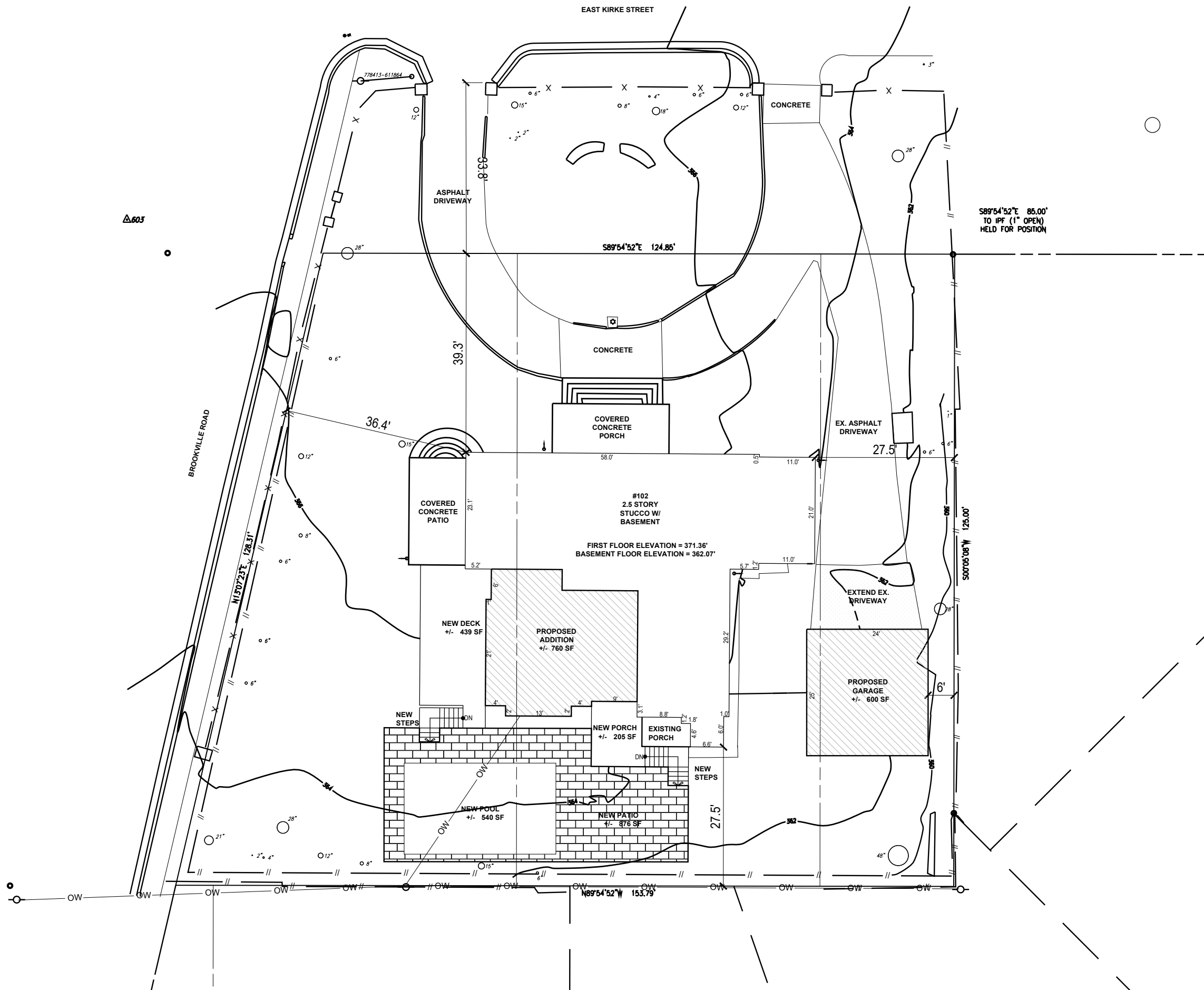
GRAPHIC SCALE 1" = 20'



PLAN NORTH

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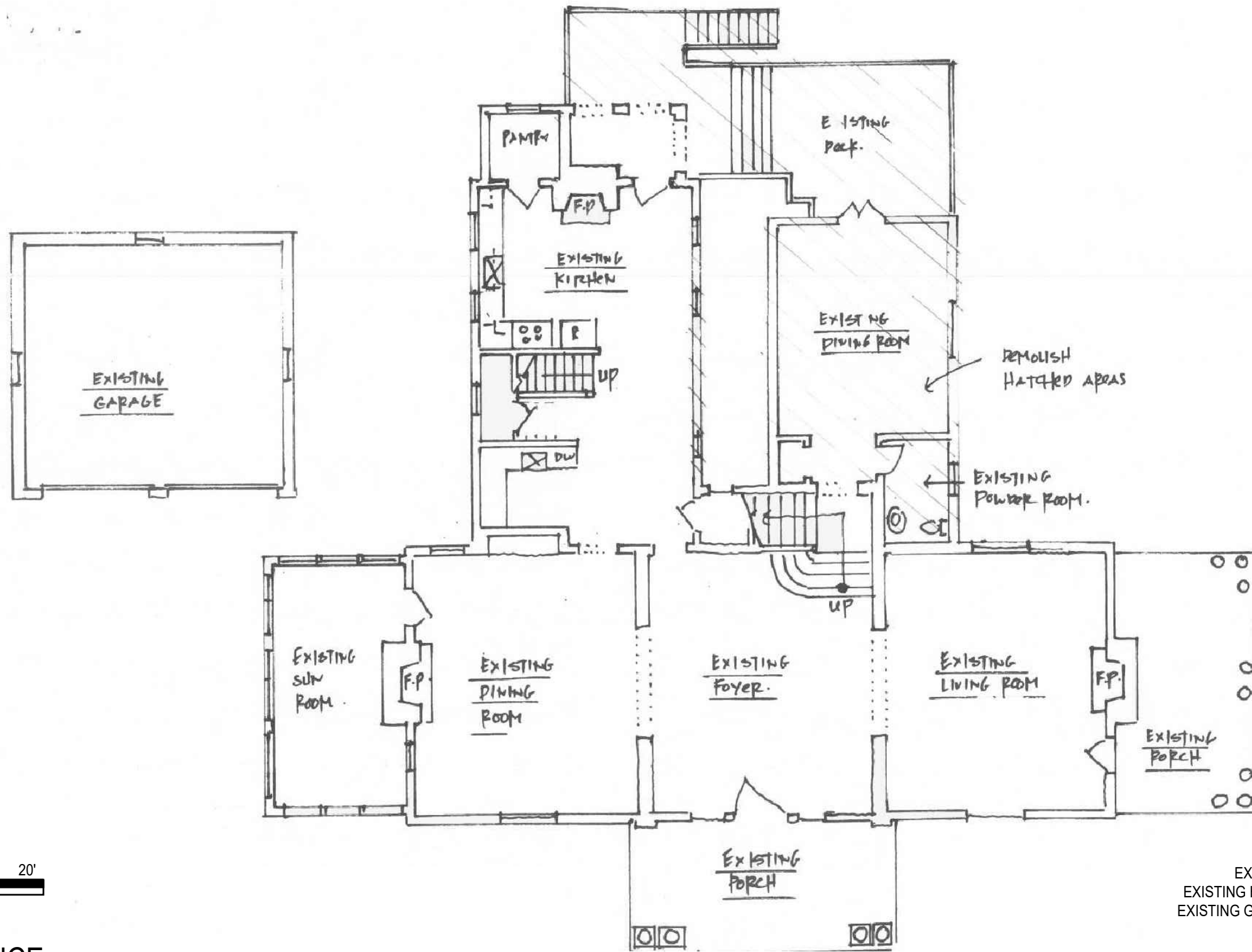


WILLIAMS RESIDENCE

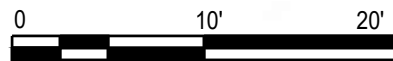
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GRAPHIC SCALE 1" = 10'



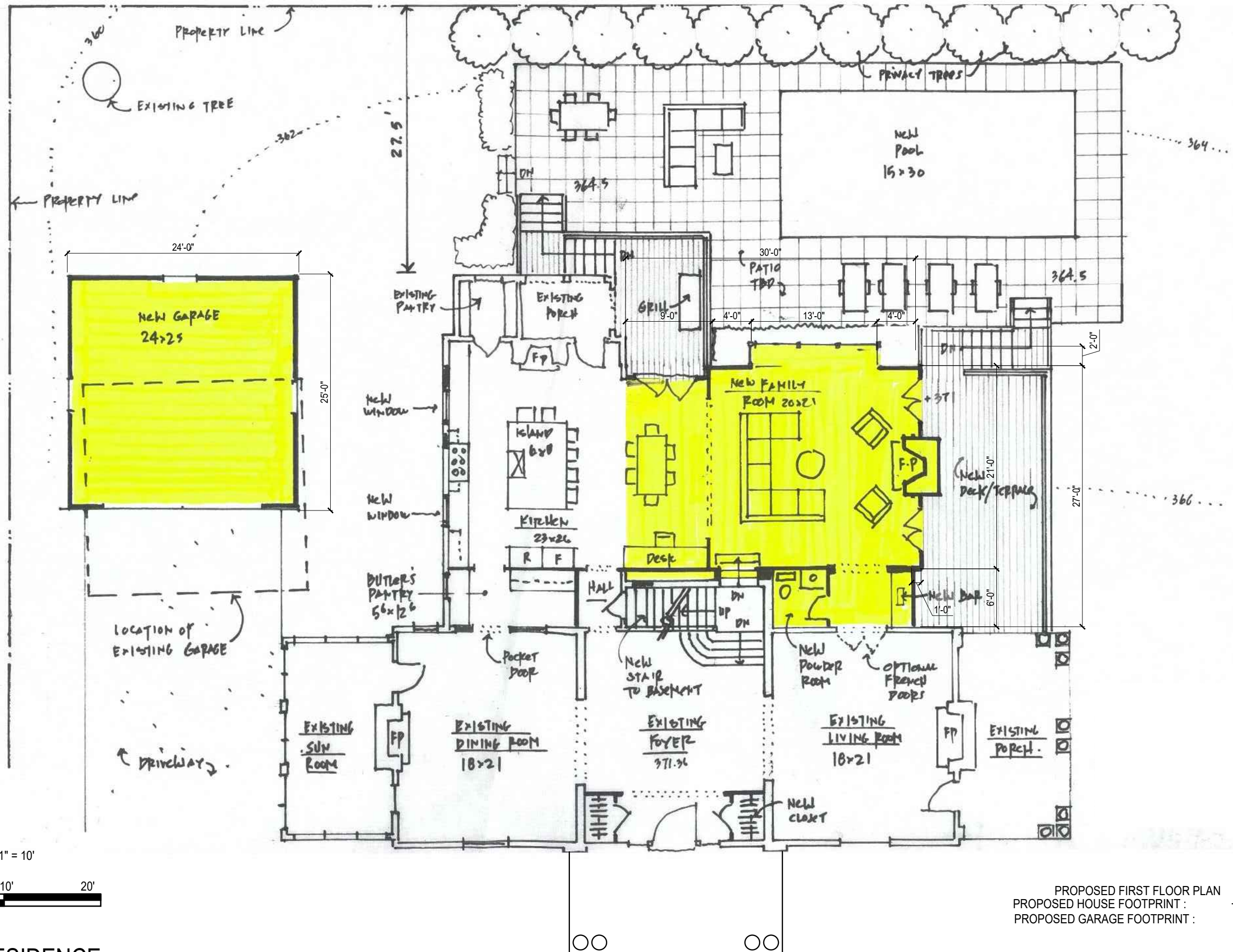
EXISTING FIRST FLOOR PLAN  
 EXISTING HOUSE FOOTPRINT : +/- 2,970 S.F.  
 EXISTING GARAGE FOOTPRINT: +/- 430 S.F.



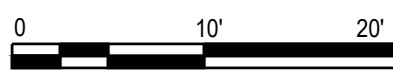
# WILLIAMS RESIDENCE

GTM ARCHITECTS





GRAPHIC SCALE 1" = 10'

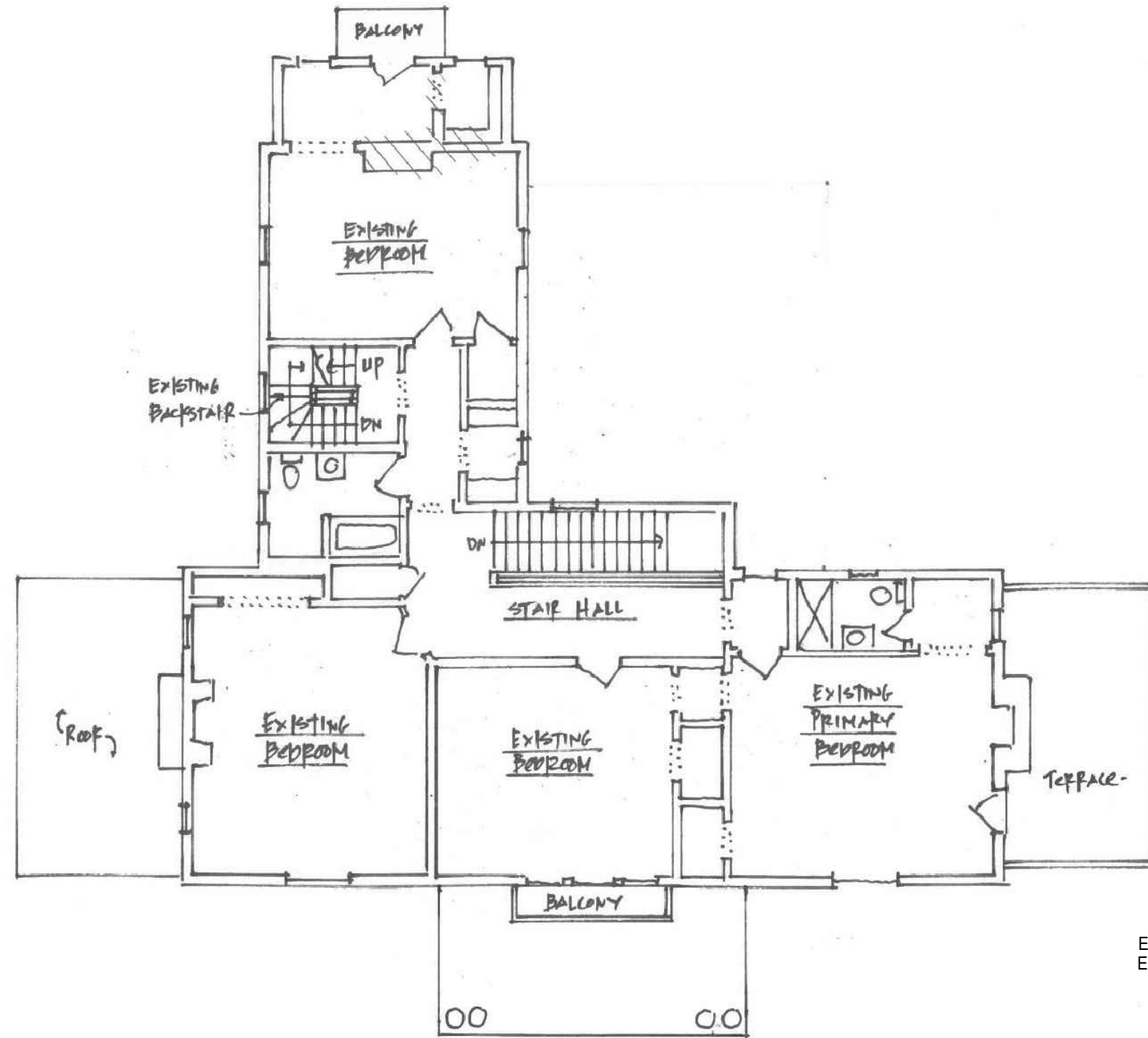


PROPOSED FIRST FLOOR PLAN  
 PROPOSED HOUSE FOOTPRINT : +/- 3,424 S.F.  
 PROPOSED GARAGE FOOTPRINT : +/- 531 S.F.

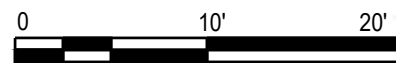


# WILLIAMS RESIDENCE

GTM ARCHITECTS



GRAPHIC SCALE 1" = 10'



EXISTING SECOND FLOOR PLAN  
EXISTING FOOTPRINT : +/- 1,919 S.F.

GTM

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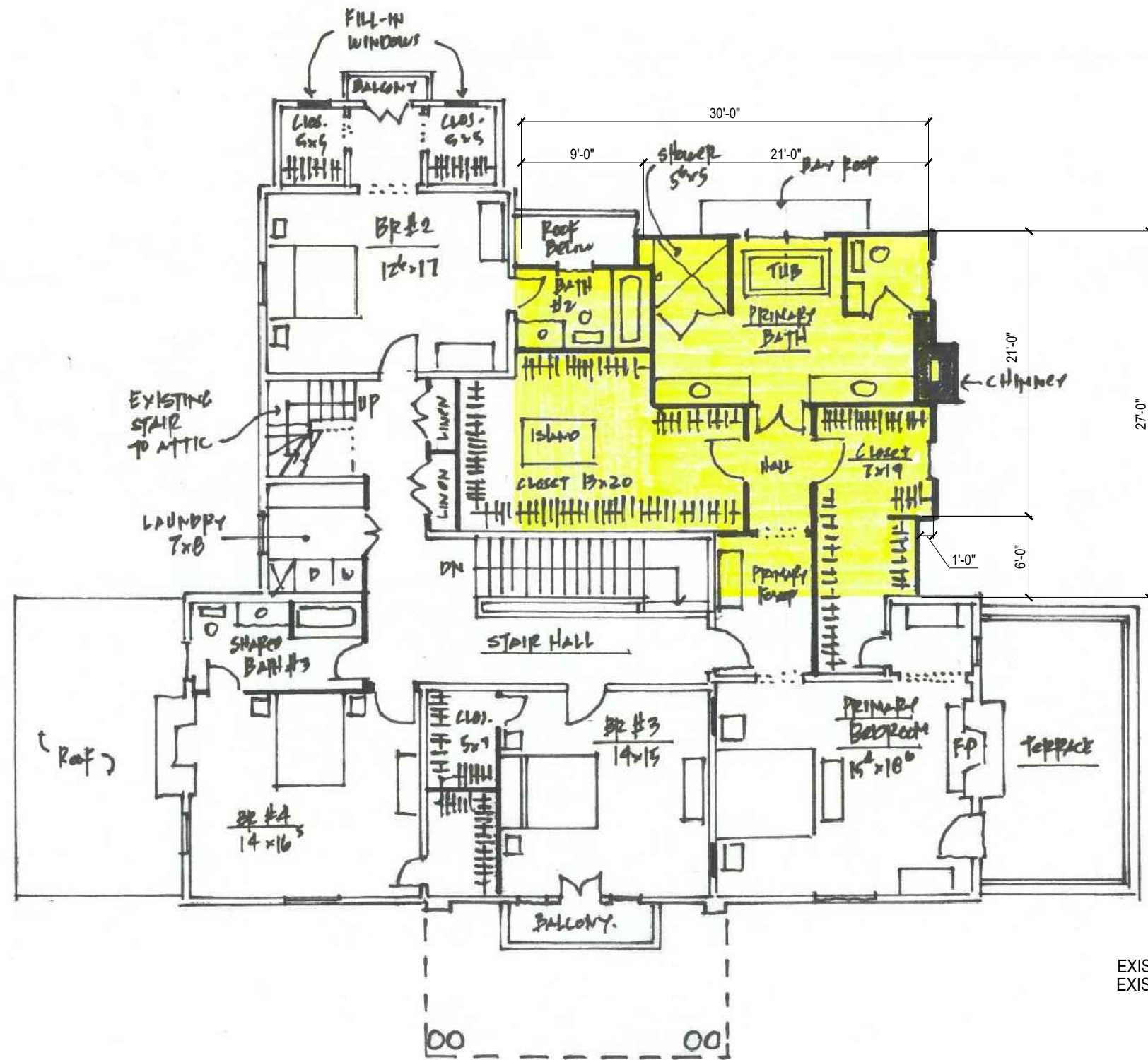
# WILLIAMS RESIDENCE

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EXISTING SECOND FLOOR PLAN  
 EXISTING FOOTPRINT : +/- 2,635 S.F.



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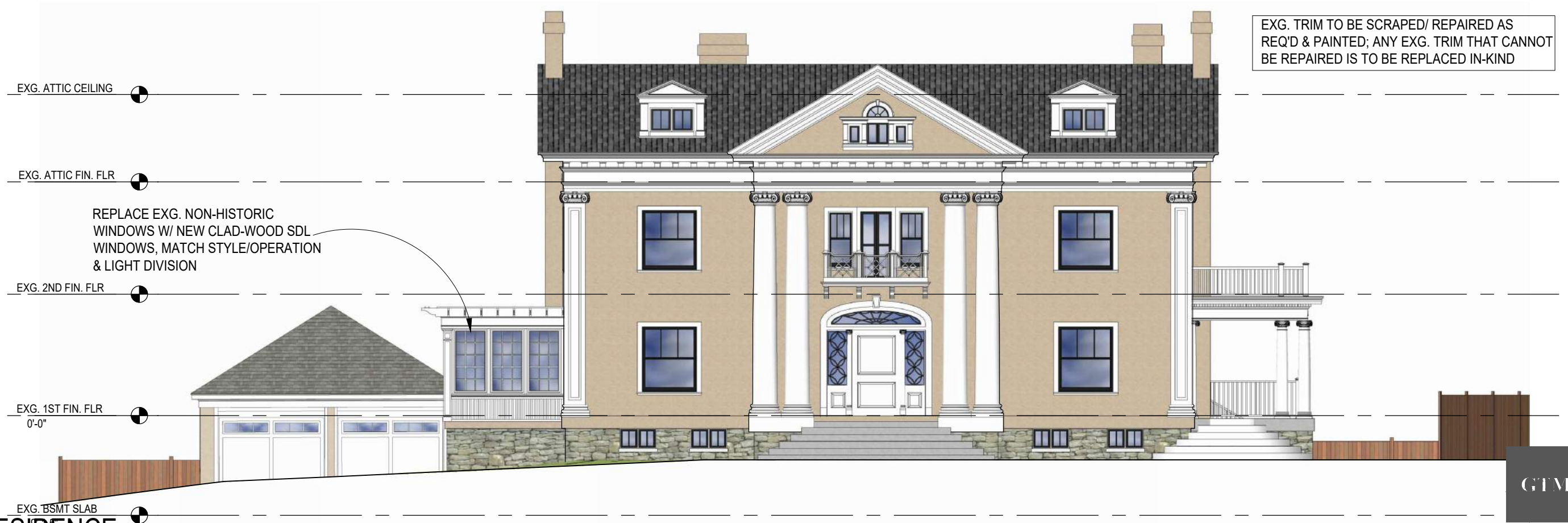
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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

**WILLIAMS RESIDENCE**





EXISTING RIGHT ELEVATION



PROPOSED RIGHT ELEVATION

**WILLIAMS RESIDENCE**

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EXISTING BACK ELEVATION



PROPOSED BACK ELEVATION

**WILLIAMS RESIDENCE**

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EXISTING RIGHT ELEVATION



PROPOSED RIGHT ELEVATION

**WILLIAMS RESIDENCE**







EXISTING RIGHT VIEW



PROPOSED RIGHT VIEW



EXISTING CORNER VIEW



PROPOSED CORNER VIEW

# WILLIAMS RESIDENCE

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EXISTING BACK VIEW



PROPOSED BACK VIEW



EXISTING AERIAL VIEW



PROPOSED AERIAL VIEW

# WILLIAMS RESIDENCE

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