

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

<b>Address:</b>	102 East Kirke Street, Chevy Chase	<b>Meeting Date:</b>	9/4/2024
<b>Resource:</b>	Outstanding Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	8/28/2024
<b>Applicant:</b>	Britt & Will Williams (Luke Olson, Architect)	<b>Public Notice:</b>	8/21/2024
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	1067931 REVISION	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Fenestration Alteration to Previously Approved HAWP		

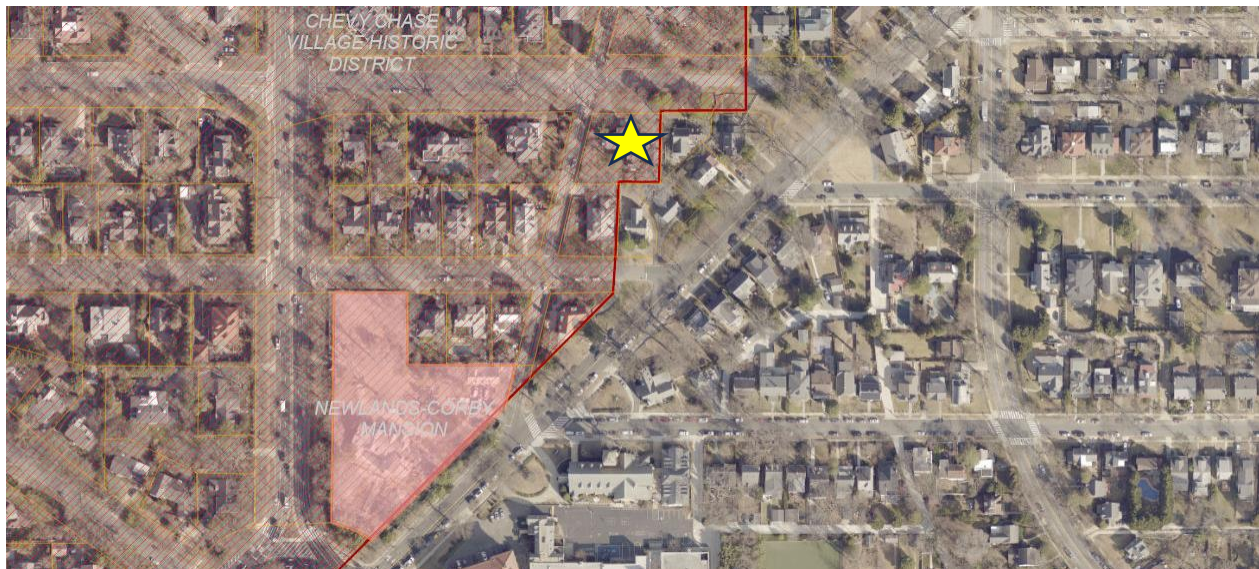
---

**STAFF RECOMMENDATION**

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

**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.*

**BACKGROUND**

The HPC approved a HAWP at the May 22, 2024 HPC meeting for new construction, partial demolition, and several alterations at the subject property.<sup>1</sup> The commissioners approved the proposed side deck in

<sup>1</sup> The application and Staff Report for the approved HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2024/05/I.D-102-East-Kirke-Street-Chevy-Chase-1067931.pdf>.

wood and offered suggestions for how to modify the deck so that it could be constructed using a substitute material and satisfy the requisite guidance.

The HPC approved revisions to the HAWP at the July 10, 2024 HPC meeting.<sup>2</sup> The revisions included revisions to the approved deck, patio construction, fence construction, and removing and replacing a set of stone stairs. The HAWP revision was approved by consent without a hearing.

## **PROPOSAL**

The applicant proposes to revise the approved design by filling in an arch at the rear of the house and eliminating a door, and revising the fenestration in the east elevation.

## **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 proposed substitute material for the proposed deck is to be reviewed in light of the HPC's *ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING* (Policy No. 24-01). 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

---

<sup>2</sup> The HAWP revision Staff Report and application are available here: <https://montgomeryplanning.org/wp-content/uploads/2024/07/I.H-102-East-Kirke-Street-Chevy-Chase-1067931-REVISION.pdf>.

- 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. The HPC approved the demolition of the one-story addition to the southwest and approved the construction of a two-story addition in its place.

The original approval included the demolition of a one-story addition and the construction of a two-story addition in its place. Other changes include installing a pool and associated patio, deck revision, window alterations, and replacing a non-historic set of stone steps. The applicant returns for further changes related to the interior kitchen layout. The changes include blocking in an arch, and eliminating a door at the rear and adjusting the fenestration pattern on the east elevation. Staff notes the revised drawings correct an error in the original submission regarding the window placement.

Staff finds the overall impact these changes will have on the character of the property and surrounding district to be minimal and recommends the HPC approve the HAWP revisions.

**Rear Arch Alteration and Door Removal**

At the rear of the east wing of the subject property, there is a two-story projection. The 1927 Sanborn map shows this feature as an enclosed porch. On the first floor, there are three arches that create a covered porch with access to the rear of the house (see *Figure 2*, below). The approved HAWP proposed no changes to this space. The applicant now proposes to block in one of these arches, creating a blank arch, and eliminate the rear door that provided direct access to the kitchen. The interior space created will allow for a larger pantry.



Figure 2: Southeast corner of the house. The arch to be blocked in is circled.

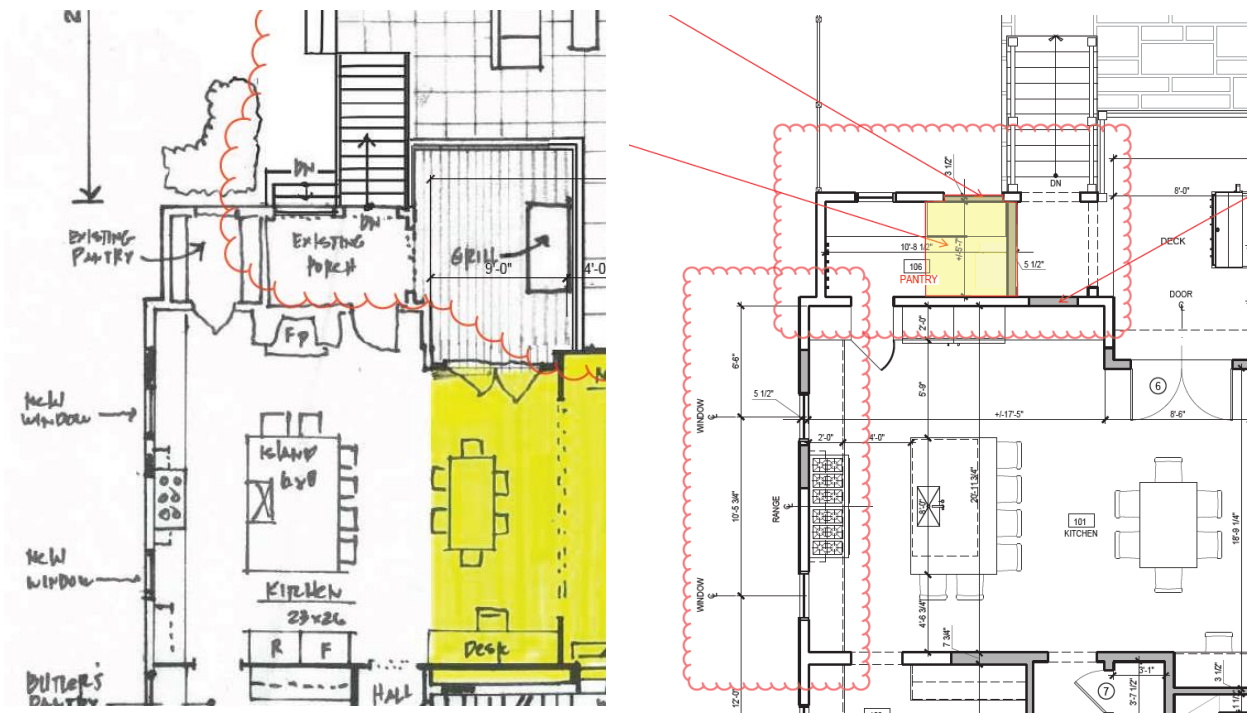


Figure 3: Approve HAWP (left) and revised design (right).

Staff finds the current appearance of the rear elevation is not historic and developed after the sleeping porch was captured as interior space. Staff further finds the existing full-light wood door is not historic fabric. There is no guideline that relates directly to the type of work proposed; however, Staff finds that two of the five basic policies guiding decisions in the Chevy Chase Village Historic District provide some direction.

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

Considering the proposal will not impact any historic fabric and is not at all visible from the public right-

of-way, Staff finds the proposal is generally in keeping with the spirit of the *Design Guidelines*. Additionally, Staff finds the proposed changes at the rear are consistent with 24A-8(b)(2) and (d) and Standards 2, 9, and 10 and recommends the HPC approve the arch revision and door removal.

### Fenestration Revision

On the left elevation, the applicant proposes to remove four windows and to install two windows in new locations. The submitted drawings correct the placement of the windows on the left elevation from the previous submission (see *Figure 3*, below). The revised window proposal is driven by the reconfiguration of the kitchen and the removal of an interior staircase.

The proposed replacement windows will be the same Jeld-Wen aluminum-clad SDL windows approved in the original HAWP. Old window openings will be filled in and stuccoed over.



*Figure 4: Approved HAWP fenestration on the east elevation.*



*Figure 5: Revised (and corrected) window proposal.*

The *Design Guidelines* state windows not visible from the public right-of-way, as is the case with the windows under consideration in this HAWP revision, should be reviewed under lenient scrutiny, but that windows on Outstanding Resources should be reviewed under strict scrutiny. Under this analysis, windows not visible from the public right-of-way on Outstanding Resources still need to be evaluated under strict scrutiny. This evaluation is further contradicted by the additional factors discussed above related to the evaluation of elements that are not visible from the public right-of-way. In the original HAWP, the Staff recommended the HPC approve the window relocation based in part on the lower level of architectural detail and design significance of the rear ell and because they were not at all visible from within the historic district. The rear ell lacks the columns, decorative modillion cornice, and detailed window trim found on the main house massing. As before, Staff supports the window removal and relocation on the east elevation of the east ell under 24A-8(b)(2), the *Design Guidelines*, and Standard 2.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), and the *Chevy Chase Village Historic District Guidelines*, having found that the proposal 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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@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# 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? 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: 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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: pool

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

Signature of owner or authorized agent Date 3/25/24 8



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

<p><b>Owner's mailing address</b></p> <p>Britt &amp; Will Williams          102 E Kirke St          Chevy Chase, MD 20815</p>	<p><b>Owner's Agent's mailing address</b></p> <p>Luke Olson          7735 Old Georgetown Rd Ste 700          Bethesda, MD 20814</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>101 E Kirke St          Chevy Chase, MD 20815</p>	<p>106 E Kirke St          Chevy Chase, MD 20815</p>
<p>6016 Western Ave          Chevy Chase, MD 20815</p>	<p>15 E Irving St          Chevy Chase, MD 20815</p>
<p>11 E Irving St          Chevy Chase, MD 20815</p>	<p>10 E Kirke St          Chevy Chase, MD 20815</p>
<p>9 E Irving St          Chevy Chase, MD 20815</p>	<p>9 E Kirke St          Chevy Chase, MD 20815</p>

**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:

We received HAWP approval for a rear addition at the May 22, 2024 hearing, with a subsequent revision at the July 10, 2024 hearing relating to the side deck/patio and hardscape. We're requesting a revision to that approval to modify a portion of the existing rear covered porch to convert approx. 26.5 sf to finished, conditioned space. This would involve infilling one masonry opening with a recessed stucco panel to maintain the look of the arched opening from the rear while accommodating the new finished space. We also would like to remove a rear door leading to the rear covered porch and infill it with stucco to match existing. We also noticed an error in our existing left side elevations relating to the existing windows, and have updated the existing and proposed elevations to accurately reflect the current conditions and revised the proposed window modifications to better align with the existing window arrangement.



PHOTO CIRCA 1950

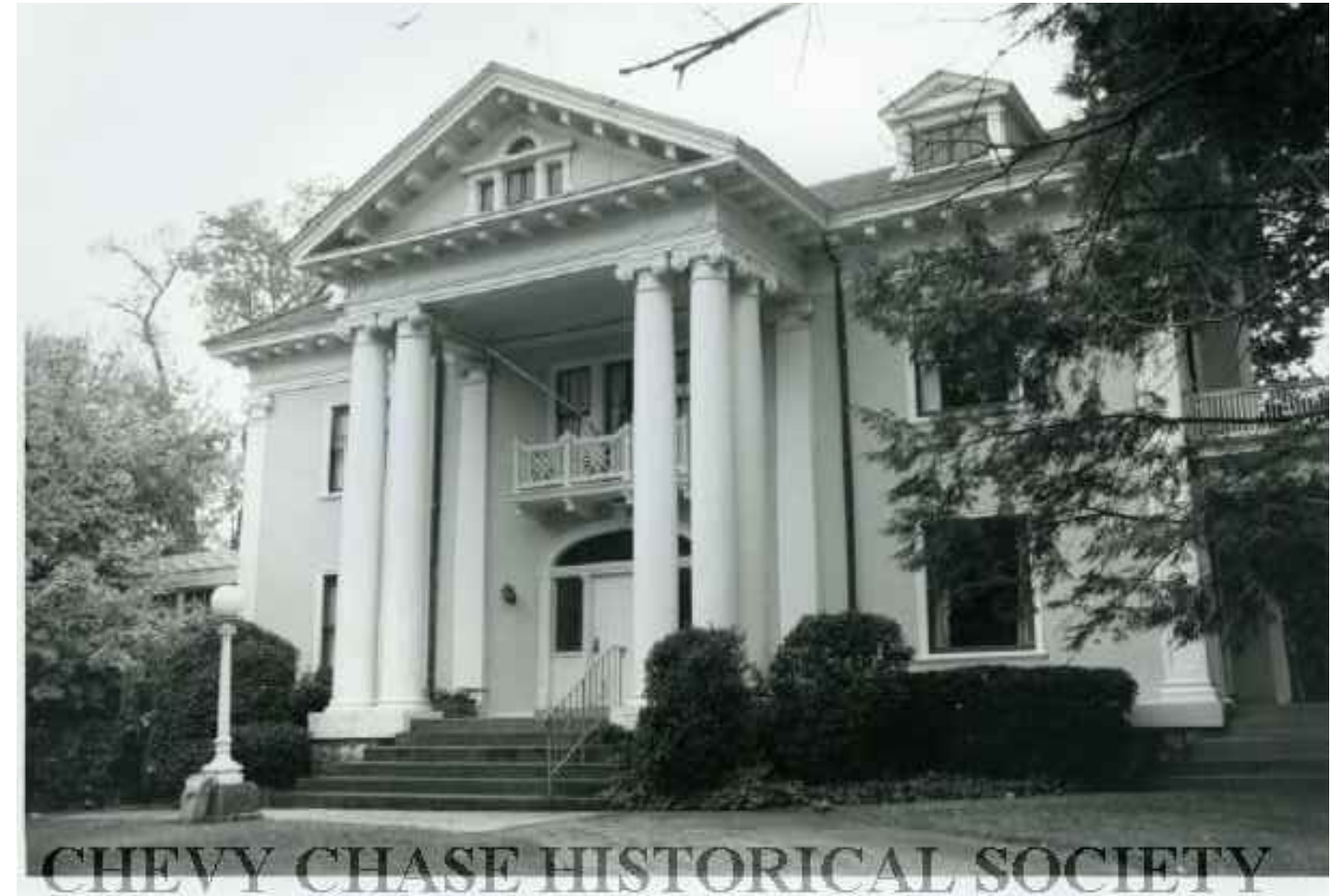


PHOTO CIRCA 1992

## 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 EXTERIOR PHOTOS

## WILLIAMS RESIDENCE

102 EAST KIRKE STREET, CHEVY CHASE, MD 20815

COPYRIGHT 2024, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

GTM

GTM ARCHITECTS



EXISTING INTERIOR PHOTOS  
OF SUNROOM

EXISTING INTERIOR PHOTOS  
OF UNFINISHED BASEMENT

## WILLIAMS RESIDENCE

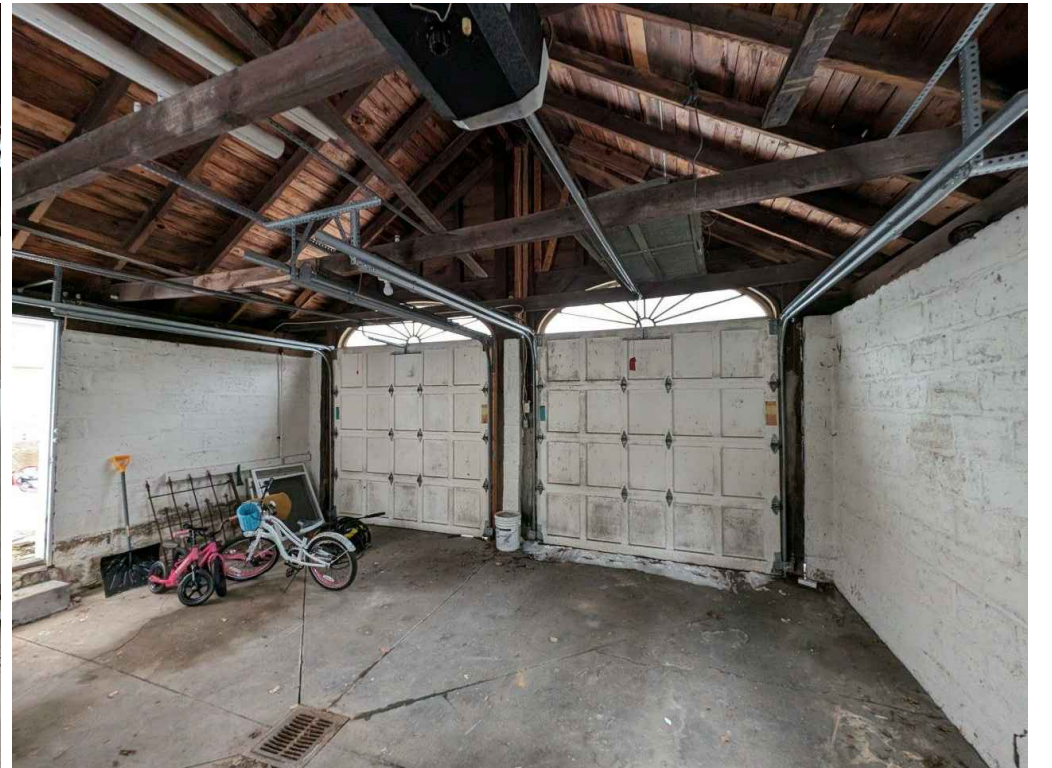
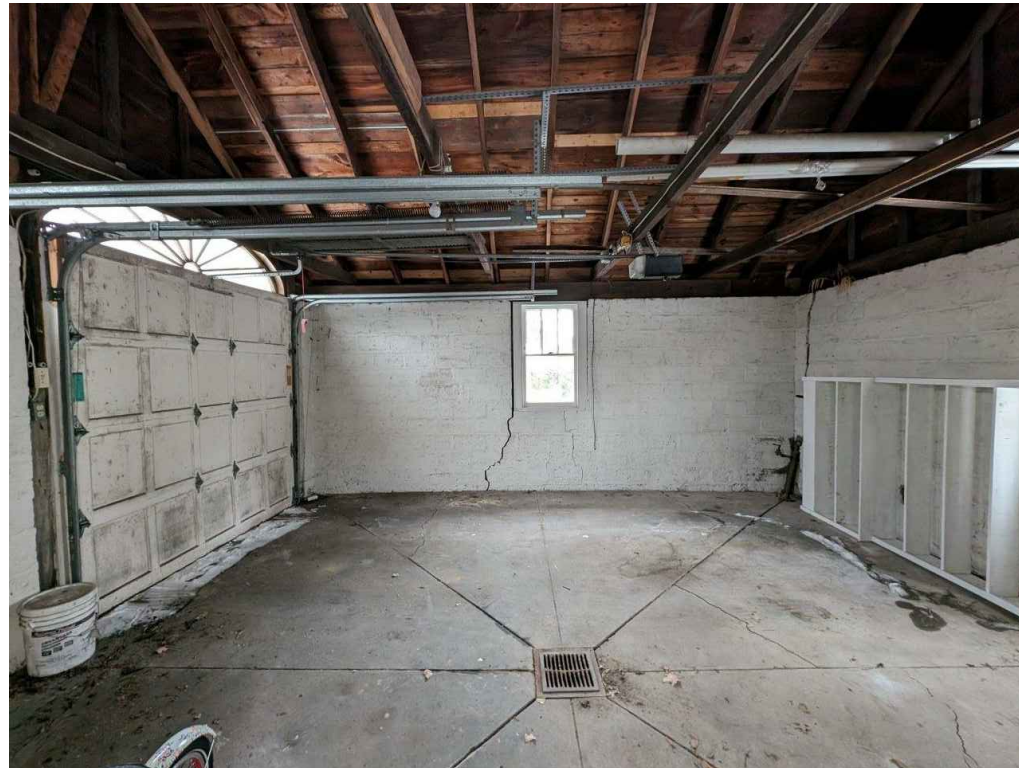
102 EAST KIRKE STREET, CHEVY CHASE, MD 20815

COPYRIGHT 2024, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

GTM

GTM ARCHITECTS



# WILLIAMS RESIDENCE

102 EAST KIRKE STREET, CHEVY CHASE, MD 20815

EXISTING INTERIOR AND EXTERIOR PHOTOS  
OF GARAGE

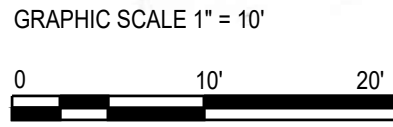
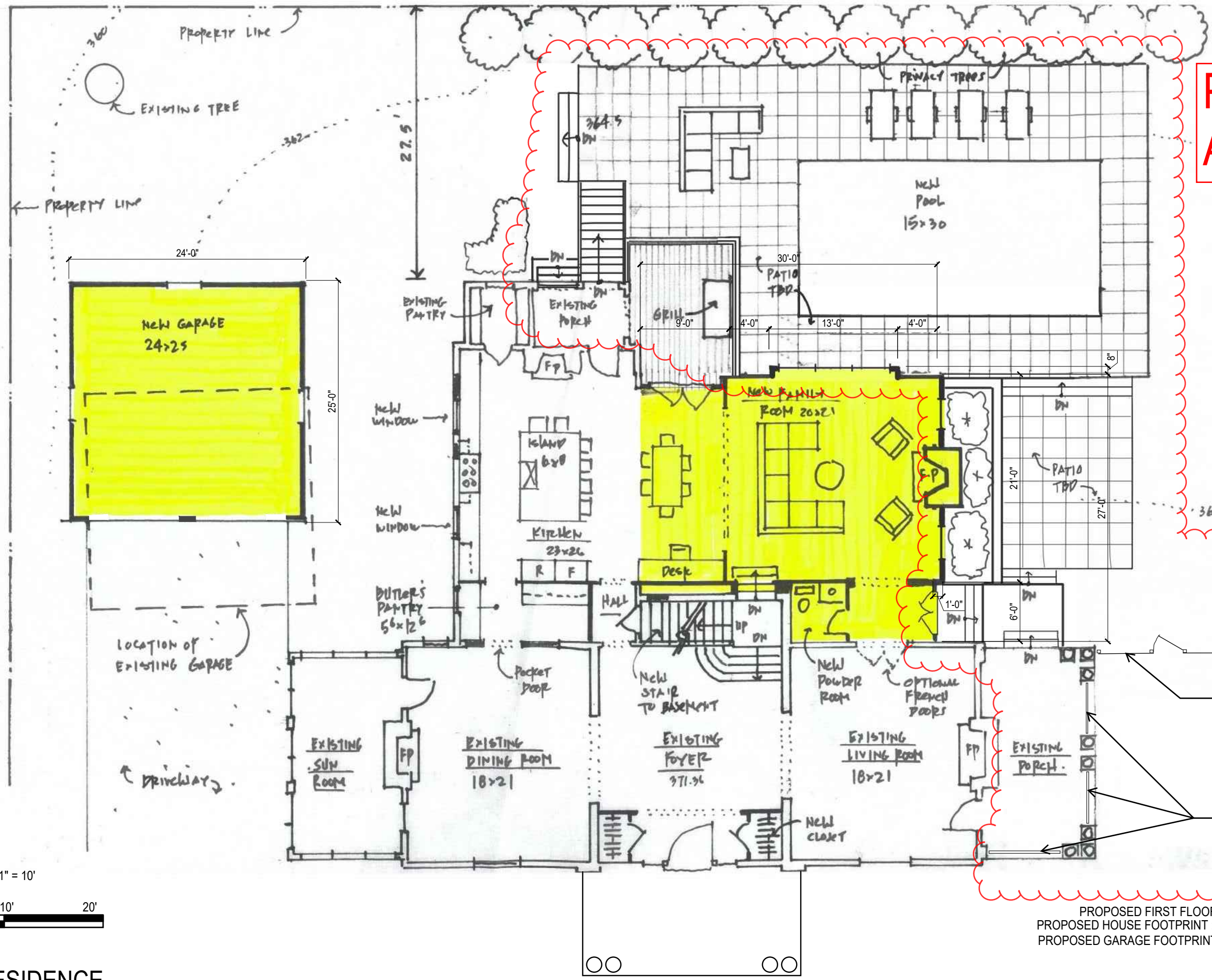
COPYRIGHT 2024, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

GTM

GTM ARCHITECTS

**PREVIOUSLY APPROVED**



NEW 5' HT STD WOOD SOLID BOARD POOL FENCE & GATE

REMOVE NON-HISTORIC FRONT STEPS & ADD 36" HT PTD. WOOD GUARDRAIL TO FRONT AND RIGHT SIDE OF PORTICO TO MATCH EXG.

PROPOSED FIRST FLOOR PLAN  
PROPOSED HOUSE FOOTPRINT : +/- 3,406 S.F.  
PROPOSED GARAGE FOOTPRINT : +/- 531 S.F.



GTM ARCHITECTS

# WILLIAMS RESIDENCE

102 EAST KIRKE STREET, CHEVY CHASE, MD 20815

COPYRIGHT 2024, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

**PROPOSED  
REVISION**

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX  
WWW.GTMARCHITECTS.COM



Consultant

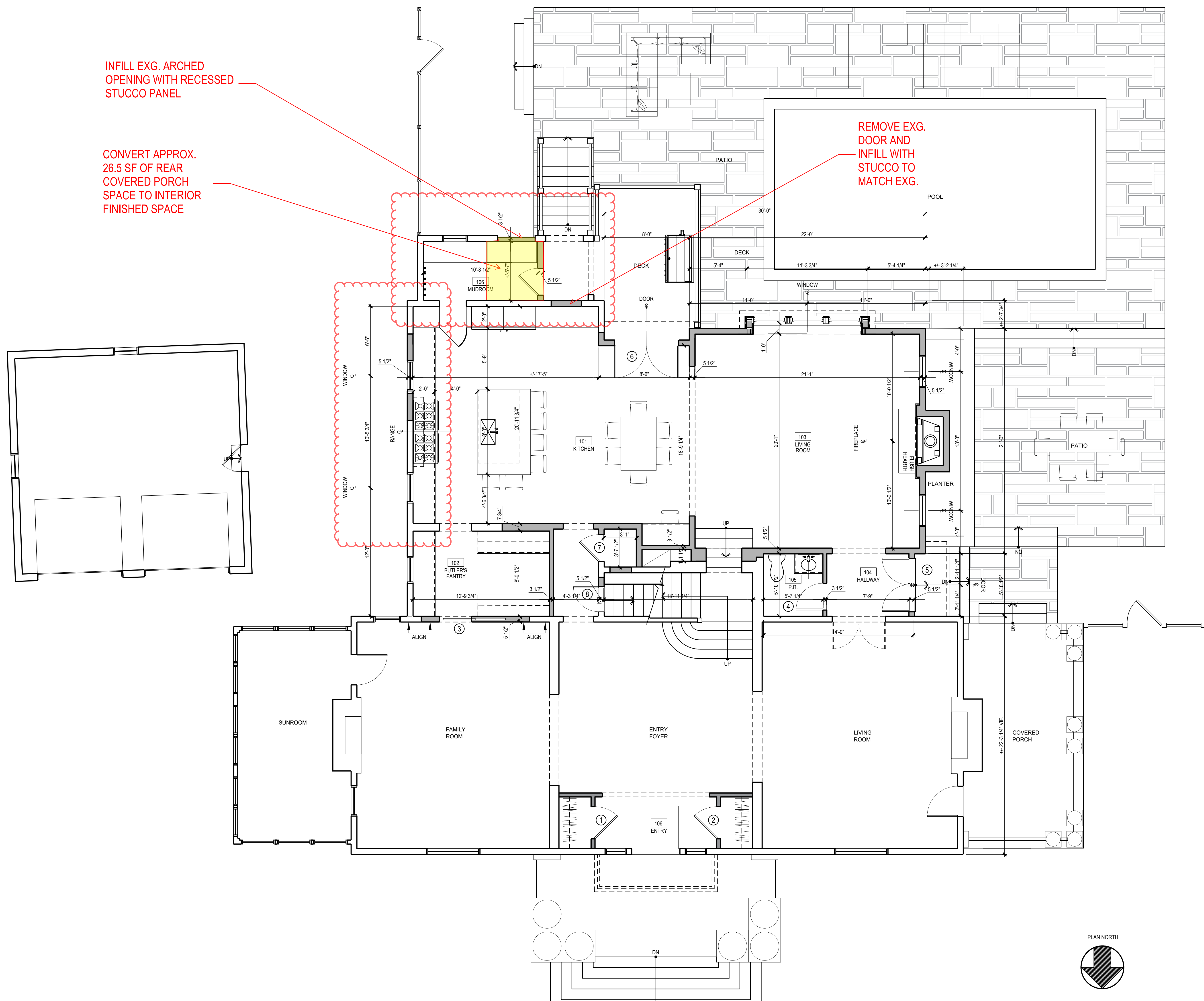
Project  
**WILLIAMS  
RESIDENCE**

102 E KIRKE STREET, CHEVY CHASE MD

Owner

Developer

DD SET	Date
Issue Description	08/09/2024
GTM Project No.	23.0639
Checked By	
Drawn By	
Scale	AS NOTED
Sheet Title	
Sheet No.	



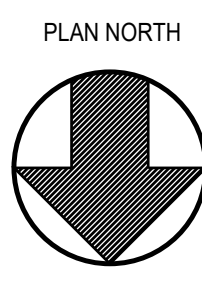
INFILL EXG. ARCHED  
OPENING WITH RECESSED  
STUCCO PANEL

CONVERT APPROX.  
26.5 SF OF REAR  
COVERED PORCH  
SPACE TO INTERIOR  
FINISHED SPACE

REMOVE EXG.  
DOOR AND  
INFILL WITH  
STUCCO TO  
MATCH EXG.

**KEY**

- EXISTING WALL
- NEW FRAME WALL
- NEW BRG WALL
- HARDWIRED SMOKE DETECTOR/ CARBON MONOXIDE COMBO UNIT WITH BATTERY BACKUP INTERCONNECTED TO OTHER ALARM DEVICES PER IRC
- SMOKE DETECTOR INTERCONNECTED TO OTHER ALARM DEVICES INSTALL PER IRC



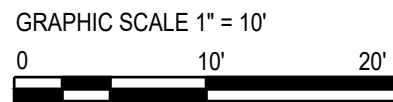
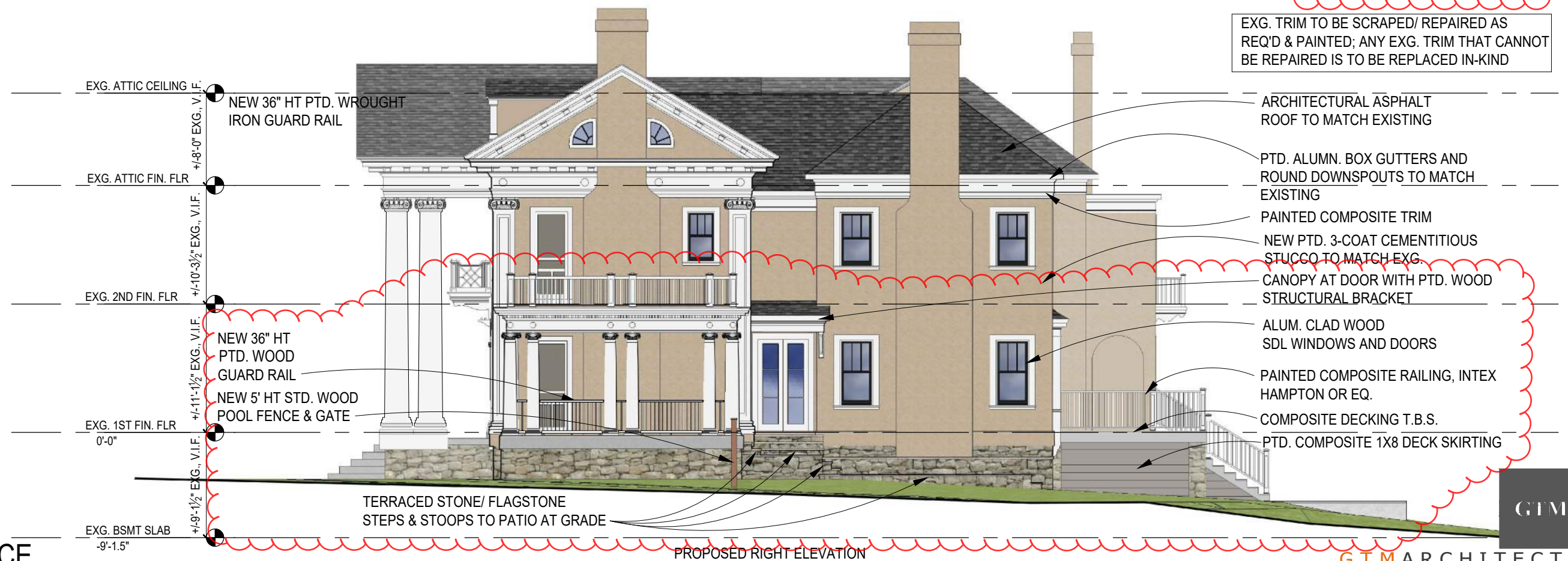
**1 FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**PREVIOUSLY APPROVED**



EXG. TRIM TO BE SCRAPED/ REPAIRED AS REQ'D & PAINTED; ANY EXG. TRIM THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND



**WILLIAMS RESIDENCE**

102 EAST KIRKE STREET, CHEVY CHASE, MD 20815

COPYRIGHT 2024, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

GTM

GTM ARCHITECTS

PROPOSED  
REVISION

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX  
WWW.GTMARCHITECTS.COM



Seal

Consultant

Project

**WILLIAMS  
RESIDENCE**

102 E KIRKE STREET, CHEVY CHASE MD

Owner

Developer

DD SET 08/09/2024  
Issue Description Date

GTM Project No. 23.0639

Checked By

Drawn By

Scale AS NOTED

Sheet Title

**RIGHT SIDE  
ELEVATION**

Sheet No.

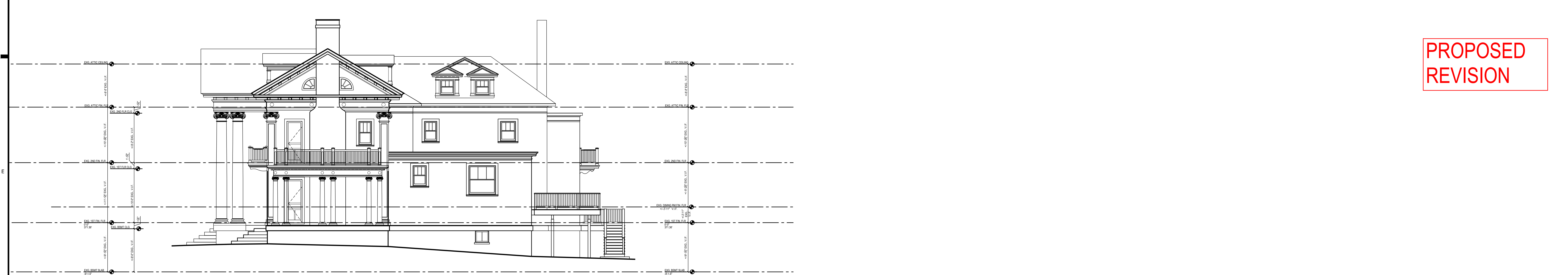
**A201**

COPYRIGHT, 2024 GTM ARCHITECTS, INC.  
18

**1** EX. RIGHT ELEVATION  
SCALE: 1/8"=1'-0"

**1** RIGHT ELEVATION  
SCALE: 1/4"=1'-0"

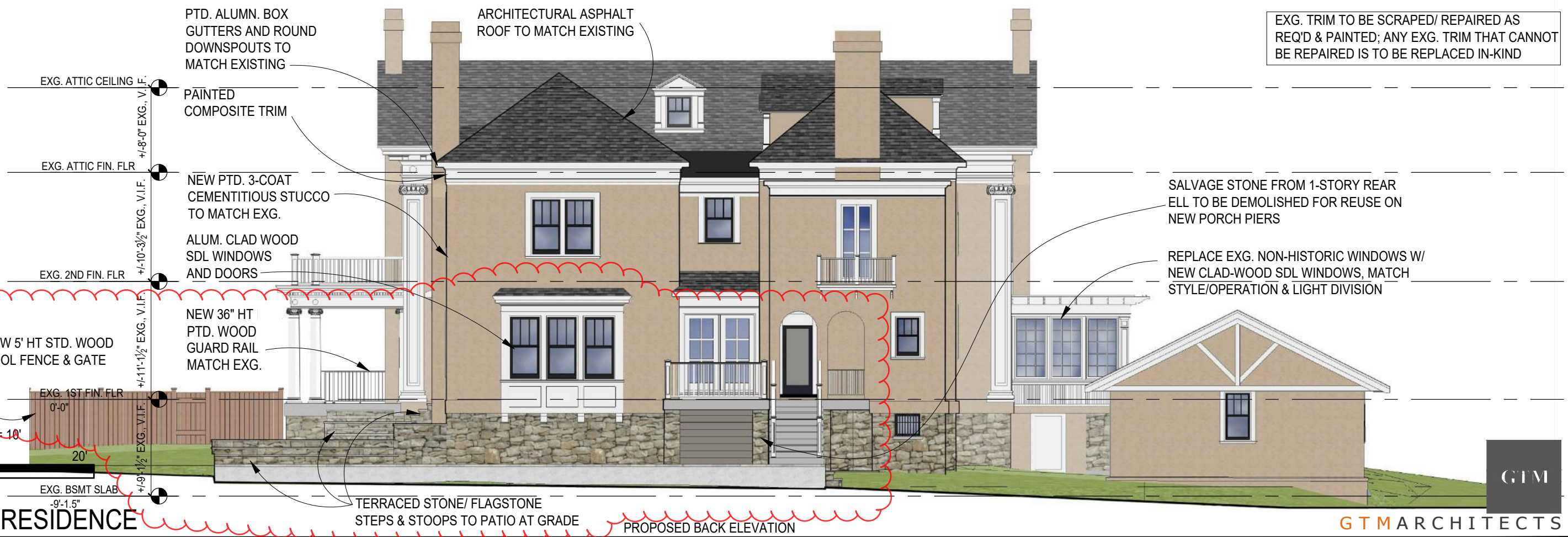
NEW DOOR IN  
COVERED PORCH  
SPACE TO BE  
CONVERTED TO  
FINISHED SPACE



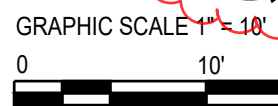
**PREVIOUSLY APPROVED**



EXISTING BACK ELEVATION



PROPOSED BACK ELEVATION



**WILLIAMS RESIDENCE**

102 EAST KIRKE STREET, CHEVY CHASE, MD 20815

COPYRIGHT 2024, GTM ARCHITECTS, INC.

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



**GTM ARCHITECTS**

**PROPOSED REVISION**

**1 EX. REAR ELEVATION**  
SCALE: 1/8"=1'-0"



**1 BACK ELEVATION**  
SCALE: 1/4"=1'-0"

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX  
WWW.GTMARCHITECTS.COM



Seal

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Consultant

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Project  
**WILLIAMS RESIDENCE**

102 E KIRKE STREET, CHEVY CHASE MD

Owner

\_\_\_\_\_

Developer

\_\_\_\_\_


DD SET	08/09/2024
Issue Description	Date

GTM Project No. 23.0639  
Checked By  
Drawn By  
Scale AS NOTED

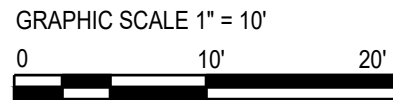
Sheet Title  
**REAR ELEVATION**

Sheet No.  
**A202**

**PREVIOUSLY APPROVED**



EXG. TRIM TO BE SCRAPPED/ REPAIRED AS REQ'D & PAINTED; ANY EXG. TRIM THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND



**WILLIAMS RESIDENCE**



**GTM ARCHITECTS**

PROPOSED  
REVISION

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX  
WWW.GTMARCHITECTS.COM



Seal

Consultant

Project

**WILLIAMS  
RESIDENCE**

102 E KIRKE STREET, CHEVY CHASE MD

Owner

Developer

DD SET 08/09/2024  
Issue Description Date

GTM Project No. 23.0639

Checked By

Drawn By

Scale AS NOTED

Sheet Title

**LEFT SIDE  
ELEVATION**

Sheet No.

**A203**

COPYRIGHT, 2024 GTM ARCHITECTS, INC.  
22



**1** EX. LEFT ELEVATION  
SCALE: 1/8"=1'-0"

EXISTING ELEVATION  
REVISED TO ACCURATELY  
REFLECT EXISTING WINDOWS



PROPOSED WINDOW  
LOCATION REVISED TO  
CENTER ON EXISTING  
WINDOWS ABOVE

**1** LEFT ELEVATION  
SCALE: 1/4"=1'-0"