

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

<b>Address:</b>	9 E. Kirke St., Chevy Chase	<b>Meeting Date:</b>	12/18/2024
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	12/11/2024
<b>Applicant:</b>	Christopher & Kathleen Matthews (Michael Patrick, Architect)	<b>Public Notice:</b>	12/4/2024
<b>Review:</b>	Historic Area Work Permit	<b>Tax Credit:</b>	n/a
<b>Permit Number:</b>	1094901	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Partial Demolition, One-story Addition, New Garage, Tree Removal, Grading and Associated Hardscape Alterations		

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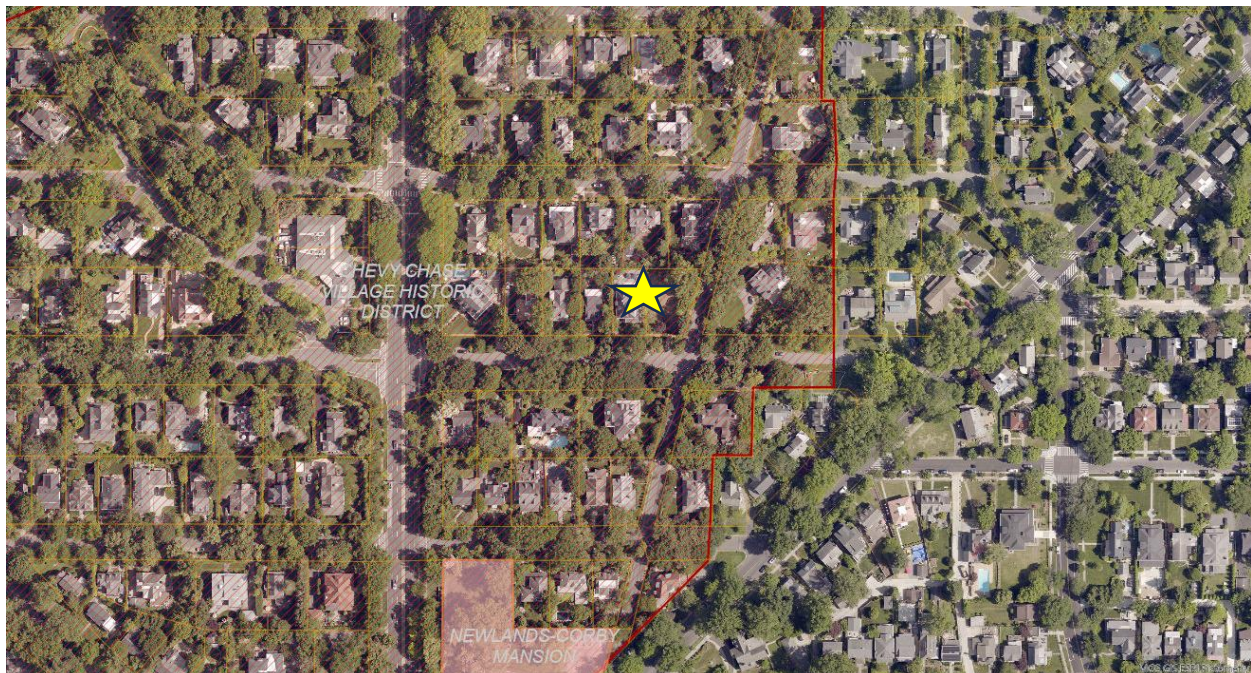
**STAFF RECOMMENDATION**

Staff recommends that the aPC **approve with one condition** the HAWP application with final approval delegated to staff:

1. The species and location of the three trees proposed for the front yard must be identified before the final approval documents can be released to the applicant.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** c.1893



**Figure 1:** The subject property is located on a double lot at the intersection of E. Kirke St. and Brookeville Rd.

## **BACKGROUND**

On November 13, 2024n the HPC held a Preliminary Consultation to provide feedback on the proposed work.<sup>1</sup> While Staff was concerned about the size of the proposed new construction, a majority of the HPC supported the proposal as designed. One commissioner supported reducing the new construction by approximately 10% and another commissioner encouraged the applicant to consider lowering the height over the easternmost portion of the proposed addition.

The applicant has made minor modifications to the proposal, provided the requested information, and returns seeking HAWP approval.

## **PROPOSAL**

The applicant proposes to demolish a wall on the existing house, construct a one-story addition to the east side of the house, and construct a detached garage. Additional associated hardscaping is proposed.

## **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.

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<sup>1</sup> The Staff Report and application materials for the November 13, 2024 Preliminary Consultation are available here: <https://montgomeryplanning.org/wp-content/uploads/2024/11/III.D-9-East-Kirke-Street-Chevy-Chase.pdf>. The recording of the hearing is available here: [https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=ffcdd6a1-a2c1-11ef-ab4b-005056a89546](https://mncppc.granicus.com/MediaPlayer.php?publish_id=ffcdd6a1-a2c1-11ef-ab4b-005056a89546).



- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
  - Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
  - Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
  - 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.
  - Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
  - 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.”
  - Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
  - 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.
  - 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***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (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-story clapboard-sided house with a pyramidal roof with hipped dormers on all four roof slopes. The prominent front porch wraps around the east (right) side of the front elevation. The rear of the house has been heavily modified by the construction of a two-story addition and a covered rear porch. A one-story garage was constructed in the northwest corner of the lot between 1916 and 1927. That garage has since been demolished.

The applicant proposes several changes at the subject property including:

1. Constructing a detached garage in the northwest corner of the lot;
2. Demolishing a portion of the existing wall on the east (right) elevation of the main house;



3. Constructing a one-story addition to the east of the historic house;
4. Installing new doors on the rear elevation; and
5. Installing associated hardscaping and landscape features.

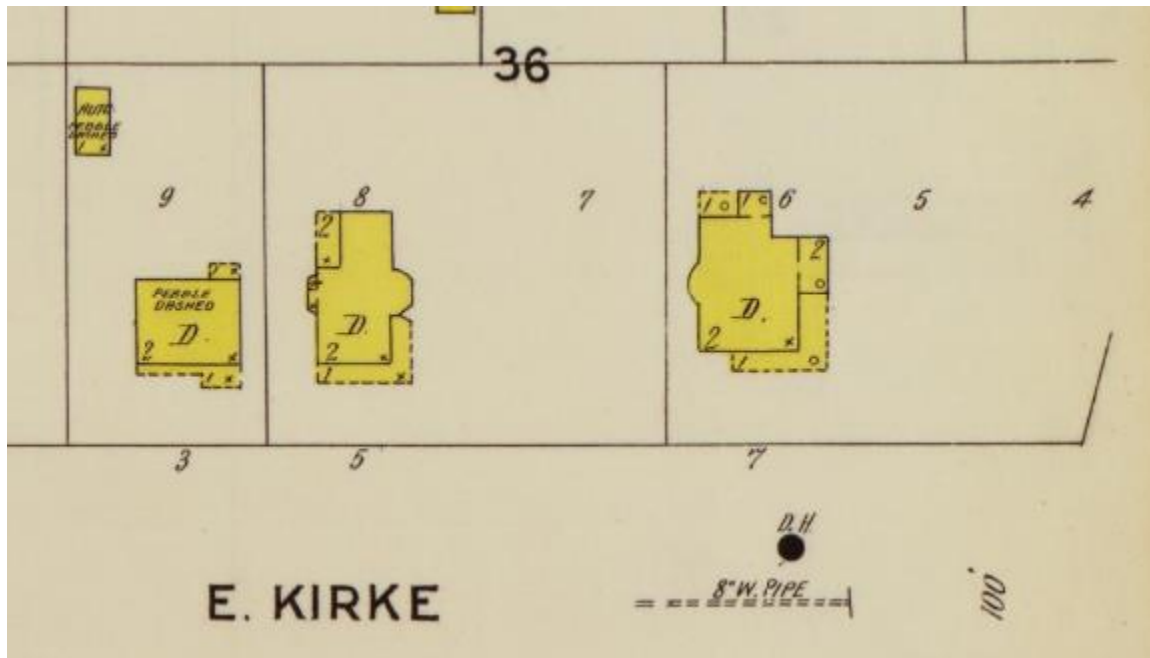


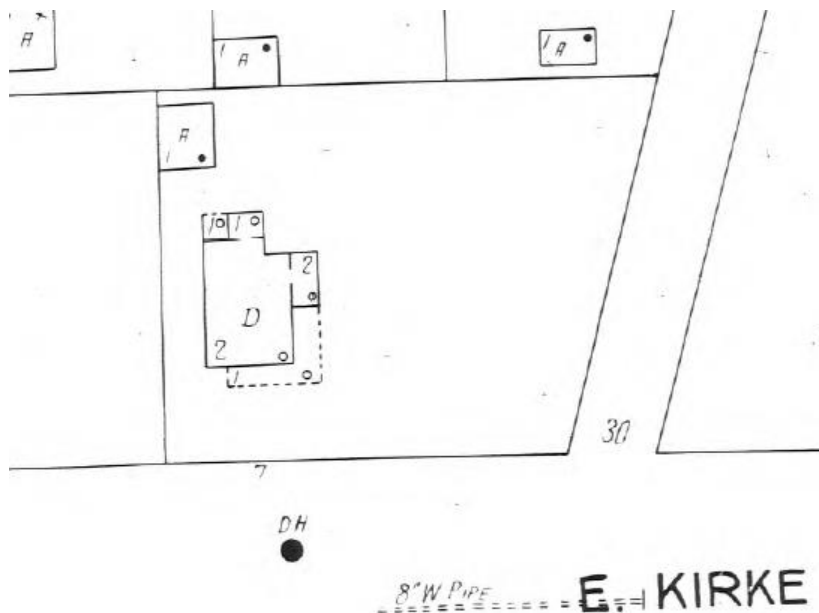
Figure 2: 1916 Sanborn Fire Insurance Map showing the subject property, labeled as '7 East Kirke St.'

#### Detached Garage Construction

In the northwest corner of the lot, the applicant proposes to construct a one-bay, front gable garage with clapboard siding that matches the house, wood sash windows, and wood carriage-style doors. The proposed garage will be constructed on a concrete slab and measures 14' × 20' (fourteen feet wide by twenty feet deep) and is 15' 5 ½" (fifteen feet and five and a half inches) tall at the gable ridge. In front of the proposed garage, the applicant proposes to expand the existing brick driveway paving to measure 13' 4" × 14' 6" (thirteen feet, four inches deep by fourteen feet, six inches wide). A small portion of the non-historic rear slate patio will be removed to accommodate the garage. The construction of the garage will require the removal of three 5" d.b.h. (diameter at breast height) holly trees.

As a detached garage, the *Design Guidelines* require a lenient scrutiny review. Staff finds the proposed location of the garage is consistent with the existing hardscaping, which includes a driveway to the west of the house and is in the same approximate location as a since-demolished one-story garage (see Fig. 3, below). Staff additionally finds the dimensions of the proposed garage are appropriate and will not overwhelm the historic character of the resource or surrounding historic district. While a lenient scrutiny emphasizes massing and size, Staff finds the design and materials are compatible with the character of the house, including matching many of the features of the historic house, including matching siding and windows. The HPC found the proposed garage was compatible with the size, scale, and architectural details of the site at the November 13, 2024 Preliminary Consultation. Staff supports approval of the proposed garage under the *Design Guidelines*, 24A-8(b)(2) and (d); and *Standards 2*, and *10*.

Staff finds the expanded brick driveway is compatible with the existing brick driveway, and because of its location so far to the rear of the property will not be visible from the public right-of-way. Staff finds this alteration should be approved as a matter of course under the *Design Guidelines*, 24A-8(b)(2) and (d); and *Standards 2*, and *10*. While the three holly trees are smaller than the HPC's 6" (six inch) size threshold requiring a HAWP, Staff does not find the removal of the three Holly trees will have a significant impact on the overall tree canopy or the district's park-like setting.



*Figure 3: 1927 Sanborn Fire Insurance Map of the subject property showing the detached garage.*

### **Partial Demolition and One-story Addition**

To the east of the existing house, the applicant proposes to construct a one-story addition accessed through a breezeway. A section of the east house wall and a bay window will be demolished to create access to the breezeway and new addition. The proposed addition measures 36' 8" × 31' (thirty-six feet, eight feet wide by thirty-one feet deep) and will be 22' 6" (twenty-two feet, six inches) tall. The breezeway adds an additional 18' 6" (eighteen feet, six inches) to the width of the new construction. In response to the feedback from the November 13, 2024 Preliminary Consultation, the inset at the eastern end of the addition has been increased by 4" (four inches) at the front and rear, so that it is now 1' 7" (one foot seven inches).

The architectural design of the addition draws heavily from the existing historic house, including the roof form, exposed rafter tails, hipped dormers, clapboard siding, two-over-one wood sash windows, wood shutters, and slate roof. The rear of the addition includes three pairs of French doors, a small covered porch, and a wood pergola. The breezeway is wood framed with several multi-light French doors with a standing seam metal roof.

Staff finds the proposed demolition will only have a minimal impact on the house's historic fabric, as Staff finds based on the massing and window details the bay window is not historic. The wood siding removed could be accurately replicated, returning the house to its existing appearance.

Staff additionally finds the proposed design and materials of the addition are compatible with the historic house and reinforce the district's tradition of architectural excellence.

At the Preliminary Consultation Staff expressed concern that the size of the proposed addition would be out of character with the surrounding streetscape, as the house and proposed addition would extend approximately 110' (one hundred and ten feet) along E. Kirke St. The majority of the HPC in attendance at that meeting did not share Staff's concern and found the size of the proposed addition presented – while large - was appropriate.



The *Design Guideline* for major additions states that additions where feasible should be placed to the rear of the historic house so they are less visible from the public right-of-way. Staff finds placing an addition to the rear of the subject property may not be feasible with the currently proposed placement of the new garage. The *Design Guideline* further states, “Where lot size does not permit placement to the rear [of the house], 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.”

At the hearing, the applicant indicated that the arrangement of interior spaces would not readily accommodate a rear addition. The HPC did not object to this finding and voiced its support for the addition as proposed.

Staff finds the proposed side-projecting condition is appropriate based on the HPC’s feedback at the November 13, 2024 Preliminary Consultation and the *Design Guidelines*, 24A-8(b)(2) and (d).

### **Rear Doors**

In the northeast corner of the historic house, there is an engaged porch, in the non-historic addition, open on the north and east elevations. The applicant proposes slightly enclosing the existing opening with wood siding matching the historic house and installing wood multi-light bi-fold doors to the north and two pairs of wood French doors on the east elevation. Staff finds these changes will not be visible from the public right-of-way and should be reviewed under lenient scrutiny. Staff finds the proposed design and materials for the proposed doors are compatible with the character of the house and surrounding district. Staff further finds the door’s multi-light design is compatible with the existing rear doors and matches the details of the doors on the proposed breezeway and rear addition. Staff supports installing these doors under the *Design Guidelines*, 24A-8(b)(2) and (d), and *Standards 2, 9, and 10*.

### **Additional Hardscaping**

The applicant proposes to expand the existing hardscaping at both the front and rear of the historic house and addition. At the front of the breezeway, the applicant proposes to install an irregular stepping stone path. To the rear of the breezeway, the applicant proposes to install a brick-paved courtyard. Additional stone terraces are placed to the rear of the addition and the historic house. Materials include bluestone and brick pavers, fieldstone retaining walls, and irregular flagstone stepping stones.

Staff finds that the proposed hardscape will not overwhelm the character of the subject property and supports these new features in concept. Staff additionally finds the proposed materials are consistent with the character of the site and surrounding district.

In front of the house, the applicant propose to construct a new gravel drive that connects the curb cut that had provided access to 11 E. Kirke St., to the existing driveway to the west (left) of the historic house. A 9” (nine-inch) Dogwood and 8” (eight-inch) Japanese maple tree will be removed to accommodate the proposed drive. The applicant proposes to plant three trees between the proposed gravel drive and the proposed addition to mitigate the loss of the trees. Staff finds the that while the proposed gravel drive is not a feature often seen in the Chevy Chase Village Historic District, its size and material are compatible with the character of the site and surrounding district. Because tree species for the new trees was not identified in the landscape plane, Staff recommends the HPC add a condition to the approval of this HAWP that final species and location of the three new trees in the front yard must be submitted before Staff can release the final approval documents. Final approval authority of this condition can be delegated to Staff. With the recommended condition, Staff finds the proposed gravel drive is consistent with the *Design Guidelines*, 24A-8(b)(2) and (d), and *Standard 2*.

The applicant proposes to remove three Leyend Cypress trees in the southwest corner of the lot. Two of the trees are 13” d.b.h. (thirteen inches diameter at breast height), the other is 14” d.b.h. (fourteen inches diameter at breast height). Removing these three trees will facilitate the installation of the proposed black

picket aluminum along Brookeville Rd. Staff finds removing the three trees will not have a substantial impact on the character of the site or surrounding district and notes there is a 19” (nineteen inch) pine tree just to the north of the three trees proposed for removal. Staff finds installing fences along Brookeville Rd. has become a common feature in the district; but notes that most of the fences along Brookeville Rd. are solid in appearance. Staff finds the open picket design of the proposed fence is more compatible than the the privacy fences and recommends the HPC approve the fence and tree removals under the *Design Guidelines*, 24A-8(b)(2) and (d), and *Standard 2*.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one condition** the HAWP application with final approval delegated to staff;

2. The species and location of the three trees proposed for the front yard must be identified before the final approval documents can be released to the applicant; 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: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Tax Account No.: \_\_\_\_\_

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

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Contractor Registration No.: \_\_\_\_\_

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

Is the Property Located within an Historic District?  Yes/District Name \_\_\_\_\_  
 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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ 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 type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input 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.

\_\_\_\_\_  
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>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

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

Work Item 4: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:



**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

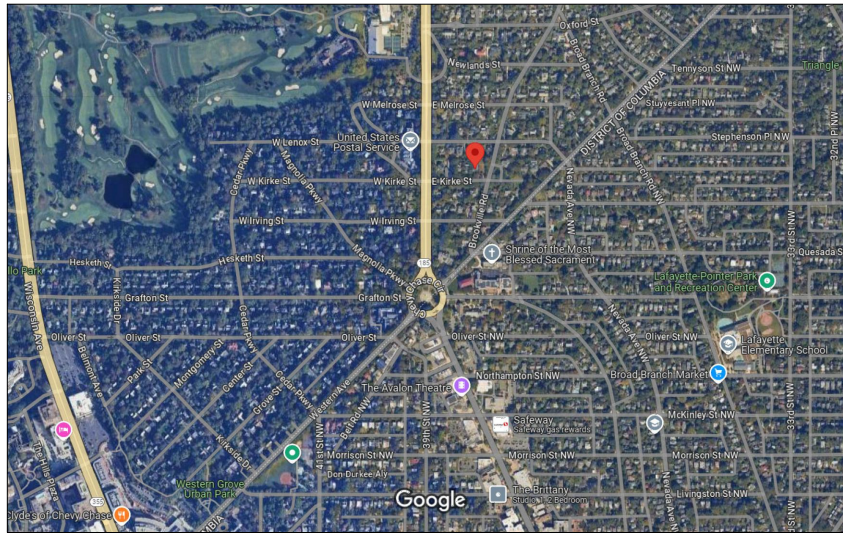
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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



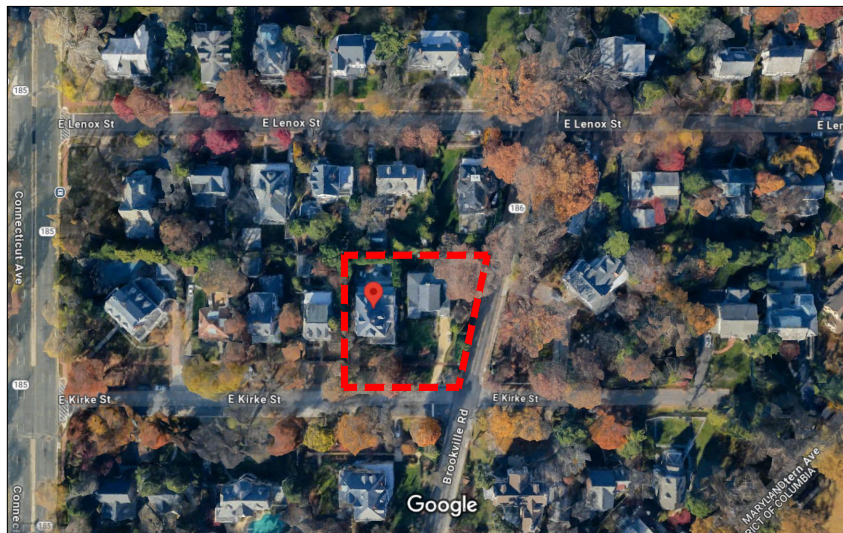
STREET VIEW



SITE LOCATION ENLARGED AREA MAP



DETAILED VICINITY MAP



SCOPE OF WORK

NEW 1-STORY WOOD CLAD ADDITION TO MAIN RESIDENCE. NEW 1-STORY ACCESSORY GARAGE. ENCLOSURE OF EXISTING REAR PORCH. NEW TERRACING AND LANDSCAPING IN REAR YARD. NEW GRAVEL DRIVE IN FRONT YARD UTILIZING EXISTING CURB CUT AND CONNECTING TO EXISTING BRICK DRIVE. NEW ENTRY PATH, STEPS, AND GATE.



# ADDITION TO A RESIDENCE AT 9 E KIRKE ST. CHEVY CHASE, MD 20815

GENERAL DATA

BUILDING CODES

MD: ICC 2015/2012

OCCUPANCY USE GROUP: R-3

CONSTRUCTION TYPE: VB

PROJECT TEAM

**ARCHITECT:**  
BARNES VANZE ARCHITECTS  
1000 POTOMAC ST, NW  
SUITE L-2  
WASHINGTON, DC 20007  
(202) 337-7255  
<https://www.barnesvanze.com>

**BUILDER:**  
ZATZINGER, INC.  
5141 MACARTHUR BLVD  
WASHINGTON, DC 20016  
(202)363-8501

**CIVIL ENGINEER:**  
CAS ENGINEERING  
JEFF ROBERTSON  
1800 I STREET, NW, SUITE 502  
WASHINGTON, DC 20006  
DAVID@CAS-DC.COM  
202-393-7200

**LANDSCAPE ARCHITECT:**  
ARENZ LANDSCAPE ARCHITECTS  
8014 CHARNICK RD  
MARSHALL, VA 20115  
(540)-341-4339  
CONTACT: RICHARD ARENTZ

**STRUCTURAL ENGINEER:**  
MCC 1200 ARCHITECTURAL  
ENGINEERS PLLC  
210 N LEE STREET #210  
ALEXANDRIA, VA 22314  
(703) 350-4151  
CONTACT: CHRISTOPHER COBB

FULL DRAWING INDEX

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- LK-1 DETAILS
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- A5.1- PERSPECTIVE VIGNETTE



PROFESSIONAL CERTIFICATION  
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR  
APPROVED BY ME, AND THAT I AM A DULY LICENSED  
ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NUMBER: 2010. EXPIRATION DATE: MAY 31, 2023

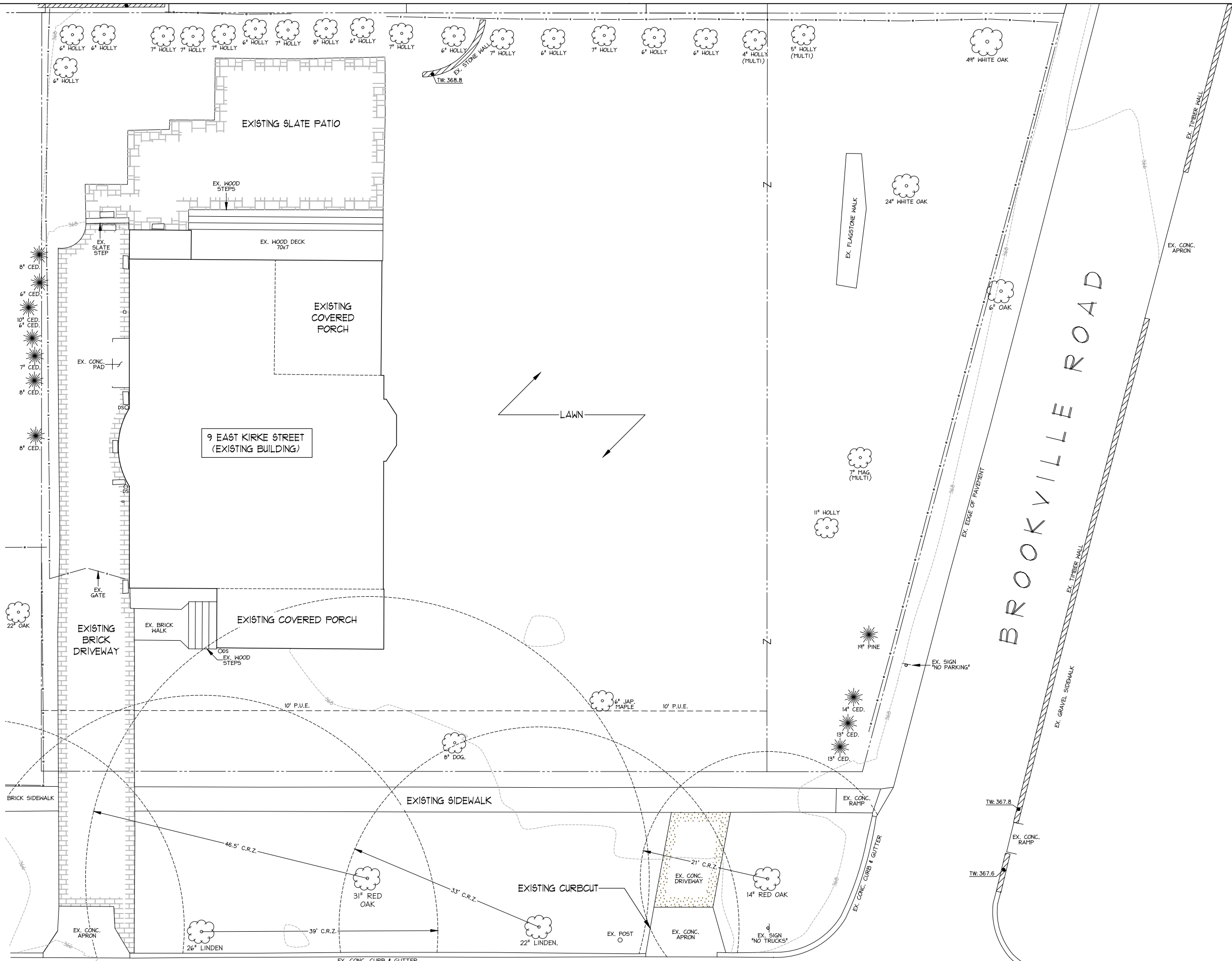
Private  
Residence  
9 East Kirke Street  
Chevy Chase, MD 20815

DRAWING:	ISSUED:	COVER SHEET
HISTORIC AREA WORK PERMIT	2024-10-02	
DESIGN MEETING	2024-09-30	
DESIGN UPDATE	2023-08-23	
HAMP APPLICATION SUPPLEMENT	2024-11-05	
HISTORIC AREA WORK PERMIT	2024-11-26	
BUDGET PRICING SET	2024-09-06	
PROGRESS	2024-05-08	
FOR FCP	2024-09-10	



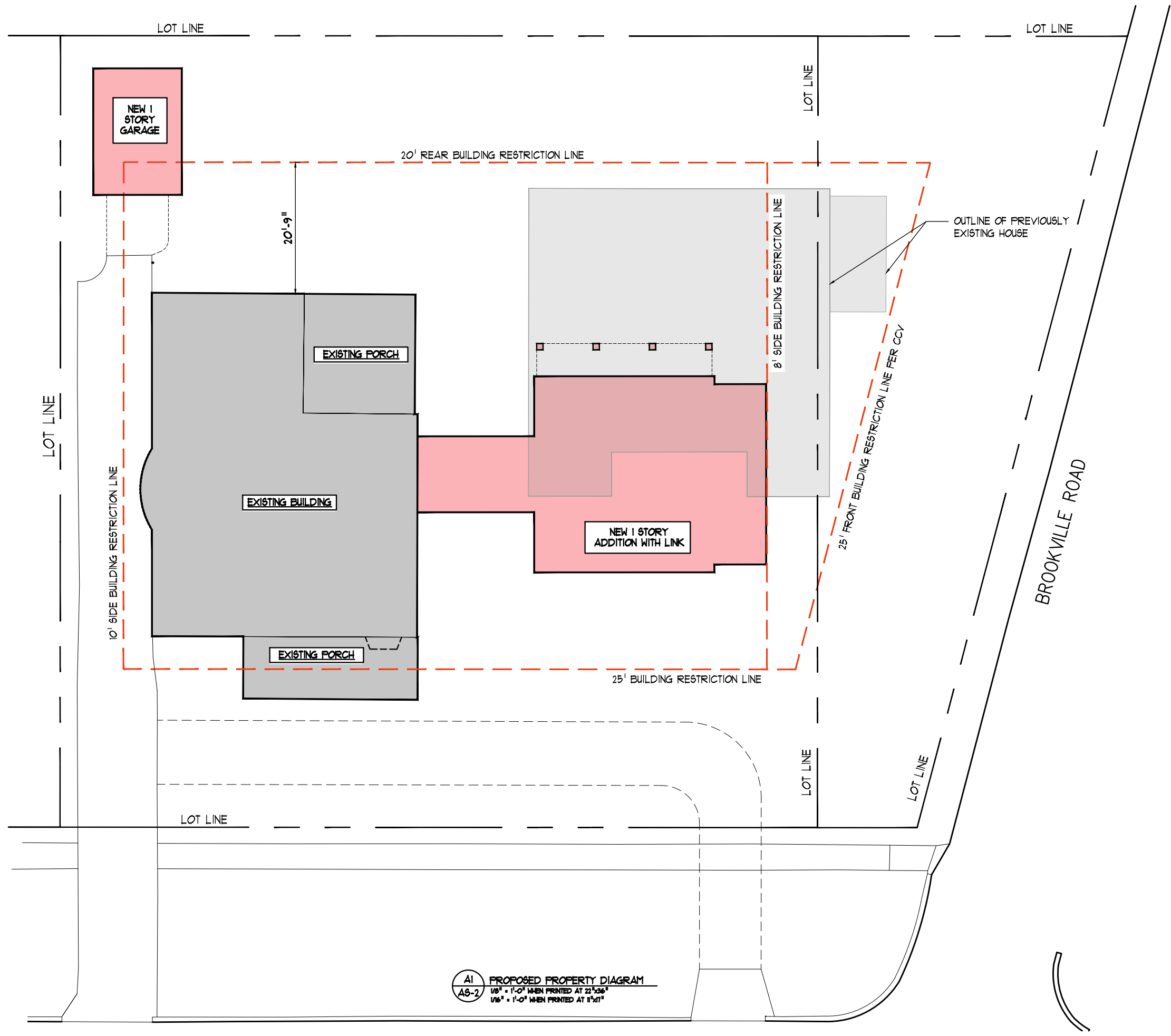


DRAWING: EXISTING SITE PLAN	
ISSUED:	2024-09-30
DESIGN MEETING	2024-10-02
DESIGN UPDATE	2024-11-05
BUDGET PRICING SET	2024-11-26
PROGRESS	2024-05-08
FOR PCP	2024-09-30
HISTORIC AREA WORK PERMIT	2024-10-02
HAMP APPLICATION SUPPLEMENT	2024-11-05
HISTORIC AREA WORK PERMIT	2024-11-26



**A1** ARCHITECTURAL EXISTING SITE PLAN  
 1/8" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/16" = 1'-0" WHEN PRINTED AT 11"x17"





AI PROPOSED PROPERTY DIAGRAM  
 AS-2 1/8" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/16" = 1'-0" WHEN PRINTED AT 11"x17"



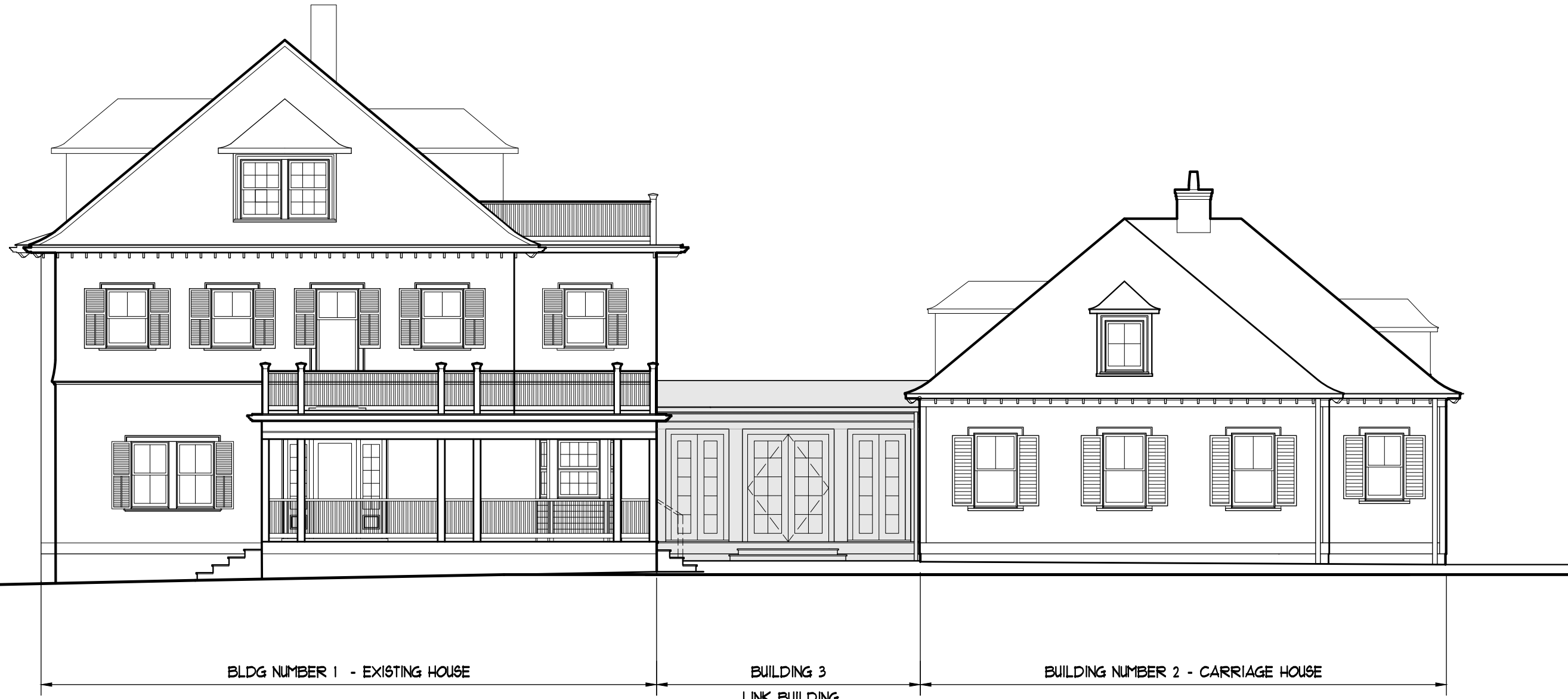
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 LICENSE NUMBER: 2010. EXPIRATION DATE: MAY 31, 2023

**Private Residence**  
 9 East Kirke Street  
 Chevy Chase, MD 20815

DRAWING: PROPOSED PROPERTY DIAGRAM	
ISSUED:	
2022-09-30	DESIGN MEETING
2022-08-23	DESIGN UPDATE
2023-09-06	BUDGET PRICING SET
2024-08-08	PROGRESS
2024-09-30	FOR RFP
2024-10-02	HISTORIC AREA WORK PERMIT
2024-11-08	HAMP APPLICATION SUPPLEMENT
2024-11-26	HISTORIC AREA WORK PERMIT

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Private  
 Residence  
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BLDG NUMBER 1 - EXISTING HOUSE

BUILDING 3  
 LINK BUILDING  
 CONNECTING 1 AND 2

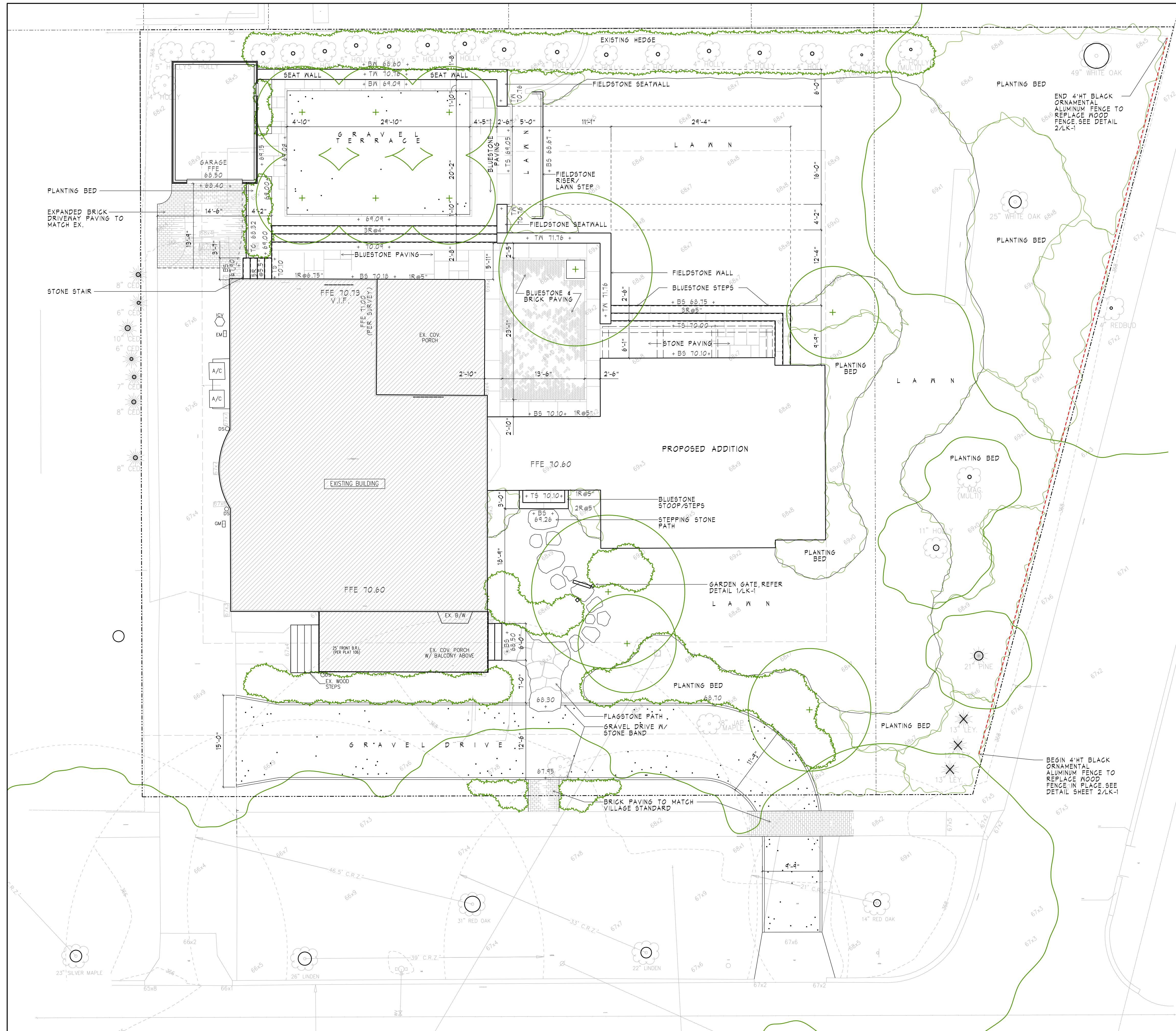
BUILDING NUMBER 2 - CARRIAGE HOUSE

CI BUILDING ELEVATION DIAGRAM  
 AS-3

ISSUED:	DESIGN MEETING	HISTORIC AREA WORK PERMIT
2023-09-30	2024-10-02	2024-10-02
2023-09-23	DESIGN UPDATE	HAMP APPLICATION SUPPLEMENT
2023-09-06	BUDGET PRICING SET	2024-11-06
2024-08-08	PROGRESS	HISTORIC AREA WORK PERMIT
2024-09-10	FOR RFP	2024-11-26

AS-3





**LEGEND**

- PROPOSED TREE
- PRESERVED EXISTING TREE
- EXISTING CONTOUR
- EXISTING ELEVATION
- PROPOSED SPOT ELEVATION
- BOTTOM OF STEP
- BOTTOM OF WALL
- TOP OF STEP
- TOP OF MALL



PROPOSED GRAVEL FOR TERRACE AND DRIVE



PROPOSED SANDSTONE BAND



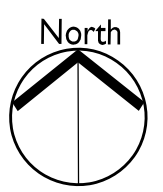
PROPOSED BLUESTONE AND BRICK PAVING



PROPOSED FIELDSTONE SEAT WALL



PROPOSED FLAGSTONE/STEPPING STONE PATH



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**ARENZT**

PRIVATE RESIDENCE  
9 E. KIRKE STREET, CHEVY CHASE, MD

ISSUE DATE: 11/26/2024

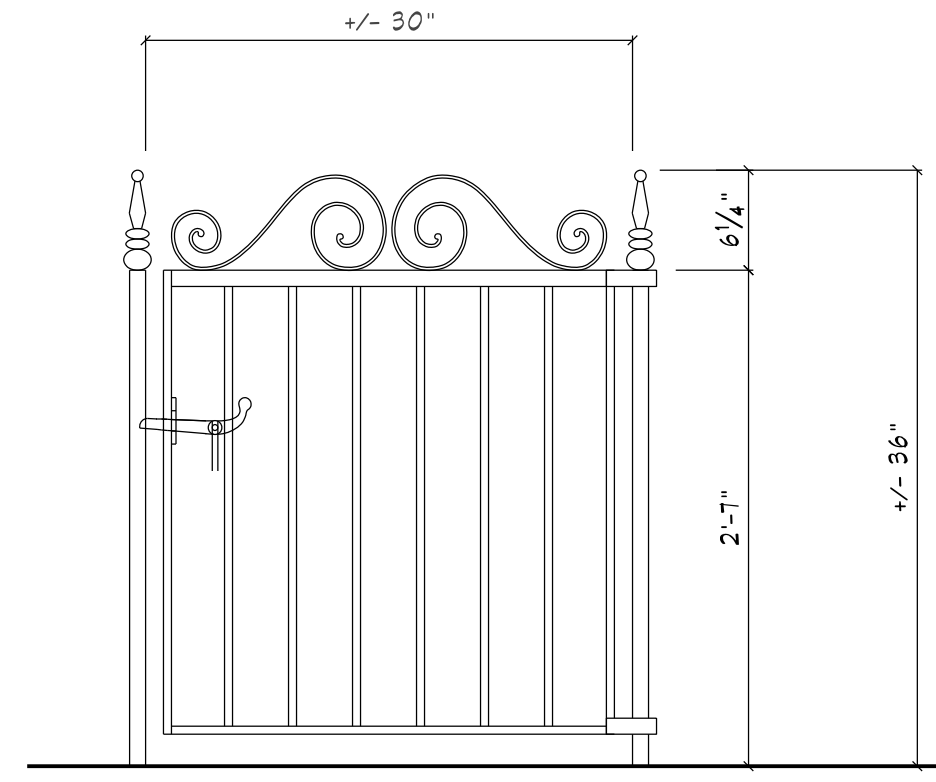
CONCEPT PLAN

SCALE: 1/8" = 1'-0"

**L-1**

19

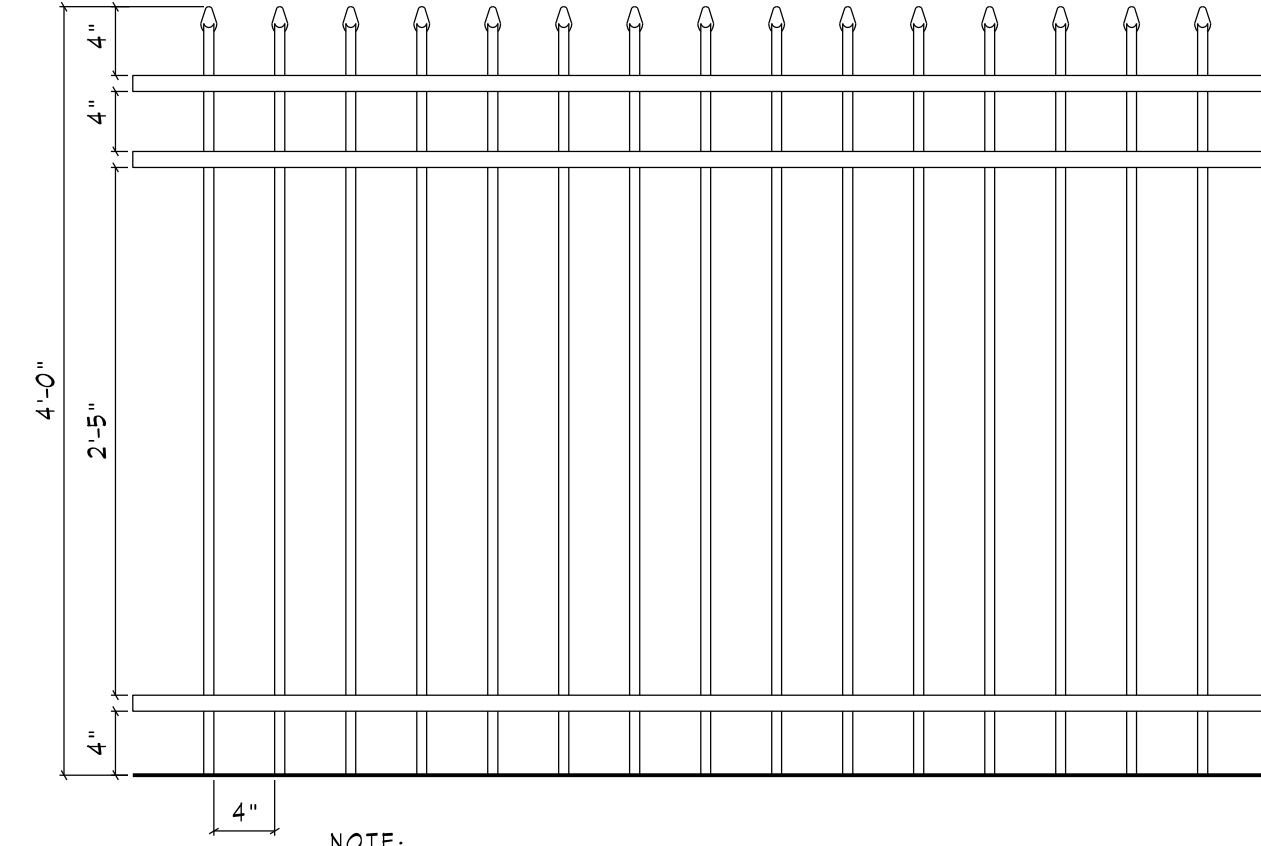




NOTE:  
IRON GATE TO BE A FOUND PIECE, TBD. DRAWING ABOVE  
INTENDED TO ILLUSTRATE GENERAL CHARACTER

**1** GARDEN GATE

SCALE: 1" = 1'-0"

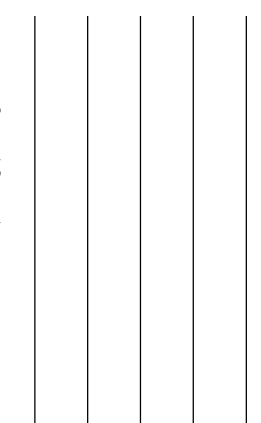


NOTE:  
ALUMINUM FENCE TO BE BLACK IN COLOR

**2** ORNAMENTAL ALUMINUM FENCE

SCALE: 1" = 1'-0"

ISSUE DATE: 11/26/2024



DETAILS

SCALE: AS SHOWN

LK-1

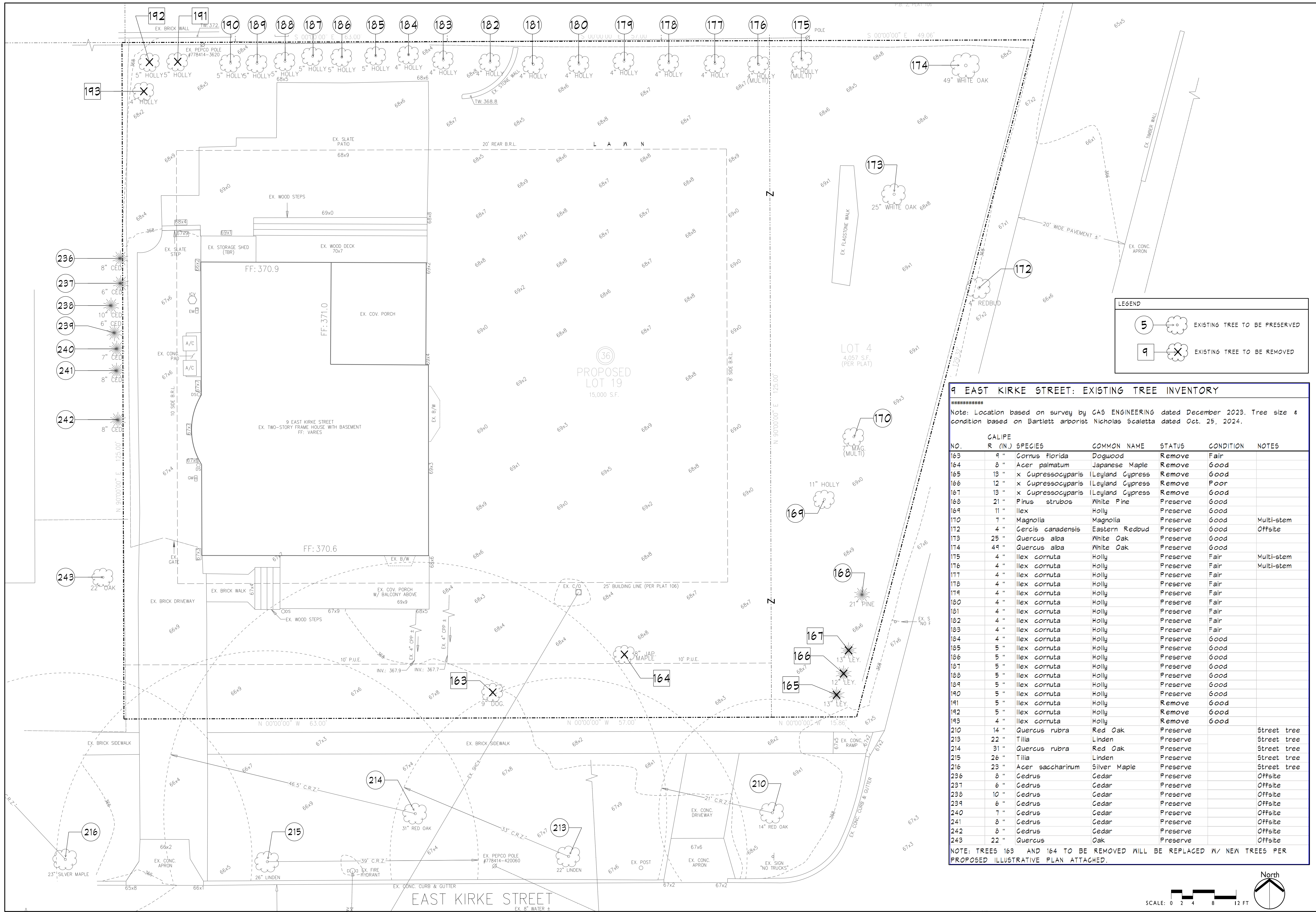
PRIVATE RESIDENCE

9 E. KIRKE STREET, CHEVY CHASE, MD

ARENZ

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**LEGEND**

- 5 (circled) EXISTING TREE TO BE PRESERVED
- 9 (circled) EXISTING TREE TO BE REMOVED

**9 EAST KIRKE STREET: EXISTING TREE INVENTORY**

\*\*\*\*\*  
 Note: Location based on survey by CAS ENGINEERING dated December 2023. Tree size & condition based on Bartlett arborist Nicholas Scaletta dated Oct. 25, 2024.

NO.	CAL IPE R (IN.)	SPECIES	COMMON NAME	STATUS	CONDITION	NOTES
163	9"	Cornus florida	Dogwood	Remove	Fair	
164	8"	Acer palmatum	Japanese Maple	Remove	Good	
165	13"	x Cupressocyparis	Leyland Cypress	Remove	Good	
166	12"	x Cupressocyparis	Leyland Cypress	Remove	Poor	
167	13"	x Cupressocyparis	Leyland Cypress	Remove	Good	
168	21"	Pinus strobus	White Pine	Preserve	Good	
169	11"	Ilex	Holly	Preserve	Good	
170	7"	Magnolia	Magnolia	Preserve	Good	Multi-stem
172	4"	Gercis canadensis	Eastern Redbud	Preserve	Good	Offsite
173	25"	Quercus alba	White Oak	Preserve	Good	
174	49"	Quercus alba	White Oak	Preserve	Good	
175	4"	Ilex cornuta	Holly	Preserve	Fair	Multi-stem
176	4"	Ilex cornuta	Holly	Preserve	Fair	Multi-stem
177	4"	Ilex cornuta	Holly	Preserve	Fair	
178	4"	Ilex cornuta	Holly	Preserve	Fair	
179	4"	Ilex cornuta	Holly	Preserve	Fair	
180	4"	Ilex cornuta	Holly	Preserve	Fair	
181	4"	Ilex cornuta	Holly	Preserve	Fair	
182	4"	Ilex cornuta	Holly	Preserve	Fair	
183	4"	Ilex cornuta	Holly	Preserve	Fair	
184	4"	Ilex cornuta	Holly	Preserve	Good	
185	5"	Ilex cornuta	Holly	Preserve	Good	
186	5"	Ilex cornuta	Holly	Preserve	Good	
187	5"	Ilex cornuta	Holly	Preserve	Good	
188	5"	Ilex cornuta	Holly	Preserve	Good	
189	5"	Ilex cornuta	Holly	Preserve	Good	
190	5"	Ilex cornuta	Holly	Preserve	Good	
191	5"	Ilex cornuta	Holly	Remove	Good	
192	5"	Ilex cornuta	Holly	Remove	Good	
193	4"	Ilex cornuta	Holly	Remove	Good	
210	14"	Quercus rubra	Red Oak	Preserve		Street tree
213	22"	Tilia	Linden	Preserve		Street tree
214	31"	Quercus rubra	Red Oak	Preserve		Street tree
215	26"	Tilia	Linden	Preserve		Street tree
216	23"	Acer saccharinum	Silver Maple	Preserve		Street tree
236	8"	Cedrus	Cedar	Preserve		Offsite
237	6"	Cedrus	Cedar	Preserve		Offsite
238	10"	Cedrus	Cedar	Preserve		Offsite
239	6"	Cedrus	Cedar	Preserve		Offsite
240	7"	Cedrus	Cedar	Preserve		Offsite
241	8"	Cedrus	Cedar	Preserve		Offsite
242	8"	Cedrus	Cedar	Preserve		Offsite
243	22"	Quercus	Oak	Preserve		Offsite

NOTE: TREES 163 AND 164 TO BE REMOVED WILL BE REPLACED W/ NEW TREES PER PROPOSED ILLUSTRATIVE PLAN ATTACHED.

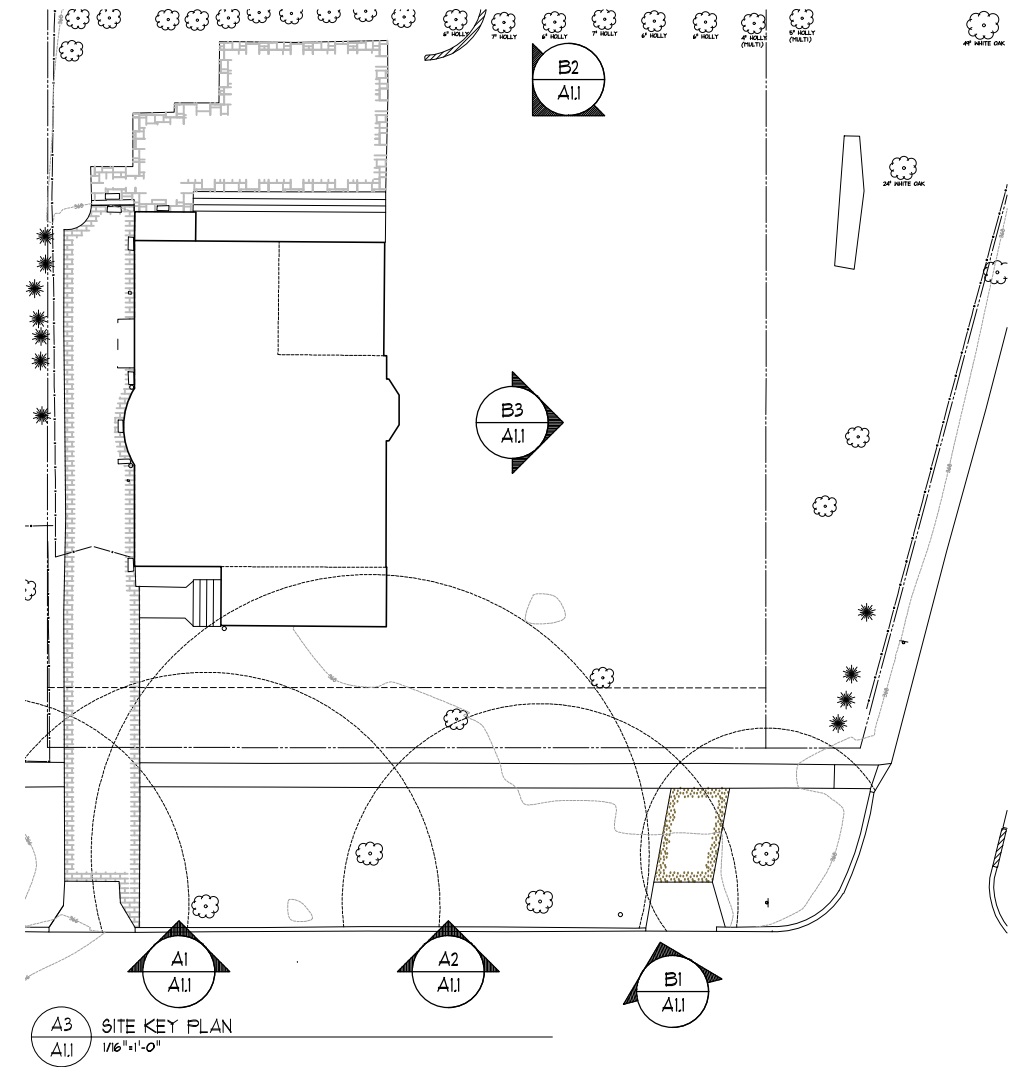




A1  
A1|1  
NTS  
EXISTING EXTERIOR VIEW - FRONT STREET VIEW



A2  
A1|1  
NTS  
EXISTING EXTERIOR VIEW - FRONT DRIVEWAY



A3  
A1|1  
1/16" = 1'-0"  
SITE KEY PLAN



B1  
A1|1  
NTS  
EXISTING EXTERIOR VIEW - SIDE LAWN



B2  
A1|1  
NTS  
EXISTING EXTERIOR VIEW - REAR SIDE LAWN



B3  
A1|1  
NTS  
EXISTING EXTERIOR VIEW - REAR SIDE YARD

DRAWING:		EXISTING CONDITIONS PHOTOS - SITE	
ISSUED:	DESIGN MEETING	2024-10-02	HISTORIC AREA WORK PERMIT
	DESIGN UPDATE	2024-11-05	HAMP APPLICATION SUPPLEMENT
	BUDGET PRICING SET	2024-11-26	HISTORIC AREA WORK PERMIT
	PROGRESS		
	FOR PCP		

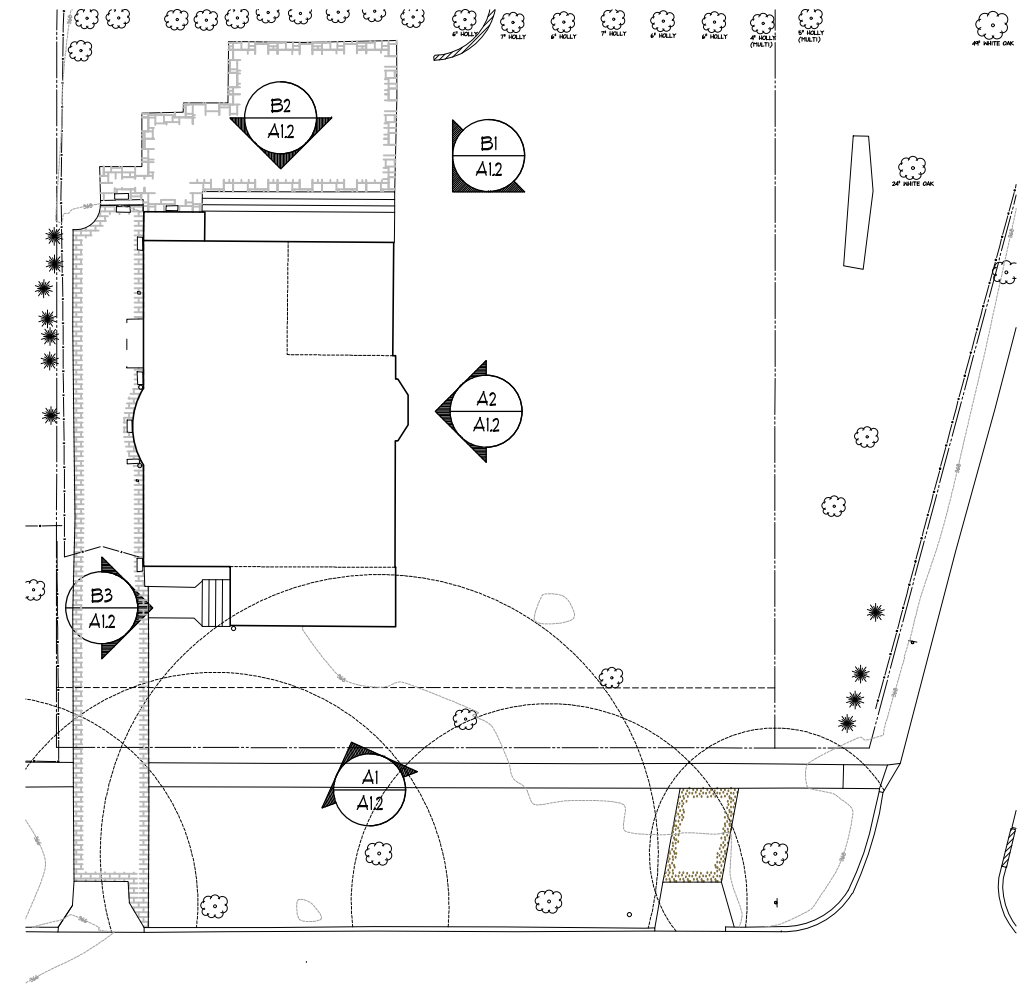




A1  
A12  
NTS  
EXISTING EXTERIOR VIEW - FRONT



A2  
A12  
NTS  
EXISTING EXTERIOR VIEW - WEST



A3  
A12  
1/16" = 1'-0"  
SITE KEY PLAN



B1  
A12  
NTS  
EXISTING EXTERIOR VIEW - REAR



B2  
A12  
NTS  
EXISTING EXTERIOR VIEW - REAR PORCH



B3  
A12  
NTS  
EXISTING EXTERIOR VIEW - FRONT PORCH

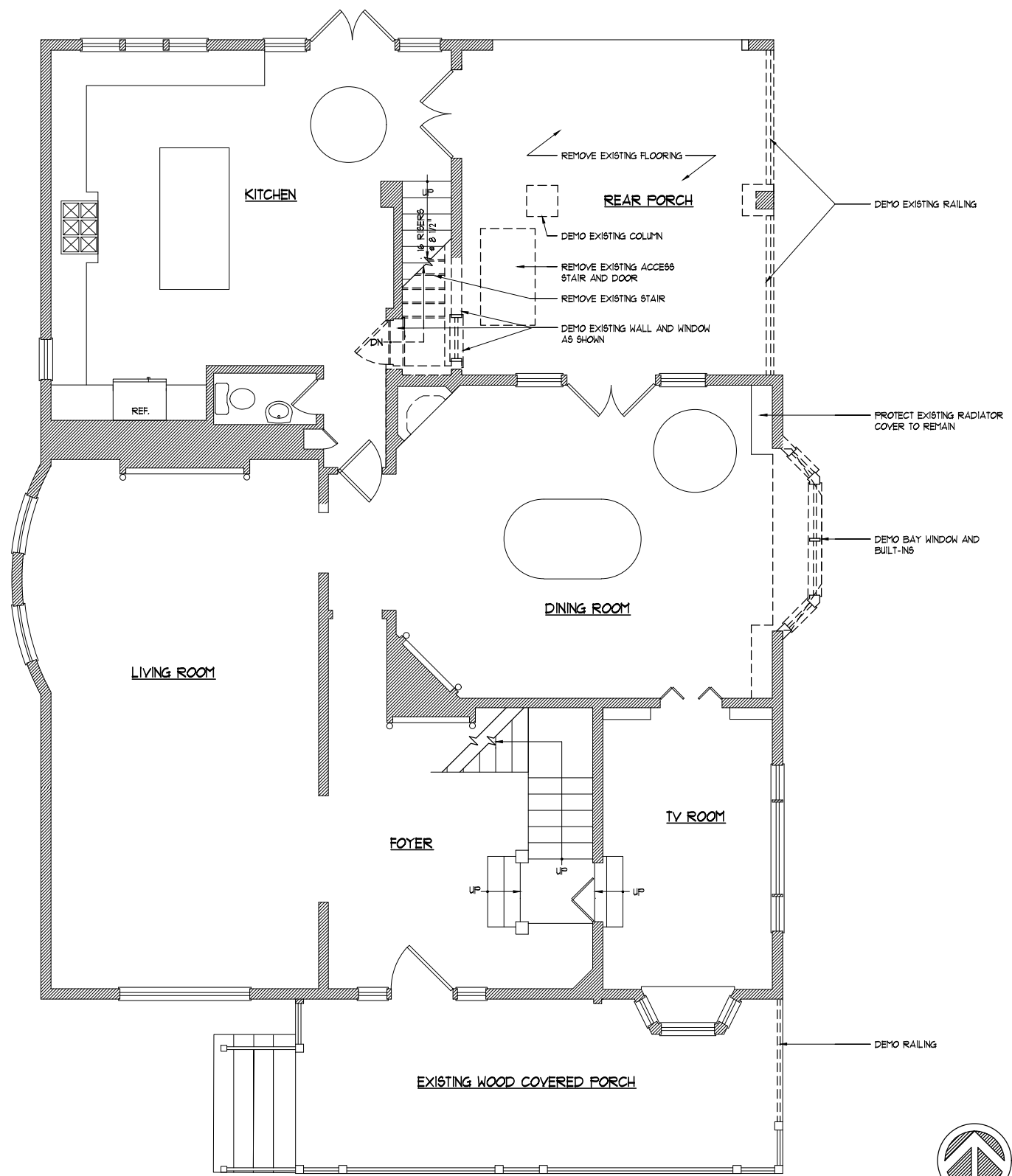
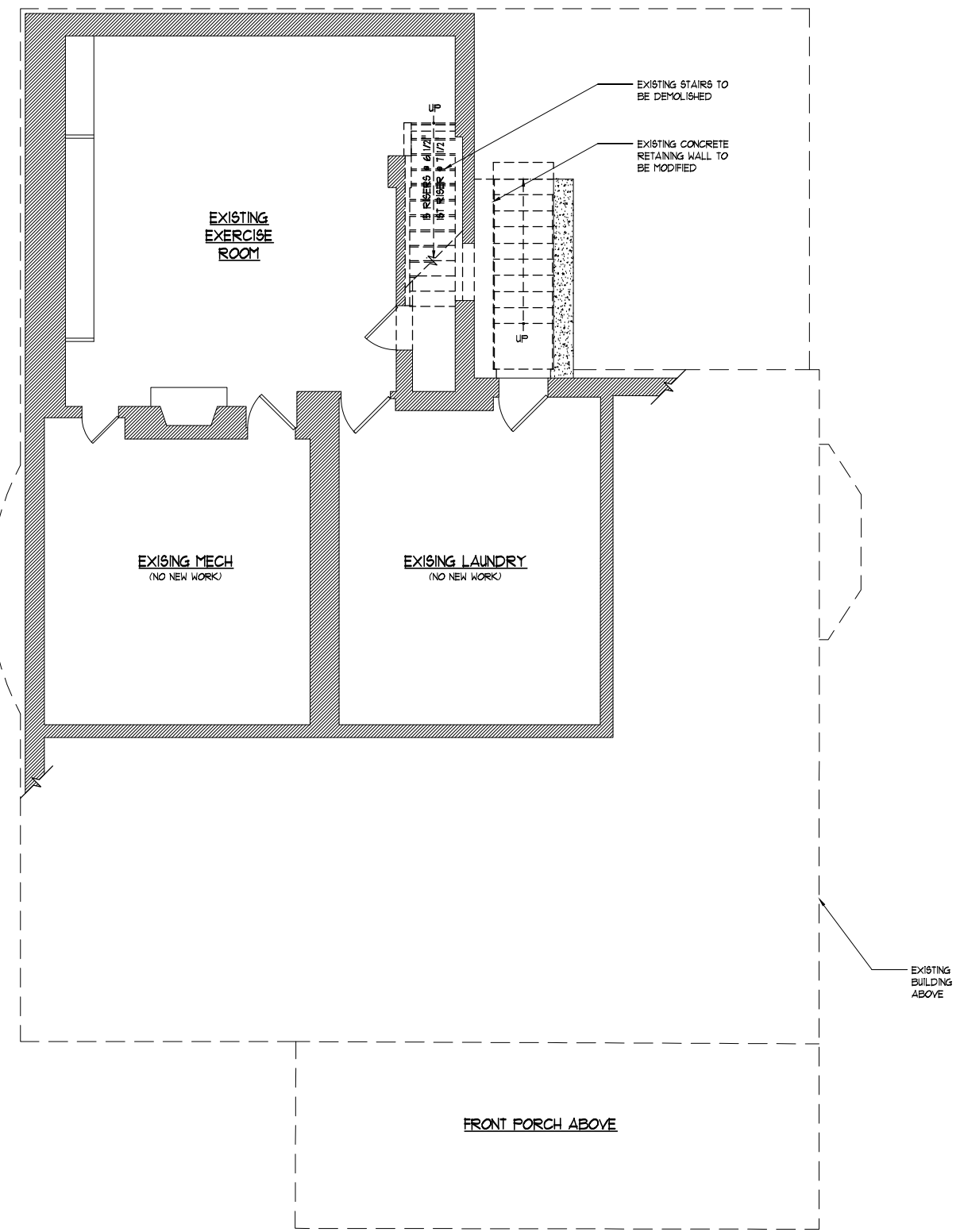
DRAWING:		EXISTING CONDITIONS PHOTOS - BUILDING	
ISSUED:	2024-09-10	HISTORIC AREA WORK PERMIT	2024-10-02
	2023-09-30	HAMP APPLICATION SUPPLEMENT	2024-11-05
	2023-06-23	HISTORIC AREA WORK PERMIT	2024-11-26
	2023-09-06	BUDGET PRICING SET	PROGRESS
	2024-05-08		FOR FCP
	2024-09-10		



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ISSUED:	DESIGN MEETING	2024-10-02	HISTORIC AREA WORK PERMIT
	DESIGN UPDATE	2024-11-05	HAMP APPLICATION SUPPLEMENT
	BUDGET PRICING SET	2024-11-26	HISTORIC AREA WORK PERMIT
	PROGRESS	2024-05-08	
	FOR FCP	2024-09-10	





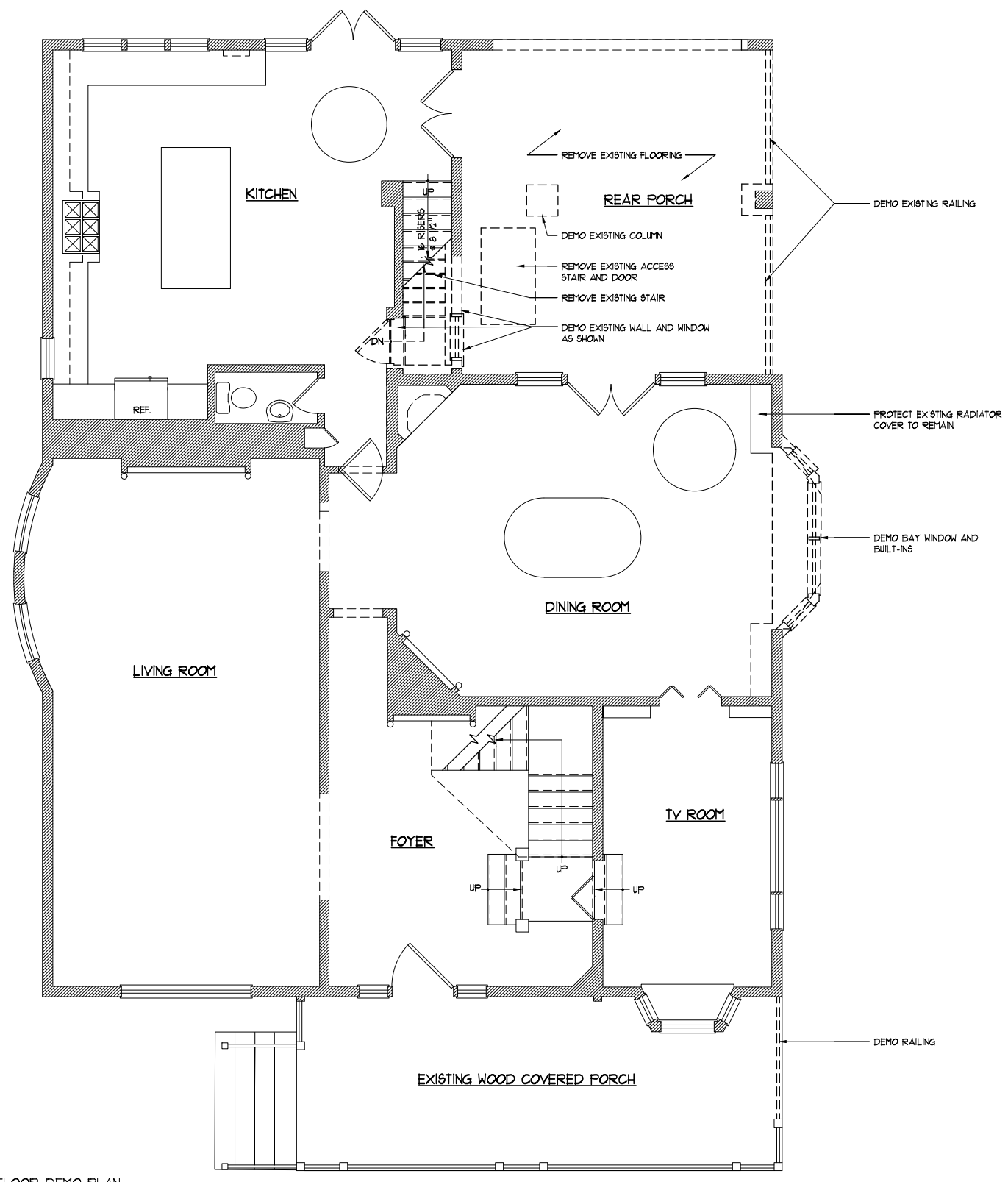
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**DEMOLITION LEGEND:**

	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED

- DEMOLITION NOTES:**
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MEANS & METHODS, JOB SAFETY, & CONFORMANCE TO CODES
  - GENERAL CONTRACTOR SHALL BRING TO ARCHITECT'S OR OWNER'S ATTENTION ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWING INTENT
  - REMOVE ALL UNUSED PLUMBING LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
  - REMOVE ALL UNUSED ELECTRICAL LINES WHERE ACCESSIBLE AND PROPERLY TERMINATE
  - LOCATE ALL WATER SHUT-OFFS AND CUT OFF TO ALL PLUMBING FIXTURES TO BE DEMOLISHED
  - REMOVE SUPPLY, VENT AND WASTE LINES IN WALLS TO BE DEMOLISHED AND CAP
  - REMOVE & REPLACE ALL DETERIORATED CLAPBOARD, RAKES, SOFFITS AND ASSOCIATED TRIM
  - CONFIRM WITH OWNER BEFORE REMOVING ANY SHRUBBERY OR PLANTS.
  - REMOVE SOIL AS REQUIRED TO ALLOW 6" GRAVEL BASE BELOW SLABS



**C1 FIRST FLOOR DEMO PLAN**  
 A2-1 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



DRAWING: FIRST FLOOR DEMO PLAN

**ISSUED:**

DATE	DESCRIPTION	ISSUED BY
2024-09-10	FOR RFP	
2024-05-08	PROGRESS	
2023-09-06	BUDGET PRICING SET	
2024-11-26	HISTORIC AREA WORK PERMIT	
2024-11-05	HAMP APPLICATION SUPPLEMENT	
2024-10-02	HISTORIC AREA WORK PERMIT	

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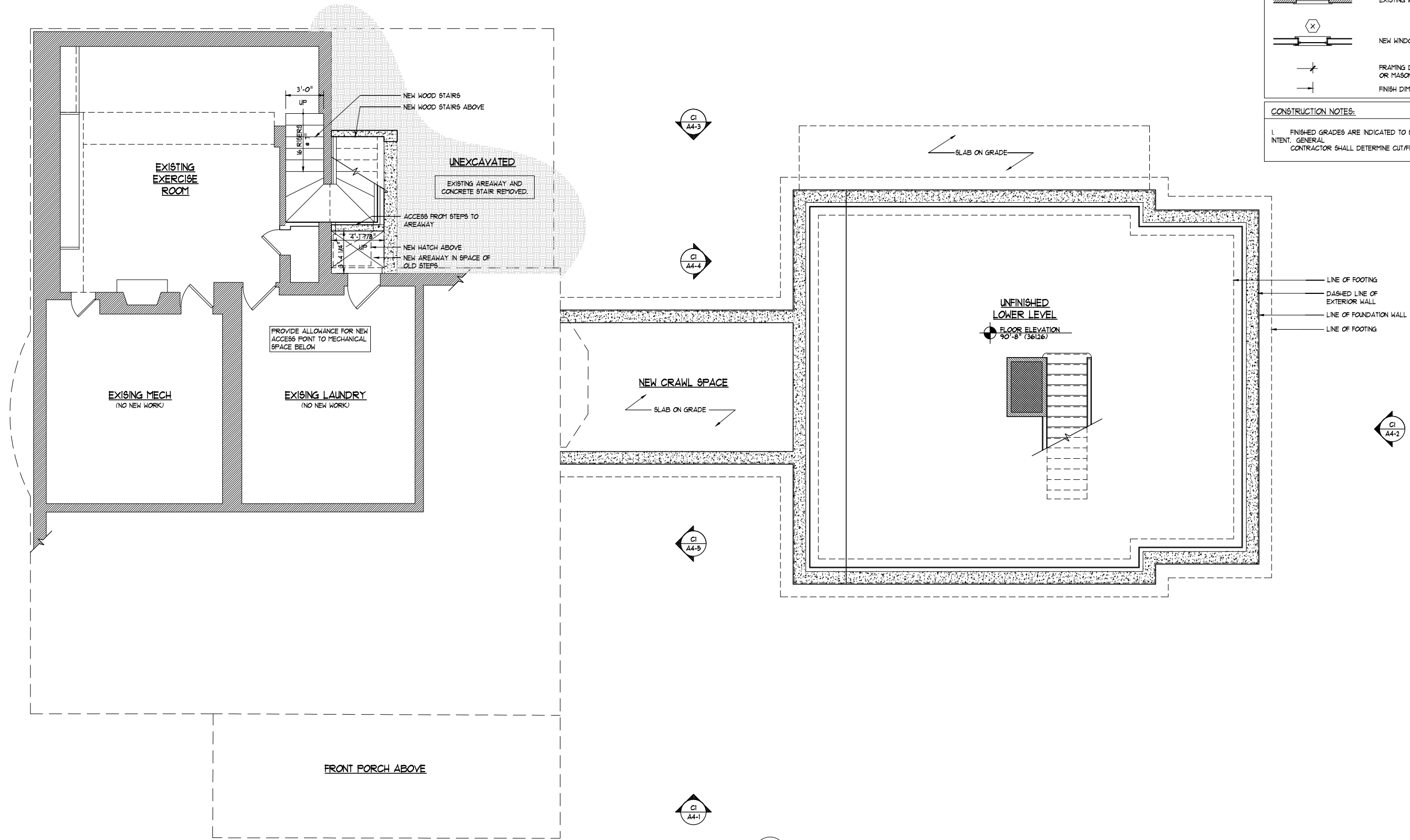
ISSUED:	PROPOSED LOWER LEVEL FLOOR PLAN
2022-09-30	DESIGN MEETING
2022-06-23	DESIGN UPDATE
2023-09-06	BUDGET PRICING SET
2024-05-08	PROGRESS
2024-09-10	FOR FCP
2024-10-02	HISTORIC AREA WORK PERMIT
2024-11-05	HAMP APPLICATION SUPPLEMENT
2024-11-26	HISTORIC AREA WORK PERMIT

**CONSTRUCTION LEGEND:**

- EXISTING TO REMAIN
- NEW STUD WALL:  
2X6 #160C. EXT WALLS, UNO.  
2X4 #160C. INT. WALLS, UNO.
- POURED CONCRETE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- EXISTING WINDOW TO REMAIN
- NEW WINDOW
- FRAMING DIMENSIONS (TO STUD OR MASONRY BEARING, UNO.)
- FINISH DIMENSION

**CONSTRUCTION NOTES:**

- FINISHED GRADES ARE INDICATED TO SHOW DESIGN INTENT. GENERAL CONTRACTOR SHALL DETERMINE CUT/FILL REQUIREMENTS



**PROPOSED LOWER LEVEL FLOOR PLAN**  
 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"





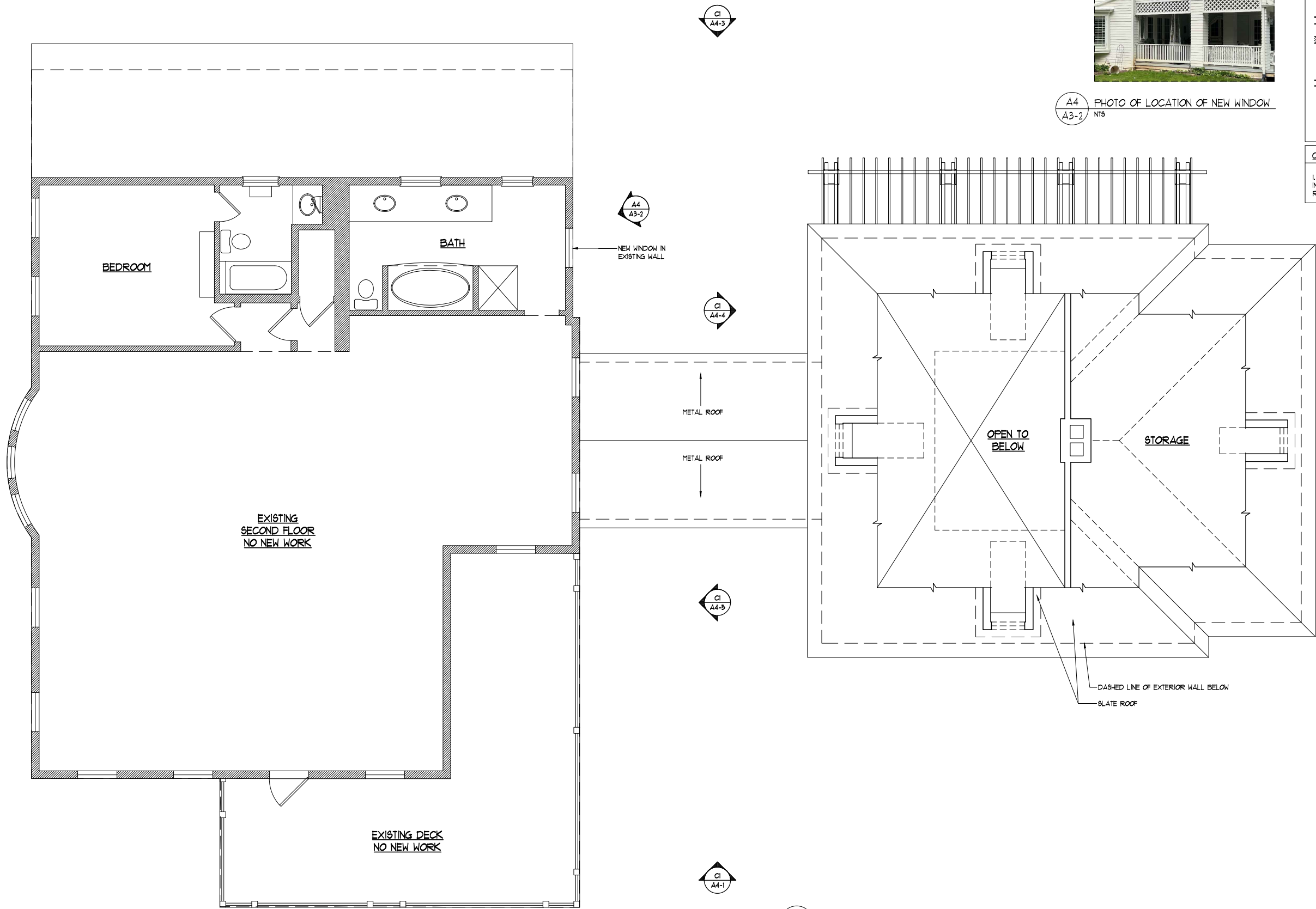
A4  
A3-2 PHOTO OF LOCATION OF NEW WINDOW  
NTS

**CONSTRUCTION LEGEND:**

	EXISTING TO REMAIN
	NEW STUD WALL: 2X6 @16OC. EXT WALLS, UNO. 2X4 @16OC. INT. WALLS, UNO.
	POURED CONCRETE
	EXISTING DOOR TO REMAIN
	NEW DOOR
	EXISTING WINDOW TO REMAIN
	NEW WINDOW
	FRAMING DIMENSIONS (TO STUD OR MASONRY BEARING, UNO.)
	FINISH DIMENSION

**CONSTRUCTION NOTES:**

1. FINISHED GRADES ARE INDICATED TO SHOW DESIGN INTENT. GENERAL CONTRACTOR SHALL DETERMINE CUT/FILL REQUIREMENTS



C1  
A3-2 PROPOSED SECOND FLOOR PLAN  
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1/8" = 1'-0" WHEN PRINTED AT 11"x17"






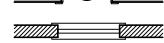


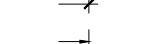
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DRAWING: PROPOSED SECOND FLOOR PLAN	
ISSUED:	HISTORIC AREA WORK PERMIT
2022-09-30	2024-10-02
DESIGN UPDATE	HAMP APPLICATION SUPPLEMENT
2022-06-23	2024-11-05
BUDGET PRICING SET	HISTORIC AREA WORK PERMIT
2023-09-06	2024-11-26
PROGRESS	
2024-05-08	
FOR FCP	
2024-09-10	

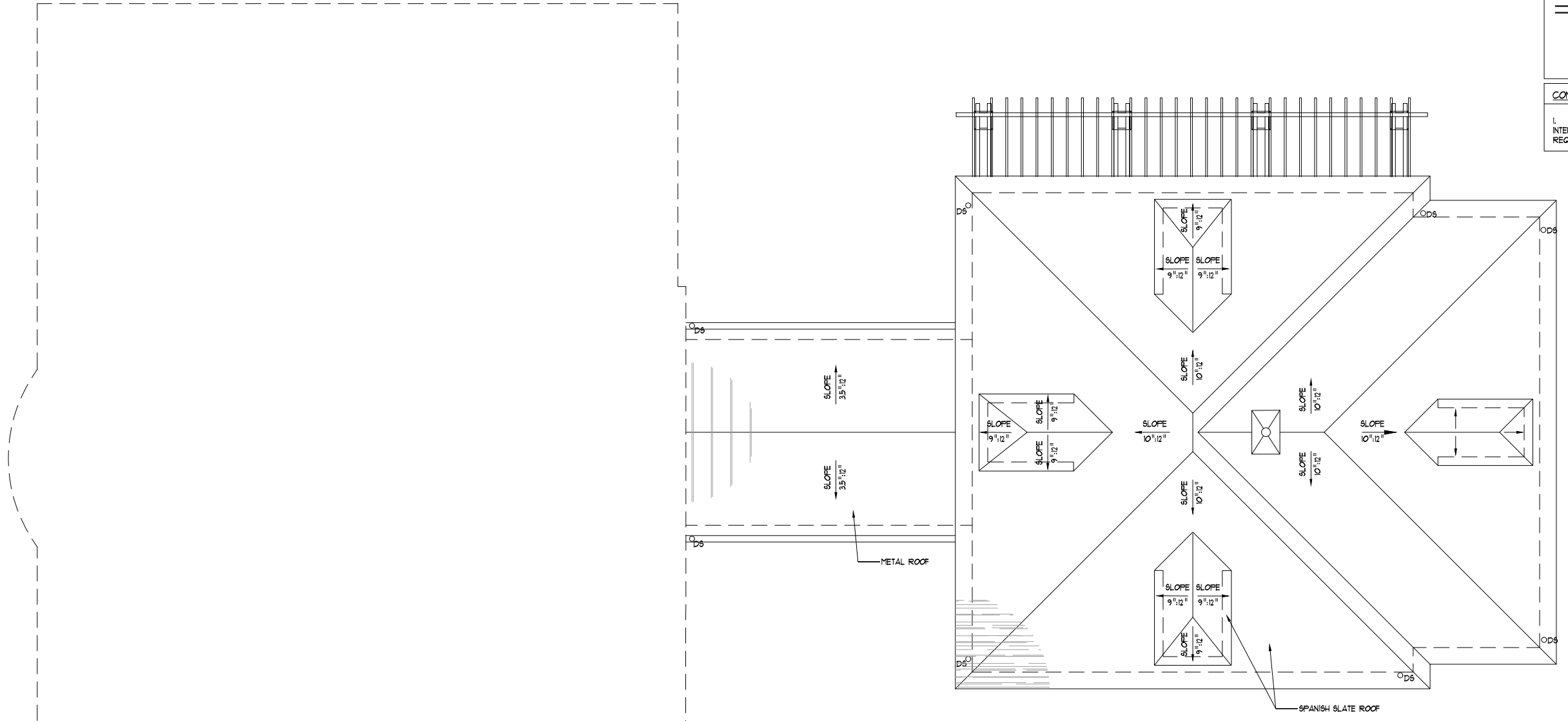
DRAWING: PROPOSED SECOND FLOOR PLAN	
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2024-11-26	HISTORIC AREA WORK PERMIT

**CONSTRUCTION LEGEND:**

-  EXISTING TO REMAIN
-  NEW STUD WALL:  
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2X4 @16OC. INT. WALLS, UNO.
-  POURED CONCRETE
-  EXISTING DOOR TO REMAIN
-  NEW DOOR
-  EXISTING WINDOW TO REMAIN
-  NEW WINDOW
-  FRAMING DIMENSIONS (TO STUD  
OR MASONRY BEARING, UNO.)
-  FINISH DIMENSION

**CONSTRUCTION NOTES:**

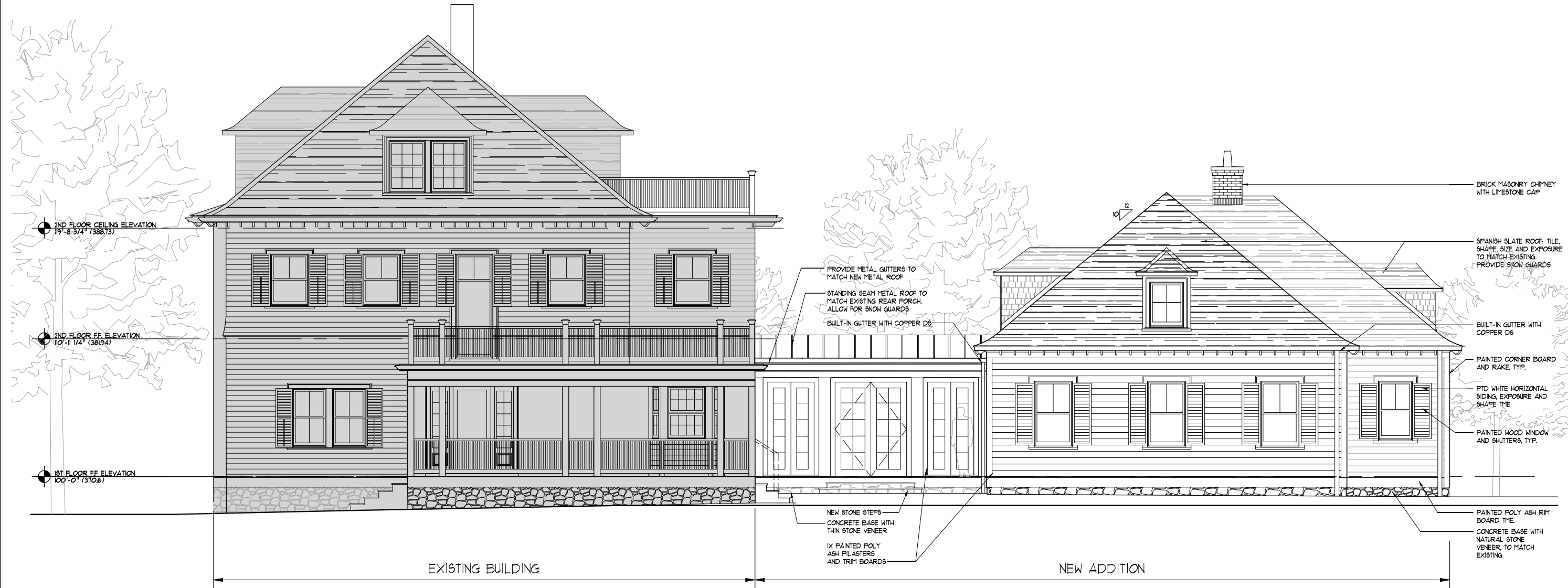
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**C1** PROPOSED SECOND FLOOR PLAN  
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EXTERIOR ELEVATIONS	
HISTORIC AREA WORK PERMIT	2024-10-02
HAIF APPLICATION SUPPLEMENT	2024-11-05
HISTORIC AREA WORK PERMIT	2024-11-26
DESIGN MEETING	2024-09-30
DESIGN UPDATE	2023-06-23
BUDGET PRICING SET	2023-09-06
PROGRESS	2024-05-08
FOR RFP	2024-09-10

C1 BUILDING ELEVATION - SOUTH  
 A4-1  
 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



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C1 BUILDING ELEVATION - EAST  
 A4-2  
 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DRAWING:		EXTERIOR ELEVATIONS	
ISSUED:	2022-09-30	DESIGN MEETING	HISTORIC AREA WORK PERMIT
	2023-06-23	DESIGN UPDATE	HAMP APPLICATION SUPPLEMENT
	2023-09-06	BUDGET PRICING SET	HISTORIC AREA WORK PERMIT
	2024-05-08	PROGRESS	
	2024-09-10	FOR RFP	
		2024-10-02	
		2024-11-05	
		2024-11-26	

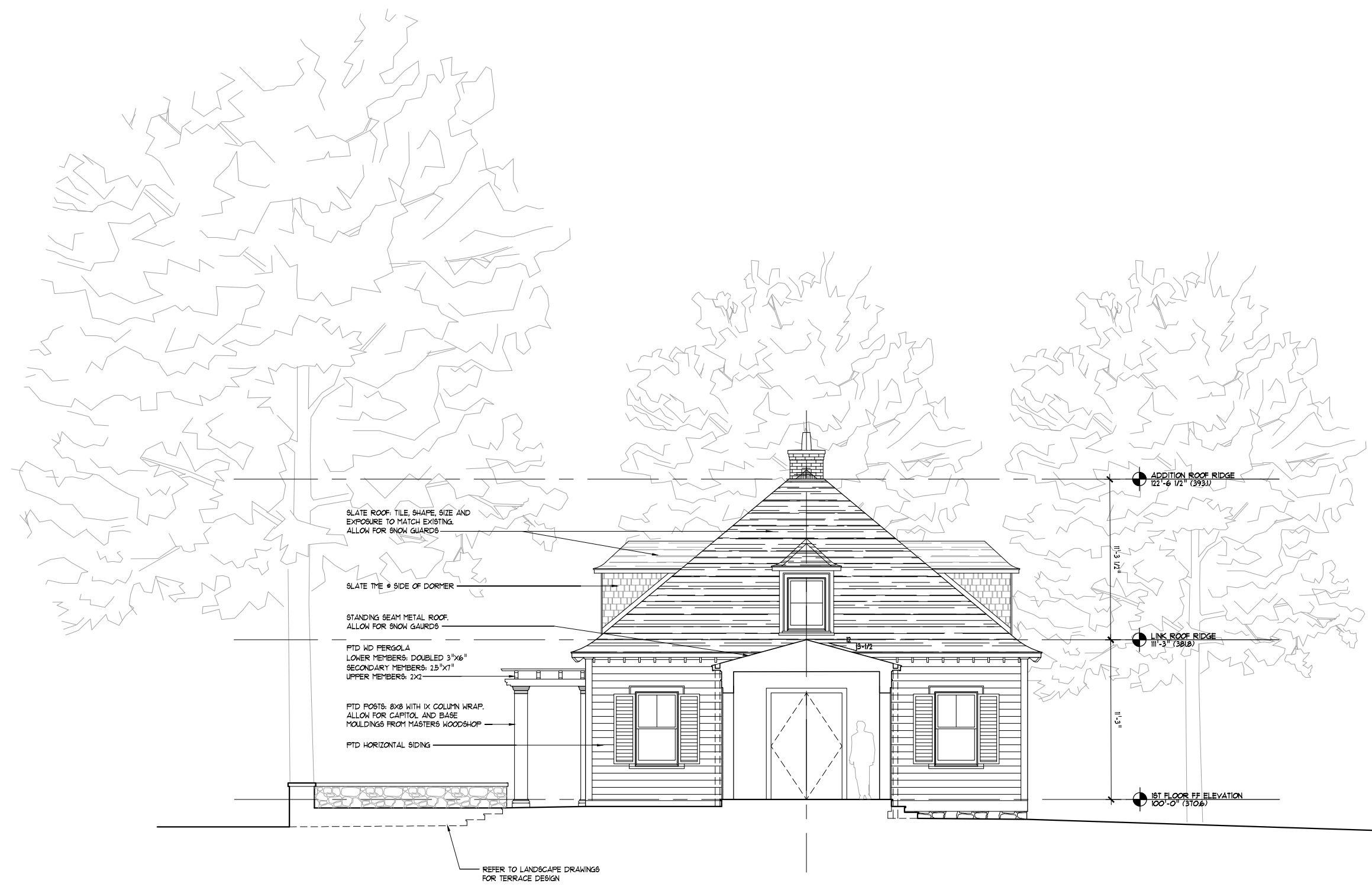


C1 BUILDING ELEVATION - SOUTH  
A4-3  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DRAWING:		EXTERIOR ELEVATIONS	
ISSUED:	2024-09-30	DESIGN MEETING	2024-10-02
	2023-06-23	DESIGN UPDATE	2024-11-05
	2023-09-06	BUDGET PRICING SET	2024-11-26
	2024-05-08	PROGRESS	
	2024-09-10	FOR PCP	
		HISTORIC AREA WORK PERMIT	2024-10-02
		HAMP APPLICATION SUPPLEMENT	2024-11-05
		HISTORIC AREA WORK PERMIT	2024-11-26

PROFESSIONAL CERTIFICATION:  
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR  
 APPROVED BY ME, AND THAT I AM A FULLY LICENSED  
 ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NUMBER: 2010. EXPIRATION DATE: MAY 30, 2023

**Private  
 Residence**  
 9 East Kirke Street  
 Chevy Chase, MD 20815



CI BUILDING ELEVATION - WEST - OPTION 1  
 A4-4  
 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DRAWING:		EXTERIOR ELEVATIONS	
ISSUED:	2023-09-30	DESIGN MEETING	HISTORIC AREA WORK PERMIT
	2023-06-23	DESIGN UPDATE	HAMP APPLICATION SUPPLEMENT
	2023-09-06	BUDGET PRICING SET	HISTORIC AREA WORK PERMIT
	2024-05-08	PROGRESS	
	2024-09-10	FOR PCP	

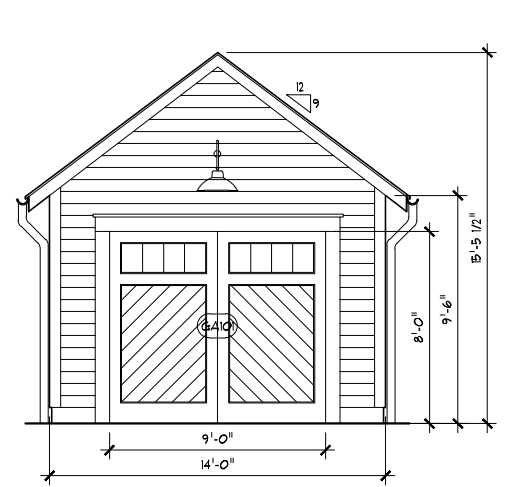


**C1 BUILDING ELEVATION**  
A4-5  
1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

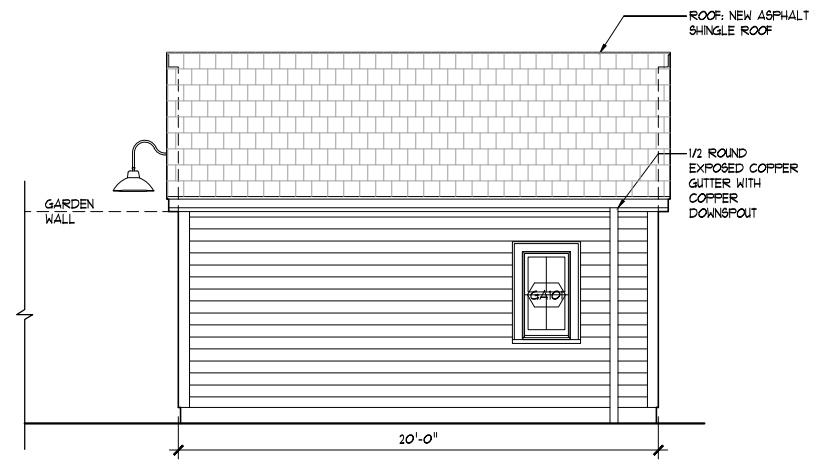
DRAWING:		EXTERIOR ELEVATIONS	
ISSUED:	2023-09-30	DESIGN MEETING	HISTORIC AREA WORK PERMIT
	2023-06-23	DESIGN UPDATE	HAMP APPLICATION SUPPLEMENT
	2023-09-06	BUDGET PRICING SET	HISTORIC AREA WORK PERMIT
	2024-05-08	PROGRESS	
	2024-09-10	FOR FCP	
		2024-10-02	HISTORIC AREA WORK PERMIT
		2024-11-05	HAMP APPLICATION SUPPLEMENT
		2024-11-26	HISTORIC AREA WORK PERMIT

PROFESSIONAL CERTIFICATION  
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR  
 APPROVED BY ME, AND THAT I AM A DULY LICENSED  
 ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.  
 LICENSE NUMBER: 2010. EXPIRATION DATE: MAY 31, 2023

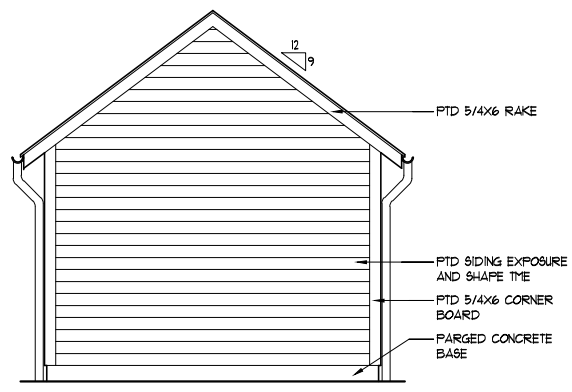
**Private  
 Residence**  
 9 East Kirke Street  
 Chevy Chase, MD 20815



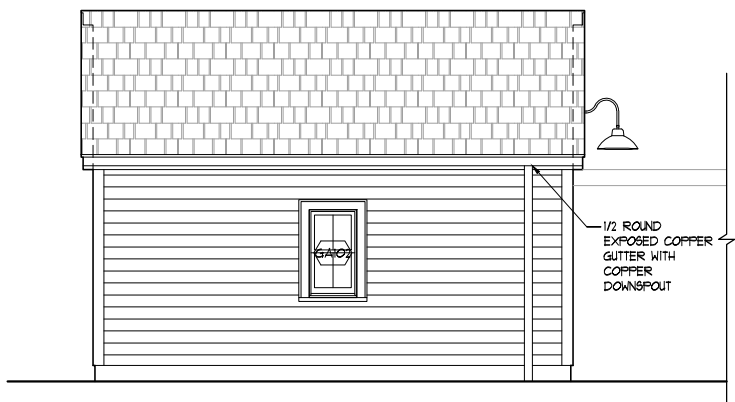
**A1** PROPOSED BUILDING ELEVATION - SOUTH  
 A3-1 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



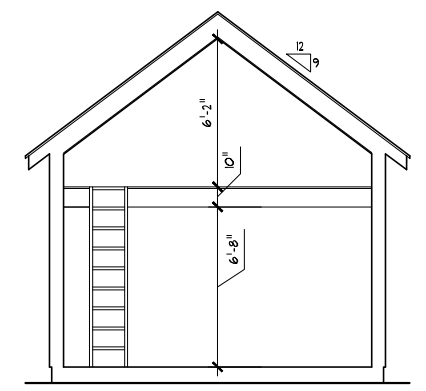
**A2** PROPOSED BUILDING ELEVATION - EAST  
 A3-1 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



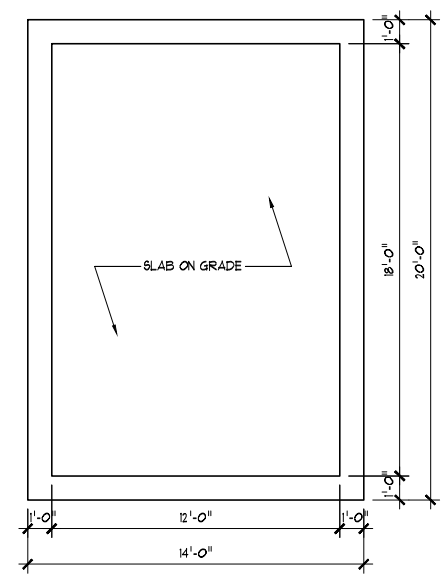
**A3** PROPOSED BUILDING ELEVATION - NORTH  
 A3-1 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



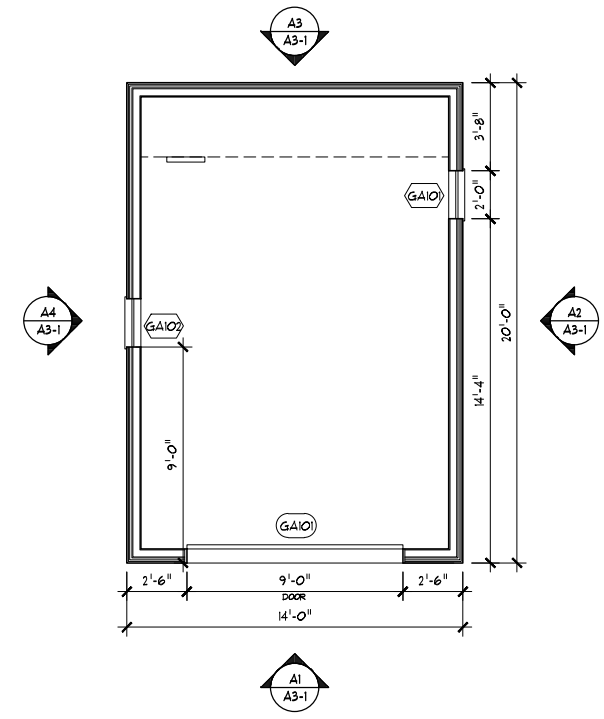
**A4** PROPOSED BUILDING ELEVATION - WEST  
 A3-1 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



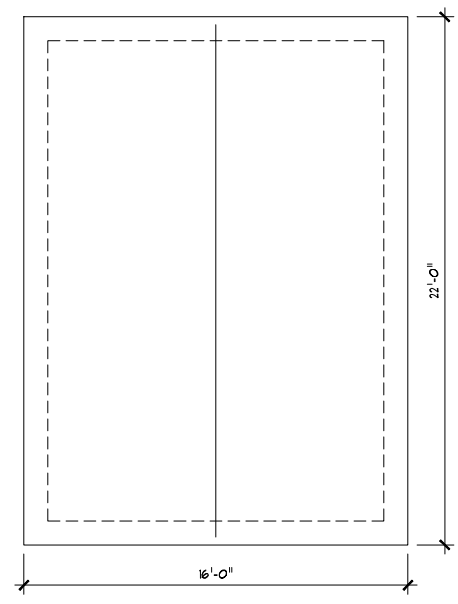
**C1** PROPOSED FOUNDATION PLAN - GARAGE  
 A3-1 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



**C2** PROPOSED FOUNDATION PLAN - GARAGE  
 A3-1 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



**C3** PROPOSED FIRST FLOOR PLAN - GARAGE  
 A3-1 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



**C3** PROPOSED ROOF FLOOR PLAN - GARAGE  
 A3-1 1/4" = 1'-0" WHEN PRINTED AT 22"x36"  
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"

ISSUED:	DESIGN MEETING	2024-09-30	HISTORIC AREA WORK PERMIT
	DESIGN UPDATE	2024-08-23	HAMP APPLICATION SUPPLEMENT
	BUDGET PRICING SET	2024-09-06	HISTORIC AREA WORK PERMIT
	PROGRESS	2024-05-08	
	FOR FCP	2024-09-30	



CI PROPOSED PERSPECTIVE VIGNETTE  
A1.1 NT6

DRAWING: PERSPECTIVE VIGNETTE

ISSUED:	DESIGN MEETING	2024-10-02	HISTORIC AREA WORK PERMIT
2022-09-30	DESIGN UPDATE	2024-11-05	HAMP APPLICATION SUPPLEMENT
2023-09-06	BUDGET PRICING SET	2024-11-26	HISTORIC AREA WORK PERMIT
2024-05-08	PROGRESS		
2024-09-10	FOR FCP		

A5 = 1



# Wood Collection

WINDOWS



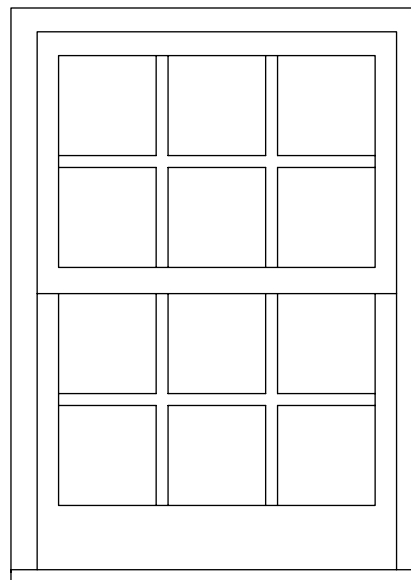
**LEPAGE**  
MILLWORK



# HUNG

CLASSIC LUXURY

Hung windows are the perfect choice for classic or urban style homes, evoking the luxurious look and sturdy feel of finely crafted furniture. Made of two sashes that overlap slightly and slide up and down inside the frame, they offer custom options such as chains and discrete jamb liners. Lepage windows are designed and tested to ensure smooth operation regardless of their weight, allowing our hung windows to be manufactured to surprisingly large sizes.





# H-100 HUNG

ELEGANT SIMPLICITY

A masterful example of simplicity and grace, the H-100 has evolved into a technologically advanced product that operates with ease and looks simply stunning in any home. Available with tilt-in sashes for easy cleaning and discrete jamb liners, the Lepage H-100 hung window perfectly combines traditional elegance, modern functionality and proven durability.



## KEY FEATURES

- > Frame and sash made of non-jointed solid wood
- > Discrete jamb liners and hardware
- > Top-quality weatherstripping to minimize friction
- > Concealed tilt hardware that allows the sash to be tipped inward for easy cleaning
- > XL and weight and chain models available with triple glass
- > Wood screen options

## AVAILABLE WITH ALUMINUM CLADDING

Colonial or Putty glaze profile



# HARDWARE

## H-100 HUNGS

---

### STANDARD LOCKS

---



OIL-RUBBED  
BRONZE



SATIN  
CHROME



SATIN  
NICKEL



POLISHED  
BRASS



WHITE



COPPERTONE

### STANDARD HANDLES

---



OIL-RUBBED  
BRONZE



SATIN  
CHROME



SATIN  
NICKEL



POLISHED  
BRASS



WHITE



COPPERTONE

## XL-HUNGS – WEIGHT AND CHAIN HUNGS – H-100 HUNGS (OPTIONAL)

---

### PRESTIGE LOCKS

---



OIL-RUBBED  
BRONZE



POLISHED  
NICKEL



SATIN  
NICKEL



POLISHED  
BRASS



UNLACQUERED  
BRASS

### PRESTIGE HANDLES

---



OIL-RUBBED  
BRONZE



POLISHED  
NICKEL



SATIN  
NICKEL



POLISHED  
BRASS



UNLACQUERED  
BRASS

# WOOD SPECIES

## NOBLE BY NATURE

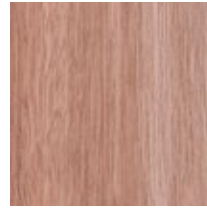
By its very nature, wood adds nobility, warmth and style to your home.

Choose from three main types of wood to suit your taste: pine, eucalyptus grandis and mahogany. We also offer many other species as custom options.

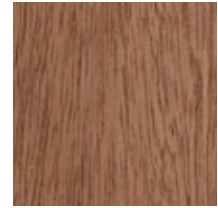
Note: Wood colour may vary depending on the type of wood as well as its grain and texture. Photos are for reference only.



PINE



EUCALYPTUS  
GRANDIS



MAHOGANY

# FINISHES

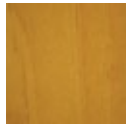
## STAIN COLOURS

Our most popular colours for semi-transparent stains.

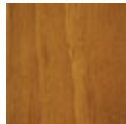
INTERIOR / EXTERIOR STAINS



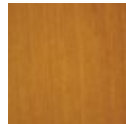
NATURAL  
CLEAR



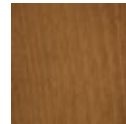
CARAMEL



BRIGHT  
BROWN



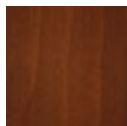
AMBER



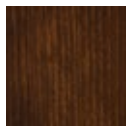
RUSTIC  
BROWN



WHISKEY



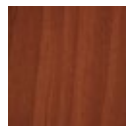
CLASSIC  
WALNUT



COFFEE



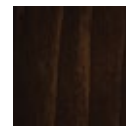
HONEY



SEQUOIA



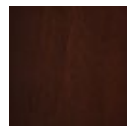
CINNAMON



CHOCOLATE  
BROWN



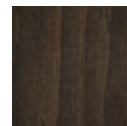
CLASSIC  
MAHOGANY



CLASSIC  
BROWN



MYSTIC  
BLACK



CONTEMPORARY  
GRAY



ESPRESSO

Note: Photos are for reference only. The colour may vary depending on the type of wood, it's grain, it's colour and texture.



## CUSTOM COLOURS

Lepage offers a wide range of top-performing paints and stains in a wide array of colours, many of which are shown here. Choose your favourite from among our beautiful selection of colours or send us a sample or number of your preferred brand of paint or stain, our expert colourists will come up with the perfect match for you.

# PAINT COLOURS

A wide selection of superior-quality opaque paint for a beautiful and durable exterior.  
 These colours are also available for exterior and interior wood finish.

## STANDARD COLOURS FOR ALUMINUM



## OPTIONAL COLOURS FOR ALUMINUM



Note: Photos are for reference only. Colours may vary depending on the method of application, surface on which it is applied and the year of production.

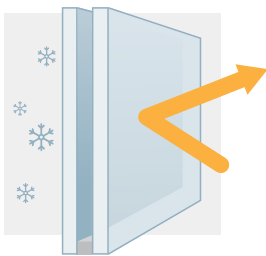
# GLASS



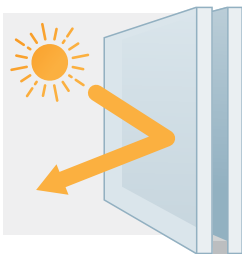
Lepage is an industry leader when it comes to high quality insulated glass units and specialty glass production. We use a fully integrated, computer assisted approach to control the entire production process. From real-time optical scanners, capable of detecting the smallest defects, to industry leading equipment that tempers and laminates glass sheets, every step of the glass production process is optimized in our plant.

## ENERGY-SAVING LOW-E GLAZING

A Low-E (low emissivity) coating is applied as a microscopically thin film on the surface of the glass to increase the energy performance. Various types of Low-E coatings are available with all of Lepage's glass products to cover every climate in North America.



Low-E glazing keeps your home warmer in the winter and reduces heating costs.



In the summer, Low-E glazing reflects heat to minimize air conditioning costs.

## ARGON GAS INSULATED GLASS UNITS

Argon is a naturally occurring, non-toxic gas that is used to increase the energy efficiency of insulated glass units. Argon also helps to create a low-humidity environment for the window and door's components.



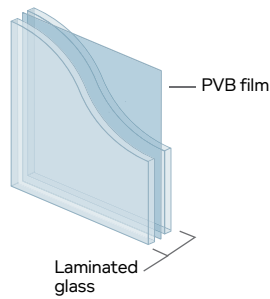
### DOUBLE GLAZING

All Lepage windows and doors come standard with double-pane glass. The space between both panes is filled with argon gas.



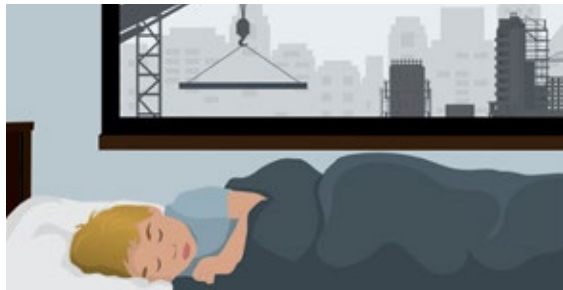
### TRIPLE GLAZING

Triple glazing is an available option on our units. It adds a pane of glass and a second gas-filled area in the glass unit, maximizing energy efficiency and providing an even greater level of noise reduction.



## LAMINATED GLASS

Laminated glass provides added security against major impacts, greatly reduces outside noise and certain compositions can be approved for hurricane-prone areas. A polyvinyl butyral (PVB) film is laminated between the panes, which allows this safety glass to hold together when shattered.

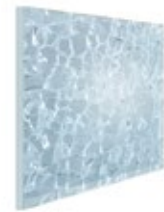


## ACOUSTIC SERIES

The STC and OITC rating measures a window's ability to block sound transmission. Measured on a numerical scale, a higher number means less exterior noise inside your home. Lepage offers a variety of acoustic glass with high ratings.



Standard glass



Tempered glass

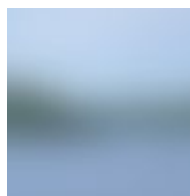
## TEMPERED SAFETY GLASS

Four times stronger than normal glass, tempered glass shatters into thousands of small, relatively harmless pebbles to reduce the risk of injury. A tempering process hardens the glass by heating it until it becomes soft and then quickly cooling it.

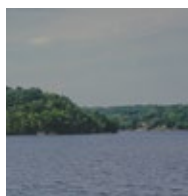


## IMPACT SERIES

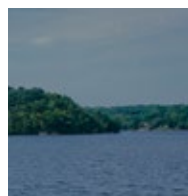
The Impact Series by Lepage is a strong choice to ensure the safety of your home during inclement weather. We've developed a selection of some of the toughest wooden products on the market to withstand the elements. Also available with aluminum cladding.



Acid Etched



Tinted Bronze



Tinted Grey

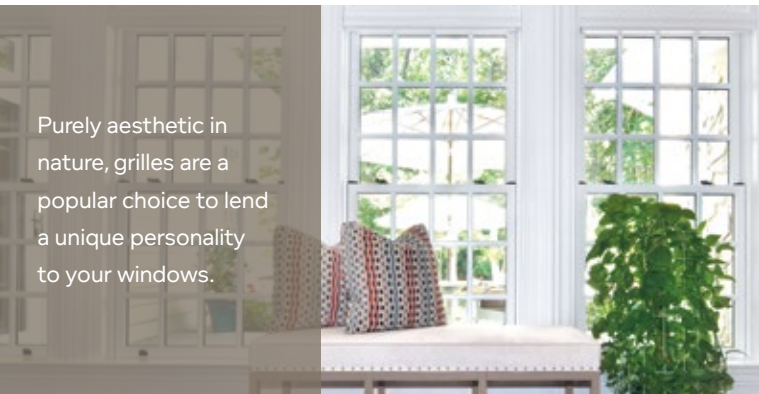
## SPECIALTY GLASS

Typically used to bring more privacy to an area of your home or to create a unique design, we offer specialty glass in a host of colours, patterns, textures and opacities to bring a completely new dimension or peace of mind to any room.

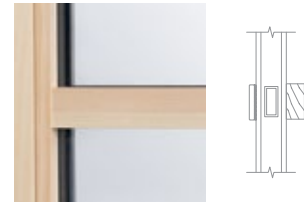


# GRILLES

Used to divide the glass surface into smaller horizontal or vertical sections, grilles are decorative patterns that reproduce the traditional look of windows or add subtle character to a modern design.



Purely aesthetic in nature, grilles are a popular choice to lend a unique personality to your windows.



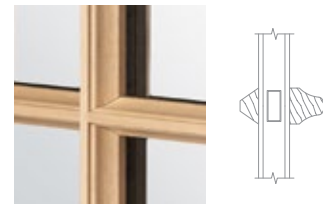
FLAT SIMULATED DIVIDED LITES

Our standard flat SDL profile is available in several widths to match any modern style. Also available in aluminum.



COLONIAL  
SIMULATED DIVIDED LITES

Our standard colonial SDL profile is a classic choice available in several widths. Also available in aluminum.



DAVIS  
SIMULATED DIVIDED LITES

With a deeper profile, the Davis SDL is now one of our most popular profile options.



PUTTY GLAZE  
SIMULATED DIVIDED LITES

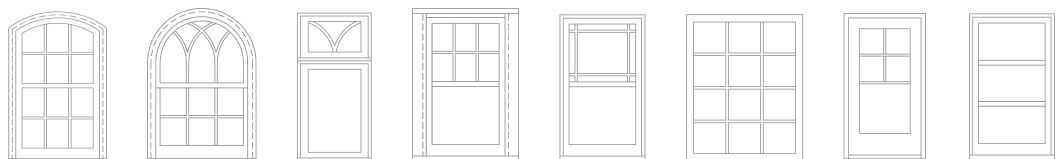
Our putty glaze SDL suits both the contemporary style and historic reproductions. Also available in aluminum.



TRUE  
DIVIDED LITES

Our TDL profile, a luxurious and historically accurate option, is a popular choice for renovation and restoration projects.

## GRILLE PATTERNS



# MOULDINGS

Mouldings can be used to cover transitions between different surfaces or simply as ornamental features. Lepage specializes in the art of milling mouldings to ensure precision cuts and identical trims over what can sometimes total thousands of linear feet of mouldings for a single project.

## WOOD MOULDINGS



FLAT



908



COLONIAL



DS-001



DS-065



DS-034



DS-017



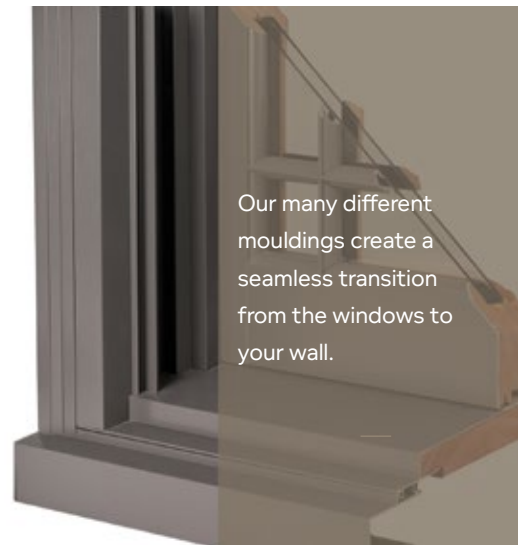
DS-030



DS-031



DS-061



Our many different mouldings create a seamless transition from the windows to your wall.

## ALUMINUM MOULDINGS



SKYLER



BACKBEND



908



FLAT 1 3/4 in.



FLAT 2 3/4 in.



FLAT 3 1/2 in.

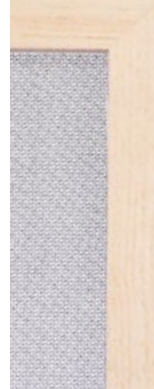
# SCREENS



## ALUMINUM SCREENS

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This is the most conventional type of screen for all homes and uses. Aluminum screens can be adapted to all products and are available in a wide range of colours.



## WOOD SCREENS

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Blending perfectly with your wood windows, wood screens are an exceptional choice for your home. Lepage wood screens are available in pine, mahogany, eucalyptus grandis or other optional species.



## ROLLDOWN SCREENS

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Enjoy an unobstructed view with the convenient option of roll-down screens. Easy to roll down, simply press the bottom corners to gently roll back the screen up and out of sight.



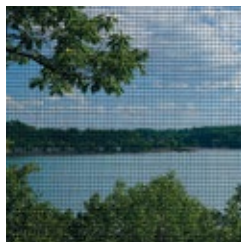
## WOOD STORM COMBO

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Our combo screens are a robust addition for any hung window. They allow you to enjoy the cool summer breeze and provide greater warmth in the winter. Simply replace the screens with a single window pane during colder months for added protection against the elements.



Invisible



Aluminum



Copper

## SCREEN MESH

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Invisible mesh for screens offers an unobstructed view, while aluminum (black or grey) or bright copper screen mesh options offer a classic look and durability.



## Manu Data

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### Hung Window H-100 – Wood

**Frame:**

- Pine, red grandis or mahogany
- Thickness 1 7/16" (36mm)
- Depth 4 9/16" (116mm)

**Sash:**

- Pine, red grandis or mahogany
- Thickness 1 3/4" (44,5mm)
- Colonial or putty glaze

**Interior finish:**

- Natural, primed, first coat, Lepage stain or paint over 50 colors

**Exterior finish:**

- Natural, primed, first coat, Lepage stain or paint over 50 colors

**Hardware:**

- Recessed, white coppertone, polish brass, oil rubbed bronze, satin nickel, satin chrome
- Surface mount: unlaquered brass, polish brass, polish nickel, oil rubbed bronze, satin nickel

**Weather-strip**

- Q-Ion and silicone

**Insulated glass:**

- Double glaze 3/4" (19 mm)
- "Technoform" spacer, bronze, white, black or grey.
- Argon

**Glass available:**

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Tempered
- Laminated

**Screen:**

- Mesh: invisible fiberglass, grey or black aluminium
- Surround: white, coppertone
- Wood screen surround
- Retractable

**Grilles:**

- Removable 7/8"
- Internal georgian 3/4", 1" or 1 3/4"
- Internal flat 5/16", 5/8", 3/4" or 1"
- Internal tubular: white, brass or pewter

**Simulated Divided Lites (SDL):**

- 5/8", 7/8", 1 1/4" or 1 3/4"
- Spacer bars bronze, grey, white or black

**True Divided Lites (TDL):**

- TDL 1 3/4"
- TDL 1 1/4" (putty glaze sash)

**Casing:**

- 908
- Colonial
- 1 1/4" x 3 1/2" Flat casing
- 1 1/4" x 4 1/2" Flat casing
- 1 1/4" x 5 1/2" Flat casing

**Sill Extension:**

- Standard GB-021 (1" x 1 1/4")
- Standard GB-040 (1" x 3")
- Historical GB-036 (1 3/4" x 2 1/4")
- Historical GB-058 (1 3/4" x 3")

**Exterior Jamb Extension:**

- Finish and wood species same as exterior frame 1/8" min and 3" max

**Interior Jamb Extension:**

- Finish and wood species same as interior frame 1/8" min and 6" max

**1 3/4" Sash Window - Minimums and Maximums:**

Minimum width:	13 1/2"	Maximum width:	48"
Minimum height:	24"	Maximum height:	84"

Frame size, maximum: 23.1 sq. ft. (9 sq. ft. I.G.) (3mm glass) (operating sash)  
 19 sq. ft. (7 sq. ft. I.G.) (4mm glass) (operating sash)

For more information, please visit our web site at [www.lepagemillwork.com](http://www.lepagemillwork.com)

# CASEMENT

TIME-TESTED DESIGN

Beautifully crafted by true artisans, casement windows have a secure multi-point lock and durable hardware that ensures smooth operation. The structural design of Lepage's casement window is truly unique to the industry and provides homeowners with a window frame and sash of superior precision and quality. These assembled windows feature a common head and sill as well as a single, much thinner mull post for increased glass surface and an unobstructed view.



## KEY FEATURES

- > Frame and sash made of non-jointed solid wood
- > Single structural mull post for a maximum of natural light
- > Solid multipoint lock system
- > Available with triple glass and 2 1/4 in. sash for increased thermal performance
- > Wood screen options
- > Impact Series available

## AVAILABLE WITH ALUMINUM CLADDING

Colonial or Putty glaze profile





# HARDWARE

CASEMENTS & AWNINGS

You can feel the exceptional quality of Lepage window hardware the first time you lay your hands on it. Our handles and locks seal windows securely for optimal tightness.

## TRADITIONAL HANDLES



BLACK



OIL-RUBBED BRONZE



POLISHED CHROME



SATIN CHROME



SATIN NICKEL



ANTIQUE BRASS



POLISHED BRASS



WHITE



COPPERTONE



BEIGE

## CONTEMPORARY HANDLES



BLACK



OIL-RUBBED BRONZE



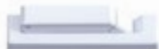
POLISHED CHROME



SATIN CHROME



SATIN NICKEL



WHITE

## LOCKS



BLACK



OIL-RUBBED BRONZE



POLISHED CHROME



SATIN CHROME



SATIN NICKEL



ANTIQUE BRASS



POLISHED BRASS



WHITE



COPPERTONE



BEIGE



## Wood Casement

## Manu-Data

### Frame :

Non Finger-Jointed Pine, Red Grandis or Mahogany  
Thickness : 1 1/8" ( 28 mm)  
Depth : 4 9/16" ( 116mm)

### Sash :

Non Finger-Jointed Pine, Red Grandis or Mahogany  
Thickness of 1 3/4" (44,5 mm) or 2 1/4" (57mm)  
Colonial or Putty Glaze Profile

### Hardware :

Truth : Encore Series  
Retractable handel with stainless steel multipoint lock  
Many colors options, see website  
Hinges : Egress, Standard or Heavy Duty

### Weather Stripping :

2 step barrier :  
Wind breaker made of black polyflex  
8 mm silicone bulb weather strip

### Interior Finish :

-Natural, primed, first coat, Lepage stain or paint over 50 colors

### Exterior Finish :

-Natural, primed, first coat, Lepage stain or paint over 50 colors

### Insulated Glass :

-Double Glaze 3/4" (19 mm)  
- Triple Glaze 1 1/4" (32mm) available with 2 1/4" (57mm) sash  
-Spacer : "Technoform" bronze, white, grey, black  
-Argon  
Ohters Glass options :  
-Clear, grey, bronze, pinhead, glue-chip  
-Low-e: Energy advantage, 272, 366, 189  
-Tempered  
-Laminated



### **Screen:**

- Mesh: invisible fiberglass, grey or black aluminium
- Surround: white, coppertone, beige, oil rubbed bronze or black
- Wood screen surround
- Retractable

### **Grilles options :**

Wide options of grilles between glass (GBG), simulate divided light (SDL) and true divided light (TDL)

[See website for all options](#)

### **Casing and sill extensions :**

[See website for all options](#)

Custom casing also available on request

### **Minimum and maximum sizes for windows with 1 3/4" sash:**

Minimum Width : 17" per section (14½ at 60°)

Maximum Width : 40" per section

Minimum Height : 18" par section

Maximum Height : 96" per section

### **Minimum and maximum sizes for windows with 2¼" sash:**

Minimum Width : 20" per section

Maximum Width : 40" per section

Minimum Height : 18" par section

Maximum Height : 96" per section

Maximum weight per sash : 130 lbs.

[See our website for more information : www.lepagemillwork.com](http://www.lepagemillwork.com)

# Wood Collection

DOORS



**LEPAGE**  
MILLWORK

# FRENCH DOORS

INSIDE OUT BEAUTY

Whether you choose a classic or modern design, it's always comforting to step through the timeless beauty of one of our French doors. Dependable and durable, Lepage French doors feature various panel options and sizes, making it the perfect choice for a garden or pool area, while creating a seamless transition from inside to outside, expanding your home's livable space.



## KEY FEATURES

- > Variety of frame depths for deeper walls
- > Multipoint or mortise hardware lock system
- > Top-quality concealed weatherstripping
- > Available with two, three or four panels
- > Available with triple glass and 2 1/4 in. panels for increased thermal performance
- > Wood storm and screen combination
- > Stiles and rails with different sizes
- > Raised or flat panel options
- > Impact Series available

## AVAILABLE WITH ALUMINUM CLADDING

Colonial or Putty Glaze profile





## Manu Data

---

### Outswing Bi-Fold Door – Wood

#### **Frame:**

- Pine, red grandis or mahogany.
- Thickness 1 ¼" (32mm).
- Depth 6 9/16" (167mm).
- Bronze aluminum anodized sill with mahogany wood on the interior. (Aluminum clear anodized also available).
- Bronze aluminum anodized top track. (Aluminum clear anodized also available).

#### **Panel:**

- Pine, red grandis or mahogany
- Colonial or putty glaze
- 2 ¼" (57mm) panel.
- Stiles and top rail width: 5"; 3 5/8"
- Bottom rail 9", 5" or 3 5/8"
- Choice of flat or raised panel

#### **Interior finish:**

- Natural, primed, first coat, Lepage stain or paint over 50 colors

#### **Exterior finish:**

- Natural, primed, first coat, Lepage stain or paint over 50 colors

#### **Hardware:**

- Hinges colors: PVD Bronze, Stainless Steel.
- Flushbolts Colors: Bronze, brushed aluminium (to match Stainless Steel).
- Stainless steel multi-point lock with Contemporary or Traditional handles: satin chrome, satin nickel, polish brass, antique brass, antique nickel, black or oil rubbed bronze.

#### **Weather-strip**

- Black

#### **Insulated glass tempered:**

- Double glaze ¾" (19 mm)
- Triple glaze 1 ¼" (32mm)
- "Technoform" spacer, bronze, white, black or grey.
- Argon

#### **Glass available:**

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Laminated



**Grilles:**

- Internal georgian  $\frac{3}{4}$ " , 1" or 1  $\frac{3}{4}$ "
- Internal flat  $\frac{5}{16}$ " ,  $\frac{5}{8}$ " ,  $\frac{3}{4}$ " or 1"
- Internal tubular: white, brass or pewter

**Simulated Divided Lites (SDL):**

- $\frac{5}{8}$ " ,  $\frac{7}{8}$ " , 1  $\frac{1}{4}$ " or 1  $\frac{3}{4}$ "
- Spacer bars bronze, grey, white or black

**True Divided Lites (TDL):**

- TDL 5" , 3  $\frac{5}{8}$ " or 1  $\frac{3}{4}$ "

**Casing:**

- 908
- Colonial
- 1  $\frac{1}{4}$ " x 3  $\frac{1}{2}$ " Flat casing
- 1  $\frac{1}{4}$ " x 4  $\frac{1}{2}$ " Flat casing
- 1  $\frac{1}{4}$ " x 5  $\frac{1}{2}$ " Flat casing

**Exterior Jamb Extension:**

- Finish and wood species same as exterior frame  $\frac{1}{8}$ " min and 2" max

**Interior Jamb Extension:**

- Finish and wood species same as interior frame  $\frac{1}{8}$ " min and 6" max

**Minimums and Maximums:**

Maximum Width: 288" (7315mm)

Maximum Height: 120" (3048mm)

Minimum Height: 72 $\frac{3}{4}$ " (1848mm)

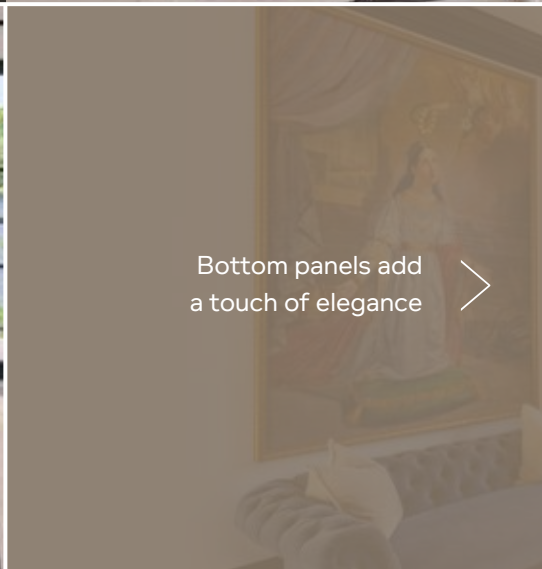
Maximum Panel Weight: 250 Lbs (113Kg)

Maximum Panel Width: 47  $\frac{1}{4}$ " (1200mm)

Minimum Panel Width: 23  $\frac{3}{4}$ " (603mm)



Quality hardware system  
with an antique look



Bottom panels add  
a touch of elegance



# BI-FOLD DOORS

CHIC TRANSFORMATION

Fashionable and practical, our bi-fold door opens and closes like an accordion, allowing unobstructed views for the perfect transition from interior to exterior living, or, as a room divider. Having an impressive opening capacity with multiple operating configurations for up to 10 panels, we make it easy to enjoy the outdoors whether you're inside or out.



## KEY FEATURES

- > Many different configurations available
- > Heavy-duty hardware
- > Locking options for a secure and smooth operation
- > Available with triple glass and 2 1/4 in. panels for increased thermal performance
- > Pleated screen options available
- > Stiles and rails with different sizes
- > Out-swing application

## AVAILABLE WITH ALUMINUM CLADDING

Colonial or Putty Glaze profile





## Manu Data

---

### French Door – Wood

#### **Frame:**

- Pine, red grandis or mahogany
- Thickness 1 ¼" (32mm)
- Depth 4 9/16" (116mm), 6 9/16" (167mm) or 7 ¼" (184mm)

#### **Panel:**

- Pine, red grandis or mahogany
- Thickness 1 ¾" (44.5mm) or 2 ¼" (57mm)
- Colonial or putty glaze
- Stiles and top rail width: 5" or 3 5/8"
- Bottom rail 9", 5" or 3 5/8"
- Choice of flat or raised panels

#### **Interior finish:**

- Natural, primed, first coat, Lepage stain or paint over 50 colors

#### **Exterior finish:**

- Natural, primed, first coat, Lepage stain or paint over 50 colors

#### **Hardware:**

- Adjustable hinges: satin chrome, antique nickel, polish brass, antique brass, oil rubbed bronze or black
- 4" x 4" ball bearing: satin chrome, antique nickel, polish brass, antique brass, oil rubbed bronze or black
- 4 ½" x 4 ½" ball bearing: satin chrome, polish chrome, satin nickel, antique nickel, polish brass, unlaquered brass, antique brass, oil rubbed bronze or black
- Stainless steel multi-point lock
- Traditional or contemporary handles: satin chrome, satin nickel, antique nickel, polish brass, antique brass, oil rubbed bronze or black

#### **Weather-strip**

- Silicone

#### **Insulated glass tempered:**

- Double glaze ¾" (19 mm)
- Triple glaze 1 ¼" (32mm) with 2 ¼" (57mm) sash
- "Technoform" spacer, bronze, white, black or grey.
- Argon

#### **Glass available:**

- Clear, grey, bronze, pinhead, glue-chip
- Low-e: Energy advantage, 272, 366, 189
- Laminated

**Screen:**

- AS-07 all aluminium sliding screen
- Wood screen, panel 1 3/4" (44.5mm), with hinges
- Combo with glass and available with flat or raised panel

**Grilles:**

- Internal georgian 3/4", 1" or 1 3/4"
- Internal flat 5/16", 5/8", 3/4" or 1"
- Internal tubular: white, brass or pewter

**Simulated Divided Lites (SDL):**

- 5/8", 7/8", 1 1/4" or 1 3/4"
- Spacer bars bronze, grey, white or black

**True Divided Lites (TDL):**

- TDL 5", 3 5/8" or 1 7/8"

**Casing:**

- 908
- Colonial
- 1 1/4" x 3 1/2" Flat casing
- 1 1/4" x 4 1/2" Flat casing
- 1 1/4" x 5 1/2" Flat casing

**Exterior Jamb Extension:**

- Finish and wood species same as exterior frame 1/8" min and 2" max

**Interior Jamb Extension:**

- Finish and wood species same as interior frame 1/8" min and 6" max

**Minimums and Maximums:**

Minimum width (simple):	21 13/16" 26 1/2"	Minimum width (double):	42" - 1 3/4" 51 1/2" - 2 1/4"
Maximum width (simple):	50 3/4"	Maximum width (double):	99 7/8"
Maximum height:	108"		
Minimum height (with Multipoint - inswing):			72 3/4"
Minimum height (with Multipoint - outswing):			71 3/4"
Minimum height (with Multipoint – Handicapped sill):			71 3/16"
Minimum height (without multipoint)			48"

Minimum: 24 square foot (IG)

For more information, please visit our web site at [www.lepagemillwork.com](http://www.lepagemillwork.com)

# WOOD SPECIES

## NOBLE BY NATURE

By its very nature, wood adds nobility, warmth and style to your home.

Choose from three main types of wood to suit your taste: pine, eucalyptus grandis and mahogany. We also offer many other species as custom options.

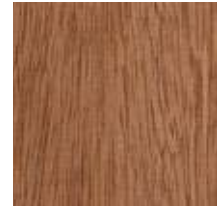
Note: Wood colour may vary depending on the type of wood as well as its grain and texture. Photos are for reference only.



PINE



EUCALYPTUS  
GRANDIS



MAHOGANY

# FINISHES

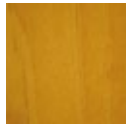
## STAIN COLOURS

Our most popular colours for semi-transparent stains.

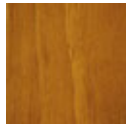
INTERIOR / EXTERIOR STAINS



NATURAL  
CLEAR



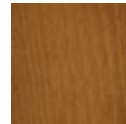
CARAMEL



BRIGHT  
BROWN



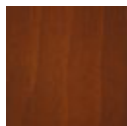
AMBER



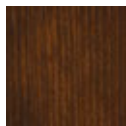
RUSTIC  
BROWN



WHISKEY



CLASSIC  
WALNUT



COFFEE



HONEY



SEQUOIA



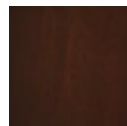
CINNAMON



CHOCOLATE  
BROWN



CLASSIC  
MAHOGANY



CLASSIC  
BROWN



MYSTIC  
BLACK



CONTEMPORARY  
GRAY



ESPRESSO

Note: Photos are for reference only. The colour may vary depending on the type of wood, it's grain, it's colour and texture.



## CUSTOM COLOURS

Lepage offers a wide range of top-performing paints and stains in a wide array of colours, many of which are shown here. Choose your favourite from among our beautiful selection of colours or send us a sample or number of your preferred brand of paint or stain, our expert colourists will come up with the perfect match for you.



# PAINT COLOURS

A wide selection of superior-quality opaque paint for a beautiful and durable exterior.  
 These colours are also available for exterior and interior wood finish.

## STANDARD COLOURS FOR ALUMINUM



## OPTIONAL COLOURS FOR ALUMINUM



Note: Photos are for reference only. Colours may vary depending on the method of application, surface on which it is applied and the year of production.

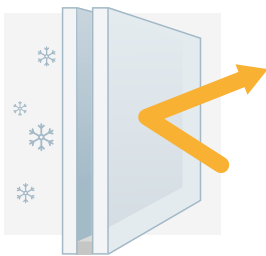
# GLASS



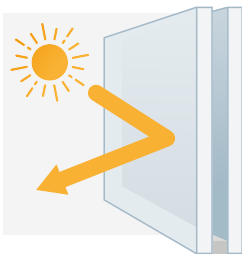
Lepage is an industry leader when it comes to high quality insulated glass units and specialty glass production. We use a fully integrated, computer assisted approach to control the entire production process. From real-time optical scanners, capable of detecting the smallest defects, to industry leading equipment that tempers and laminates glass sheets, every step of the glass production process is optimized in our plant.

## ENERGY-SAVING LOW-E GLAZING

A Low-E (low emissivity) coating is applied as a microscopically thin film on the surface of the glass to increase the energy performance. Various types of Low-E coatings are available with all of Lepage's glass products to cover every climate in North America.



Low-E glazing keeps your home warmer in the winter and reduces heating costs.



In the summer, Low-E glazing reflects heat to minimize air conditioning costs.

## ARGON GAS INSULATED GLASS UNITS

Argon is a naturally occurring, non-toxic gas that is used to increase the energy efficiency of insulated glass units. Argon also helps to create a low-humidity environment for the window and door's components.



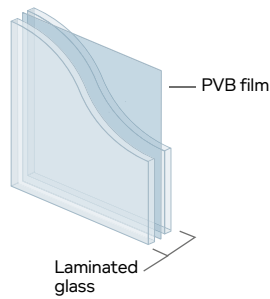
### DOUBLE GLAZING

All Lepage windows and doors come standard with double-pane glass. The space between both panes is filled with argon gas.



### TRIPLE GLAZING

Triple glazing is an available option on our units. It adds a pane of glass and a second gas-filled area in the glass unit, maximizing energy efficiency and providing an even greater level of noise reduction.



## LAMINATED GLASS

Laminated glass provides added security against major impacts, greatly reduces outside noise and certain compositions can be approved for hurricane-prone areas. A polyvinyl butyral (PVB) film is laminated between the panes, which allows this safety glass to hold together when shattered.



## ACOUSTIC SERIES

The STC and OITC rating measures a window's ability to block sound transmission. Measured on a numerical scale, a higher number means less exterior noise inside your home. Lepage offers a variety of acoustic glass with high ratings.



Standard glass



Tempered glass

## TEMPERED SAFETY GLASS

Four times stronger than normal glass, tempered glass shatters into thousands of small, relatively harmless pebbles to reduce the risk of injury. A tempering process hardens the glass by heating it until it becomes soft and then quickly cooling it.



## IMPACT SERIES

The Impact Series by Lepage is a strong choice to ensure the safety of your home during inclement weather. We've developed a selection of some of the toughest wooden products on the market to withstand the elements. Also available with aluminum cladding.



Acid Etched



Tinted Bronze



Tinted Grey

## SPECIALTY GLASS

Typically used to bring more privacy to an area of your home or to create a unique design, we offer specialty glass in a host of colours, patterns, textures and opacities to bring a completely new dimension or peace of mind to any room.

# GRILLES

Used to divide the glass surface into smaller horizontal or vertical sections, grilles are decorative patterns that reproduce the traditional look of doors or add subtle character to a modern design.

Purely aesthetic in nature, grilles are a popular choice to lend a unique personality to your door.



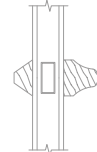
FLAT SIMULATED DIVIDED LITES

Our standard flat SDL profile is available in several widths to match any modern style. Also available in aluminum.



COLONIAL  
SIMULATED DIVIDED LITES

Our standard colonial SDL profile is a classic choice available in several widths. Also available in aluminum.



DAVIS  
SIMULATED DIVIDED LITES

With a deeper profile, the Davis SDL is now one of our most popular profile options.



PUTTY GLAZE  
SIMULATED DIVIDED LITES

Our putty glaze SDL suits both the contemporary style and historic reproductions. Also available in aluminum.



TRUE  
DIVIDED LITES

Our TDL profile, a luxurious and historically accurate option, is a popular choice for renovation and restoration projects.

# MOULDINGS

Mouldings can be used to cover transitions between different surfaces or simply as ornamental features. Lepage specializes in the art of milling mouldings to ensure precision cuts and identical trims over what can sometimes total thousands of linear feet of mouldings for a single project.

## WOOD MOULDINGS



FLAT



908



COLONIAL



DS-001



DS-065



DS-034



DS-017



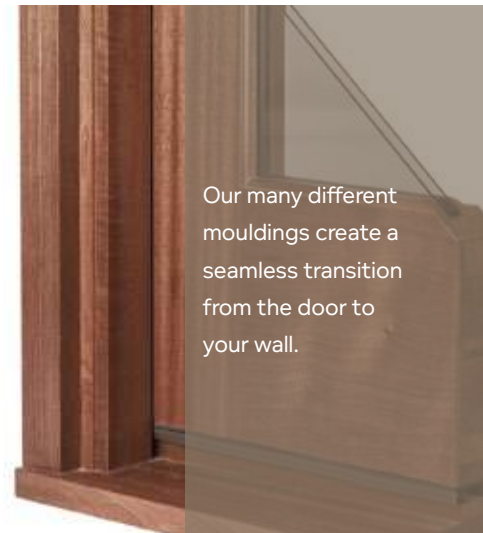
DS-030



DS-031



DS-061



Our many different mouldings create a seamless transition from the door to your wall.

## ALUMINUM MOULDINGS



SKYLER



BACKBEND



908



FLAT 1 3/4 in.



FLAT 2 3/4 in.



FLAT 3 1/2 in.





Natick, MA  
Pictured: DURATION®  
Beveled Siding

**DM**  
**DURATION**®  
MOULDING & MILLWORK


The **NEXT** Generation of Exterior  
Millwork for Premium Performance





## DURATION® Stock Siding & Corner Profiles

### Beveled Siding Stock Profiles

*Smooth or Woodgrain Face - 16'*


  
1/2 x 6 (7/16" x 5-1/2" Actual)

  
1/2 x 8 (7/16" x 7-1/4" Actual)

  
5/8 x 8 (5/8" x 7-1/4" Actual)

  
5/8 x 8 Beaded (5/8" x 7-1/4" Actual)

  
5/8 x 9 (5/8" x 8-1/4" Actual)


  
5/8 x 10 (5/8" x 9-1/4" Actual)

  
5/8 x 12 (5/8" x 11-1/4" Actual)

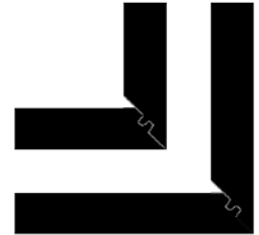
### Tongue & Groove Siding Stock Profiles - 16'

  
Butt Joint in Nominal 1x4 - 1x12

  
V-Rustic in Nominal 1x4 - 1x12

  
Nickle Gap in Nominal 1x4 - 1x12

### Stock Outside Corners



5/4 x 4 (15/16" x 3-1/2" Actual)  
5/4 x 6 (15/16" x 5-1/2" Actual)  
T&G Ends for Easy Stacking



Scan to see detailed actual dimensions, reveals, coverage & cost calculator, and more

## DURATION®, Let's make the neighbors jealous



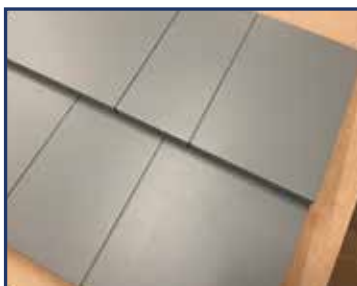
5/8 x 8 Beaded Beveled Siding, Smooth



Radius Solid Crown



5/8 x 8 Beveled Siding, Smooth Face with Mitered Corners



Even Butt Simulated Shake Panels



Standard Wide Boards  
15/16" x 18" x 16'



Semi-custom Profile  
DSC-126 - 3" x 3-3/4"

# What's So Special About Poly-ash . . .

## The Look

- Finished product is indistinguishable from wood
- The only composite material regularly accepted in areas controlled by Historic Architectural Review Boards
- Crisp profile details and truly beveled shape on beveled sidings
- Corners are able to be mitered or woven
- Minimal joints thanks to all long length material (non-finger jointed)
- Full complement of mouldings and millwork made from the same exact material
- Full capability of matching existing conditions or providing custom profiles

## The Ease of Installation and Finish

- No clearance requirements from grade, roofing, or patios
- No back or edge priming or sealing
- Minimal head size fasteners
- Easy to cut, sand, patch, and repair if ever damaged
- All 16' length siding - no cupping, checking, or splitting
- No rush to apply finish
- Paint ANY color with regular acrylic paint

## The Durability / Performance

- Will not rot or decay
- Remains exceptionally stable
- **Class A Fire Rated**
- WUI Listed (Beveled siding requires rabbet profile)
- Meets Florida Building Code requirements
- Poly-ash is an inorganic material that offers no food sources for termites, carpenter bees, squirrels, or other pests
- Unaffected by temperature, humidity, or standing water
- Extends paint performance thanks to stability and inability to cycle moisture

**Class A  
Fire Rated**



Made in  
the U.S.A.



Readily  
Available



Environmentally  
Friendly



Please visit  
**DURATIONmillwork.com**  
for more information



Follow us on  
**Instagram**

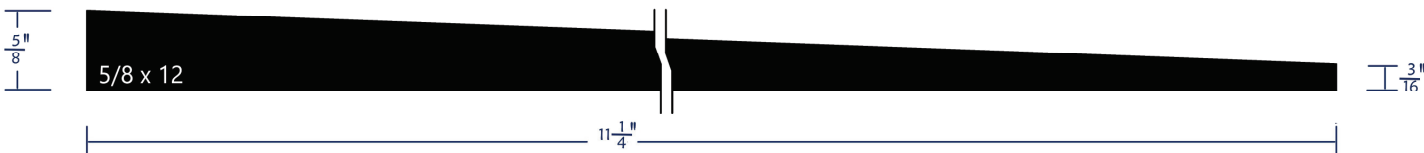
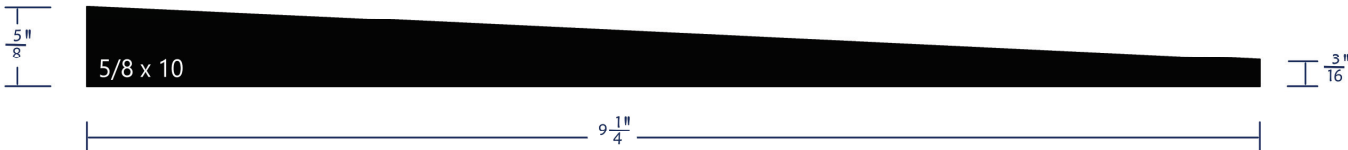
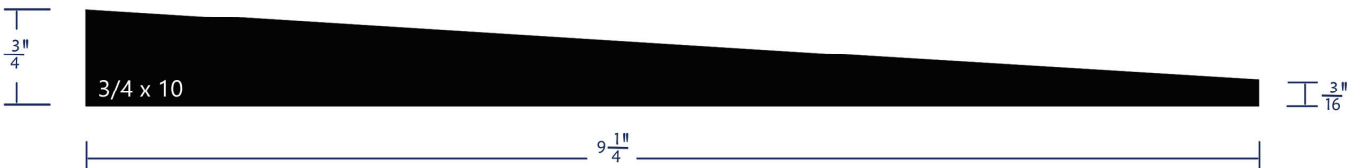
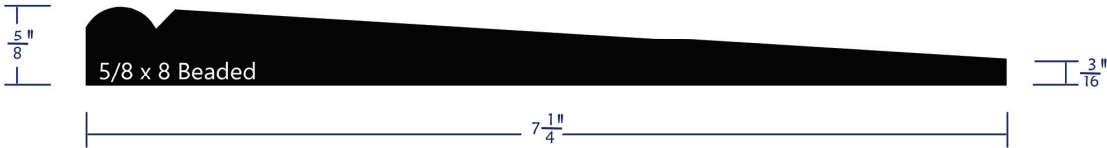
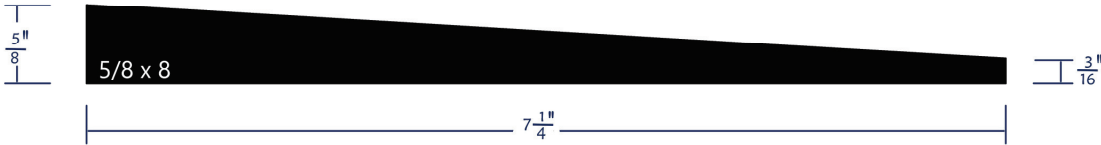
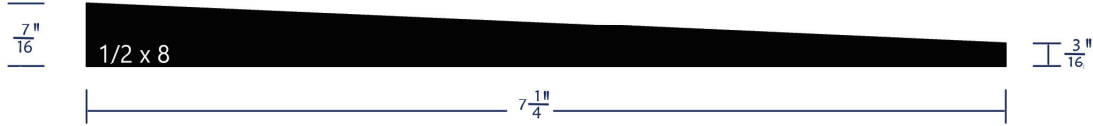
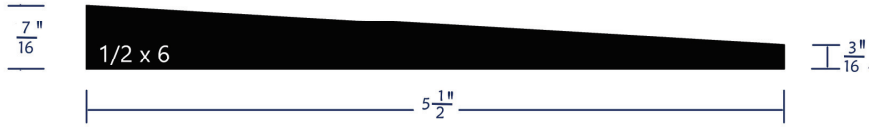
@DurationMouldingandMillwork

**DM**  
**DURATION**  
MOULDING & MILLWORK

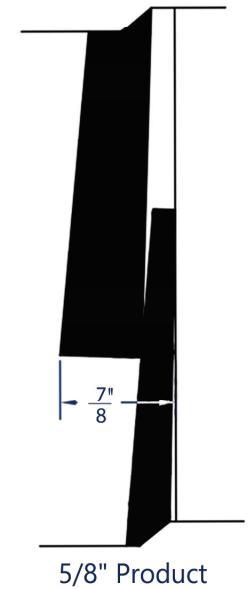
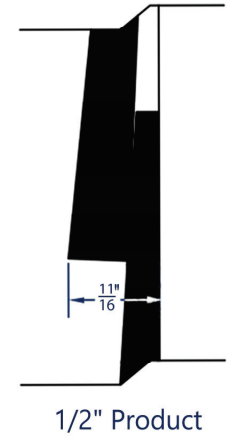
888-388-7852  
info@durationmillwork.com

# Standard Beveled Siding Profiles

Available in Smooth or Woodgrain Face



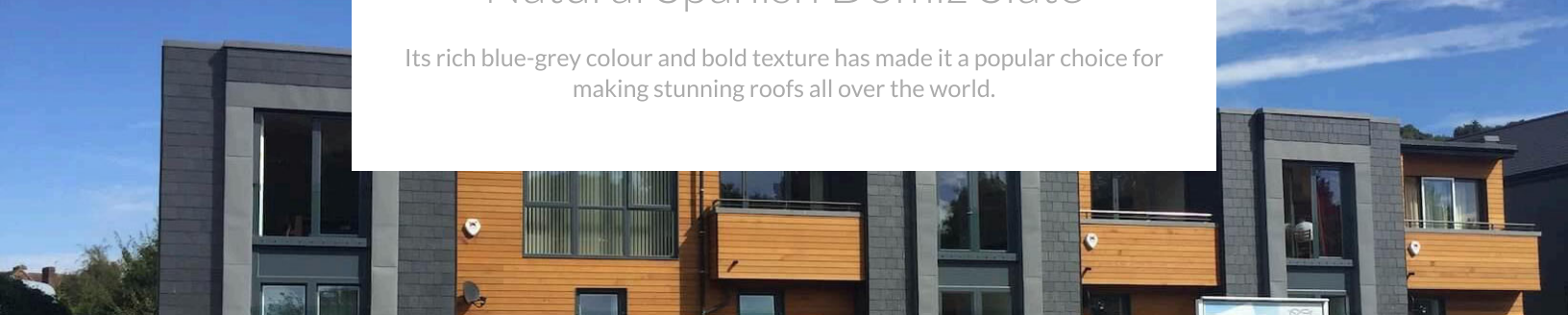
Depth of Siding at  
1-1/4" Standard Overlap:



+/- 1/16" All Dimensions

## Natural Spanish Domiz Slate

Its rich blue-grey colour and bold texture has made it a popular choice for making stunning roofs all over the world.



- 40 years' expertise
- 
- World-class natural slate
- 
- Uncompromising quality standards
- 
- Guarantees for up to 100 years

## Natural Spanish Domiz Slate

Domiz slates, sourced from the Spanish Cabrera mountains, are expertly hand-split to offer both strength and beauty. With their striking blue-grey color and clean edges, Domiz slates bear a remarkable resemblance to the now-unavailable Welsh slate from the defunct Ffestiniog quarry.

### Features & Benefits:

- Colour : Blue/Grey
- Material : Natural Slate
- Ideal for a range of challenging applications
- High-quality quarried Spanish slate
- Up to 75 year guarantee

### Certification:

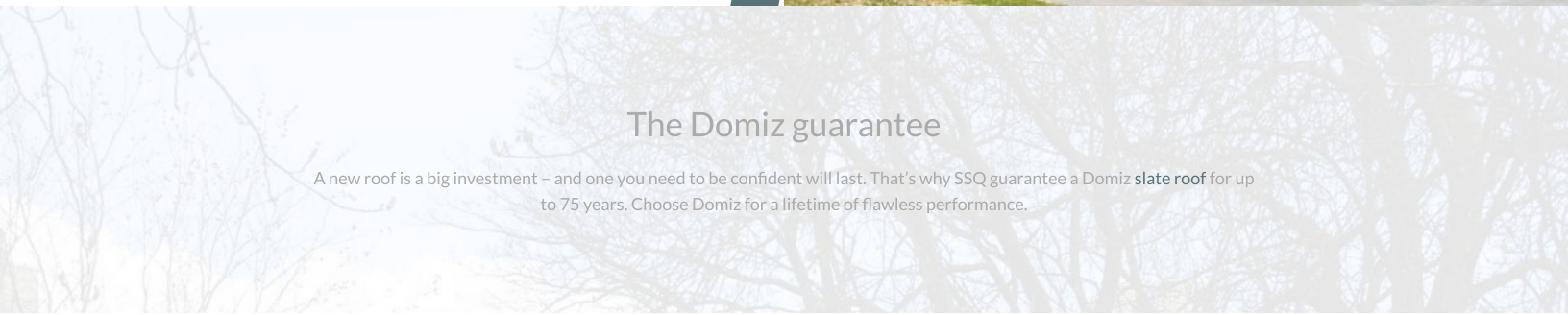
- Norm Francais (NF 228)
- BSEN 12326
- W1-T1-S1

[DOWNLOAD THE BROCHURE](#)



## The Domiz guarantee

A new roof is a big investment – and one you need to be confident will last. That's why SSQ guarantee a Domiz slate roof for up to 75 years. Choose Domiz for a lifetime of flawless performance.





# Slate hand-carved from the Cabrera mountains

SSQ's Domiz slate is quarried and split by hand in the Cabrera mountains of North-West Spain. Its rich blue-grey colour and bold texture has made it a popular choice for making stunning roofs all over the world.

What's more, the Spanish slate option is strikingly similar to slate taken from the now-defunct Welsh quarry at Ffestiniog, making it a popular choice in the roof replacement market.

[GET A FREE QUOTE](#)



## Perfect for replacement

Do you own a building roofed with slate from the Ffestiniog quarry in Wales? Have you been tasked with working on one? Then you've got a problem. The quarry's been closed for years. But don't worry - SSQ's Domiz slate looks remarkably similar to the material quarried at Ffestiniog, making it the perfect choice for an authentic-looking replacement.

[GET A FREE QUOTE](#)



## See the results for yourself

Want to see how Domiz has transformed homes around the country? Then view our case studies, that show projects where Domiz has been used to stunning effect.

[VIEW OUR CASE STUDIES](#)



Mr. Dan Bruechert  
Montgomery County Planning Department  
Historic Preservation Section  
November 5, 2024  
**Amended November 26, 2024**

Project at 9 East Kirke Street  
Chevy Chase Village, MD  
HAWP Application No. ~~1088722~~  
**HAWP Application No. 1094901**

The Owner and Design Team appreciate Staff's positive feedback on the design's quality and historical sensitivity, as well as the careful preservation of the main house's historic fabric.

The Owner, a long-term resident, chose to age-in-place on this beautiful property, removing an unsightly modern house to make way for a more suitable addition which is smaller in size and volume than the previous structure that stood on the lot until recently.

Further, rather than one wide addition, the design features a smaller one-story hipped-roof addition reminiscent of a carriage house, connected by a link, effectively minimizing volume while retaining historic integrity. See sheet AS-3 for a diagram explaining this common design motif, variations of which can be seen throughout Chevy Chase Village. We have highlighted certain germane examples of this type of massing and homes with side additions or breezeway connections in a precedent study---see the PDF entitled "Neighborhood Precedent Study." We think the recent project at 108 East Melrose is a good example of a Main House that connects to a sizeable addition via a glassier link or breezeway.

In response to Staff's concerns about massing, the Team offers the following further clarifications:

- It was mentioned in the report that rear additions are preferred, and that perhaps the garage could be relocated if this was a possibility. The positioning of the garage in the rear yard follows Chevy Chase village guidelines, and presence of an existing driveway made its currently proposed location logical.
- In addition, the building restriction line in the rear yard, together with the home's present layout, precludes a rear addition that could meet the owner's age-in-place needs. See plan diagram AS-2. Any sort of rear addition would have to be added on to an existing kitchen and rear porch, resulting in an "addition-to-an-addition" type of massing that is difficult to resolve well architecturally, and further obscures the lines of the original house. Refer to photographs on Sheets A1.1 and A1.2.
- Unlike the rejected 12 E. Lenox St proposal, our design is one story, preserves historic fabric by touching the main house as minimally as possible, and does not

encroach on neighboring properties, as is noted by Staff (see front perspective view, A5-1). It should be noted that the current design would result in less lot coverage on the property than when the now-raised modern house still stood on the lot.

- While suggestions were made to set the addition further back, the chosen location maintains a pleasing relationship with the original roof lines and massing, allows proper interior connections, and optimizes yard space. Other locations would significantly diminish one or more of these criteria, making interior connections awkward, exterior spaces cramped and less usable, and the relation between the structures less clear and pleasing, in our view.

We value Staff's insights and wish to highlight how our design is different from the negative example cited, while preserving and highlighting the historic character of the original house.

November 26, 2024: In response to comments from the commissioners, BVA has narrowed the depth of the addition's eastern-most "bay" such that is 8" less than what was reviewed on November 13. This results in a more pronounced plane change between the last bay and the 3 main bays of the addition and places the secondary roof line a bit lower than the main ridge, as also suggested by one of the commissioners. The revised dimensions have been highlighted on sheet A3.1, and the rest of the A3 and A4 drawings have been coordinated accordingly.

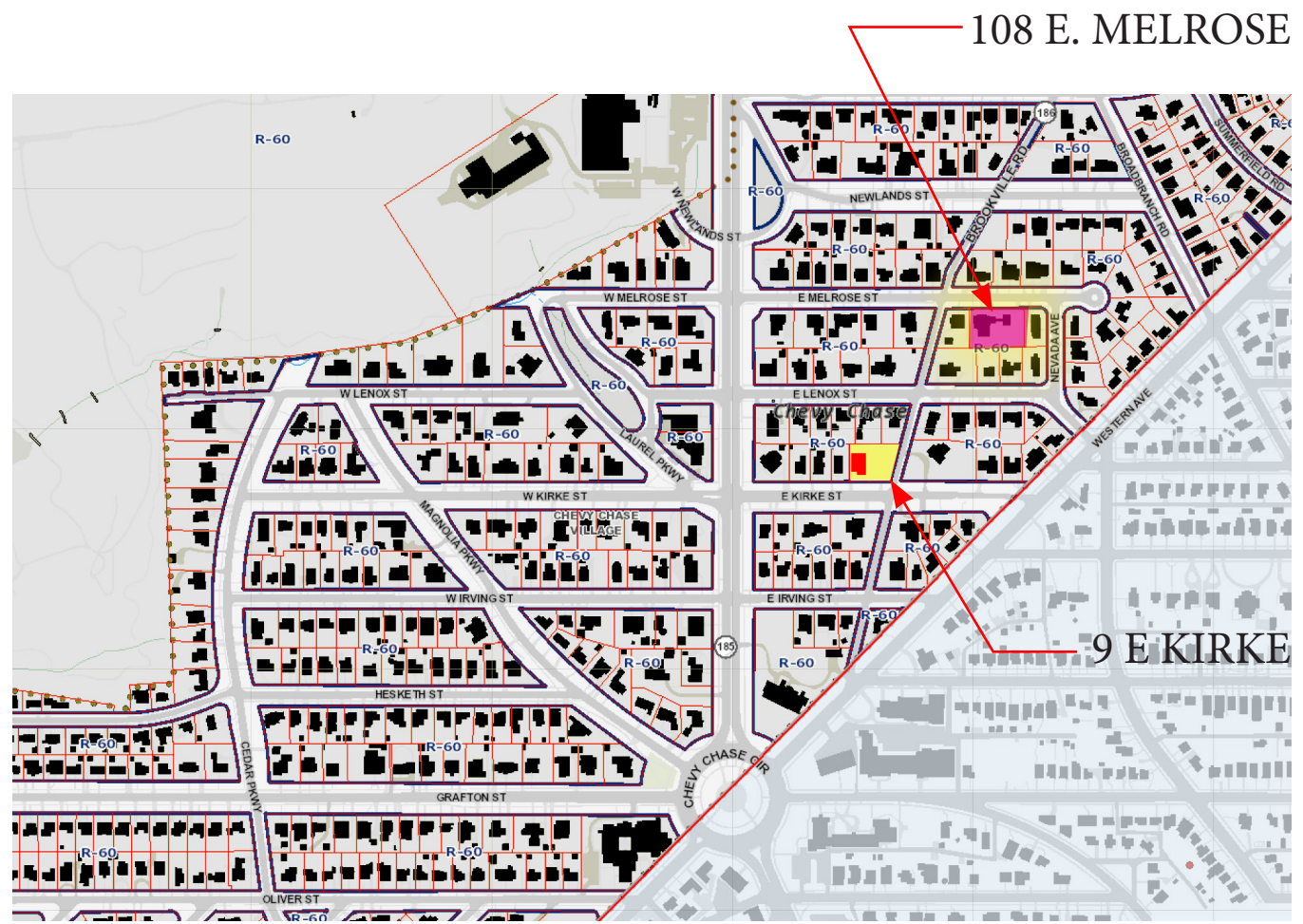
Thank you,

Michael Patrick  
Principal  
BarnesVanze Architects





PLAN OF BLOCK



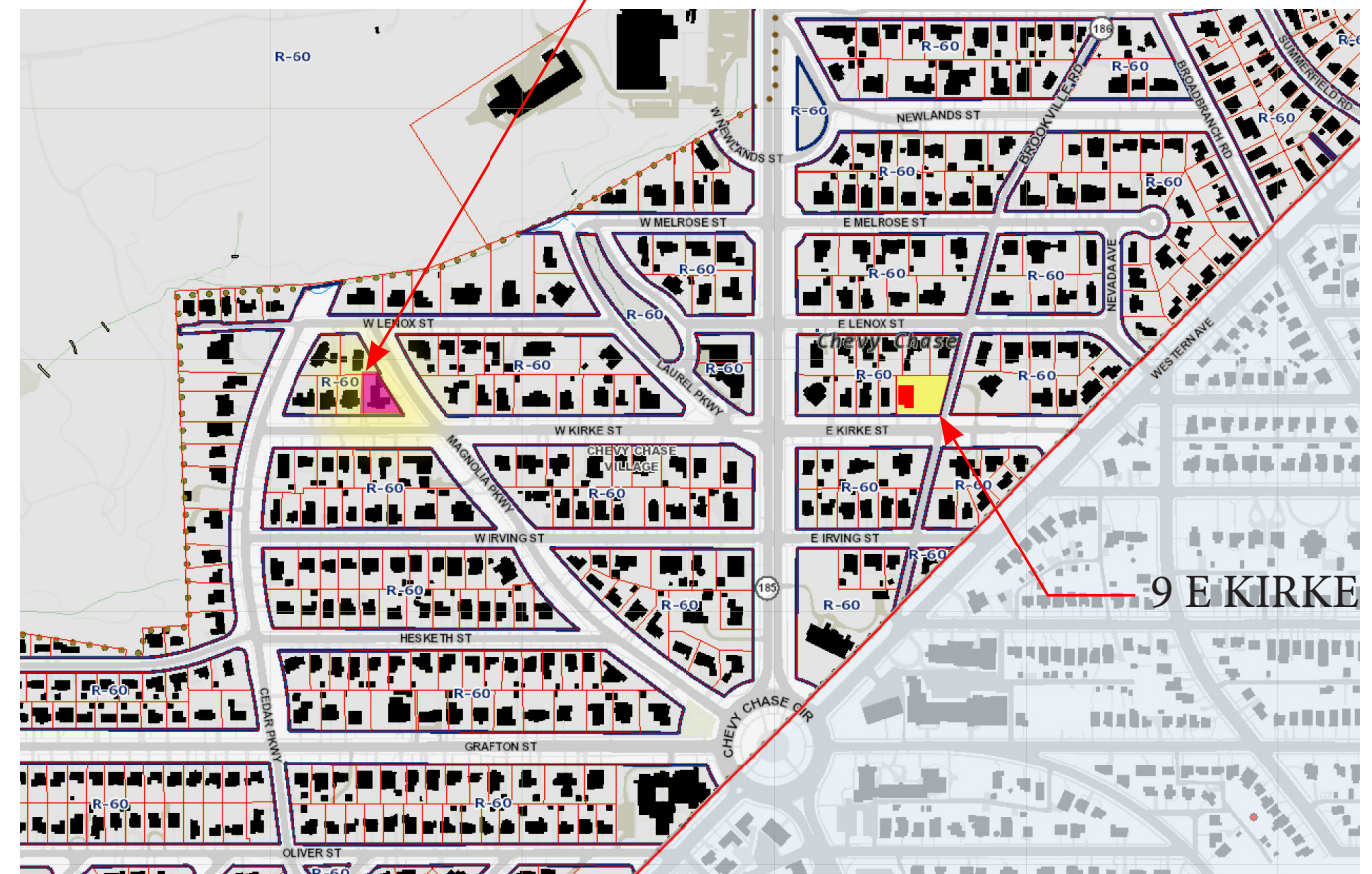
CHEVY CHASE VILLAGE VICINITY MAP





PLAN OF BLOCK

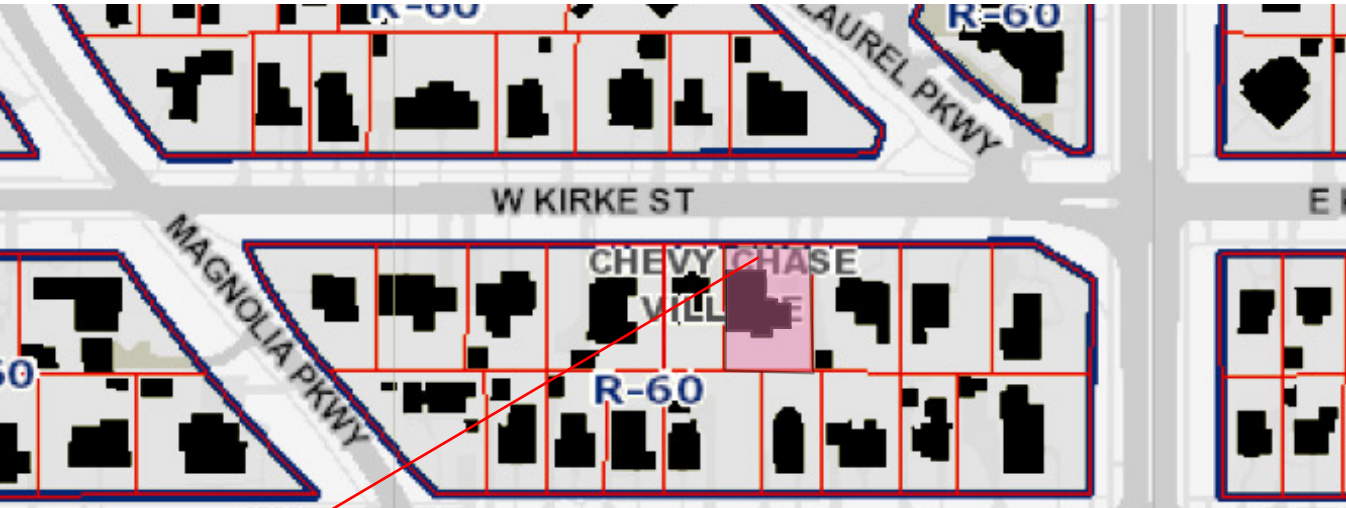
27 W. KIRKE



CHEVY CHASE VILLAGE VICINITY MAP

9 EAST KIRKE STREET  
NOVEMBER 6, 2024

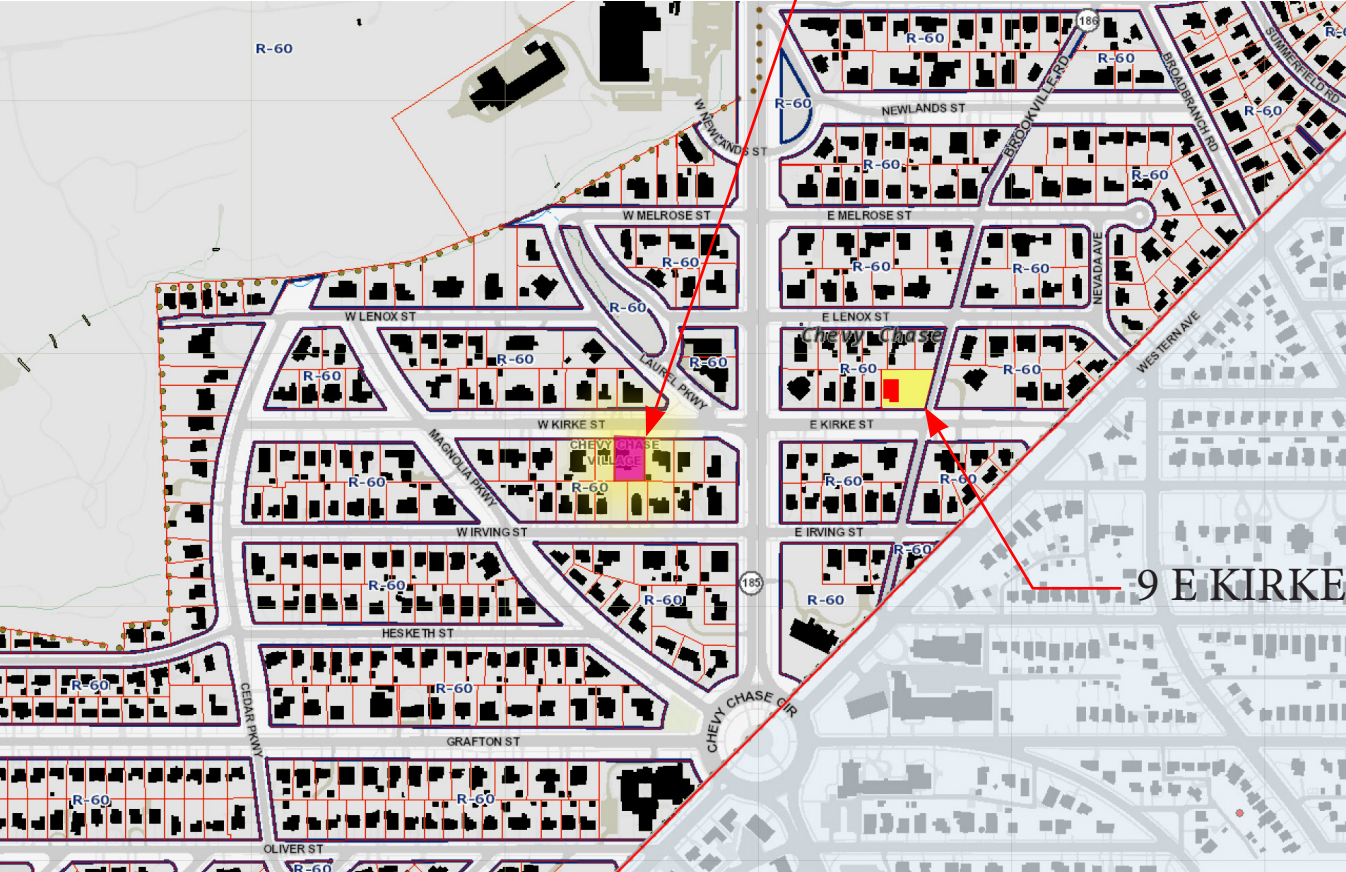




PLAN OF BLOCK



10 W. KIRKE



9 E KIRKE

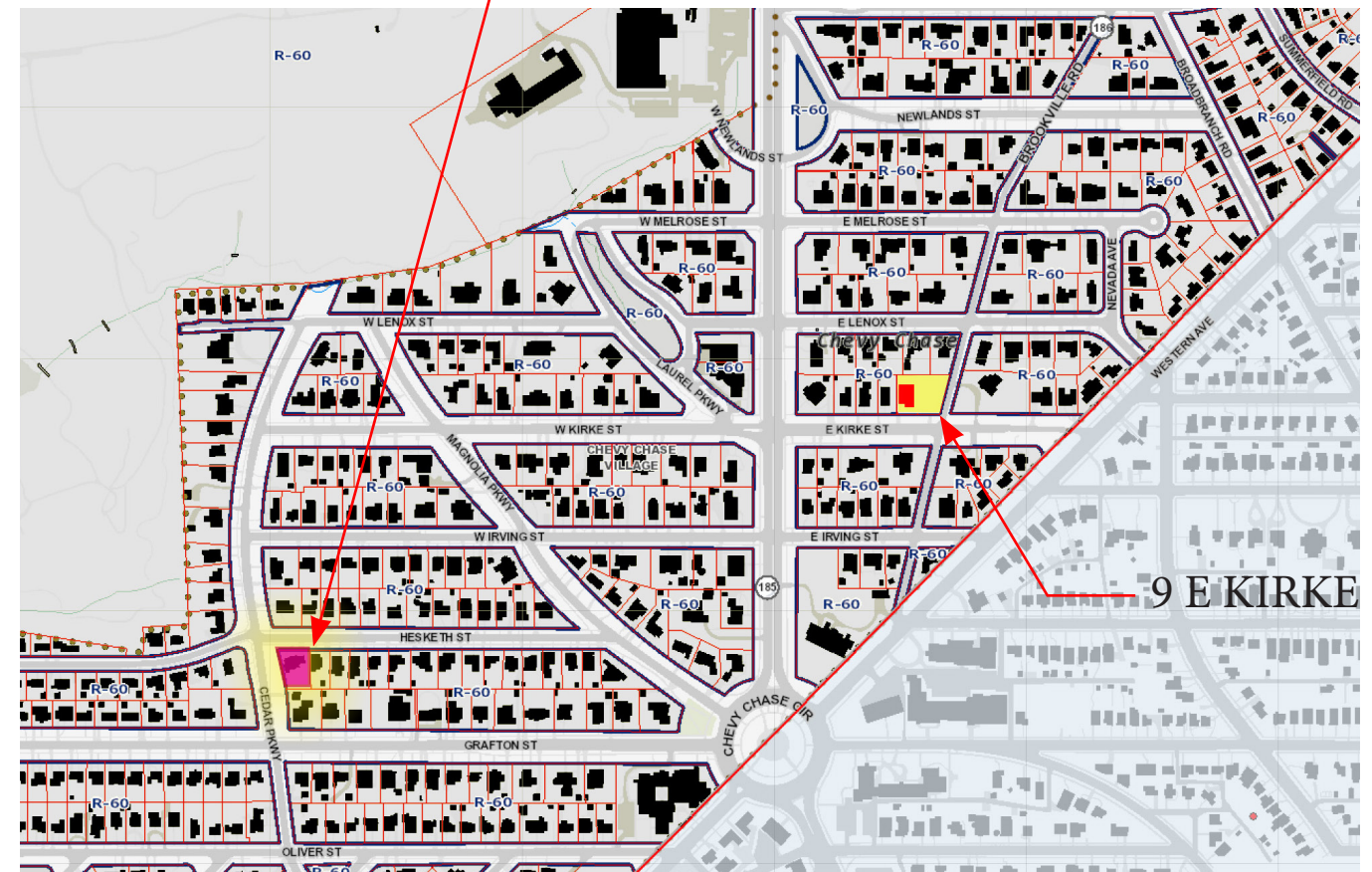
CHEVY CHASE VILLAGE VICINITY MAP





PLAN OF BLOCK

5804 CEDAR PARKWAY



CHEVY CHASE VILLAGE VICINITY MAP





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 11/26/2024

Application No: 1094901  
AP Type: HISTORIC  
Customer No: 1504203

## Comments

New 1-story wood clad addition to Main Residence. New 1-Story Accessory Garage. Enclosure of existing rear porch. new terracing at rear yard. New gravel drive in front yard utilizing existing curb cut and connecting to existing brick drive. New fence, entry path, steps, and gate. New landscaping.

## Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 9 E KIRKE ST  
CHEVY CHASE, MD 20815  
Othercontact Barnes Vanze Architects (Primary)

## Historic Area Work Permit Details

Work Type ADD  
Scope of Work Addition to existing 19th century wood-frame residence.