

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

<b>Address:</b>	102 East Kirke Street, Chevy Chase	<b>Meeting Date:</b>	9/17/2025
<b>Resource:</b>	Outstanding Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	9/10/2025
<b>Applicant:</b>	Britt & Will Williams (Luke Olson, Architect)	<b>Public Notice:</b>	9/3/2025
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	1067931 REVISION#3	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Revisions to previously approved patio and swimming pool.		

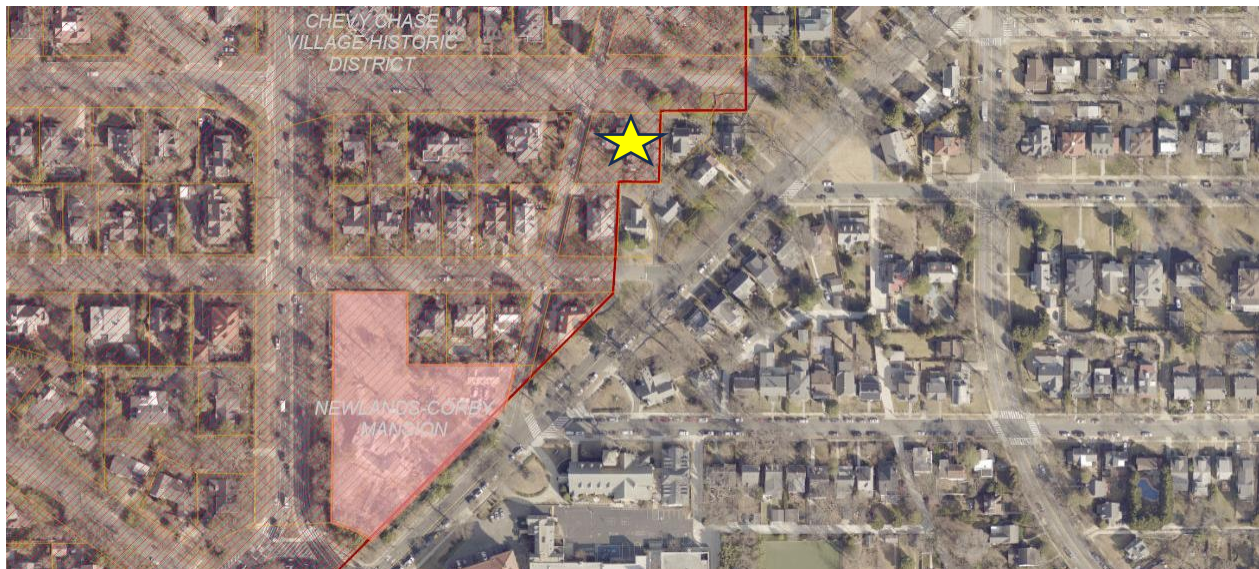
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION:**

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



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

**BACKGROUND**

The HPC approved a HAWP with two conditions at the May 22, 2024 HPC meeting for new construction,

partial demolition, and several alterations at the subject property.<sup>1</sup> The two conditions for approval were:

1. The material for the west deck and railing needed to be constructed out of wood and
2. Required detailed drawings of the existing and proposed sunroom windows.

These conditions were satisfied before Staff issued the final HAWP approval documents and signed off on the building permits.

The HPC approved revisions to the HAWP at the July 10, 2024 HPC meeting<sup>2</sup> and additional revisions at the September 20, 2024 HPC meeting. The revisions included alterations to the approved deck, patio construction, fence construction, removing and replacing a set of stone stairs, and fenestration alterations. The HAWP revisions were approved by consent without a hearing.

## **PROPOSAL**

The applicant proposes to revise the approved design by reducing the size of the approved swimming pool and reduce the approved patio in response to Chevy Chase Village requirements.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The proposed substitute material for the proposed deck is to be reviewed in light of the HPC's *ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING* (Policy No. 24-01). The pertinent information in these documents is outlined below.

### ***Chevy Chase Village Historic District Guidelines***

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

**“Lenient Scrutiny”** means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

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

**“Strict Scrutiny”** means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict

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

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

scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
  - Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”
  - Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged, but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
  - Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
  - Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
  - Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
  - Swimming pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.
  - Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
  - Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
  - Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
  - Maintaining the variety of architectural styles and the tradition of architectural excellence.
  - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
  - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

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

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

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

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

**STAFF DISCUSSION**

The subject property is a two-and-a-half-story side gable house with Neoclassical elements on a corner lot. The HPC approved the demolition of the one-story addition to the southwest and approved the construction of a two-story addition in its place.

The approved HAWP included the construction of a swimming pool in the southwest corner of the property and an associated patio surrounding it. In the Chevy Chase Village permit review, the Village determined that the pool violated the requirement that pools be set back 15' (fifteen feet) beyond the 25' (twenty five foot) front yard setback, and because the Brookeville Rd. is considered a 'front' under their zoning ordinance, the pool needed to be relocated. Additionally, the patio area to the south of the pool had to be reduce so that it maintained the required 10' (ten foot) clearance from the rear lot line. The result of these changes is a reduction of approximately 260 ft<sup>2</sup> (two hundred sixty square feet) of impervious surface at the subject property. The approved materials will not be changed.

Staff finds the proposed reduction in overall lot coverage is a positive change that will only help reinforce the district's character-defining open, park like setting. The proposed materials for the patio and pool



were previously reviewed and approved by the HPC. As the materials are not changing, Staff finds no further analysis of them is warranted.

Staff notes that if these changes were required by the Department of Permitting Services, the HPC's regulations would have allowed for Staff-level approval of this HAWP revision. However, as these revisions were required specifically by the Chevy Chase Village Zoning Ordinance, Staff lacks the authority to approve this amended work. Staff encourages the HPC to consider including a provision that would allow Staff-level approval for minor HAWP alterations in order to comply with any additional locality requirements. That revision could be included in an expansion of the categories of work listed in the HPC's administrative regulations at a future date.<sup>3</sup>

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), and the *Chevy Chase Village Historic District Guidelines*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.

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<sup>3</sup> The administrative regulations governing Staff-level approval are available here: <https://montgomeryplanning.org/wp-content/uploads/2022/02/HPC-Executive-Regulations-UPDATED-2022.pdf> under 24A.1.6.d.



FOR STAFF ONLY:  
HAWP# 1067931 REVISION  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

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

## AGENT/CONTACT (if applicable):

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

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

Is the Property Located within an Historic District? ☒ Yes/District Name Chevy Chase Village  
\_\_\_\_\_ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

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

Building Number: 102 Street: E Kirke St  
Town/City: Chevy Chase Nearest Cross Street: Brookeville Rd  
Lot: 14,15 & pt 16 Block: 34 Subdivision: 0009 Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input 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 checked="" 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]  
Signature of owner or authorized agent

4/21/25  
Date

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

**Owner's mailing address**

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

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

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

**Adjacent and confronting Property Owners mailing addresses**

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

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

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

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

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

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

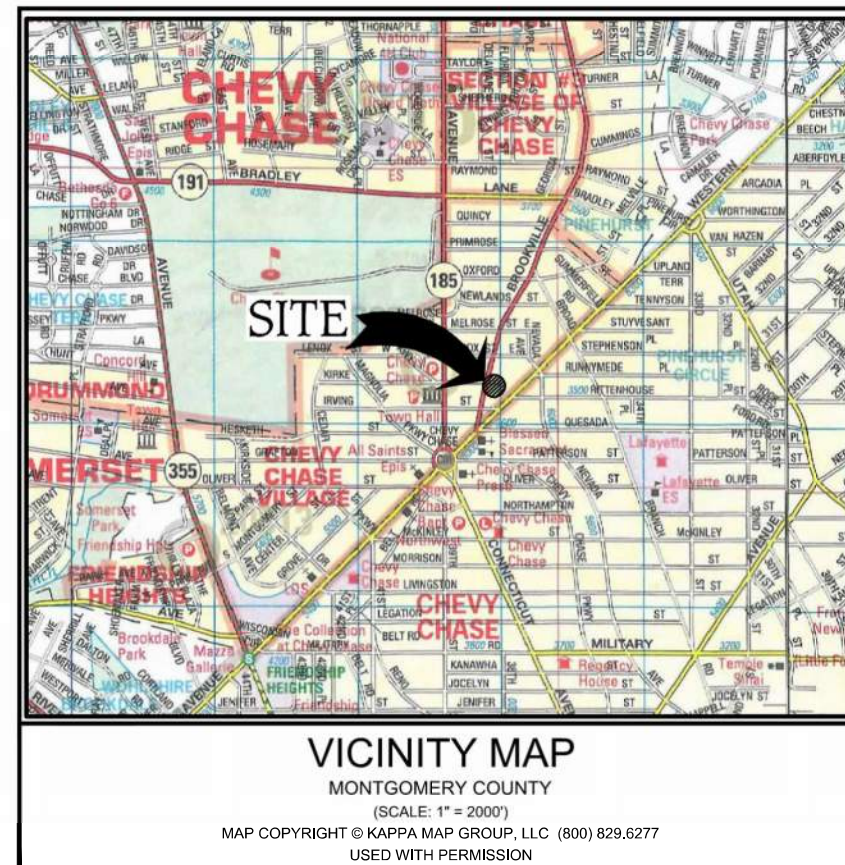
Kristen Lejniaks & Joseph Poulas  
9 E Irving St  
Chevy Chase, MD 20815

Christopher & Kathleen Matthews  
9 E Kirke St  
Chevy Chase, MD 20815

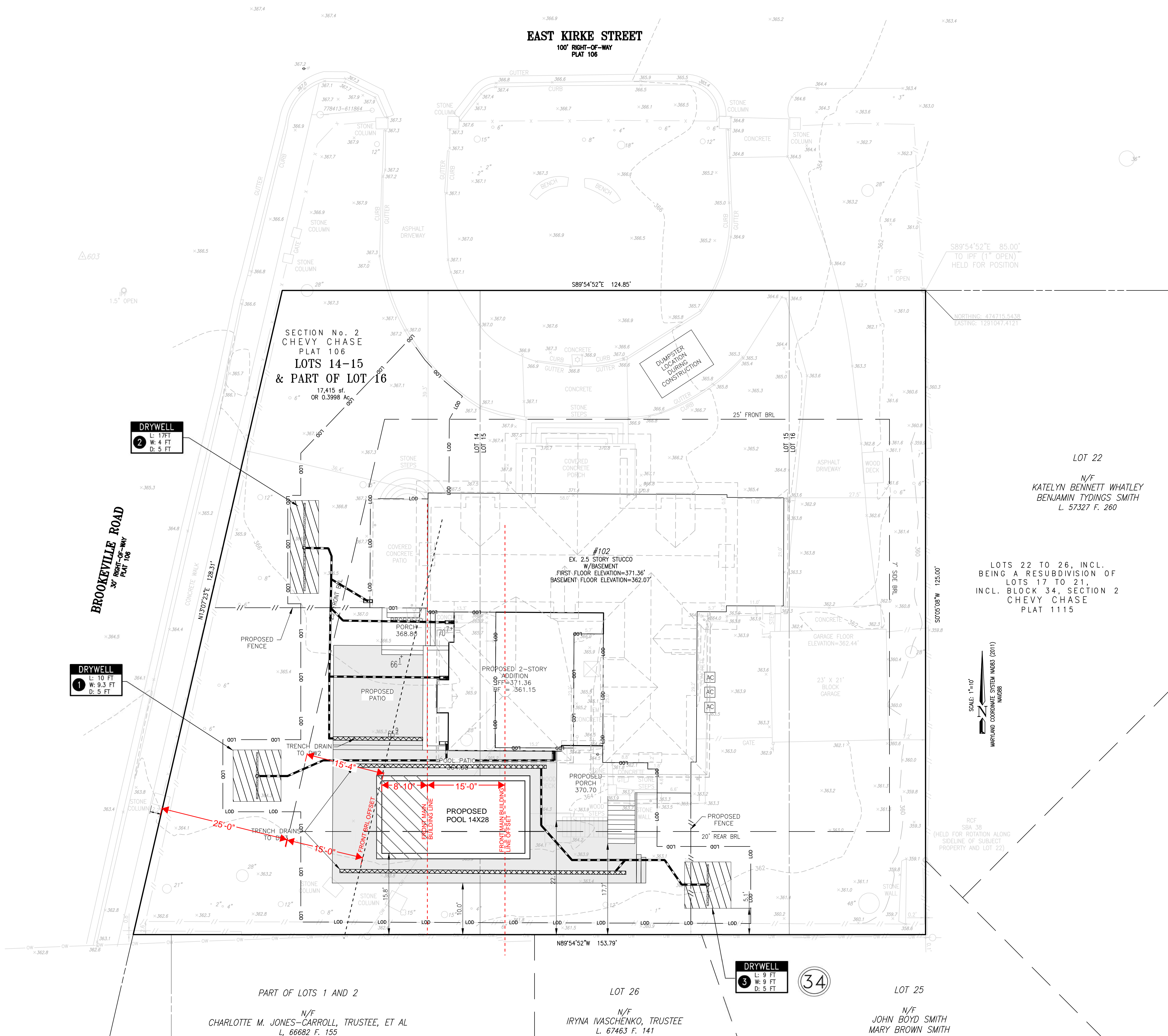


GENERAL NOTES:

- SITE:**
- ADDRESS: 102 E. KIRKE STREET, CHEVY CHASE MD 20815
  - LOTS 14-15 & P/O LOT 16, BLK 34
  - WATER/SEWER: W1, S1
  - TAX MAP: HNA1
  - FLOODPLAIN: NONE
  - WSSC GRID: 208NW04
- SURVEY:**
- HORIZONTAL DATUM BASED ON NAD83(2011)
  - VERTICAL DATUM BASED ON NAVD83
  - TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED BY CPJ ON 01-17-2024 & SUPPLEMENTED WITH AVAILABLE GIS INFORMATION.
  - TOPO AT 2' CONTOUR INTERVALS
  - THIS LOT IS NOT ASSOCIATED WITH A PRELIMINARY PLAN
  - NO 100YR FLOODPLAIN/RETAINMENT LOCATED WITHIN THE SITE.
  - NO HISTORIC SITE LOCATED WITHIN/ADJACENT TO THE SITE.
- ZONING:**
- SUBDIVISION: SEC. 2 CHEVY CHASE, PLAT #106 RECORDED: 1909
  - PROPERTY ZONED: R-60
  - MAIN STRUCTURE SETBACKS:
    - FRONT YARD: 25'
    - SIDE YARD: 7'
    - REAR YARD: 20'
  - LOT SIZE = 17,415 SQ. FT. (R)



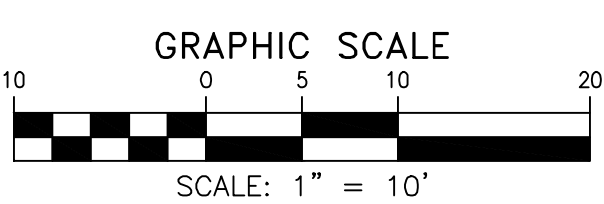
LEGEND	
---	EXISTING GRADE
---	PROPOSED GRADE
0#	FINISHED GRADE SPOT ELEVATION
331.0	EXISTING GRADE SPOT ELEVATION
EX	EXISTING GROUND
---	EXISTING DOWN SPOUT
---	PROPOSED DOWN SPOUT
---	PROPOSED DRAINAGE DITCH
---	SOIL BORING LOCATIONS
---	STABILIZED CONSTRUCTION ENTRANCE
---	SILT FENCE
---	SUPER SILT FENCE
---	SMARTFENCE
---	ROOF OVERHANG
---	ROOF RIDGE
---	ROOF VALLEY
---	LIMIT OF DISTURBANCE
---	APPROXIMATE LOCATION OF PROPOSED SEWER HOUSE CONNECTION
---	APPROXIMATE LOCATION OF PROPOSED WATER HOUSE CONNECTION
---	APPROXIMATE LOCATION OF PROPOSED GAS LINE
---	APPROXIMATE LOCATION OF PROPOSED ELECTRIC LINE
---	DRYWELL (DW)
---	MAJOR INFILTRATION TRENCH (MIT)
---	PROPOSED ROOF DRAIN/ DRYWELL PIPE (SCHEDULE 40)
---	PROPOSED CLEANOUT (SCHEDULE 40)
---	PERFORATED 4" PVC PIPE (SCHEDULE 40)
---	CRITICAL ROOT ZONE



LIMITS OF DISTURBANCE: 4,902 SQ. FT.

REVISED

PLAN VIEW



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NUMBER: 19199

EXPIRATION DATE: 07/16/2025



DRAINAGE PLAN  
102 E. KIRKE STREET  
LOTS 14-15 & PART OF LOT 16, BLOCK 34  
SECTION No. 2 CHEVY CHASE  
BETHESDA (7th) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

CLIENT: CYPRESS BUILDERS 222 WISCONSIN AVENUE BETHESDA, MD 20814 ATTN: MR. CHRIS SMITH		WSSC GRID:	TAX MAP:
		DESIGN RPI	SHEET 1 OF 3
		DRAFT RPI	
COPYRIGHT © LATEST DATE HERON CHARLES P. JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.		DATE NOV. 2024	FILE NO. 2024-1008-38
		SCALE AS SHOWN	

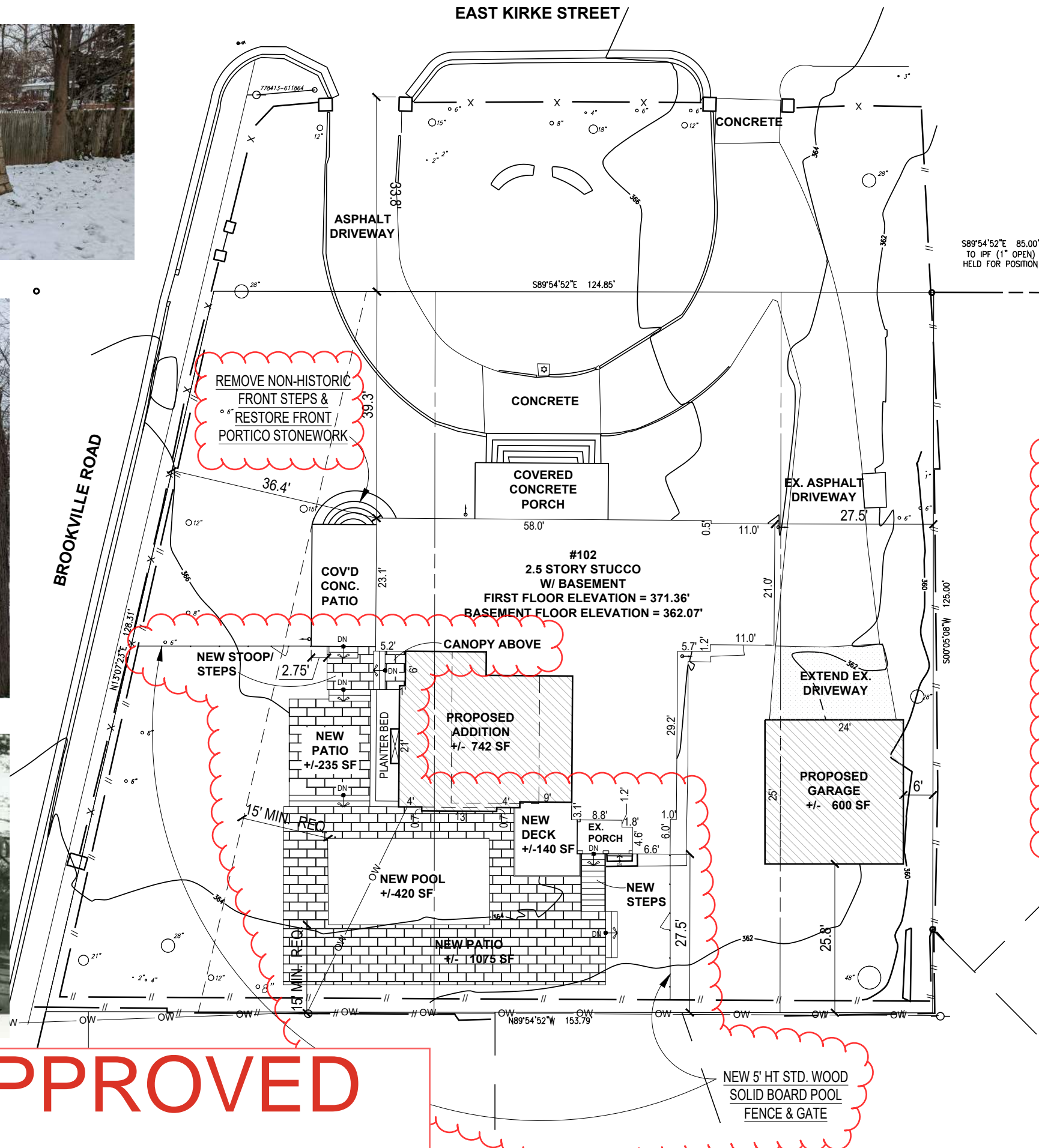
**SUBJECT PROPERTY OWNER INFORMATION:**

NAME: WILLIAM LEE WILLIAMS  
ADDRESS: 102 E. KIRKE STREET, CHEVY CHASE MD 20815

**MISS UTILITY**

CALL "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND BE RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF CHAPTER 84 OF THE MONTGOMERY COUNTY CODE. CERTIFICATION IS REQUIRED FOR UNDERGROUND STRUCTURES WHERE FENCED CONCRETE WALLS ARE TO BE UTILIZED OR ON ANY OTHER STRUCTURE. MISS UTILITY MAPS ARE TO BE USED.





ZONED: R-60 ZONING DATA

LOT AREA	17,415 S.F.
LOT COVERAGE	35% MAX
FRONT YARD SETBACK	25' MIN. OR EBL
SIDE YARD SETBACK	7' MIN
REAR YARD SETBACK	20.0' MIN.
LOT FRONTAGE	60.0' MIN.
BUILDING HEIGHT	2½ STORIES, 35' MAX (TO PEAK) 30' MAX (MEAN OF RF.)

LOT COVERAGE:

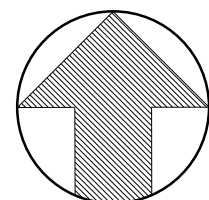
CHEVY CHASE VILLAGE:

PROP. LOT COVERAGE:	
PROP. HOUSE:	2,867 S.F.
EXIST. COVERED PORCHS:	539 S.F.
PROPOSED UNCOVERED DECK:	140 S.F.
RAISED STOOPS/PLANTERS:	178 S.F.
PROP. GARAGE:	531 S.F.
<hr/>	
TOTAL:	4,255 S.F. (24.4%)

MONTG. COUNTY:

PROP. LOT COVERAGE:	
PROP. HOUSE:	2,867 S.F.
EXIST. COVERED PORCHES:	539 S.F.
PROP. GARAGE:	531 S.F.
TOTAL:	3,937 S.F. (22.6%)

GRAPHIC SCALE 1" = 20'



PLAN NORTH

**EFM**

GTM ARCHITECTS

# WILLIAMS RESIDENCE

102 EAST KIRKE STREET, CHEVY CHASE, MD 20815

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



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

<b>Address:</b>	102 East Kirke Street, Chevy Chase	<b>Meeting Date:</b>	5/14/2025
<b>Resource:</b>	Outstanding Resource Chevy Chase Village Historic District	<b>Report Date:</b>	5/7/2025
<b>Project Contact:</b>	Luke Olson, Architect	<b>Public Notice:</b>	4/30/2025
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	1067931 REVISION	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Fenestration Alteration to Previously Approved HAWP		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **with three (3) conditions** the HAWP application, with final approval authority delegated to Staff.

1. Measured drawings of the proposed replacement windows and doors must be submitted to Staff before issuance of the final approval documents.
2. The approval of this HAWP does not extend to removing and replacing door #1.
3. The approval of this HAWP does not extend to removing and replacing windows #4, 5, and 6.

**ARCHITECTURAL DESCRIPTION:**

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



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

## **BACKGROUND**

The HPC approved a HAWP at the May 22, 2024 HPC meeting for new construction, partial demolition, and several alterations at the subject property.<sup>1</sup> The commissioners approved the proposed side deck in wood and offered suggestions for how to modify the deck so that it could be constructed using a substitute material and satisfy the requisite guidance.

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

The HPC approved further revisions to the fenestration at the rear and on the east elevation by consent at the September 4, 2024 HPC meeting.<sup>3</sup>

## **PROPOSAL**

The applicant proposes to revise the approved design by replacing 8 (eight) existing windows and 3 (three) doors.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The proposed substitute material for the proposed deck is to be reviewed in light of the HPC's *ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING* (Policy No. 24-01). The pertinent information in these documents is outlined below.

### ***Chevy Chase Village Historic District Guidelines***

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

**“Lenient Scrutiny”** means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

**“Moderate Scrutiny”** involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned

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<sup>3</sup> The HAWP revision Staff Report and application are available here: <https://montgomeryplanning.org/wp-content/uploads/2024/08/I.Q-102-East-Kirke-Street-Chevy-Chase-1067931-REVISION2.pdf>.

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.

- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
  - 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.
  - 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. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
- Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
  - Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
  - Maintaining the variety of architectural styles and the tradition of architectural excellence.
  - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
  - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

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

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

#6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

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

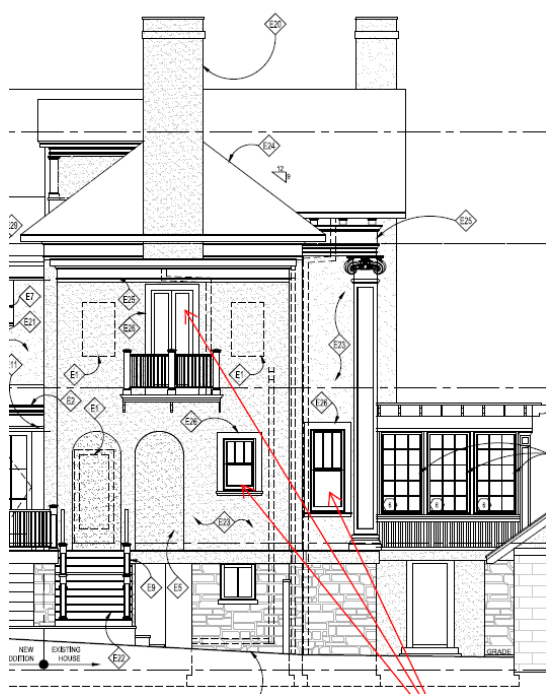
**STAFF DISCUSSION**

The subject property is a two-and-a-half-story side gable house with Neoclassical elements on a corner lot and is classified as an Outstanding Resource within the District. The HPC approved the demolition of the one-story addition to the southwest and approved the construction of a two-story addition in its place.

The original approval included the demolition of a one-story addition and the construction of a two-story addition in its place. Other changes include installing a pool and associated patio, deck revision, window and door alterations, and replacing a non-historic set of stone steps. The applicant returns for changes to the existing windows and doors. The applicant proposes to replace three windows and two wood doors with wood replacements; and five windows and one door with clad replacements.

**Clad Door and Window Replacements**

On the south and east elevations, the applicant proposes to remove five original wood windows and install aluminum clad wood windows that match the configuration of the existing. The applicant additionally proposes to remove the second story French doors on the south elevation and install a new clad wood door in a matching configuration.



**Figure 2: South elevation showing the location of the proposed window and door replacements.**

The second floor French Doors (Door #3), shown in *Figure 2*, above, are wood with each door divided up into three lights. The doors show signs of warping and have allowed a significant amount of water infiltration to the point that the interior floors adjacent to the French Doors show substantial damage.

The subject door is not at all visible from the public right-of-way and, per the *Design Guidelines*, is to be reviewed under lenient scrutiny.

Detailed specifications for the replacement doors were not included with the application materials. The application narrative states the proposed door will be a clad wood door to match the existing configuration in SDL divisions.

Because the existing door is not at all visible from the public right-of-way and it shows damage and deterioration, Staff finds its removal is supported under the *Design Guidelines*. Staff further finds an aluminum clad door consistent with the appearance of the approved but uninstalled clad windows on the south and east elevations is appropriate under 24A-8(b)(2) and (d) and the *Design Guidelines*. Staff recommends the HPC add a condition to the approval of this HAWP that detailed door specifications need to be submitted for review and approval before issuance of the final permit documents. Final approval authority can be delegated to Staff to verify the replacement door is consistent with the configuration and dimensions of the existing door.

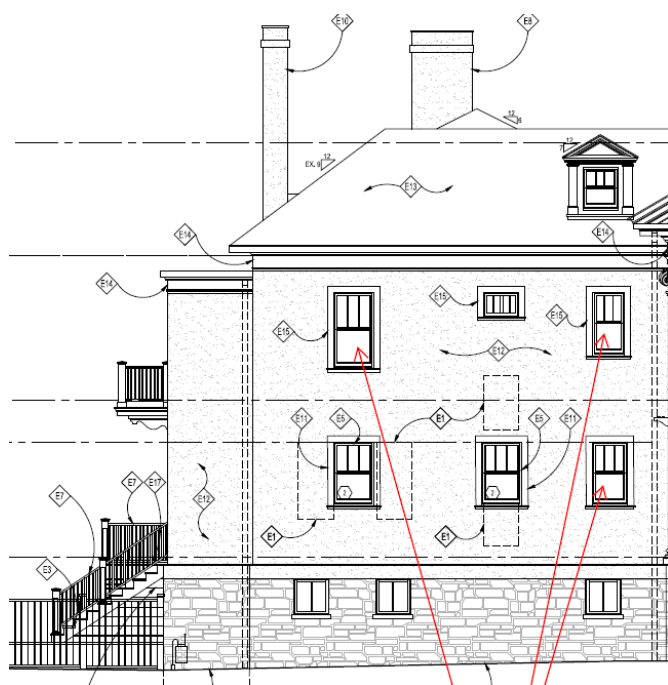
On the south and east elevations, the applicant proposes to remove and replace five existing wood windows (identified as windows 1, 2, 3, 7, and 8 in the application). Three windows are on the east elevation of the existing rear-L (see *Figure 3*, below). One of the windows is on the south elevation of the main house mass and the last window is on the south elevation of the rear ell (see *Figure 2*, above). These windows are not visible from the public right-of-way.

The applicant proposes to install replacement clad wood windows that match the configuration and



dimensions in the existing openings. The application does not specify the reason for the window replacement beyond providing a more uniform level of materiality and detailing on the rear of the house. Staff notes that the HPC has already approved the removal, reconfiguration, and replacement of several windows in the rear ell in the original HAWP.

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



**Figure 3: Eastern elevation showing the proposed replacement windows.**

### Wood Door and Window Replacement

On the east and west elevations, the applicant proposes to remove and replace two doors (identified as doors 1 and 2) and three windows (window 4, 5, and 6) with wood replacements that match the dimensions, configuration, and materials. The primary change will be the replacement of true divided light windows with simulated divided lights in the three windows.

Door #1, on the first floor, is a full light door with a fixed transom. Door #2 is a half-light wood door with fixed transom. The submitted materials show cracks in the lower panel of door #2 on the second floor. The applicant states that the panel is too thin to be effectively repaired with new growth wood. The documentation does not identify any material or structural deficiencies in door #1; however, the accompanying narrative states a desire to improve efficiency, noise abatement, and physical security.

Both doors have wood screen doors that show significant signs of deferred maintenance including failing paint and warping, and the screen door for door #2 appears to be out of plumb.

The applicant proposes to replace these doors with solid wood doors that match the existing “as closely as possible” while increasing the thermal performance and interior comfort. No door specification was included with the submitted application materials. The application materials do not indicate whether the transoms will be removed as well or just the doors.

Based on the submitted information, Staff finds that door #2 shows damage that cannot be readily repaired and the finds that removing and replacing the door is appropriate under the *Design Guidelines* and *Standard #6*. However, the applicant has not provided detailed specifications for the proposed replacement door and Staff recommends the HPC add a condition that requires the applicant to submit detailed specifications for the wood replacement door to Staff before final approval documents can be released. Final approval authority can be delegated to Staff to verify the proposed door is consistent with the existing door.

Staff does not find the applicant has demonstrated that the door #1 has deterioration beyond repair and notes that under moderate scrutiny the integrity of the resource is considered. If there are other concerns or mitigating factors to consider, Staff encourages the applicant to provide those to the HPC. Staff notes repainting and weather stripping the door coupled with a properly fitted storm door would improve the thermal performance and the security of the existing door. Staff does not recommend the approval of this HAWP extend to removing and replacing door #1.

Finally, the applicant proposes to remove and replace three original wood windows and install new wood windows in the existing openings. All three of the windows are three-over-one sash windows, and they are all on the second floor of the house. One window is on the west elevation and two windows are on the east elevation. As with the doors, discussed above, the applicant proposes to remove the windows to improve the thermal performance/comfort of the house, abate traffic noise, and improve security and window operability. The application also states a desire to reduce potential lead paint hazard. Window #4 has a fixed exterior storm window that renders it inoperable

*Standard 6* states that character defining features, which windows are, should be repaired rather than replaced unless they have deteriorated beyond repair. Additionally, the *Design Guidelines* require window replacements on outstanding resources to be reviewed under strict scrutiny.

Under this heightened review standard, Staff does not find that removing the existing windows is appropriate. Nothing provided in the application indicates the windows have deteriorated beyond repair and Staff supports retaining the historic fabric to maintain the house’s material integrity. As with all HAWPs, the burden of persuasion rests with the applicant and Staff does not find that burden has satisfied here.

Unlike the window removal and replacement on the east and south elevations of the ell, these windows are in the principal mass of the house. This section of the house includes all of the high style Neoclassical elements, including Ionic columns and pilasters, deep roof eaves, and dentiled cornice. Additionally, due to their proximity to the front of the house, these windows are much more visible from the public right-of-way. Per the *Design Guidelines*, the integrity of this section of the house should not be compromised.

Based on Staff’s experience, there are several ways to improve the thermal performance and mitigate some of the traffic noise. First, Staff recommends the existing wood windows be restored by a professional who specializes in this type of work. Restoring the windows will improve the window operability by stripping and repainting the windows, installing new sash cords, and cleaning the edges of

the sashes. Restoring these windows can improve the window efficiency by installing new weather stripping and replacing any cracked or broken glazing putty. Many historic wood sash windows can be routed to accommodate an insulated glass unit while largely maintain the historic exterior profiles. Additionally, interior or exterior storms can be installed to improve both the thermal performance and mitigate noise. The storms could be installed in a manner that would allow for their easy removal to allow for window operation. Staff adds that the window restoration, including installing insulated glass, and storm windows are eligible for the county's historic preservation tax credit, which would apply 25% of the cost as a credit to the owners' property tax bill.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with three (3) conditions**, the HAWP application with final approval authority delegated to Staff:

1. Measured drawings of the proposed replacement windows must be submitted to Staff before issuance of the final approval documents
2. The approval of this HAWP does not extend to removing and replacing door #1;
3. The approval of this HAWP does not extend to removing and replacing windows #4, 5, and 6; under the Criteria for Issuance in Chapter 24A-8(b)(1), (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, 6, 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.

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

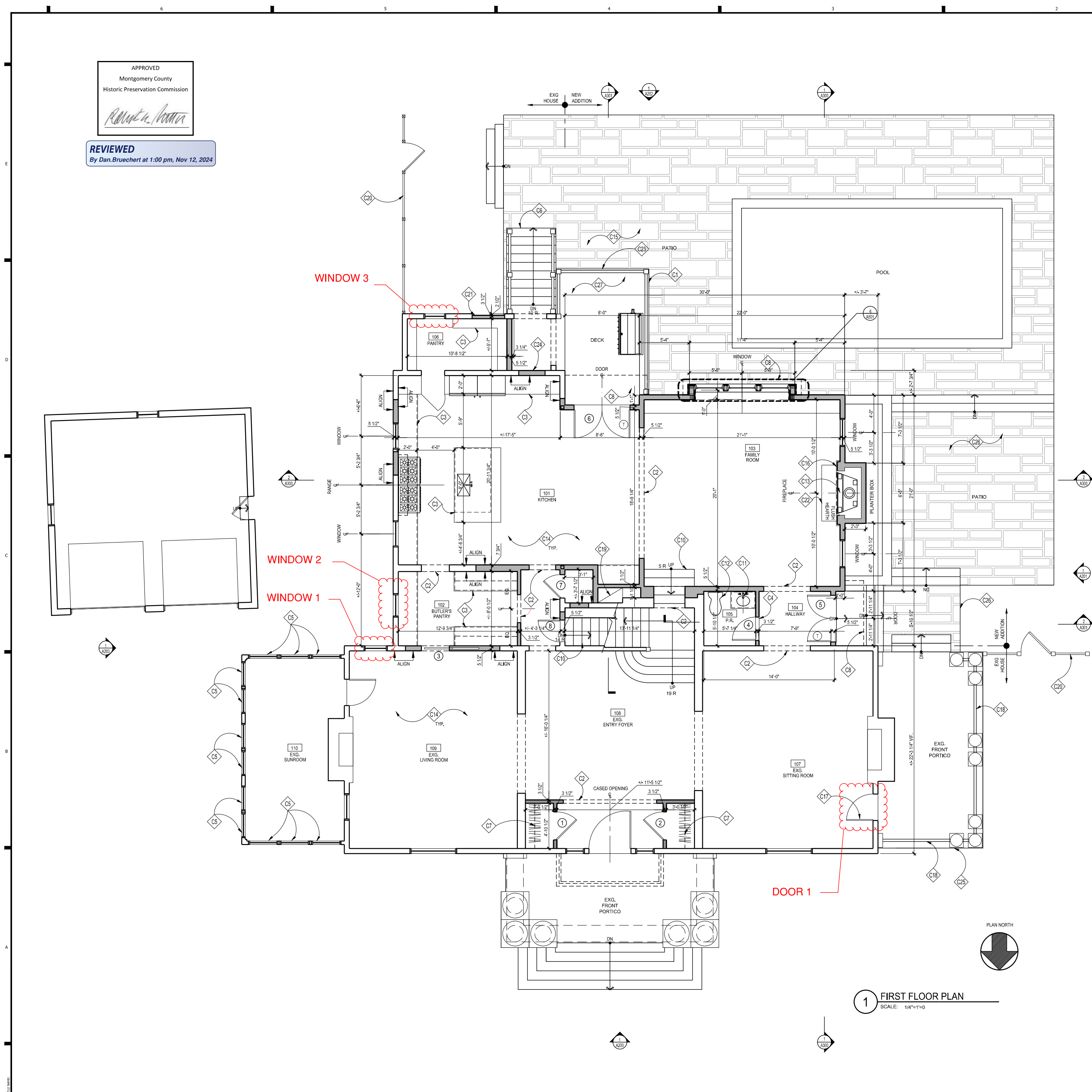
Primary 1 resource in Chevy Chase Village Historic District. Exg. 2.5 story + basement side-gable Greek Revival home circa 1892-1916 with 2-story composite front portico, 1&2-story rear ells, 1-story right side Ionic portico w/ roof deck above, and 1-story left-side sunroom. Exterior materials consist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

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

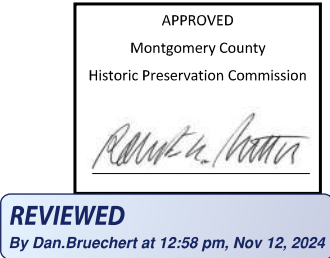
**Description of Work Proposed:** Please give an overview of the work to be undertaken:

We're requesting approval to replace 8 existing windows and 3 existing doors as outlined in the attached plans and elevations. given their location, we believe it appropriate for windows 4,5 & 6 and doors 1 & 2 to be replaced "in-kind" with painted wood units that match in size, style, operation, muntin and sticking profiles, etc. but are double-pane SDL units for increased efficiency. Additionally we are requesting to replace these units for improved operation/functionality, ease of use, better noise abatement qualities for windows/doors facing Brookeville Road, increased security, and the potential for lead paint.

Given their location and low degree of visibility, we are proposing to replace windows 1,2,3, 7 & 8 and door 3 with clad-wood SDL units to match adjacent new/replacement door and window units for a more uniform/consistent level of materiality and detailing at the rear of the house.







C1	CONFIRM EXISTING PROVIDE NEW HARDWARED SMOKE/CARBON MONOXIDE DETECTOR W/ BATTERY SMOKEUP PER IRC 2016
C2	PLUMBING FIXTURES. T.B.S. SEE ALLOWANCES
C3	CENTER TUB ON WINDOWS
C4	VANITY W/ SINK, FAUCET & COUNTERTOP. T.B.S.
C5	WASHER/DISHER BY OWNERS. PROVIDE OVERFLOW FLOOR PAN & FLOOR DRAIN UNDER WASHING MACHINE. CONTRACTOR TO COORDINATE MEP CONNECTIONS WITH MANUFACTURER'S SPECS
C6	COUNTERTOP AND CABINETS T.B.S.
C7	MARBLE THRESHOLD/TRANSITION STRIP T.B.S. SEE DETAIL 9/A501
C8	CUSTOM CLOSET SYSTEM. T.B.S. COORD. WITH OWNER
C9	CURBLESSE TILED SHOWER. RECESS FLOOR FRAMING BELOW. SEE FRAMING PLANS. COORD. WITH STRUCTURAL. REFER TO DETAIL 13/A501 W/ TEMPERED GLASS ENCLOSURE & DOOR
C10	NEW ROOF BELOW
C11	PROVIDE RADIANT ELECTRIC FLOOR HEATING IN OWNERS BATH
C12	CASED OPENING: 6"± FINISHED TO MATCH EXG. V.J.F.; ALIGN DOOR, WINDOW & CASED OPENINGS. TYP.
C13	5 EQUALLY SPACED WOOD SHELVES. PTD.
C14	1½" DIA. WD. ROD W/ 12" DEEP WD. SHELF PTD.
C15	SWITCH DOOR SWING OF EXISTING DOOR
C16	2X6 WALL. SEE STRUCTURAL DRAWINGS
C17	NEW CHIMNEY TO VENT GAS FIREPLACE
C18	NEW BUILT-IN LINEN CLOSET T.B.S.
C19	FILL IN EX. DOOR/WINDOW OPENING
C20	LAUNDRY ROOM SINK T.B.S.

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

Seal

I certify that these documents were  
prepared or approved by me, and that I am  
a duly sworn member of the  
of the State of Maryland, license number 8386,  
Expiration Date: 12-06-2024.

Consultant

Project

**WILLIAMS  
RESIDENCE**

102 E KIRKE STREET, CHEVY CHASE MD

---

Owner

**BRITT AND WILL  
WILLIAMS**

---

Developer

NOTE:  
1. UNLESS INDICATED OTHERWISE, DIMENSIONS ARE TO FACE OF FRAMING  
2. VERIFY ALL EXTERIOR RISER + TREAD DIMENSIONS IN THE FIELD  
3. FILL CAVITIES W/ MINERAL WOOL SOUND INSULATION IN WALLS, CEILING  
+ FLOOR OF THE FOLLOWING ROOMS (U.N.O.):  
010 STORAGE/MECH  
4. SEE DETAILS 3.4, & 5A/501 FOR EFFICIENT FRAMING DETAILS.  
5. (T) = TEMPERED GLASS

EXISTING WALL

NEW BRG WALL

NEW FRAME WALL

SCM HARDWIRED SMOKE DETECTOR/ CARBON MONOXIDE COMBO UNIT WITH BATTERY BACKUP INTERCONNECTED TO OTHER ALARM DEVICES PER IRC

SM SMOKE DETECTOR INTERCONNECTED TO OTHER ALARM DEVICES INSTALL PER IRC

TYPICAL EXTERIOR WALL 2x6 WOOD STUDS @ 16" O.C. W/ R-21 INSULATION, 1/2" ZIP SHEATHING, SELF-FURRING DIAMOND-MESH LATH, & 3-COAT CEMENTITIOUS STUCCO; SEE ELEVATIONS. INTERIOR FINISH TO BE GYP. BD. (1/2").

TYPICAL NON-BEARING INTERIOR PARTITION: 2x4 WD. STUDS @ 16" O.C. W/ 1/2" GYP. BD. EACH SIDE. INCREASE WALL THICKNESS AS SHOWN TO ALIGN FINISHES WHERE SHOWN.

[illegible]

SECOND FLOOR  
PLAN

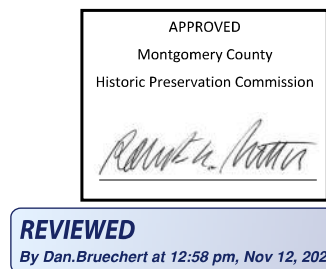
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Sheet No.

**A102**

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REPLACE EXG. DOORS & WINDOW WITH NEW PTD. WOOD SDL DOORS & WINDOW; MATCH EXG. STYLE, OPERATION, STICKING/PANELING, LIGHT DIVISION & MUNTIN PROFILE; EXG. PTD WOOD SCREEN DOORS TO REMAIN & BE REFURBISHED

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

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

AZEK PRODUCTS EXPAND AND CONTRACT WITH CHANGES IN TEMPERATURE. PROPERLY FASTENING AZEK MATERIAL ALONG ITS ENTIRE LENGTH WILL MINIMIZE EXPANSION AND CONTRACTION.

WHEN PROPERLY FASTENED, ALLOW 1/8" PER 16 FOOT OF AZEK BE GLUED FOR EXPANSION AND CONTRACTION. UNITS BETWEEN PIECES OF AZEK SHOULD BE SEQUENTIAL TO ELIMINATE JOINT SEPARATION. SEE "GLUING" DIAGRAM BELOW.

WHEN GAPS ARE GLUED ON A LONG RUN OF AZEK, ALLOW EXPANSION AND CONTRACTION SPACE AT ENDS OF THE RUN.

INSTALL PER AZEK.

FOR ADDITIONAL INFORMATION VISIT [WWW.AZEK.COM](http://WWW.AZEK.COM) OR CALL 877-556-AZEK.

E10	PTD. 3-COAT CEMENTITIOUS STUCCO BOND; MATCH EXG. TEXTURE/
E11	NEW MASONRY CHIMNEY TO MATCH EXISTING; SEE DETAIL 6A/500
E12	DASHED LINE OF ROOF SLOPE BEYOND
E13	NEW ROOF SHINGLES TO MATCH EXISTING
E14	NEW COMPOSITE RAIL SYSTEM, INTXCT. OR EQ. FOLLOW IRC, 2018
E15	NEW COMPOSITE DECK T.B.S
E16	PTD. BORAL CORNICE; SEE DETAILS 1A/500
E17	PTD. 5/4X BORAL WINDOW/DOOR TRIM TYP.; SEE DETAILS, 5A/500
E18	EXISTING STUCCO TO REMAIN; SEE GENERAL NOTES FOR MORE INFO

Sheet No. **A201**

**Seal**

Consultant

Project  
**WILLIAMS  
RESIDENCE**

102 E KIRKE STREET, CHEVY CHASE MD

Owner  
**BRITT AND WILL  
WILLIAMS**

Developer

[illegible]

GTM Project No. 23.0639

Checked By	
Drawn By	LEO/KBP
Scale	AS NOTED

Sheet Title

RIGHT SIDE  
ELEVATION

Sheet No.

# A201

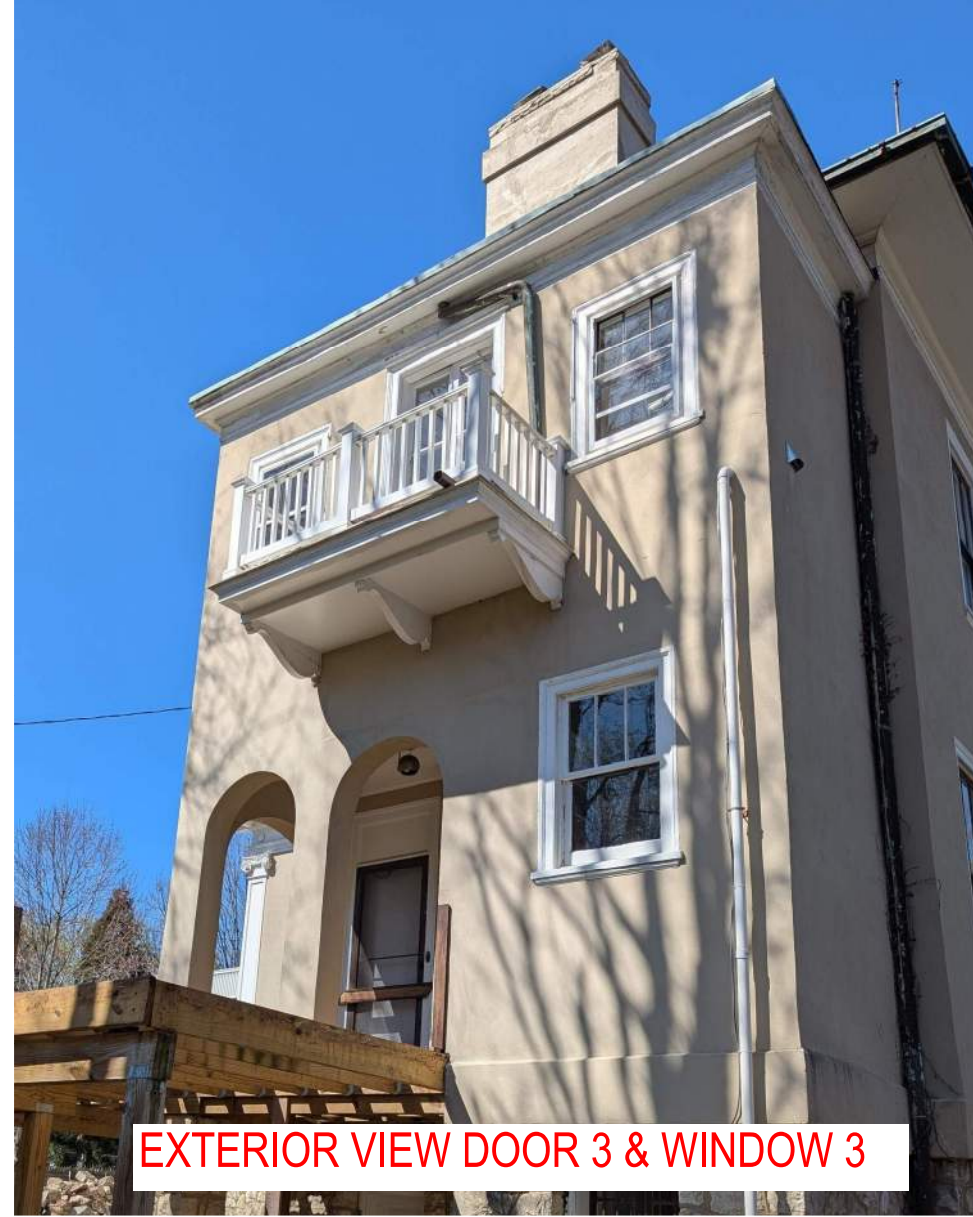
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GTM ARCHITECTS

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(240) 333-2003 FAX  
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Seal

I hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect in the State of Maryland. My License No. is 12062024.

Consultant

Project

**WILLIAMS  
RESIDENCE**

102 E KIRKE STREET, CHEVY CHASE MD

Owner

**BRITT AND WILL  
WILLIAMS**

Developer

PERMIT SET 11/05/2024

Issue Description Date

GTM Project No. 23.0639

Checked By

Drawn By LEO/KBP

Scale AS NOTED

Sheet Title

Sheet No.

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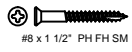






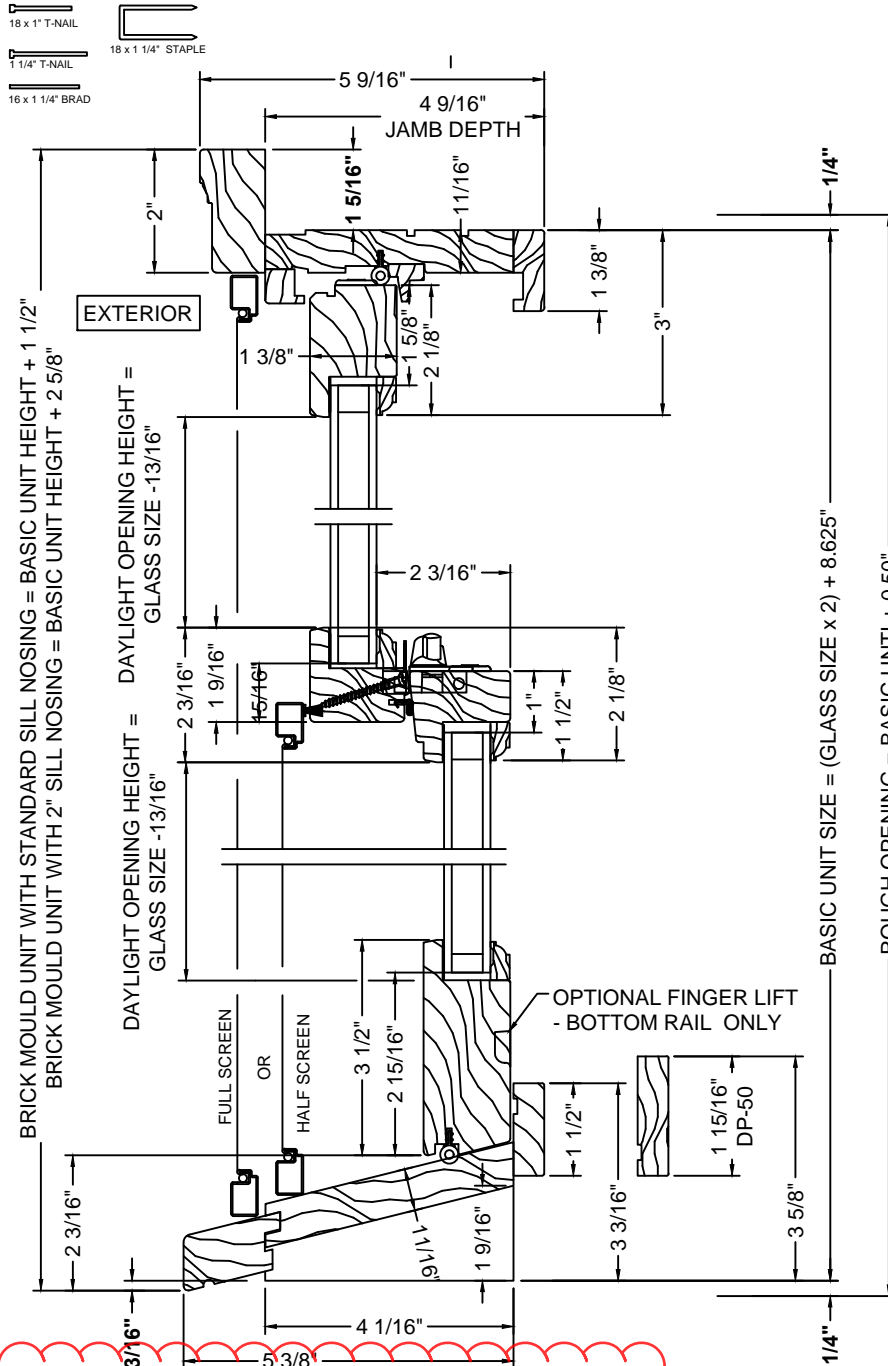




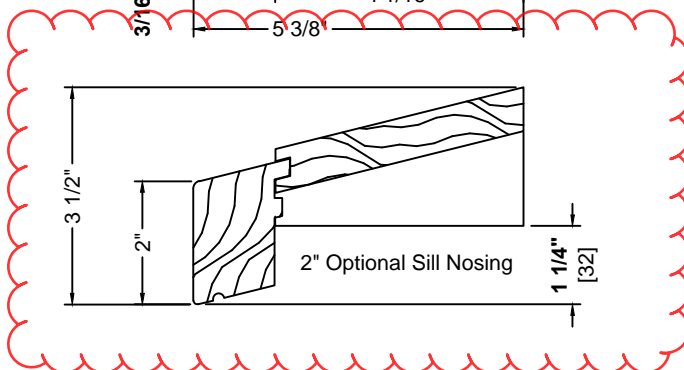
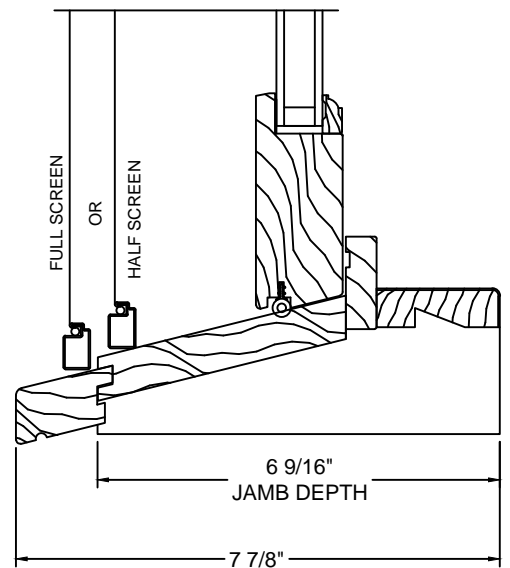
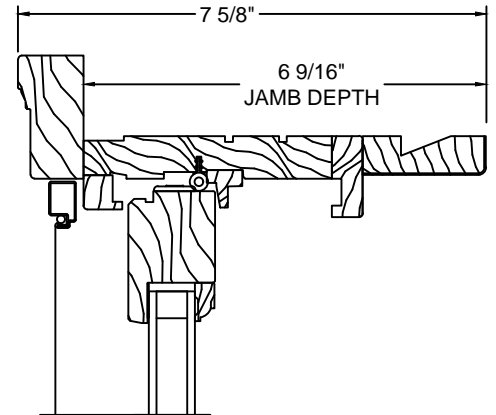


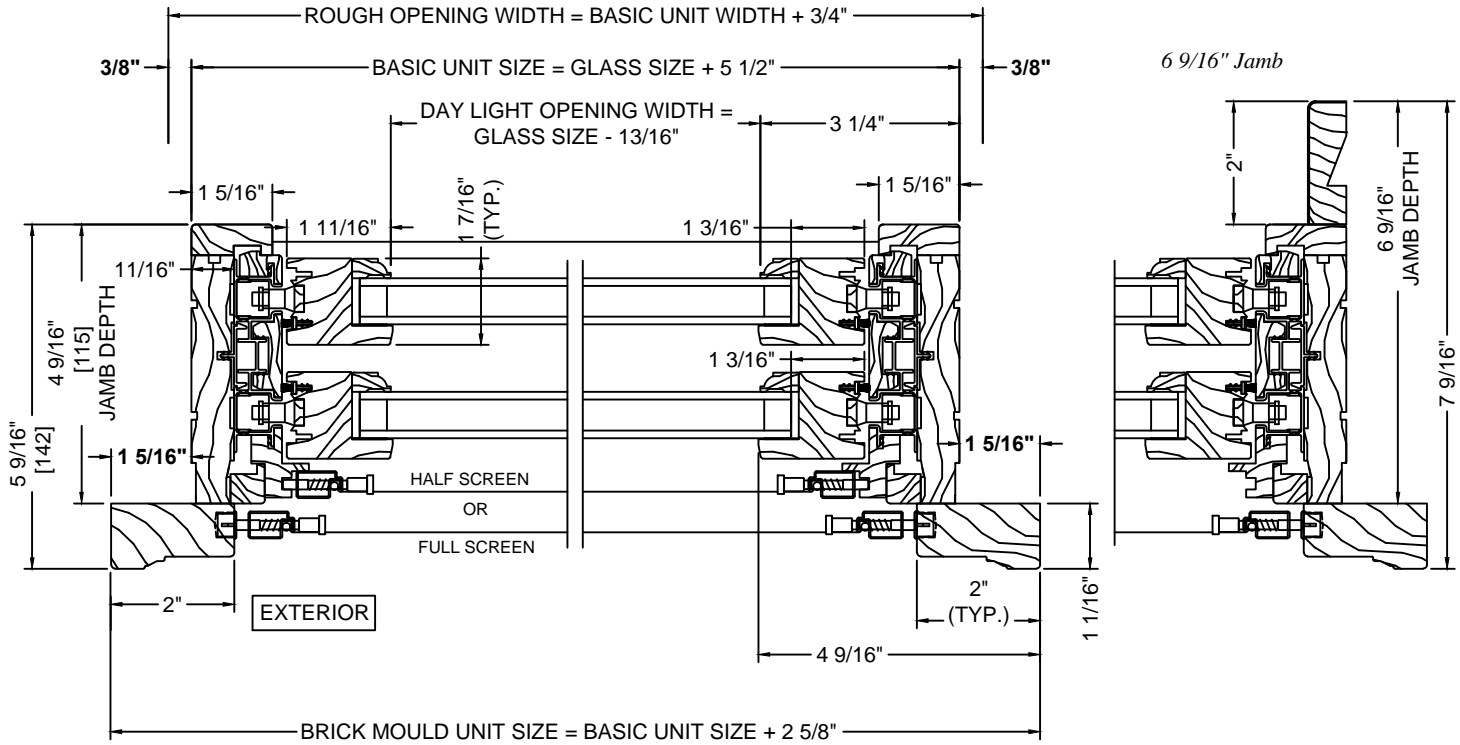
\* JAMB EXTENSION MAY BE APPLIED WITH STAINLESS STEEL 18 (1/4) x 1-1/4" STAPLE.

BRAD NAILS, 1" or 1 1/4" T-NAILS OR SCREWS (PRE-DRILL AND COUNTERSINKING REQUIRED WHEN USING SCREWS).



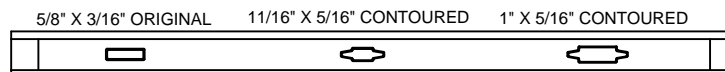
6 9/16" Jamb



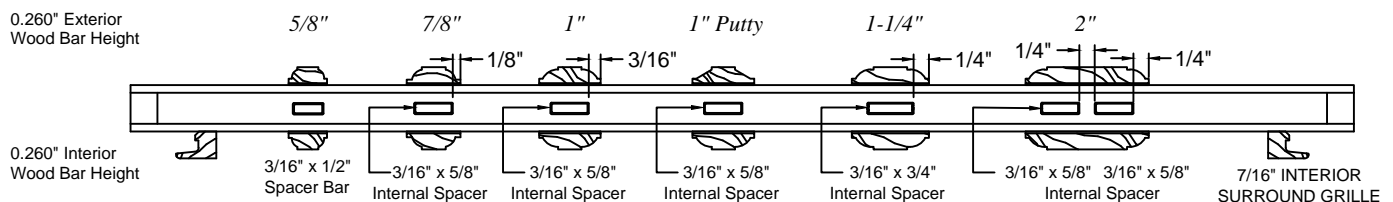


## GLAZING OPTIONS

Single & Dual Insulated Glass available in operating and fixed units.  
Grille in Airspace



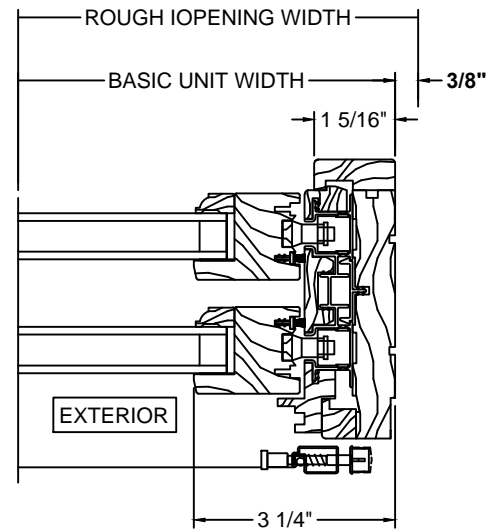
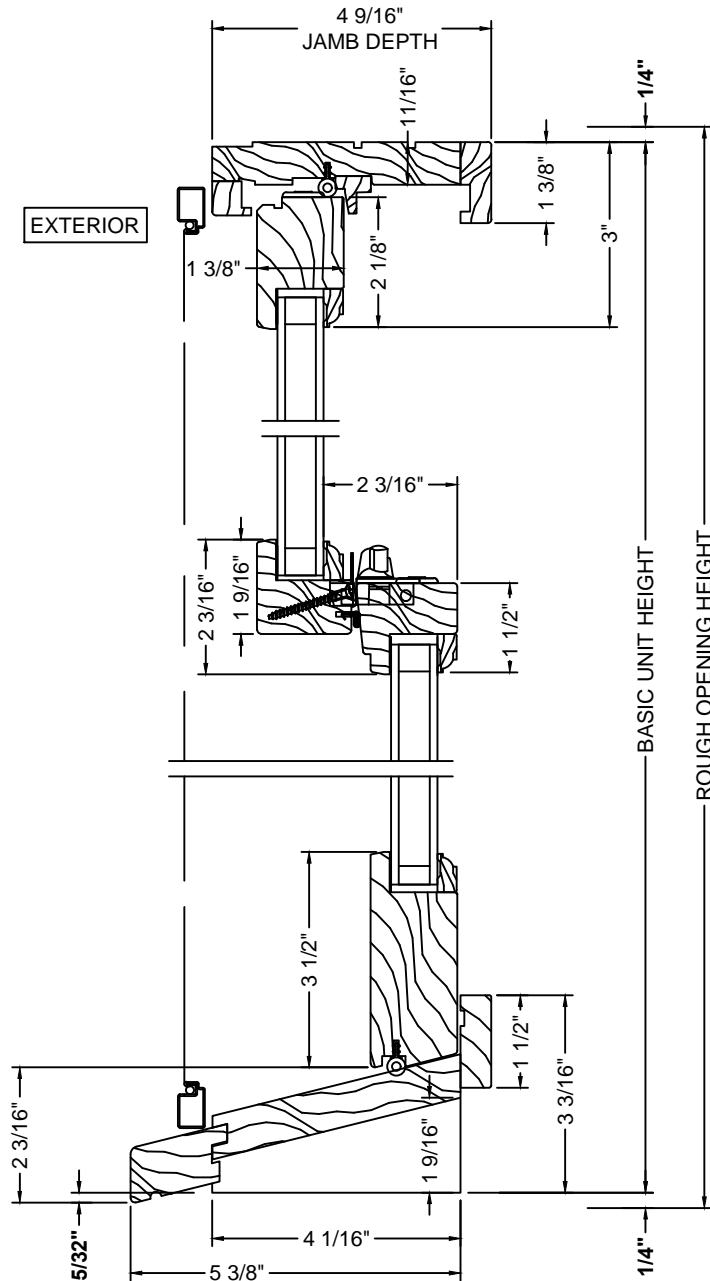
## HDL, Surround and KD Grille Bar Chart



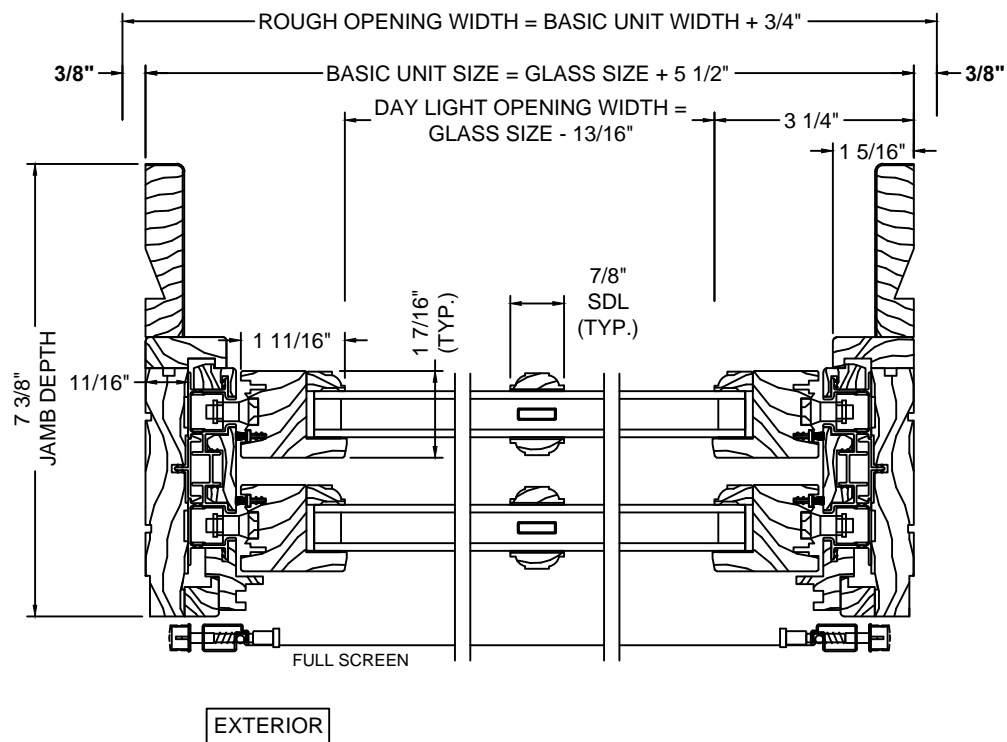
PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH

# All-Wood Tilt Double Hung Windows with Sill Nosing & No Brickmould

Head & Sill Details  
Page 1 of 8  
Drawn to Full Scale  
Printed Scale 4" = 1"







**INTERIOR**



**EXTERIOR**































































