

Montgomery County Historic Preservation

Staff Report

<p>ADDRESS: 9 East Kirk St., Chevy Chase</p> <p>RESOURCE: Chevy Chase Village Historic District</p> <p>APPLICANT: Christopher & Kathleen Matthews, Michael Patrick (Architect)</p> <p>REVIEW: HAWP</p> <p>CASE NO.: 1094901 (REVISION)</p> <p>PROPOSAL: Partial Demolition and Enclosure of Rear Porch with Other Alterations</p>	<p>MEETING DATE: 5/27/2026</p> <p>REPORT DATE: 5/20/2026</p> <p>PUBLIC NOTICE: 5/13/2026</p> <p>TAX CREDIT ELIGIBLE: No</p> <p>STAFF: Dan Bruechert</p>
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Staff Recommendation

Staff recommends the HPC approve the HAWP application.

Architectural Description

Significance: Contributing Resource to the Chevy Chase Village Historic District

Date: c.1893

Style: Colonial Revival



Figure 1: The location of the subject property (outlined in blue) is located in the Chevy Chase Village Historic District (hatched and outlined in red).

Proposal

The applicant proposes to revise the design of the non-historic rear porch, removing the approved doors from the design, and constructing a flat roof above.

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 Chevy Chase Village Master Plan Amendment and Design Guidelines (*Design Guidelines*), Montgomery County Code Chapter 24A-8 (*Chapter 24A-8*), 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 Design 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.

HAWP applications for exterior alterations, changes, and/or additions to non-contributing/out-of-period resources should receive the most lenient level of review. Most alterations and additions should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

- Balconies should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
 - 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.
 - 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
- 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 to 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.

- o 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.
- o 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 ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - 1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - 2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

The 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, space 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 proportions, 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 covered rear porch.

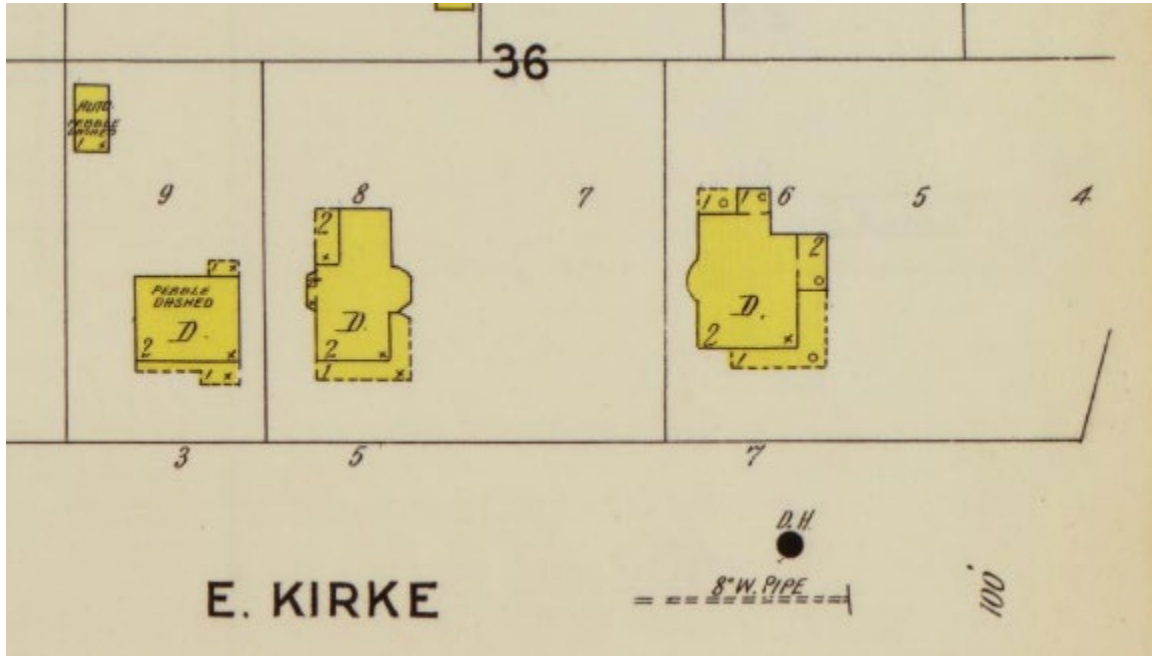


Figure 2: 1916 Sanborn Fire Insurance Map showing the subject property, labeled as '7 East Kirke St.'

Background

On December 18, 2024, the HPC approved a HAWP with one condition at the subject property for the partial demolition, construction of a side-projecting addition, and accessory structure construction at the subject property (see Fig. 3, below). The condition, requiring additional tree planting on site, has been satisfied.



Figure 3: The historic house (left) and the approved side projecting addition (right).

First Floor Alterations

At the rear of the house, there is a two-story, non-historic addition. On the ground floor, there is a covered porch with a wood railing. The approved HAWP design would have enclosed this space with a series of bi-fold wood doors on the north elevation and a pair of French doors on the east elevation. These changes were determined not to be visible from the public right-of-way and were compatible in character with the house and surrounding historic district.

The applicant proposes to revise the design and leave this porch open, and replace the existing columns with new wood columns and pilasters. The railing will be eliminated from the design. As the drop from the porch floor to grade is less than 18” (eighteen inches), Staff suspects this is not required to satisfy code.

Staff finds the proposed changes will not be visible from the public right-of-way and should be reviewed under lenient scrutiny. Staff additionally finds the massing of the porch’s first floor will not change and finds the proposed wood columns are compatible in design and materials with the existing house and surrounding historic district and recommends the HPC approve the revisions to the first floor design under the *Design Guidelines*, 24A-8(b)(1), (2), and (d); and *Standard #2*.

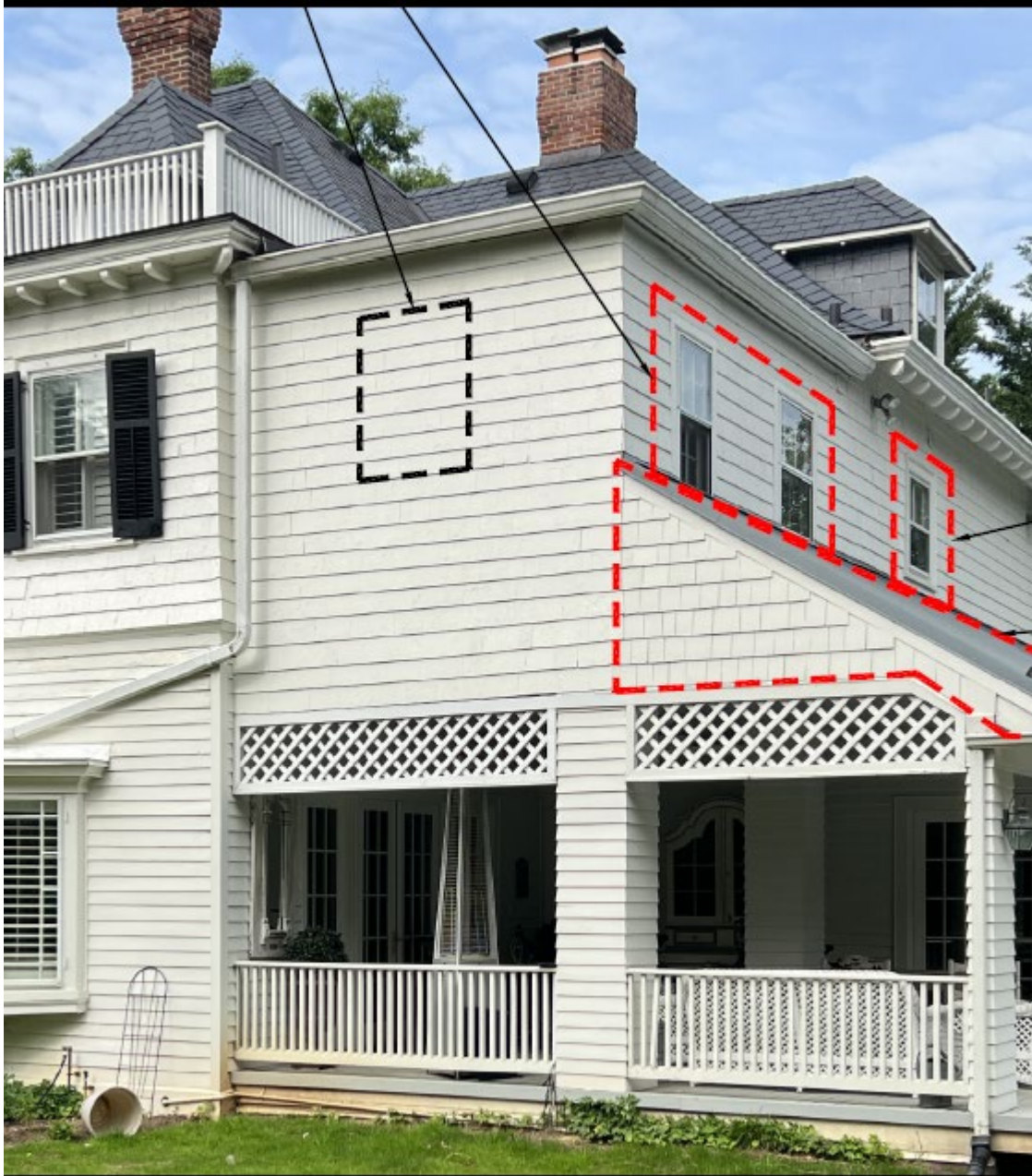


Figure 4: Existing rear porch appearance.

Second-Floor Alterations

On the second floor, the applicant proposes three alterations from the approved HAWP design. First, the applicant proposes to remove the existing shed roof and construct a flat roof with a wood railing in its place. Second, the applicant proposes to construct an entablature above the new columns (discussed above) and below the new roof. Third, the applicant proposes to install new siding below the existing rear-facing windows (staff notes the approved HAWP included removing the shingle siding on the non-historic addition and the installation of clapboard siding to match the historic house).



Figure 5: Proposed rear addition showing the new flat roof and railing, entablature, and open first-floor porch.

As the rear addition was constructed sometime after 1963 and is not historic construction, Staff finds the proposal will not impact any historic fabric. Additionally, Staff finds that the proposed rear porch alterations will not be visible from the public right-of-way and are therefore, to be reviewed under lenient scrutiny. Staff finds the proposed materials (i.e., wood) and design are compatible with the character of the house and surrounding historic district and recommends the HPC approve the HAWP revisions under *Design Guidelines*; 24A-8(b)(1), (2), and (d); and *Standard #2*.

Staff Recommendation

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or 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:

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: _____

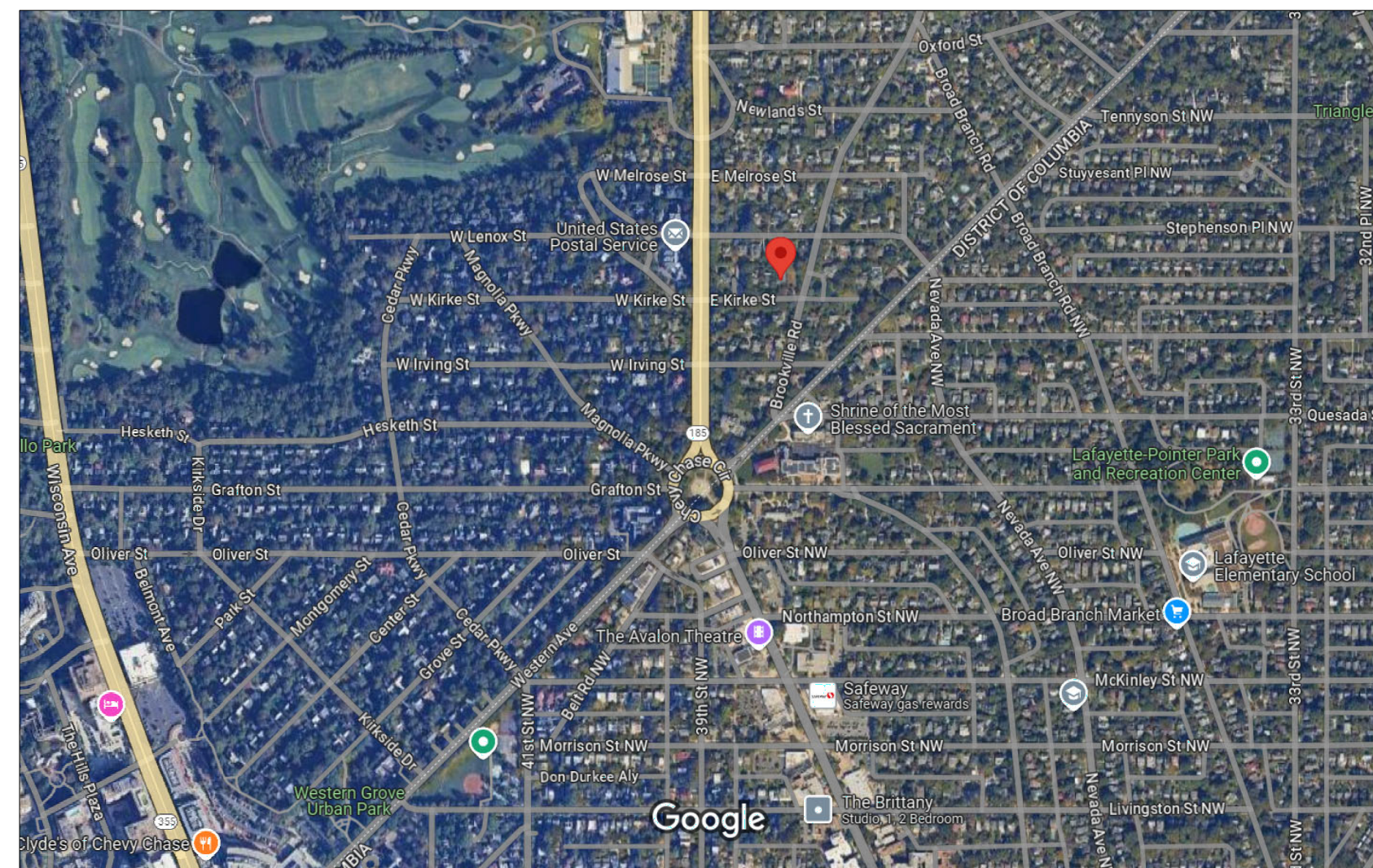
Description of Current Condition:

Proposed Work:

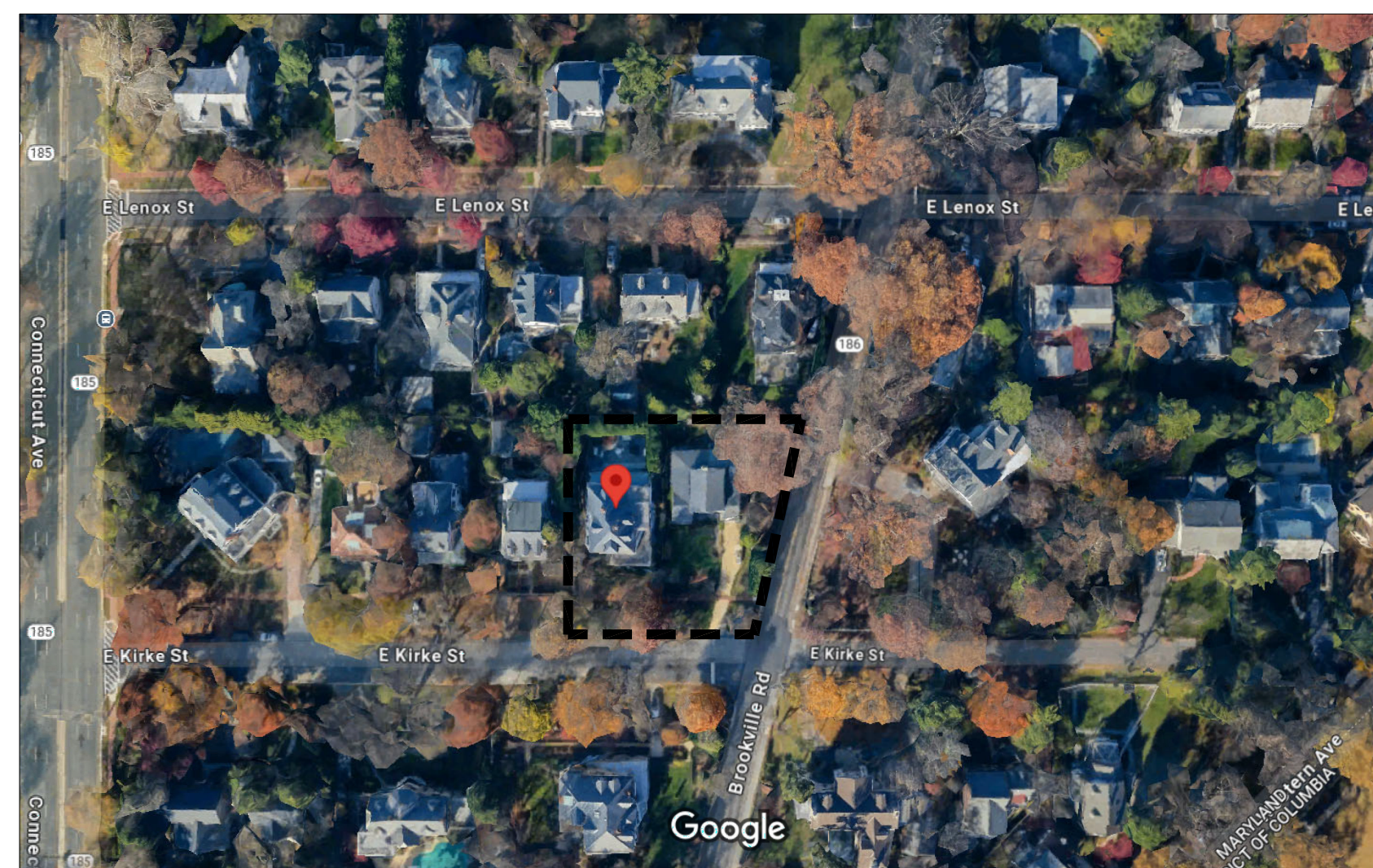
STREET VIEW



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

HAWP APPLICATION
AMMENDMENT - HAWP PERMIT
1094901

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:
ARENTZ 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-2 DETAILS
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- A1.1 EXISTING CONDITIONS PHOTOS - SITE
- A1.2 EXISTING CONDITIONS PHOTOS - BUILDING
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- A4.5- BUILDING ELEVATIONS - EAST
- GA3.1- GARAGE PLANS AND ELEVATIONS
- A5.1- PERSPECTIVE VIGNETTE

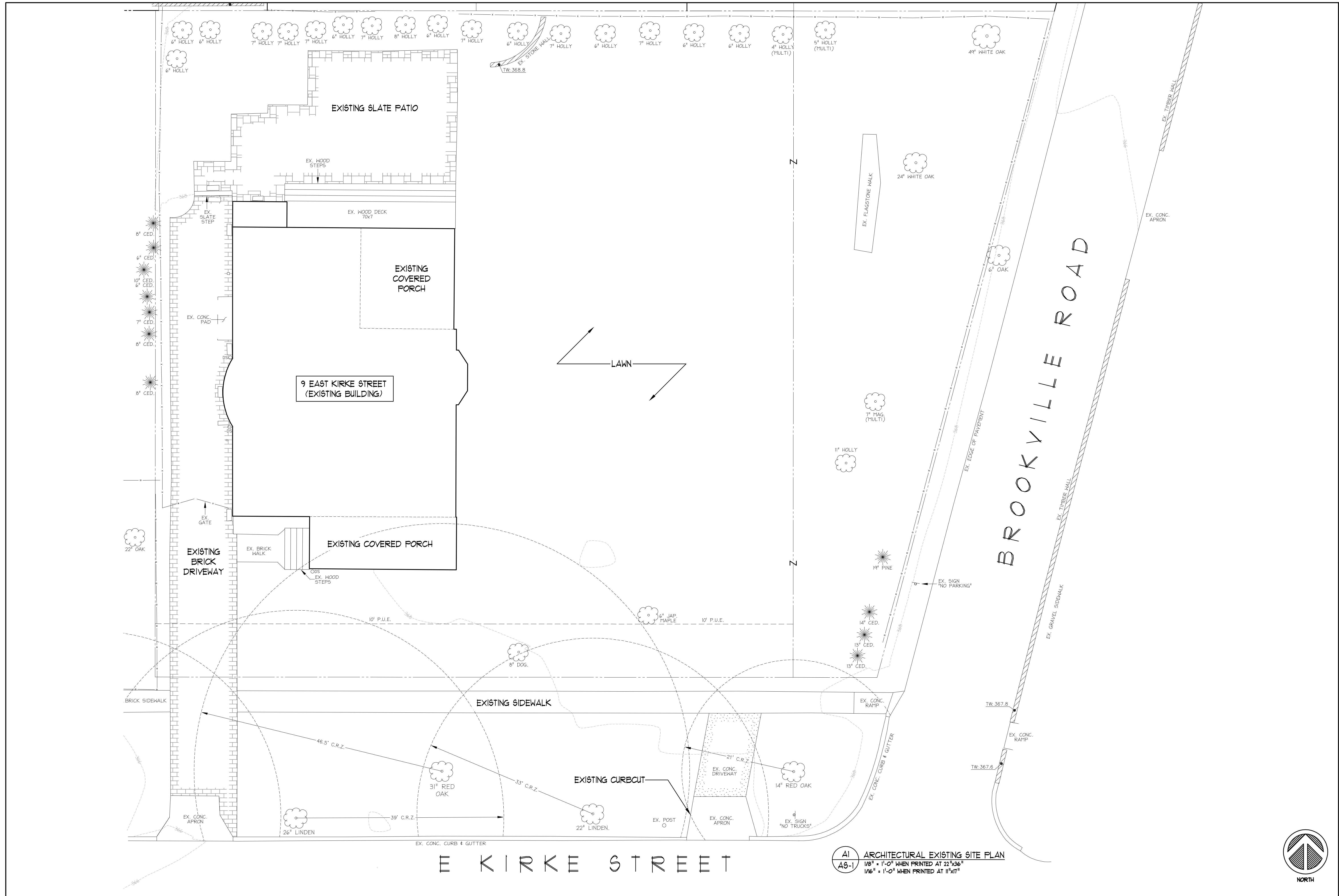


PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 10210, EXPIRATION DATE: MAY 31, 2023

Private
Residence
9 East Kirke Street
Chevy Chase, MD 20815

DRAWING:	ISSUED:	COVER SHEET
DESIGN MEETING	2022-05-30	
DESIGN UPDATE	2022-06-23	
BUDGET PRICING SET	2023-09-06	
HAWP APPLICATION AMENDMENT	2024-05-06	





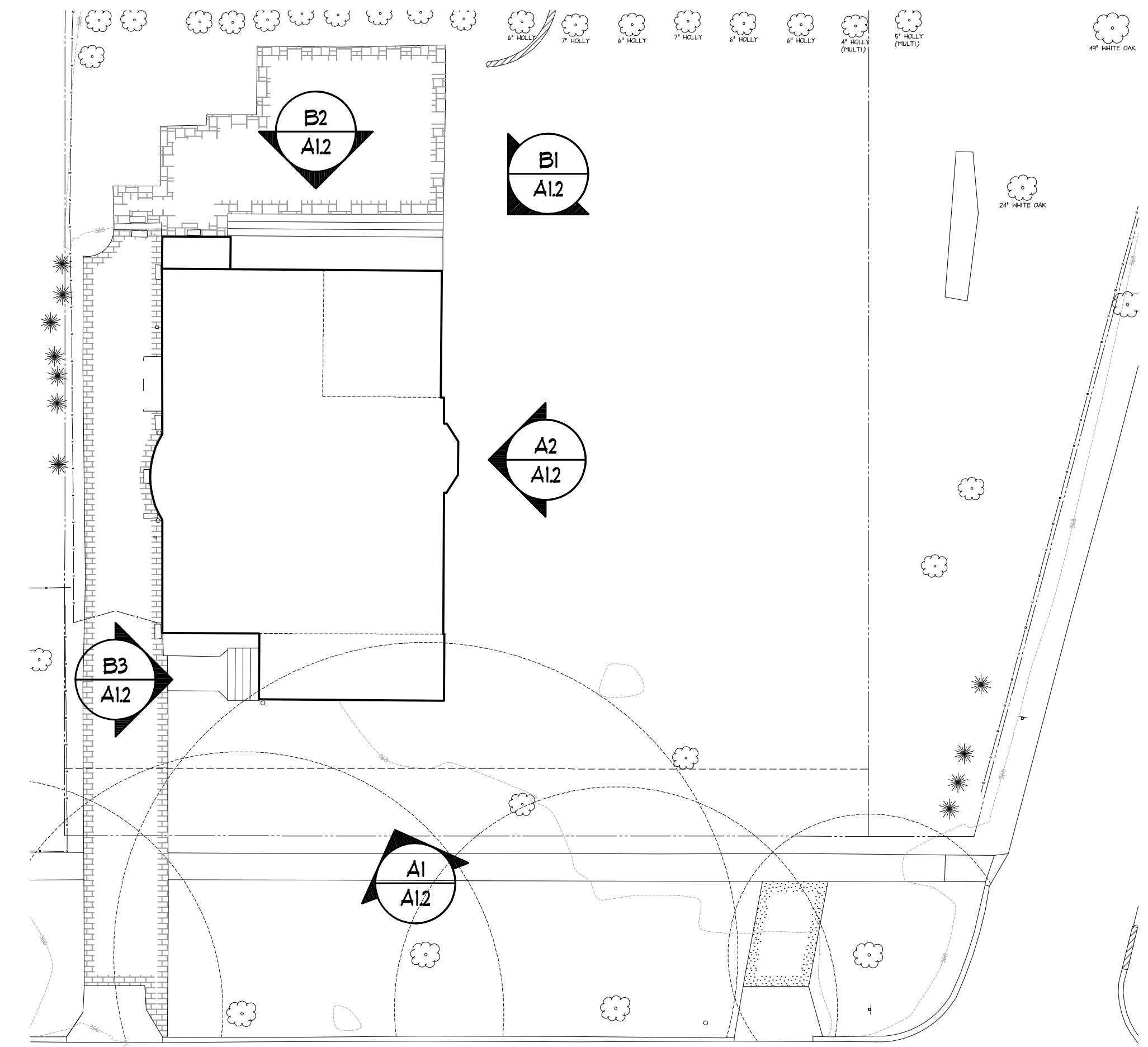
A1
A6-1 ARCHITECTURAL EXISTING SITE PLAN
 1/8" = 1'-0" WHEN PRINTED AT 22"x36"
 1/16" = 1'-0" WHEN PRINTED AT 11"x17"



A1
A12
EXISTING EXTERIOR VIEW - FRONT
NT6



A2
A12
EXISTING EXTERIOR VIEW - WEST
NT6



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



B1
A12
EXISTING EXTERIOR VIEW - REAR
NT6

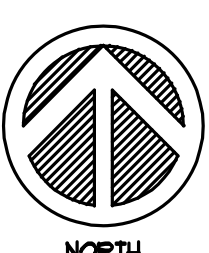
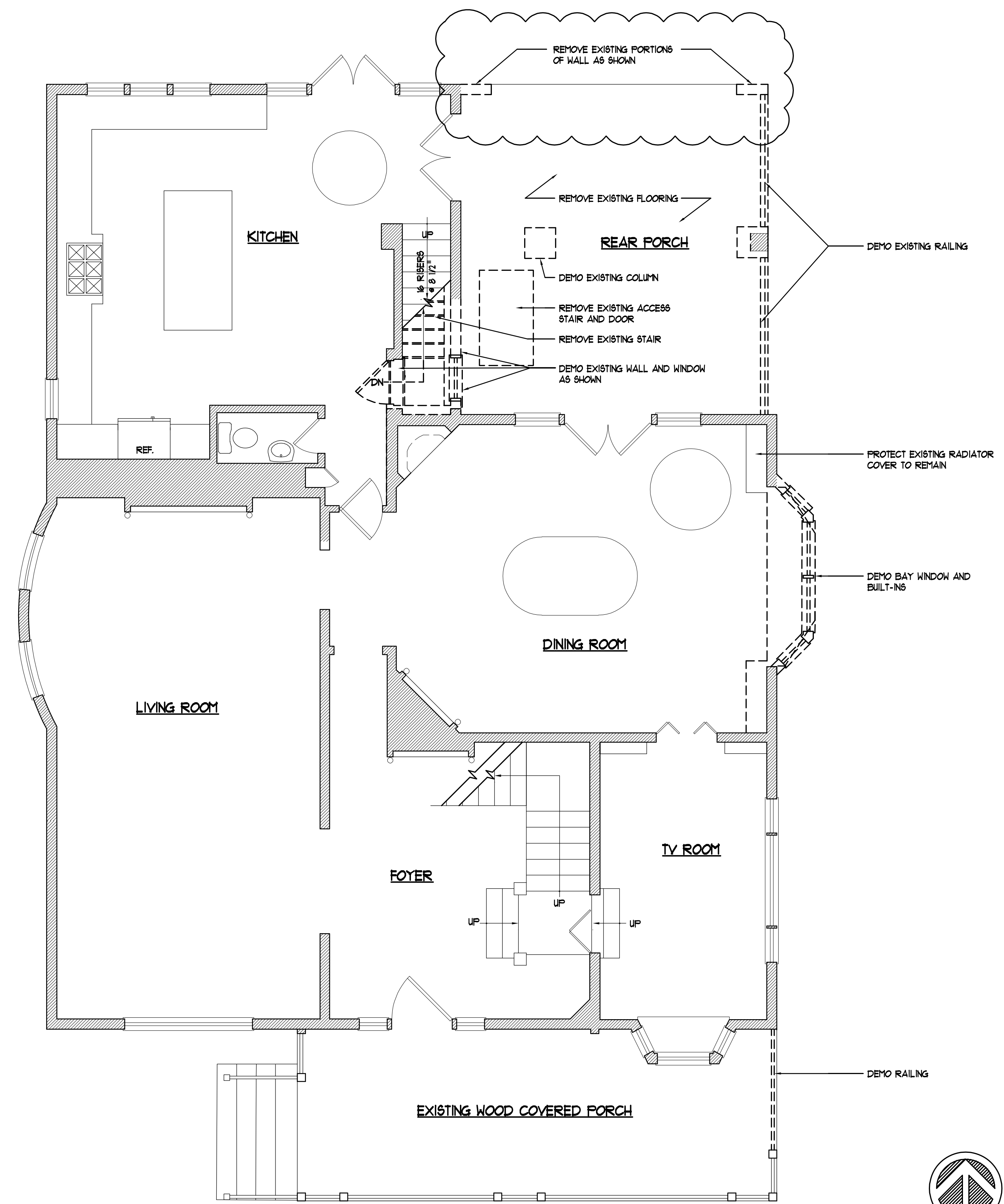
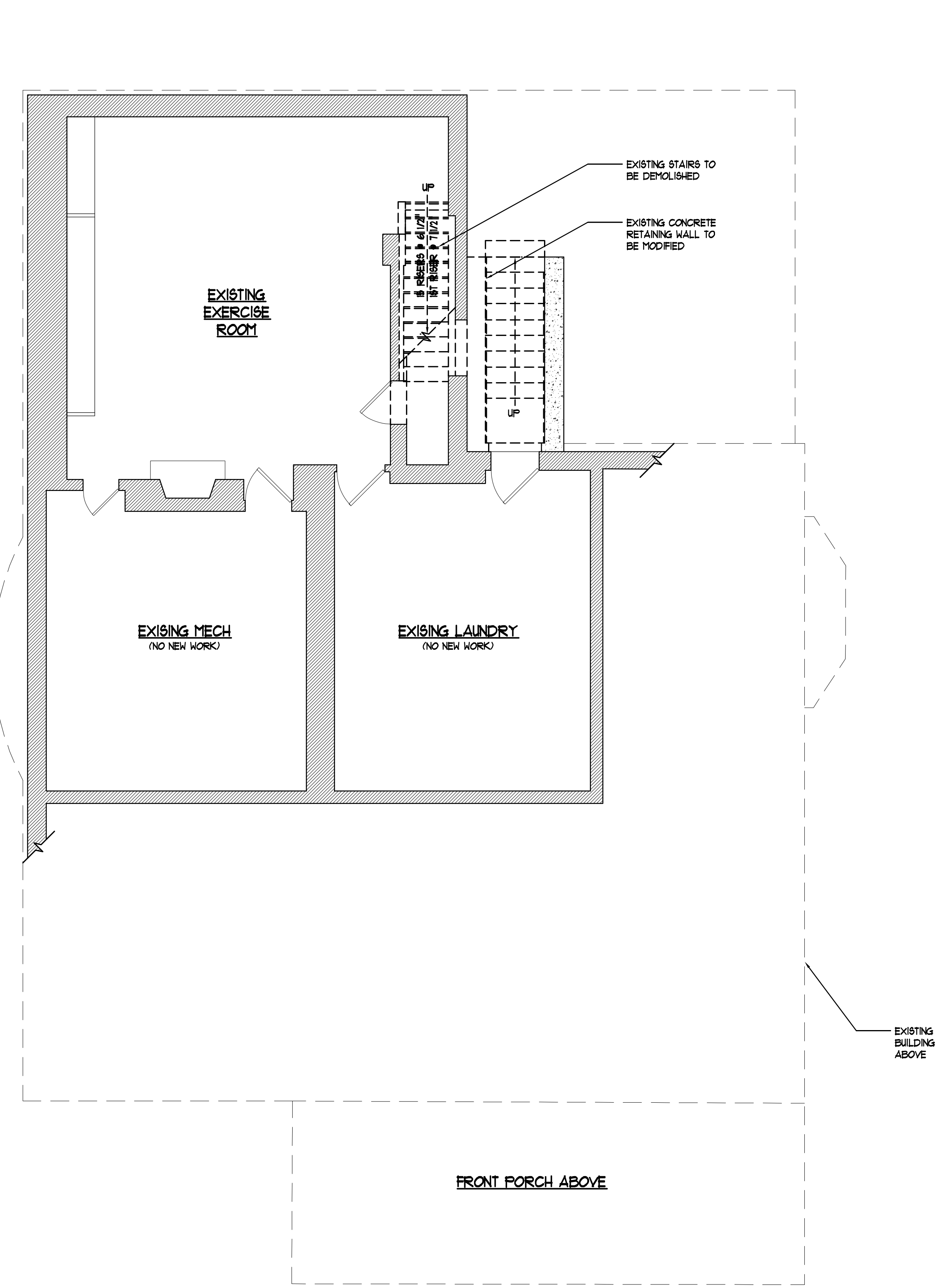


B2
A12
EXISTING EXTERIOR VIEW - REAR PORCH
NT6



B3
A12
EXISTING EXTERIOR VIEW - FRONT PORCH
NT6

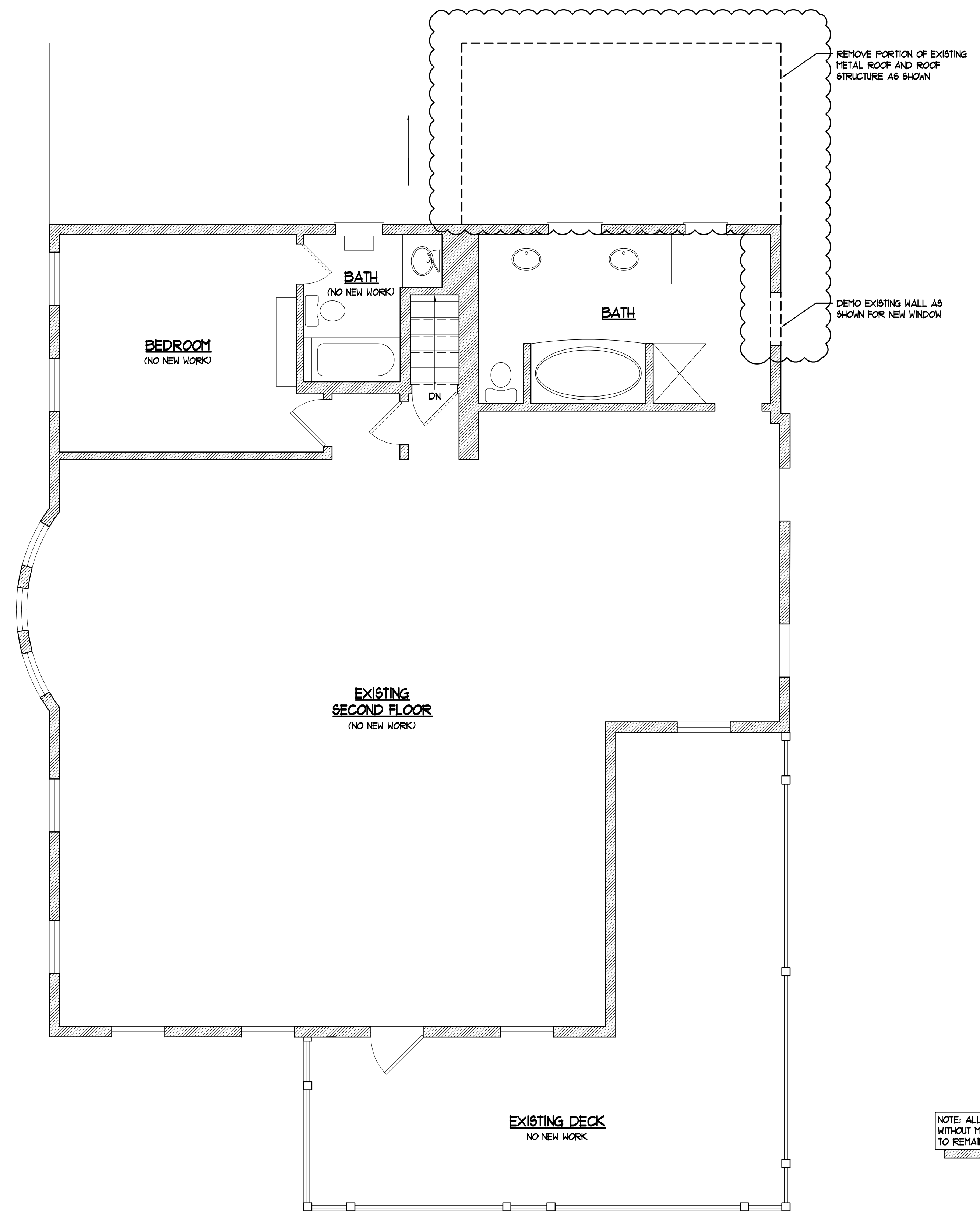
ISSUED:	DESIGN MEETING
2022-05-30	DESIGN UPDATE
2022-06-23	BUDGET PRICING SET
2023-09-06	HAIF APPLICATION AMENDMENT
2024-05-06	



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



EXISTING WINDOWS TO BE MODIFIED, NEW SHUTTERS
 LOCATION OF PREVIOUSLY APPROVED NEW WINDOW



EXISTING WINDOW TO REMAIN, NEW SHUTTERS
 PORTION OF EXISTING ROOF TO BE REMOVED

A4 PHOTO OF WINDOW LOCATIONS
 A3-2 NT5

NOTE: ALL DOORS & WINDOWS WITHOUT MARKERS ARE EXISTING TO REMAIN

C1 SECOND FLOOR DEMO PLAN
 A2-2 1/4" = 1'-0" WHEN PRINTED AT 22"x36"
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



DRAWING: SECOND FLOOR DEMO PLAN

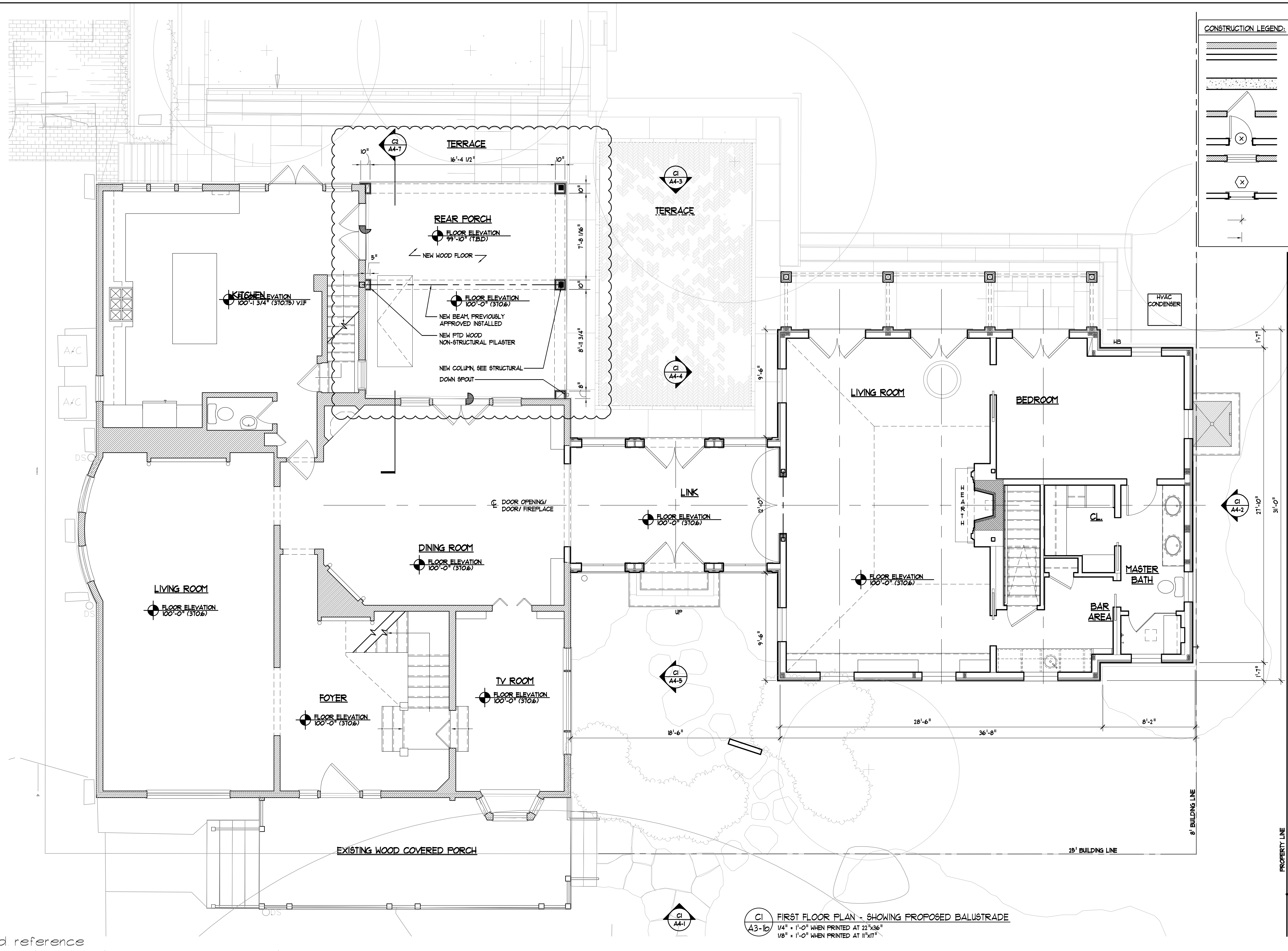
ISSUED:	DESIGN MEETING
2022-05-30	DESIGN UPDATE
2022-06-23	BUDGET PRICING SET
2023-09-06	HAIF APPLICATION AMENDMENT
2024-05-06	

A2-2

DRAWING:	PROPOSED FIRST FLOOR PLAN
ISSUED:	2022-05-30 DESIGN MEETING
	2022-06-23 DESIGN UPDATE
	2023-09-06 BUDGET PRICING SET
	2024-05-06 HAMP APPLICATION AMENDMENT

CONSTRUCTION LEGEND:

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

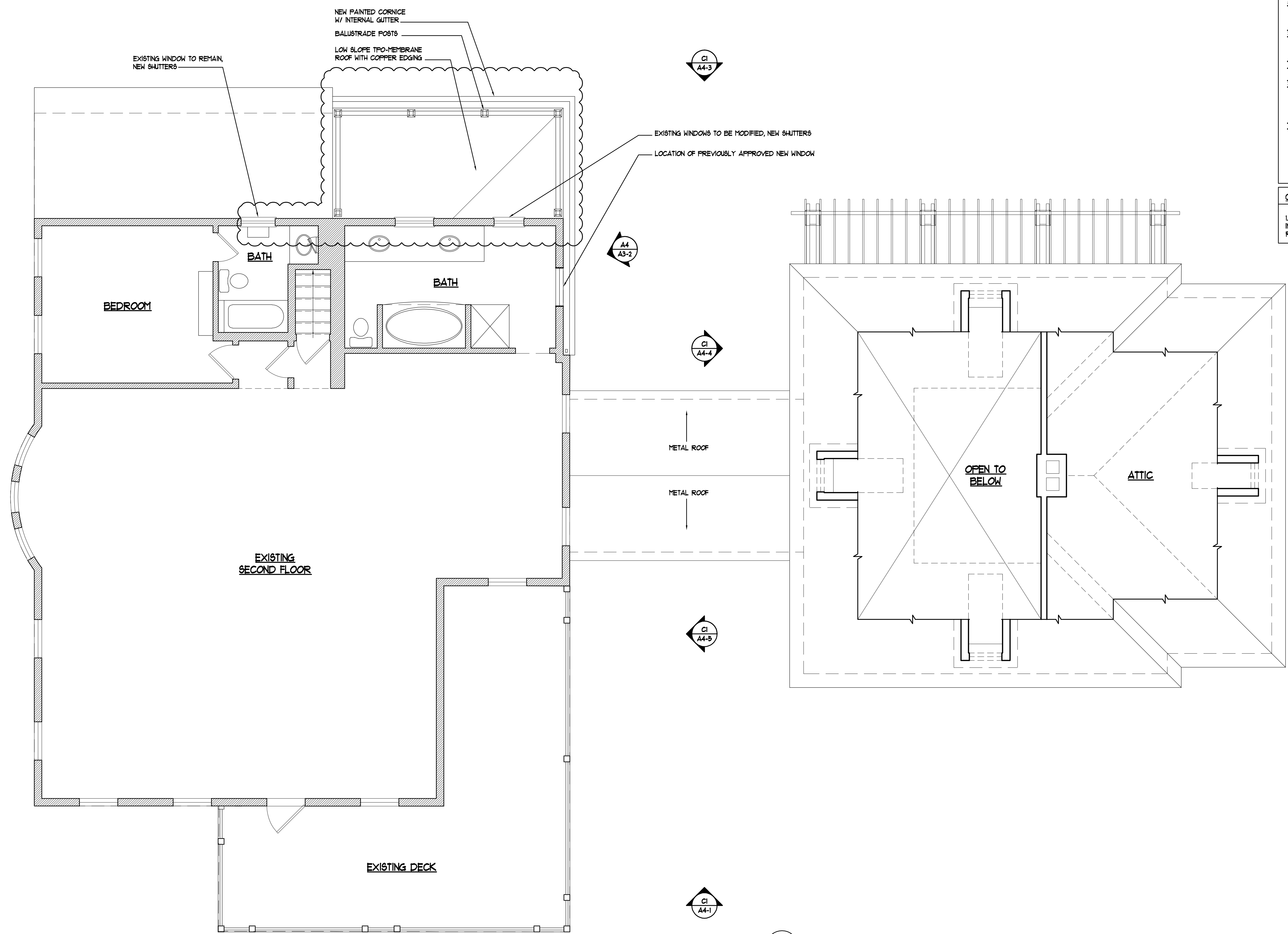


C1 A3-1b FIRST FLOOR PLAN - SHOWING PROPOSED BALUSTRADE
 1/4" = 1'-0" WHEN PRINTED AT 22"x36"
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"

id reference

CONSTRUCTION LEGEND:	
	EXISTING TO REMAIN
	NEW STUD WALL: 2X6 @16OC, EXT WALLS, UNO. 2X4 @16OC, INT. WALLS, UNO.
	FOURED 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



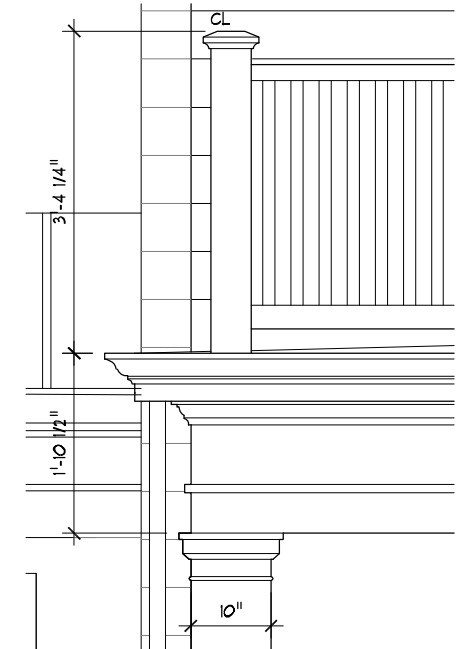
C1
A3-2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0" WHEN PRINTED AT 22"x36"
1/8" = 1'-0" WHEN PRINTED AT 11"x17"

DRAWING: PROPOSED SECOND FLOOR PLAN	
ISSUED:	2022-05-30
DESIGN MEETING	2022-06-23
DESIGN UPDATE	2023-09-06
BUDGET PRICING SET	2024-05-06
HAIF APPLICATION AMENDMENT	

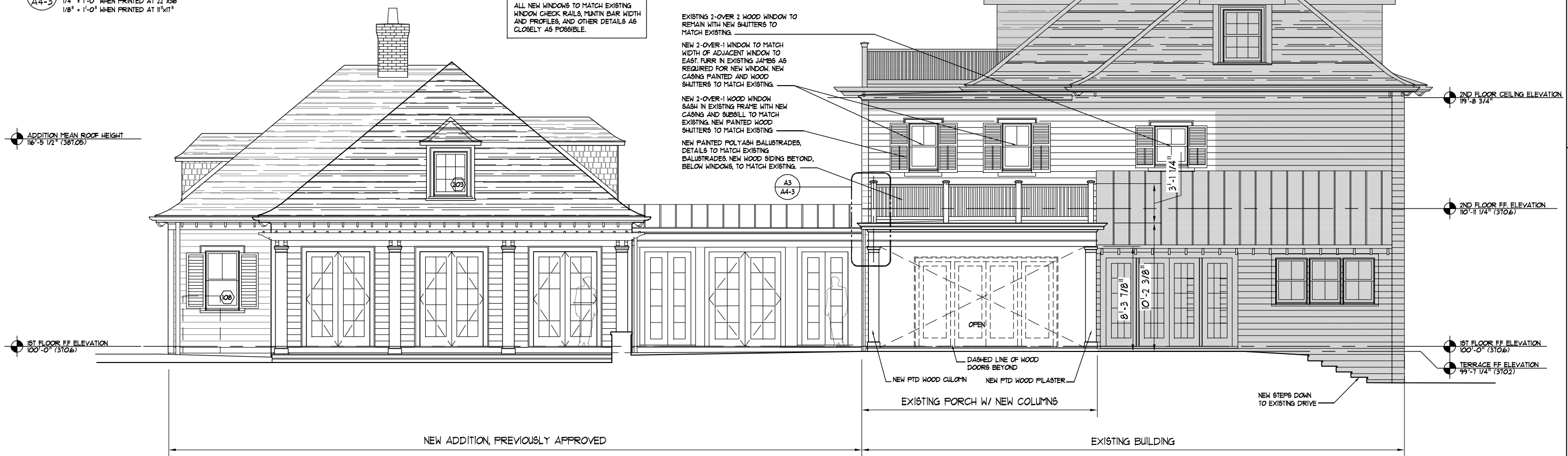
A3-2



A1 PORTION OF ELEVATION SHOWING PREVIOUSLY APPROVED DESIGN
A4-3 1/4" = 1'-0" WHEN PRINTED AT 22"x36"
 1/8" = 1'-0" WHEN PRINTED AT 11"x17"



A3 ELEVATION DETAIL
A4-3 1" = 1'-0" WHEN PRINTED AT 22"x36"
 1/2" = 1'-0" WHEN PRINTED AT 11"x17"



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

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: 10703. EXPIRATION DATE: MAY 31, 2023

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

DRAWING:	EXTERIOR ELEVATIONS
ISSUED:	DESIGN UPDATE
2024-10-02	BUDGET PRICING SET
2024-11-05	HAMP APPLICATION AMENDMENT
2025-09-06	

Wood Collection

WINDOWS



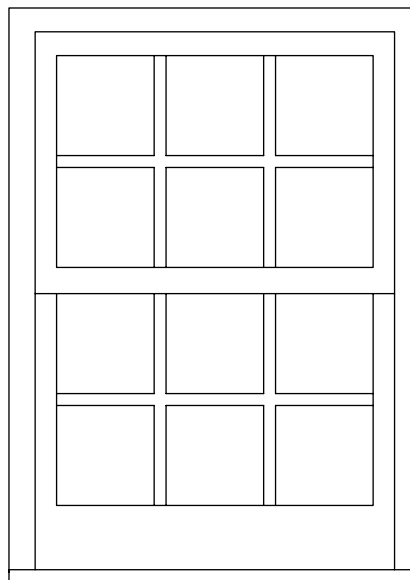
LEPAGE
MILLWORK



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

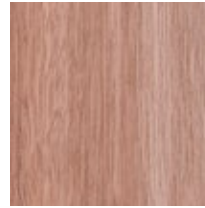
By its very nature, wood adds nobility, warmth and style to your home.

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.

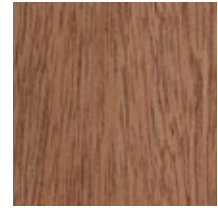
Note: Wood colour may vary depending on the type of wood as well as its grain and texture. Photos are for reference only.



PINE



EUCALYPTUS
GRANDIS



MAHOGANY

FINISHES

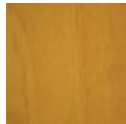
STAIN COLOURS

Our most popular colours for semi-transparent stains.

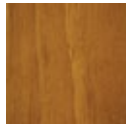
INTERIOR / EXTERIOR STAINS



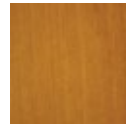
NATURAL
CLEAR



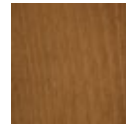
CARAMEL



BRIGHT
BROWN



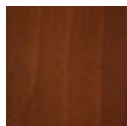
AMBER



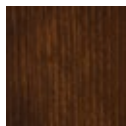
RUSTIC
BROWN



WHISKEY



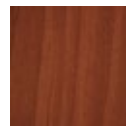
CLASSIC
WALNUT



COFFEE



HONEY



SEQUOIA



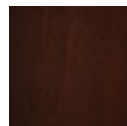
CINNAMON



CHOCOLATE
BROWN



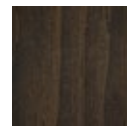
CLASSIC
MAHOGANY



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.

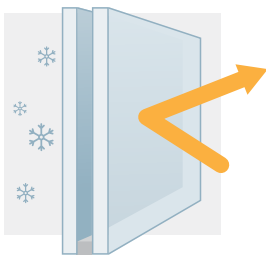
GLASS



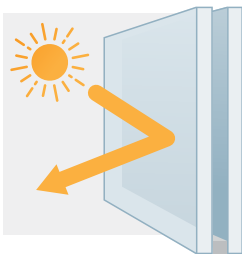
Lepage is an industry leader when it comes to high quality insulated glass units and specialty glass production. We use a fully integrated, computer assisted approach to control the entire production process. From real-time optical scanners, capable of detecting the smallest defects, to industry leading 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.



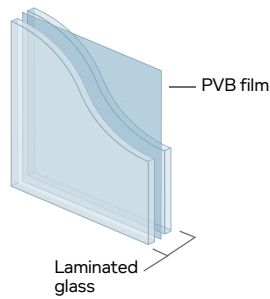
DOUBLE GLAZING

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.



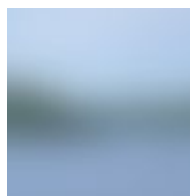
LAMINATED GLASS

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.

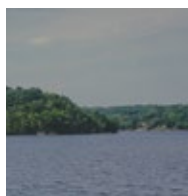


ACOUSTIC SERIES

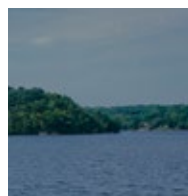
The STC and OITC rating measures a window's ability to block sound transmission. Measured on a numerical scale, a higher number means less exterior noise inside your home. Lepage offers a variety of acoustic glass with high ratings.



Acid Etched



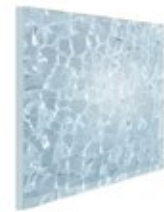
Tinted Bronze



Tinted Grey



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

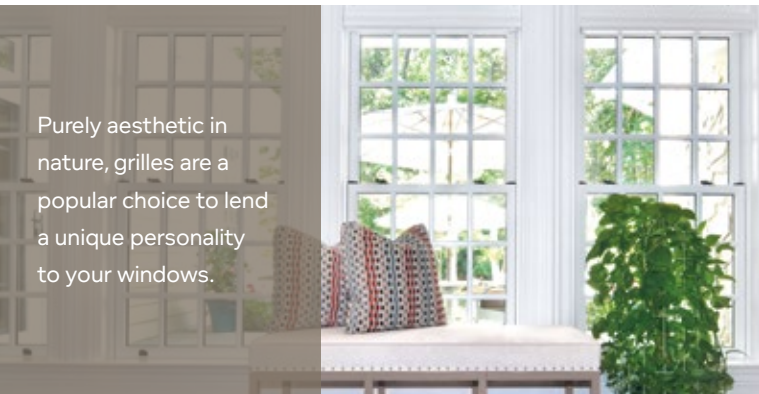
The Impact Series by Lepage is a strong choice to ensure the safety of your home during inclement weather. We've developed a selection of some of the toughest wooden products on the market to withstand the elements. Also available with aluminum cladding.

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

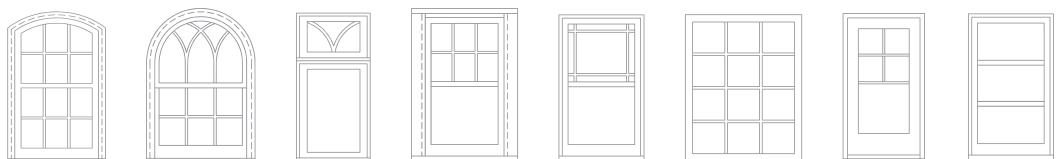
Our putty glaze SDL suits both the contemporary style and historic reproductions. Also available in aluminum.



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



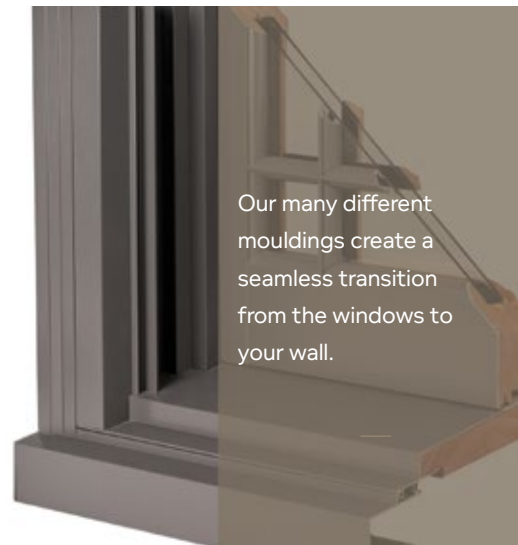
DS-030



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.



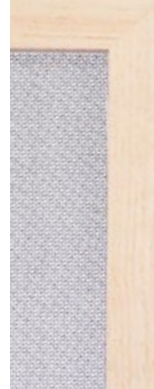
FLAT 3 1/2 in.

SCREENS



ALUMINUM SCREENS

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

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

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

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

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

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

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



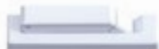
POLISHED CHROME



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)



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)

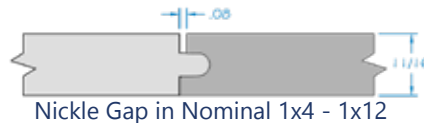

5/8 x 8 Beaded (5/8" x 7-1/4" Actual)


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'



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



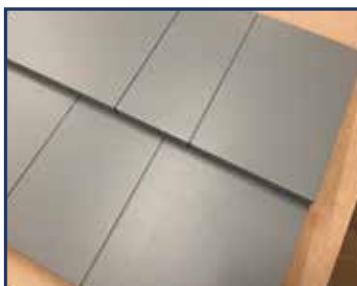
5/8 x 8 Beaded Beveled Siding, Smooth



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

DM
DURATION
MOULDING & MILLWORK

888-388-7852
info@durationmillwork.com

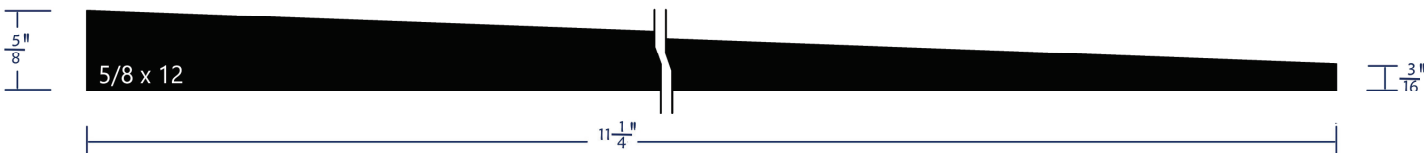
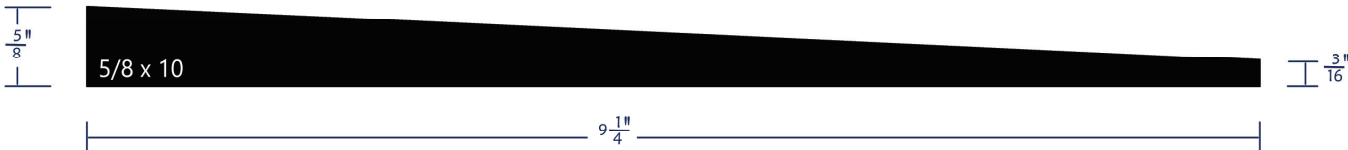
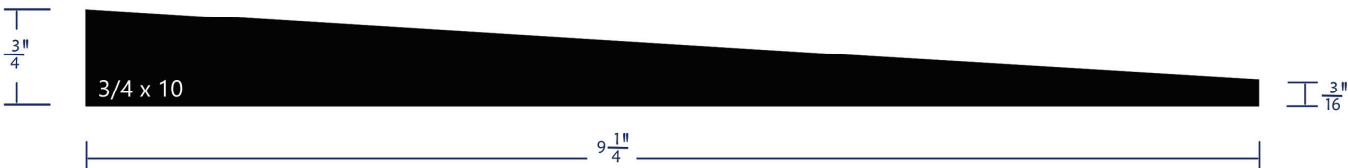
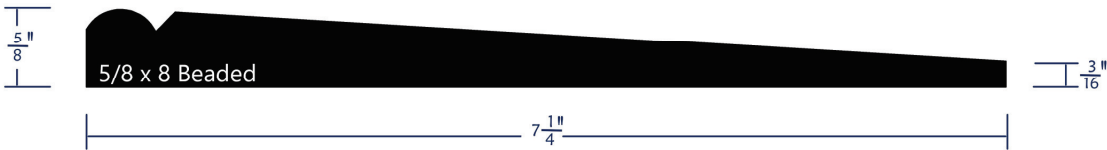
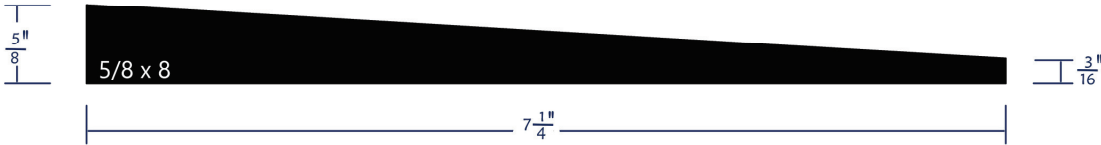
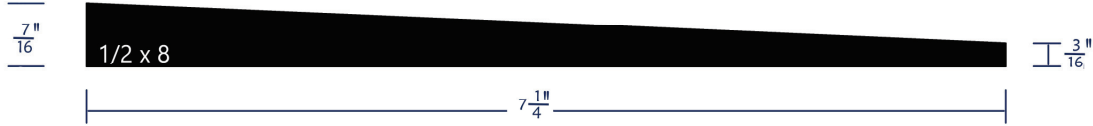
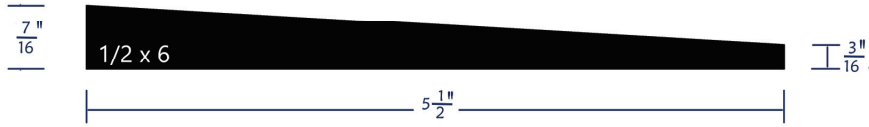


Follow us on
Instagram

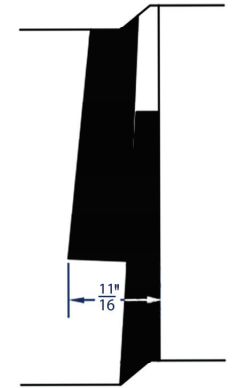
@DurationMouldingandMillwork

Standard Beveled Siding Profiles

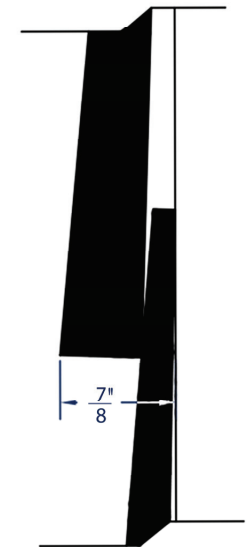
Available in Smooth or Woodgrain Face



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



1/2" Product



5/8" Product

+/- 1/16" All Dimensions

Mr. Dan Bruechert
Montgomery County Planning Department
Historic Preservation Section
November 5, 2024
Amended November 26, 2024
Amended May 6, 2026

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-razed 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.

For May 6, 2026 approved HAWP #109941 Amendment:

The owner desires to unify the rear façade of the home so that it better harmonizes with the façade facing East Kirke Street and ameliorates the ungainly metal roof over the existing rear porch. BVA proposes to replace the existing portions of exterior walls at the rear porch with columns, which will be surmounted by balustrade over a flat roof. The balustrade's detailing will closely follow the existing front porch balustrade, while the column details will match those of the previously approved pergola.

We also propose replacing 2 existing windows with new 2-over-1 windows to match the rest of the home. These 2 windows, and the existing adjacent window, would receive new painted wood shutters.

Thank you,

Michael Patrick
Principal
BarnesVanze Architects



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.