

#35/013-07II

11 EAST KIRKE STREET, CHEV CHASE
CHEV CHASE VILLAGE HISTORIC DISTRICT





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: October 25, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #467285, window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the October 24, 2007 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Arch and Gina Campbell
Address: 11 East Kirke Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR
 HISTORIC AREA WORK PERMIT

Contact Person: Gina Campbell
 Daytime Phone No.: 301-297-1969

Tax Account No.: 00455122
 Name of Property Owner: Armand Gina Campbell Daytime Phone No.: 301-907-8704
 Address: 11 East Kirke Street Chevy Chase MD 20815
Street Number City Street Zip Code
 Contractor: hung fence and Haul Phone No.: 301-209-2700
 Contractor Registration No.: MHTC# 51346
 Agent for Owner: Dustin Stone Daytime Phone No.: 301-639-8563

LOCATION OF BUILDING/PREMISE

House Number: 11 Street: East Kirke
 Town/City: Chevy Chase V. Hgce Nearest Cross Street: Brookville Road
 Lot: 4and 5 Block: 36 Subdivision: Chevy Chase V. Hgce
 Litter: 9245 Folio: 729 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install (replace) Wreck/Tear Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wa? (complete Section 4) Other: Windows (4)
 1B. Construction cost estimate: \$ 2878⁰⁰
 1C. If this is a revision of a previously approved active permit, see Permit # _____

NA PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

NA PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

Armand Campbell Signature of owner or authorized agent 10/1/07 Date
Armand Campbell Signature of agent 10-1-07 Date

Approved: For: Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 10/31/07
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

467285

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Our home was built in 1940. The Chevy Chase Historic District (1997) expansion documents classify it as a modern, two-story home with a front gable roof shape. The house is built with an asphalt roof. The lot has numerous mature trees, including a 150 year old white oak on the northeast corner of the lot (backyard). For purposes of the historic district, our house is classified as noncontributing. There is a one car attached garage and a concrete street driveway. There are no other structures on the property.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

To replace 4 aluminum windows that are no longer operable with vinyl windows. Two bathroom windows -- on the west side of the house windows are 34" x 23" and to be the same size when replaced.

Two basement windows -- below grade in window wells on the front porch - windows are 30" x 22" and are to be the same size when replaced. We are not asking to change the size, shape or placement of window openings.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

(plot enclosed)

3. PLANS AND ELEVATIONS (?)

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

(see enclosed materials on windows)

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

(enclosed)

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

(NA)

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

(attached)

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

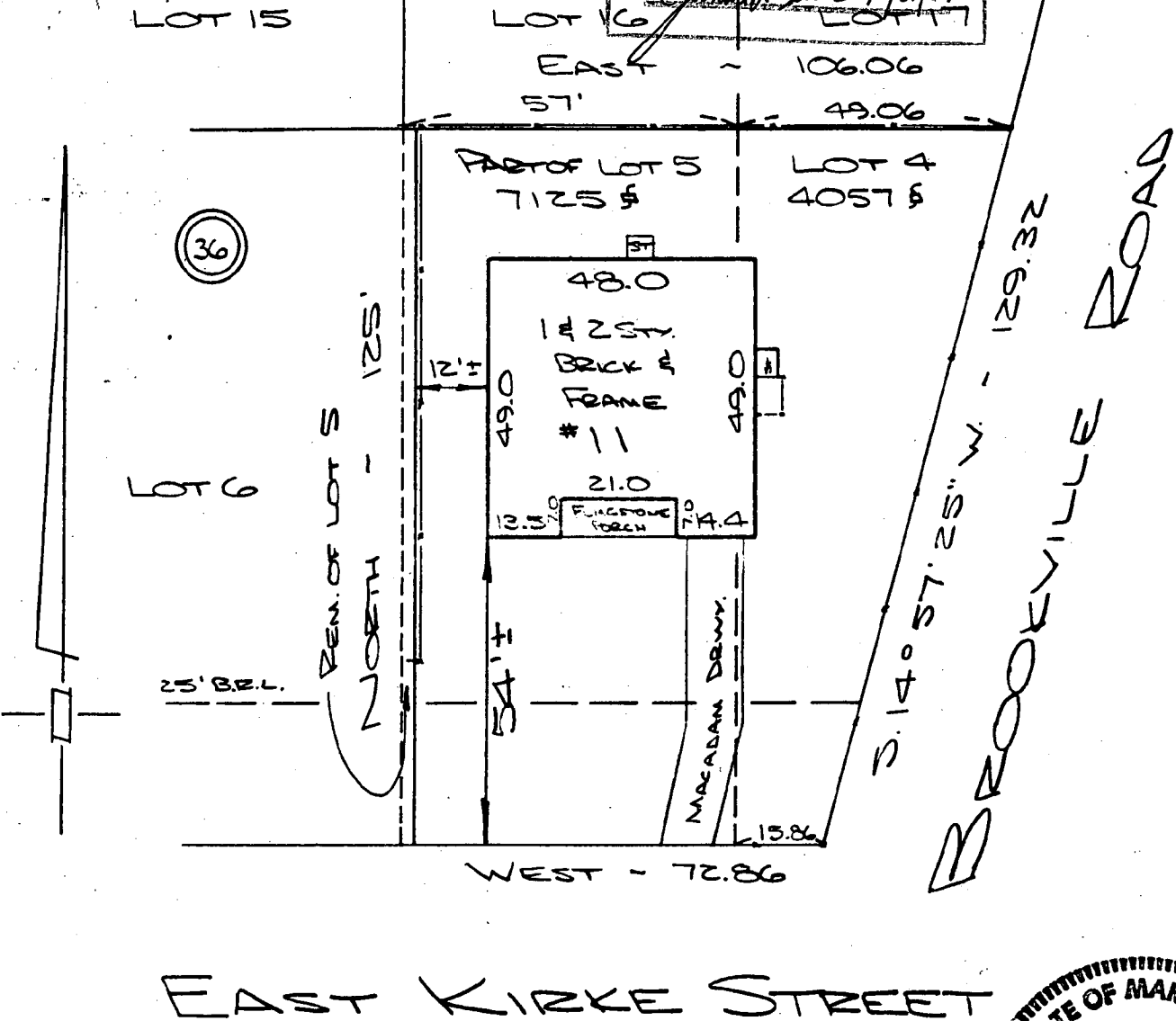
THE ABOVE INFORMATION WILL BE REPRODUCED ON THE NUMBER OF THE TABLET AS THIS WILL BE REPRODUCED DIRECTLY ONTO MAIN LINE LABELS

Please see additional info attached letter to Joshua Silver

Applicant: Aron & Gina Campbell

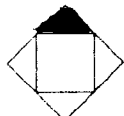
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

APPROVED
 Montgomery County
 Historic Preservation Commission
John W. ... 10/31/07

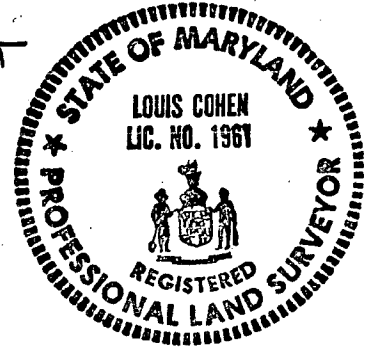


EAST KIRKE STREET

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.



Shade portion to indicate North



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

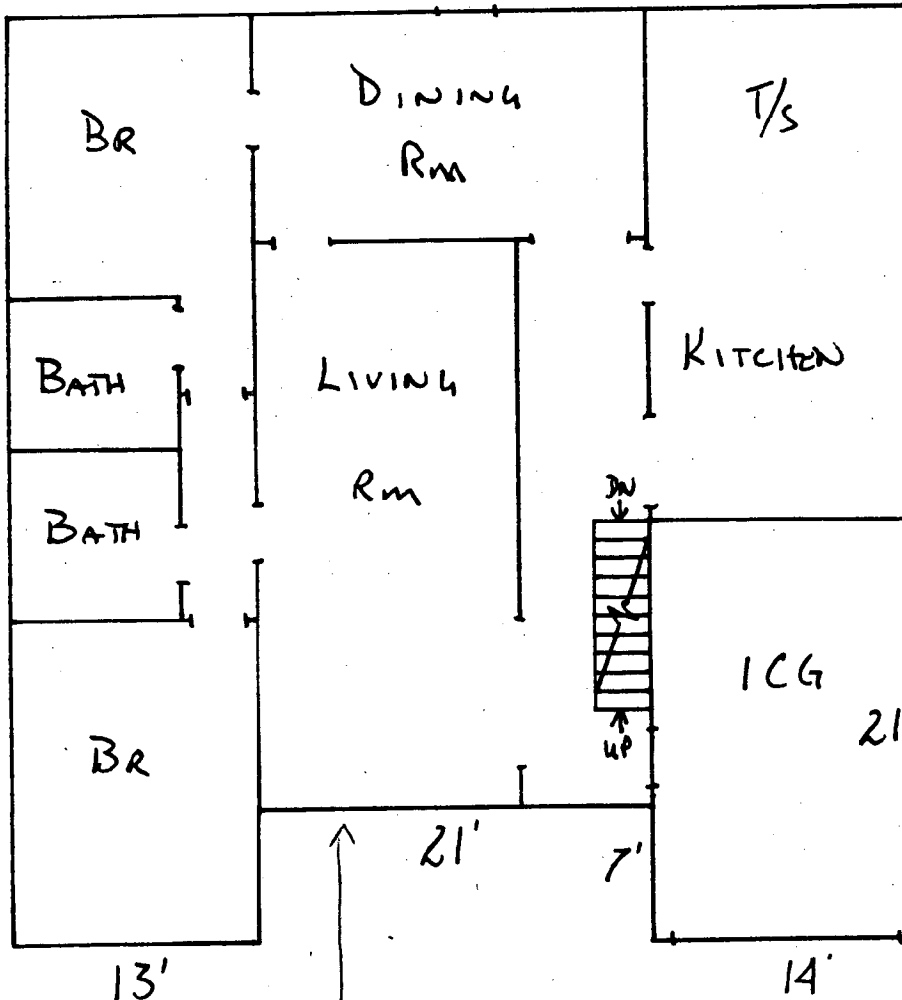
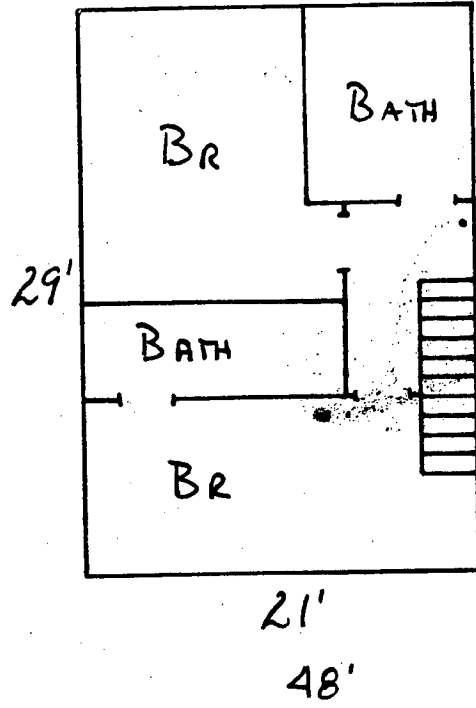
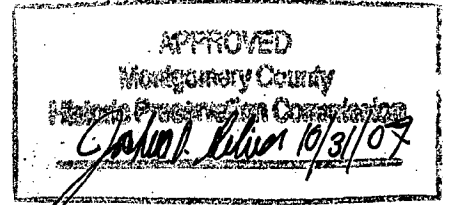
HOUSE LOCATION
 LOT 4 & Part BLOCK 36
 OF LOT 5
 SECTION No. 2
 CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book 2 Plat 106 Scale 1" = 30'

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

John W. ...
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: SEPT. 29, 1992 CASE: 92-43A-R FILE: 44565

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



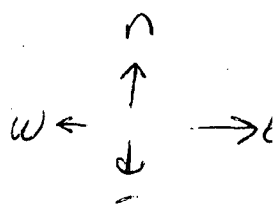
Windows in these
bathrooms
49'
each window
measures
34 inches x
23 inches

Ground floor

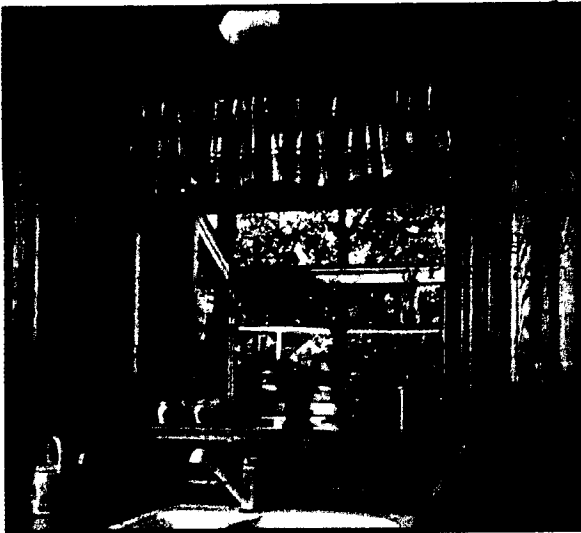
basement windows below grade here

each window measures
30 inches x 22 inches

Architect: Arch & Ann Campbell

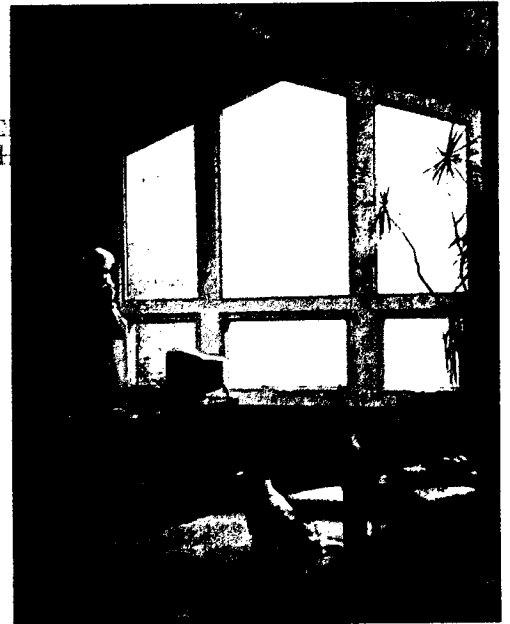


Garden Windows



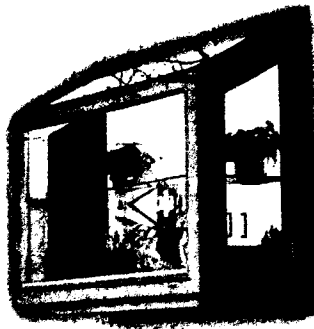
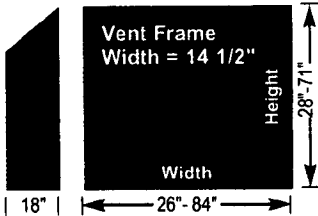
APPROVED
Montgomery County
John D. Blum 10/3/07

Picture Windows



must be constructed as shown
ins. Any changes require app
the Montgomery County H
Commission.

Standard Sizes



Picture windows bring the outdoors inside with a wide vantage of the landscape at hand. Muller in combination with casements or double hungs, picture windows provide all of the insulating power as their operating counterparts by using 7/8" insulated glass and foam filled frames.

current and replacement measurements 30" x 27"

Features

- 1-1/8" Premium Grade cabinetmaker quality oak & birch veneer for superior quality and aesthetics.
- Fusion welded vinyl frames and sashes provide air/water tight maintenance free components.
- Side casements are hinged on the outboard jamb to provide maximum ventilation.

Options

- Insulated 2-7/8" thick super seat for a R7.5 rating.
- Dupont Corian seat adds beauty and durability. Available in cameo white only.
- Plastic laminate seat interior. Maintenance free veneer.

Basement/Hoppers

for Basement windows



Insulate and ventilate any auxiliary space with the basement/hopper unit. A simple operating lever tilts the window inward and locks the unit when closed. Exterior screens for excellent ventilation.

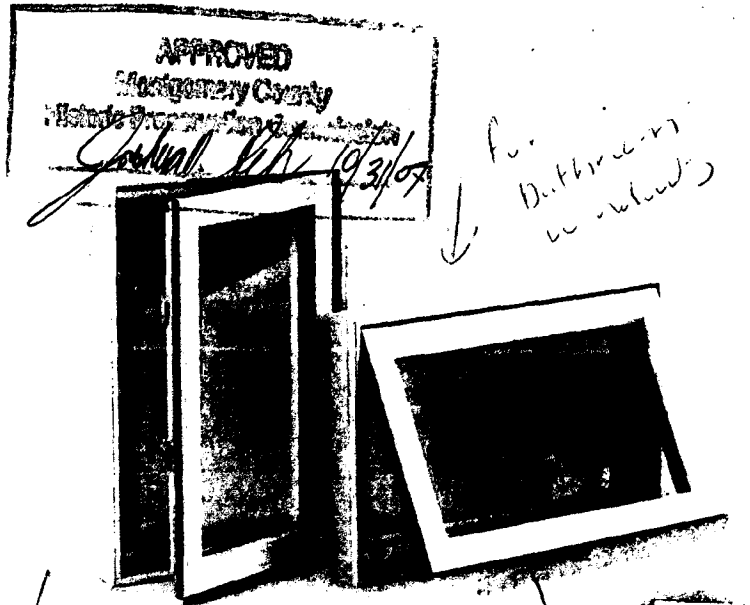
- White
- Tan
- Light Oak
- Dark Oak



A sophisticated operating mechanism maximizes the sash opening for full ventilation and cleaning. The easy rotating lever moves the sash with a simple one handed operation.

When closed and locked, the casement is secured with a multi-point locking system. Multiple pins engage the jamb receivers to compress and hold the sash in place creating a weather tight and secure seal.

With a simple flip of a single action lever, the casements locking system is engaged. When fully closed the mechanism activates the multi-point locks and securely anchors the sash in place.



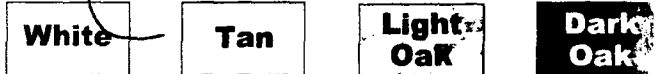
Current q replacement measurements
34" X 23"

Features

- Fusion welded frames and sashes for air and water tight unitized construction.
- Internal chambers of frame and sash filled with polyurethane foam for an R-25 insulation value.
- Perimeter bulb seals creates a tight and true seal.
- Multi-point locking system for a tight seal.
- Maintenance free vinyl surfaces available in multiple colors.
- Elegant beveled exterior for superior curb side appeal.
- Heavy duty vinyl extrusions for durability and strength.
- 7/8" insulated glass for optimal insulating power.
- Heavy duty extruded aluminum screen frame with fiberglass screen mesh deters holes and tears.
- Can be horizontally mulled together in twins, triples, or in combination with picture windows.

This project must be constructed as shown in these approved plans. Any change requires an approval in writing by the Montgomery County Historic Preservation Commission.

glass in these windows to be tempered & obscurved



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11 East Kirke St, Chevy Chase	Meeting Date:	10/24/2007
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	10/17/2007
Applicant:	Gina and Arch Campbell	Public Notice:	10/10/2007
Review:	HAWP	Tax Credit:	None
Case Number:	35/013-07II	Staff:	Joshua Silver
PROPOSAL:	Window replacement		

STAFF RECOMMENDATION:

Staff is recommending the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource Within The Chevy Chase Village Historic District
STYLE: Modern
DATE: c1941-96

PROPOSAL:

The applicants are proposing to replace four aluminum windows with new vinyl windows on the front and side elevations of the house.

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 Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

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.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

Non-Contributing/Out-of-Period Resources

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district’s primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resources 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 historic district as a whole.

Montgomery County Code; Chapter 24

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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.

Secretary of the Interior's Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 proposed window replacement project will have minimal impact on the historic resource and district. The removal of the existing (non-original) aluminum windows, coupled with the non-contributing categorization of the house make this project supportable.

Furthermore, the basement windows on the front (south) elevation of the house are below grade, and will not visible from the public right-of-way. The replacement of the two bathroom windows on the left side (west) elevation of the house are located toward the rear, as such they will have only minimal visibility from the public right-of-way. The proposed windows will be the same size as the existing windows, and are similar in appearance to other windows on the house. *Staff is recommending the HPC approve the HAWP application.*

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b) (1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

TORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
TORIC AREA WORK PERMIT

Contact Person: Gina Campbell
Daytime Phone No.: 301-297-1969

Tax Account No.: 00455122
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Armand Campbell Signature of owner or authorized agent 10/1/07 Date
Armand Campbell

Approved: _____ For: Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No. _____ Date Filed: _____ Date Issued: _____

467285

(4)

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(enclosed)

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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

Applicant: Rich & Gina Campbell

5

TO: Joshua Silver
Montgomery County Historic Preservation Commission

FROM: Gina Gilland Campbell and Arch Campbell
11 East Kirke Street
Chevy Chase, MD, 20815

RE: Replacement of four windows at 11 East Kirke Street

This past week, I spoke with you by phone at the suggestion of Shana Davis-Cook Burke in the Chevy Chase Village office. We are making a request to replace four windows in our home.

Our home is designated as "non-contributing" in terms of the historic district here in Chevy Chase Village.

We currently have four aluminum windows - two in the basement of our home, and two in ground floor bathrooms - that are inoperable. We would like to replace these four sliding aluminum windows with Quantum 2 energy saving vinyl windows. The two basement windows would be hopper style windows - tilting the window inward when open. The two bathroom windows would be awning style windows, tilting the window outward when open. The other windows in our home are wood casement windows. The vinyl windows will be more similar in appearance to the existing casement windows.

We have enclosed, at your request, a picture of the windows - where they can be seen. The two basement windows cannot be seen from the street. They are below grade. They are in window wells that are a part of the front porch. Looking at the front of our house in the enclosed pictures, the two basement windows are underneath the three casement windows that are visible from the street, to the left of the front door. It was hard to get an actual picture of the windows from outside, as the window wells are very narrow.

The bathroom windows are on the west side of the house (the left side, if you are facing the front) and are high windows. We have enclosed pictures from the outside of these windows. We have also enclosed pictures of what

Applicant: Arch & Gina Campbell

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is seen of this side of the house from the street and from the neighbors on that side of the house (the Matthews).

We are not asking to change the size of the windows in any way. The windows we would like to install will fit precisely into the existing window openings. They will be a white vinyl finish, to match the paint on the existing casement windows.

The contractor we have selected is Long Fence and Home. Our contact there is Dustin Stone, License # 5134C. He can be reached at 301-639-8562.

Should you require any additional information from us, we can be reached at 301-907-8704. We can also be reached at 202-297-1969, Gina's cell phone. Our email addresses are ginagcampbell@gmail.com or arch.campbell@gmail.com.

Thank you for your attention to this matter.

CC: Shana Davis-Cook Burke, Chevy Chase Village

Enclosures

Applicant's Arch & Gina Campbell

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

Owner's mailing address

Rich and Gina Campbell
11 East Kirke Street
Chevy Chase, MD
20815

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

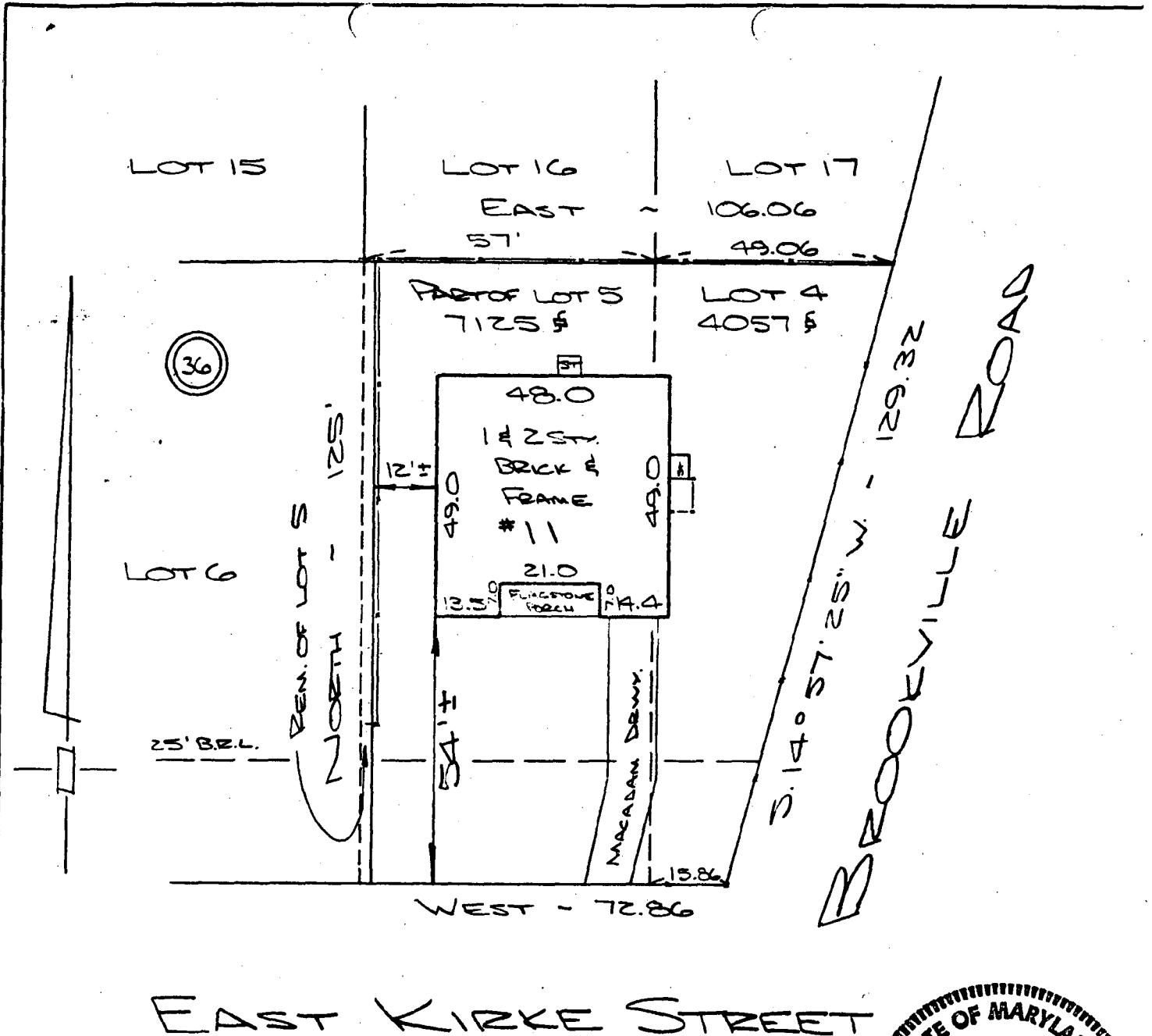
Burne and Pamela Murphy
10 East Kirke Street
Chevy Chase, MD
20815

Chris and Kathleen Matthews
9 East Kirke Street
Chevy Chase, MD
20815

Justin and Elizabeth Bausch
12 East Henry Street
Chevy Chase, MD
20815

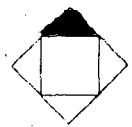
Richard and Joan Marsh
101 East Kirke Street
Chevy Chase, MD
20815

Tony and Margaret Adelphi
102 East Kirke Street
Chevy Chase, MD
20815

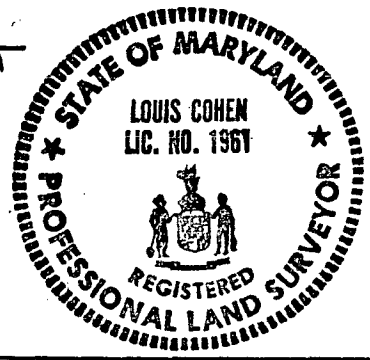


EAST KIRKE STREET

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.



Shade portion to indicate North



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
 LOT 4 & Part BLOCK 36
 OF LOT 5
 SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book 2 Plat 106 Scale 1" = 30'

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

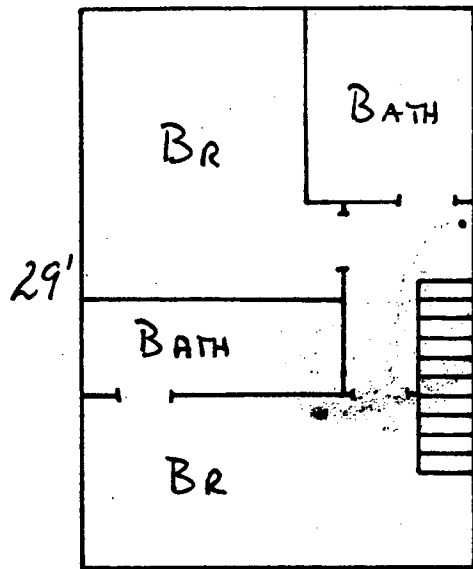
Louis Cohen
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: SEPT. 29, 1992

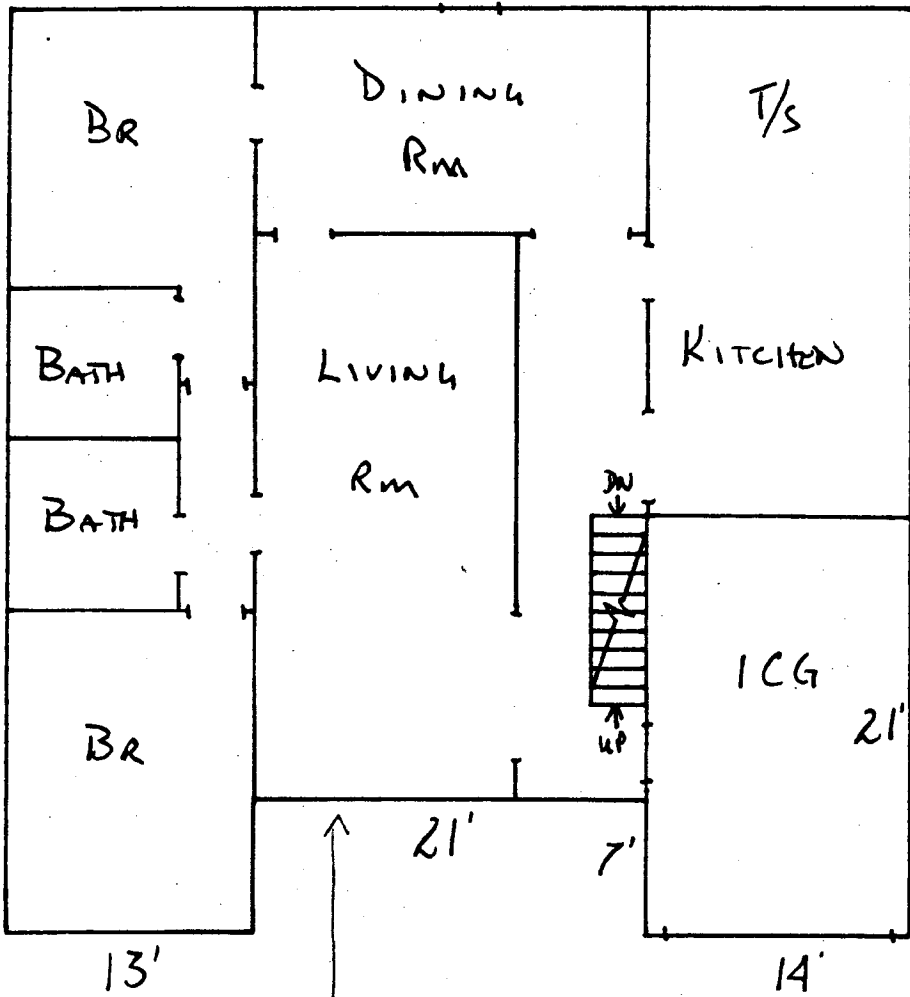
CASE: 92-434-R

FILE: 44565

Applicant & All other parties concur



21'
48'



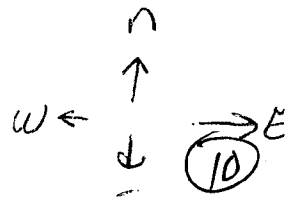
windows
in these
bedrooms
49'

each window
measures
34 inches x
23 inches

basement windows
below grade here

each window measures
30 inches x 22 inches

Applicant: Aron & Gina Campbell





from East Kince
basement windows
bathroom windows
west side

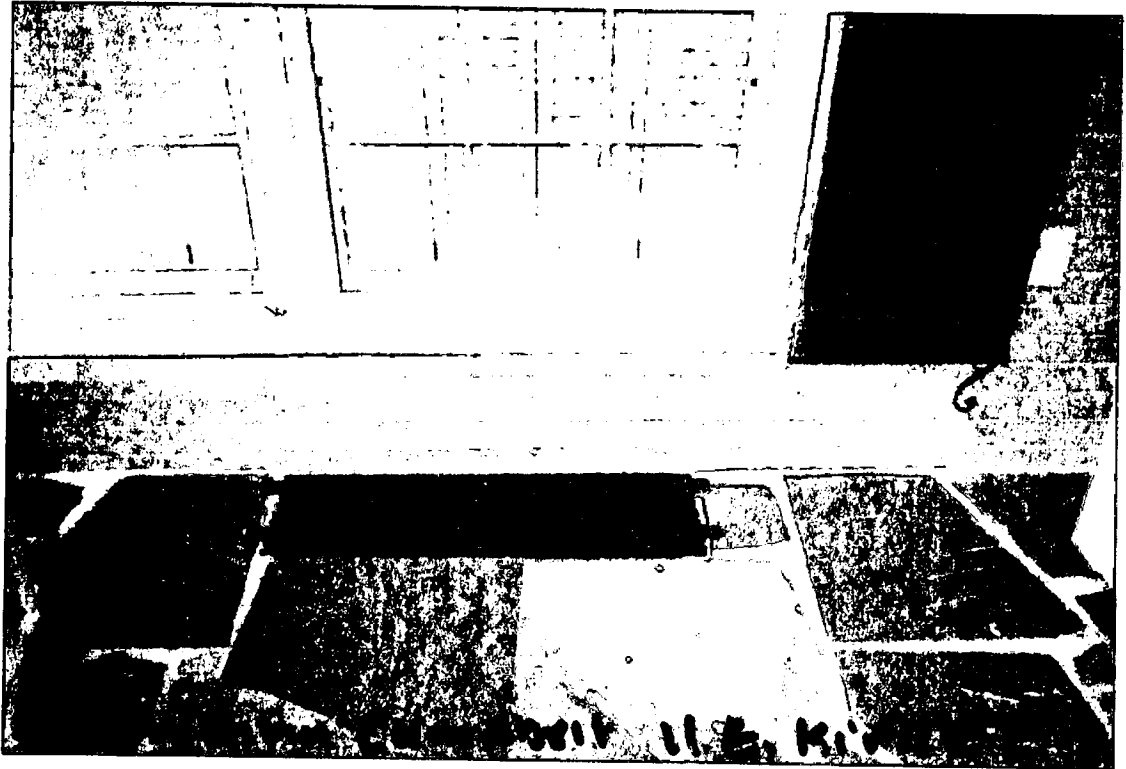


from E. Kince St ↑
basement windows are in
below grade window wells
under these 3 windows

11



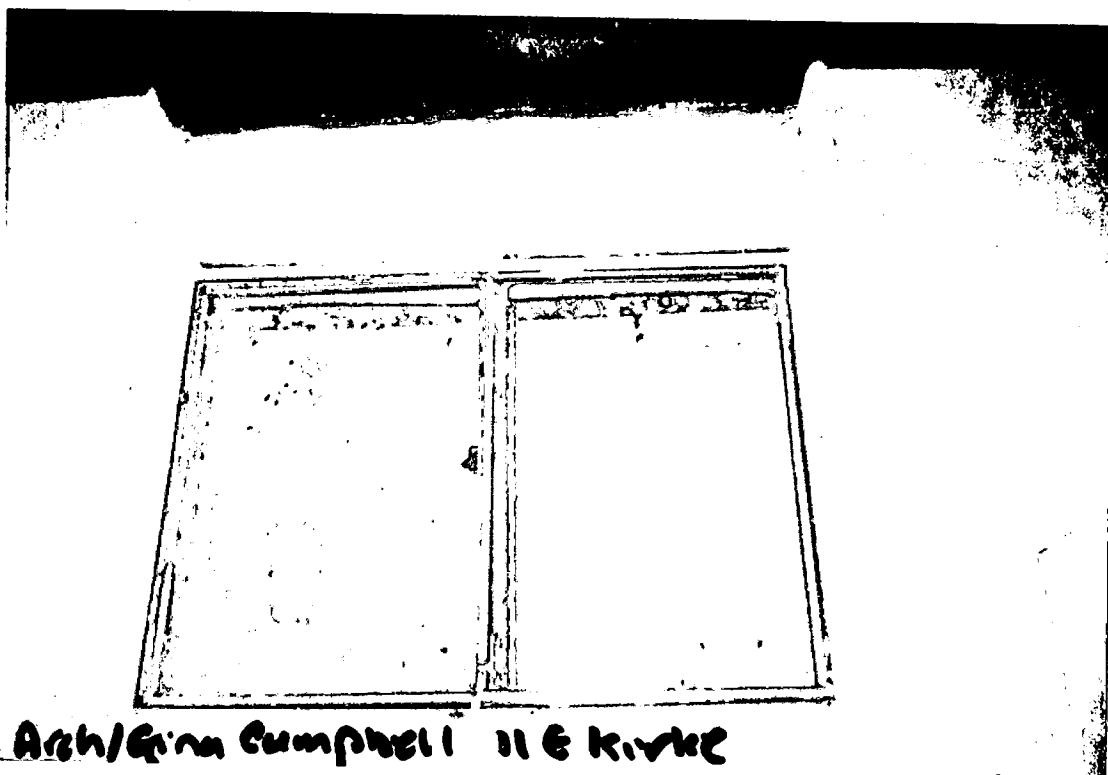
basement window wells
front porch
larger windows -



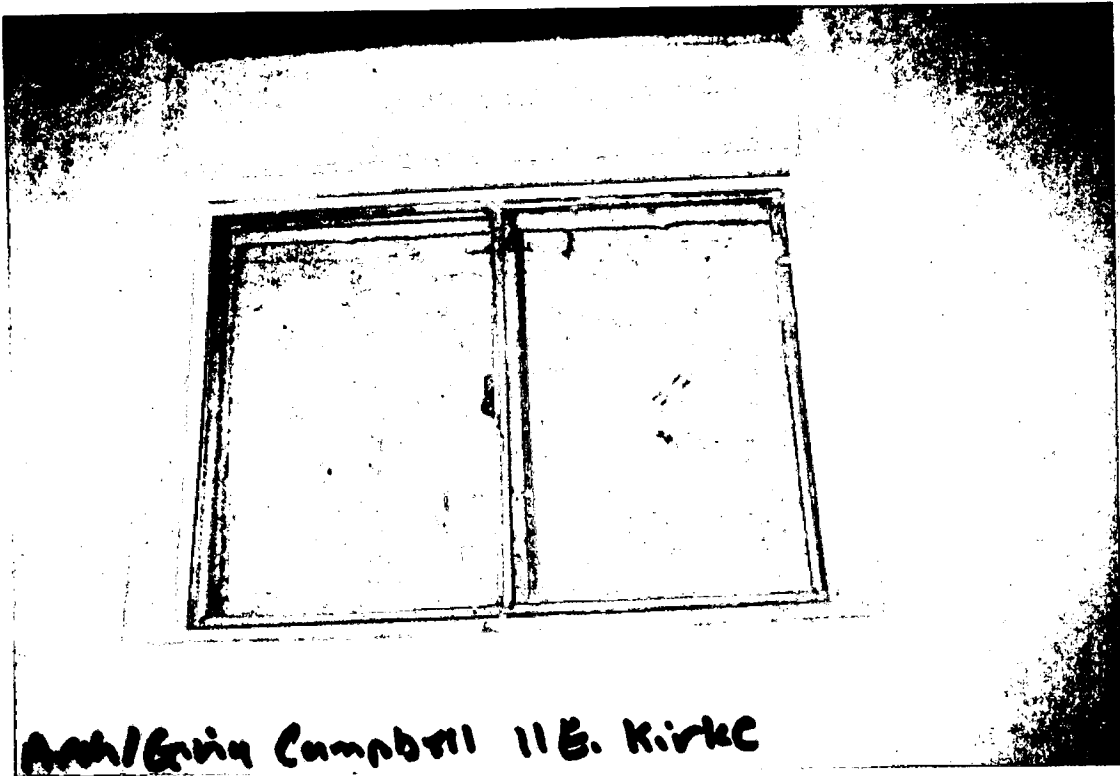
basement window
well, front porch, in
relation to large windows



View of basement
window from front
porch

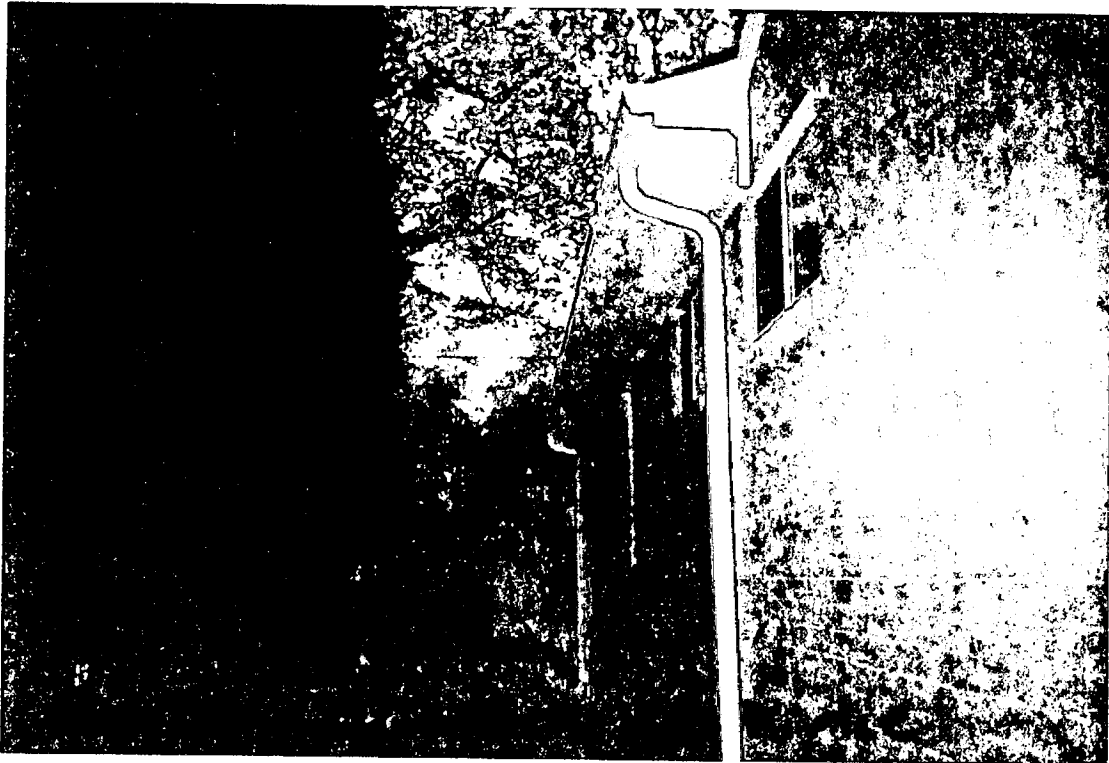


basement window
#1 - interior
view (13)

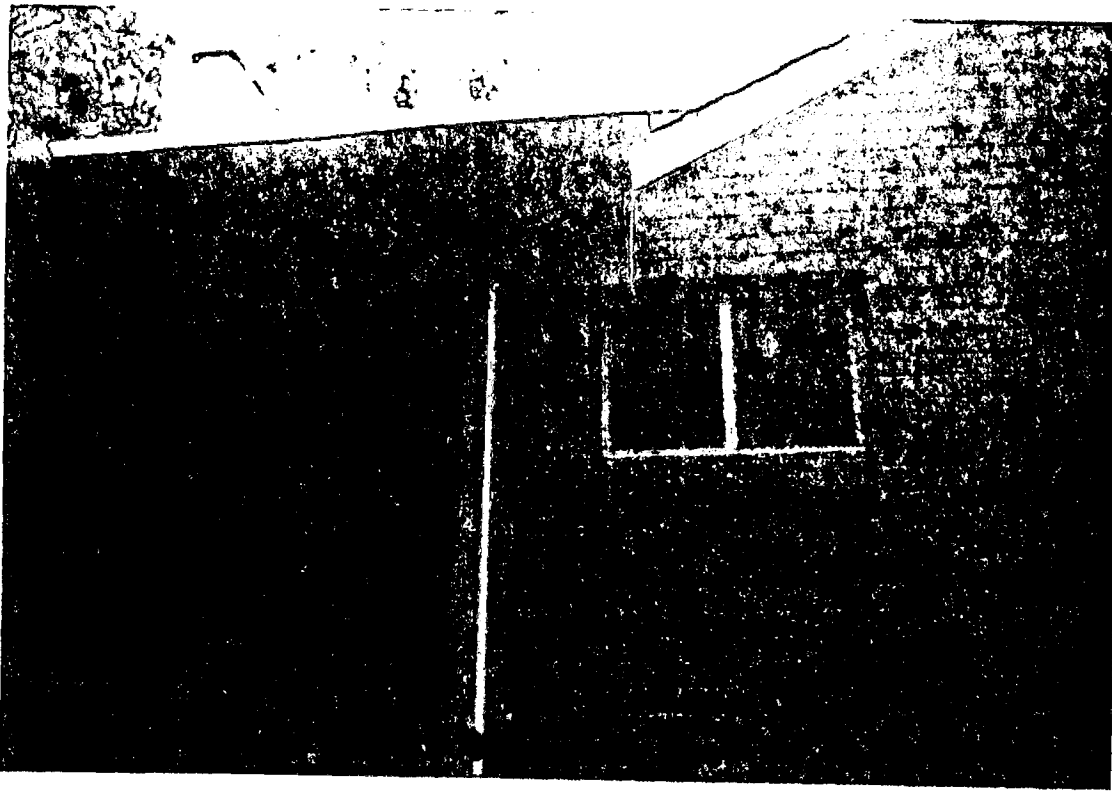


Ash/Gary Campbell 11 E. Kirke

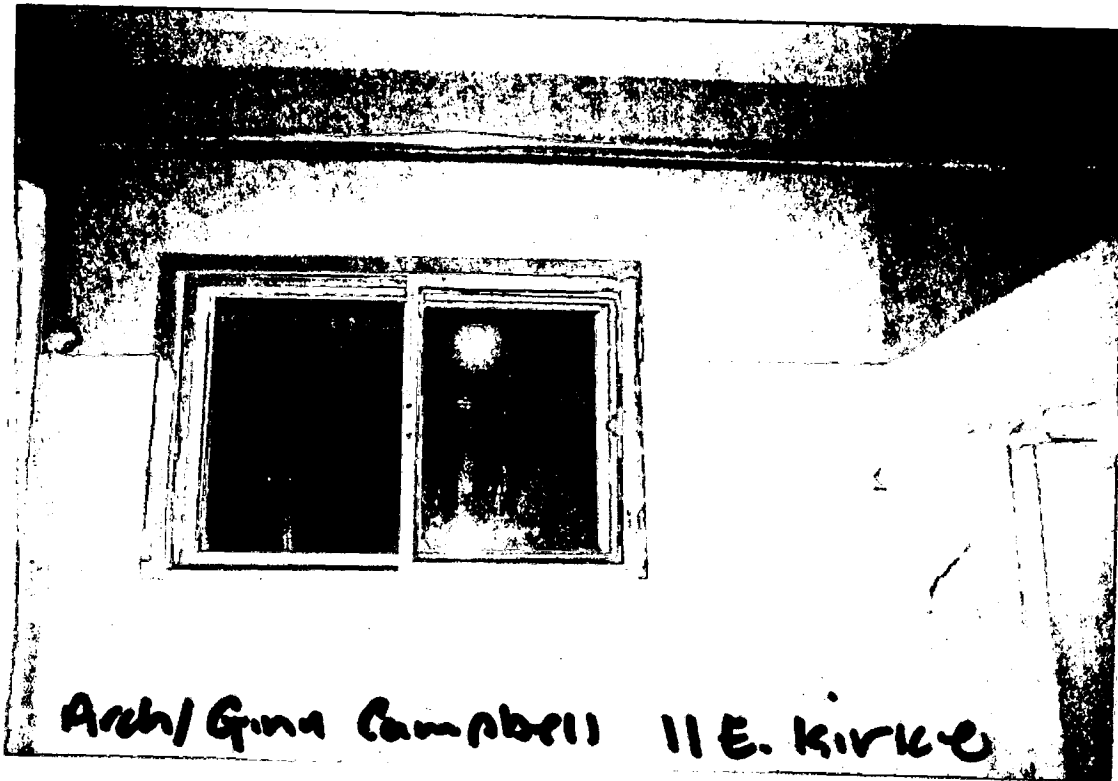
basement window
2 - interior view



↑ ↑
2 bathroom windows,
exterior view



bathroom windows
from neighbor's fence/
viewline - west side



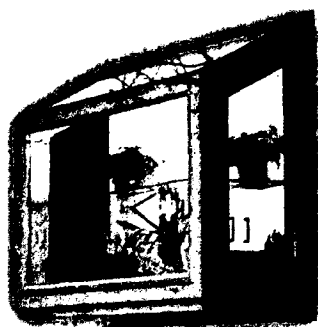
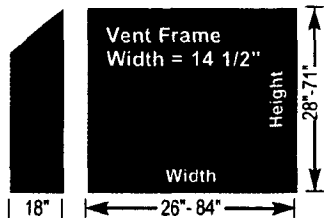
Arch/Gina Campbell 11 E. Kirkce

1st bathroom window,
inside view

Garden Windows



Standard Sizes



Features

- 1-1/8" Premium Grade cabinetmaker quality oak & birch veneer for superior quality and aesthetics.
- Fusion welded vinyl frames and sashes provide air/water tight maintenance free components.
- Side casements are hinged on the outboard jamb to provide maximum ventilation.

Options

- Insulated 2-7/8" thick super seat for a R7.5 rating.
- Dupont Corian seat adds beauty and durability. Available in cameo white only.
- Plastic laminate seat interior. Maintenance free veneer.

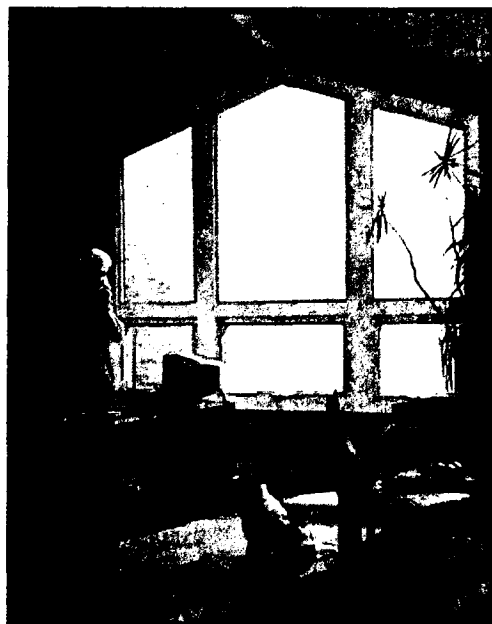
White

Tan

Light Oak

Dark Oak

Picture Windows



Picture windows bring the outdoors inside with a wide vantage of the landscape at hand. Muller in combination with casements or double hungs, picture windows provide all of the insulating power as their operating counterparts by using 7/8" insulated glass and foam filled frames.

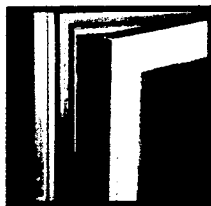
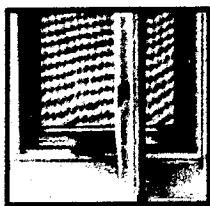
current and replacement measurements 30" x 22"

Basement/Hoppers



Insulate and ventilate any auxiliary space with the basement/hopper unit. A simple operating lever tilts the window inward and locks the unit when closed. Exterior screens for excellent ventilation.

for Basement windows



A sophisticated operating mechanism maximizes the sash opening for full ventilation and cleaning. The easy rotating lever moves the sash with a simple one handed operation.

When closed and locked, the casement is secured with a multi-point locking system. Multiple pins engage the jamb receivers to compress and hold the sash in place creating a weather tight and secure seal.

With a simple flip of a single action lever, the casements locking system is engaged. When fully closed the mechanism activates the multi-point locks and securely anchors the sash in place.

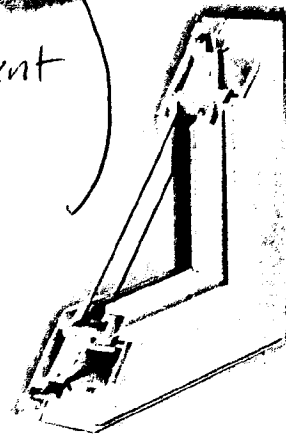


For
bathroom
windows

Current & replacement
measurements
34" X 23"

Features

- Fusion welded frames and sashes for air and water tight unitized construction.
- Internal chambers of frame and sash filled with polyurethane foam for an R-25 insulation value.
- Perimeter bulb seals creates a tight and true seal.
- Multi-point locking system for a tight seal.
- Maintenance free vinyl surfaces available in multiple colors.
- Elegant beveled exterior for superior curb side appeal.
- Heavy duty vinyl extrusions for durability and strength.
- 7/8" insulated glass for optimal insulating power.
- Heavy duty extruded aluminum screen frame with fiberglass screen mesh deters holes and tears.
- Can be horizontally mulled together in twins, triples, or in combination with picture windows.



glass in these windows to be
tempered & obscured

White

Tan

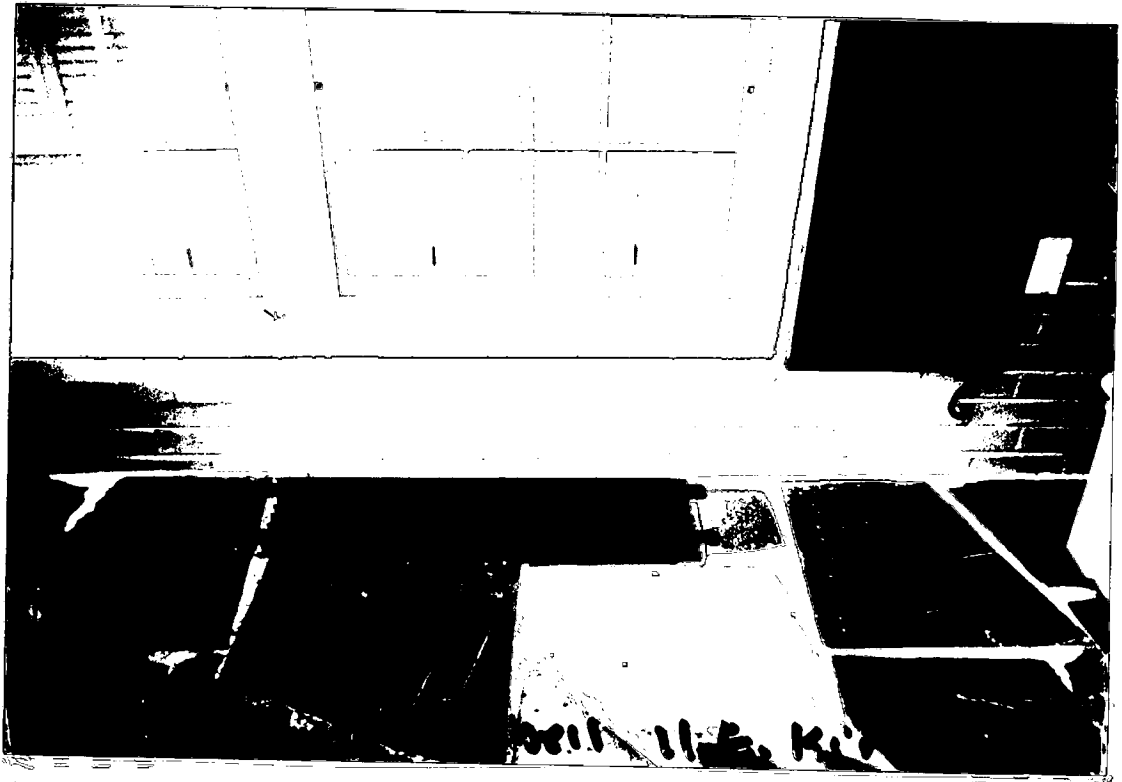
Light
Oak

Dark
Oak



APR 11 1954

basement window wells
front porch
larger windows -



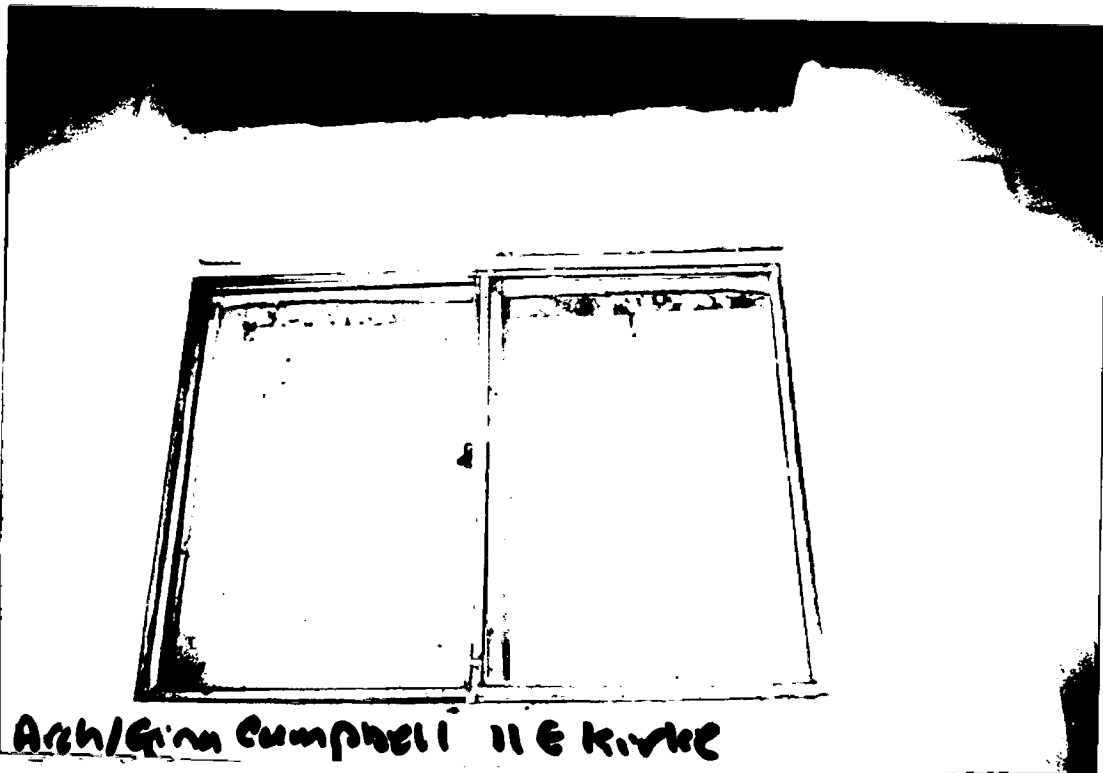
APR 11 1954

basement window well, front porch, in relation to large windows



11 E. Kirk

View of basement window from front porch



Arch/Gina Campbell 11 E Kirk

basement window #1 - interior view

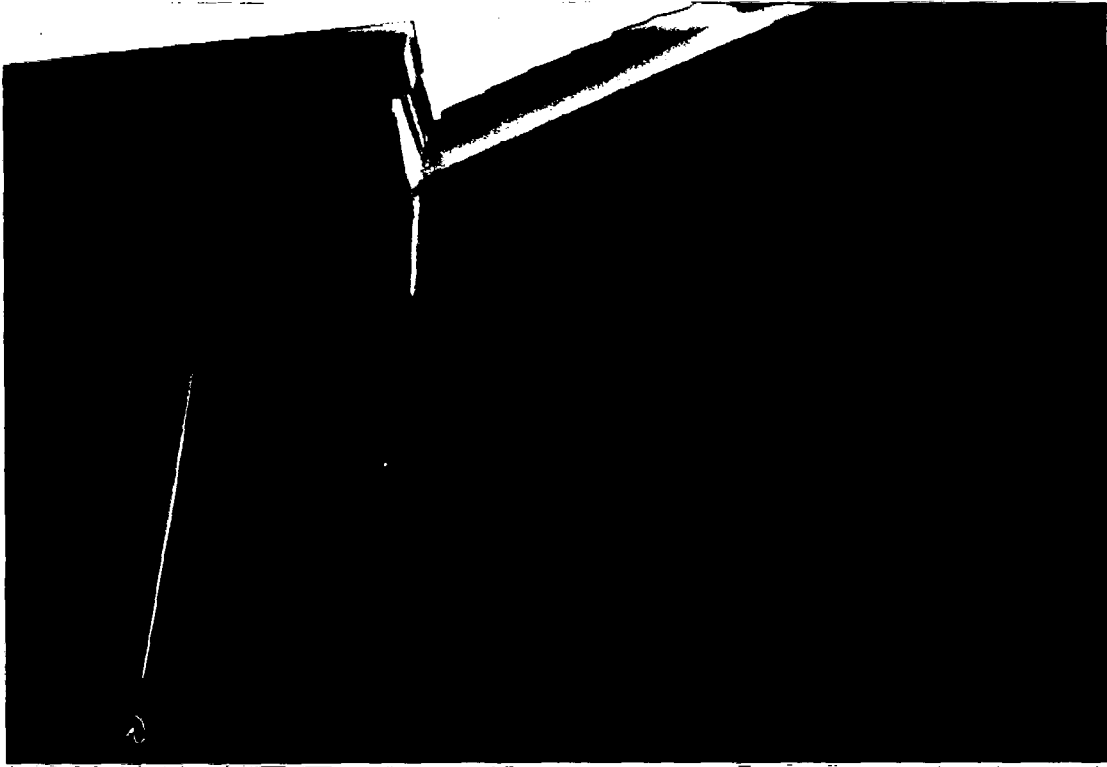


Arch/Erin Campbell 11 E. Kirke

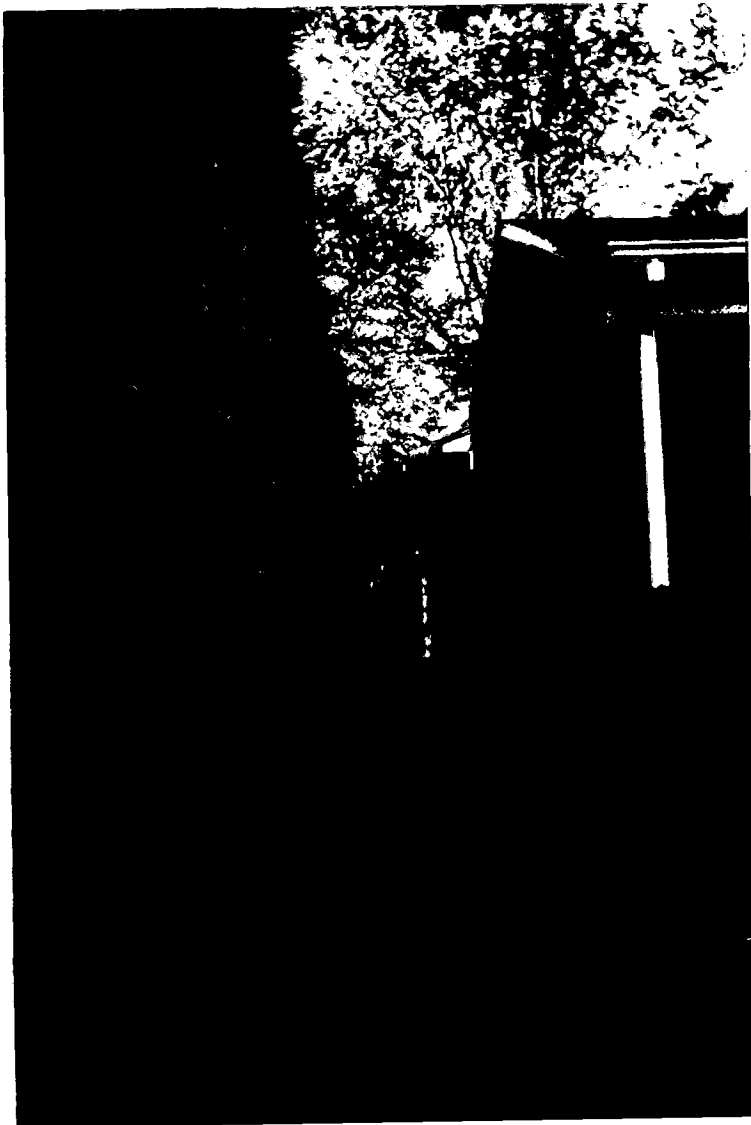
basement window
#2 - interior view



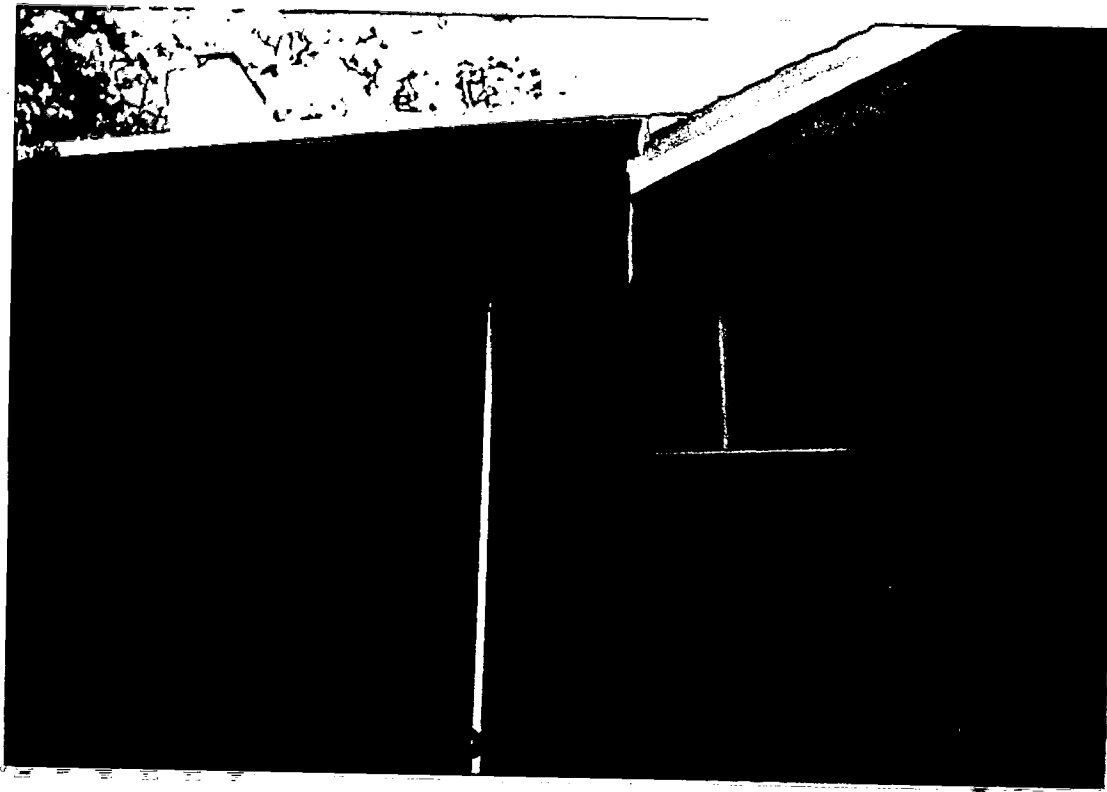
↑
↑
2 bathroom windows,
exterior view



exterior - bathroom
window



West view of house
bathroom windows in
either side of downspout
view from front yard



bathroom windows
from neighbors fence/
tree line - west side



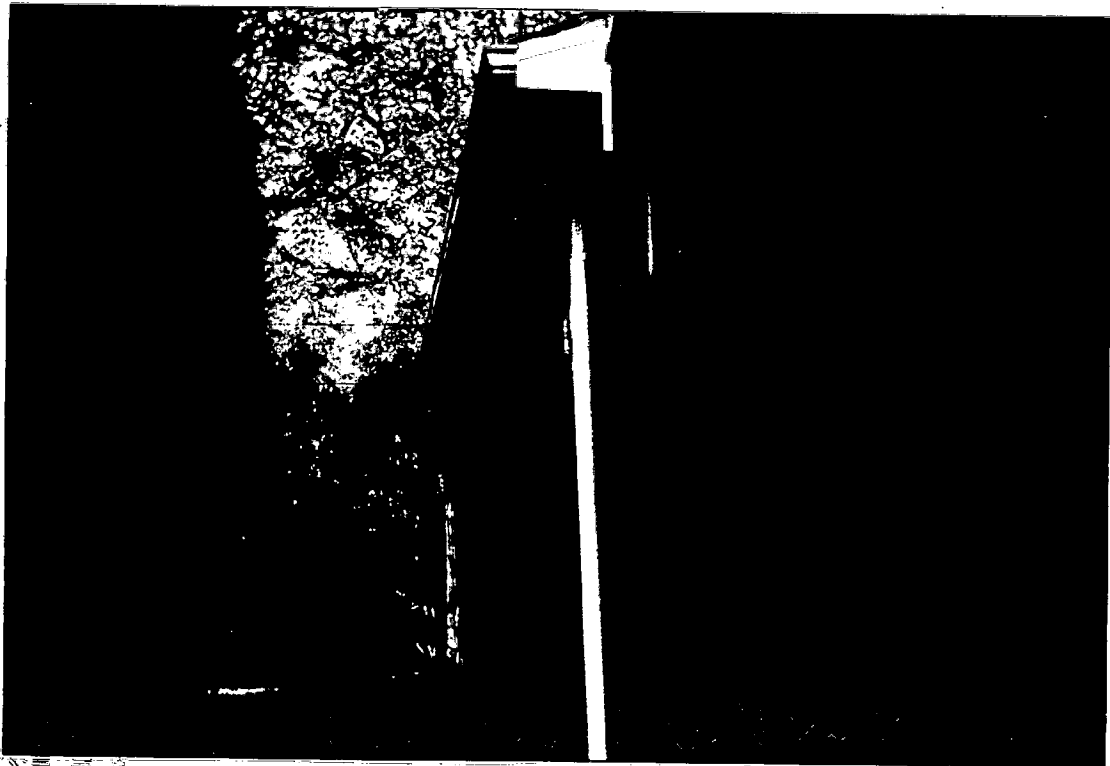
Arch/Gina Campbell 11 E. Kirkwood

1st bathroom window,
inside view



Arch / Ginn Campbell 11 E. Kirke

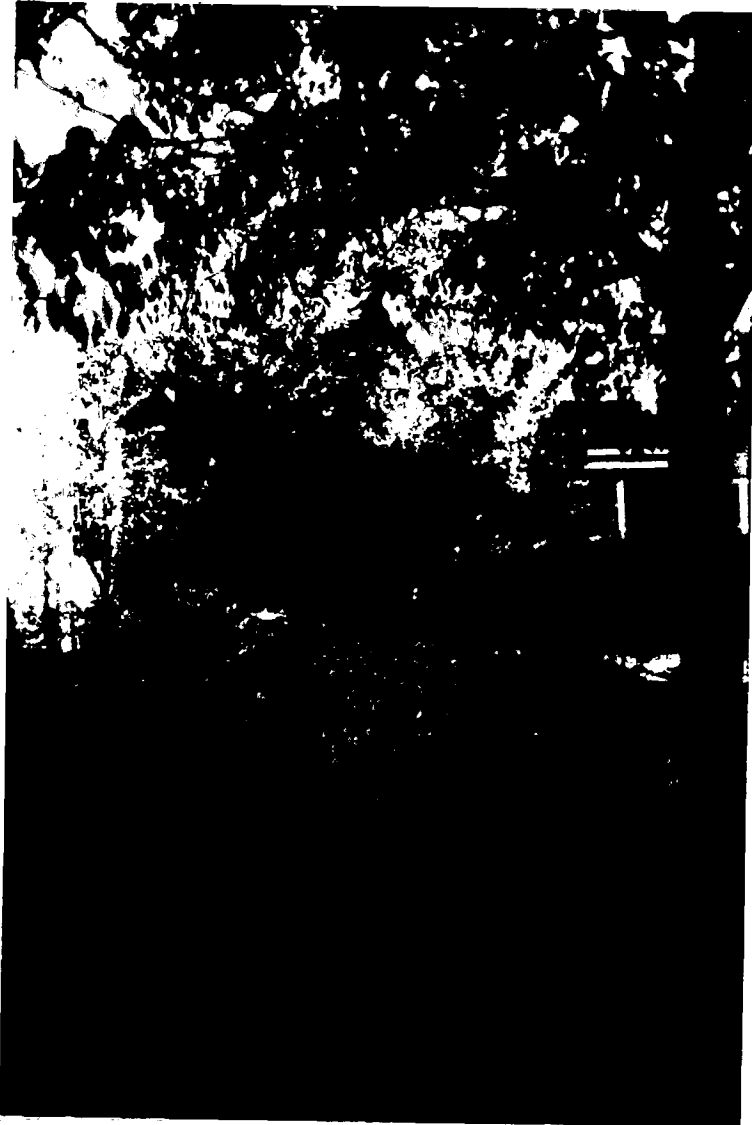
2nd bathroom window
inside view



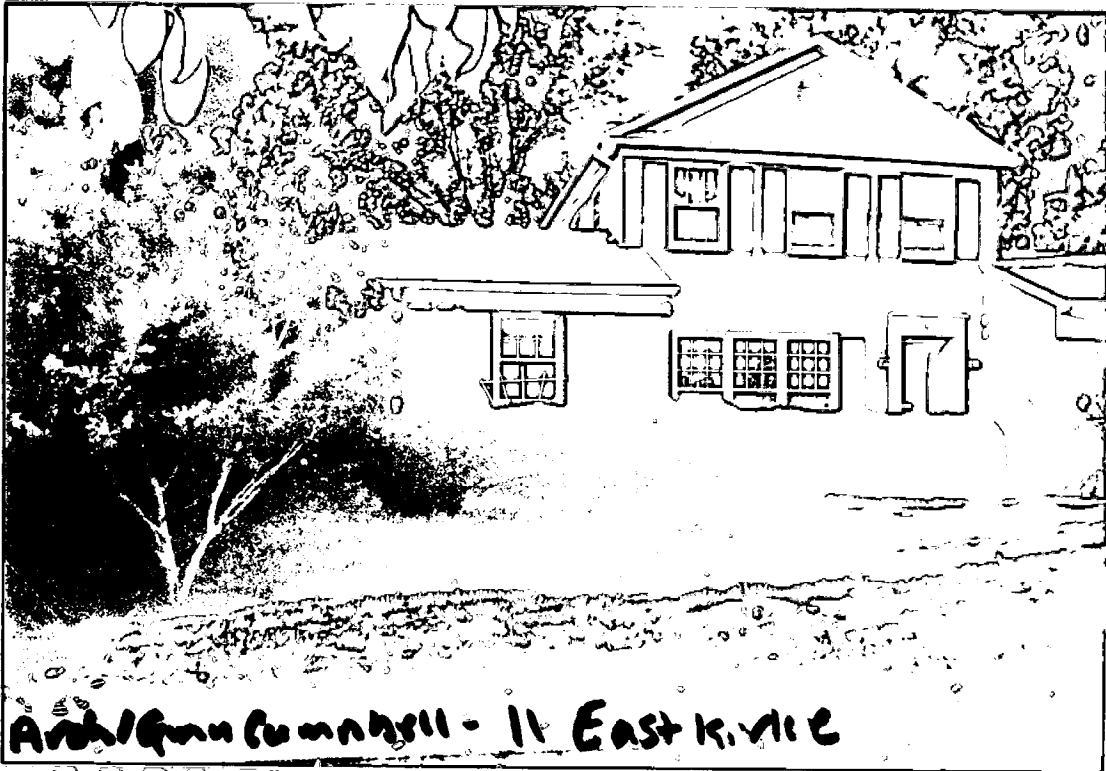
from street toward
back neighbor's fence
line - bathroom window



outside of house
driveway →



outside of the house
from neighbors' front yard



Arch/Guy Campbell - 11 East Kirtle

from East Kirtle
 basement windows
 bathroom windows
 west side



Arch/Guy Campbell - 11 E. Kirtle

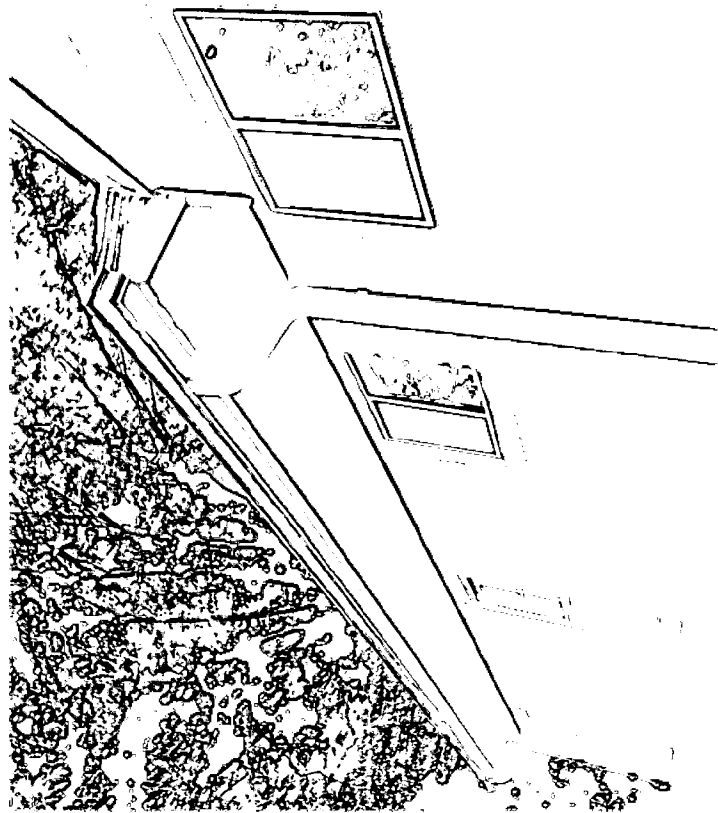
from E. Kirtle ↑
 basement windows are in
 below grade window wells
 under these 3 windows



17

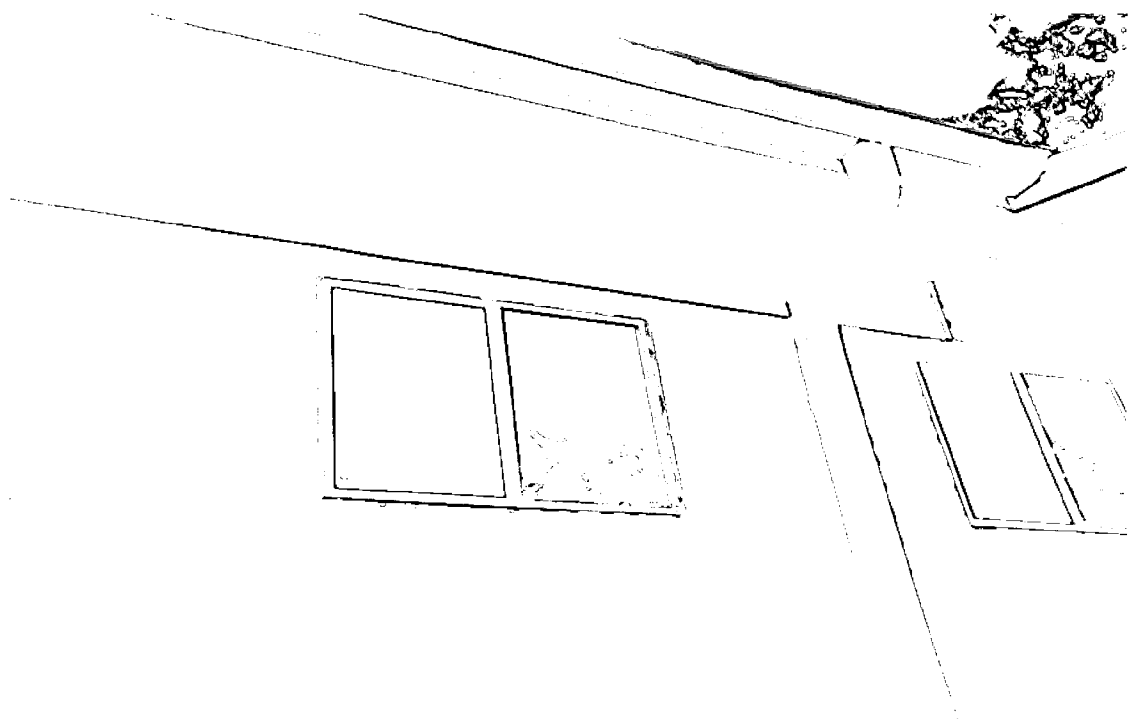
View from side of
house, back towards
the street

→



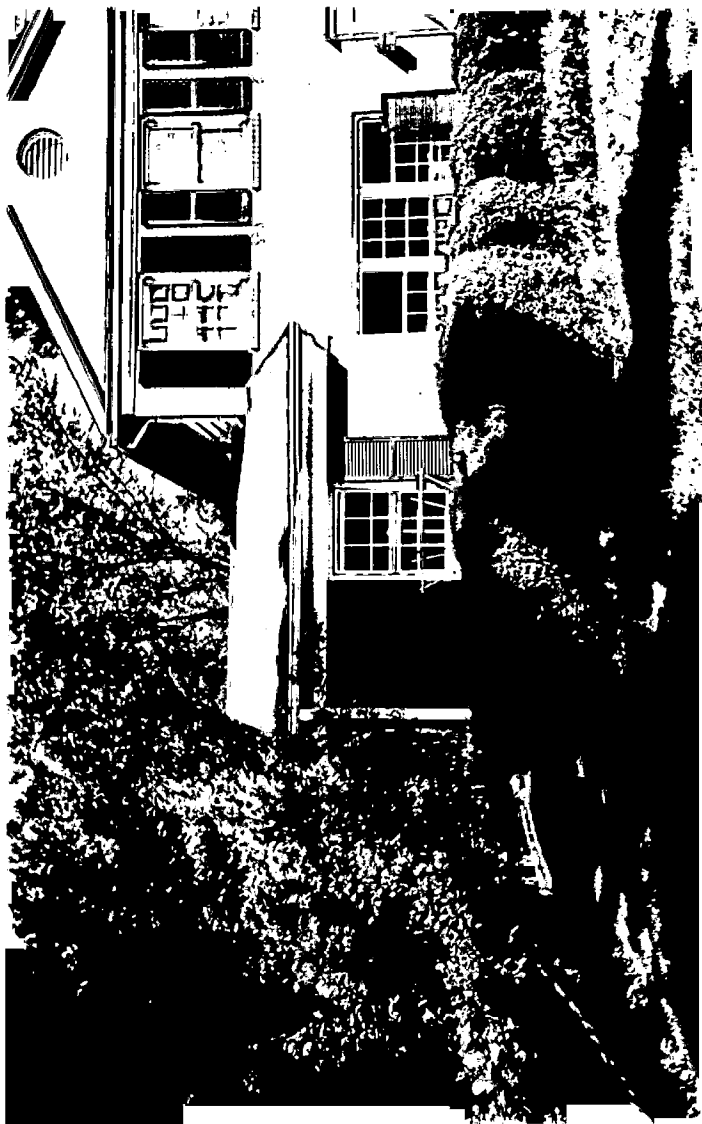






Bathroom window are
these 2 high windows
on either side of
the downspout

<184> 3725



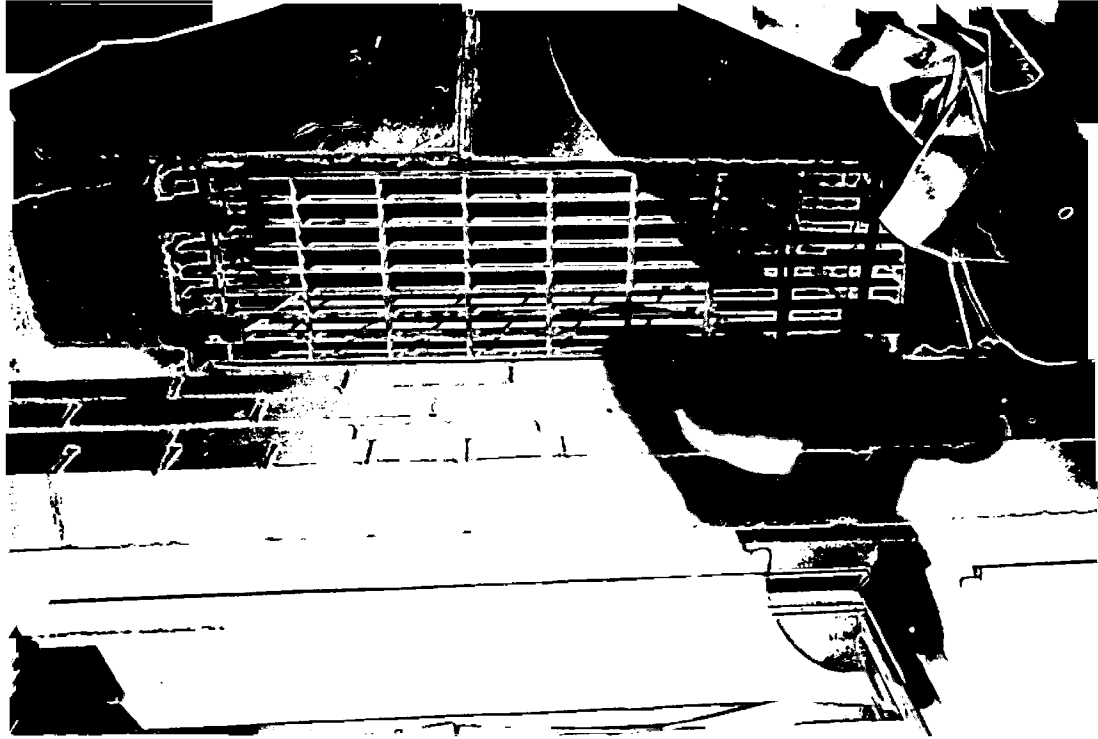
View from street --
bathroom windows are
on this left side of
the house (west)

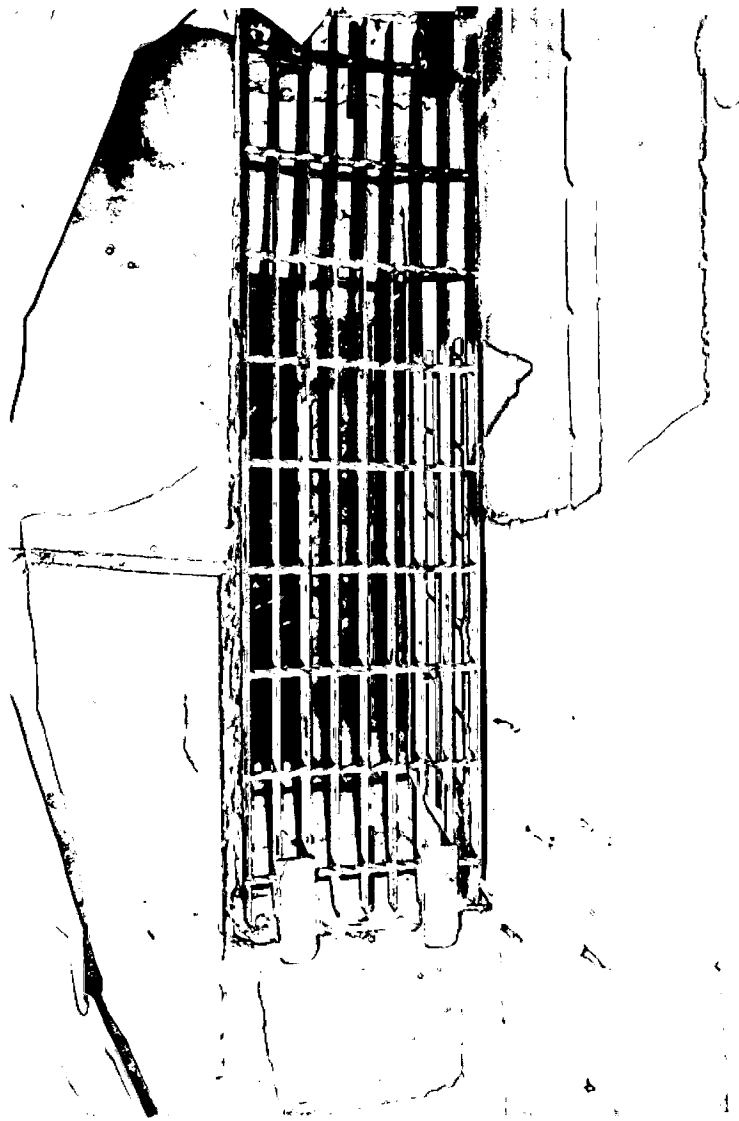
← 370



406

Basement windows
are beneath 3 lower
level windows to the
left of the front
door





Standing on the porch,
looking down into
the window wells
at basement windows

12
O

12



0 0

Basement is dark, & the
camera didn't frame
right, but these are
the corners of the
windows



TO: Josh Silver
Montgomery County Historic Preservation Commission

FROM: Gina Gilland Campbell and Arch Campbell
11 East Kirke Street
Chevy Chase, MD, 20815

RE: Replacement of four windows at 11 East Kirke Street

This past week, I spoke with you by phone at the suggestion of Shana Davis-Cook Burke in the Chevy Chase Village office. We are making a request to replace four windows in our home.

Our home is designated as "non-contributing" in terms of the historic district here in Chevy Chase Village.

We currently have four aluminum windows - two in the basement of our home, and two in ground floor bathrooms - that are inoperable. We would like to replace these four sliding aluminum windows with Quantum 2 energy saving vinyl windows. The two basement windows would be hopper style windows - tilting the window inward when open. The two bathroom windows would be awning style windows, tilting the window outward when open. The other windows in our home are wood casement windows. The vinyl windows will be more similar in appearance to the existing casement windows.

We have enclosed, at your request, a picture of the windows - where they can be seen. The two basement windows are actually invisible from the outside of the house unless you are actually standing on the front porch. They are in window wells that are a part of the front porch. Looking at the front of our house in the enclosed pictures, the two basement windows are underneath the three casement windows that are visible from the street, to the left of the front door. It was hard to get an actual picture of the windows from outside, as the window wells are very narrow; also difficult to photograph from inside, as the basement is dark. We tried.

The bathroom windows are on the west side of the house (the left side, if you are facing the front) and are high windows. We have enclosed pictures

from the outside of these windows. We have also enclosed pictures of what is seen of this side of the house from the street.

We are not asking to change the size of the windows in any way. The windows we would like to install will fit precisely into the existing window openings. They will be a white vinyl finish, to match the paint on the existing casement windows.

The contractor we have selected is Long Fence and Home. Our contact there is Dustin Stone, License # 5134C. He can be reached at 301-639-8562.

Should you require any additional information from us, we can be reached at 301-907-8704. We can also be reached at 202-297-1969, Gina's cell phone. Our email addresses are ginagcampbell@gmail.com or arch.campbell@gmail.com.

Thank you for your attention to this matter.

CC: Shana Davis-Cook Burke, Chevy Chase Village

Enclosures