

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5904 Cedar Parkway, Chevy Chase	Meeting Date:	8/15/2018
Resource:	Outstanding Resource Chevy Chase Historic District	Report Date:	8/8/2018
Applicant:	David O’Neil & Laura Billings (David Jones, Architect)	Public Notice:	8/1/2018
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-18Z	Staff:	Dan Bruechert
Proposal:	Garage demolition, non-historic addition removal, new construction, hardscape, and landscape alterations.		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with five conditions** the HAWP application.

1. Placement of the fixed iron fence panel to be installed in the gazebo needs to be moved to the west opening. Additionally, the fence and gate to the left of the gazebo may not project beyond the rear wall plane of the gazebo. Drawings showing this condition has been met need to be submitted to Staff for review and stamping. Drawings must include details (section, etc.) demonstrating how the fence is being set within the folly and affixed to it. The addition of the fence must not contravene the Secretary of the Interior’s Standards 9 and 10.
2. The front porch needs to remain in its historic configuration. Revisions to the design of the front walk and retaining wall must be submitted as a Staff Item for review and approval by the HPC.
3. Details for the species and placement for the replacement trees must be submitted for review and approval with a letter from Chevy Chase Village stating the that applicant has satisfied the requirements of the Urban Forest Ordinance.
4. Approval of this HAWP does not extend to the building shown as “Future Outbuilding/New Garage” on the submitted drawings. Drawings submitted for stamping should remove this feature. A separate HAWP is required for this construction.
5. A sample board of the stone and mortar for the new pergola columns needs to be created for review and approval with final approval authority delegated to Staff;

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Historic District
STYLE: Eclectic
DATE: c. 1918

The house is placed on the right side of a double-width lot. The stucco-clad house is set on a stone foundation and is two stories tall with a slate roof. The house form is complex and is best described as a variant of an L-shaped plan. The left side of the house has a two-story sun porch with a hipped slate roof. To the right of the sun porch is the front facing gable of the L, with a two-story hipped projection to the right. The house has metal casement windows throughout in a variety of configurations, with large timber lintels over the larger window openings. There are non-historic additions to the rear of the house. To the left of the house is a stone and wood arbor/ pergola that terminates in a large stone folly. There are formal terraced grounds to the rear of the arbor. To the right of the house is a very narrow asphalt driveway that leads to a detached, 3-bay garage.



Figure 1: Stone tower with arbor/pergola.



Figure 2: Subject property shown with surrounding district.

BACKGROUND

A first preliminary consultation was held on this proposal on June 13, 2018. The HPC was generally supportive of the proposal and requested more details regarding the proposal, especially with regards to the proposed drive, parking pad, and landscape features. The applicant has made revisions to the proposal based on feedback from the HPC and request further guidance on this proposal.

A second preliminary consultation was held on this proposal on July 11, 2018. The design had been refined based on the HPC's comments and the applicant provided more information regarding the proposed window replacements. The HPC indicated at the hearing that the applicant had provided the requisite information to remove the non-historic windows.

PROPOSAL

The applicant proposes work on the following items:

- Demolition of the three-car garage;
- Landscaping and hardscape modification;
- Tree Removal;
- Pergola Alterations;
- Swimming Pool Construction and Associated Fencing;
- Partial Demolition & Removal of Non-Historic Additions;
- Modifications to the Front Porch;
- Additions and Modifications to the Historic House; and
- Window Replacement

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 *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Chevy Chase Historic District Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Guidelines

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

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

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

permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- Balconies should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building. If an existing garage or accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”
- Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way.
- 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

- Swimming pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations 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.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship;

Secretary of Interior's Standards for Rehabilitation

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 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 applicant proposes to undertake alterations, demolition, and new construction on the entirety of the property, including work to the main house, outbuildings, and formal landscape.

- Demolition of the three-car garage;
- Landscaping and hardscape modification;
- Tree Removal;
- Pergola Alterations;
- Swimming Pool Construction and Associated Fencing;
- Partial Demolition & Removal of Non-Historic Additions;
- Modifications to the Front Porch;
- Additions and Modifications to the Historic House; and
- Window Replacement

Demolition of the Three-Car Garage

The existing garage is a wood framed building on a brick foundation with an asphalt-shingled hipped roof with a hipped dormer. The doors are all wood carriage style doors with lites in the upper section. The construction date of the garage has not been conclusively shown, however, Staff's research into Sanborn Maps and County Atlas, demonstrate that the garage was constructed sometime after 1948. Due to the placement of the garage at the rear of the yard and the slope of the lot and the terracing of the side yard the garage is only minimally visible from the public right-of-way. The applicant proposes to demolish this building.

The *Guidelines* relating to detached garages states that alterations should be reviewed under lenient scrutiny, meaning the review should focus on general massing and scale and impact on the streetscape. As it is only minimally visible from the surrounding streetscape and not a historic feature, Staff finds that the removal of the garage would not have an impact on the surrounding district. Additionally, the Guidelines adhere to the principle that: "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." Even though 24A-8(b)(1) states that changes should not be undertaken that result in significantly altering a feature of an historic resource within a historic district, Staff finds support for demolishing the existing garage.

Landscape and Hardscape Modifications

The applicant proposes several alterations to the landscape. The alteration with the largest impact to the streetscape of the building is the proposal to remove the existing asphalt driveway and install landscaping in its place and construct a new drive with a lay-by to the immediate left of the historic house. From a practical use, Staff finds that the existing driveway is not sufficient

for modern automobiles. It is too narrow. Staff did find a number of instances where owners have abandoned rear yard access to their cars and maintain parking in front of their houses.

The applicant proposes to construct a new drive and a lay-by approximately 10' (ten feet) wide to the left of the historic house. The lay-by is roughly elliptical shaped and is located between the new driveway and the steps to the front door. The applicant has included the proposed drive on its site plan and in a rendering comparing an existing view of the house with the new feature. Staff finds that this alteration will alter the historic character, but will do so in a manner that the house will still contribute to the historic character of the surrounding district, per the *Guidelines*. Several materials were discussed at the Preliminary Consultation; however, the HPC's comments could generally be summed up as a new drive should have a varied texture and color. The applicant proposes to use an exposed aggregate for this feature, which satisfies both the varied color and texture requirements. While Staff was unable to locate any other front parking pads in the Chevy Chase Village Historic District, Staff remains supportive of this feature. It is offset from the front of the house, so parked cars will not have a significant visual impact on the historic house from the right-of-way. Staff finds that the applicants' proposal to construct a new drive and lay-by will have not have an adverse effect on the house and is appropriate under the guidelines. Staff supports approval of this element.

Staff was initially concerned that the new parking pad would create a large section of impervious surface and significantly increase lot coverage. The landscape architect for the project included calculations of existing and proposed lot coverage with the application materials. The existing lot coverage (which consists of paved, built-on, and impervious surfaces in the right of way) is 4575 ft². This is 51.9% of the 16,317 ft² lot. If all of the proposed new construction is built, including the accessory structure not under consideration under this HAWP, the lot coverage will be 7,926 ft². This is a lot coverage of 45.5% of the total lot. Because the proposal calls for the removal of a large amount of asphalt paving to the rear, there will be more space available for planting and reinforcing the park-like setting promoted by the historic district.



Figure 3: Perspective from the southeast of the house in the location of the proposed drive and parking pad.

Tree Removal

In order to accommodate some of the landscape and hardscape changes proposed, the applicant proposes to remove a total of twenty (20) trees. Fourteen (14) of the trees are larger than 6" (six inches) d.b.h. and subject to HPC review. In front of the house near the proposed driveway and lay-by there are:

- 20" d.b.h Norway Spruce;
- 22" d.b.h. Norway Spruce;
- 24" d.b.h Balsam fir; and a
- 9" d.b.h. Black Walnut

The two Norway Spruce trees and the Balsam fir are in poor health and leaning. The removal of these four trees will have the largest impact on the character of the house.

There are an additional five trees proposed for removal along the left (south) property line. Most of these are flowering trees that are between 6" – 10" (six to ten inches) and are set far enough away from the house so as not to have a significant impact to the on house. They are:

- 6" d.b.h. Cherry tree;
- 6" d.b.h. Foster's Holly;
- 10" d.b.h. Red Oak;
- 6" d.b.h. Foster's Holly; and a
- 6" d.b.h. Foster's Holly;

In the southwest corner of the yard the applicant proposes to remove:

- 9" d.b.h. Flowering Cherry and a
- 7" d.b.h. Flowering Dogwood

These trees are not visible from the public right-of-way and their removal will not have a significant impact on the character of the lot.

Lastly, the applicant proposes to remove three trees from behind the house. These trees are not at all visible from the public right-of-way:

- 6" d.b.h. Japanese Maple;
- 6" d.b.h. Foster's Holly; and
- 7" d.b.h. Flowering Cherry

With the exception of the two large pine trees in the front of the yard, the trees proposed for removal are all relatively young and don't add to the mature tree canopy found throughout the district. To comply with the Chevy Chase Village Urban Forest Ordinance, the applicant will be required to plant a new tree for each one removed. The landscape site plan submitted with the application is only a concept drawing and has not identified the placement and species to be planted on the site. Staff recommends the HPC condition approval of the tree removal on the applicants' submission to Staff of a letter from Chevy Chase Village indicating that the applicant has satisfied the requirements of the Urban Forest Ordinance.

Pergola Alterations

The applicant proposes to add a second row of columns to the pergola, behind the existing historic columns and construct a new pergola structure. Aligned with these new columns the applicant proposes to install a 5' (five foot) iron fence enclosure with a gate (discussed below). Based on the input from the HPC at the two preliminary consultations, Staff finds the proposal to add a new row of stone columns is appropriate. Based on feedback from the HPC, the applicant proposes to match the column design and materials. Staff finds that alterations to this feature is most analogous to gazebos, which should be subject to moderate scrutiny. Staff further finds that this is an appropriate treatment within the Chevy Chase Village Historic District, per the *Guidelines*.

Swimming Pool Construction and Associated Fencing

The applicant proposes to construct a swimming pool in the lower terrace to the left of the historic house. As this is inset in the formal gardens and below street grade, it will not be visible from the public right-of-way. The *Guidelines* state that lot coverage should be subject to strict scrutiny where the change will impact the park-like setting of the district. A pool and the paving around it will significantly add to the lot coverage; however, Staff finds that the pool is proposed for what is currently an open section of lawn and will not impact the setting of the surrounding district. Surrounding the swimming pool, the applicant proposes to install fieldstone pavers in a running pattern. These pavers are light in color, but because of the grade of the site, will not be visible from the public right of way. The *Guidelines* state that swimming pools are subject to lenient scrutiny, as this is proposed for an open space that is not visible from the public right-of-way, Staff supports approval of the swimming pool.

To enclose the rear yard and swimming pool area, the applicant proposes to install a 5' (five foot) tall iron gate. The gate will be installed at the rear of the new pergola columns (see below). To the right there will a 5' (five foot) tall gate that matches the design of the fence. The fence has a double width gate to the left front corner, then encircles the rear yard, terminating at the northwest corner of the house. The fence will have 1 ½" (one-and-a-half-inch post) with ½" (half inch) pickets. This fence design will allow for a high level of transparency through to the yard. Staff finds that the design and materials are consistent with the architecture of the house.

The portion of the fence at the pergola and along a portion of the south (left) property boundary will be taller than the 48” (forty-eight inches) the HPC typically requires. In this instance, Staff supports the design of this fence for two reasons. First, this fence is being installed to the rear of the new pergola columns and will appear integrated with that new built feature. Second, the design and materials of the fence allow for maximum transparency and will not significantly obscure the historic features of the house.

Staff has two recommendations to make the fence better comply with the character of the house and surrounding landscape. First, the fixed iron panel proposed for the east opening of the gazebo/folly should be relocated to the west opening so that the more open appearance of this significant built feature is preserved. Second, the gate to the left (south) of the gazebo/folly should be set an additional 10’ (ten feet) to the west, so that the rear yard is fully enclosed while allowing the gazebo/folly to be fully visible. Review of this element is undertaken with moderate scrutiny. Staff recommends that permit drawings reflect this condition prior to stamping.

Adjacent to the proposed pool, the applicant’s site and landscape drawings show a building that is labeled either “garage” or “future outbuilding.” This construction is not under consideration at this time but was included as part of a fully developed landscape plan. This building will not be included in the permit drawings and the applicant is aware that they will be required to return for a separate HAWP to consider this building in the future.

Partial Demolition & Removal of Non-Historic Additions

There are three non-historic additions to the historic house: two are on the west elevation, the other is on the southwest corner. The additions were designed to be compatible with the appearance and the stucco siding and slate roof found on historic house, do not appear on our historic atlases or Sanborn Maps. The two additions on the west (rear) elevation of the house are not visible from the public right-of-way and the addition in the southwest corner is only partially visible. The removal of these three non-historic additions will not detract from the historic character of the house or the surrounding district and Staff supports their removal.

Modifications to the Front Porch

The existing porch is constructed out of stone that matches the foundation of the house and has a stone cap around it. It has stairs from both the left and right sides in single runs with significant landscaping in front of it. The applicant proposes to change the steps on the left (south) side of the porch from a single run set of steps by shortening the porch and changing the steps to front loading. A new metal railing will be installed to the left of the new stairs. The width of the front porch will be shortened by approximately 30” (thirty inches). The replacement steps will be constructed to match the existing. Per the *Guidelines*, the review of these alterations should be given moderate scrutiny.

Staff finds that the modification of the front porch does not meet the *Guidelines* requirements given the level of scrutiny (moderate) that is required. Moderate scrutiny evaluates the materials, size, and massing of the proposal with additional considerations for preserving the integrity of the resource. This proposed change also appears to contravene 24A-8(b)(1) by substantially altering a significant exterior feature of this historic resource. As currently designed, the proposed modification of the front porch would result in the loss of significant historic fabric and

alter the appearance and character of the house. Staff recommends the HPC condition approval of this HAWP on retaining the porch in its existing, historic configuration. Staff recognizes that this condition will require an alteration to the proposed front walk and retaining wall. Staff finds the fieldstone pavers to be an appropriate material and recommends that the HPC either require the revised front walkway and retaining wall to be presented to the HPC for review and approval as a Staff item; or to delegate the review and final approval of alterations of the front walk and retaining wall to Staff.

Additions and Modifications to the Historic House

In the southwest corner the applicant proposes to construct a new porch on a stone foundation that matches the historic. The porch will be screened in with a pergola covered by a flat seam copper roof and will project to the left beyond the wall plane of the historic house. The pergola and columns will sit several feet above the historic arbor/pergola to the left of the house and will be visible from the public right-of-way.

In Chevy Chase, porches are subject to moderate scrutiny, meaning that in addition to scale and massing, the compatibility of the design with the historic resource is to be considered. Staff finds that overall the size and scale of the porch are consistent with the size of the house and the houses around it. The pergola above this porch is a design element that is taken from the historic pergola/arbor in front of it, and the pergola height appears to match the strong horizontal belt course separating the first and second floors of the sun porch. The submitted plans show this the pergola will painted metal railing to match the details of the proposed iron fence. This element will tie the design of the new and historic construction to one another.

In the southwest corner the applicant proposes to construct a rear-gable addition that will project to the rear (west) beyond the historic massing of the house. The south wall plane of this addition will be inset from the historic wall plane at the front of the house, which is typically required of additions to historic building. The rear (west) of this addition will have a large bay window with a series of eight and ten lite casement windows. On the south elevation, the addition will incorporate a hipped-roof dormer above the pergola. The south wall of this addition will also have a triple casement window with a large wood lintel, matching the details from the front of the house. This proposed construction should be subject to moderate scrutiny, because it will be partially visible from the public right-of-way.

The foundation for the new porch and rear addition will be stone to match the historic foundation and will have stuccoed siding to match. The windows will be painted wood, multi-lite casement windows, and the roofing will be slate to match the historic. The new pergola on the side porch will be stained wood.

In the northwest corner, the applicant proposes to construct a new rectangular bay window with a painted wood balustrade above its flat roof. This bay will have eight-lite windows to match the new casements introduced to the house in the southwest corner. The roof will have projecting outriggers and pergola to match the details in the proposed porch. This new architectural feature appears to be compatible with the design of the historic house and is only subject to lenient scrutiny as it is not at all visible from the public-right-of-way. The applicant proposes to use wood, multi-lite, casement windows which is consistent with the windows found throughout the historic house. Staff finds the design of this feature to be appropriate.

The applicant proposes to enlarge a hipped dormer on the west elevation of the house. The existing dormer is two casement windows and the applicant proposes to effectively triple the size of this dormer and install three pairs of casement windows matching the configuration of the historic windows. The applicant proposes wood windows, with wood trim, and a slate roof. The applicant also proposes to install a new entrance on the west elevation. This entrance will have a pair of ten-lite French Doors flanked by ten-lite sidelights with a large wood lintel. The door and sidelights will be wood to match the details of the historic windows found throughout the house. The proposed wood lintel will match the lintels found elsewhere on the house. As the rear of the house faces a golf course, this proposed dormer and new entrance will not be visible from the public right-of-way and are to be given lenient scrutiny. Staff finds that proposal is consistent with the design details of the historic house and appears to be appropriate.

The applicant proposes to construct new stone walls to surround new gardens both in the front and rear of the house. The stone selected will match the stonework on the historic house foundation. To the front, the applicant proposes a new stone wall that will extend from the front walk to the first pier of the pergola. The height of the front retaining wall will be approximately 18" (eighteen inches), though the grade drops off near the pergola and it will be closer to 3' (three feet). The new retaining wall in the rear will also match the stone foundation and will be approximately 24" (twenty-four inches) tall. The rear retaining wall will also create a section of paved patio. The newly created patio will be paved using an irregular fieldstone pattern consistent with the proposed front walkway. Staff finds that these new walls are compatible with the historic house in material and design and supports approval.

Toward the rear of the basement level on the north elevation, the applicant proposes to create a new window well with a stone cap that matches the front porch and the new retaining walls. Two new wood casement egress windows will be installed into the window well. These windows will be twelve-lite casement windows in details that match the historic windows. They will only be minimally visible from the public right-of-way and Staff supports their approval.

Window Replacement

The applicant proposes to replace several non-historic windows with wood, multi-lite windows. Many of these windows are either at the basement level or in the historic dormers. The basement windows proposed for replacement are non-historic vinyl sash windows that do not contribute to the historic character of the building. The dormer windows to be replaced are on the south and north elevations and are non-historic vinyl windows.

The applicant proposes to replace two windows on the front (east) of the house. The first is a pair of casement windows with a fixed panel below on the second floor. Staff suspects that the windows were cut down to accommodate an in-window air conditioner at some point. This window appears to have lost its historic integrity and Staff supports its replacement. The applicant also proposes replacing the first-floor window assembly to the left of the front entrance. This window has a fixed central window flanked by two eight-lite casement windows.

On the north elevation, the applicant proposes replacing several non-historic windows. At the basement level, the applicant proposes replacing the two windows closest to the street with wood six-lite casement windows that fill the existing opening. On the second floor, the applicant

proposes to replace non-historic window closest to the street with a pair of eight-light casement windows that match the historic. In the second-floor projecting bay, the applicant proposes removing the non-historic window and installing a smaller six-lite casement window in its place. The stucco will be patched to match the historic stucco. On the attic, the rear dormer will replace its non-historic vinyl windows with wood, six-lite casement windows. This is more in keeping with the historic character of the house and is likely the historic configuration of this element. The proposed changes on the north elevation all involve the removal of non-historic modifications and will create a more cohesive appearance. Staff supports the replacement of these non-historic windows.

The applicant presented information at the second preliminary consultation about the condition of the windows proposed for replacement. Comments provided by the HPC indicate that the applicant has met the burden of proof in demonstrating that these windows are not historic and may be replaced. The applicant proposes to replace all of the identified windows with wood casement windows in a configuration that is historically appropriate. Staff supports the removal and replacement of the identified windows.

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with five conditions** the HAWP application.

1. Placement of the fixed iron fence panel to be installed in the gazebo needs to be moved to the west opening. Additionally, the fence and gate to the left of the gazebo may not project beyond the rear wall plane of the gazebo. Drawings showing this condition has been met need to be submitted to Staff for review and stamping. Drawings must include details (section, etc.) demonstrating how the fence is being set within the folly and affixed to is. The addition of the fence must not contravene the Secretary of the Interior's Standards 9 and 10.
2. The front porch needs to remain in its historic configuration. Revisions to the design of the front walk and retaining wall must be submitted as a Staff Item for review and approval by the HPC.
3. Details for the species and placement for the replacement trees must be submitted for review and approval with a letter from Chevy Chase Village stating the that applicant has satisfied the requirements of the Urban Forest Ordinance.
4. Approval of this HAWP does not extend to the building shown as "Future Outbuilding/New Garage" on the submitted drawings. Drawings submitted for stamping should remove this feature. A separate HAWP is required for this construction.
5. A sample board of the stone and mortar for the new pergola columns needs to be created for review and approval with final approval authority delegated to Staff;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

T APPLICATION FOR
HIS ORIC AREA WORK PERMIT

Contact Email: david@jonesboer.com Contact Person: DAVID JONES
Daytime Phone No.: 202-332-1200

Tax Account No.:
Name of Property Owner: DAVID O'NEIL & LAURA BILLINGS Daytime Phone No.: 301-654-1970
Address: 5904 CEDAR PARKWAY, CHEVY CHASE MD. 20815
Street Number City State Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: DAVID JONES Daytime Phone No.: 202-332-1200

LOCATION OF BUILDING/PREMISES

House Number: 5904 Street CEDAR PARKWAY
Town/City: CHEVY CHASE Nearest Cross Street IRVING ST.
Lot: P 731 Block: Subdivision: CHEVY CHASE SECTION 2
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
Move Install Wreck/Raze
Revision Repair Reocclude

CHECK ALL APPLICABLE:

- AC Stab Room Addition Porch Deck Shed
Solar Fireplace Woodburning Stove Single Family
Fence/Wall (complete Section 4) Other:

1B. Construction cost estimator: \$

1C. If this is a revision of a previously approved active permit, see permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ALTERATION

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

PART THREE: COMPLETE ONLY FOR FENCE-RETAINING WALL

3A. Height feet inches
3B. Indicates 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/adjacent

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.

David Jones
Signature of owner or authorized agent

5.22.12.
Date

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

**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:

CATEGORY I IN THE CHEVY CHASE VILLAGE
HISTORIC DISTRICT. HOUSE HAS LATER
ADDITIONS.

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

REMOVE LATER ADDITIONS ON THE REAR OF THE
HOUSE. REMOVE DETACHED GARBAGE. ADD NEW
BATH AND FAMILY ROOM TO THE REAR WITH NEW
SCREENED PORCH TO THE SIDE, ADD POOL, WALKWAYS
AND TERRACE. ADD OUTBUILDING. ENLARGE REAR
DORMER. REPLACE NON-CONTRIBUTING WINDOWS.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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.

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**

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**

- 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**

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**

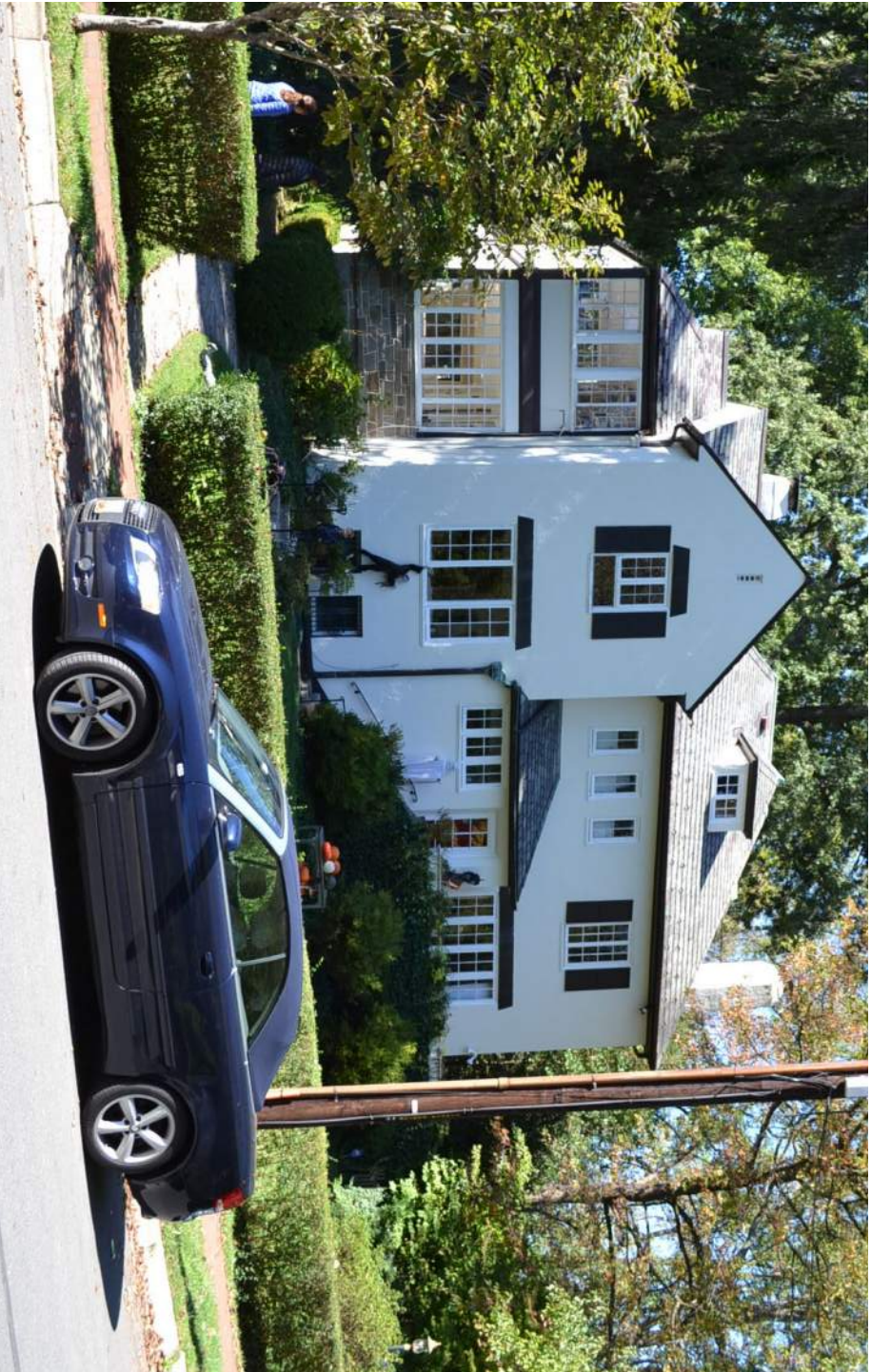
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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

<p>Owner's mailing address LAURA BILLINGS & DAVID O'NEIL 5904 CEDAR PARKWAY CHEVY CHASE MD 20815</p>	<p>Owner's Agent's mailing address DAVID JONES JONES & BOER ARCHITECTS 1739 CONNECTICUT AVE NW WASHINGTON DC. 20009.</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>JOHN D & ELLEN F. TALBOTT 5906 CEDAR PARKWAY CHEVY CHASE MD 20815</p>	<p>PETER W & GENIE B ASMUTH 5810 CEDAR PARKWAY CHEVY CHASE MD 20815</p>
<p>MARTIN & LOZI WEINSTEIN 5815 CEDAR PARKWAY CHEVY CHASE MD 20815</p>	<p>JOHN & NANCY ELLIOTT 37 WEST IRVING ST. CHEVY CHASE MD. 20815</p>



Existing East elevation from Cedar Parkway



Existing East elevation from Cedar Parkway



Existing West Elevation



Existing South & West elevation



Existing North Elevation



Existing North Elevation



Existing pavilion & trellis from Cedar Parkway



Existing pavilion



Existing garage North elevation



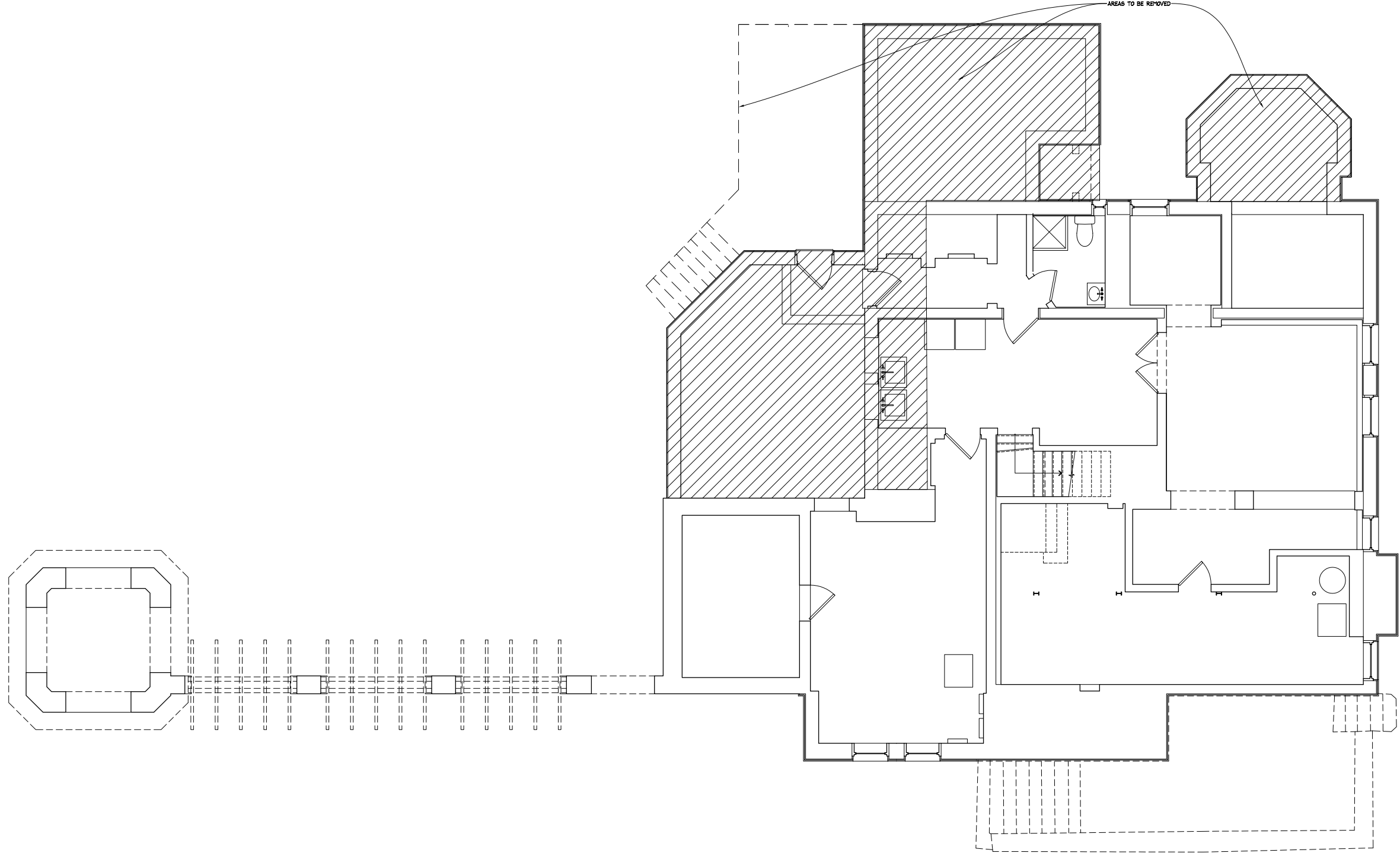
Existing garage East elevation

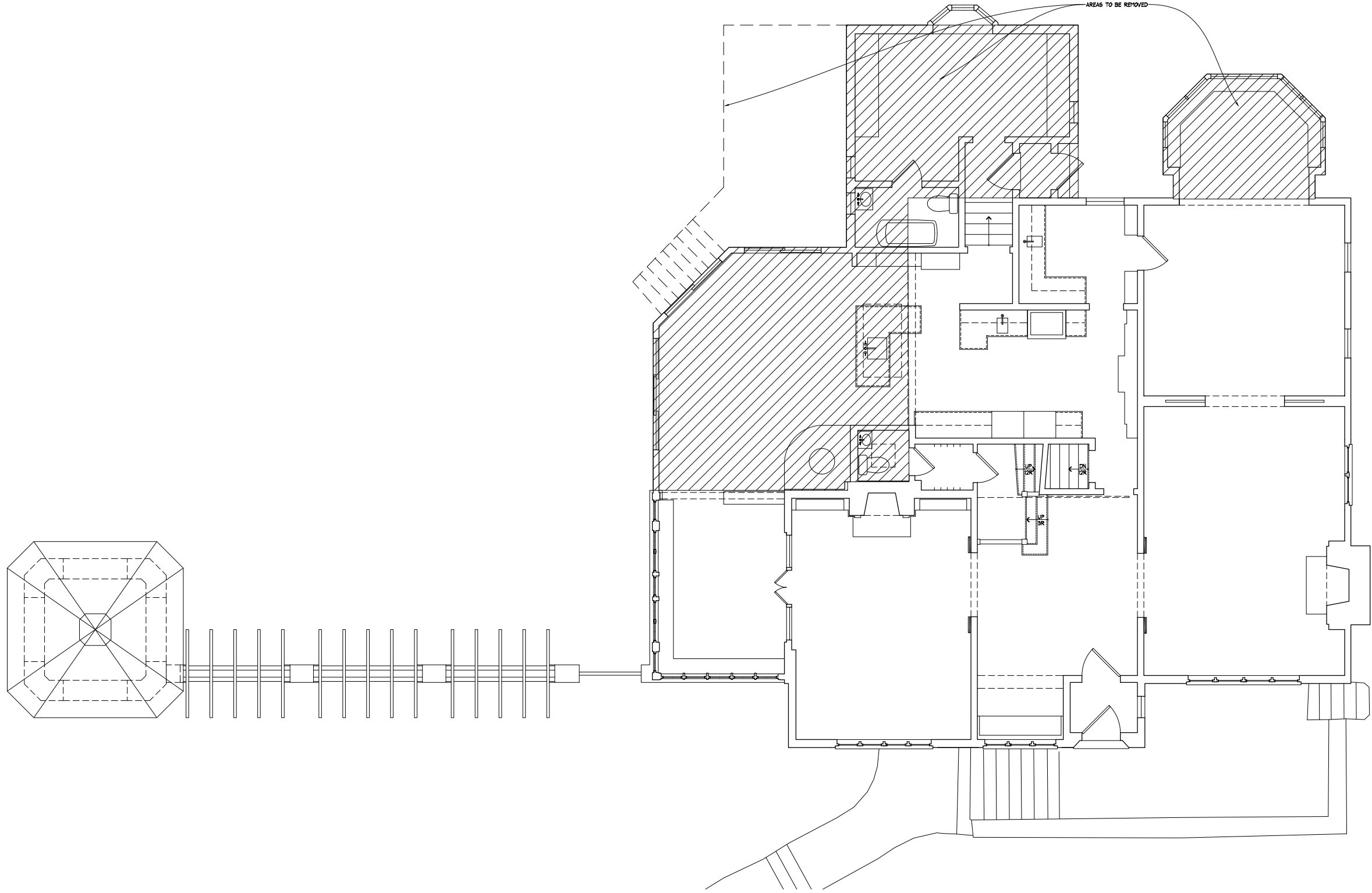


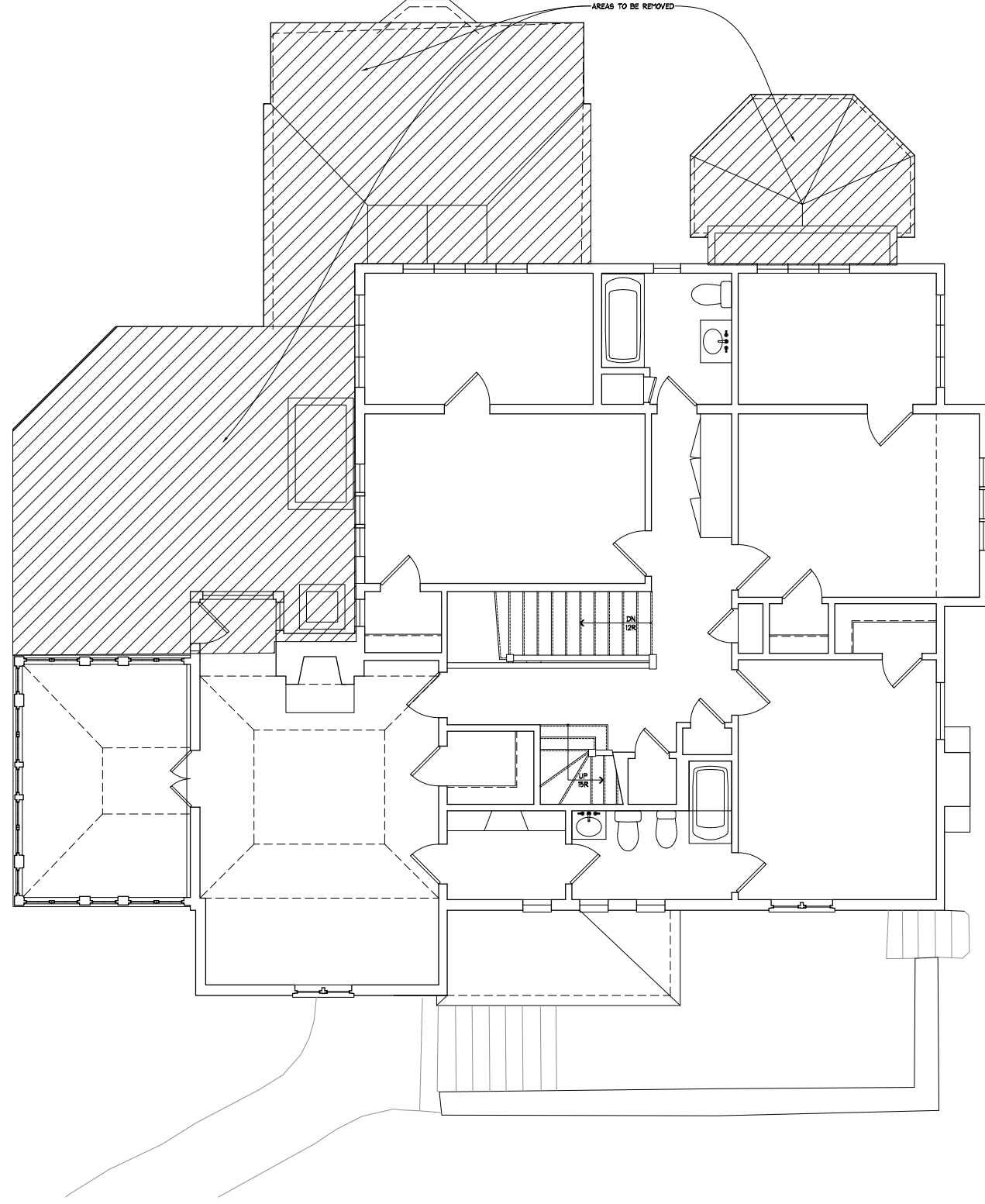
Existing garage South elevation

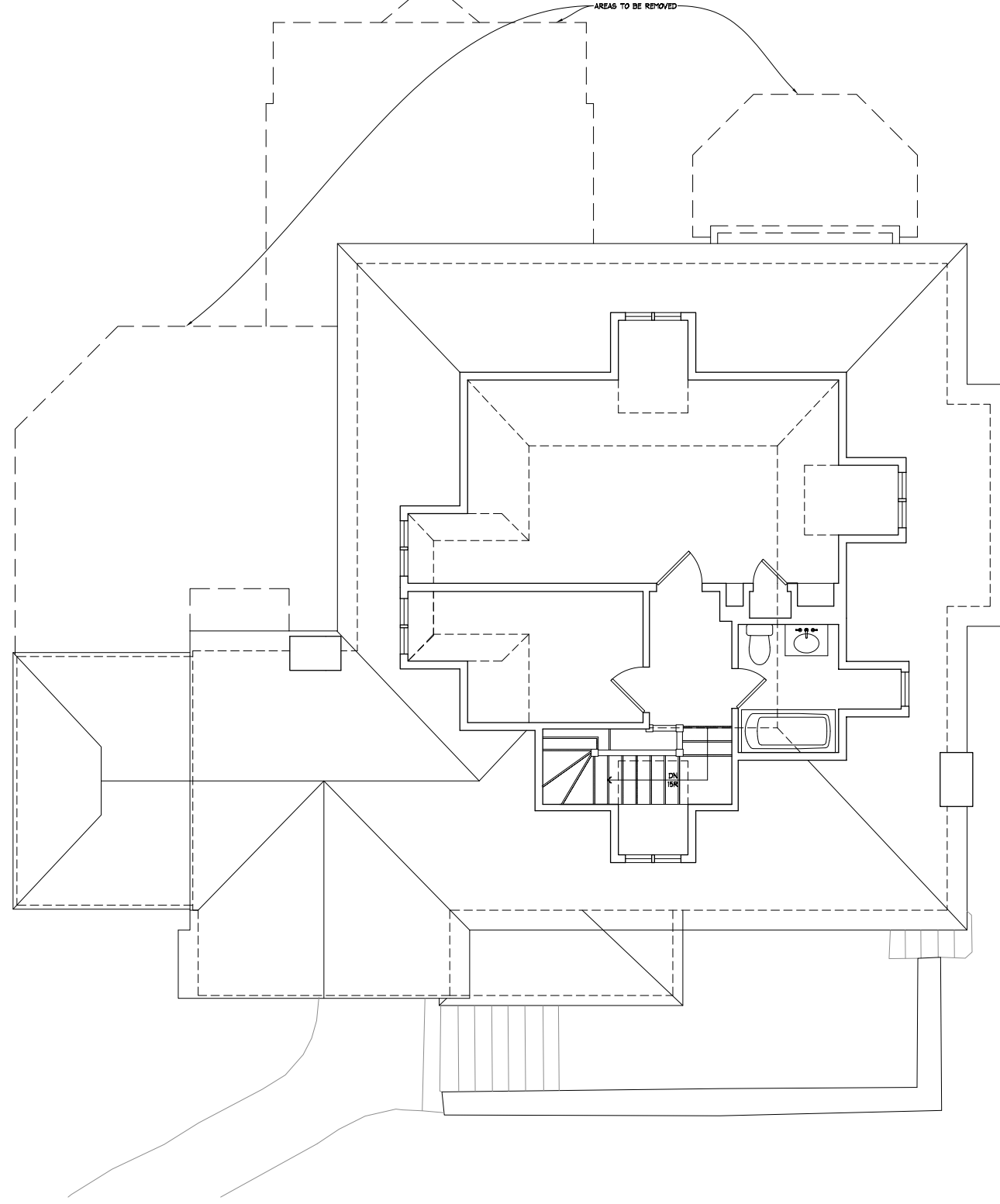


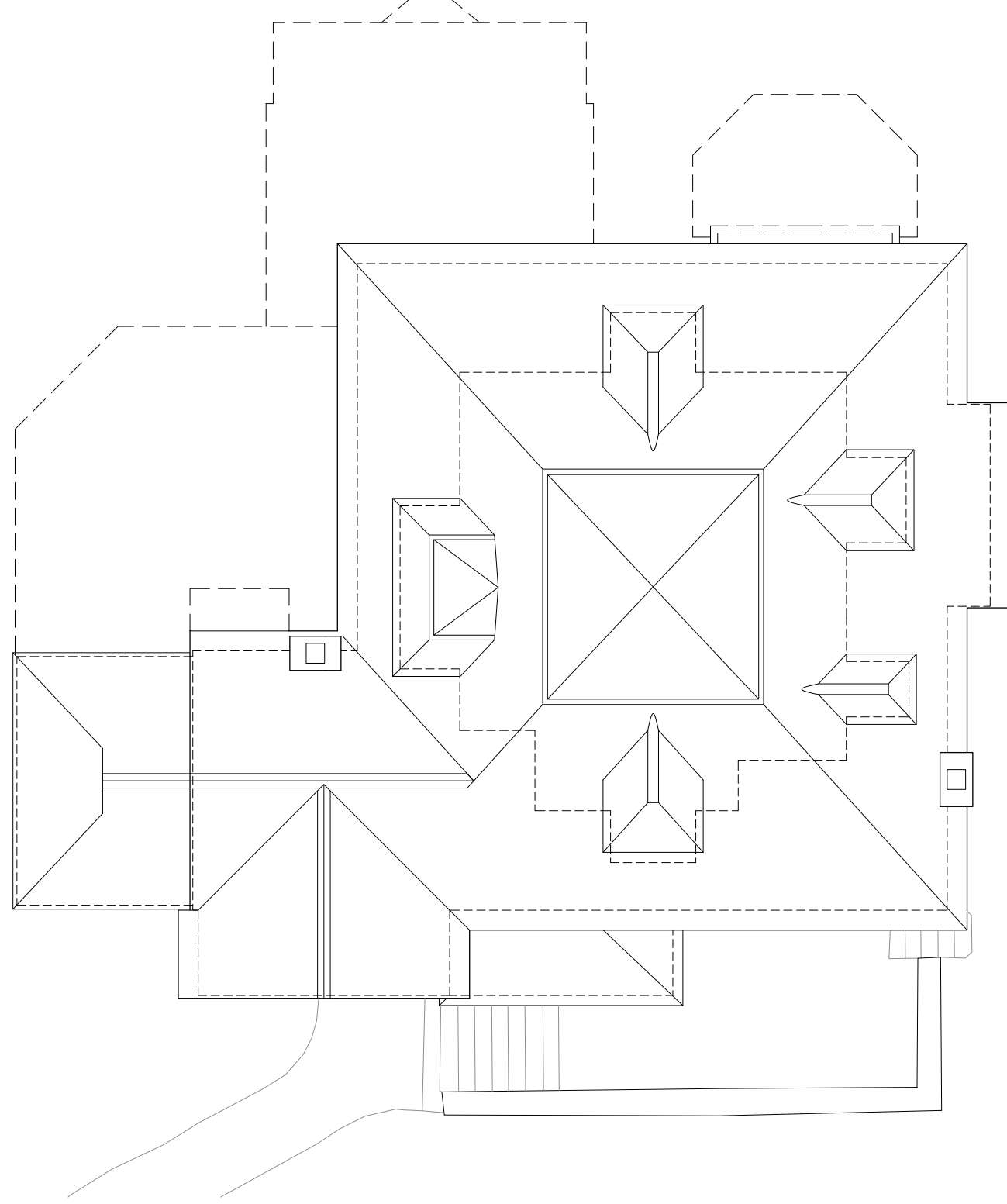
Existing garage foundation











EX1.5

BILLINGS ONEIL RESIDENCE
5904 CEDAR PARKWAY
CHEVY CHASE, MD 20815

EXISTING ROOF PLAN
1/4" = 1'-0"

DATE:
25 JULY 2018
HPC SET







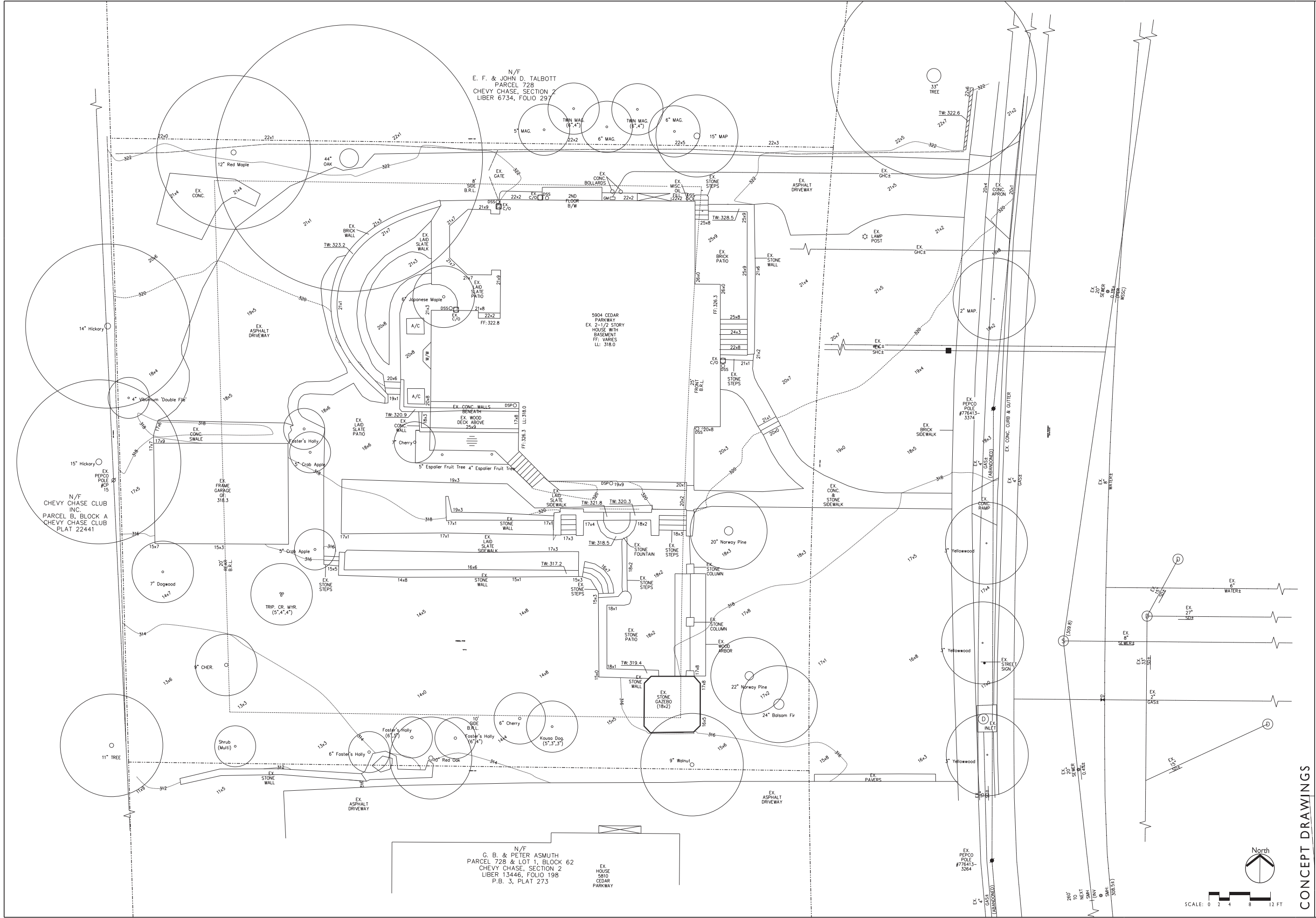


DATE:

25 JULY 2018
HPC SET

EXISTING NORTH ELEVATION
1/4" = 1'-0"

BILLINGS ONEIL RESIDENCE
5904 CEDAR PARKWAY
CHEVY CHASE, MD 20815



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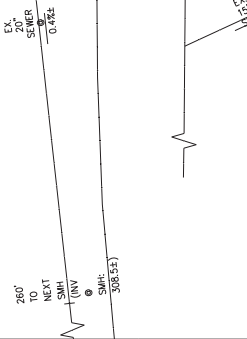
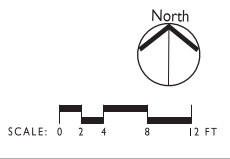
BILLINGS O'NEIL RESIDENCE
 5904 CEDAR PARKWAY
 CHEVY CHASE, MD. 20815

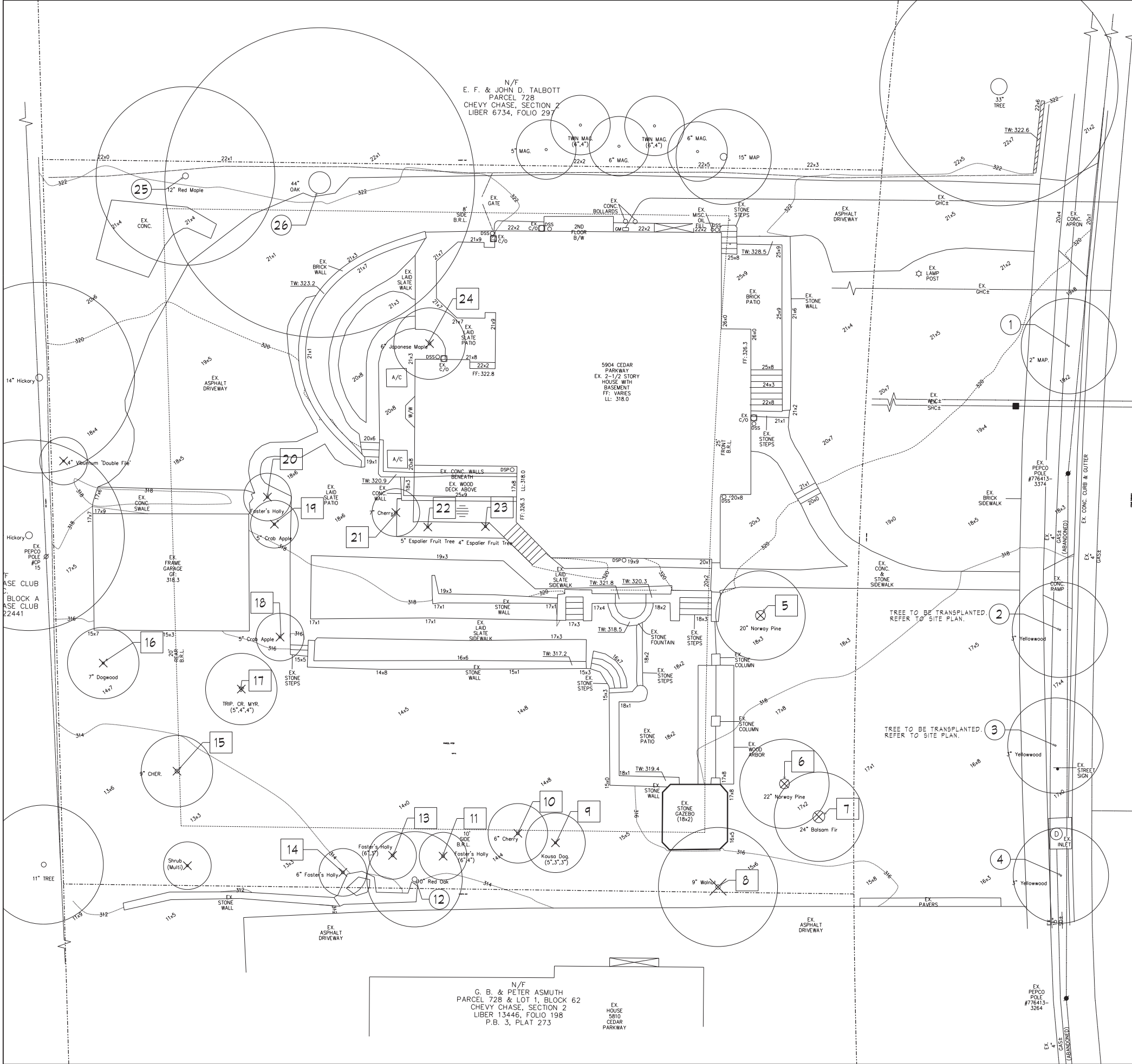
ISSUE DATE: 07.25.2018

EXISTING CONDITIONS

32 EX-1
 JOB NO. 1885

CONCEPT DRAWINGS





5409 CEDAR PARKWAY: EXISTING TREE INVENTORY
 1/18/08
 Note: Data based on survey by CAS ENGINEERING and ARENTZ site visit on 1/17/2018.

NO.	GALIPER (IN.)	SPECIES	COMMON NAME	STATUS	NOTES
1	2"	Acer rubrum	Red Maple	Preserve	Street Tree
2	3"	Cladrastis kentukea	Yellowwood	Transplant	Street Tree
3	3"	Cladrastis kentukea	Yellowwood	Transplant	Street Tree
4	3"	Cladrastis kentukea	Yellowwood	Preserve	Street Tree
5	20"	Pinus resinosa	Norway Spruce	Remove	Leaning
6	22"	Pinus resinosa	Norway Spruce	Remove	Leaning
7	24"	Abies balsamea	Balsam Fir	Remove	Leaning
8	4"	Juglans nigra	Black Walnut	Remove	
9	5"	Cornus kousa	Kousa Dogwood	Remove	
10	6"	Prunus serotina	Flowering Cherry	Remove	
11	6" 4"	Ilex x attenuata Fosteri	Foster's Holly	Remove	Multistem
12	10"	Quercus rubra	Red Oak	Preserve	Leaning to neighbor
13	6" 3"	Ilex x attenuata Fosteri	Foster's Holly	Remove	Multistem
14	6"	Ilex x attenuata Fosteri	Foster's Holly	Remove	
15	4"	Prunus serotina	Flowering Cherry	Remove	
16	7"	Cornus florida	Flowering Dogwood	Remove	
17	5" 4" 4"	Lagerstroemia indica	Grape Myrtle	Remove	Multistem
18	5"	Malus sylvestris	Crab Apple	Remove	
19	5"	Malus sylvestris	Crab Apple	Remove	
20	6"	Ilex x attenuata Fosteri	Foster's Holly	Remove	
21	7"	Prunus serotina	Flowering Cherry	Remove	
22	5"	Espalier	Fruit Tree	Remove	
23	4"	Espalier	Fruit Tree	Remove	
24	6"	Acer palmatum	Japanese Maple	Remove	
25	12"	Acer rubrum	Red Maple	Preserve	
26	44"	Quercus rubra	Red Oak	Preserve	

TREE NOTES:
 THE EXISTING TREES ON SITE HAVE BEEN PRELIMINARILY EVALUATED BY RON RUBIN OF SAVATREE. THE LARGE EVERGREENS TREES NO. 5, 6, AND 7 HAVE BEEN DETERMINE TO HAVE ISSUES THAT LIMIT THEIR LONG TERM HEALTH. ALL THREE ARE CURRENTLY LEANING AND POSE A HAZARD. ONE HAS BEEN CABLED TO STABILIZE IT AND ANOTHER HAS LEANED TO AN EXTENT THAT THE ROOT BALL IS LIFTING OUT OF THE GROUND. THEREFORE, TREES NO. 5, 6, AND 7 ARE PROPOSED TO BE REMOVED.

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ISSUE DATE: 07.25.2018

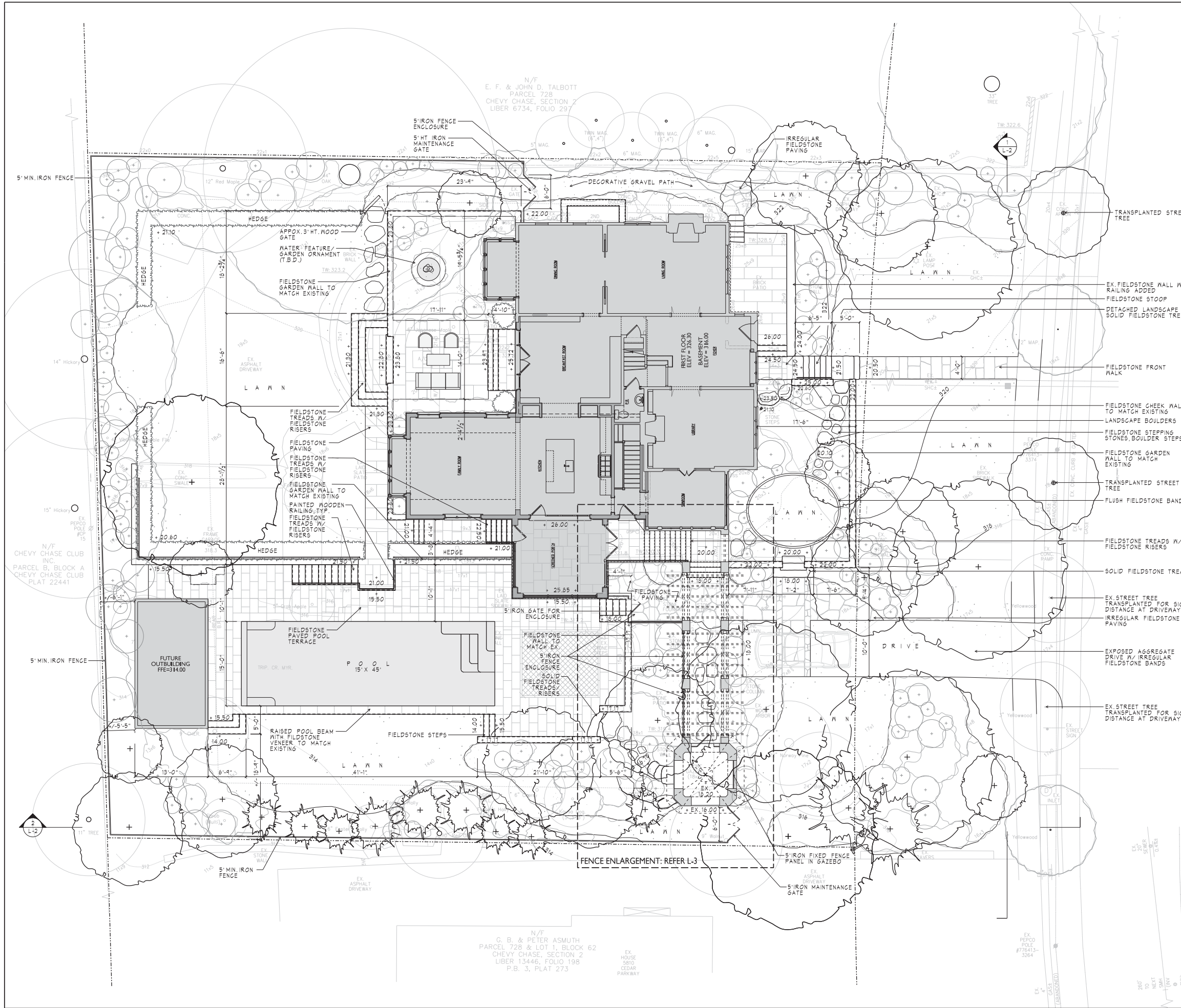
TREE REMOVAL PLAN

33 LA-1

SCALE: 1" = 10'

JOB NO. 1885

CONCEPT DRAWINGS



LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED TREE - LARGER SYMBOLS INDICATE SHADE TREES, SMALLER FLOWERING/UNDERSTORY TREES
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- EXISTING TOPOGRAPHIC COUNTER LINE
- PROPOSED TOPOGRAPHIC COUNTER LINE
- EX. 16.00 EXISTING SPOT ELEVATION
- + 26.00 PROPOSED SPOT ELEVATION



NOTES

- THIS PLAN IS CONCEPTUAL FINAL HARDSCAPE, GRADING, AND PLANTING TO BE DETERMINED.
- FIELDSTONE VENEER TO MATCH EXISTING STONE VENEER ON HOUSE

North

SCALE: 0 2 4 6 8 12 FT

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5904 CEDAR PARKWAY
CHEVY CHASE, MD. 20815

ISSUE DATE: 07.25.2018

ILLUSTRATIVE SITE PLAN

SCALE: AS SHOWN

L-1

34

JOB NO. 1885



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



EXISTING EAST ELEVATION:
FRONT DOOR IS NOT EASILY RECOGNIZABLE AND WALK DOES NOT PROVIDE A STRONG CONNECTION TO THE STREET. THREE STORY ELEVATION LOOMS OVER CIRCULATION TO THE FRONT DOOR AND IS OUT OF SCALE WITH THE PEDESTRIAN EXPERIENCE OF MOVING TO THE FRONT PORCH.



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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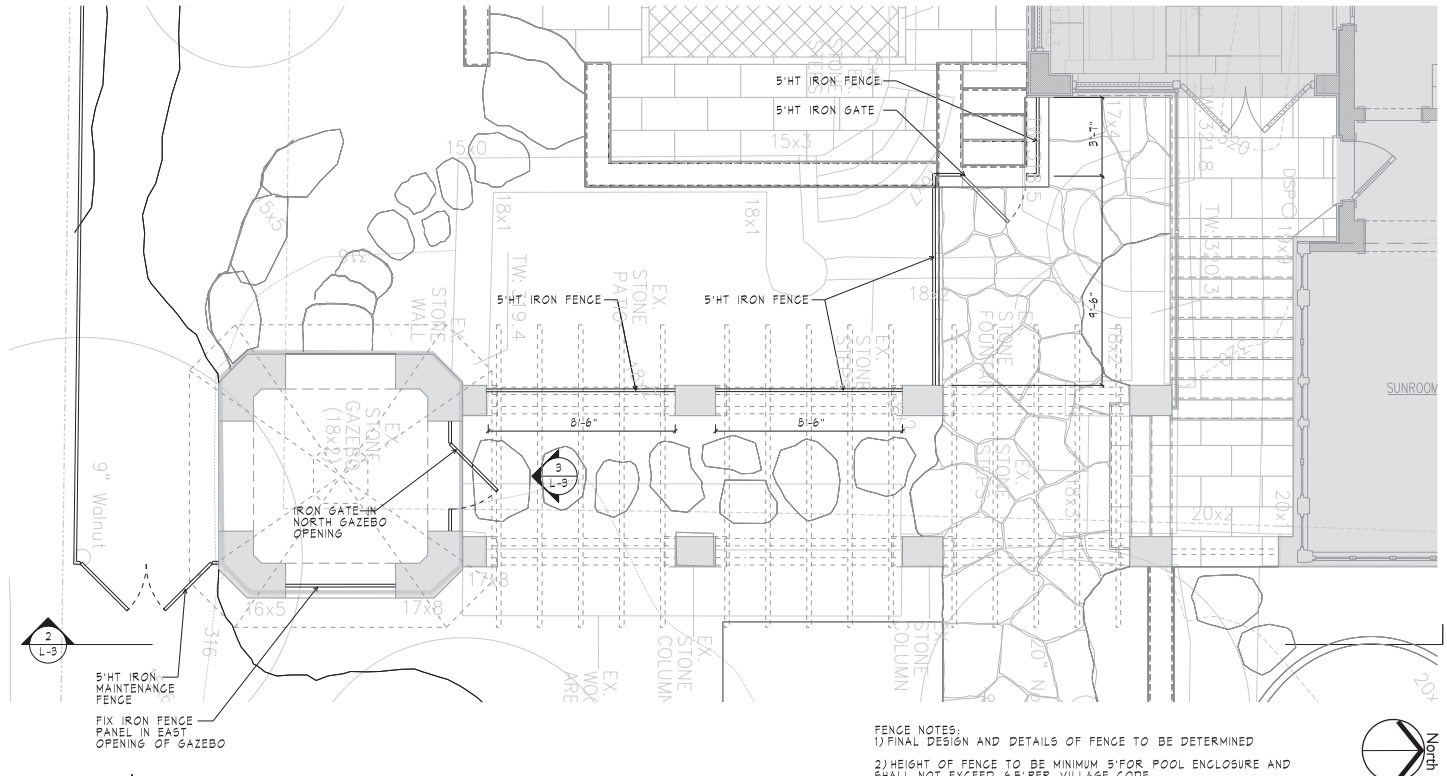
ISSUE DATE: 07.25.2018

ILLUSTRATIVE ELEVATIONS

35 L-2.0

SCALE: AS SHOWN

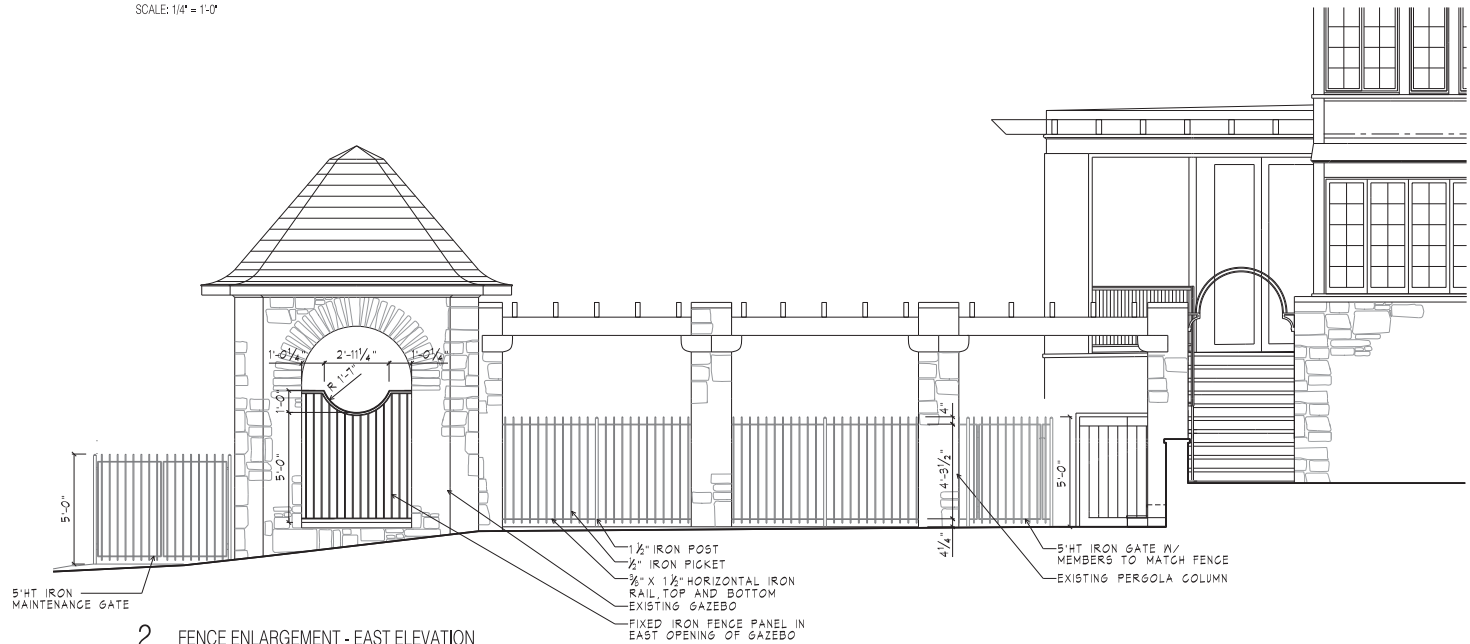
CONCEPT DRAWINGS



1 FENCE ENLARGEMENT - PLAN

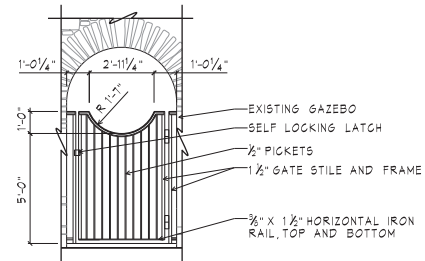
SCALE: 1/4" = 1'-0"

FENCE NOTES:
 1) FINAL DESIGN AND DETAILS OF FENCE TO BE DETERMINED
 2) HEIGHT OF FENCE TO BE MINIMUM 5' FOR POOL ENCLOSURE AND SHALL NOT EXCEED 6.5' PER VILLAGE CODE.



2 FENCE ENLARGEMENT - EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 FENCE ENLARGEMENT - GATE AT NORTH SIDE OF GAZEBO

SCALE: 1/4" = 1'-0"

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 CHEVY CHASE, MD. 20815

ISSUE DATE: **07.25.2018**

FENCE ENLARGEMENT

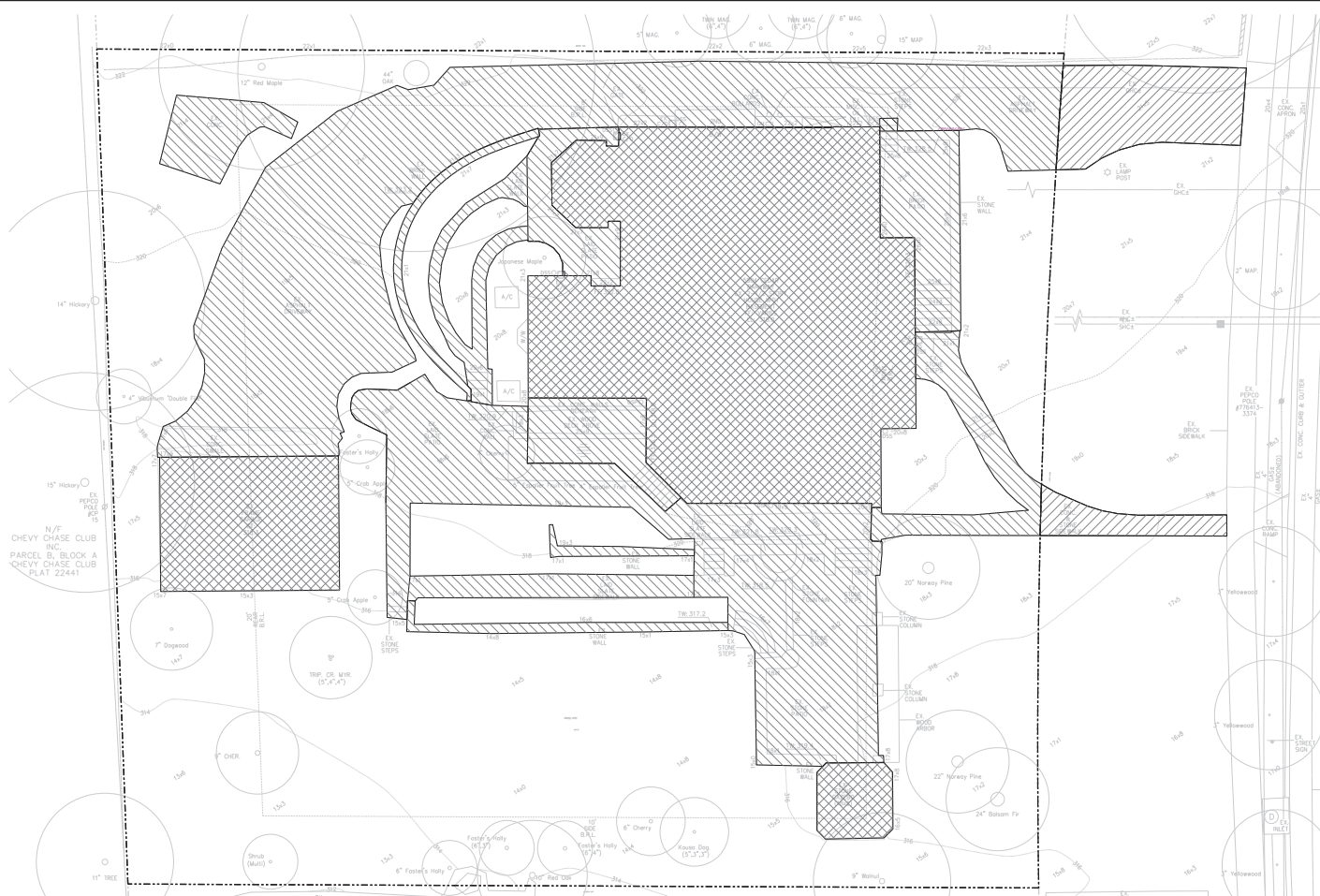
L-3

36

CONCEPT DRAWINGS

SCALE: AS SHOWN

JOB NO. 1885



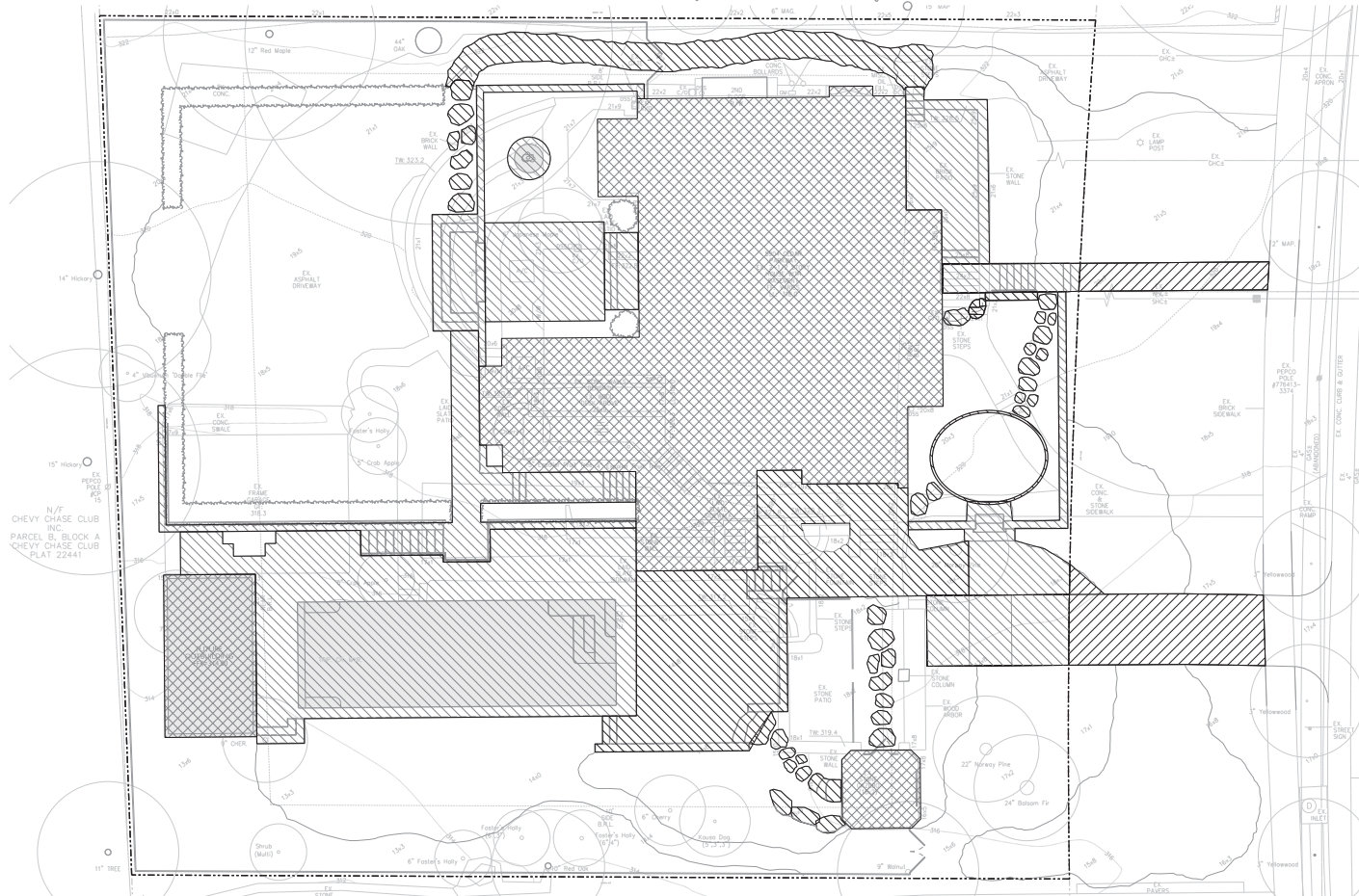
EXISTING LOT COVERAGE

KEY	TOTAL
BUILDING/ACCESSORY STRUCTURES IMPERVIOUS AREA	9,120 SQ. FT.
RAISED STRUCTURES PAVED WALKS, TERRACES, POOL, DRIVEWAY	4,405 SQ. FT.
IMPERVIOUS AREA IN R.O.W.	450 SQ. FT.

5904 Cedar Parkway
Coverage Calculations
 7/25/2018

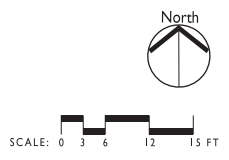
The lot coverage calculations provided below are for information purposes only as supplement to the plan submission to the Historic Preservation Commission. The calculations do not follow any jurisdictional definition of lot coverage. The areas described below include all structures and at grade paving existing and proposed. Final design and lot coverage to be developed with building permit drawings.

Lot Area	16,317 SF
Existing Lot Coverage	
House, Gazebo, Outbuilding	3120 SF
Paved Walks, Terraces, Raised Structures	2700 SF
Driveway	2205 SF
Total:	8,025 SF
Proposed Lot Coverage	
House, Gazebo, Outbuilding	3308 SF
Paved Walks, Terraces, Pool, Raised Structures	4024 SF
Driveway	201 SF
Total:	7,533 SF
Existing Right of Way Coverage (to sidewalk)	
Paved Walks	125 SF
Driveway	325 SF
Total:	450 SF
Proposed Right of Way Coverage (to sidewalk)	
Paved Walks	117 SF
Driveway	276 SF
Total:	393 SF



PROPOSED LOT COVERAGE

KEY	TOTAL
BUILDING/ACCESSORY STRUCTURES IMPERVIOUS AREA	9,308 SQ. FT.
RAISED STRUCTURES PAVED WALKS, TERRACES, POOL, DRIVEWAY	4,225 SQ. FT.
IMPERVIOUS AREA IN R.O.W.	393 SQ. FT.



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ISSUE DATE: 07.25.2018

CONCEPT DRAWINGS

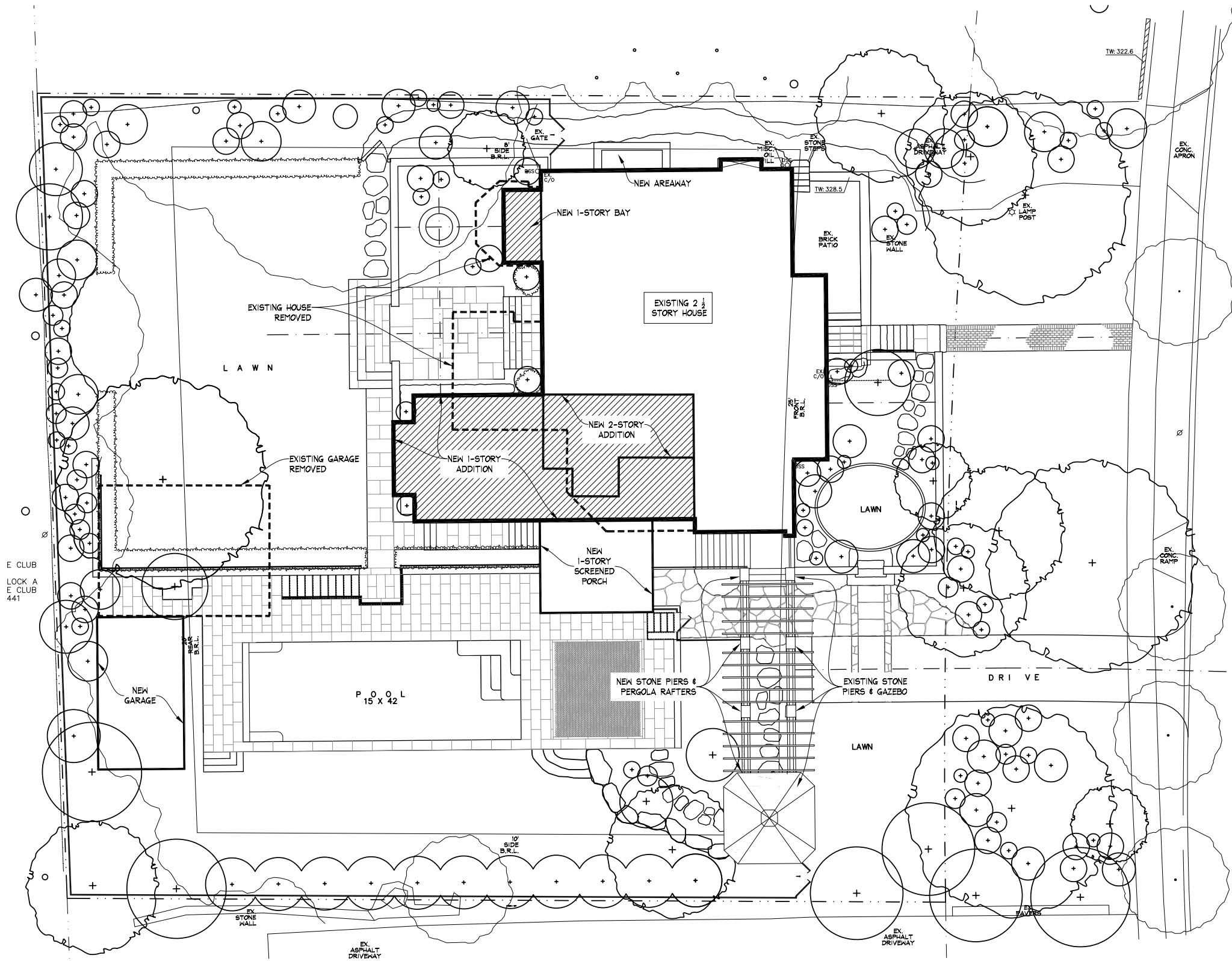
LOT COVERAGE EXHIBIT

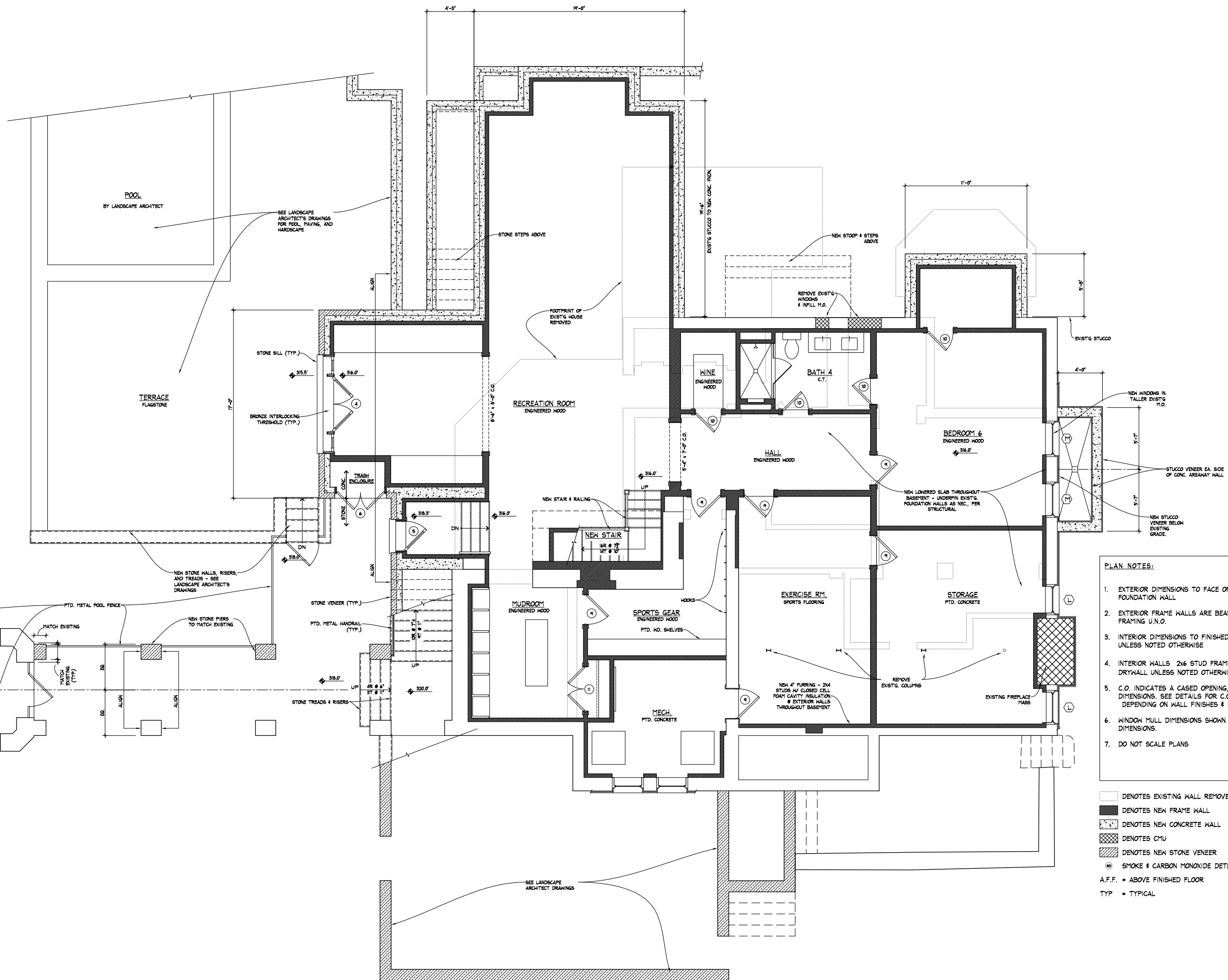
L-4

37

SCALE: AS SHOWN

JOB NO. 1885

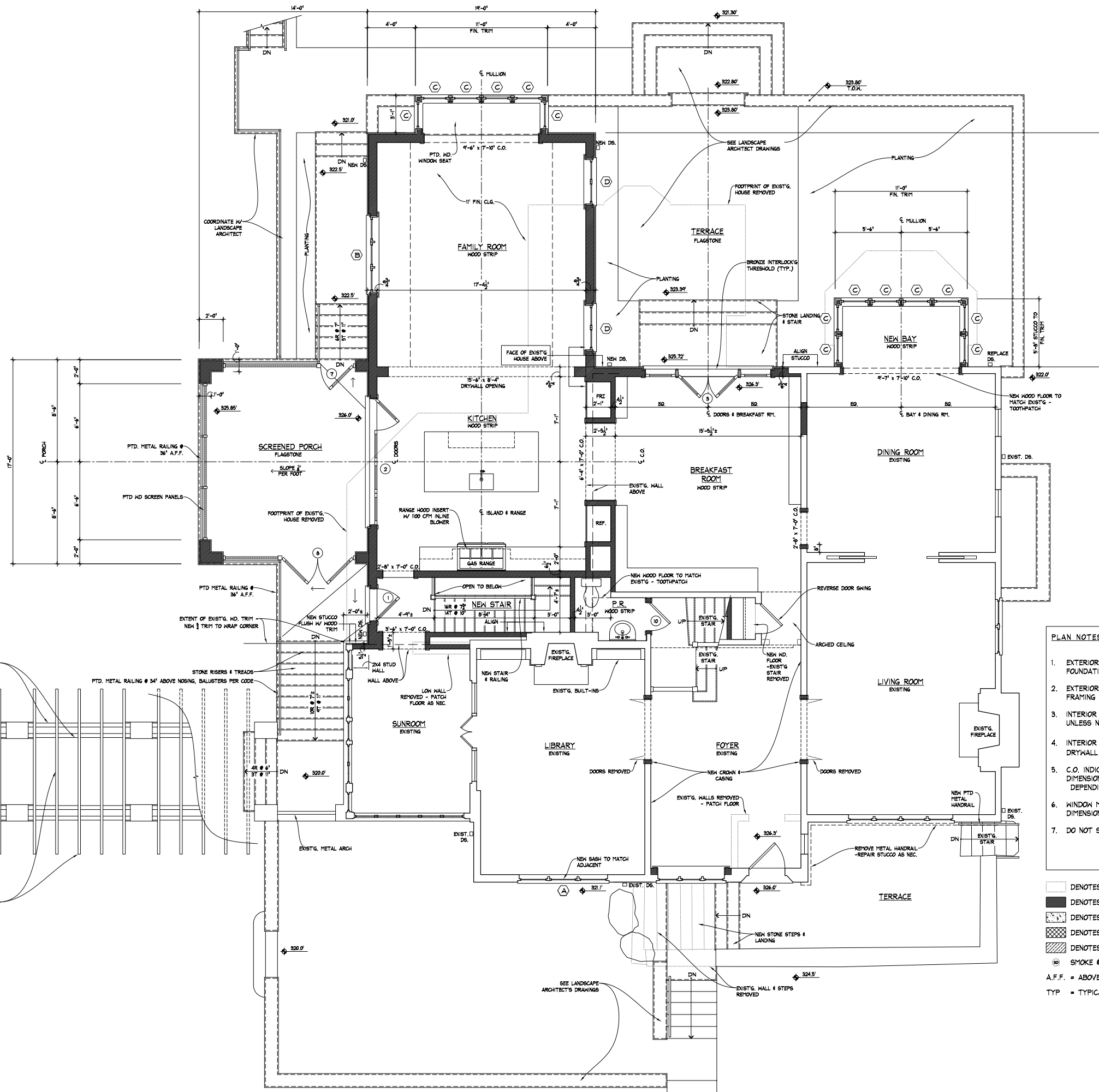




- PLAN NOTES:**
1. EXTERIOR DIMENSIONS TO FACE OF STUCCO AND/OR FOUNDATION WALL
 2. EXTERIOR FRAME WALLS ARE BEARING 2x8 STUD FRAMING U.N.O.
 3. INTERIOR DIMENSIONS TO FINISHED DRYWALL UNLESS NOTED OTHERWISE
 4. INTERIOR WALLS 2x6 STUD FRAMING 6 1/2" TO FIN. DRYWALL UNLESS NOTED OTHERWISE
 5. C.O. INDICATES A CASSED OPENING, FINISHED DIMENSIONS, SEE DETAILS FOR C.O. TYPE DEPENDING ON WALL FINISHES & LOCATION.
 6. WINDOW MULL DIMENSIONS SHOWN ARE FINISHED DIMENSIONS.
 7. DO NOT SCALE PLANS

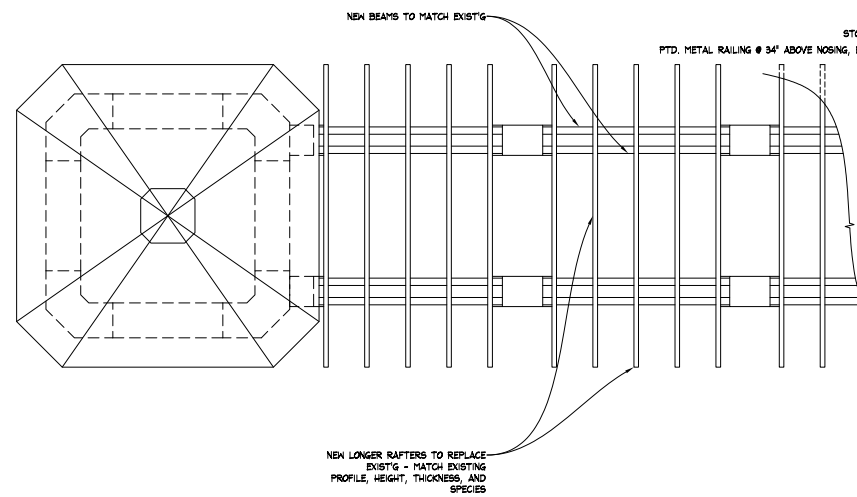
- DENOTES EXISTING WALL REMOVED
- DENOTES NEW FRAME WALL
- ▨ DENOTES NEW CONCRETE WALL
- ▩ DENOTES CMU
- ▧ DENOTES NEW STONE VENEER
- ⊙ SMOKE & CARBON MONOXIDE DETECTOR
- A.F.F. = ABOVE FINISHED FLOOR
- TYP. = TYPICAL

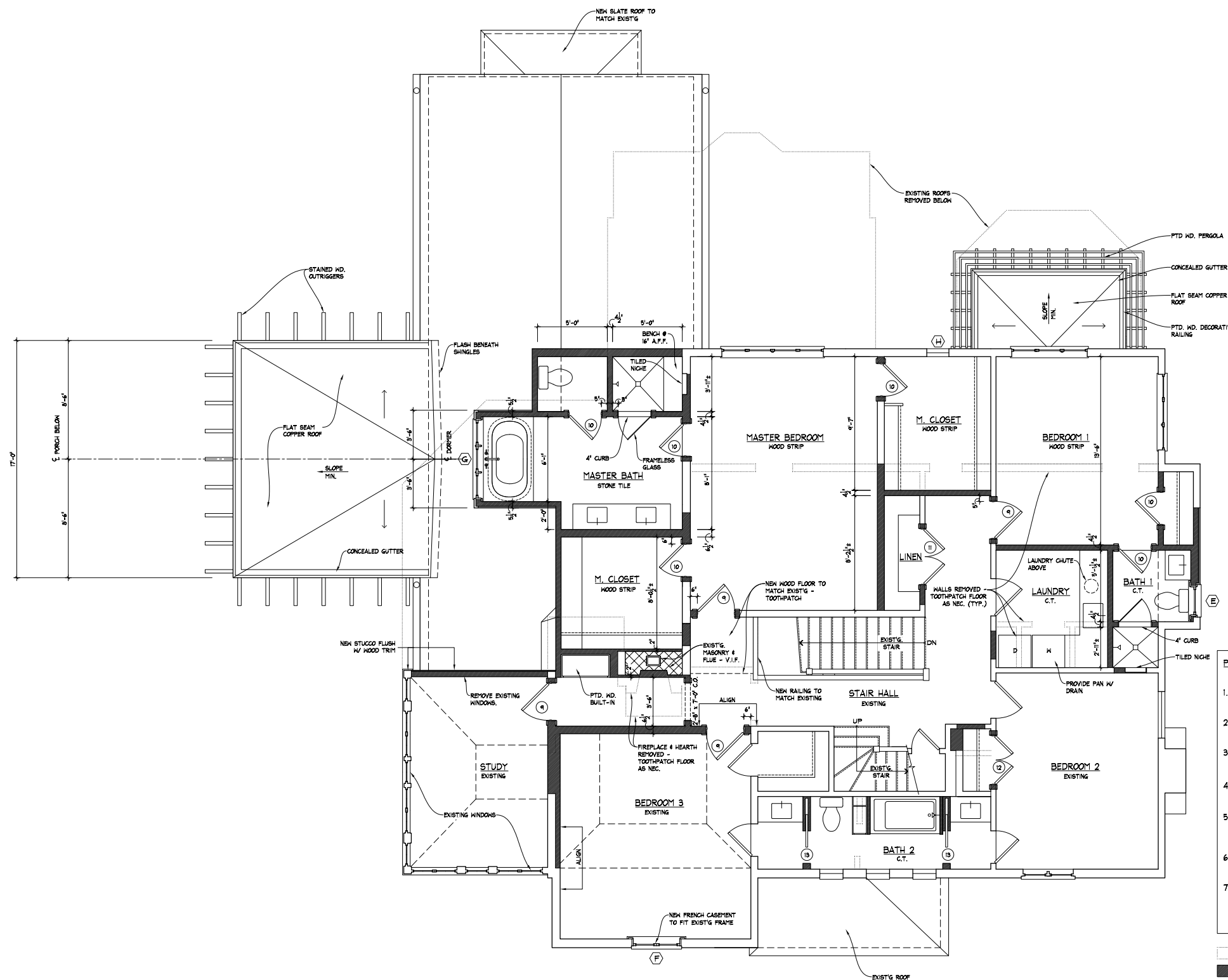




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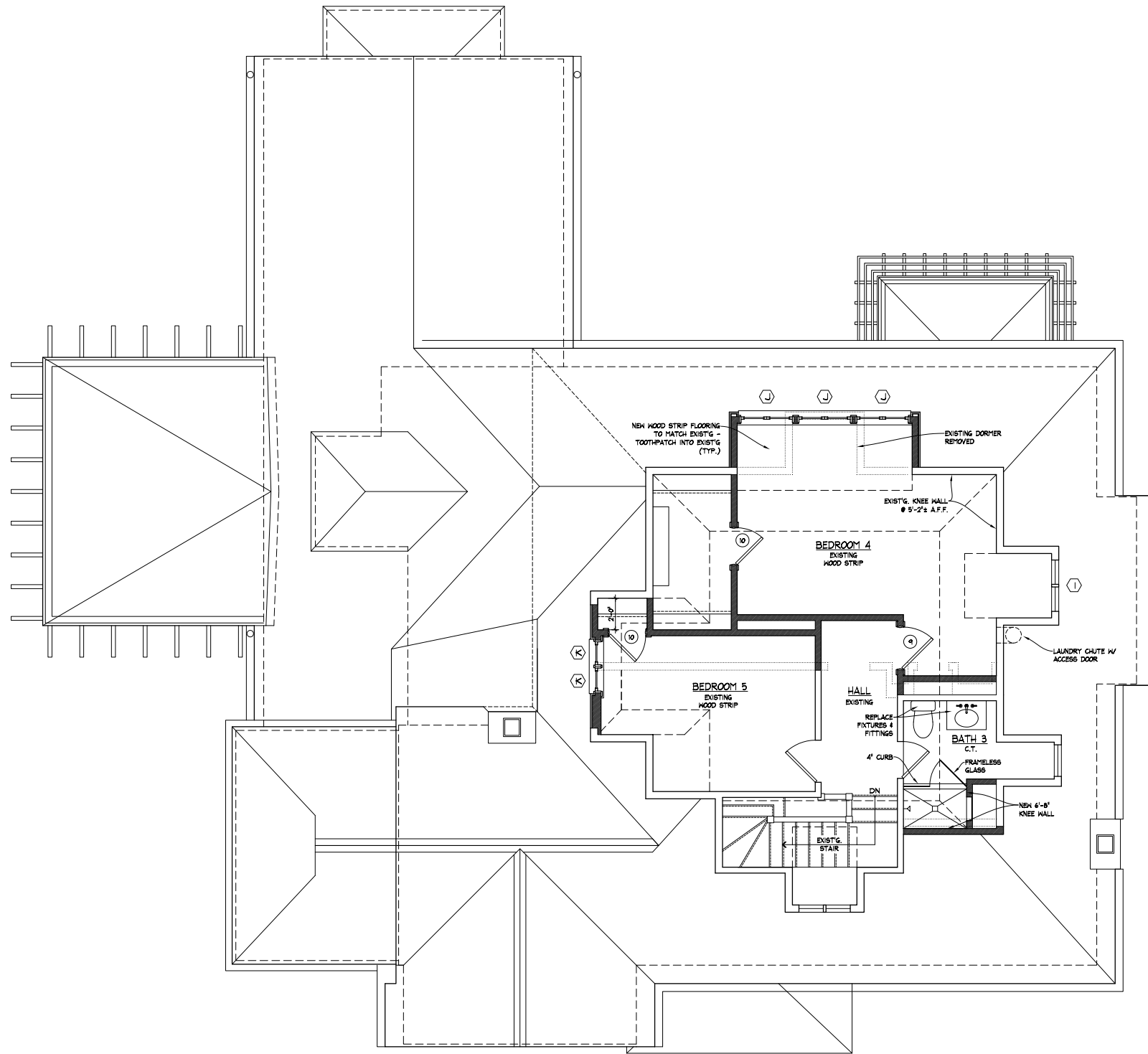
- PLAN NOTES:**
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- A.F.F. = ABOVE FINISHED FLOOR
- TYP = TYPICAL

SECOND FLOOR PLAN
1/4" = 1'-0"

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CHEVY CHASE, MD 20815

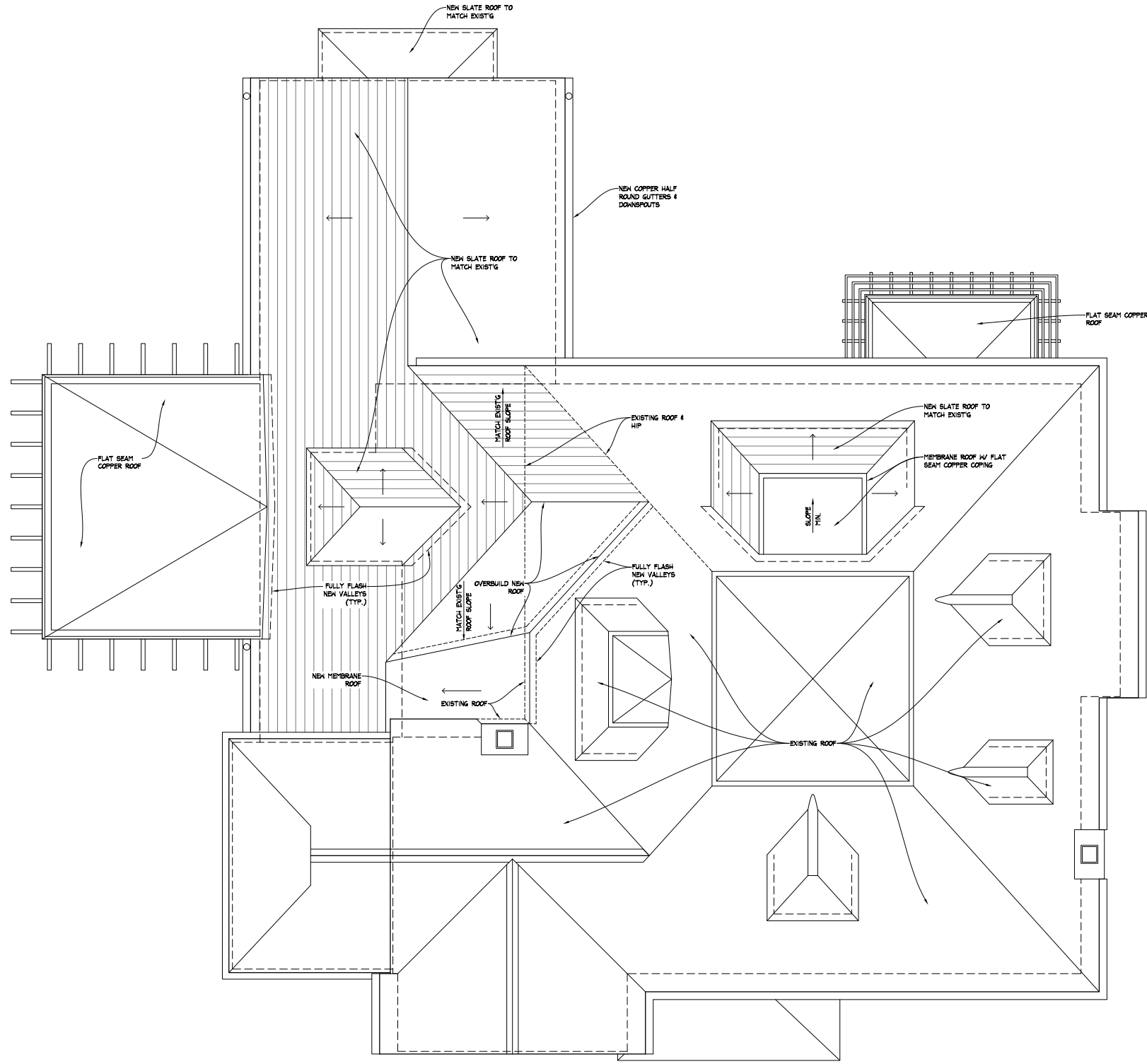


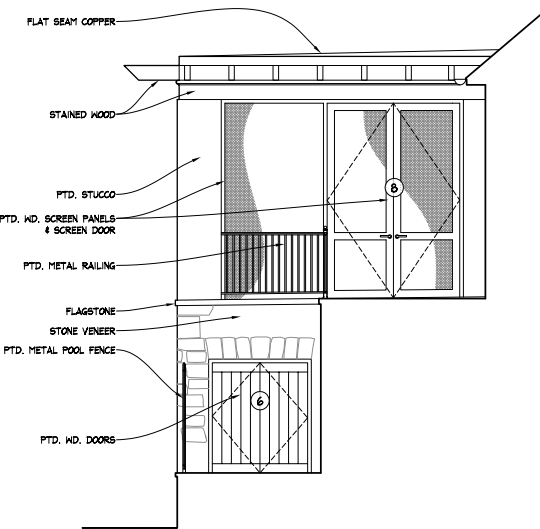


- PLAN NOTES:**
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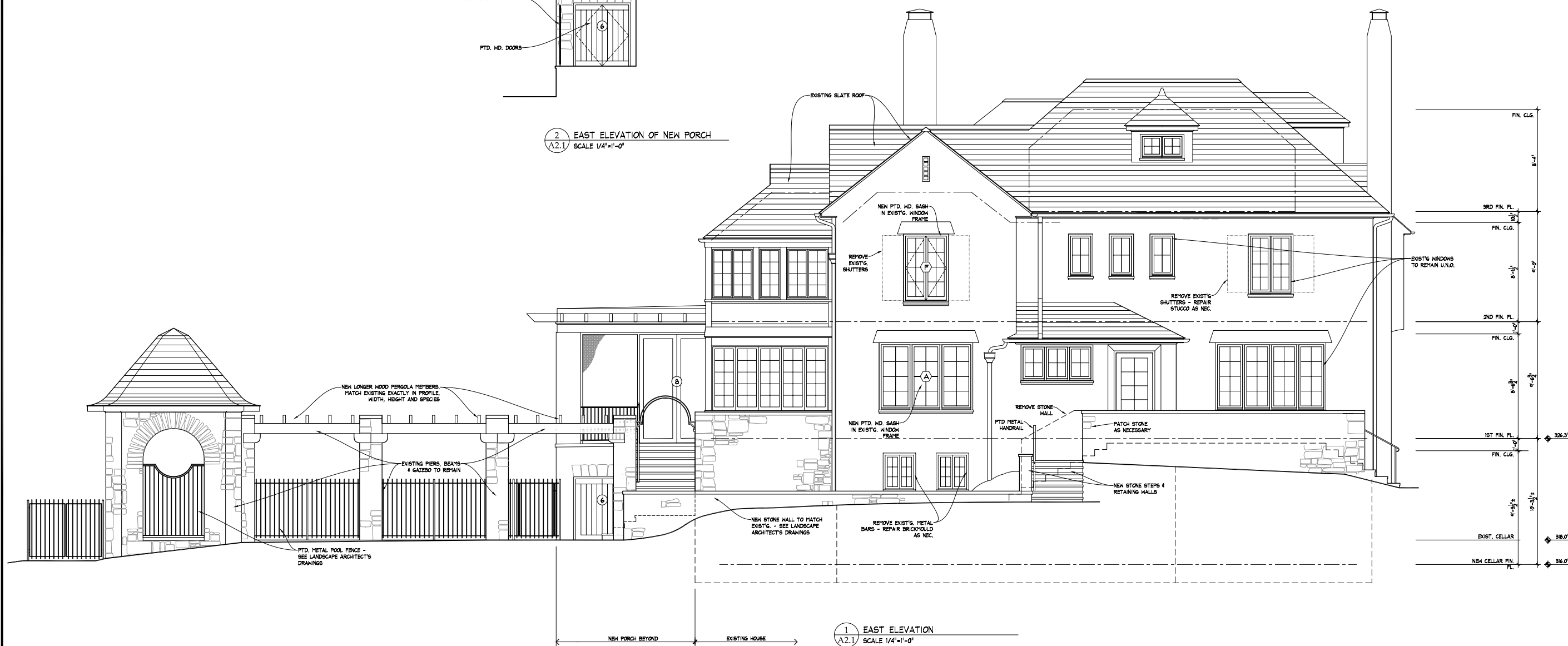
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- DENOTES NEW FRAME WALL
- ▣ DENOTES NEW CONCRETE WALL
- ▤ DENOTES CMU
- ▥ DENOTES NEW STONE VENEER
- ⊙ SMOKE & CARBON MONOXIDE DETECTOR
- A.F.F. = ABOVE FINISHED FLOOR
- TYP. = TYPICAL







2 EAST ELEVATION OF NEW PORCH
SCALE 1/4"=1'-0"



1 EAST ELEVATION
SCALE 1/4"=1'-0"

DOOR SCHEDULE

SYM.	FIN. SIZE (WxH) U.N.O.	TYPE	REMARKS
EXTERIOR			
1	2'-8" X 7'-0"	PTD. WD. & GLASS DOOR	ARCH TOP
2	(4) 2'-6" X 7'-10"	PTD. WD. & GLASS DOORS	4-PANEL W/ PASSAGE DOOR
3	PR. 2'-6" X 7'-10" W/ (2) 2'-6" X 7'-10" SIDELITES	PTD. WD. & GLASS FRENCH DOORS & SIDELITES	
4	PR. 2'-6" X 7'-0" W/ (2) 1'-7" X 7'-0" SIDELITES	PTD. WD. & GLASS FRENCH DOORS & SIDELITES	
5	2'-8" X 6'-8"	PTD. WD. & GLASS DOOR	
6	PR. 2'-2" X 5'-0"	PTD. WD. DOORS	TRASH ENCLOSURE DOORS
7	2'-10" X 8'-10"	PTD. WD. SCREEN DOOR	SCREENED PORCH DOOR
8	PR. 3'-0" X 8'-10"	PTD. WD. SCREEN DOORS	SCREENED PORCH DOORS

NOTES:

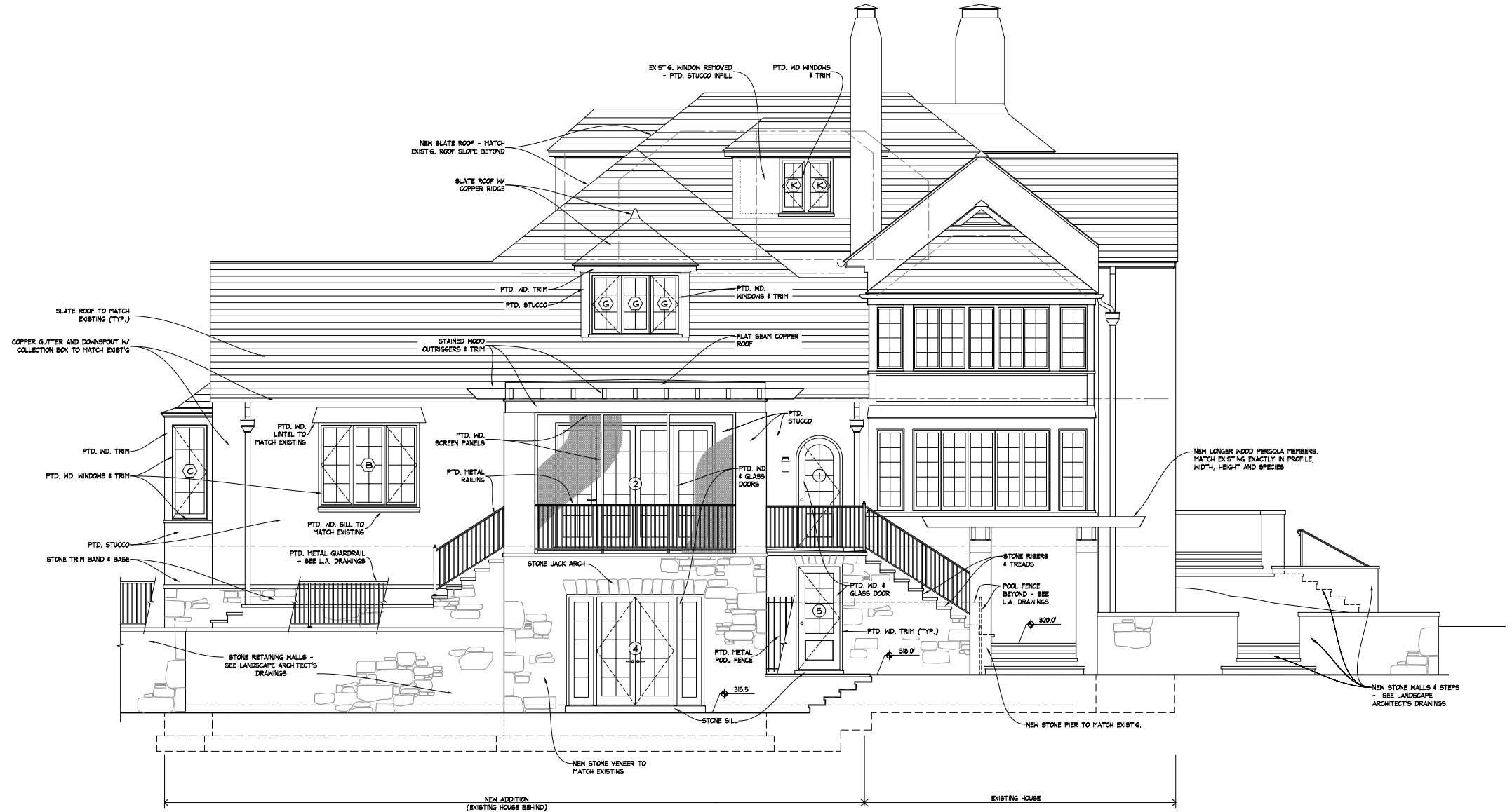
- SEE ELEVATIONS FOR PANELS & MUNTIN PATTERNS
- PROVIDE SAFETY GLASS WHERE REQUIRED BY CODE
- PROVIDE BRONZE INTERLOCKING THRESHOLDS @ EXTERIOR DOORS
- ALL EXTERIOR DOORS TO BE 2 1/4" THICK
- INTERIOR DOORS TO BE 1 3/4" THICK TRUSTILE T.B.S.
- ALL FENESTRATION TO HAVE MAX. U-FACTOR = 0.35, MAX SHGC = 0.40
- MUNTIN PROFILE & WIDTH TO MATCH EXISTING

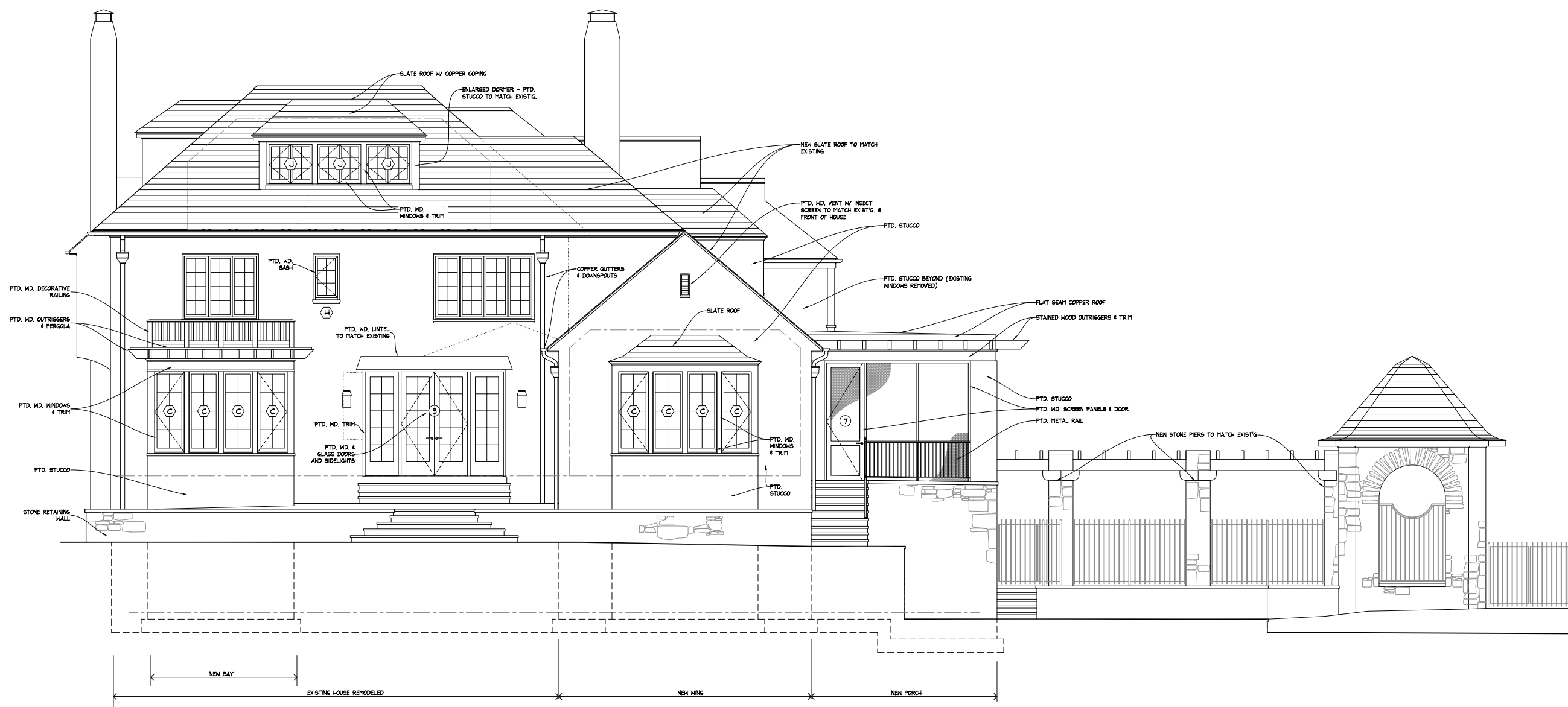
WINDOW SCHEDULE

SYM.	FRAME SIZE (WxH) U.N.O.	TYPE	MANUF. #	REMARKS
A	2'-3 1/2" X 5'-2" (SASH)	PTD. WD. CASEMENT	CUSTOM	CUSTOM SASH TO FIT EXIST'G. FRAME - MATCH ADJACENT SASH
B	6'-5" X 5'-4 1/2"	PTD. WD. CASEMENT	WC31 CUSTOM	(3) SASHES W/ MULLIONS
C	2'-5" X 6'-3"	PTD. WD. CASEMENT	WC11 CUSTOM	
D	3'-10 3/4" X 5'-6"	PTD. WD. FRENCH CASEMENT	WC21 1860	
E	2'-0" X 4'-6"	PTD. WD. CASEMENT	WC11 1848	
F	3'-4" X 5'-3" (SASH)	PTD. WD. FRENCH CASEMENT	CUSTOM	CUSTOM SASH TO FIT EXIST'G. FRAME
G	5'-9 1/2" X 4'-0"	PTD. WD. CASEMENT	WC31 1842	(3) SASHES W/ MULLIONS
H	1'-7" X 3'-2" (SASH)	PTD. WD. CASEMENT	CUSTOM	CUSTOM SASH TO FIT EXIST'G. FRAME
I	3'-3" X 3'-0" (SASH)	PTD. WD. FRENCH CASEMENT	CUSTOM	CUSTOM SASH TO FIT EXIST'G. FRAME
J	3'-5 1/4" X 3'-1 1/4"	PTD. WD. FRENCH CASEMENT	WC21 CUSTOM	
K	1'-8" X 3'-6"	PTD. WD. CASEMENT	WC11 1436	
L	2'-6" X 2'-5" (SASH)	PTD. WD. CASEMENT	CUSTOM	CUSTOM SASH TO FIT EXIST'G. FRAME
M	3'-0" X 5'-6"	PTD. WD. CASEMENT	WC11 1860	CUSTOM FRAME TO FIT EXIST'G. M.O. WIDTH, TALLER HEIGHT
N	3'-4" X 4'-7" (SASH)	PTD. WD. CASEMENT	CUSTOM	CUSTOM SASH TO FIT EXIST'G. FRAME

NOTES:

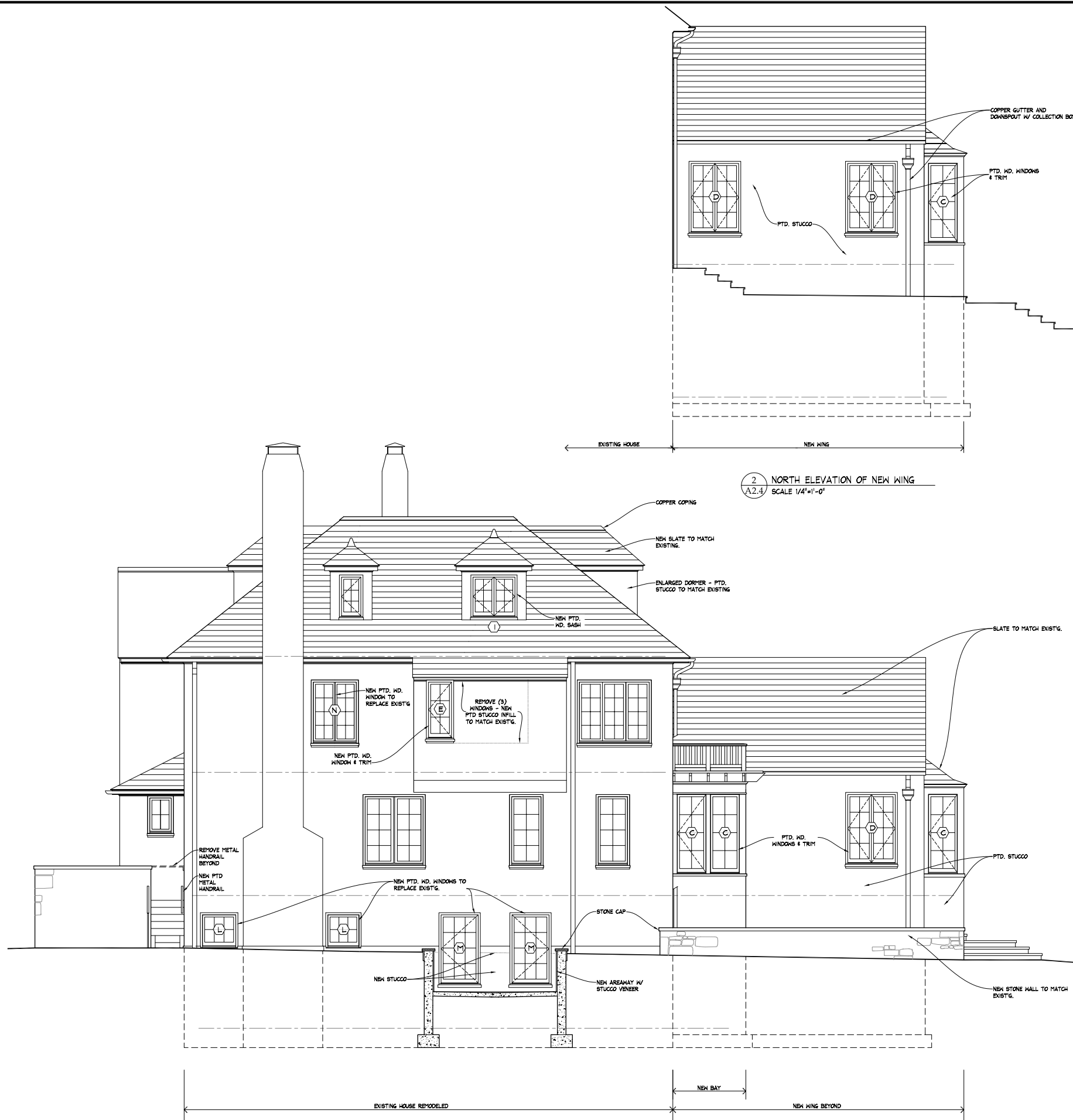
- MANUFACTURER #S LISTED ARE LEPAGE U.N.O.
- SEE ELEVATIONS FOR MUNTIN PATTERNS
- PROVIDE SAFETY GLASS WHERE REQUIRED BY CODE
- ALL FENESTRATION TO HAVE MAX. U-FACTOR = 0.35, MAX SHGC = 0.40
- MUNTIN PROFILE & WIDTH TO MATCH EXISTING
- SEE PLANS & ELEVATIONS FOR FIXED WINDOW LOCATIONS
- ALL FENESTRATION WILL BE CERTIFIED AND LABELED IN ACCORDANCE WITH NFRC





WEST ELEVATION
1/4" = 1'-0"

BILLINGS ONEIL RESIDENCE
5904 CEDAR PARKWAY
CHEVY CHASE, MD 20815



2 NORTH ELEVATION OF NEW WING
SCALE 1/4"=1'-0"

1 NORTH ELEVATION
SCALE 1/4"=1'-0"



First Floor - East



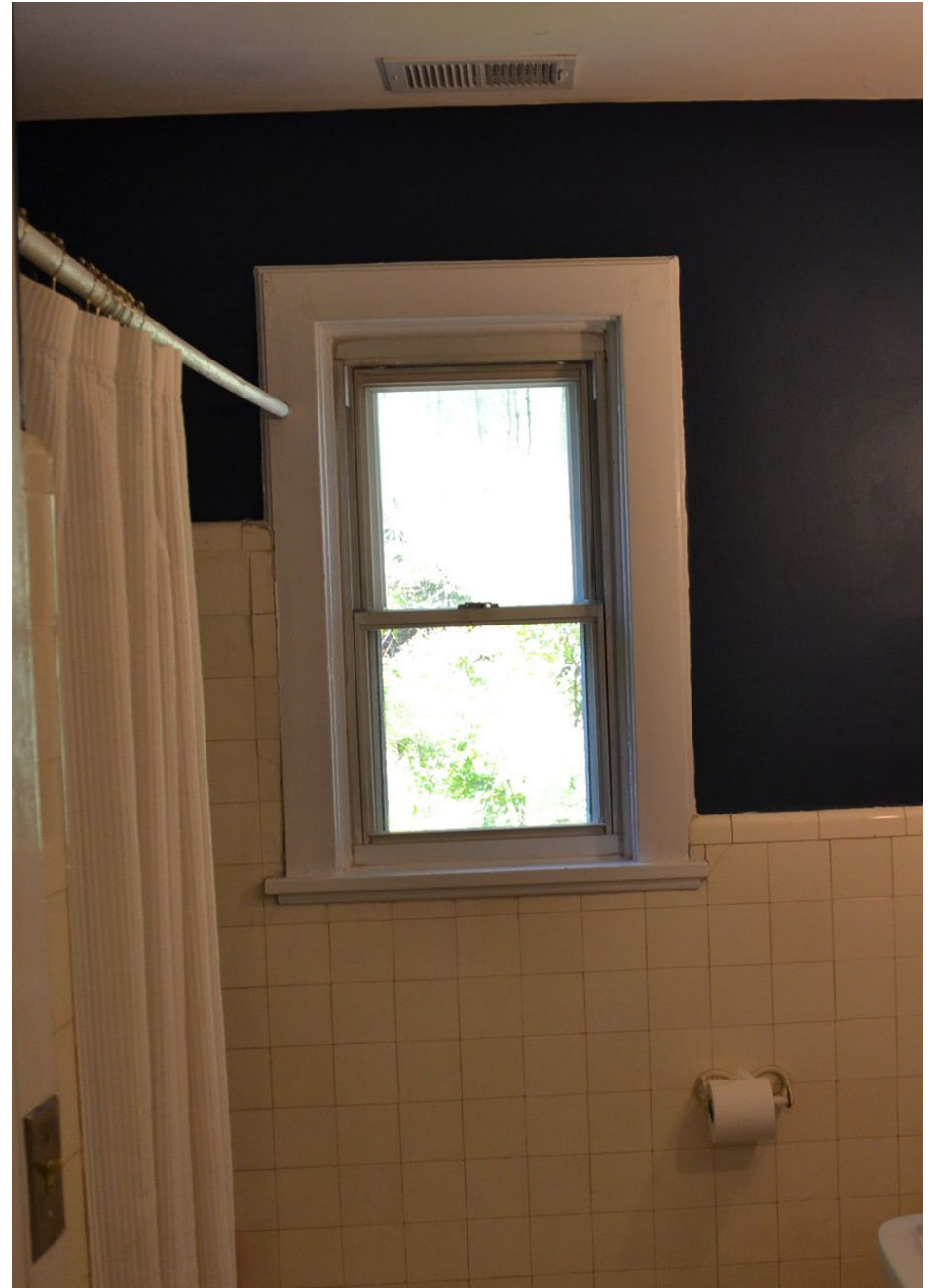
First Floor - East



Second Floor - East



Second Floor - North



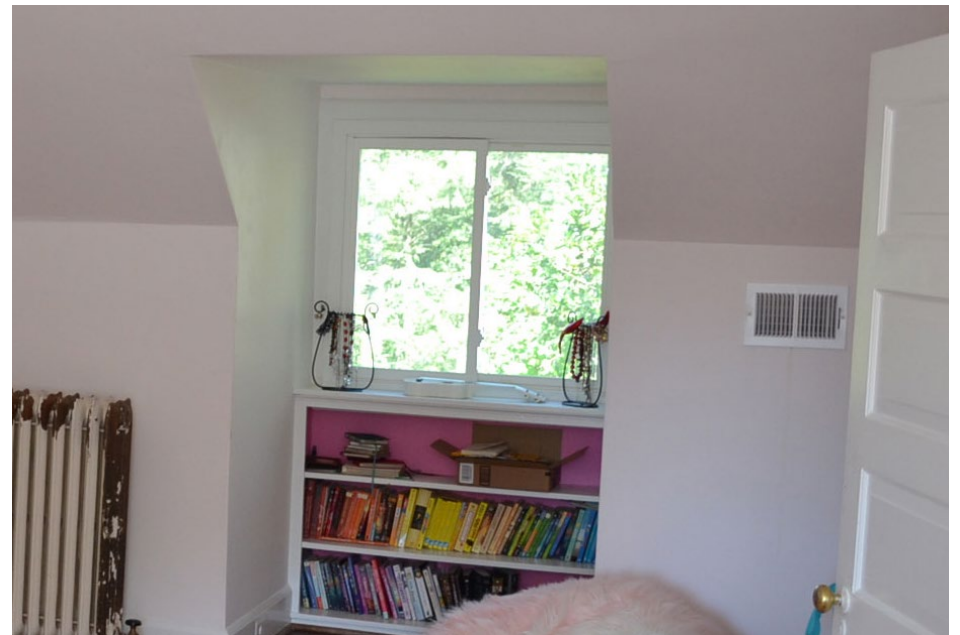
Second Floor - West



Third Floor - West



Third Floor - South



Third Floor - North