

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5904 Cedar Parkway., Chevy Chase	Meeting Date:	6/13/2018
Resource:	Outstanding Resource Chevy Chase Historic District	Report Date:	6/6/2018
Applicant:	David O'Neil & Laura Billings (David Jones, Architect)	Public Notice:	5/30/2018
Review:	Preliminary Consultation	Staff:	Dan Bruechert
PROPOSAL:	Garage demolition, non-historic addition removal, hardscape, and landscape alterations		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based on the HPC's recommendations and return for a second preliminary consultation.

ARCHITECTURAL DESCRIPTION

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

The subject property is an early example of residential reinforced concrete construction. 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.

PROPOSAL

The applicant proposes the following items:

- Partial demolition and removal of non-historic additions;
- Construct of new additions (specify elevations by cardinal direction)
- Demolition of the three-car garage;
- Construction of a new accessory structure;
- Installation of a swimming pool;
- Addition of a dormer to the rear of the house; and

- Modification of the formal landscaping and hardscape.

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
 - 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.

- Partial demolition and removal of non-historic additions;
- Construct of new additions (specify elevations by cardinal direction)
- Demolition of the three-car garage;
- Construction of a new accessory structure;
- Installation of a swimming pool;
- Addition of a dormer to the rear of the house; and
- Modification of the formal landscaping and hardscape.

Partial Demolition & Removal of Non-Historic Additions

There are three additions to the house, two are on the west elevation, the other is on the southwest corner (See circle: ____). The additions were designed to be compatible with the appearance and the stucco siding and slate roof found on historic house, but do not appear historic. 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.

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, 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 will not significantly alter an historic resource within a historic district, Staff finds support for demolishing the existing garage.

Modifications to the Side and Rear

In the southwest corner the applicant proposes to construct a new porch on a stone foundation that matches the historic. The porch will be open with a pergola above and will project beyond the wall plane of the historic house. While the porch surface will sit below the historic arbor/pergola, the new pergola and columns will sit several feet above the historic arbor and will be visible from the public right-of-way. The applicant materials state that this porch will be screened-in.

As this is a preliminary consultation and not a HAWP, full specifications have not been provided for this element. Staff can provide some guidance on the appropriateness of the proposed porch. 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 separating the first and second floors of the sun porch. This element will tie the design of the new and historic construction to one another.

Material specifications for the porch were not included with this HAWP, but Staff recommends a stone foundation to be consistent with the rest of the historic house and either wood or stone columns to support the pergola. Additionally, the details for the railing have not been provided and material specifications and design for the railing should be discussed. The house has a number of metal railings, which depending on the materials for the rest of the porch may be a more compatible material than wood.

In the northwest corner, the applicant proposes to construct a new rectangular bay window with a balustrade above its flat roof. This new feature appears to be compatible with the design of the historic house and is subject to lenient scrutiny as it is not at all visible from the public-right-of-way. To maintain compatibility with the historic building, metal casement windows would be a more appropriate selection. Staff finds the design of this feature to be appropriate. Staff recommends the HPC consider and evaluate exterior materials for this new bay at the hearing.

The applicant also proposes to construct a bay window on the rear in the southwest corner. This bay window will also be rectangular but will have a hipped roof. Based on the details in the drawing it appears that this will have a stone foundation, but no details were provided about the roofing or siding material or window specifications. This feature is subject to lenient scrutiny; and Staff finds that its design is compatible, however, details and specifications must be provided as part of the HAWP application.

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 casement windows matching the configuration of the historic windows. As the rear of the house faces a golf course, this proposed dormer will not be visible from the public right-of-way and is to be given lenient scrutiny. The applicant has not provided window details for this proposal and the HPC should identify a preference for wood or metal casement windows for this new feature.

The applicant proposes to enlarge the hipped dormer on the south elevation. This will be a minor modification that will only be visible from the public right-of-way at an oblique angle (it will be obscured by the sun porch when viewed from head-on). The alteration will not significantly impact the size and massing of the existing dormer and Staff finds this proposal to be appropriate. Roofing materials, window specs, and wall treatments should be submitted with a second preliminary consultation or the HAWP application.

While the project narrative states that some non-historic windows will be replaced, the materials not identify windows to be replaced nor specifications for replacement windows. Staff supports the removal of non-historic windows provided the replacement window is compatible with the historic metal windows found throughout the house. Staff further requests the applicant submit detailed photos and a conditions assessment of the windows proposed for replacement and specifications for the proposed replacement windows need to be submitted for evaluation at either the second preliminary consultation or with the HAWP application.

Swimming Pool Construction

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. The HPC should provide appropriate guidance regarding the materials employed in pool and patio.

Adjacent to the proposed pool, the applicant proposes to construct a new accessory structure. The only details provided for this new building are shown on the landscape concept drawing (circle: ____). Sufficient details were not provided for Staff to make an evaluation of the design. Based on Staff's observations at the site, this building will likely be largely obscured by the arbor/ pergola, but may be minimally visible from an oblique view. As it is a detached accessory building, the *Guidelines* state that it is subject to lenient scrutiny. Staff recommends that the new accessory building take its design cues from the historic garage to ensure design compatibility (per 24A-8(b)(2)).

Staff additionally recognizes that in order to comply with code, the applicant will be required to construct a fence surrounding the pool area. Staff finds that a fence with maximum transparency would be most appropriate for the character of the historic building. Staff finds that either wood or metal could be appropriate material in a compatible design.

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 and parking pad to the immediate left of the historic house. Staff finds that the existing driveway is not sufficient for modern automobiles and believes, historically, the driveway extended onto the neighboring property.

The applicant proposes to construct a new drive and a parking pad wide enough for two cars to the left of the historic house. Staff cannot make a recommendation as to the appropriateness of this proposal without several details. First, the *Guidelines* state that lot coverage is subject to strict scrutiny in view of the park-like setting of the historic district. Details regarding the amount of driveway materials to be removed from their historic location and amount of new paving must be submitted in either a second preliminary consultation or with the HAWP application for a full evaluation. Second, the proposed drive is not shown on any of the renderings or elevation drawings. The driveway must be shown so it can be evaluated for its impact on the streetscape and surrounding district. A perspective drawing from the south east, like the one shown below, would be helpful in determining the impact of this proposed feature. Additionally, it would be helpful for Staff and the HPC to evaluate the proposal if the applicant can show precedent designs within the Chevy Chase Village Historic District.

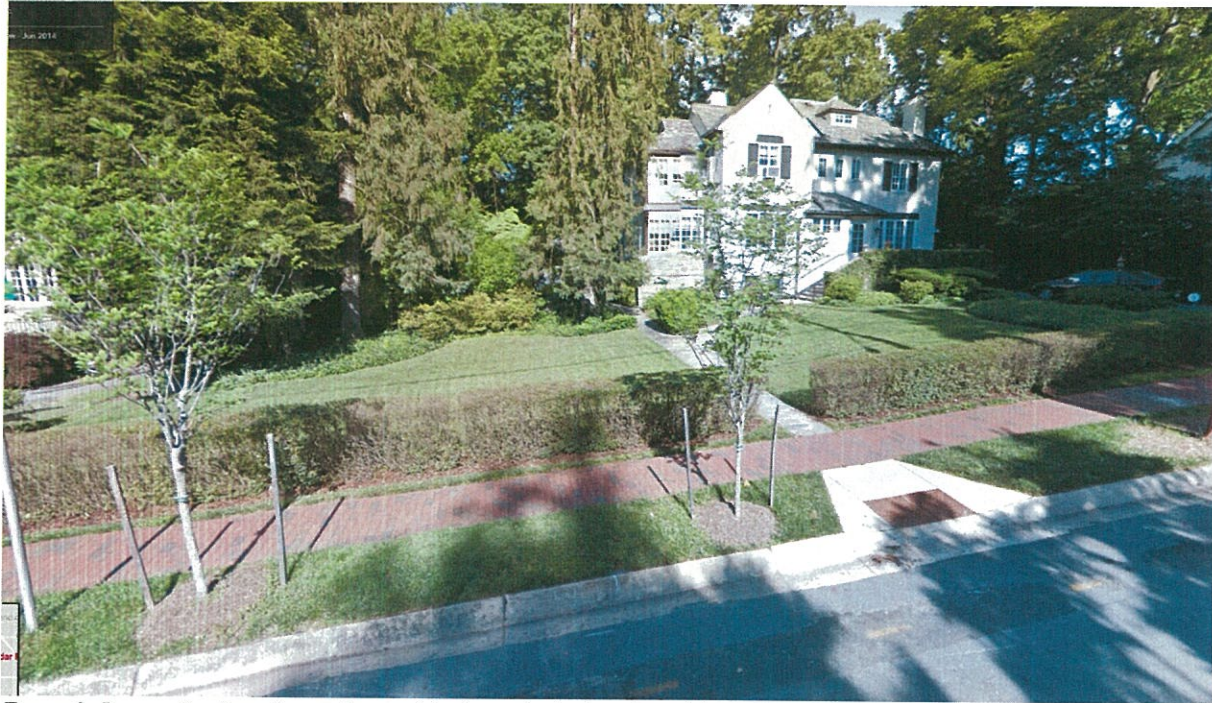


Figure 3: Perspective from the southeast of the house in the location of the proposed drive and parking pad.

Materials specifications for the new drive were not provided with the preliminary consultation materials, but Staff has found a variety of materials in the surrounding district including older asphalt, exposed aggregate concrete, and historic smooth concrete. Staff finds that a material with a darker color than modern concrete and with some variety to the texture would be more appropriate if the HPC finds a parking pad in this location would be appropriate.

In the rear of the lot the applicant is proposing to construct several new retaining walls. The rendering shows that they will be stone. Staff finds that this is an appropriate material; however, detailed specifications were not provided. Staff request the HPC provide guidance to the applicant regarding new retaining walls and hardscaping. Staff recommends the applicant revise the proposed hardscape based on feedback from the HPC and return with more details and specifications for a second preliminary consultation or HAWP.

STAFF RECOMMENDATION

Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and return for a second preliminary consultation. Staff additionally request more details regarding:

- Material specifications for the proposed porch;
- Specifications for replacement windows, and identification of those windows on each elevation drawing;
- Treatment for the new bay windows;
- Treatment of the walls and roof of the expanded bay windows;
- Architectural details and elevations for the proposed accessory structure; and
- Details and materials for the retaining walls and hardscape modifications, including lot coverage calculations, a perspective drawing from the southeast so the driveway can be evaluated for its impact on the streetscape and surrounding district.

Prelim



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-#3

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: david@joneskoer.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/PREMISE

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

PART ONE: TYPE OF CONSTRUCTION AND WORK

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Reas
☐ Revision ☐ Repair ☐ Reversible

CHECK ALL APPLICABLE:

- ☐ A/C ☐ 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 EXTEND/ADDITION

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

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.

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: _____

Edn 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

**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 GARAGE. ADD NEW
BAY AND FAMILY ROOM TO THE REAR WITH NEW
SCREENED PORCH TO THE SIDE. ADD POOL, WALKS
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 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.

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 8" 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.

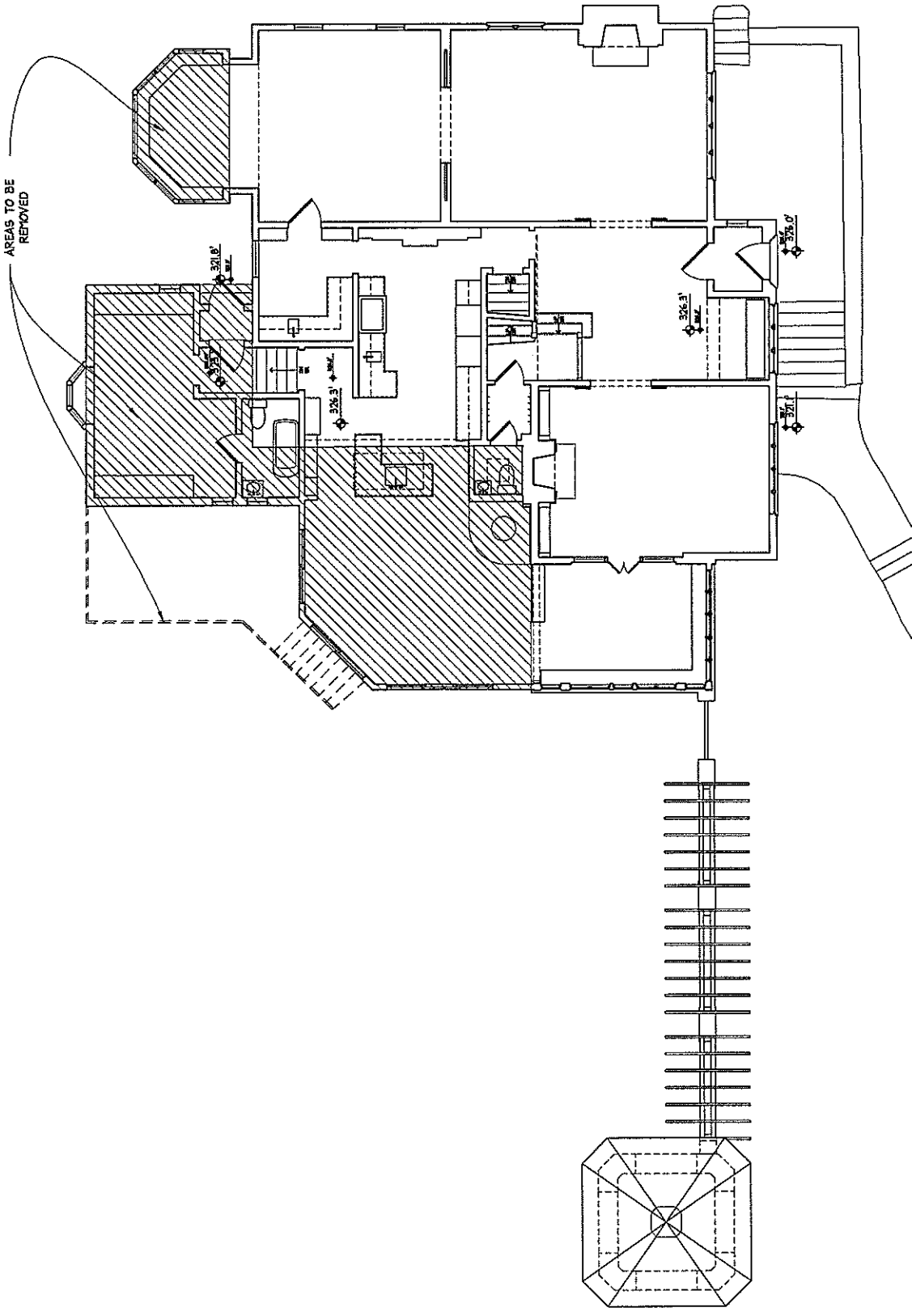
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

PLEASE PRINT (IN BLUE OR BLACK INK) ON TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

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



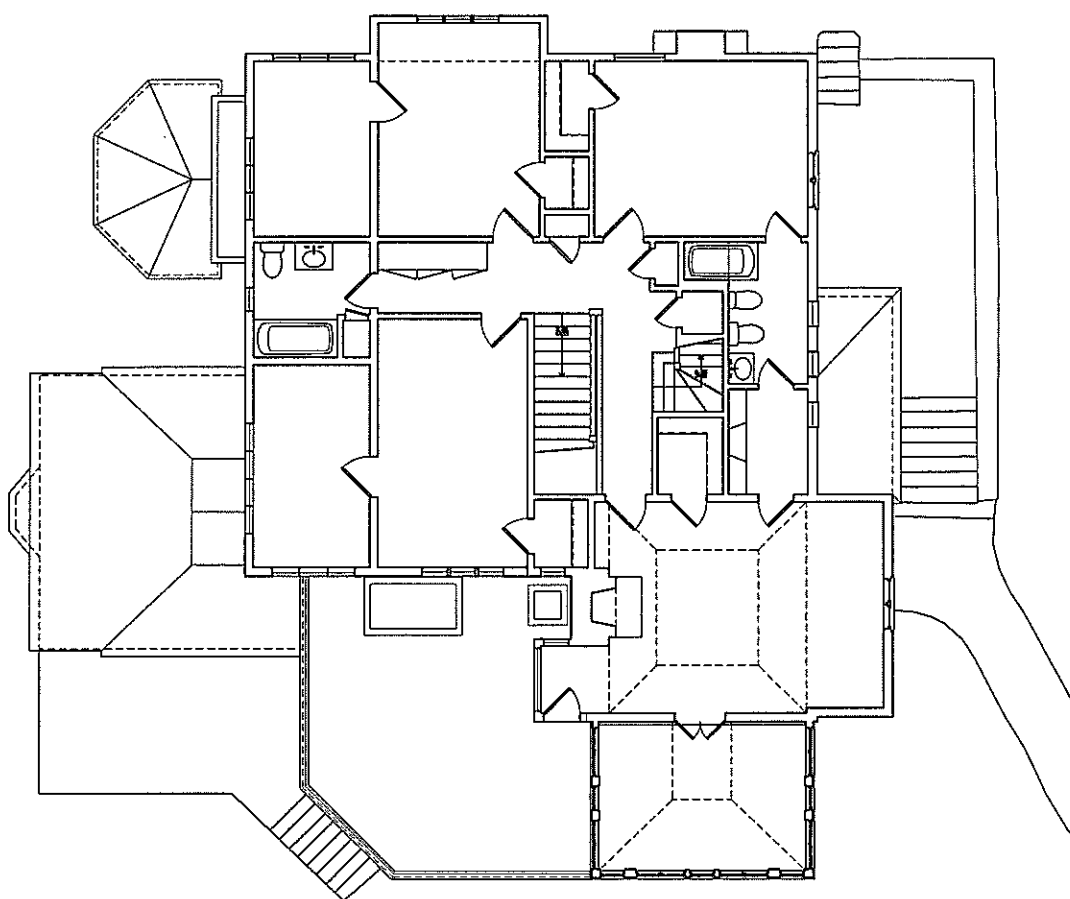
BILLINGS-O'NEIL RESIDENCE

EXISTING FIRST FLOOR PLAN

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

JONES & BOER ARCHITECTS

MARCH 22, 2018



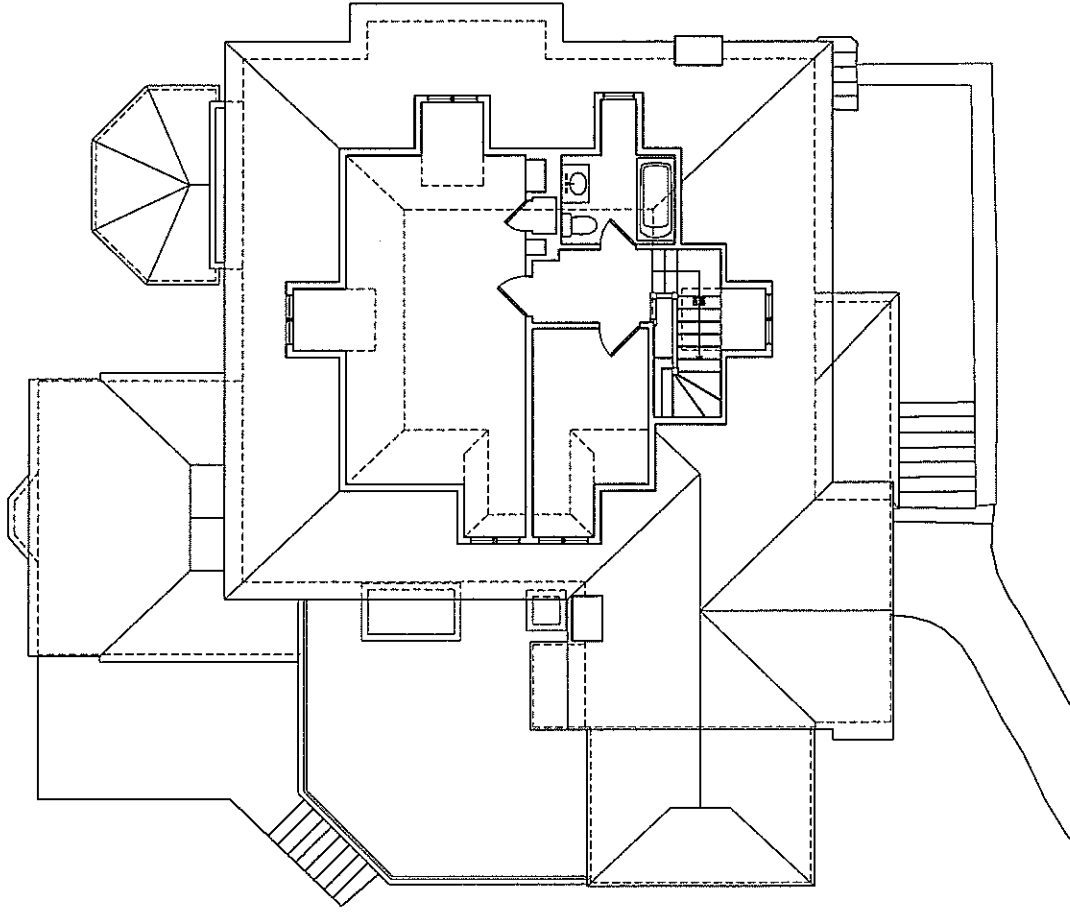
BILLINGS-O'NEIL RESIDENCE

EXISTING SECOND FLOOR PLAN

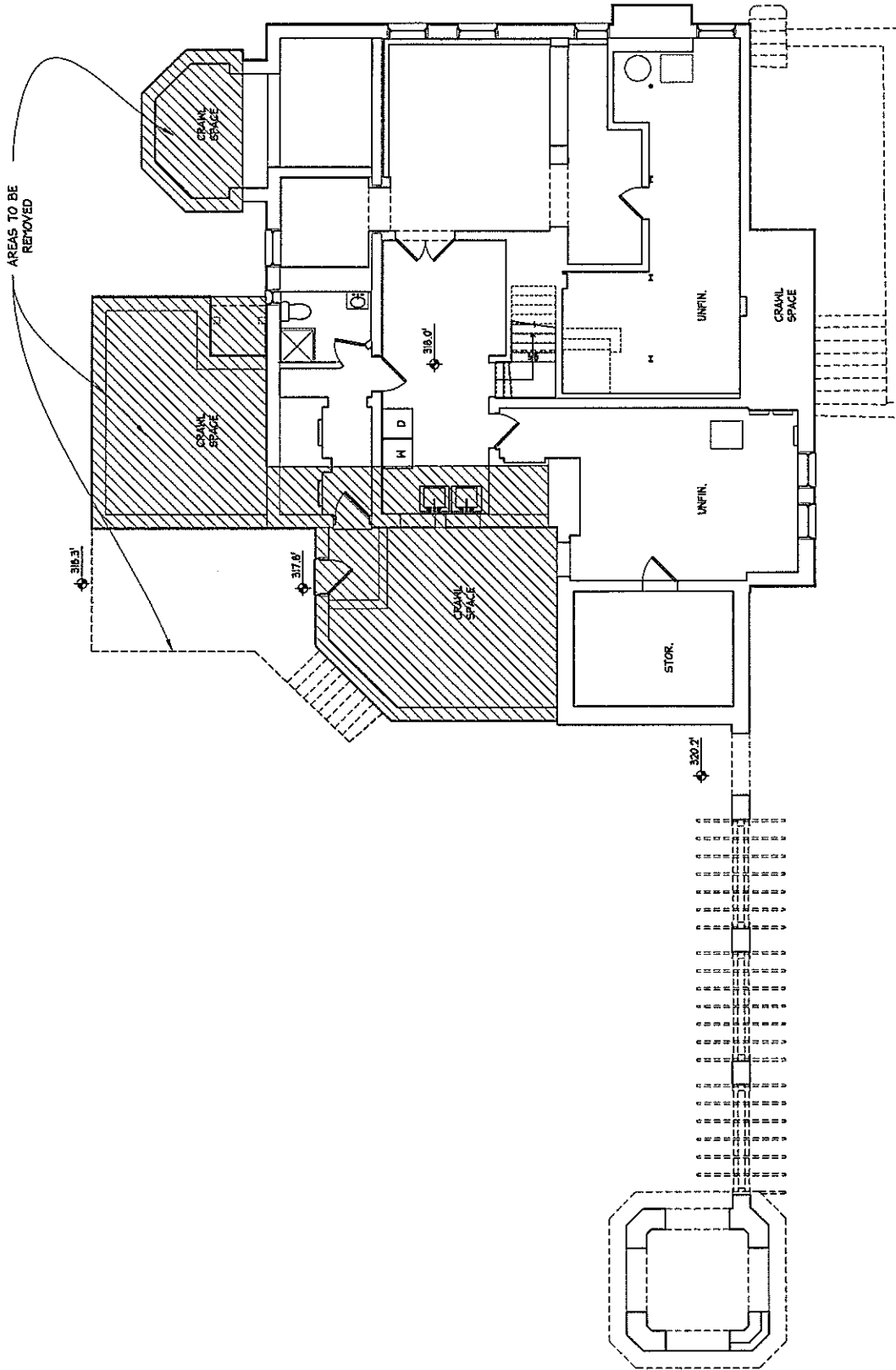
SCALE: 1/8" = 1'-0"

JONES & BOER ARCHITECTS

MARCH 22, 2018



BILLINGS-O'NEIL RESIDENCE
EXISTING THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
JONES & BOER ARCHITECTS
MARCH 22, 2018



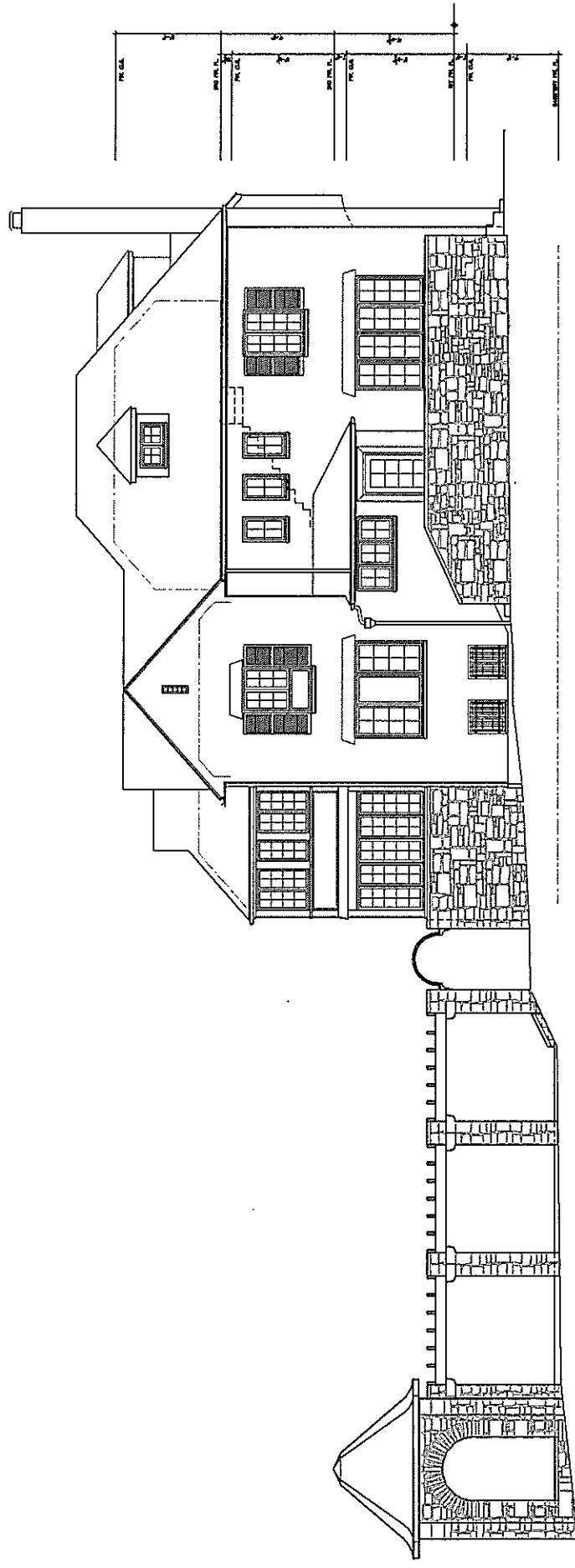
BILLINGS-O'NEIL RESIDENCE

EXISTING BASEMENT PLAN

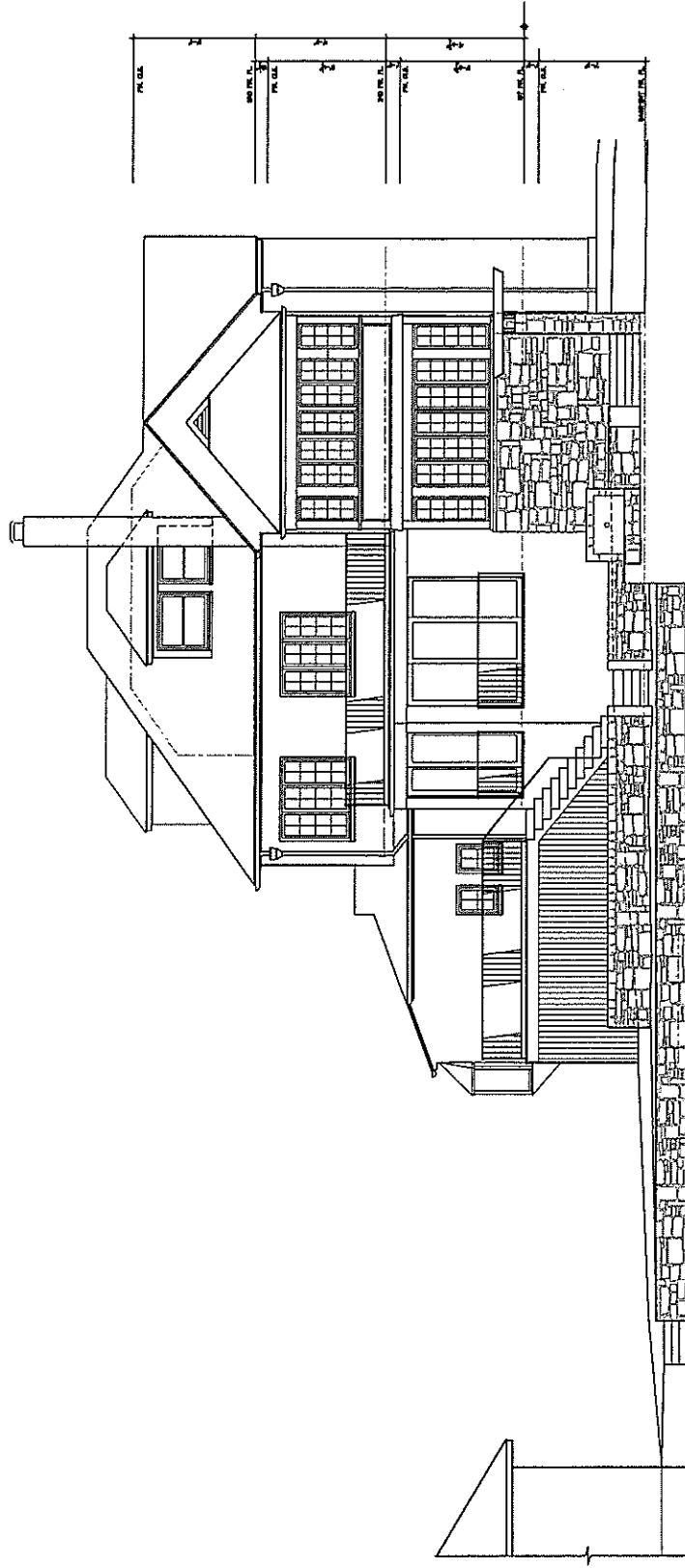
SCALE: 1/8" = 1'-0"

JONES & BOER ARCHITECTS

MARCH 22, 2018



BILLINGS-O'NEIL RESIDENCE EXISTING EAST ELEVATION JONES & BOER ARCHITECTS MARCH 22, 2018
 SCALE: 1/8" = 1'-0"



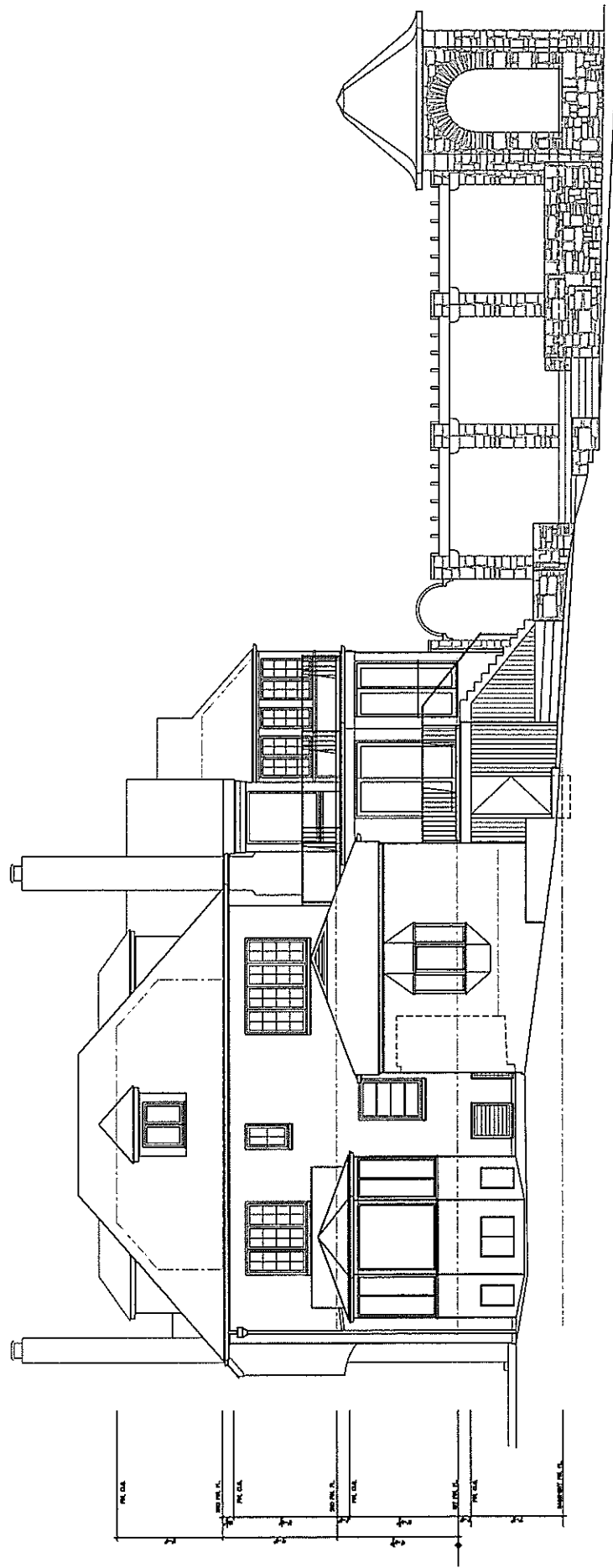
BILLINGS-O'NEIL RESIDENCE

EXISTING SOUTH ELEVATION

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

JONES & BOER ARCHITECTS

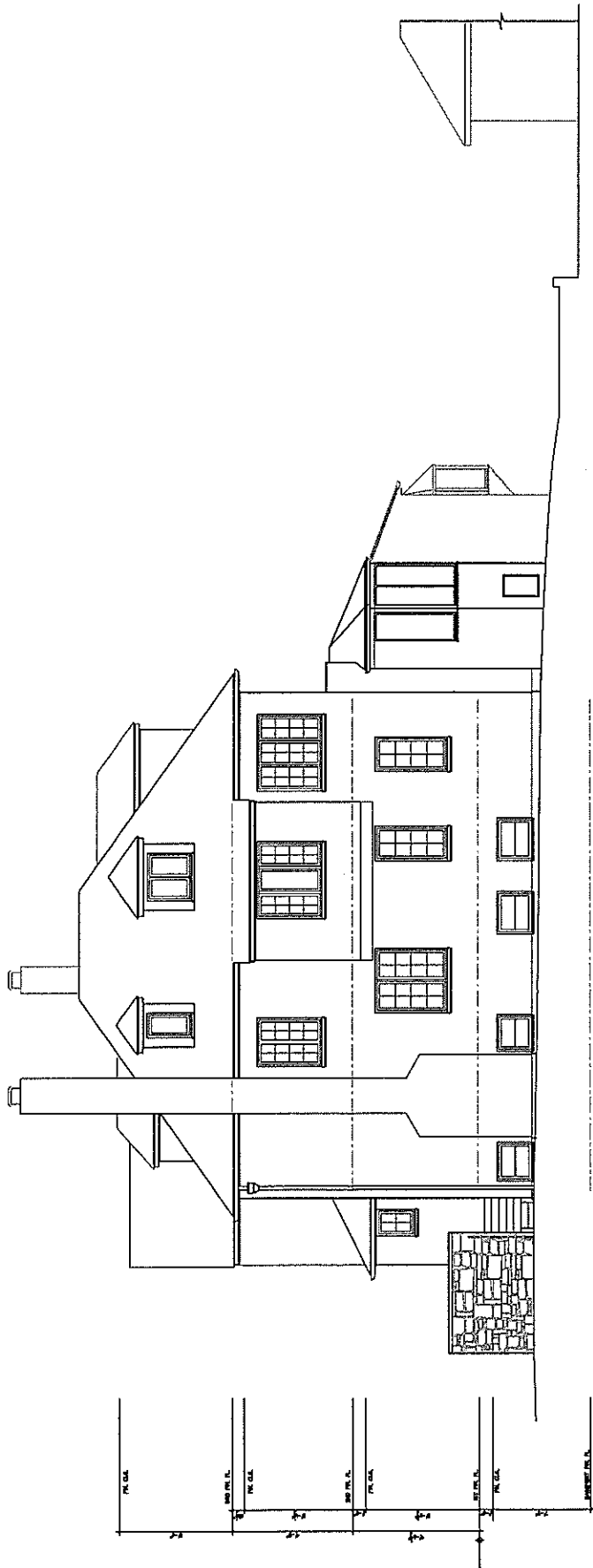
MARCH 22, 2018



BILLINGS-O'NEIL REIDENCE

EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

JONES & BOER ARCHITECTS
MARCH 22, 2018



BILLINGS-O'NEIL RESIDENCE

EXISTING NORTH ELEVATION

JONES & BOER ARCHITECTS

MARCH 22, 2016

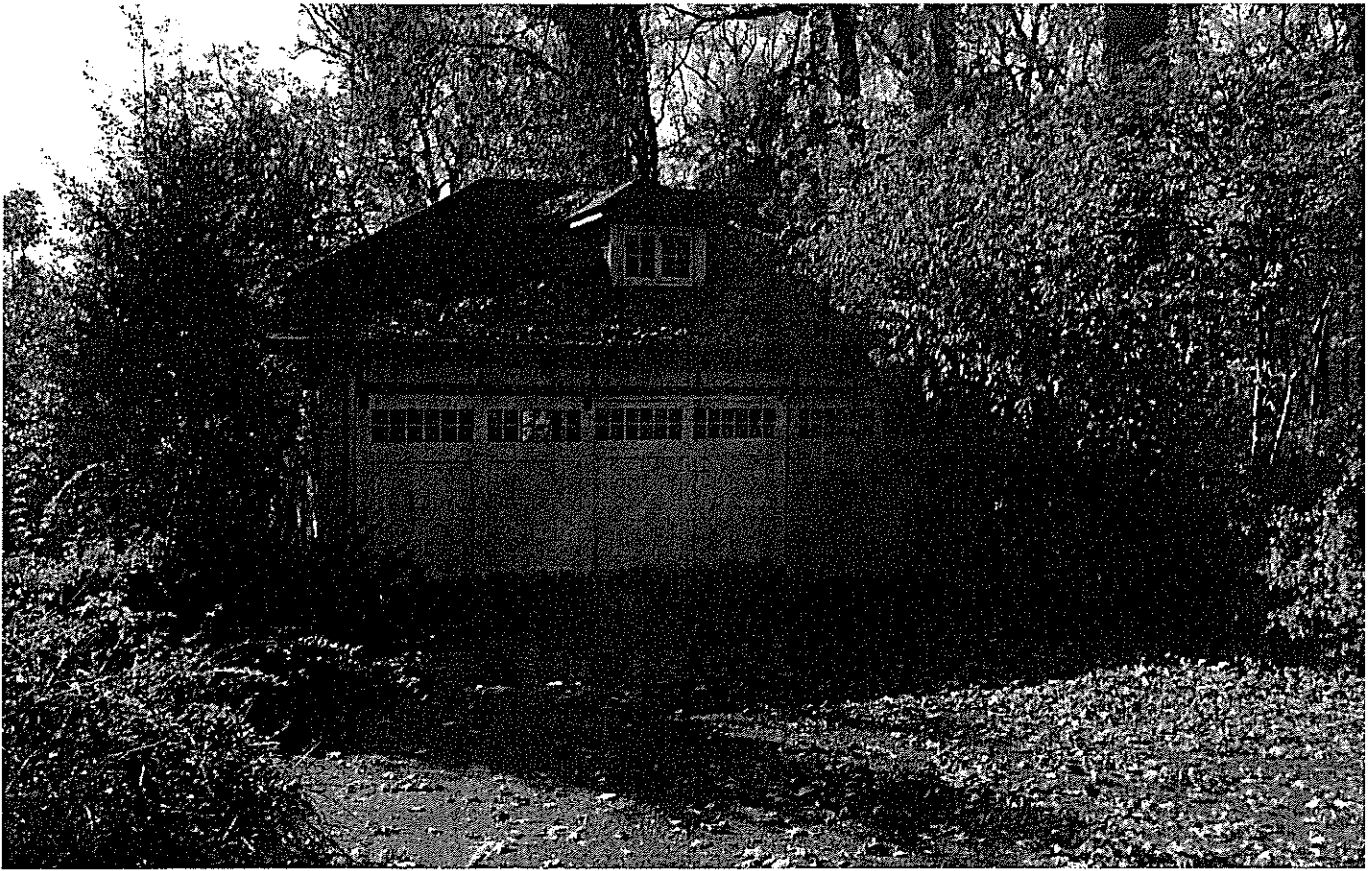
SCALE: 1/8" = 1'-0"



Existing garage South elevation



Existing garage foundation



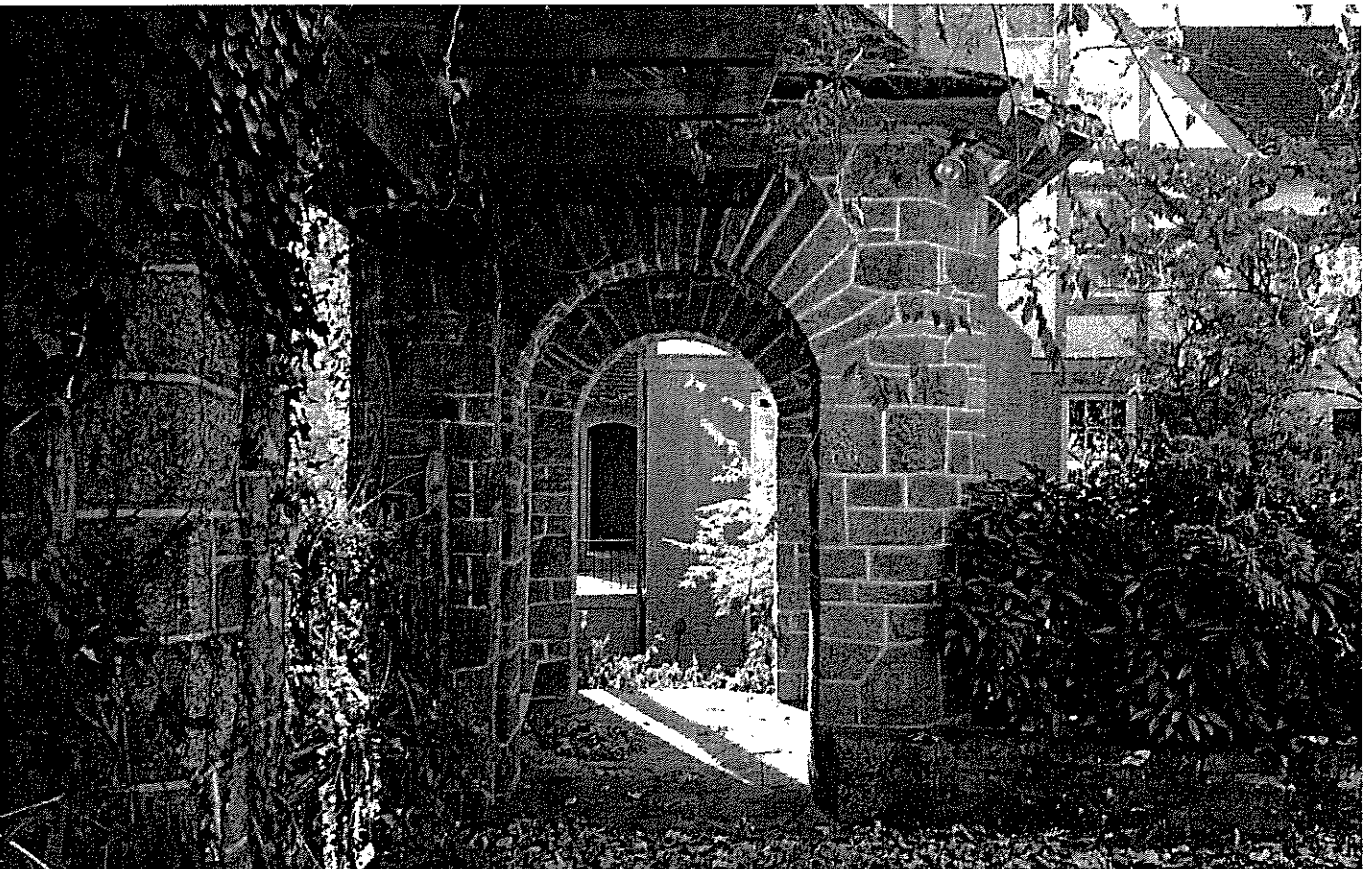
Existing garage North elevation



Existing garage East elevation



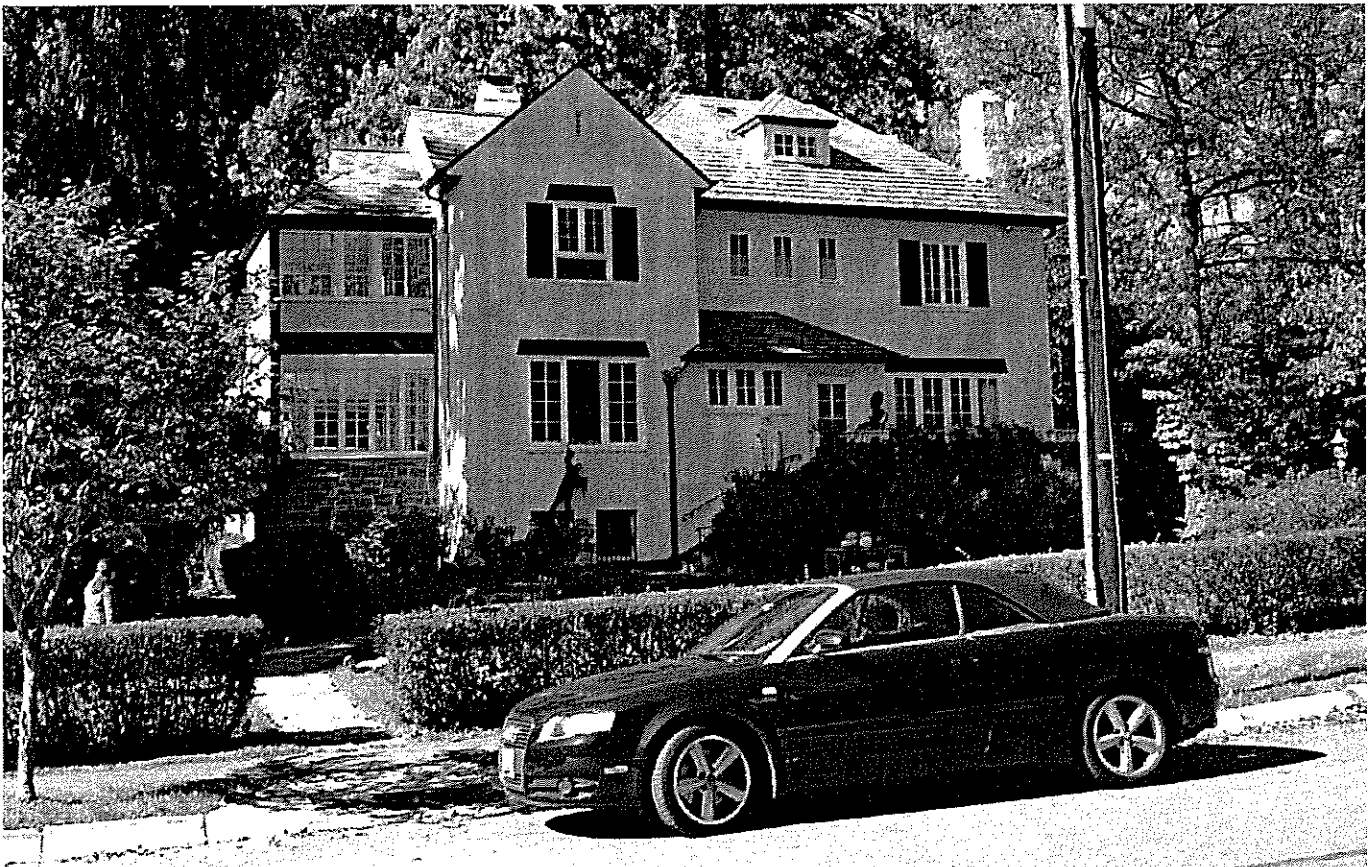
Existing pavilion & trellis from Cedar Parkway



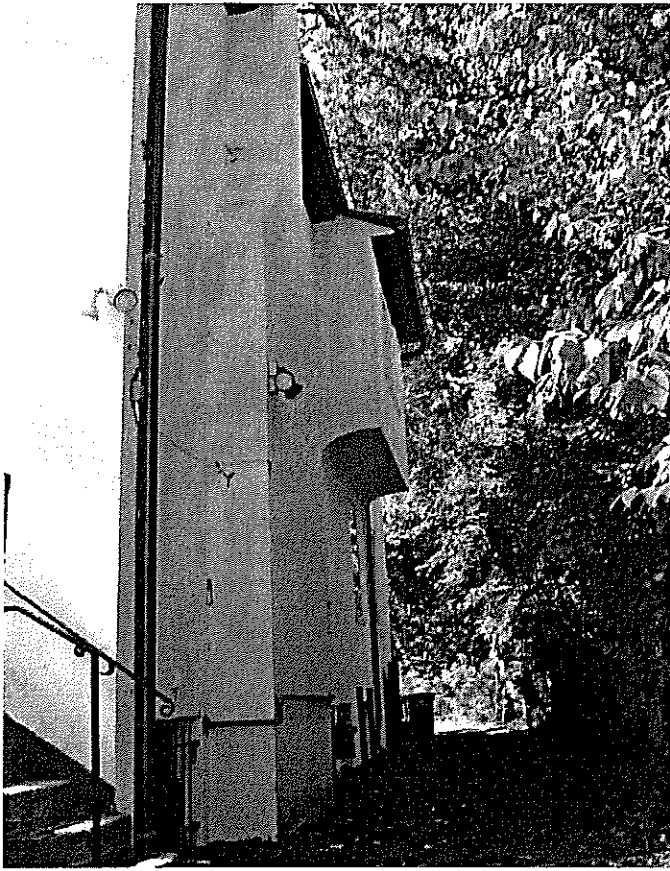
Existing pavilion



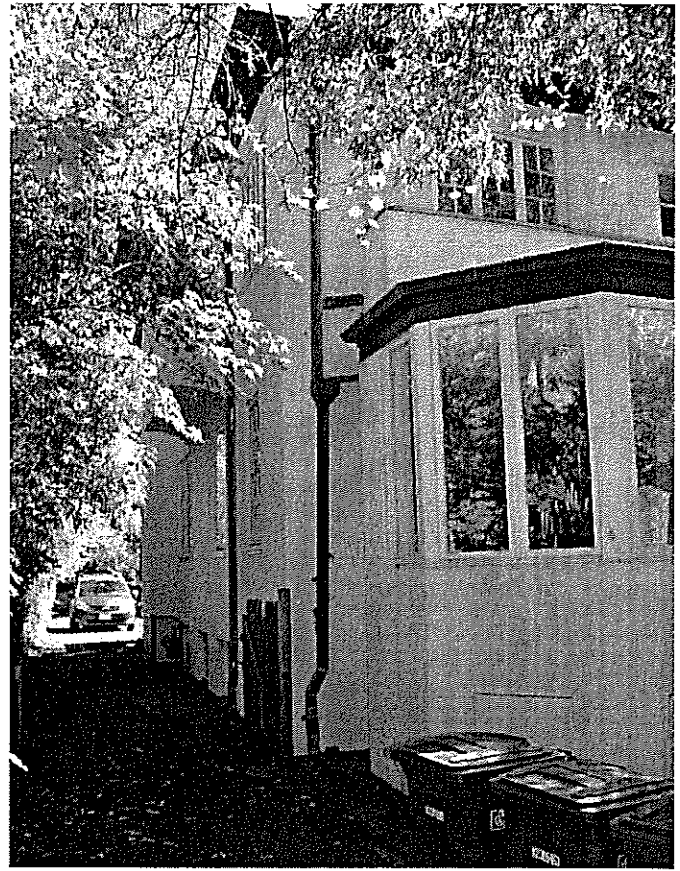
Existing East elevation from Cedar Parkway



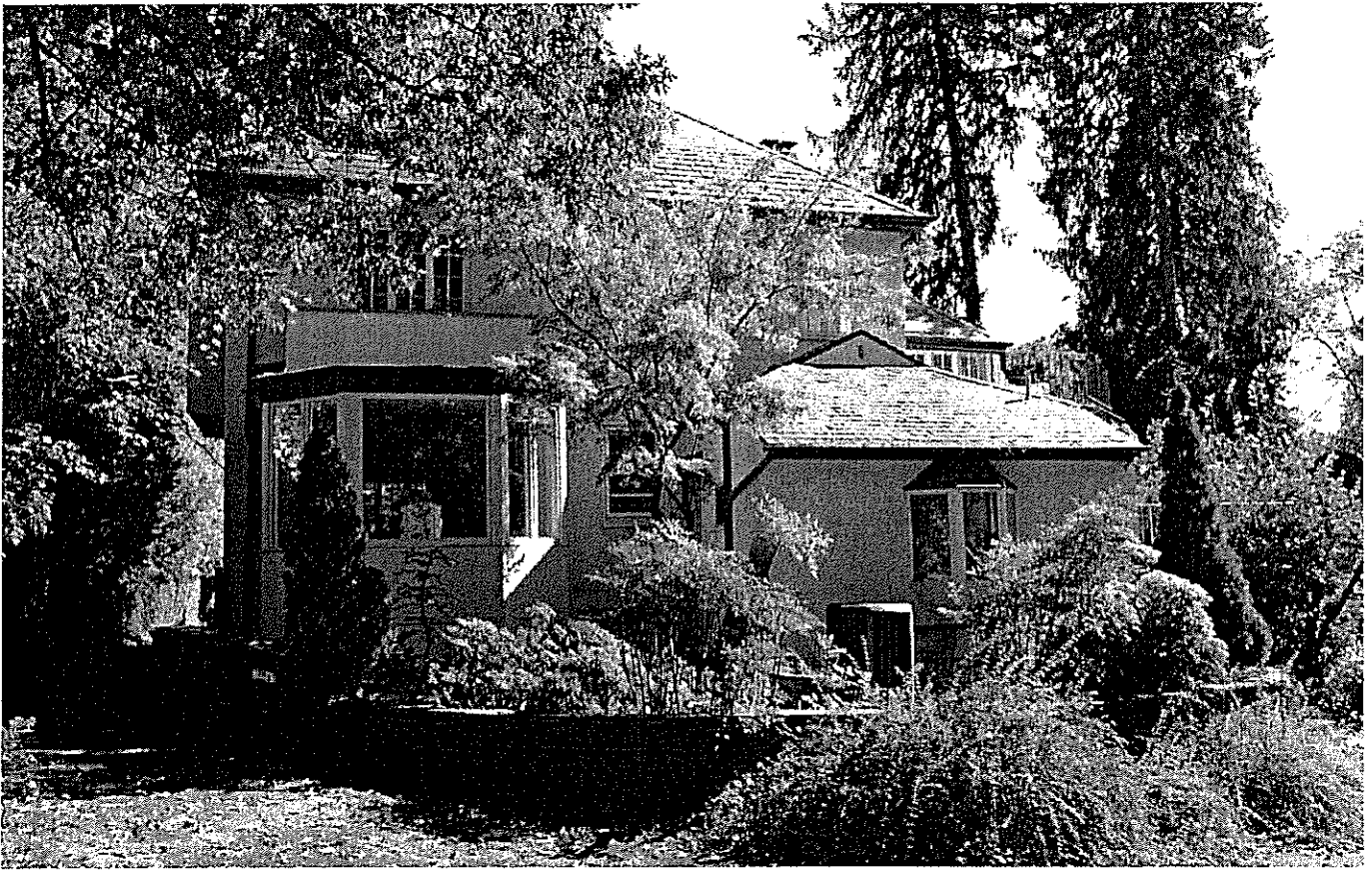
Existing East elevation from Cedar Parkway



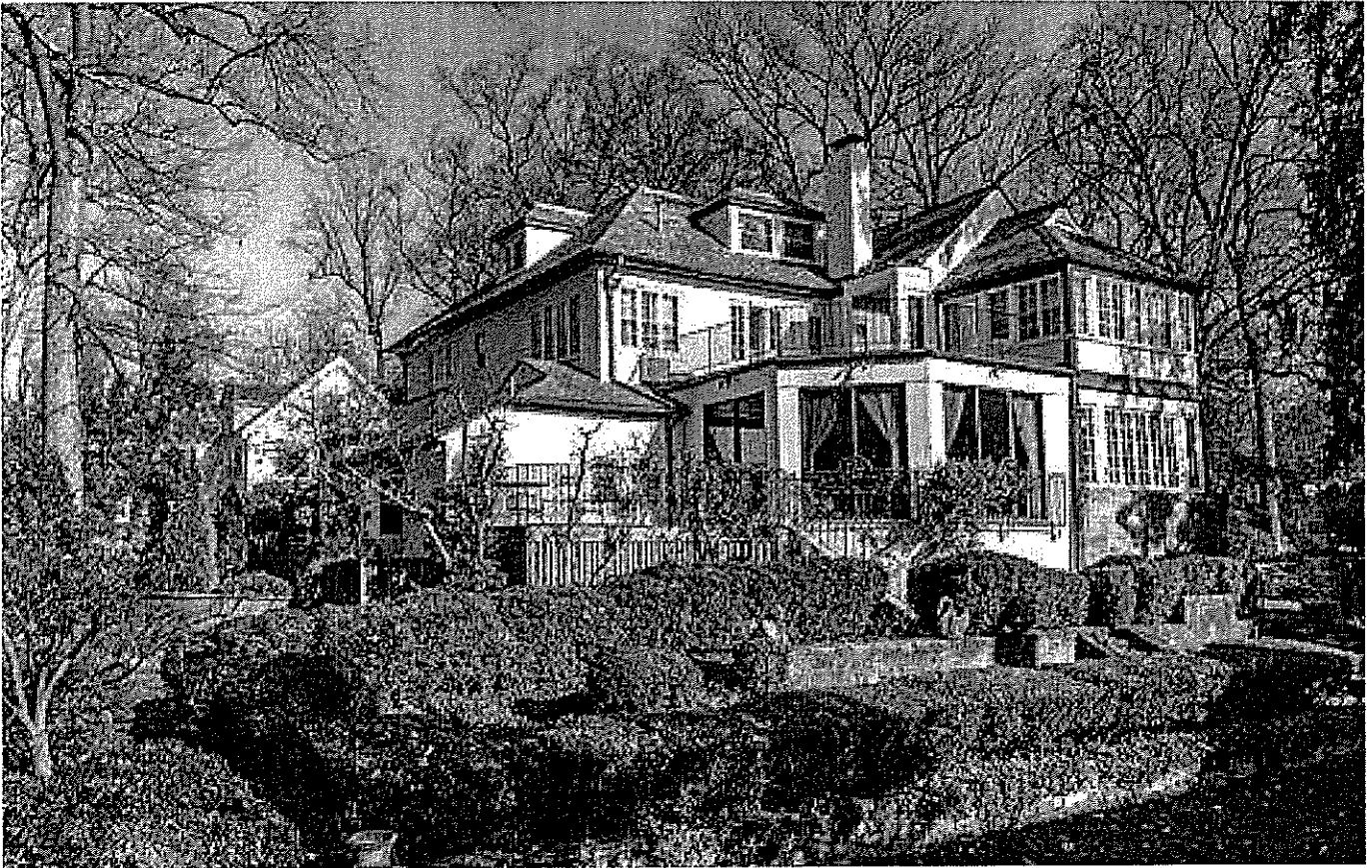
Existing North Elevation



Existing North Elevation



Existing West Elevation



Existing South & West elevation

CONCEPT DRAWINGS

L-2

SOUTH FACE ELEVATION

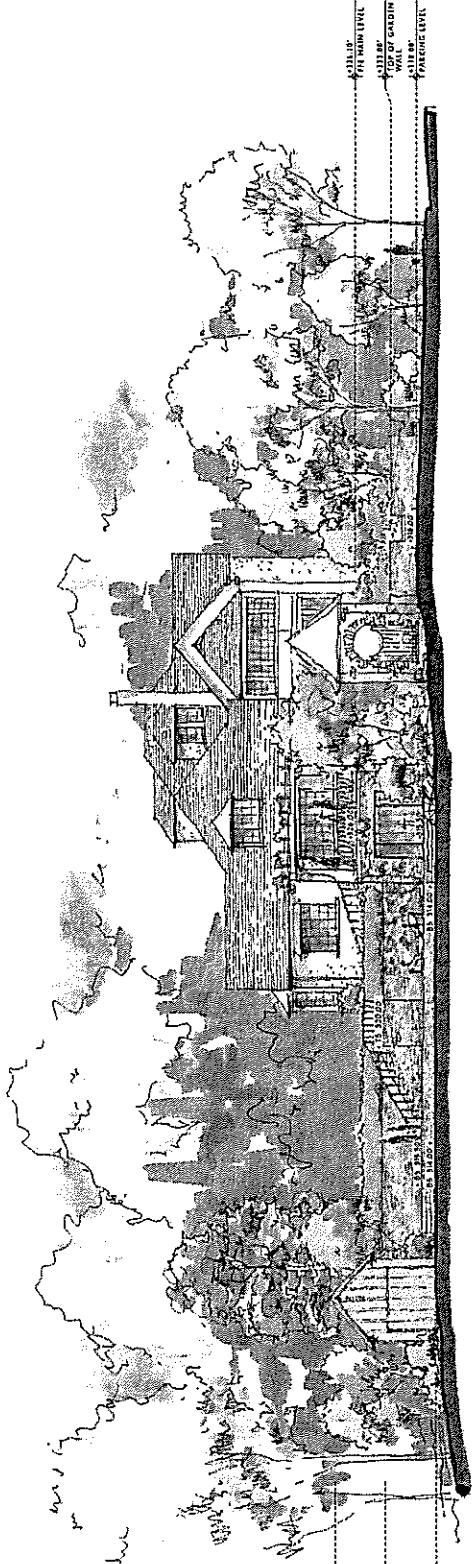
SCALE: 1/8" = 1'-0"

DATE: 05.18.2018

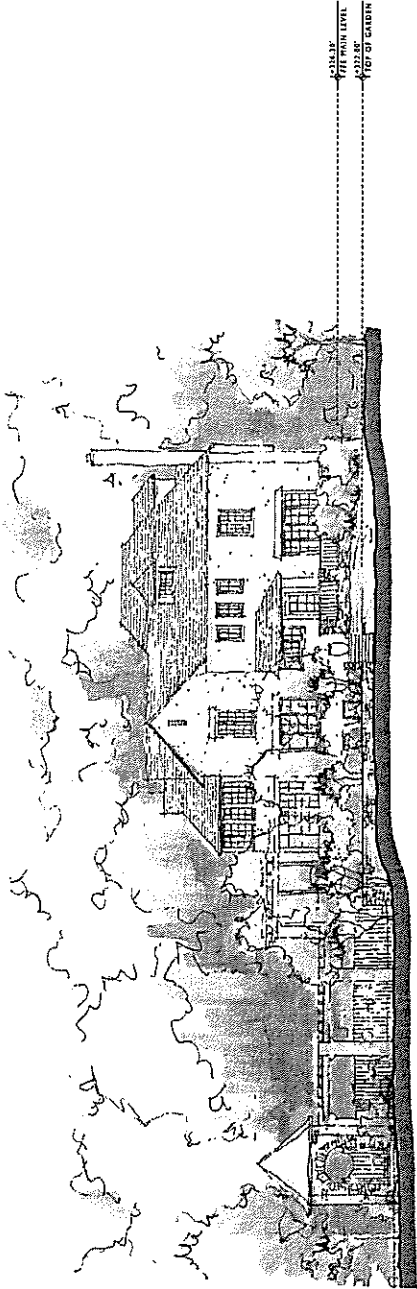
BILLINGS O'NEIL RESIDENCE
5904 CEDAR PARKWAY
CHEVY CHASE, MD 20815

arentz
LANDSCAPE ARCHITECTS, LLC
1000 KENNEDY BLVD., SUITE 100
BETHESDA, MD 20814

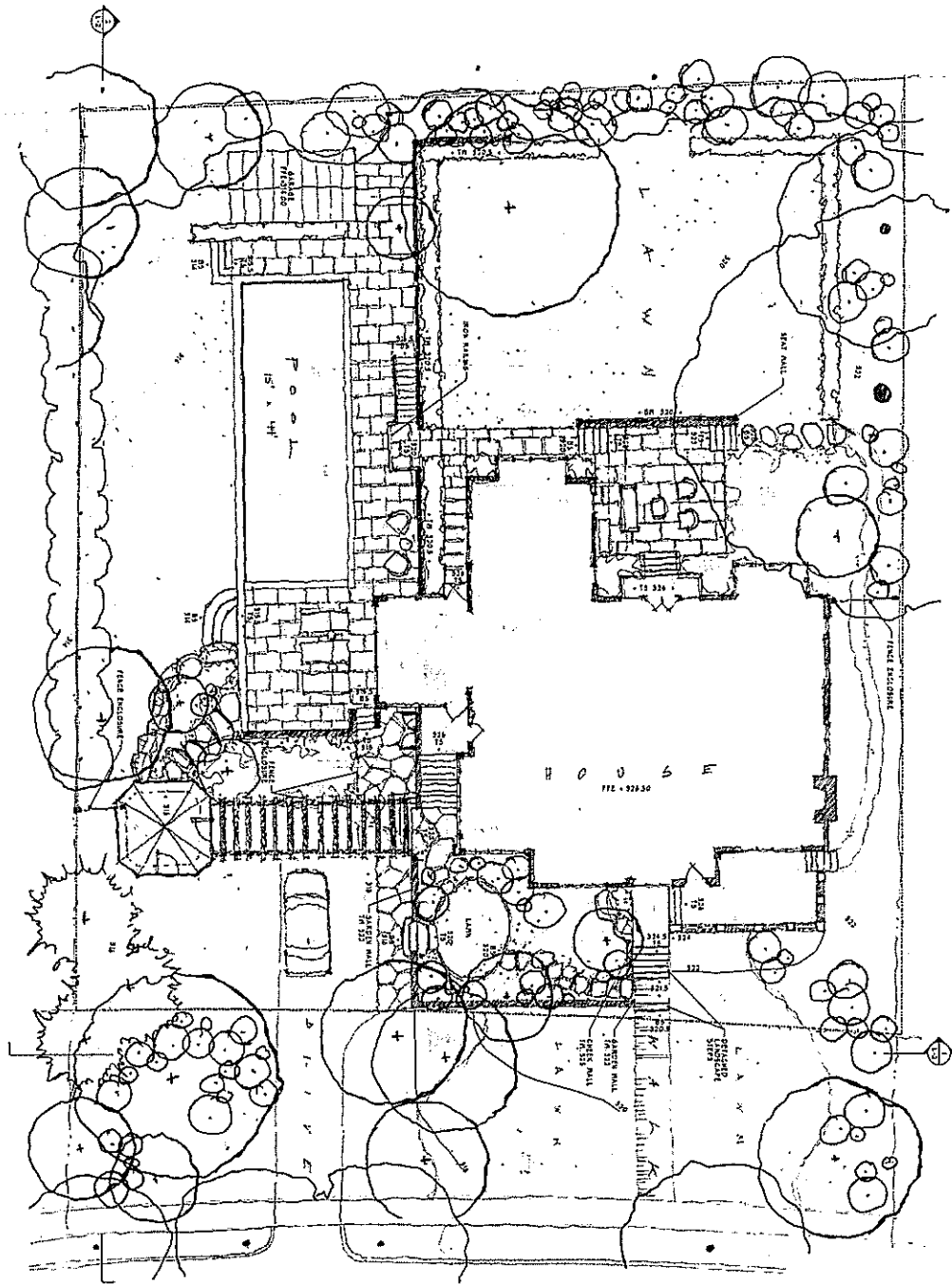
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2 SOUTH FACE ELEVATION
SCALE: 1/8" = 1'-0"



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



1" = 10'-0"



CONCEPT DRAWINGS

L-1

ILLUSTRATIVE SITE PLAN

JOB NO. 7480

SCALE: AS SHOWN

DATE: 05.18.2018

BILLINGS O'NEIL RESIDENCE

5904 CEDAR PARKWAY
CHEVY CHASE MD 20815

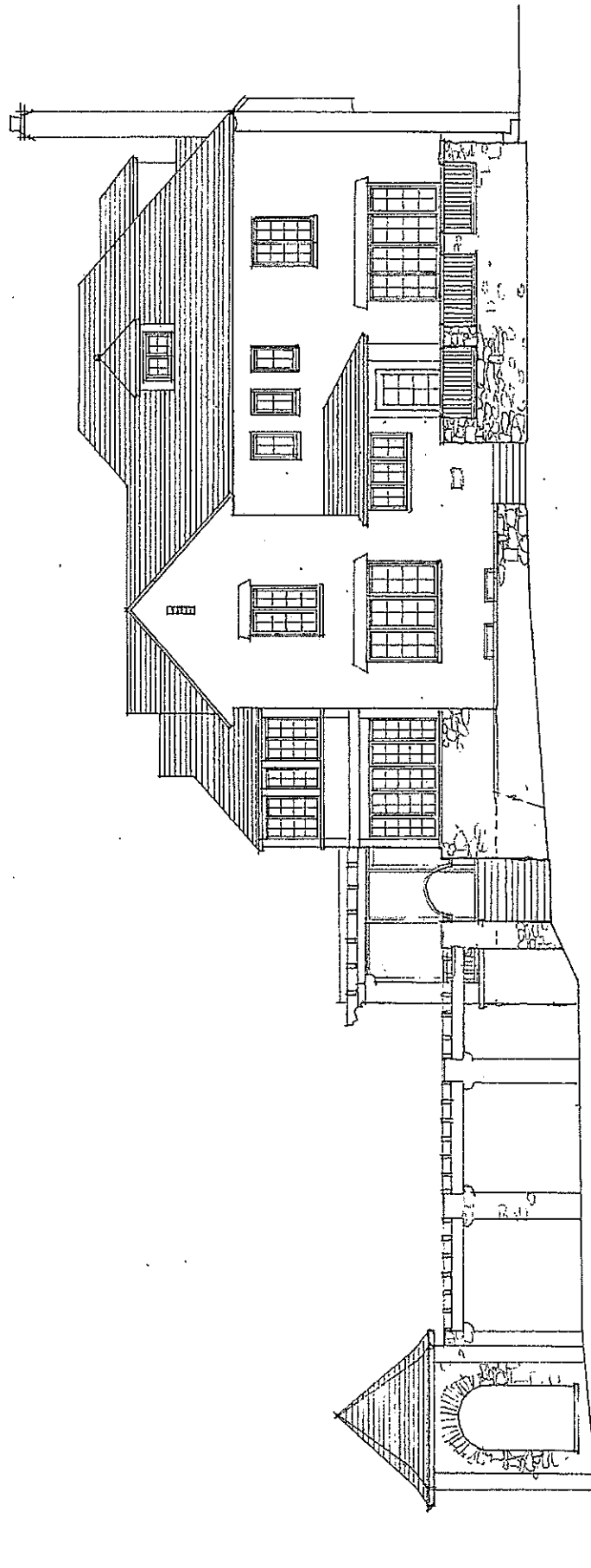
arentz
LANDSCAPE ARCHITECTS, LLC

1000 E. 10TH ST. SUITE 100
DENVER, CO 80202

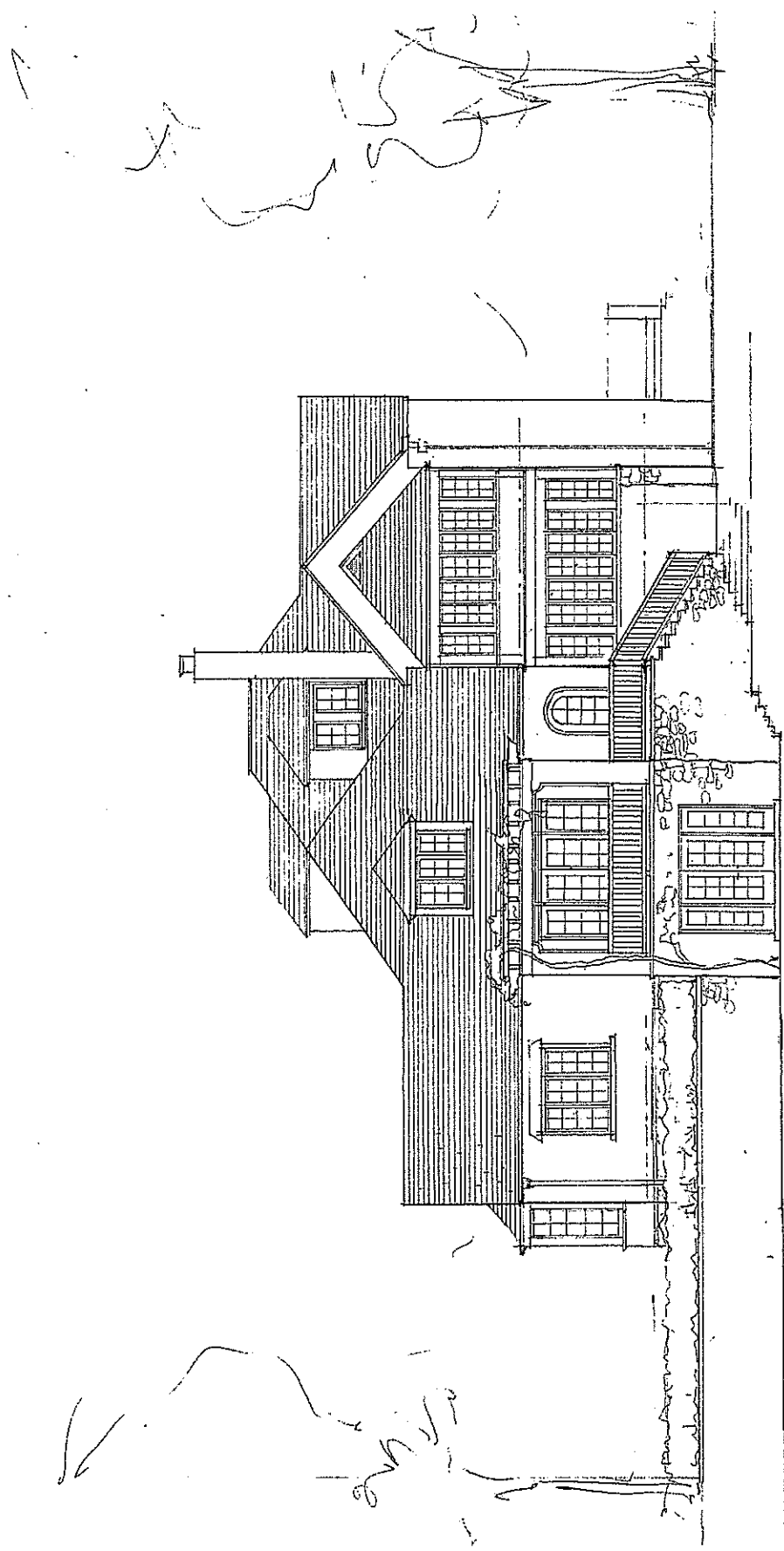
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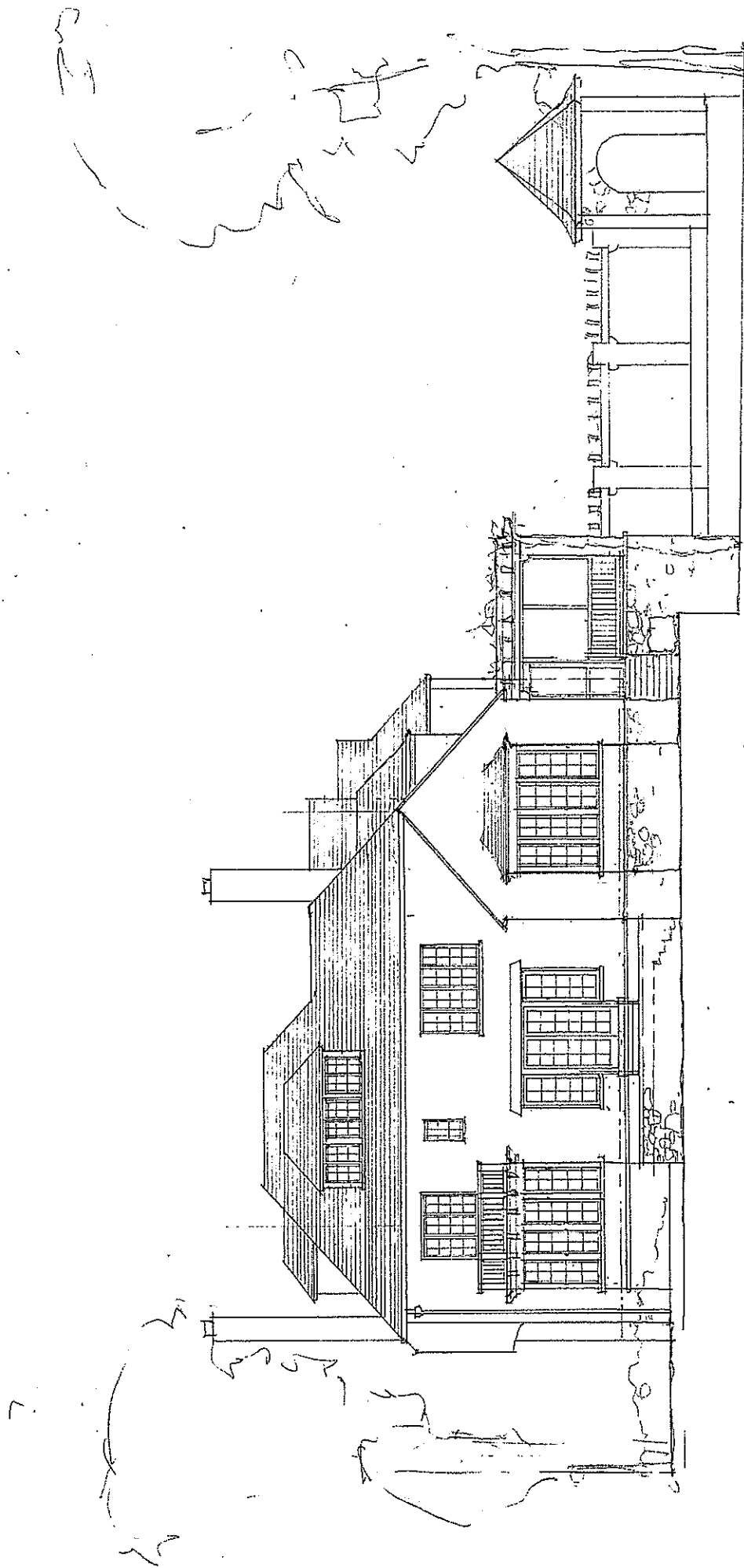
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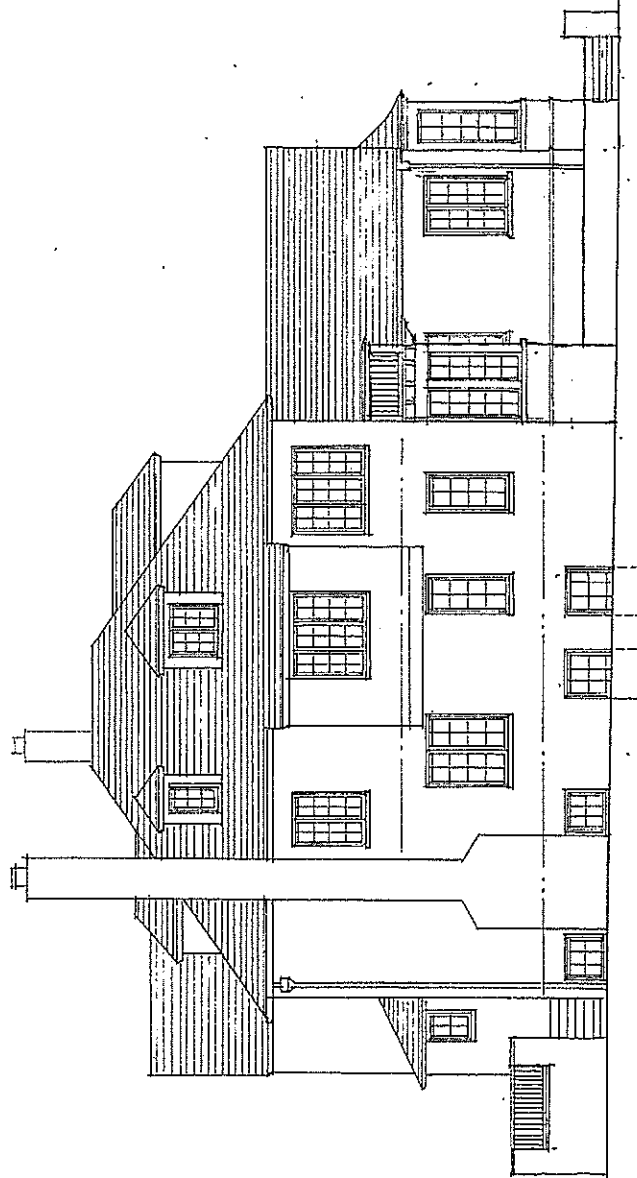
BILLINGS-TO-NIELZ RESIDENCE EAST ELEVATION @ 1/8" = 1'-0" JONES & POPE ARCHITECTS 5-22-18



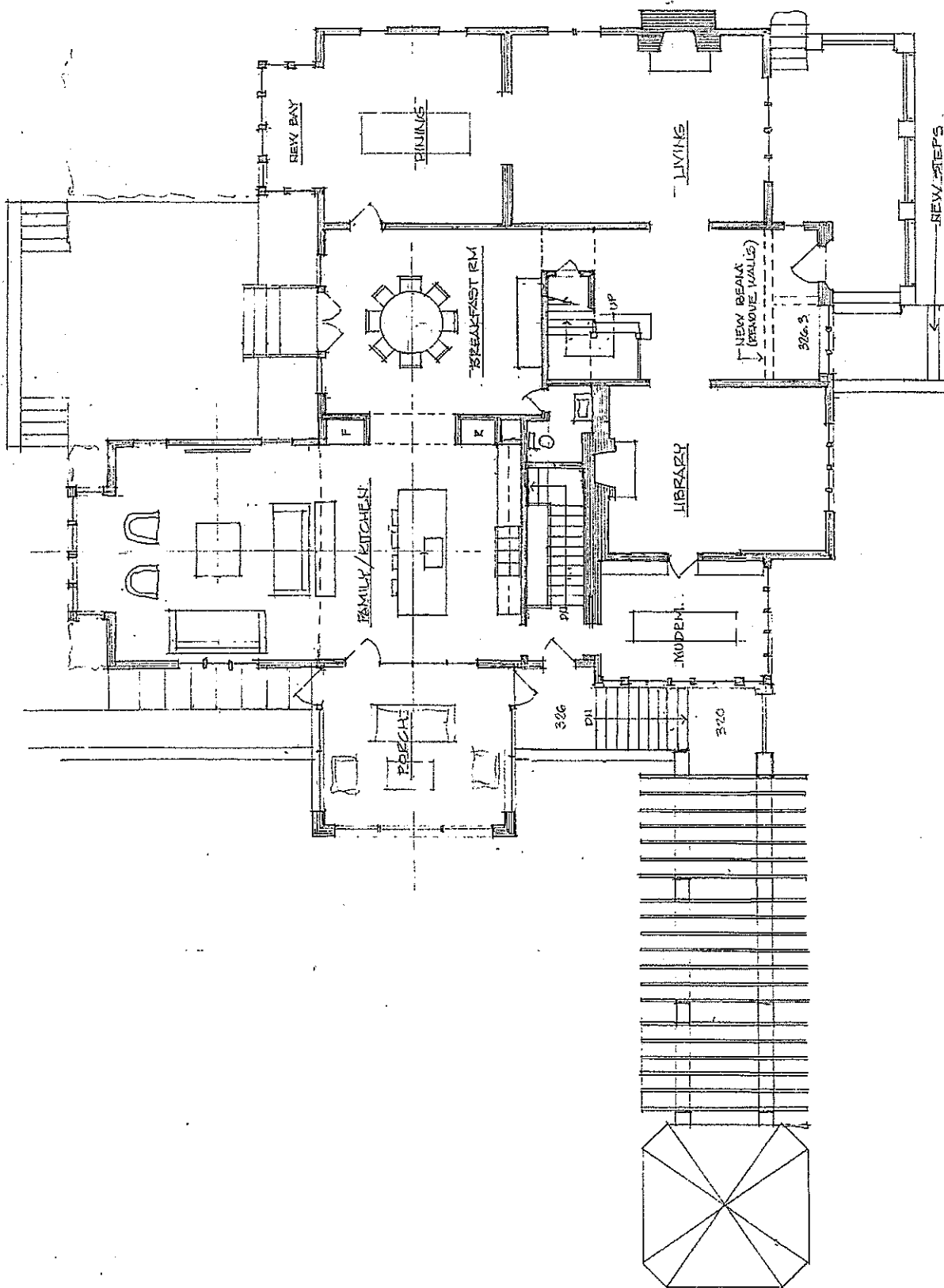
BURRIS-ONEIL RESIDENCE • SOUTH ELEVATION @ 1/8" = 1'-0" • JONES & BONE ARCHITECTS 5.21.18



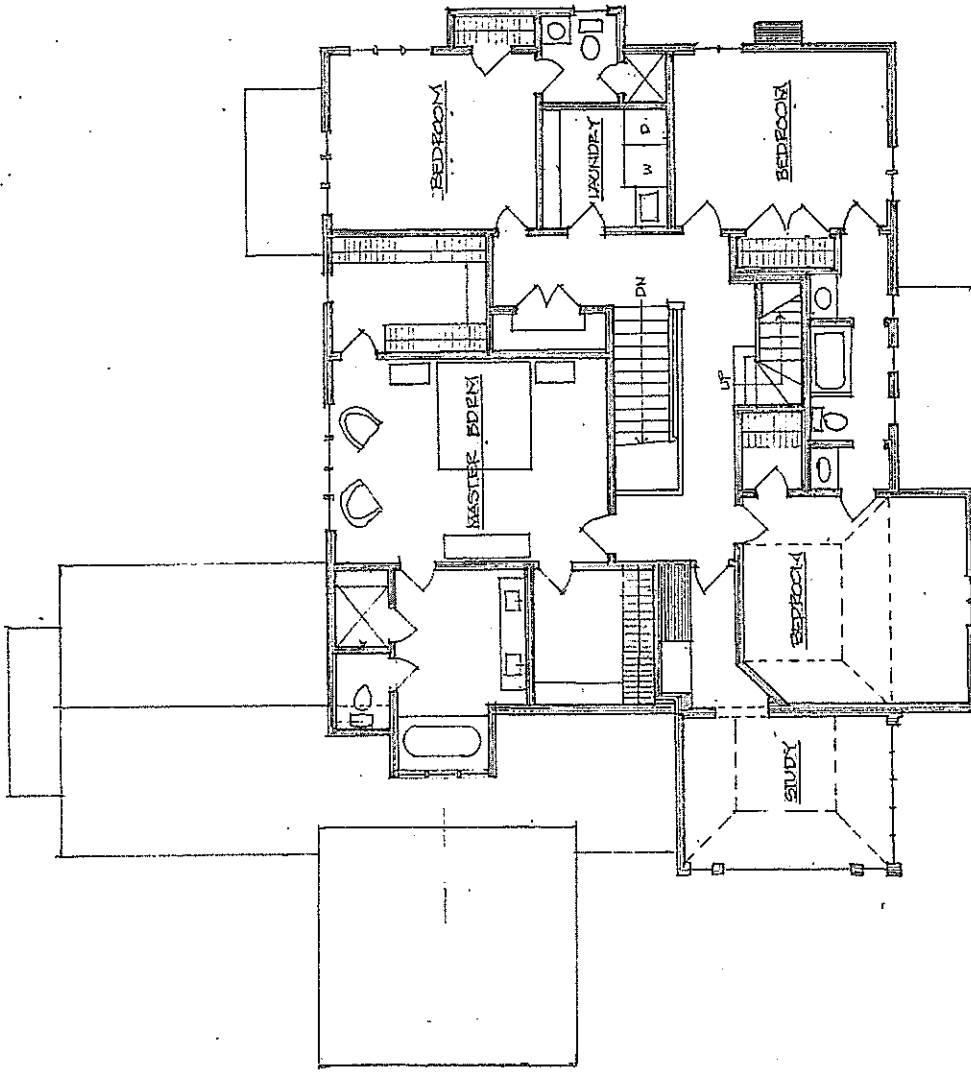
BILLINGS-O'NEIL RESIDENCE . WEST ELEVATION @ 1/8" = 1'-0" . JONES & BOER ARCHITECTS . 5-22-18



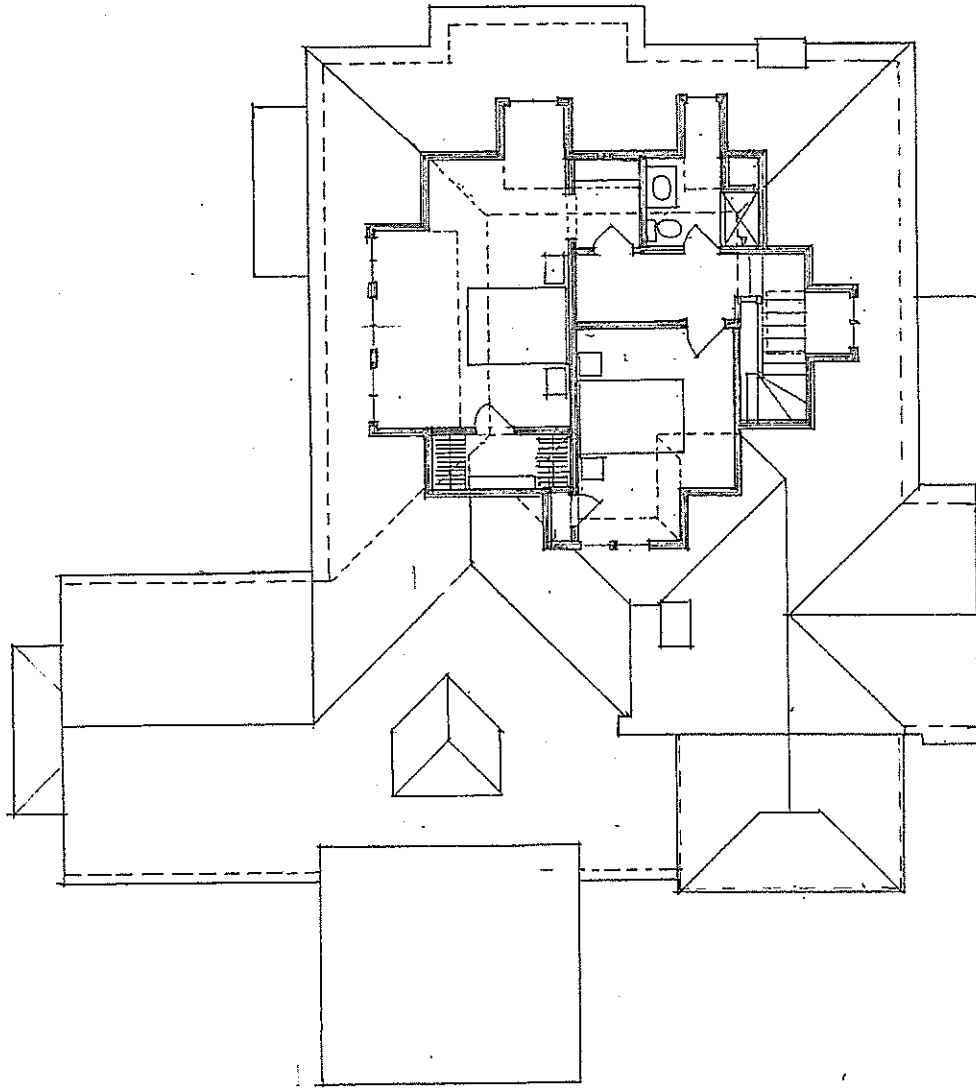
BLINGS O'NEIL RESIDENCE • NORTH ELEVATION @ 1/8" = 1'-0" • JONES & BOER ARCHITECTS 5-22-18



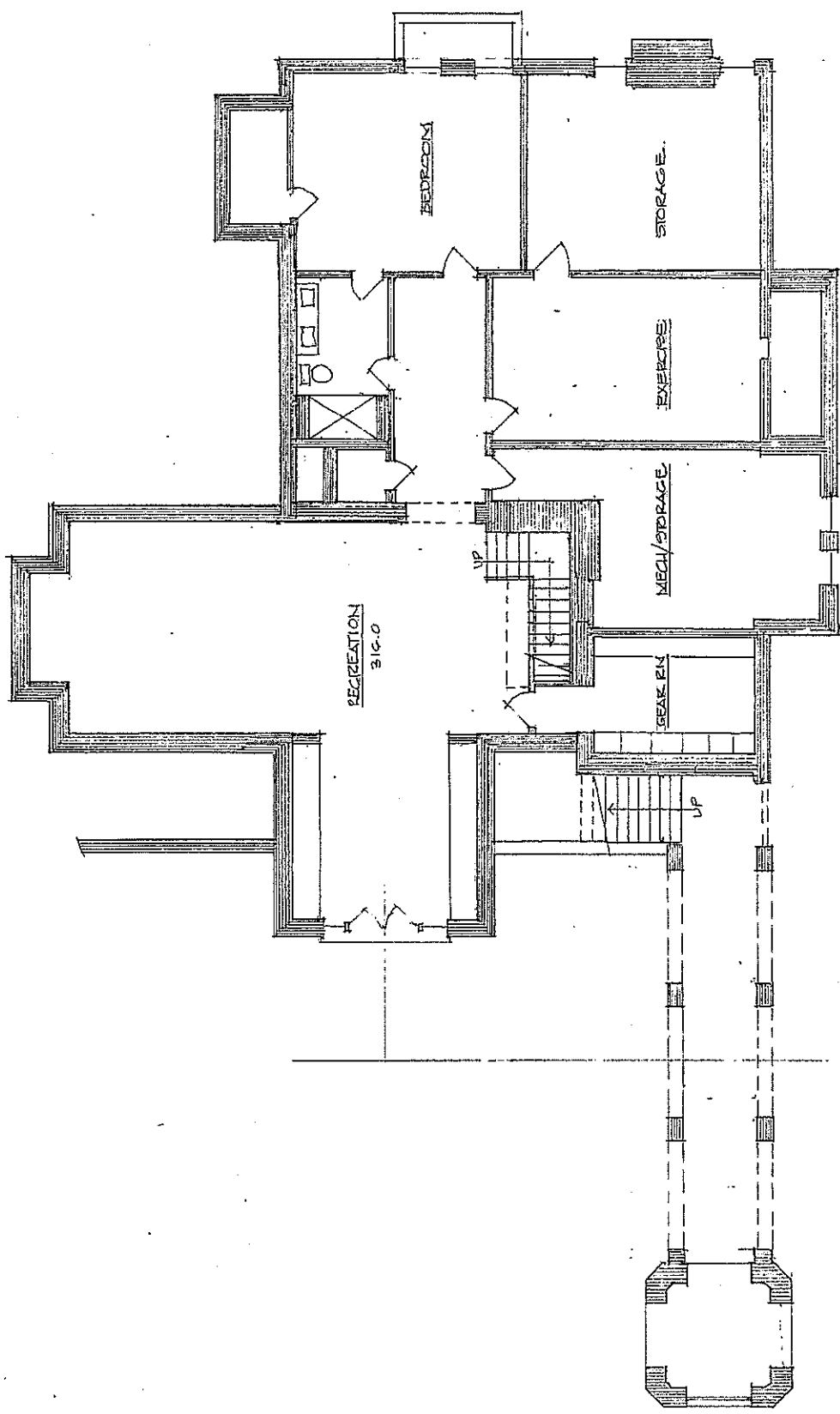
BILINGS O'NEIL RESIDENCE • 1st FLOOR • 1/8" = 1'-0" • JONES & BOER ARCHITECTS 5/2/13



BLUCINGS-O'NEIL RESIDENCE • 2ND FLOOR @ 1/8" = 1'-0" • JAMES & BOER ARCHITECTS 5-22-18



BIDUNO'S O'NEIL RESIDENCE 3RD FLOOR @ 1/8" = 1'-0" JOSEPH & BOEE ARCHITECTS 5.22.18



BUNKER-ON-CEIL RESIDENCE • BASEMENT @ 16'-10" • JONES & BOER ARCHITECTS S-22-18