2nd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5904 Cedar Parkway, Chevy Chase	**Meeting Date:**	7/11/2018
Resource:	Outstanding Resource Chevy Chase Historic District	**Report Date:**	7/5/2018
		Public Notice:	6/27/2018
Applicant:	David O'Neil & Laura Billings **(David Jones, Architect)**		
Review:	Preliminary Consultation	**Staff:**	Dan Bruechert

PROPOSAL: Garage demolition, non-historic addition removal, hardscape, and landscape alterations

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STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based on the HPC's recommendations and return for a Historic Area Work Permit.

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.

PROPOSAL

The applicant proposes the following items:

- Partial demolition and removal of non-historic additions;
- Modifications to the front porch
- Construct of new additions
- Demolition of the three-car garage;
- Construction of a new accessory structure;
- Installation of a swimming pool and associated pool fence;
- Expansion 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;
- Modifications to the front porch
- Construct of new additions in the southwest corner of the house and west elevation;
- Demolition of the three-car garage;
- Construction of a new accessory structure;
- Installation of a swimming pool and associated fence;
- 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. 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 cape around it. It has stairs from both the left and right sides with significant landscaping in front of it. The applicant proposes to create a new set of front loading steps on the left side of the porch to create access to the front door. A new railing of some kind will need to be installed to the left of the new stairs. The applicant additionally proposes removing three sections of the porch wall and infilling the area with a painted wood railing. The review of these alterations should be given moderate scrutiny.

Staff does not support the removal of this historic fabric and finds that the loss of material and design integrity runs counter to the *Design Guidelines* and 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 retention of the historic front porch.

Modifications to the Sides 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 to the left beyond the wall plane of the historic house. The pergola and columns will it several feet above the historic arbor/pergola to the left of the house and will be visible from the public right-of-way. The previous Preliminary Consultation showed this porch as being screened in, however, it appears that the porch will now be open.

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. The submitted plans show this the pergola will be stained wood with either a wood or metal railing. 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 of this addition will have a large bay window with a series of ten-lite windows. On the south elevation, the addition will incorporate a hipped-roof dormer above the pergola. This proposed construction should be subject to moderate scrutiny, because it will be 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. Based on the details provided the windows will be wood, multi-lite windows, and the roofing will be slate to match the historic. The new pergola on the side porch will be stained wood. Additionally, the details for the railing have not been provided and material specifications and design for the railing should be discussed. Staff finds that an appropriately design railing using either wood or metal would be appropriate.

In the northwest corner, the applicant proposes to construct a new rectangular bay window with a painted wood 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. 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 casement windows matching the configuration of the historic windows. As the rear of the house faces a golf course, this prosed dormer will not be visible from the public right-of-way and is to be given lenient scrutiny. The applicant proposes wood windows, with wood trim, and a slate roof. Staff finds that proposal is consistent with the design details of the historic house and appears to be appropriate.

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 the only single-lite casement windows found in the house. Staff has not be given information to effectively evaluate these windows, but can identify them as non-historic and suspects they are vinyl, but better photos of these windows will be required with the HAWP application. Staff would support the removal and replacement of these windows. The applicant proposes to replace two windows on the front of the house. The first is a pair of casement windows with a fixed panel below on the second floor. The applicant has not provided details for this window, but suspects that the windows were cut down to accommodate a window air conditioner. This window appears to have lost its historic integrity and Staff would support 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. Details regarding the condition of this window were not submitted with the application materials. Staff encourages the HPC to require a sufficient level of documentation to determine whether the window is in its historic configuration. If this is a non-historic configuration for this window

opening Staff would support approval at the HAWP stage, but would otherwise recommend retaining this appearance if it is historic.

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 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.

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)*), but would welcome an appropriately sized and detailed accessory structure to the rear.

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. The applicant's landscape plan indicates that they are proposing a 5' (five foot) tall iron fence. Staff finds this is an

appropriate material, however, the design of the fence was not included in this preliminary consultation. Staff finds that a properly detailed iron fence would be appropriate in this location.

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.

The applicant proposes to construct a new drive and a parking pad approximately 16' (sixteen feet) wide to the left of the historic house. 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, but will do so in a manner that the house will still contribute to the historic character of the surrounding district. 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 HPC expressed some concerns about altering the landscaping at the front of the house, but, did not have enough sufficient detail to provide more feedback. While the rendering is helpful in evaluating the visual impact, this proposal has on the house and surrounding district, there are still two additional details Staff requests be included in an application at the HAWP stage. 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 with the HAWP application for a full evaluation. This information should include existing percentage of lot coverage, amount to be removed, and lot coverage when complete. Second, the applicant should detail any precedent designs within the Chevy Chase Village Historic District. Staff is unaware of any other parking pads installed to the front of houses in Chevy Chase Village and would be more supportive of this proposal if this was a design solution employed elsewhere within the historic district.

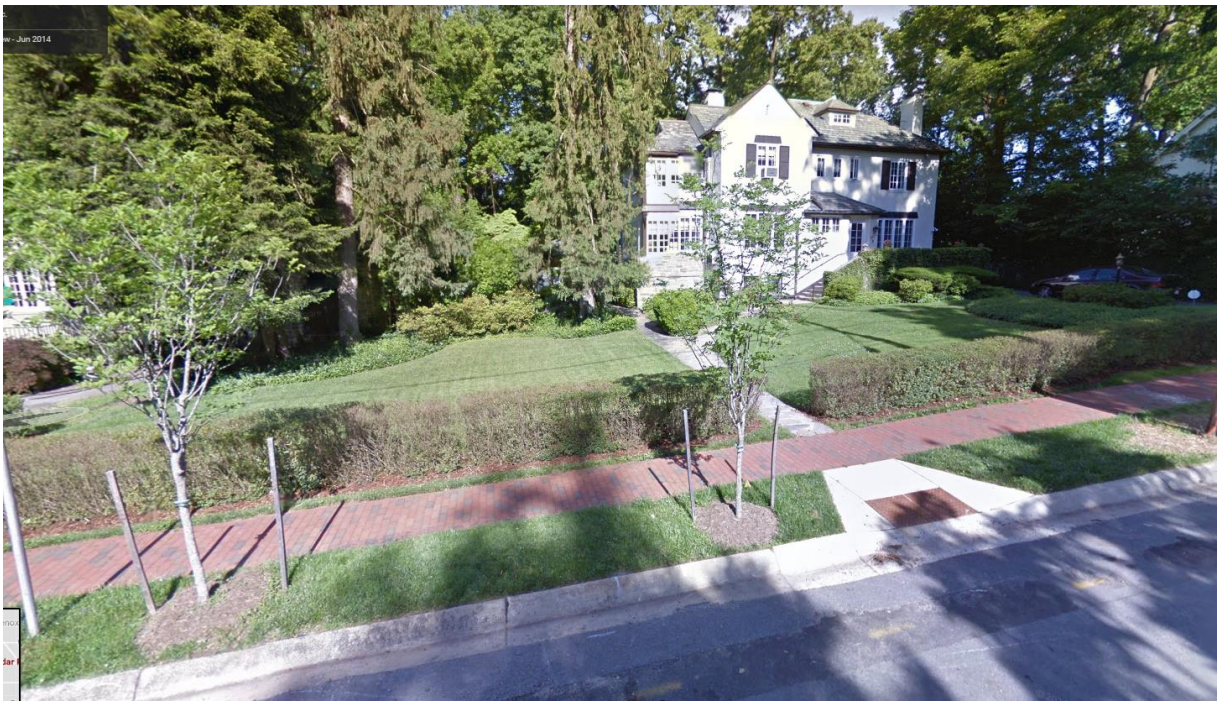

Figure 3: Perspective from the southeast of the house in the location of the proposed drive and parking pad.

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.

In the pergola, the applicant proposes to add a second row of columns 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. The stone pergola is a unique feature to this house and Staff requests some guidance from the HPC to ensure the design of the pergola is in conformance with the appropriate guidance. Staff finds that some modifications to the pergola may be acceptable, provided they are to the rear to minimize the impact to this historic feature. Staff further finds that alterations to this feature is most analogous to gazebos, which should be subject to moderate scrutiny. While Staff finds that the concept is acceptable within the guidance, it is unsure of the treatment of these new columns. The *Design Guidelines* stress that the house should still contribute to the surrounding district, Standard 9 stresses that the new work should be sufficiently differentiated from the old. Because this proposal is only shown in plan view, Staff does not have enough information to make a recommendation at this point. Would the HPC prefer to see these columns replicated to match the historic or should they receive a treatment that differentiates their appearance? And if so, how should they be differentiated, color? Materials? Simplified design? Staff requests the HPC provide guidance on the preferred treatment of the pergola and iron fence moving forward.

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.

[redacted]

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HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC 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'NEL & 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: IRVING ST.

Lot: P731 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 ☐ A/C ☐ Slab ☑ Room Addition ☑ Porch ☐ Deck ☐ Shed

☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☑ Single Family

☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: $ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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. 5.22.12.
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 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 1 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, WALLS 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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR 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 NOTIFING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
LAURA BILLINGS & DAVID O'NEIL 5904 CEDAR PARKWAY CHEVY CHASE MD 20815	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 & LORI WEINSTEIN 5815 CEDAR PARKWAY CHEVY CHASE MD 20815	JOHN & NANCY ELLIOTT 37 WEST IRVING ST. CHEVY CHASE MD. 20815

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

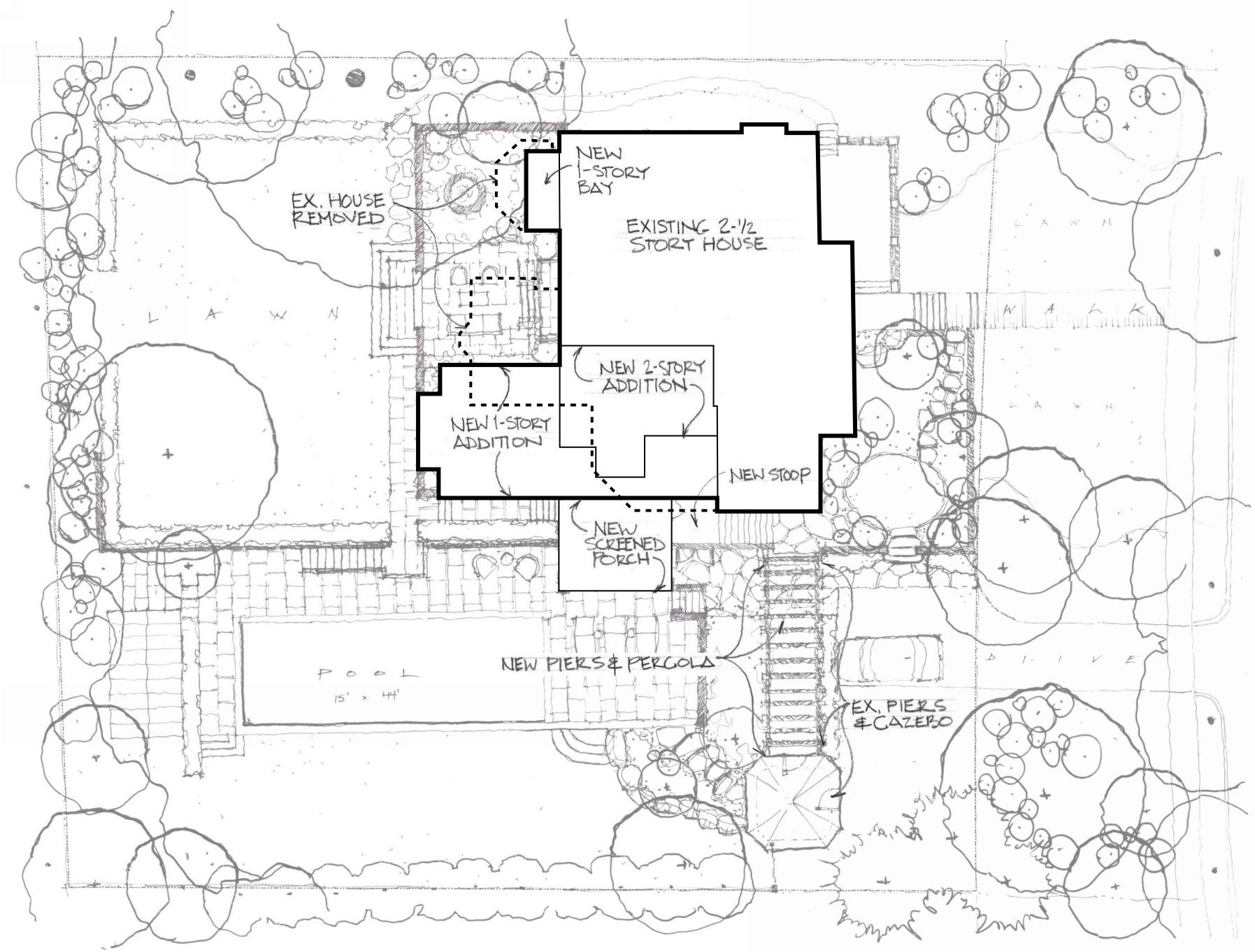
Existing pavilion

Existing garage North elevation

Existing garage East elevation

Existing garage South elevation

Existing garage foundation



BILLINGS-O'NEIL RESIDENCE | SITE PLAN | JONES & BOER ARCHITECTS

JUNE 28, 2018

BILLINGS-O'NEIL RESIDENCE

EXISTING EAST ELEVATION

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018

BILLINGS-O'NEIL RESIDENCE

PROPOSED EAST ELEVATION

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018

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BILLINGS-O'NEIL RESIDENCE

EXISTING SOUTH ELEVATION

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018

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BILLINGS-O'NEIL RESIDENCE

PROPOSED SOUTH ELEVATION

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018

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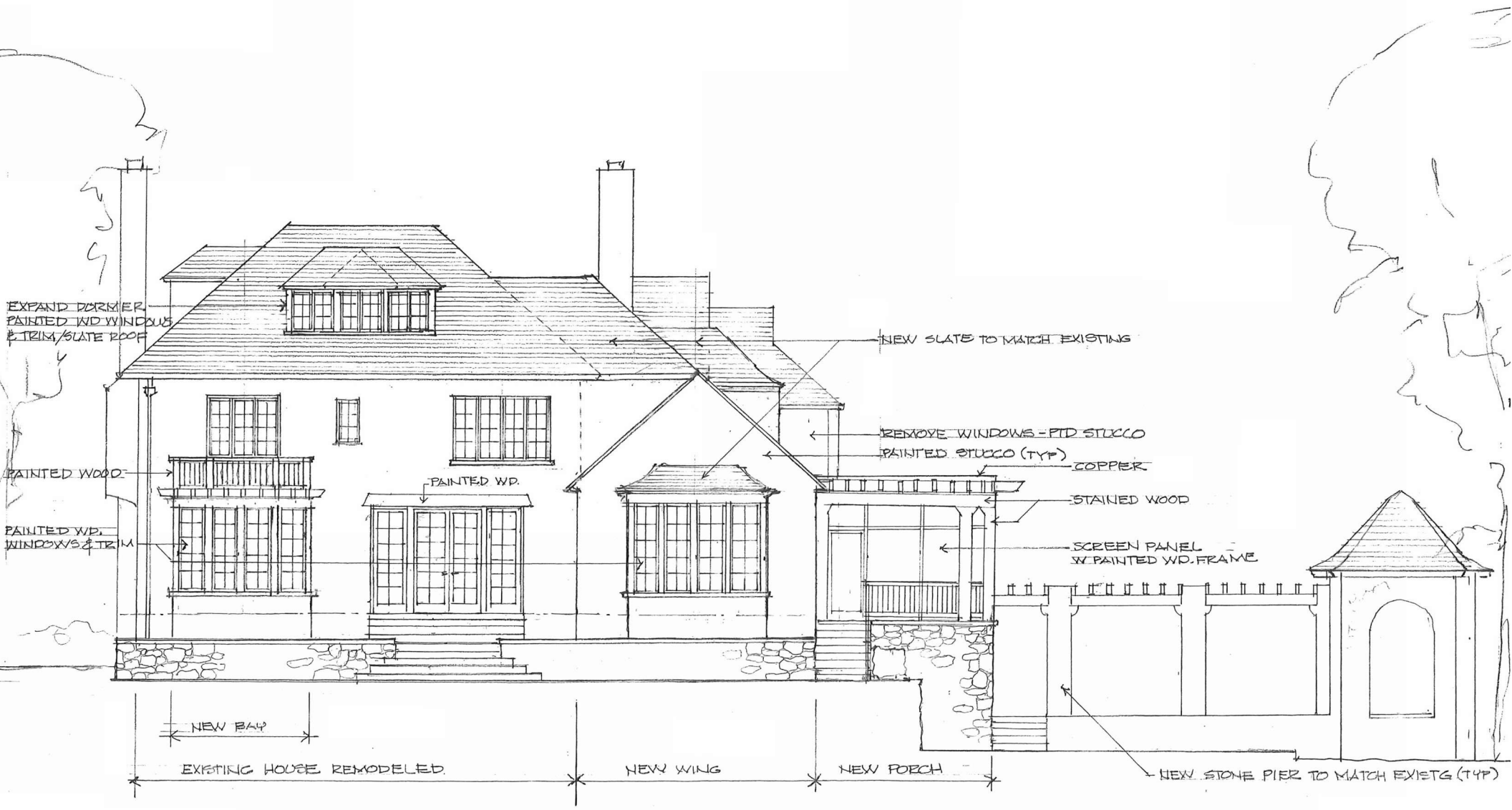
BILLINGS-O'NEIL RESIDENCE

EXISTING WEST ELEVATION

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018



BILLINGS-O'NEIL RESIDENCE

PROPOSED WEST ELEVATION

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018

BILLINGS-O'NEIL RESIDENCE

EXISTING NORTH ELEVATION

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018

29

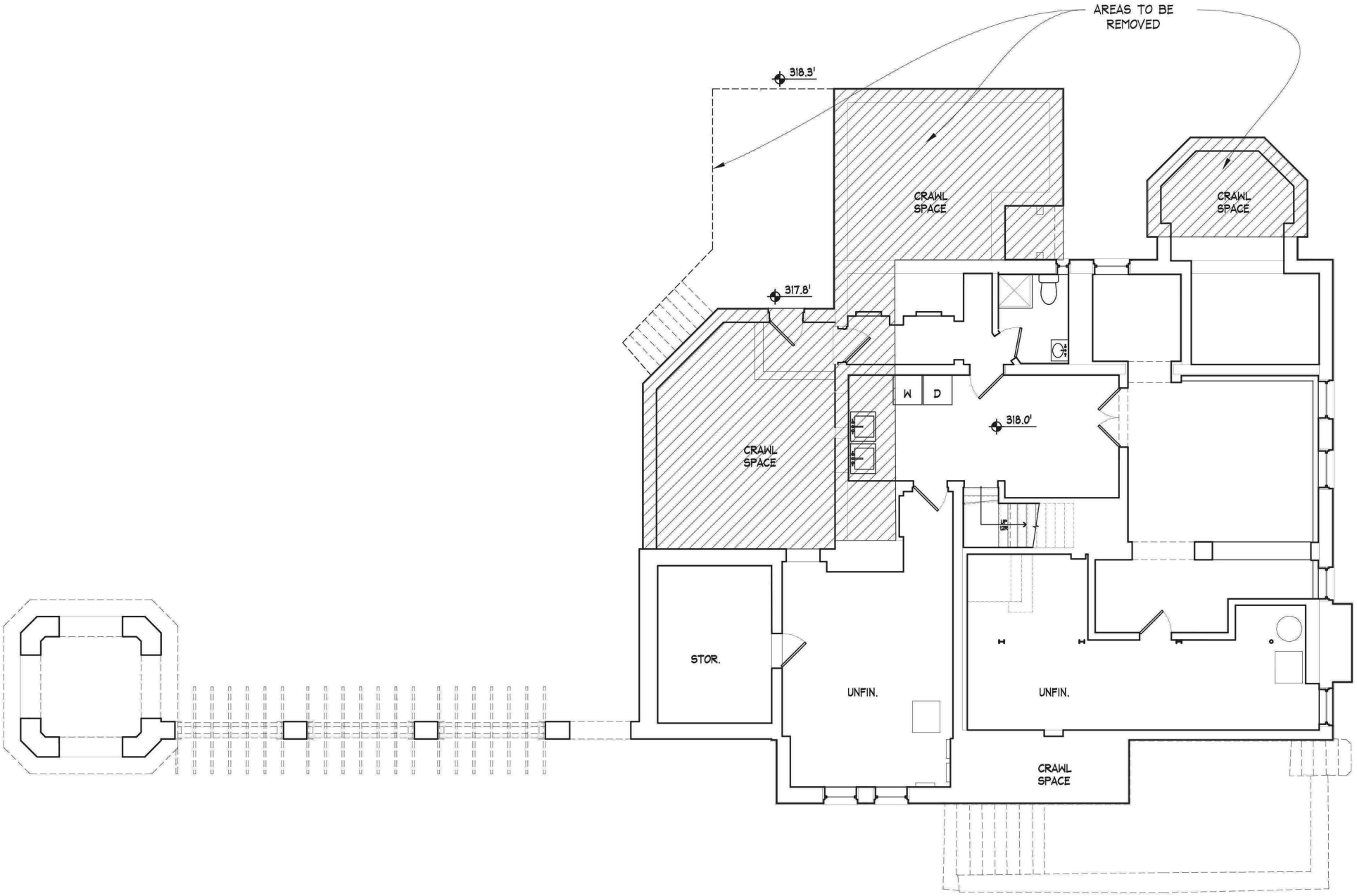
BILLINGS-O'NEIL RESIDENCE

PROPOSED NORTH ELEVATION

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018



30

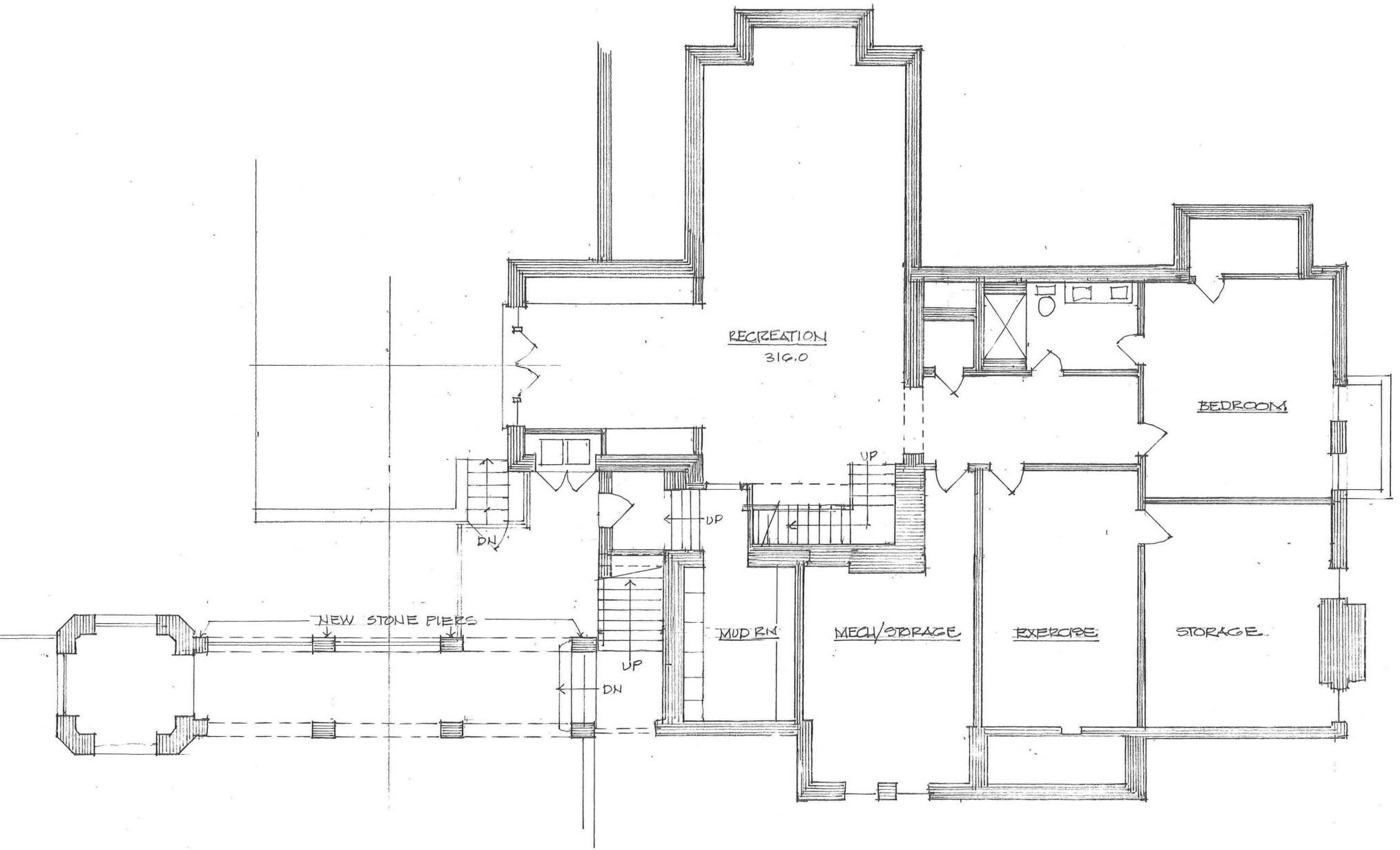
BILLINGS-O'NEIL RESIDENCE

EXISTING BASEMENT PLAN

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018



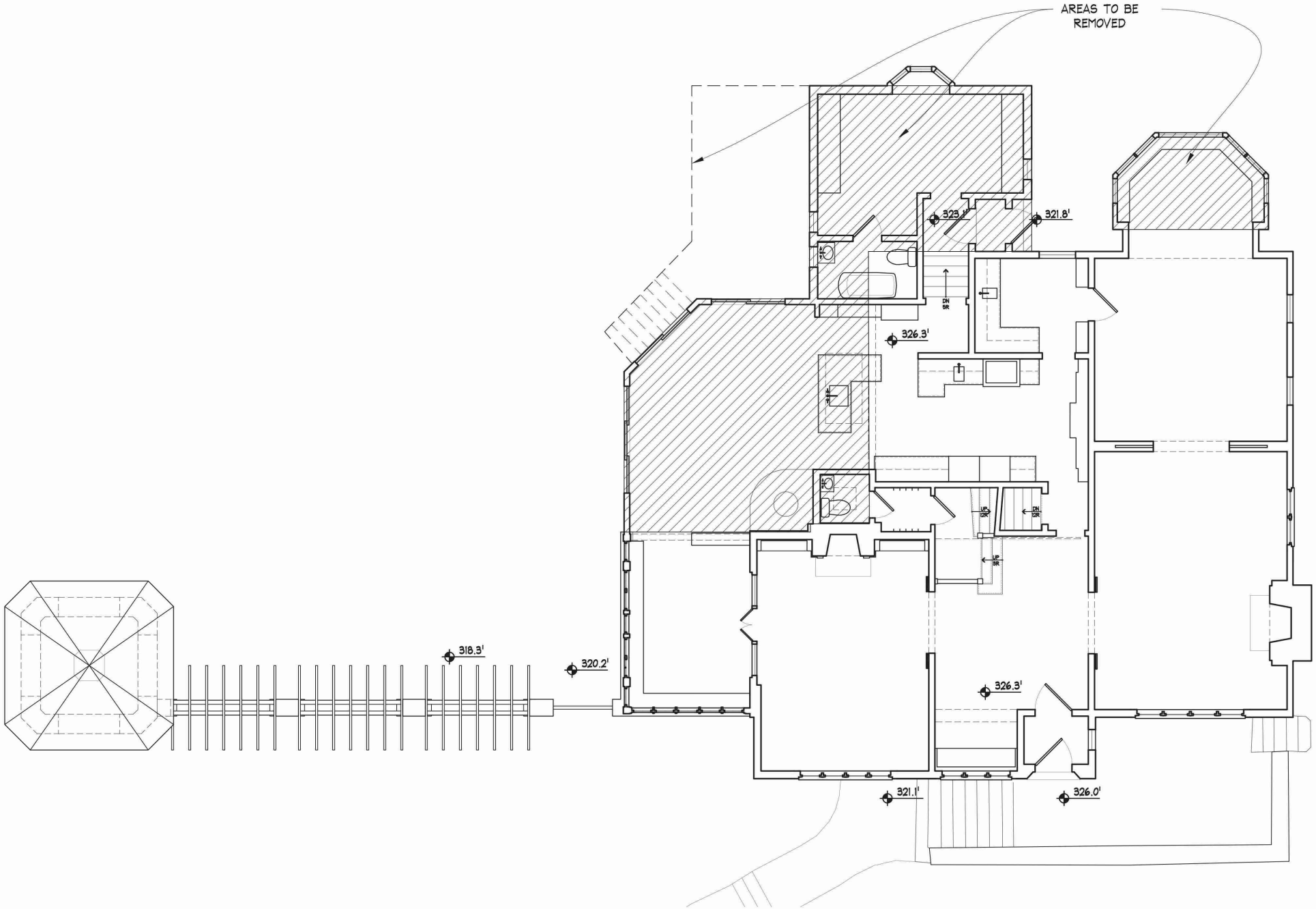
BILLINGS-O'NEIL RESIDENCE

PROPOSED BASEMENT PLAN

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018



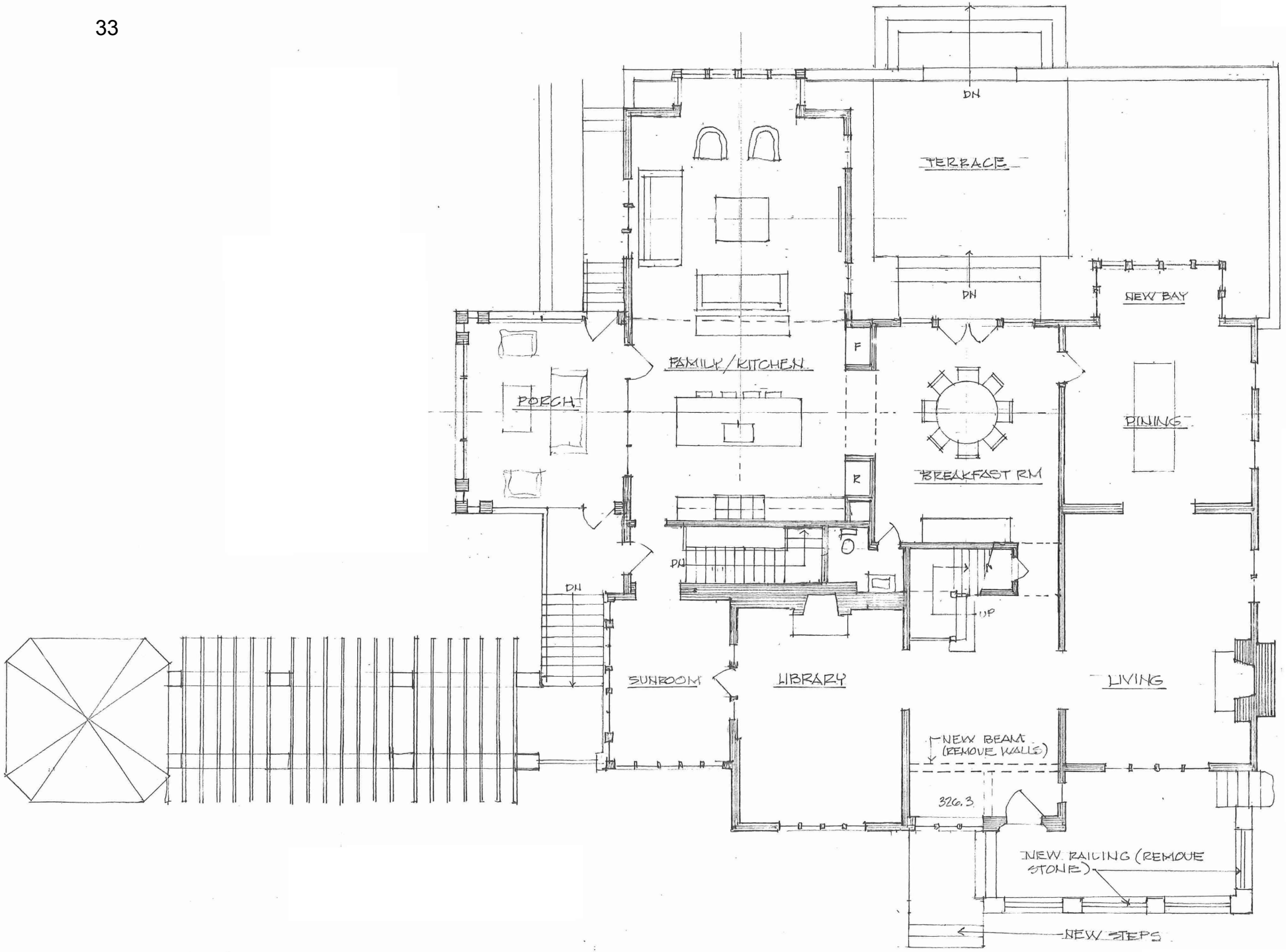
BILLINGS-O'NEIL RESIDENCE

EXISTING FIRST FLOOR PLAN

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018



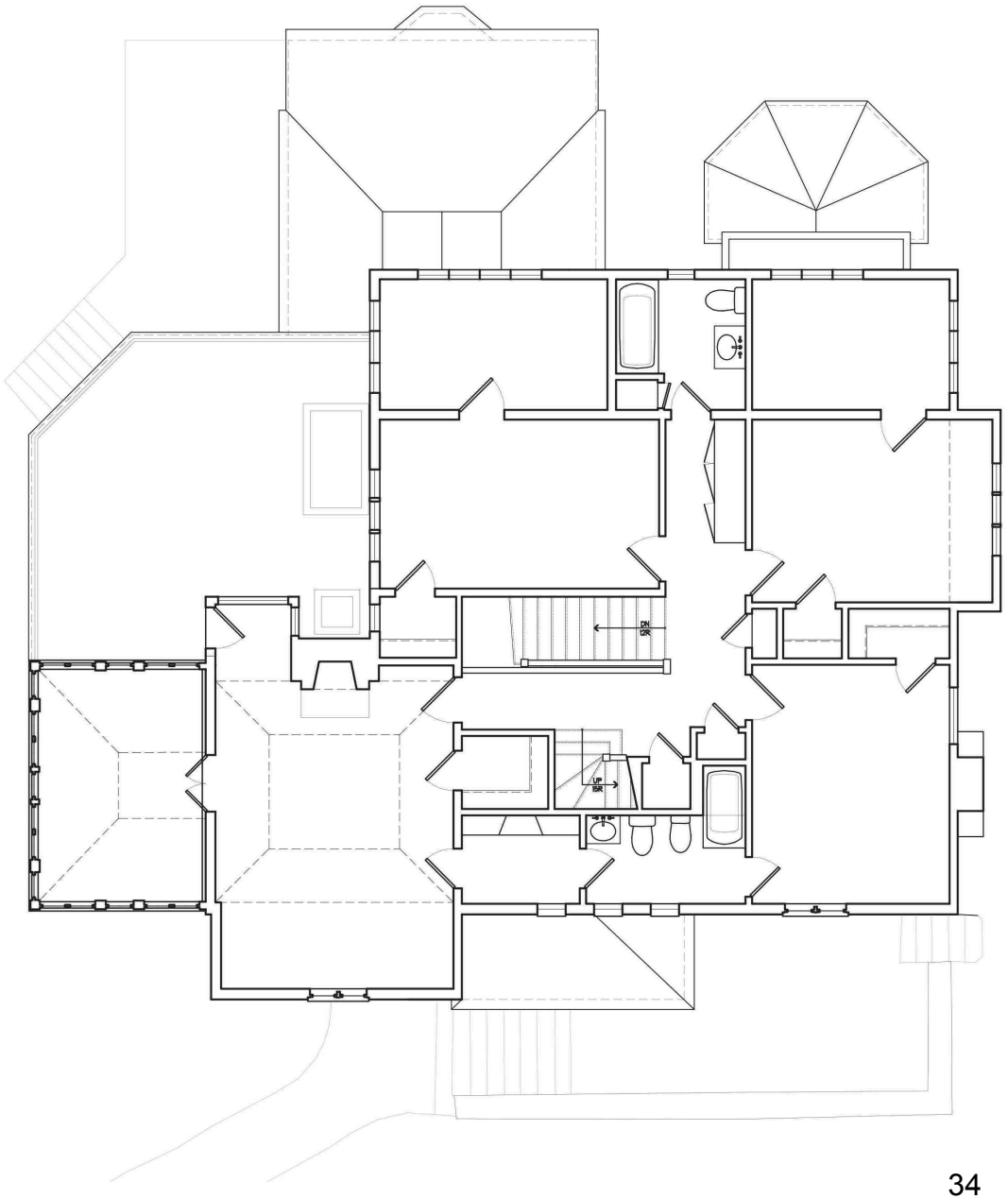
BILLINGS-O'NEIL RESIDENCE

PROPOSED FIRST FLOOR PLAN

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018



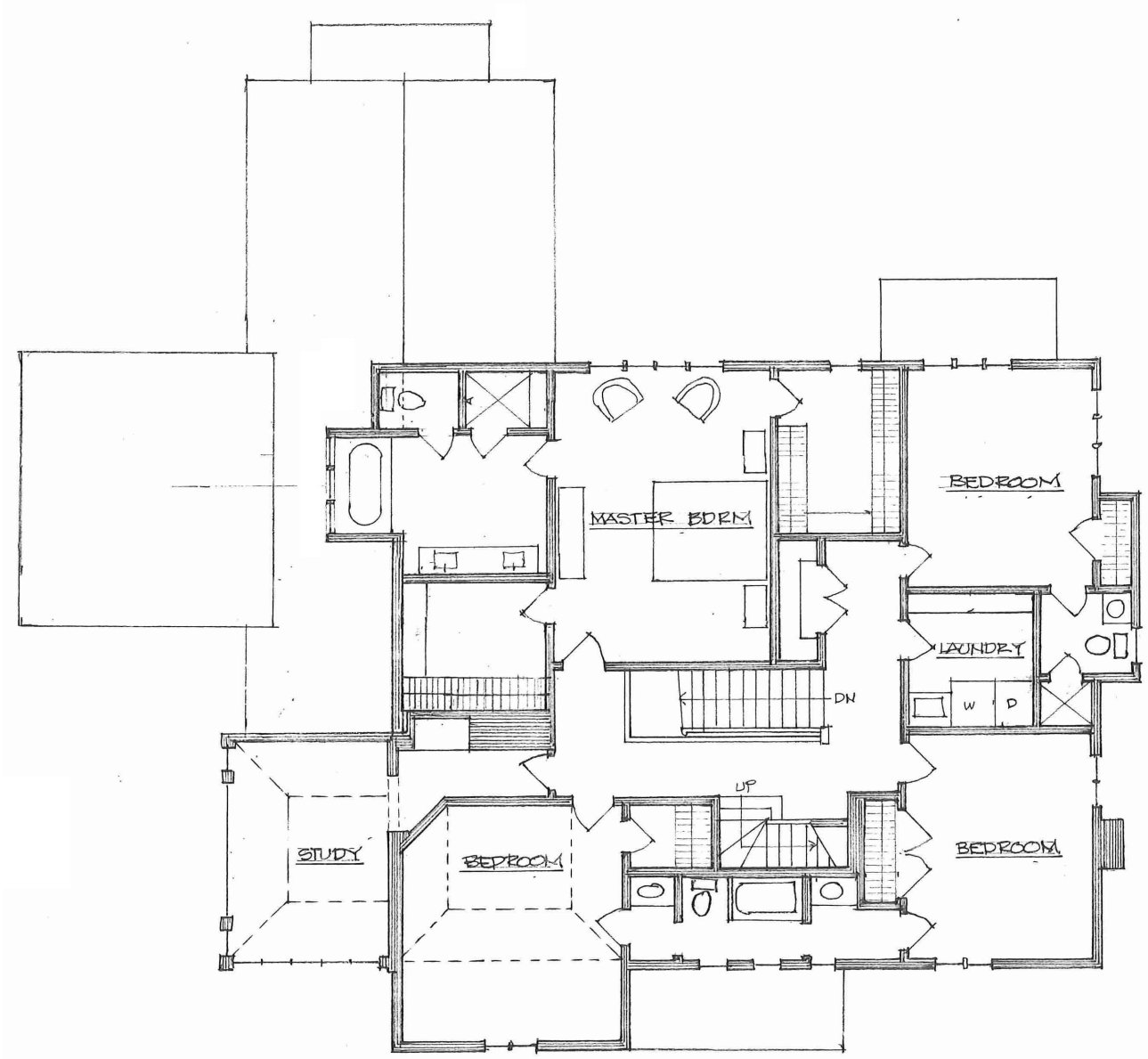
BILLINGS-O'NEIL RESIDENCE

EXISTING SECOND FLOOR PLAN

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018



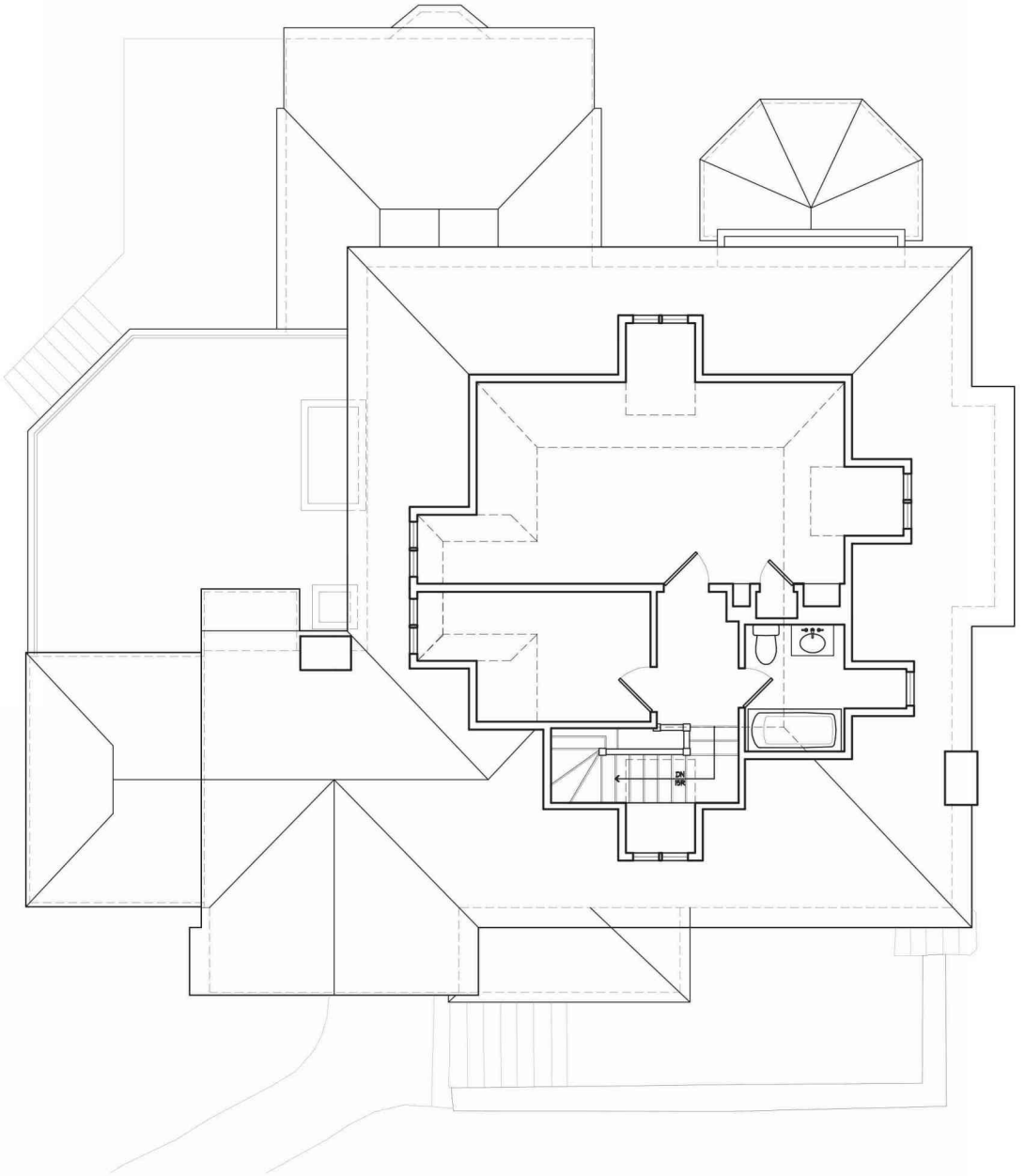
BILLINGS-O'NEIL RESIDENCE

PROPOSED SECOND FLOOR PLAN

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018



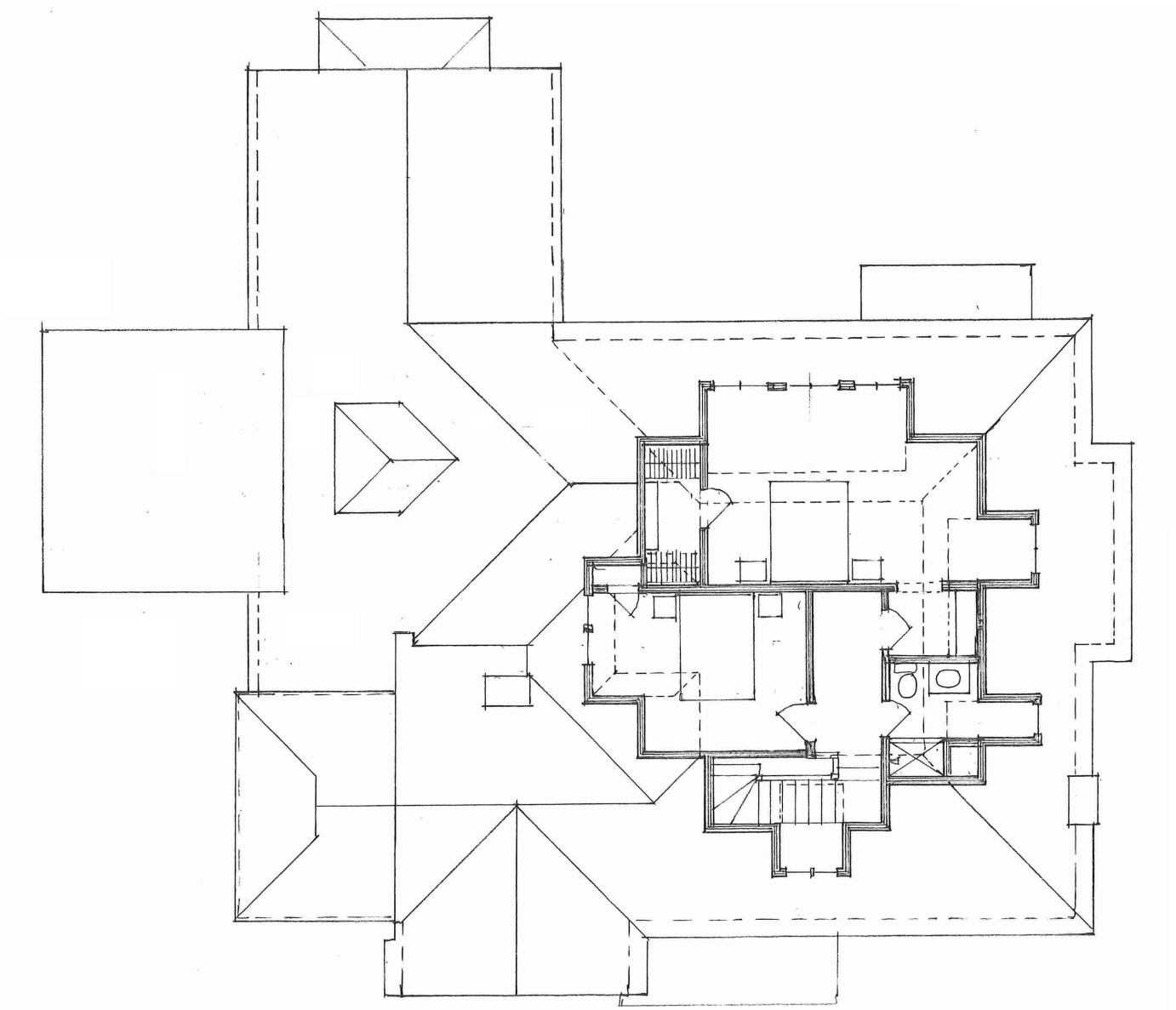
BILLINGS-O'NEIL RESIDENCE

EXISTING THIRD FLOOR PLAN

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018



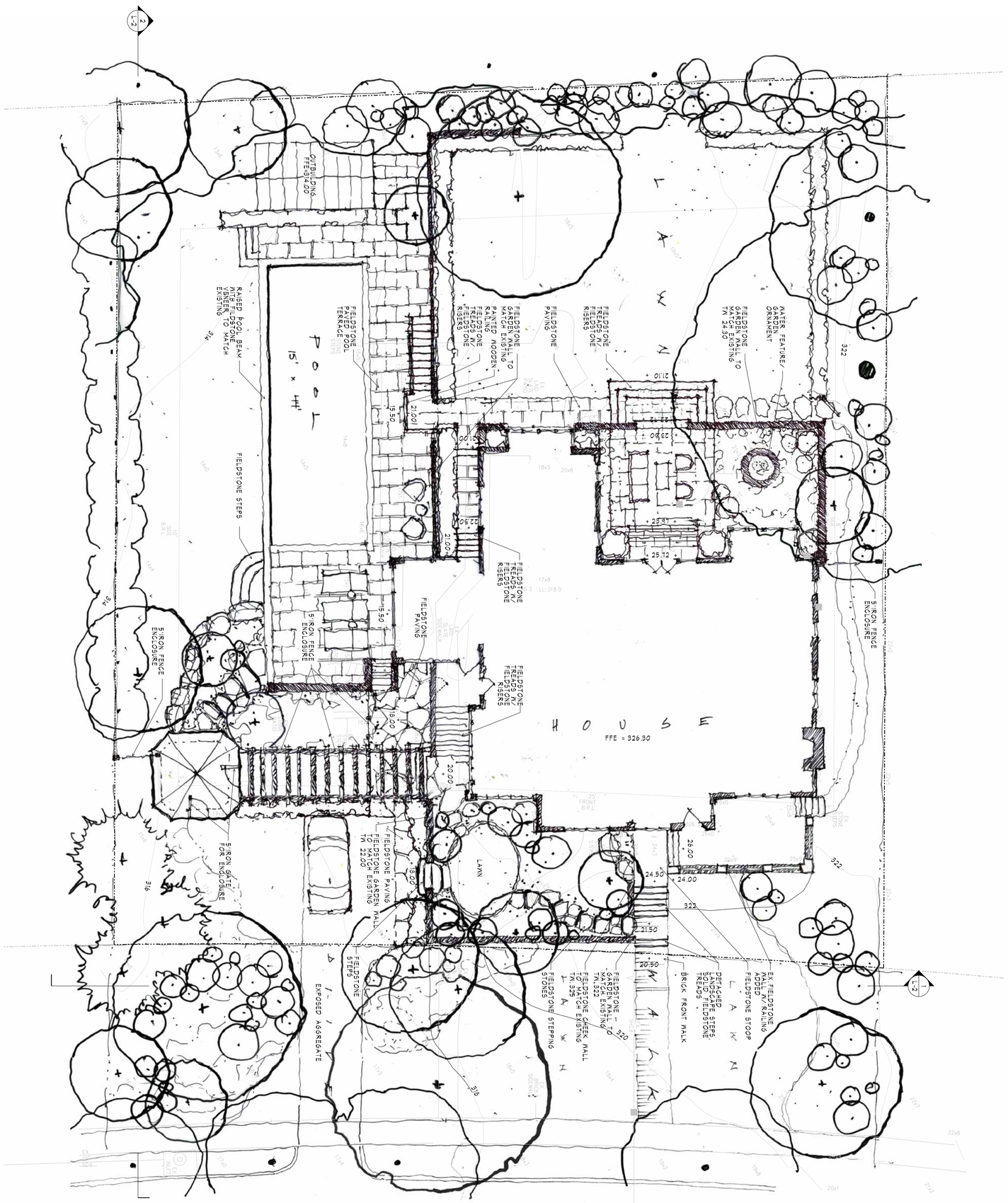
BILLINGS-O'NEIL RESIDENCE

PROPOSED THIRD FLOOR PLAN

3/32" = 1'-0"

JONES & BOER ARCHITECTS

JUNE 28, 2018



CONCEPT DRAWINGS

L-1

ILLUSTRATIVE SITE PLAN

JOB NO. 1805

SCALE: AS SHOWN

ISSUE DATE: 06.29.2018

BILLINGS O'NEIL RESIDENCE

5904 CEDAR PARKWAY
CHEVY CHASE, MD. 20815

arentz
LANDSCAPE ARCHITECTS LLC
8016 CHARNICK ROAD . MARSHALL . VIRGINIA 20115
T 540.341.4330 F 540.341.4332 WWW.ARENTZDC.COM

1 EAST FACE ELEVATION

SCALE: 1" = 8'-0"

2 SOUTH FACE ELEVATION

SCALE: 1" = 8'-0"

arentz
LANDSCAPE ARCHITECTS LLC
8014 CHARNICK ROAD . MARSHALL . VIRGINIA 20115
T 540.341.4330 F 540.341.4332 WWW.ARENTZDC.COM

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

ISSUE DATE: 06.29.2018

SOUTH ELEVATION

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

CONCEPT DRAWINGS

L-2

JOB NO. 1805

EXISTING DRIVE

LOCATION OF PROPOSED DRIVE

PROPOSED DRIVE

CONCEPT DRAWINGS

arentz
LANDSCAPE ARCHITECTS LLC
5111 MACARTHUR BLVD., N.W. WASHINGTON, D.C. 20016
T 202.364.6300 / F 202.364.6323 WWW.ARENTZLLC.COM

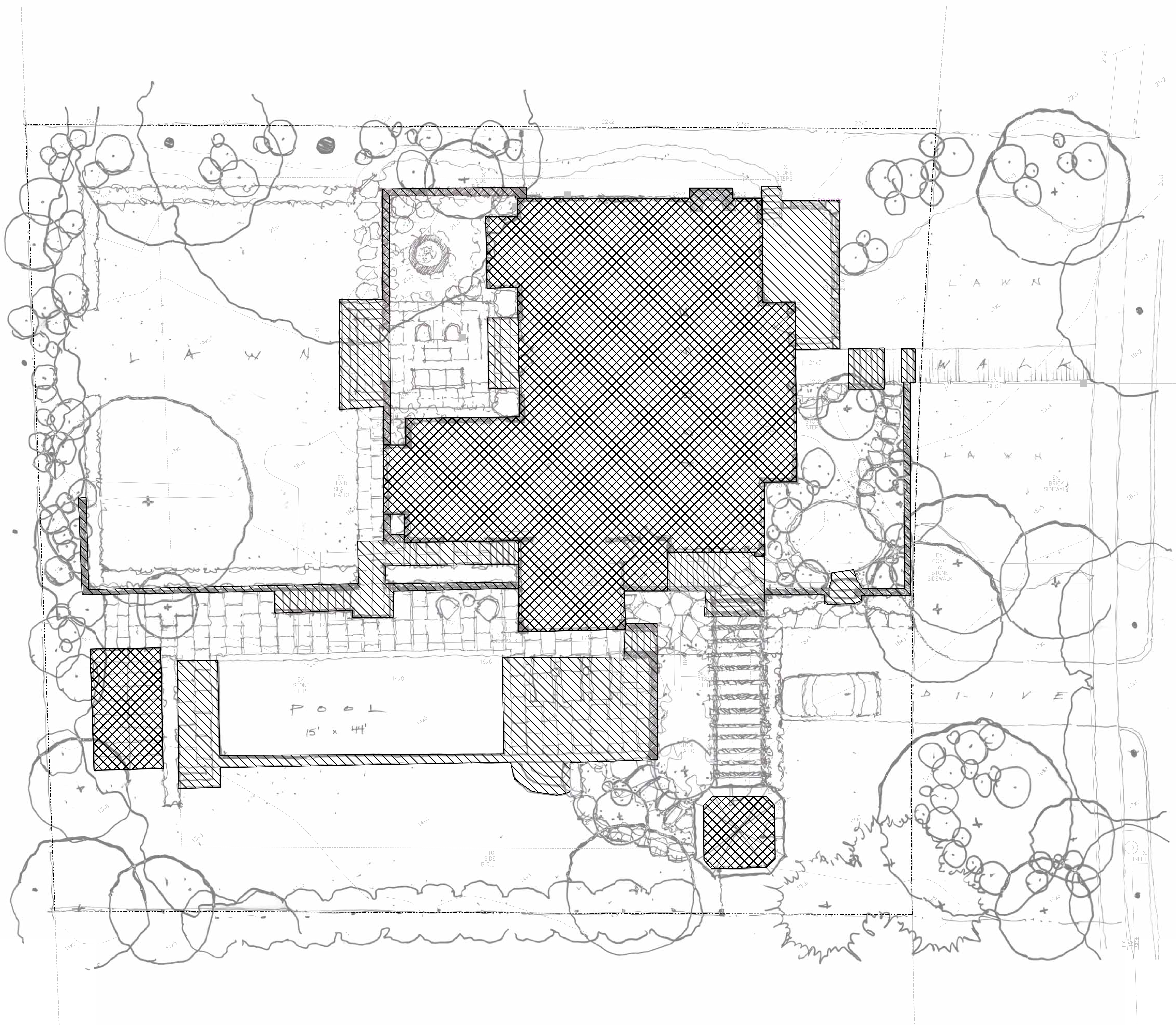
BILLINGS O'NEIL RESIDENCE
5904 CEDAR PARKWAY
CHEVY CHASE, MD. 20815

ISSUE DATE: 06.29.2018

STREETSCAPE EXHIBIT

L-3

JOB NO. 1805 SCALE: NOT TO SCALE



Montgomery County Lot Coverage

Lot Area greater than 16,000 SF
Max. 20% of total lot area

Coverage includes main bldg, any accessory building, and any weatherproofed floor area above a porch, but not including any bay window, chimmey, porch, or up to 240 SF of a detached Garage, if the garage is less thank 350 SF of floor area and less than 20 ft in height. Coverage does not include paved areas such as a driveway, a pedestrian walkway, a bay window, an uncovered porch or patio, deck, a swimming pool, or roof overhang.

Area		16,317.0 sf
Max Lot Coverage (20%)		3,263.4 sf
Proposed Lot Coverage		
House	2895	
Pavilion	118	
Outbuilding	202	
		3,215.0 sf

Chevy Chase Village Lot Coverage

Max. 35% of total lot area

Portion of lot which is covered by bldgs, accessory bldg, and raised structures such as covered and uncovered porches, balconies, and decks, covered and uncovered steps, stairways, and stoops, and bay and bow windows. Does not include (1) eaves, gutters, and similar overhangs and (2) features that are not raised such as walkways, patios, terraces, driveways, swimming pools and tennis courts

		Combined
Area		16,317.0 sf
Max Lot Coverage		5,710.95 sf
Proposed Lot Coverage		
House	2838	
Pavilion	118	
Outbuilding	202	
Misc	1626	
		4,784.0 sf

KEY

BUILDING/ACCESSORY STRUCTURE

RAISED STRUCTURE

North

SCALE: 0 2 4 8 12 FT

arentz
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8014 CHARNICK ROAD . MARSHALL . VIRGINIA 20115
T 540.341.4330 F 540.341.4332 WWW.ARENTZDC.COM

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

ISSUE DATE: 06.29.2018

CONCEPT DRAWINGS

L-4

LOT COVERAGE PLAN

SCALE: AS SHOWN

JOB NO. 1805