

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	13 East Melrose St., Chevy Chase	<b>Meeting Date:</b>	3/27/2019
<b>Resource:</b>	<b>Contributing Resource</b> Chevy Chase Village Historic District	<b>Report Date:</b>	3/20/2019
<b>Applicant:</b>	Thomas O'Donnell and Caroline Fawcett (Vince Greene, Architect)	<b>Public Notice:</b>	3/13/2019
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	N/A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Partial demolition and construction of a new rear addition; driveway replacement.		

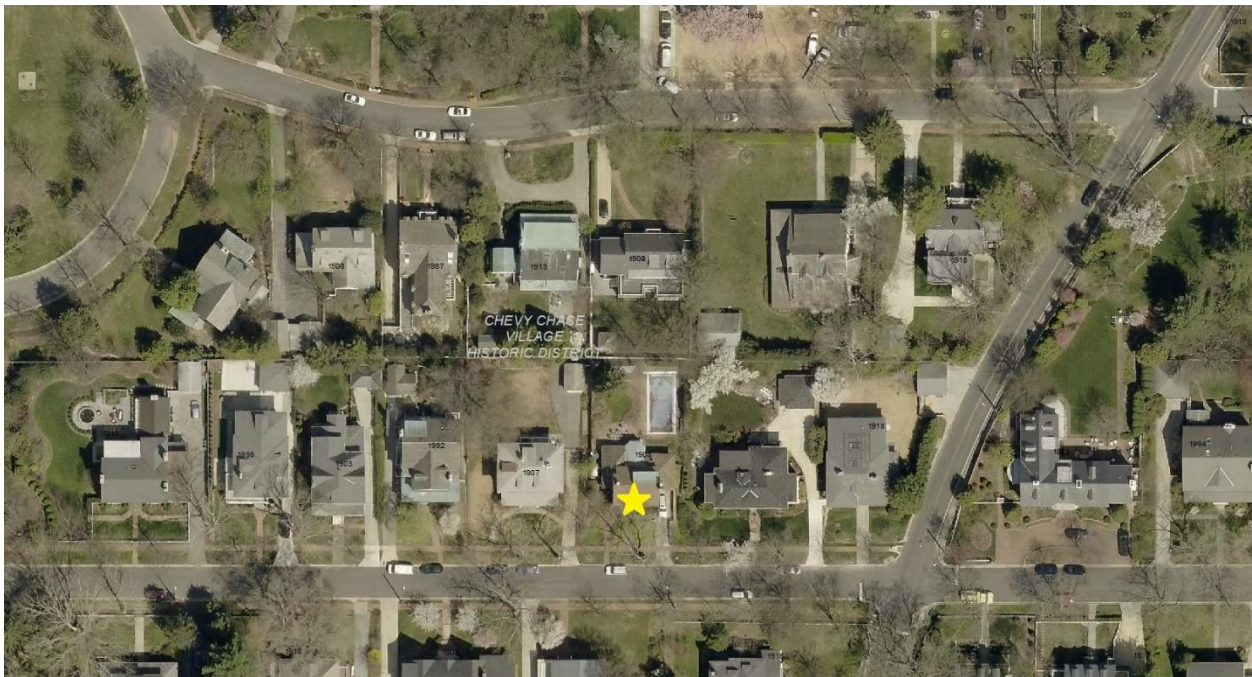
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**STAFF RECOMMENDATION:**

Staff recommends that the applicants make any revisions based upon the HPC's comments and return for a second preliminary consultation.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Dutch Colonial  
**DATE:** c. 1892-1916



*Fig. 1: Subject property.*

## **PROPOSAL:**

The applicants propose the following work items at the subject property:

- Partial demolition of existing rear additions.
- Construction of a new rear two-story addition.
- Replacement of the existing aggregate concrete driveway with an interlocking concrete paver driveway in the same footprint.

## **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

*Sec. 24A-8. Same-Criteria for issuance.*

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to 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
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; 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; [emphasis added] or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

## ***Chevy Chase 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 and compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

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

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

- Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
- Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
- Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

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

**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. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

### ***Secretary of the Interior’s Standards for Rehabilitation:***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

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 subject property is a c. 1892-1916 Dutch Colonial-style Contributing Resource within the Chevy Chase Village Historic District. There is an attached below grade garage to the east (rear/right) of the house and previous additions at the rear. The existing rear additions include a one-story octagonal structure roughly centered on the rear of the house and a one-story structure to the west (left, as viewed from the front), which projects beyond the west side of the house. There is a shed dormer at the rear, which was also added in 1984.

The applicants propose to construct a new two-story rear addition, completely removing the existing octagonal rear addition and reusing portions of the existing rear addition to the west. The roof of the existing below grade garage to the east will be extended to connect to the new addition, and the westernmost portion of the existing shed dormer will be removed to accommodate the roof of the proposed addition. An existing second-floor window on the historic house will be obscured by the proposed new addition, and a new window is proposed to the east. The pitch of the proposed addition's roof will be dictated by that of the existing addition that will be reused and by the presence of the existing shed dormer. The northwest corner of the historic house's gambrel roof will be consumed by the roof of the proposed addition. Shed dormers are proposed on the east and west sides of the proposed addition to provide sufficient head height on the second-floor. The existing additions project 10' into the rear yard, and the new addition will project an additional 4' to the rear (14' total).

The *Guidelines* state the following regarding major additions:

- 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. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.

While the proposed addition will be constructed at the rear, it will project beyond the west side of the historic house and will be visible from the public right-of-way. Staff also finds that the addition will be at least partially visible from oblique angles along East Melrose Street and from Newlands Street to the rear. Because the addition will be visible from the public right-of-way, it should be reviewed with moderate scrutiny. According to the *Guidelines*:

- “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.

Staff has the following concerns regarding the proposal:

- The proposed addition will project beyond the west side of the historic house and be clearly visible from the public right-of-way, where it has the potential to detract from the streetscape. While, in some respects this is an existing condition, staff finds that is an incompatible alteration that would not be approved as part of an entirely new rear addition.
- The proposed addition will introduce various complex roof forms to the structure, which are incompatible with the character of the historic house.
- Removing the westernmost portion of the existing shed dormer results in an atypical condition at the ridge of the historic house.
- Regarding materials, the applicants propose to use compatible materials (i.e., shingle tile and standing seam copper roofing, cedar shingle siding, and aluminum-clad SDL casement windows to replace existing non-historic casement windows with snap-in grilles), but staff is concerned about the compatibility of the proposed windows and doors with the style of the historic house.

Staff asks for the Commission's guidance regarding the following:

- Should the applicants explore alternatives that do not project beyond the west side of the historic house?
- Should the applicants explore alternatives with less complex roof forms?
- Should the applicants explore alternatives that do not require the existing shed dormer to be altered and/or partially removed?
- Should the applicants explore alternative windows and doors with a more compatible number and/or pattern of lites?

#### **STAFF RECOMMENDATION**

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



DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: vince@vgarchitect.com Contact Person: Vince Greene  
 Tax Account No.: 00455612 Daytime Phone No.: 410-366-9982  
 Name of Property Owner: THOMAS O'DONNELL and CAROLINE FAWCETT Daytime Phone No.: 301-951-9286  
 Address: 13 E MELROSE STREET CHEVY CHASE MD 20815  
Street Number City State Zip Code  
 Construction: To Be Determined Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: VINCENT GREENE, AIA Daytime Phone No.: 410-366-9982

## LOCATION OF BUILDING/PERMIT

House Number: 13 Street: E MELROSE  
 Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD  
 Lot: P1 Block: 47 Subdivision: \_\_\_\_\_  
 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 ☐ Reversible

### CHECK ALL APPLICABLE:

☐ A/C ☐ Stair ☒ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 450,000

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

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

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

## 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/assessment

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.

*Vincent Greene*

Signature of owner or authorized agent

VINCENT GREENE, AIA

3/6/19

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:

SEE ATTACHED PAGE - Description of existing Structure

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
- SEE ATTACHED PAGE- General Description of Project

**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 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]**

**Owner's mailing address**

THOMAS O'DONNELL and CAROLINE FAWCETT  
 3 E MELROSE STREET  
 CHEVY CHASE, MD 20815

**Owner's Agent's mailing address**

Vincent Greene  
 Vincent Greene Architects  
 733 W. 40th Street  
 Suite 250-PS  
 Baltimore, MD 21211

**Adjacent and confronting Property Owners mailing addresses**

FARMER CHARLES N ET AL TR  
 15 E MELROSE ST  
 CHEVY CHASE MD 20815

FLANAGAN EUGENE & SONYA B  
 11 E MELROSE ST  
 CHEVY CHASE MD 20815

12 E MELROSE LLC  
 12 E MELROSE ST  
 CHEVY CHASE MD 20815

WIACEK RAYMOND J & O'CONNELL NANCY  
 16 E MELROSE ST  
 CHEVY CHASE MD 20815



**1(A). Description of Existing Structure**

The existing house dates to 1908, and is a gambrel-roofed Craftsman clad in stained cedar shingles with a variegated flat, clay-tile roof. It is located on an 8,125 square-foot (.187 acre) lot along the middle of the block, with a subterranean garage entrance and elevated pedestrian entrance at opposite ends of the street façade. The structure is characterized on its public side by double-hung windows with diamond-shaped muntin patterns, unique paneled shutters, decorative handrail ironwork, and a semi-circular brick stoop in radial pattern. As you move around the sides to the rear, clear evidence of subsequent additions is present, notably, a one-story rear addition measuring 27' wide and projecting 10' into the rear yard, designed by Abel & Weinstein in 1984. Some of the windows have snap-in grilles, lite patterns and proportions change, the base of the building shows simple parging, and there are places where the skirting roofs are interrupted by crickets and other modern intrusions. At the top rear of the house, a long shed dormer was added as part of the 1984 work to provide light for a Third Floor studio. This dormer actually reaches across the main house ridge, and is slightly evident from the street side. Finally, there is an extension of a prefabricated chimney on the East side, that is clad in cedar shingles instead of masonry. There are no other obvious historic structures on the property, although an in-ground swimming pool and shed of unknown date are both present.

### **1(B). General Description of Project**

There are no design changes planned for the streetside façade. The proposed improvements include the replacement of the 1984 rear addition mentioned above, with a two-story version that adds 112 s.f. of site footprint. This volume creates a new Kitchen/Dining area on the First Floor and a Master Suite under-roof above. The new footprint projects into the rear yard an additional 4.0 feet. Roof forms have been chosen to appear as though the new addition could have been part of the original, with existing skirt roof planes wrapping around to the rear. Existing slates will be harvested and re-used with additional matching material to create a continuous effect. The planned shed dormers will be capped in standing seam copper, to match the existing Third-Floor dormer and reduce the amount of clay tiles needed. New windows shall be aluminum-clad with simulated divided lites, in an exterior color to match the existing historic units. Existing “snap-in” grids found along the East and North sides shall be replaced with SDL units as well. Shingle detailing along the rakes will match the same details on the existing house, as will fascias, soffits, and casings. New windows shown with panels below will be made from cementitious material, bordered in painted mouldings to create a recessed panel effect. Crown mouldings with copper caps are shown on the rear window sets to provide better overall proportions on that face. Gutters and downspouts will be natural copper to match those on the existing street façade. New shutters will be paneled and colored to match existing, and will be of a thickness that matches the originals. (The cutouts will be omitted to keep clear what was new versus original.) We also ask permission to repair the existing aggregate concrete driveway and curbing that leads from the street surface, across the sidewalk, and down to the subterranean garage entry. The proposed replacement material is Techo-Bloc “Venetian” pavers, as described in the materials description. Our opinion is that the planned architectural design does a great deal to simplify the rear massing of the house, while at the same time respecting the original historic materials and silhouette. A large quantity of functional square footage has been added to the floor plans with very little external effect, using architectural elements that, in most cases, already exist on the building. Even adjustments to the 1984 third-floor shed dormer have been minimized, limiting any visual changes to the street side of the dwelling, and lending the original dormer narrower proportions. The new addition does not infringe upon any setbacks, conforms to coverage limitations, and is barely visible from the public right-of-way. No trees greater than 6” in diameter are slated for removal.

#13 E. Nelson

EAST  
NORTH  
SOUTH  
WEST

Part Of Lot 1  
Blk. 47  
7500 ±

Patio  
Bay  
Shoop  
Patio  
Bay  
Shoop  
2 SHIP  
FRONT  
# 19

60.00  
125.00  
125.00  
60.00  
67.1  
83.6  
Mon. Fd.

25.1  
15.2  
11.7  
4.5  
2.1  
19.4  
20.2  
9.7  
12.0  
25.1  
21.5  
11.4  
10.6  
2.5  
6

OR

25.1  
LP. Fd.


EAST MELROSE STREET

STATE OF MARYLAND  
JEFFERSON D. LAWRENCE  
No. 5216  
REGISTERED  
PROFESSIONAL LAND SURVEYOR

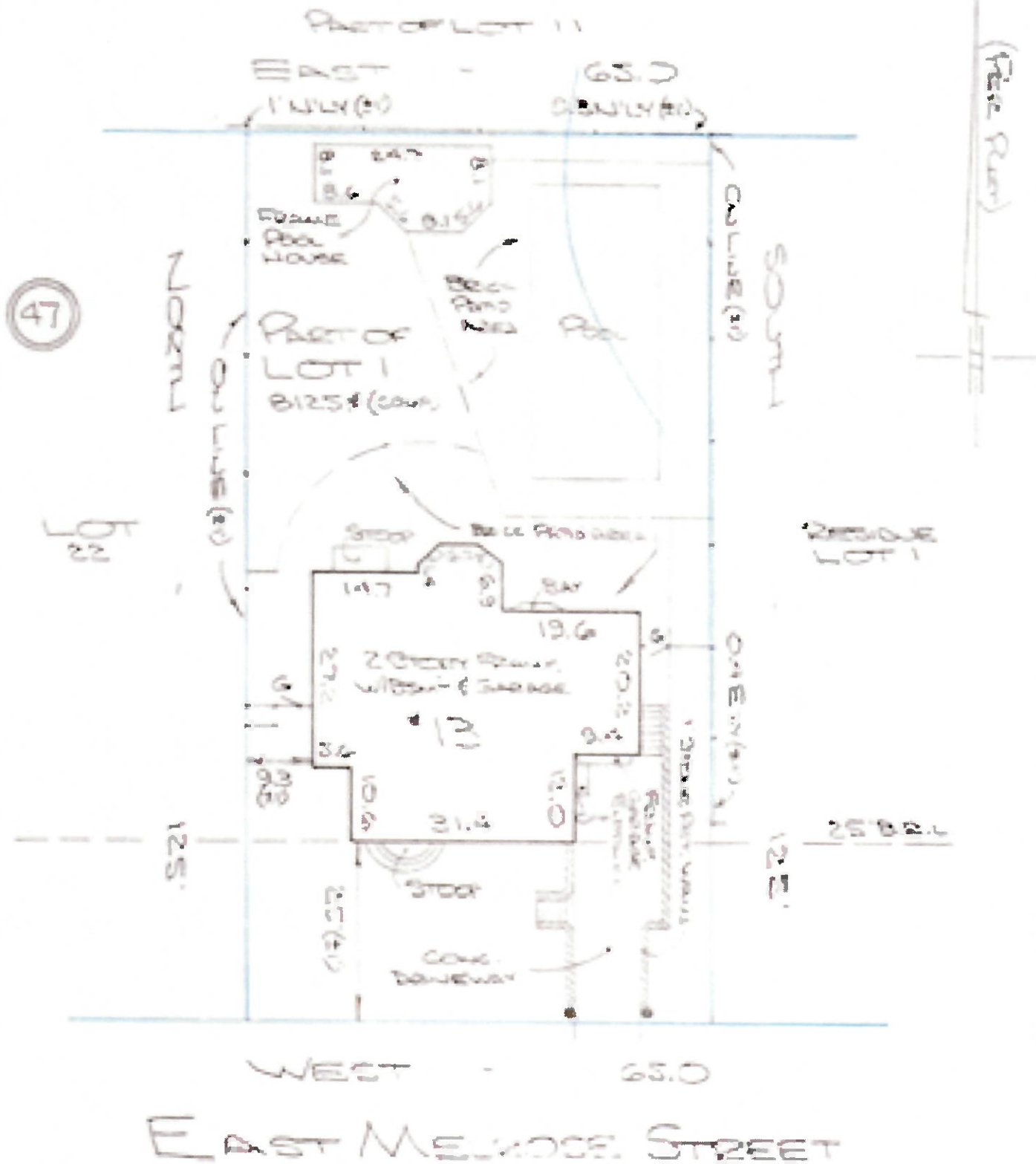
HOUSE LOCATION  
PART OF LOT 1, BLOCK 47  
SECTION NO. 2  
CHEVY CHASE  
MONTGOMERY COUNTY, MD

HOUSE LOCATION  
PART OF LOT 1, BLOCK 4?  
SECTION NO. 2  
CHEVY CHASE  
MONTGOMERY COUNTY, MD



<div>SURVEYOR'S CERTIFICATE</div> <div>HEREBY CERTIFY THAT THE POSITION OF ALL THE STING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.</div> <div> JEFFERSON D. LAWRENCE REGISTERED LAND SURVEYOR MARYLAND # 5216</div>	REFERENCES		ANDJON ASSOCIATES  7 Brookes Avenue Gaithersburg, Maryland 20877 (301) 840-9010	
	PLAT BK. 2  PLAT NO. 106			
	LIBER 2499  FOLIO 384	DATE OF SURVEYS		SCALE: 1"=20'
		WALL CHECK:		DRAWN BY:
		HSE. LOC.: 5-21-84		
	BOUNDARY:		JOB NO.: 45684	

1 of 2



Capitol Surveys, Inc.  
10762 Rhode Island Avenue  
Beltsville, Maryland 20705  
Phone 301-931-1350  
Fax 301-931-1372

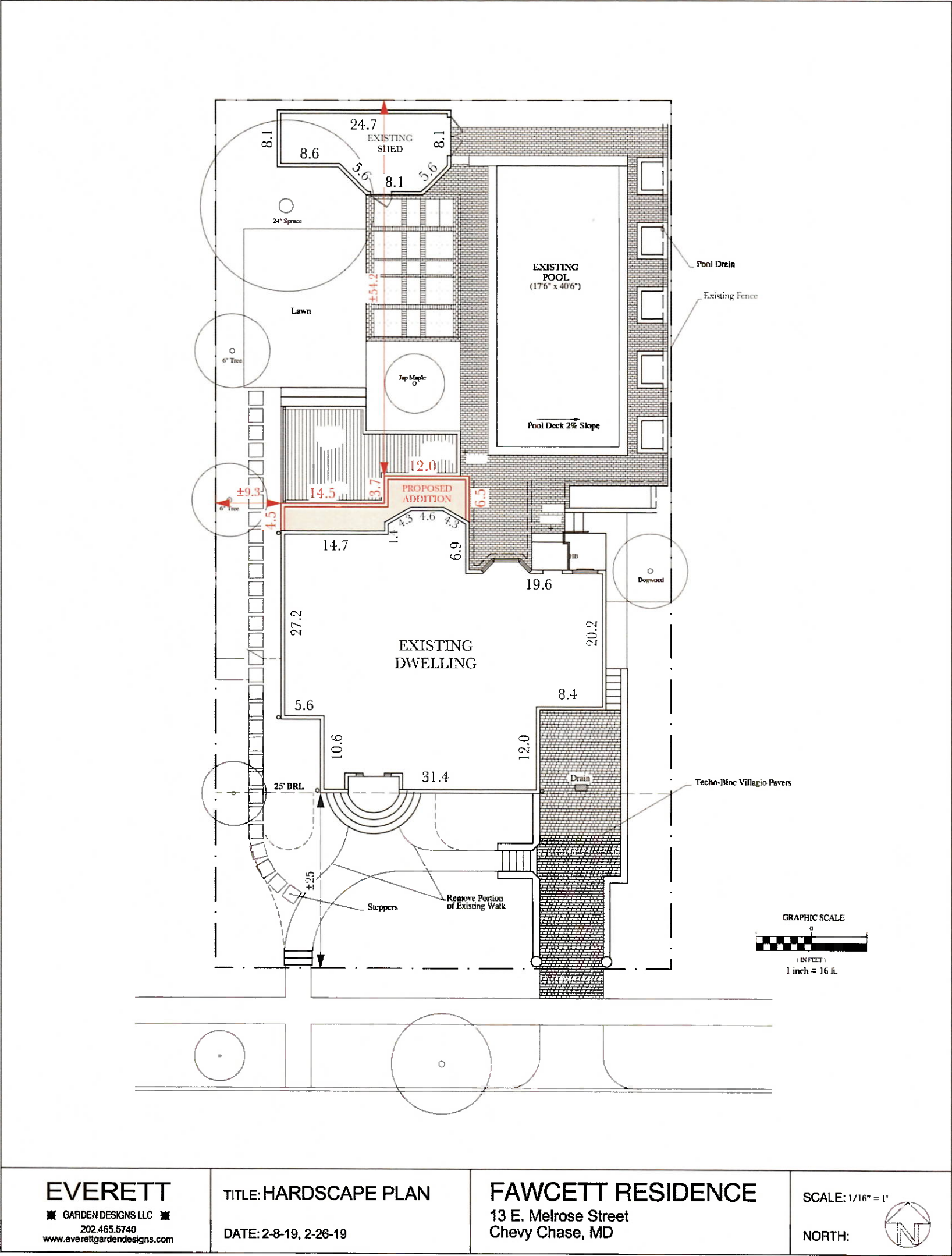
NOTES: This is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title and securing financing or refinancing.

LOCATION DRAWING  
PART OF LOT 1 BLOCK 47  
SECTION NO. 2  
CHEVY CHASE  
MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

*[Signature]*

Recorded in Plat Book 2 Page 106 Scale 1" = 20'



EVERETT

GARDEN DESIGNS LLC  
202.465.5740  
www.everettgardendesigns.com

TITLE: HARDSCAPE PLAN

DATE: 2-8-19, 2-26-19

FAWCETT RESIDENCE

13 E. Melrose Street  
Chevy Chase, MD

SCALE: 1/16" = 1'

NORTH:













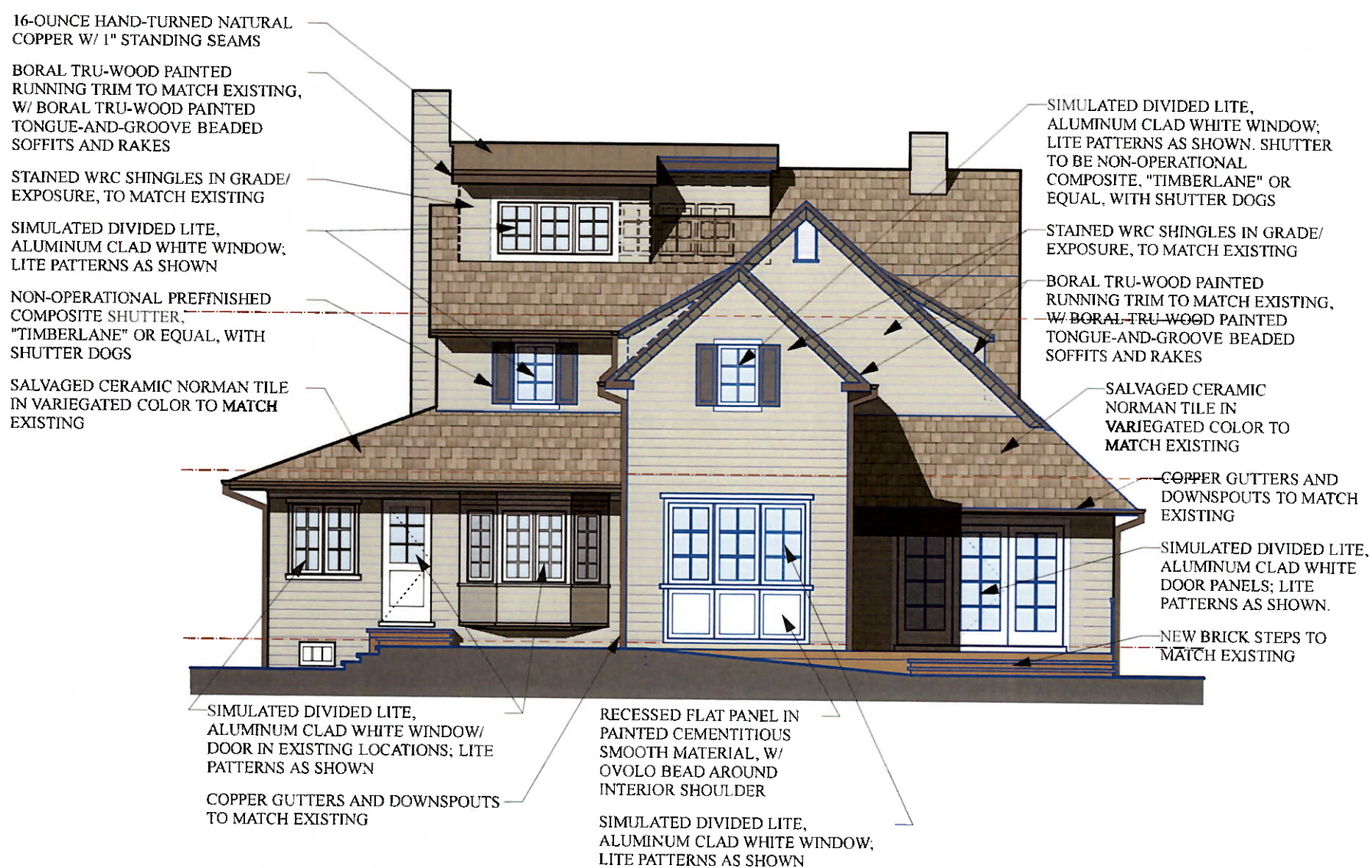






1

EXISTING REAR ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



2

PROPOSED REAR ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"

PROJECT NAME:	DRAWING TITLE:	© 2019 GREENEARCH	DATE:	DRAWING #:
FAWCETT/O'DONNELL RESIDENCE 13 E. MELROSE STREET CHEVY CHASE, MARYLAND 20815	EXISTING/PROPOSED REAR ELEVATION (NORTH)	SCALE: 1/8" = 1'-0"	CREATED: 01/16/2019	A-202 18
			REVISED: 03/06/2019	









Existing Property Condition Photographs (duplicate as needed)



Detail: Front Elevation



Detail: Front Elevation

FAWCETT / O'DONNELL

Applicant: 13 E. MELROSE, CHEVY CHASE



Existing Property Condition Photographs (duplicate as needed)



Detail: Rear Elevation



Detail: Rear Elevation

FAWCETT/O'DONNELL

Applicant: 13 E. MELROSE, CHEVY CHASE

March 11, 2019

Michael Kyrne  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: Exterior Material Specification  
13 East Melrose  
Chevy Chase, MD 20815

Mr Kyrne,

Per your request, below are the exterior material specifications for the above referenced property. Supplemental specifications with more detail are enclosed. Please let us know if you need any additional information

Sincerely,

David Myers  
Vincent Greene Architects

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#### Windows

Manufacturer: Marvin  
Type: Ultimate Casement  
Material: Aluminum clad exterior; painted pine interior  
Color: Stone White  
Glazing: Low E2 with Argon  
Options: 7/8" simulated divided lites with stainless steel spacer bar between glass

#### Doors

Manufacturer: Marvin  
Type: Ultimate Swinging French Door  
Material: Aluminum clad exterior; painted pine interior  
Color: Stone White  
Glazing: Low E2 with Argon  
Hardware: Oil Rubbed Bronze  
Options: 7/8" simulated divided lites with stainless steel spacer bar between glass

### Tile Roofing

Manufacturer: Ludowici

Type: Shingle Tile - Greenwich

Material: Terra Cotta

Color: Custom blend to best match existing. Custom variation of "Aged Copper"

\* Architect intends to salvage/reuse existing roofing removed from existing house and reuse to maximum extent possible.

### Metal Roofing

Manufacturer: N/A

Type: Standing Seam Metal

Material: 16oz Red Copper

Installation type: Hand-turned, 1" standing seam, 16"o.c., double lock

### Wall Shingles

Manufacturer: N/A

Type: Wood wall shingles

Material: Certigrade Western Red Cedar; Number 1 Blue Label; non-rebutted/rejointed

Color: Solid stain; match existing

Exposure: 6"/match existing

### Shutters

Manufacturer: Timberlane

Type: Endurian

Material: Composite

Color: match existing

Profile: FP1

Hardware: "S" Style Tiebacks and pintels to match existing



**1. Manufactured Units**

Description: Factory-assembled Aluminum Clad Ultimate Casement/Awning, operating exterior swing window on Casement as manufactured by Marvin Windows and Doors, Warroad, Minnesota.

**2. Frame Description**

- A. Interior: Non Finger-Jointed Pine
- B. Frame exterior aluminum clad with 0.050 inch (1.3mm) thick extruded aluminum
- C. Frame thickness: 1 3/16" (30mm)
- D. Frame depths for full frame units have an overall 5 21/32" jamb (144mm). 4 9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.

**3. Sash Description**

- A. Interior: Non Finger-Jointed Pine
- B. Sash exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum
- C. Sash thickness: 1 5/8" (41mm) and 1 7/8" (48mm) for full frame units.
- D. Stiles and Rails: 2 1/16" (52mm)
- E. Sash Option: Optional tall bottom rail: 3 9/16" (90mm)
- F. Interior Sash Sticking: Ogee

**4. Glazing**

- A. Select quality complying with ASTM C 1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E 2190
- B. Glazing method: Insulating glass
- C. Glazing seal: Silicone bedding at interior and exterior
- D. Glass Type: Low E2 with Argon

**5. Finish**

Exterior: Aluminum clad. Fluoropolymer modified acrylic topcoat applied over primer. Meets or exceeds AAMA 2605 requirements.

Aluminum clad color: Stone White

## 6. Hardware

Casement operating hardware:

1. Locks: Multi-point sequential concealed locking system in the jamb opposite the hinge side for casement units. Lock handles are removable, non-handed and are available in the same finishes as the handles. Standard tie bars, cams and keepers – steel coated with E-Gard™. Keeper features a roller for reduce average lock force and does not easily disengage with the cam even under severe loading. Stainless steel packages are available for coastal application.
2. Handles: Standard operating handle is a folding handle, zinc painted with the standard folding cover being molded plastic. Available colors: standard is Satin Taupe (painted), White (painted), Bronze (painted), Matte Black (painted), Satin Chrome (plated), Satin Nickel (plated), Oil Rubbed Bronze (plated), Brass (plated), Antique Brass (plated)
3. Hinges: One at the sill to bottom rail, one at the head jamb to top rail. Hinges are steel coated with E-Gard™. Hinge track is stainless steel. Unit with a frame OM of 20 inches (508mm) and greater use an 18 inch (457mm) wash/egress hinge to allow the sash to slide across the frame opening which causes the sash exterior to rotate towards the user for easy wash ability. Units under a frame OM of 20 inches (508mm)width use a standard 2 bar hinge which will position the sash when fully open to 90degrees for the user to wash but does not include the feature of sliding the sash across the opening and rotating the exterior towards the user.
4. Factory Installed Window Opening Control Device (WOCD): Minimum frame OSM 26" (660mm) x 19 1/4" (489mm); Maximum frame OSM 40" (1016mm) x 92" (2337mm) – if frame is less than 36" than 36" (914mm) x 96 1/8" (2442mm). WOCD locking assembly: Factory installed. Die Cast. Color: Satin Taupe, Bronze, White, Matte Black, Oil Rubbed Bronze, Brass, Satin Nickel, Antique Brass, Polished Chrome, and Satin Chrome. WOCD tether assembly: Factory installed. Glass filled nylon. Color: E-Gard™ color match.

## 7. Weather Strip

- A. Weather strip at the frame is a hollow-foamed material bent around 90 degree corner to allow for seamless corner joints

Color: Beige

- B. Sash weather strip bulb shaped glass filled material

Color: White

## 8. Insect Screen

- A. Crank Out

1. Aluminum frame finish: Stone White
2. Screen mesh: Charcoal Fiberglass

**10. Simulated Divided Lites (SDL)**

- A. 7/8" (22mm) wide
- B. Exterior muntins: 0.055" (1.4mm) thick extruded aluminum
- C. Interior muntins: Pine
- D. Muntins adhere to glass with closed-cell copolymer acrylic foam tape
- E. Sticking: Ogee
- F. Patterns: Per Elevations
- G. Finish – exterior matches exterior aluminum clad colors, interior matches' interior wood species and color

**1. Manufactured Units**

- A. Description: Factory-assembled Aluminum Clad Ultimate Inswing / Outswing French Door manufactured by Marvin Windows and Doors, Ripley, Tennessee.

**2. Frame Description**

- A. Interior: Non Finger-Jointed Pine
- B. Frame exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum
- C. Frame width: 4 9/16" (116mm); 6 9/16" (167mm)
- D. Frame thickness: 1 1/16" (27mm)
- E. Inswing French Door Sill: A single pultrusion of Fiber Reinforced Plastic (FRP), also known as Ultrex®, provides superior thermal performance
  - 1. An integral weep system is part of a water management system that directs any incidental moisture to the exterior
  - 2. Sill depth is 5 5/8" (143mm) for 4 9/16" (116mm) wall application and 7 5/8" (194mm) for 6 9/16" (167mm) jambs
  - 3. Finish: bronze

**3. Panel Description**

- A. Interior: Non Finger-Jointed Pine
- B. Panel exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum
- C. Panel thickness: 1 3/4" (44mm)
- D. Top rail and stile width: 4 3/4" (121mm)
- E. Sidelite stile width: 3" (76mm)
- F. Traditional French Door bottom rail height: 8 1/8" (206mm)

**4. Glazing**

- A. Select quality complying with ASTM C 1036; Shall comply with 16 CFR 1201 Safety Standard for Architectural Glazing Materials
- B. Glazing Method: Tempered Insulating Glass (altitude adjusted)
- C. Standard interior wood cope sticking: Ogee
- D. Glass Type: Low E2 with Argon
- E. Glazing Seal: Silicone bedding, exterior

## 5. Finish

A. Exterior: Aluminum Clad. Fluoropolymer modified acrylic topcoat applied over primer. Meets AAMA 2605 requirements.

1. Aluminum clad color options: Stone White
2. Custom colors: Contact your Marvin representative

B. Interior Finish Options:

Prime: Factory-applied enamel primer. Available on Pine product only. Meets WDMA TM-11 requirements.

## 6. Hardware

A. Adjustable Hinges:

1. 4 ¼" x 3 ¾" with 3/8" radius corners. Adjustment is 3/16" for horizontal and vertical of panels in frame.
2. Rectangular doors have three adjustable hinges on 6-6, 6-8, 7-0 and 8-0 heights; optional four hinges on 7-0 and 8-0 heights
3. Arch top doors have three adjustable hinges up to 80" (2032mm). Units greater than 84" (2134mm) have four hinges
4. Finish: Satin Taupe with steel substrate
  - a. Optional powder coat finish: Gold tone, Dark Bronze, Silver Frost, White
5. Optional metal finish: Brass PVD, Oil Rubbed Bronze PVD, Satin Nickel PVD, Antique Brass, Satin Chrome, Oil Rubbed Bronze, or Polished Chrome.

B. Traditional Handle Set:

Metal finish: Oil Rubbed Bronze

D. Locking System:

1. Active panel: Marvin exclusive concealed multi-point locking system. Stainless steel head and shoot bolts operated from lever set. One inch dead bolt.
2. Inactive panel: Manual stainless steel head and shoot bolts with dummy handle. Optional Stainless steel head and shoot bolts operated with inactive handle.

## 8. Weather Strip

- A. Inswing: Head jamb and side jambs to have 2 rows of bulb weather strip maintaining contact with door panel. Color: black
- B. Inswing and Outswing: Threshold to have bulb weather strip maintaining contact with bottom of panel. Color: black

- C. Inswing: Vinyl panel drip applied to bottom rail. Color: black

#### **11. Simulated Divided Lites (SDL)**

- A. 7/8" (22mm) wide
- B. Muntins: Pine interior, aluminum clad exterior
- C. Muntins adhere to glass with double coated acrylic foam tape
- D. Sticking:
  - 1. Standard: Ogee
  - 2. Optional: Square
- E. Pattern: Rectangular, Cottage, Custom lite layout
- F. Finish: Match panel finish



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# GREENWICH

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GRADUATED & TAPERED

TILE

CUSTOM TILE

IMPORTED TILE

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ACCESSORIES

UNDERLAYMENT &

FASTENERS

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Greenwich is a ½” thick flat slab shingle tile with a battered surface and a rounded distressed bottom edge. This historic tile provides a charming, aged appearance to any structure, without losing the security of a solid terra cotta roof. Greenwich shingle tiles are available in standard and custom matte colors, mists and blends.

Ludowici’s Greenwich clay shingle tile is covered by a 75-year material warranty.



QUARRY TILE

WALL  
CLADDING &  
SOLAR  
SHADES

CHARACTERISTIC	SPECIFICATION
 WEIGHT PER SQUARE	1575 lbs.
 PIECES PER SQUARE	317 pcs.
 OVERALL SIZE	7" x 15" x 1/2"
 EXPOSURE	7" x 6-1/2"
 INSTALLED BARREL HEIGHT OFF DECK	N/A
 MINIMUM SLOPE	5:12
 BASE TEXTURE	Pitted

SAMPLES & PRICING

Contact Ludowici today to order samples, review pricing and more.

ORDER NOW

CONTACT

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43764

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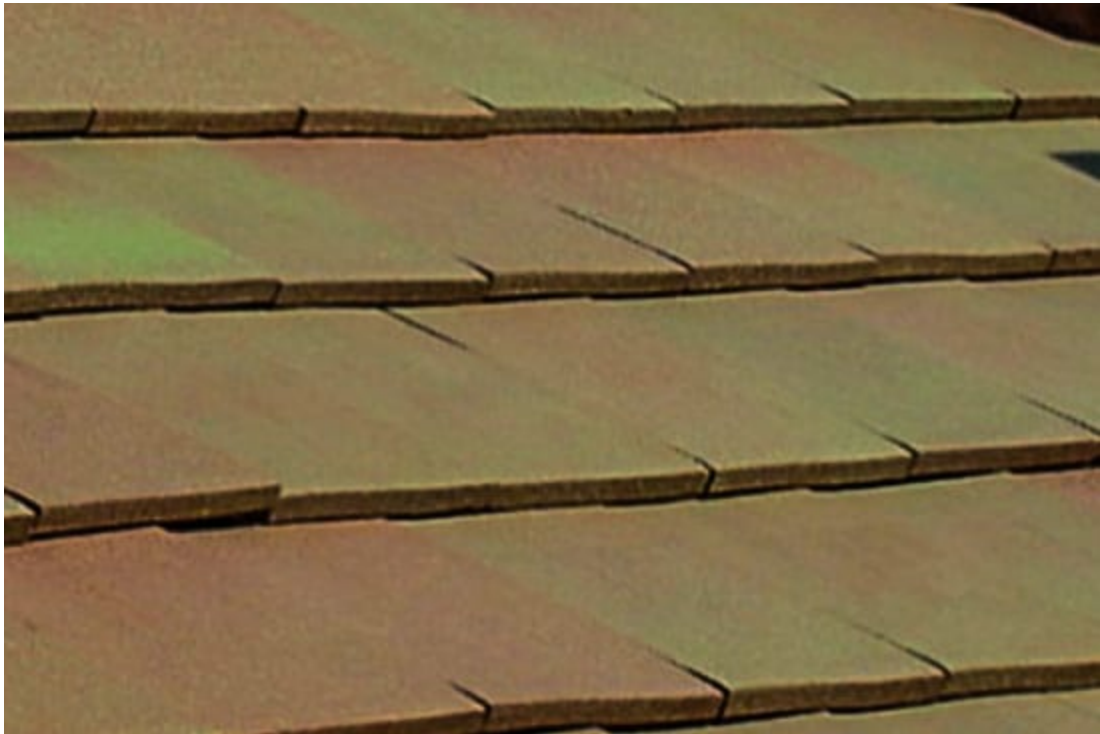
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## CERTIGRADE® WESTERN CEDAR SHINGLES

### Number 1 Blue Label®



The premium grade of shingles for sidewalls and roofs. These top-grade shingles are 100% heartwood, 100% clear and 100% edge grain. Available in 16" or 18" or 24" lengths.

### Number 2 Red Label



A good grade for many applications. Not less than 10" clear on 16" shingles, 11" clear on 18" shingles and 16" clear on 24" shingles. Flat grain and limited sapwood are permitted in this grade.

### Number 3 Black Label



A utility grade for economy applications and secondary buildings. Not less than 6" clear on 16" and 18" shingles, 10" clear on 24" shingles.

### Number 4 Undercoursing



A utility grade for undercoursing of double coursed sidewalls only. Not a roofing material and not to be used as a starter course for roofs.

## CERTI-LABEL WESTERN CEDAR SHAKES

### Certi-Split® Handsplit Shakes



These shakes have split faces and sawn backs. Cedar logs are first cut into desired lengths. Blanks or boards of proper thickness are split and then run diagonally through a bandsaw to produce two tapered shakes from each blank. Available in Premium Grade (100% edge grain) or Number 1 Grade (Up to 20% flat grain allowed in each bundle).

### Certi-Sawn® Tapersawn Shakes



These shakes are sawn both sides. Premium and Number 1 Grades are the most common. Premium Grade is 100% edge grain, 100% clear and 100% heartwood. Number 1 Grade allows up to 20% flat grain in each bundle. Number 2 and 3 Grades are also available.

### Certi-Split® Tapersplit Shakes

# TIMBERLANE ENDURIAN®

*Elegant, Versatile, Maintenance-Free Shutters*

## CHOOSE FROM 29 PROFILES

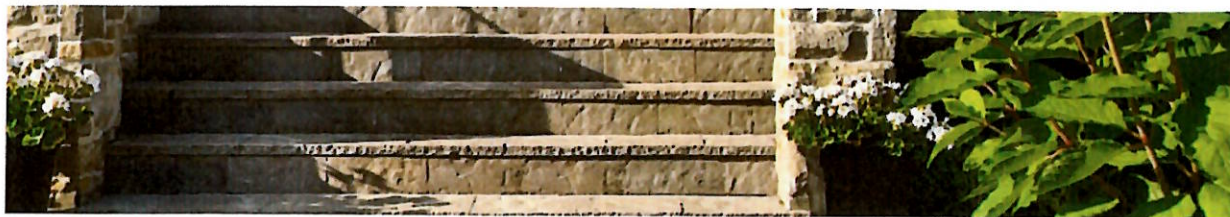
Timberlane Endurian® Shutters can be milled to create a wide variety of panel and louver profiles and offer the option to be modified in almost every fashion that our Premium Wood line can. Your Timberlane Expert will be happy to assist you with all of your selections; from color, to shape, to size, and more! Customize your Endurian® Shutters to get the perfect design for your home.



### 16 PANEL PROFILES







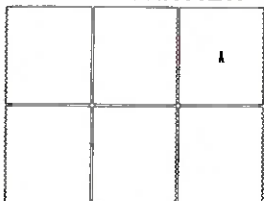
## VENETIAN

DESCRIPTION: Step Overlay System TEXTURE: Slate

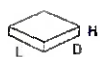
### PALLET OVERVIEW - RISER



### PALLET OVERVIEW - CAP

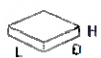


Specifications per pallet		Imperial	Metric
RISER	Cubing	48 units	48 units
	Linear coverage per pallet	64 lin. ft	19.52 lin. m
	Weight	801 lbs	363 kg
	Units	1.33 lin. ft	0.41 lin. m
	Number of rows	4	
Linear coverage per row		16 lin. ft	4.88 lin. m



Unit dimensions		in	mm	Units/pallet
Height	1 3/4	45		48 units
Depth	7	178		
Length	16	406		

Specifications per pallet		Imperial	Metric
CAP	Cubing	48 units	48 units
	Linear coverage per pallet	64 lin. ft	19.52 lin. m
	Weight	1 530 lbs	694 kg
	Units	1.33 lin. ft	0.41 lin. m
	Number of rows	8	
Linear coverage per row		8 lin. ft	2.44 lin. m



Unit dimensions		in	mm	Units/pallet
Height	1 3/4	45		48 units
Depth	14	356		
Length	16	406		



### NOTES

**Techo-Bloc always recommends gluing the caps with concrete adhesive to ensure stability and safety.**

See 215 for more technical information.

\*Mojave beige and Harvest gold are only available in Midwestern USA. See page 15 for list of Eastern and Midwestern States.

