

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

<b>Address:</b>	13 East Melrose Street, Chevy Chase	<b>Meeting Date:</b>	2/26/2020
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	2/19/2020
<b>Applicant:</b>	Thomas O'Donnell and Caroline Fawcett (Vince Greene, Architect)	<b>Public Notice:</b>	2/12/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	35/13-20F	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Fenestration Alteration		

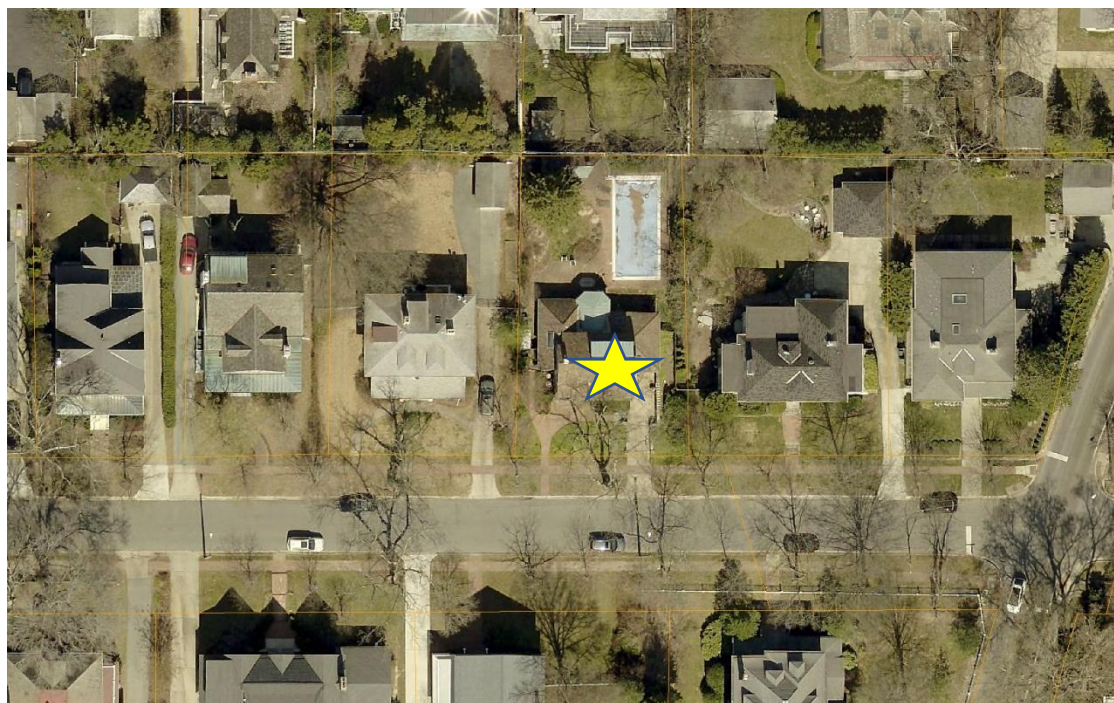
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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Dutch Colonial  
**DATE:** c. 1892-1916



*Figure 1: 13 East Melrose St.*

## **BACKGROUND**

A Preliminary Consultation was held for this address in March 2019. The applicants have abandoned that proposed scope of work and return with the limited alterations discussed herein.

## **PROPOSAL**

The applicant proposes to remove and replace the first-floor windows on the west elevation and a set of sliding glass doors in the north (rear) elevation.

## **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.

- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- 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 contributing structures 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
- (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.)

***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 replace a set of doors at the rear and to remove three windows on the east elevation and reconfigure the windows on the elevation. These features are not historic and their replacement will have little impact on the historic character of the surrounding district.

**Door Replacement**

In the northwest corner of the house, there is a set of triple aluminum sliding glass doors. These doors are

not historic and are not visible from the surrounding district. Staff supports the removal of this feature.

In place of the existing door, the applicant proposes installing a pair of Pella Architect Series French doors with a matching fixed panel in the same location. As this is not a historic feature and is not visible from the public right-of-way, the *Design Guidelines* state review of this element should be subject to very lenient scrutiny. Under this level of review, Staff finds the proposed change is appropriate and recommends approval of the door replacement.

### **Window Removal and Replacement**

On the first floor of the west elevation, there are three windows, two vinyl clad windows to the rear and one wood casement window toward the front of the house. The applicant proposes removing all three of these windows. Staff finds that these windows are not historic and their removal will not result in a loss of integrity.

The applicant proposes changing the window placement on this elevation. In place of the existing wood casement window, the applicant proposes installing a new, six lite aluminum-clad wood casement window. The central vinyl window opening will be covered in new shingles to match the existing siding, and the rearmost window opening will be expanded to accommodate a paired set of six lite aluminum-clad wood casement windows.

Staff finds that while this section of the house shows up on the 1927 Sanborn Map, the current appearance is not historic. This is evident from the materials used and the configuration of the existing windows. The front and side of the house have a combination of casement and sash windows with a diamond pattern. The windows on the rear and non-historic additions use multi-lite casement windows. Staff finds that the proposed six-lite aluminum-clad wood casement windows are consistent with the windows on the side and rear of the house and are compatible with the design and materials utilized in the non-historic sections of the house. Staff recommends approval of the window replacement.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district, the *Chevy Chase Village Historic District Design Guidelines*, and the purposes of Chapter 24A; and with the *Secretary of the Interior's Standards for Rehabilitation* #2,, #9, and #10,

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



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

DPB-#8

# 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  
Contractor: To Be Determined Phone No.:  
Contractor Registration No.:  
Agent for Owner: Vincent Greene Daytime Phone No.: 410-366-9982

## LOCATION OF BUILDING/PREMISE

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 PROJECT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☐ Alter/Remove  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 15,000.00

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

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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.

*Vince Greene*  
Signature of owner or authorized agent

1/24/20  
Date

Approved: 903/65 For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

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

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**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

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

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

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

<p><b>Owner's mailing address</b></p> <p>THOMAS O'DONNELL and CAROLINE FAWCETT          3 E MELROSE STREET          CHEVY CHASE, MD 20815</p>	<p><b>Owner's Agent's mailing address</b></p> <p>Vincent Greene          Vincent Greene Architects          733 W. 40th Street          Suite 250-PS          Baltimore, MD 21211</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>FARMER CHARLES N ET AL TR          15 E MELROSE ST          CHEVY CHASE MD 20815</p>	<p>FLANAGAN EUGENE &amp; SONYA B          11 E MELROSE ST          CHEVY CHASE MD 20815</p>
<p>12 E MELROSE LLC          12 E MELROSE ST          CHEVY CHASE MD 20815</p>	<p>WIACEK RAYMOND J &amp; O'CONNELL NANCY          16 E MELROSE ST          CHEVY CHASE MD 20815</p>





**Municipality Letter for  
Proposed Construction Project**

**Subject Property:** 13 East Melrose Street, Chevy Chase, MD 20815  
**Property Owner:** Caroline Fawcett and Thomas O'Donnell  
**Project Manager/Contractor:** Keller Design and Build/David Keller  
**Proposed Work:** Replace/enlarge two side windows, eliminate third side window, Replace door

1/10/2020

Diane R. Schwartz Jones, Director  
Department of Permitting Services of Montgomery County  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at [ccvpermitting@montgomerycountymd.gov](mailto:ccvpermitting@montgomerycountymd.gov).

Sincerely,

Ellen Sands,  
Chevy Chase Village Director of Municipal Operations

**CHEVY CHASE VILLAGE**  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
Phone (301) 654-7300  
Fax (301) 907-9721  
[ccv@montgomerycountymd.gov](mailto:ccv@montgomerycountymd.gov)  
[www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)

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**VILLAGE MANAGER**  
SHANA R. DAVIS-COOK

**LEGAL COUNSEL**  
SUELLEN M. FERGUSON



**ODonnell 13 East Melrose Street**

**Caroline Fawcett <globalwf@aol.com>**

**Fri 1/10/2020 11:13 AM**

**To: CCV Permitting <ccvpermitting@montgomerycountymd.gov>**

**[EXTERNAL EMAIL]**

**January 10, 2020**

**Dear Ms. Gebhart,**

**I am Caroline Fawcett and my husband is Thomas O'Donnell, and we live at 13 East Melrose Street in Chevy Chase Village. Thank you for the information about permitting requirements in Chevy Chase Village.**

**Last year we had submitted plans for an addition that would slightly enlarge our house footprint. At this time (January 2020), we are not going through with that addition, and are planning a kitchen and bath renovation. This smaller renovation would include changing out the windows on the west side of the house and changing out the doors on the back end of the house. There would be no change in the footprint. Specifically, the work would include:**

- 1. The slight enlargement of two of the side windows.**
- 2. The elimination of the third side window.**
- 3. The same size door insert as prior.**

**The contractor for the project is Keller Design and Build. The contact information is David Keller**

**davidkeller@KELLERDESIGNANDBUILD.COM**

**240-372-7024**

**As we discussed, a municipality letter would be of assistance to us in getting the permits.**

**Thank you for your assistance in this matter.**

**Sincerely,**

**Caroline Fawcett and Thomas O'Donnell**

**Sent from my iPad**

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

Applicant: FAWCETT / O'DONNELL  
13 E. MELROSE, CHEVY CHASE



Existing Property Condition Photographs (duplicate as needed)



Detail: Windows to be replaced - West side of residence



Detail: Door to be replaced



Existing Property Condition Photographs (duplicate as needed)



Detail: West Elevation



Detail: East Elevation

Applicant: FAWCETT/O'DONNELL  
13 E. MELROSE

Written description of project-13 E. Melrose Street, Chevy Chase, MD

**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.

## Answers for HAWP application—Fawcett/O'Donnell 13 East Melrose

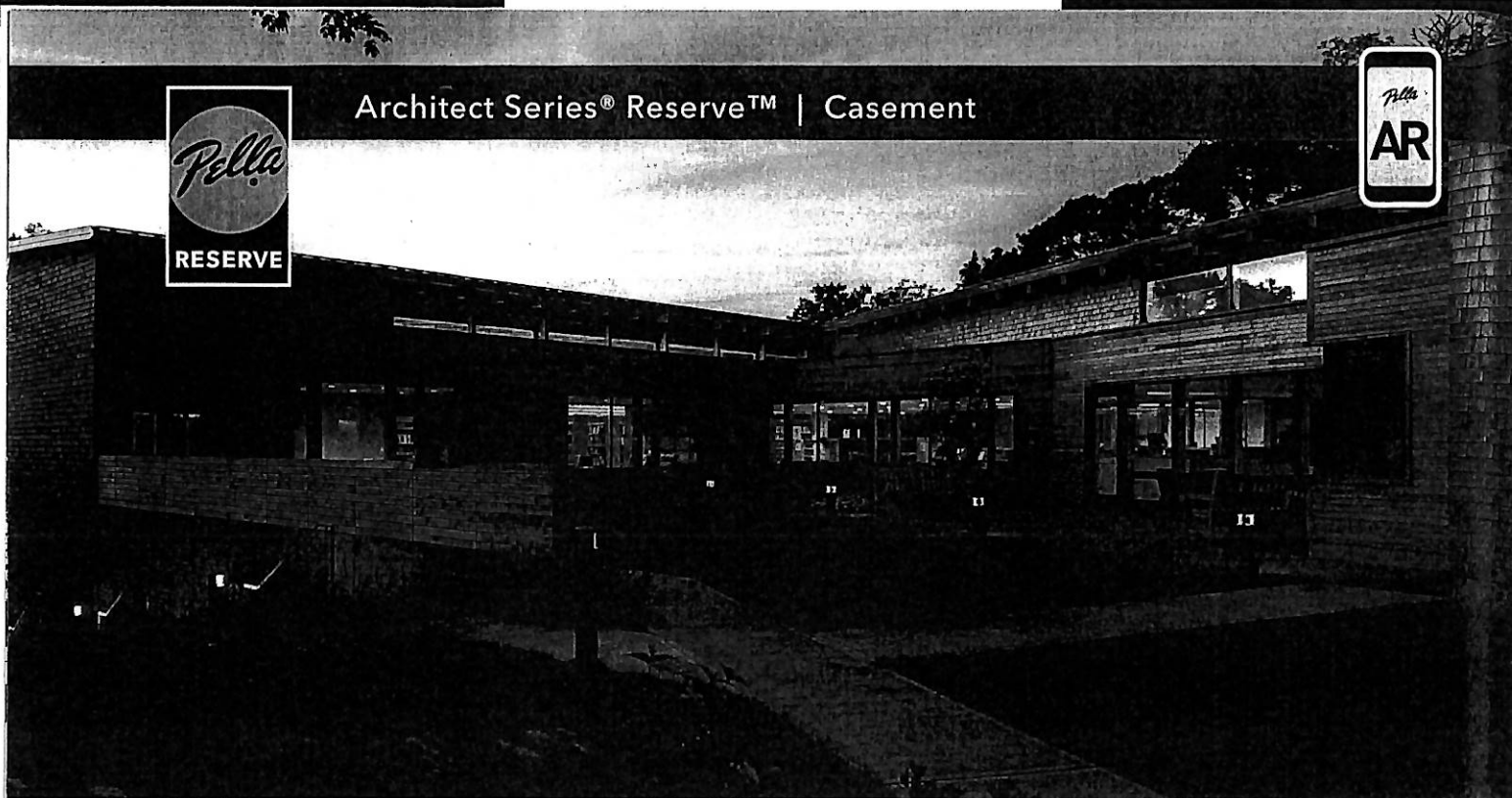
b. General description of project and its effect on the historic resource, the environmental.....

The Owners of 13 East Melrose Street, Caroline Fawcett and Thomas O'Donnell, attended an HPC preliminary consultation on March 27th ,2019, regarding a major addition to the rear of the residence. In response to those comments and budgetary constraints, this proposed alteration is entirely "interior" in nature with the exception of the items mentioned below. We request permission to remove three windows on the west facade of the ground-story shed, replace them with two new window units, and change the triple sliding door at the ground-story rear with a French door set of similar size in the same opening. An existing brick stoop outside this door set would need to be repaired/altered to allow for the necessary landing location, and the modern painted steel railing would be eliminated entirely, as it is not required by Code. As shown on elevation sheet A202, the two leftmost windows of the three removals are vinyl-clad replacement double-hungs. The third (right) is a painted wood casement window. Since the house contains no less than four different types of windows from various modern intrusions, it is challenging to determine what the appropriate historic response would be. In this proposal we have favored casements whose lite patterns are similar to the most frequently-used units, and not, for instance, matching the diamond grille patterns that are merely interior grids from a previous renovation. The units themselves would be simulated-divided-lite, aluminum clad construction with 7/8" muntins and spacer bars. The cladding would match other white-clad windows on the house. Areas of patching would receive the same Western red cedar shingles and paint to match the existing house, with aligned coursing and textures. Exterior trim would be painted sapele mahogany in backbanded flat casings and historic, heavy sills to match the existing treatments on this same façade. The triple door unit would be a true French door set, with historically-taller bottom rails and simulated-divided-lite muntins, also 7/8" in width with spacer bars. Repairs to the existing modern, brick stoop would be in similar materials, changing the direction of exit from one end to the other. Railings would not be part of the new work, and exterior light locations would remain in their present locations. The existing painted frieze and crown at the top of the shingle walls would be replicated, and the awning would be reinstalled after the work is complete. It is our belief that these alterations should be considered upgrades to the overall historic contribution of the façade.

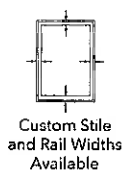
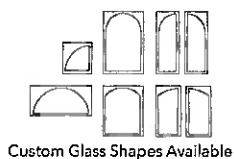
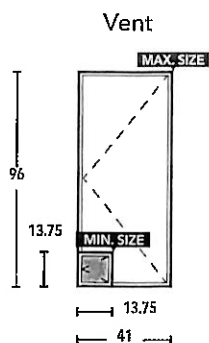




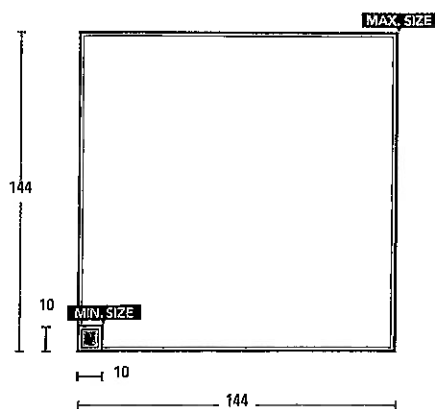
# Architect Series® Reserve™ | Casement



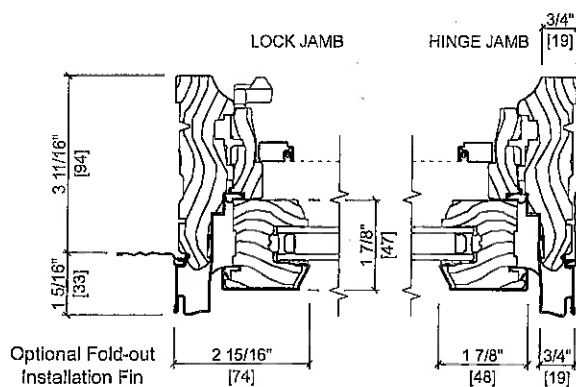
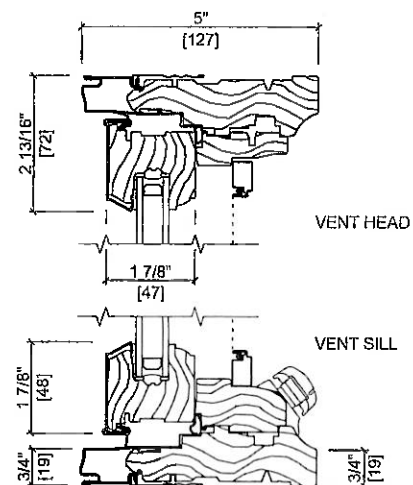
Special sizes are available in 1/8" increments.



**Fixed**



Fixed units Max frame area cannot be greater than 54.5 Sq. ft.,  
Max Glass Area cannot be greater than 48 Sq. ft.

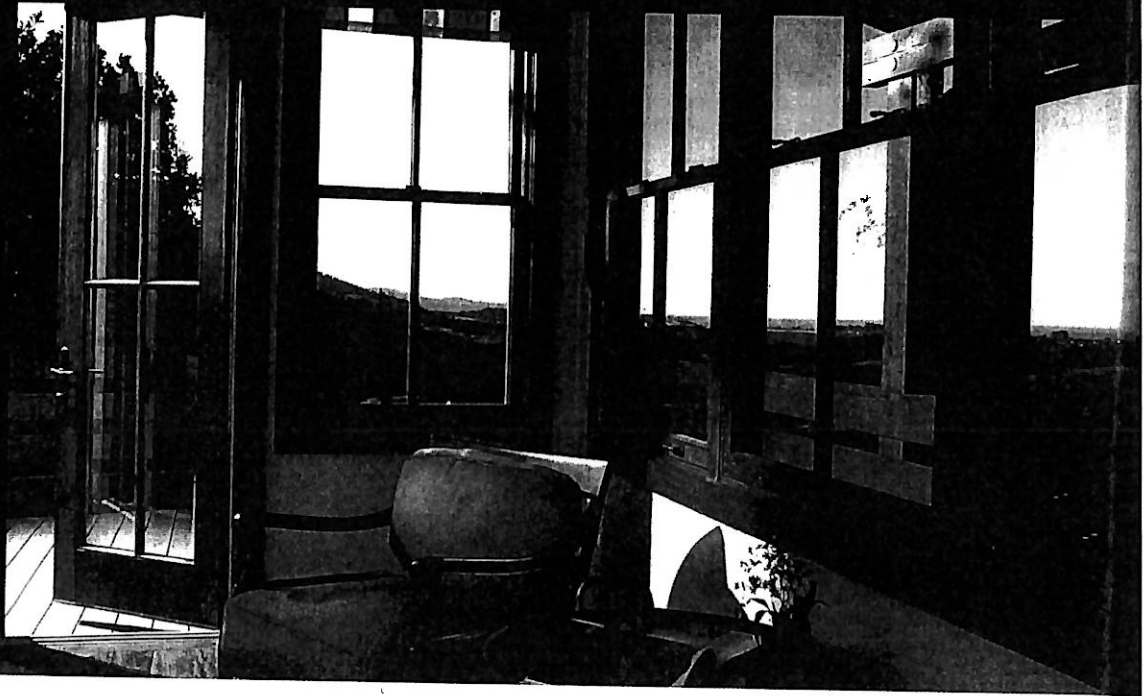


Other frame types are available.

Not to scale. All dimensions are approximate.

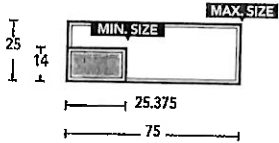


## Architect Series® Reserve™ | Out-Swing Door

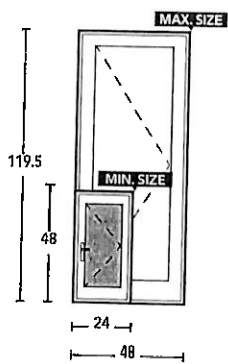


Special sizes are available in 1/8" increments.

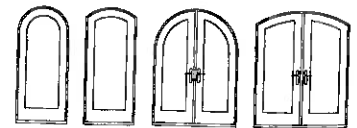
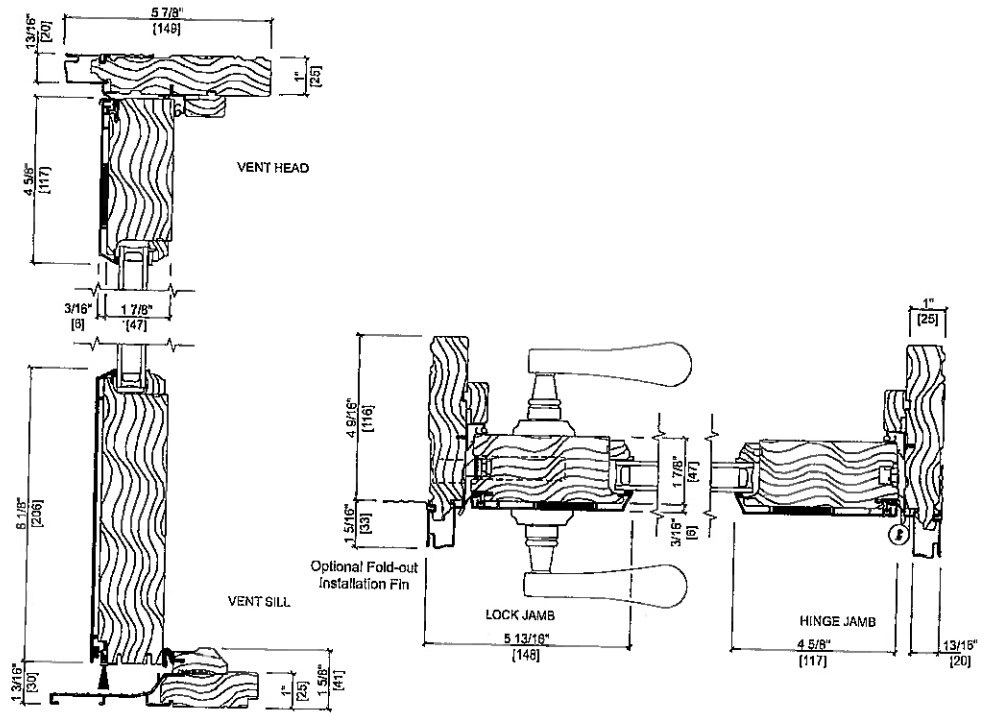
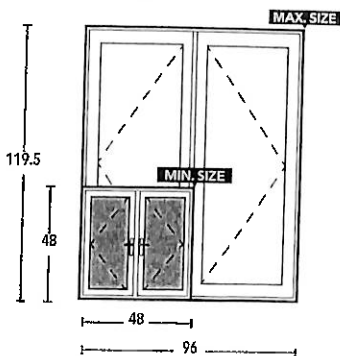
### Transom



### Single-Door



### Double-Door



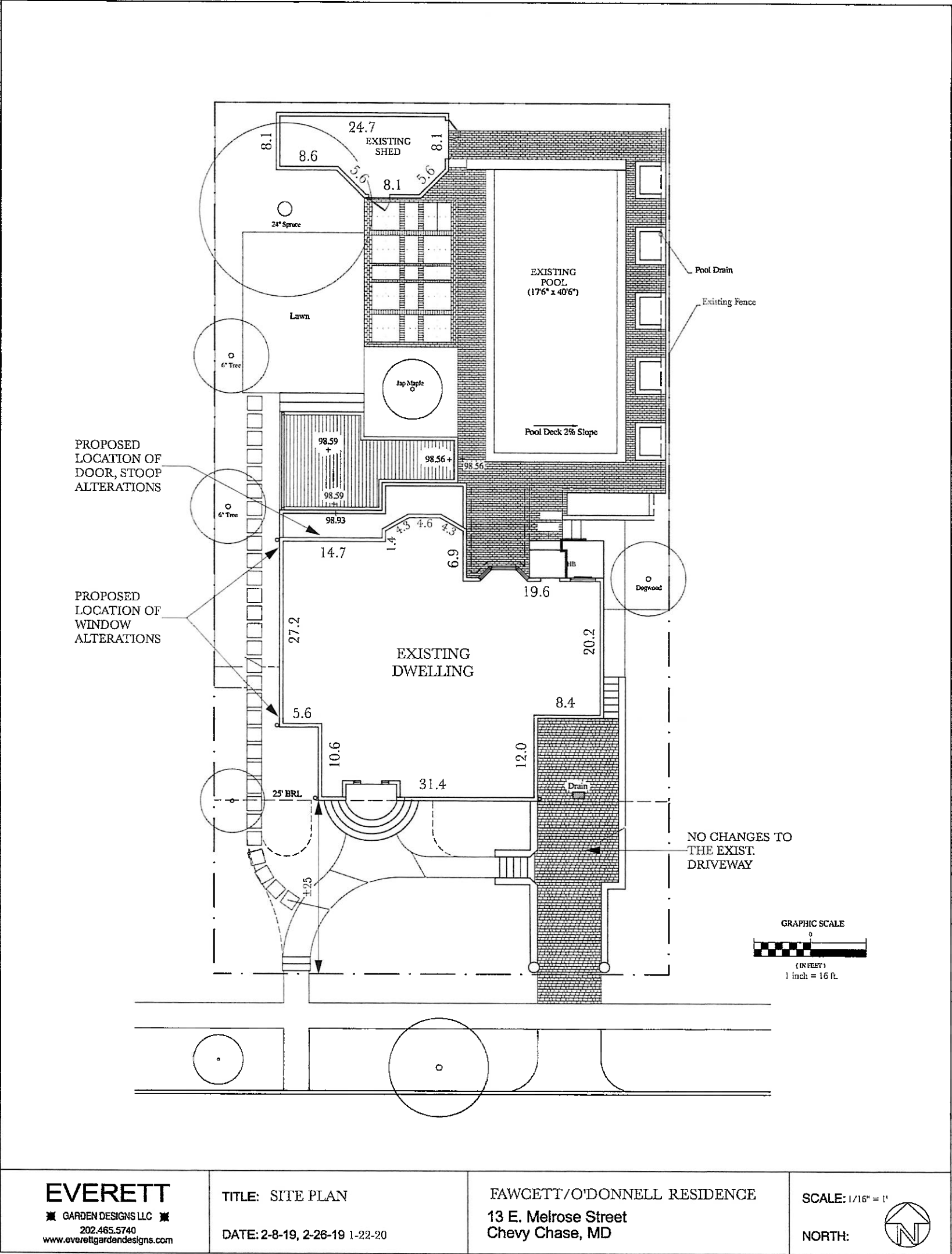
Custom Door Shapes Available

Other frame types are available.

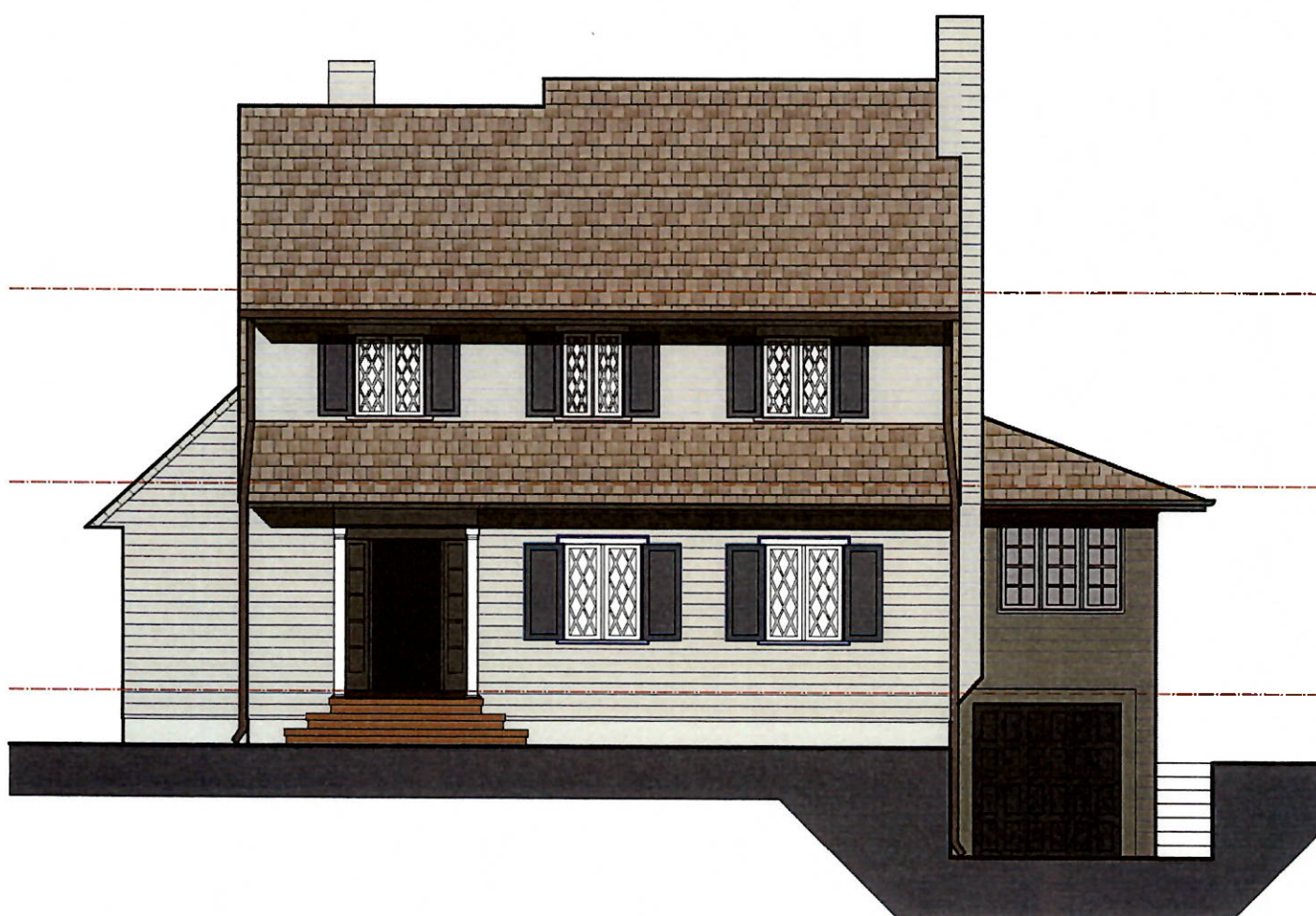
Not to scale. All dimensions are approximate.

Low Profile sill option available.



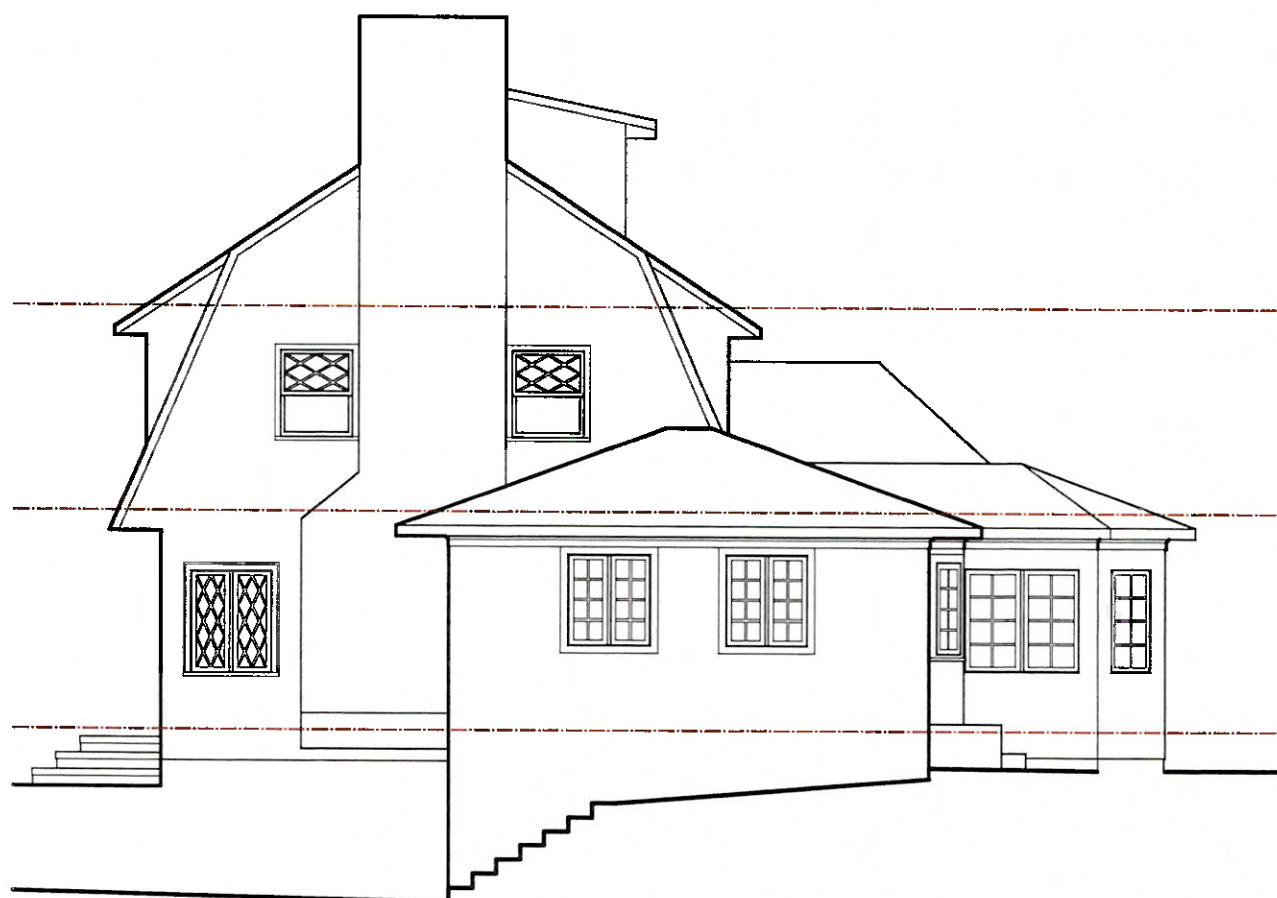






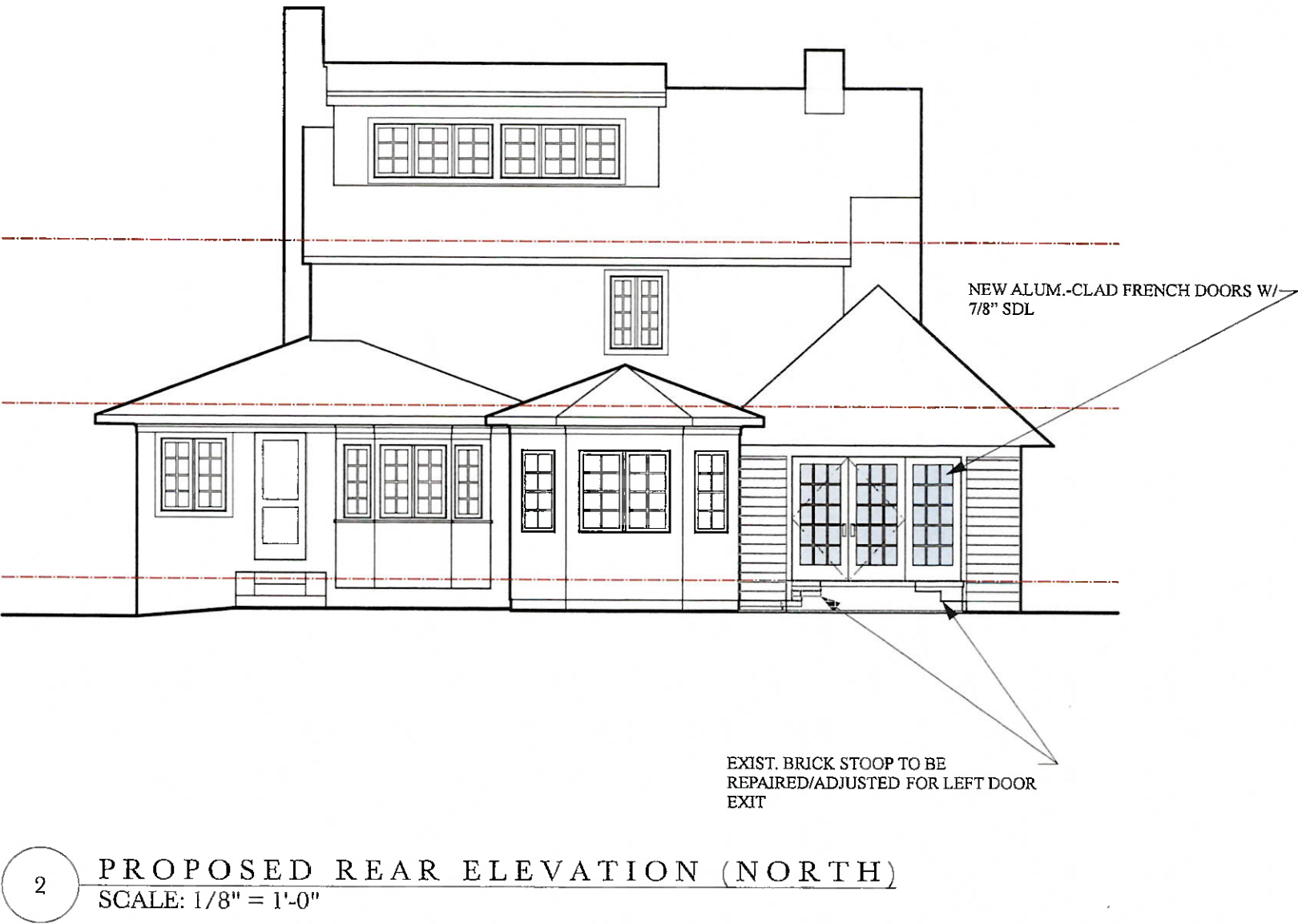
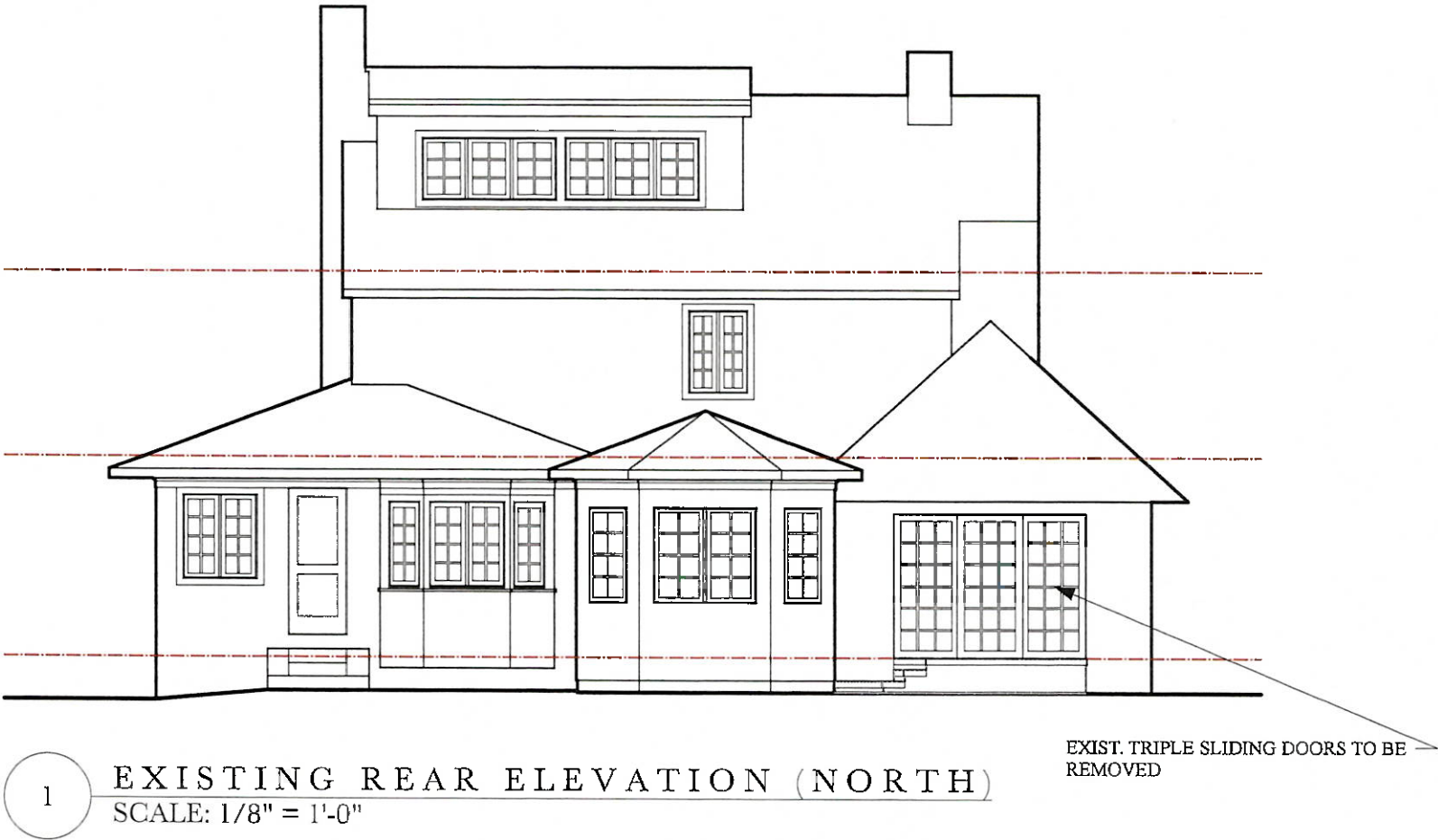
1 FRONT ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"

NOTE: NO ALTERATIONS PROPOSED FOR  
EITHER OF THESE ELEVATIONS



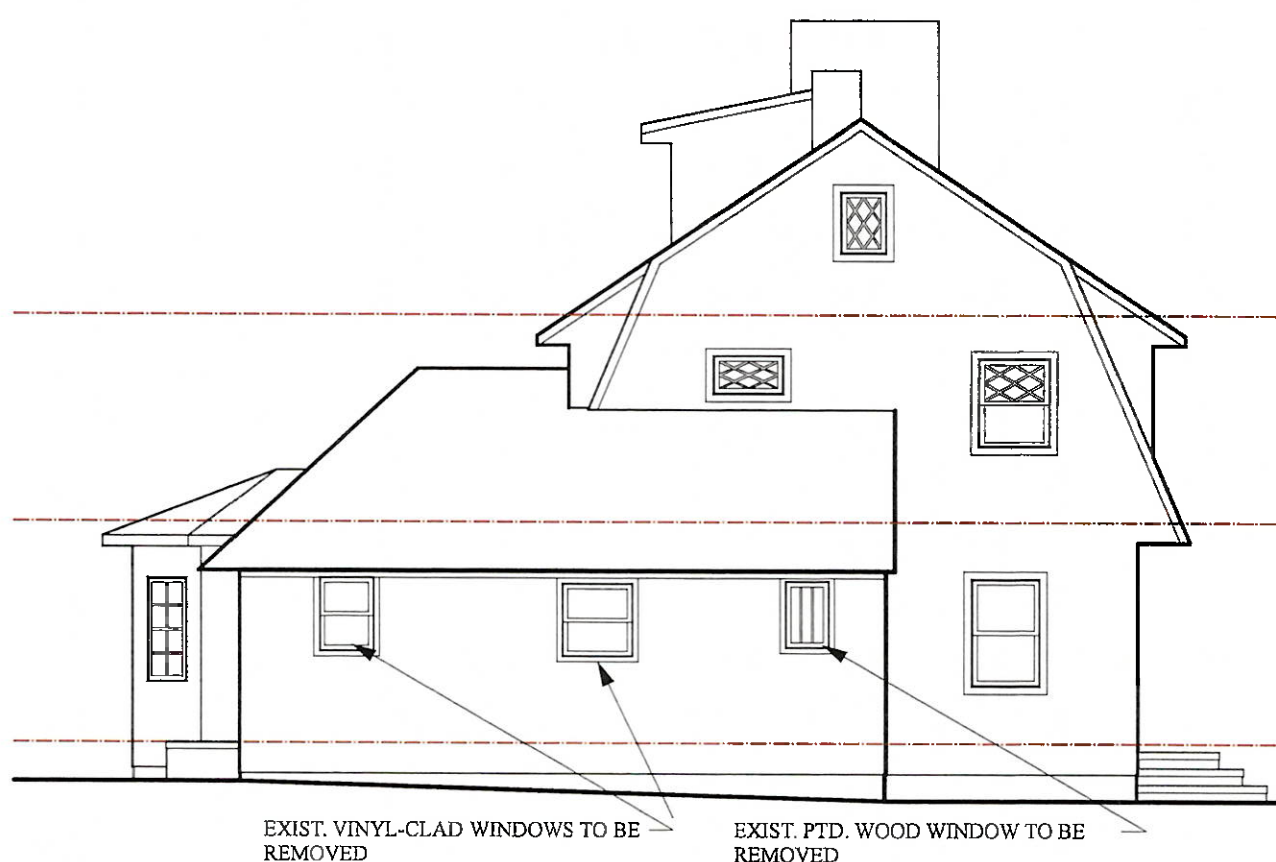
2 EXISTING SIDE ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"

PROJECT NAME:	DRAWING TITLE:	© 2019 GREENEARCH	DATE:	DRAWING #:
FAWCETT/O'DONNELL RESIDENCE 13 E. MELROSE STREET CHEVY CHASE, MARYLAND 20815	EXISTING FRONT & EAST ELEVATIONS	SCALE: 1/8" = 1'-0"	CREATED: 01/16/2019	A-200  20
			REVISED: 03/06/2019	
			HPC 2: 01/22/2020	

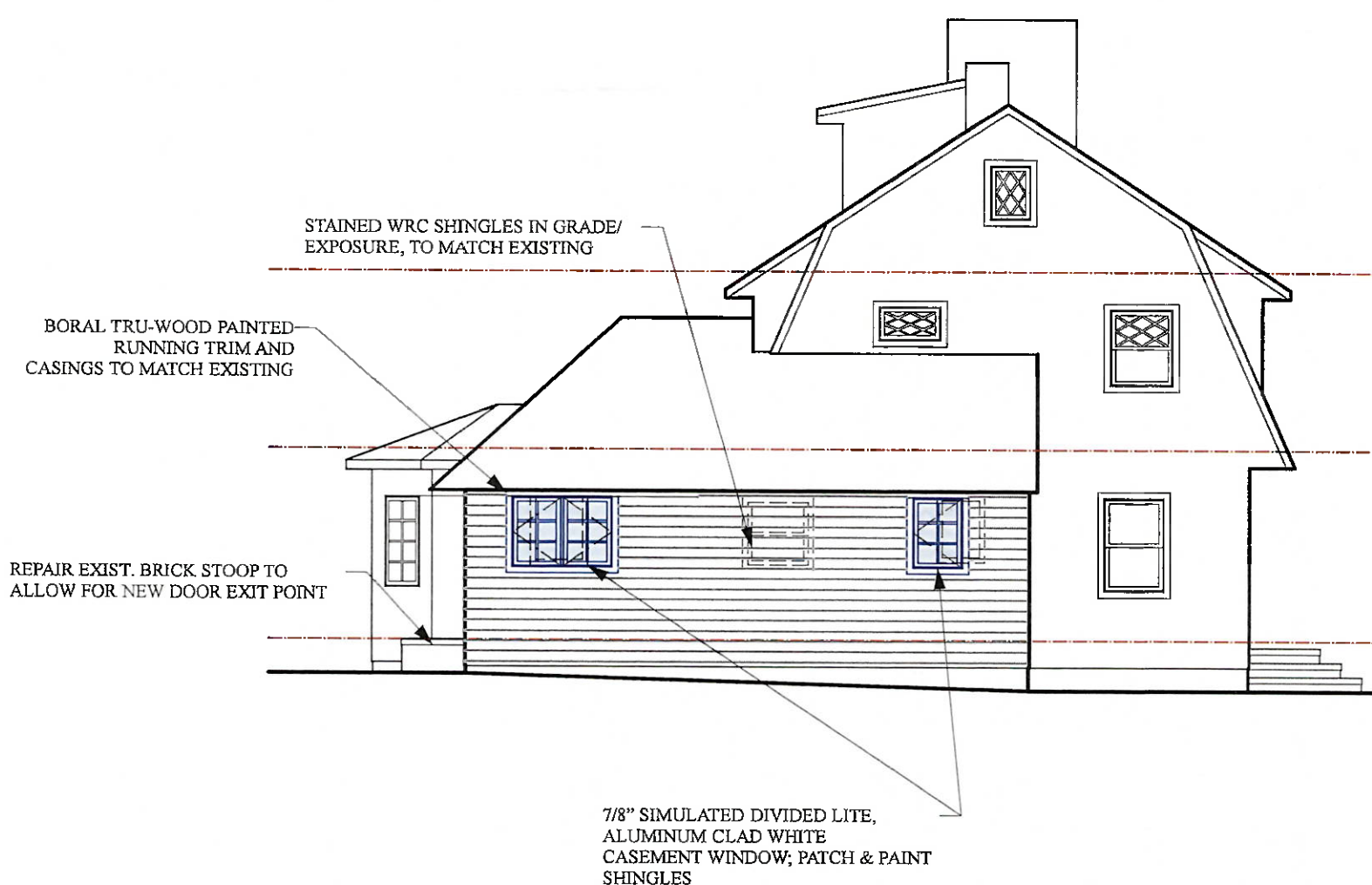


PROJECT NAME:	DRAWING TITLE:	© 2019 GREENARCH	DATE:	DRAWING #:
FAWCETT/O'DONNELL RESIDENCE 13 E. MELROSE STREET CHEVY CHASE, MARYLAND 20815	EXISTING/PROPOSED REAR ELEVATION (NORTH)	SCALE: 1/8" = 1'-0"	CREATED: 01/16/2019	A-201  21
			REVISED: 03/06/2019	
			HPC 2: 01/22/2020	





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



2 PROPOSED SIDE ELEVATION (WEST)  
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 SIDE ELEVATION (WEST)	SCALE: 1/8" = 1'-0"	CREATED: 01/16/2019	A-202  22
			REVISED: 03/06/2019	
			HPC 2: 01/22/2020	