

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

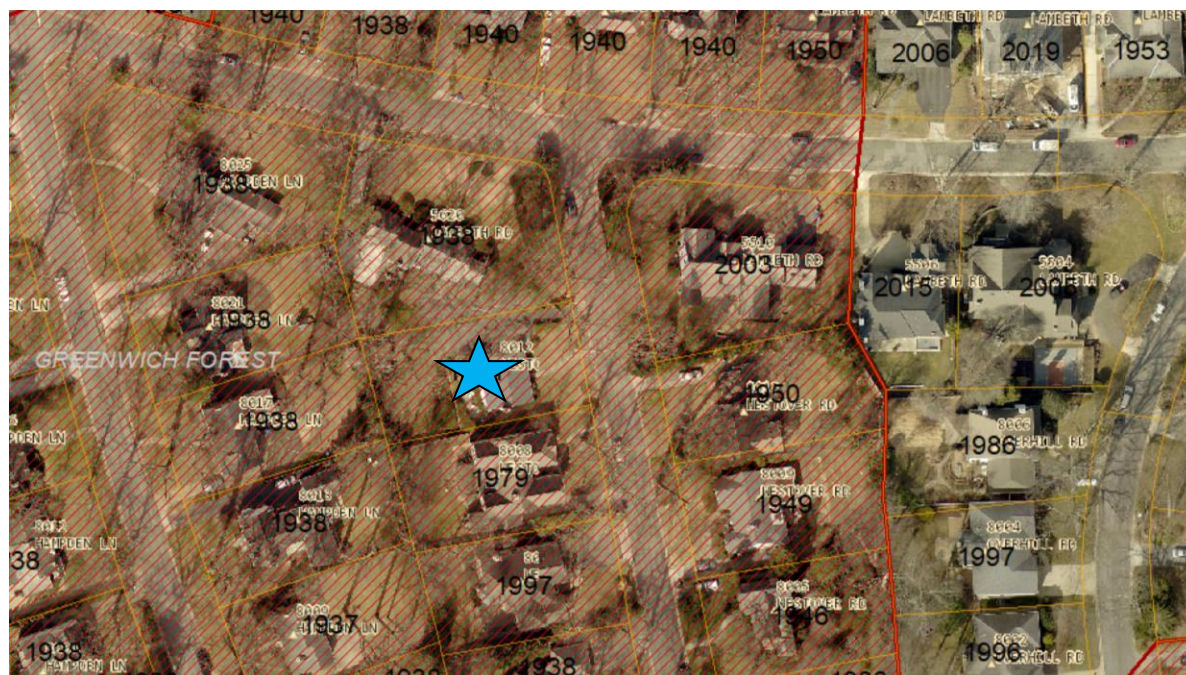
Address:	8012 Westover Road, Bethesda	Meeting Date:	10/27/2021
Resource:	Contributing Resource (Greenwich Forest Historic District)	Report Date:	10/20/2021
Applicant:	John and Kate Wyckoff (Sharon Washburn, Architect)	Public Notice:	10/13/2021
Review:	HAWP	Tax Credit:	N/A
Case Number:	969680	Staff:	Michael Kyne
PROPOSAL:	Siding alteration		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Greenwich Forest Historic District
STYLE: Colonial Revival
DATE: 1941



PROPOSAL:

The applicants propose to replace the existing vinyl shake siding on the historic house, approved addition, and approved one-car detached garage with fiber cement lap siding.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Greenwich Forest 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 *Greenwich Forest 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.

Greenwich Forest Historic District Guidelines**A. PRINCIPLES**

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for work permits. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

A1. Greenwich Forest was conceived of, built, and to a great degree preserved as a park-like canopied forest with gentle topographic contours, in which the presence of houses and hardscape are understated relative to the natural setting. The removal of mature trees and the significant alteration of topographic contours on private property, the *Greenwich Forest Triangle*, and the public right-of-way in Greenwich Forest should be avoided whenever possible. The Greenwich Forest Citizens Association (GFCA) will continue to support the replacement of trees. In order to protect mature trees and the natural setting of Greenwich Forest, and to limit runoff into the Chesapeake Bay, the creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.

A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved *work permits* include appropriate safeguards that protect the following three essential elements of this fabric.

- a. An array of revival American *architectural styles* that, taken together, make a significant statement on the evolution of suburban building styles (see Appendix 2).
- b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.
- c. High quality building materials and high level of craftsmanship.

B. BALANCING PRESERVATION AND FLEXIBILITY

Greenwich Forest represents a period in the evolution of Montgomery County worthy of preservation, but it has also changed in response to the needs of residents since it was created in the 1930s. These Guidelines seek a reasonable compromise between preservation and the needs of residents in several ways.

B1. Most of the houses in the Greenwich Forest Historic District are designated “contributing” because they contribute to the architectural and historic nature of the district. Contributing structures are shown in the map of the districts. These Guidelines are more specific for contributing structures.

B2. Other houses in the district are designated non-contributing either because (1) they were built more recently than contributing houses with other architectural styles (see Appendix 3) or (2) their original features have been significantly altered by subsequent modifications. Non-contributing structures are shown on the map of the District. The Guidelines provide greater flexibility for owners of non-contributing houses.

B3. These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction. Owners are not expected to return their houses to their original configurations. The modifications they are permitted to make under these Guidelines are based on the current reality in the neighborhood, provided that those modifications are consistent with the Principles in these Guidelines.

B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less visible from the public rights-of-way in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses.

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

D7. Building materials: Replacement of roofs, siding, and trim with original materials is strongly recommended and is considered maintenance that will not require an application for a work permit. Use of non-original “like materials” such as architectural asphalt shingles requires a work permit to ensure that they match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house. For example, homeowners wishing to replace slate or tile roofs may use alternative materials that match the scale, texture, and detail of the roof being replaced. If an original slate or tile roof had been replaced with non-original material before July 1, 2011, the homeowner may replace the existing roof in kind or with another material consistent with the architectural style of that house.

	Work Permit Required?	Limited scrutiny	Moderate Scrutiny	Strict Scrutiny
Additions	Yes		Rear additions and non-forward-facing portions of side additions	Front-facing portions of additions that extend beyond the sides of the existing structure
Replacement of houses	Yes			X
Changes to architectural style	Yes			X
Guidelines on dimensions	Yes			X
Building materials	Yes		X	
Driveways and parking areas	Yes, except for replacement or minor reconfiguration		X	
Fences	Yes		X	
Porches	Yes		If not visible from right-of-way	If visible from right-of-way
Runoff control	Yes			X
Satellite dishes	Yes	To confirm that installation is not visible from right-of-way		
Skylights	Yes	To confirm that installation is not visible from right-of-way		
Solar panels	Yes	To confirm that installation is not visible from right-of-way		
Tree removal	Yes			X
Walkways and patios	No for replacement or minor reconfiguration	Review of runoff control only		
Windows, dormers, and doors	Yes	If not visible from right-of-way		If visible from right-of-way
Interior modifications	No			
Routine maintenance	No			

Fig. 2: Levels of Review Applicable to Contributing Properties from the Greenwich Forest Historic District Guidelines.

According to the *Guidelines*, the three levels of review are as follows:

Limited scrutiny is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. The decision-making body should base its review on maintaining compatibility with the design, texture, scale, spacing and placement of surrounding houses and the impact of the proposed change on the streetscape.

Moderate scrutiny is a higher level of review than limited scrutiny and adds consideration of the preservation of the property to the requirements of limited scrutiny. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure's existing architectural designs.

Strict scrutiny is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the requirements of the limited and moderate scrutiny levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

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 ensure 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; 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.)

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 applicable *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 c. 1941 Colonial Revival-style Contributing Resource within the Greenwich Forest Historic District. The house has experienced previous alterations, including conversion of the original attached garage at the north side of the house to a family room, replacement of the original windows with vinyl windows, and installation of vinyl shake siding and aluminum trim over the original lap siding.

The Commission approved an application for a building addition, construction of new garage, and hardscape alterations at the May 26, 2021 HPC meeting. The approved application included vinyl shake siding for the addition and garage to match the historic house. The applicants propose to replace the existing vinyl shake siding on the historic house, as well as on the approved addition and garage with fiber cement lap siding (currently under construction).

The original wood lap siding on the historic house is still present beneath the vinyl shake siding, but it is relatively poor condition, due to the numerous nails used to install the vinyl siding. The original wood trim has been covered with aluminum trim. While the original siding has an approximate 5" reveal, the proposed fiber cement lap siding will have a 7" reveal. The proposed new siding will be installed over the original siding. The aluminum trim will be replaced with fiber cement trim.

Staff supports the applicants' proposal, finding it consistent with the *Guidelines* for building materials. Regarding building materials, the *Guidelines* state:

Replacement of roofs, siding, and trim with original materials is strongly recommended and is considered maintenance that will not require an application for a work permit. Use of non-original "like materials" such as architectural asphalt shingles requires a work permit to ensure that they match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house. For example, homeowners wishing to replace slate or tile roofs may use alternative materials that match the scale, texture, and detail of the roof being replaced. If an original slate or tile roof had been replaced with non-original material before July 1, 2011, the homeowner may replace the existing roof in kind or with another material consistent with the architectural style of that house.

The Guidelines also instruct that building materials should be reviewed with moderate scrutiny, which is defined as:

... a higher level of review than limited scrutiny and adds consideration of the preservation of the property to the requirements of limited scrutiny. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure's existing architectural designs.

While the proposed fiber cement siding will have a larger reveal than the original, staff finds that the proposed materials are generally more compatible with the historic house and surrounding historic district than the existing and approved vinyl shake siding, and the Commission typically approves fiber cement siding as a compatible and appropriate new material within historic districts. The applicants have also provided several precedent examples of lap siding with a 7" reveal in the Greenwich Forest Historic District (attached).

Additionally, staff finds that the proposal will not remove or alter character-defining features of the subject property, in accordance with *Standards #2 and #9*. Per *Standard #10*, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the condition, consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, and (d), having found it consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*, and the *Greenwich Forest Historic District Guidelines* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1), (2), and (d), having found that the proposal, as modified by the condition, is consistent with the *Greenwich Forest Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district 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 an electronic set 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT** 969680
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: John & Kate Wyckoff
Address: 8012 Westover Road
Daytime Phone: 240-426-2673

E-mail: kate.wyckoff@verizon.net
City: Bethesda Zip: 20814
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Sharon Washburn, Architect
Address: 5410 Huntington Parkway
Daytime Phone: 301-656-5510

E-mail: sharonwashburn@outlook.com
City: Bethesda Zip: 20814
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 8012 Westover Road

Is the Property Located within an Historic District? Yes/District Name Greenwich Forest
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 8012 Street: Westover Road
Town/City: Bethesda Nearest Cross Street: Lambeth Road
Lot: 8 Block: K Subdivision: Greenwich Forest Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: <u>replace siding</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Sharon F. Washburn, FAIA

10-6-2021

Signature of owner or authorized agent

Date

8

Adjacent and Confronting Properties:

Bethesda, MD 20814

5510 Lambeth Road

5620 Lambeth Road

8008 Westover Road

8013 Westover Road

8017 Hampden Lane

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property: ✓

1941 single family dwelling, 2 stories, with approved addition, 2 stories, and 1 story garage under construction.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Replace present cedar shake vinyl siding with Hardie fiber cement lap siding. This will look like the house's original lap siding.

Work Item 1: <u>replace siding</u>	
Description of Current Condition: cedar shake look vinyl siding	Proposed Work: hardie fiber cement lap siding
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

ELECTRICAL, PLUMBING & HVAC KEY

E	Existing switch, dup. receptacle, fixture, etc. to remain in place
R	Relocate existing fixture, switch, recep., etc.
-	Dotted line means item to be removed
S	Switch @ 48" a.f.f.
S ₄	Switch @ 42" a.f.f.
S ₃	Three way switch
S _u	Dimmer Switch
⊕	Duplex Receptacle @ 18" a.f.f., U has USB ports
c ⊕	Duplex Receptacle @ 42" a.f.f.
G ⊕	Duplex Receptacle, ground Fault Interceptor, GFI
⊕	Heavy Duty Receptacle
wp ⊕	Weatherproof receptacle, exterior and GFI
⊙	Floor receptacle
⊙	Junction Box direct hard wired
AD	Garbage Disposal
△	Telephone Jack
⊙	Smoke Detector, hardwired with battery back-up per code
TV	TV Hook-up, cable or antenna
⊕	Exhaust Fan, Broan H590 90 cfm not > 1.5 times
⊕	Exhaust Fan w/ light, night light, Broan H5120L, not > 1.5 times
⊕	Wall mounted Fixture
⊕	Surface mounted Fixture
⊕	5" dia. rec. wall washer
⊕	Recessed Down Light, Lightstar 1076WH trim 5" w/ req. remodel or IC housing
⊕	W LED bulb (2100-3000 K) or LED rec. 5"
⊕	Ceiling Fan - surface mounted with or without light as noted
⊕	Counter lighting - Xenon Kichler 10563 or AFK Noble Pro LED
⊕	Fluorescent Fixture 1' x 4'
fp +	Freeze-proof Hose Bibb
-G-	Gas line hook-up
-W-	Water Line
shower	Shower head and handles
↑	HVAC Supply Register
↓	HVAC Return Register
	Radiator

BEAM & LINTEL SCHEDULE

	Wood	Metal
up to 3'	2 2x4's	up to 4' 3 1/2" x 3 1/2" x 5/16"
3' - 4'	2 2x6's	4' to 6' 4" x 3 1/2" x 5/16"
4' - 5'	2 2x8's	6' to 8' 5" x 3 1/2" x 5/16"
5' - 6'	2 2x10's	• pres. treated joists/dimensions stainless steel • double dipped hangers/nails • steel angles, one per wythe of masonry • steel plates grade 36 or better • bolts A36 min.
6' - 8'	2 2x12's	

GPP # 2 OK DETAIL
W/INSTR. 30.0K MONTGOMERY P.T.

STRUCTURAL NOTES

60 psf	LL	decks
40 psf	LL	habitable rooms
30 psf	LL	attic
30 psf	LL	roof / snow load
90 mph	LL	wind load, exposure B, I=35
10 psf	DL	floor dead loads
17 psf	DL	truss dead loads
2'-6"	min.	depth of foundation below grade or until solid ground.
		1' x 2' conc w/ #4 rebar
category B		seismic
heavy		termite
10° F		winter design temperature
3,000 psi		concrete at 28 days
6 x 6		#10 steel mesh in 4" concrete slab
1,500 psi		soil bearing value assumed
2.0 E		microlaminated beam value (ML or LVL)
L/480		minimum deflection for wood I-beams, Georgia Pacific or Truss-Joist

Designed in accordance with the International Residential Code 2015 ASCE 7-05
ACI 318-02, NDS

ARCHITECTURAL KEY

----	Walls to be removed
=====	Existing masonry walls to remain in place
XXXXX	New brick / cmu masonry wall
	New brick veneer wall
=====	Existing stud walls to remain in place
=====	New 2 x 6 stud walls, with 1/2" dry wall & full thick insul. R-19
----	Beam or lintel overhead

PROFESSIONAL CERTIFICATION

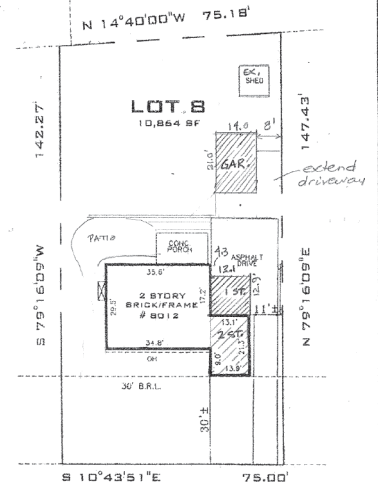
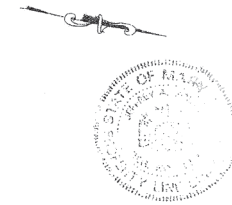
I hereby certify that these documents were prepared or approved by me, and that I am a licensed architect under Maryland state law.
Sharon F. Washburn, FAIA License # 4004-R, expiration date October 2022
Sharon Washburn, Architect, PC Corporation License # 8175 June 2022

CONSUMER INFORMATION NOTES

- This plan is a benefit to a consumer 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.
- This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

- Flood zone "C" per H.U.D. panel No. 0175C
- Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot.



LOCATION DRAWING
LOT 8, BLOCK K
GREENWICH FOREST
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE	REFERENCES	SNIDER & ASSOCIATES
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."	PLAT BK 10 PLAT NO 722	SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20878 301/948-5100 Fax 301/948-1368
DATE OF LOCATIONS	SCALE: 1"=30'	
LIBER	WALL CHECK:	DRAWN BY: F.A.
FOLIO	HSE LOC: 07-06-2000	JOB NO: 2000-2757

PLAT PLAN

1"=30'-0"

SHARON WASHBURN, ARCHITECT, P.C.
5410 HUNTINGTON PKWY sharonwashburn@verizon.net
BETHESDA, MD 20814-1370 301-656-5510

1/4" = 1'-0"
DRAWN BY: SWS

WYCKOFF RESIDENCE AT
8012 WESTOVER ROAD, BETHESDA, MD 20814

AUG. 27, 2020
APR. 16, 2021

PLAT, NOTES & KEYS

JOB NO. 1919
SHT. NO. 1
OF 11



SHARON WASHBURN, ARCHITECT, P.C.
 5410 HUNTINGTON PKWY sharonwashburn@verizon.net
 BETHESDA, MD 20814-1370 301-656-5510

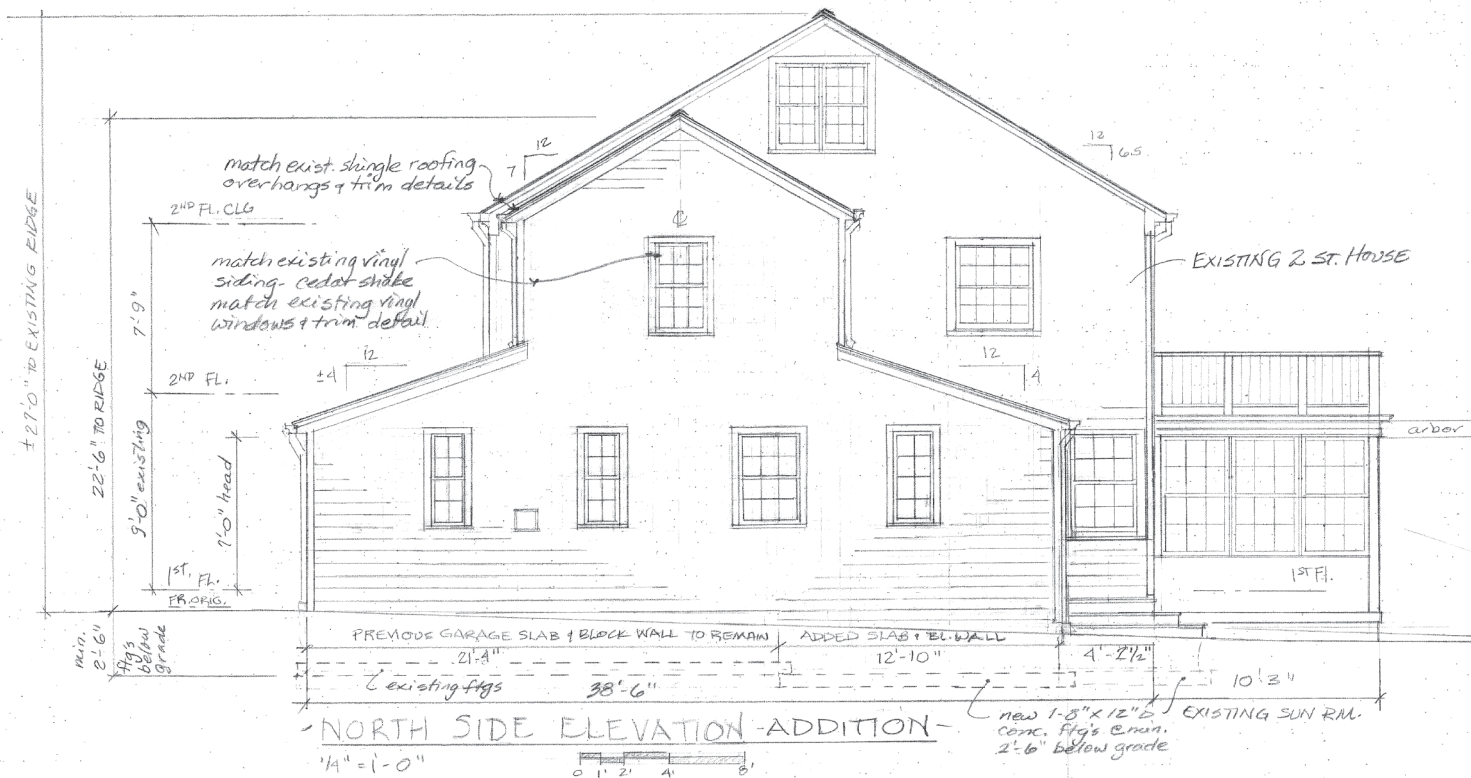
1/4" = 1'-0"
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WYCKOFF RESIDENCE AT
 8012 WESTOVER ROAD, BETHESDA, MD 20814

AUG. 27, 2020
 APR. 16, 2021

FRONT ELEVATION - EAST

JOB NO. 1919
 SHT. NO. 5
 OF 11



SHARON WASHBURN, ARCHITECT, P.C.
 5410 HUNTINGTON PKWY
 BETHESDA, MD 20814-1570
 sharonwashburn@verizon.net
 301-656-5510

1/4" = 1'-0"
 DRAWN BY SWS

WYCKOFF RESIDENCE AT
 8012 WESTOVER ROAD, BETHESDA, MD 20814

AUG. 27, 2020
 APR. 16, 2021

SIDE ELEVATION-NORTH

JOB NO. 1919
 SHT. NO. 6
 OF 11



SHARON WASHBURN, ARCHITECT, P.C.
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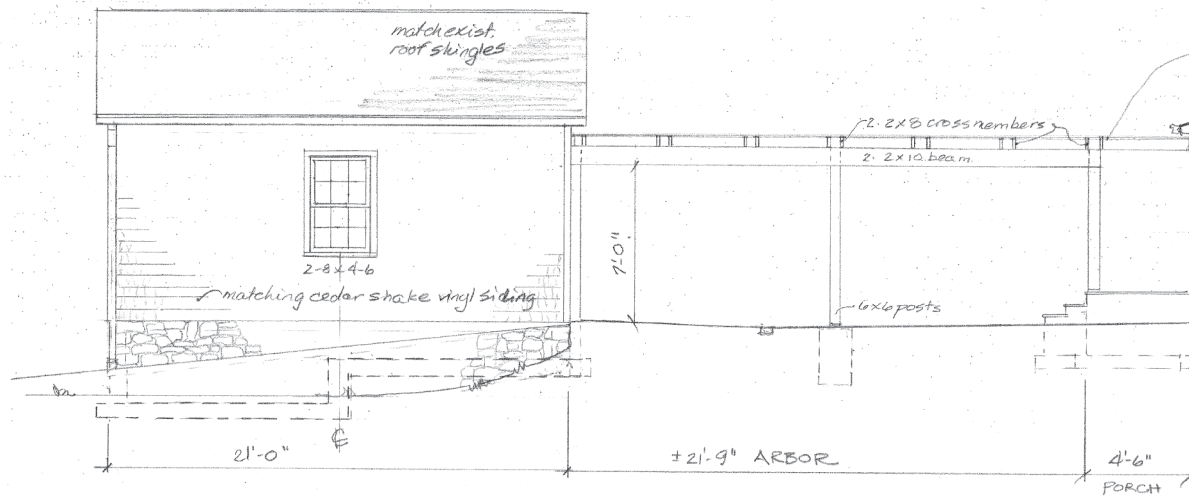
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WYCKOFF RESIDENCE AT
8012 WESTOVER ROAD, BETHESDA, MD 20814

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APR. 16, 2021

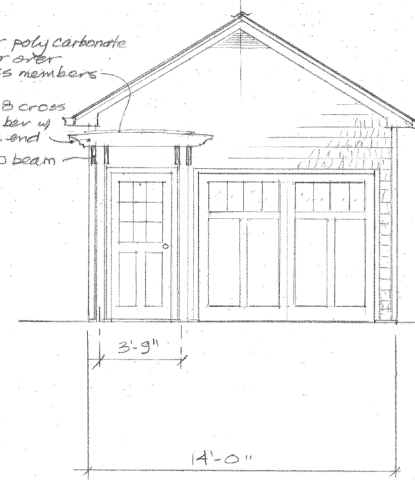
REAR ELEVATION - WEST

JOB NO. 1919
SHT. NO. 7
OF 11

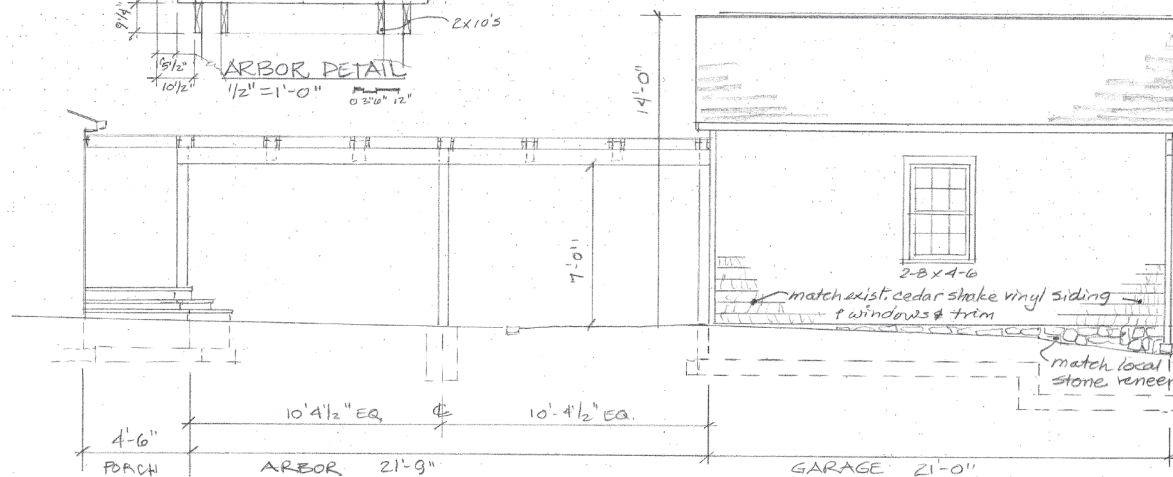
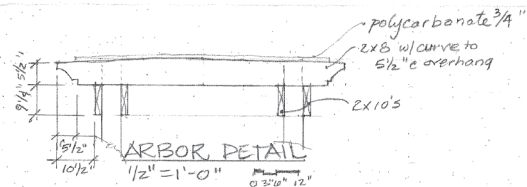


- SOUTH ELEVATION -
1/4" = 1'-0"

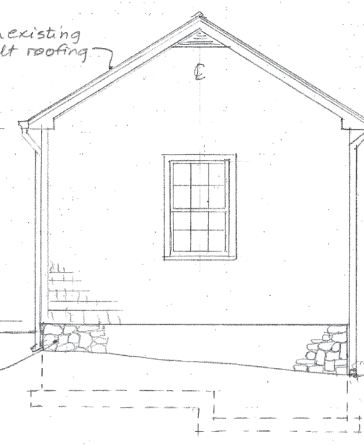
clear poly carbonate
cover over
cross members
2-2x8 cross
member w/
decor. end
2x10 beam



- EAST/FRONT -
ELEVATION
1/4" = 1'-0"
0 1' 2' 4'



- NORTH ELEVATION -
1/4" = 1'-0"
0 1' 2' 4' 8'



- WEST ELEV. -
1/4" = 1'-0"

SHARON WASHBURN, ARCHITECT, P.C.
5410 HUNTINGTON PKWY
BETHESDA, MD 20814-1370
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301-656-5510

1/4" = 1'-0"
DRAWN BY SWS

WYCKOFF RESIDENCE AT
8012 WESTOVER ROAD, BETHESDA, MD 20814

4.16.2021

GARAGE ELEVATIONS
ARBOR DETAIL

JOB NO. 1919
SHT. NO. 11
OF 11











