

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	6 Primrose Street, Chevy Chase	Meeting Date:	12/15/2021
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	12/8/2021
Applicant:	Caitlin Steed David Easterday, Architect	Public Notice:	12/1/2021
Review:	Historic Area Work Permit	Tax Credit:	n/a
Case Number:	951380	Staff:	Dan Bruechert
Proposal:	Partial Demolition, Rear Addition, and Fenestration Alteration		

STAFF RECOMMENDATION

Staff recommends that the HPC approve with one (1) condition the HAWP:

1. Approval of this HAWP does not extend to replacing the nine-over-nine sash window on the left elevation. Detailed conditions and replacement specifications need to be submitted to Staff to verify that the window cannot be saved and that the replacement window matches the existing.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1908



Figure 1: 6 Primrose St.

PROPOSAL

The applicant proposes to demolish a portion of the non-historic rear addition, construct a new rear addition and dormer, and alter window openings.

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.

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.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way.
- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original

- should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated
- Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way.
 - Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is 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 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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; 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.

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will 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 large two-story Colonial Revival house with a gambrel roof and shed dormer in the attic. At the rear, there is a large two-story addition with a wood deck. The applicant proposes to demolish a portion of the existing rear addition and deck and construct a new rear addition with a covered porch, construct a rear-facing dormer, and alter several window openings.

Addition Demolition and Construction

The existing rear addition is not a historic feature and does not contribute to the historic character of the house. The house and addition currently cover 2,155 ft² (two thousand one hundred fifty-five square feet), which is 26% of the total lot. Selective demolition of the addition will not impact the historic character of either the house or surrounding district and its removal should be allowed as a matter of course.

The applicant proposes to expand on the existing rear, non-historic addition. The proposed addition will be covered in stucco to match the existing house siding and will have a rear-facing hipped roof with an exterior stuccoed chimney at the rear of the addition. The fenestration in the rear addition will be altered and in many locations expanded. Proposed windows will be a mix of multi-lite fixed, sash, and casement wood SDL windows. The new exterior doors will be wood. The applicant proposes to remove all of the existing asphalt shingle roofing on the addition and replace it with architectural shingles. The slate roof on the historic house will be retained. Standing seam copper roofing will be installed over the rear porch. The rear porch roof will be supported by wood columns and have wood stairs and decking with a metal railing.

The other change at the rear is the demolition of the historic rear-facing shed dormer and constructing a larger hipped dormer in its place. The ridge of the dormer is below the principal roof ridge and will not be visible from the public right-of-way.

Staff finds that the size and mass of the addition are compatible with the house and surrounding district. No HAWP exists for the existing rear addition, which suggests it was constructed before the adoption of the Chevy Chase Village Historic District. The new addition will add only 274 ft² (two hundred seventy-four square feet) to the existing lot configuration and will not impact any existing trees, satisfying the *Design Guideline* requirement for lot coverage and major additions. Staff additionally finds the materials selected for the proposed addition and dormer are compatible with the historic house and found throughout the surrounding district. The *Design Guidelines* state that any changes that are not visible from the public right-of-way, like the proposed dormer should be given a very lenient review. Under this level of review, Staff finds the proposed dormer should be approved as a matter of course.

Fenestration Alteration

The applicant proposes to remove and/or replace several windows on the historic portion of the house. First, the applicant proposes to remove four basement-level windows (two on the left and two on the right elevation) and replace them with new wood windows in matching configuration and size. Staff finds the basement windows are not significant to the historic character of the house and their replacement in-kind should be approved as a matter of course.

The second proposed change is the removal of an existing window on the second floor on the right (west) elevation and patching the window opening with stucco to match the existing wall. The window is a six-over-one sash window with shutters and appears to be historic. The window removal is proposed to

accommodate an interior reconfiguration. Staff finds the existing window is partially visible from the public right-of-way from a limited angle, but is located to the rear of the right elevation, so it contributes less to the historic character of the house. Staff finds that under a Moderate level of scrutiny, the house will continue to contribute to the character of the surrounding district and recommends the HPC approve the window removal.

Third, the applicant proposes removing and replacing two attic windows on the left (east) elevation. The existing windows are six-over-six sash windows with shutters. The applicant proposes replacing these windows with two six-lite casement windows in the existing openings. One of the windows will satisfy egress requirements for a bedroom in the attic and the second window replacement will create a consistent appearance. Staff supports the window replacement under 24A-8(b)(4) and the *Design Guidelines*.

Finally, the applicant proposes replacing the large nine-over-nine window on the first floor of the left elevation. The application states that they will replace the existing window in-kind. However, the application does not provide sufficient documentation showing a need for the window replacement. Staff recommends the HPC include a condition to the approval of this HAWP that excludes replacing this window until sufficient documentation is provided to justify its removal and replacement. If the applicant can provide this additional information, Staff can verify that the replacement is in-kind and it will not require an amended HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application;

1. Approval of this HAWP does not extend to replacing the nine-over-nine sash window on the left elevation. Detailed conditions and replacement specifications need to be submitted to Staff to verify that the window cannot be saved and that the replacement window matches the existing; under the Criteria for Issuance in Chapter 24A-8(b)(2), (4) and (d), and the *Chevy Chase Village Historic District Guidelines*, having found that the proposal 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Caitlin Steed
Address: 4119 Aspen Street
Daytime Phone: (301) 642-2830

E-mail: caitlin.steed4@gmail.com
City: Chevy Chase, MD Zip: 20815
Tax Account No.: 00455920

AGENT/CONTACT (if applicable):

Name: David Easterday
Address: 5155 MacArthur Blvd NW
Daytime Phone: (202) 686-6583

E-mail: david@thomsoncooke.com
City: Washington, DC Zip: 20016
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☒ Yes/District Name Chevy Chase Village
_____ 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: 6 Street: Primrose Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave
Lot: 10 Block: 57 Subdivision: 0009 Parcel: 0000

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 checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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.

Signature of owner or authorized agent

11/22/2021
Date

Adjacent and Confronting Properties:

Chevy Chase, MD 20815

3 Primrose Street

4 Primrose Street

5 Primrose Street

8 Primrose Street

7 Oxford Street

9 Oxford Street

Steed Residence

6 Primrose St
Chevy Chase, MD 20815

November 17th, 2021

PRELIMINARY SPECIFICATIONS

DESCRIPTION: Addition and renovations to existing two- story house with attic and basement:

- First Floor: Ceiling height: 9'-9"
Entry, Library, Dining Room, Stair Hall, Drop Zone, Powder Room, Kitchen, Snug, Breakfast, Pantry
- Second Floor: Ceiling height: 9'-0"
Stair Hall, Bedroom 1, Bedroom 2, Bath 2, Bedroom 3, Bath 3, Laundry 2, Hall, Primary Bedroom (4), WIC, Primary Bath (1)
- Basement: Ceiling height: 7'-0" (Option to underpin @ 8'-0")
Laundry 1, Mechanical/Storage, Wine Storage, Powder Room 2, Rec. Room, Closet
- Attic: Ceiling height: Sloped +/- 8'-0"
Stair Hall, Office, Bedroom 5, Bath 4, Playroom, Storage/Mechanical 2
- Outdoor Space: Front Porch, Covered Porch, Detached Garage

UTILITIES AND SITE WORK

1. Landscaping:
 - a. All planting and final grading by owner.
2. Utilities: General Contractor to coordinate and provide connection to electric, telephone and cable television, at street. Coordinate and provide connection to water / sewer and gas.
3. Electric:
 - a. Provide and install panels, outlets and switches, per code – dimmers throughout.
 - b. Decorative light fixtures by owner.
 - c. Provide lamps and bulbs for all fixtures, per manufacturers' specifications.
 - d. Home security system, intercom and audio/visual system by Owner.
 - e. Provide telephone, cable, & CAT6 wiring at locations shown on plans.
 - f. Provide recessed lights and wall washers as shown, white trim & baffle. Provide allowance.
 - g. *Klaus K-HE-1920-HD-24V* flexible LED strip lighting (2700-3000k temperature) using *Klaus LIPOD Extrusion B5554ANODA* and *Klaus Liger-22 17032* frosted cover for under cabinet lighting, utilitarian lighting and exhaust fans not included in above allowance.
 - h. *Legrand Wiremold Plugmold 2000 Series with USB Module* multi-outlet for under cabinet outlet locations (white finish).
4. Plumbing:
 - a. See individual rooms.
 - b. Provide copper supply pipes for renovated indoors connections (above ground), and PVC supply pipes for under slab and underground; PVC waste pipes with cast iron stand pipes.
Note: Provide PEX supply pipes for new locations.
 - c. Provide (2) new hose bibs. See plans for locations.

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5. HVAC:

- a. Provide recommendation on optimal four zone heating and cooling system. Primary Bedroom suite on second floor to have individual system supplied from attic. Provide allowance.
- b. Hard metal duct shall be used; maximum of 4' length of flexible duct permitted.
- c. Provide electric air filters/ unit.
- d. Provide humidifier/ unit.
- e. All ceiling and wall registers to be by *Reggio Register*, painted aluminum with scroll design. All floor registers in hardwood floors to be matching wood and flush with floor. All floor registers in stone or tile floors to be by *Architectural Grille*.

GENERAL

1. Exterior Walls: 2x6 stud walls 16" O.C. *Icynene* spray foam insulation to R-21 thickness or to meet performance method requirements of local jurisdiction and 1/2" plywood with *Block-It* house wrap. Exterior to be ptd. Pebble Dash Stucco to match existing per plans. Interior to be drywall. R-13 batt insulation at all Bathrooms, Laundry Room and Mechanical Room walls, all bedroom walls and floors for sound insulation. Note: Pilasters and trim details per elevations.
2. Foundation: 12" Concrete walls with Pebble Dash stucco to match existing.
3. Chimneys: Inspect and repair existing chimneys as needed. New fireplace on first floor and primary bedroom.
4. Roof: Framing per structural with 5/8" plywood sheathing. Provide *Icynene* spray foam insulation to R-49 thickness. Flat seam copper roof at all locations noted "flat roof". New Architectural 30-Year shingle roof at all other existing and new roofs.
5. Windows and Exterior Doors: New windows & doors to be *Loewen or equal* painted wood SDL w/ 3/4" grill, insulated glass, white jamb liners and screens with oil rubbed bronze hardware.
6. Exterior Trim: Painted mahogany trim at all reachable locations with painted Boral trim and PVC moulding as shown on plans. New painted Somerset or equal wood columns at locations shown.
7. Interior Trim: Provide allowance on entire trim package as shown on plans. Match exist trim. Note: All painted interior trim, baseboard, crown, etc. to be clear poplar with no finger joints.
Note: See individual room descriptions for additional trim details.
8. Interior Stair: New stair with stained white oak treads and painted risers from basement to 1st floor. New stair with stained white oak treads and painted risers from 1st floor to 2nd floor. Existing 2nd floor to attic stair to remain -sand and refinish existing treads, painted risers. New continuous wood wood rail (profile MHR14 by Masters Woodshop) in Mahogany. Continuous tangent Wreath type construction from solid stock - not laminate construction. Painted wood 3/4" dia. tapered balusters.
Note: Provide alternate price for new stair to attic.
9. Interior Doors: 1 3/4" thick, painted (5) panel solid wood TruStile doors with square cornered oil rubbed bronze hinges. Provide \$350 door knob allowance per door. See plans for pocket door locations.
10. Cabinet Hardware: Provide \$6,000 allowance for all cabinet hardware.
11. Gutters & Downspouts: Prefinished aluminum gutters and downspouts to match existing at renovated areas and additions. Run all downspouts to cast iron sleeves connected to underground drain pipes. Inspect and repair existing gutters and downspouts as needed.
12. Covered Porches: 1x3 tongue and groove treated porch boards. Finish tbd.
13. Terrace(s): Random Rectangular flagstone terrace on concrete slab. Provide 12" bluestone border.

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14. Exterior Walks: Random rectangular bluestone on concrete slab.
15. Painting: Low VOC spec. *Benjamin Moore* interior paint throughout.
Note: Provide allowance to repaint exterior including all trim.
16. Hardwood Floors: New 5" Rift & Quartered White Oak throughout, sand and finish (3) coats oil based polyurethane, satin finish. Provide flooring no less than 4'-0" in length.
17. Allowances:
 - a. General:
 1. Contract sum shall include all allowances.
 2. Amount of allowances includes the following:
 - i. Cost of product to contractor, less any trade discounts.
 - ii. Delivery to site.
 - iii. Applicable taxes.
 3. In addition to amount of each allowance, contract sum shall include Contractor's costs for the following:
 - i. Labor for installation and finishing.
 - ii. Handling at site.
 - iii. Other expenses to complete installation.
 - iv. Contractor's and Subcontractor's overhead and profit.
 - b. Detached Garage hold an allowance of \$100,000 for repair/rebuild in existing location.

Steed Residence

6 Primrose Street
Chevy Chase, MD 20815

PROJECT INFO :

ADDITION AND RENOVATION TO EXISTING TWO-STORY SINGLE-FAMILY HOME WITH CELLAR AND ATTIC.

ADDRESS: 6 Primrose Street
Chevy Chase, MD 20815

LOCATION: LOT 10, BLOCK 57
SECTION 2 - CHEVY CHASE VILLAGE
CHEVY CHASE VILLAGE HISTORIC DISTRICT

ZONING: R-60
SETBACKS: FRONT: 25', SIDE: 7', REAR: 20'
LOT AREA: 8,400 SF

	ALLOWED:	EXISTING:	PROPOSED:
BUILDING HEIGHT:	35' (PEAK)	34'-8"	34'-8"
	30' (MEAN)	28'-8"	28'-8"
LOT COVERAGE:	35% (2,940 SF)	26% (2,155 SF)	29% (2,429 SF)

BUILDING AREA:

	EXISTING:	PROPOSED:
CELLAR AREA:	1,102 SF	1,102 SF
FIRST FLOOR AREA:	1,583 SF	1,642 SF (+59 SF)
SECOND FLOOR AREA:	1,455 SF	1,603 SF (+148 SF)
ATTIC AREA:	770 SF	831 SF (+61 SF)

TOTAL FLOOR AREA:	4,910 SF	5,178 SF
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GARAGE AREA:	231 SF	231 SF
COVERED PORCHES:	341 SF	556 SF (+215 SF)
REAR DECK:	338 SF	0 SF (-338 SF)
TOTAL:	5,821 SF	5,965 SF (+144 SF)

PLANS PREPARED BASED ON THE FOLLOWING CODES:

MONTGOMERY COUNTY MD
2018 INTERNATIONAL RESIDENTIAL CODE AND 2018 INTERNATIONAL ENERGY
CONSERVATION CODE AS AMENDED BY MONTGOMERY COUNTY
EXECUTIVE REGULATION 31-19.



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Steed Residence

6 Primrose Street Chevy Chase MD 20815

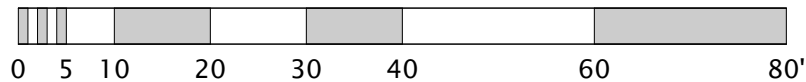
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Cover

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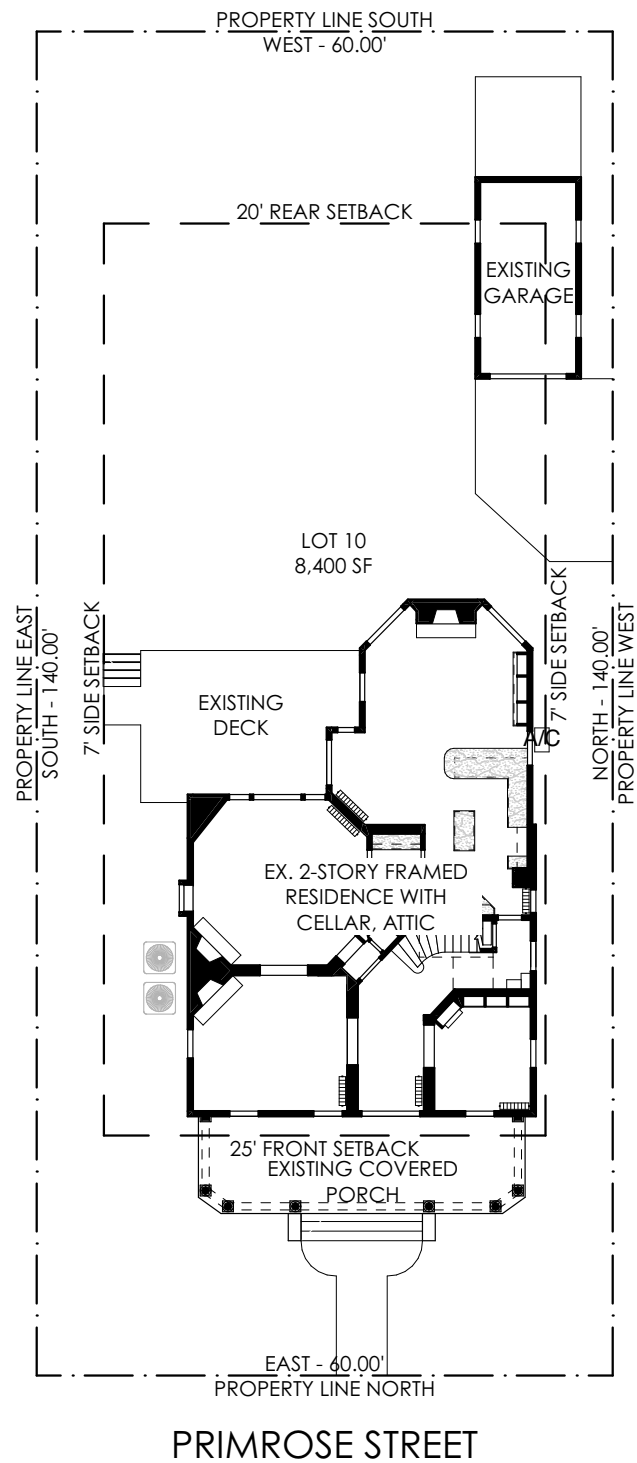
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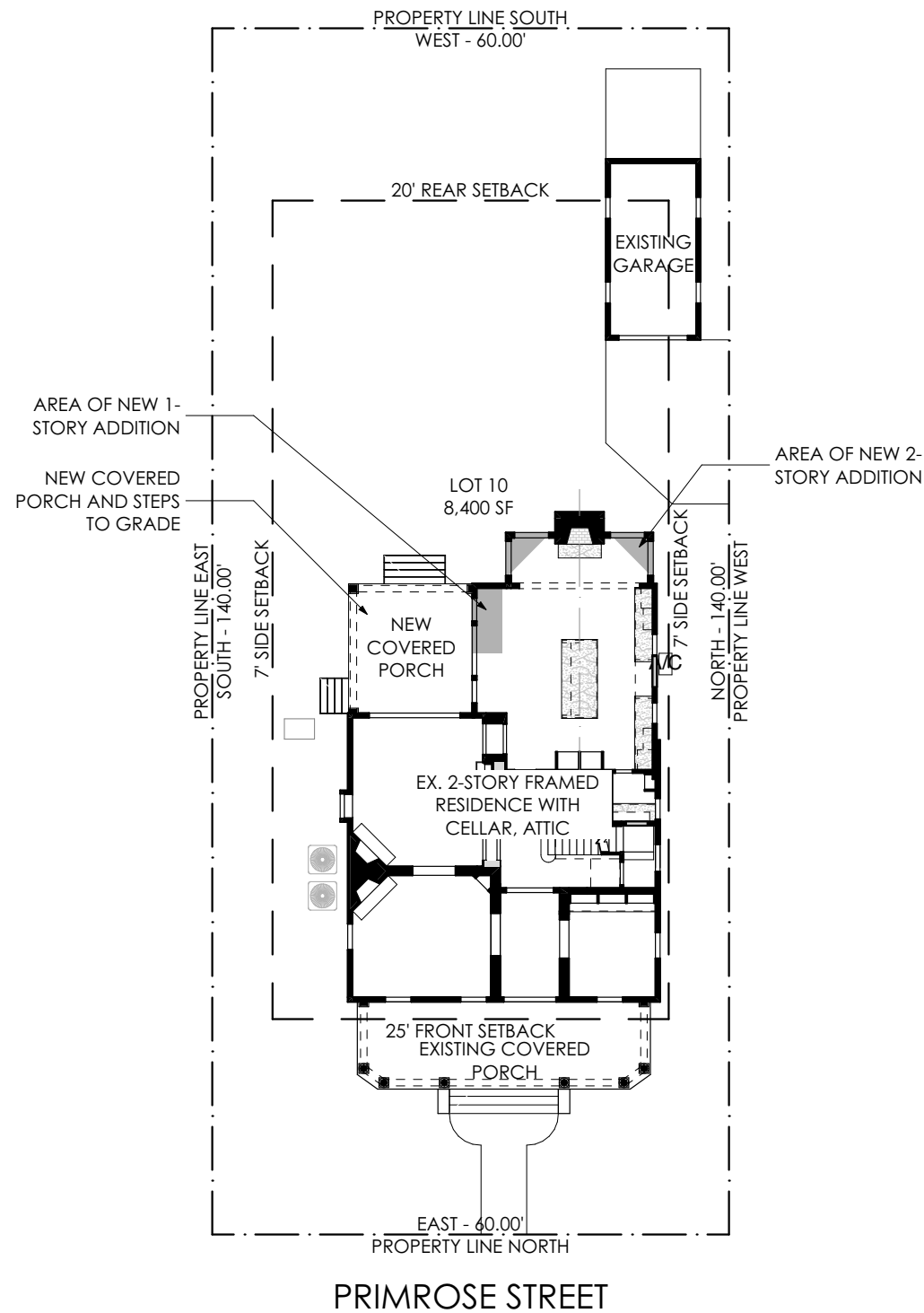
1 Existing Site Plan

1" = 20'



2 Proposed Site Plan

1" = 20'



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6 Primrose Street Chevy Chase MD 20815

Existing and Proposed
Site Plans

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02

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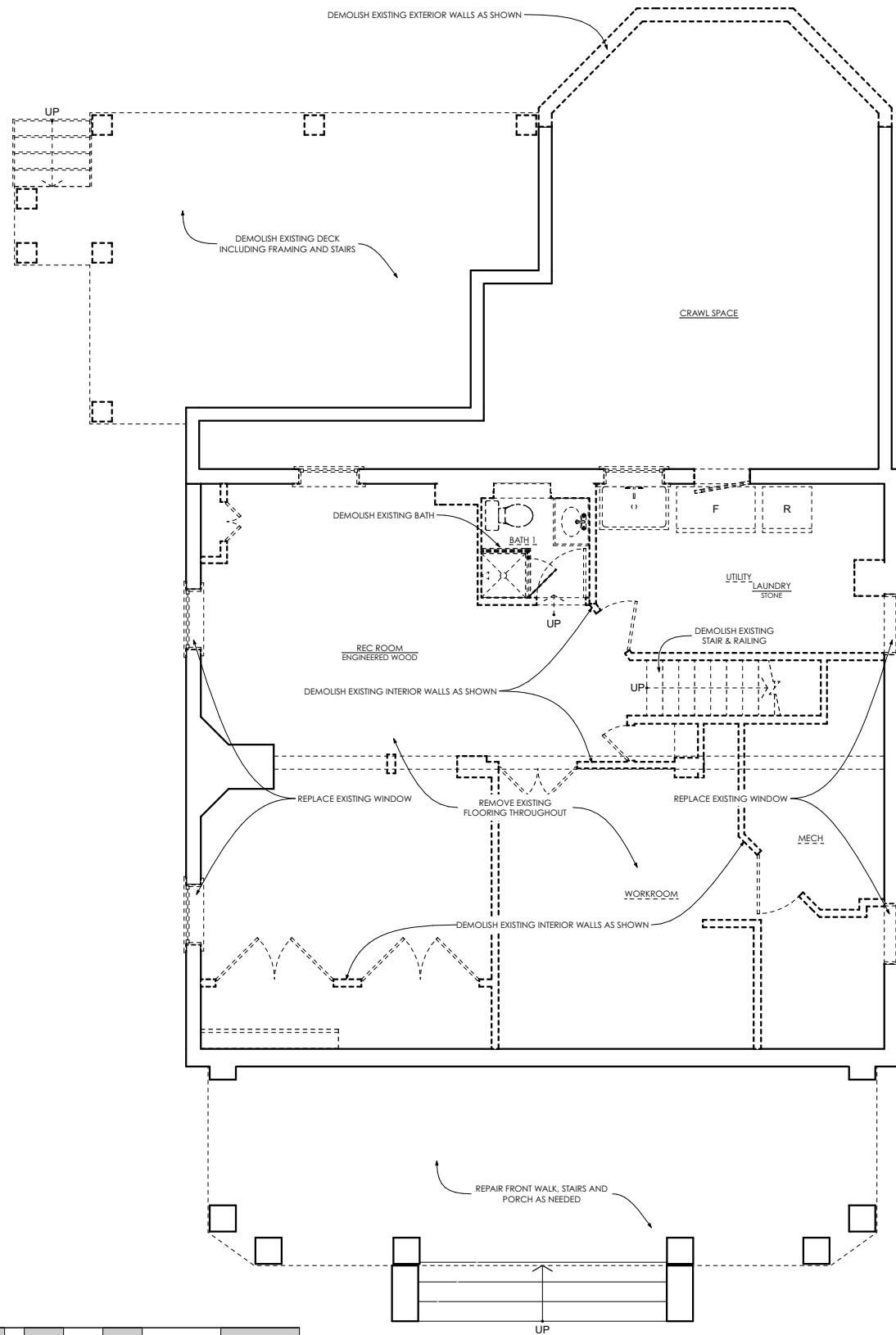
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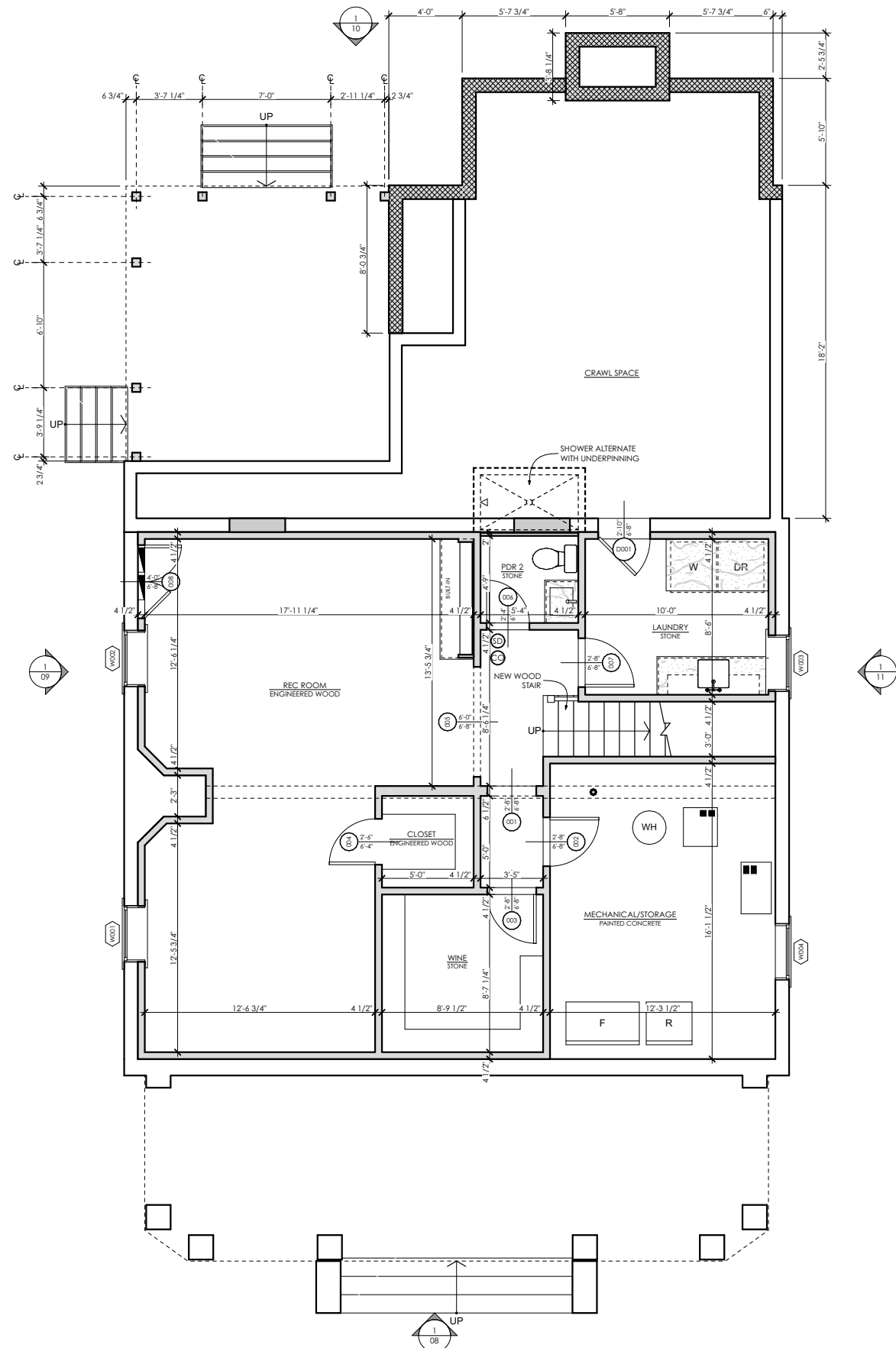
1 Cellar Existing/Demo Plan

1/8" = 1'-0"



2 Proposed Cellar Plan

1/8" = 1'-0"



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Steed Residence

6 Primrose Street Chevy Chase MD 20815

Existing and Proposed
Cellar Plan

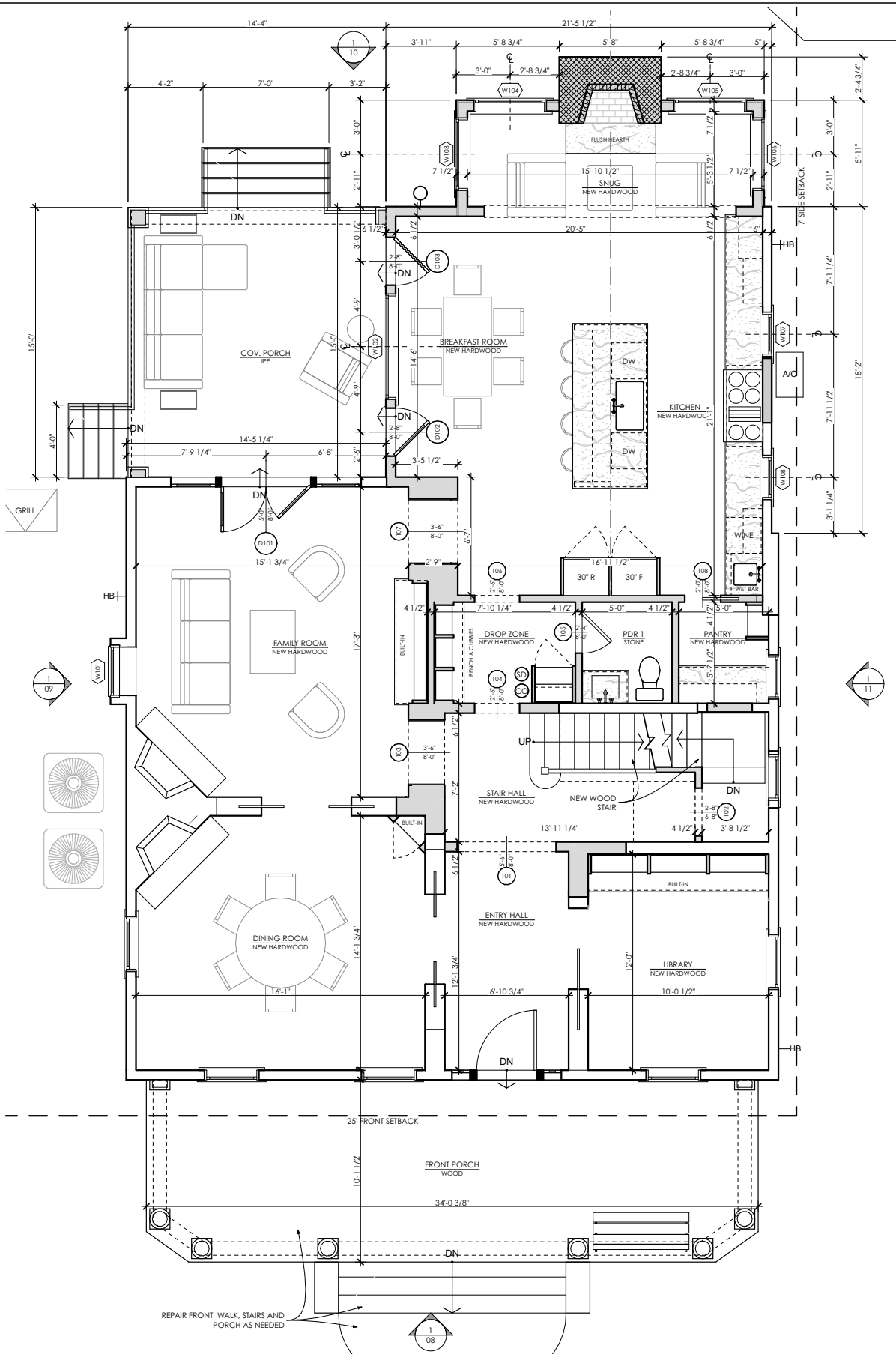
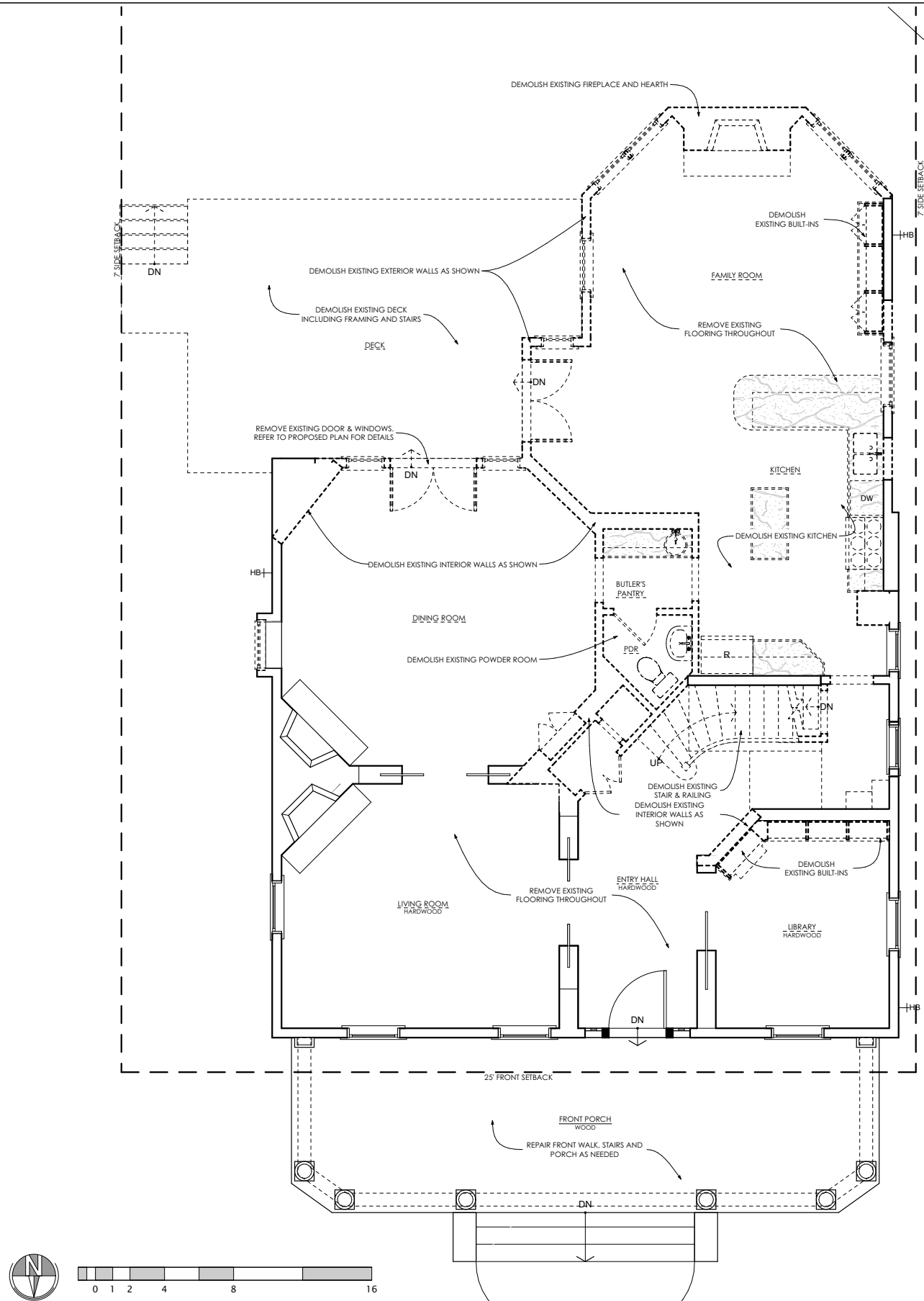
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Existing and Proposed
First Floor Plan

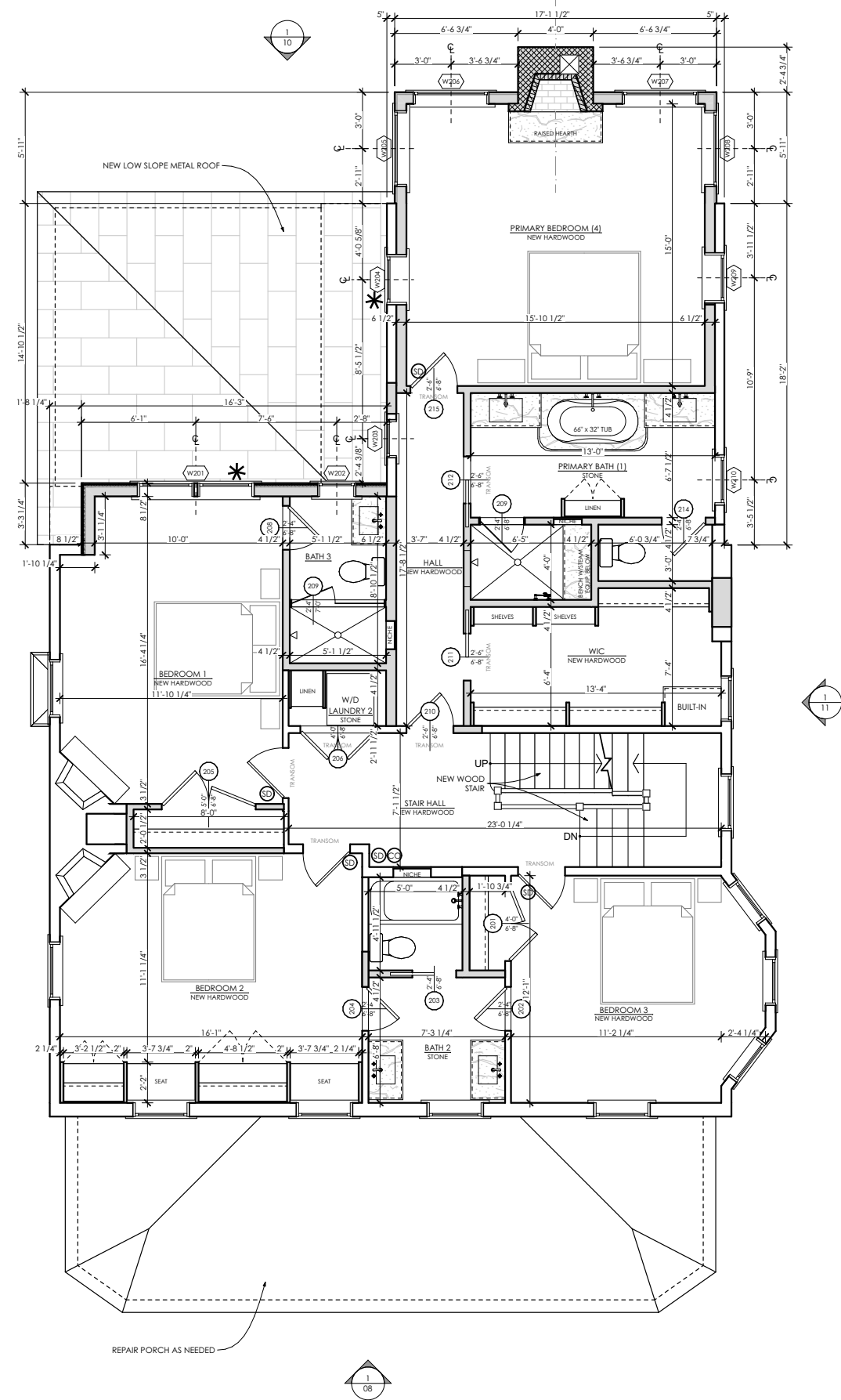
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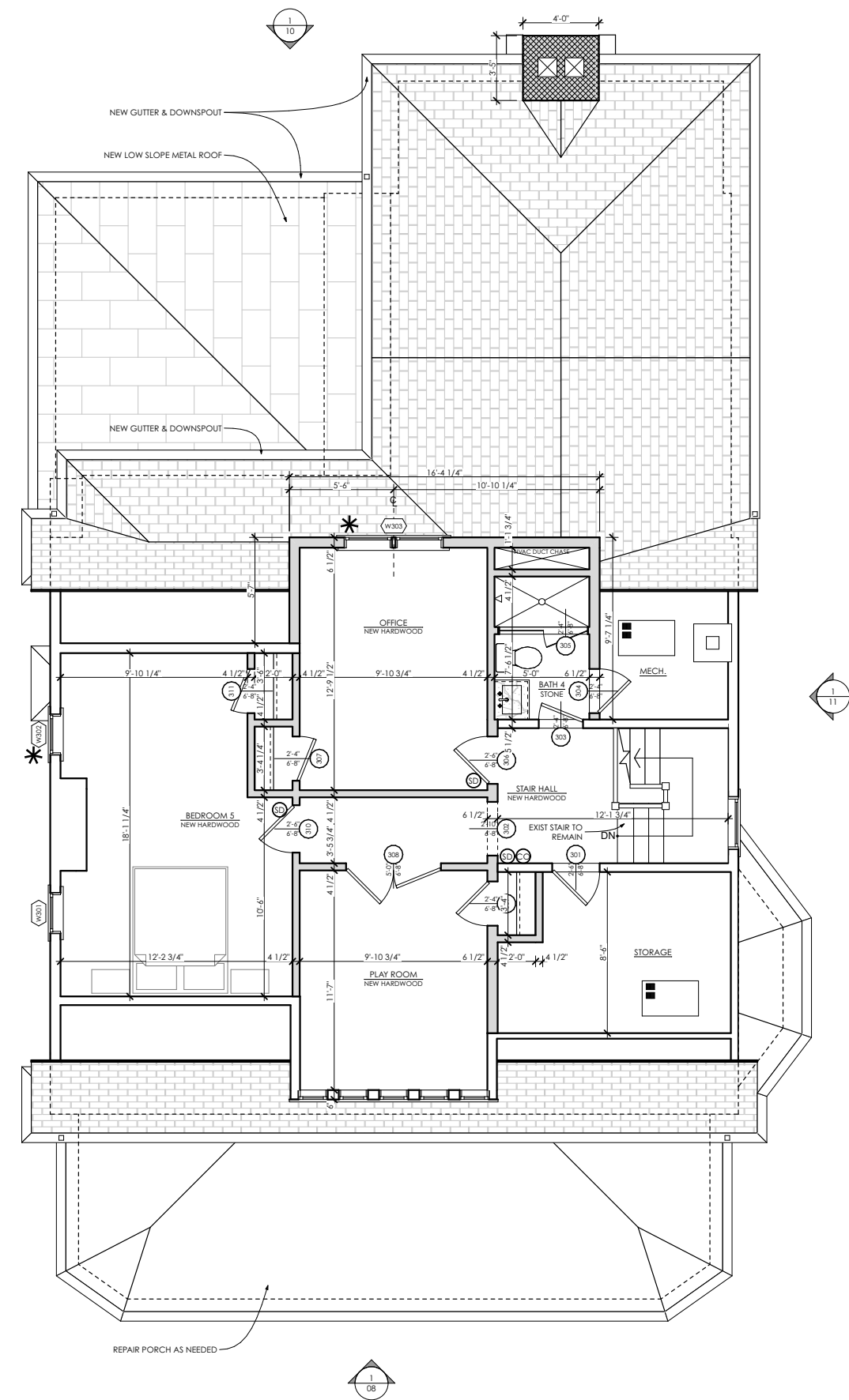
1 First Floor Existing/Demo Plan

1/8" = 1'-0"

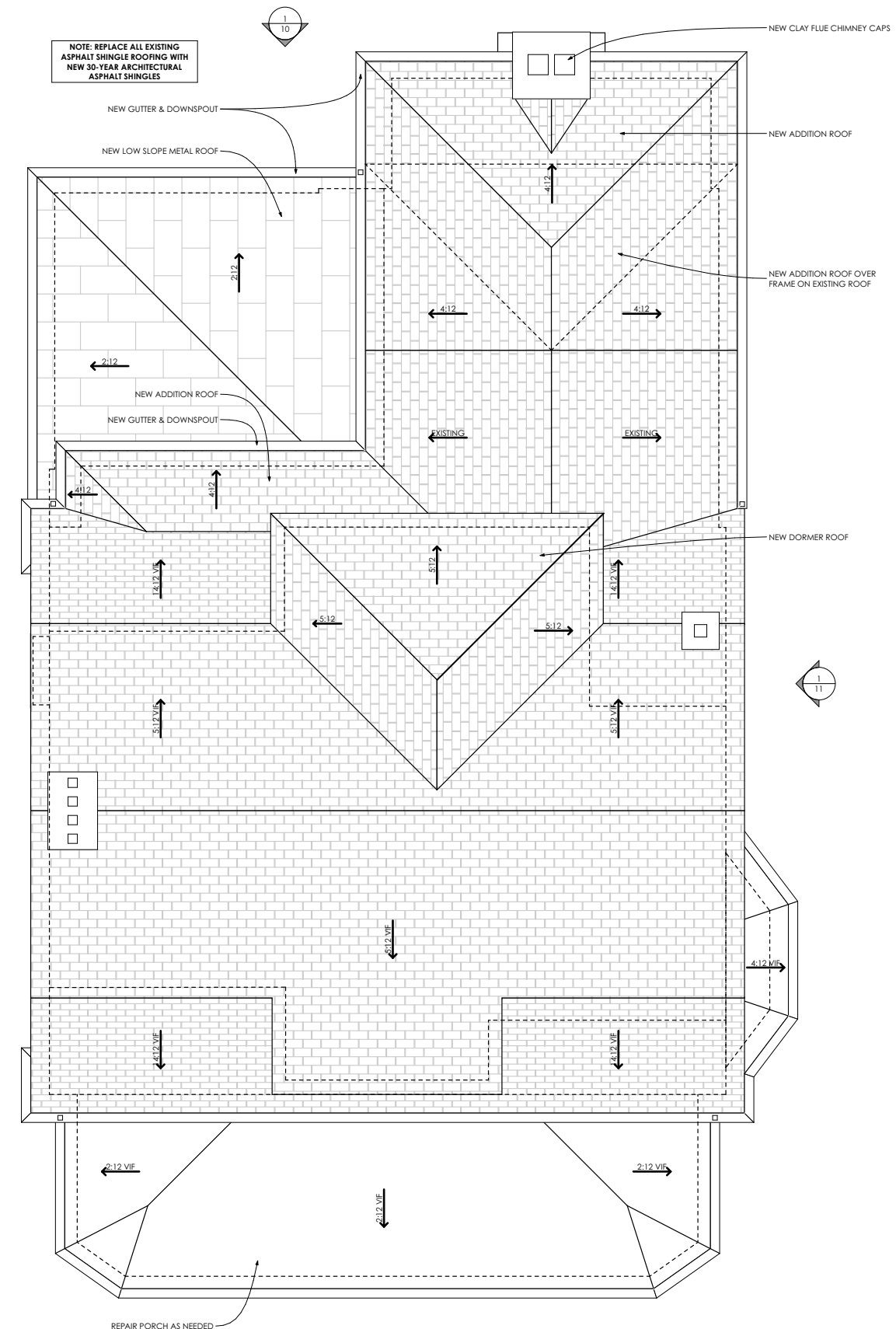
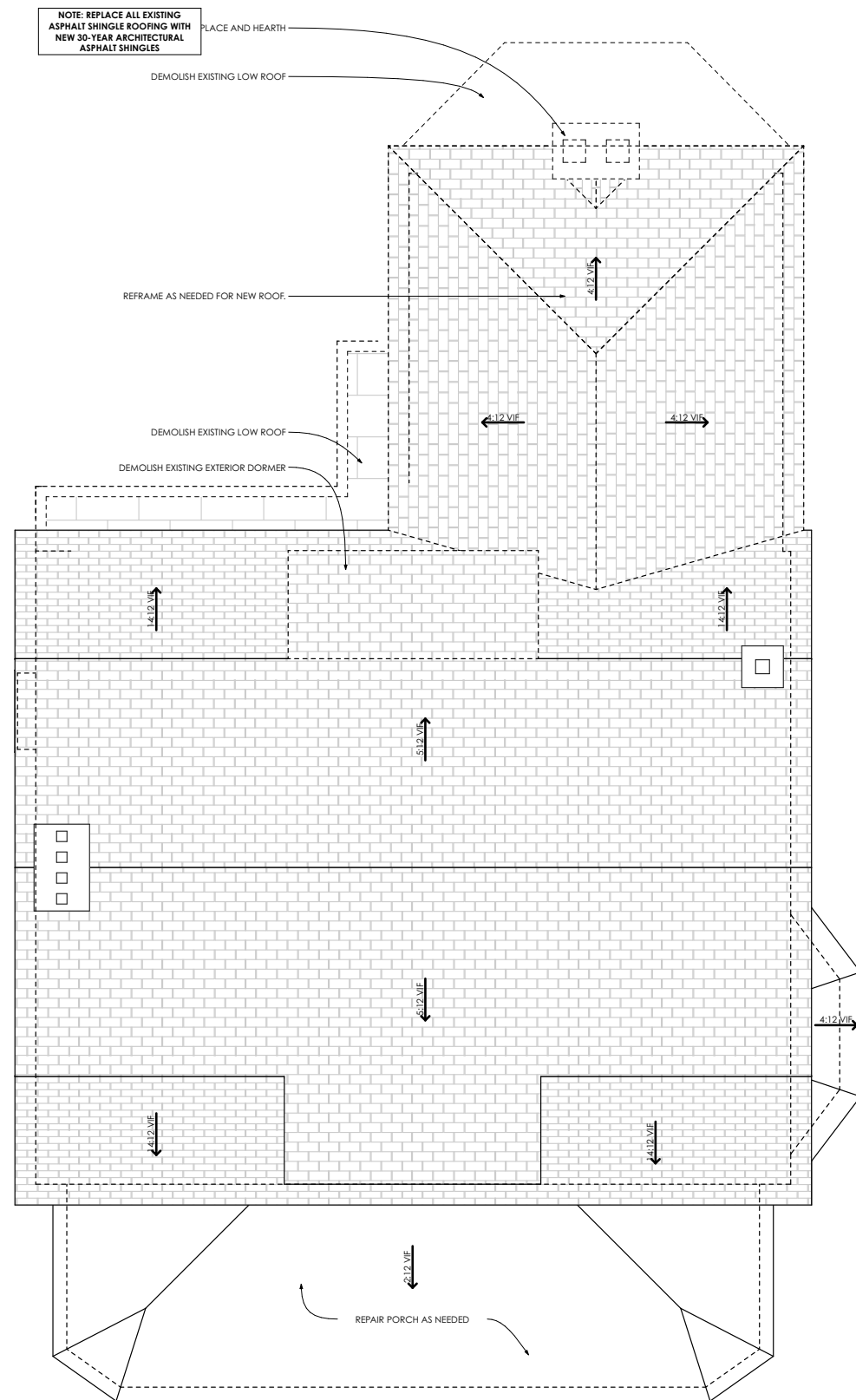
2 Proposed First Floor Plan

1/8" = 1'-0"





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Existing and Proposed
Roof Plan

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1 Roof Existing/Demo Plan

1/8" = 1'-0"

2 Proposed Roof Plan



1 Existing Front Elevation
1/8" = 1'-0"



2 Proposed Front Elevation
1/8" = 1'-0"

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Existing and Proposed
Front Elevations

11/17/2021	HAWP Review

1 Existing Left Elevation

1/8" = 1'-0"



2 Proposed Left Elevation

1/8" = 1'-0"



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Steed Residence

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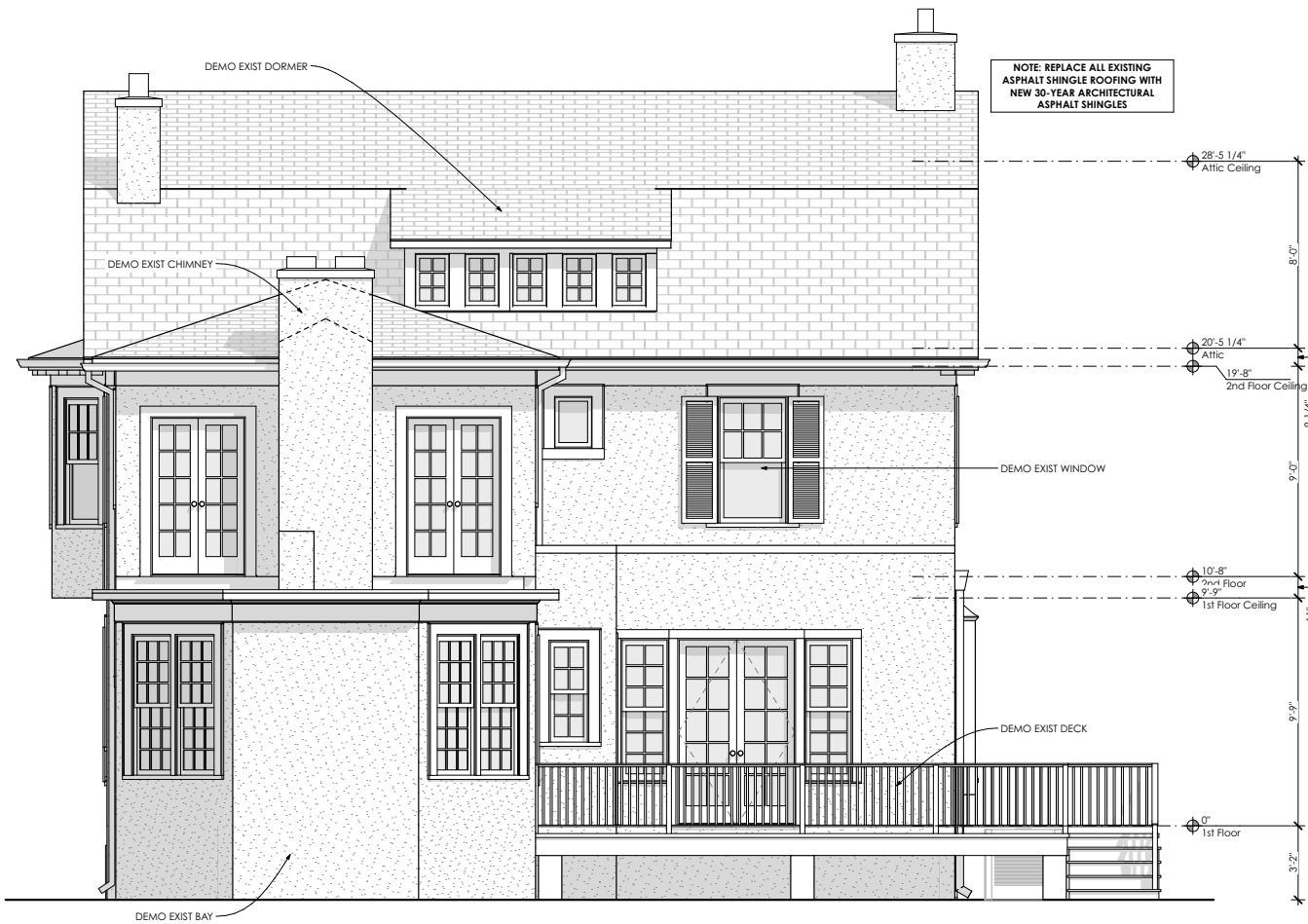
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Existing and Proposed
Left Side Elevations

11/17/2021	HAWP Review

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1 Existing Rear Elevation
1/8" = 1'-0"



2 Proposed Rear Elevation
1/8" = 1'-0"

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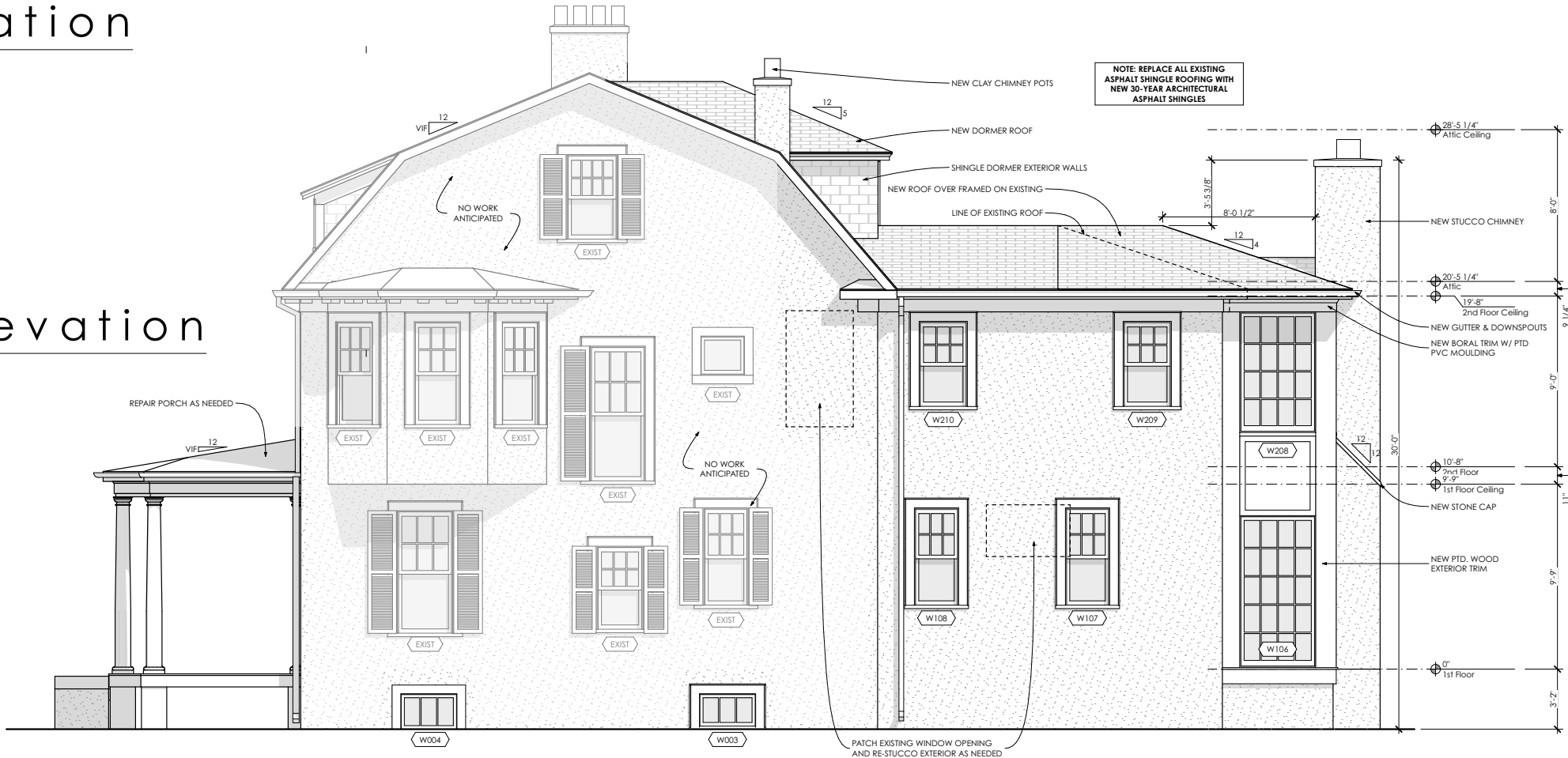
Existing and Proposed
Rear Elevations

11/17/2021	HAWP Review



1 Existing Right Elevation

1/8" = 1'-0"



2 Proposed Right Elevation

1/8" = 1'-0"

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Existing and Proposed Right Side Elevations

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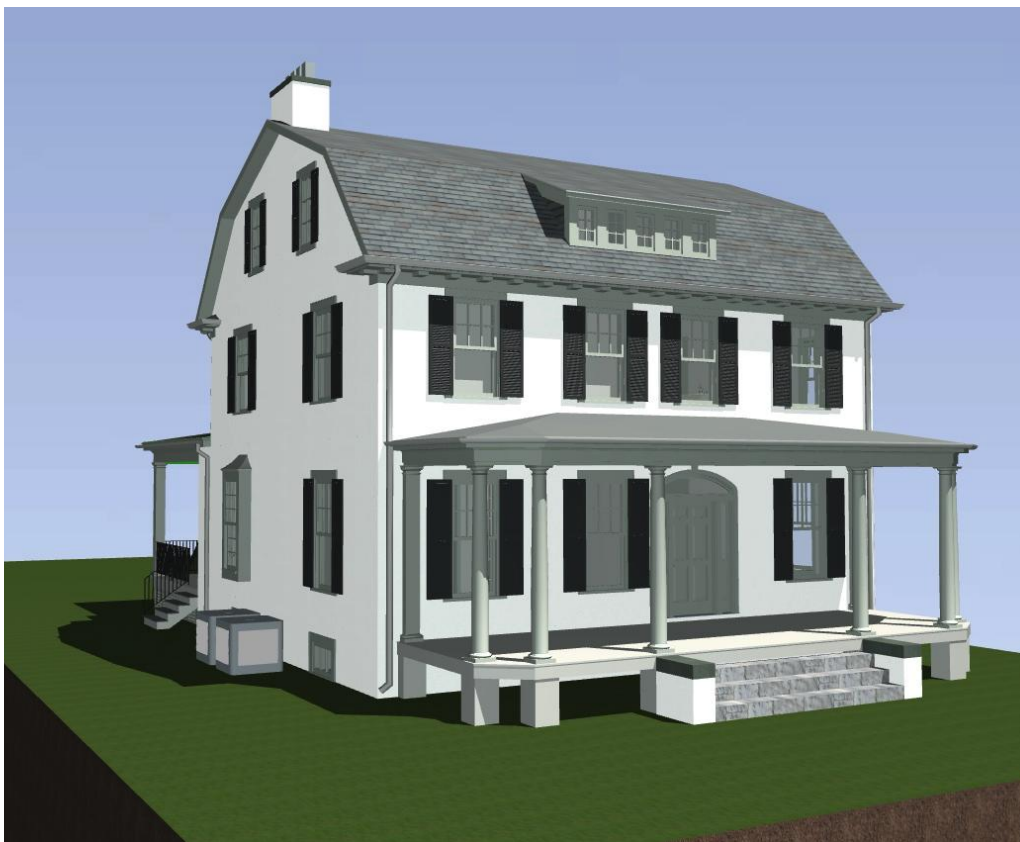
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1 Front-Left Existing Perspective



3 Front-Right Existing Perspective



2 Front-Left Proposed Perspective



4 Front-Right Proposed Perspective

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Perspectives

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1 Rear Existing Perspective



2 Rear Proposed Perspective

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Perspectives

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Existing Photos	
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