

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	29 West Kirke Street, Chevy Chase	Meeting Date:	5/21/2019
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	5/14/2019
Applicant:	Katy & Bryan Anderson (Chris Snowber, Architect)	Public Notice:	5/7/2019
Review:	HAWP	Tax Credit:	N/A
		Staff:	Michael Kyne

Case Number: 35/13-19Q

PROPOSAL: Screened-in porch alterations and new construction

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1892-1916

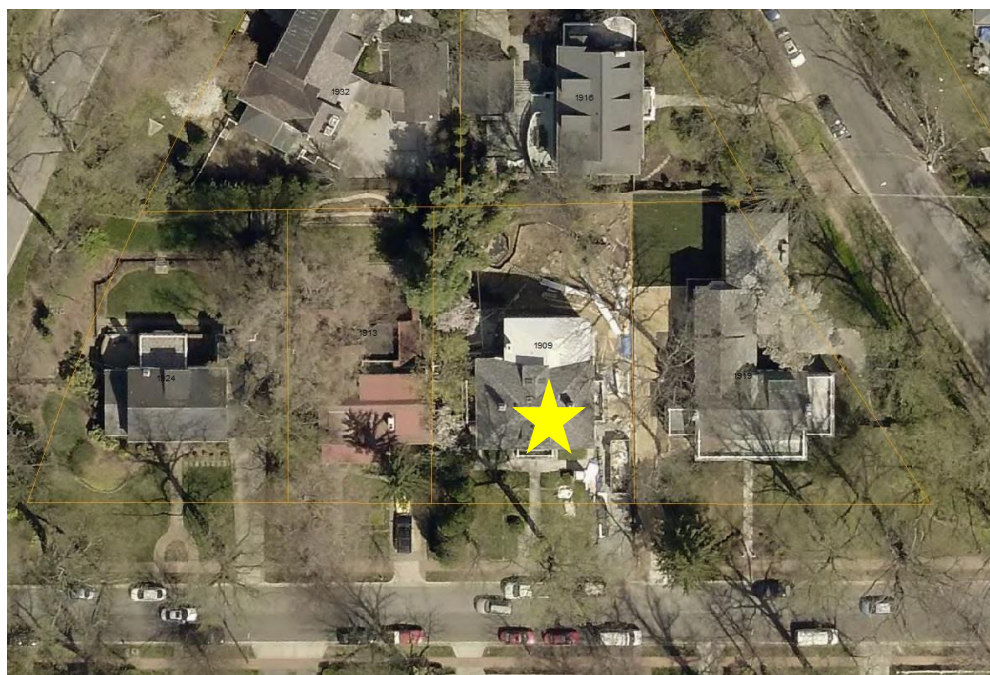


Fig. 1: Subject property.

BACKGROUND

The applicants previously appeared before the Commission for a preliminary consultation at the April 24, 2019 HPC meeting.

PROPOSAL

The applicants propose the following alterations at the subject property:

- Enclose an existing screened porch on the west (left) side of the house.
- Construct a new screened porch on the northwest (rear/left) side of the house.

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

The *Guidelines* define an Outstanding Resource as “A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historic associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.”

The *Guidelines* state:

Additional basic policies that should be adhered to include:

1. Preserving the integrity of the proposed 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.
2. Preserving the integrity of contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. 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.
5. 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.

The *Guidelines* break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale and compatibility.

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

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

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

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

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

Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the

preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; 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:

#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 applicants previously appeared before the Commission for a preliminary consultation at the April 24, 2019 HPC meeting. The applicants proposed to enclose an existing screened porch on the west side (left side, as viewed from the front) of the historic house, adding wood walls and wood SDL casement windows behind the existing railings, columns and entablature of the porch. The enclosed porch was proposed to match an existing enclosed porch on the east side (right side) of the historic house, which was reviewed and approved by the HPC at the June 15, 2014 HPC meeting. Staff and HPC fully supported the proposed screened porch enclosure.

The applicants also proposed to construct a new screened porch on the northwest side (rear/left side) of the historic house. The new screened porch was proposed to connect to the existing screened porch on the west side of the historic house, and it was to have traditional wooden railings with inset square balusters on the first-floor and on the roof. An existing non-historic deck with traditional wood railing in the northwest corner of the historic house was proposed to be removed to accommodate the proposed new screened porch. The existing deck was previously approved by the HPC as part of the applicants' June 15, 2014 HAWP application.

At the preliminary consultation, the HPC found that the proposed new railings with balusters would introduce a new feature to such a large degree that it could detract from the integrity and character of the historic house. This would be inconsistent with the *Guidelines* and with *Standard #2*, which states that the historic character should be preserved.

The HPC recommended that the applicants revise their proposal for the new screened porch, with the proposed railings taking more design cues from the historic house. The applicants have returned with a new application, proposing to match the style of the new railings to the existing railings on the historic house. Screens will be installed behind the proposed railings for code compliance, and there will be a 2' deep x 5'-5" long inset between the existing and proposed screened porch for differentiation. There will be a 5'-5" long section of traditional wood railings with balusters for the length of the inset. The roof of the proposed screened porch will be a low-sloped flat-seamed copper roof. There will be stairs to grade with traditional wood railings at the rear of the proposed screened porch.

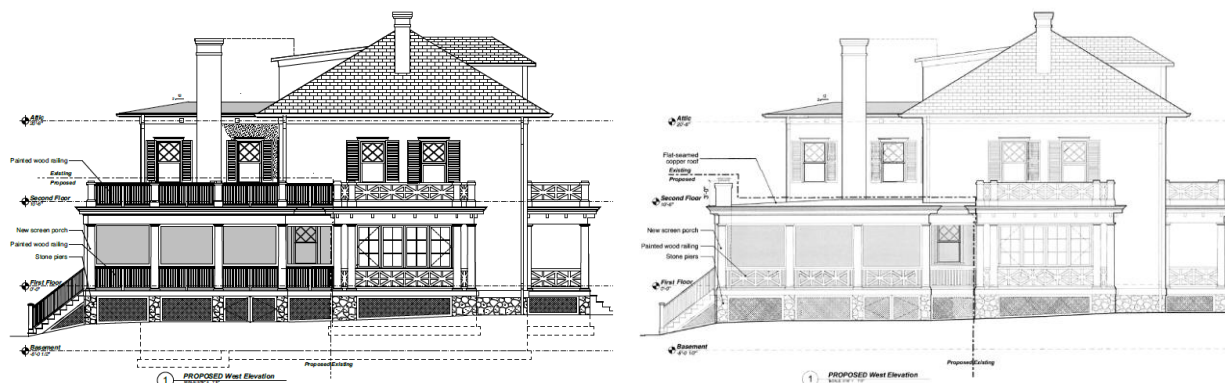


Fig. 2: Previously proposed west elevation (left) and current proposal (right).

Staff finds that the applicants have responded to the Commission's previous concerns. As revised, the proposed new screened porch takes design cues from existing features on the historic house. Traditional railings are still proposed for the rear stairs to grade, but the Commission did not express concerns about the railings in this location. Although a small section of traditional railing is still proposed between the existing and proposed screened porch, it will be inset 2', making it less visible from the public right-of-way. Additionally, the railing is proposed in limited amounts, mitigating previous concerns about the cumulative effect of the new railings.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation #2, 9 & 10 outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village 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 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

michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: chris@hamiltonsnowber.com Contact Person: Chris Snowber
Daytime Phone No.: 202-285-4984
Tax Account No.: _____
Name of Property Owner: Katy and Bryan Anderson Daytime Phone No.: 240-423-0536
Address: 29 West Kirke Street Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: Mauck, Zantzing and Associates Phone No.: 202-363-8501
Contractor Registration No.: MoCo: BC4028, NHIC 41250, MHBR 6647
Agent for Owner: Chris Snowber Daytime Phone No.: 202-285-4984

LOCATION OF BUILDING/PREMISES

House Number: 29 Street: West Kirke
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
Lot: 2, parts of Block: 39 Subdivision: _____
Libor: lots 1&3 Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Reversible

CHECK ALL APPLICABLE:

☐ AC ☐ Stab ☐ Room Addition ☒ Porch ☒ Deck ☐ Shed
☐ Solar ☒ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ \$150,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/encroachment

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.

[Signature]
Signature of owner or authorized agent

Chris Snowber, AIA
Architect Date 4/24/99

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edk 4/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

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

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

29 West Kirke Street, Chevy Chase

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure and environmental setting, including their historical features and significance:

The existing house is a Craftsman style four-square, a wood framed with stucco 3-story residence, built in 1892 and renovated in 1916, and is an "outstanding" resource within the Chevy Chase Village Historic District with "high architectural integrity". The house maintains its original design and detailing with the minimal changes. At some point, the west porch was enclosed with screens. On the northwest corner of the house, an open deck has been added, tying together the rear entry porch and the west side screen porch.

b. General Description of project and its effect on the historic resources, the environmental setting, and, where applicable, the historic district:

The project has two main components: the enclosing of the existing west side screen porch and the construction of a new screen porch in the side and rear yard.

a. Enclose existing Screen Porch: Enclose existing side screen porch at the First Floor with walls and windows and trim to match the existing condition on the east side of the house. (Note: the east porch enclosed during a renovation project in 2014).

In closing in the porch, the new exterior wall and windows are set back behind the plane of the existing railing, preserving the exterior rail, columns and entablature. The windows are of similar scale and detail to the existing house.

b. New Screen Porch: Construct a new screen porch behind the existing porch, with a small screened hyphen that connects the two elements.

On the new porch, there are elements that match the existing porch, and others that are different, but similar.

The eave line of the new porch aligns with the existing, with a similar cornice. The frieze/architrave is flush, like the existing, but we are not including the protruding "beams" that are found on the existing. We have added a bed mold to the cornice, as well.

The columns are similar in scale to the existing (10 – 11"), but will be square, rather than round, and will have similar detailing.

The deck of the porch will align with the existing, and have a stone foundation that matches the existing. Stone piers will align with the columns above.

The roof of the screen porch will be flat-seamed copper.

The railing for the screen porch will be similar to the railing of the existing screen porch, though it will have a bottom rail, unlike the existing porch railing.

At the hyphen between the new Office and the Screen Porch will have a railing of wide balusters (2 ½" wide, to match the other elements on the railing).

At the north elevation, there is a central stucco element, which encloses a wood-burning fireplace on the screen porch. The fireplace is open to the room. The stucco covered chimney will protrude through the roof and rise 3'-0", per code requirements. In elevation, the chimney projects out 8" beyond the plane of the entablature, but does not project beyond the eave line.

There is a stair from the porch to grade at the northeast corner of the porch, and the railing matches that on the hyphen, with 2 ½" wide balusters.

Since the porch is directly behind the existing and does not project any further into the side yard, it will be minimally visible from the street, from angled views only.

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

Owner's mailing address

Kathleen Anderson & Bryan Anderson
29 West Kirke Street
Chevy Chase, MD 20815

Owner's Agent's mailing address:

Christopher R. Snowber
Hamilton Snowber Architects
1711 Connecticut Avenue, NW
Washington, DC 20009

Adjacent and Confronting Property Owner's mailing addresses:

Richard A. Leach & Susanne Weinrauch-Leach
26 West Kirke Street
Chevy Chase, MD 20815

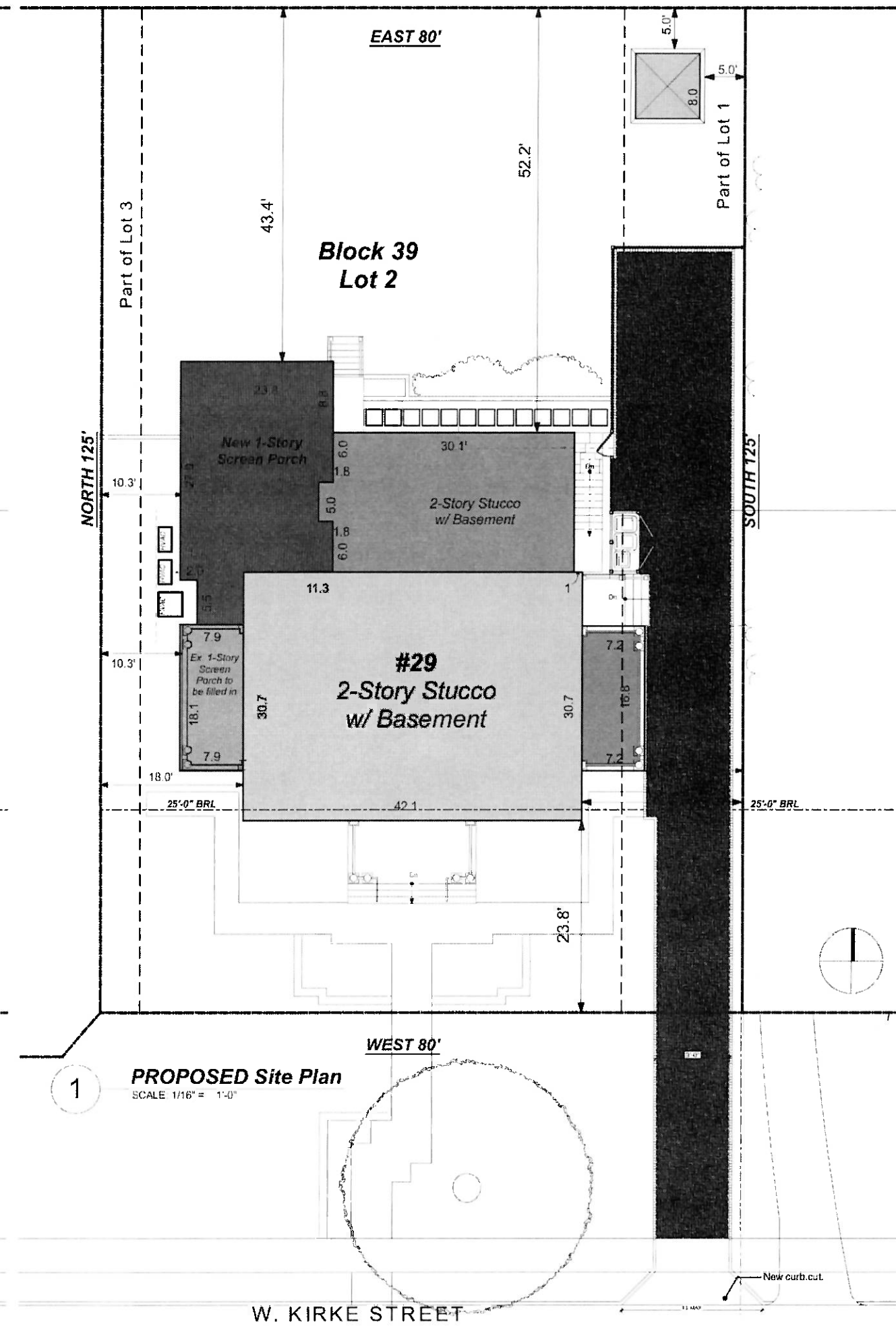
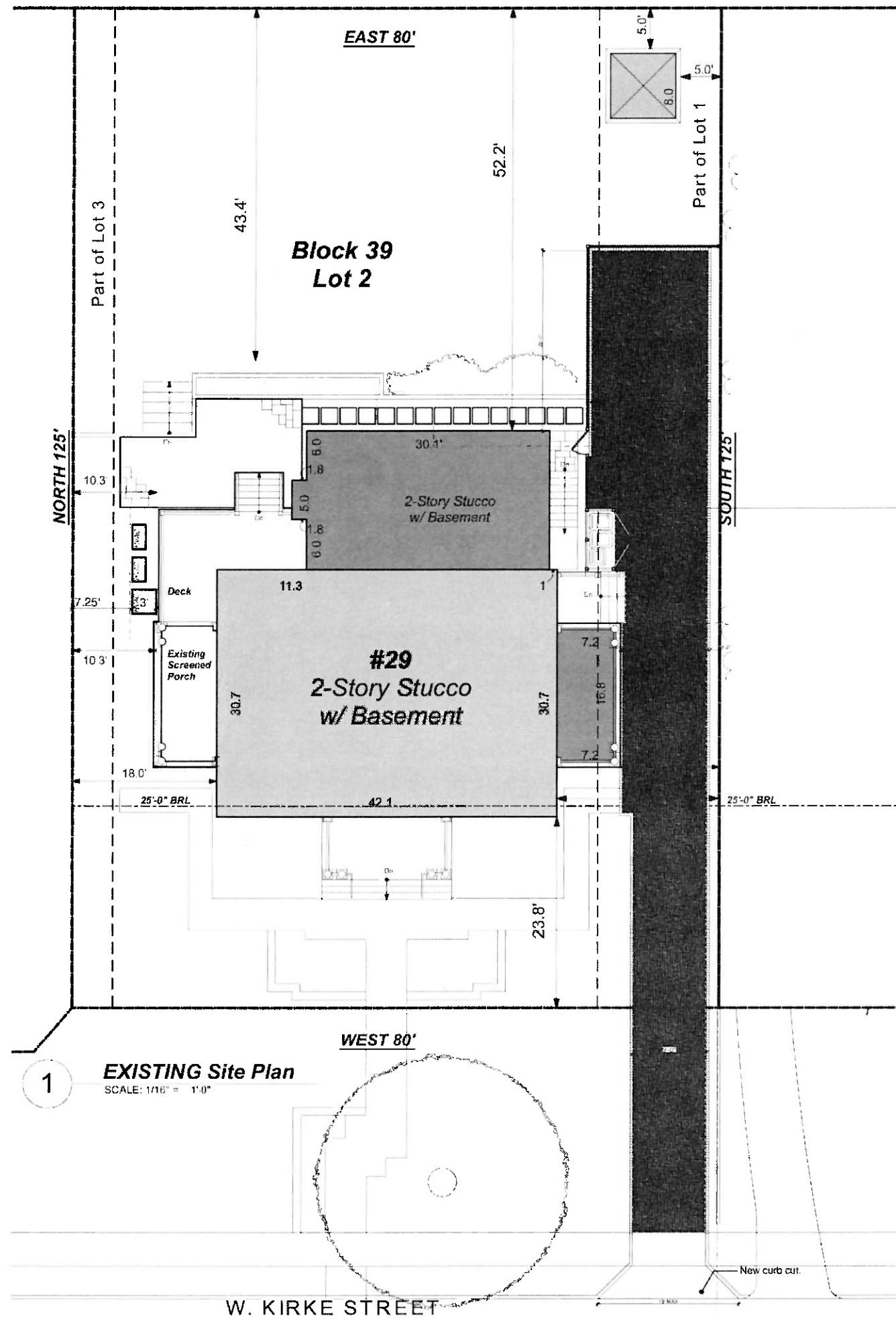
Thomas Dann & Melissa Shakleton Dann
27 West Kirke Street
Chevy Chase, MD 20815

Donna Evers
28 West Kirke Street
Chevy Chase, MD 20815

Anthony F. Marra & Mary A. Sheehan
30 West Kirke Street
Chevy Chase, MD 20815

William Dooley & Marion Blakey
31 West Kirke Street
Chevy Chase, MD 20815

Peter D. Keisler & Susan G. Keisler
20 Magnolia Parkway
Chevy Chase, MD 20815

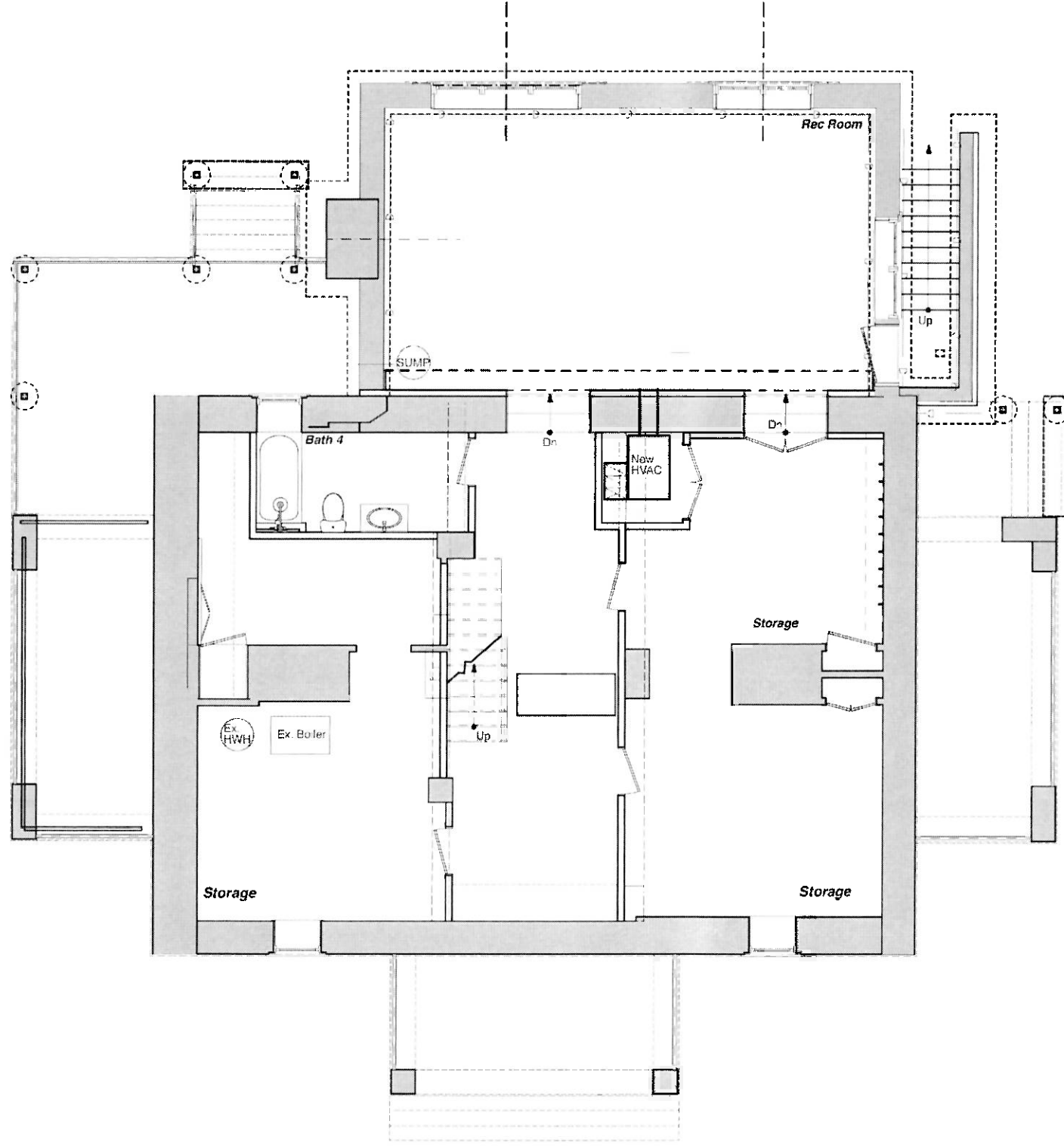


**Anderson
Residence**
29 W Kirke Street
Chevy Chase, MD 20815

Existing and Proposed Site Plan
HAWP Revisions 4.30.19

Sheet
A001

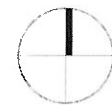
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1

BASEMENT Existing Plan

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

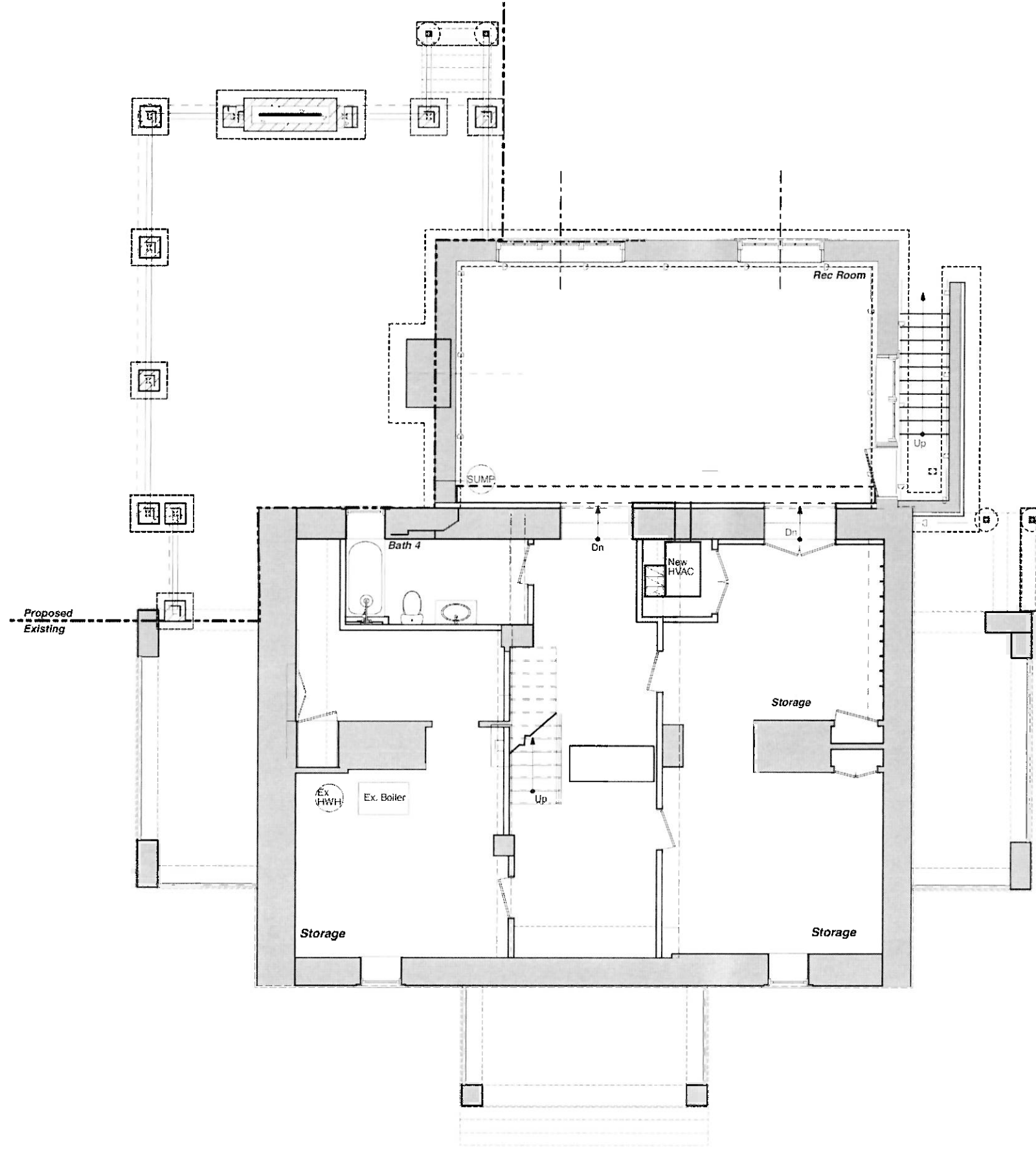


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**Sheet
A002**

Existing Basement Floor Plan
HAWP Revisions 4.30.19

**Anderson
Residence**
29 W Kirke Street
Chevy Chase, MD 20815



1

BASEMENT Proposed Plan
SCALE: 1/8" = 1'-0"

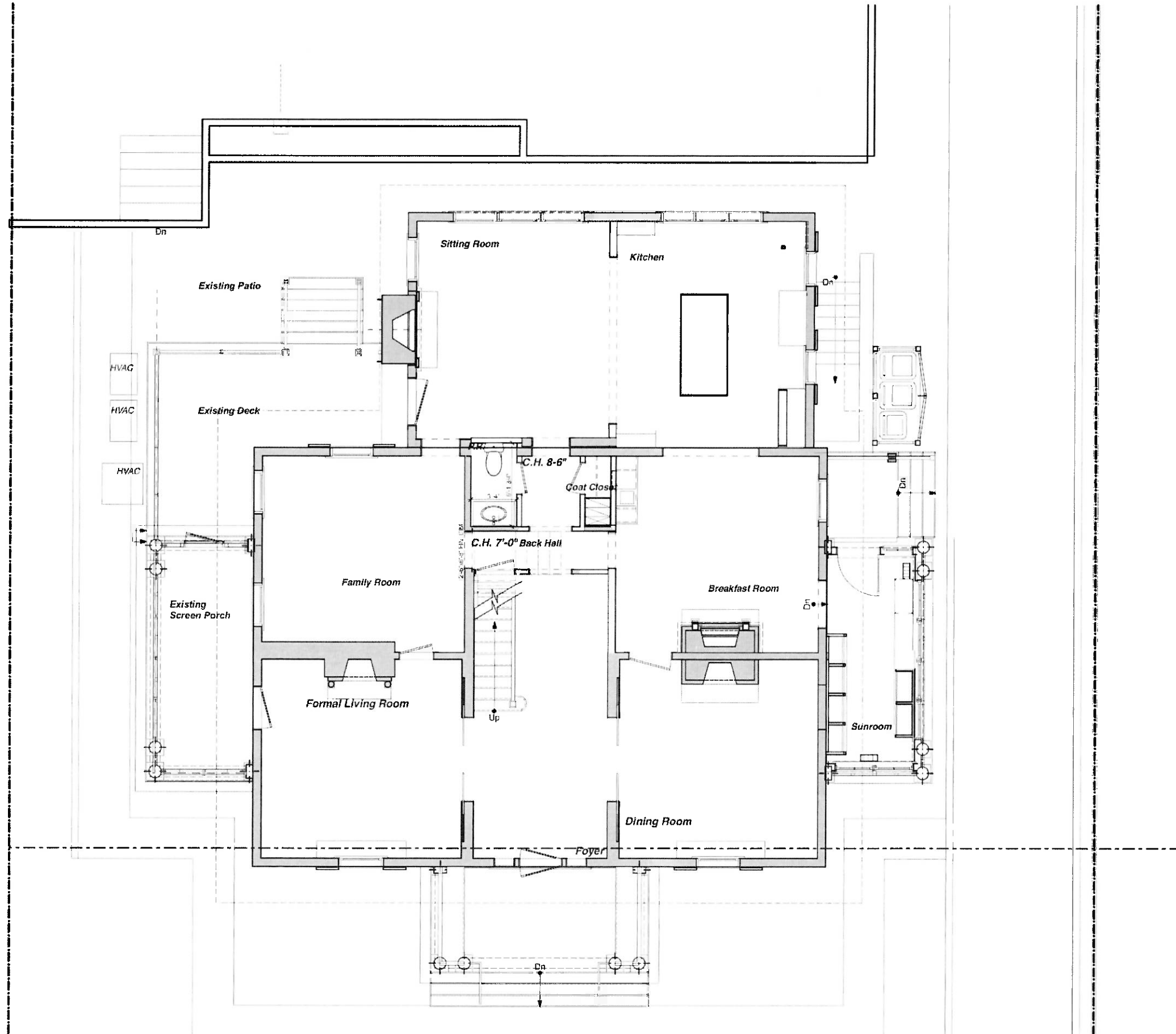


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**Sheet
A003**

Proposed Basement Floor Plan
HAWP Revisions 4.30.19

**Anderson
Residence**
29 W Kirke Street
Chevy Chase, MD 20815



1 **FIRST FLOOR Existing Plan**
SCALE 1/8" = 1'-0"

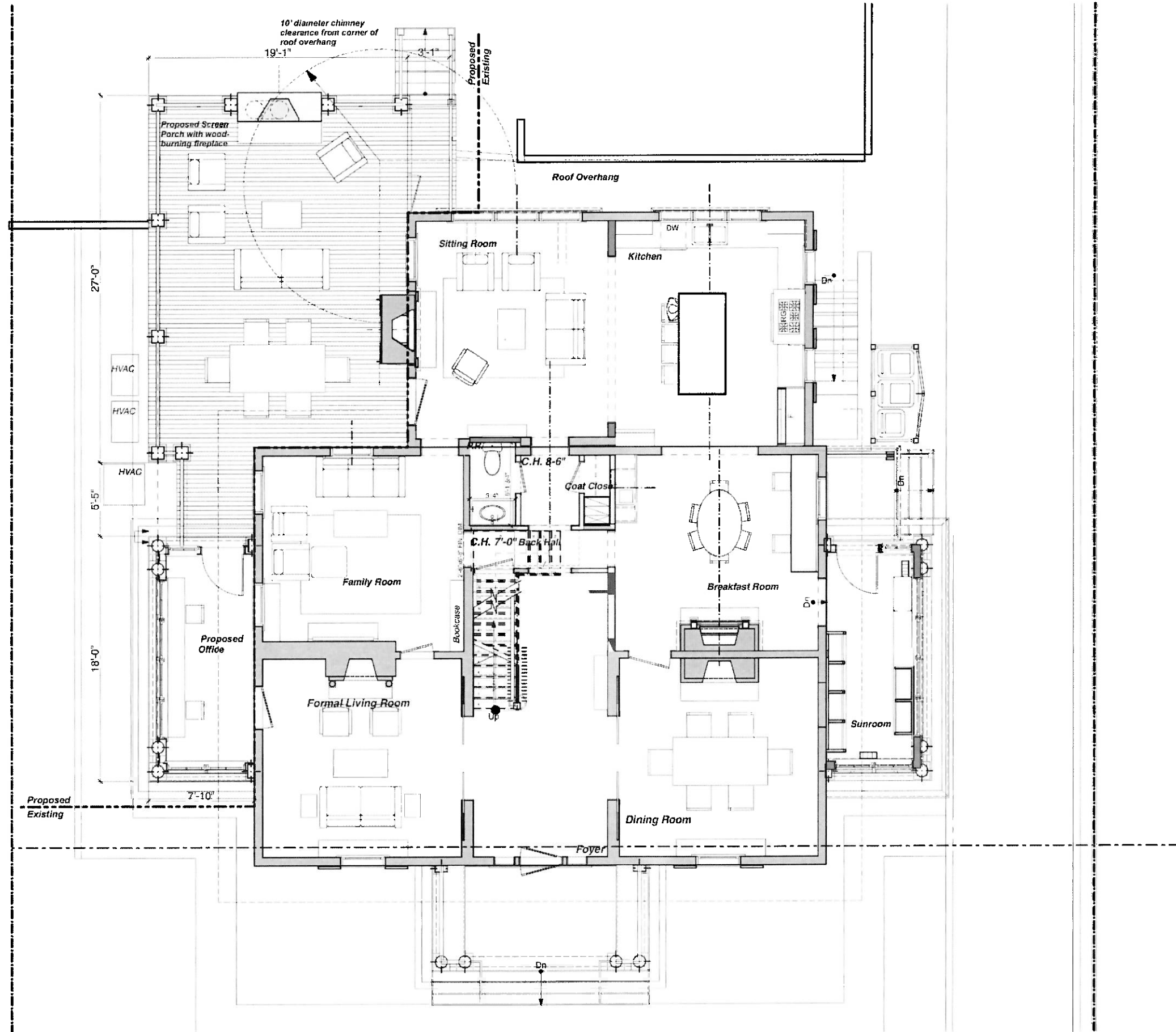


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**Sheet
A004**

Existing First Floor Plan
HAWP Revisions 4.30.19

**Anderson
Residence**
29 W Kirke Steel
Chevy Chase, MD 20815



1 **FIRST FLOOR Proposed Plan**
SCALE 1/8" = 1'-0"

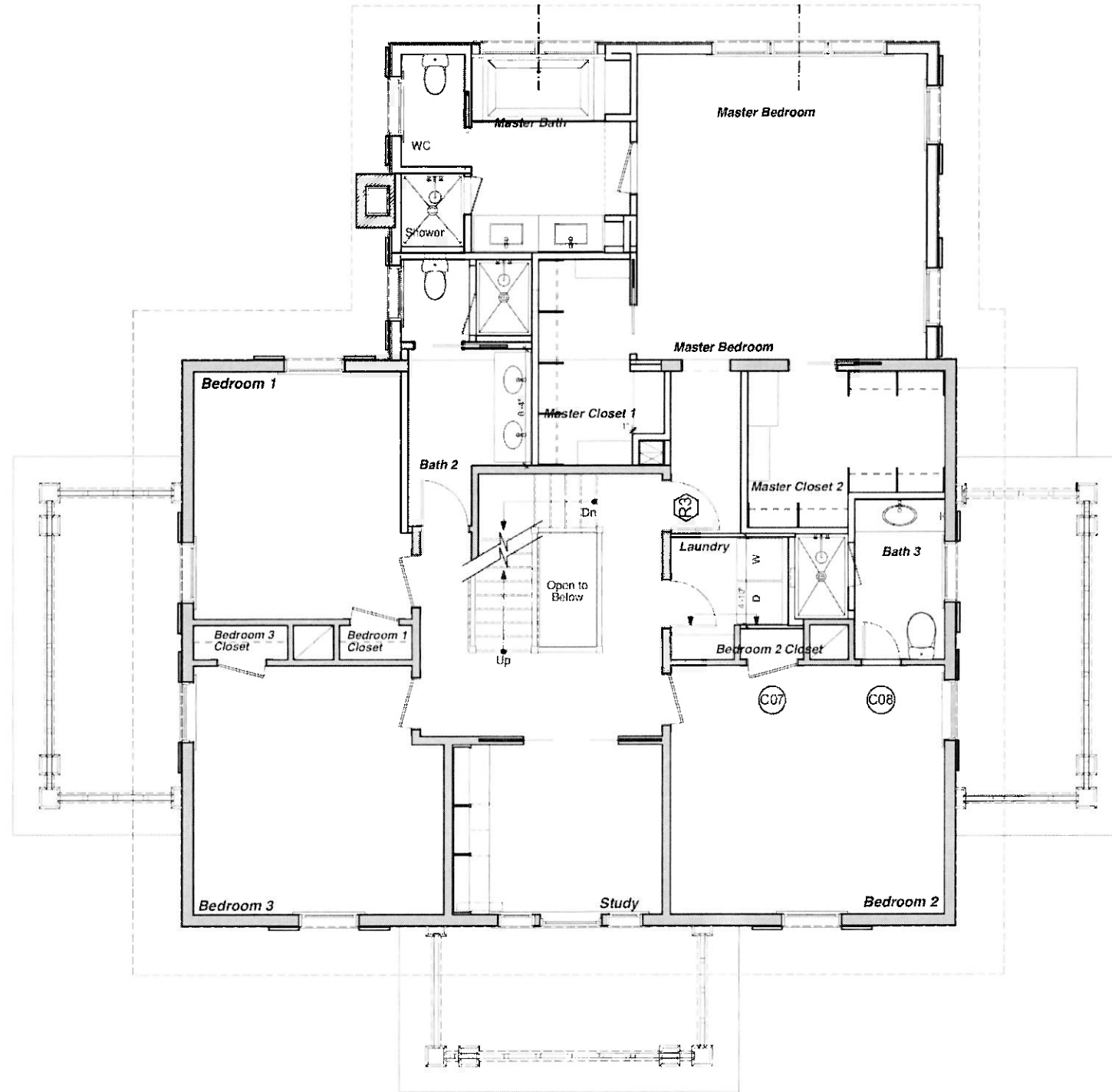


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**Sheet
A005**

Proposed First Floor Plan
HAWP Revisions 4.30.19

**Anderson
Residence**
29 W Kirke Sleet
Chevy Chase, MD 20815



1 **SECOND FLOOR Existing Plan**
SCALE 1/8" = 1'-0"

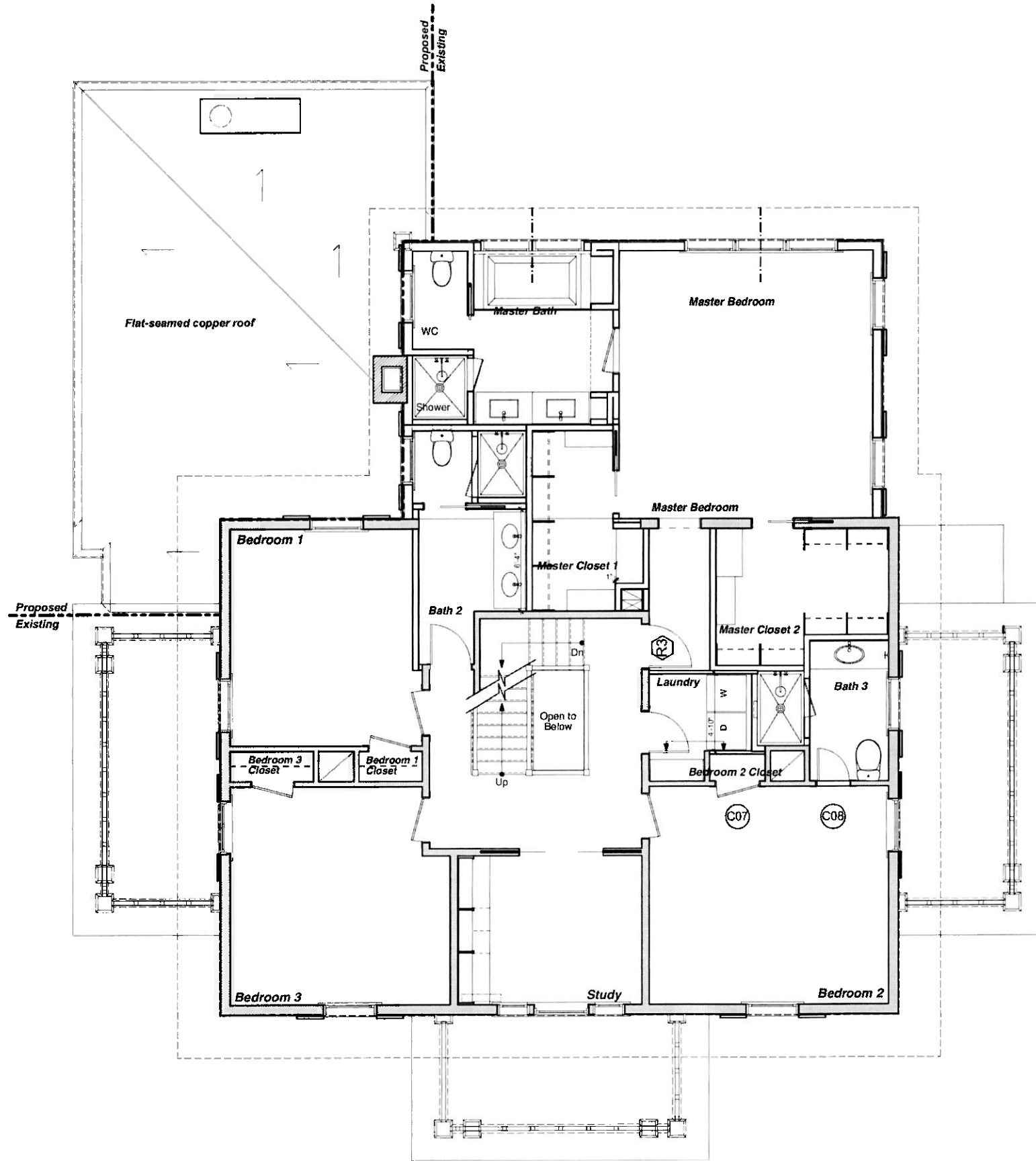


**Anderson
Residence**
29 W Kirke Street
Chevy Chase, MD 20815

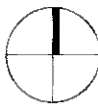
Existing Second Floor Plan
HAWP Revisions 4.30.19

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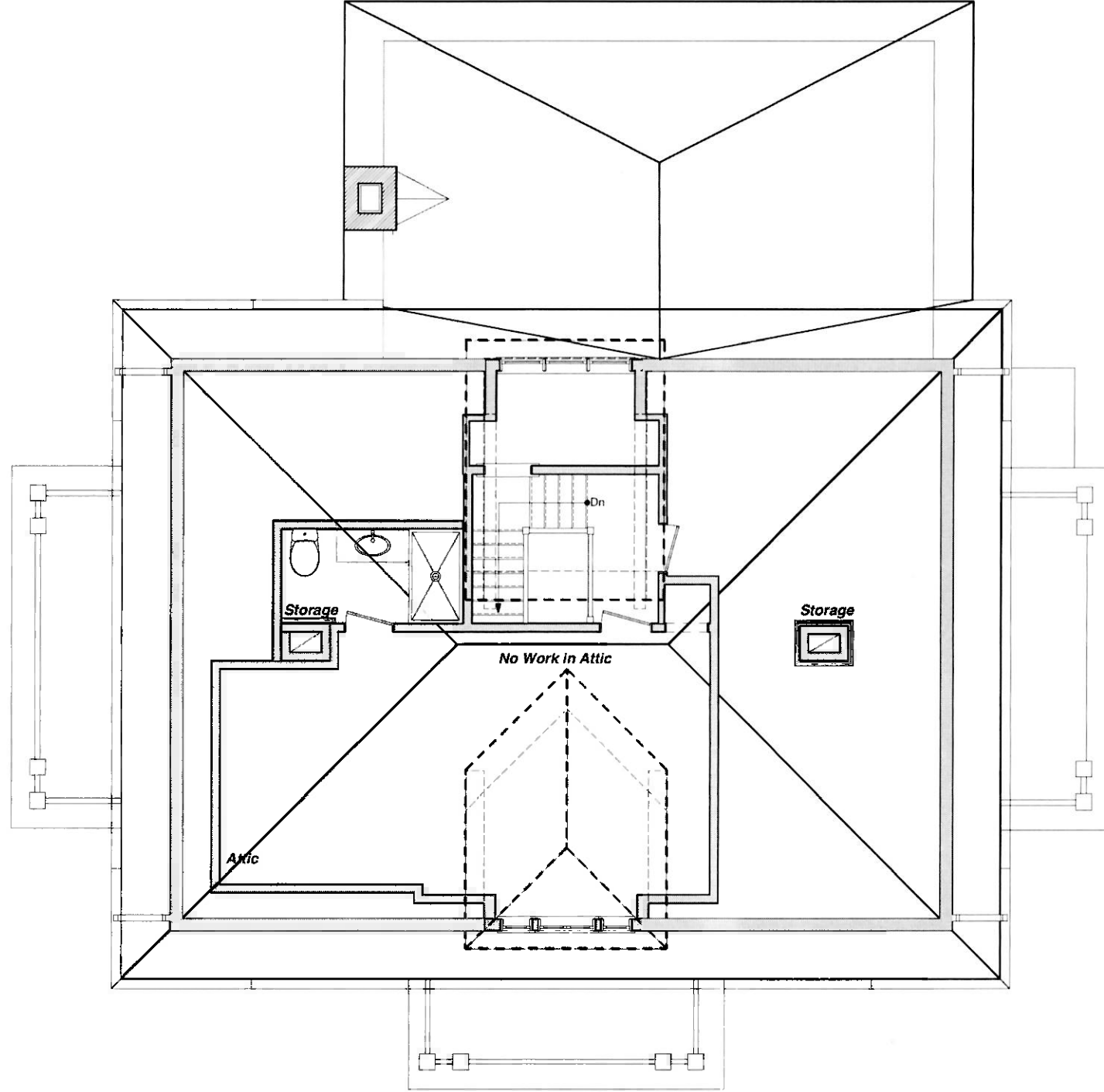
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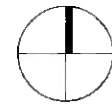
1 **SECOND FLOOR Proposed Plan**
SCALE: 1/8" = 1'-0"



<p>HAMILTON Snowberger Architects</p> <p>1711 Connecticut Ave NW Washington, DC 20009 Telephone: 202.332.5416 Facsimile: 202.332.4541 www.hamiltonsnowberger.com</p>	<p>Sheet A007</p>	<p>Proposed Second Floor Plan HAWP Revisions 4.30.19</p>	<p>Anderson Residence 29 W Kirke Street Chevy Chase, MD 20815</p>
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1 **ATTIC Existing Plan (No Work)**
SCALE: 1/8" = 1'-0"



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**Sheet
A008**

Existing Attic Floor Plan
HAWP Revisions 4.30.19

**Anderson
Residence**
29 W Kirke Street
Chevy Chase, MD 20815



1 **EXISTING South Elevation**
SCALE: 3/16" = 1'-0"

**Anderson
Residence**
29 W Kirke Steet
Chevy Chase, MD 20815

Existing South Elevation
HAWP Revisions 4.30.19

**Sheet
A09**

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**Anderson
Residence**
29 W Kirke Sleet
Chevy Chase, MD 20815

Proposed South Elevation
HAWP Revisions 4.30.19

**Sheet
A010**

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1 **PROPOSED West Elevation**
SCALE: 3/16" = 1'-0"

**Anderson
Residence**
29 W Kirke Steet
Chevy Chase, MD 20815

Proposed West Elevation
HAWP Revisions 4.30.19

**Sheet
A012**

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Telephone: 202.332.5436
Facsimile: 202.332.4941
www.hamiltonsnowber.com



1 **EXISTING West Elevation**
SCALE: 3/16" = 1'-0"

**Anderson
Residence**
29 W Kirke Street
Chevy Chase, MD 20815

Existing West Elevation
HAWP Revisions 4.30.19

**Sheet
A011**

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1 **EXISTING North Elevation**
SCALE: 3/16" = 1'-0"

**Anderson
Residence**
29 W Kirke Steet
Chevy Chase, MD 20815

Existing North Elevation
HAWP Revisions 4.30.19

**Sheet
A013**

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1 **PROPOSED North Elevation**
SCALE: 3/16" = 1'-0"

**Anderson
Residence**
29 W Kirke Street
Chevy Chase, MD 20815

Proposed North Elevation
HAWP Revisions 4.30.19

**Sheet
A014**

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1

EXISTING East Elevation

SCALE: 3/16" = 1'-0"

**Anderson
Residence**
29 W Kirke Sleet
Chevy Chase, MD 20815

Existing East Elevation
HAWP Revisions 4.30.19

**Sheet
A015**

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1

PROPOSED East Elevation

SCALE 3/16" = 1'-0"

**Anderson
Residence**
29 W Kirke Street
Chevy Chase, MD 20815

Proposed East Elevation
HAWP Revisions 4.30.19

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A016

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1 *VIEW From West Kirke Street (South)*



2 *VIEW From Rear Yard (North)*



3 *EXISTING Side Room (South)*



4 *EXISTING Side Room (Southeast)*

<p>Anderson Residence 29 W Kirke Street Chevy Chase, MD 20815</p>	
<p>Existing Photos</p>	
<p>Sheet A017</p>	
<p>HAMILTON SNOWBER Architects</p>	<p>1711 Connecticut Ave NW Washington, DC 20009 Telephone: 202.332.8418 Facsimile: 202.332.4541 info@hiltonsnowber.com www.hiltonsnowber.com</p>



1 **EX. Screen Porch (South)**



2 **EX. Screen Porch (Southeast)**



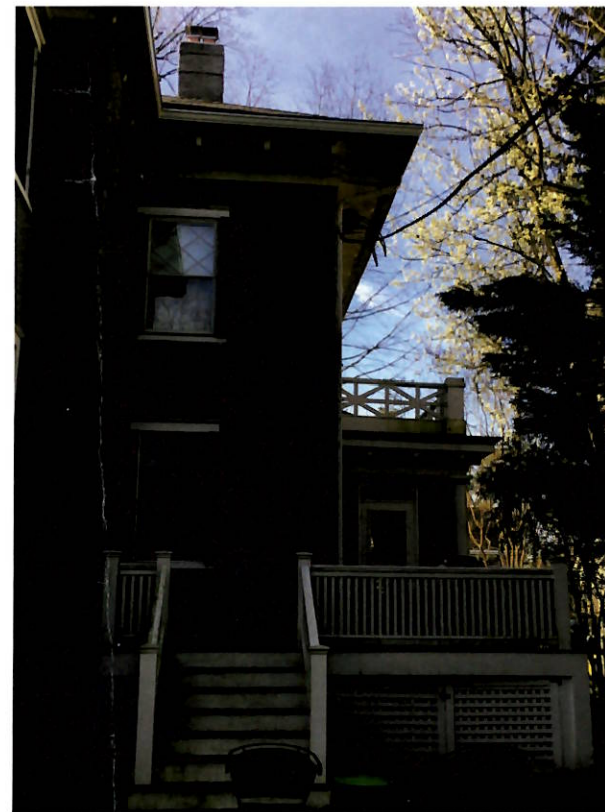
3 **EX. Screen Porch (Northeast)**



4 **EX. Screen Porch (Northeast)**



5 **EX. Screen Porch (North)**



6 **EX. Rear Deck and Patio (North)**



7 **EX. Rear Patio (Northwest)**

**Anderson
Residence**
29 W Kirke Street
Chevy Chase, MD 20815

Existing Photos

**Sheet
A018**

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