

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	30 West Kirke St., Chevy Chase	Meeting Date:	1/8/2020
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	12/31/2019
Applicant:	Mary Sheehan and Anthony Marra (Lily Mondroff, Architect)	Public Notice:	12/24/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-19O & 35/13-19U REVISIONS	Staff:	Michael Kyne
PROPOSAL:	Porch alterations and new construction		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1927-1941

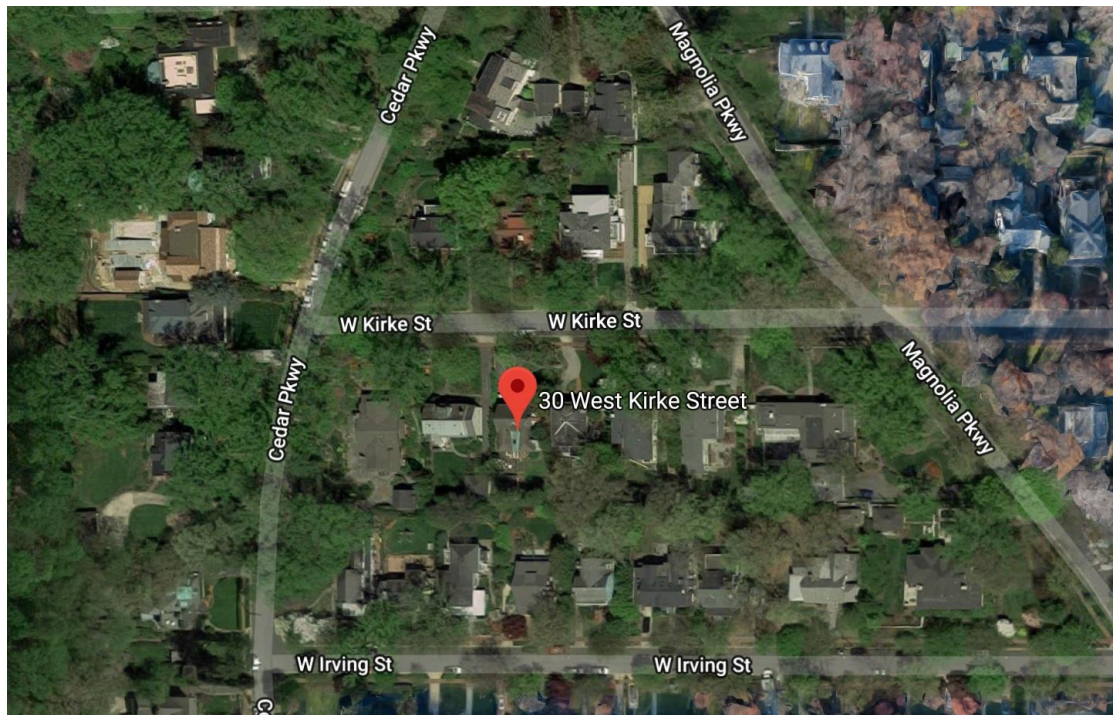


Fig. 1: Subject property.

BACKGROUND

The Commission approved the applicants' proposals for porch alterations and new construction at the May 21, 2019 HPC meeting and for demolition of an existing garage and construction of a new garage at the June 12, 2019 HPC meeting.

PROPOSAL

The applicants have revised their proposals, removing the previously approved mudroom from the rear (south) elevation and altering the style of the previously approved front (north) elevation dormers. Other revisions include the removal of the cupola from the previously approved new garage at the rear of the subject property (case #35/13-19U, which was approved at the June 12, 2019 HPC meeting), infilling a basement-level window on the right/rear (southwest) elevation, and installation of wrought iron handrails on either side of the previously approved front (north) porch steps.

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.

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
 - (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.)

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 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:

Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources they should be subject to strict scrutiny if they are visible from the public right-of-way.

Garages and accessory buildings which are detached from the main house should be subject to lenient scrutiny, but should be compatible with the main building.

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. Strict scrutiny should be applied to additions above existing front porches.

Secretary of the Interior's Standards for Rehabilitation

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a c. 1927-1941 Colonial Revival-style Contributing Resource within the Chevy Chase Village Historic District. The front of the house faces West Kirke Street to the north and has a moderate setback from the street. The house has experienced previous alterations, including front porch replacement, the installation of aluminum siding, and the construction of a c. 1991 rear addition.

The Commission approved the applicants' proposals for porch alterations and new construction at the May 21, 2019 HPC meeting and for demolition of an existing garage and construction of a new garage at the June 12, 2019 HPC meeting. The applicants have revised their proposals, removing the previously approved mudroom from the rear (south) elevation and altering the style of the previously approved front (north) elevation dormers. Other revisions include the removal of the cupola from the previously approved new garage at the rear of the subject property (case #35/13-19U, which was approved at the June 12, 2019 HPC meeting), infilling a basement-level window on the right/rear (southwest) elevation, and installation of wrought iron handrails on either side of the previously approved front (north) porch steps.

Staff finds the proposed revisions compatible with the Colonial Revival-style house. Specifically, staff finds the revised dormers to be more in-keeping with the style of the house than the previously approved dormers with arched windows.

The proposed features and materials are compatible with the subject property and surrounding streetscape, and the proposed alterations are designed so that the property will still contribute to the historic district, in accordance with the *Guidelines*. Additionally, the proposal will not remove or alter character-defining features of the subject property, in accordance with *Standards* #2, #9 and #10.

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 and #9, and *Chevy Chase Village Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application only for alterations to the main house under the Criteria for Issuance in Chapter 24A-8(b), (c), and (d), 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: LMUNDROFF@BRENNANARCH.COM Contact Person: LILI MUNDROFF
Daytime Phone No.: 410.313.8310 extension 103
Tax Account No.: 00454798
Name of Property Owner: MARY SHEEHAN and ANTHONY MARRA Daytime Phone No.: 301.461.4654
Address: 30 WEST KIRKE STREET CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: TRIUMPH CUSTOM HOMES Phone No.: 301.657.1112
Contractor Registration No.: MHIC 48549
Agent for Owner: LILI MUNDROFF brennan + company architects Daytime Phone No.: 410.313.8310 extension 103
803 oella avenue
ellicott city md 21043

LOCATION OF BUILDING PERMITS

House Number: 30 Street WEST KIRKE STREET
Town/City: CHEVY CHASE Nearest Cross Street CEDAR PARKWAY
Lot: P9 Block: 32 Subdivision: 0009
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF REMEDIATION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING VARIATIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Anthony J. Marra
Signature of owner or authorized agent

April 14, 2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 873917 Date Filed: _____ Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

The existing colonial revival, side gable, wood frame house with brick foundation walls was built in 1927 and is a contributing structure within the Historic District of Chevy Chase Village. A 2-story twin-gable 1st floor family room addition and kitchen renovation with 2nd floor owners' suite at the rear were incorporated in 1991. Exterior materials consist of aluminum siding and asphalt shingle roof at the original house; cementitious siding, asphalt shingle and metal roof at rear. The existing 2-car, hip roof garage consists of horizontal wood siding and asphalt shingle roof. Poor drainage + site slope has caused water damage at garage foundation walls.

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

The proposed work includes a covered front porch and (3) dormers. The new porch consists of a brick base with stone cap, painted round 'stavecast' round columns and pilasters and painted wood railing at porch roof. Scale, dimensions and details to reflect the architectural vocabulary of the house. At the rear, a 1-story wood-frame screened porch and mudroom with reconfigured basement access will be added. The addition walls steps back on the east side, and maintain the wall elevation of the west side. Existing 2-car deteriorated garage will be replaced with 1-car garage.

SITE PLAN See attached.

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

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

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.

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.

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.

TREE SURVEY

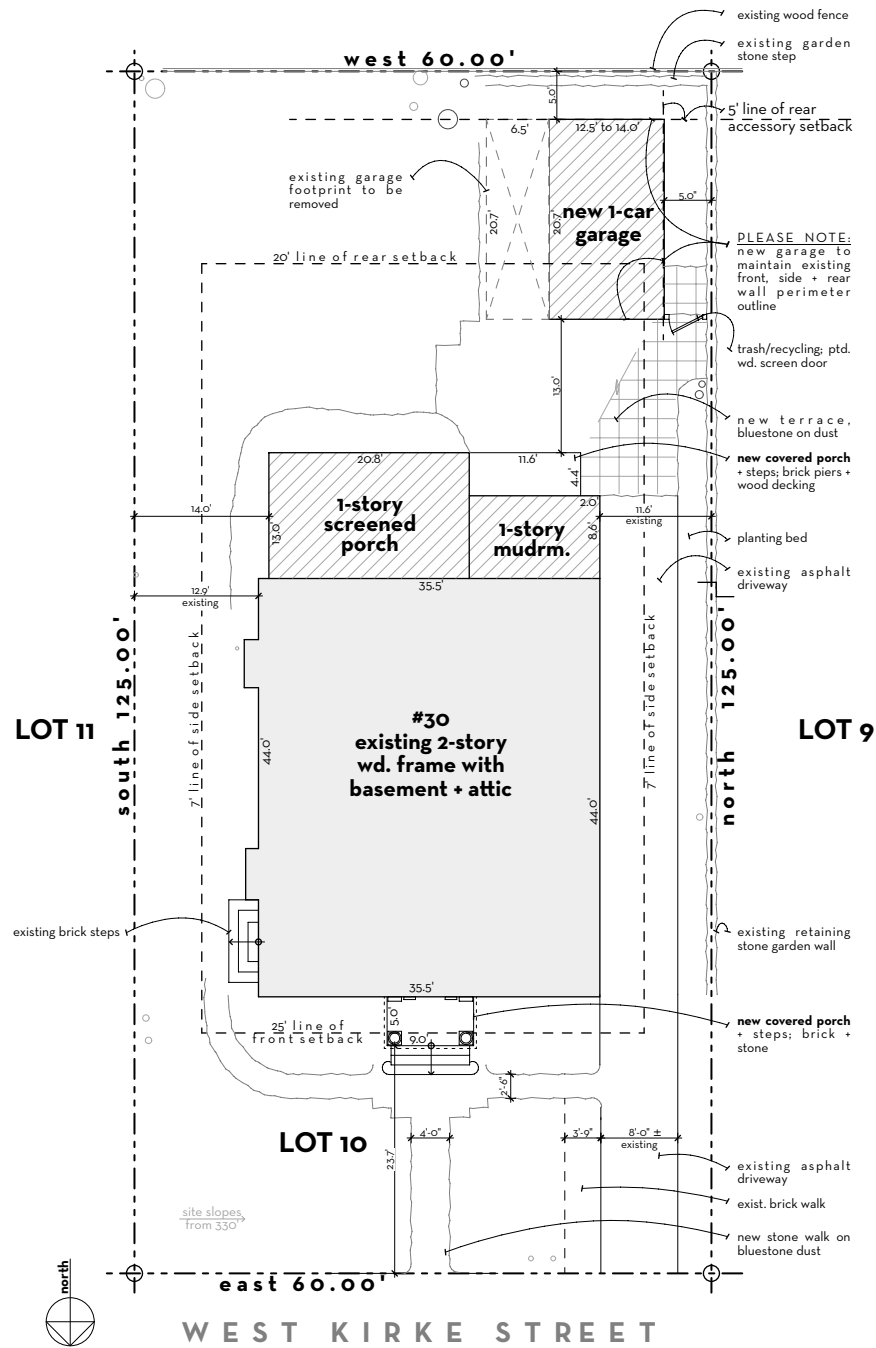
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

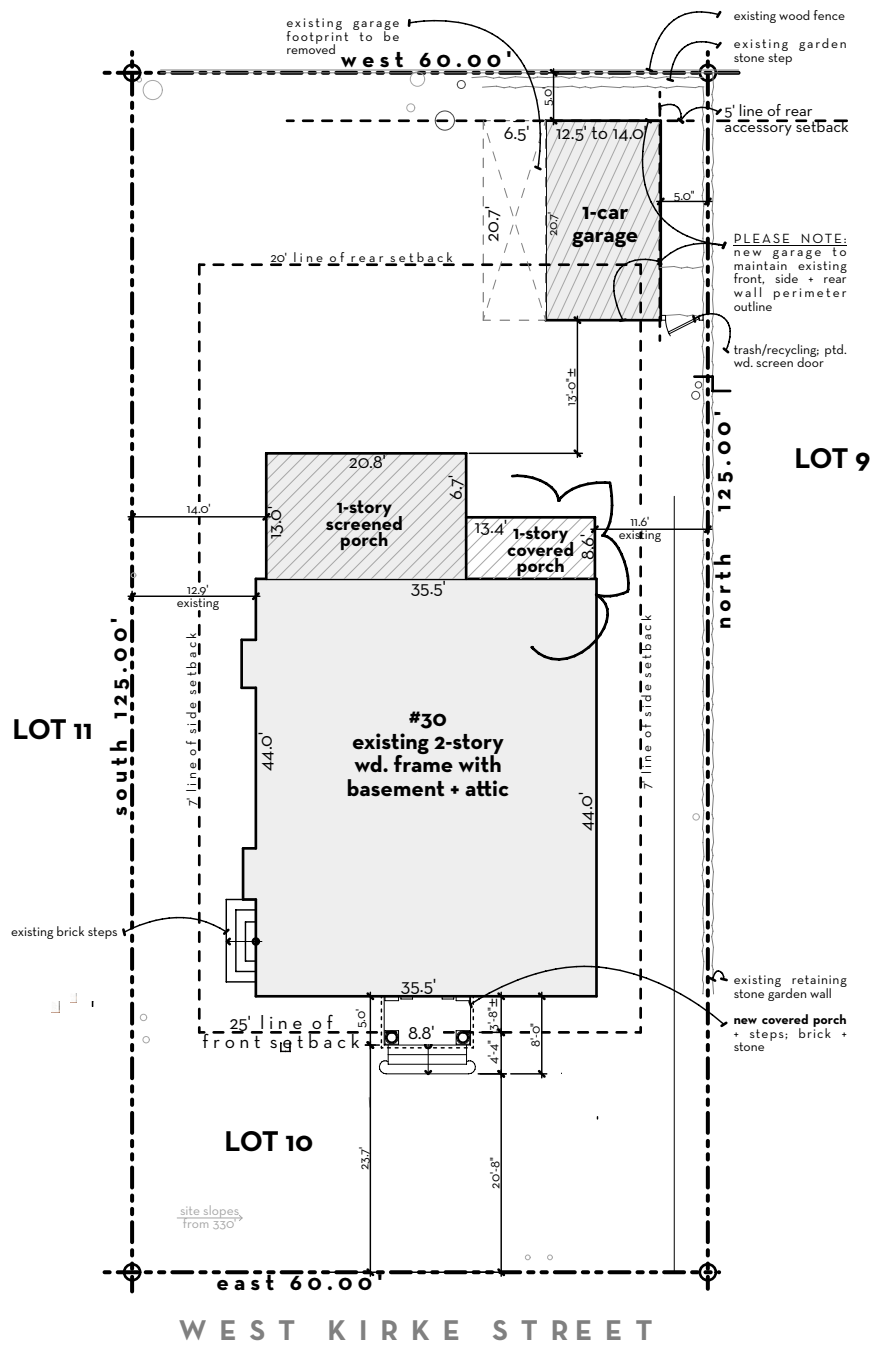
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie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

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

<p>Owner's mailing address</p> <p>MARY SHEEHAN + ANTHONY MARRA 30 WEST KIRKE STREET CHEVY CHASE MD 20815</p>	<p>Owner's Agent's mailing address</p> <p>LILI MUNDROFF brennan+company architects 803 OELLA AVENUE ELLCOTT CITY MD 21043</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>DONNA EVERS 28 WEST KIRKE STREET CHEVY CHASE MD 20815</p>	<p>WILLIAM DOOLEY 31 WEST KIRKE STREET CHEVY CHASE MD 20815</p>
<p>JOHN LYNHAM JR. 32 WEST KIRKE STREET CHEVY CHASE MD 20815</p>	<p>BRYAN + KATHLEEN ANDERSON 29 WEST KIRKE STREET CHEVY CHASE MD 20815</p>
<p>ROBERT ROVNER 31 WEST IRVING STREET CHEVY CHASE MD 20815</p>	<p>CHARLES A HOBBS 33 WEST KIRKE STREET CHEVY CHASE MD 20815</p>



1 site plan (approved)
scale: 1" = 20'



2 site plan (revised)
scale: 1" = 20'

HAWP REVISION DRAWING LIST

12.03.2019

SKo site plan + drawing list

rear porch

SK18-A floor plans
SK18-R floor plans

SK19-A floor plans
SK19-R floor plans

SK33-A rear elevation
SK33-R rear elevation

SK34-A side elevation (west)
SK34-R side elevation (west)

SK35-A roof plan
SK35-R roof plan

dormers

SK29-A attic floor plan
SK29-R attic floor plan

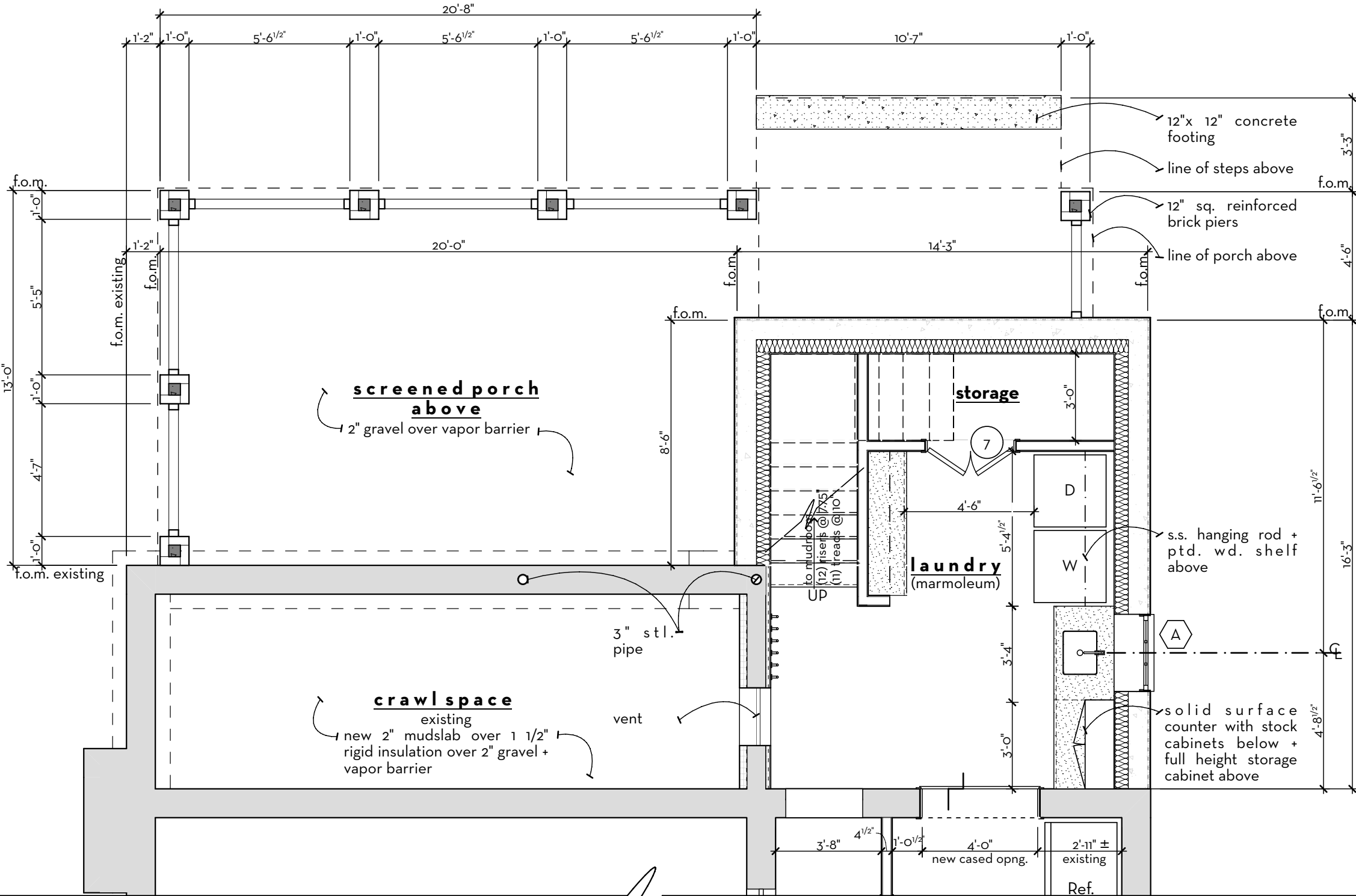
SK30-A front elevation
SK30-R front elevation

SK31-A dormer details
SK31-R dormer details

SK32-A dormer section
SK32-R dormer section

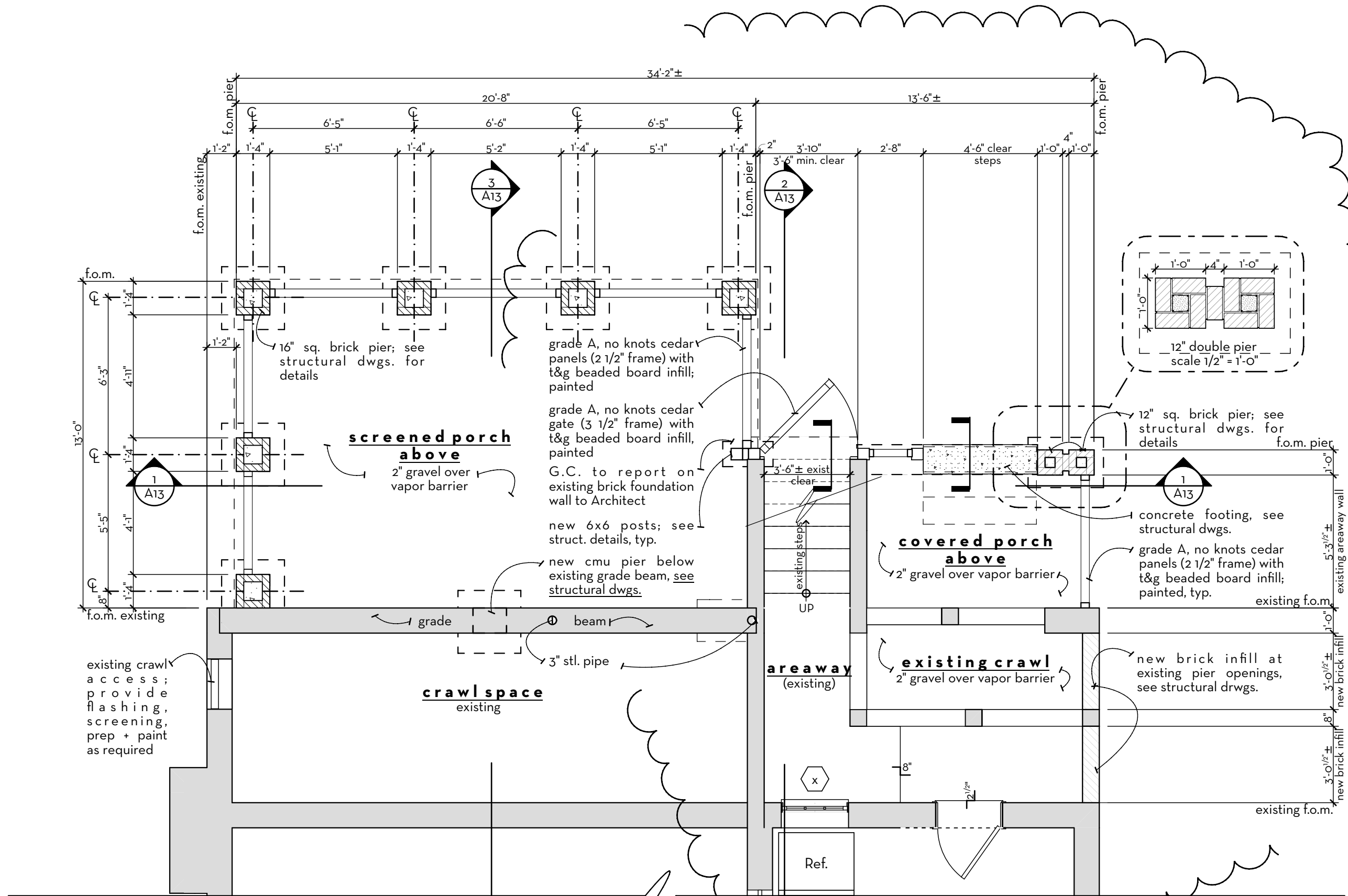
garage

SK27-A garage exterior elevations
SK27-R garage exterior elevations



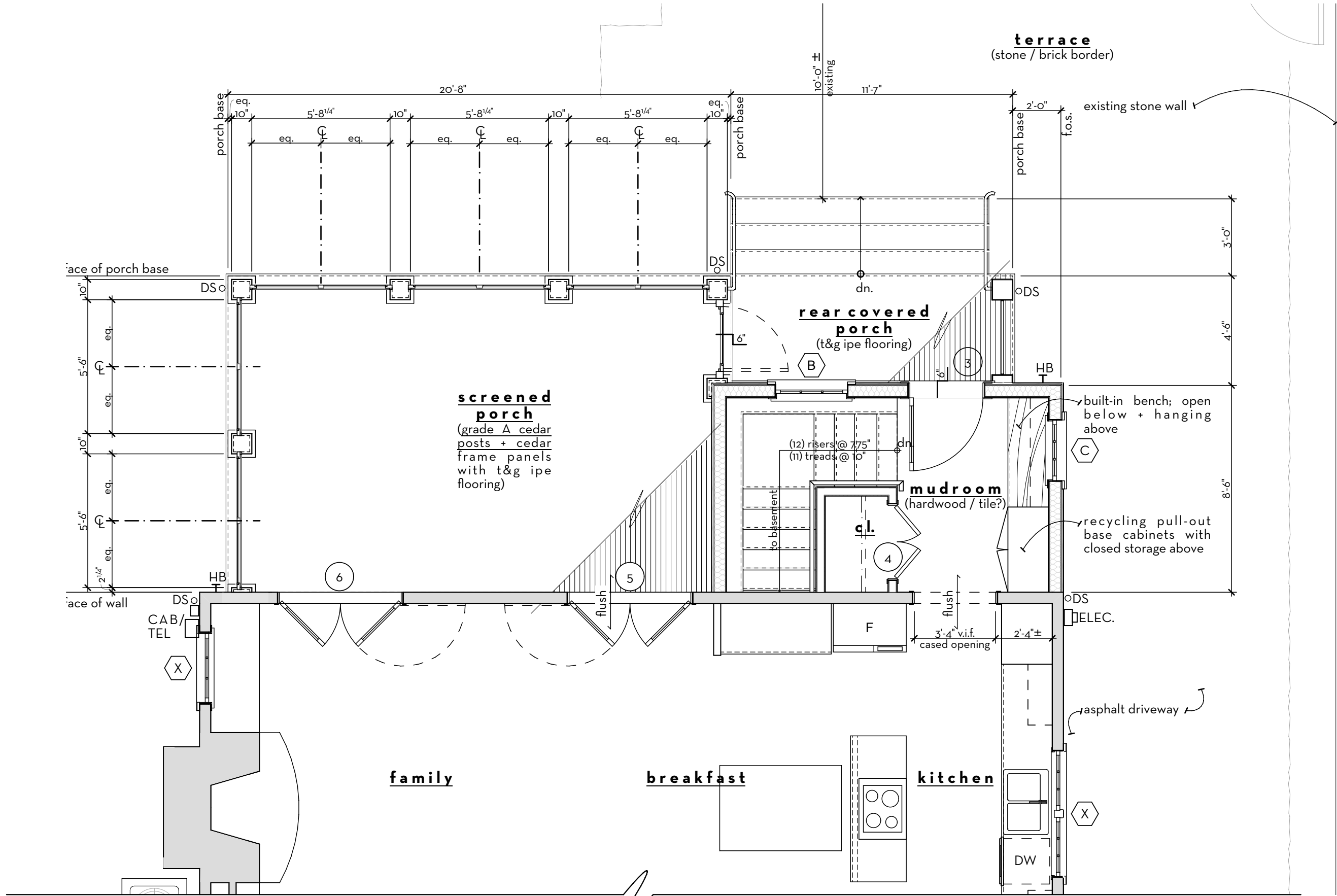
1 basement floor plan (approved)

scale: 1/4" = 1'-0"



1 basement floor plan (revised)

scale: $1/4" = 1'-0"$



1 first floor plan (approved)
scale: 1/4" = 1'-0"

brennan+company

ARCHITECTS

803 oella avenue - elicott city, maryland 21043

410.313.8310

baltimore
washington

Project:

SHEEHAN-MARRA RESIDENCE
30 WEST KIRKE STREET
CHEVY CHASE, MD 20815

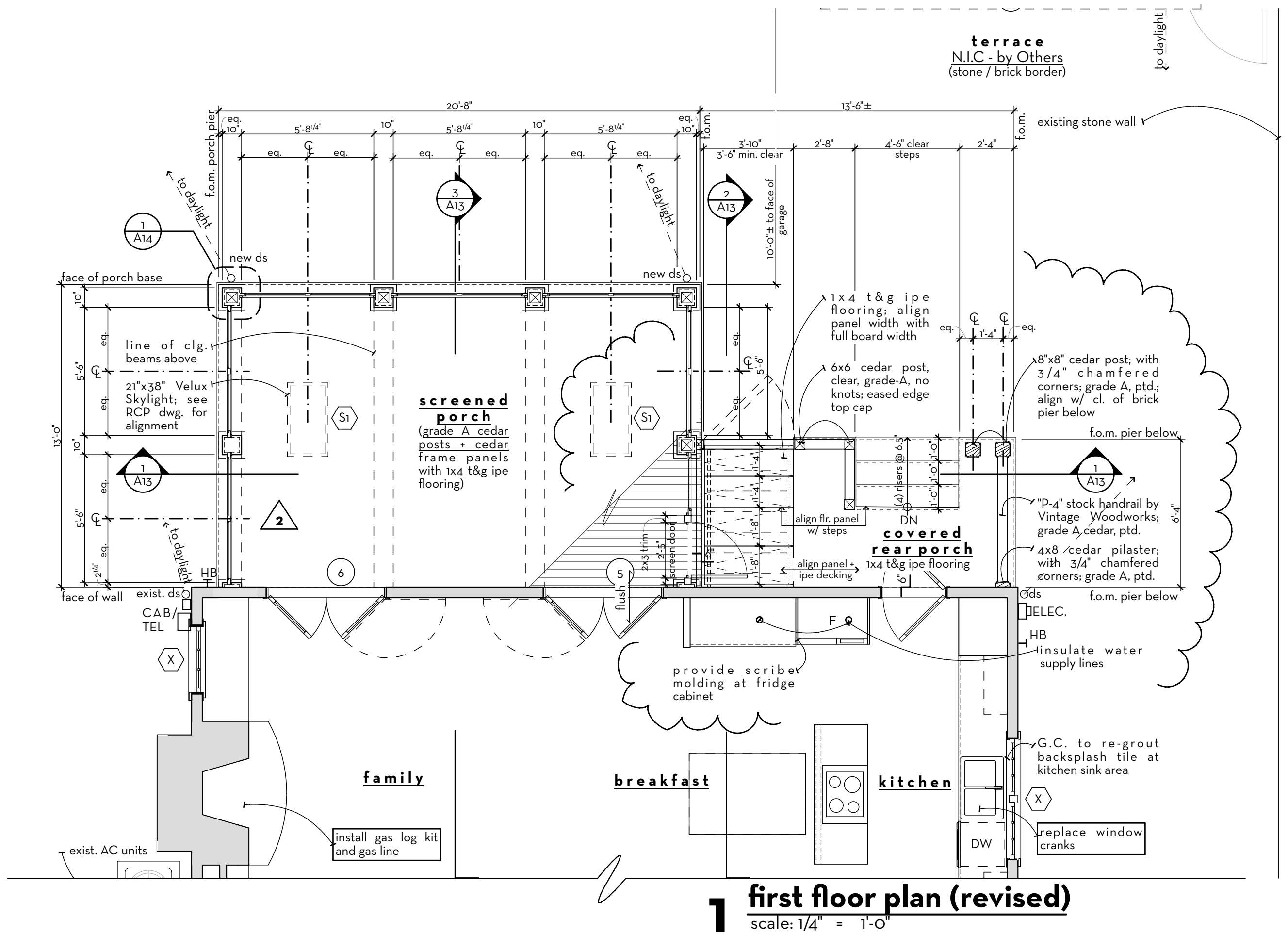
Date:

Layout Name:

HAWP REVISION
12.03.2019

floor plans

SK19-A
12



/Volumes/Data/Brennan/Brennan/01.PROJECTS/01.residential/sheehan-marra/2_project drawings/2_working drawings/sheehan-marra_addendum.pln 12/4/19 10:57 AM © Brennan+Company Architects lili mundroff

50-year Architect series asphalt shingle roof by "Certainteed" to match existing in tab alignment; weathered wood color

EPDM rubber membrane roof

half-round brown aluminum gutters + round downspouts, typ.

infill wall area shown as dashed with new siding to match existing horizontal cementitious siding, prep + paint;

metal flashing at all transitions, including roof to wall, window headers + sills, typ.

flat seam metal roof

ptd. cedar gutterboard, entablature + trim

clear grade-A, no knots, ptd. cedar rail post + rails

new 6/6 simulated divided lite aluminum clad exterior wood interior double hung windows by 'Marvin'

cementitious siding + trim by 'James Hardie'; match + align with existing

brick piers + p.t. wd. frame porch with cedar + ipe decking

exterior grade, slope away from foundation

12 slope
11 | exist.

12 slope
15 | exist.

2nd floor plan
ceiling

2nd floor plan
elevation

1st floor plan
elevation

flat seam metal roof

half-round brown aluminum gutters + round downspouts, typ.

10" sq. base grade A cedar posts + cedar frame panels with custom black alum. screen panel w/ black mtl. clips

t&g ipe decking

grade A, no-knots cedar screen panels with t&g beaded board infill; painted

7'-8"

9'-4"

9'-0"
verify

1 rear elevation (approved)
scale: 1/4" = 1'-0"

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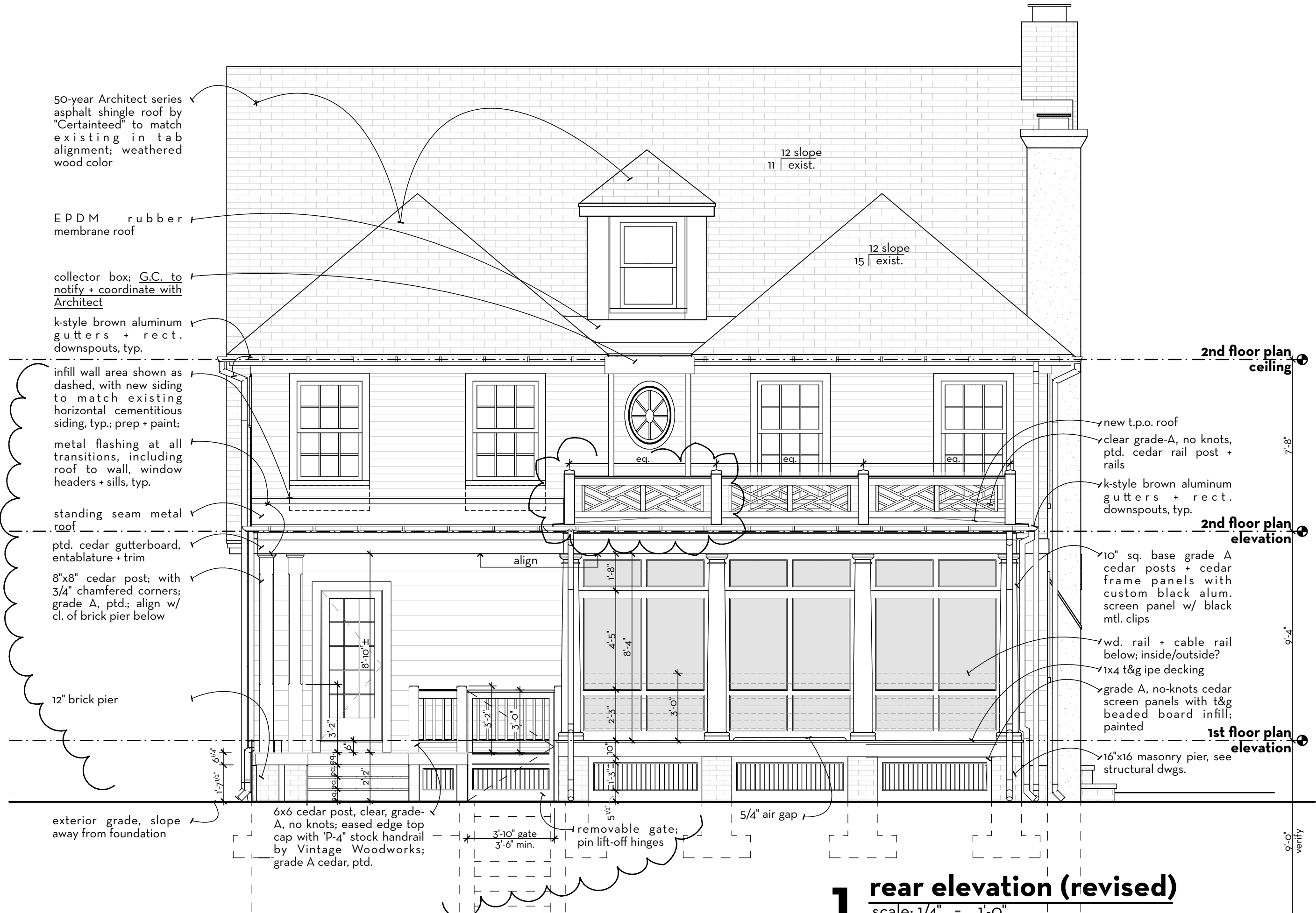
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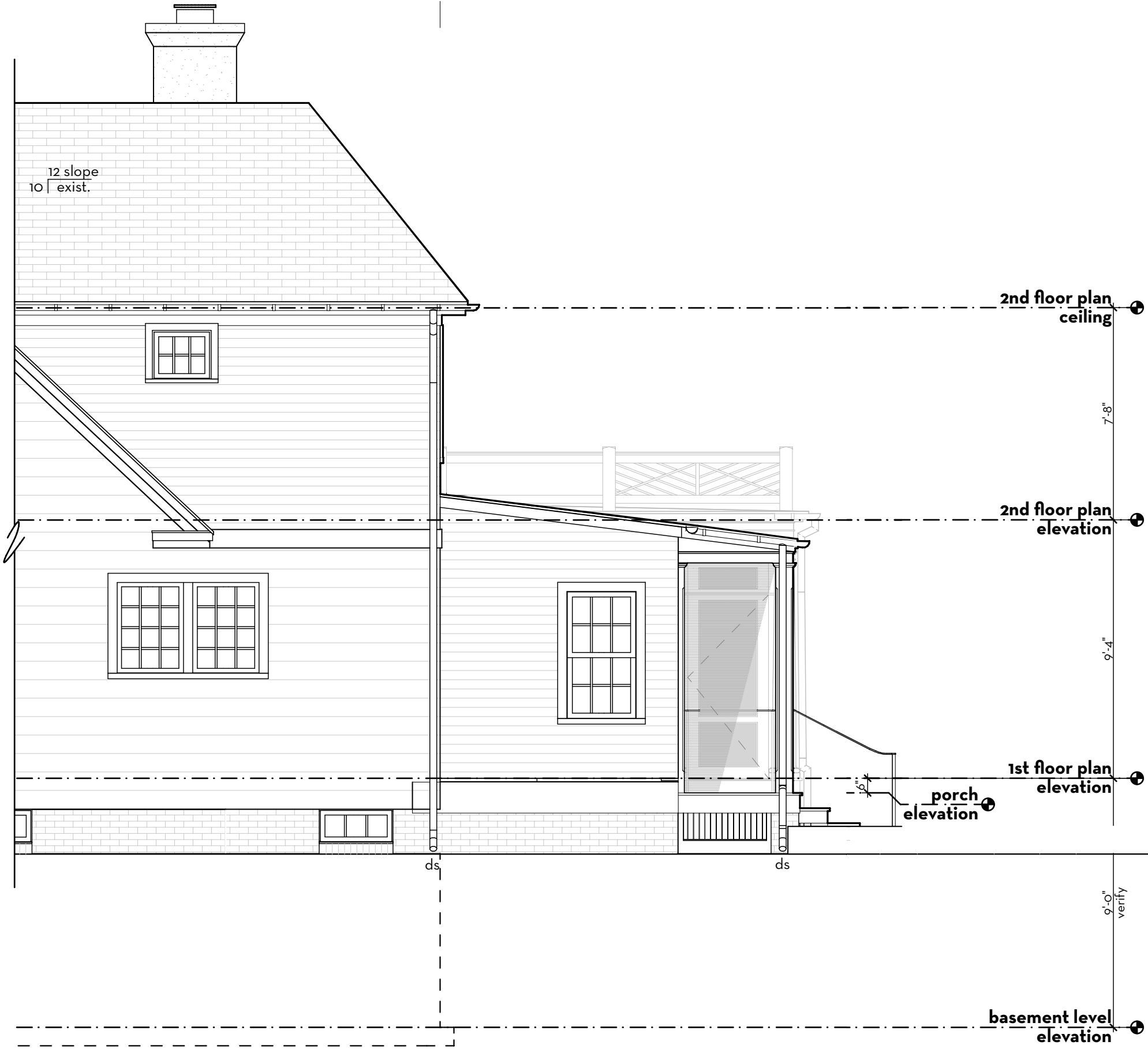
HAWP REVISION
12.03.2019

rear elevation

SK33-A
14



1 rear elevation (revised)
scale: 1/4" = 1'-0"



1 side elevation west (approved)
scale: 1/4" = 1'-0"

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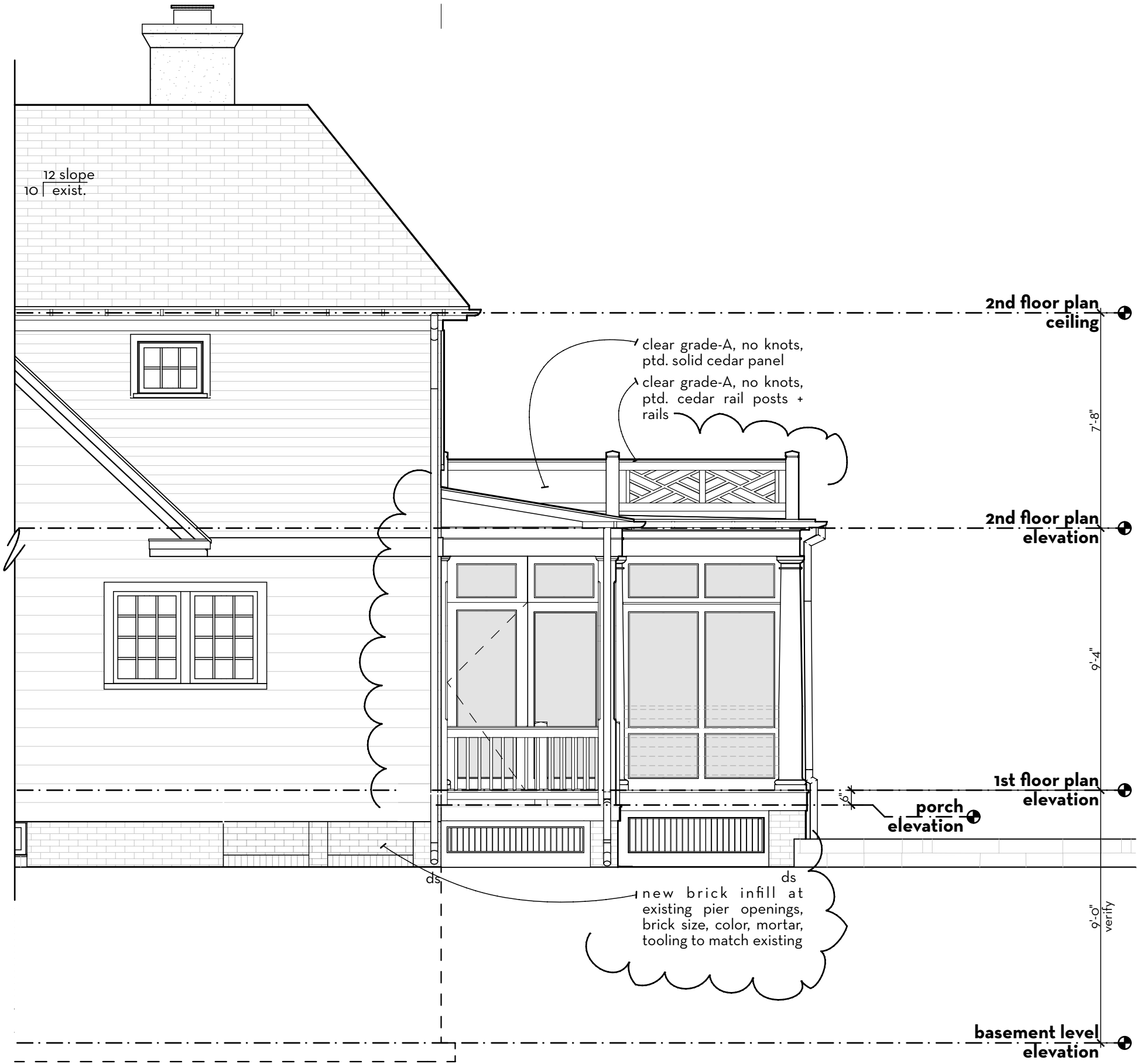
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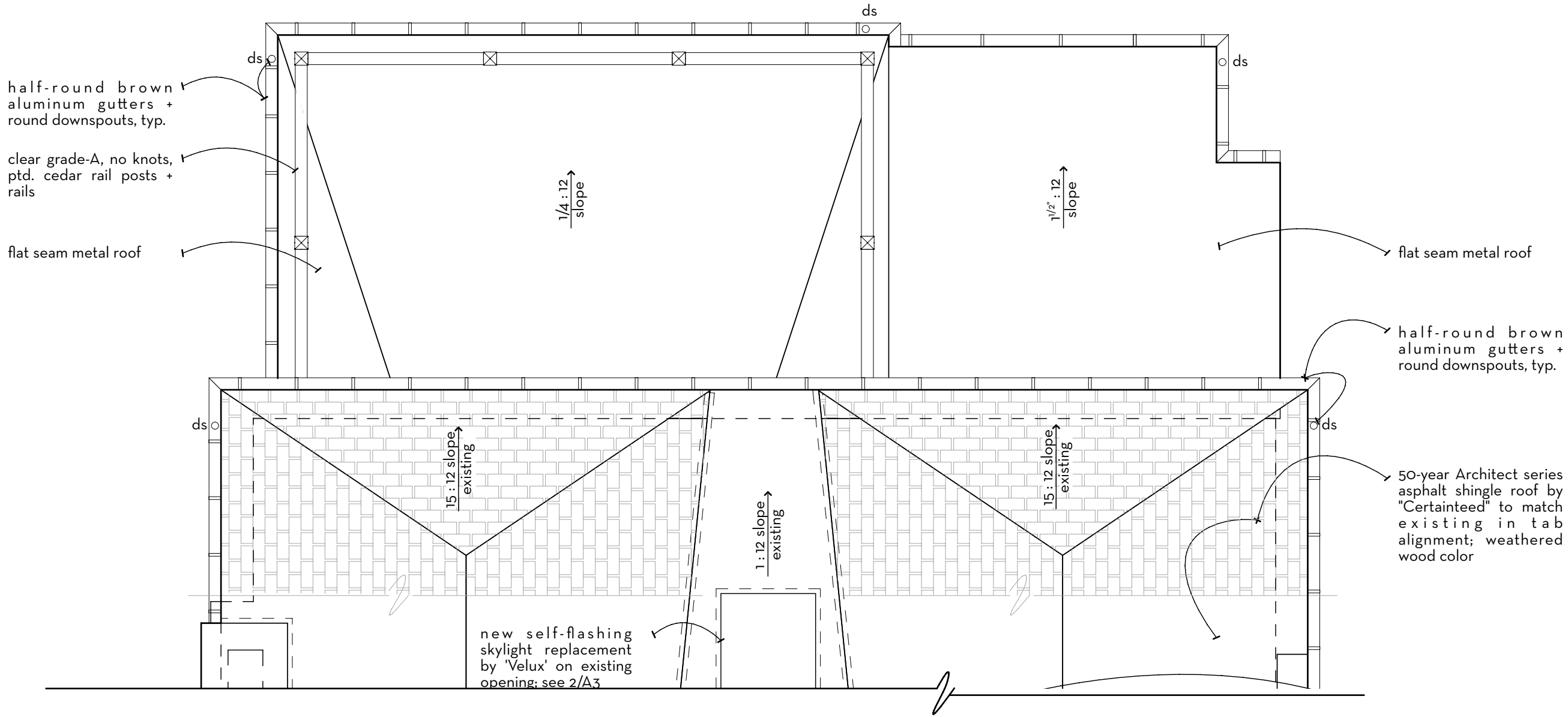
HAWP REVISION
12.03.2019

side elevation
(west)

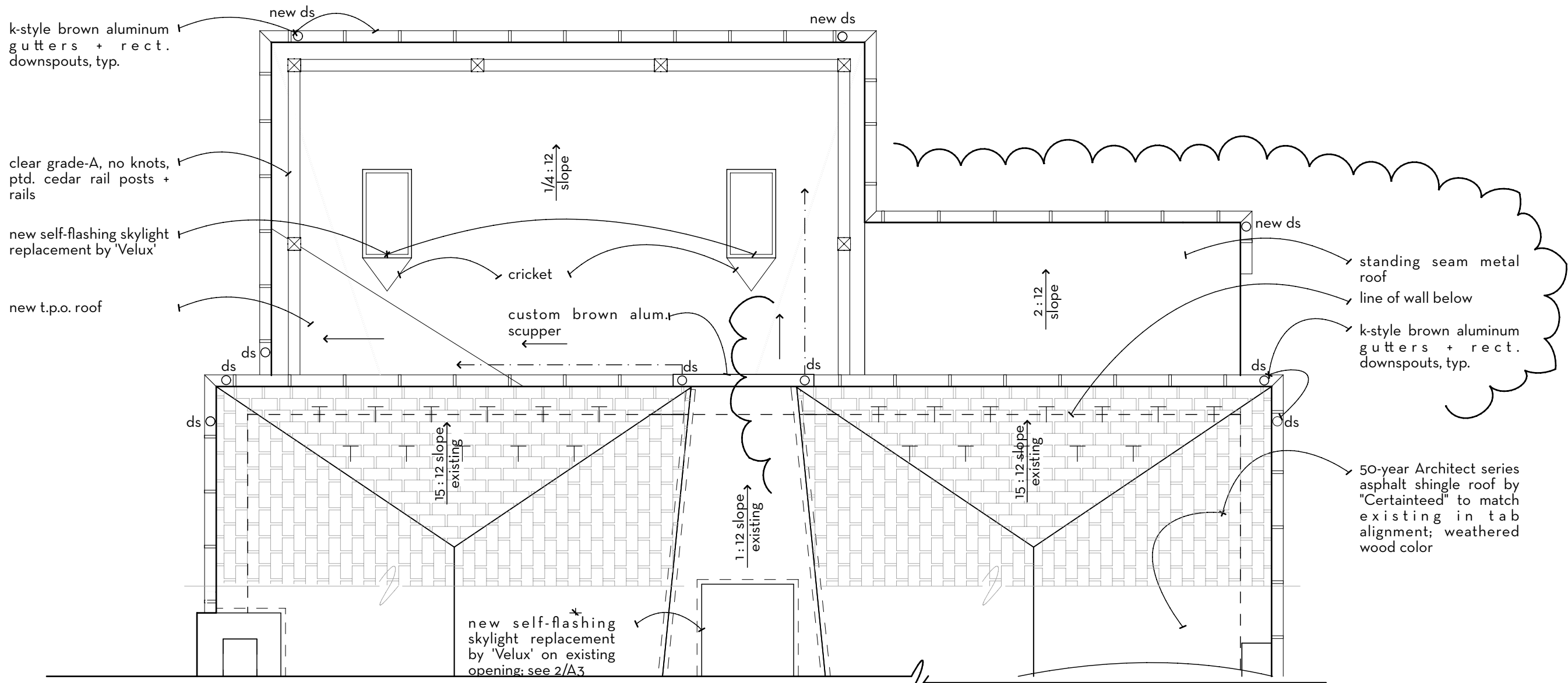
SK34-A
16



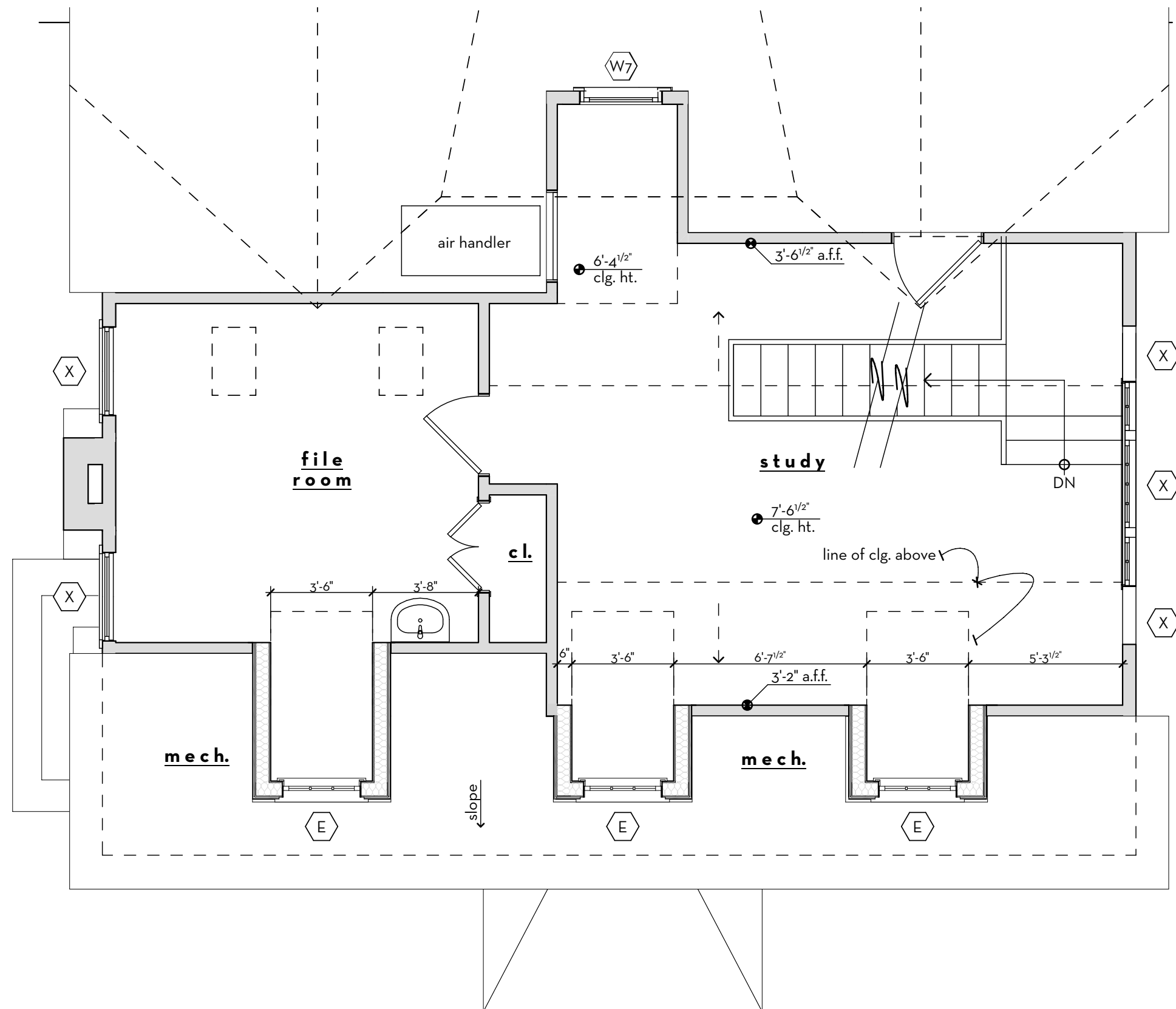
1 side elevation west (revised)
scale: 1/4" = 1'-0"



1 roof plan (approved)
scale: 1/4" = 1'-0"



1 roof plan (revised)
scale: 1/4" = 1'-0"



1 attic floor plan (approved)

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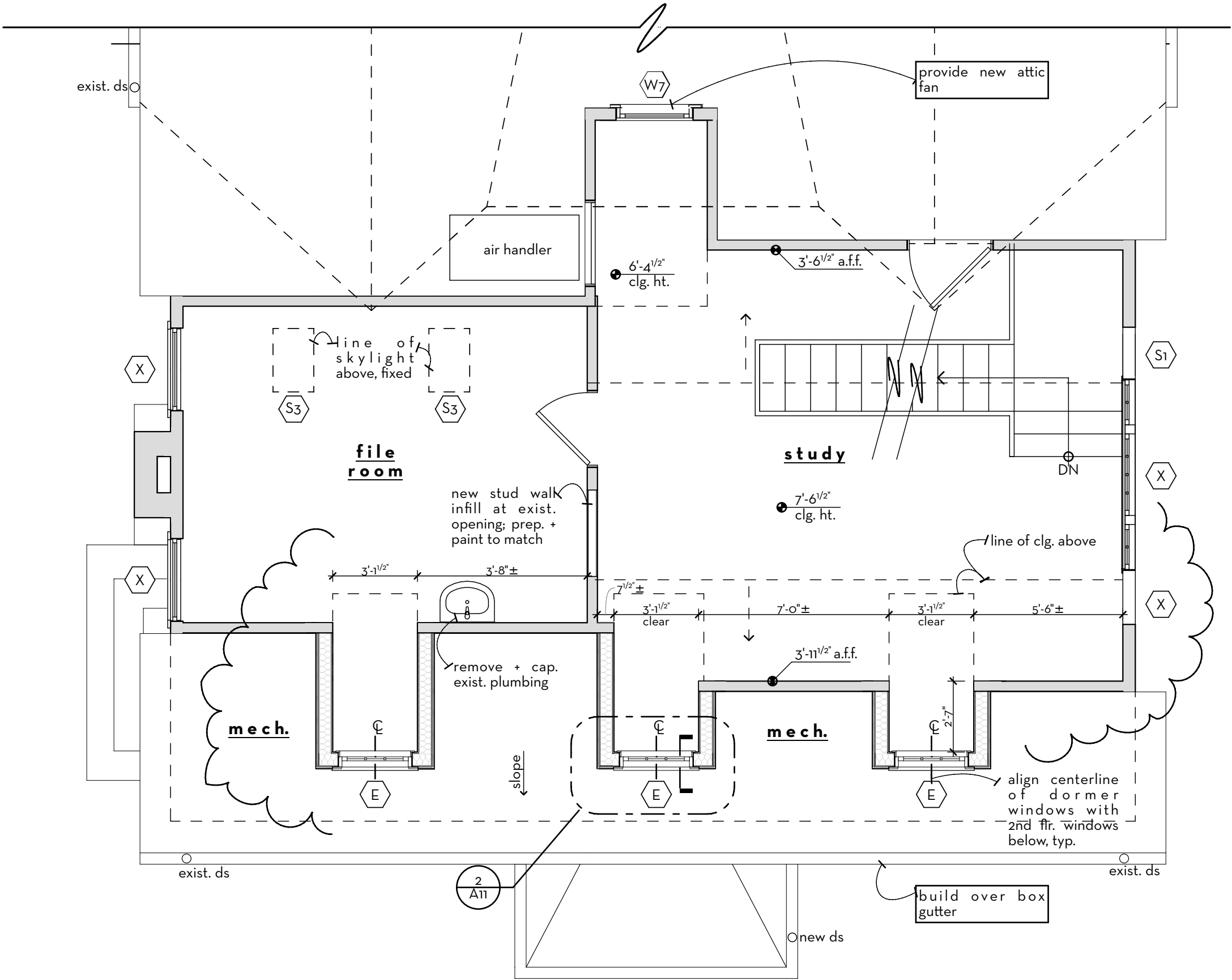
Project: **SHEEHAN-MARRA RESIDENCE**
30 WEST KIRKE STREET
CHEVY CHASE, MD 20815

Date:

Layout Name:
HAWP REVISION
12.03.2019

attic floor
plan

SK29-A
20



1 **attic floor plan (revised)**
scale: 1/4" = 1'-0"

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washington

Project:

SHEEHAN-MARRA RESIDENCE

30 WEST KIRKE STREET

CHEVY CHASE, MD 20815

Date:

Layout Name:

HAWP REVISION

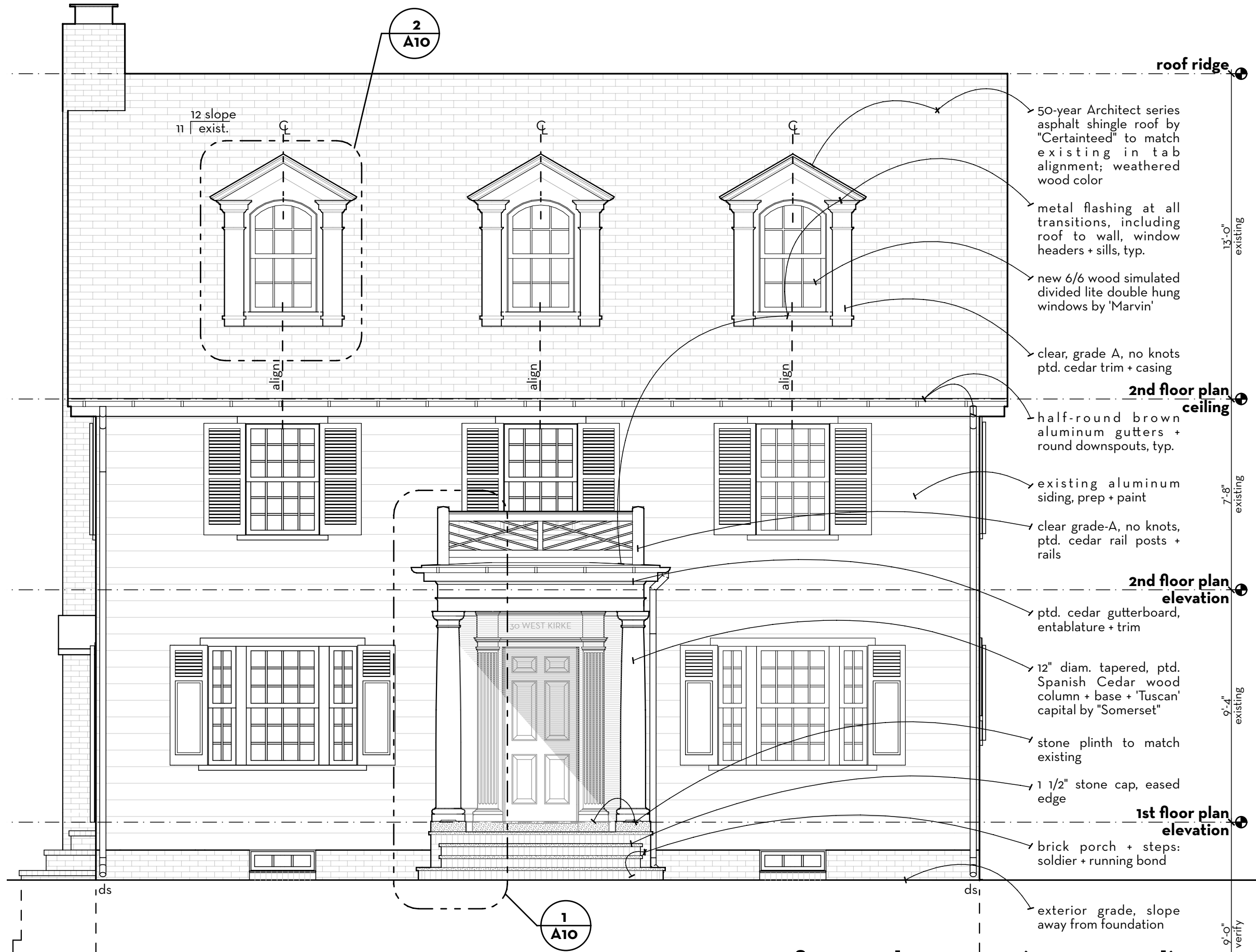
12.03.2019

attic floor plan

SK29-R

21

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1 front elevation (approved)
scale: 1/4" = 1'-0"

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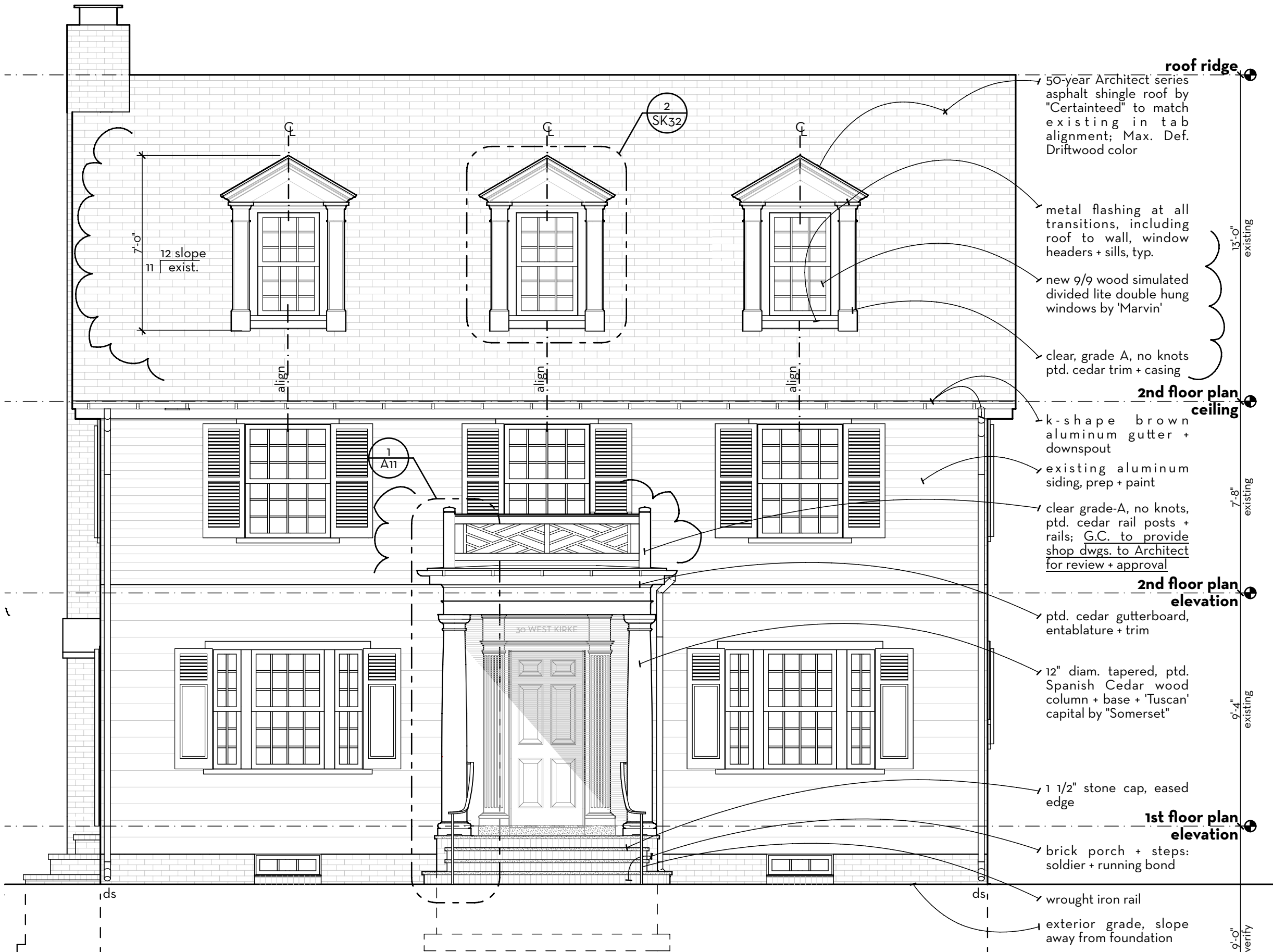
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Layout Name:

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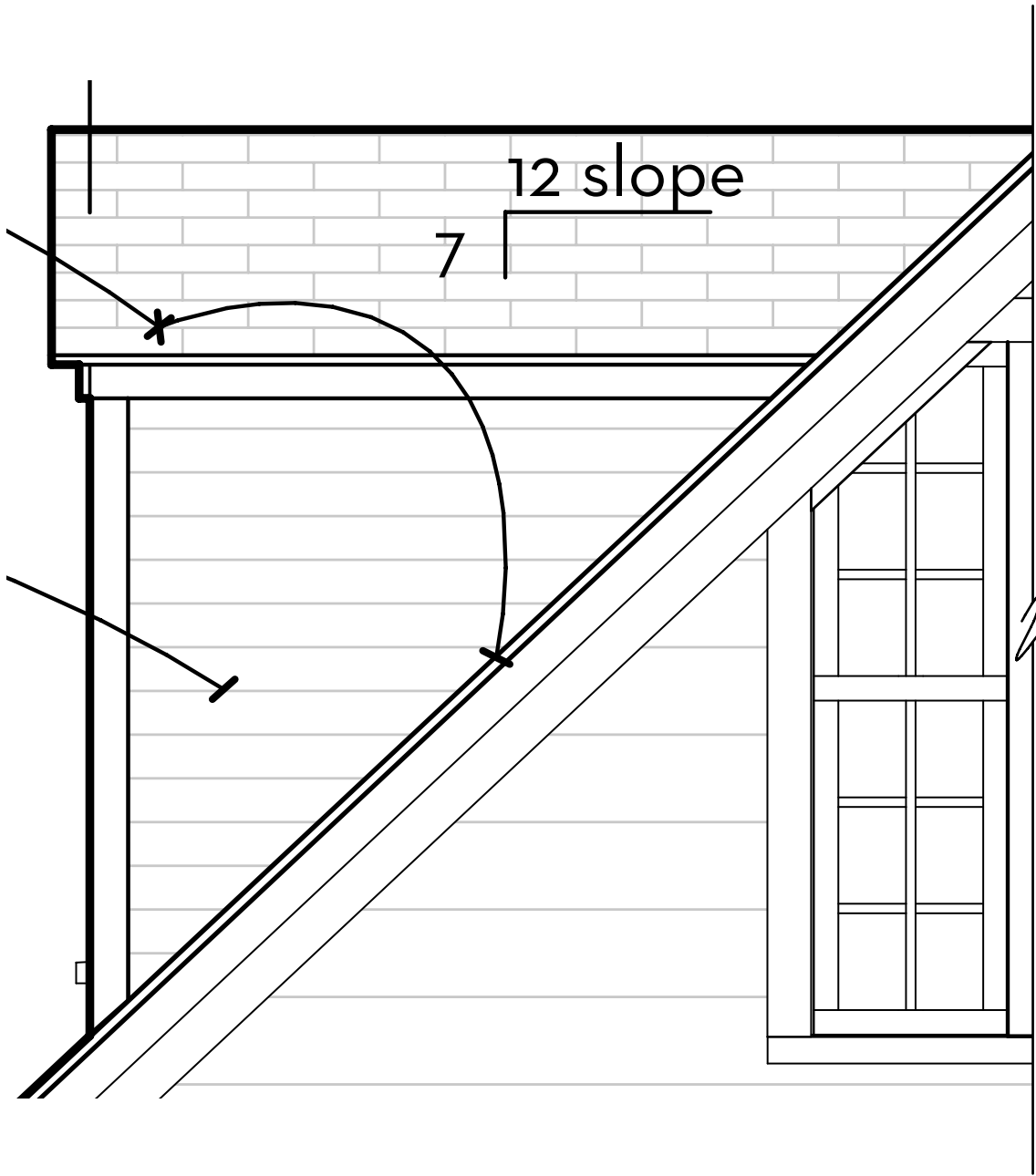
front
elevation

\$K30-A
22

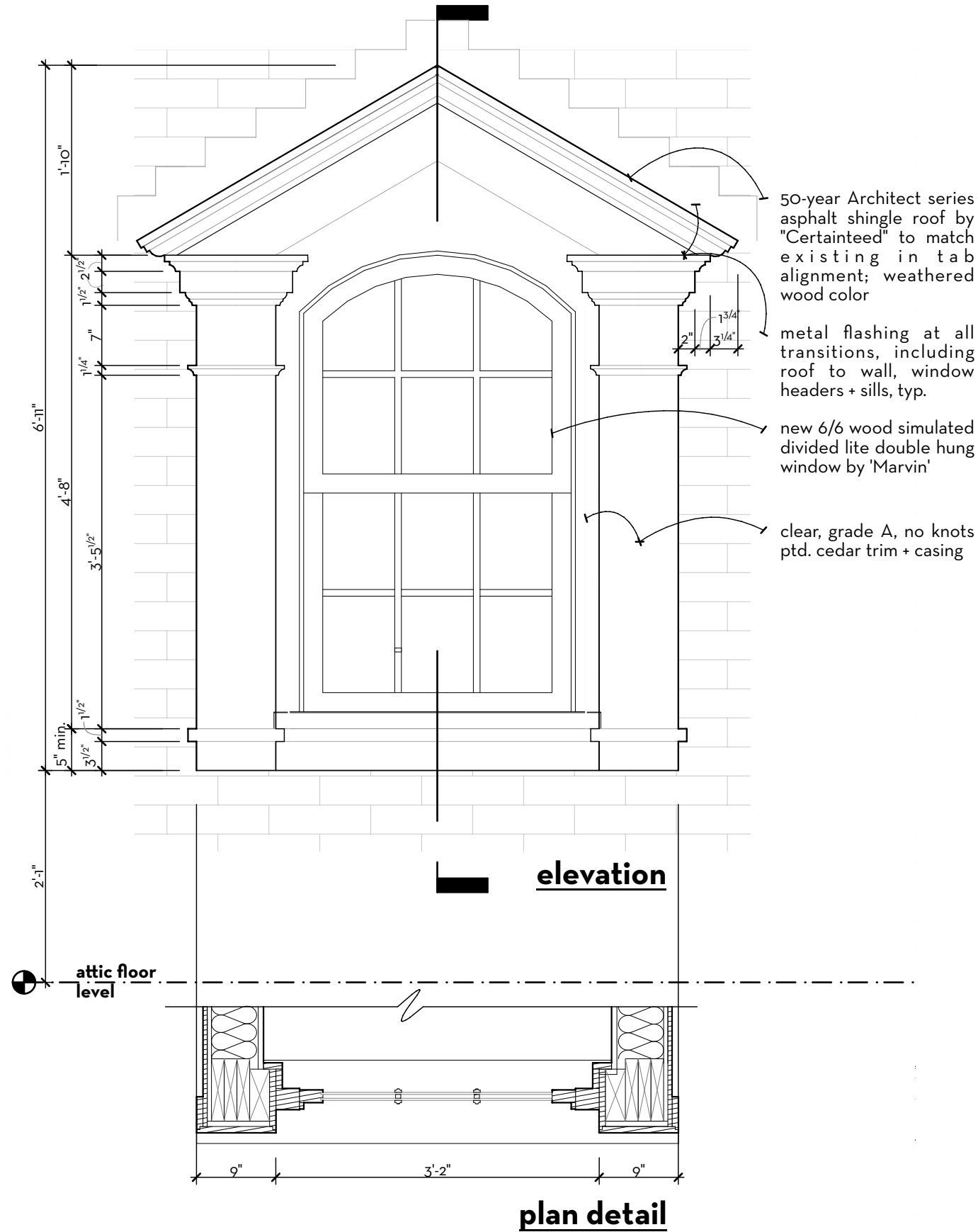


1 front elevation (revised)
scale: 1/4" = 1'-0"

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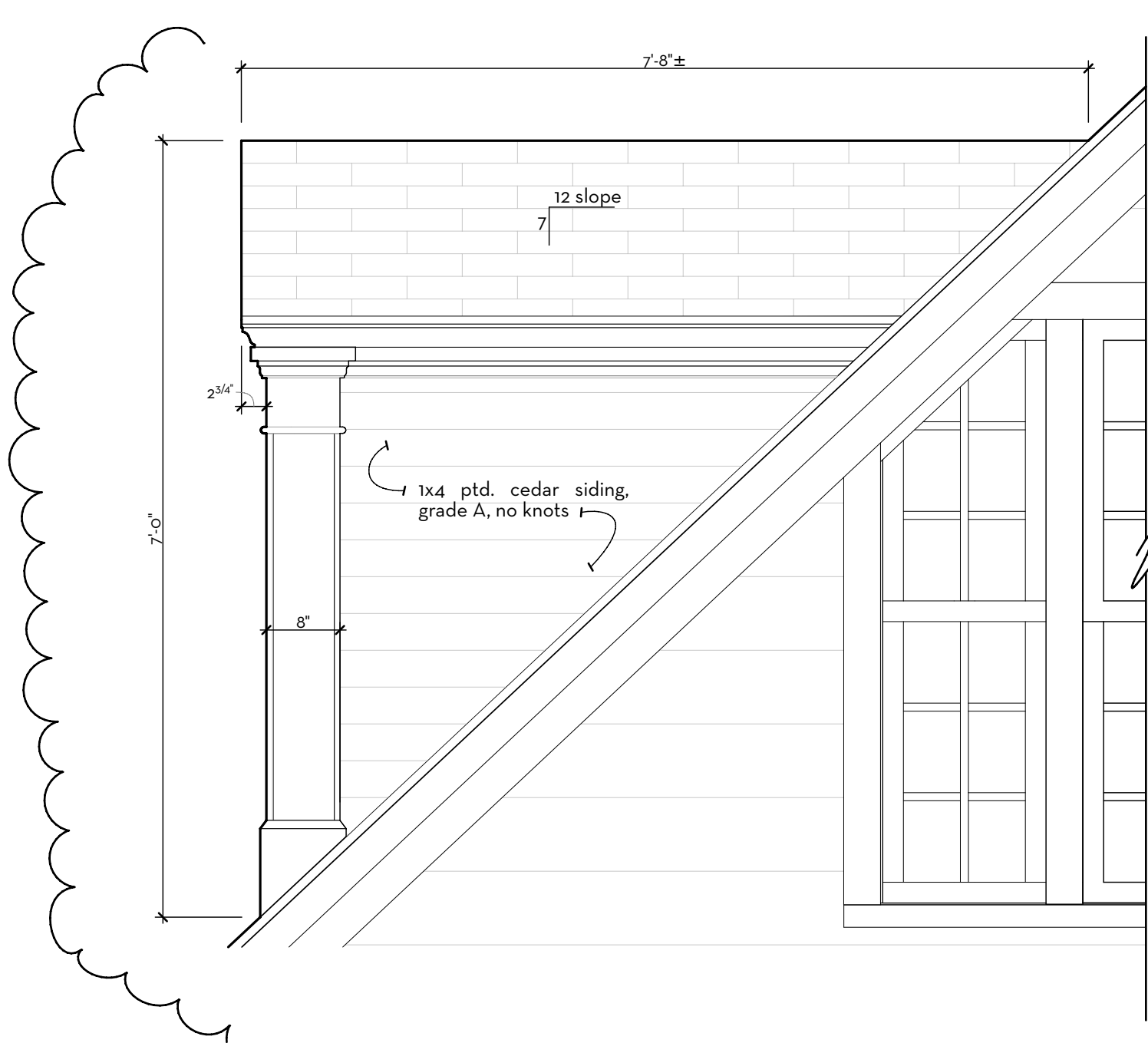


1 front dormer side elevation (approved)
scale: 3/4" = 1'-0"

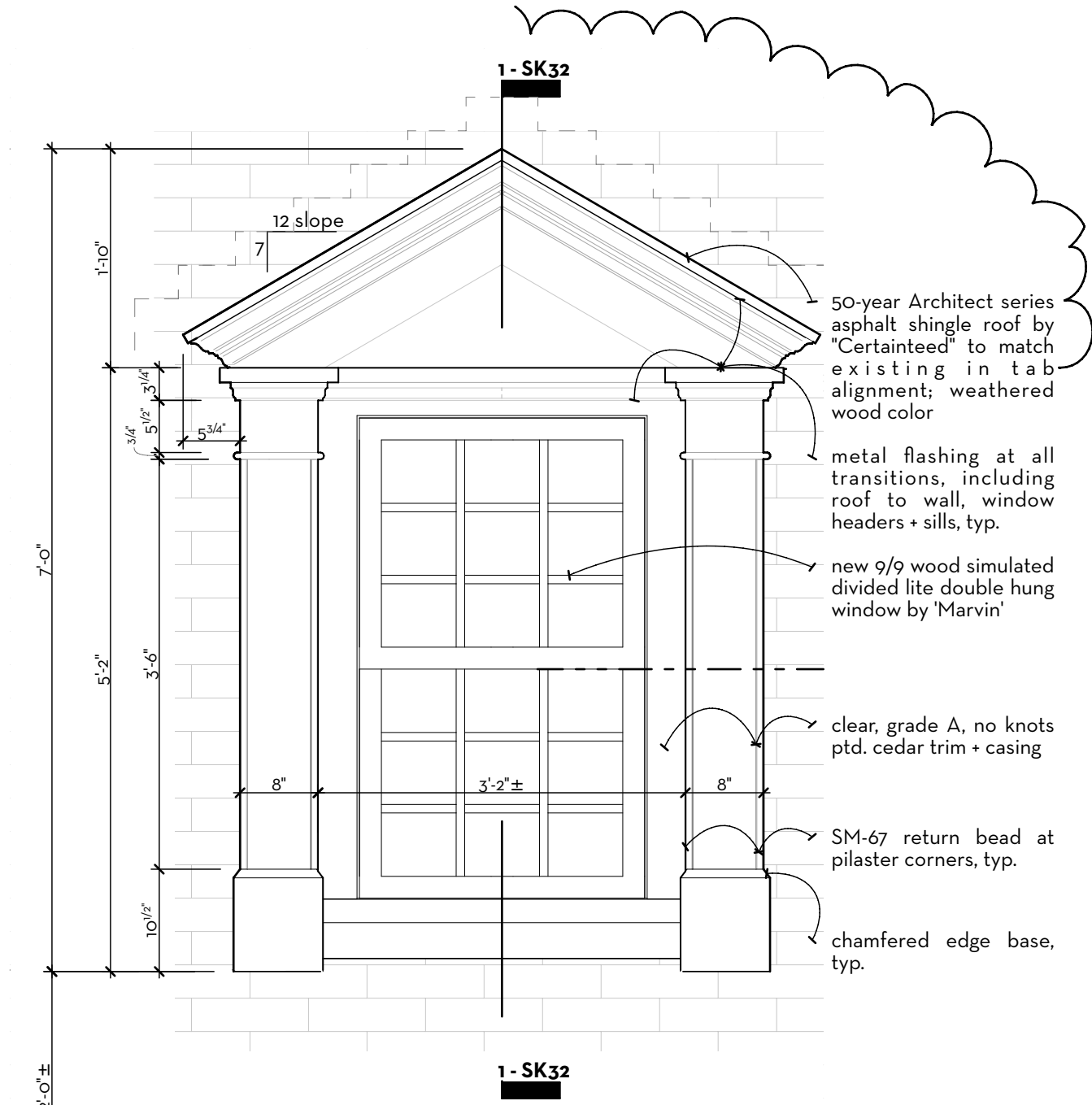


2 front dormer detail (approved)
scale: 3/4" = 1'-0"

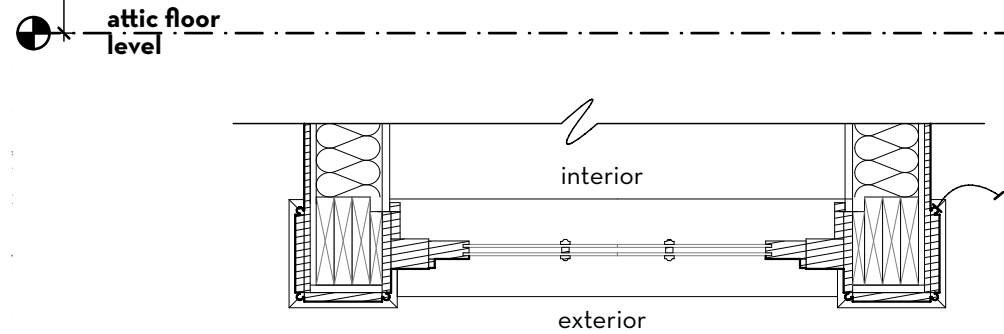
brennan+company ARCHITECTS	410.313.8310	803 oella avenue- elicott city, maryland 21043	baltimore washington
	Project: SHEEHAN-MARRA RESIDENCE 30 WEST KIRKE STREET CHEVY CHASE, MD 20815		
Date: <input type="text"/>			
Layout Name: HAWP REVISION 12.03.2019			
dormer details			
SK31-A			



1 front dormer side elevation (revised)
scale: 3/4" = 1'-0"



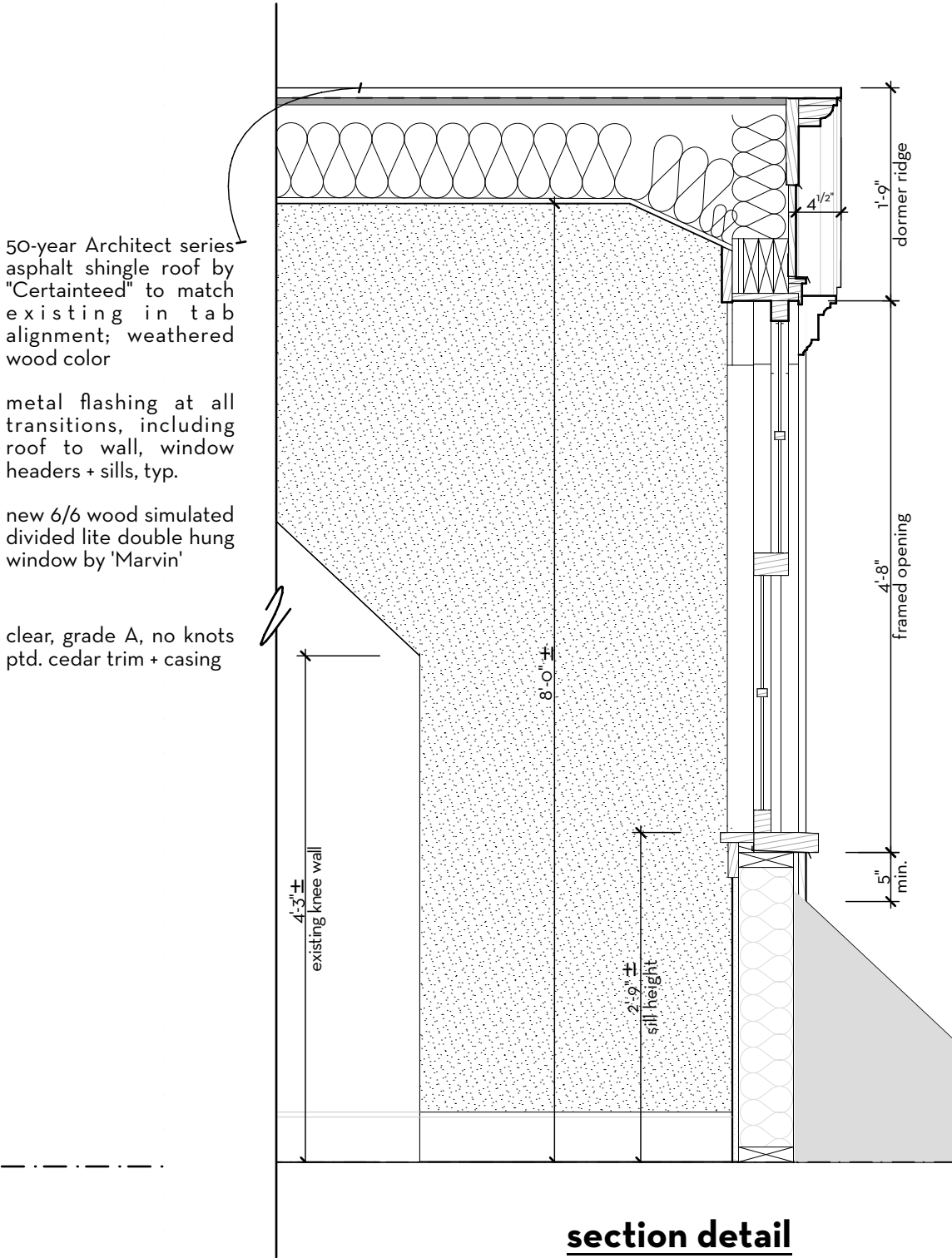
elevation



plan detail

2 front dormer detail (revised)
scale: 3/4" = 1'-0"

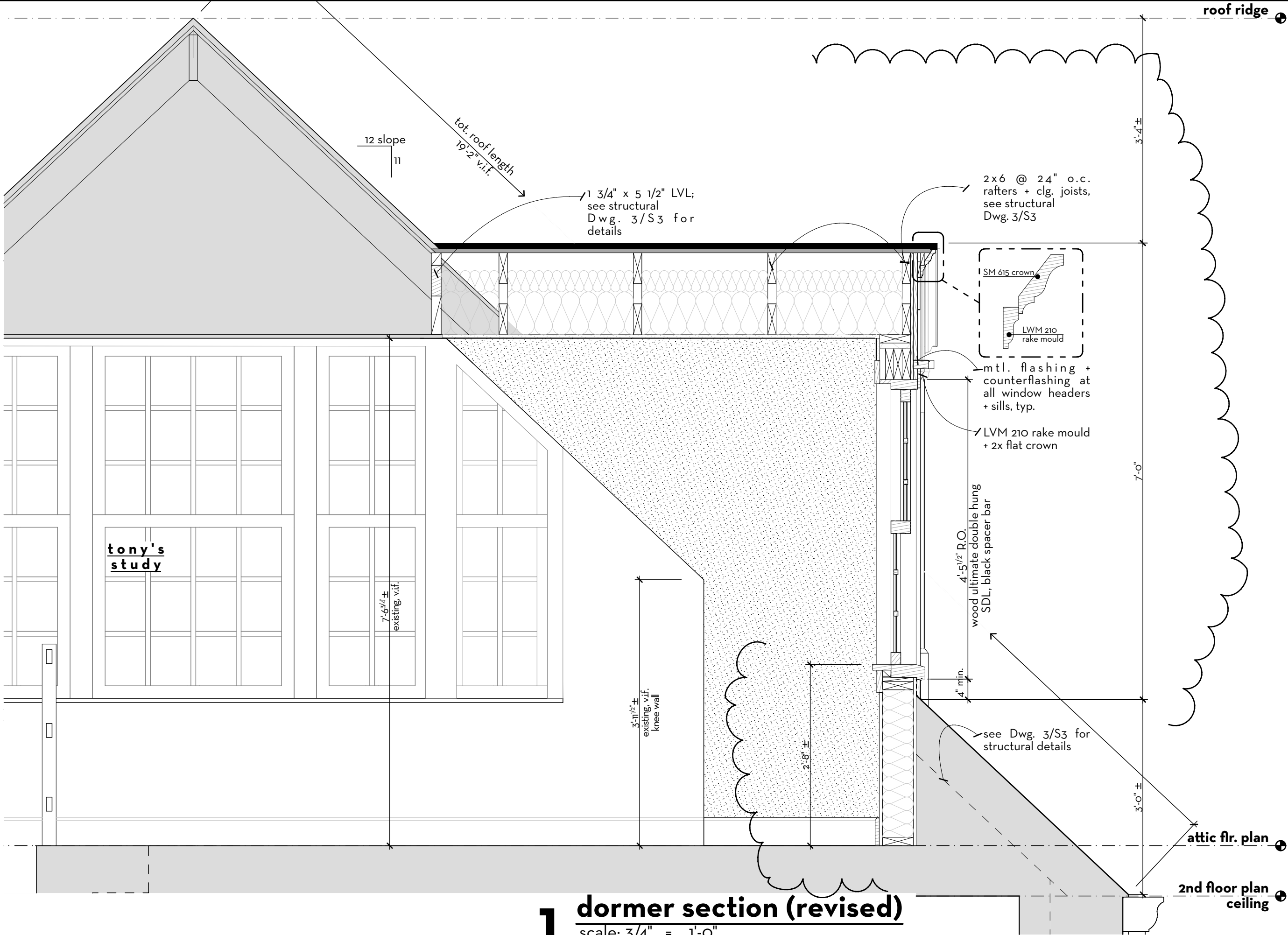
brennan+company ARCHITECTS		baltimore washington
803 oella avenue - elicott city, maryland 21043		410.313.8310
Project: SHEEHAN-MARRA RESIDENCE 30 WEST KIRKE STREET CHEVY CHASE, MD 20815		
Date:		
Layout Name: HAWP REVISION 12.03.2019		
dormer details		
SK31-R		



1 dormer section (approved)
scale: 3/4" = 1'-0"

Project:	brennan+company ARCHITECTS	
	803 oella avenue- elicott city, maryland 21043	410.313.8310 baltimore washington
SHEEHAN-MARRA RESIDENCE 30 WEST KIRKE STREET CHEVY CHASE, MD 20815		
Date:		
Layout Name:	HAWP REVISION 12.03.2019	
dormer section		

/Volumes/Data/Brennan/01.residential/sheehan-marra/2_project drawings/2_working drawings/sheehan-marra_addendum1.pln 12/3/19 6:55 PM © Brennan+Company Architects lili mundroff



1 dormer section (revised)
scale: 3/4" = 1'-0"

brennan+company
ARCHITECTS

baltimore
washington

410.313.8310

803 oella avenue - elicott city, maryland 21043

Project:
SHEEHAN-MARRA RESIDENCE
30 WEST KIRKE STREET
CHEVY CHASE, MD 20815

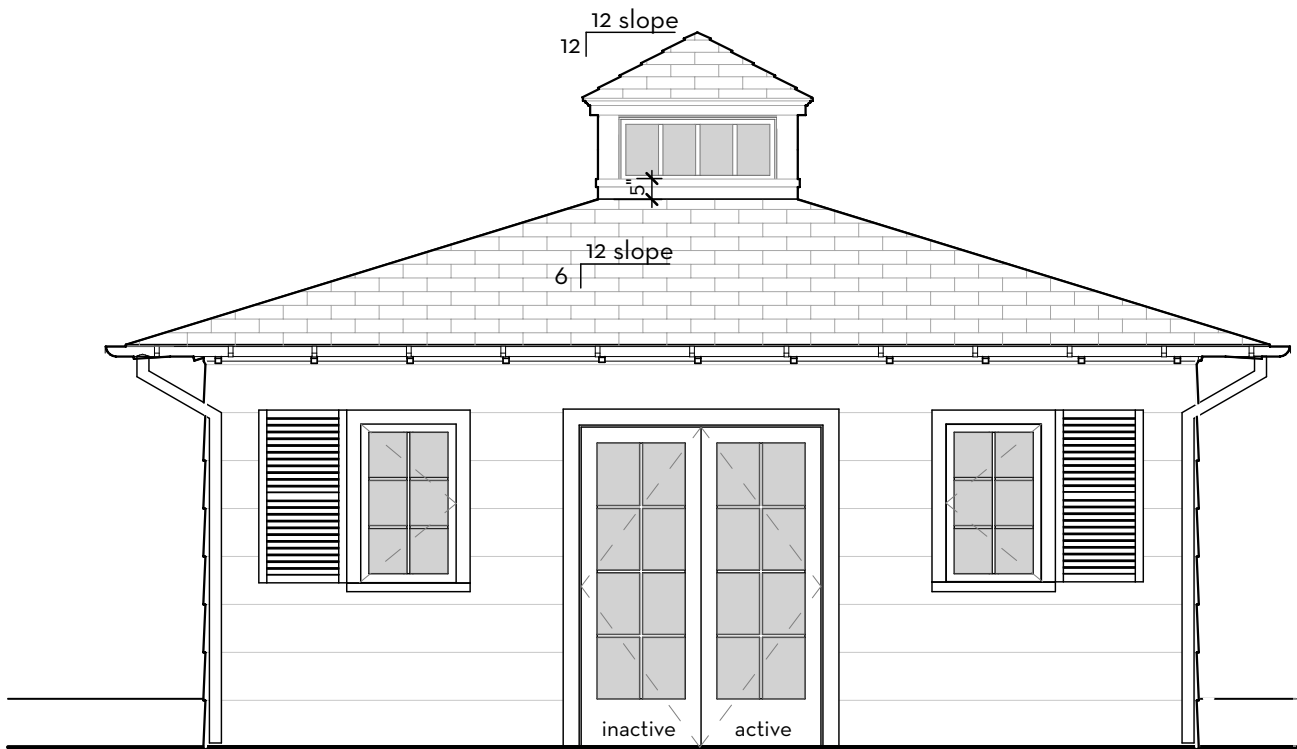
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Layout Name:

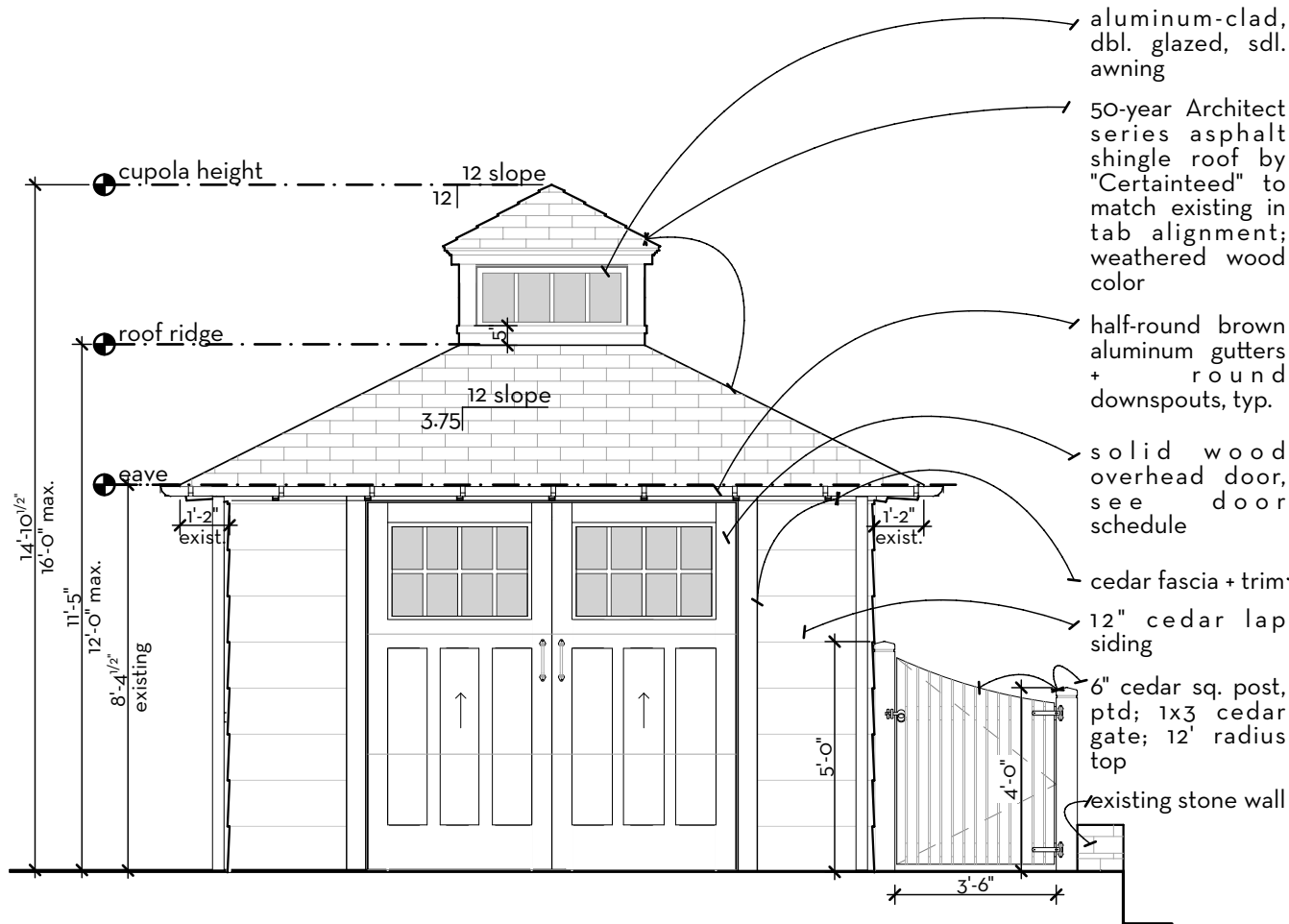
HAWP REVISION
12.03.2019

dormer
section

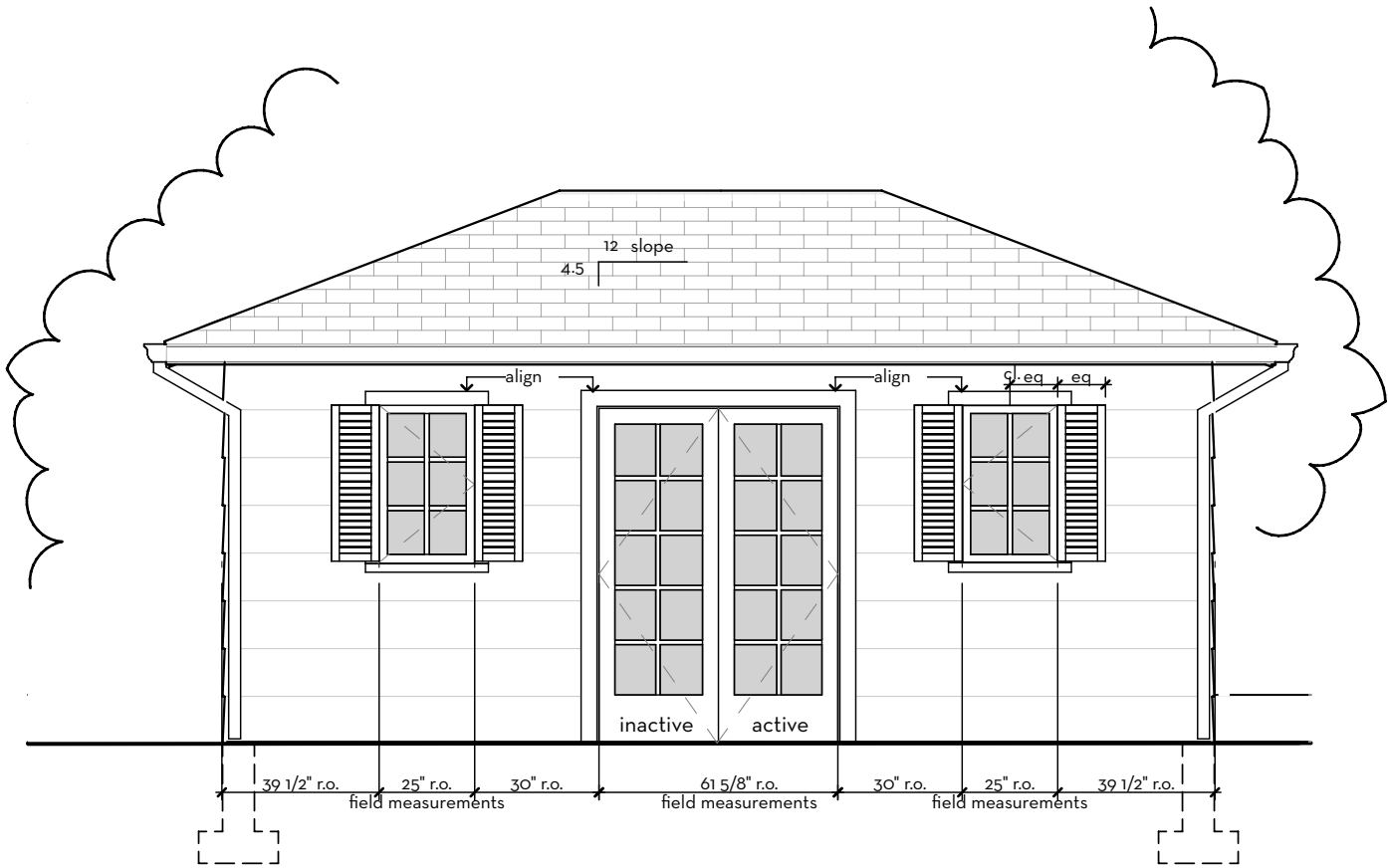
SK32-R
27



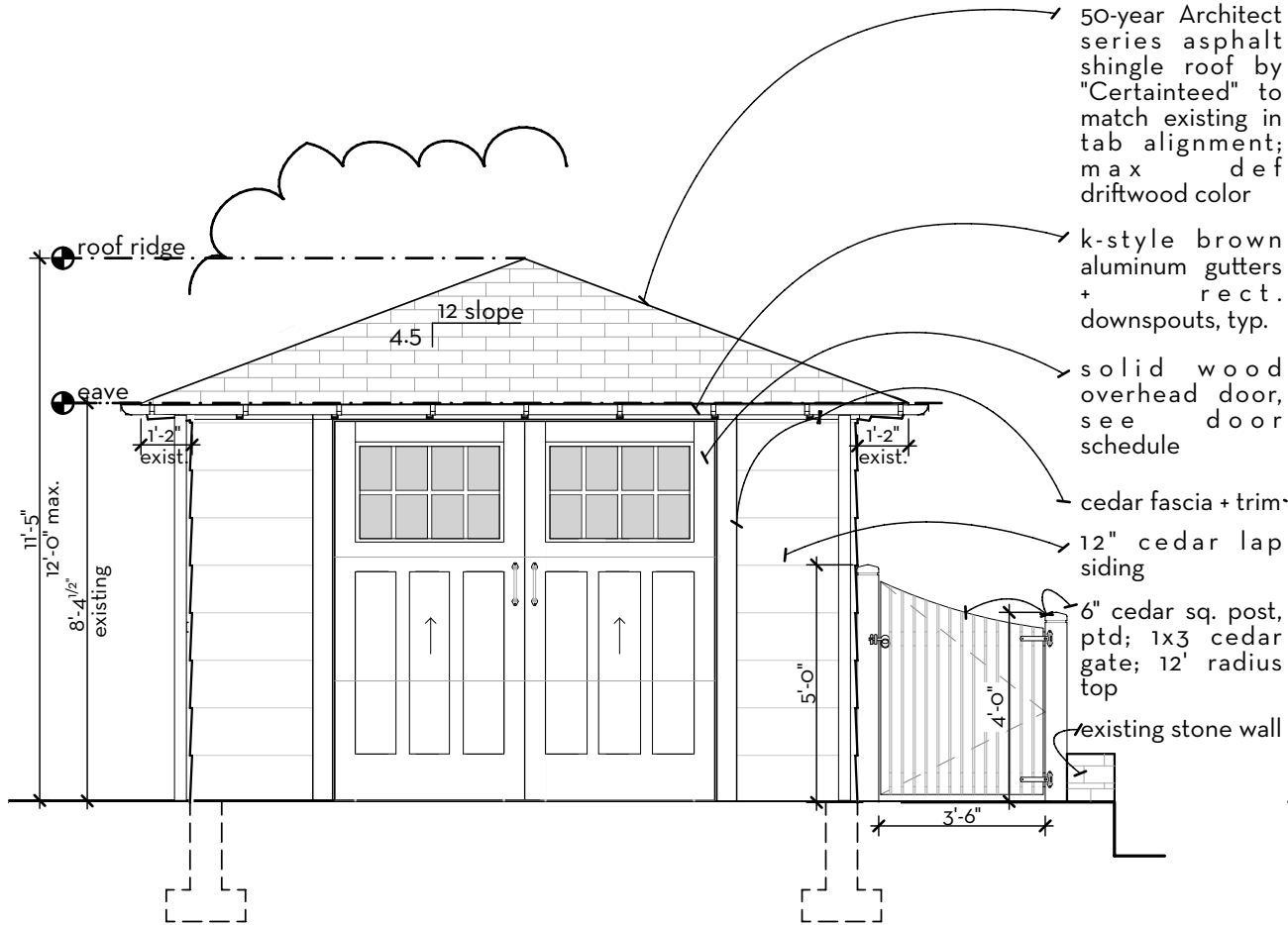
1 garage: new side elevation (east)
scale: 1/4" = 1'-0"
(approved)



2 garage: new front elevation (north)
scale: 1/4" = 1'-0"
(approved)



1 garage: side elevation east (revised)
scale: 1/4" = 1'-0"



2 garage: front elevation north (revised)
scale: 1/4" = 1'-0"