

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	21 Grafton St., Chevy Chase	Meeting Date:	10/28/2020
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/21/2020
Applicant:	Duane and Paula Gibson	Public Notice:	10/14/2020
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-20BB (REVISION)	Staff:	Dan Bruechert
PROPOSAL:	Front Stairs, Rear Patio, and Accessory Building Modifications (RETROACTIVE)		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application:

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Historic District
STYLE: Dutch Colonial
DATE: c.1905

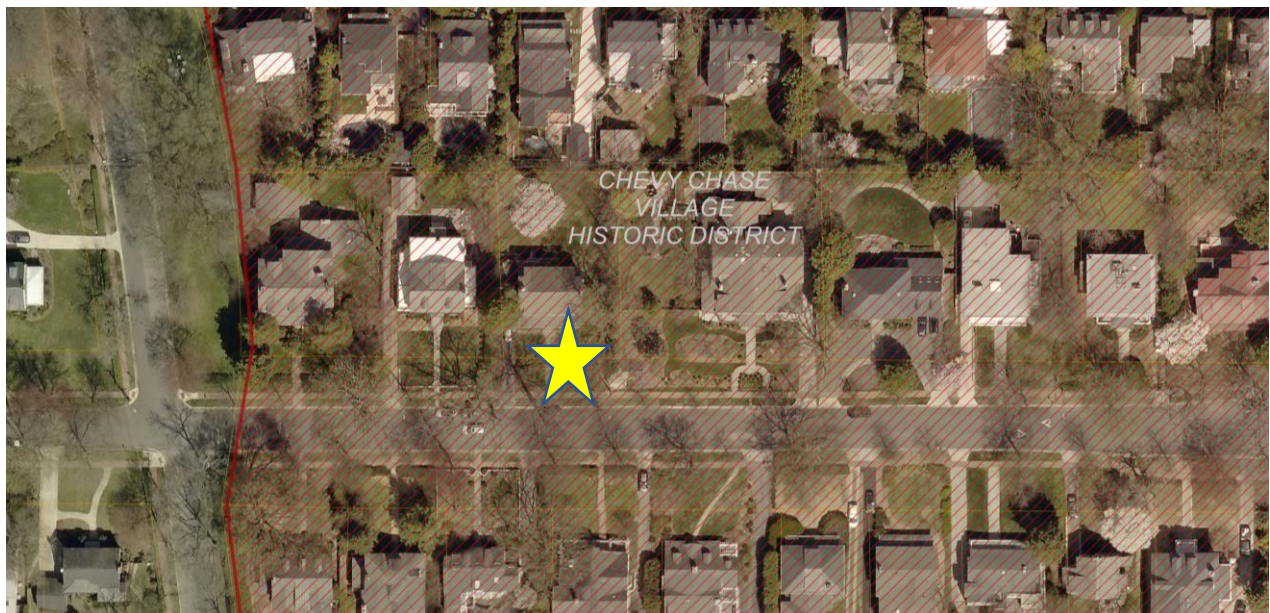


Figure 1: 21 Grafton St. near the edge of the Chevy Chase Village Historic District.

BACKGROUND

On July 10, 2019, the HPC reviewed and approved a HAWP by consent for this building for a rear

addition and other alterations to the property.¹

On September 9, 2020, the HPC approved a HAWP by consent for additional changes to the hardscape, fencing, and retaining walls by consent.²

PROPOSAL

The applicant proposes to modify the previously approved front walkway retaining wall, construct a patio, and reduce the size of the garage. The work discussed in this HAWP for the retaining walls and hardscape are is retroactive as the work has already been completed.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Chevy Chase Historic District Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Guidelines

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

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

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

“Strict Scrutiny” means that the planned changes should be reviewed to ensure 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 following principles are not intended to cover all possible types of exterior alterations, changes, and/or additions. HAWP applications for other types of exterior alterations, changes, and/or additions should be reviewed in a manner that is consistent with tow paramount principles identified above – fostering the Village’s shared commitment to evolving eclecticism while maintain its park-like character.

- *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. If an existing garage or

¹ The Staff Report and application for the approved July 2020 HAWP can be found here:

<https://montgomeryplanning.org/wp-content/uploads/2019/07/I.H-21-Grafton-Street-Chevy-Chase.pdf>.

² The Staff Report and application for the approved September 9, 2020 HAWP hacc be found here:

<https://montgomeryplanning.org/wp-content/uploads/2020/09/II.V-21-Grafton-Street-Chevy-Chase.pdf>.

- accessory building has any common walls with, or attachment to, the main residence, then any addition to the garage or accessory building should be subject to review in accordance with the Guidelines applicable to “major additions.” Any proposed garage or accessory building which is to have a common wall with or major attachment to the main residence should also be reviewed in accordance with the Guidelines applicable to “major additions.”
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like setting.
 - The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of Interior’s Standards for Rehabilitation

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STAFF DISCUSSION

The applicant seeks approval for work in three areas: modification to the previously approved front walkway retaining wall, the installation of a stone patio in the rear, and a reduction in size for the approved garages. All of the work in this HAWP has been completed. As a retroactive proposal, the HPC is to evaluate the proposal as though the work had not been carried out.

Front Walkway Replacement

The existing front walkway, which runs from the sidewalk to the house and along the front of the house, is constructed out of bricks set in mortar. The applicant proposes to remove the existing walkway and install a walkway in matching dimensions using flagstones. The approved retaining wall at the intersection between the walkway and the sidewalk turned at right angles (see below).

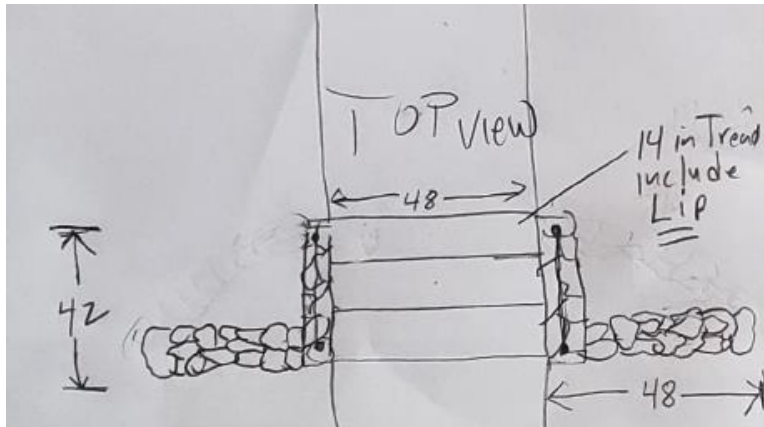


Figure 2: detail of September 9, 2020, approved front stair proposal.

The applicant now proposes to have the sides of the retaining wall extend in quarter rounds (see below). The change in shape will not require additional re-grading on the site.



Figure 3: Proposed front walk retaining wall.

Staff finds that stonework matches the treatment of the front porch piers and is an appropriate material. Staff further finds that while the proposed retaining wall will project further, its new form requires less alteration on-site, because no backfilling will be needed. Staff recommends the HPC approve the front walkway retaining wall alteration under the *Design Guidelines, Chapter 24A-8(b)(2) and (d)*.

Stone Patio

In the rear of the building, between the house and the garage, the applicant proposes to install a flagstone patio. The approved hardscaping creates a very small green space between the driveway and walkway

from the garage to the house. The proposed small paved area will not impact any trees and is not visible from the public right-of-way.



Figure 4: new stone patio between the house and garage. Note, the stone walkway along the side of the house was previously approved.

Staff finds the proposed patio will not have a significant visual impact on the house or surrounding right-of-way. The *Design Guidelines* state, “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 *Design Guidelines* also require the HPC to apply strict scrutiny to changes in lot coverage as it pertains to preserving the park-like setting of the district. This proposed work will not impact any trees or have an impact on the streetscape. Staff recommends the HPC approved the proposed patio.

Garage Alterations

The applicant proposes to change the overall dimensions of the previously approved garage. The approved garage measured 22' × 24' (twenty-two feet by twenty-four feet). The new proposal will narrow the garage by 2' (two feet) so it will measure 22' × 22' (twenty-two feet square). Staff finds this change is de minimis and won't have a significant impact on the overall character of the new building. Staff notes that this proposal would be approved by Staff under the pending regulation amendment authorizing Staff-Level approval. Staff recommends the HPC approve reducing the garage dimensions by 2' (two feet).

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1),(2), and (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Chevy Chase Village District Design Guidelines;

and with the Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10;

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

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

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: phg5494@gmail.com Contact Person: PAULA GIBSON
Tax Account No.: N/A Daytime Phone No.: 301-335-2465
Name of Property Owner: DUANE & PAULA GIBSON Daytime Phone No.: 301-693-7145
Address: 21 GRAFTON CHEVY CHASE MD 20815
Street Number City Street Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Douglas Mader, AIA Daytime Phone No.: (301) 466-1378

LOCATION OF BUILDING/PREMISE

House Number: 21 GRAFTON Street _____
Town/City: CHEVY CHASE Nearest Cross Street: CEDAR PARKWAY
Lot: PTS 546 Block: 25 Subdivision: SECT. No. 2 - CHEVY CHASE
Liber: 52850 Folio: 271 Parcel: 106

PART ONE: TYPE OF PERMIT ACTION 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 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/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.

Paula Gibson
Signature of owner or authorized agent

4/19/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

1. WRITTEN DESCRIPTION OF PROJECT

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

see attached

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

see attached

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

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

Owner's mailing address

Duane & Paula Gibson
 21 Grafton St.
 Chevy Chase MD 20815

Owner's Agent's mailing address

Douglas Mader
 11307 Rokeby Ave.
 Garrett Park MD 20896-0187

Adjacent and confronting Property Owners mailing addresses

Howe/Pearson Residence
 26 Hesketh St.
 Chevy Chase MD 20815

Dane Butswinkas
 24 Hesketh St.
 Chevy Chase MD 20815

Bonnie Residence
 19 Grafton St.
 Chevy Chase MD 20815

The Ford Residence
 23 Grafton
 Chevy Chase MD 20815

Horwitz / Markman Residence
 30 Grafton St.
 Chevy Chase MD 20815

Ms. Nancy Crisman
 40 Grafton St.
 Chevy Chase MD 20815

ORIGINAL LOTS 4 & 11, 60'-0"

ORIGINAL LOTS 5 & 12, 60'-0"

10'

50'

30'

30'

P.O. Lots
10 & 11
28 Hesketh

P.O. Lots
11 & 12
24 Hesketh

Lot 20
22 Hesketh

Made
garage
smaller

New
areaway
space
Flagstone

Existing
HPC
Permitted
walkway
areaway

NEW
GARAGE
ELEV. 337'±

original
planned
driveway
repaving

SCREEN PORCH
ROOF TO DRAIN
TO REAR YARD

AREAWAY FROM
PATIO BELOW
DECK AND PORCH.

PROVIDE DOWNSPOUT
THAT BRINGS REAR ROOF
RAINWATER TO FRONT.

APPROXIMATE
ADDITION
777 SF FOOTPRINT

EGRESS WELL

COMPRESSORS

RIGHT SIDE TO DRAIN
FRONT YARD AND ON
GRAFTON STREET

RIP-RAP DIFFUSER
MINIMUM 5' DOWNHILL
FROM HOUSE

FRONT PORCH TO DRAIN
TO FRONT YARD AND
TO GRAFTON STREET

Pt of Lots 4 & 5
19 Grafton

REPLACE FAILING
FRONT STEPS

W 80.00'

22'-0"

24'-0"

5'-9"

5'-0" BRL

BRL

S 125.00'

N 125.00'

2-Story
Frame House
w/Cellar #21

Front Porch

E 80.00'

& 7

10'-0"

61.5m









240-777-6311
BUILDING PERMIT
NOTICE

NOTICE TO THE PUBLIC
A building permit has been issued for the construction of a retaining wall and drainage system at the property located at 21 [address]. The construction is scheduled to begin on [date] and is expected to be completed by [date]. The property owner is [name]. The construction will be in accordance with the plans submitted and approved by the building department. The public is advised to avoid the construction area and to be aware of any potential hazards. If you have any questions or concerns, please contact the building department at 240-777-6311.

Design Development

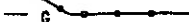

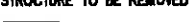

dd1 of 11	Architectural Site Plan
dd2 of 11	Lower Level Plan
dd3 of 11	First Floor Plan
dd4 of 11	Second Floor Plan
dd5 of 11	Third Floor Plan
dd6 of 11	Building Section A-A
dd7 of 11	Building Section B-B
dd8 of 11	Front Elevation
dd9 of 11	Right Side Elevation
dd10 of 11	Rear Elevation
dd11 of 11	Left Side Elevation

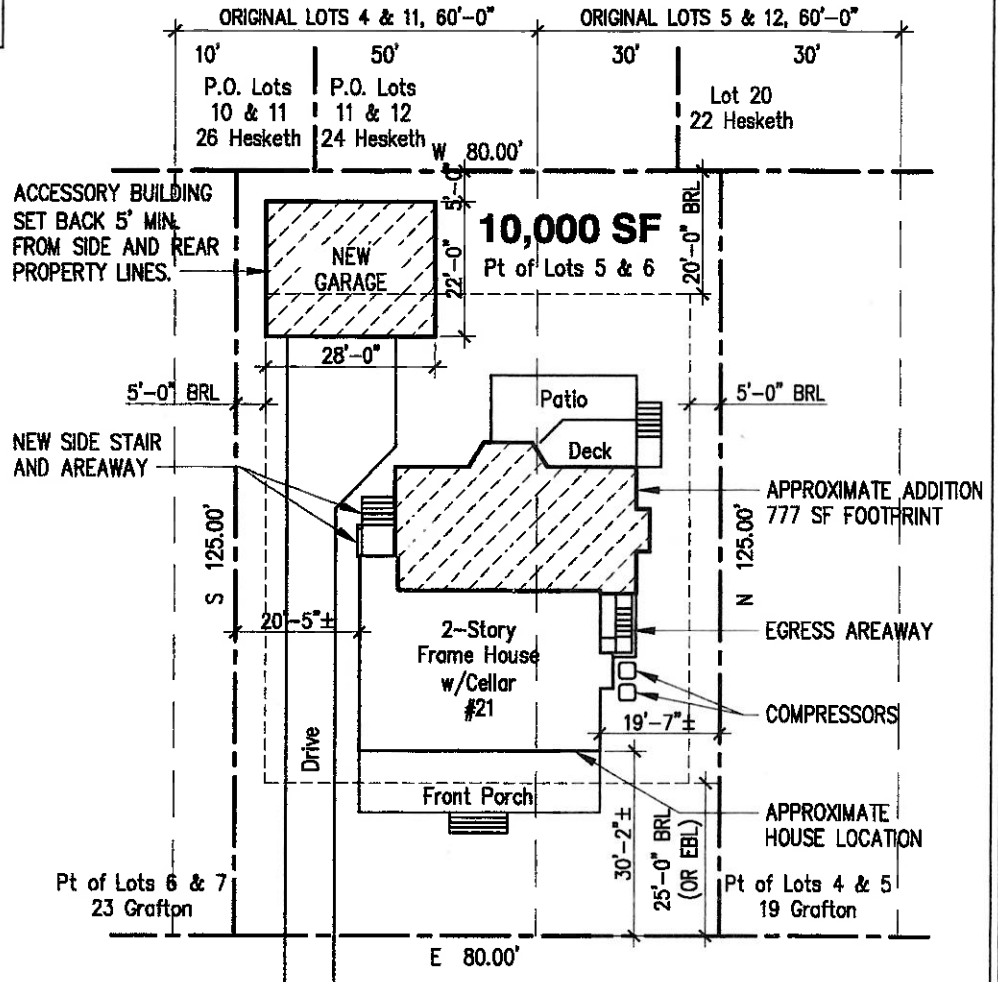
For Homeowners, Paula &
Duane Gibson

PROJECT IS INTENDED TO PASS
HISTORIC COMMISSION GUIDELINES.

PROPOSED LOT COVERAGE: 2,555 SF
(1,939 SF HOUSE + 616 SF GARAGE)

GRAPHICS KEY:

-  FENCE & GATE
-  EXISTING STRUCTURE TO REMAIN
-  STRUCTURE TO BE REMOVED
-  NEW ENCLOSED STRUCTURE



Grafton Street

SITE INFORMATION TAKEN FROM 1909 PLAT PLAN
#108, CURRENT TAX RECORDS, AND MARCH 2019
SURVEY BY GOODE SURVEYS, LLC.

Block 24 Part of Lots 5 & 6

CHEVY CHASE

Chevy Chase, MD
Montgomery County

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'

0 15' 30'



NORTH

Douglas Mader, AIA

11307 Rokeby Avenue
Garrett Park, MD 20896-0187
(301) 466-1378, DMaderAIA@aol.com

21 Grafton

21 Grafton Street
Chevy Chase, MD 20815
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Design Development
Architectural
Site Plan

Job #: 19-05
Drawn by: DDM
Date: 4/22/19

dd1

1 of 11

For Homeowners, Paula &
Duane Gibson



1
ec5

EXISTING FRONT ELEVATION

SCALE 1/8" = 1'-0"

ETR = EXISTING TO REMAIN OR BE
REPLACE WITH SIMILAR SIZE AND STYLE.

KEEP = RESTORE AND WEATHER-SEAL
WINDOW OR DOOR TO GOOD FUNCTION.

Douglas Mader, AIA

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Bethesda, MD 20184-0187
(301) 466-1378, DMaderAIA@aol.com

21 Grafton

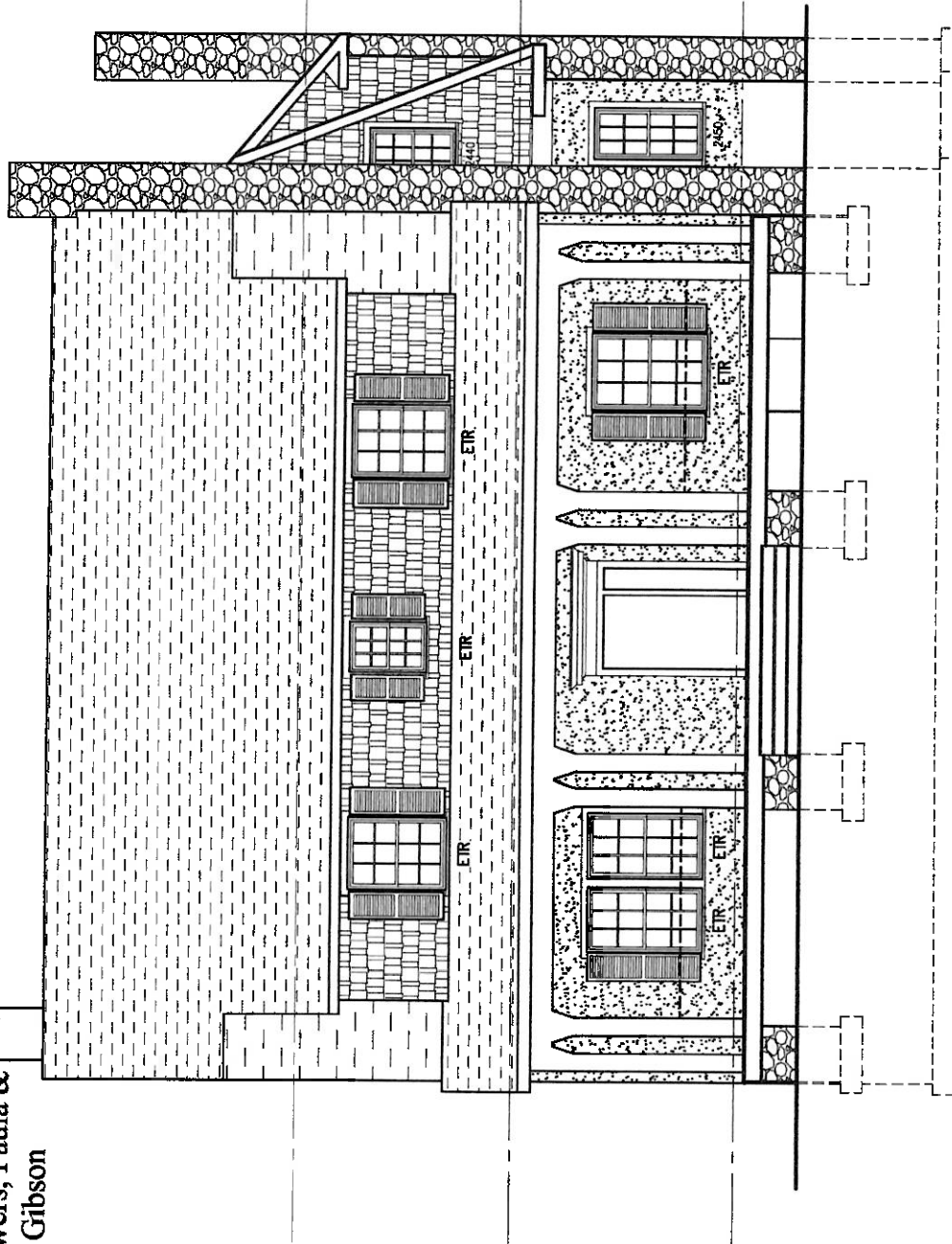
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Existing Conditions
Front Elevation

Job #: 19-05
Drawn by: DDM
Date: 4/4/19

ec5
5 of 8

For Homeowners, Paula &
Duane Gibson



ETR = EXISTING TO REMAIN OR BE
REPLACE WITH SIMILAR SIZE AND STYLE.
KEEP = RESTORE AND WEATHER-SEAL
WINDOW OR DOOR TO GOOD FUNCTION.

FRONT ELEVATION

1
dd8

SCALE 1/8" = 1'-0"

Douglas Mader, AIA

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Design Development
Front Elevation

Revisions:

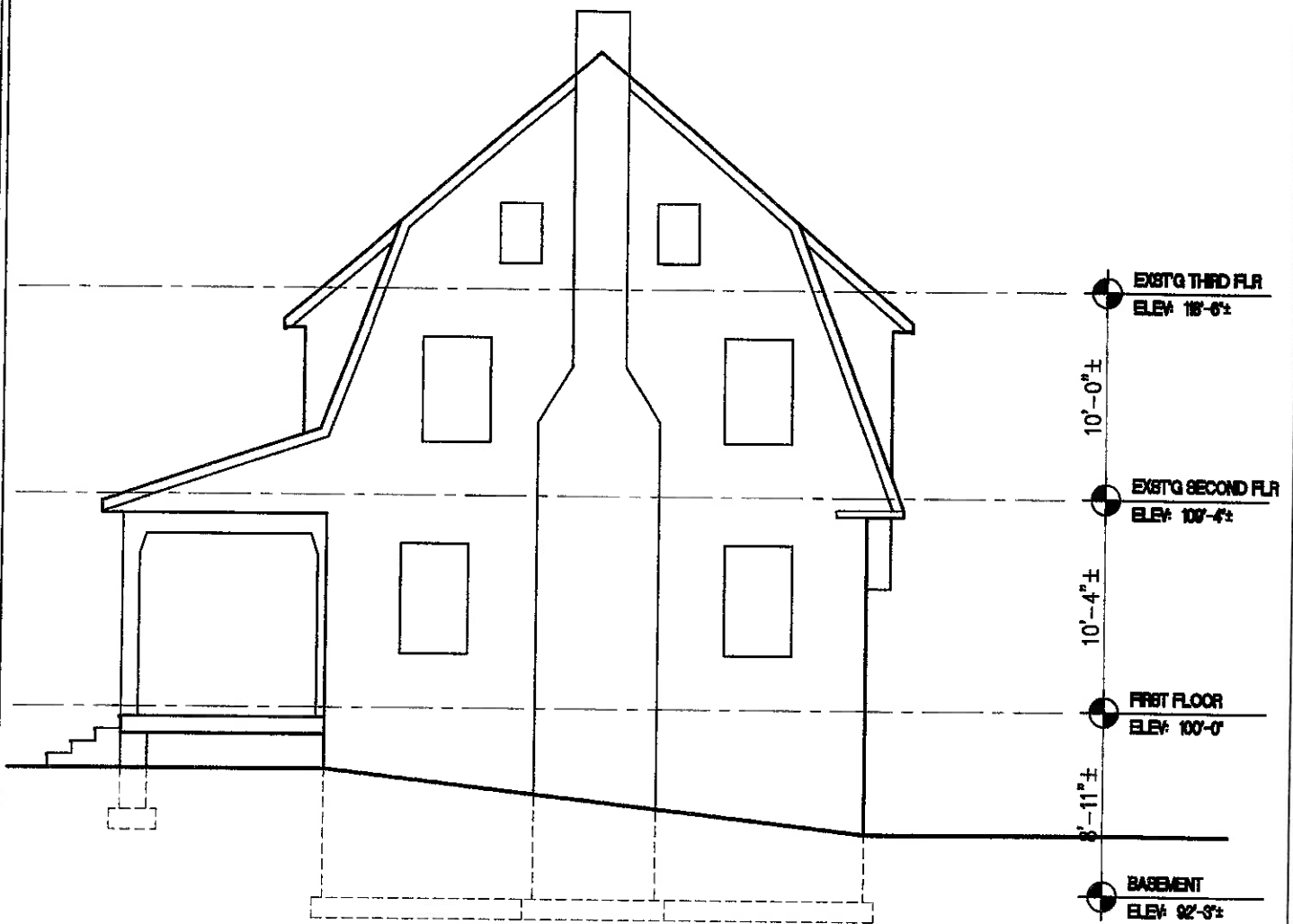
Job #: 19-05

Drawn by: DDM

Date: 4/18/19

dd8

8 of 11



1 **EXISTING RIGHT ELEVATION**
 ec6 SCALE 1/8" = 1'-0"

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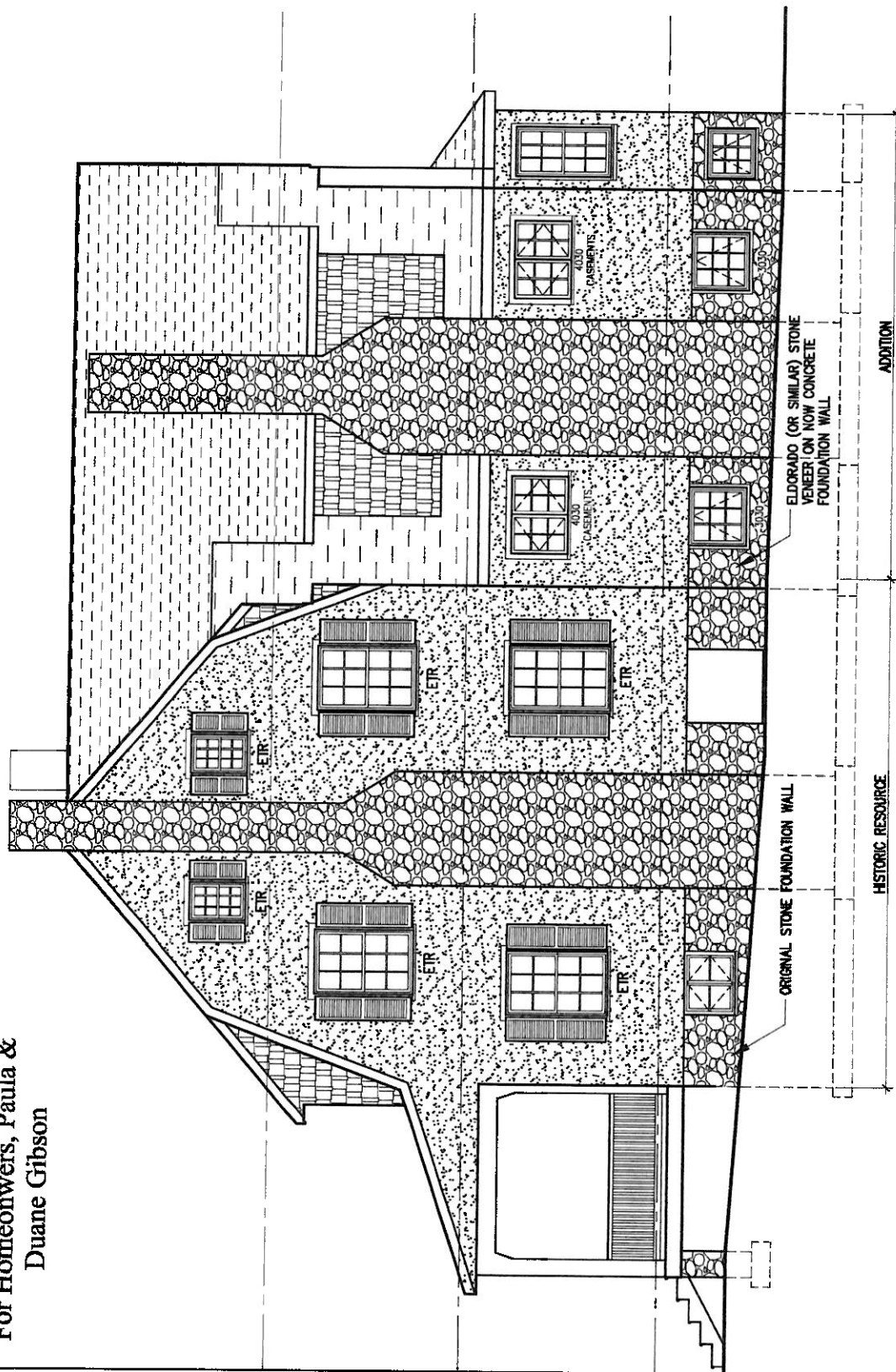
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**Existing Conditions
 Right Elevation**

Job #:	19-05
Drawn by:	DDM
Date:	4/4/19

ec6
 6 of 8

For Homeowners, Paula &
Duane Gibson



RIGHT ELEVATION

SCALE 1/8" = 1'-0"

1
dd9

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Design Development
Right Elevation

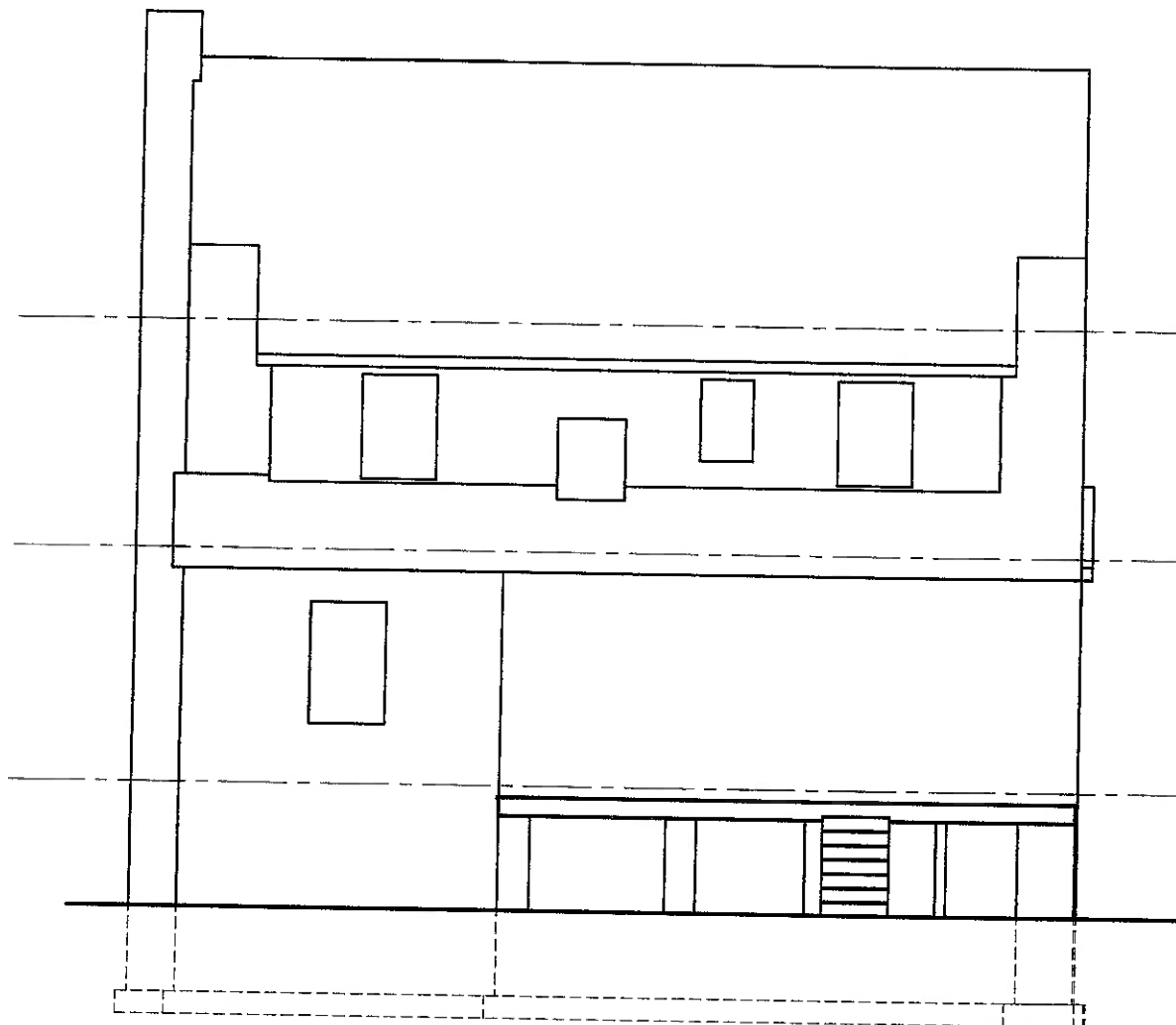
Job # 19-05

Drawn by: DDM

Date: 4/18/19

Revisions:

dd9
9 of 11



1
ec7

EXISTING REAR ELEVATION

SCALE 1/8" = 1'-0"

ETR = EXISTING TO REMAIN OR BE
REPLACE WITH SIMILAR SIZE AND STYLE.

KEEP = RESTORE AND WEATHER-SEAL
WINDOW OR DOOR TO GOOD FUNCTION.

Douglas Mader, AIA

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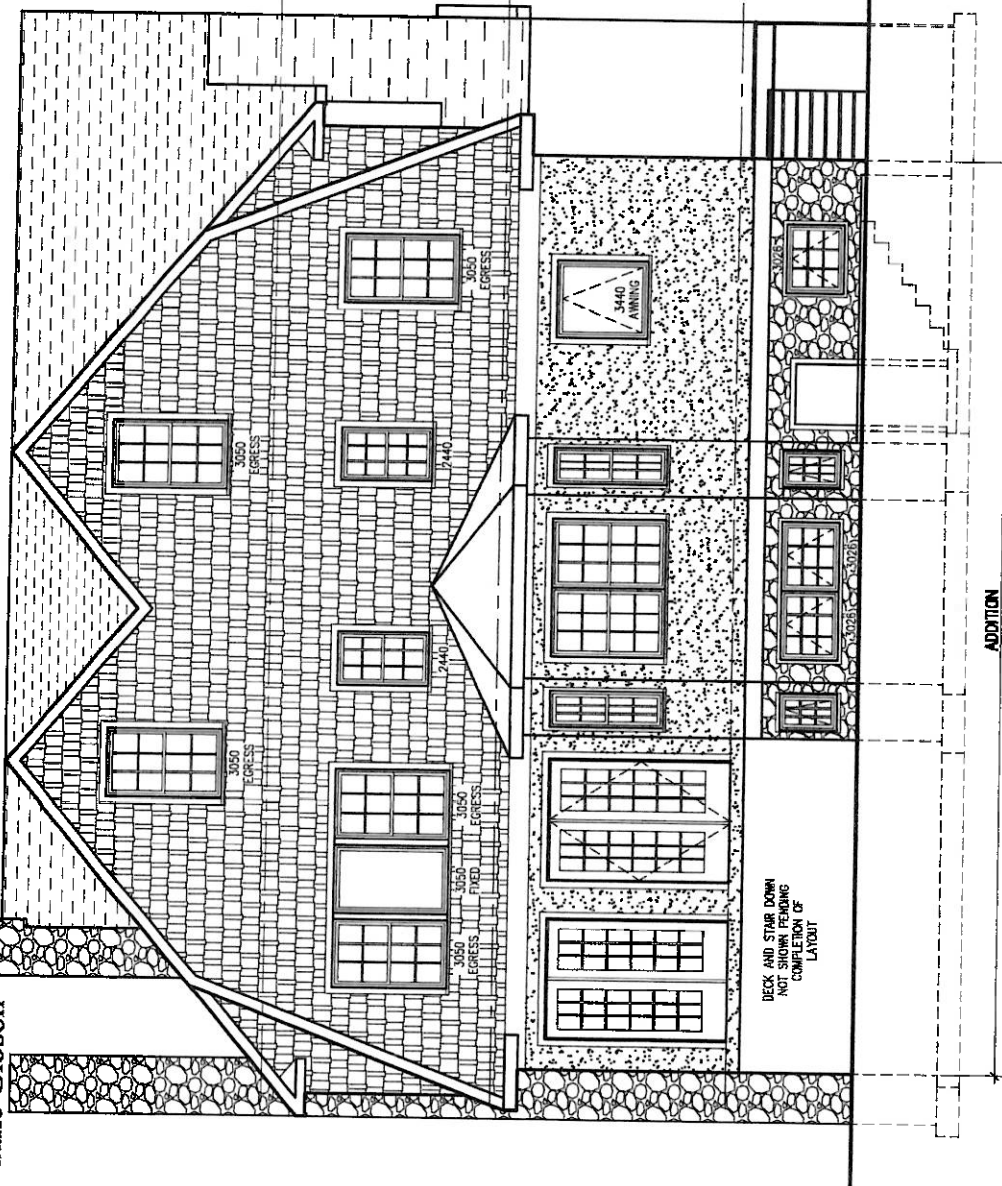
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**Existing Conditions
Rear Elevation**

Job #: 19-05
Drawn by: DDM
Date: 4/4/19

ec7
7 of 8

For Homeowners, Paula &
Duane Gibson



EXIST'G THIRD FLR
ELEV 18'-0"

EXIST'G SECOND FLR
ELEV 10'-4"

FIRST FLOOR
ELEV 10'-0"

BASEMENT
ELEV 8'-11"

ETR = EXISTING TO REMAIN OR BE
REPLACE WITH SIMILAR SIZE AND STYLE.
KEEP = RESTORE AND WEATHER-SEAL
WINDOW OR DOOR TO GOOD FUNCTION.

REAR ELEVATION

1
dd10

SCALE 1/8" = 1'-0"

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Design Development
Rear Elevation

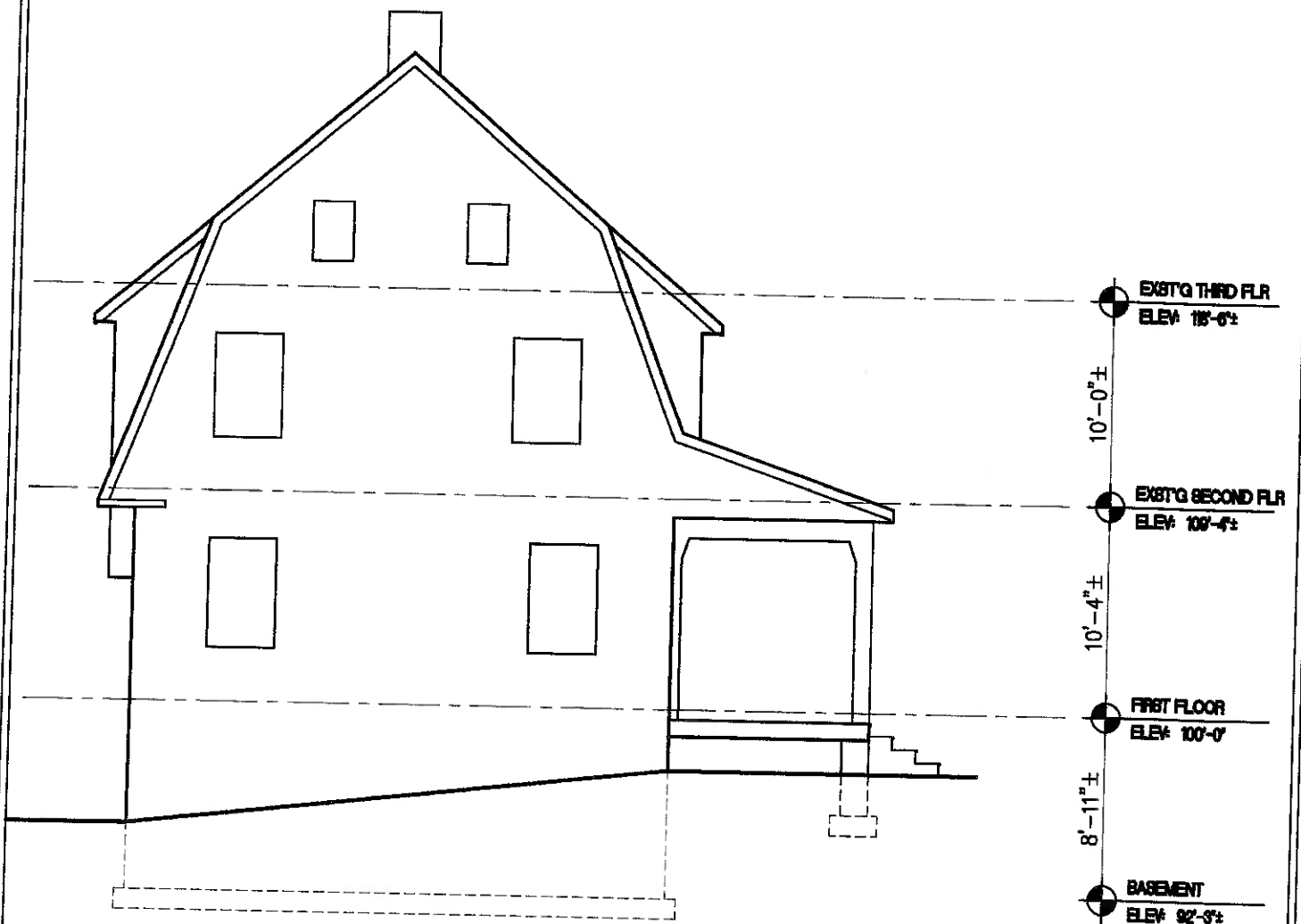
Job # 19-05

Drawn by: DDM

Date: 4/18/19

dd10

10 of 11



1 **EXISTING LEFT ELEVATION**
 ec6 SCALE 1/8" = 1'-0"

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21 Grafton

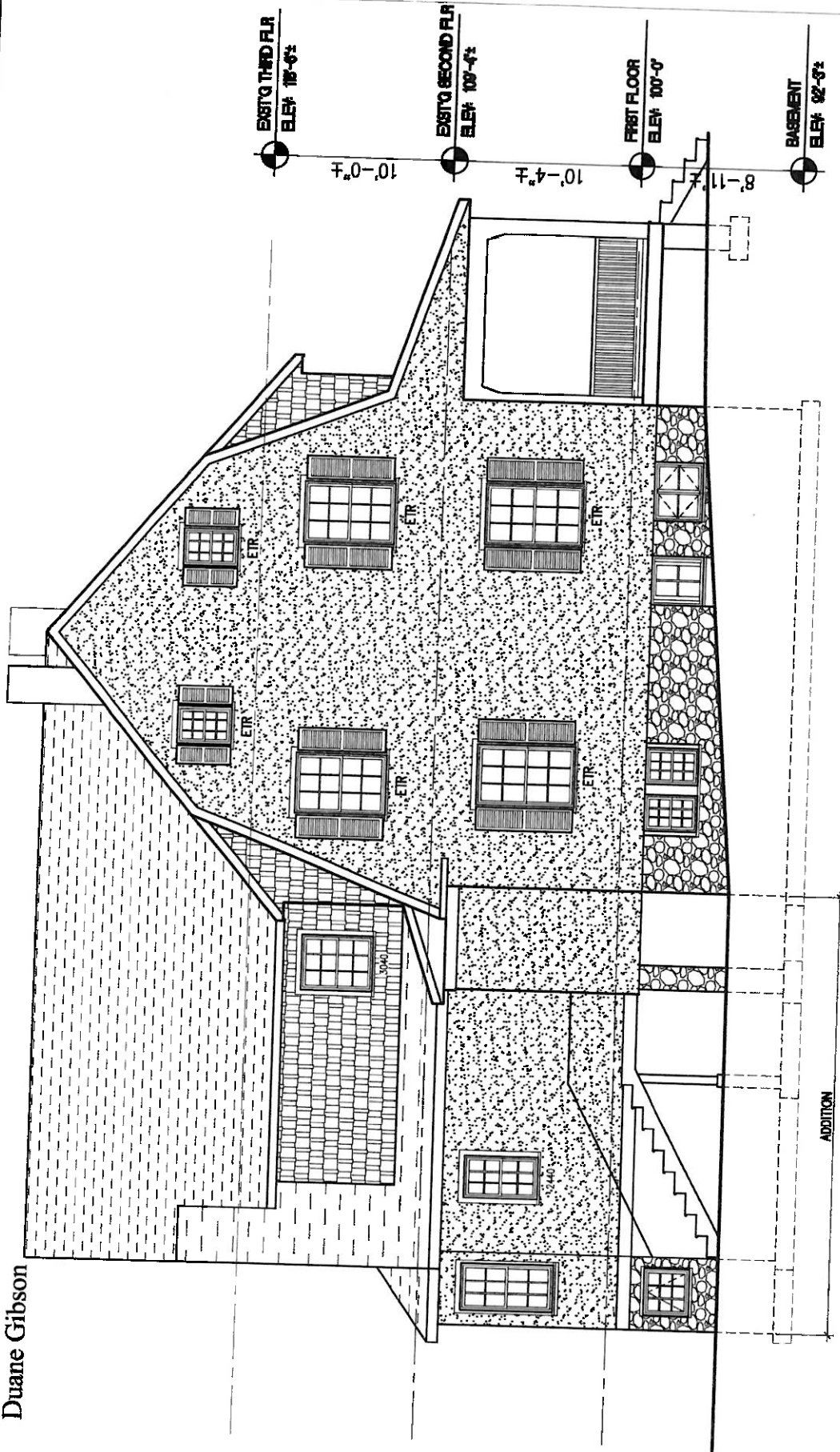
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**Existing Conditions
 Left Elevation**

Job #: 19-05
 Drawn by: DDM
 Date: 4/4/19

ec8
 8 of 8

For Homeowners, Paula &
Duane Gibson



LEFT ELEVATION

SCALE 1/8" = 1'-0"

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Design Development
Left Elevation

Revisions:

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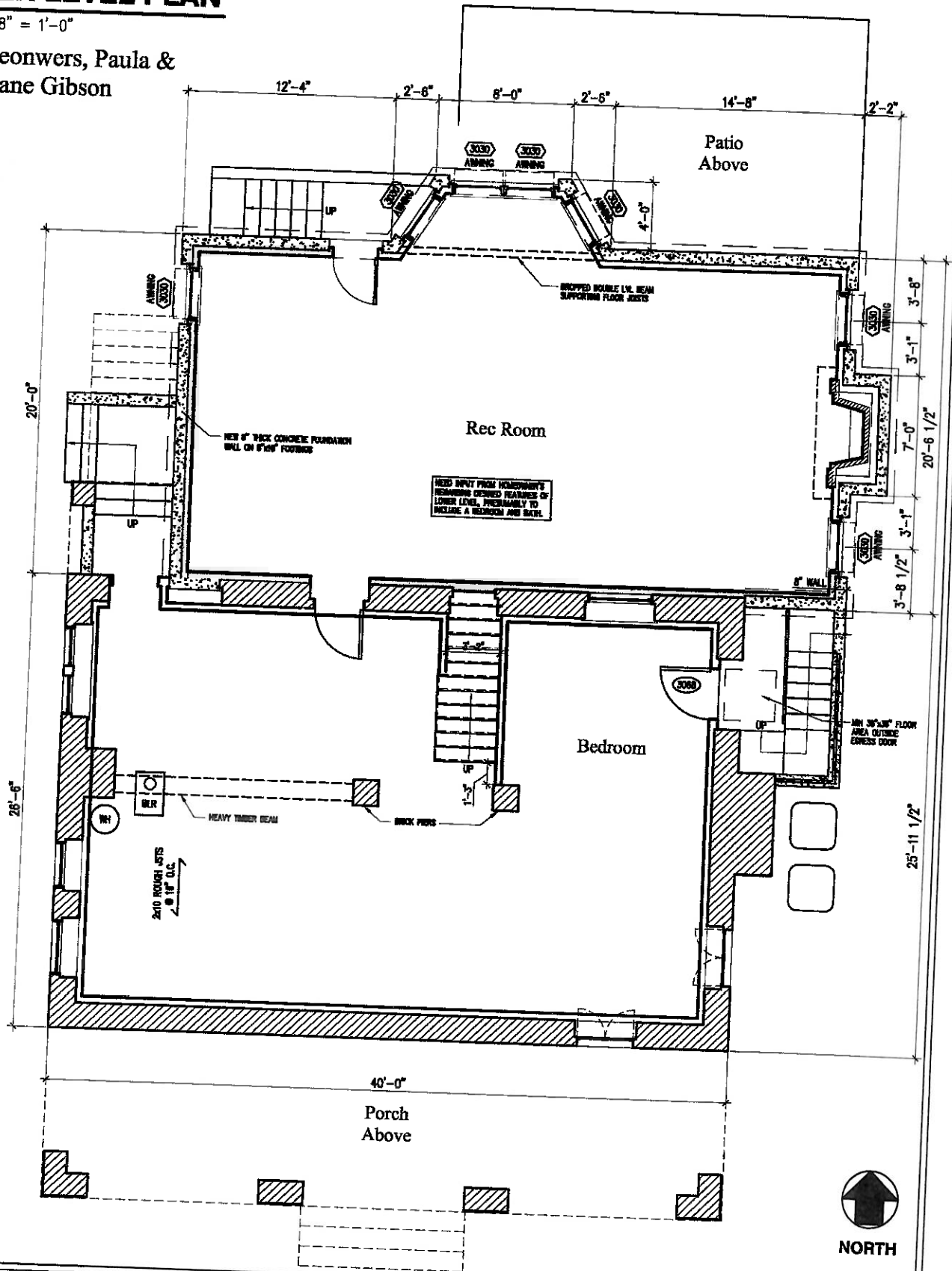
ddl1

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LOWER LEVEL PLAN

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

For Homeowners, Paula & Duane Gibson



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Design Development
Lower Level Plan

Job #: 19-05
Drawn by: DDM
Date: 4/22/19

dd2

2 of 11

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

SEEN GUARD AND HANDEAR,
SEE ELEVATOR

2'-6" x 6'-6" DOOR WITH
8'-6" x 1'-6" GLASS

**EXISTING PANTRY
PRESERVED AS A**

BUILT-UP SHOWN: 18" DEPTH
W/ FIVE CHAMBERS BELOW TWO
ONE-HEAD CLIMBERS TOTALING 6"
ABOVE. NINE COAT HOOKS @ 8".
RECOMMEND PANCED V-ORANGE
SEALS ON BILLS.

(Remove)
EXISTING CHIMNEY
TO BE REMOVED



NORTH

11307 Rokeby Avenue
Bethesda, MD 20184-0187

(301) 466-1378, DMaderAIA@aol.com

21 Grafton Street
Chevy Chase, MD 20815

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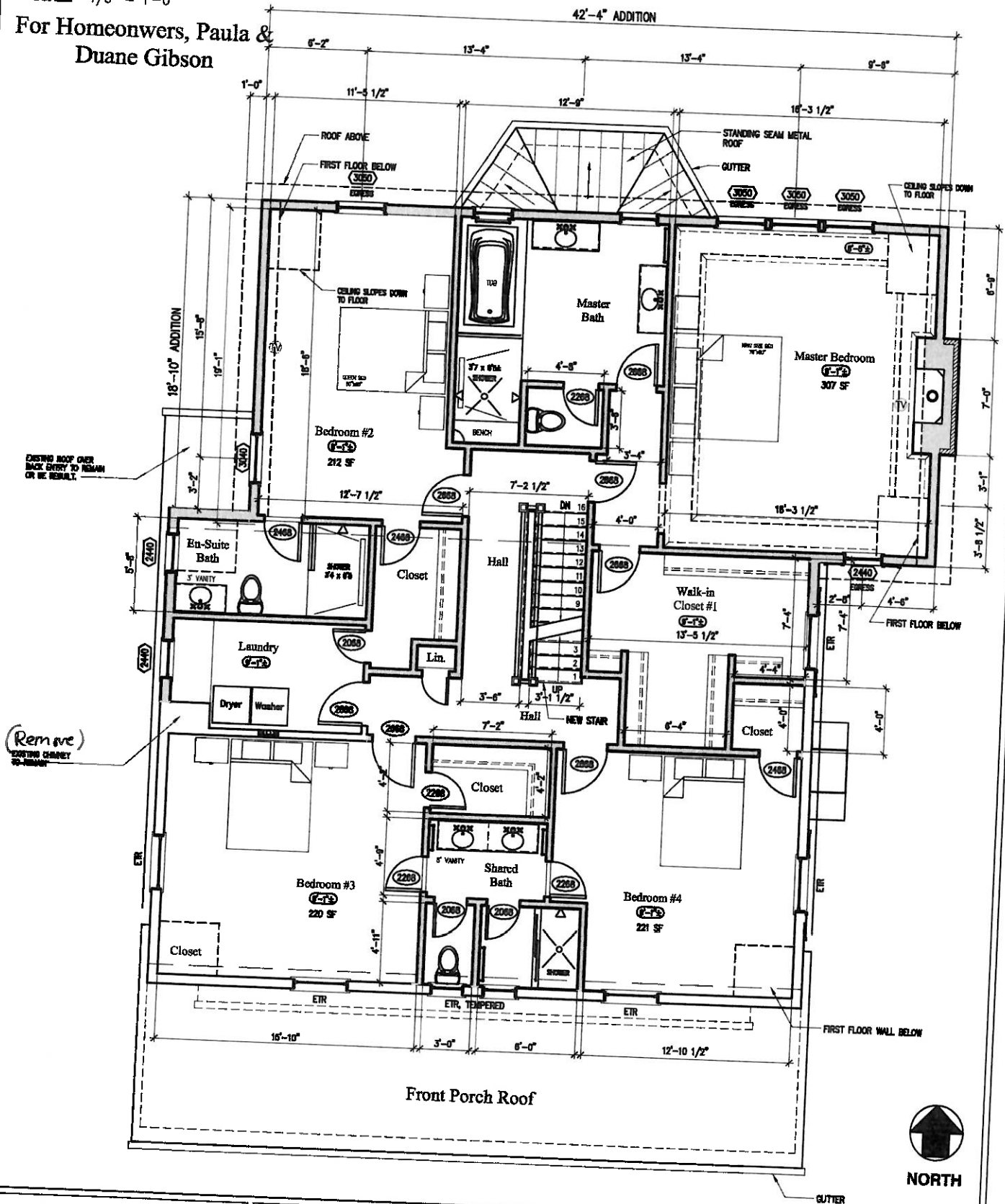
dd3

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SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

For Homeowners, Paula & Duane Gibson



Douglas Mader, AIA

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21 Grafton

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Design Development
Second Floor Plan

Job #: 19-05
Drawn by: DDM
Date: 4/22/19

dd4

4 of 11

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

42'-4" ADDITION



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Existing Property Condition Photographs (duplicate as needed)



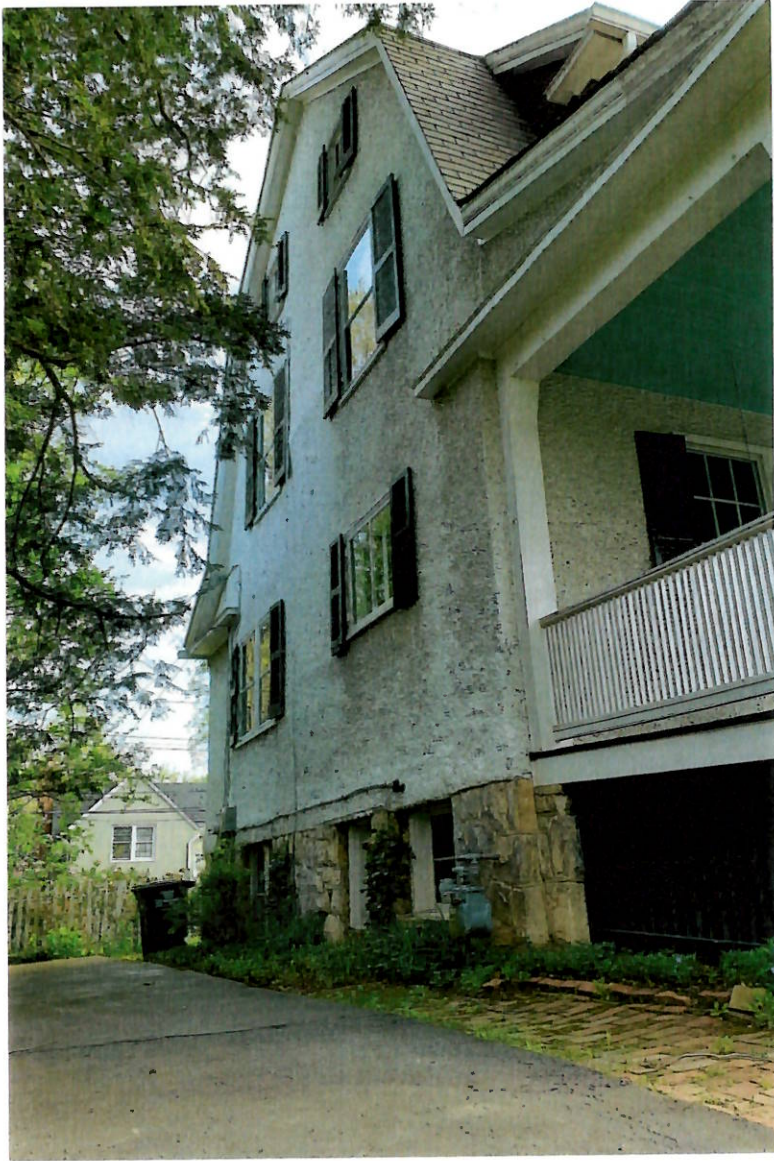
FRONT ELEVATION



REAR ELEVATION

Applicant: GIBSON

Page: _____



← WEST ELEVATION
(LEFT SIDE)



→
EAST ELEVATION
(RIGHT SIDE)



Detail: _____



← 1977
porch
addition
(to be
removed)

Detail: _____

Applicant: GIBSON

Page: _____

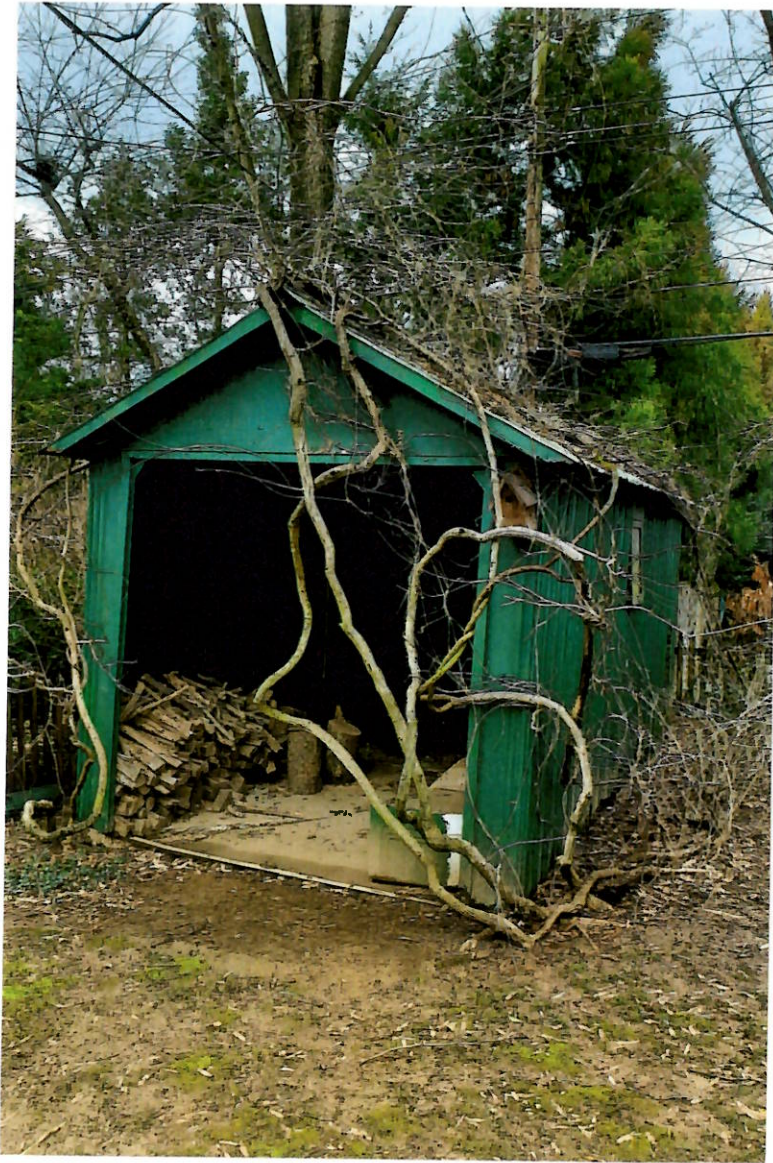


Shows coal chimney on rear side of roof peak.
Shows pantry bump out feature to be preserved for entry way

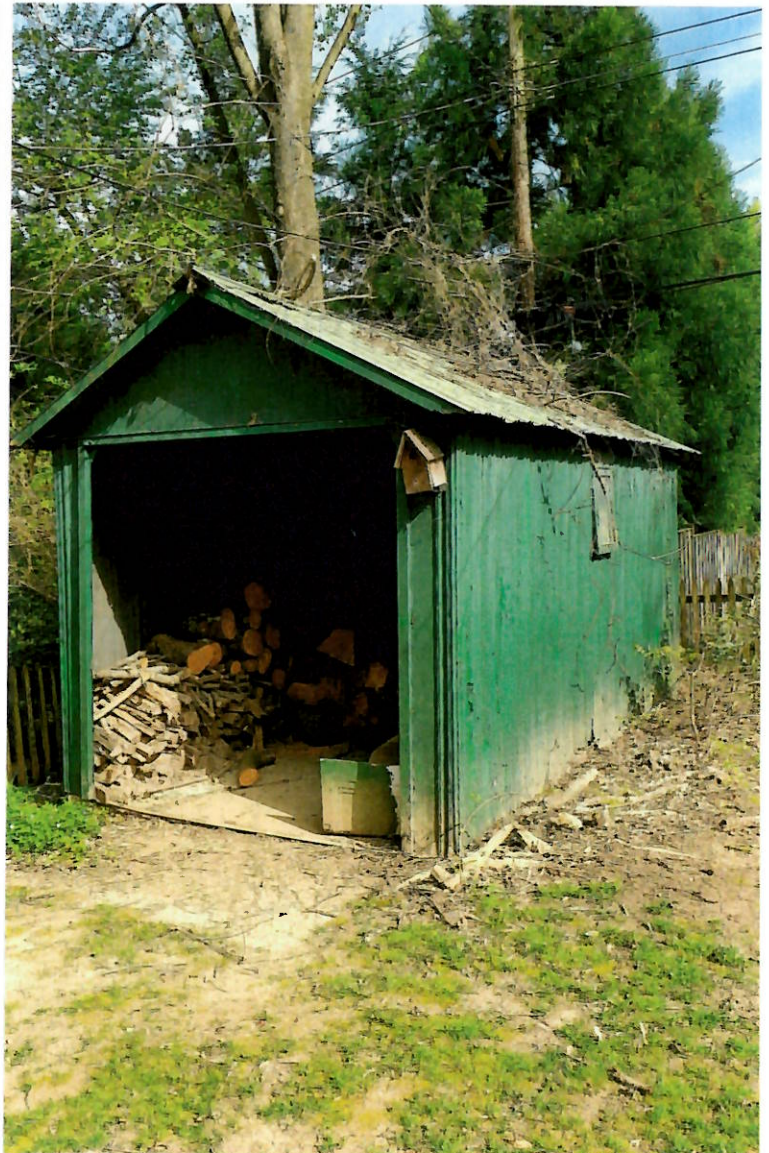
GIBSON



Rear Chimney shown via back/west elevation (left side)



EXISTING METAL GARAGE/SHED
FRONT ELEVATION



SIDE ELEVATION

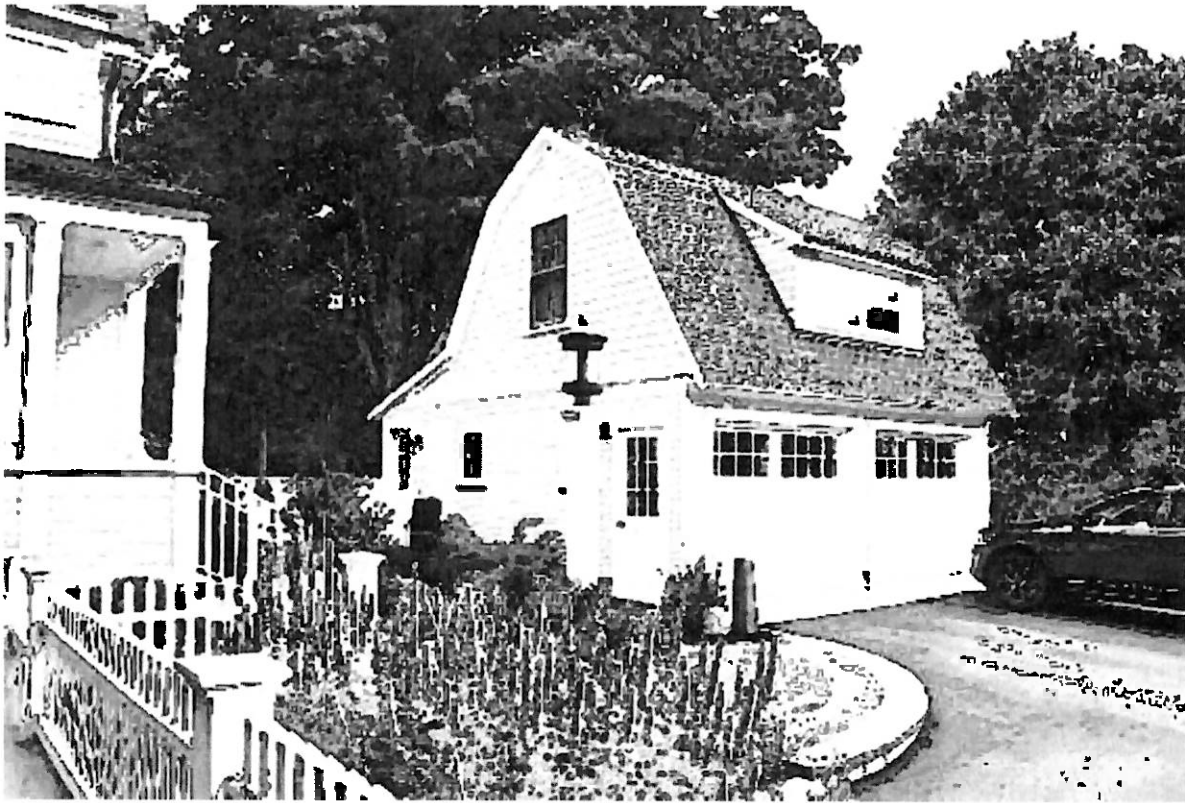


← Rotting & Deteriorating
Metal shed/garage
(BACK SIDE)

↓ Varying fence heights
of neighboring yards

Deteriorating
Right Side of
shed/garage

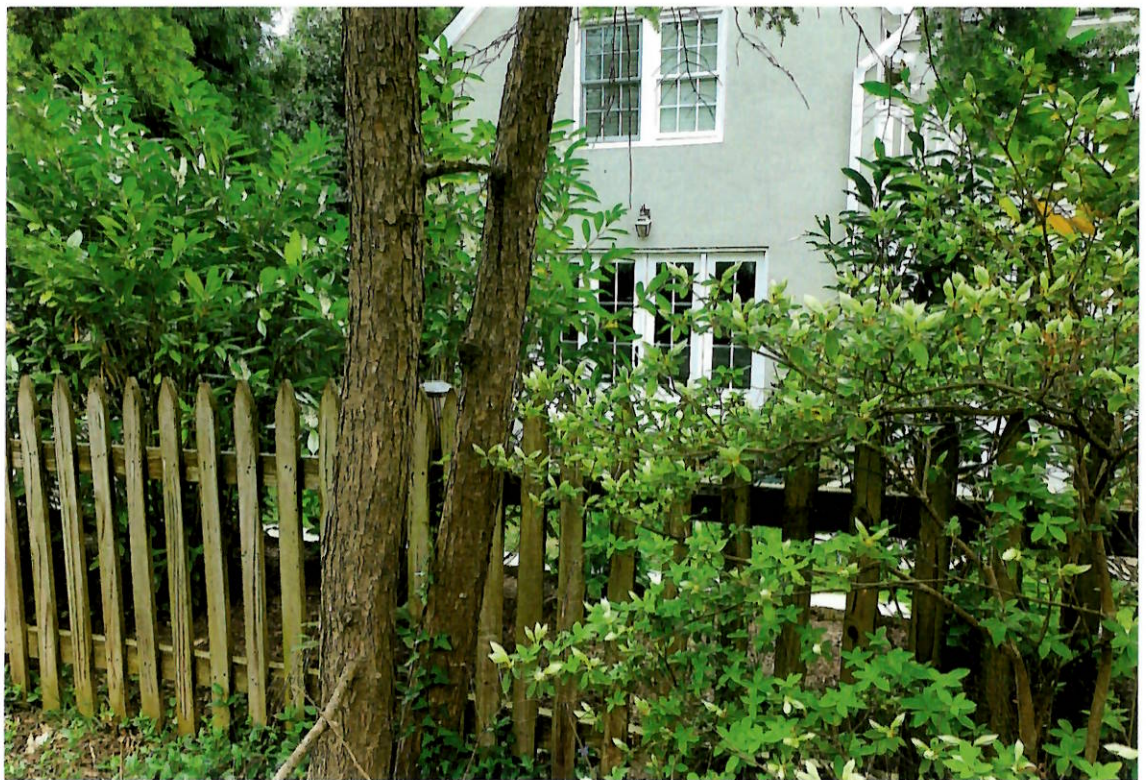




POSSIBLE SHED/GARAGE DESIGN



Rear yard - note close locations of additions,
garages, and homes



P.O. LOTS 11&12
BUTSWINKAS DANE H
RUPP MEGAN ELIZABETH
D.B. 50749 P. 94

LOT 20
PLAT 21471

LOT 4
PLAT 106

LOT 3
PLAT 106

LOT 4 & 1
P.O. LOTS 3&5
BONNIE JOSHUA FORD
BONNIE HELEN ADELE
D.B. 49148 P. 469

O. LOTS 6&7
RBES JEFFREY
53561 P. 462

LOT 7
LAT 106

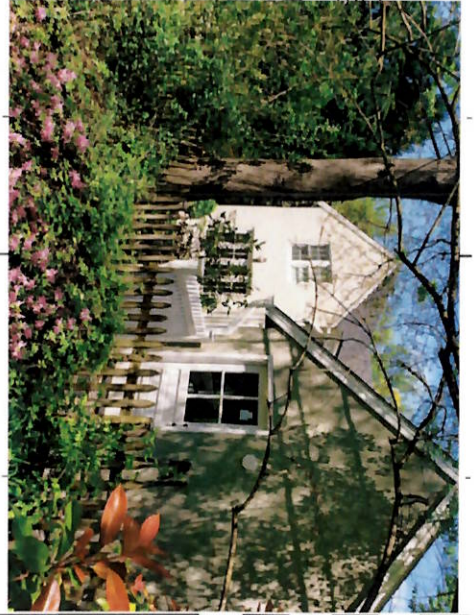
LOT 6
PLAT 106

~~P.O. LOT 5&6
D.B. 52850 P. 2
10,000 S.F.~~

AT 106

[illegible]

P.O. HOWE
MA
D.B.



LOT 20
PLAT 21471

OPEN END PIPE
FOUND (HELD)

PP NO # N 89°59'15" W 80.00'

REBAR & CAP
SET

(24)

LOT 7
LAT 106

LOT 6
PLAT 106

P.O. LOT 5&6
D.B. 52850 P.271
10,000 S.F.

LOT 5
PLAT 106

LOT 4
PLAT 106

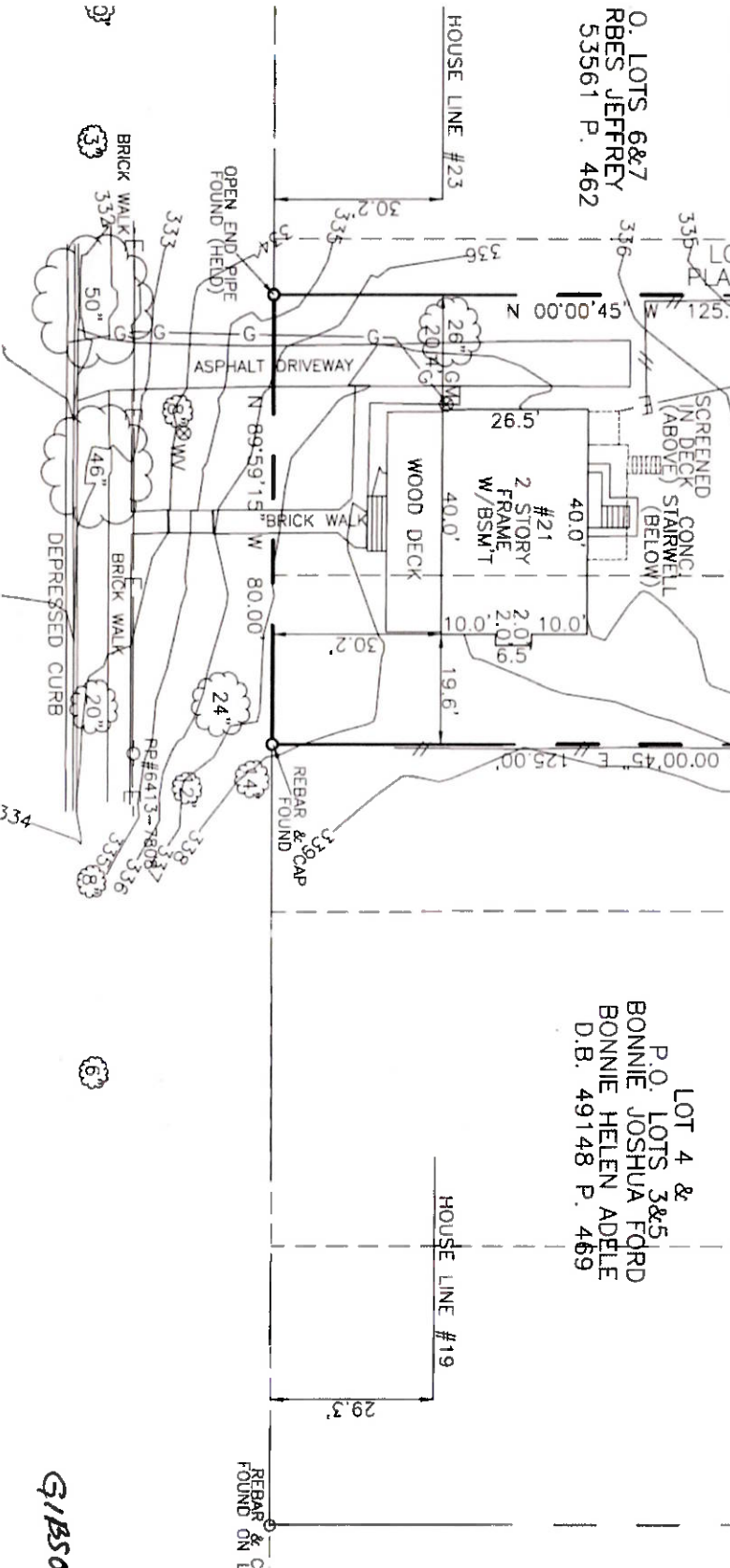
LOT 3
PLAT 106

O. LOTS 6&7
R.B.S. JEFFREY
53561 P. 462

LOT 4 &
P.O. LOTS 3&5
BONNIE JOSHUA FORD
BONNIE HELEN ADELE
D.B. 49148 P. 469

HOUSE LINE #23

HOUSE LINE #19



GIBSON