

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	21 Quincy Street, Chevy Chase	<b>Meeting Date:</b>	1/27/2021
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	1/20/2021
<b>Applicant:</b>	Andrew and Jennifer Tulumello (Wouter Boer, Architect) (Nick Reis, Landscape Architect)	<b>Public Notice:</b>	1/13/2021
		<b>Tax Credit:</b>	N/A
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Case No:</b>	938097	<b>Tax Credit:</b>	n/a
<b>PROPOSAL:</b>	Swimming Pool, Accessory Construction, Tree Removal, and Hardscape Alteration		

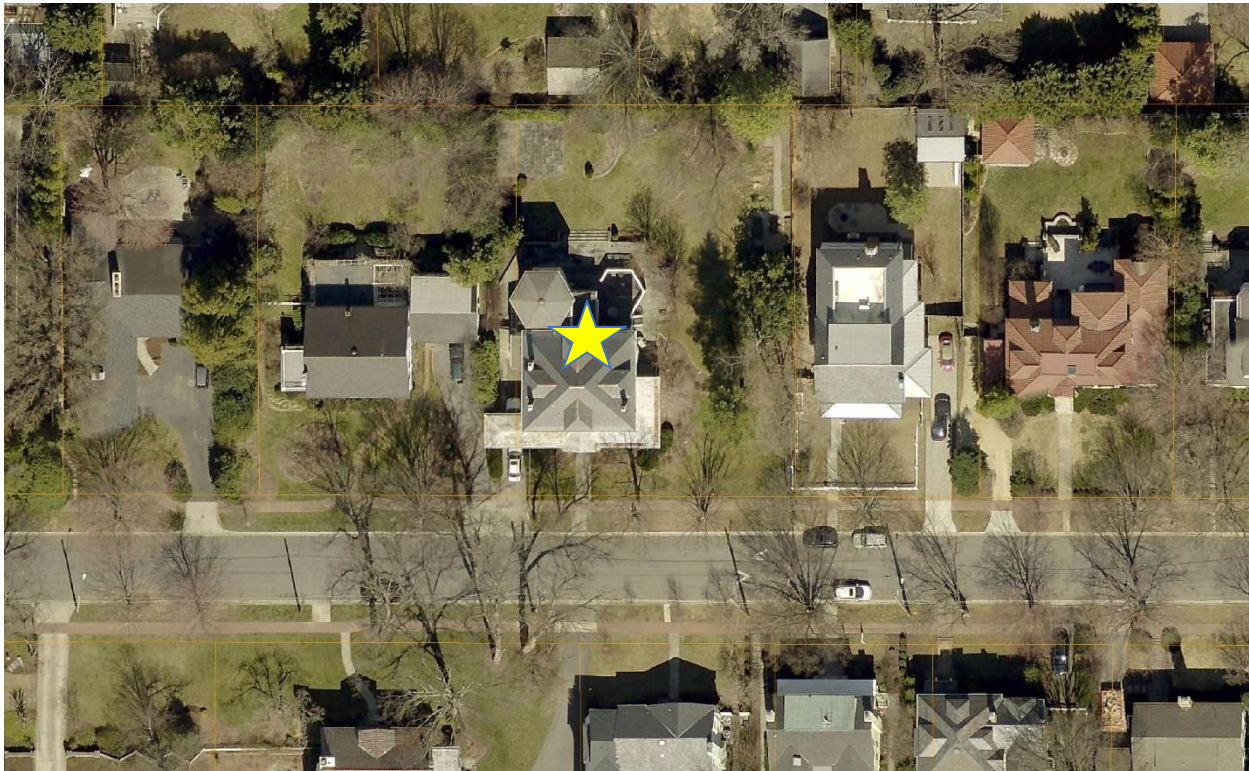
---

**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Craftsman  
**DATE:** 1916



*Fig. 1: 21 Quincy St. is building on the left side of a double lot.*

## **BACKGROUND**

On June 24, 2020, the HPC approved a proposal to demolish a non-historic addition and construct a new addition.<sup>1</sup> The sitework shown on those plans was purely illustrative. The HPC approved a HAWP for a minor modification to the rear porch, by consent at the October 28, 2020 HPC meeting.<sup>2</sup>

On December 16, 2020, the HPC heard a preliminary consultation for the work proposed in this HAWP which included a swimming pool, patio, accessory structure, and other site modifications.<sup>3</sup> The HPC was generally supportive of the proposal, though some of the elements did not include sufficient information for the HPC to make a recommendation. The applicant made revisions based on the feedback and is returning for a HAWP.

## **PROPOSAL**

The applicant proposes to install a swimming pool, accessory structure, and make hardscape alterations that require the removal of several trees.

## **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.

---

<sup>1</sup> The Staff Report for the June 24, 2020, HAWP can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/06/I.V-21-Quincy-Street-Chevy-Chase.pdf>. Audio for the June 24, 2020, HPC hearing can be found here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=596136c1-b7cc-11ea-888f-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=596136c1-b7cc-11ea-888f-0050569183fa).

<sup>2</sup> The Staff Report for the October 28, 2020 HAWP can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/10/I.M-21-Quincy-Street-Chevy-Chase.pdf>. This HAWP was approved by consent, so there is no audio.

<sup>3</sup> The Staff Report for the Preliminary Consultation for the December 16, 2020 HPC meeting can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/12/II.A-21-Quincy-Street-Chevy-Chase.pdf> and the recording of the meeting is available here: [http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=109eb732-40c0-11eb-bc32-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=109eb732-40c0-11eb-bc32-0050569183fa).

“**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
  - Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
  - 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 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 character.
  - 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
  - Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
  - Swimming Pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny as noted below.
  - Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
  - 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 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.

***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**

In June 2020, the HPC reviewed and approved the demolition of a non-historic rear addition and the construction of a new rear addition. All of the drawings presented in the application include the approved addition.

The applicant proposes to install a swimming pool at the rear of the lot, construct an accessory structure, remove several trees, install hardscaping around the pool area, and install fencing to enclose the property.

**Swimming Pool**

The large rectangular swimming pool measuring 15' × 45' (fifteen feet by forty-five feet) will be installed behind the house but will project into the side yard. The swimming pool will be installed at the required 15' (fifteen-foot) setback for swimming pools. Due to the rearward slope of the lot, the pool will be at least 4' (four feet) below grade at the sidewalk and, under the proposed hardscape plan, will be largely obscured by a retaining wall and only minimally visible from the public right-of-way. Under a *lenient scrutiny* review, Staff finds that the proposed swimming pool should be approved.

**Accessory Structure**

In the northeast corner of the lot, adjacent to the proposed swimming pool, the applicant proposes to construct an accessory structure that will be used as a pool house and gym. The rectangular structure will measure 25' × 22' (twenty-five feet by twenty-two feet) and will be 16' (sixteen feet) tall at the roof peak. Staff finds this size is consistent with a detached two-car garage. The proposed structure will be covered in wood siding to match the house, with several large windows. The north and south elevations will have a pair of French doors. The west elevation, which faces the swimming pool, will be a wall of windows. Above the west entrance, there is a proposed wood trellis.



The design discussed at the Preliminary Consultation included a flat roof. The Commissioners were split as to the appropriateness of a flat roof form and noted that green roofs frequently do not survive their first winter. The applicant eliminated this detail and went with a more traditional pyramidal roof.

As a detached accessory structure, the proposal should be reviewed under *lenient scrutiny*. The drop in grade on the site will reduce the visual impact of the proposed structure. Staff finds that the proposed size - that of a two-car garage - is not out of character with the house, the lot, or the surrounding district. Staff also finds the wood clapboard siding and asphalt shingle roof are consistent with the historic house and are compatible materials. Staff additionally finds the multi-lite window and door configuration to be appropriate for the design of the house with its six-over-one windows throughout.

### **Hardscaping and Tree Removal**

At the rear of the lot, surrounding the swimming pool, the applicant proposes to introduce pool decking, additional patio space, and retaining walls constructed to match the foundation stonework. The patio will be bluestone. In order to construct the proposed hardscaping, the applicant proposes to remove three birch trees (several other trees are proposed for removal, however, they are smaller than the 6" d.b.h. threshold requiring a HAWP).

Under the *Design Guidelines*, there is no design review standard for patios. Decks are to be reviewed under *moderate scrutiny* if they are visible from the street, and *lenient* if they are not. Additionally, lot coverage and tree removal are to be reviewed under *strict scrutiny*, focused on retaining the district's open, park-like setting.

Staff finds that the amount of proposed hardscaping is significant. But because of the size and number of the integrated planters, Staff does not find the amount of hardscaping negatively impacts the "open, park-like character" of the district to a degree that it shouldn't be supported. The HPC was generally uniform in agreeing with Staff's assertion that the proposal would retain the open park-like setting with the additional paving at the rear. As this work is at the rear of the lot and below street grade, it will have less impact on the surrounding streetscape than a proposal to pave over the front or side yard.

In addition to the birch trees, mentioned above, the applicant proposes to remove a 21" (twenty-one inch) pine tree in the side lot. This is a substantial tree that projects into the largely-open side yard. The applicant proposes planting 25 (twenty-five) trees on the lot to mitigate the loss of trees and as part of the landscape plan for the site. Staff finds that the loss of the pine tree will not have a significant impact on the site or surrounding district, particularly because of its proximity to a 23" (twenty-three inch) cherry tree. Additionally, the new trees will be largely native species that will fill out the tree canopy on the site and contribute to the district's open, park-like setting. Staff recommends the HPC approve the tree removal and replacement.

### **Fence Installation**

Along the front property line, the applicant proposes to install a 5' tall wood picket fence. The fence will have square pickets (2" x 2") and posts (8" x 8") and there will be a gate in front of the front entrance, another to the side yard to the right, and a paired gate at the driveway. This fence also serves as the code-required fence surrounding the swimming pool.

The HPC generally disfavors fences in front of the rear wall plane of houses within the Chevy Chase Village Historic District that exceed 48" (forty-eight inches). This height was determined to be sufficient to enclose the property while preserving the open setting of the district. Staff additionally finds the perspective drawings to be slightly deceptive because the view of the front yard is from above eye level so the impact of the fence height is reduced.

Staff finds that the materials and design are appropriate for the house and district. Staff additionally finds the placement of the fence to be appropriate. Staff's concerns about the fence creating a wall effect at the front of the property remain, however, the fence is setback from the sidewalk. The 5' (five-foot) fence height is also significant because it will serve as the fence surrounding the swimming pool, as required by code. If this fence were only 4' (four feet) tall, the applicant would need to construct a second 5' (five-foot) tall fence surrounding the pool area. A second fence on the property would likely have more of a negative effect on the open park-like setting of the district than a single, slightly taller fence at the front of the property. Staff finds that on the whole, the proposed fence compatible with the requirements under *Moderate Scrutiny* and that constructing a single fence that might be a little taller at the front is greatly preferable to constructing two fences. Staff recommends approval of the proposed fence.

The final work proposed includes alterations to the existing hardscape. The applicant plans to construct a new bluestone walkway in front of the house. The walk will run parallel to the sidewalk and runs from the driveway to the middle of the side yard. Additionally, two sections of the walk extend from the sidewalk; one in front of the front stairs, and the second is in the middle of the side yard. Staff finds that this installation will not have a significant impact on the character of the house or the surrounding district. Bluestone is a material that has been approved throughout the district and the additional paving does not disturb the park-like setting of the district. The other change proposed is replacing the driveway. The existing driveway is concrete and is deteriorating. The applicant proposes replacing the existing driveway with a new exposed aggregate concrete driveway. Staff finds this is a preferred material for replacement driveways and recommends the HPC approve the replacement.

### **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 will not substantially alter the exterior features of the historic resource, the *Chevy Chase Village Historic District Guidelines*, 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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 938097  
DATE ASSIGNED \_\_\_\_\_

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

**APPLICANT:**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_

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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ 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.

Wol  
Signature of owner or authorized agent

Date

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

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

Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

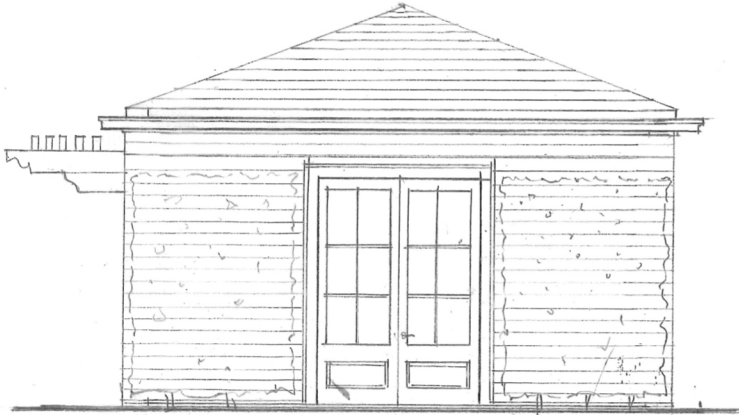
Proposed Work:



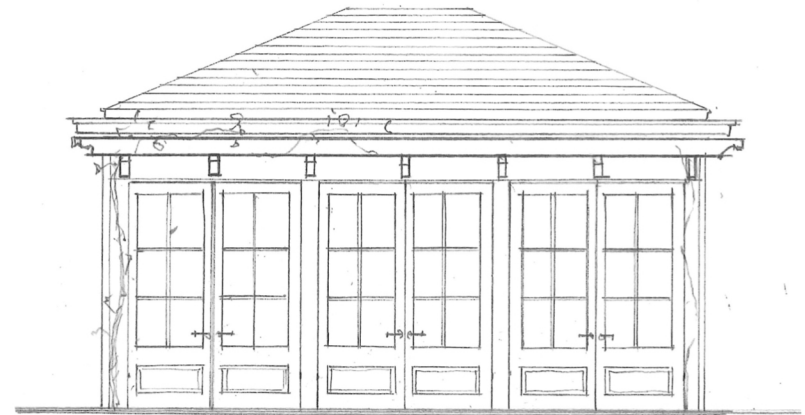
# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

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



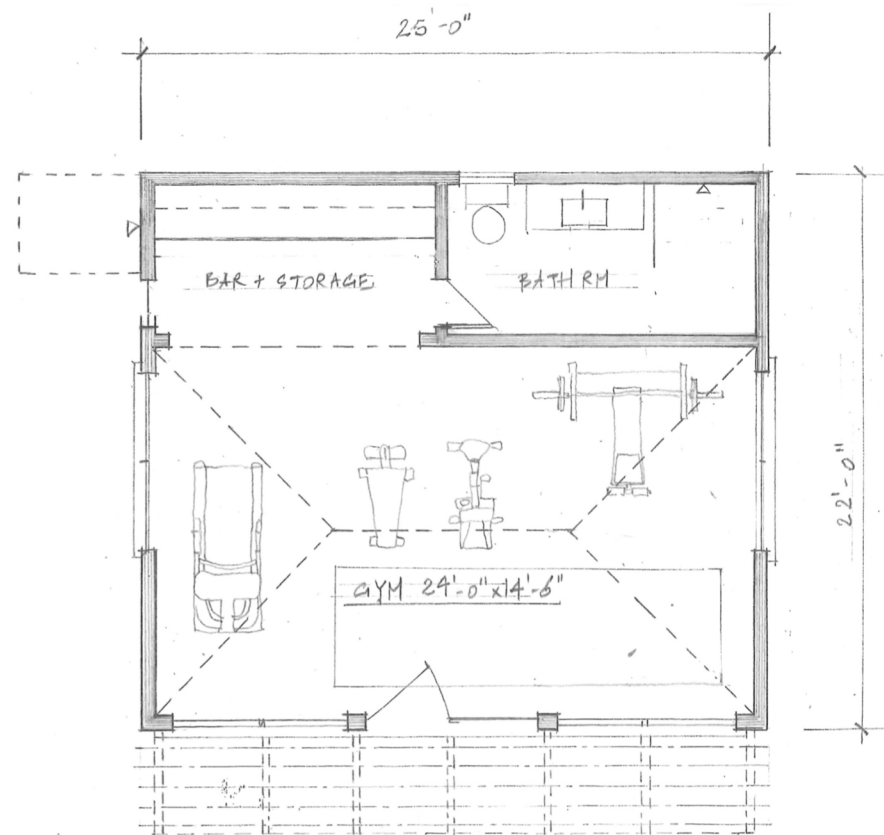


STREET ELEVATION @ 1/4" = 1'-0"

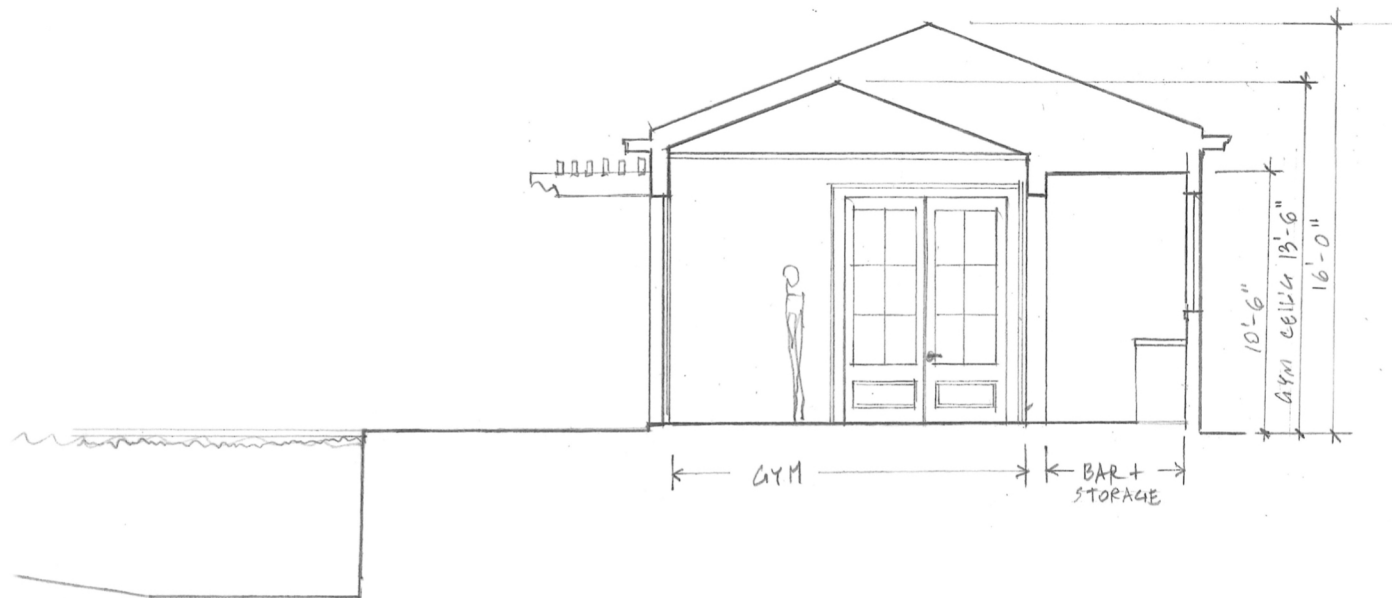


POOL ELEVATION @ 1/4" = 1'-0"

TULUMELLO POOL HOUSE • ELEVATIONS • JONES BOER ARCHITECTS



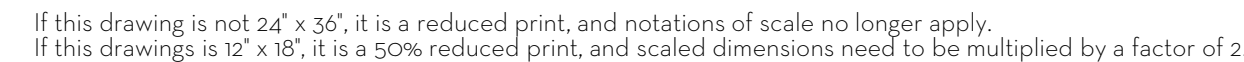
TULUMELLO POOL HOUSE PLAN @ 1/4" = 1'-0". JONES BOER ARCHITECTS.



TULUMELLO POOL HOUSE . SECTION @ 1/4" = 1'-0" . JONES BOER ARCHITECTS



<b>LOT COVERAGE TABLE</b>	
LOT SIZE:	18,000 SF
MAIN HOUSE:	2,503 SF
PORCHES ON THE MAIN HOUSE:	1,515 SF
<b>PROPOSED LOT COVERAGE:</b>	<b>4,460 SF</b>
GYM STRUCTURE:	500 SF
DRIVEWAY:	1,230 SF
SWIMMING POOL:	675 SF
REAR TERRACES:	1,525 SF
FRONT PATHS:	430 SF
PROPOSED LOT COVERAGE (WITHOUT SWIMMING POOL):	3,685 SF

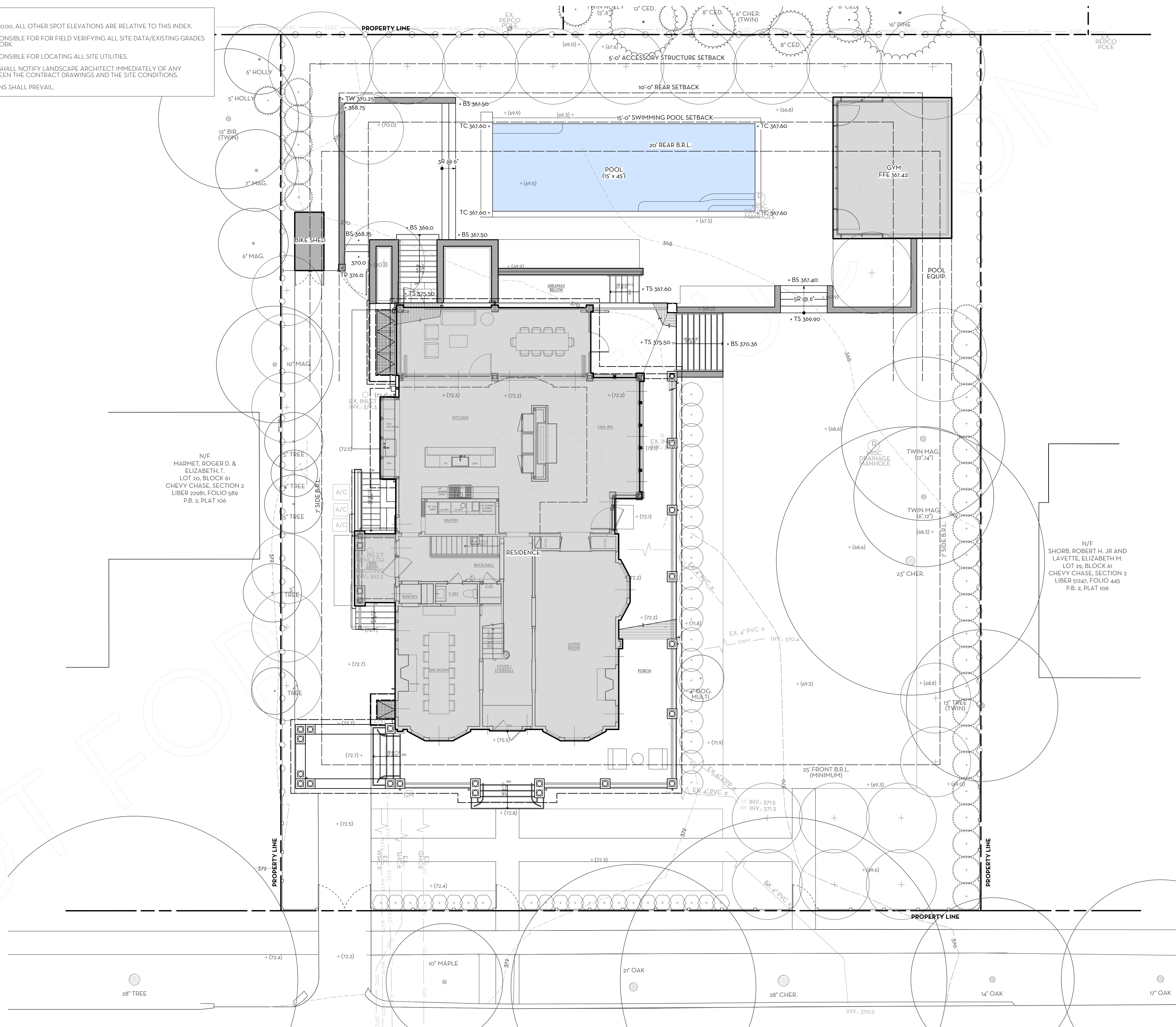


NOTE: THE BASE PLAN IS DERIVED FROM A SURVEY GENERATED BY CAS ENGINEERING ON DECEMBER 8, 2020, FIELD MEASUREMENTS TAKEN BY CHLA, AND GOOGLE EARTH AERIAL IMAGERY



TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF STEP
BS	BOTTOM OF STEP
TB	TOP OF BENCH
TC	TOP OF COPING
FFE	FINISHED FLOOR ELEVATION
+20.0	PROPOSED GRADE
— L.O.D.—	LIMIT OF DISTURBANCE
— 24 —	PROPOSED CONTOURS
- - - 24 - - -	EXISTING CONTOURS

1. INDEX ELEVATION IS 500, ALL OTHER SPOT ELEVATIONS ARE RELATIVE TO THIS INDEX.
2. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL SITE DATA/EXISTING GRADE PRIOR TO STARTING WORK.
3. CONTRACTOR RESPONSIBLE FOR LOCATING ALL SITE UTILITIES.
4. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE CONTRACT DRAWINGS AND THE SITE CONDITIONS.
5. WRITTEN DIMENSIONS SHALL PREVAIL.



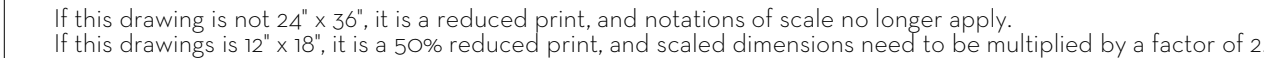
NOTE: THE BASE PLAN IS DERIVED FROM A SURVEY GENERATED BY CAS ENGINEERING ON DECEMBER 8, 2020, FIELD MEASUREMENTS TAKEN BY CHLA, AND GOOGLE EARTH AERIAL IMAGERY

111 Cathedral Street, Suite 100 | Annapolis, MD 21401  
O: 410.280.8850 [campionhruby.com](http://campionhruby.com)

---

# LG100



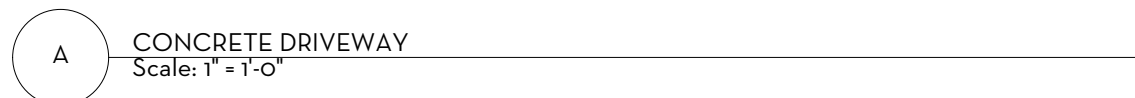


NOTE: THE BASE PLAN IS DERIVED FROM A SURVEY GENERATED BY CAS ENGINEERING ON DECEMBER 8, 2020, FIELD MEASUREMENTS TAKEN BY CHLA, AND GOOGLE EARTH AERIAL IMAGERY









A close-up photograph of a stone wall. The wall is constructed with horizontal courses of light-colored, rectangular stones. Each course is separated by a thick, dark grey mortar band. In the center of the image, there is a band of rough-hewn, irregular stones in various shades of brown and tan, which appears to be a decorative or structural element. The bottom of the image shows a patch of green grass.

Consultants:

This drawing and the design shown hereon are the property of Campion Hruby Landscape Architects. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

Project #: 22074

## 11 JANUARY 2021

No.	Date	Description

Scale: AS SHOWN

## LS500





1 Cathedral Street, Suite 100 | Annapolis, MD 21401

0: 410.280.8850      [campionhruby.com](http://campionhruby.com)

consultants:

This drawing and the design shown hereon are the property of Campion Hruby Landscape Architects. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

Project #: 22074

# TULUMELLO RESIDENCE

21 Quincy St  
Chevy Chase, MD 20815

JANUARY 2021

FOR PERMIT - NOT FOR  
CONSTRUCTION

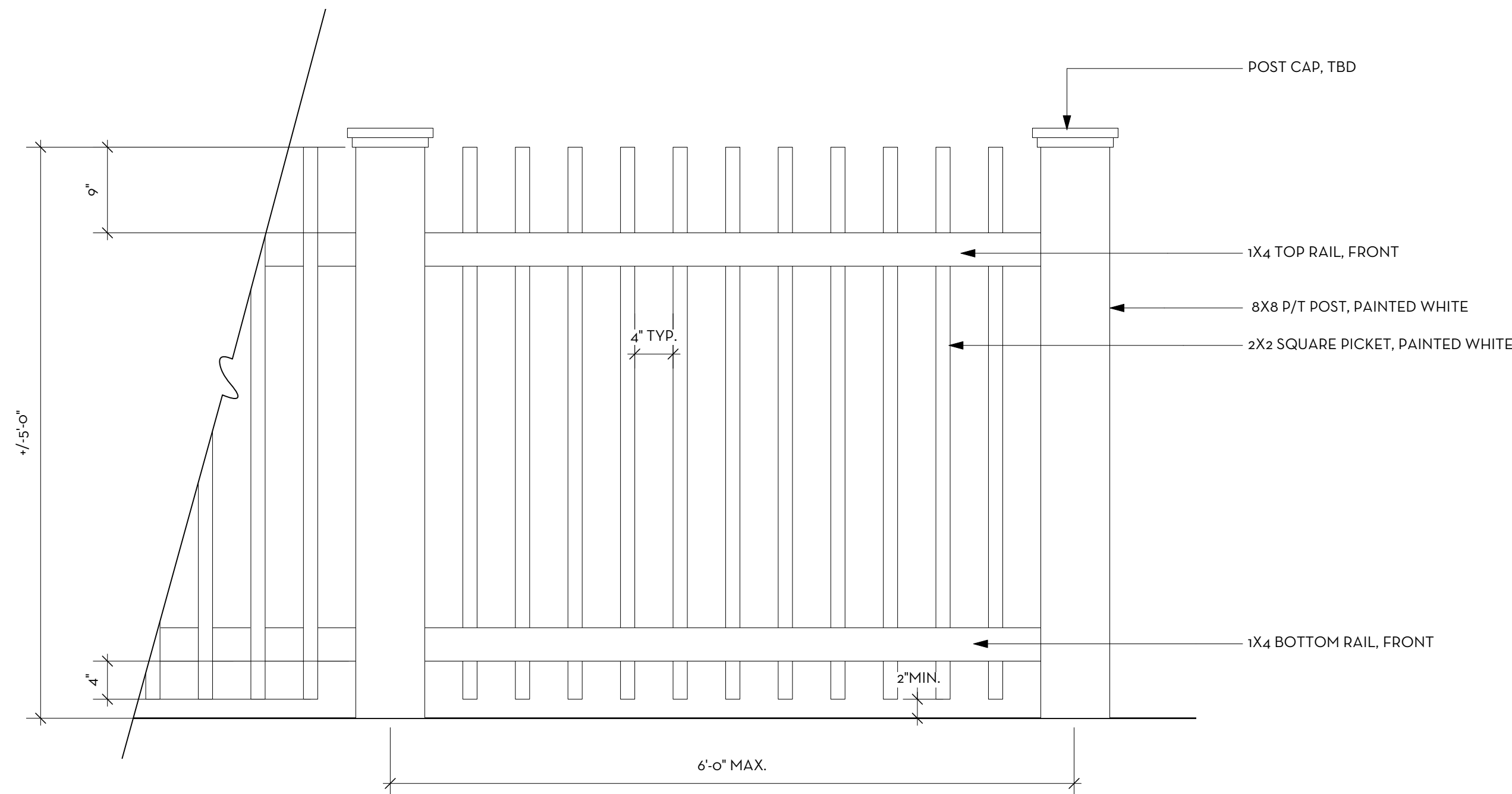
[illegible]

Drawn By: JJ      Proj. Manager: NR  
Approved By: KC

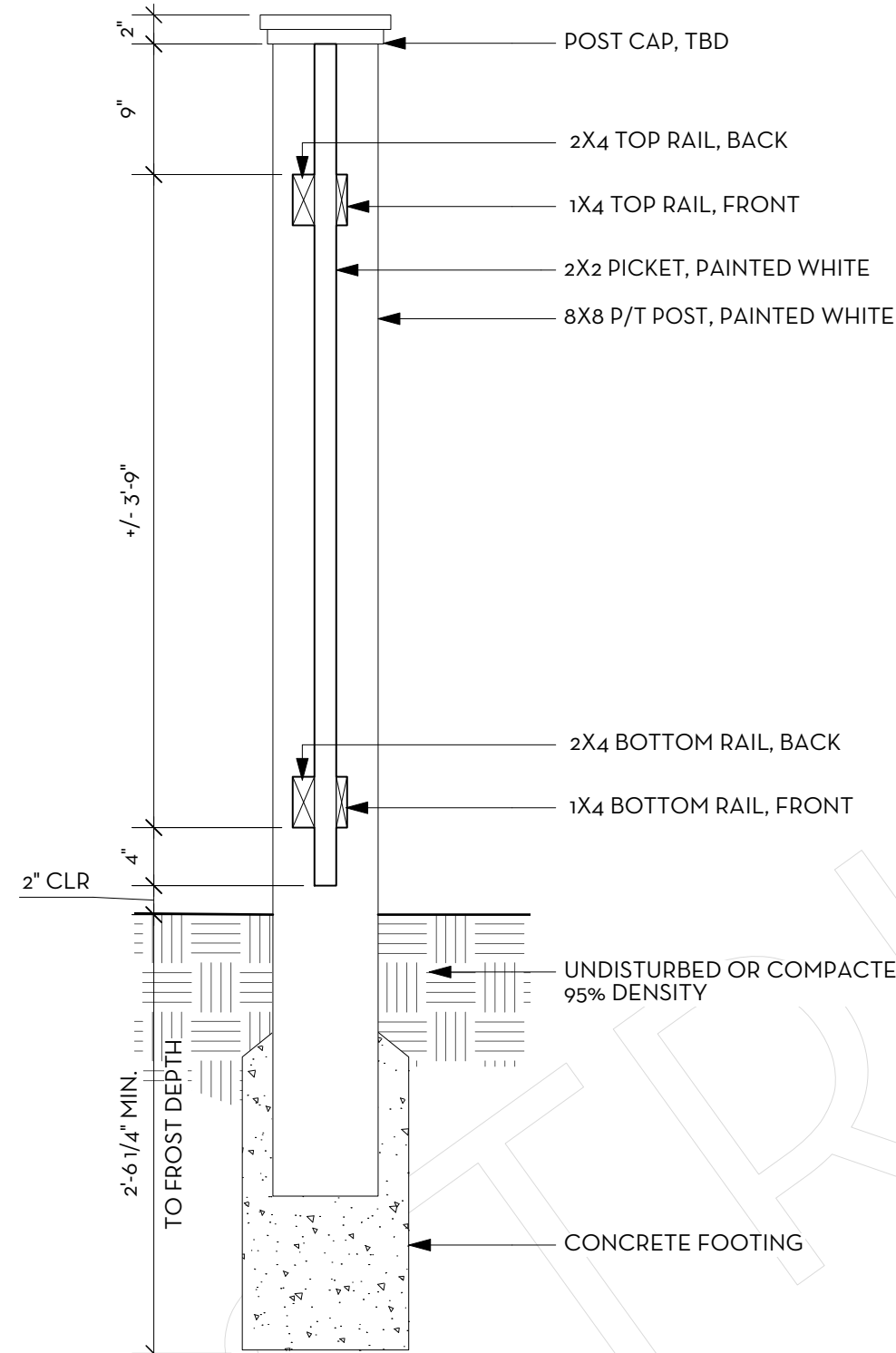
Scale: AS SHOWN

## HARDSCAPE DETAILS - WOOD

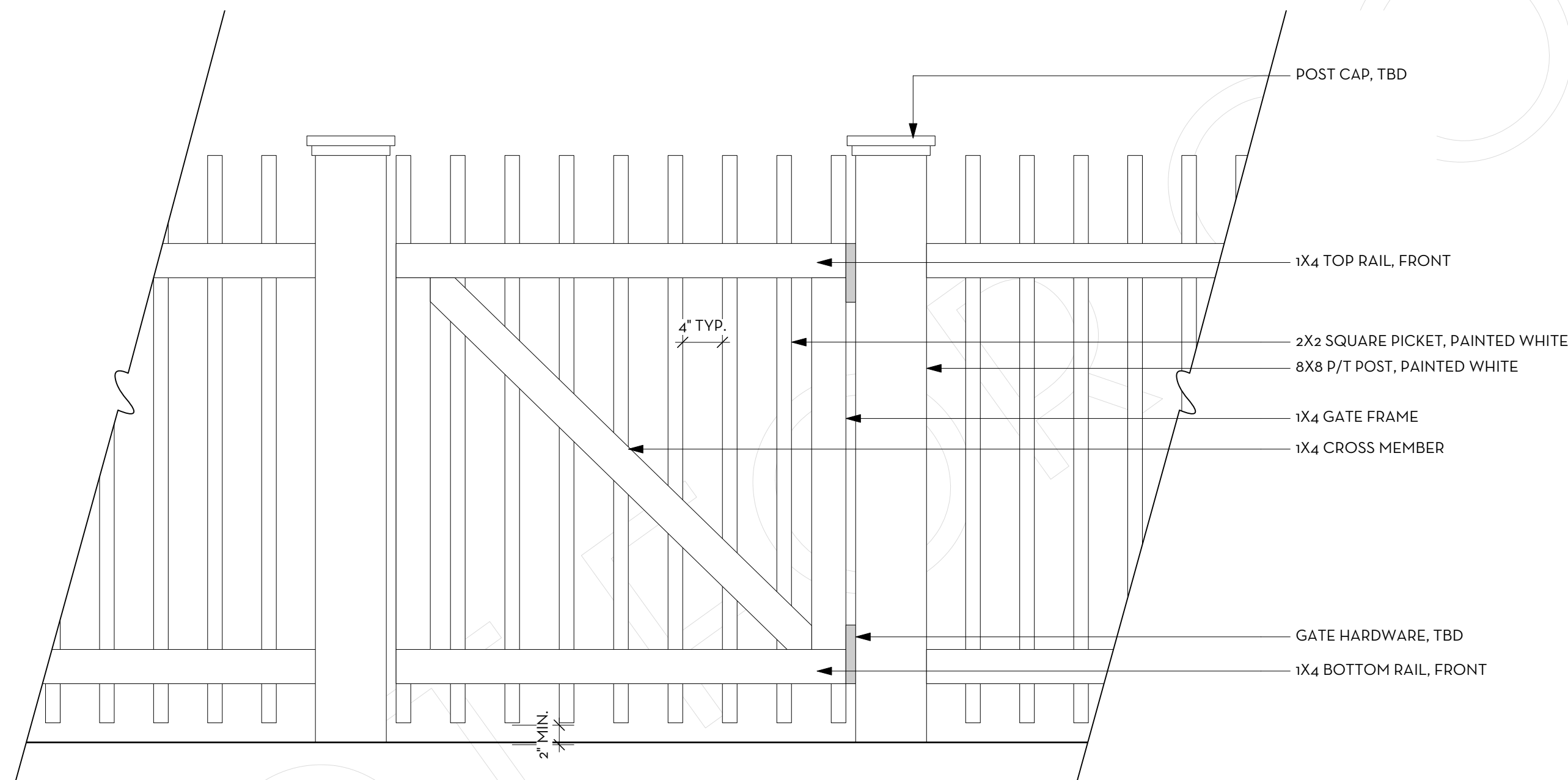
LS501



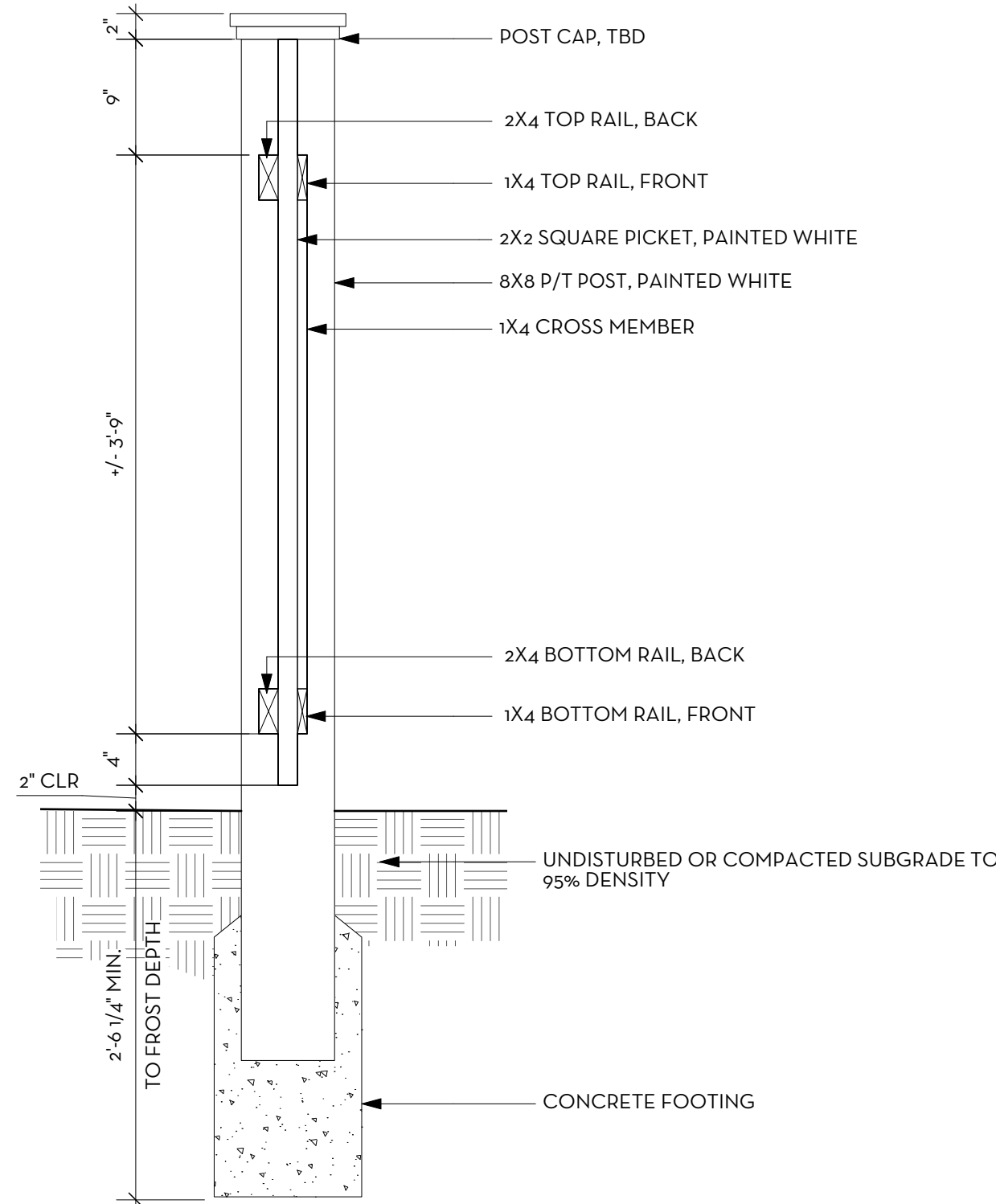
ELEVATION



SECTION



ELEVATION



SECTION

If this drawing is not 24" x 36", it is a reduced print, and notations of scale no longer apply.  
If this drawings is 12" x 18", it is a 50% reduced print, and scaled dimensions need to be multiplied by a factor of 2



PROPERTY FENCE  
Scale: 1" = 1'-0"

**WOOD NOTES:**

1. 4 X 4 WOOD POSTS TO BE PRESSURE TREATED SOUTHERN YELLOW PINE.
2. PICKETS AND RAILS TO BE CEDAR A/B CLEAR GRADE.
3. ALL WOOD TO BE FINISHED WITH A CLEAR STAIN.
4. ALL FASTENERS TO BE STAINLESS STEEL.
5. GATE HARDWARE TO BE DETERMINED.

CHLA

CAMPION/HRUBY

111 Cathedral Street, Suite 100 | Annapolis, MD 21401  
O: 410.280.8850 [campionhruby.com](http://campionhruby.com)

Consultants:

This drawing and the design shown hereon are the property of Campion Hruby Landscape Architects. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

Project #: 22074

## TULUMELLO RESIDENCE

21 Quincy St  
Chevy Chase, MD 20815

11 JANUARY 2021

FOR PERMIT - NOT FOR  
CONSTRUCTION

No.	Date	Description

Drawn By: JJ      Proj. Manager: NR  
Approved By: KC

Scale: AS SHOWN

## HARDSCAPE DETAILS - FENCING

LS502

If this drawing is not 24" x 36", it is a reduced print, and notations of scale no longer apply.  
If this drawings is 12" x 18", it is a 50% reduced print, and scaled dimensions need to be multiplied by a factor of 2.