

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	34 W. Kirke St., Chevy Chase	Meeting Date:	5/4/2022
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/27/2022
Applicant:	Tony and Melissa Dann	Public Notice:	4/20/2022
Review:	HAWP	Tax Credit:	n/a
Case Number:	989570	Staff:	Dan Bruechert
PROPOSAL:	Accessory Structure Construction, Arbor Construction, and Driveway Alteration		

STAFF RECOMMENDATION

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

1. Final drawings that show the proposed lattice utilized for the trash enclosure will show a wood enclosure less than 5'. Final details will be submitted to Staff for final review and approval.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Historic District
STYLE: Craftsman
DATE: c.1915

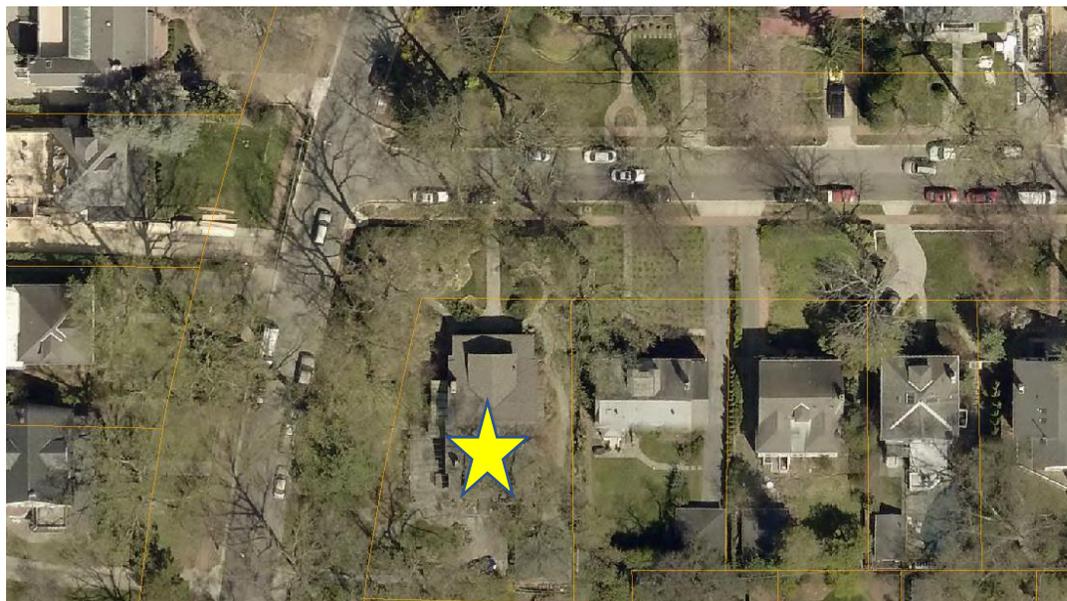


Figure 1: 34 W. Kirke is at the intersection of W. Kirke and Cedar Parkway in Chevy Chase Village.

PROPOSAL

The applicant proposes work in three areas:

- To install a new garden shed on the site,
- To install a wood arbor on the side property entrance, and
- Revise a previously approved driveway alteration.

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 the two paramount principles identified above – fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character”

- 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.

Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front of houses should be discouraged.

Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Although air-conditioning units are not subject to review under the Historic Preservation Ordinance, structures to reduce the noise emitted by such units are reviewed and should be subject to lenient scrutiny, so as not to discourage residents from erecting such structures.

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.

Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open, park-like setting.

Sheds should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (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.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

STAFF DISCUSSION

The subject property is a Craftsman bungalow on a corner lot in Chevy Chase Village. The work items proposed under this HAWP are all to the yard and hardscape surrounding the house and include: installing a garden shed, installing a wood arbor, and revising a previously approved driveway modification. Staff finds the effect of these items will be minimal and is generally in keeping with the character of the house and surrounding district and Staff recommends approval of the HAWP.

Garden Shed

The applicants recently purchased an 8' × 8' (eight-foot square) wood garden shed from neighbors at 29 W. Kirke Street in the Chevy Chase Village Historic District. The wood shed has clapboard siding and a pair of doors with a pyramidal roof and a small cupola; and will sit on a gravel foundation. The HPC reviewed and approved this shed's installation at 29 W. Kirke St. at the July 31, 2013 HPC meeting, and details are provided in the attached in the application. The applicant proposes to install this shed from 29 W. Kirke St. at the subject property. It will be located at the end of the driveway, adjacent to a previously approved flagstone patio. Immediately behind the shed, the applicants propose to install a wood lattice trash surround.

Staff finds itself in agreement with the 2013 approval of the Historic Preservation Commission, finding that the shed's design and materials are appropriate for the district. (The 2013 HAWP was approved on an expedited Staff Report form, so the analysis does not indicate whether the review was under moderate or lenient scrutiny.) The shed's proposed location is more visible than its original home at 29 W. Kirke St. and Staff finds the shed's review should be under moderate scrutiny. Under that level of scrutiny, Staff still finds the details are appropriate for the subject property and that the shed will not detract from the historic house. Staff recommends the HPC approve the relocated garden shed.

Staff additionally finds the proposed trash enclosure will be in an appropriate location where it will be largely obscured from the public right-of-way. Staff finds the most analogous review is the discussion of air conditioning screens in the footnote of fences guideline, stating such fences should be subject to lenient scrutiny "so as not to discourage residents from erecting such structures." The applicant did not provide a specification for the wood lattice, so Staff recommends the HPC add a condition to the HAWP approval that, the proposed wood lattice trash enclosure be no more than 5' (five feet tall) with final approval authority delegated to Staff to ensure conformance with the size limitation.

Wood Arbor

To the left of the front porch, the applicants propose to install a wood arbor over the path to the backyard. The application states there had been a metal arbor in this location installed by the prior owners.

Staff finds the proposed arbor should either be reviewed as a fence or as a garden structure, but regardless, moderate scrutiny applies to the proposed arbor. Under that consideration, Staff finds the proposed wood arbor is an appropriate material and design so as not to detract from the character of the historic house. Additionally, Staff finds the arbor can be removed in the future without damaging any historic fabric. Staff recommends the HPC approve the arbor under the *Design Guidelines* and Standard 10.

Driveway Modification

In 2019, the applicants received an approved HAWP to undertake a number of hardscape changes including installing a pea gravel driveway with cobblestone edging with space for a turnaround. The applicant now proposes to install an asphalt driveway edged in a Belgian block. The driveway will maintain a 10' (ten-foot) width in the designated right-of-way and will then widen to 15' (fifteen feet) on the applicants' property. The driveway will extend to the rear of the proposed shed, discussed above.

The size of the proposed driveway is approximately the size of the approved driveway without the additional 10' × 20' (ten foot by twenty foot) turnaround section.

Staff finds that the reduced size of the proposed driveway is a welcome change and allows additional porous surface on site. While staff would prefer the pea gravel driveway on aesthetic grounds, Staff finds the proposed asphalt and block drive is consistent with the character of the house district and satisfies the requirements of the lenient scrutiny review and recommends the HPC approve the change to the driveway under the *Design Guidelines*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one condition** the HAWP application:

1. Final drawings that show the proposed lattice utilized for the trash enclosure will show a wood enclosure less than 5'. Final details will be submitted to Staff for final review and approval; under the Criteria for Issuance in Chapter 24A-8(b)(2), (4), and (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of *Chapter 24A*;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #10.

and with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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

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



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Melissa and Tom Dann
Address: 34 W. Kirke St.
Daytime Phone: 202-489-6201

E-mail: melissasdann@gmail.com
City: Chevy Chase Zip: 20815
Tax Account No.: 00457828

AGENT/CONTACT (if applicable):

Name: N/A
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

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

Is the Property Located within an Historic District? Yes/District Name Chevy Chase Village
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 34 Street: W. Kirke St
Town/City: Chevy Chase Nearest Cross Street: Cedar Parkway
Lot: P7&8 Block: 32 Subdivision: 2 (CCV) Parcel: 106

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

- | | | |
|---|---|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Melissa S. Dann

4/10/2022

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Chevy Chase, MD 20815

32 West Kirke Street

35 West Irving Street

37 West Irving Street

5908 Cedar Parkway

5906 Cedar Parkway

33 West Kirke Street

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

The existing home, built between 1915-1917, occupies a corner lot in Chevy Chase Village. The house is masonry and shingle construction and exhibits identifying features of the Craftsman style. This includes a large front porch supported by sloping brick piers, front and rear gabled dormers, a deep roof overhang with exposed rafter tails and knee braces. A detached garage similar in style to the principle structure is located in the rear corner of the lot.

The property has received a number of prior HAWP's for work done between 2018-2020 including extensive renovation to the main house. We are currently working under a HAWP to restore the detached garage.

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

We are seeking permission for the following:

#1

Put in place an 8'x8' garden shed that we purchased from neighbors Katy and Bryan Anderson who had applied and received permission from HPC for this same shed several years ago (they are now in the process of buying a larger one). We intend to put it on a bed of gravel and on 2x4s so it will not be a permanent structure. The key issue is the placement: as you can see from the attached drawing, we have a very small side and rear yard and as a corner lot, we have two front yards. It will frankly be a hardship if not impossible to put in the rear yard. Our detached garage takes up a lot of space (it is 20' x 20'); in front of we put in a french drain. We are hoping that we can put it on our driveway between our rear yard line and the BRL.

Install a trash corral on the rear side of the shed that will be hidden by lattice on all sides;

#2 Revise a driveway that had been previously approved by both HPC and CCV. We propose to significantly reduce the scale of the driveway that was going to have a parking pad. For the new driveway, we want to 1) angle it straight off the apron (right now it runs contiguous to the fence, making it difficult to exit the vehicle. This section will be 10' wide in the ROW; once it gets to our property line, we will increase the width to 15'. 2) It will flank the garden shed (which will have a gravel bed) 3) it will be asphalt (currently it is concrete) with a belgian brick border

#3 We would like to install an arbor in our side/year yard on the east side of the house. There had been a metal arbor there before with the prior owners; we would like to install a wooden arbor (see photo).

We want to go ahead with the rear and side fence that received prior approval.

Work Item 1: <u>Install 8' x 8' Garden shed and trash corral</u>	
Description of Current Condition: <p>Currently we do not have any space to store our garden tools. We also do not have a covered area for trash and it is unattractive</p>	Proposed Work: We purchased an 8' x 8' garden shed (see photos) from neighbors Katy and Bryan Anderson that had received prior approval from HPC. We would like to put it on a bed of gravel on 2x4s so it will not be permanent. We do not have room in the rear or side yard and would like to put it between the rear yard and the BRL. We also want to install a trash corral on the rear side of the shed that will be hidden behind lattice. As you can see from the diagram there are limited areas where either could go. As a corner lot, both the W. Kirke and Cedar Parkway sides are considered front lots. The driveway, however, is off Cedar Parkway so it functions more as a rear/side yard. The shed is similar style to our house: gray shingles. It will be visible from the ROW and Cedar Parkway but we feel it will compliment our property and be visually pleasing.

Work Item 2: <u>Replace driveway</u>	
Description of Current Condition: We currently have a concrete driveway that is broken up in many places and runs virtually against the neighbor's fence.	Proposed Work: We want to install an asphalt driveway bordered by belgian bricks. Instead of running straight, we would like to run it at a slight diagonal the same angle as the apron to create room between the driveway and fence (it would then straighten). The drive would wrap around the shed, providing a smooth area for the trash corral behind (but the shed will be placed on a bed of gravel). It will of course be 10' in the ROW and expand to 15' once it crosses our property line.

Work Item 3: <u>Install arbor and fence</u>	
Description of Current Condition: In the rear of our property, there is an unattractive chain link fence and on the east a stockade fence belonging to our neighbor that is in poor repair (our large golden retriever could go through holes in their fence).	Proposed Work: We want to move ahead and remove the chain link fence and then install the fence for which we received prior approval along the rear (south) side of the property, continuing along the side (east) yard. We would like to install an arbor in the side/rear yard just behind the front plane.



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Sandra I. Heiler
Chairman

Date: July 30, 2019

MEMORANDUM

TO: Hadi Mansouri, Acting DPS Director
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #878368: Hardscape alterations and new fence

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the July 10, 2019 Historic Preservation Commission meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Melissa and Tin Dann (**Kathryn Everett, Agent**)
Address: 34 West Kirke Street, Chevy Chase

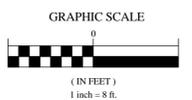
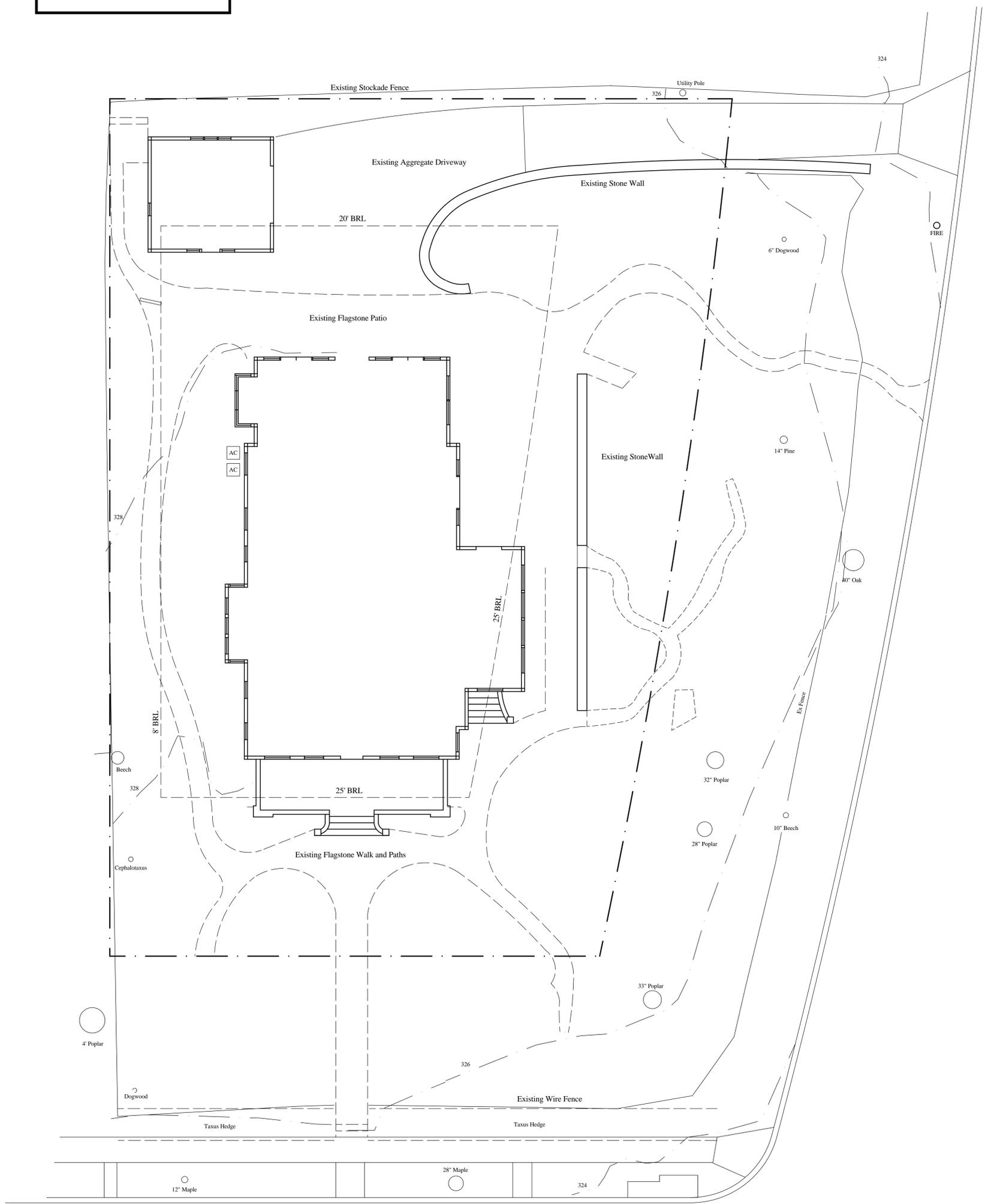
This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



REVIEWED
By Michael Kyne at 12:06 pm, Jul 30, 2019

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler



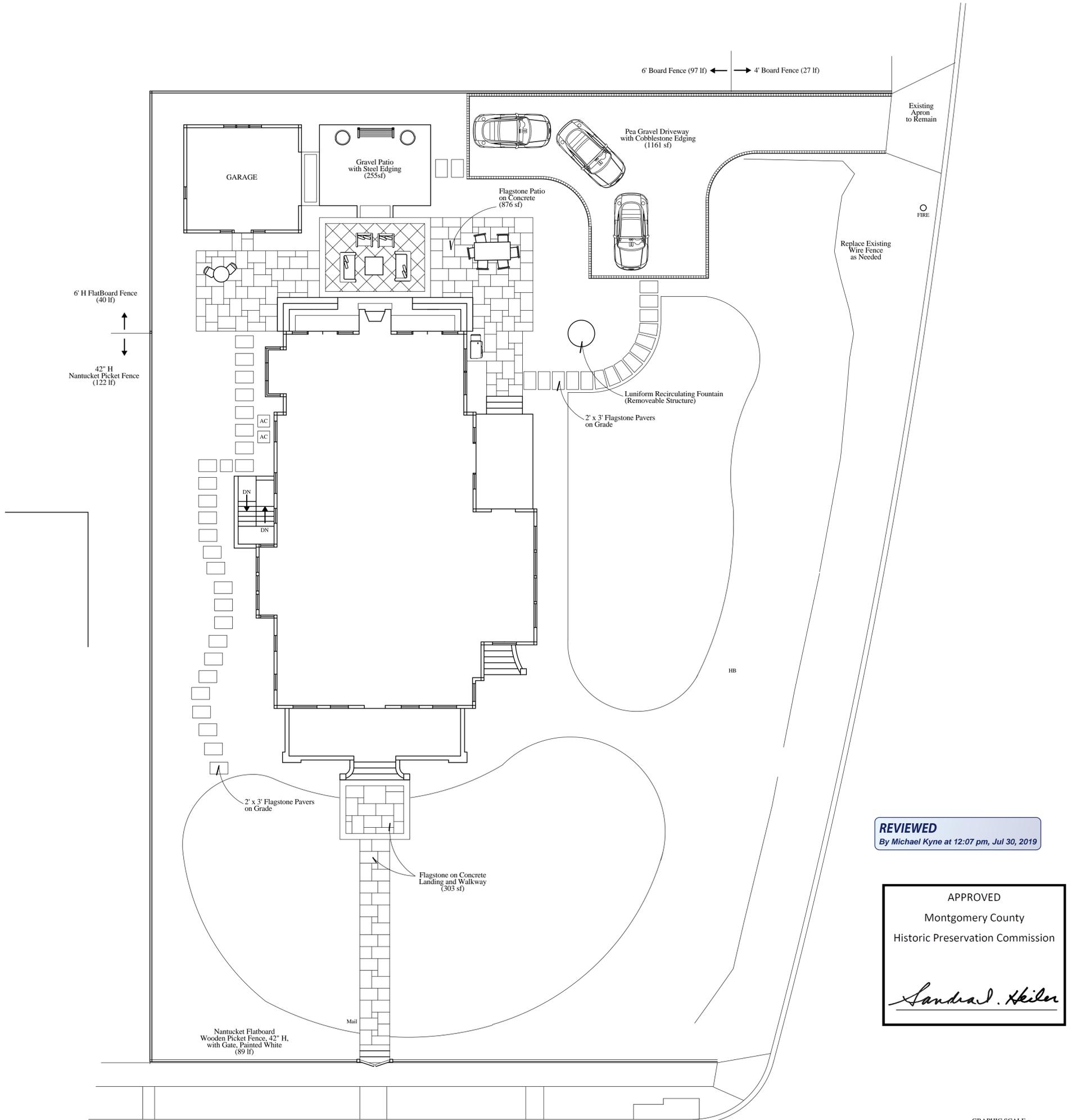
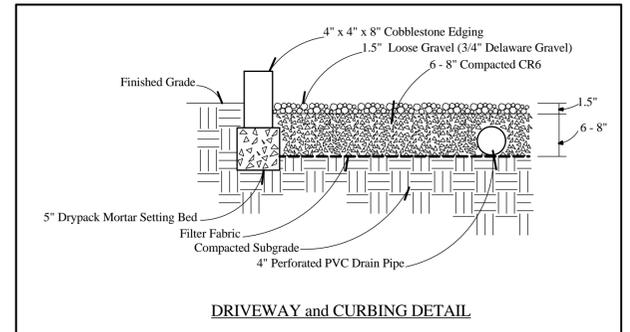
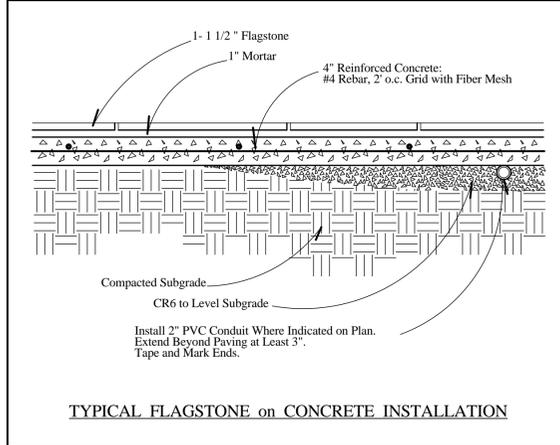
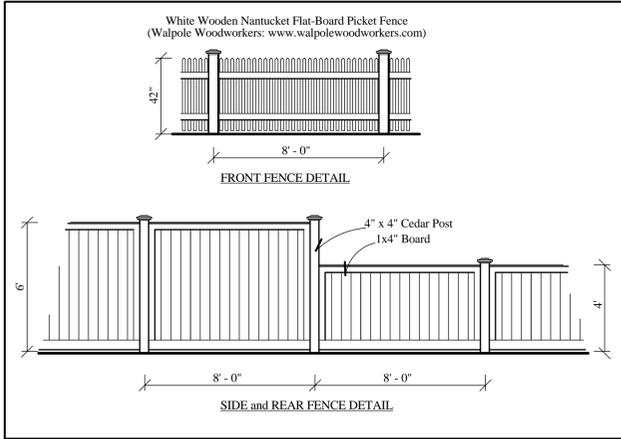
EVERETT
GARDEN DESIGNS LLC
202.465.5740
www.everettgardendesigns.com

TITLE: Existing Conditions
DATE: 6-18-19

DANN RESIDENCE
24 W Kirke Street
Chevy Chase, MD

SCALE: 1/8" = 1'
NORTH:

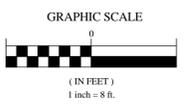




REVIEWED
By Michael Kyne at 12:07 pm, Jul 30, 2019

APPROVED
Montgomery County
Historic Preservation Commission

Sandra L. Heiler



EVERETT
GARDEN DESIGNS LLC
202.465.5740
www.everettgardendesigns.com

TITLE: HARDSCAPE PLAN
DATE: 6-18-19

DANN RESIDENCE
24 W Kirke Street
Chevy Chase, MD

SCALE: 1/8" = 1'
NORTH:





HISTORIC PRESERVATION COMMISSION

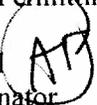
Isiah Leggett
County Executive

William Kirwan
Chairman

Date: 8/1/13

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #640765—shed installation and patio expansion

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on July 31, 2013.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Kathleen Anderson
Address: 29 West Kirke Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Katyhayesanderson@me.com Contact Person: Katy Anderson
 Daytime Phone No.: 301 657 4637 - home
240 423 0536 - cell
 Tax Account No.: _____
 Name of Property Owner: Kathleen Anderson Daytime Phone No.: _____
 Address: 29 W. Kirke Street Cherry Chase 80815
Street Number City Street Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF WORKING SITE
 House Number: 29 Street: W. Kirke Street
 Town/City: Cherry Chase Nearest Cross Street: magnolia Parkway
 Lot: 2 Block: 39 Subdivision: Cherry Chase Village
 Liber: File Folio: 137 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Stab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 22,000

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 N/A feet _____ inches N/A
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.

Kathleen Anderson June 20 2013
Signature of owner or authorized agent Date

Approved: _____ for Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: W. H. [Signature] Date: 8/1/13
 Application/Permit No.: 1640765 Date Filed: 7/2/13 Date Issued: _____

Ejct 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

①

**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:

We would like to place an 8x8 garden shed in our back-yard. The garden shed is a classic Williamsburg style shed which we believe will fit in nicely within the historic district. There are no existing structures that will be disrupted.

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

There is no effect on the historic resources or the environmental setting. The shed will simply be placed on the grass; on a non-permanent gravel/wood bed. It will not be set in concrete.

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.

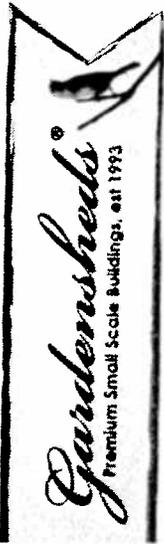
6. **TREE SURVEY**

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.

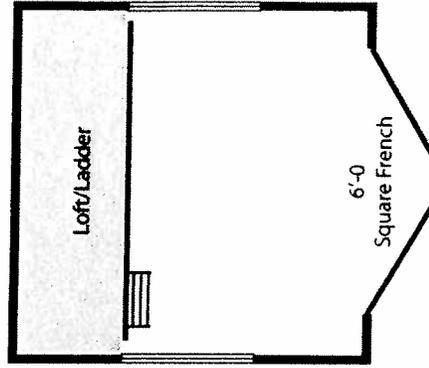
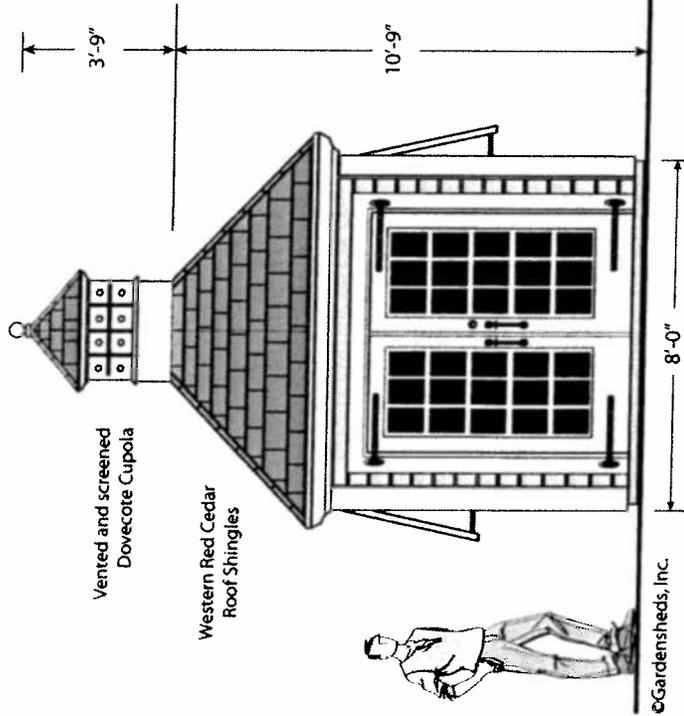


Exterior 2- Color Palette

Trim/Cupola
Windows/Doors
BM SIMPLY WHITE
Semi-Gloss
OC-117

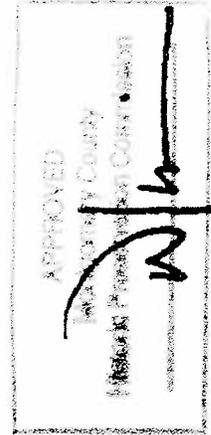
Siding
BM GRAY OWL
2137-60

Note: colors shown here are an approximation of actual color and subject to printer variations



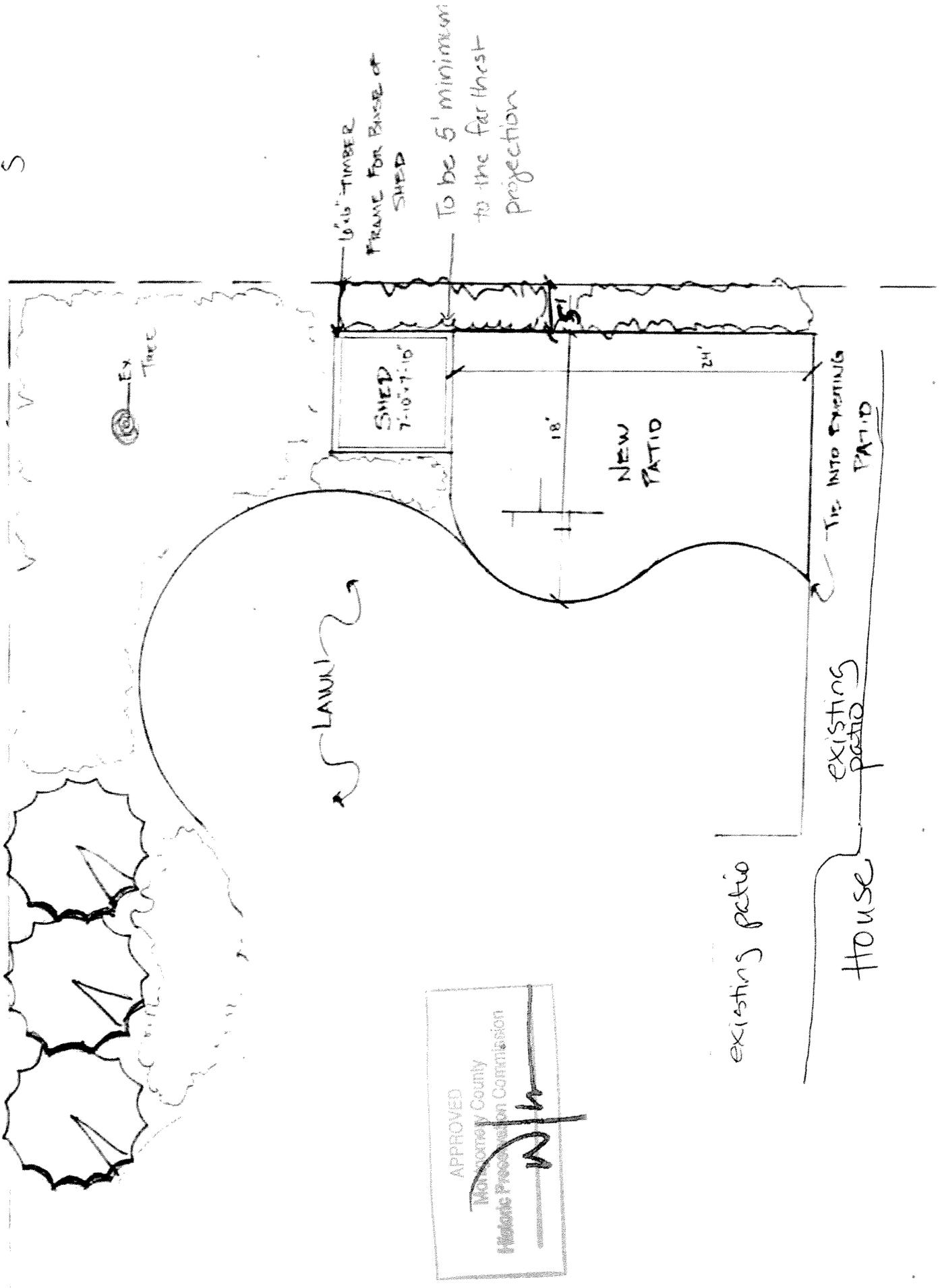
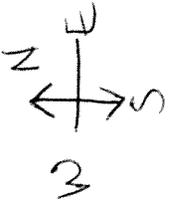
©Gardensheds, Inc.

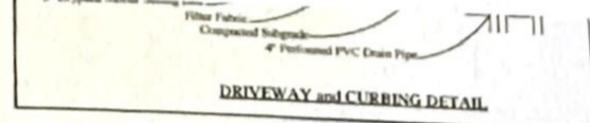
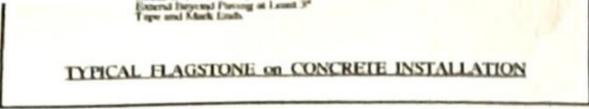
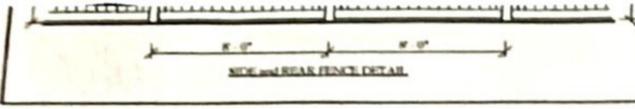
Project: Williamsburg Classic™
Client: Anderson Residence
Chevy Chase, MD



Exclusive design by Gardensheds, inc. All visual representations and designs are the intellectual property of Gardensheds, inc. and are protected under copyright law. Any duplication or imitation of this design is in direct violation of the law and will result in legal action.
©Copyright 2013

client approval _____





Rear Yard boundaries in red

Proposed trash corral

BRL

PL

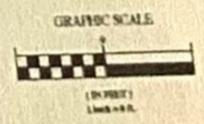
Existing French drain

15' W

10' width until PL

8x8 Garden Shed

Proposed Arbor



EVERETT
GARDEN DESIGNS LLC
202.465.5740
www.everettgardendesigns.com

TITLE: HARDSCAPE PLAN
DATE: 6-18-19, 6-28-19, 7-2-19, 8-19-19

DANN RESIDENCE
34 W Kirke Street
Chevy Chase, MD

SCALE: 1/8" = 1'
NORTH:



Wil



This is the exact shed that we bought from the Anderson's; we plan to paint it the same gray as our shingles.

erge







