

4320 MEADOW LANE, CHEM CHASE

[HRC CASE # 35/167-13A]

MASTER PLAN SITE, MONROE - WARREN HOUSE



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: February 20, 2014

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Acting-Planner Coordinator 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #652344, demolition of non-historic rear addition and construction of 1 story rear addition

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 November 13, 2013 meeting.

Applicant: Tim and Pam Gardner
Address: 7320 Meadow Lane, Chevy Chase





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: CHINES@BARNESVANZE.COM Contact Person: CAM HINES
Daytime Phone No.: 202.337.7255

Tax Account No.: _____

Name of Property Owner: Tim & Pam Gardner Daytime Phone No.: _____

Address: 7320 Meadow Lane, Chevy Chase 20815
Street Number City State Zip Code

Contractor: TBD Phone No.: N/A

Contractor Registration No.: _____

Agent for Owner: CAM HINES Daytime Phone No.: 202.337.7255

LOCATION OF BUILDING/PERMITS

House Number: 7320 Street: Meadow Lane

Town/City: Chevy Chase Nearest Cross Street: Virgilia Street

Lot: _____ Block: _____ Subdivision: _____

Liber: 8341 Folio: 69 Parcel: _____

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

1B. Construction cost estimate: \$ \$250,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

- On party line/property line
- Entirely on land of owner
- On public right of way/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.

CAMIL M. HINES
Signature of owner or authorized agent

10.21.2013
Date

Approved: [Signature] For: Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 2/20/14

Application/Permit No.: 652344 Date Issued: 1/22/13 Date Issued: _____

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7320 Meadow Lane, Chevy Chase	Meeting Date:	11/13/13
Applicant:	Tim and Pam Gardner (Cam Hines, Architect)	Report Date:	11/6/13
Resource:	Master Plan Site #35/107, Monroe-Warren House	Public Notice:	10/30/13
Review:	HAWP	Tax Credit:	No
Case Number:	35/107-13A	Staff:	Josh Silver

PROPOSAL: Demolition of non-historic rear addition and construction of 1 story rear addition

STAFF RECOMMENDATION

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Master Plan Site #35/107, Monroe-Warren House
STYLE: Tudor Revival
DATE: c1926

ARCHITECTURAL HISTORY

The following was excerpted from Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland.

The Monroe Warren House, built in c1926, is architecturally significant as an outstanding example of a high-style Tudor Revival residence. With its rich detail and variety of building forms and materials, the house is a compendium of early English architecture. The house is prominently located on Meadow Lane, the street that perhaps best exemplified the influence of Frederick Law Olmstead on the over-all layout of Section 4, which generally follows the natural contours of the terrain.

The substantial two-and-a-half story, three-bay house has a dominant hipped roof with front facing cross gable. The asymmetry of the front façade is accented by a wide variety of window treatments, including a projecting bay with polygonal roof on the first level, a wall dormer with parapet gable on the second and a ribbon of casements in a hipped roof dormer on the third level. Round arched door openings are echoed in a small round arched window in the front gable.

Wall and roof surfaces include textured stucco, half-timbering, stone quoins, and slate shingles.

The house remains on its original site, described as Parcel 428, consisting of 11,305 square feet of land.

PROPOSAL

The applicants are proposing to remove and replace a non-historic 1 story rear addition and with an approximately 500 s.f., 1 story addition with a garage/utility space below at the rear of the historic massing.

The width of the addition as proposed will require the removal of one rear elevation window.

The materials and details for the addition include the following:

- Textured stucco exterior
- Wooden trim and gable battens
- Slate and copper roofing
- Glass skylights in copper roof connector section
- Brick chimney
- Non-operable wood paneled garage door
- Wooden (interior/exterior), simulated-divided light windows and doors.

The proposal also includes:

The removal of one historic window on the west (left) elevation of the historic massing and infill of the opening with stucco. The second window on the same elevation will be relocated (approximately 8" toward the driveway), to accommodate a new interior kitchen program.

A new stone stair unit between the addition and grade in the rear yard will be constructed, along with a second stone stair unit between grade and the covered porch below the proposed addition.

A section of the existing macadam driveway will be partially covered by the footprint of the proposed addition resulting in a small net decrease in size. The applicants also propose to remove and replace the existing macadam driveway with a tar and chip or paver surface material.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site 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)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or

- cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #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.

Standard #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

Staff finds the proposal to remove an existing non-historic addition and construction of a new 1 story addition with garage/utility space below as being consistent with Chapter 24A(b) (1) & (2) and *Standards* #9 & 10.

The proposal does not substantially alter the historic exterior features of this resource and is compatible in character with the historic massing in terms of scale, height, design and materials.

The proposed removal of a non-historic addition does not impact any character-defining features of the resource. The construction of the addition as proposed requires the removal of one historic window on the rear elevation. The subject window is located on secondary elevation and not visible from the front or side elevations of the resource and as such staff finds it is not a character-defining feature and its removal will have negligible impact on the resource.

The proposed addition design takes its cues from the historic massing. The rear yard location, small size, and lower height help minimize its visual impact on the historic massing and environmental setting. The addition is differentiated from the historic massing through a 12" inset at the left rear corner and copper roof connector, and as such does not affect the perceived character of the resource.

Staff finds the materials as being compatible with those of the historic massing.

Staff finds the proposal to remove an existing window from the 1st story left elevation, infill the opening with stucco to match the existing wall material, and reuse/relocation of the remaining window approximately 8" toward the front as having negligible impact on the historic massing. Although the retention of historic windows and openings are generally encouraged the proposal maintains the same header height and opening size as the existing windows and repurposes a historic window on a secondary side elevation. As demonstrated on the elevation drawings and photos the left elevation is comprised of smaller and utilitarian window sizes and types, whereas the right elevation has larger windows and more distinctive groupings. The removal, infill and relocation of an existing window will have negligible impact on the form and integrity of the historic massing, and as such staff recommends approval of this alteration.

The small net decrease in the size of the existing driveway and replacement of the surface material with tar and chip or pavers is a positive improvement that will have no impact on the historic environmental setting and should be approved.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal 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;

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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: CHINES@BARNESVANZE.COM Contact Person: CAM HINES
Daytime Phone No.: 202-337-7255

Tax Account No.: _____

Name of Property Owner: Tim & Pam Gardner Daytime Phone No.: _____

Address: 7320 Meadow Lane, Chevy Chase 20815
Street Number City State Zip Code

Contractor: TBD Phone No.: N/A

Contractor Registration No.: _____

Agent for Owner: CAM HINES Daytime Phone No.: 202-337-7255

LOCATION OF BUILDING/PROJECT

House Number: 7320 Street: Meadow Lane

Town/City: Chevy Chase Nearest Cross Street: Virgilia Street

Lot: _____ Block: _____ Subdivision: _____

Libar: 8341 Folio: 69 Parcel: _____

PART ONE: TYPE OF PERMIT/ACTIVITY

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wrack/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ \$250,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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.

CAMIL M. HINES 10.21.2013
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 652344 Date Filed: 10/22/13 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

5

WRITTEN DESCRIPTION OF EXISTING STRUCTURE & HISTORIC SIGNIFICANCE:

The Monroe Warren House, Built c1926, is architecturally significant as an outstanding example of a high-style Tudor Revival residence. With its rich detail and variety of building forms and materials, the house is a compendium of early English architecture. The house is prominently located on Meadow Lane, the street that perhaps best exemplifies the influence of Frederick Law Olmsted on the over-all layout of Section 4, which generally follows the natural contours of the terrain.

The substantial two-and-a-half story, three-bay house has a dominant hipped roof with front facing cross gable. The asymmetry of the front façade is accented by a wide variety of window treatments, including a projecting bay with polygonal roof on the first level, a wall dormer with parapet gable on the second, and a ribbon of casements in a hipped roof dormer on the third level. Round arched door openings are echoed in a small round arched window in the front gable.

GENERAL DESCRIPTION OF PROJECT:

A small shed kitchen addition on the rear of the house is structurally failing. The proposed replacement addition is less than 500 sf, consisting of a garage at the basement level and an enlarged kitchen family room at the first floor. The addition is totally in the rear of the existing structure, stylistically sympathetic to the existing structure and clearly subservient to the existing house. Major materials will include stucco, with some half timbering to match the existing house, slate roof to match the existing house and wood windows, again to closely match the existing house. The addition is planned so that it takes advantage of the topography and elaborate garden design, uniting the house with the site.

Owner mailing address

Timothy & Pamela Gardner
7400 Meadow Lane

Adjacent and Confronting Property Owners mailing addresses

Peter Edwards & Rose G
7400 Meadow Lane

John Oosterhout & Amy Light
7310 Meadow Lane

Roger and Lisa Kenna
4010 Virgilia Street

Scott Doyle & Blake K
4012 Virgilia Street

NEUBAUER CONSULTING ENGINEERS, P.A.

4701 SANGAMORE ROAD, SUITE N290, BETHESDA, MD 20816
(301) 263-2727 FAX (301) 263-1039

May 13, 2013

Mrs. Pamela Gardner
7320 Meadow Lane
Chevy Chase, MD 20815

Re: Rear porch at 7320 Meadow La.

Dear Mrs. Gardner:

I visited your house at the above-mentioned address on April 16, 2013 for the purpose of giving you my professional opinion regarding the structural stability of the partially enclosed porch at the rear of the house.

The porch consists of wood-framed walls, floor and roof bearing on what appear to be stucco-covered masonry piers. The piers themselves appeared straight and not out of plumb, and I could see no sign of foundation settlement. What is most striking about the structure is the cantilevered floor. Between the piers is a wood beam dropped below the porch joists which cantilever over it and pick up the rear wall and roof of the porch. Generally speaking, joists that cantilever a certain distance should have a backspan length (the portion of the joists that lies between the supports) of at least twice that of the cantilever. For example: a 2' cantilever should have a minimum of a 4' backspan. This is done to avoid the joists kicking up at their supported ends as the cantilever is loaded. It also reduces the amount of load that the support at the cantilevered end (in this case the dropped beam) must resist. In this case, however, the ratio of spans is almost 1:1.

One can see that the dropped beam has sagged significantly and the porch joists have a pronounced slope down and away from the main house. When looking at the roof of the porch, one can see a considerable sag in the roof at the point where it meets the main rear wall of the house. This leads me to conclude that the rafters are pulling away from their support at the wall. It is my opinion that if this porch had been constructed without the cantilever we would not have this issue. Unfortunately, this movement will continue to the point of collapse unless something is done. One problem is that the configuration of the cantilevered floor does not lend itself to reinforcement without drastically changing the arrangement of supports and the overall appearance of the porch.

NEUBAUER CONSULTING ENGINEERS, P.A.

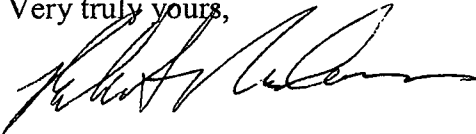
May 13, 2013
Mrs. Gardner

page 2.

In its current state, the porch structure is unstable and should be removed before there is a catastrophic failure. While I suspect that such a failure would probably occur during a weather event such as a snowstorm, the sag in the roof and probable lack of support there prevents me from making a precise prediction. If removal cannot happen in the near future, then temporary supports at the cantilevered ends would be advisable.

If there are any further questions, please let me know.

Very truly yours,



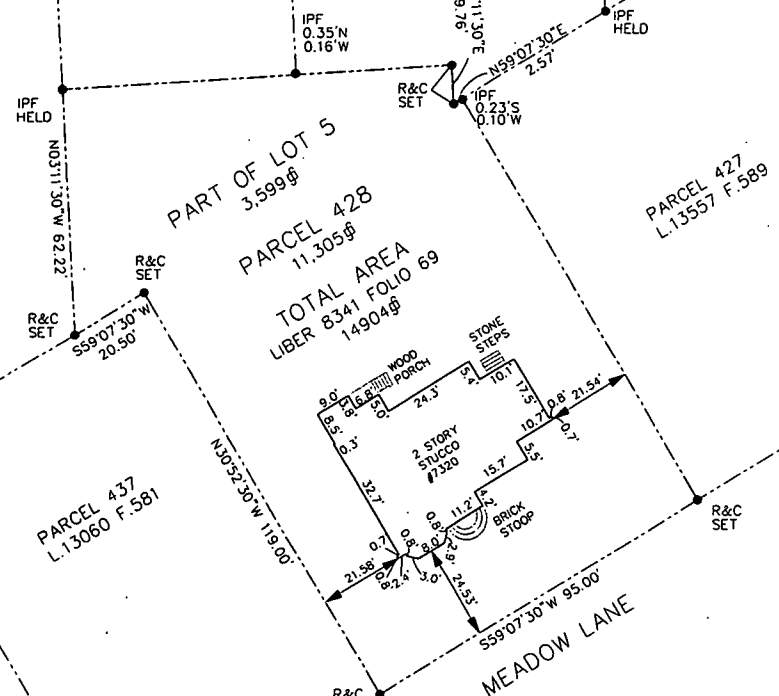
Robert Neubauer, P.E.



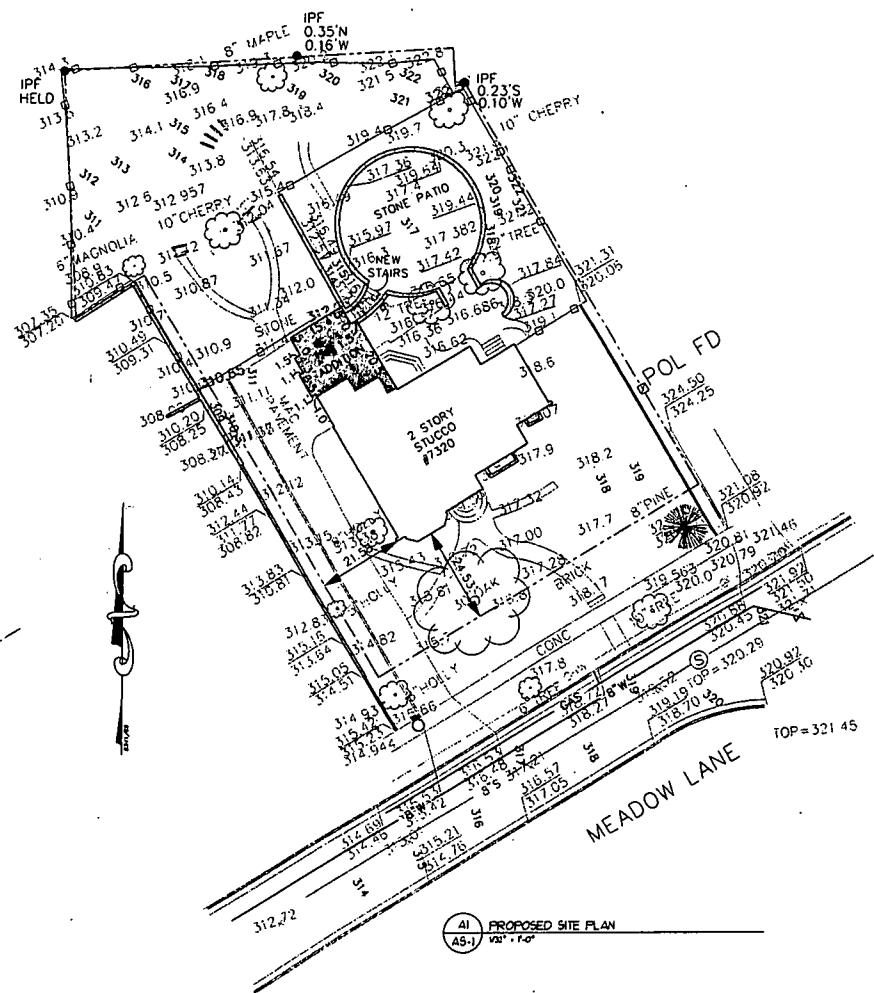
File: reside13/7320 Meadow La.1

PART OF LOT 5, BLOCK 6
CHEVY CHASE
PARK
P.B.4 P.331

LOT 18, BLOCK 6
CHEVY CHASE PARK
P.B.45 P.3364



A1 EXISTING BOUNDARIES PLAN
1/2" = 1'-0"



A1 PROPOSED SITE PLAN
1/2" = 1'-0"

NOT FOR CONSTRUCTION

GARDNER RESIDENCE

HISTORIC WORK PERMIT

DATE: October 23, 2013



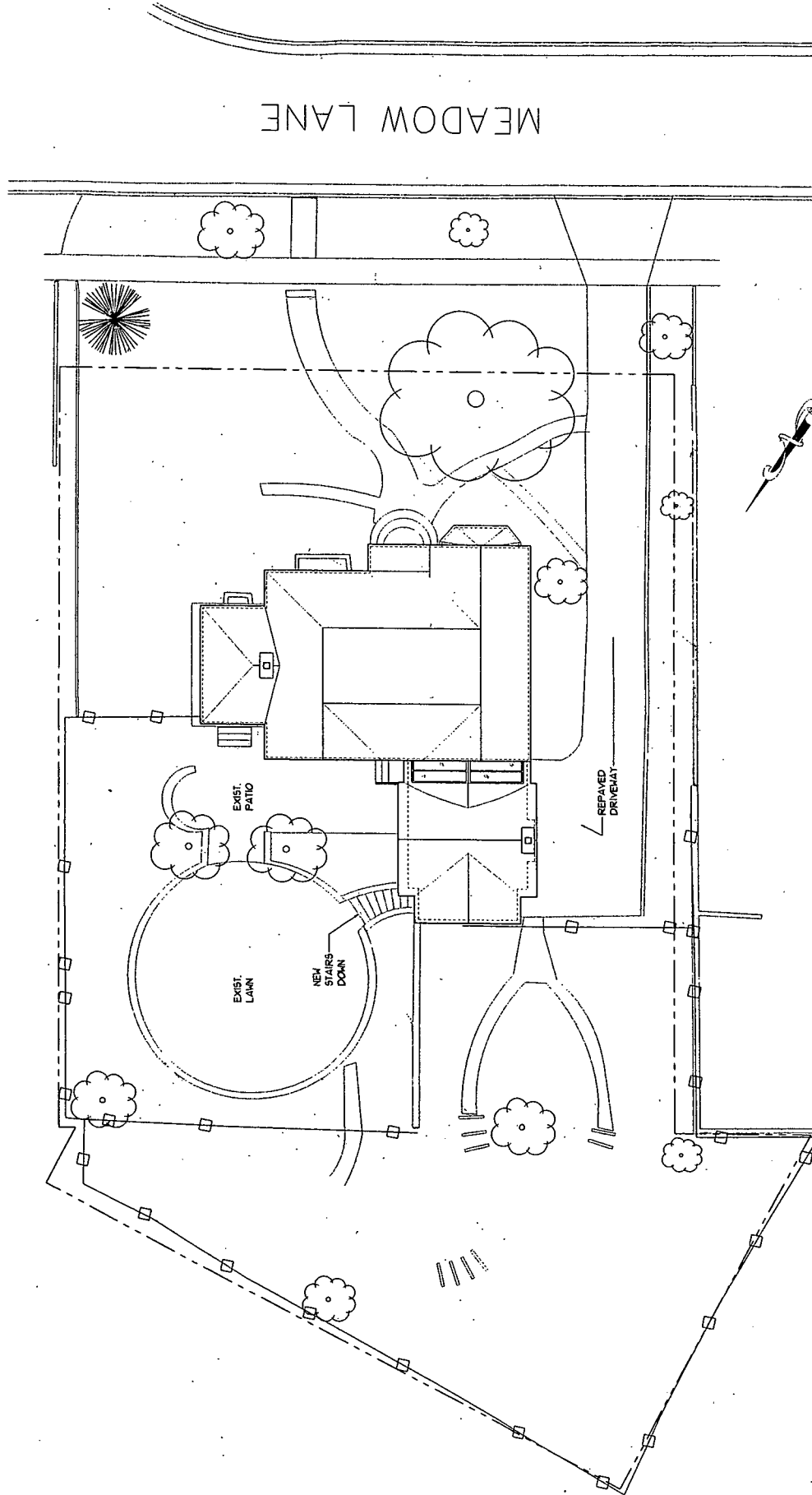
19



NOT FOR CONSTRUCTION

GARDNER RESIDENCE

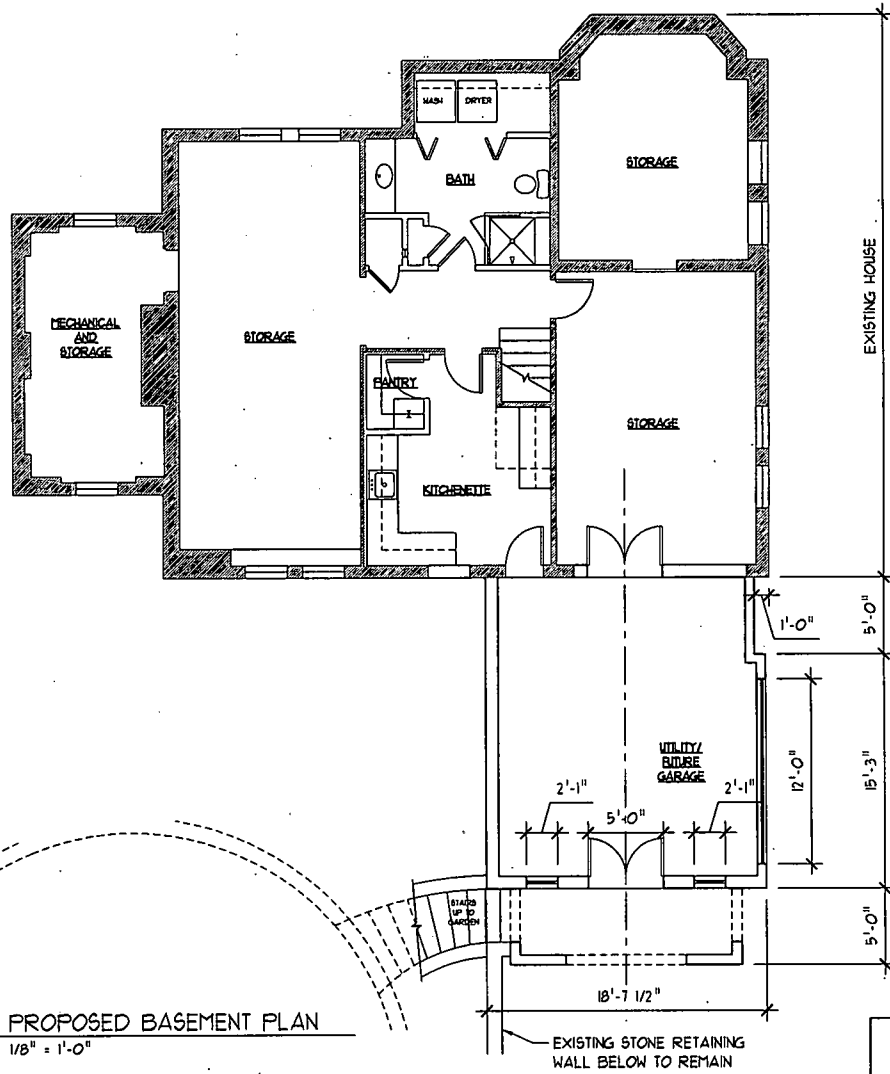
HISTORIC WORK PERMIT
DATE: October 23, 2013



MEADOW LANE


A SITE PLAN
1/16" = 1'-0"





2 PROPOSED BASEMENT PLAN
 1/8" = 1'-0"

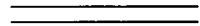
NOT FOR CONSTRUCTION

GARDNER RESIDENCE		 BARNES VANZE ARCHITECTS INC.
HISTORIC WORK PERMIT		
DATE:	October 23, 2013	

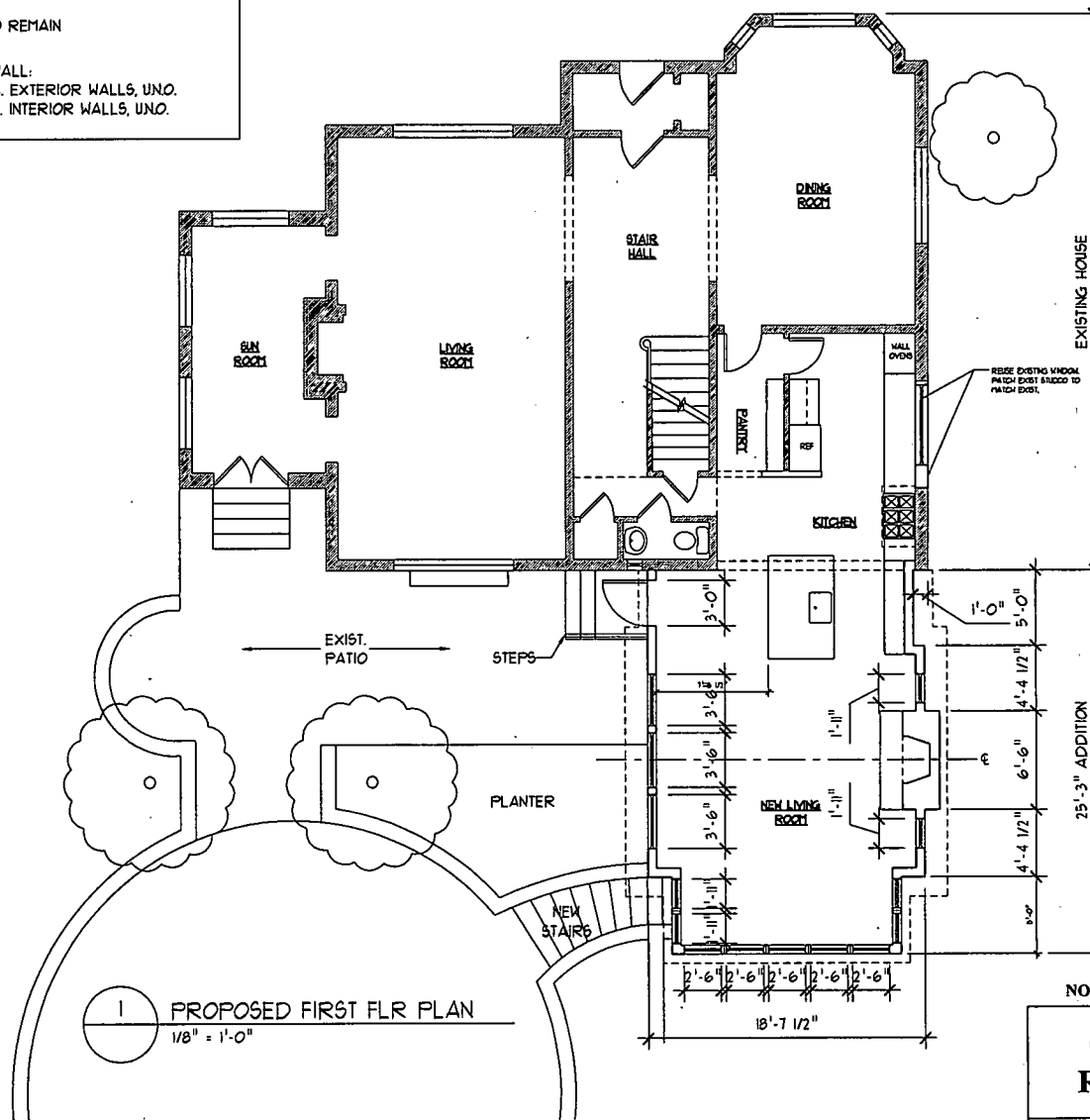
LEGEND



EXISTING TO REMAIN



NEW STUD WALL:
 2X6 @16 O.C. EXTERIOR WALLS, UNO.
 2X4 @16 O.C. INTERIOR WALLS, UNO.



1 PROPOSED FIRST FLR PLAN
 1/8" = 1'-0"

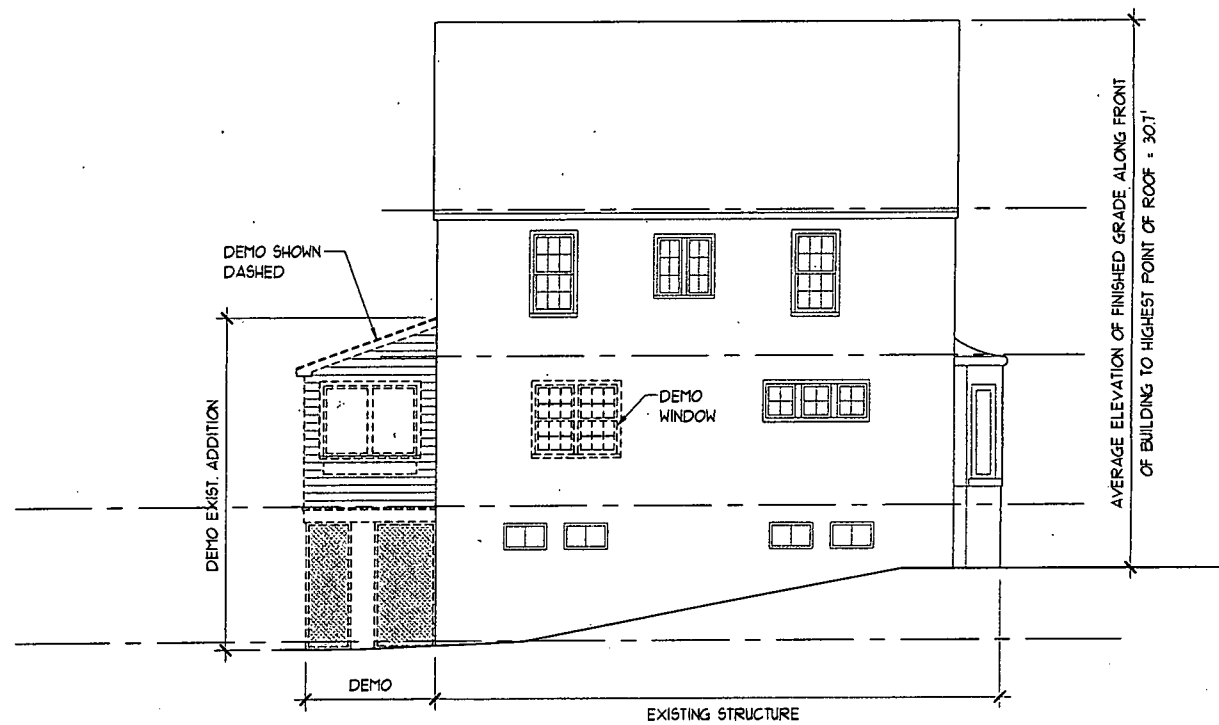
NOT FOR CONSTRUCTION

GARDNER RESIDENCE

HISTORIC WORK PERMIT
 DATE: October 23, 2013



13



E1 EXISTING DRIVEWAY ELEVATION
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

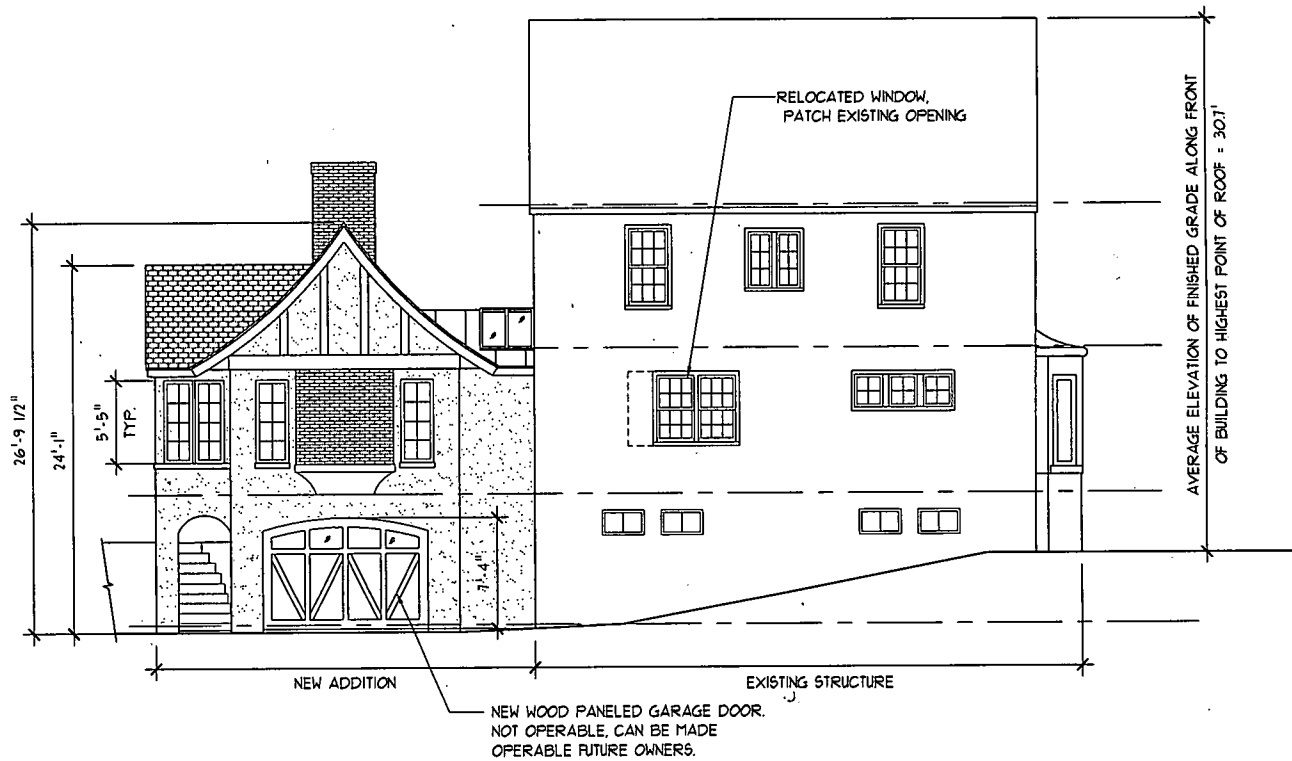
**GARDNER
 RESIDENCE**

HISTORIC WORK PERMIT
 DATE: October 23, 2013



BARNES VANZE
 ARCHITECTS INC.





5 DRIVeway SIDE ELEVATION
 1/8" = 1'-0"

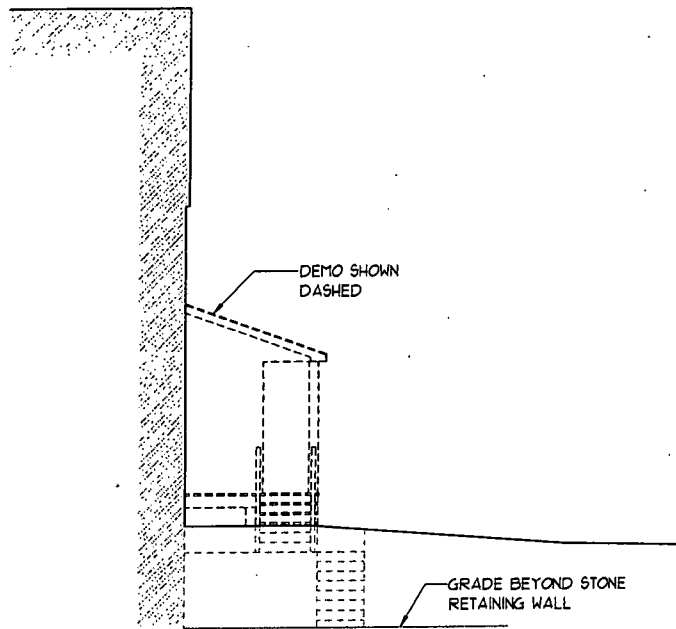
NOT FOR CONSTRUCTION

**GARDNER
 RESIDENCE**

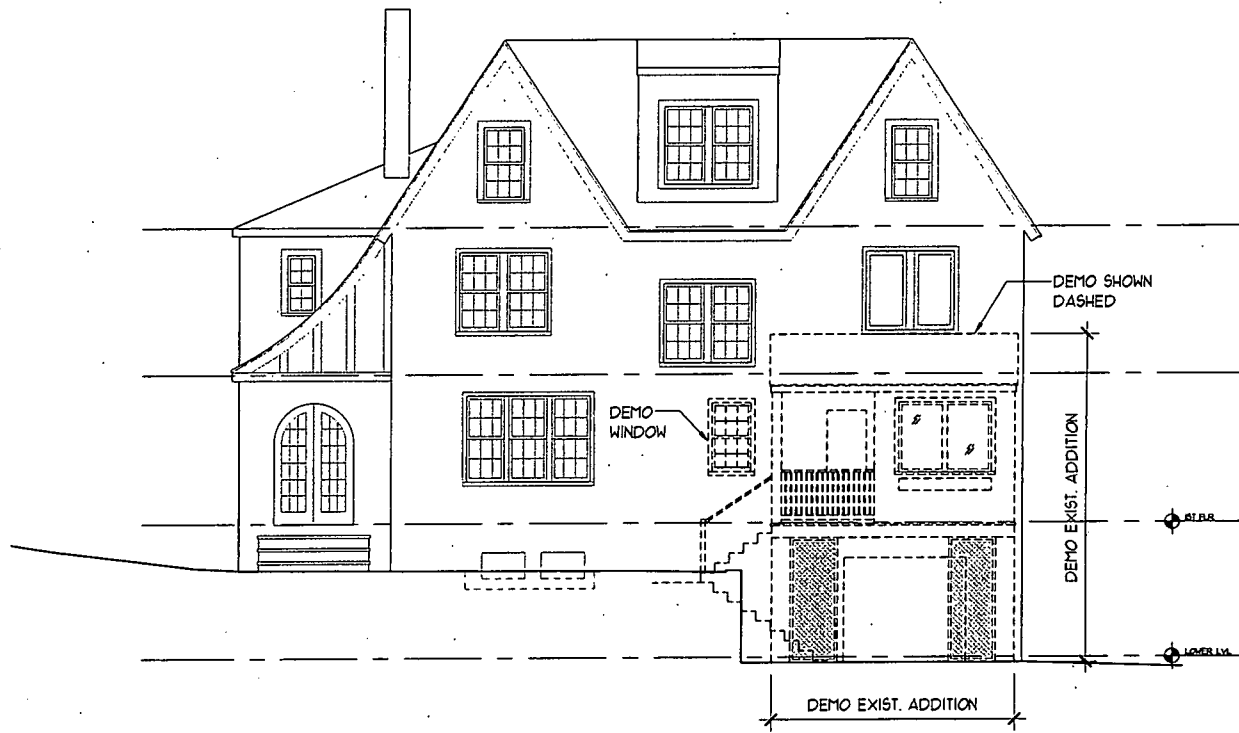
HISTORIC WORK PERMIT
 DATE: October 23, 2013



15




E3 EXISTING PATIO SIDE ELEVATION
 1/8" = 1'-0"

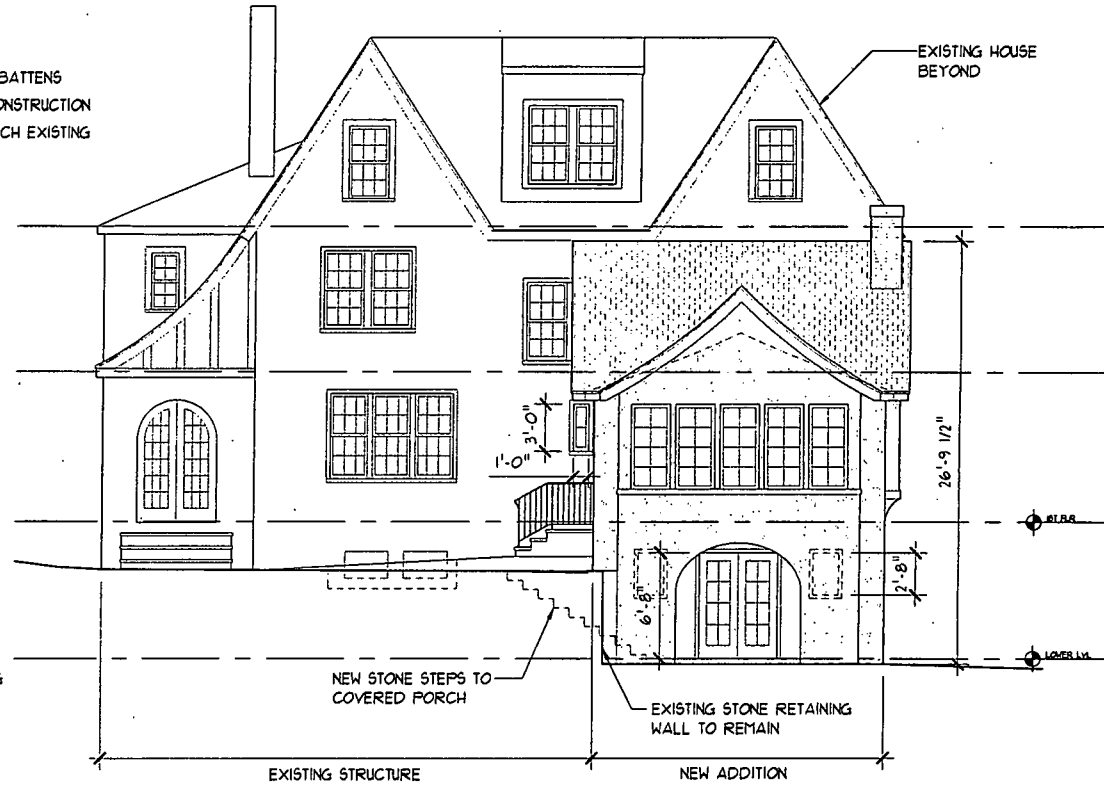
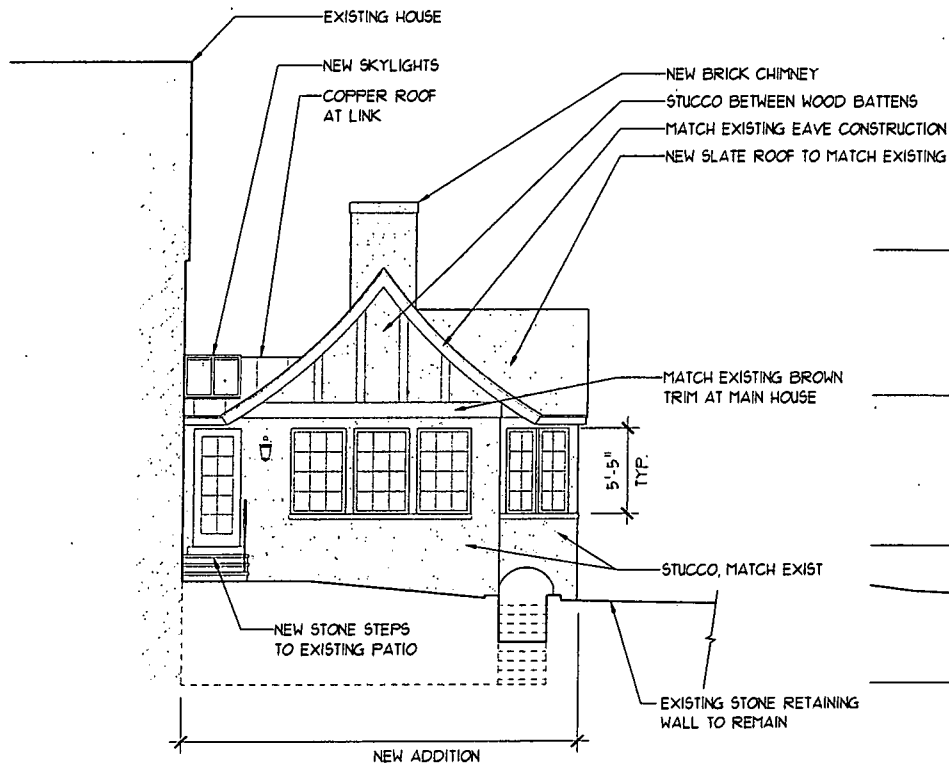


E2 EXISTING REAR ELEVATION
 1/8" = 1'-0"

917

NOT FOR CONSTRUCTION

GARDNER RESIDENCE		 BARNES VANZE ARCHITECTS INC.
HISTORIC WORK PERMIT		
DATE:	October 23, 2013	



3 PATIO SIDE ELEVATION
1/8" = 1'-0"

4 REAR ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION

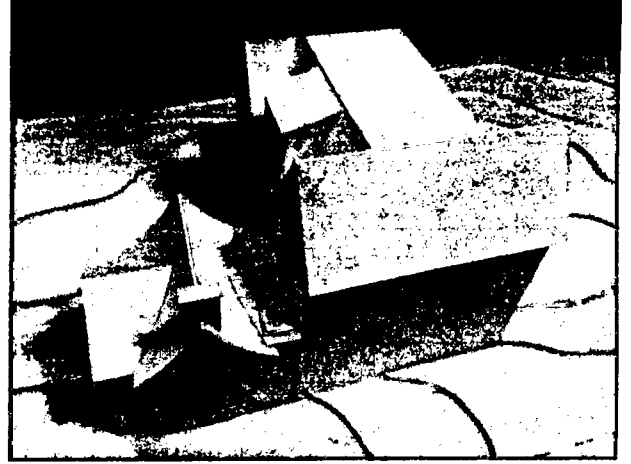
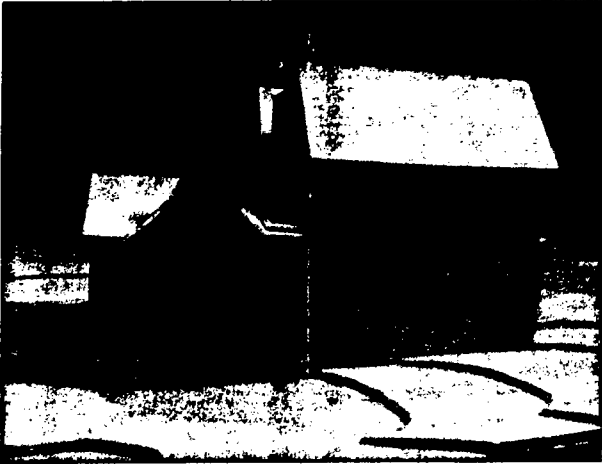
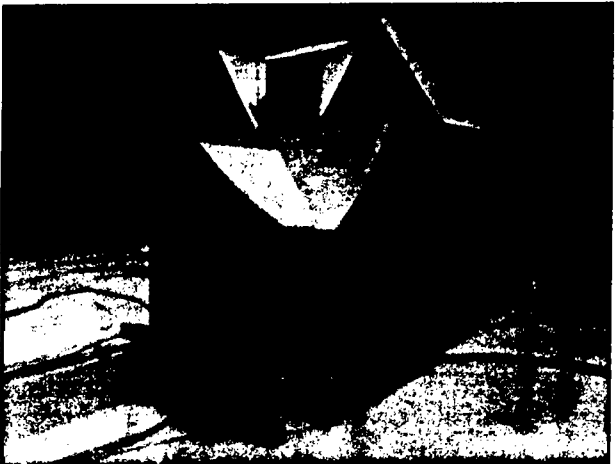
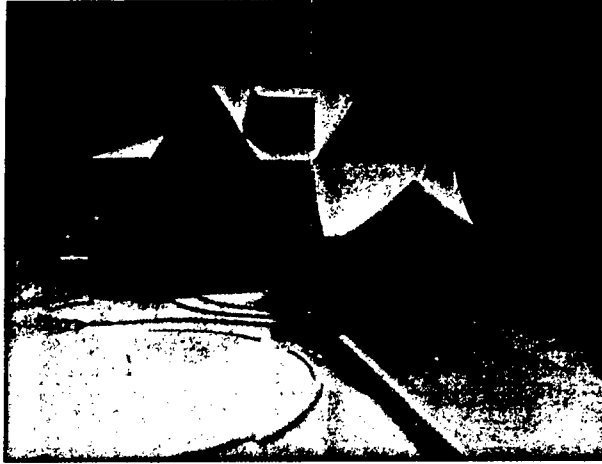
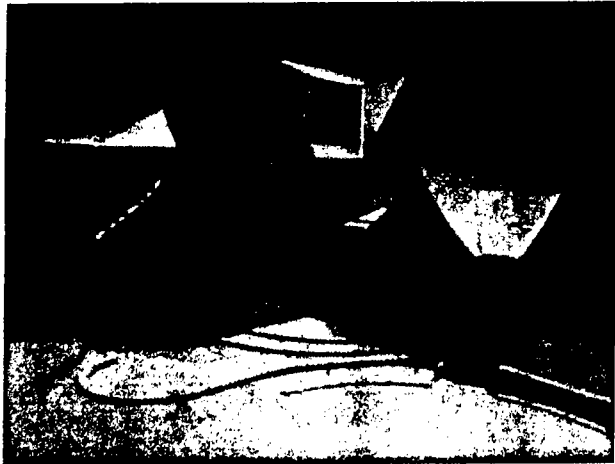
**GARDNER
RESIDENCE**

HISTORIC WORK PERMIT

DATE: October 23, 2013



7



18

NOT FOR CONSTRUCTION

**GARDNER
RESIDENCE**

HISTORIC WORK PERMIT
DATE: October 23, 2013



BARNES VANZE
ARCHITECTS INC.

61

7320





STREET VIEW FROM MEADOW LANE



VIEW FROM MEADOW LANE, LOOKING DOWN EXISTING DRIVEWAY



VIEW FROM BOTTOM OF DRIVEWAY, LOOKING UP TOWARDS STREET



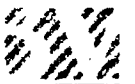
STREET VIEW FROM MEADOW LANE

NOT FOR CONSTRUCTION

GARDNER RESIDENCE

HISTORIC WORK PERMIT

DATE: October 23, 2013



BARNES VANZE
ARCHITECTS INC.

29



VIEW OF EXISTING REAR ADDITION FROM
BOTTOM OF DRIVEWAY



VIEW OF EXISTING REAR ADDITION



EXISTING SIDE ELEVATION VIEWED FROM DRIVEWAY



EXISTING REAR ADDITION VIEWED FROM
EXISTING STONE RETAINING WALL



EXISTING REAR ADDITION VIEWED FROM
CIRCULAR LAWN



VIEW OF MEADOW LANE FROM BOTTOM
OF DRIVEWAY

NOT FOR CONSTRUCTION

GARDNER RESIDENCE

HISTORIC WORK PERMIT

DATE: | October 23, 2013



BARNES VANZE
ARCHITECTS INC.

12



REAR ELEVATION VIEWED FROM GARDEN



REAR ELEVATION VIEWED FROM LOWER GARDEN



REAR ELEVATION VIEWED FROM UPPER GARDEN



STONE RETAINING WALL AT FOOT OF EXISTING ADDITION



CORNER OF EXISTING ADDITION AT LOWER LEVEL

22

NOT FOR CONSTRUCTION

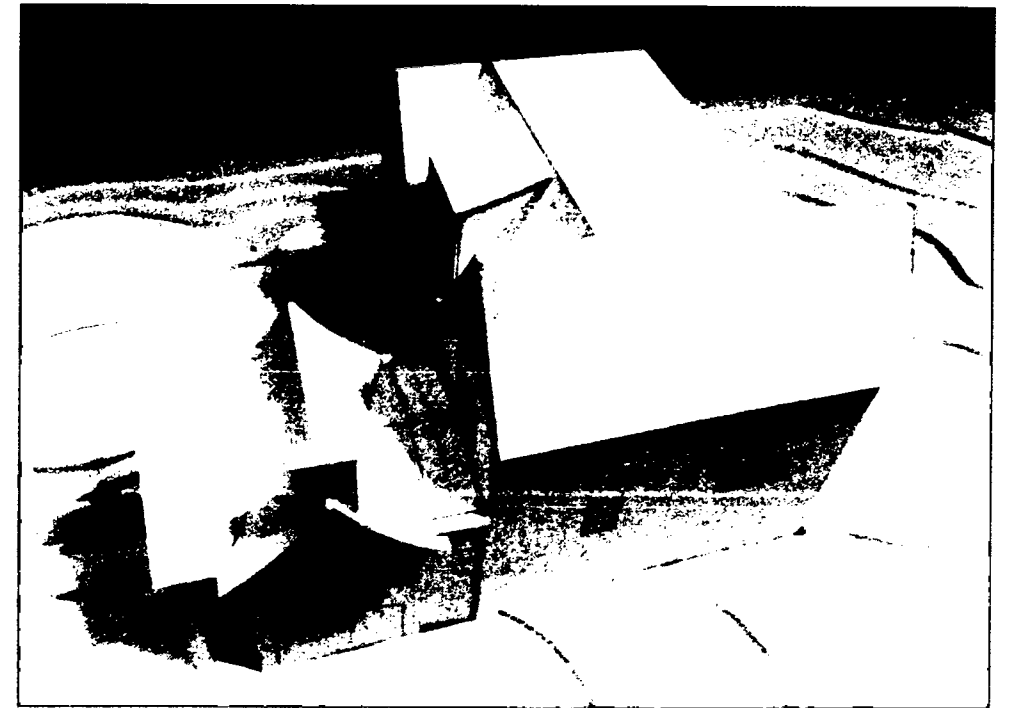
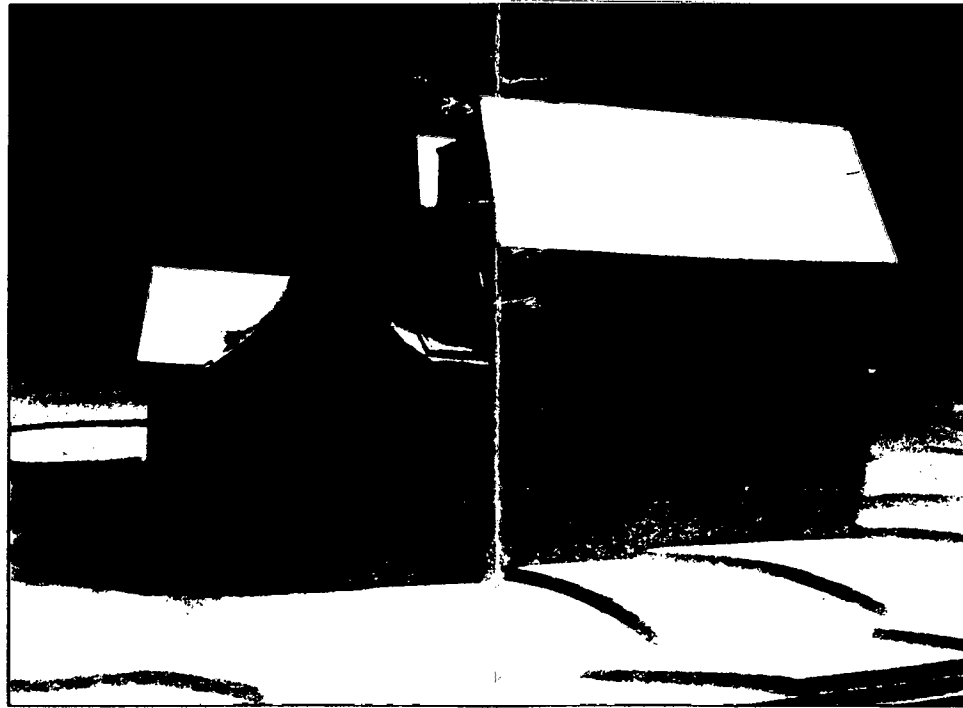
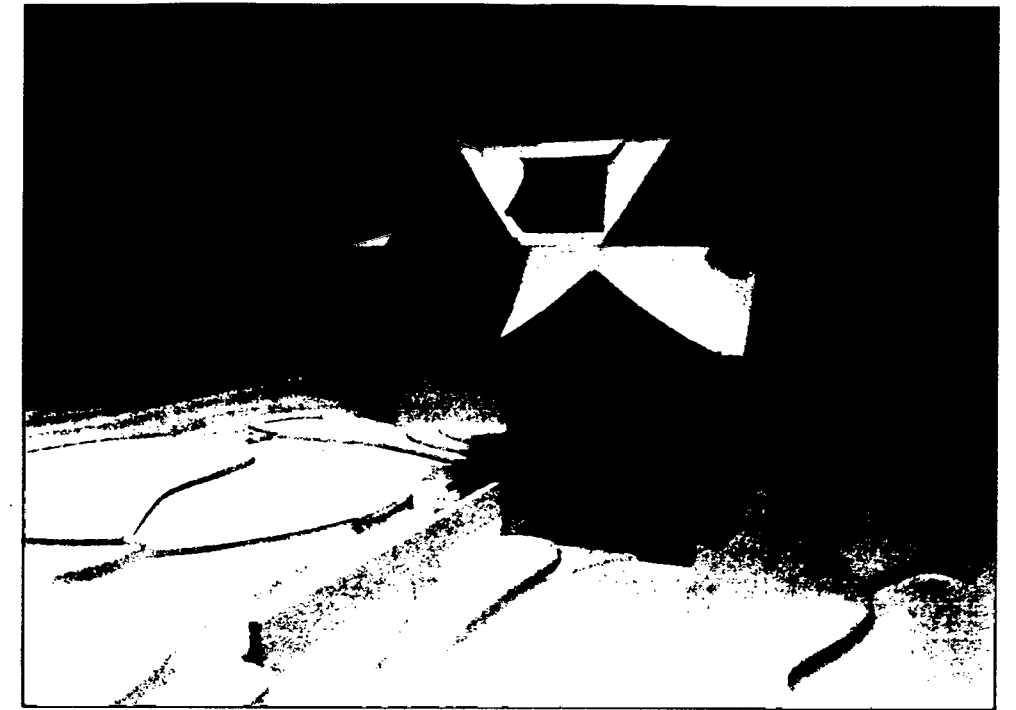
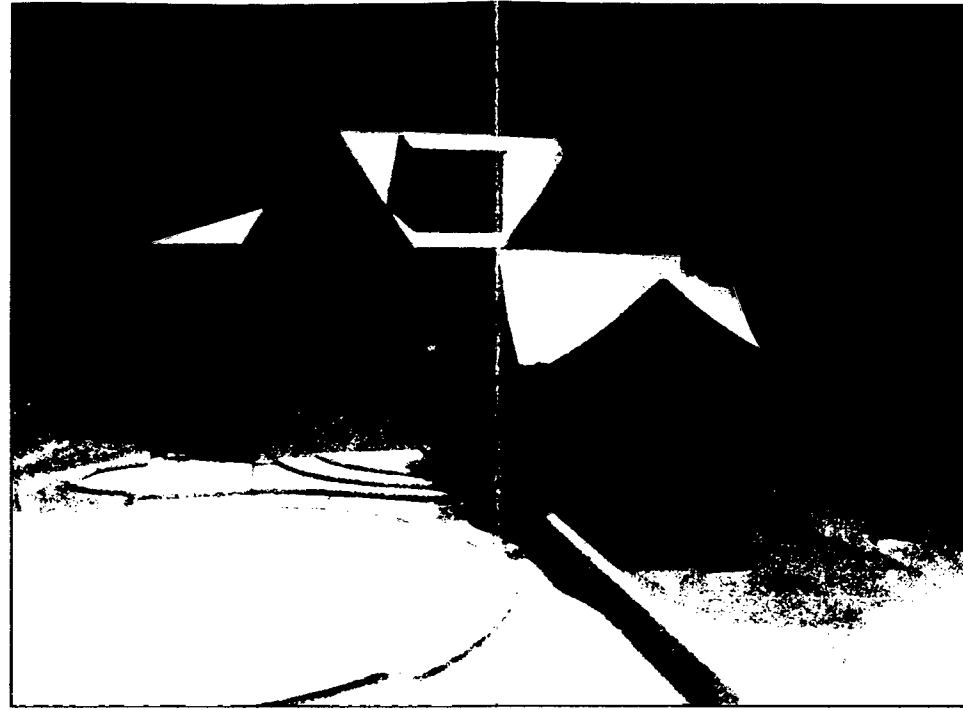
GARDNER RESIDENCE

HISTORIC WORK PERMIT

DATE: | October 23, 2013



BARNES VANZE ARCHITECTS INC.



NOT FOR CONSTRUCTION

GARDNER RESIDENCE

HISTORIC WORK PERMIT

DATE: October 23, 2013

[Signature]
BARNES VANZE
ARCHITECTS INC.



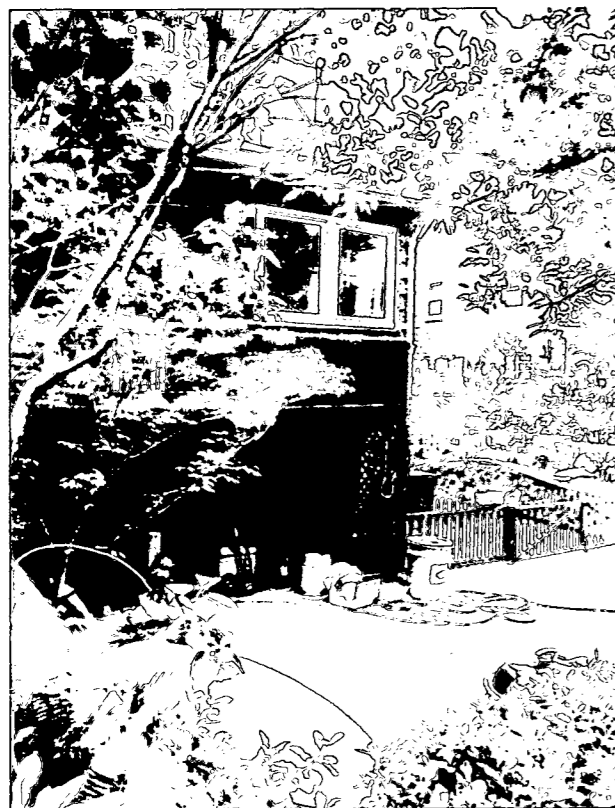
VIEW OF EXISTING REAR ADDITION FROM
BOTTOM OF DRIVEWAY



VIEW OF EXISTING REAR ADDITION



EXISTING SIDE ELEVATION VIEWED FROM DRIVEWAY



EXISTING REAR ADDITION VIEWED FROM
EXISTING STONE RETAINING WALL



EXISTING REAR ADDITION VIEWED FROM
CIRCULAR LAWN



VIEW OF MEADOW LANE FROM BOTTOM
OF DRIVEWAY

NOT FOR CONSTRUCTION

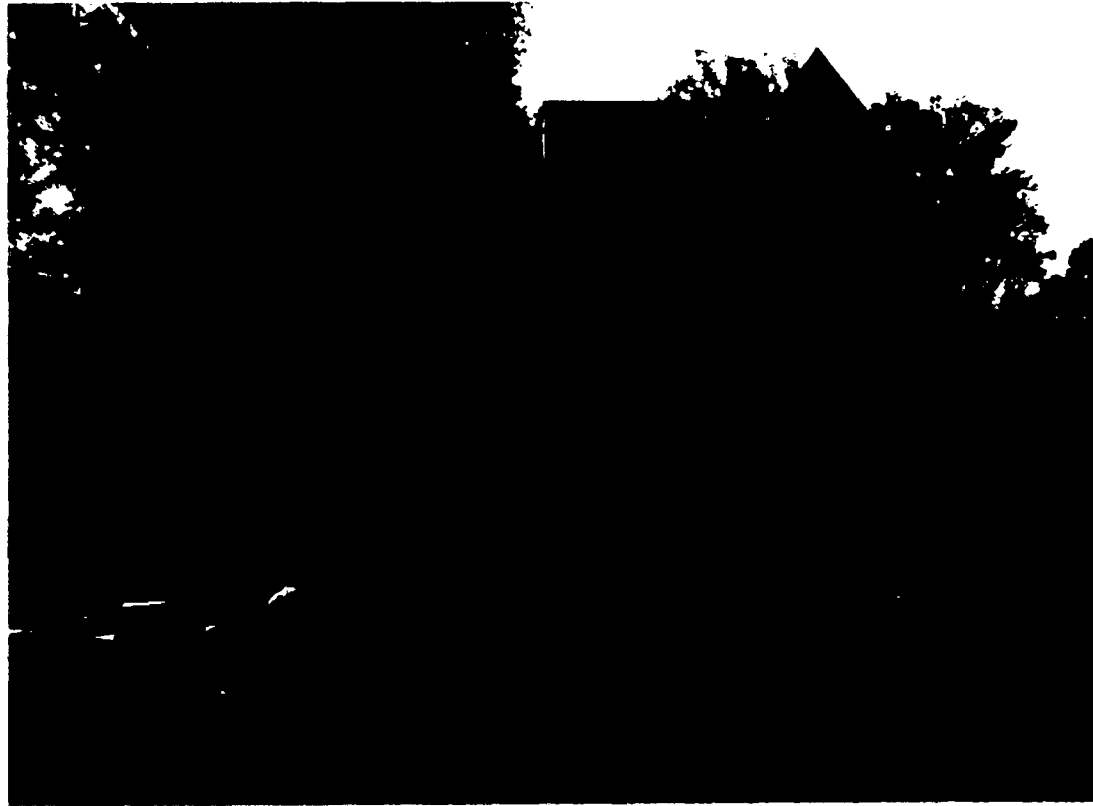
GARDNER RESIDENCE

HISTORIC WORK PERMIT

DATE: October 23, 2013



BARNES VANZE
ARCHITECTS INC.



REAR ELEVATION VIEWED FROM GARDEN

REAR ELEVATION VIEWED FROM LOWER GARDEN



REAR ELEVATION VIEWED FROM UPPER GARDEN



STONE RETAINING WALL AT FOOT OF EXISTING ADDTION



CORNER OF EXISTING ADDITION AT LOWER LEVEL

NOT FOR CONSTRUCTION

GARDNER RESIDENCE

HISTORIC WORK PERMIT

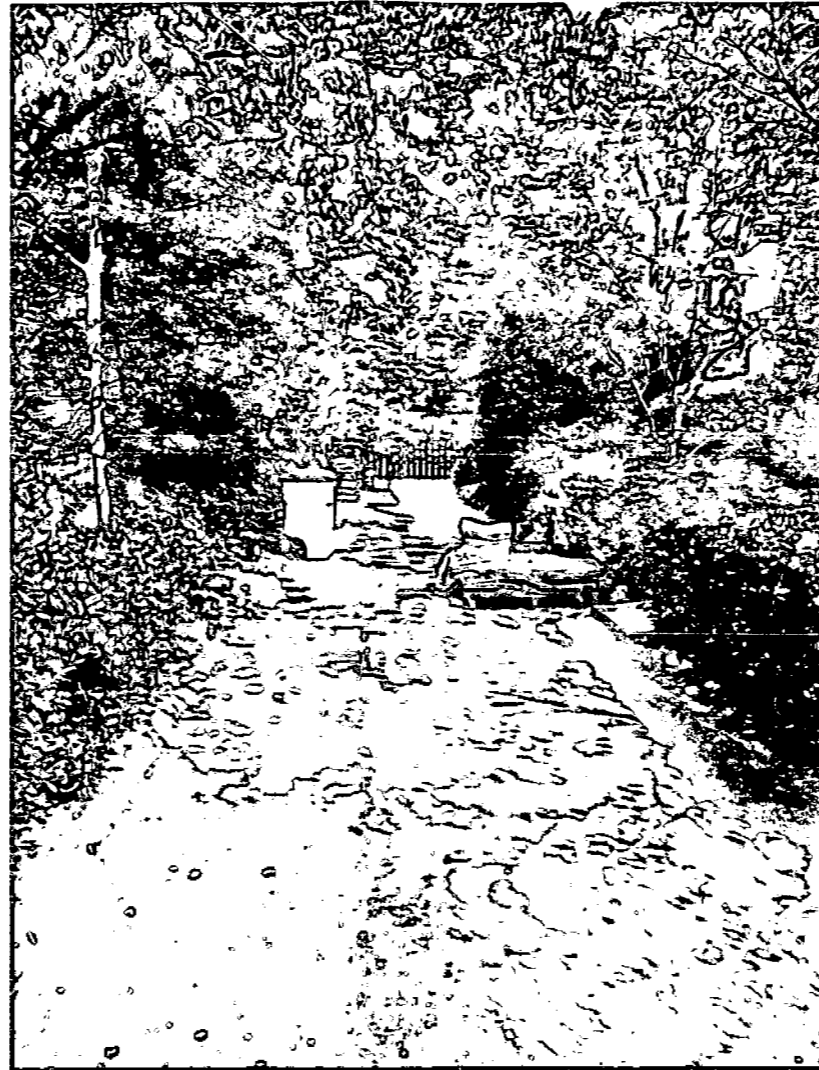
DATE: October 23, 2013



BARNES VANZE ARCHITECTS INC.



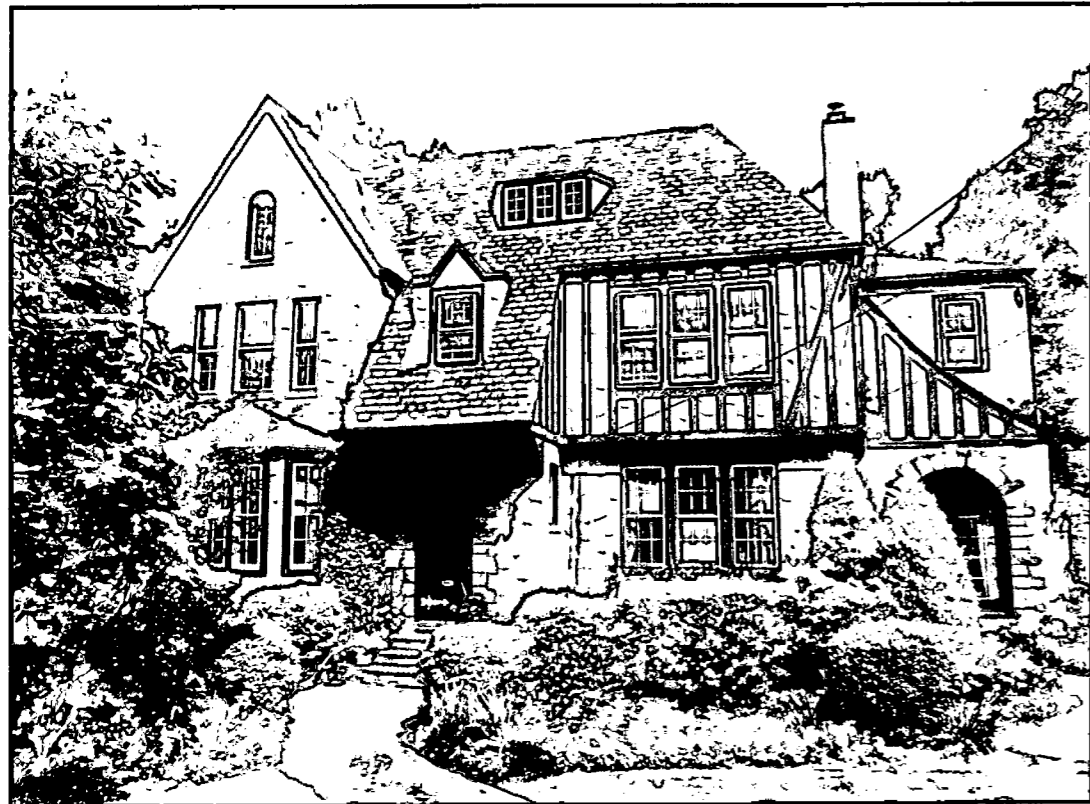
STREET VIEW FROM MEADOW LANE



VIEW FROM MEADOW LANE, LOOKING DOWN EXISTING DRIVEWAY



VIEW FROM BOTTOM OF DRIVEWAY, LOOKING UP TOWARDS STREET



STREET VIEW FROM MEADOW LANE

NOT FOR CONSTRUCTION

GARDNER RESIDENCE

HISTORIC WORK PERMIT

DATE: October 23, 2013



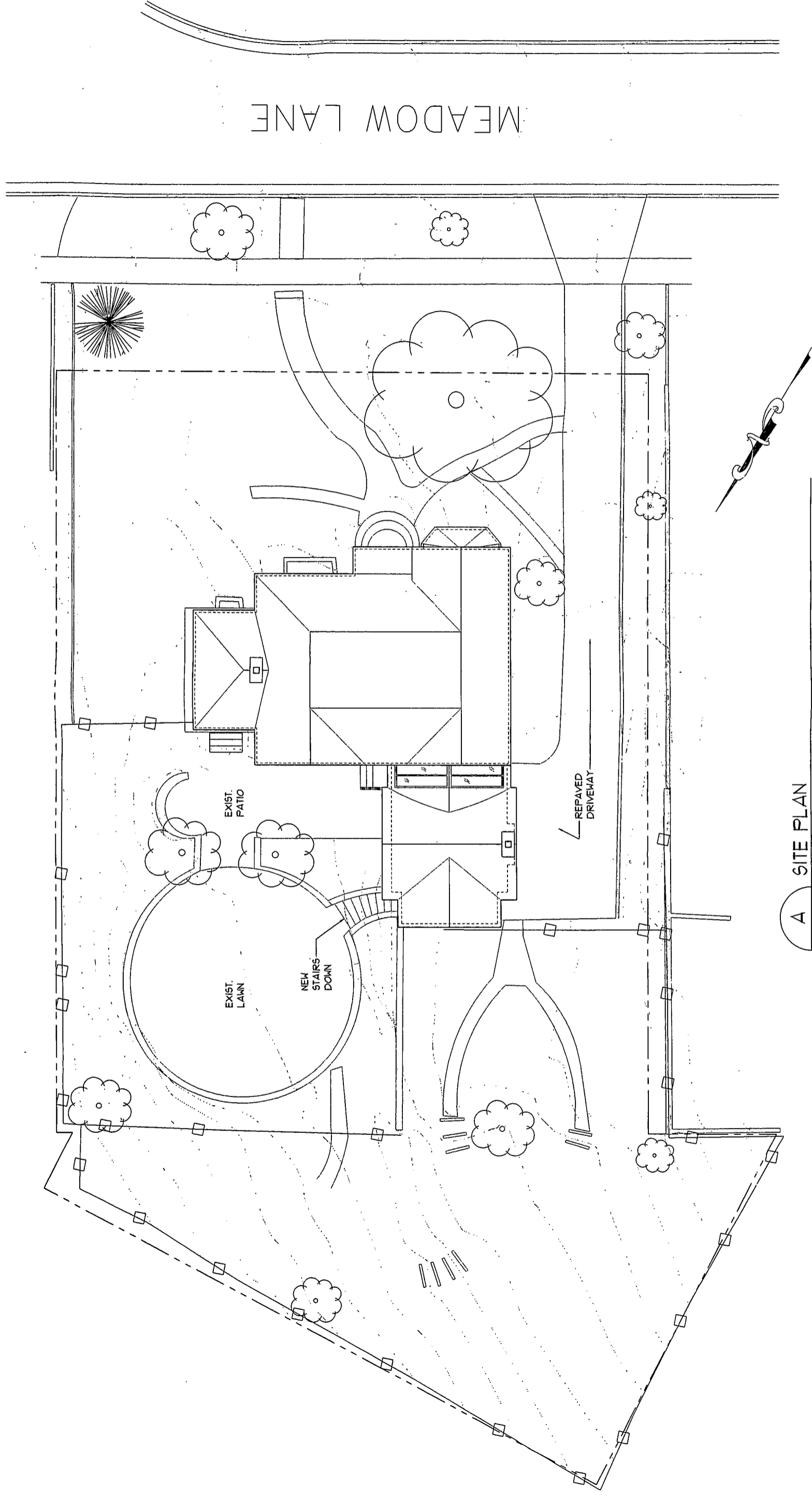
BARNES-VANZE
ARCHITECTS INC.

**GARDNER
RESIDENCE**

HISTORIC WORK PERMIT
DATE: October 23, 2013

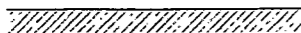
NOT FOR CONSTRUCTION

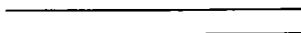
MEADOW LANE

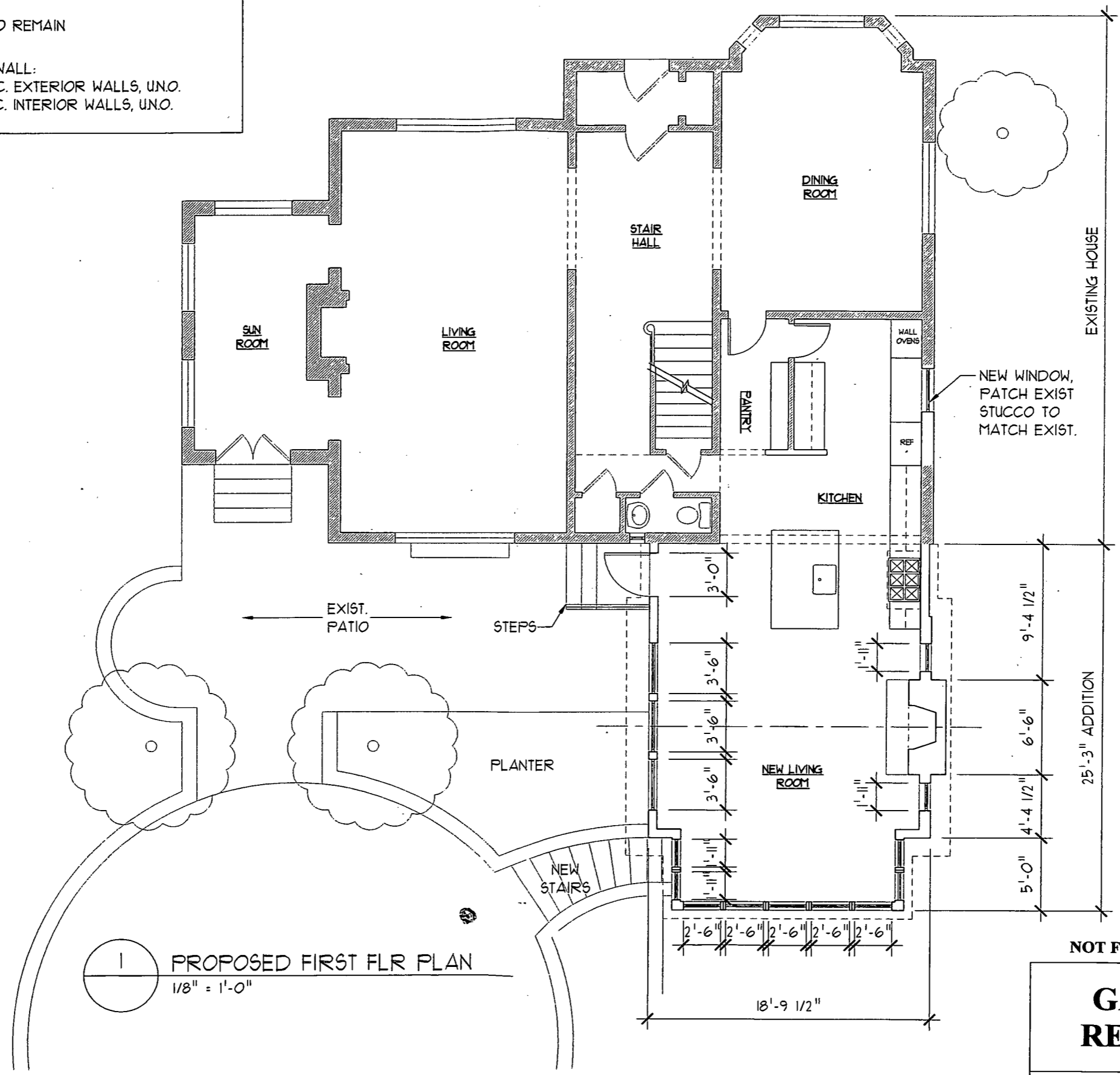


A SITE PLAN
1/16" = 1'-0"

LEGEND


 EXISTING TO REMAIN

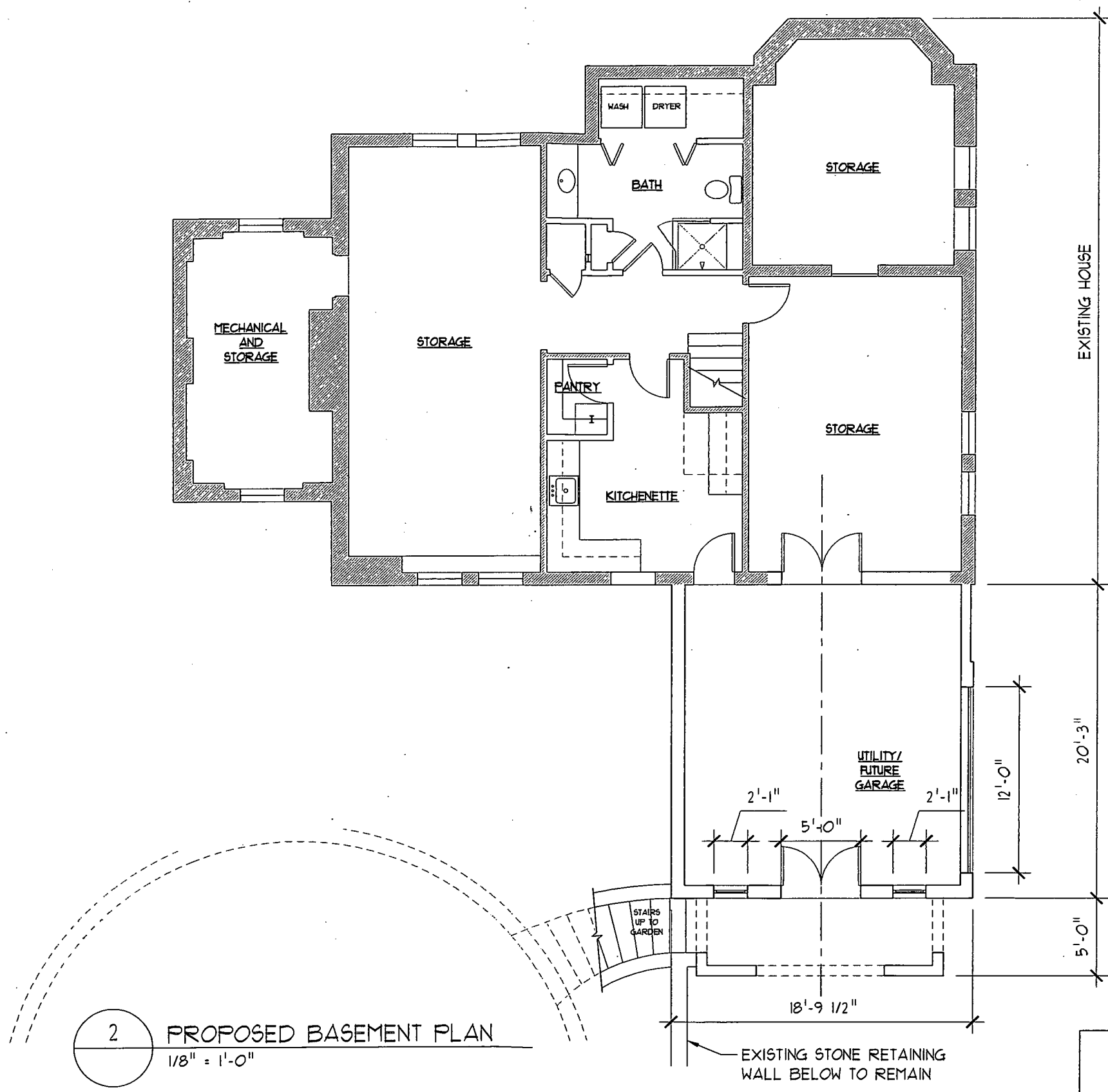
 NEW STUD WALL:
2X6 @16 O.C. EXTERIOR WALLS, UN.O.
2X4 @16 O.C. INTERIOR WALLS, UN.O.



1 PROPOSED FIRST FLR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

GARDNER RESIDENCE		 BARNES VANZE ARCHITECTS INC.
HISTORIC WORK PERMIT		
DATE:	October 23, 2013	

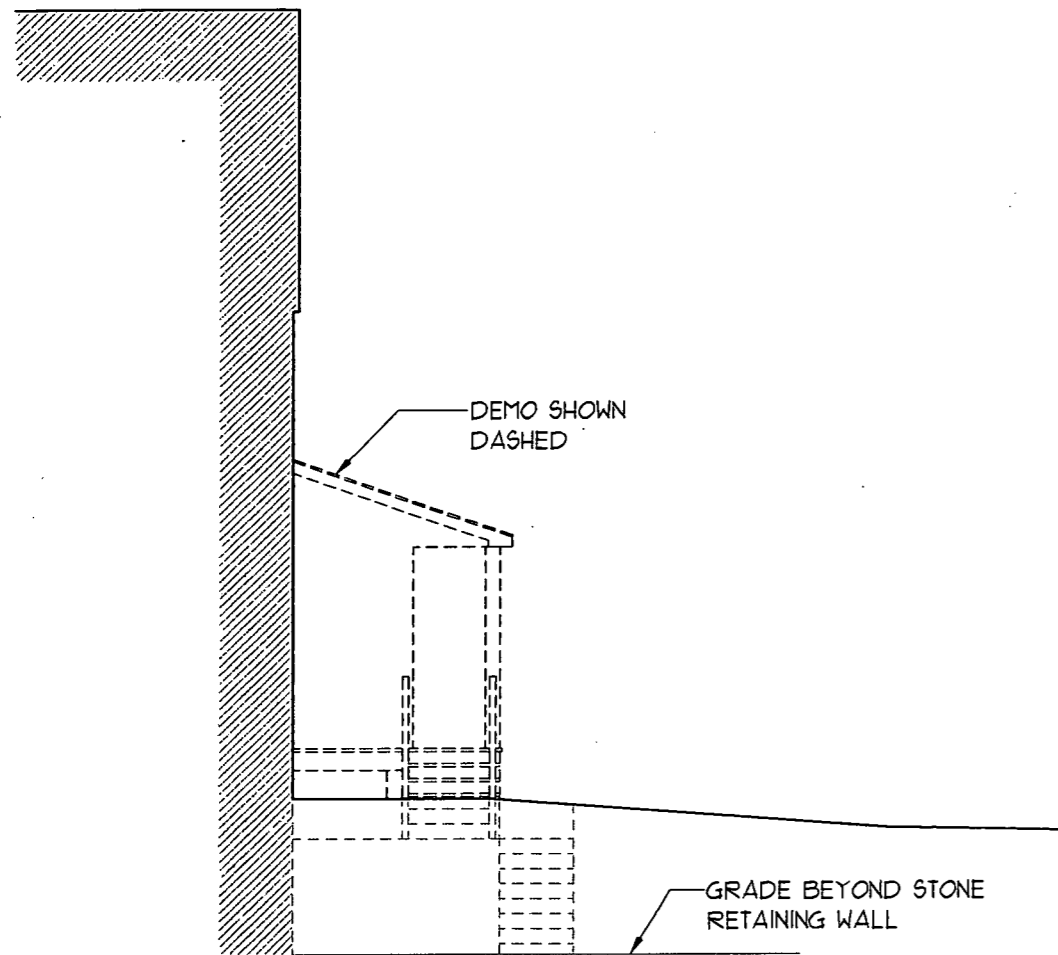


2 PROPOSED BASEMENT PLAN
 1/8" = 1'-0"

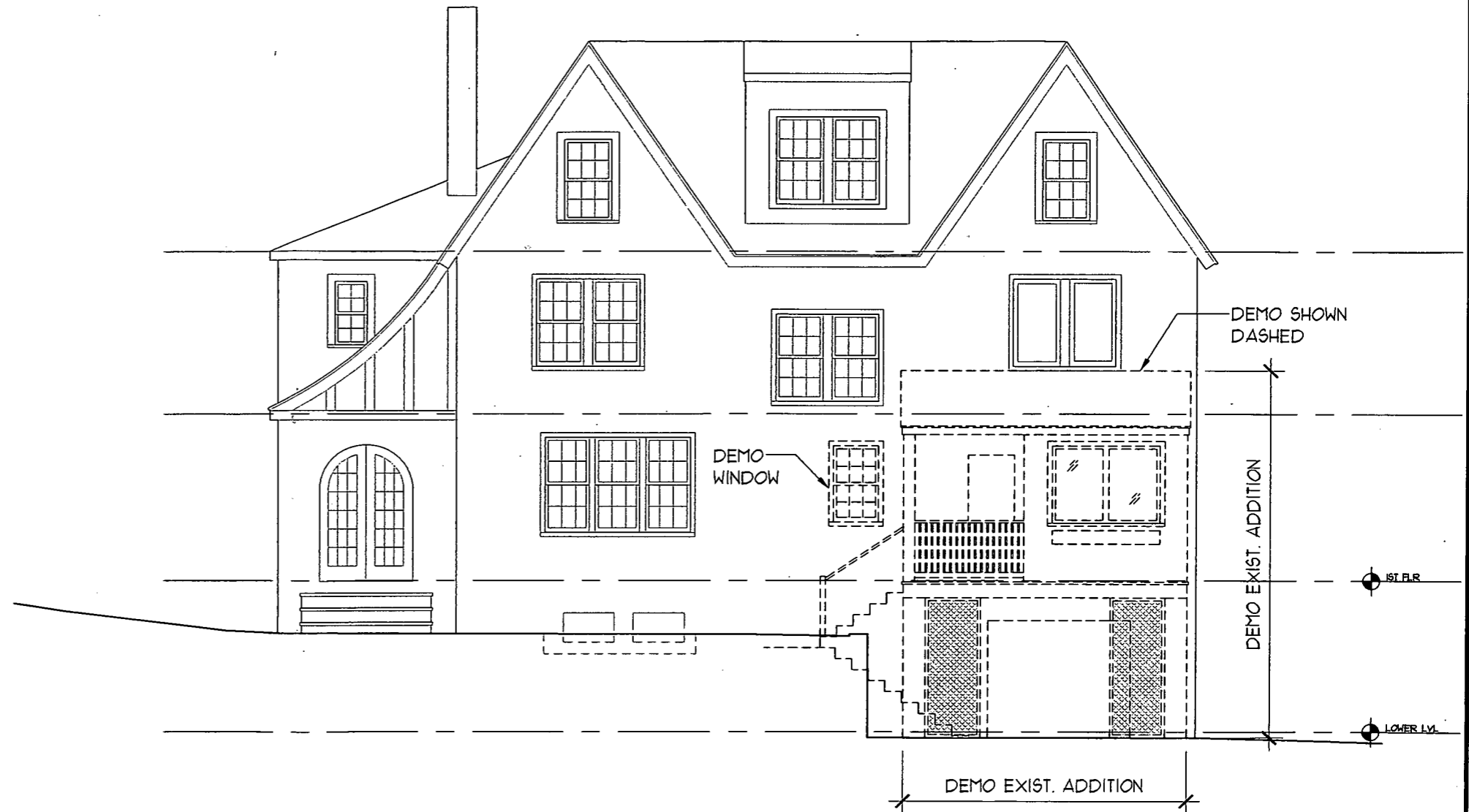
NOT FOR CONSTRUCTION

GARDNER RESIDENCE	
HISTORIC WORK PERMIT	
DATE:	October 23, 2013





E3 EXISTING PATIO SIDE ELEVATION
1/8" = 1'-0"



E2 EXISTING REAR ELEVATION
1/8" = 1'-0"

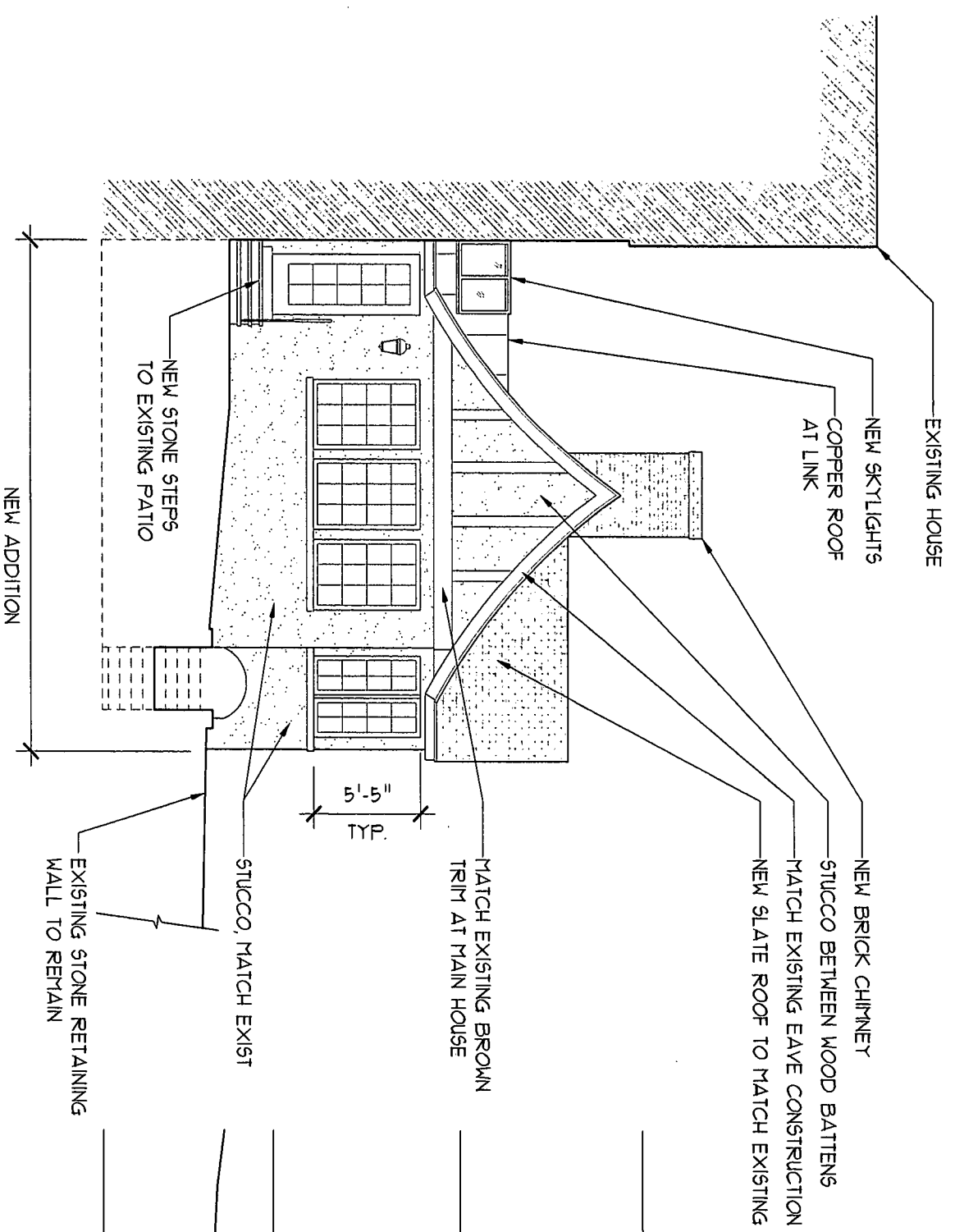
NOT FOR CONSTRUCTION

**GARDNER
RESIDENCE**

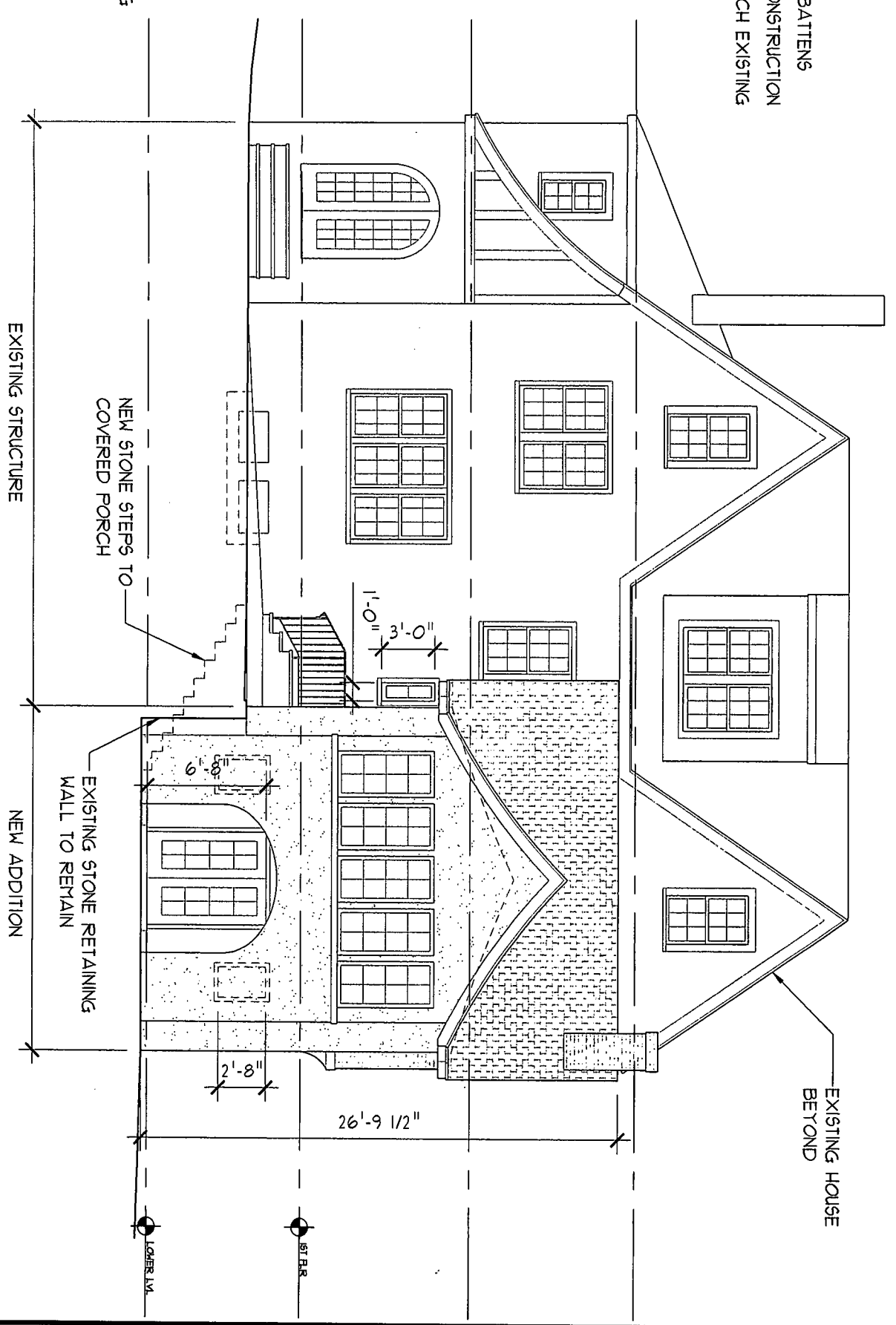
HISTORIC WORK PERMIT

DATE: October 23, 2013





3 PATIO SIDE ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"

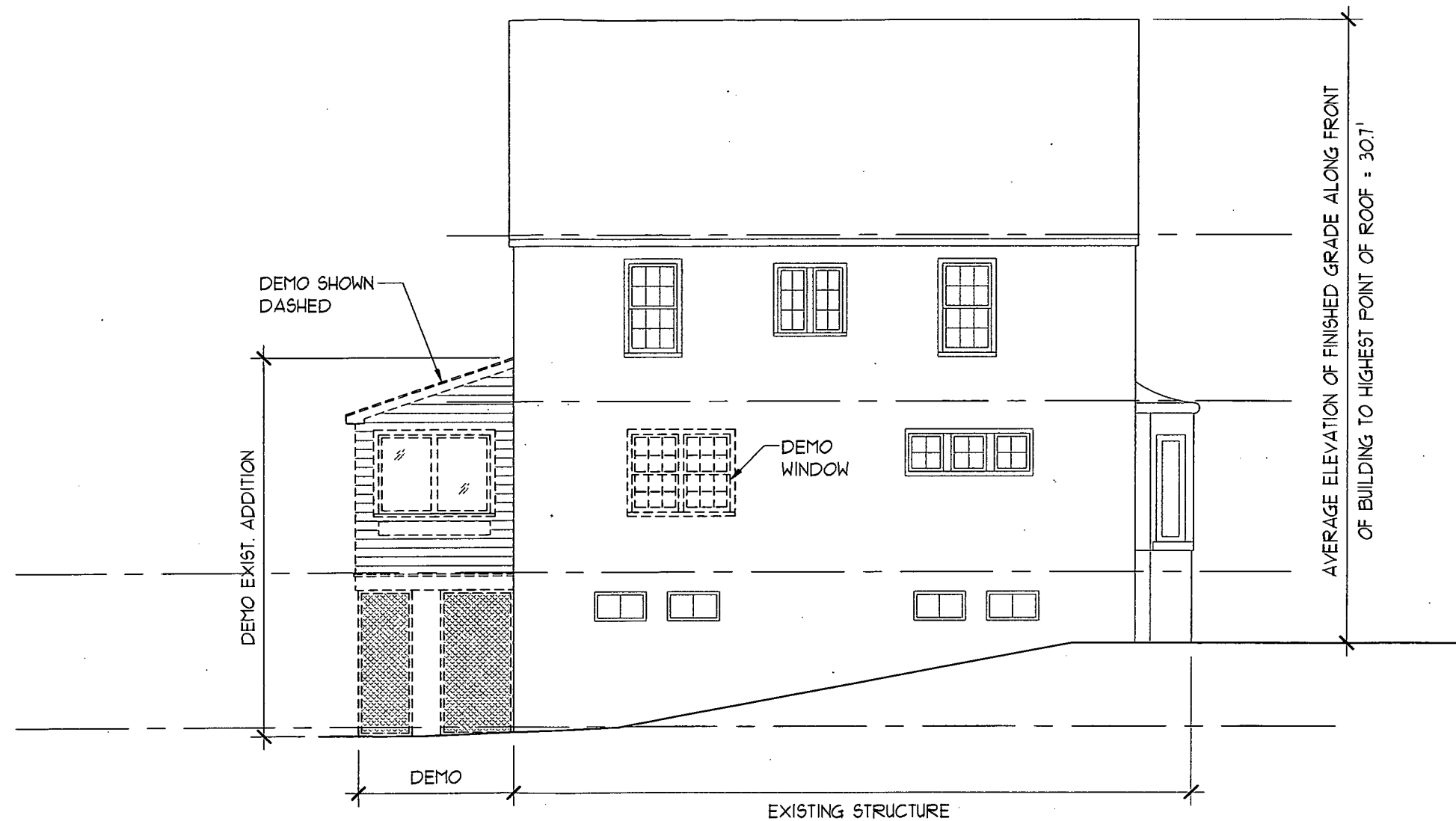
NOT FOR CONSTRUCTION

GARDNER RESIDENCE

HISTORIC WORK PERMIT
DATE: October 23, 2013



BARNES VANZE ARCHITECTS INC.



E1 EXISTING DRIVEWAY ELEVATION
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

**GARDNER
 RESIDENCE**

HISTORIC WORK PERMIT

DATE: October 23, 2013

