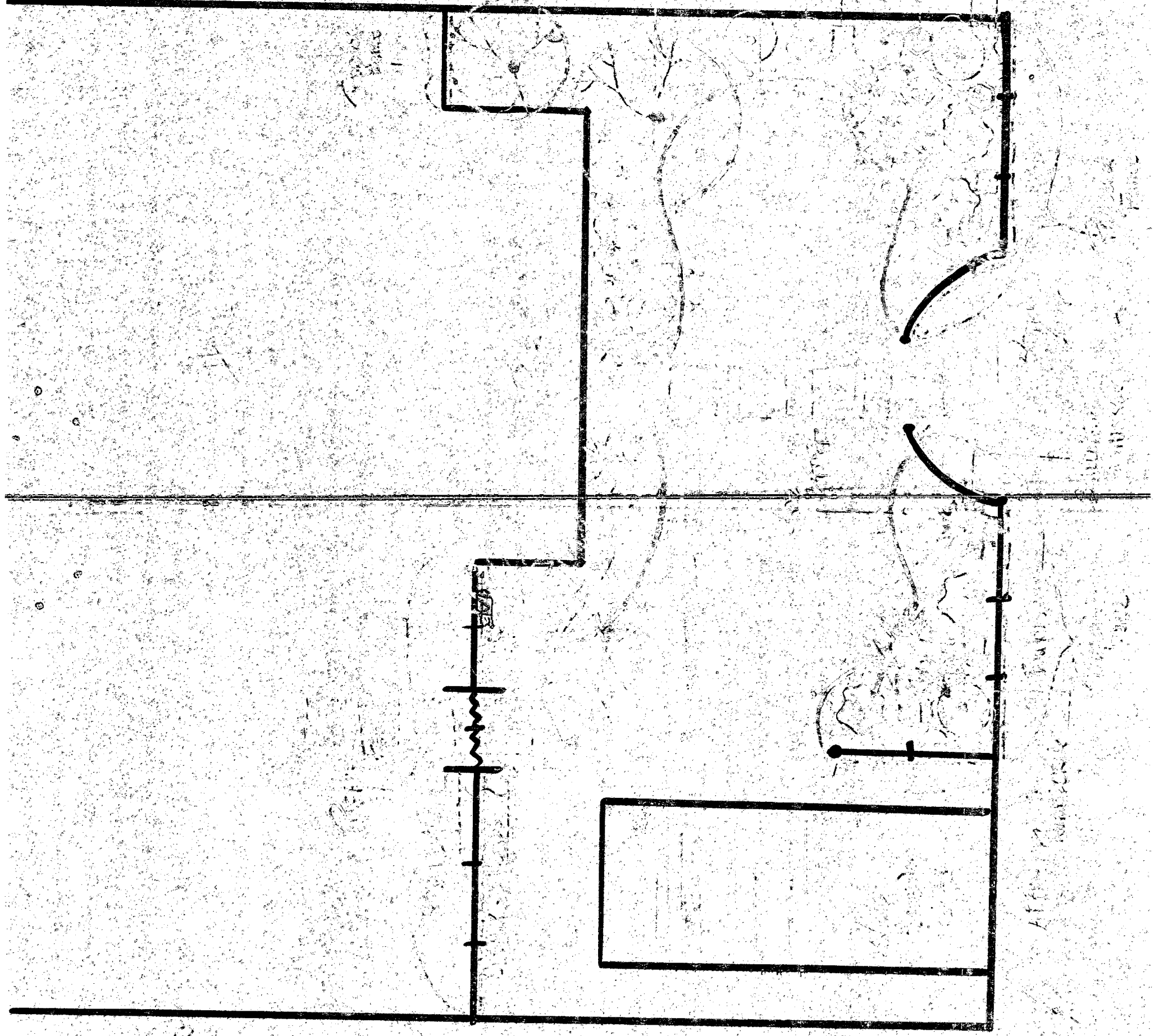


31/06-04G 3915 Washington St
Kensington Historic District

WILLOW
9915 SHADY LANE
FAIRFAX STATION, VA 22039-2421

Proposed Site
w/ Driveway
and Fences

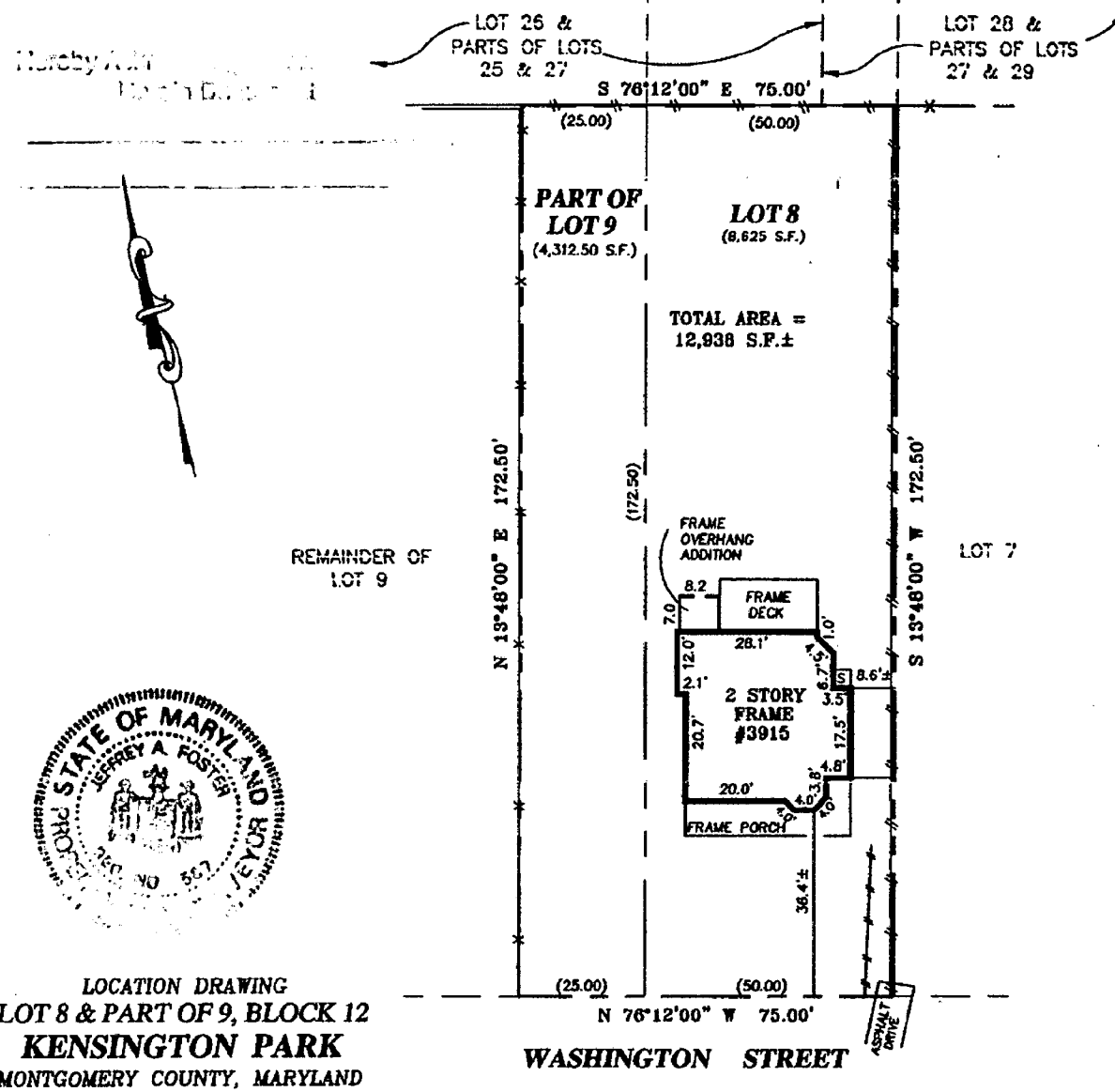


ATTORNEY GENERAL'S OFFICE
JULY 1988

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
 Flood Zone "C" per H.U.D. Flood Panel No. 0175C.



LOCATION DRAWING
 LOT 8 & PART OF 9, BLOCK 12
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

WASHINGTON STREET

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. **507**

REFERENCES

PLAT BK. B
 PLAT NO. 4
 LIBER
 FOLIO



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 216
 Gaithersburg, Maryland 20878
 301/948-5100, Fax 301/948-1288

DATE OF LOCATIONS
 WALL CHECK:
 HSE. LOC.: 8-12-02
 SCALE: 1" = 30'
 DRAWN BY: V.G.S.
 JOB NO.: 98-1873



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 29, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit –Driveway, walkway and fence installation at 3915
Washington Street, **Kensington Historic District**

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Maureen O'Connell

Address: 3915 Washington Street, Kensington Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
355 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Maureen O'Connell
Daytime Phone No.: (202) 494-9319

Tax Account No.: _____
Name of Property Owner: Maureen A. O'Connell Daytime Phone No.: (202) 494-9319 or (202) 824-6502
Address: 3915 Washington St. Kensington, MD 20895
Street Number Willow Garden Design Design Street Zip Code
Contractor: Sherpa and Bill Wilkerson (Landscape Design) Phone No.: (703) 250-0911 or (703) 855-1208
Contractor Registration No.: 2705083458 (Virginia)
Agent for Owner: N/A Daytime Phone No.: ~~(703) 250-~~

LOCATION OF BUILDING/PREMISE

House Number: 3915 Street: Washington St.
Town/City: Kensington Nearest Cross Street: Connecticut Ave.
Lot: 8: Part of P9 Block: 12 Subdivision: Kensington Park
Liber: _____ Folio: _____ Parcel: _____

RECEIVED
1 APR 08 2004
Dept. of Permitting Services
Division of
Casework Management

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: New driveway/replace walkway to house
1B. Construction cost estimate: \$ 20,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

7A. 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 3 feet 0 inches (scalloped, 6" scallop in middle of each panel) →
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

Fences b/w front and back yard @ side of house will be 4'

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.

Maureen A. O'Connell 4/5/04
Signature of owner or authorized agent Date

Approved: X For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 4/29/04
Application/Permit No.: 340201 Date Filed: _____ Date Issued: 4/8/04

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

(see attached)

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

(see attached)

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the drieline 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.

No trees larger than 6" will be removed.

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

**Application for Historic Area Work Permit
3915 Washington Street, Kensington
Maureen O'Connell**

1. Written Description of Project

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

The house located at 3915 Washington Street is a Queen Anne Victorian built in 1898 as one of two homes (3915 and 3919) built by the original owner of 3913 Washington Street for two of his children. The house is located on a "lot and a half." I purchased this house a year and a half ago and propose to do some landscaping in the front, both to improve the appearance of the house consistent with its historical roots, and to add an attractive driveway on the side of the house to provide off-street parking which is currently not available. In order to ensure that this project is consistent with the historical district in which it is located, I hired a landscape designer who spent several weeks one summer on the East Coast traveling around studying Victorian gardens and design.

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

This project involves the installation of high quality fences, intended for landscaping and decoration, in front of the house in two sections, one section connecting to the existing fence (which would be cut at the top to make the pickets look the same as the pickets in the new fence), the other an L-shaped section. Both sections would, at the front walkway, include a curved radius section. The fence would be a 3' high picket (known as Nantucket), and the sections would be scalloped down 6" in the middle. Each post would feature a "Victorian Cap." I also propose installing fences at each side of the house between the front and back yards, both for decorative reasons and to contain our new Labrador retriever. These would be 4' high, and would feature on the West side of the house a spindle top arbor with a scalloped gate and diagonal lattice. I also propose to install a 12' by 30' driveway out of custom EP Henry Coventry stone. Finally, I propose to remove the existing concrete walkway and replace it instead with large stepping stones made of the same EP Henry Coventry stone. The stepping stones will also be used to create a path around the house, through the arbor into the back yard. Finally, the gardens I am planning will have many flowers typical of the era in which the house was built.

I believe this project will enhance both the house and the historic district in which it is located by helping create a front lawn that is more in keeping with

the house's style and history. I chose a Victorian style fence and caps, consistent with the style of other fences on my street and surrounding streets in the Town of Kensington. I kept the fence very low and open so as not to detract from the openness of the house and the historic district generally. I am replacing the unattractive concrete walkway with a much more old-fashioned stone pathway, which will soften dramatically the front of the house. The driveway, which will provide the convenience of off-street parking which is currently unavailable, has been designed to be as unobtrusive as possible, with materials that are consistent with the style of the house and the Historic District.

I believe that this project, together with my plans to paint the house this summer in a "Victorian Painted Lady" style, will go a long way toward returning this house to its original style and splendor.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3915 Washington Street, Kensington	Meeting Date:	02/28/04
Resource:	Primary 1 Resource Kensington Historic District	Report Date:	02/21/04
Review:	HAWP	Public Notice:	02/14/04
Case Number:	31/06-04G	Tax Credit:	N/A
Applicant:	Maureen O'Connell	Staff:	Michele Naru

PROPOSAL: Driveway, Walkway and Fence Installation

RECOMMEND: Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Primary 1 Resource
STYLE: Queen Anne Victorian
PERIOD OF SIGNIFICANCE: 1898

PROPOSAL:

The applicant is proposing to:

1. Install a 3' high wood, fence along the front lot line (See dwg circles **11** & **12**)
2. Install a 4' high wood, fence at each side of the house between the front and backyards to contain a new dog (See dwg circles **11** & **12**).
3. Install a 48" wide wood, arbor at the side entry (See photo on circle **12**).
4. Install a 12' by 30' stone driveway (See cut sheet on circle **13**).

APPLICABLE GUIDELINES

Proposed alterations and new construction within the Kensington Historic District are reviewed under the *Secretary of Interior's Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The *Secretary of Interior's Standards for Rehabilitation* that pertain to this project are as follows:

#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 the 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.

In addition, the HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan* (Vision), and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

STAFF DISCUSSION

This application, as proposed, is very sympathetic to the historic building on the property. The Commission historically has supported modest fences, sympathetic landscaping, and the installation of driveways within the Kensington Historic District. As such, staff recommends that the Commission approve the proposal as it will not negatively affect the historic dwelling's integrity, or negatively impact the historic district.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)1 and 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and

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.

and with the Secretary of the Interior Standards for Rehabilitation.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Maureen O'Connell
Daytime Phone No.: (202) 494-9319

Tax Account No.: _____

Name of Property Owner: Maureen A. O'Connell Daytime Phone No.: (202) 494-9319 or (202) 824-6502

Address: 3915 Washington St. Kensington, MD 20895
Street Number Willow Garden City Design Street Zip Code

Contractor: Sherpa and Bill Willkerson (Landscape Design) Phone No.: (703) 250-0911 or (703) 855-1208

Contractor Registration No.: 2705083458 (Virginia)

Agent for Owner: N/A Daytime Phone No.: ~~(703) 250-0911~~

LOCATION OF BUILDING/PREMISE

House Number: 3915 Street: Washington St.
Town/City: Kensington Nearest Cross Street: Connecticut Ave.
Lot: 8: Part of P9 Block: 12 Subdivision: Kensington Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Reuse
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: New driveway/replace walkway to house

1B. Construction cost estimate: \$ 20,000

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 3 feet 0 inches (scalloped, 6" scallop in middle of each panel) →

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.

Maureen A. O'Connell
Signature of owner or authorized agent

4/5/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

1. WRITTEN DESCRIPTION OF PROJECT

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

(see attached)

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

(see attached)

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

No trees larger than 6" will be removed.

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

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.

**Application for Historic Area Work Permit
3915 Washington Street, Kensington
Maureen O'Connell**

1. Written Description of Project

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

The house located at 3915 Washington Street is a Queen Anne Victorian built in 1898 as one of two homes (3915 and 3919) built by the original owner of 3913 Washington Street for two of his children. The house is located on a "lot and a half." I purchased this house a year and a half ago and propose to do some landscaping in the front, both to improve the appearance of the house consistent with its historical roots, and to add an attractive driveway on the side of the house to provide off-street parking which is currently not available. In order to ensure that this project is consistent with the historical district in which it is located, I hired a landscape designer who spent several weeks one summer on the East Coast traveling around studying Victorian gardens and design.

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

This project involves the installation of high quality fences, intended for landscaping and decoration, in front of the house in two sections, one section connecting to the existing fence (which would be cut at the top to make the pickets look the same as the pickets in the new fence), the other an L-shaped section. Both sections would, at the front walkway, include a curved radius section. The fence would be a 3' high picket (known as Nantucket), and the sections would be scalloped down 6" in the middle. Each post would feature a "Victorian Cap." I also propose installing fences at each side of the house between the front and back yards, both for decorative reasons and to contain our new Labrador retriever. These would be 4' high, and would feature on the West side of the house a spindle top arbor with a scalloped gate and diagonal lattice. I also propose to install a 12' by 30' driveway out of custom EP Henry Coventry stone. Finally, I propose to remove the existing concrete walkway and replace it instead with large stepping stones made of the same EP Henry Coventry stone. The stepping stones will also be used to create a path around the house, through the arbor into the back yard. Finally, the gardens I am planning will have many flowers typical of the era in which the house was built.

I believe this project will enhance both the house and the historic district in which it is located by helping create a front lawn that is more in keeping with

the house's style and history. I chose a Victorian style fence and caps, consistent with the style of other fences on my street and surrounding streets in the Town of Kensington. I kept the fence very low and open so as not to detract from the openness of the house and the historic district generally. I am replacing the unattractive concrete walkway with a much more old-fashioned stone pathway, which will soften dramatically the front of the house. The driveway, which will provide the convenience of off-street parking which is currently unavailable, has been designed to be as unobtrusive as possible, with materials that are consistent with the style of the house and the Historic District.

I believe that this project, together with my plans to paint the house this summer in a "Victorian Painted Lady" style, will go a long way toward returning this house to its original style and splendor.

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

Owner's mailing address	Owner's Agent's mailing address
Maureen O'Connell 3915 Washington St. Kensington, MD 20895	N/A
Adjacent and confronting Property Owners mailing addresses	
Margaret ; Gary Fitzpatrick 3913 Washington St. Kensington, MD 20895	Lou and Michael Knecht 3919 Washington St. Kensington, MD 20895
Mary Ellen Ommundsen 3916 Washington St. Kensington, MD 20895	Christine ; John Blazina 3918 Prospect St. Kensington, MD 20895
Dee and Peter Berkholtz 3912 Prospect St. Kensington, MD 20895	Suchart Murray 3920 Washington St. Kensington, MD 20895

WILLOW
Garden Design

10915 Shadow Lane ☞ Fairfax Station, VA 22039-2421
Office 703.250.0911 Mobile 703.855.1208 ☞ Fax 703.239.2299
willowgd@aol.com
willowgardendesign.com

June 18, 2003

Ms. Maureen O'Connell
3915 Washington Street
Kensington, MD 20895-3934

Dear Maureen:

I have enjoyed working and planning with you over the last six months to obtain the best quality and complimentary materials for your new home and garden. Your new home is absolutely wonderful and I am excited about helping you design the Victorian garden of your dream.

Attached please find: 1) a sketch of your proposed new Victorian garden; 2) a sketch and photographs of the design for the proposed red cedar Nantucket fence and arbor; 3) a photograph of the proposed custom EP Henry stone to be used for your driveway, front garden border and walkway stepping stones; 4) photographs of your existing front garden; 5) a list of suggested plants for your front and rear garden; and 5) a copy of your plat. As discussed, we plan to use a stone border for the front perennial garden. This will keep weeds from getting into the beds and allow for easy mowing. We will prune and fertilize all existing trees and shrubs. Please note that we will have to remove some of the distress azaleas along the front and side garden. We will make every effort to save them and transplant them in your garden. The same is true for any perennials that we need to remove to make room for your new garden plants. Lastly, we will obtain all necessary permits for the installation of your driveway and apron.

As always, feel to call me if you have any questions or if I can be of further assistance.

Thanks, again.

Sincerely,



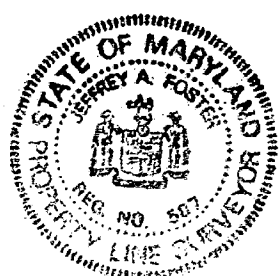
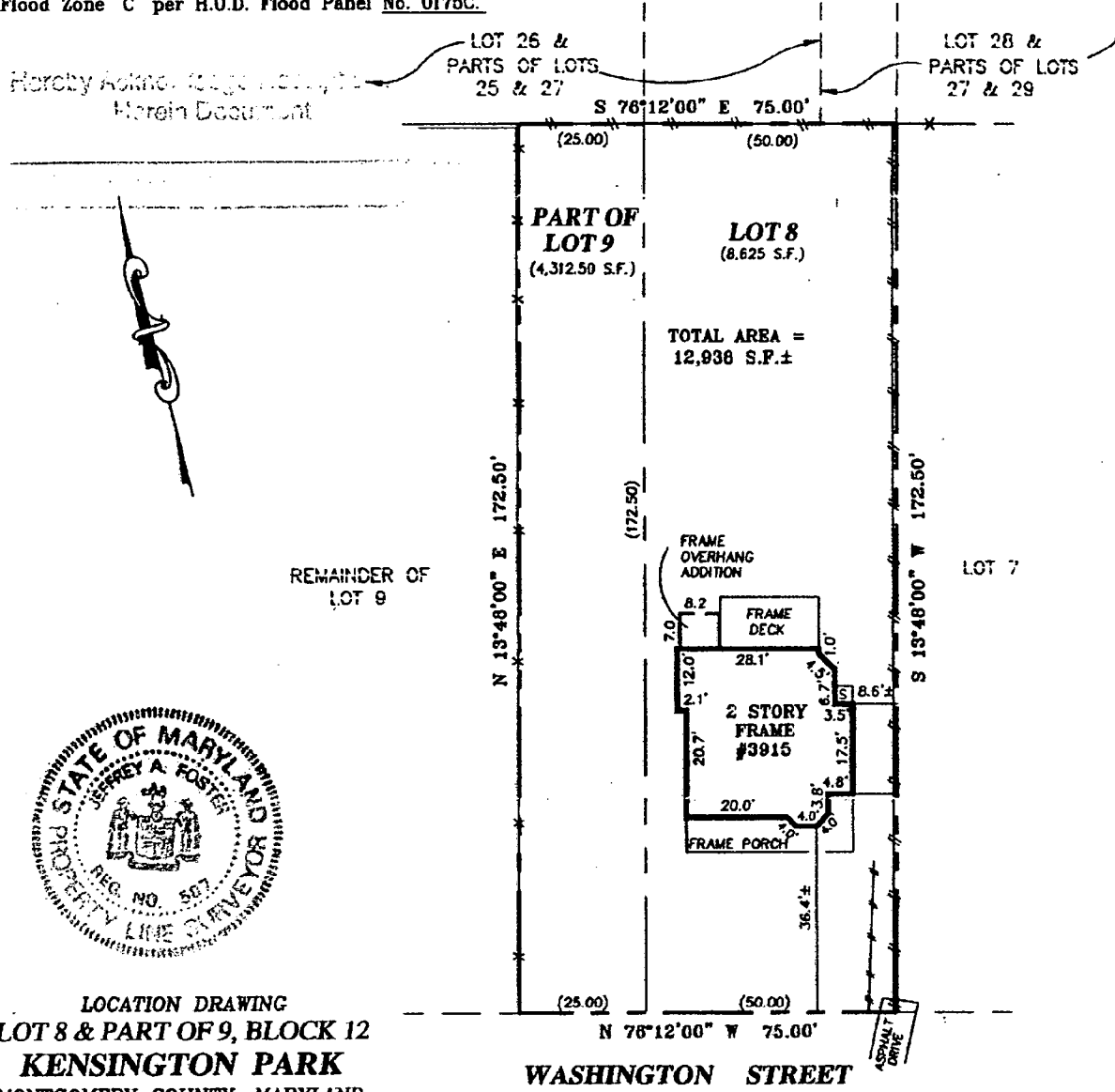
Sheryl Wilkerson

To flower and plant and tree, the garden is a cloistered refuge from the battle of life. ☞ Frances Bardwell

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
 Flood Zone "C" per H.U.D. Flood Panel No. 0175C.



LOCATION DRAWING
 LOT 8 & PART OF 9, BLOCK 12
 KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

WASHINGTON STREET

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507

REFERENCES

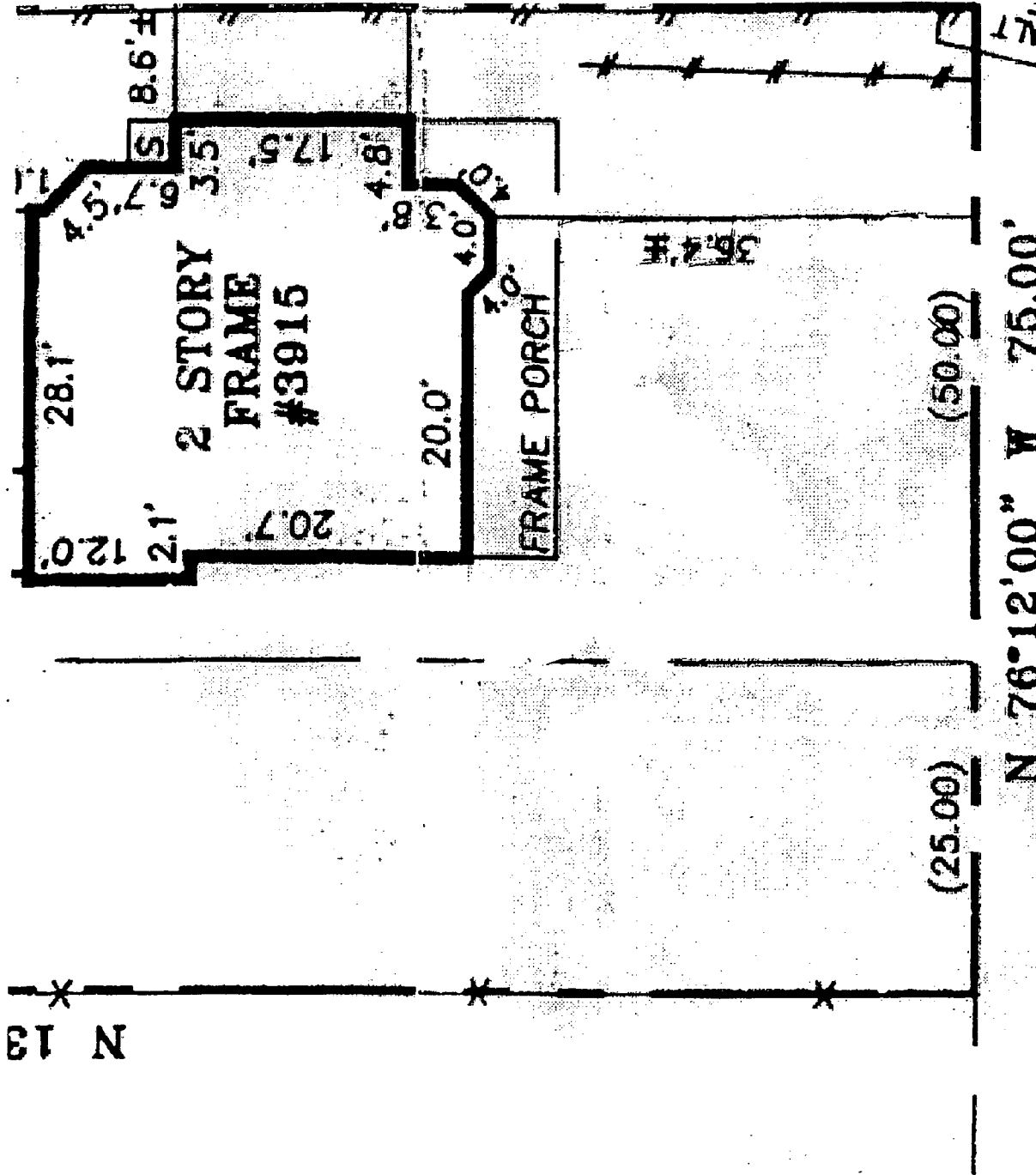
PLAT BK. B
 PLAT NO. 4
 LIBER
 FOLIO



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 216
 Gaithersburg, Maryland 20878
 301/948-5100, Fax 301/948-1286

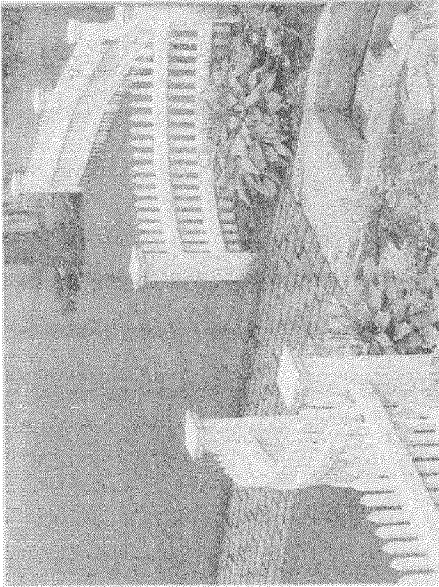
DATE OF LOCATIONS
 WALL CHECK:
 HSE. LOC.: 8-12-02
 SCALE: 1" = 30'
 DRAWN BY: V.C.S.
 JOB NO.: 98-1873

N 13



Existing Site

O'Connell Residence: Proposed Nantucket Fencing for Front Garden/Rear Arbor



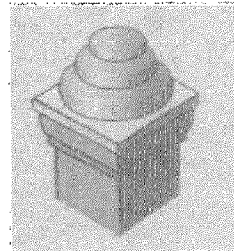
Radius Sectional w/ Nantucket fencing
(Fencing will be scalloped)



Kit: Spindle Top Arbor w/ scalloped gate and diagonal
lattice (w/Nantucket fencing shown at left)



Example of Scalloped Sectional



Victorian Cap

Notes:

Installation by Potomac Fences, Inc. 12411 Washington Ave., Rockville, MD 301-468-1228

Approx 101" long and 36" tall custom red cedar wood w/ 6" scallop in middle of each panel

2x2" pyramid pickets w/normal spacing

2 Radius sectionals for front entrance

Spindle arbor w/lattice and custom double gate located at left/rear side of house

Bottom of fence will be approx. 3" from the ground

No front gate

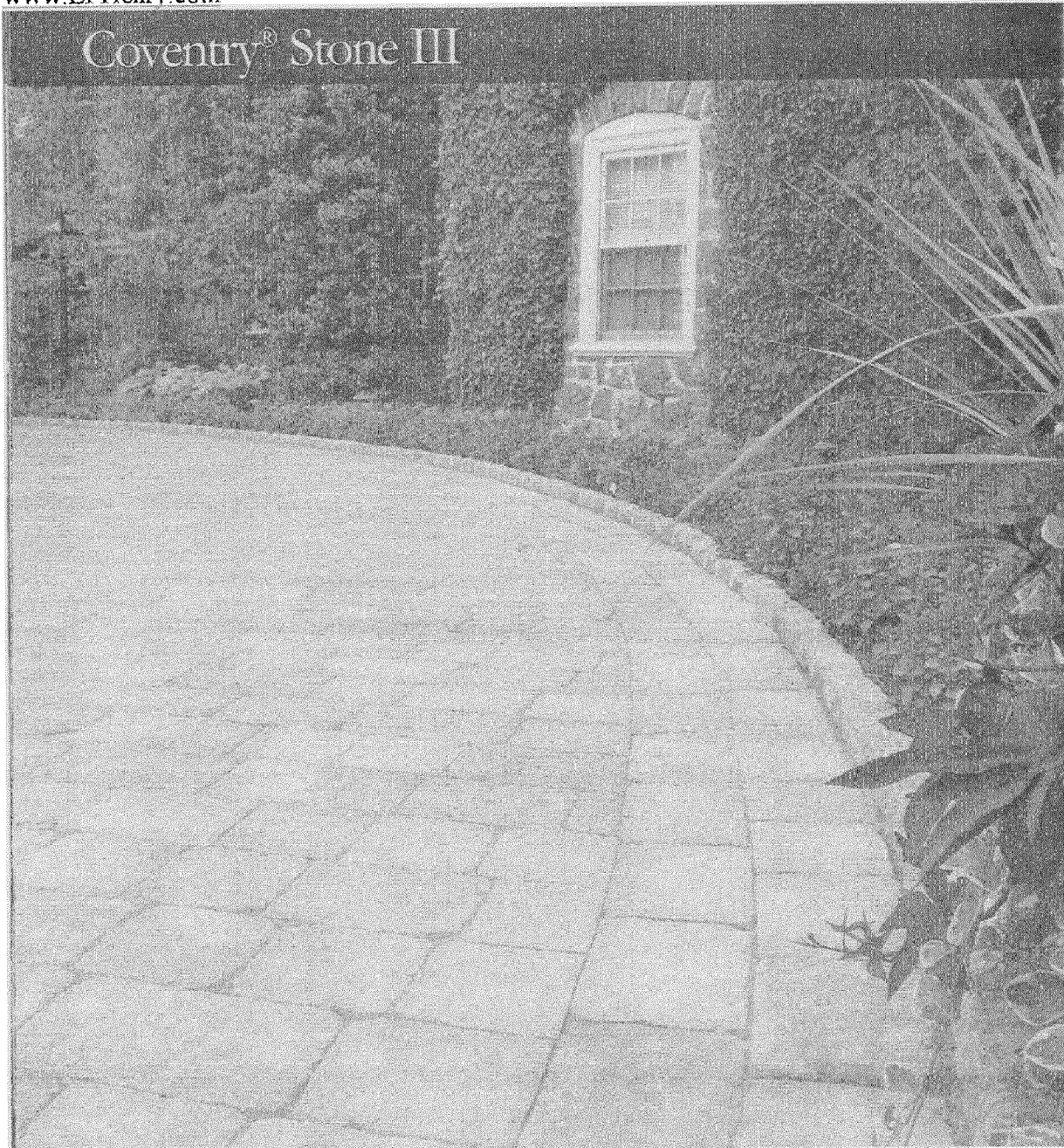
Existing 172' Col. Gothic Picket to be cut at the top of the half moon (8" from top)

Proposed Stone Driveway and Stone Garden border

Driveway 12 x 30 w/ Apron (permit to be obtained)

Manufacturer: EP Henry Coventry Stone III Harvest Blend Random Pattern with Curbstone mortared

www.EPHenry.com

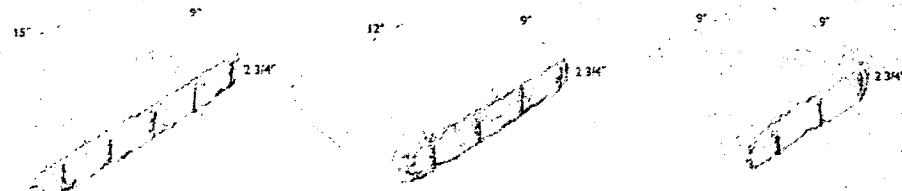


Coventry® Stone III

Harvest Blend Coventry Stone III Random Bond Pattern with Harvest Blend Coventry Curbstone, mortared

10

www.EPHENRY.com

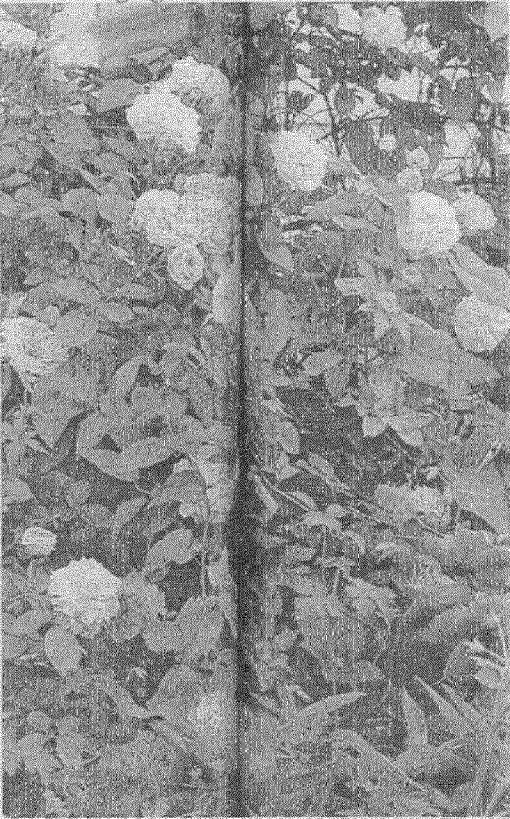


Suggested Plants: Front Garden

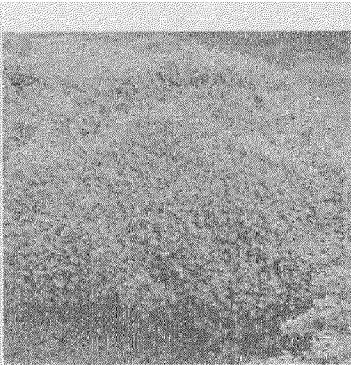
Front Porch:



Fern Hanging Baskets



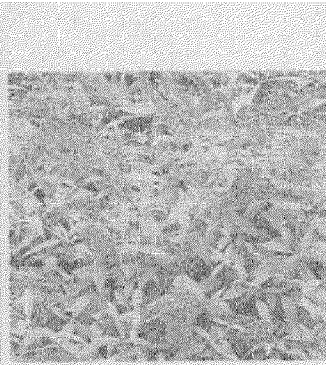
Assorted Peony, Roses, Clematis Vine



Boxwood



Peony



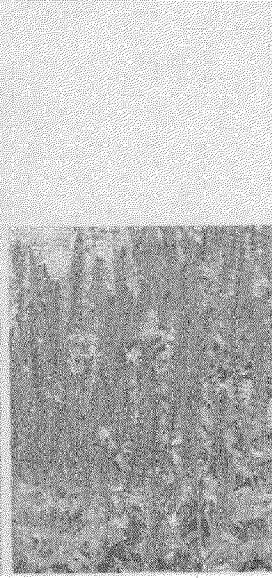
Buddleia



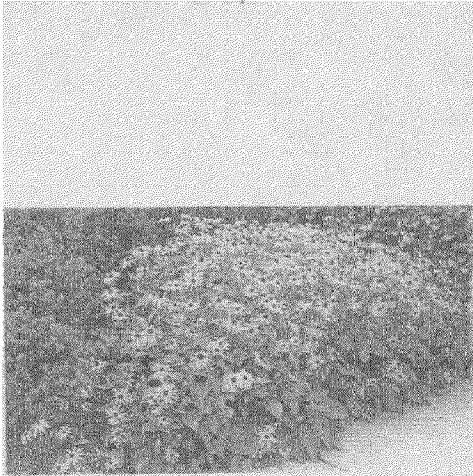
Clematis Vine (for Arbor) Climbing Rose (for Arbor)



Boxwood border with perennials



Salvia



Rudbeckia



Echinacea



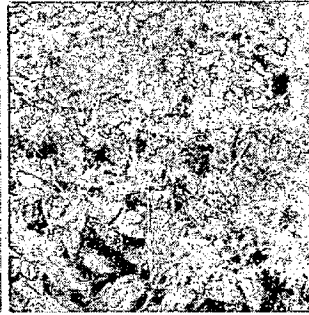
Coreopsis



Iris (Bearded)



Lupinus



Monarda



Phlox



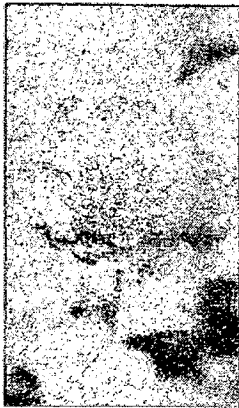
Dianthus



Campanula



Lavendula



Scabiosa



Verbena

(Please note: Plants shown are available in assorted colors and blooming periods)

Suggested Plants: Rear Shade Garden



Acuba japonica



Astilbes



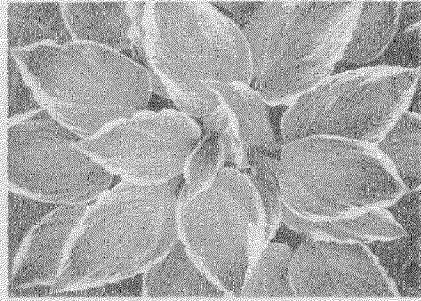
Dicentra



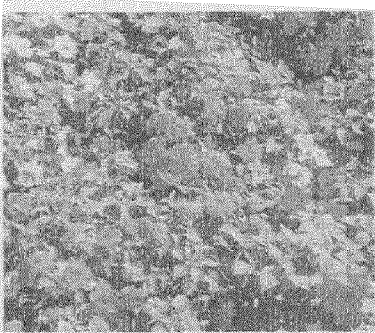
Helleborus



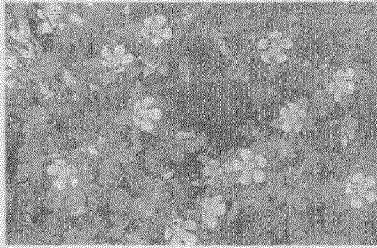
Hosta - blue variety



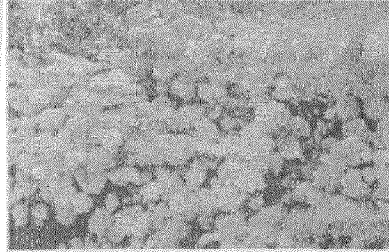
Hosta - variegated



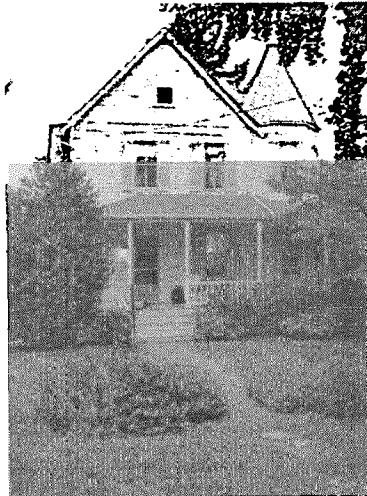
(Annual) Impatiens



Aquilegia (Columbine)



Hydrangea



Front - Left



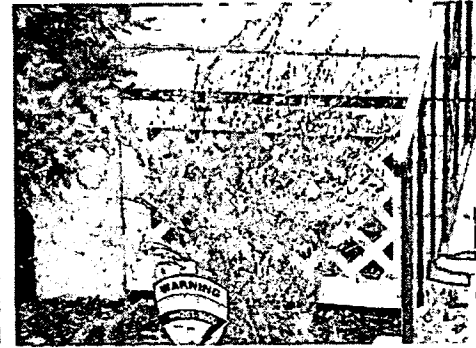
Front - Center



Front - Right



Front - Walkway



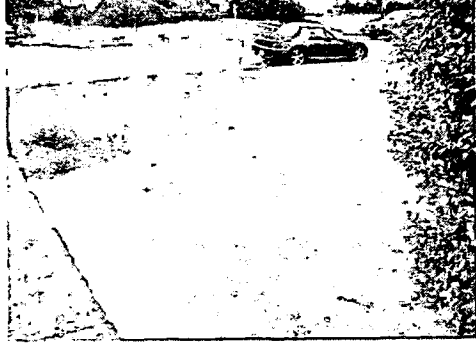
Lattice



Street Front



Front - Left Porch View

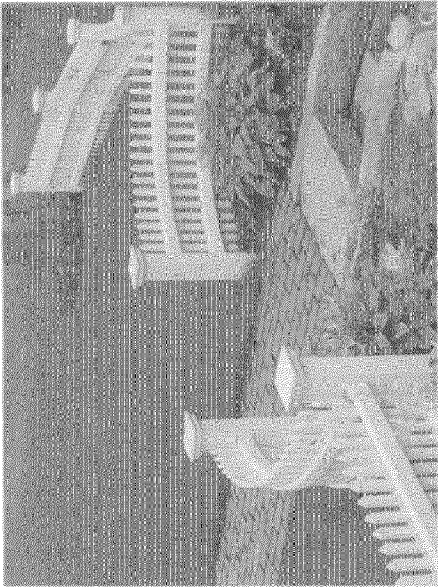


Front - Right Porch View

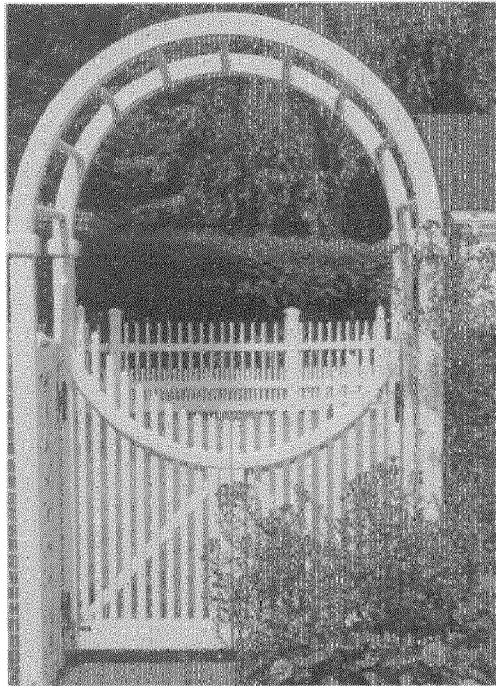


Front - Right Porch

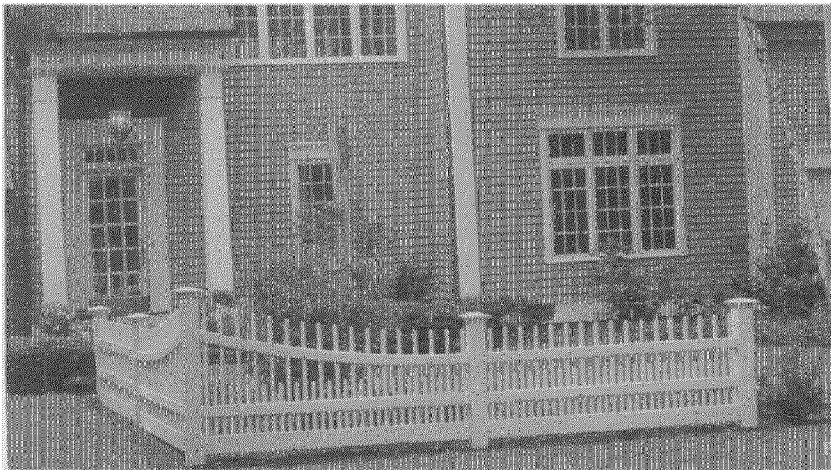
O'Connell Residence: Proposed Nantucket Fencing for Front Garden/Rear Arbor



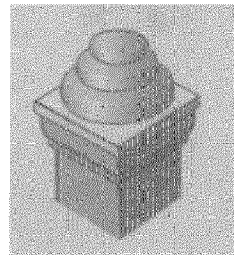
Radius Sectional w/ Nantucket fencing
(Fencing will be scalloped)



Kit: Spindle Top Arbor w/ scalloped gate and diagonal
lattice (w/Nantucket fencing shown at left)



Example of Scalloped Sectional



Victorian Cap

Notes:

Installation by Potomac Fences, Inc. 12411 Washington Ave., Rockville, MD 301-468-1228

Approx 101" long and 36" tall custom red cedar wood w/ 6" scallop in middle of each panel

2x2" pyramid pickets w/normal spacing

2 Radius sectionals for front entrance

Spindle arbor w/lattice and custom double gate located at left/rear side of house

Bottom of fence will be approx. 3" from the ground

No front gate

Existing 172' Col. Gothic Picket to be cut at the top of the half moon (8" from top)

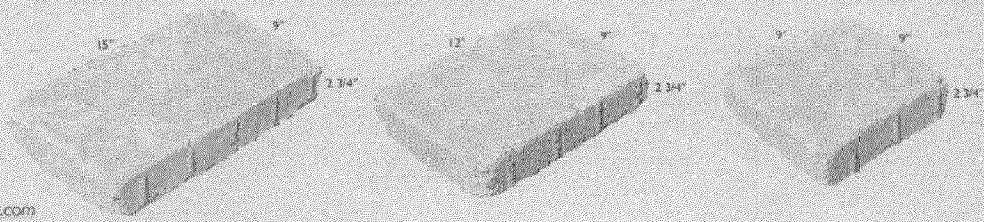
Proposed Stone Driveway and Stone Garden border
Driveway 12 x 30 w/ Apron (permit to be obtained)
Manufacturer: EP Henry Coventry Stone III Harvest Blend Random Pattern with Curbstone mortared

www.EPHenry.com

Coventry[®] Stone III



Harvest Blend Coventry Stone III Random Blend Pattern with Harvest Blend Coventry Curbstone, mortared

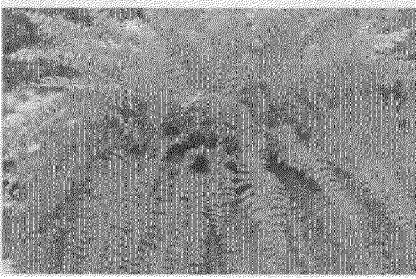


10

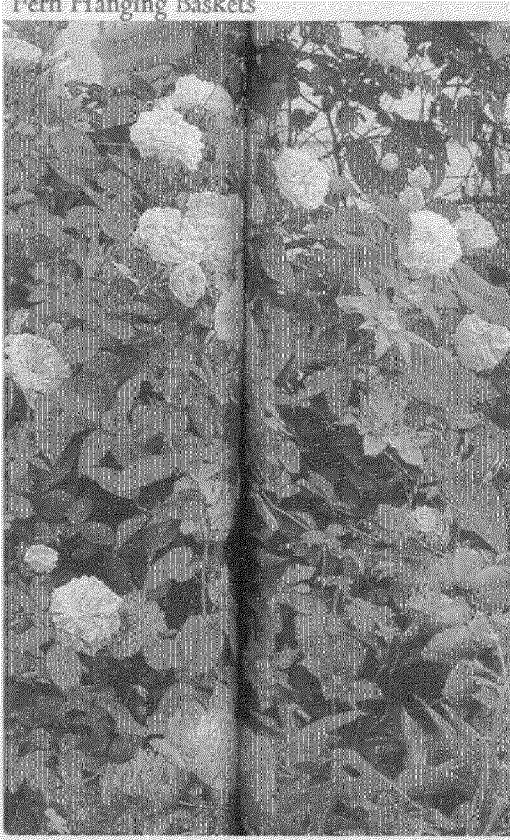
www.EPHENRY.com

Suggested Plants: Front Garden

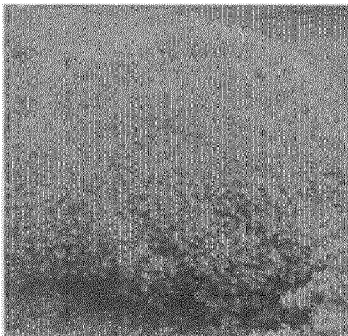
Front Porch:



Fern Hanging Baskets



Assorted Peony, Roses, Clematis Vine



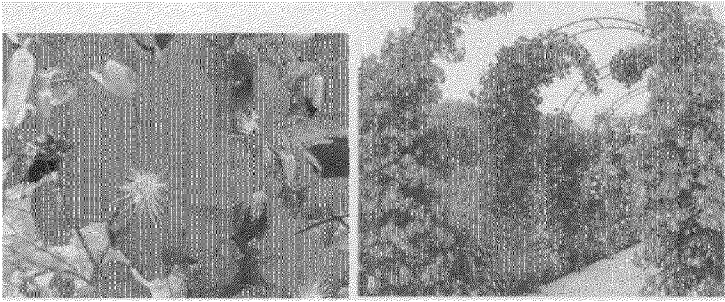
Boxwood



Peony



Buddleia

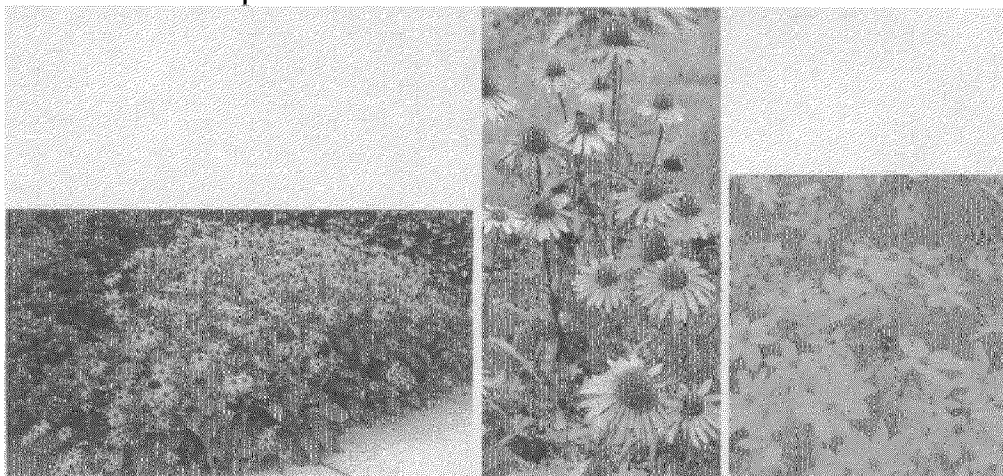


Clematis Vine (for Arbor) Climbing Rose (for Arbor)



Boxwood border with perennials

Salvia



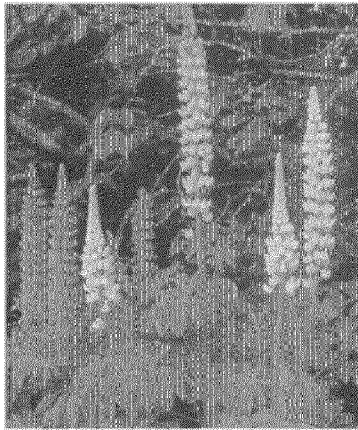
Rudbeckia

Echinacea

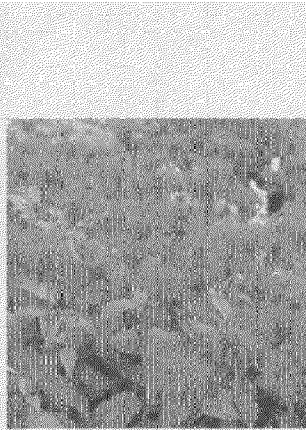
Coreopsis



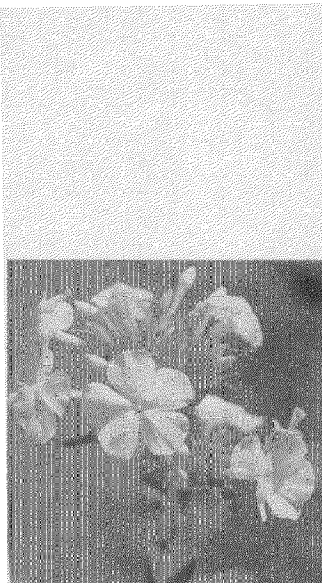
Iris (Bearded)



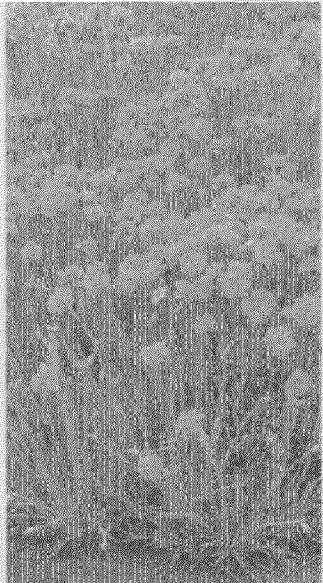
Lupinus



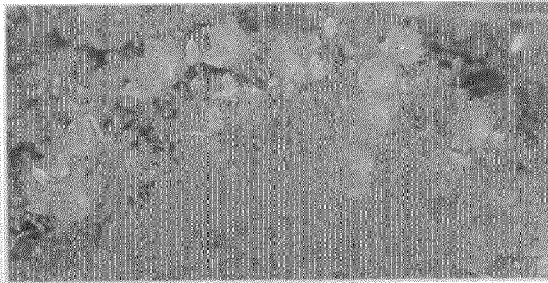
Monarda



Phlox



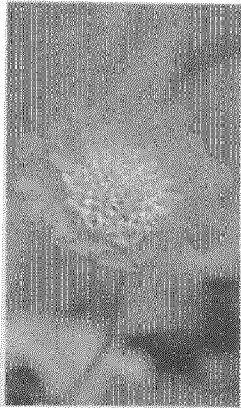
Dianthus



Campanula



Lavendula



Scabiosa



Verbena

(Please note: Plants shown are available in assorted colors and blooming periods)

Suggested Plants: Rear Shade Garden



Acuba japonica



Astilbes



Dicentra



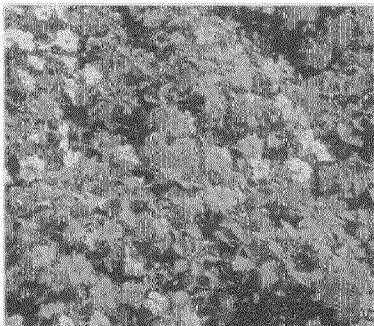
Helleborus



Hosta - blue variety



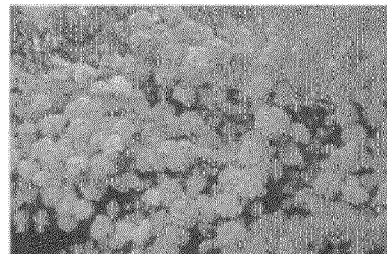
Hosta - variegated



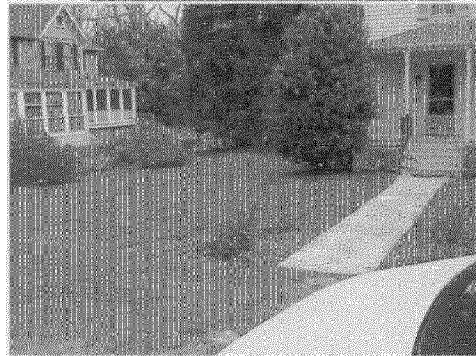
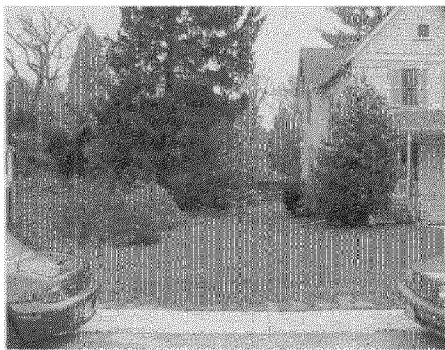
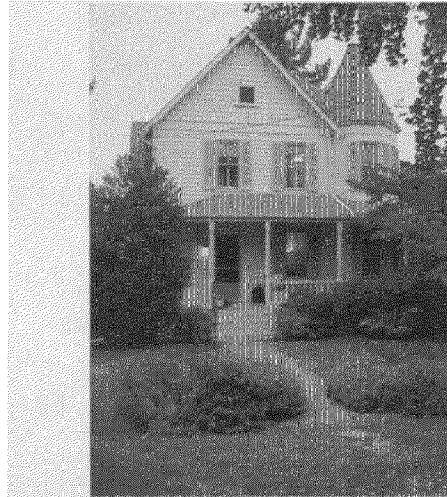
(Annual) Impatiens



Aquilegia (Columbine)



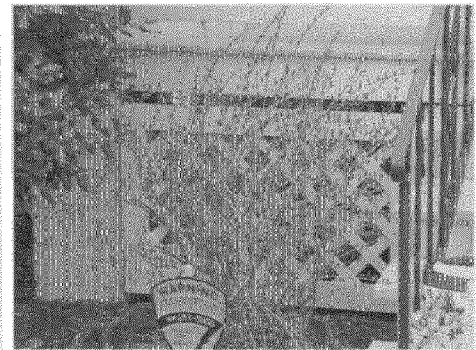
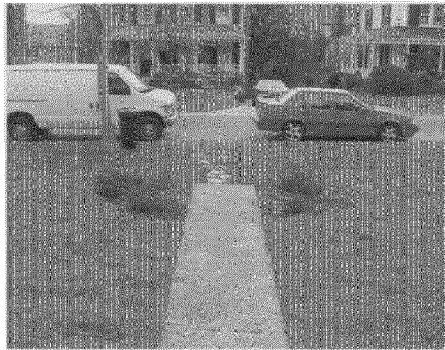
Hydrangea



Front - Left

Front - Center

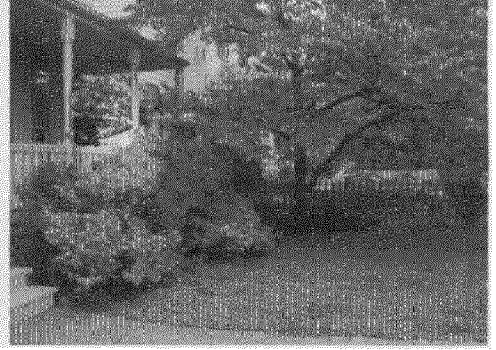
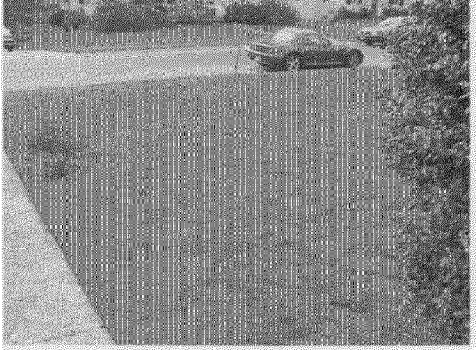
Front - Right



Front - Walkway

Lattice

Street Front



Front - Left Porch View

Front - Right Porch View

Front - Right Porch



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Maureen O'Connell
 Daytime Phone No.: (202) 494-9319

Tax Account No.: _____
 Name of Property Owner: Maureen A. O'Connell Daytime Phone No.: (202) 494-9319 or (202) 824-6502
 Address: 3915 Washington St. Kensington, MD 20895
Street Number City State Zip Code
 Contractor: Sherpa and Bill Wilkerson (Landscape Design) Phone No.: (703) 250-6911 or (703) 855-1208
 Contractor Registration No.: 2705083458 (Virginia)
 Agent for Owner: N/A Daytime Phone No.: ~~(703) 250-~~

LOCATION OF BUILDING/PREMISE

House Number: 3915 Street: Washington St.
 Town/City: Kensington Nearest Cross Street: Connecticut Ave.
 Lot: 8: Part of 9 Block: 12 Subdivision: Kensington Park
 Liber: _____ Folio: _____ 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
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: New driveway/replace walkway to house

1B. Construction cost estimate: \$ 20,000

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 3 feet 0 inches (scalloped, 6" scallop in middle of each panel) →

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

Fences b/w front and back yard @ side of house will be 4'

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.

Maureen A. O'Connell 4/5/04
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

(see attached)

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

(see attached)

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the canopy 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.

No trees larger than 6" will be removed.

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

**Application for Historic Area Work Permit
3915 Washington Street, Kensington
Maureen O'Connell**

1. Written Description of Project

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

The house located at 3915 Washington Street is a Queen Anne Victorian built in 1898 as one of two homes (3915 and 3919) built by the original owner of 3913 Washington Street for two of his children. The house is located on a "lot and a half." I purchased this house a year and a half ago and propose to do some landscaping in the front, both to improve the appearance of the house consistent with its historical roots, and to add an attractive driveway on the side of the house to provide off-street parking which is currently not available. In order to ensure that this project is consistent with the historical district in which it is located, I hired a landscape designer who spent several weeks one summer on the East Coast traveling around studying Victorian gardens and design.

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

This project involves the installation of high quality fences, intended for landscaping and decoration, in front of the house in two sections, one section connecting to the existing fence (which would be cut at the top to make the pickets look the same as the pickets in the new fence), the other an L-shaped section. Both sections would, at the front walkway, include a curved radius section. The fence would be a 3' high picket (known as Nantucket), and the sections would be scalloped down 6" in the middle. Each post would feature a "Victorian Cap." I also propose installing fences at each side of the house between the front and back yards, both for decorative reasons and to contain our new Labrador retriever. These would be 4' high, and would feature on the West side of the house a spindle top arbor with a scalloped gate and diagonal lattice. I also propose to install a 12' by 30' driveway out of custom EP Henry Coventry stone. Finally, I propose to remove the existing concrete walkway and replace it instead with large stepping stones made of the same EP Henry Coventry stone. The stepping stones will also be used to create a path around the house, through the arbor into the back yard. Finally, the gardens I am planning will have many flowers typical of the era in which the house was built.

I believe this project will enhance both the house and the historic district in which it is located by helping create a front lawn that is more in keeping with

the house's style and history. I chose a Victorian style fence and caps, consistent with the style of other fences on my street and surrounding streets in the Town of Kensington. I kept the fence very low and open so as not to detract from the openness of the house and the historic district generally. I am replacing the unattractive concrete walkway with a much more old-fashioned stone pathway, which will soften dramatically the front of the house. The driveway, which will provide the convenience of off-street parking which is currently unavailable, has been designed to be as unobtrusive as possible, with materials that are consistent with the style of the house and the Historic District.

I believe that this project, together with my plans to paint the house this summer in a "Victorian Painted Lady" style, will go a long way toward returning this house to its original style and splendor.

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

Owner's mailing address	Owner's Agent's mailing address
Maureen O'Connell 3915 Washington St. Kensington, MD 20895	N/A
Adjacent and confronting Property Owners mailing addresses	
Margaret : Gary Fitzpatrick 3913 Washington St. Kensington, MD 20895	Lou and Michael Knecht 3919 Washington St. Kensington, MD 20895
Mary Ellen Ommundsen 3916 Washington St. Kensington, MD 20895	Christine : John Blazina 3918 Prospect St. Kensington, MD 20895
Dee and Peter Berkholtz 3912 Prospect St. Kensington, MD 20895	Suchart Murray 3920 Washington St. Kensington, MD 20895

WILLOW
Garden Design

10915 Shadow Lane ☞ Fairfax Station, VA 22039-2421
Office 703.250.0911 Mobile 703.855.1208 ☞ Fax 703.239.2299
willowgd@aol.com
willowgardendesign.com

June 18, 2003

Ms. Maureen O'Connell
3915 Washington Street
Kensington, MD 20895-3934

Dear Maureen:

I have enjoyed working and planning with you over the last six months to obtain the best quality and complimentary materials for your new home and garden. Your new home is absolutely wonderful and I am excited about helping you design the Victorian garden of your dream.

Attached please find: 1) a sketch of your proposed new Victorian garden; 2) a sketch and photographs of the design for the proposed red cedar Nantucket fence and arbor; 3) a photograph of the proposed custom EP Henry stone to be used for your driveway, front garden border and walkway stepping stones; 4) photographs of your existing front garden; 5) a list of suggested plants for your front and rear garden; and 5) a copy of your plat. As discussed, we plan to use a stone border for the front perennial garden. This will keep weeds from getting into the beds and allow for easy mowing. We will prune and fertilize all existing trees and shrubs. Please note that we will have to remove some of the distress azaleas along the front and side garden. We will make every effort to save them and transplant them in your garden. The same is true for any perennials that we need to remove to make room for your new garden plants. Lastly, we will obtain all necessary permits for the installation of your driveway and apron.

As always, feel to call me if you have any questions or if I can be of further assistance.

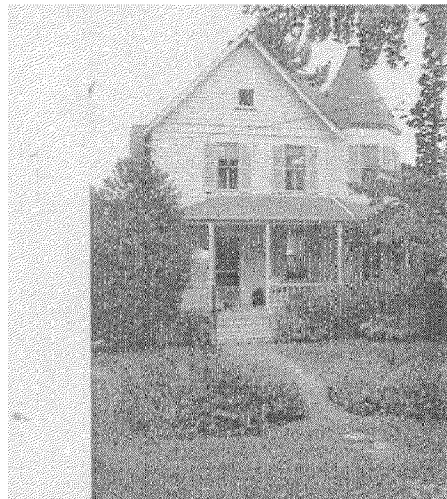
Thanks, again.

Sincerely,



Sheryl Wilkerson

O'Connell Residence * 3915 Washington Street * Kensington, MD 20895-3934



Front - Left



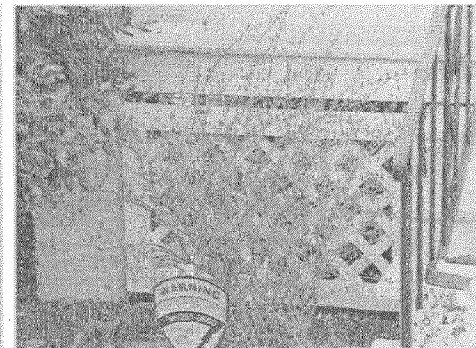
Front - Center



Front - Right



Front - Walkway



Lattice



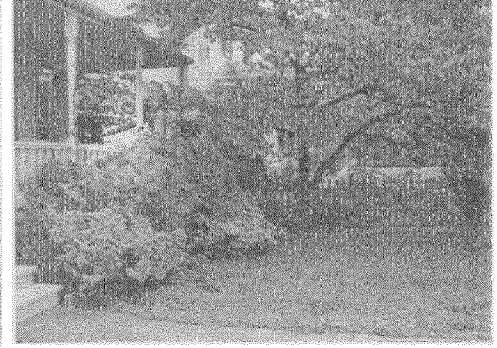
Street Front



Front - Left Porch View

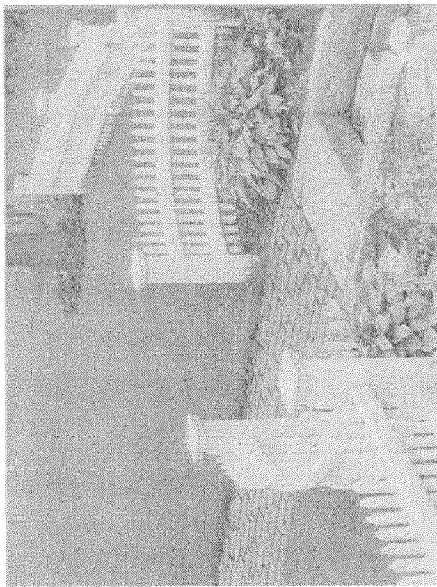


Front - Right Porch View



Front - Right Porch

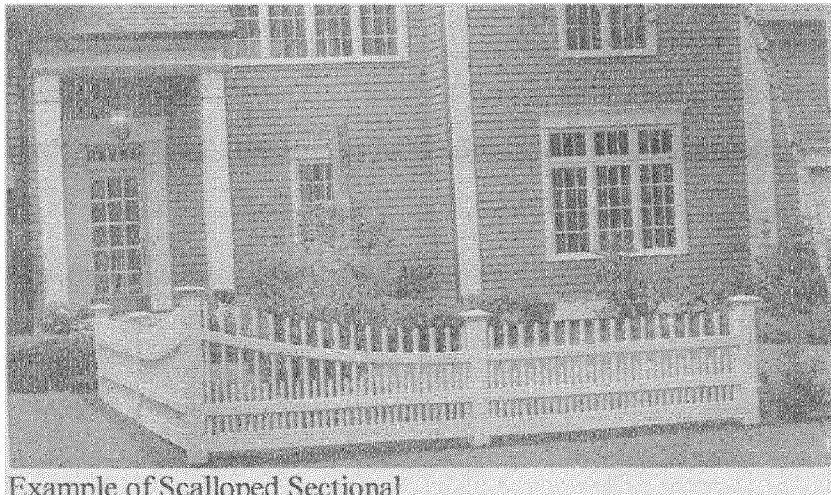
O'Connell Residence: Proposed Nantucket Fencing for Front Garden/Rear Arbor



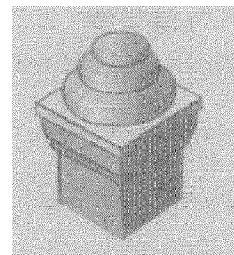
Radius Sectional w/ Nantucket fencing
(Fencing will be scalloped)



Kit: Spindle Top Arbor w/ scalloped gate and diagonal lattice (w/Nantucket fencing shown at left)



Example of Scalloped Sectional



Victorian Cap

Notes:

Installation by Potomac Fences, Inc. 12411 Washington Ave., Rockville, MD 301-468-1228

Approx 101" long and 36" tall custom red cedar wood w/ 6" scallop in middle of each panel

2x2" pyramid pickets w/normal spacing

2 Radius sectionals for front entrance

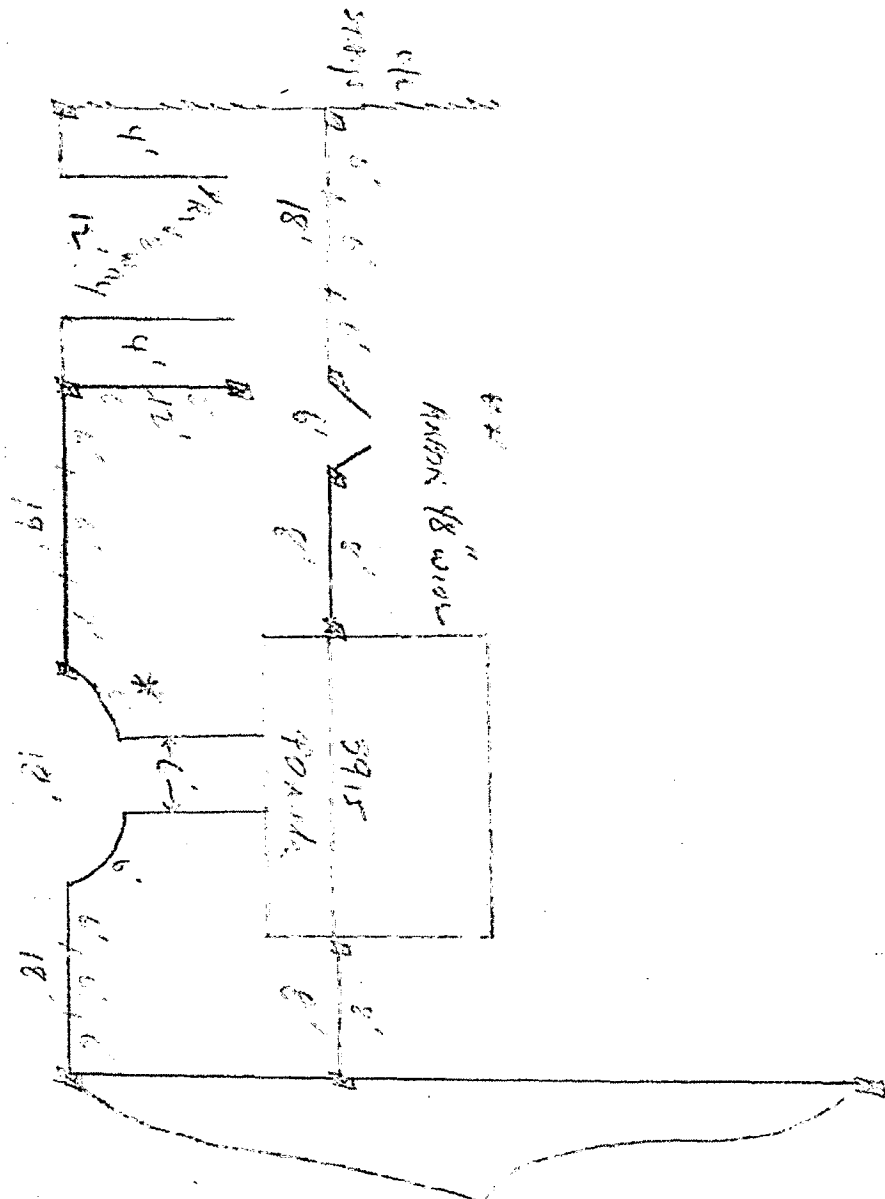
Spindle arbor w/lattice and custom double gate located at left/rear side of house

Bottom of fence will be approx. 3" from the ground

No front gate

Existing 172' Col. Gothic Picket to be cut at the top of the half moon (8" from top)

* RADIAL SECTION
* ALUM. SECTION w/ GRASS 48" W.



101' x 36' 11" FORMER FENCE WITH BRICKS FROM W/IN W/IN 6
/ ALUM. SECTION 64' x 5'. FORMER 11' x 11' 48" W.
/ RADIAL SECTION (R/S)

177' 61' FORMER FENCE
NO GRASS W/IN W/IN
TOP OF FENCE FROM
WOOD (5' FROM TOP)

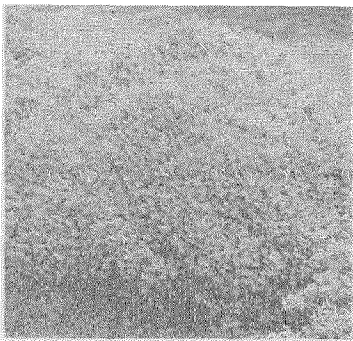
Suggested Plants: Front Garden
Front Porch:



Fern Hanging Baskets



Assorted Peony, Roses, Clematis Vine



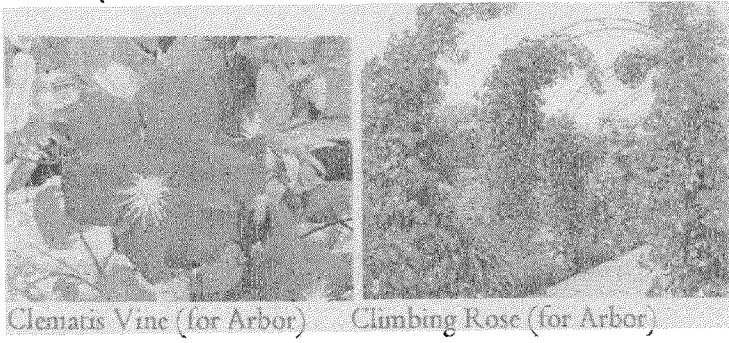
Boxwood



Peony

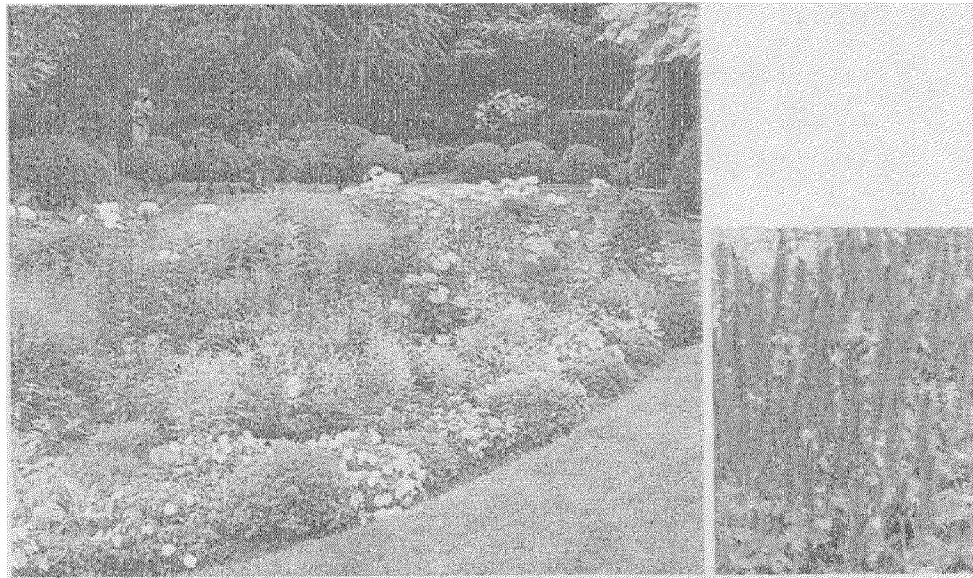


Buddleia



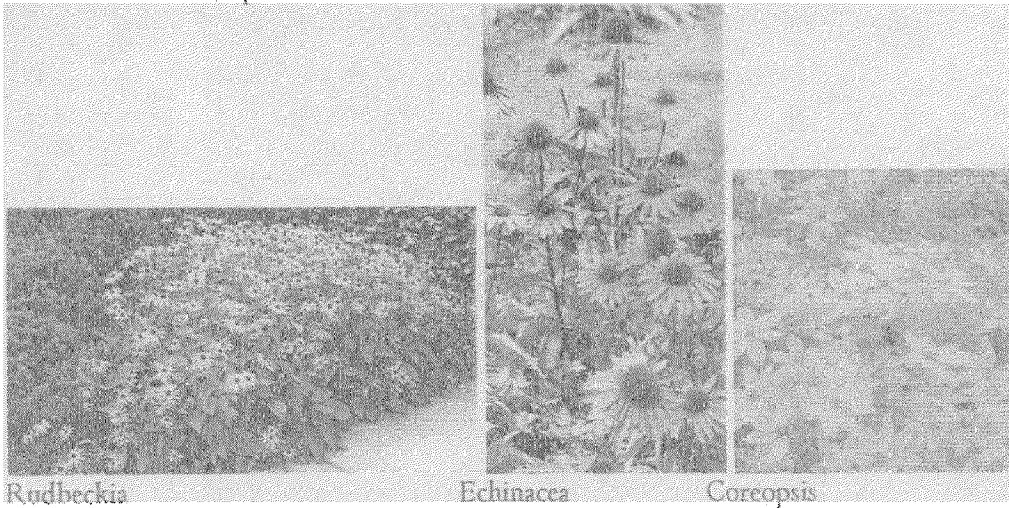
Clematis Vine (for Arbor)

Climbing Rose (for Arbor)



Boxwood border with perennials

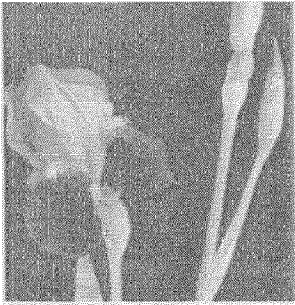
Salvia



Rodbeckia

Echinacea

Coreopsis



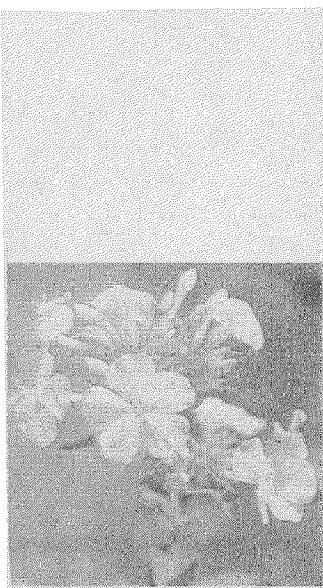
Iris (Bearded)



Lupinus



Monarda



Phlox



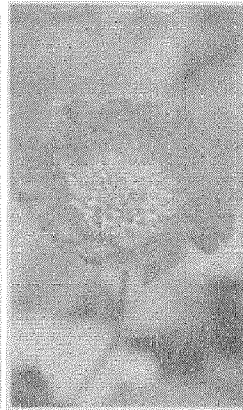
Dianthus



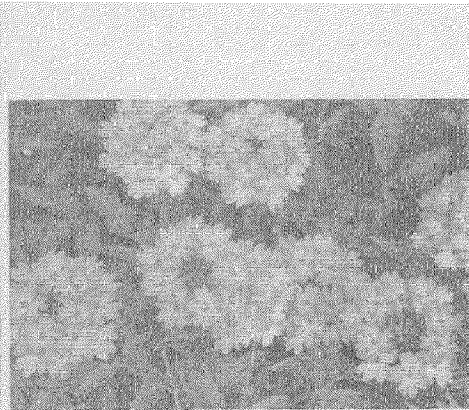
Campanula



Lavendula



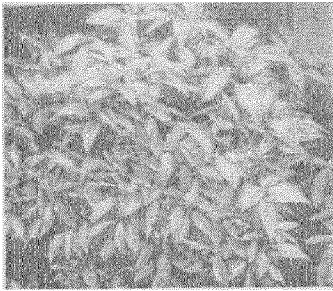
Scabiosa



Verbena

(Please note: Plants shown are available in assorted colors and blooming periods)

Suggested Plants: Rear Shade Garden



Acuba japonica



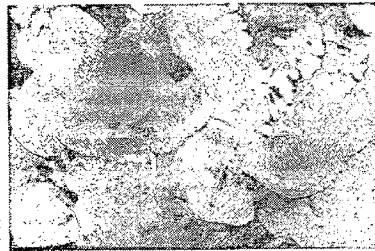
Astilbes



Dicentra



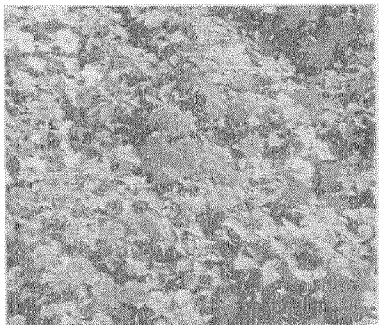
Helleborus



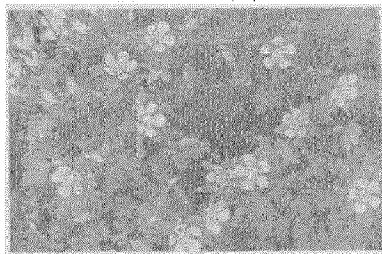
Hosta - blue variety



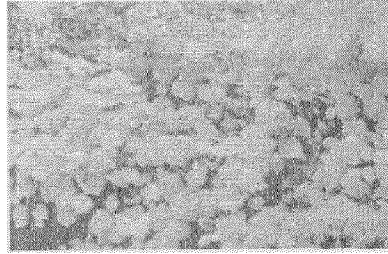
Hosta - variegated



(Annual) Impatiens



Aquilegia (Columbine)



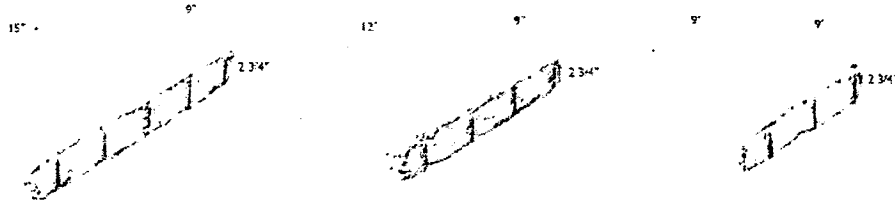
Hydrangea

Proposed Stone Driveway and Stone Garden border
Driveway 12 x 30 w/ Apron (permit to be obtained)
Manufacturer: EP Henry Coventry Stone III Harvest Blend Random Pattern with Curbstone mortared
www.EPHenry.com

Coventry[®] Stone III



Harvest Blend Coventry Stone III Running Bond Pattern with Harvest Blend Coventry Curbstone, mortared



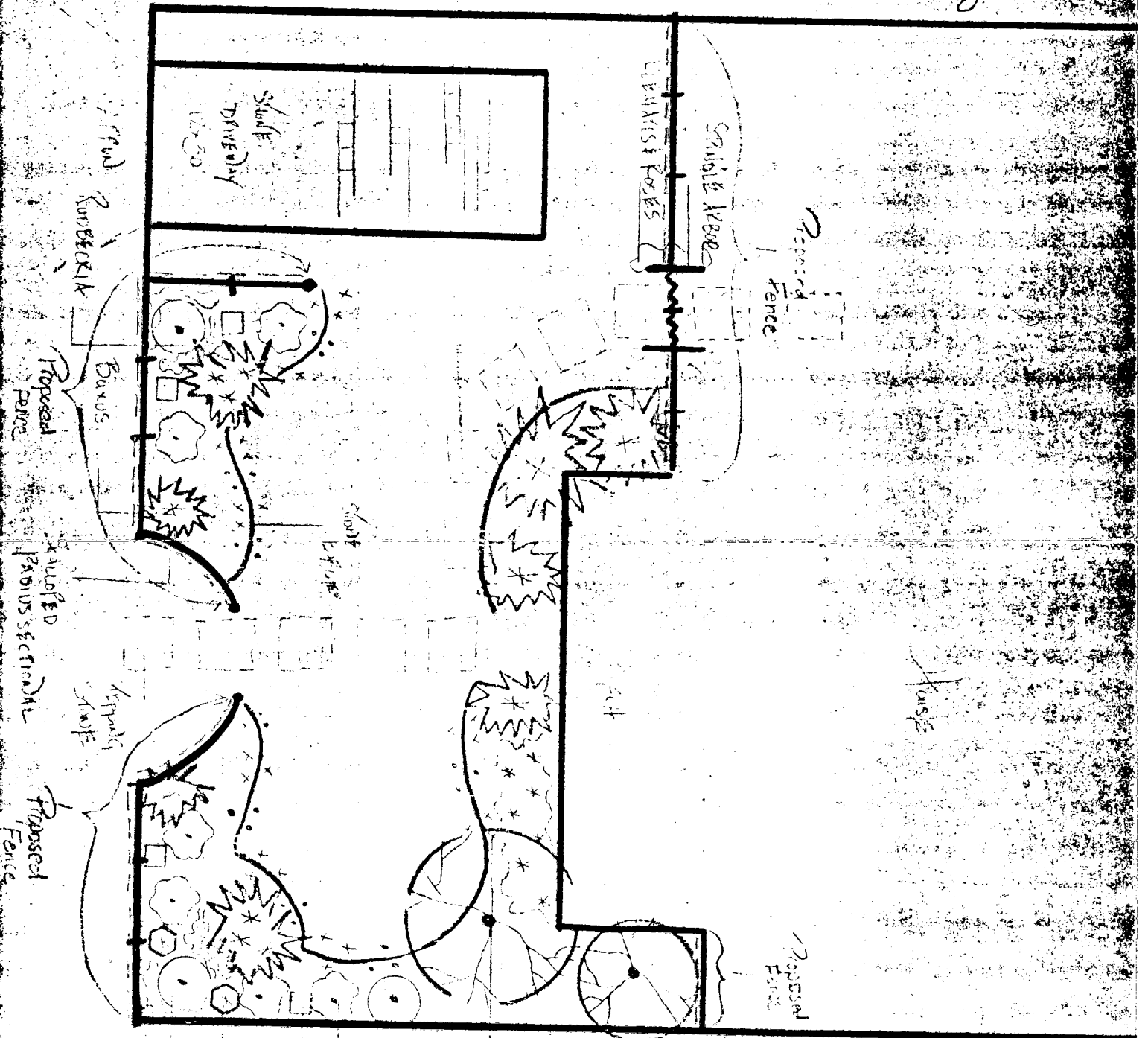
10

www.EPHENRY.com

Residence

5915 WINDHARTON
KENSINGTON,
MD

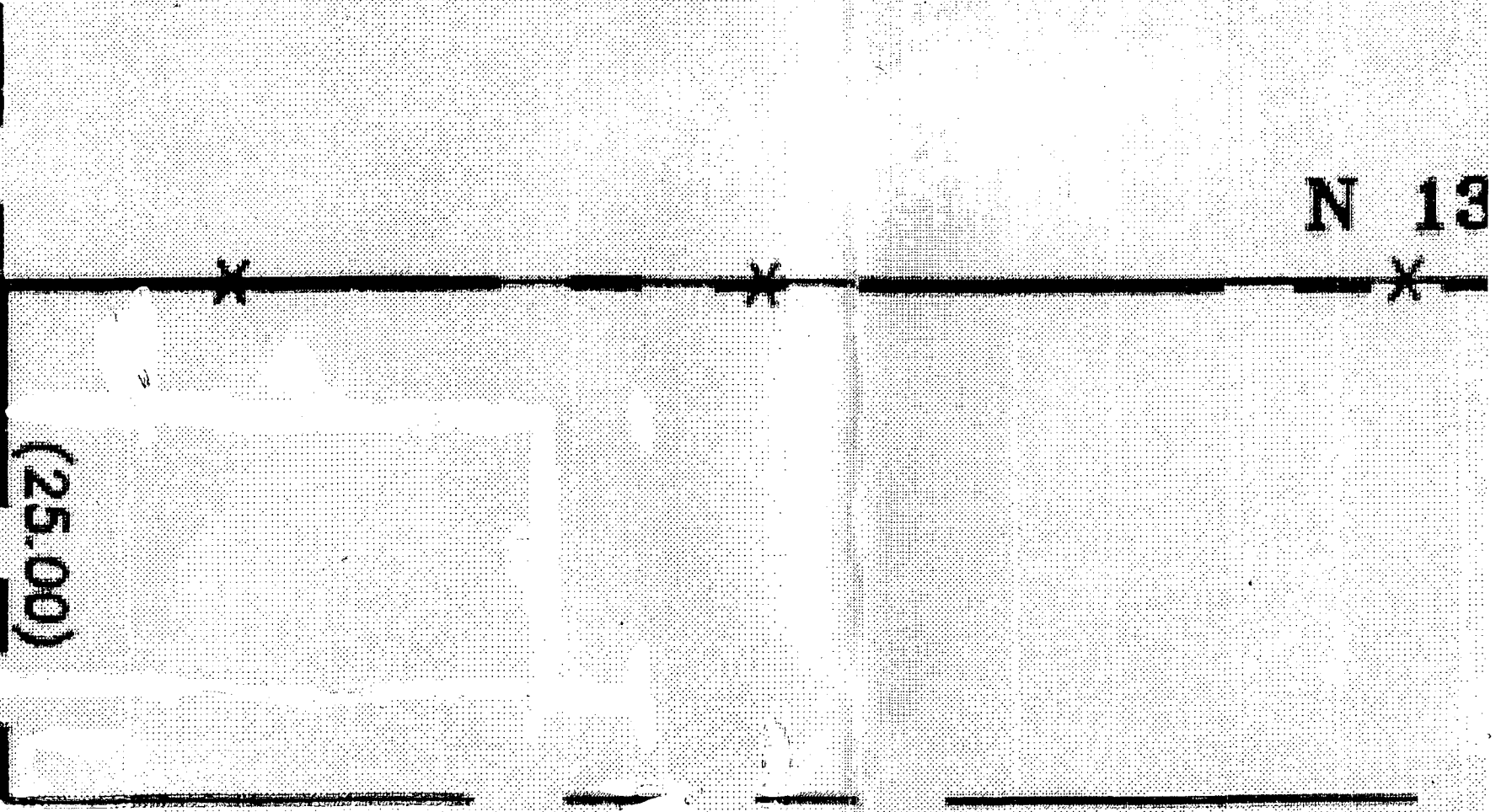
$2' = 1"$
 $8' = 1"$



WILLOW
40918 SHADOW LANE
FARM STATION, VA 22039-2421

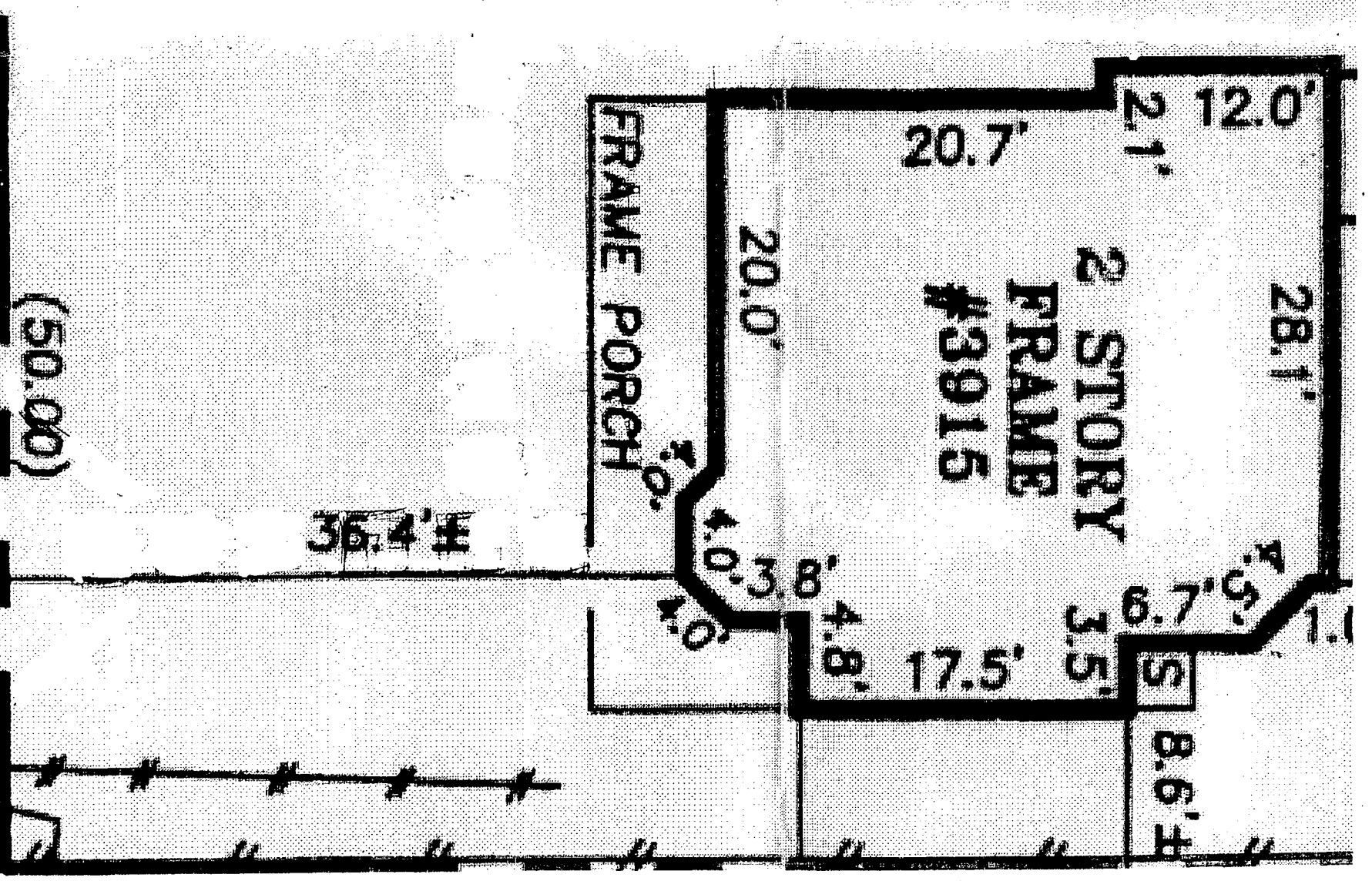
Proposed Site
w/ Driveway
and Fences

N 13



(25.00)

N 76° 12' 00" W 75.00'



(50.00)

FRAME PORCH

20.7'

2.1' 12.0'

28.1'

2 STORY
FRAME

#3015

20.0'

35.4' E

4.0'

4.8'

17.5'

3.5'

6.7'

S

B.6'H

Existing Site

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

Owner's mailing address	Owner's Agent's mailing address
Maureen O'Connell 3915 Washington St. Kensington, MD 20895	N/A
Adjacent and confronting Property Owners mailing addresses	
Margaret ; Gary Fitzpatrick 3913 Washington St. Kensington, MD 20895	Lou and Michael Knecht 3919 Washington St. Kensington, MD 20895
Mary Ellen Ommundsen 3916 Washington St. Kensington, MD 20895	Christine ; John Blazina 3918 Prospect St. Kensington, MD 20895
Dee and Peter Berkholtz 3912 Prospect St. Kensington, MD 20895	Suchart Murray 3920 Washington St. Kensington, MD 20895

WILLOW
Garden Design

10915 Shadow Lane ☞ Fairfax Station, VA 22039-2421
Office 703.250.0911 Mobile 703.855.1208 ☞ Fax 703.239.2299
willowgd@aol.com
willowgardendesign.com

June 18, 2003

Ms. Maureen O'Connell
3915 Washington Street
Kensington, MD 20895-3934

Dear Maureen:

I have enjoyed working and planning with you over the last six months to obtain the best quality and complimentary materials for your new home and garden. Your new home is absolutely wonderful and I am excited about helping you design the Victorian garden of your dream.

Attached please find: 1) a sketch of your proposed new Victorian garden; 2) a sketch and photographs of the design for the proposed red cedar Nantucket fence and arbor; 3) a photograph of the proposed custom EP Henry stone to be used for your driveway, front garden border and walkway stepping stones; 4) photographs of your existing front garden; 5) a list of suggested plants for your front and rear garden; and 5) a copy of your plat. As discussed, we plan to use a stone border for the front perennial garden. This will keep weeds from getting into the beds and allow for easy mowing. We will prune and fertilize all existing trees and shrubs. Please note that we will have to remove some of the distress azaleas along the front and side garden. We will make every effort to save them and transplant them in your garden. The same is true for any perennials that we need to remove to make room for your new garden plants. Lastly, we will obtain all necessary permits for the installation of your driveway and apron.

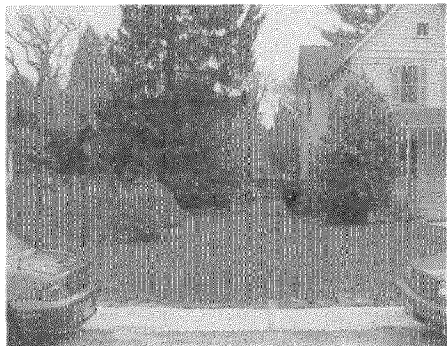
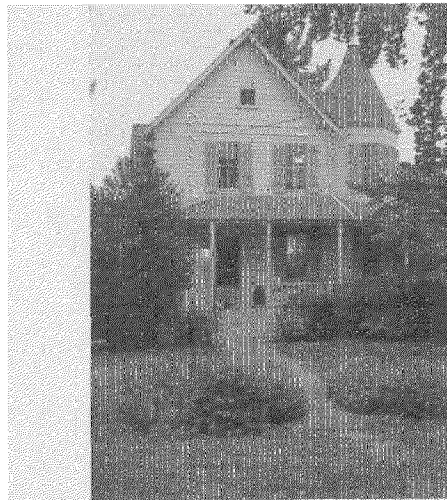
As always, feel to call me if you have any questions or if I can be of further assistance.

Thanks, again.

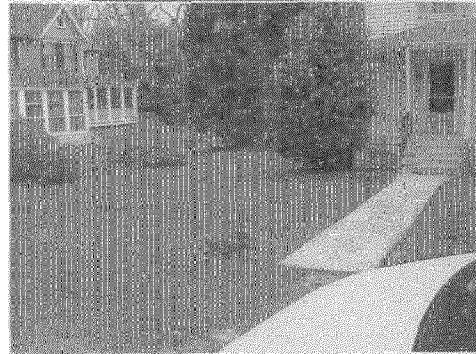
Sincerely,



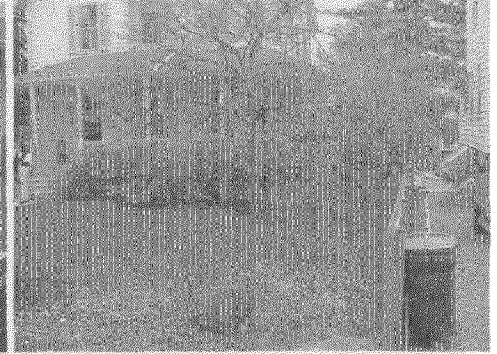
Sheryl Wilkerson



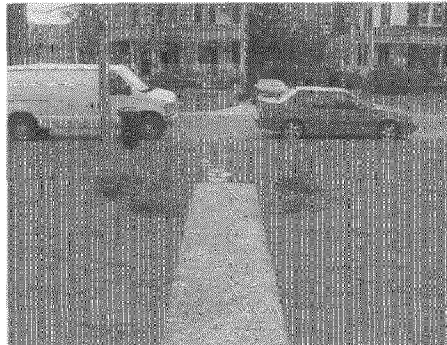
Front - Left



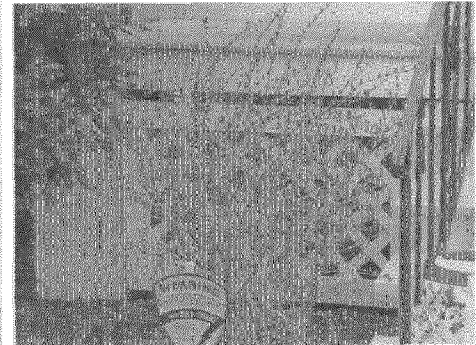
Front - Center



Front - Right



Front - Walkway



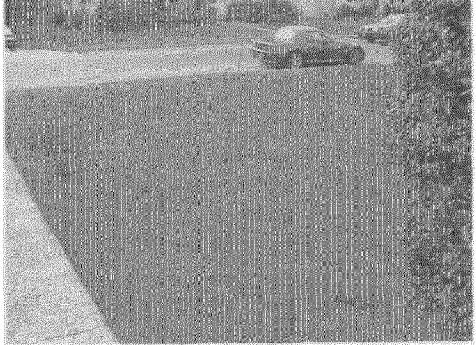
Lattice



Street Front



Front - Left Porch View

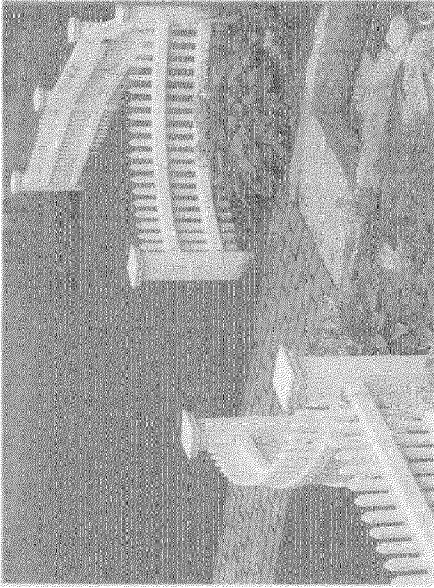


Front - Right Porch View

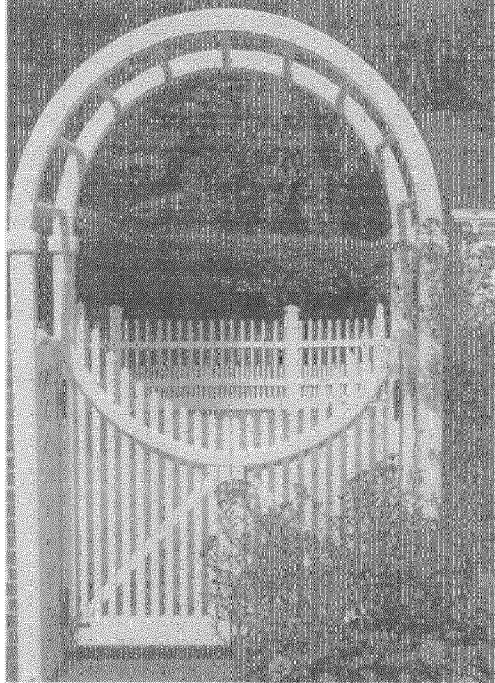


Front - Right Porch

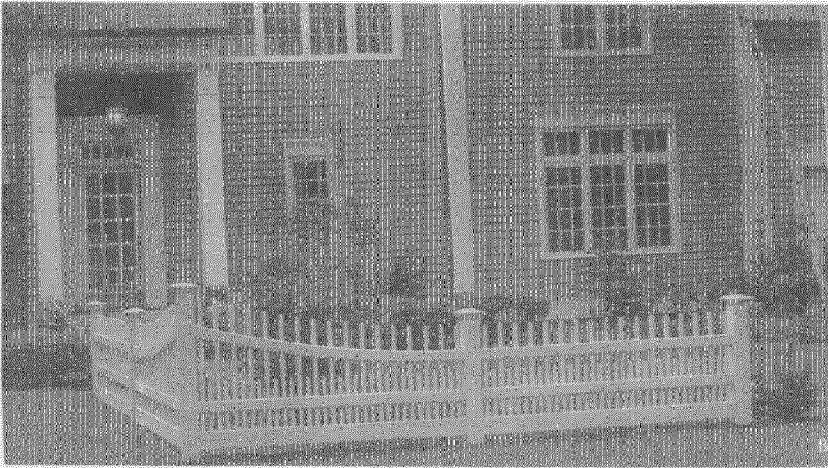
O'Connell Residence: Proposed Nantucket Fencing for Front Garden/Rear Arbor



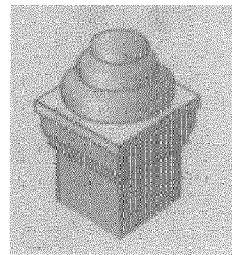
Radius Sectional w/ Nantucket fencing
(Fencing will be scalloped)



Kit: Spindle Top Arbor w/ scalloped gate and diagonal lattice (w/Nantucket fencing shown at left)



Example of Scalloped Sectional



Victorian Cap

Notes:

Installation by Potomac Fences, Inc. 12411 Washington Ave., Rockville, MD 301-468-1228

Approx 101" long and 36" tall custom red cedar wood w/ 6" scallop in middle of each panel

2x2" pyramid pickets w/normal spacing

2 Radius sectionals for front entrance

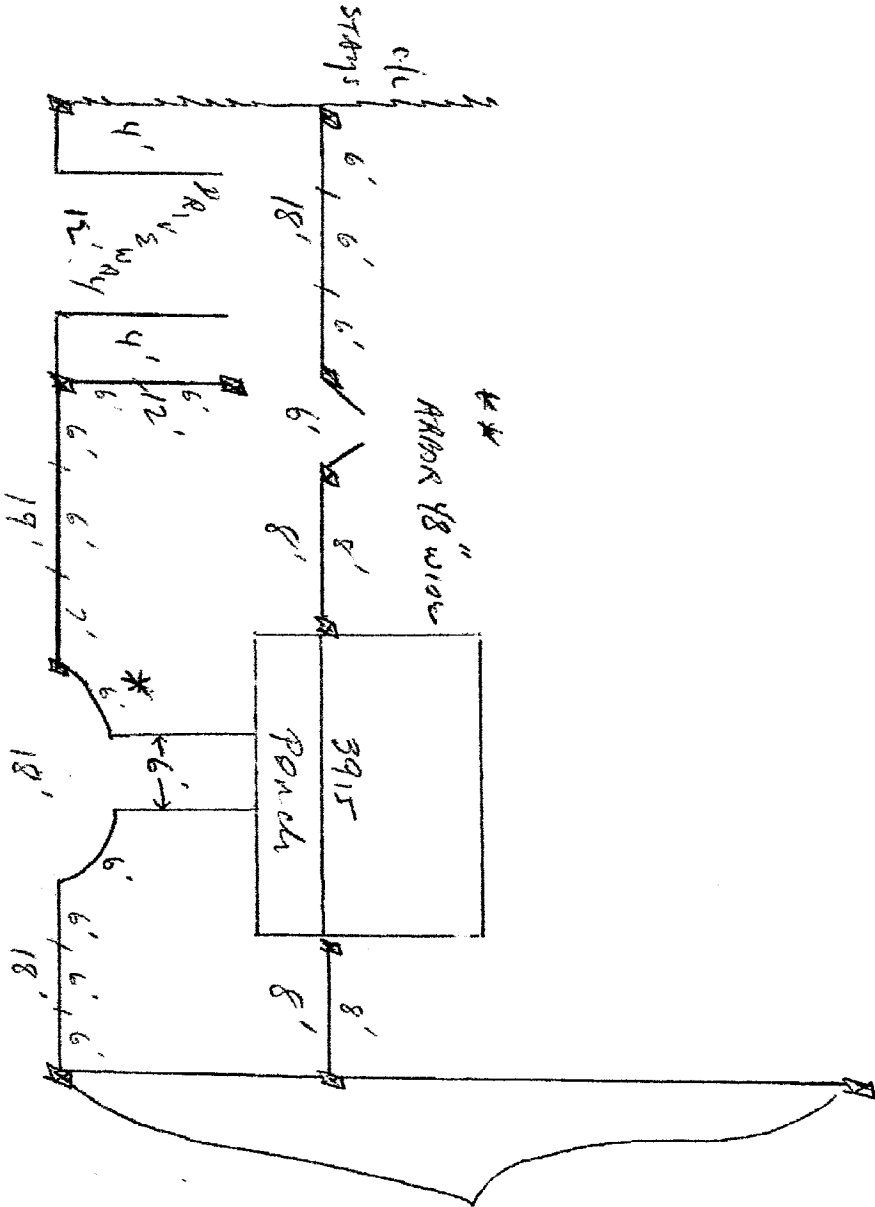
Spindle arbor w/lattice and custom double gate located at left/rear side of house

Bottom of fence will be approx. 3" from the ground

No front gate

Existing 172' Col. Gothic Picket to be cut at the top of the half moon (8" from top)

101' L x 36" TALL Potomac Fences Style Custom Fence with 6 Deep.
 / ARBOR WITH GATES. (ARBOR IS A KIT) 48" W.
 / RADIUS SECTION (KIT).



* RADIUS SECTION
 * ARBOR SECTION w/ GATES 48" W.

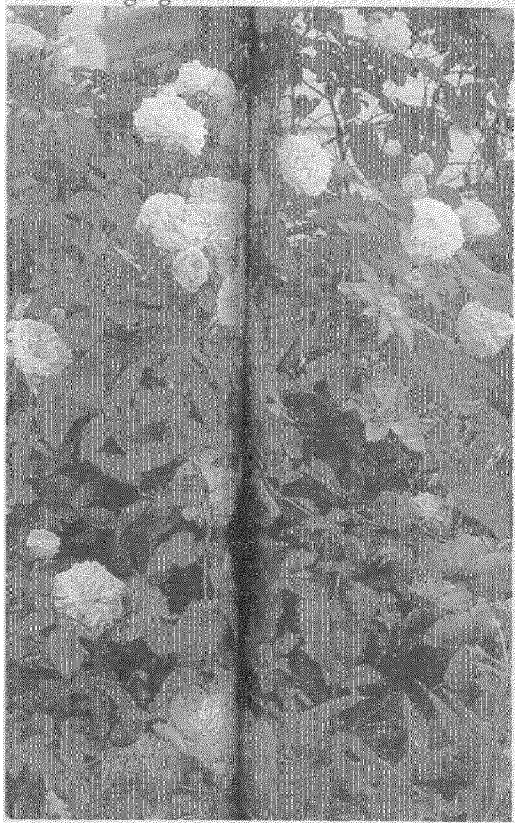
172' Col. Setback Fences
 TO BE SET AT THE
 TOP OF THE ARBOR
 MOON (8" FROM TOP)

Suggested Plants: Front Garden

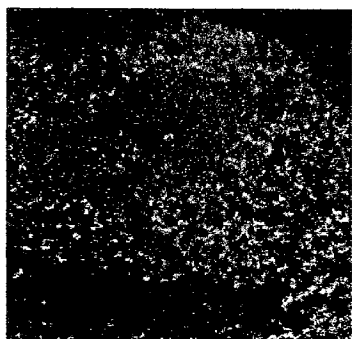
Front Porch:



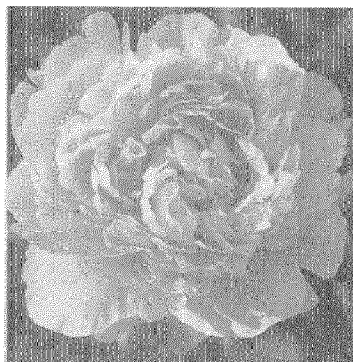
Fern Hanging Baskets



Assorted Peony, Roses, Clematis Vine



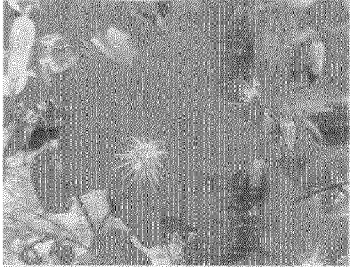
Boxwood



Peony



Buddleia



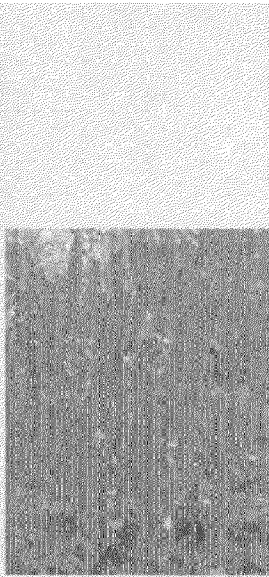
Clematis Vine (for Arbor)



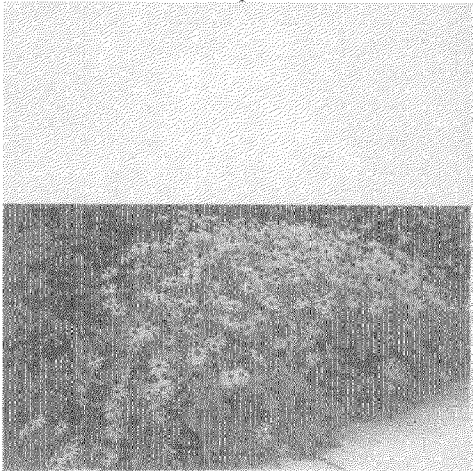
Climbing Rose (for Arbor)



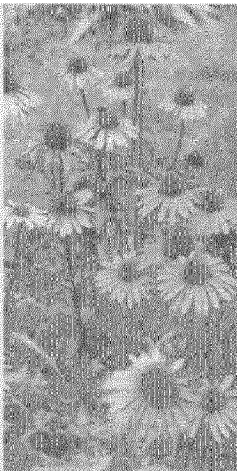
Boxwood border with perennials



Salvia



Rudbeckia



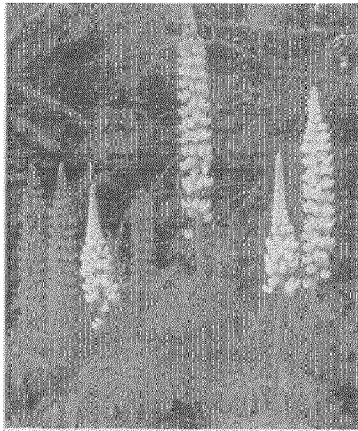
Echinacea



Coreopsis



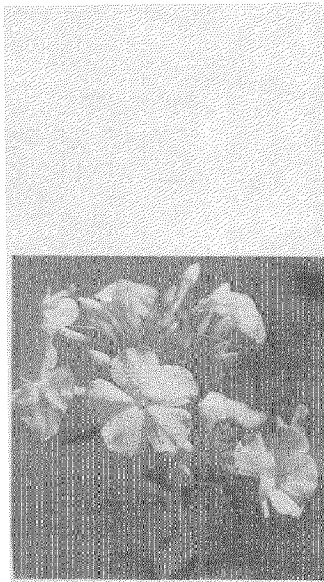
Iris (Bearded)



Lupinus



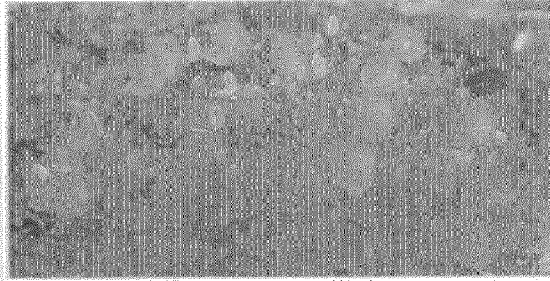
Monarda



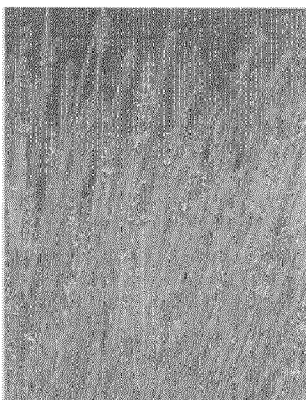
Phlox



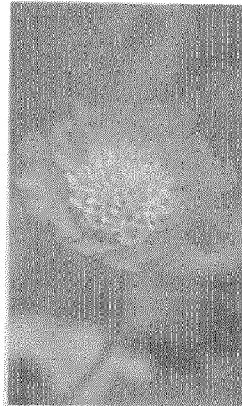
Dianthus



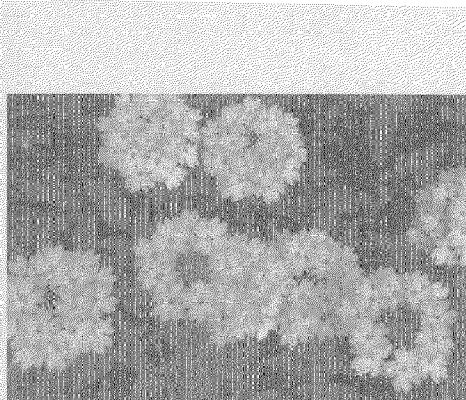
Campanula



Lavendula



Scabiosa



Verbena

(Please note: Plants shown are available in assorted colors and blooming periods)

Suggested Plants: Rear Shade Garden



Acuba japonica



Astilbes



Dicentra



Helleborus



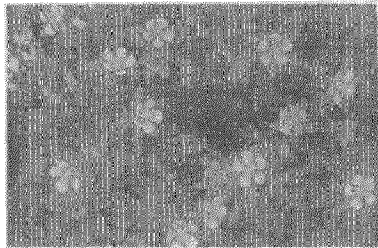
Hosta - blue variety



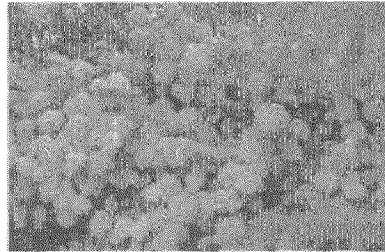
Hosta - variegated



(Annual) Impatiens

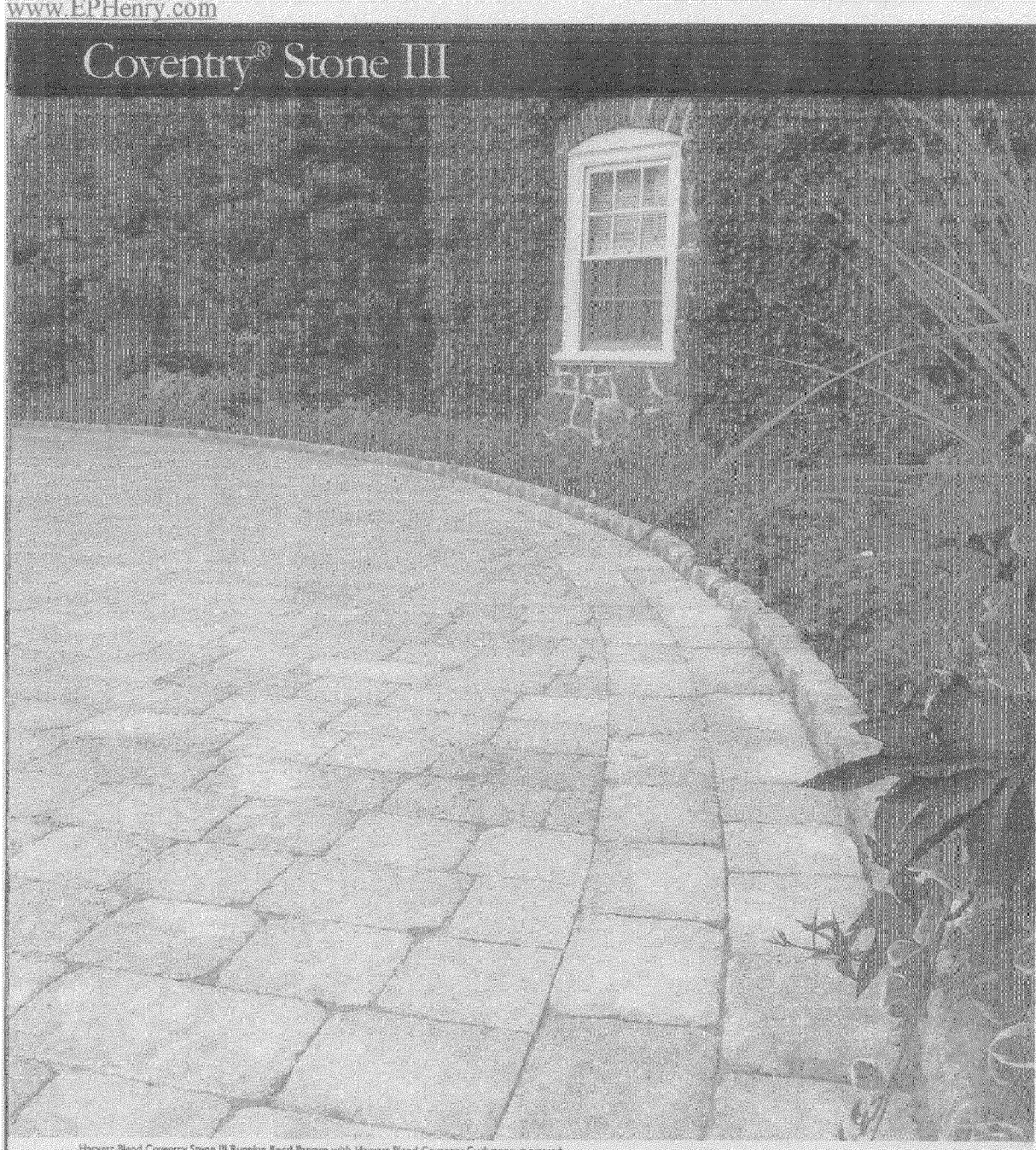


Aquilegia (Columbine)



Hydrangea

Proposed Stone Driveway and Stone Garden border
Driveway 12 x 30 w/ Apron (permit to be obtained)
Manufacturer: EP Henry Coventry Stone III Harvest Blend Random Pattern with Curbstone mortared
www.EPHenry.com



Harvest Blend Coventry Stone III Running Bond Pattern with Harvest Blend Coventry Curbstone, mortared.

10

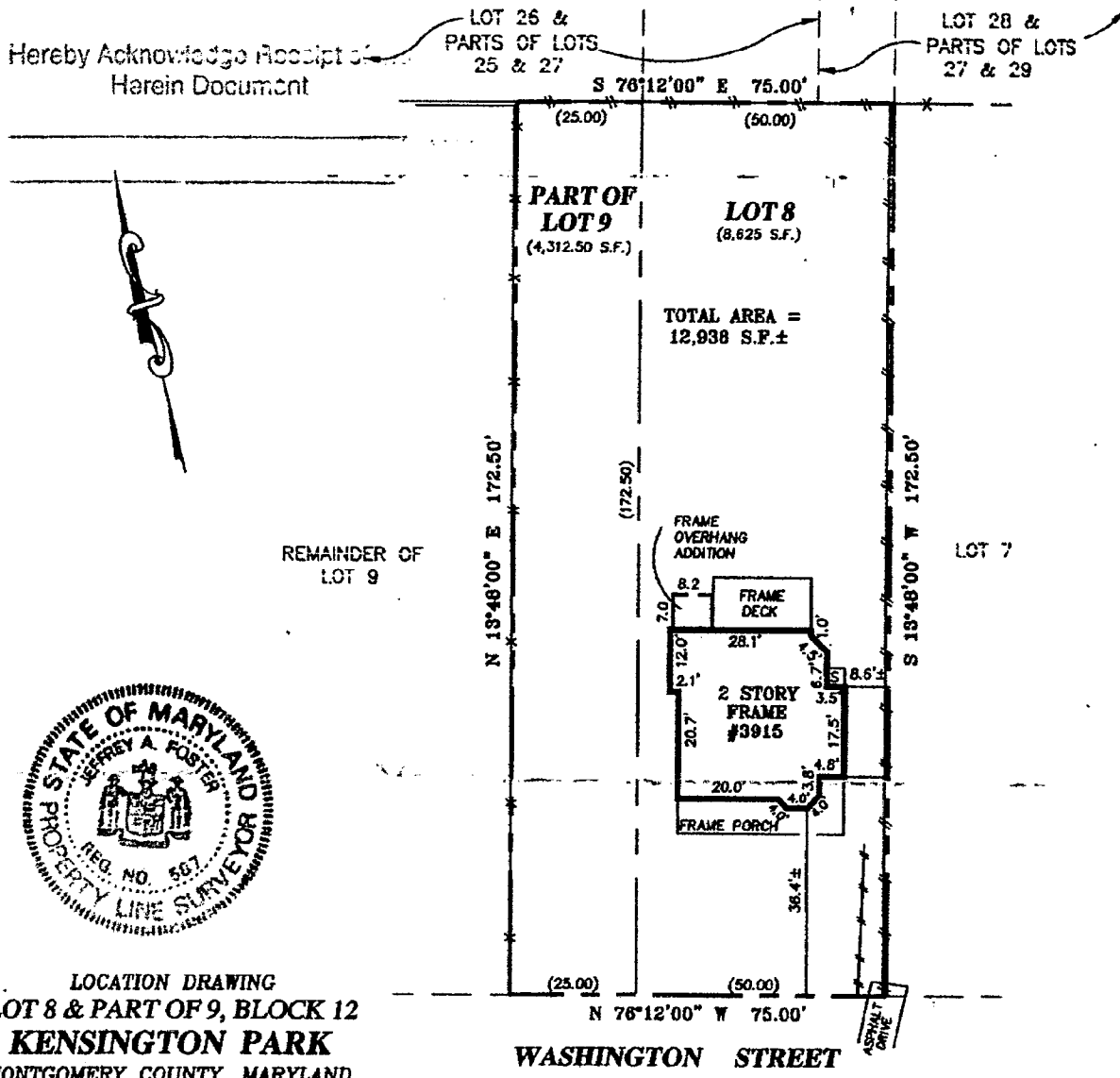
www.EPHENRY.com




CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
 Flood Zone "C" per H.U.D. Flood Panel No. 0175C.

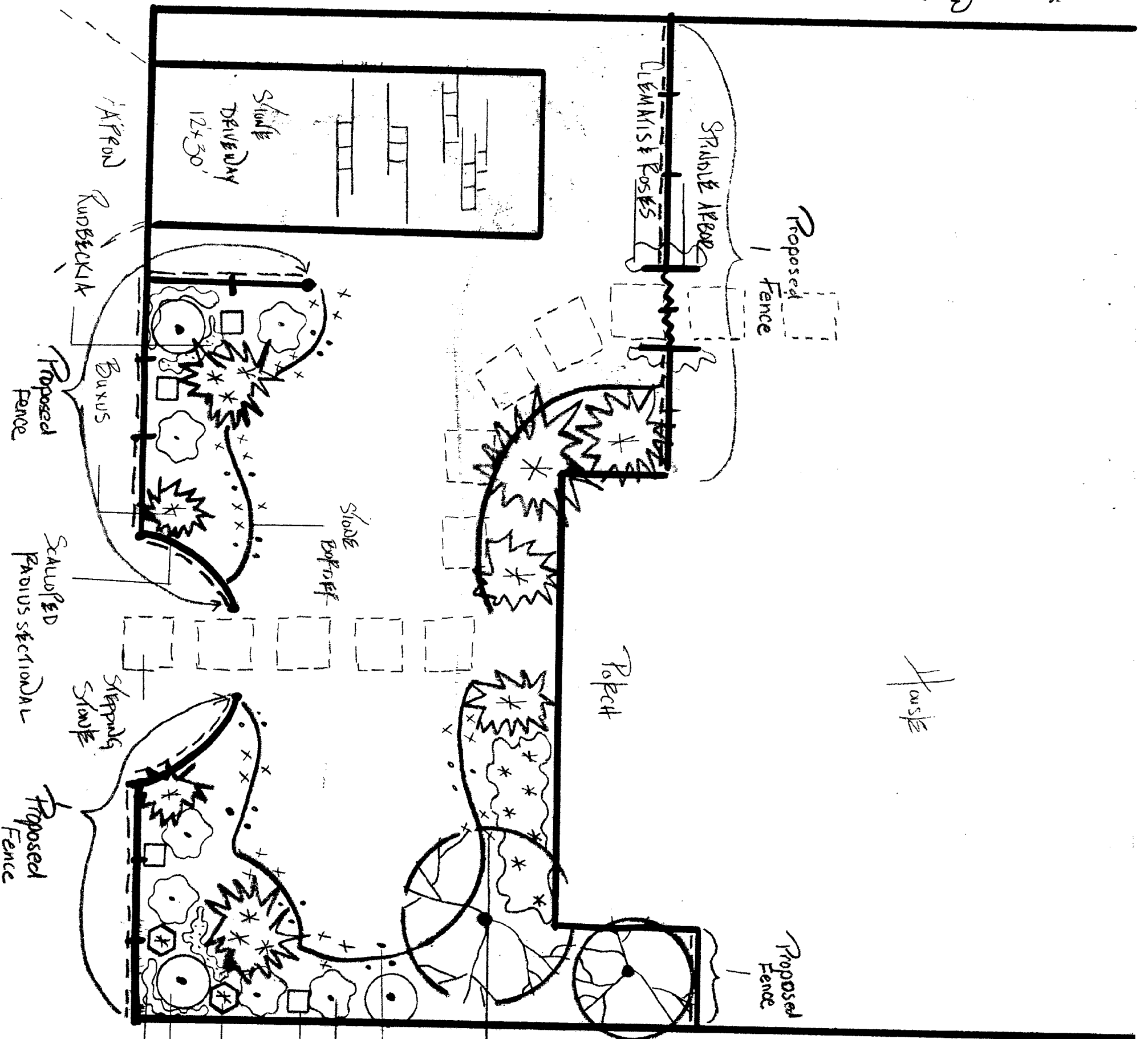


LOCATION DRAWING
 LOT 8 & PART OF 9, BLOCK 12
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION. <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587	REFERENCES PLAT BK. B PLAT NO. 4	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20878 301/948-5100, Fax 301/948-1288	DATE OF LOCATIONS SCALE: 1" = 30'
	LIBER FOLIO		WALL CHECK: HSE. LOC.: 8-12-02

5915 WASHINGTON
 KENSINGTON,
 MD
 PRESIDENCE

□ = 2'
 1" = 8'



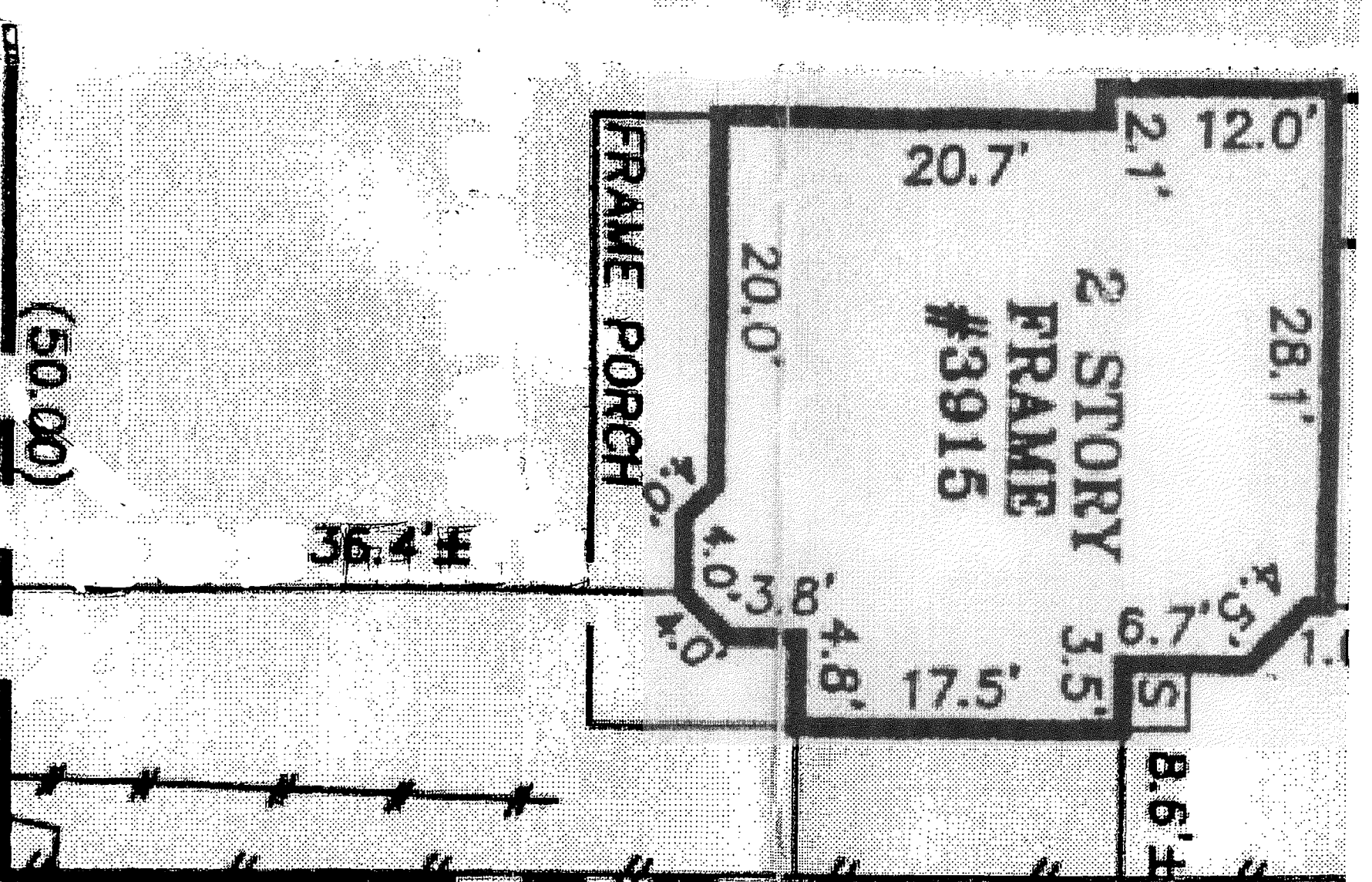
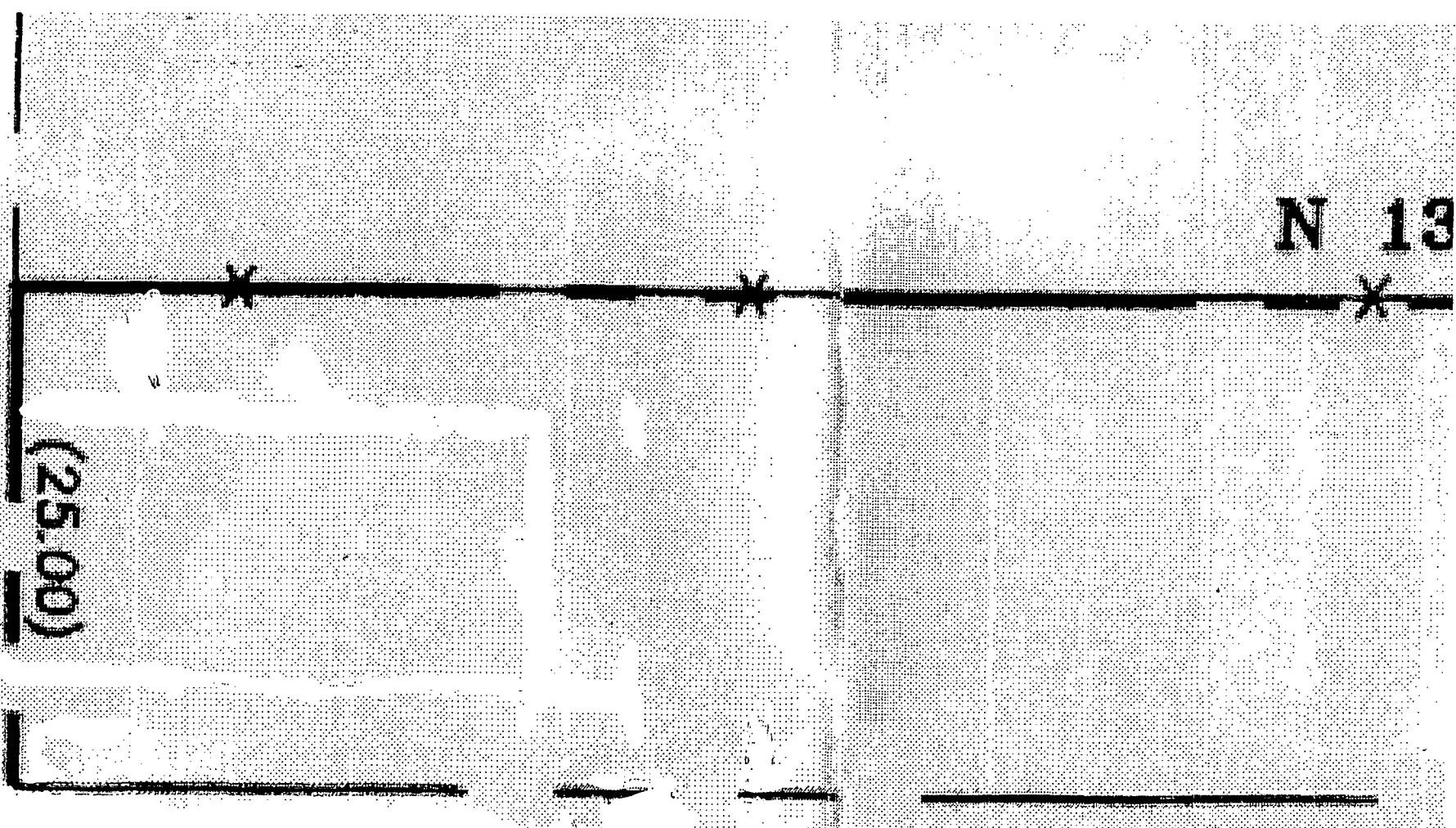
Fence

Proposed Site
 w/ Driveway and
 Fences

WILLOW
 10915 SHADOW LANE
 FAIRFAX STATION, VA 22039-2421

- DIANTHUS
- SALVIA
- PAEONIA
- IRIS
- LUPINUS
- Buddleia of Rose
- Eclymacea

N 13



N 76° 12' 00" W 75.00'

(25.00)

(50.00)

Existing Site