

35/13-99V 21 East Melrose St.
(Chevy Chase Village HD)



MASON KEHNE
LANDSCAPE DESIGN & CONTRACTING, INC.

13717 Nalls Court • Silver Spring, MD 20904

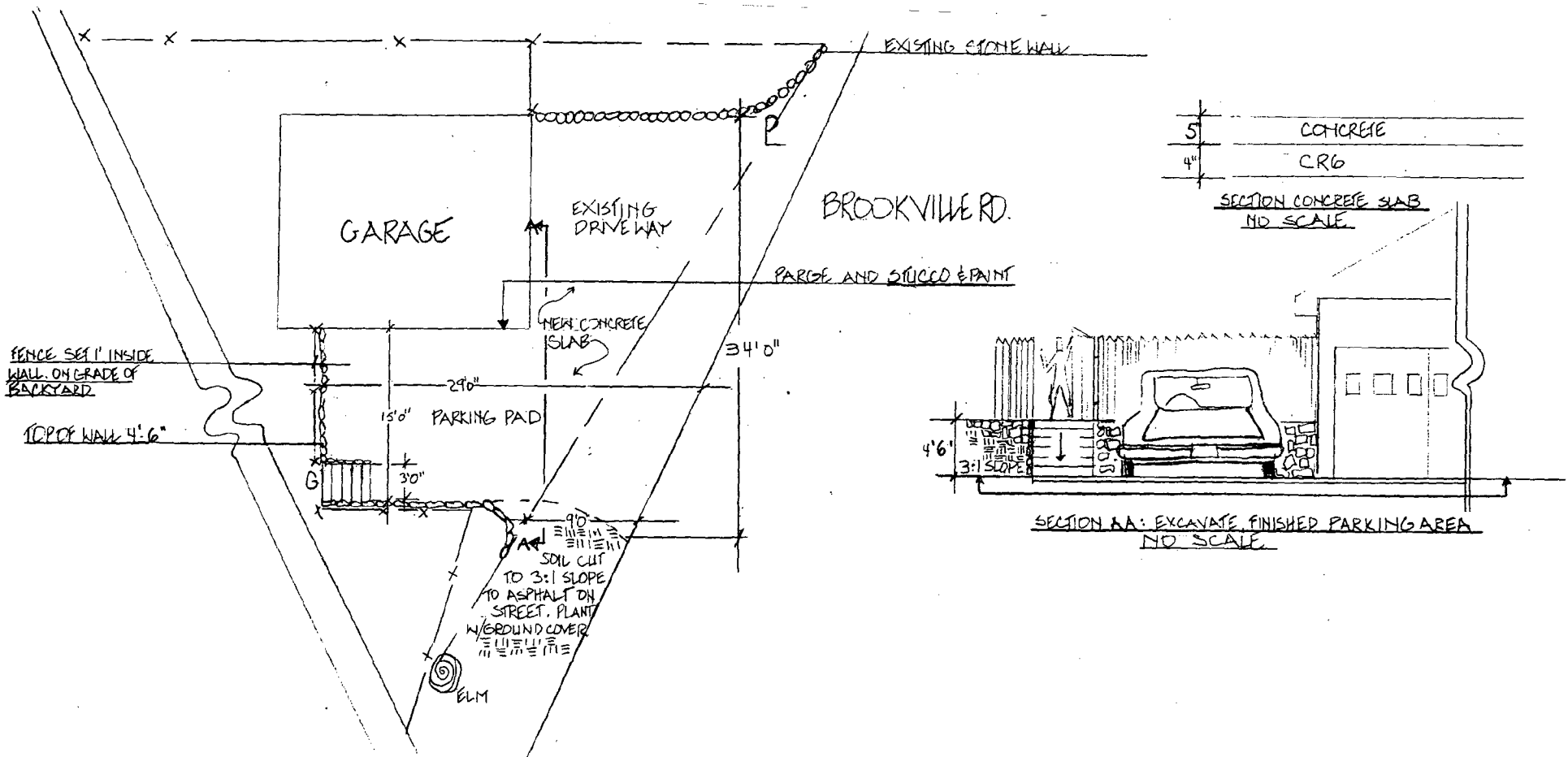
301-384-7009 • Fax 301-384-3408

MHIC #33845

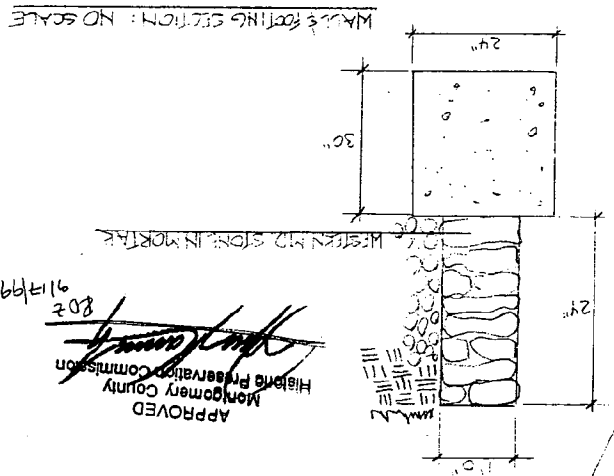
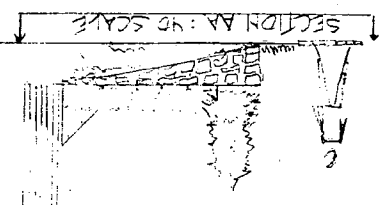
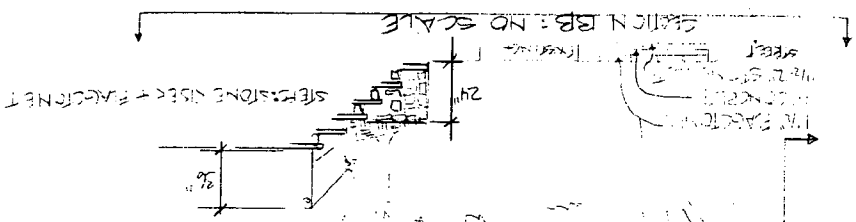
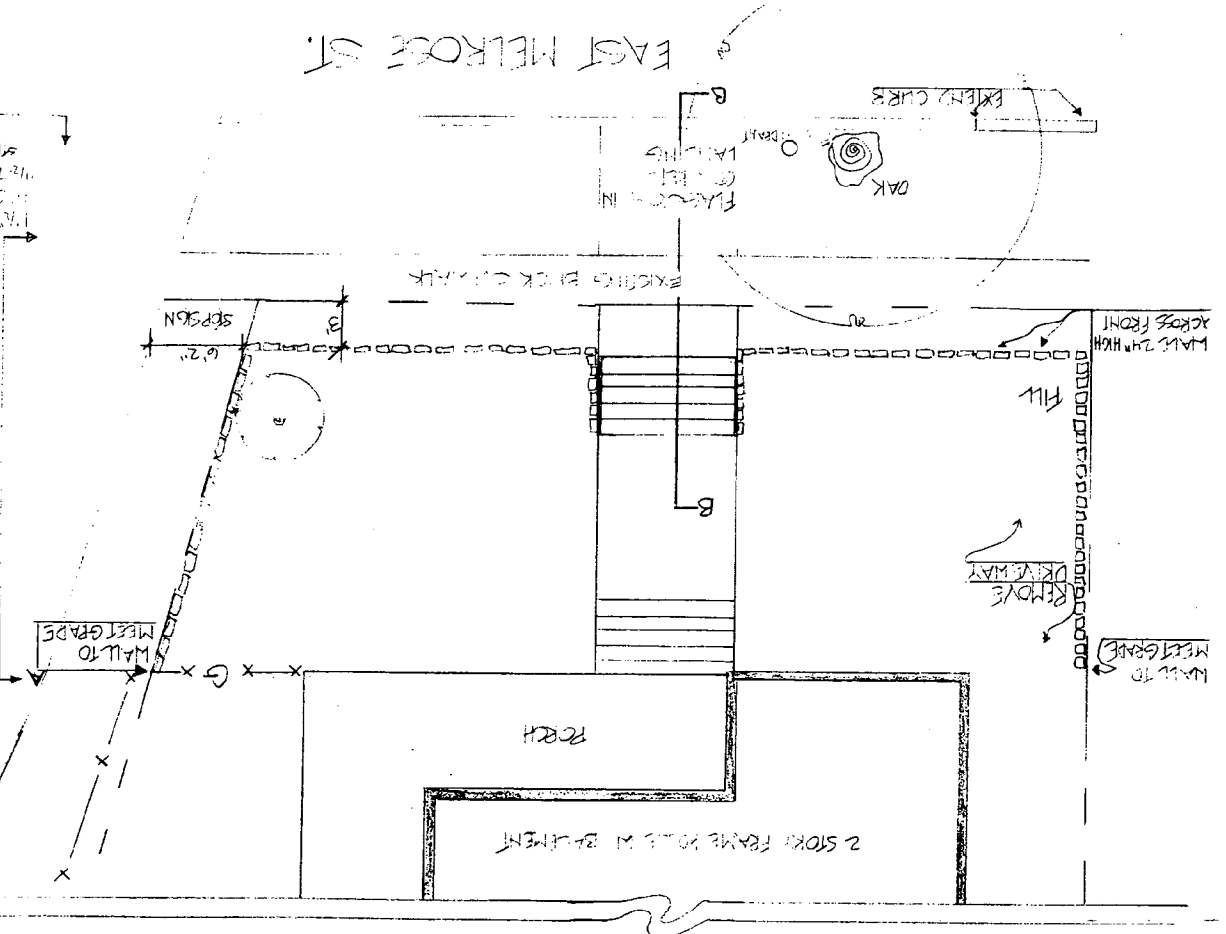
GALLAGHER & WILLIAMS RESIDENCE N.E. CORNER
 21 E. MELROSE ST. CHEVY CHASE MD.
 SCALE: 1/8" = 1'0"
 EXCAVATION, WALL & CONCRETE PAD

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 208
 9/17/99



GALLAGHER & WILLIAMS RESIDENCE
 21 E. MELROSE ST. CHEVY CHASE, M.D.
 1/9" = 1'-0"
 DRIVEWAY REPAIR & WALL



APPROVED
 Montgomery County
 Historic Preservation Commission
 807
 9/17/19

BROOKMILE RD.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: Sept. 8, 1999

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved Denied
 Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Susan Callagher + Michael Williams

Address: 21 E. Melrose St., Chevy Chase MD. 20815

and 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 DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



DEPARTMENT OF PERMITTING SERVICES
 250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/217-6376

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: MARJORIE KYRIACOU

Daytime Phone No.: 301-384-7009

Tax Account No.: 456081

Name of Property Owner: SUSAN GALLAGHER + MICHAEL WILLIAMS Daytime Phone No.: 202-637-8675

Address: 21 EAST MELROSE ST. CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: MASON KENNE LANDSCAPE DESIGN/CONTR. INC. Phone No.: 301 384-7009

Contractor Registration No.: MHC # 33845

Agent for Owner: MARJORIE KYRIACOU Daytime Phone No.: 301-384-7009

LOCATION OF BUILDING/PREMISE

House Number: 21 Street: EAST MELROSE ST

Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE RD

Lot: PART OF 12 Block: 47 Subdivision: SECTION # 2, CHEVY CHASE

Liber: 15303 Folio: 143 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: \$ 62,000.00

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 4.5' feet 24 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.

 Signature of owner or authorized agent 8-7-99
Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 9/8/99

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:

REMOVE EXISTING DRIVEWAY ON EAST MELROSE ST. CONSTRUCT WALL
MAX. HGT. 24" ACROSS FRONT + UPSIDES OF PROPERTY TO MEET 6-1/2" DE
BACK FILL WHERE DRIVEWAY WAS, GRADE, SOO + PLANT TREE. FACE STEPS W/ FLAGSTONE
EXCAVATE SOIL NEXT TO EXISTING GARAGE + DRIVEWAY ON BROOKVILLE
RD. UP TO 4.5' DEEP. BUILD WALL FROM ^{NORTHERN MAROULAND} ~~ACTING~~ STONE IN CONCRETE
PARGE, STUCCO + PAINT NEWLY EXPOSED SIDE OF GARAGE. STEPS FROM
DRIVEWAY TO BACKYARD TO BE CONCRETE. BASE (FLOOR) OF NEW DRIVEWAY +
OLD TO BE CONCRETE. FENCE WILL BE MOVED ACCORDINGLY + REPAIRED
IF NEEDED, NO ~~WATER~~ TREES WILL BE DISTURBED

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

TREES + LANDSCAPING WERE 1ST CONSIDERATION. WE CAN FORESEE NO ADVERSE
ENVIRONMENTAL EFFECT. REMOVING DRIVEWAY FROM FRONT WILL
IMPROVE EFFECT ON NEIGHBOR HOOD. SLOPE ON BROOKVILLE RD IS DIFFICULT
TO MAINTAIN, IMPOSSIBLE TO WALK ON + ADDING A STONE WALL AROUND HERE
EXCAVATED WOULD ONLY ADD TO BROOKVILLE RD. - NOT DETRACT.
FIRE HYDRANT IN FRONT OF HOUSE PREVENTS PARKING ON E. MELROSE.
PLAN REDUCES # OF DRIVEWAYS.

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|--------------|--|----------------|------------|
| Address: | 21 East Melrose Street | Meeting Date: | 9/8/99 |
| Applicant: | Susan Gallagher, Michael Williams | Report Date: | 9/1/99 |
| Resource: | Chevy Chase Historic District | Public Notice: | 8/25/99 |
| Review: | HAWP | Tax Credit: | No |
| Case Number: | 35/13-99V | Staff: | Robin Ziek |
| PROPOSAL: | Remove existing driveway, Provide additional off-street parking | RECOMMEND: | Approval |

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1916-27

The subject property was before the HPC on 8/12/98 for the installation of a rear fence, and were recently in (8/18/99) for the installation of a basement areaway. The current proposal involves driveway and landscape alterations.

This 2-1/2 story frame structure sits on a corner lot along Brookville Road. There is an existing driveway with access from East Melrose Street, as well as a garage and driveway off of Brookville Road. The house sits on level property approximately 4' above Brookville Road. The embankment cut to the existing garage is held with a fieldstone wall, on both sides of the existing driveway. A narrow set of steps leads from this area up to the side/rear yard by the house. There is considerable vegetative screening along the edge of the property and Brookville Road.

PROPOSAL

The applicant proposes to remove the driveway on East Melrose Street, and restore a landscaped lawn in this area. This would include the use of a retaining wall with the maximum height of 24" across the front and sides, as necessary.

To compensate for the loss of parking, the applicant proposes to excavate the embankment adjacent to the existing garage and extend the parking area by 15'. The entire parking area would then be paved with concrete (including repaving the existing driveway). A new retaining wall would be built of "Western Maryland Stone". New steps, faced with flagstone

and facing Brookville Road, would be installed to provide access to the house. The newly exposed side of the garage would be parged, stuccoed and painted to match the existing garage finish. The existing fence would be moved to reflect the revised layout, and repaired.

STAFF DISCUSSION

The proposed removal of the driveway on East Melrose Street can be viewed as a restoration of the front lawn area. The additional landscaping, including the low stone retaining wall, is compatible with the district as well as the individual resource. The proposed new landscaping is open, while still holding the sidewalk edge.

The proposed location of the additional parking area off of Brookville Road appears to be appropriate. Staff has some concerns about the expanse of concrete along Brookville Road at this location. However, the character of the road appears to be evolving more into a service road, as traffic increases and high fences are installed. Staff would suggest that the new stone wall on the south edge of the proposed parking area should be built to match the existing stone wall on the north side of the driveway entrance, to the extent possible.

STAFF RECOMMENDATION

Staff recommends the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #9:

New additions and adjacent or related new construction will be undertaken in a such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

and subject to the general condition that **the applicant shall present the 2 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARJORIE KYRIACOU

Daytime Phone No.: 301-384-7009

Tax Account No.: 456081

Name of Property Owner: SUSAN GALLAGHER & MICHAEL WILLIAMS Daytime Phone No.: 202-637-8675

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Lot: PART OF 12 Block: 47 Subdivision: SECTION # 2, CHEVY CHASE

Liber: 15303 Folio: 143 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|--|--|---|---------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |

1B. Construction cost estimate: \$ 62,000.00

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

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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.

Signature of owner or authorized agent: [Signature] Date: 8.2.99

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

(3)

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RD. UP TO 4.5' DEEP. BUILD WALL FROM WESTERN MARYLAND
PARGE, STUCCO + PAINT NEWLY EXPOSED SIDE OF GARAGE. STEPS FROM
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IF NEEDED, NO ~~WASTE~~ TREES WILL BE DISTURBED

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TO MAINTAIN, IMPOSSIBLE TO WALK ON + ADDING A STONE WALL AROUND AREA
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6. **TREE SURVEY**

4

Names and Addresses of our Neighbors

**PROPERTY OWNERS ADJACENT TO:
21 EAST MELROSE STREET, CHEVY CHASE, MD**

- 1. Mr. and Mrs. Charles Farmer
19 East Melrose Street
Chevy Chase, MD 20815
(301) 986-0571

Farmers currently living in California at:

12921 Alta Terrace Road
Los Altos Hills, CA 94022
(650) 941-7942

- 2. Mr. and Mrs. Joseph Slevin
160 East Melrose Street
Chevy Chase, MD 20815
(301) 656-1461

- 3. Daniel Korengold and Martha Dipell
102 East Melrose Street
Chevy Chase, MD 20815
(301) 656-2757

- 4. Mr. and Mrs. William Clinton
102 East Melrose Street
Chevy Chase, MD 20815
(301) 215-9285

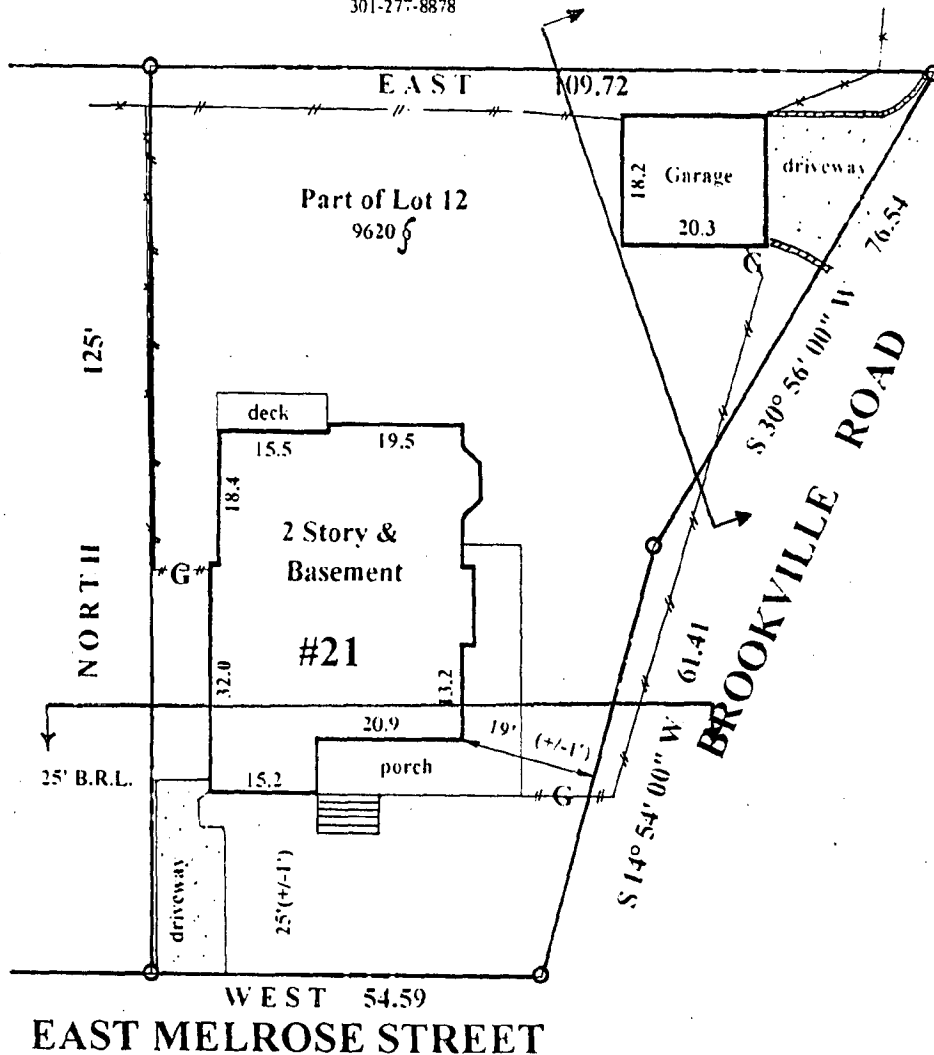
- 5. Mr. and Mrs. B. Francis Saul
14 Newlands Street
Chevy Chase, MD 20815
(301) 986-6110

- 6. Dr. and Mrs. Robert Morgenstein
16 East Newlands Street
Chevy Chase, MD 20815
(301) 986-8639

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7

Landtech Associates, Inc.

7307 Baltimore Avenue Suite 214
College Park, MD 20740
301-277-8878

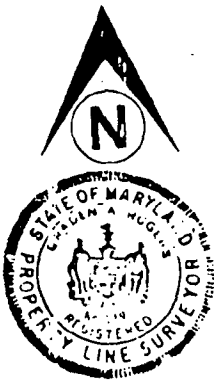


Location Drawing of:
#21 East Melrose Street
SECTION NO. 2

LOT: Part of 12 BLOCK: 47
PLAT BK:2 PLAT#: 106
DATE:10-30-97 SCALE:1"=20'
CASE NUMBER: 20264
FILE NUMBER: RC-97232

**CHEVY
CHASE**

Montgomery Co., MD



NO TITLE REPORT FURNISHED

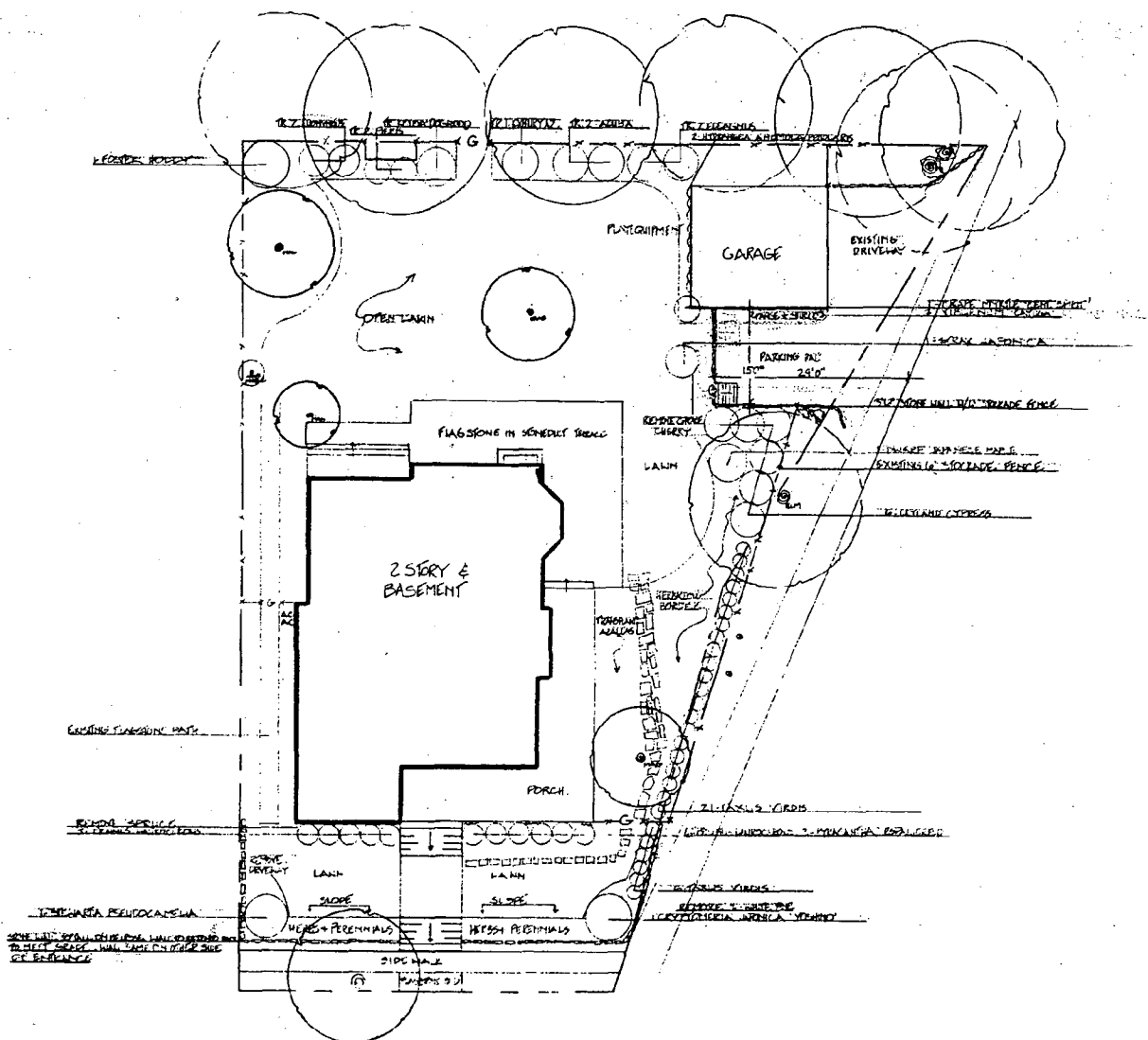
NOTES:

1. The plat is of benefit to a consumer only 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. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. The plat 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.

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Garden A. Rogers
GARDEN A. ROGERS — PROP. L.S. MD. LIC. NO. 119

(6)



GALLAGHER WILLIAMS RESIDENCE
 REFORESTATION PLAN
 21 E. MELROSE ST.

SCALE: 1/8" = 1'-0"
 DESIGNER: MARJORIE HUGH KIRKMAN



7

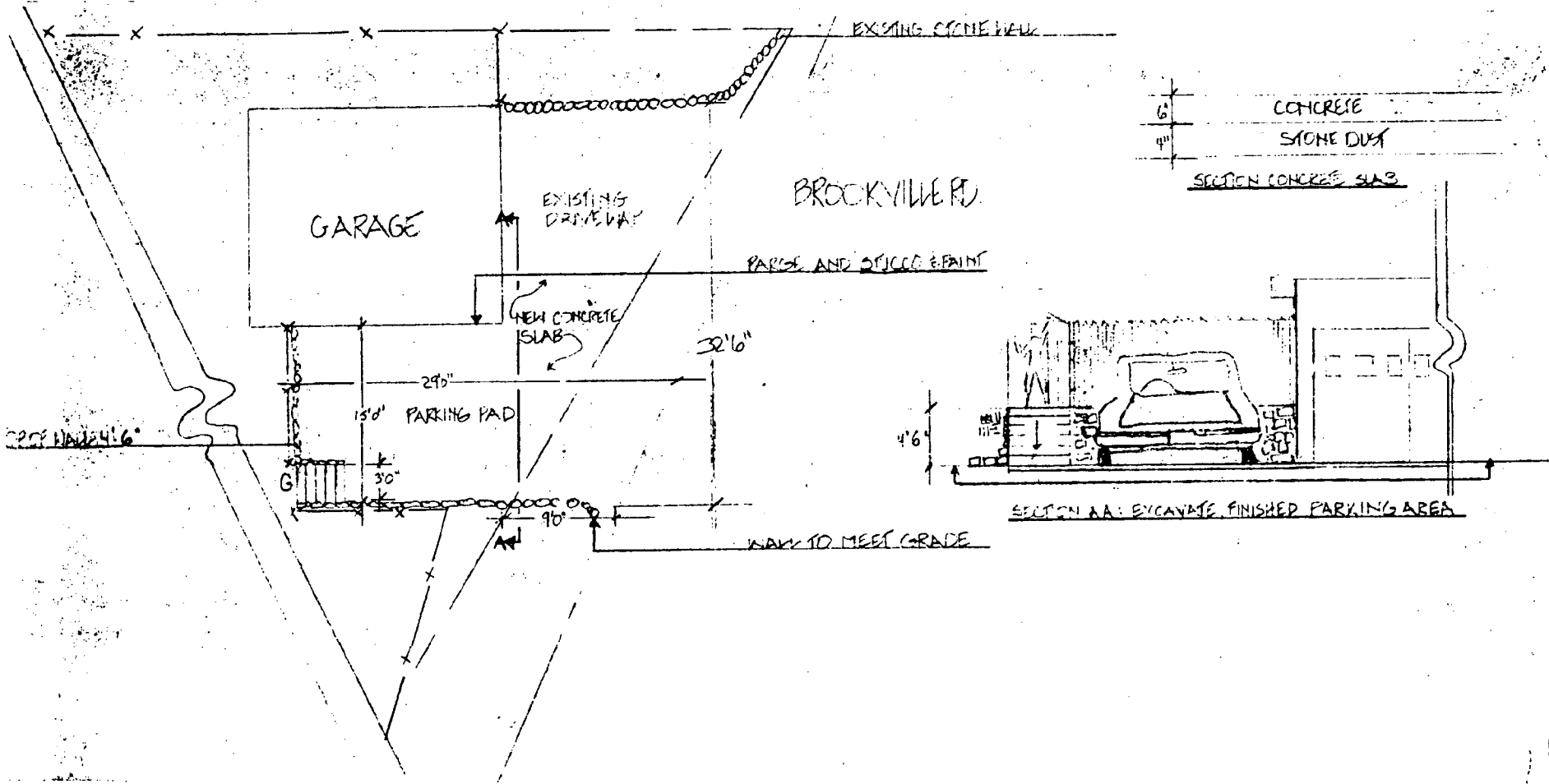
8/2/99

GALLAGHER & WILLIAMS RESIDENCE N.E. CORNER

21 E. MELROSE ST. CHEVY CHASE MD

SCALE: 1/8" = 10'

EXCAVATION, WALL & CONCRETE PAD



6

8/2/99

21 E. MELROSE



DRIVEWAY TO BE REMOVED

24" WALL TO GO ACROSS FRONT + UP SIDES ~~W~~ ^W ~~I~~ ^I ~~N~~ ^N PROPERTY LINE TO FRONT OF HOUSE. FRONT STEPS TO BE FACED W/ FLAGSTONE. RISERS FACED W/ STONE MEETING GRASS



21 E MELROSE + BROOKVILLE RD.

FLAGSTONE LANDING TO BE INSTALLED BTWN. BRICK SIDE WALK + CURB

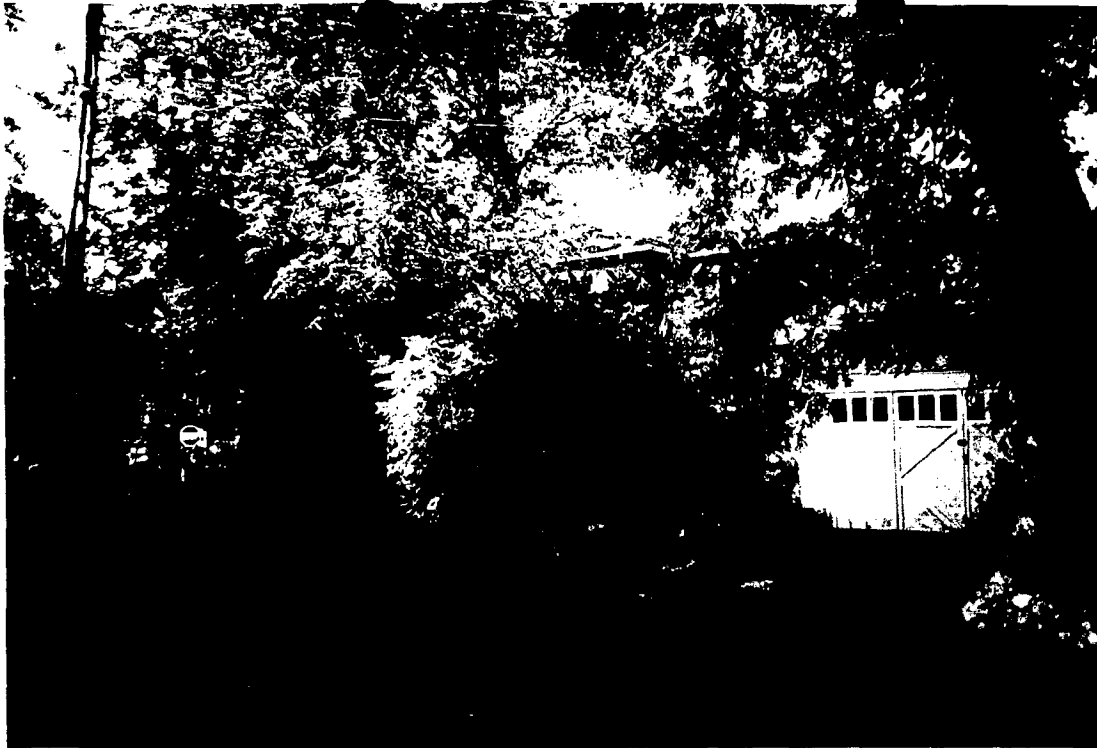
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FRONT - 21 E MELROSE



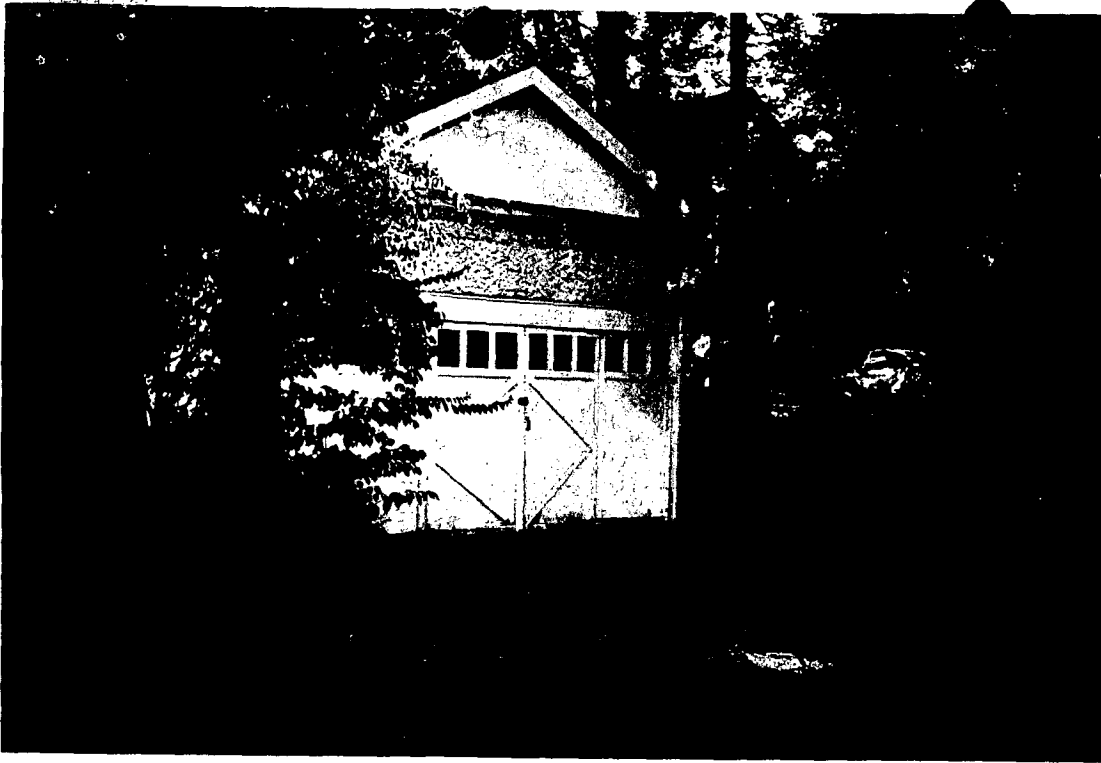
FRONT VIEW FROM BRECKVILLE RD.



VIEW DOWN BROCKVILLE RD, ON SIDE OF 21 E. MELROSE



CAR PASSING AREA TO BE EXCAVATED, STONE WALL BUILT & CONCRETE SLABS LAID



EXISTING GARAGE & DRIVEWAY. NORTHEAST CORNER



GARAGE, DRIVEWAY & AREA TO BE EXCAVATED
FOR ADDITIONAL PARKING

21 E. MELROSE



DRIVEWAY TO BE REMOVED

24" WALL TO GO ACROSS FRONT + UP SIDES WITHIN PROPERTY LINE TO FRONT OF HOUSE. FRONT STEPS TO BE FACED W/ FLAGSTONE. RISERS FACED W/ STONE MEETING GRABER



↑ ↑
21 E MELROSE + BROOKVILLE RD.

FLAGSTONE LANDING TO BE INSTALLED BTWN. BRICK SIDEWALK + CURB



FRONT - 21 E MELROSE



FRONT VIEW FROM BROOKVILLE RD.



VIEW DOWN BROCKVILLE RD, ON SIDE OF 21 E. MELROSE

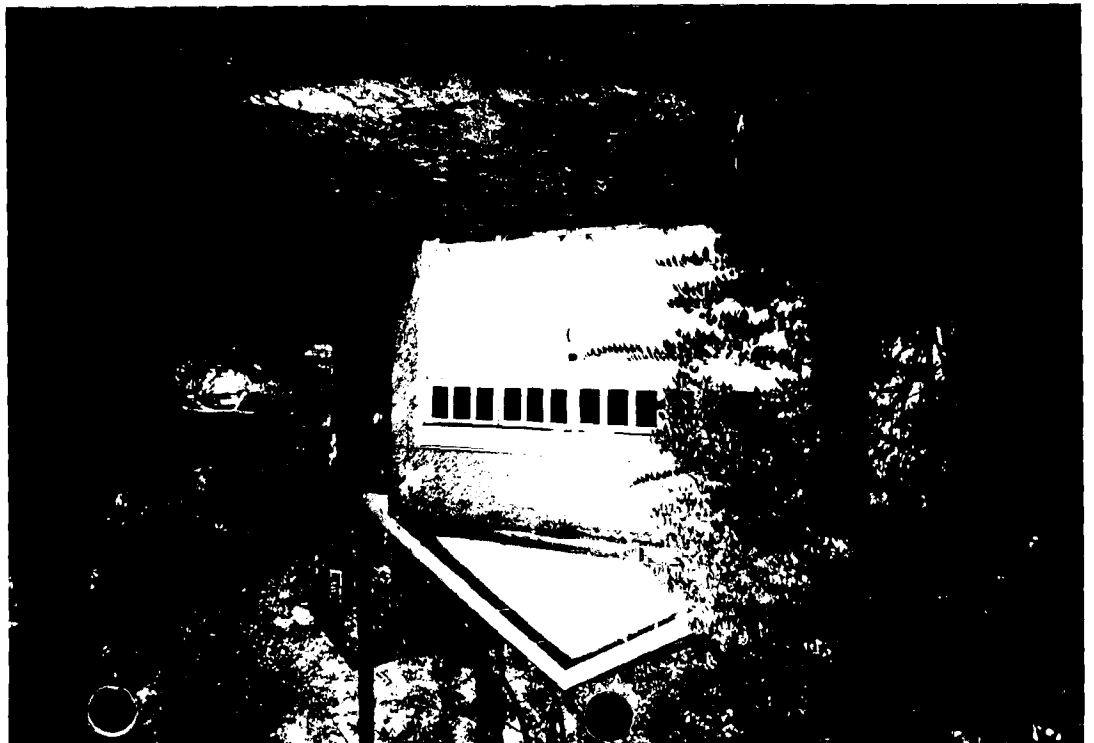


CAR PASSING AREA TO BE EXCAVATED, STONE WALL BUILT &
CONCRETE SLABS LAID

GARAGE, DRIVEWAY + AREA TO BE EXCAVATED
FOR ADDITIONAL PARKING



EXISTING GARAGE & DRIVEWAY. NORTH EAST CORNER



21 E. MELROSE



DRIVEWAY TO BE REMOVED

24" WALL TO GO ACROSS FRONT 3' FROM SIDEWALK + UP SIDES ^WIN PROPERTY LINE TO FRONT OF HOUSE - MEETING GRADE. STEPS TO BE FACED W/ FLAGSTONE. RISERS FACED W/ WESTERN MD. STONE.

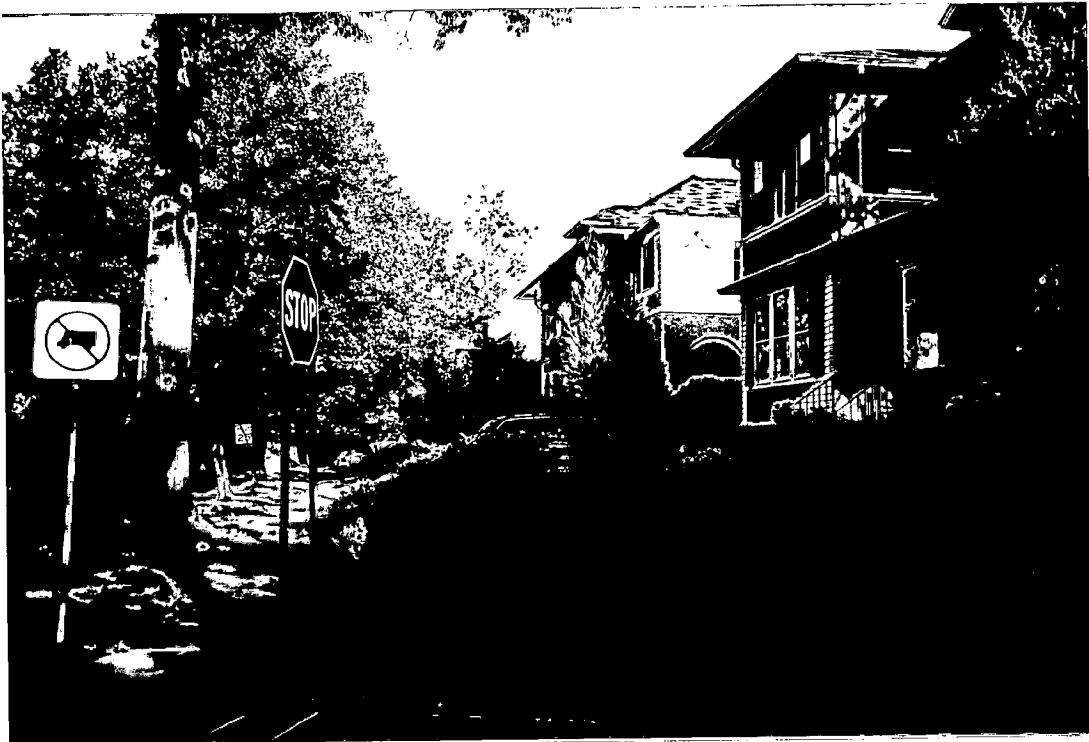


21 E. MELROSE + [↑]BROOKVILLE [↑]RD.

FLAGSTONE LANDING TO BE INSTALLED BTWN. BRICK SIDEWALK + CURB



FRONT - 21 E. MELROSE



FRONT VIEW FROM BROOKVILLE RD.



VIEW DOWN BROOKVILLE RD. ON SIDE OF 21 E. MELROSE



CAR PASSING AREA TO BE EXCAVATED, STONE WALL BUILT + CONCRETE SLAB LAID

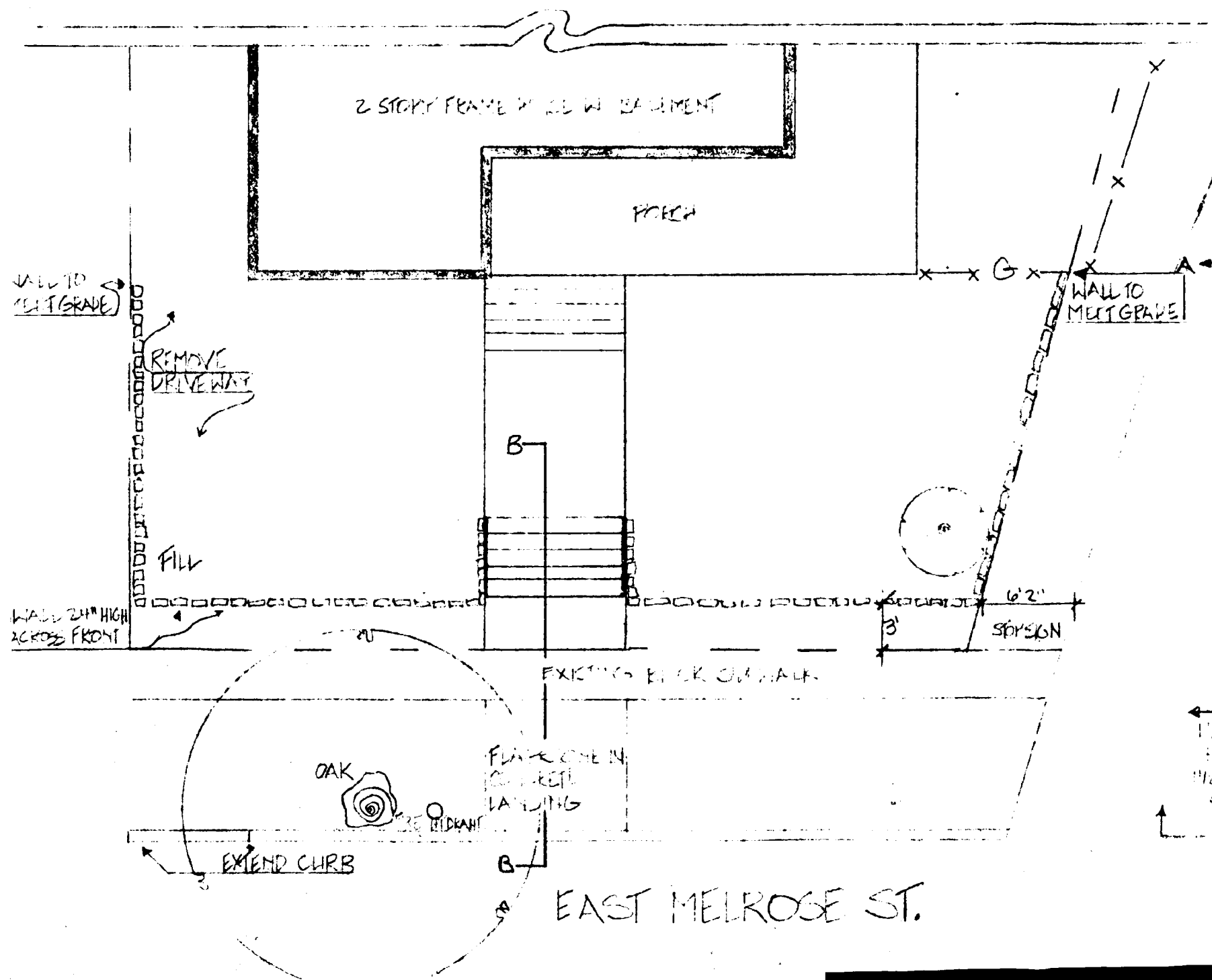


EXISTING GARAGE + DRIVEWAY. NORTHEAST CORNER

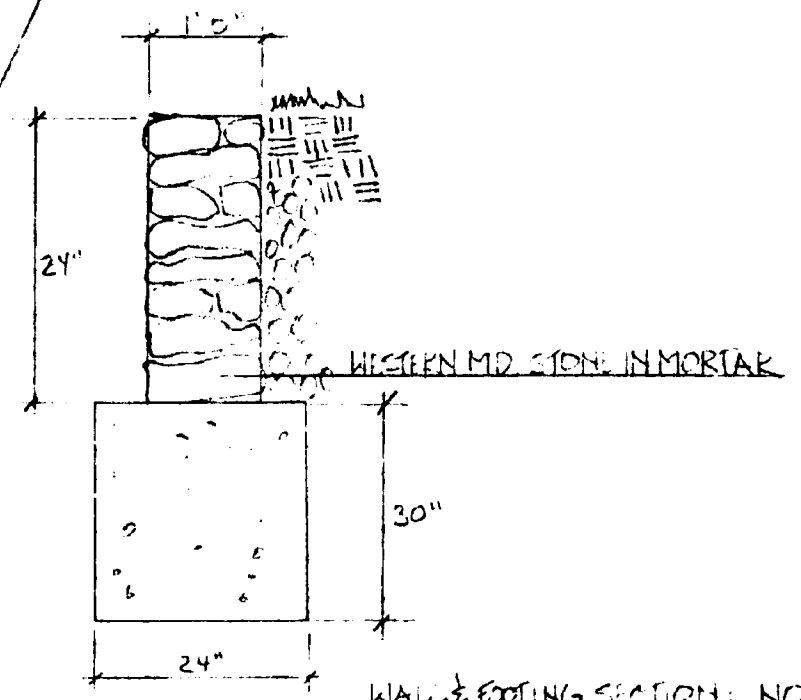


GARAGE, DRIVEWAY + AREA TO BE EXCAVATED FOR
ADDITIONAL PARKING

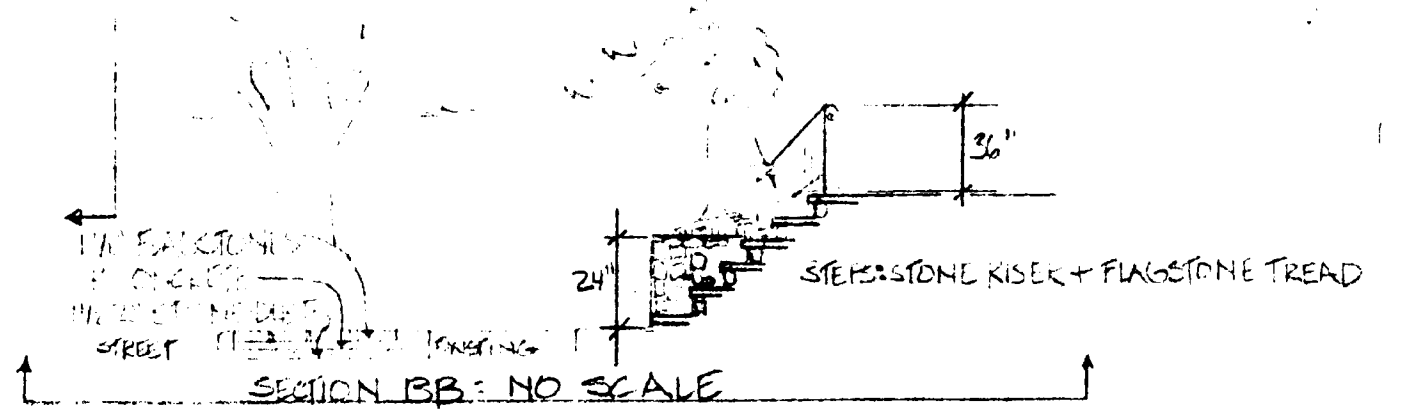
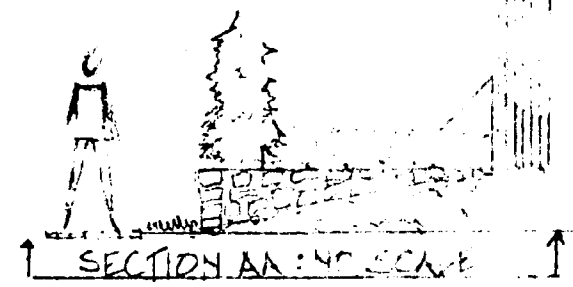
GALLAGHER & WILLIAMS RESIDENCE
 21 E. MELROSE ST. CHEVY CHASE, M.D.
 1/8" = 10'
 DRIVEWAY REMOVAL & WALL



BROOKVILLE RD.



WALL & FOOTING SECTION: NO SCALE
 FOOTINGS & WALL CONST. TYPICAL
 HEIGHT MAY VARY



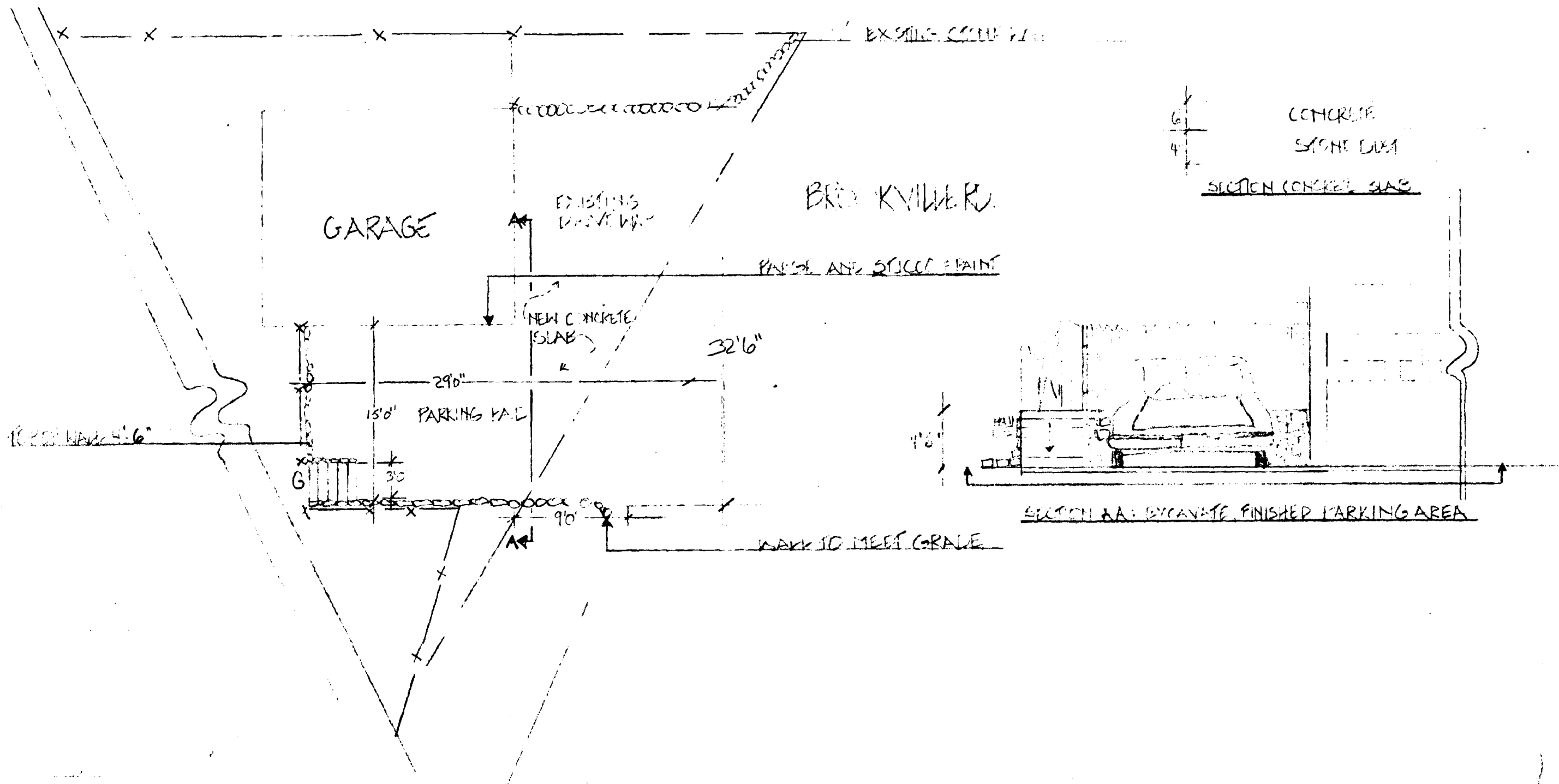
8/2/99

GALLAGHER & WILLIAMS RESIDENCE N.E. CORNER

21 E. MELROSE ST CHEVY CHASE MD.

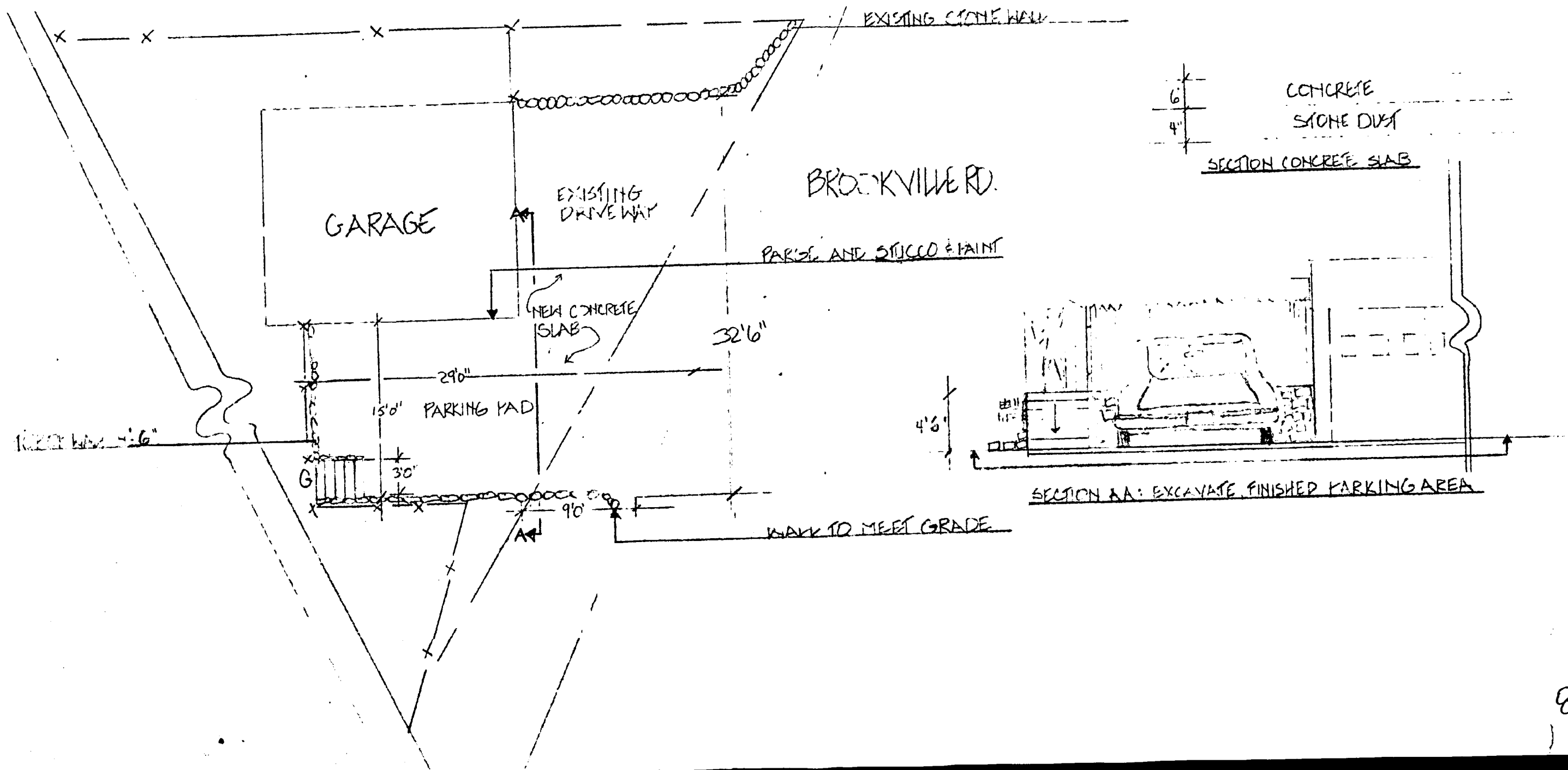
SCALE: 1/8" = 1'-0"

EXCAVATION, WALL & CONCRETE PAD



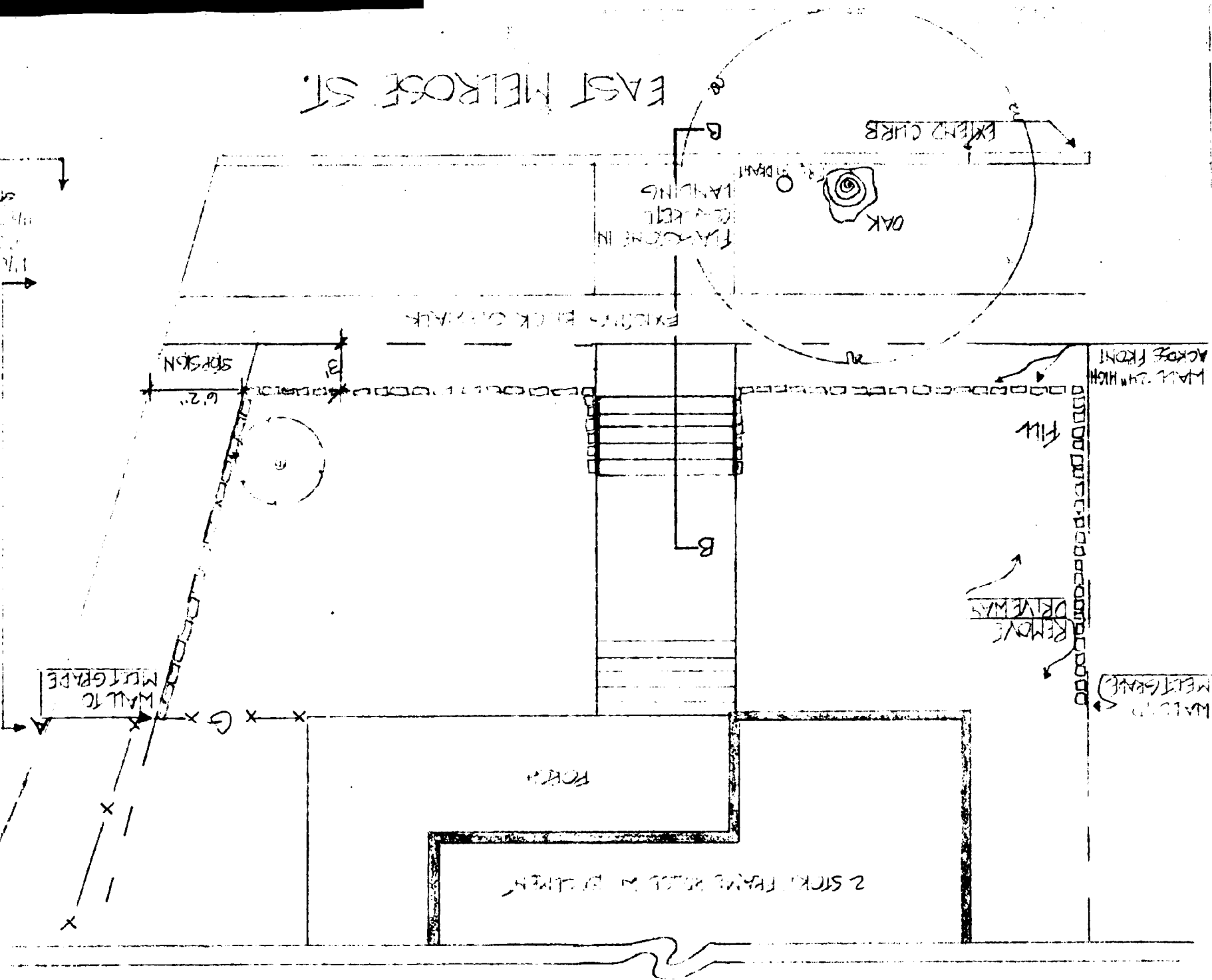
8/2/99

GALLAGHER & WILLIAMS RESIDENCE N.E. CORNER
 21 E. MELROSE ST. CHEVY CHASE MD.
 SCALE: 1/8" = 1'-0"
 EXCAVATION, WALL & CONCRETE PAD

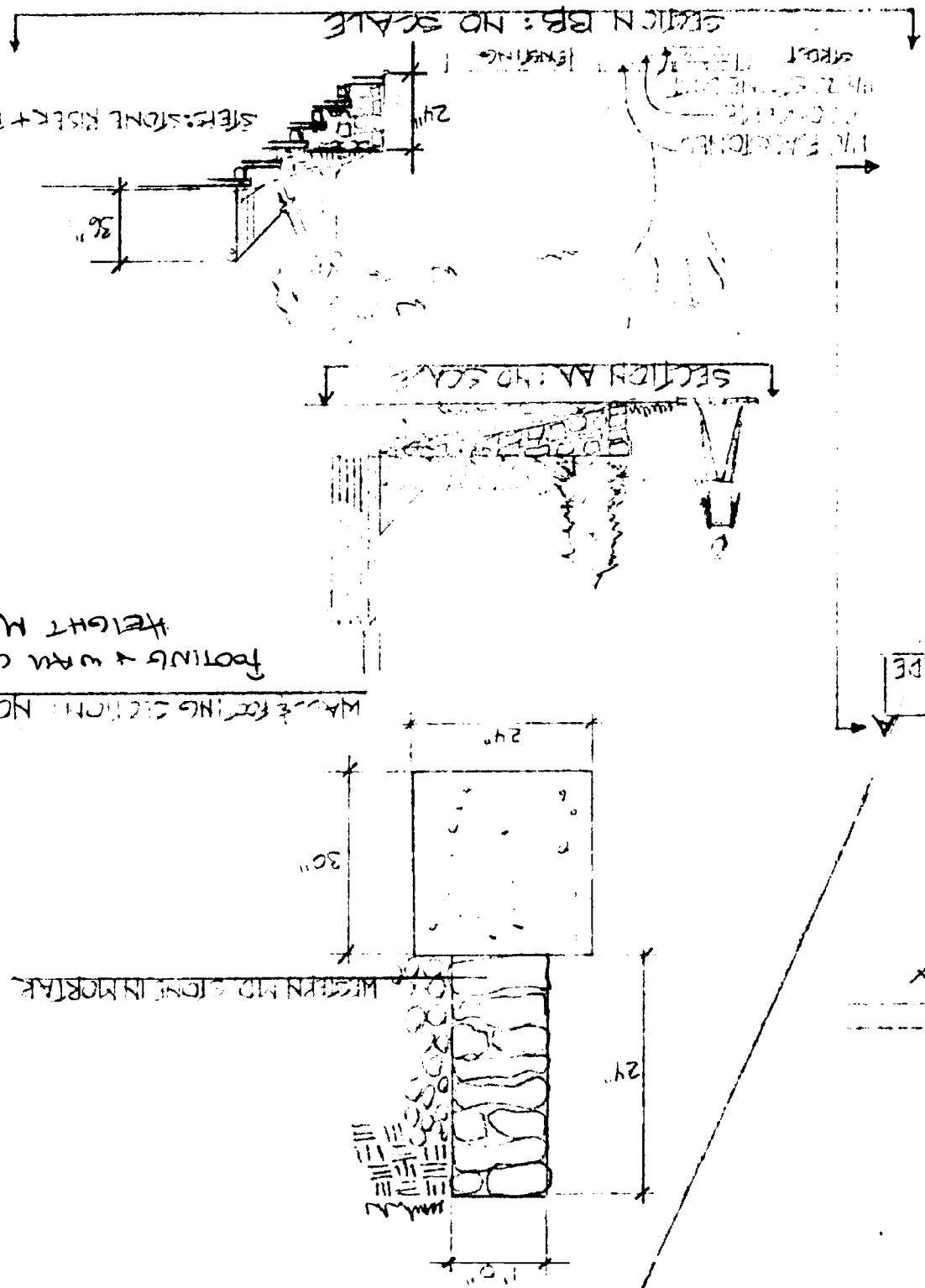


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GANNAGHER & WILLIAMS RESIDENCE
 21 E. MELROSE ST. CHEVY CHASE, M.D.
 1/8" - 1" = 1'-0"
 DRIVEWAY REMOVAL & WALL



8/2/99



BROOKMILLE RD.

MASS & FOOTING SECTION: NO SCALE
 FOOTING & WALL CONST. THRUOUT
 HEIGHT MAY VARY

SECTION B: NO SCALE
 STAIRSTONE RISER & FLIGHTSTONE TREAD
 FINISH EXISTING
 FINISH EXISTING
 FINISH EXISTING
 FINISH EXISTING