

35/13-05I 11 West Irving St  
Chevy Chase Historic District

6-27-05

Shana from

CCV called.

They can't put in a  
wood railing per CCV  
guidelines but can  
keep metal.

**Fothergill, Anne**

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**From:** Fothergill, Anne  
**Sent:** Wednesday, June 22, 2005 10:14 AM  
**To:** 'bralove@bralove.com'  
**Subject:** RE: 11 W. Irving St., Chevy Chase

Mr. Bralove,

We have received your proposed plans for the railing sent by email on June 20, 2005. This email can serve as your official notification that you have met all the conditions of approval made by the Historic Preservation Commission for your Historic Area Work Permit and you are ready to proceed with your railing. If you need me to stamp your plans approved and fax them to you, please let me know.

Thanks,  
Anne

Anne Fothergill  
Historic Preservation Planner  
Maryland-National Capital Park and Planning Commission  
Montgomery County Historic Preservation Section  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 fax

-----Original Message-----

**From:** David Bralove [mailto:bralove@bralove.com]  
**Sent:** Monday, June 20, 2005 6:27 PM  
**To:** Fothergill, Anne  
**Subject:** 11 W. Irving St., Chevy Chase

Attached is a sketch of the proposed hand rail.

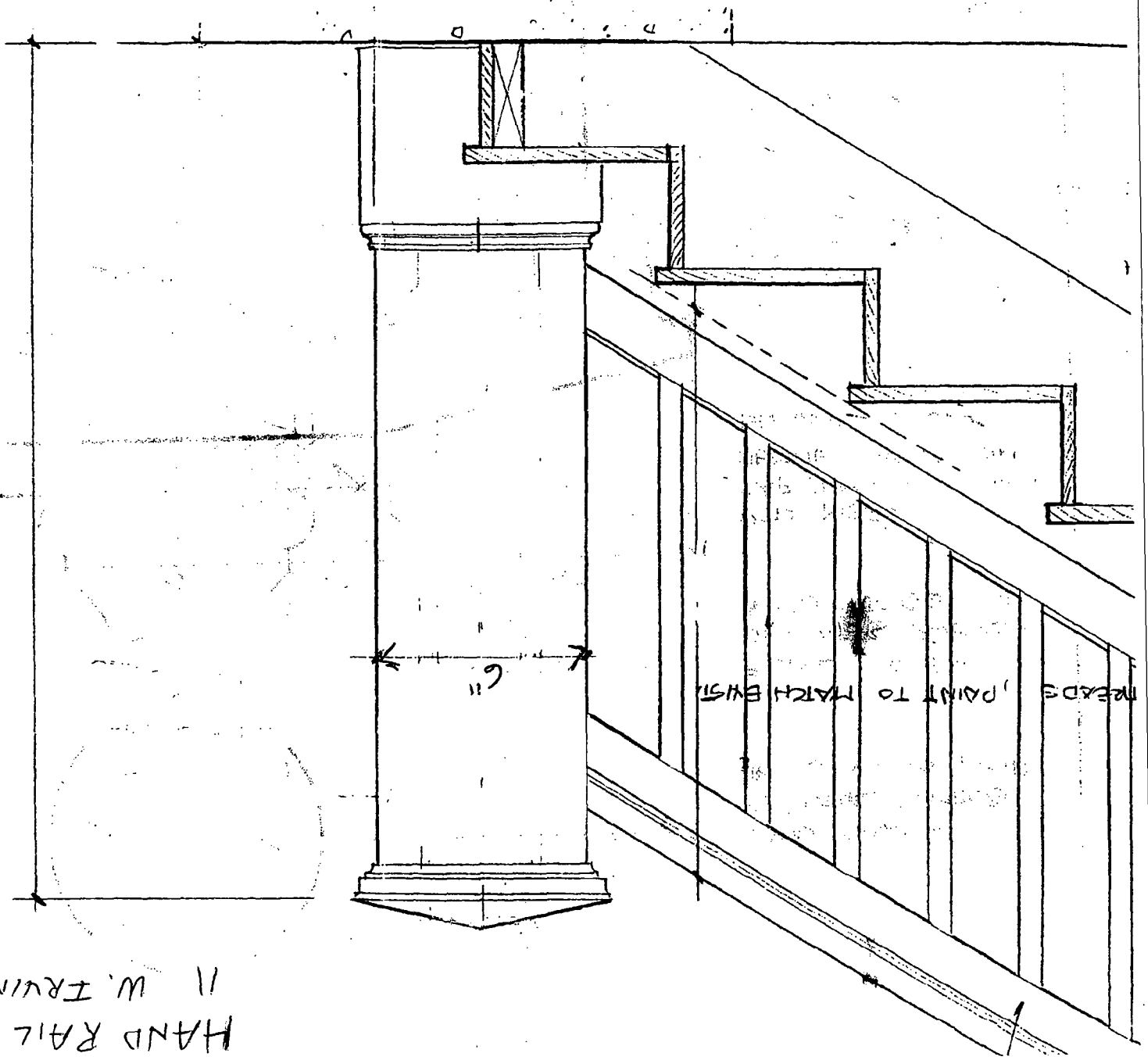
**David H. Bralove**  
The Bralove Group  
11 N. Washington Street  
Suite 300  
Rockville, MD 20850  
tel (301) 770-8251  
fax (301) 738-8824  
[bralove@bralove.com](mailto:bralove@bralove.com)

This electronic mail message contains CONFIDENTIAL information which is (a) ATTORNEY - CLIENT PRIVILEGED COMMUNICATION, WORK PRODUCT, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee(s) named herein. If you are not an Addressee, or the person responsible for delivering this to an Addressee, you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please reply to the sender and take the steps necessary to delete the message completely from your computer system.

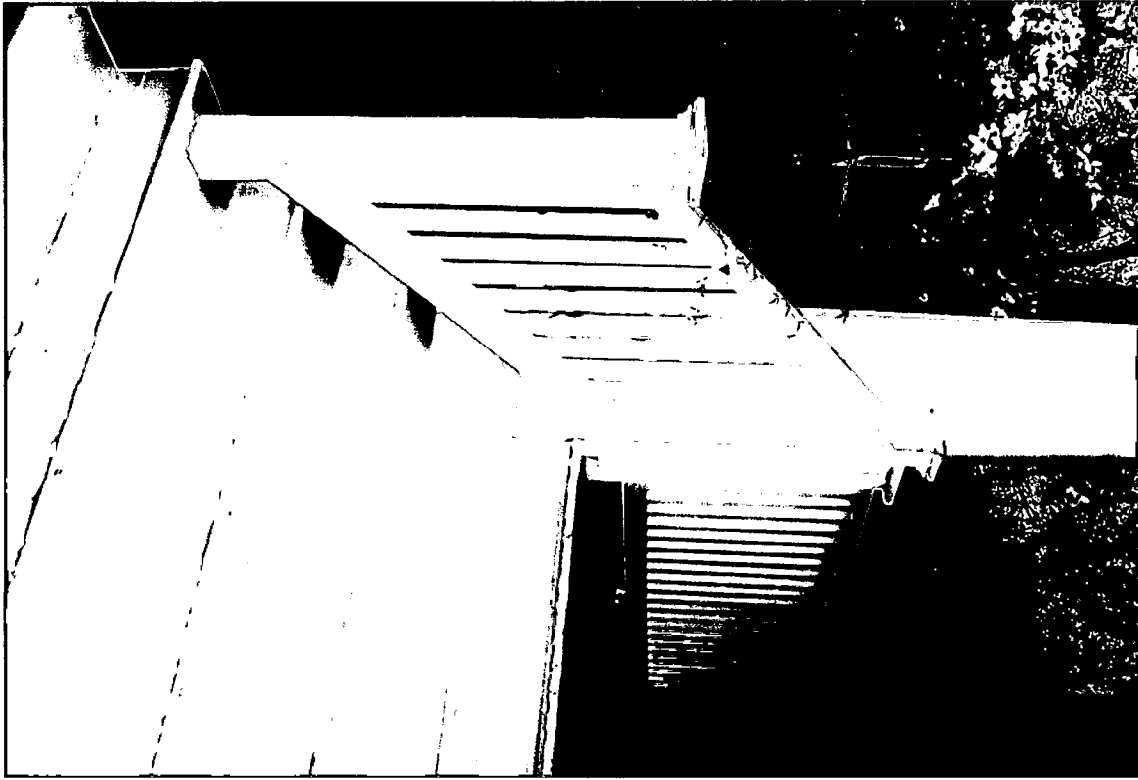
6/22/2005

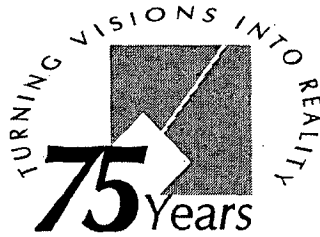
HAND RAIL DESIGN  
11 W. IRVING ST

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*  
6-22-05  
AV










THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 28, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 379124

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH CONDITIONS:**

1. The amended application dated April 25, 2005—for railing replacement—was approved
2. The railing design will be reviewed by staff before final approval.

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: David H. and Jill T. Bralove

Address: 11 West Irving Street, Chevy Chase, MD 20815

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  
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: David H. Bralove  
Daytime Phone No.: (301) 770-8251

Tax Account No.: 7-9-457440

Name of Property Owner: David H. and Jill T. Bralove Daytime Phone No.: (301) 770-8251 (DAVID)

Address: 11 W. Irving St. Chevy Chase MD 20815  
Street Number City State Zip Code

Contractor: KART Landscape and Lawns Phone No.: (301) 424-0238

Contractor Registration No.: 18642 (MD HIL #)

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 11 Street: West Irving Street

Town/City: Chevy Chase Nearest Cross Street: Magnolia Parkway

Lot: 7 Block: 33 Subdivision: Section NO. 2 - Chevy Chase

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: Plat 2 at Plat 106

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

#### CHECK ALL APPLICABLE:

- |   |                                  |  |  |  |  |  |                               |                               |
|---|----------------------------------|--|--|--|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate        | <input type="checkbox"/> AAC                             | <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/Reze | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace                                     | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable             | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>front walkway/stairs</u> |  |  |                               |                               |

1B. Construction cost estimate: \$ 10,925 (includes landscaping)

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  WSSG 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

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

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

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

[Signature]  
Signature of owner or authorized agent

04/06/05  
Date

Approved:  with 2 conditions For Chairman, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 4-28-05

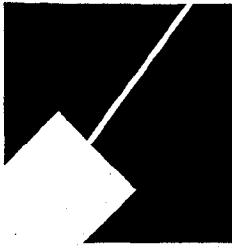
Application/Permit No.: 379124 Date Filed: 4-6-05 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

\* application was amended by owner  
HAWP is only for railing replacement  
HP



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

April 28, 2005

Dear Mr. and Mrs. Bralove,

The railing design that you submitted on April 27, 2005 is approvable at the staff level.

If you need me to stamp any plans (for the village or the county) with the MPC approval stamp, please call me at 301-563-3400 and we can set up a time.

Thank you.

Sincerely,

Anne Fothergill

**DAVID H. BRALOVE  
11 WEST IRVING STREET  
CHEVY CHASE, MD 20815**

**PHONE (301) 483-3412**

**Montgomery County Historic Preservation Commission**

**Re: Applicant: David H. and Jill T. Bralove  
HPC Case No.: 35/13-05I  
Meeting Date: 04/27/05**

**Sir or Madam:**

We are in receipt of the Historic Preservation Commission Staff Report dated April 20, 2005 concerning the above referenced application (the "Staff Report").

Based upon the Staff recommendations contained in the Staff Report, we wish to amend and revise our application as set forth below:

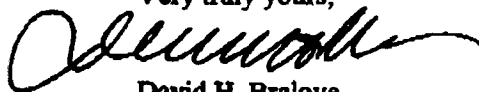
1. In lieu of replacement of the existing wooden stairs with new stone and wood stairs, applicants desire to repair or replace, as needed, the existing wooden porch with wood stairs. In addition, as the Staff Report states that "[t]he front porch of the house would have originally had most likely a wood floor, wood railing and wood steps," the applicants seek approval, at their option, to replace the existing iron hand rails on the porch steps with wood rails consistent in design and appearance as the existing wood railing on the porch front. ←

2. In lieu of replacing the brick walkway with a brick and flagstone walkway, applicants desire to replace the brick walkway with all brick construction.

All other terms and conditions of the application remain unchanged.

Applicants believe that the above mentioned modifications to the original application render the requested improvements more compatible with the original architectural style of the home. As the applicants no longer seek approval for a change in the material or appearance of the front steps, no front elevation, as originally requested by the staff, is required.

Very truly yours,



David H. Bralove

April 27 case II-F

**Fothergill, Anne**

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Wednesday, April 27, 2005 10:01 AM  
**To:** Fothergill, Anne  
**Cc:** Wellington, P. (ccv); Elliott, Bob; Feldman, Gail; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy; geoff.biddle@montgomerycountymd.gov  
**Subject:** RE: April 27 HPC meeting

Glad you worked it out. The CCV LAP concurs that the project should be approved

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**From:** Fothergill, Anne [mailto:Anne.Fothergill@mncppc-mc.org]  
**Sent:** Wednesday, April 27, 2005 8:53 AM  
**To:** Bourke, Tom (Winchester Homes, Inc.)(Tom)  
**Cc:** Wellington, P. (ccv); Elliott, Bob; Feldman, Gail; Jacobs c/o angela muckenfuss; Marsh, Joan; Stephens, Betsy; geoff.biddle@montgomerycountymd.gov  
**Subject:** April 27 HPC meeting

I wanted to let you know that the applicants at 11 W. Irving have amended their HAWP application. The front porch stairs will remain wood and the walkway will remain brick. Now the application is for new wood railings to replace the iron railings. Staff will be recommending approval.

Thanks,  
Anne

Anne Fothergill  
Historic Preservation Planner  
Maryland-National Capital Park and Planning Commission  
Montgomery County Historic Preservation Section  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 fax

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 11 West Irving Street, Chevy Chase                                 **Meeting Date:** 04/27/05  
**Applicant:** David H. and Jill T. Bralove   **Report Date:** 04/20/05  
**Resource:** Outstanding Resource   **Public Notice:** 04/13/05  
                    Chevy Chase Village Historic District  
**Review:**             HAWP   **Tax Credit:**     None  
**Case Number:** 35/13-05I   **Staff:**                 Anne Fothergill

**PROPOSAL:**     Front steps and front walkway replacement

**RECOMMEND:** Approval with two conditions

**STAFF RECOMMENDATION**

Staff recommends that the Commission approve this HAWP application with the conditions that:

- 1. The front steps will remain wood.
- 2. The applicant will consult with the Chevy Chase Village arborist to determine whether the project will require a tree protection plan.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource in the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** c. 1892-1916

**PROPOSAL**

The applicants are proposing to remove the front brick walkway leading from the front steps to the curb. They propose to replace it with a 5' wide walkway of flagstone on stone dust edged with brick.

The applicants also propose replacement of the wood front steps from the walkway to the porch. They propose new steps made from stone and flagstone. On each side there will be a 1' wide stone wall capped with flagstone. The steps will be 5' wide with a 15" tread and risers not to exceed 7". The existing railings will be reinstalled.

A front elevation showing the proposed stairs and new side walls was requested but had not been submitted at the time of the staff report. The written description and site plan are in Circles 7+8.

Chevy Chase Village reviewed this proposal and stated that there may be some WSSC work which would cause the brick front walkway to be torn up in the near future and need replacement.

## STAFF DISCUSSION

This house is an Outstanding Resource in the Chevy Chase Village Historic District which is, according to the Chevy Chase Village Guidelines, “a resource which is outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the historic district.”

“Porches” according to the Guidelines, “should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.”

“Sidewalks should be subject to strict scrutiny with regard to their impact on landscaping, particularly mature trees. In all other respects, sidewalks should be subject to moderate scrutiny.”

According to the Guidelines, “Moderate scrutiny involves a higher standard of review than ‘lenient scrutiny.’ Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.”

The front porch of this house would have originally had most likely a wood floor, wood railing, and wood front steps. The applicant replaced the front steps with new wood and the front porch floor with Trex about 10 years ago. The retention of the wood steps is very important since wood is the appropriate material for this house’s front porch and steps. As this is an Outstanding Resource, a change to an original feature like what is proposed would not be approvable.

The brick walkway is uneven and in need of repair or replacement. This landscape alteration would not adversely impact the resource or the district. However, there is one very large tree next to the walkway between the sidewalk and the curb, and staff is recommending as a condition of approval that the applicant work with the Village arborist to determine if a tree protection plan is needed for this tree. See Circle 10 for photo of tree.

Staff is recommending approval of this application with one condition.

## STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two conditions** the HAWP application as being consistent with 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 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 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

**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:

Existing front walkway is all brick, age unknown. Bricks are loose and broken requiring repair or replacement. Existing front porch and stairs were installed by owner approximately 10 years ago. Porch floor is TREK material (not wood) and stairs are painted wood that require periodic maintenance and repairs. There is no known historical significance to the walkway and stairs as both are believed to be of modern construction.

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

Removal of existing brick walkway and wood porch steps and replace with brick edged flagstone walkway with steps constructed of building stone and flagstone. Re-landscape front beds. See attached proposal of KART Landscape and Lawns for project details. The project should have a positive effect on the historic district.

**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 end 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 8" 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**

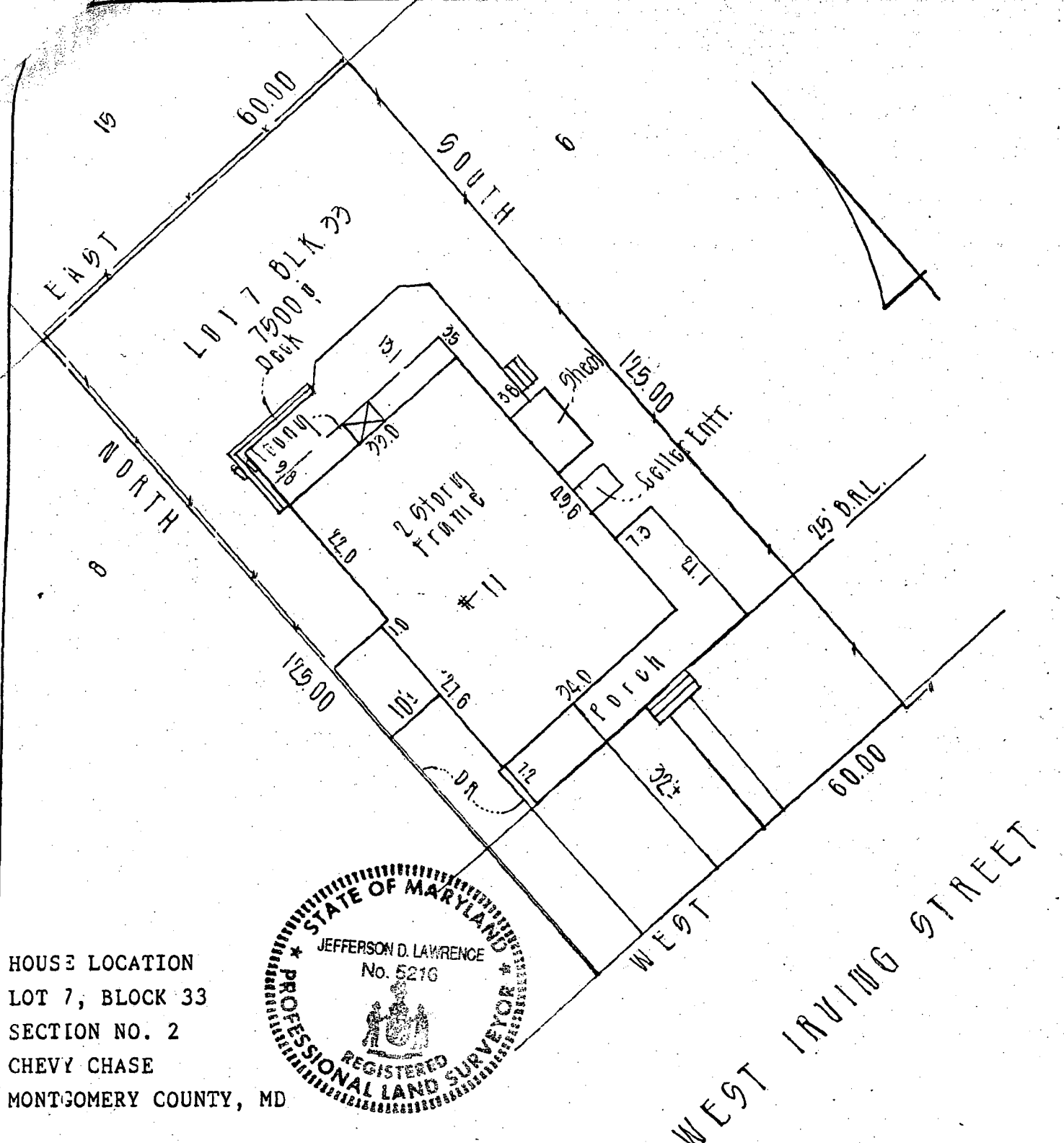
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

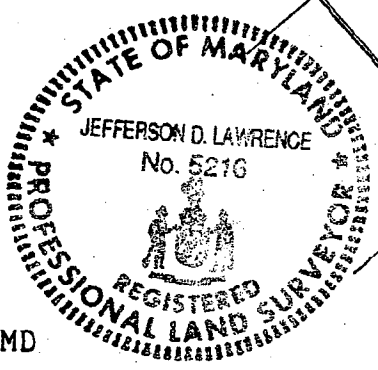
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> David H. and Jill T. Bralove 11 West Irving Street Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Henry and Ann Dudley 13 West Irving Street Chevy Chase, MD 20815	
Christopher and Patricia Abell 14 West Irving Street Chevy Chase, MD 20815	
Frederick L. Bissinger 9 West Irving Street Chevy Chase, MD 20815	



HOUSE LOCATION  
 LOT 7, BLOCK 33  
 SECTION NO. 2  
 CHEVY CHASE  
 MONTGOMERY COUNTY, MD



WEST IRVING STREET

<b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.  <i>Jefferson D. Lawrence</i> JEFFERSON D. LAWRENCE REGISTERED LAND SURVEYOR MARYLAND # 5216	<b>REFERENCES</b> PLAT BK. 2 PLAT NO. 106	<b>ANDJON ASSOCIATES</b> 7 Brookes Avenue Gaithersburg, Maryland 20877 (301) 840-8010	
	LIBER FOLIO		

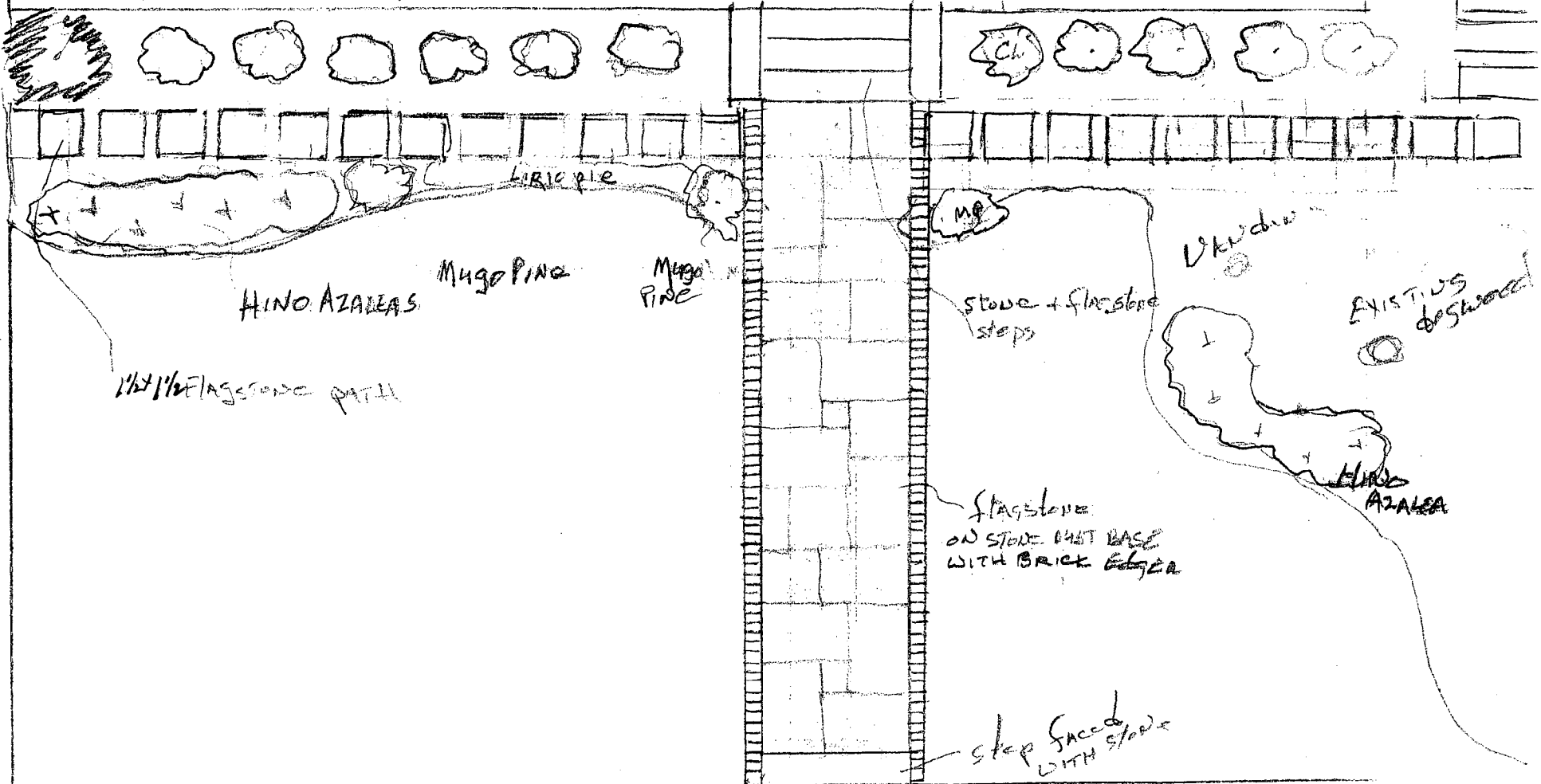


EXISTING HOLES STAMPED

CHERRY LAUREL

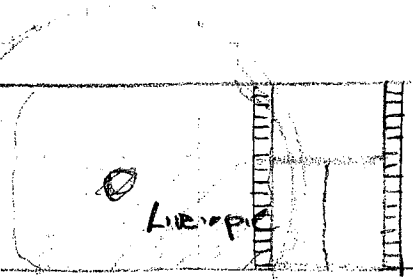
LANDSCAPE SITE PLAN  
11 WEST DRUM ST  
CHEVYCHASE, MD.

Drawn



City SIDEWALK  
KART

**LANDSCAPE & LAWNS**  
13711 Travilah Road  
ROCKVILLE, MARYLAND 20850  
(301) 424-0238  
FAX (301) 424-4453



SCALE 1" = 5'

7

# KART Landscape and Lawns

13711 Travilah Road  
Rockville, MD 20850  
Phone: (301) 424-0238  
Fax: (301) 424-4453

## PROPOSAL

March 17, 2005

**Customer:** Mr. & Mrs. David Bralove  
**Address:** 11 West Irving Street  
Chevy Chase MD 20815

**Company:**  
**Property Address (if different):**

**CC:**

**Home Phone:** 301-913-5713  
**Work Phone:** 240-888-3324 cell  
**Fax:**

We hereby submit specifications and estimates for: LANDSCAPING

1. Tear down and remove your existing front steps and railing. Also remove the front brick walkway and the brick walkway that leads to the right side of the house and basement entry (approximately 275 square feet). Take up the stepping stones to the driveway on the left side of the house and save for the right side.

All of the front foundation plantings will be removed and hauled away. This includes the Yews and Barberry, but not the large Holly on the front left corner.

The cost of this removal and preparation work will be...\$1,960.00.

2. Construct a new set of steps leading to your front porch. These steps will be approximately the same as the existing steps, however, they will be made from building stone and flagstone. On each side there will be a stone wall capped with flagstone that will be approximately 1' in width. The steps themselves will be approximately 5' in length with a tread of approximately 15". The risers on the steps will be similar to what now exists, but not to exceed 7". It is possible that one additional step may be required since the risers now are more than 7". The railing will be saved to be reinstalled by a separate contractor. The cost of this work will be...\$2,950.00.
3. We will then construct a new walkway from flagstone edged with brick that will be 5' wide leading from your front steps out to the city sidewalk. There will then be one step down onto the city sidewalk. This step will have a stone riser and the flagstone on top of the step will be mortared in place. We will also replace the small brick walkway from the city sidewalk to the curb with flagstone on a quarry stone dust base edged with brick. The cost of this flagstone and brick walkway will be...\$2,720.00.



Mr. David H. Bralove  
11 West Irving Street  
Chevy Chase, MD 20815

Re: Front Walk Replacement/Landscaping  
11 West Irving Street

Dear Mr. Bralove:

Please be advised that I have no objection to the removal and replacement of the front walkway and entrance stairs to your home at 11 West Irving Street, Chevy Chase, MD and the related landscaping as depicted in the attached drawing.

Very truly yours,

*Frederick L. Bissinger*  
Frederick L. Bissinger

Owner  
9 West Irving Street  
Chevy Chase, MD 20815

Mr. David H. Bralove  
11 West Irving Street  
Chevy Chase, MD 20815

Re: Front Walk Replacement/Landscaping  
11 West Irving Street

Dear Mr. Bralove:

Please be advised that I have no objection to the removal and replacement of the front walkway and entrance stairs to your home at 11 West Irving Street, Chevy Chase, MD and the related landscaping as depicted in the attached drawing.

Very truly yours,

*Henry A. Sudley*  
Henry A. Sudley

Owner  
13 West Irving Street  
Chevy Chase, MD 20815

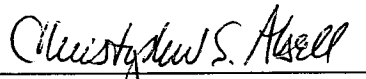
Mr. David H. Bralove  
11 West Irving Street  
Chevy Chase, MD 20815

Re: Front Walk Replacement/Landscaping  
11 West Irving Street

Dear Mr. Bralove:

Please be advised that I have no objection to the removal and replacement of the front walkway and entrance stairs to your home at 11 West Irving Street, Chevy Chase, MD and the related landscaping as depicted in the attached drawing.

Very truly yours,

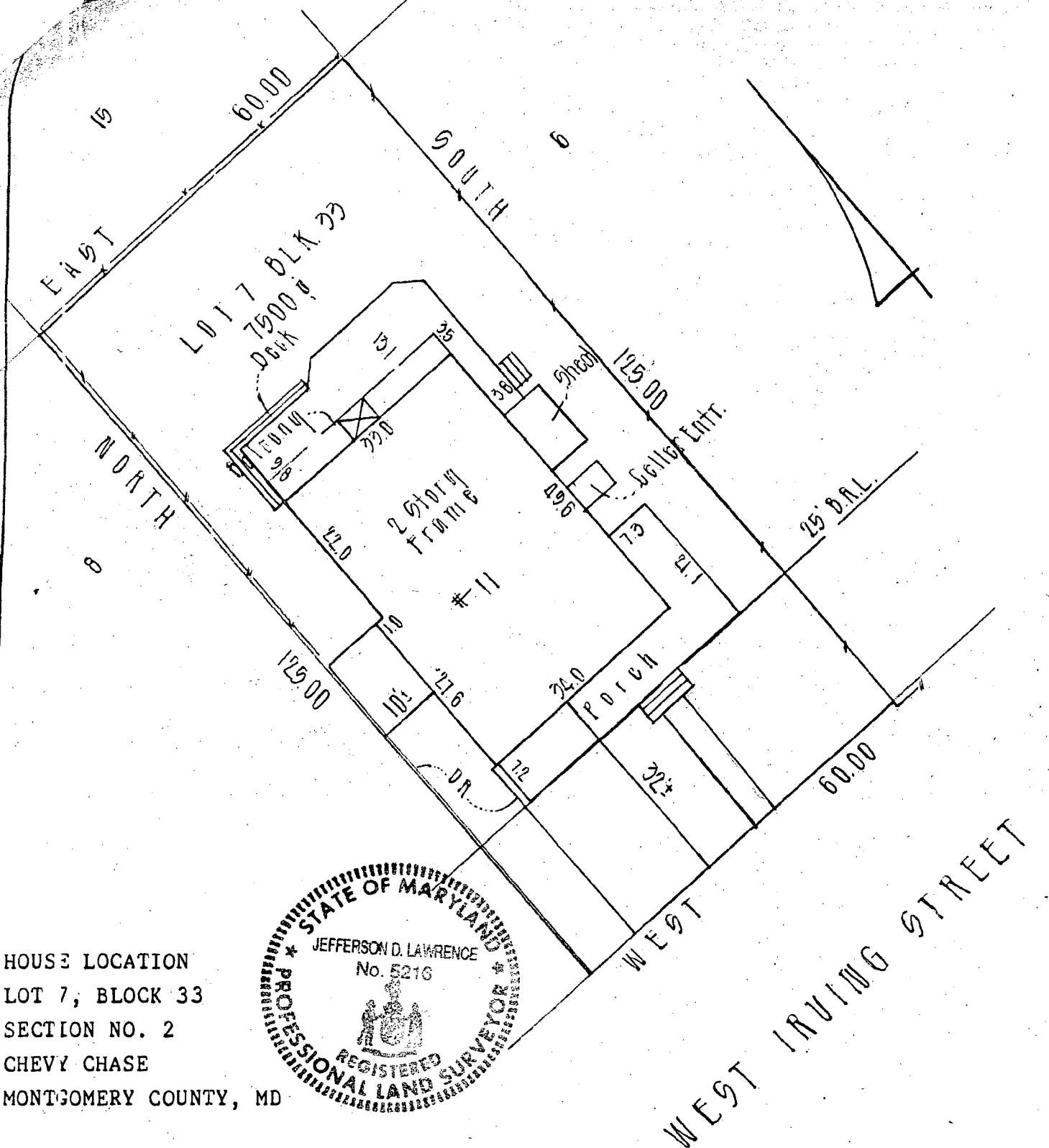
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*Christyden S. Abell*  
*Patricia B. Abell*

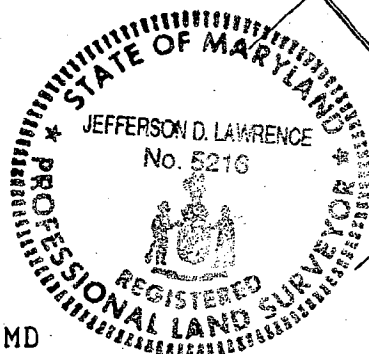
Owner  
14 West Irving Street  
Chevy Chase, MD 20815

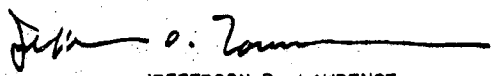


TOP PHOTO : EXISTING WOOD STEPS 11 W. IRVING STREET  
BOTTOM PHOTO : FRONT WALKWAY 11 W. IRVING STREET



HOUSE LOCATION  
 LOT 7, BLOCK 33  
 SECTION NO. 2  
 CHEVY CHASE  
 MONTGOMERY COUNTY, MD



<b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.   JEFFERSON D. LAWRENCE REGISTERED LAND SURVEYOR MARYLAND # 5216	<b>REFERENCES</b> PLAT BK. 2 PLAT NO. 106	<b>ANDJON ASSOCIATES</b> 7 Brookes Avenue Gaithersburg, Maryland 20877 (301) 840-9010	
	LIBER FOLIO	DATE OF SURVEYS WALL CHECK: HSE. LOC.: 11.2.93 BOUNDARY:	SCALE: 1" = 20' DRAWN BY: JOB NO.: 136193