

35/13-99Q 21 Grafton Street
(Chevy Chase Village Historic District)

M-INCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 8-20-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 8-20-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: 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: WILLIAM J. AND ELLEN L. MCKEE

Address: 21 GRAFTON ST. CHEVY CHASE

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.

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

MEMORANDUM

DATE: 8-20-99

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC

Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 8-18-99.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G:\wp\laphawp.ltr



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: WILLIAM MCKEE

Daytime Phone No.: 301-654-1565

Tax Account No.: 00456753

Name of Property Owner: WILLIAM J. AND ELLEN L. MCKEE Daytime Phone No.: 301-654-1565

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

Contractor: TOTAL ASPHALT MAINTENANCE Phone No.: 301-977-8293

Contractor Registration No.: MHIC #30665

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 21 Street: GRAFTON ST.

Town/City: CHEVY CHASE VILLAGE Nearest Cross Street: CEDAR PARKWAY

Lot: P 5 + 6 Block: 24 Subdivision: SECTION TWO - CHEVY CHASE

Liber: 3611 Folio: 348 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: DRIVEWAY

1B. Construction cost estimate: \$ 1520

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

William J. McKee Ellen L. McKee
Signature of owner or authorized agent

July 21, 1999
Date

Approved:

For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 8-18-99

Application/Permit No.: 9907260084 Date Filed: 7/26/99 Date Issued: _____

35/13-99Q

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:

ATTACHED

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

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.

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.**

C.J. Thomson Trust et al.
23 Grafton Street
Chevy Chase, MD 20815

MR. WILLIAM MCKEE
21 GRAFTON ST
CHEVY CHASE MD 20815-3427

Nancy C. Crisman
Arthur F. Mathews
40 Grafton Street
Chevy Chase, MD 20815

J. and L. W. Winik
30 Grafton Street
Chevy Chase, Md 20815

APPROVED
Montgomery County
Historic Preservation Commission

Robin Ziek

8-18-99

HISTORIC AREA WORK PERMIT

1. WRITTEN DESCRIPTION OF PROJECT

1. Two-strip concrete driveway and its asphalt extension for a stucco house built in 1904. We do not know when the two-strip concrete was laid, but its style is common among driveways laid before the Second World War. (Most properties on Grafton Street have asphalt drives now.) The two strips, each two feet wide, make a concrete driveway of 7 1/2 feet in total width extending 51 feet between an asphalt apron to Grafton Street and a 39-foot asphalt extension of the drive along the width of the front porch, house, and rear pantry. A hemlock tree stands beside the asphalt extension (see paragraph 6 below).

Although parts of the concrete had been pushed out of position by the roots of an enormous oak which stood close beside the driveway, we had not wanted to replace the driveway previously for fear of damaging the oak. In falling on April 29, 1999, the oak and its roots tore up a section of the driveway. Treemen clearing the oak also had to move some slabs of the concrete. We believe that any effect on the environment and the historical setting would be minor at most.

2. The project is to remove the concrete strips, excavate as needed to remove remaining oak roots, and fill with crushed stone, a 3-inch layer of asphalt, and then a 2-inch topping of asphalt. The project would also replace a 2-inch layer of asphalt on the existing asphalt extension of the drive and would repair the asphalt apron to meet the new asphalt driveway.

3. The plat is attached, with lines added to show the driveway.

5. Photographs are attached.

6. The hemlock is 5 3/4 feet in circumference and approximately 60 feet tall; it stands about 1 foot from the asphalt extension of the drive.

APPROVED
Montgomery County
Historic Preservation Commission

Robert Lick

8-18-99

702 West 10/1/41

LOUISE C. NICHOLLS

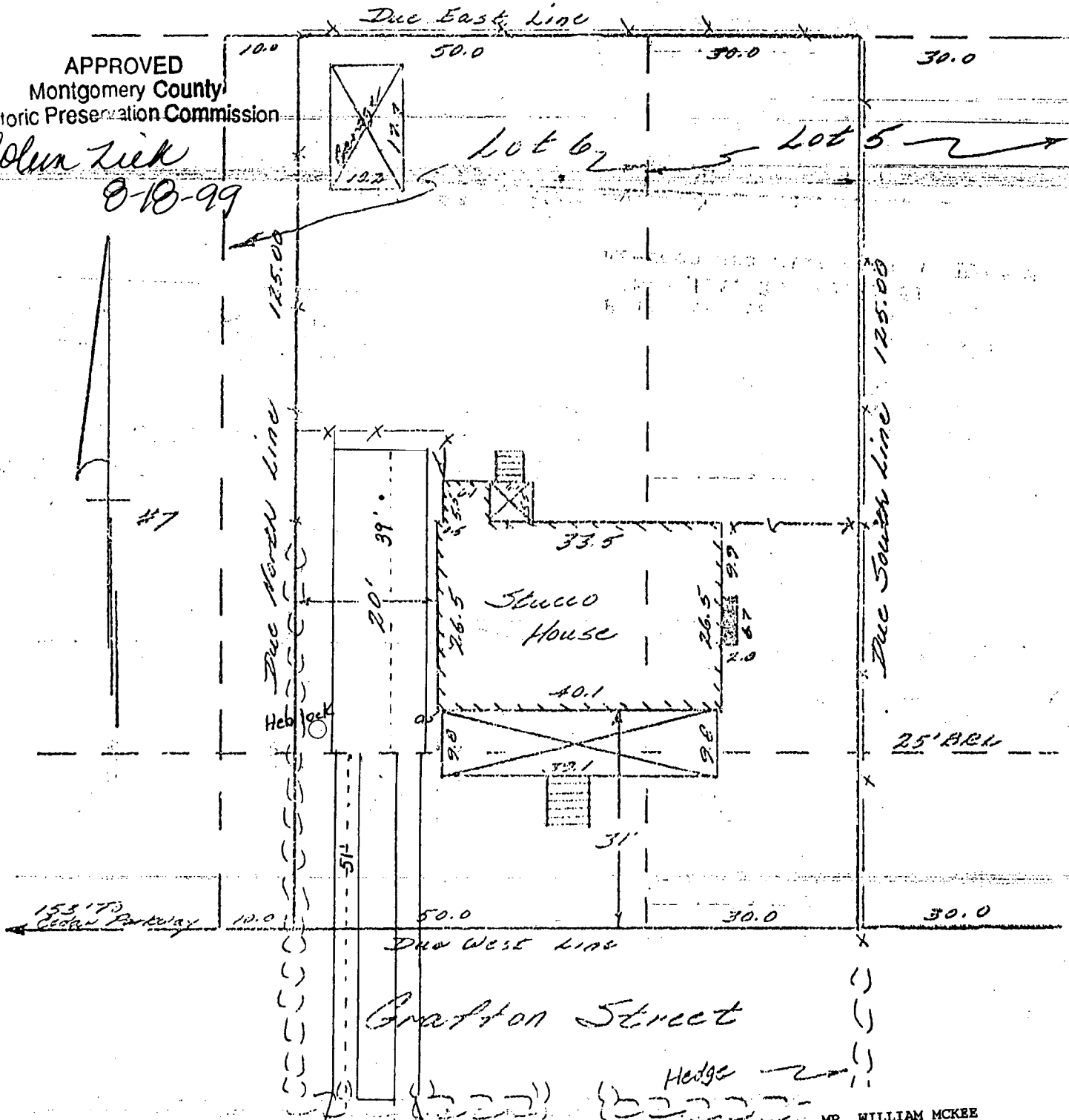
BURDETTE C. NICHOLLS
REALTOR
RESIDENCE DE 2-3365

1506 19TH ST., N.W.
WASHINGTON, D. C. 20036
DECATUR 2-1166

Topographers
DA. MARYLAND

HOUSE LOCATION PLAT
21 Grafton Street
Part of lots 5 & 6 Block 24
Chevy Chase Section 2
Plat Book 2 Plat 106
Montgomery County, Maryland
March 15, 1967 Scale: 1"=20'
Plat also recorded in
Liber J.A. 36 Folio 61
Re-recorded Plat Book B Plat 48

APPROVED
Montgomery County
Historic Preservation Commission
Robert Lick
8-18-99



I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY, LOCATED IMPROVEMENTS THEREON, AND HAVE FOUND IT TO BE AS SHOWN ON THIS PLAT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON SAID PLAT
MD REG. NO. 1699 VA. REG. NO. 244 FRANK S. LEWIS, REGISTERED SURVEYOR

MR. WILLIAM MCKEE
21 GRAFTON ST
CHEVY CHASE MD 20815-3427

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	21 Grafton Street	Meeting Date:	08/18/99
Applicant:	William & Ellen McKee	Report Date:	08/11/99
Resource:	Chevy Chase Historic District	Public Notice:	08/04/99
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-99Q	Staff:	Perry Kephart
PROPOSAL:	Driveway replacement	RECOMMENDATION:	Approve

DATE OF CONSTRUCTION: Circa 1905

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Three bay, 2-story, mansard roof house with a projecting half-shed roof and a full width front porch. Windows on the first and second story are 2/2 double hung with shutters.

PROPOSAL: The applicant proposes to remove the existing concrete strips and oak roots, and install crushed stone then asphalt over the stone. Also, the asphalt extension on the driveway will be repaired. Earlier this year, the oak tree roots tore up a section of the driveway.

RECOMMENDATION:

- Approval
- Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

x 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied;
or

 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



RETURN DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 208
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: WILLIAM MCKEE

Daytime Phone No.: 301-654-1565

Tax Account No.: 00456753

Name of Property Owner: WILLIAM J. AND ELLEN L. MCKEE Daytime Phone No.: 301-654-1565

Address: 21 GRAFTON ST. CHEY CHASE MD 20815
Street Number City State Zip Code

Contractor: TOTAL ASPHALT MAINTENANCE Phone No.: 301-977-8293

Contractor Registration No.: MHIC #30665

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 21 Street: GRAFTON ST.

Town/City: CHEY CHASE VILLAGE Nearest Cross Street: CEDAR PARKWAY

Lot: P 5 + 6 Block: 24 Subdivision: SECTION TWO - CHEY CHASE

Liber: 3611 Folio: 348 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
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- Wreck/Blaze
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- Repair
- Revocable

CHECK ALL APPLICABLE:

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- Slab
- Room Addition
- Porch
- Deck
- Shed
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- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: DRIVEWAY

1B. Construction cost estimate: \$ 1520

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.

William J. McKee Ellen L. McKee
Signature of owner or authorized agent

July 21, 1999
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 9907260081 Date Filed: 7/26/99 Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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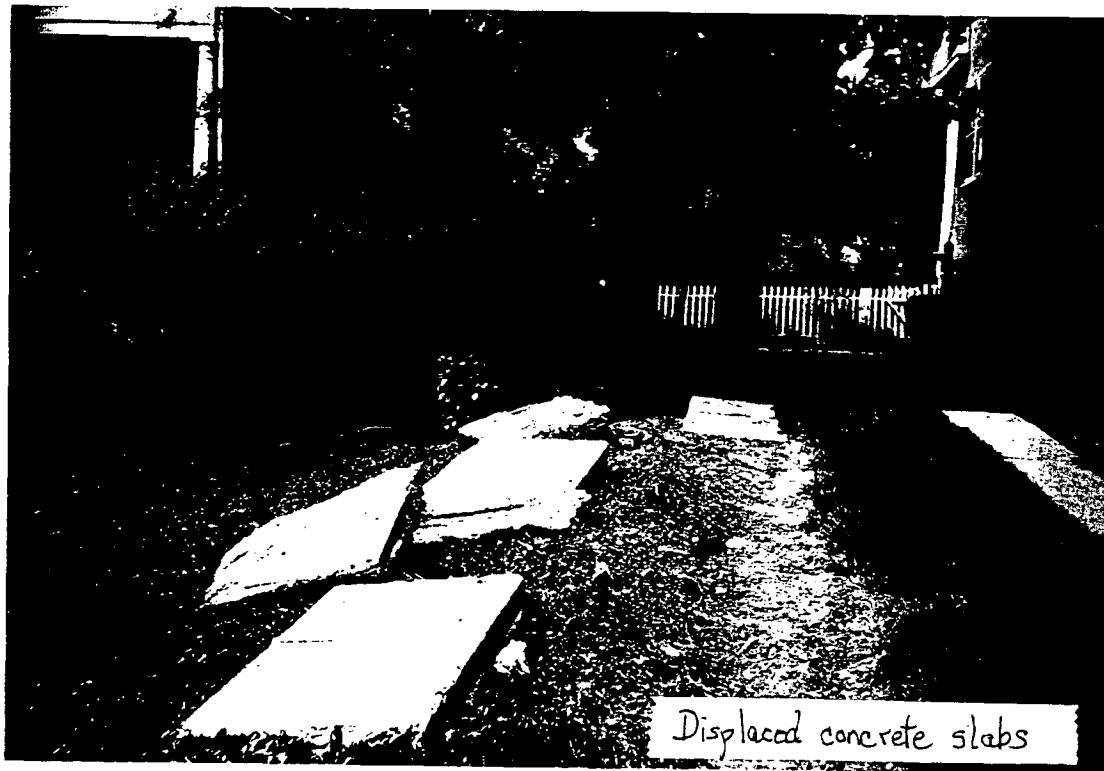
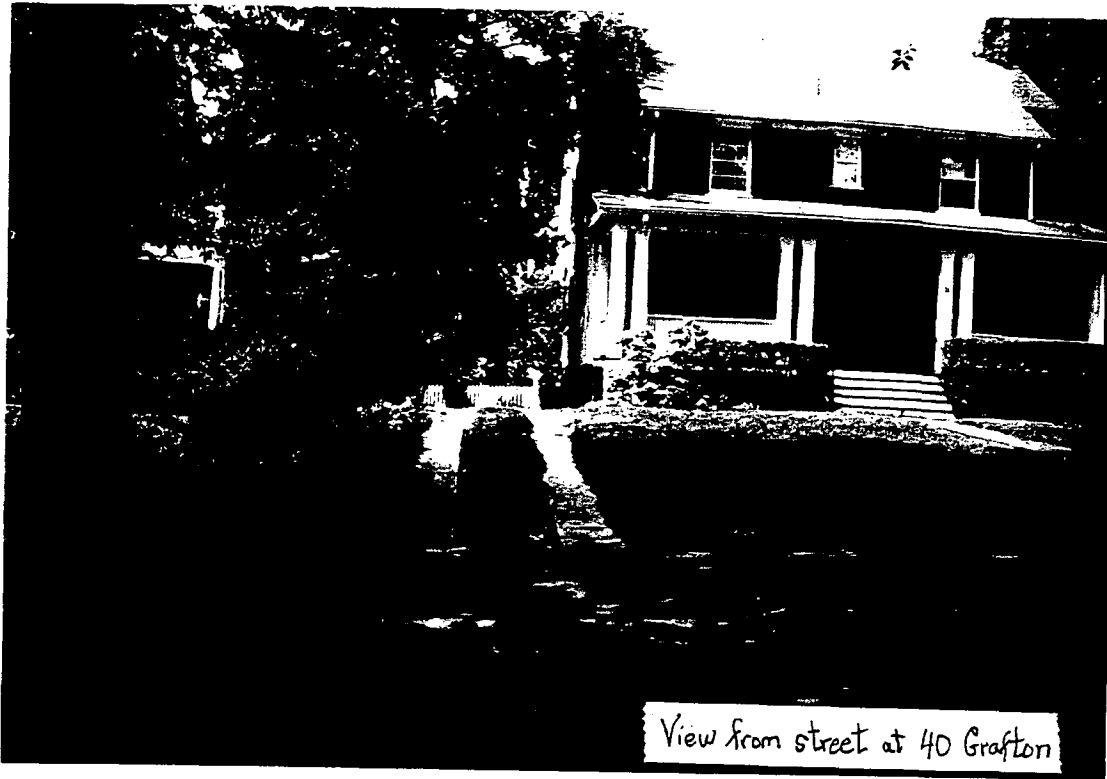
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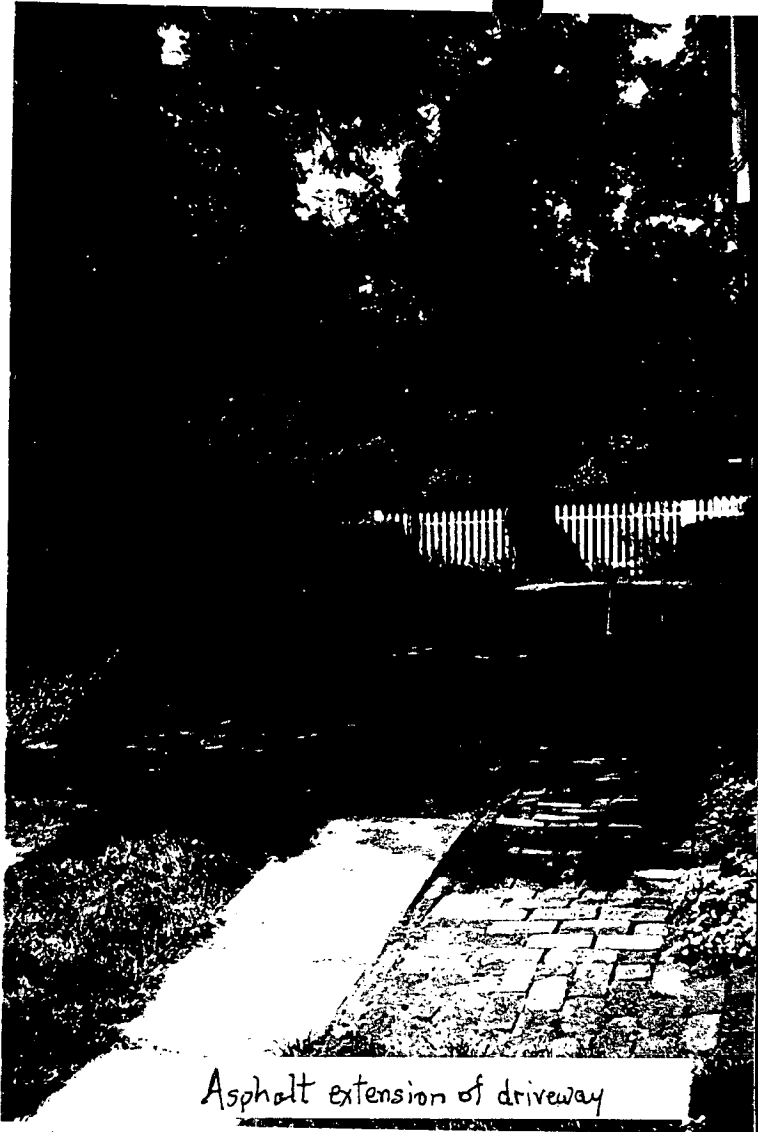


MR. WILLIAM MCKEE
21 GRAFTON ST
CHEVY CHASE MD 20815-3427



8

(over)



Asphalt extension of driveway



Driveway looking down to Grafton St.



HAWP APPLICATION: ADDRESSES OF ADJACENT & COMMENTING PROPERTY OWNERS

C.J. Thomson Trust et al.
23 Grafton Street
Chevy Chase, MD 20815

MR. WILLIAM MCKEE
21 GRAFTON ST
CHEVY CHASE MD 20815-3427

Nancy C. Crisman
Arthur F. Mathews
40 Grafton Street
Chevy Chase, MD 20815

J. and L. W. Winik
30 Grafton Street
Chevy Chase, Md 20815

For Case # MD 59741

LOUISE C. NICHOLLS

& Topographers

DA. MARYLAND

HOUSE LOCATION PLAT

21 Grafton Street

Part of lots 5 & 6 Block 24

Chevy Chase Section 2

Plat Book 2 Plat 106

Montgomery County, Maryland

March 15, 1967 Scale: 1"=20'

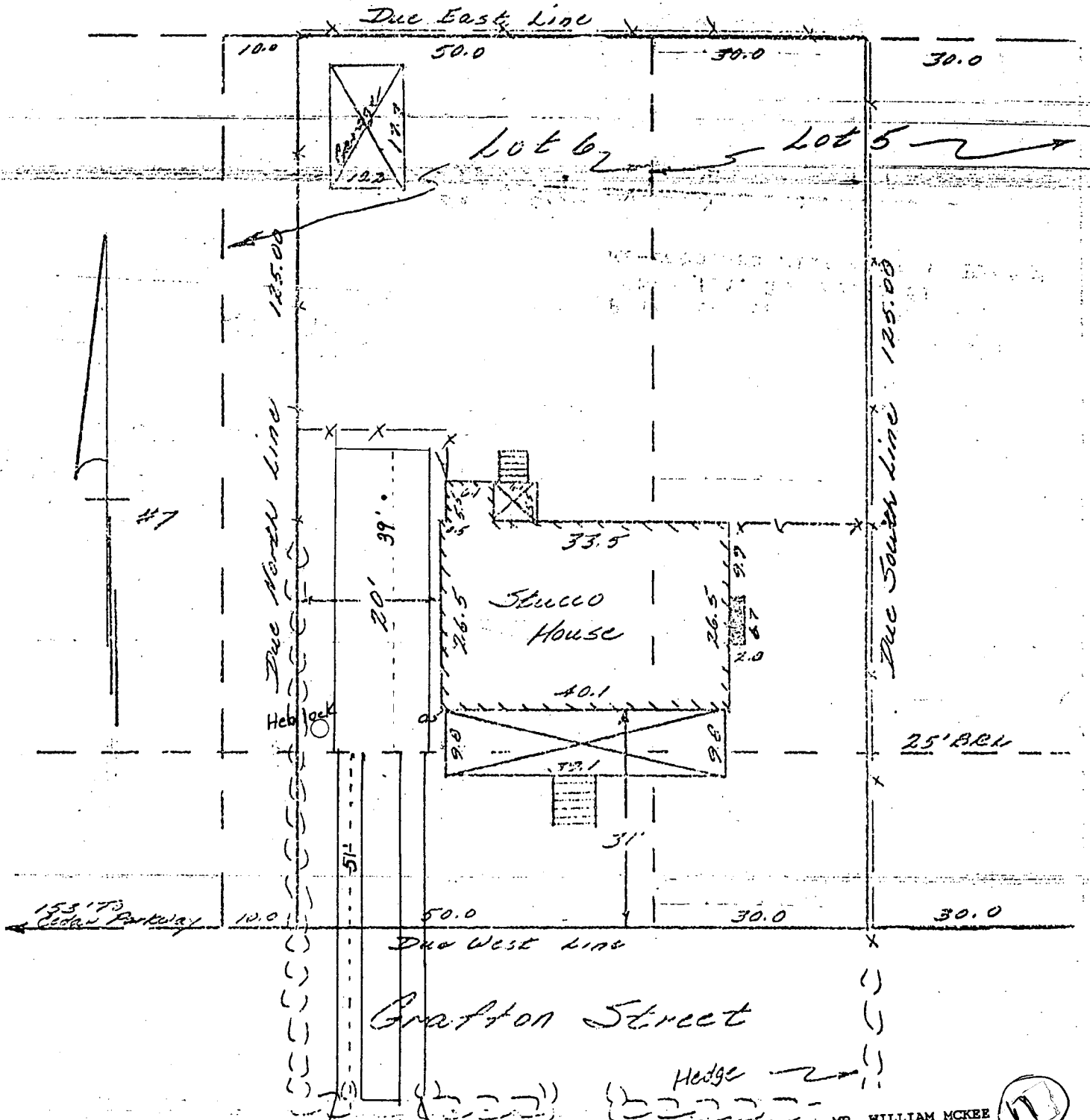
Plat also recorded in

Liber J.A. 36 Folio 61

Re-recorded Plat Book B Plat 48

BURDETTE C. NICHOLLS
REALTOR
RESIDENCE DE 2-3365

1506 19TH ST., N.W.
WASHINGTON, D. C. 20036
DECATUR 2-1166



I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE ABOVE PROPERTY BY TRANSIT-TAPE SURVEY. LOCATED IMPROVEMENTS THEREON, AND HAVE FOUND IT TO BE AS SHOWN ON THIS PLAT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON SAID PLAT.

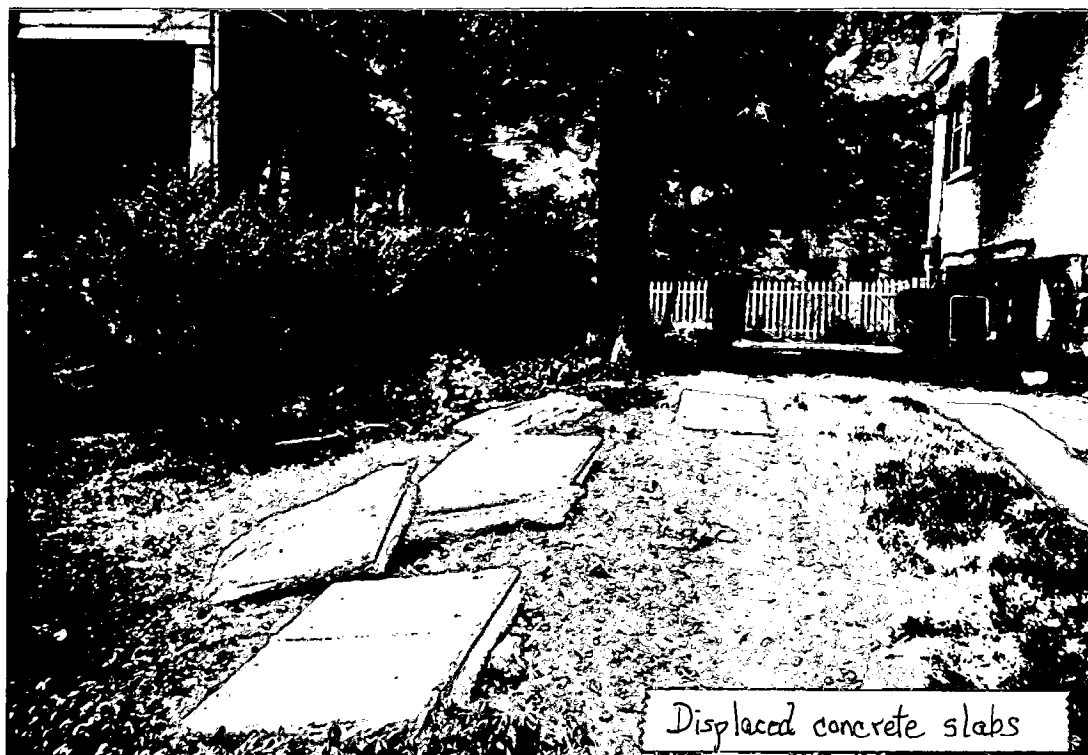
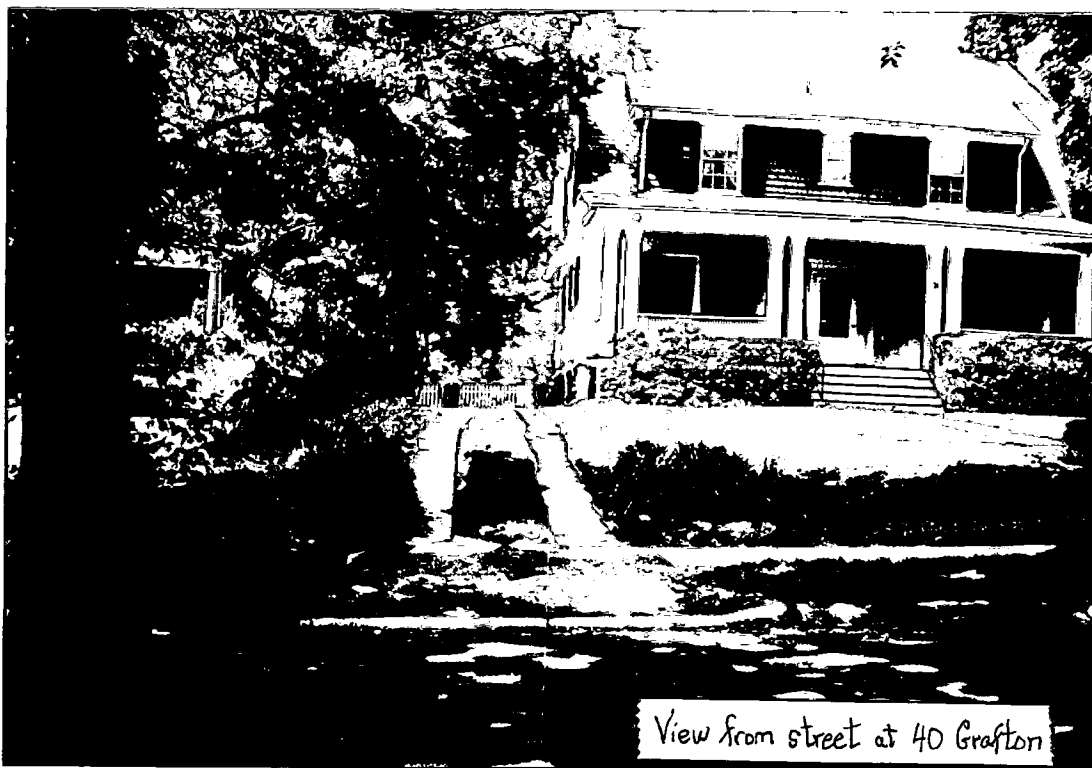
MR. WILLIAM MCKEE
21 GRAFTON ST
CHEVY CHASE MD 20815-3427



MD. REG. NO. 1630 VA. REG. NO. 221



MR. WILLIAM MCKEE
21 GRAFTON ST
CHEVY CHASE MD 20815-3427



(over)



Asphalt extension of driveway



Driveway looking down to Grafton St.