

35/1~~3~~³-06GG 37 OXFORD ST
Chevy Chase Village Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Julia O'Malley
Chairperson

Date: 12/07/06

MEMORANDUM

TO: Shahriar Amiri, Acting Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner (S)
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #385729 ^{438933 NEW#} REVISION, driveway alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with a Condition** at the December 06, 2006 meeting.

The 3' high parged wall/fence with stone piers and cap may move 6' closer to the front property line, however, the height of the wall/fence combination will not exceed 3' from grade to the top of the structure.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITION AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Bruce Becker & Natalie Jennings

Address: 37 Oxford St, Chevy Chase (Chevy Chase Village Historic District)

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
301-777-6376

DPS - #8 M

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Natalie S. Jennings
Daytime Phone No.: 301 654-5383

Tax Account No.: 0700454993
Name of Property Owner: Bruce Becker / Natalie S. Jennings Daytime Phone No.: 301 654-5383
Address: 37 Oxford St. Chevy Chase MD 20815
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 37 Oxford Street: Oxford St
Town/City: Chevy Chase Nearest Cross Street: Brookville
Lot: 15 Block: 57 Subdivision: Section 2
Liber: 17834 Folio: 177 Parcel: Plat 106

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 Other: Repair and install driveway

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # 385729

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.

Natalie S. Jennings Signature of owner or authorized agent 11/7/06 Date

Approved: X W/ CONDITIONS For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 12/07/06
Application/Permit No.: 438933 Date Filed: 11/10/06 Date Issued: _____
385729 / old # REVISION

Edit 6/21/99 **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
Contributing Resource # 2 within
Cherry Chase Village

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

Revision to landscape plan to have a
hard scape driveway (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.

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.

11/7/06

Regarding:

37 Oxford St.

Chevy Chase, Maryland 20815

Regarding: Driveway Revision

Michele Oaks -

Problem:

On the drawing stamped 8/4/05 showed a parking pad and driveway rails with grass between the rails. Due to the slope of the yard and the level of the public sidewalk installing a driveway with rails is causing major drainage problems. We have tried several different options to fix the problem. We added a drain and re-sloped the driveway but water is still collecting between the rails and under the sidewalk.

Solution:

Reinstall the driveway without rails which is back to the original state when the house was first built. (See attached photos and blue print drawings) This will fix the water management problem and will prevent us from having to do a major excavation project by lowering and expanding the driveway so you can get in and out of the car and building retaining walls to keep back the yard.

Product:

We will reuse original cobblestones and bricks and set them in concrete just like the way the house was originally built.

Benefit:

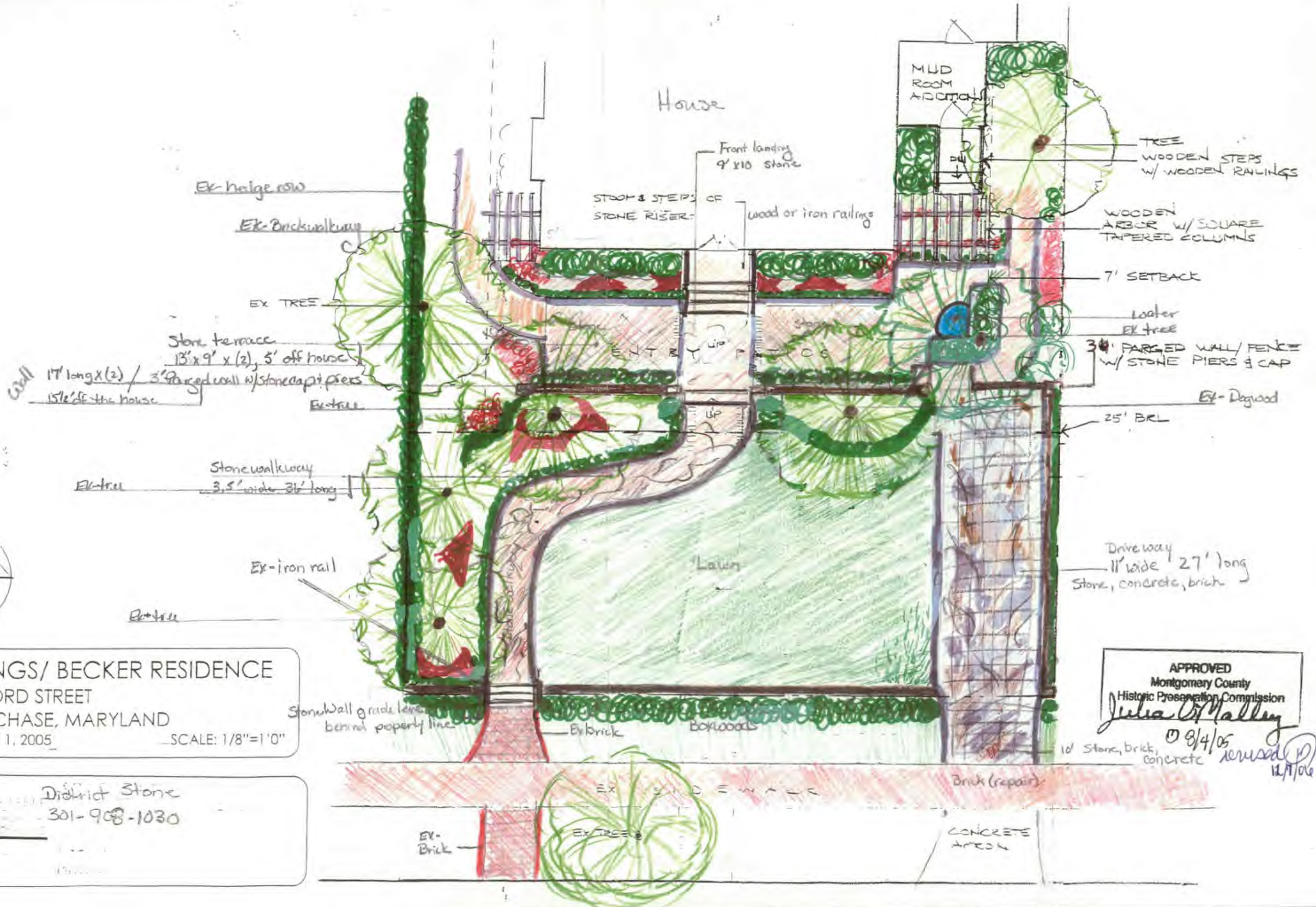
Controlling water run off will prevent slick sidewalk during the winter months and installing a handicap friendly driveway now will save money for future needs.

Please sign and fax a copy to the Village so we can progress with our work.

Thank you,

Natalie Jennings

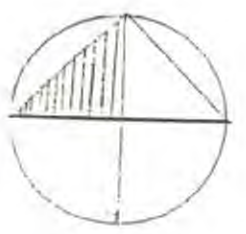
301-654-5383



JENNINGS/ BECKER RESIDENCE
 37 OXFORD STREET
 CHEVY CHASE, MARYLAND
 DATE: JUNE 1, 2005 SCALE: 1/8"=1'0"

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia D. Malley
 8/4/05 revised
 12/1/06

District Stone
 301-908-1030



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	37 Oxford St, Chevy Chase	Meeting Date:	12/6/2006
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	11/29/2006
Applicant:	Bruce Becker & Natalie Jennings	Public Notice:	11/22/2006
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-06GG	Staff:	Michele Oaks
PROPOSAL:	Driveway Alterations		

RECOMMENDATION: Approve with Condition

BACKGROUND

The applicant received approval from the Commission for the original landscape plan (circle 9) at a public hearing on June 22, 2005. The conditions of approval were:

- The proposed 6' high stonewall will only be 4' in height.
- A drawing illustrating the design for the wood railings will be submitted to staff for review and approval.

The applicant returned to the Commission in June of 2006, and requested a revision to the approved landscape plan which included:

1. Construction of a new, 18" high, stone retaining wall along the front of the property.
2. Repair of the existing steps and place a new stone veneer on top of the original brick steps.
3. Installation of a cheek wall on top of the existing brick walls. The cheek wall will be 24" high by 24" deep, 16" high and 24" deep and step up with grade.

The Commission approved this revision with the following conditions:

- The applicant will receive all approvals required by Chevy Chase Village.
- The applicant will consider the replanting of a hedgerow along the new, retaining wall to buffer some of the stone material, which has been introduced to the site, and to recreate a historic feature on the property.
- The front walkway reconfiguration, which was to be perpendicular to the public sidewalk, approved by the 6/22/05 HAWP application, is not to be constructed.

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application with the following condition:

The 4' high parged wall/fence with stone piers & cap may move 6' closer to the front property line, however, the height of the wall/fence combination will not exceed 4' from grade to the top of the structure.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman/Scandinavian
PERIOD OF SIGNIFICANCE: 1916-1927

The existing house is a three-bay, gable roof structure clad in shingle and detailed with a flared gable, bracketed door hood with exposed rafters on the central entry.

PROPOSAL:

1. Replace the existing concrete wheel paths with a solid concrete driveway constructed of cobblestones and bricks set in concrete.
2. Alter the approved landscape design by shifting the approved 4' parged wall/fence w/stone piers & cap approx. 6' closer to the front property line.
3. Reduce the width of the approved entry patio by 1' in order to comply with the Chevy Chase Village Tree protection plan for this project.

APPLICABLE GUIDELINES:

When reviewing alterations to contributing resources within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion, approved and adopted in August 1997*, the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interiors Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“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.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* that pertain to this contributing resource are as follows:

- Sidewalks should be subject to strict scrutiny with regard to their impact on landscaping particularly mature trees.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
- Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient if they are not.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

- The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
- The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

#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.

#3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

#5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

#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.

STAFF DISCUSSION

The applicant is proposing an 11' wide driveway. The driveway width will narrow within the ROW to 10' and will expand to form the concrete apron. This hourglass shape is typical within Chevy Chase Village.

The current driveway is fabricated with concrete wheel paths separated by sod. The owners are proposing a solid surface concrete driveway framed in brick. The owner has provided the attached 1920 landscape plan suggesting the original driveway was a solid surface material. Staff does agree that the plan does show a solid driveway, however, the original driveway surface material cannot be determined from the grainy photos on the plan.

Concrete wheel paths would have been a typical application for a house of this period constructed in the Village. However, the Commission needs to evaluate the compatibility of this new driveway with maintaining the existing integrity of this historic house's landscape and the overall streetscape of the district. As a contributing resource within the Chevy Chase Village Historic District, the *Guidelines* specify that the Commission should review driveways under strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. The proposed material selection would be compatible with others within the district. Staff supports this change to the driveway.

The applicant has also proposed a modification to reduce the width of the entry patio by a foot and to bring the 4' high parged wall/fence with stone piers 6' closer to the front property line. Staff does not object to these alterations, as they will not negatively impact the existing integrity of the landscape. We support these changes with the condition that the parged wall/fence will not exceed 4' in height, as the Commission does not approve any fences or walls that exceed 4' in height forward of the rear elevation of the house.

STAFF RECOMMENDATION:

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

and with the *Chevy Chase Village Historic District Master Plan – Expansion, approved and adopted in August 1997;*

and with the *Secretary of the Interior's Standards for Rehabilitation;*

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



(M)

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

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Daytime Phone No.: 301 654-5383

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House Number: 37 Oxford Street: Oxford St
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Lot: 15 Block: 57 Subdivision: Section 2
Liber: 17834 Folio: 177 Parcel: Plat 106

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Other: Repair and install Driveway

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # 385729

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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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.

Natalie S. Jennings
Signature of owner or authorized agent

11/7/06
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 438933 Date Filed: 11/6/06 Date Issued: _____

Edit 6/21/99 OLD # 385729 **SEE REVERSE SIDE FOR INSTRUCTIONS**

(5)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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11/7/06

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Chevy Chase, Maryland 20815

Regarding: Driveway Revision
Michele Oaks –

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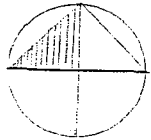
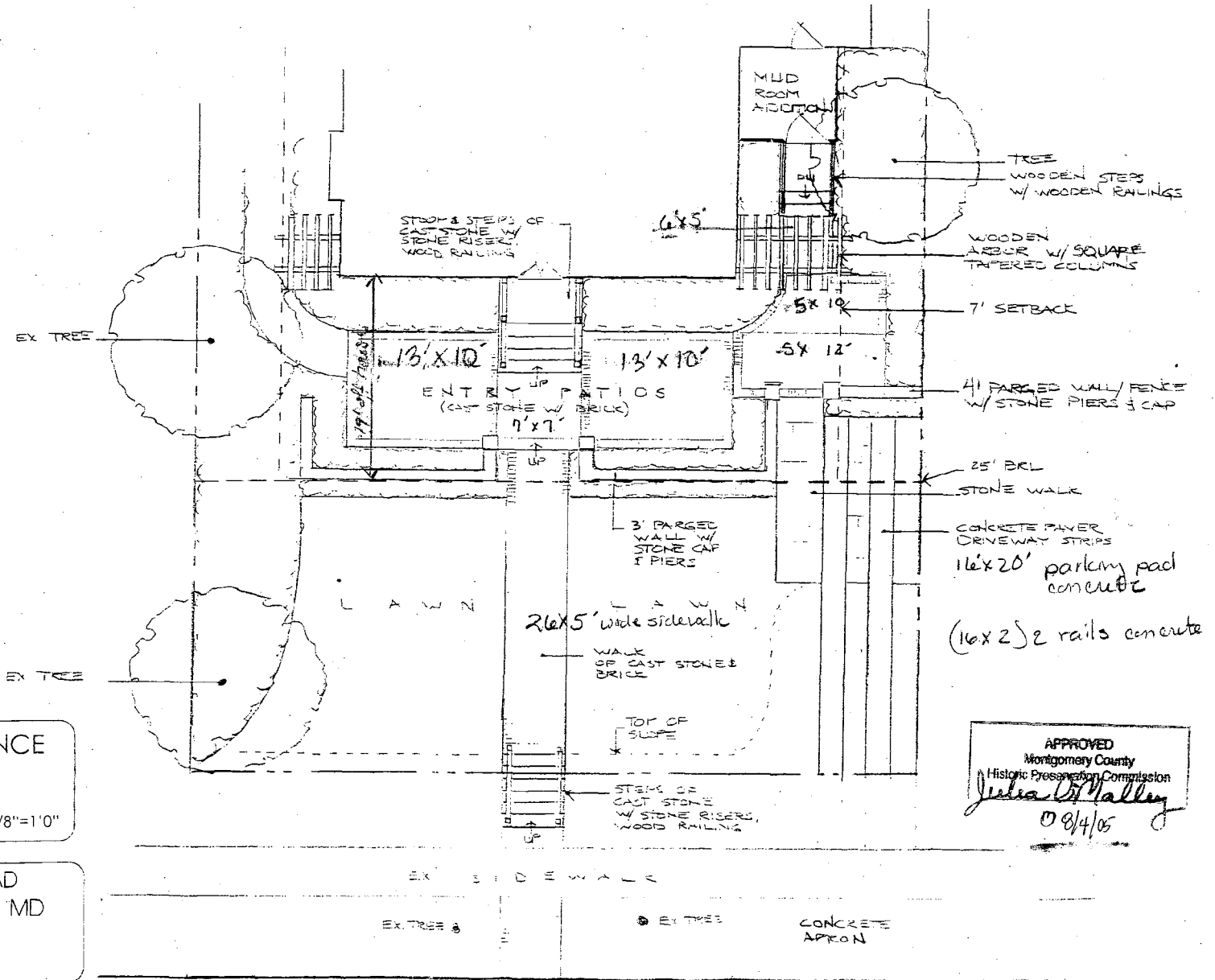
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Please sign and fax a copy to the Village so we can progress with our work.

Thank you,
Natalie Jennings
301-654-5383

Approved 2005



JENNINGS/ BECKER RESIDENCE
 37 OXFORD STREET
 CHEVY CHASE, MARYLAND
 DATE: JUNE 1, 2005 ...SCALE: 1/8"=1'0"

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia D. Malley
 08/4/05

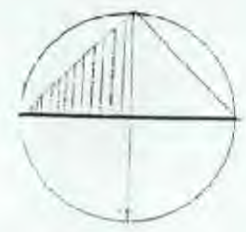
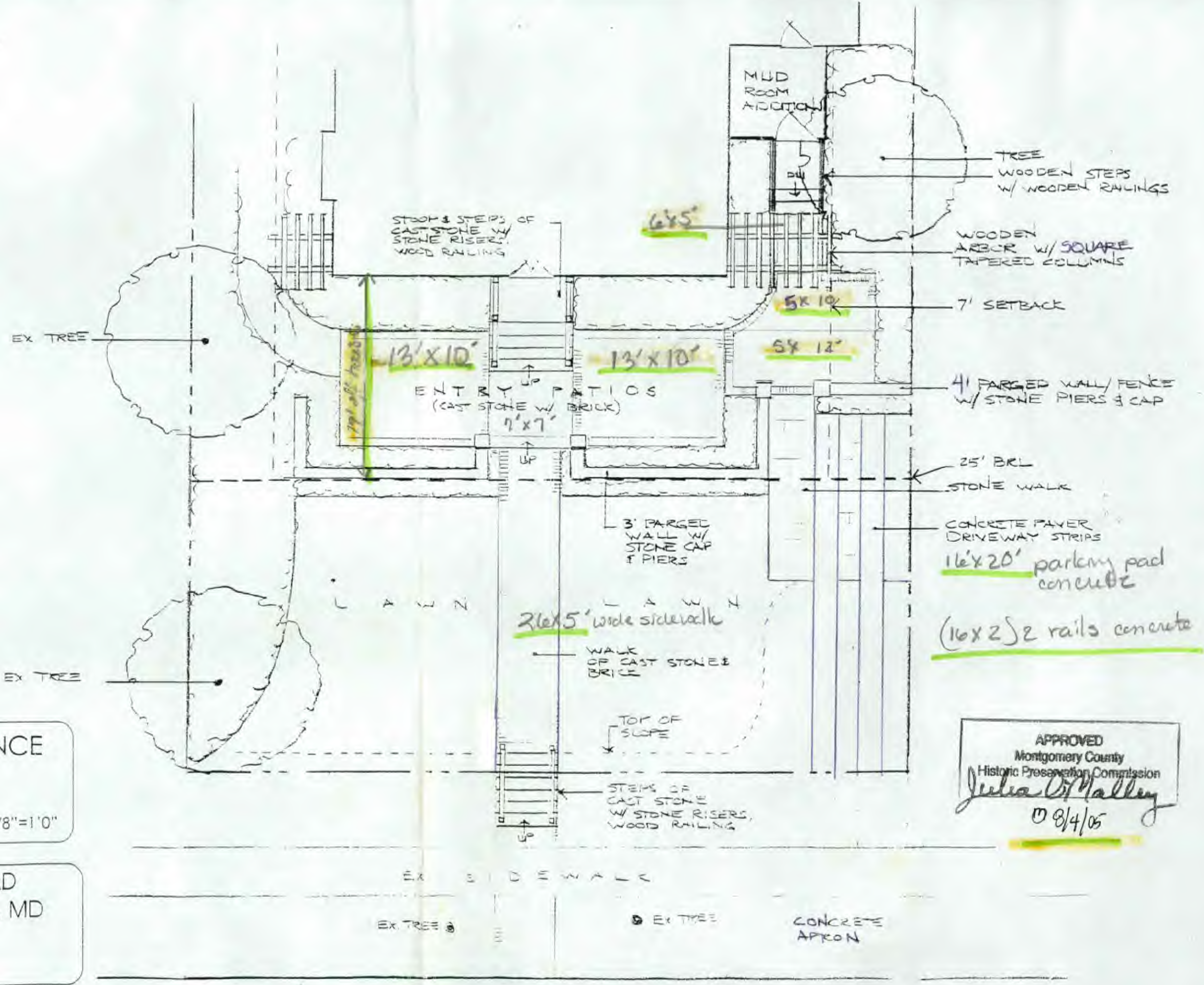
MCHALE
 LANDSCAPE
 DESIGN, INC.
 6212 LEAPLEY ROAD
 UPPER MARLBORO, MD
 (301) 599-8300
 (410) 798-7305
 (301) 599-6120 (FAX)

6



RESIDENCE 37 OXFORD STREET
CHEVY CHASE MARYLAND

Approved 2005



JENNINGS/ BECKER RESIDENCE
 37 OXFORD STREET
 CHEVY CHASE, MARYLAND
 DATE: JUNE 1, 2005 SCALE: 1/8"=1'0"

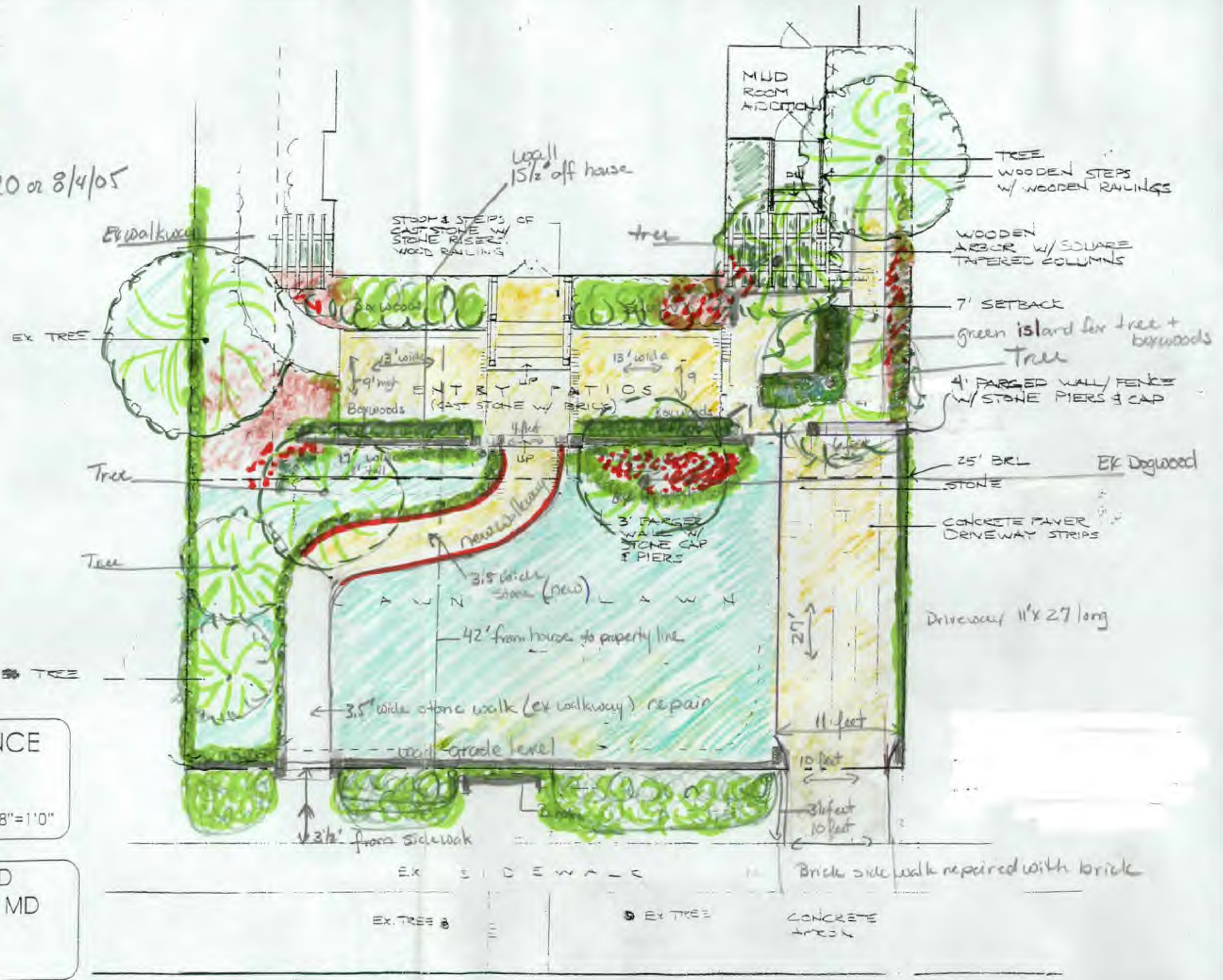
APPROVED
 Montgomery County
 Historic Preservation Commission
Julia D. Malley
 8/4/05

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 UPPER MARLBORO, MD
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 (410) 798-7305
 (301) 599-6120 (FAX)

Revision

* New plans show more green space than 1920 or 8/4/05

10/16/06



JENNINGS/ BECKER RESIDENCE
 37 OXFORD STREET
 CHEVY CHASE, MARYLAND
 DATE: JUNE 1, 2005 SCALE: 1/8"=1'0"

MCHALE LANDSCAPE DESIGN, INC.
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