

~~1011~~ 10 Newlands Street, Chevy Chase  
[HPC Case # 35/13-09W]  
Chevy Chase Village Historic District



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

David Rotenstein  
Chairperson

Date: October 8, 2009

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #521377, alterations to landscape, hardscape and fencing installation

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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 at the October 7, 2009 meeting.

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 CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Edward Symes, III

Address: 10 Newlands Street, Chevy Chase

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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mnccppc-mc.org](mailto:joshua.silver@mnccppc-mc.org) to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE MD 20850  
246-777-6376

DPS - 88

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

**RECEIVED**

SEP 16 2009

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Lila Fendrick, ASLA  
Daytime Phone No.: (301) 907-7700 x 15

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Mr. + Mrs. Edward Symes III Daytime Phone No.: \_\_\_\_\_  
Address: 10 Newlands St., Chevy Chase MD. 20815-4202  
Street Number City Street Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Lila Fendrick, ASLA Daytime Phone No.: (301) 907-7700 x 15

**LOCATION OF BUILDING/PREMISE**

House Number: 10 Newlands St. Street: Newlands St.  
Town/City: Chevy Chase Nearest Cross Street: Brookville Rd.  
Lot: pt. 811 Block: 47 Subdivision: Chevy Chase village, Section 11  
Liber: 5274 Folio: 187 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: Driveway  
1B. Construction cost estimate: \$ \_\_\_\_\_  
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: \_\_\_\_\_

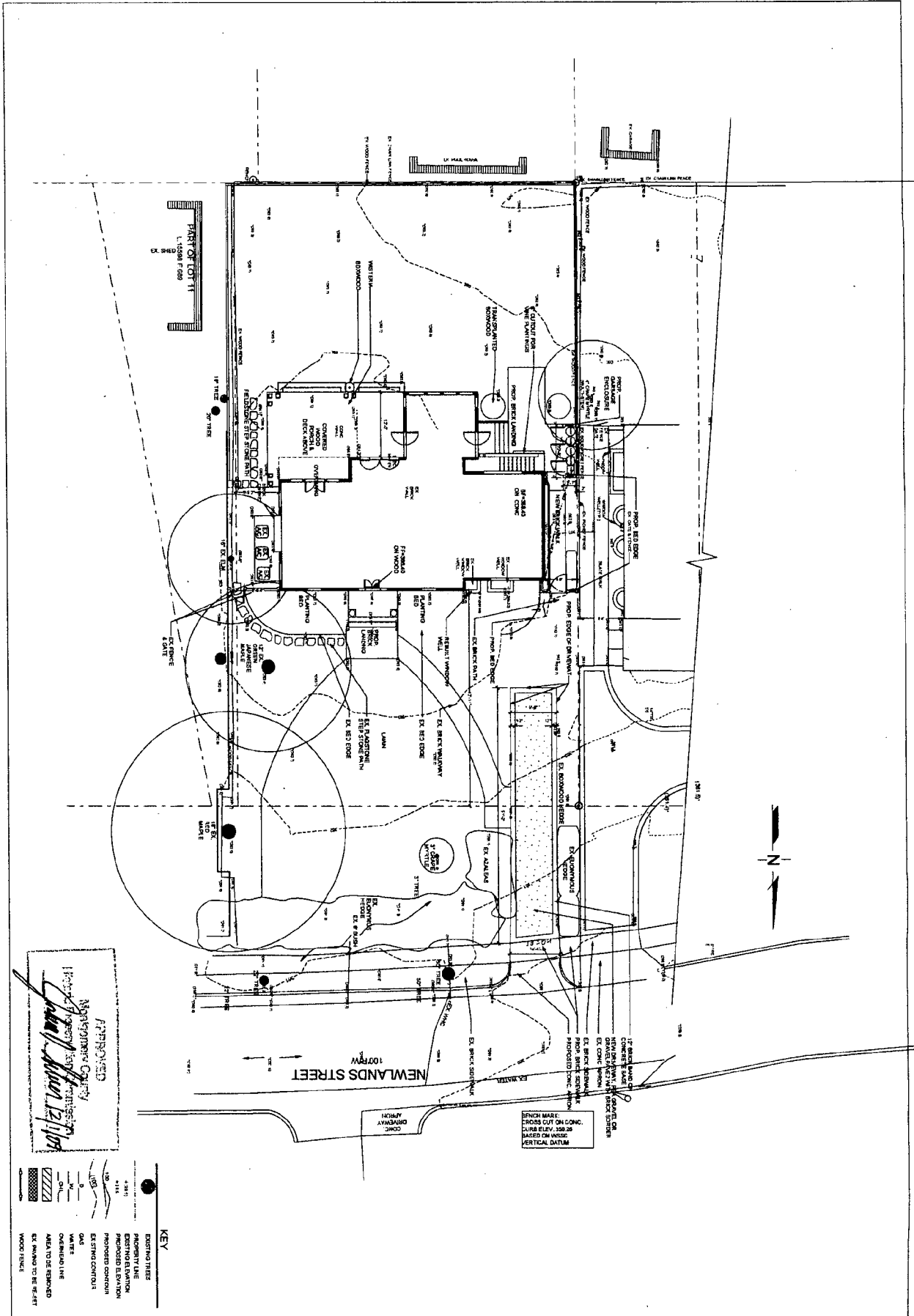
**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height 4' feet 0" 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.

Lila Fendrick 9/15/09.  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 12/1/09  
Application/Permit No.: 521377 Date Filed: 9-16-09 Date Issued: \_\_\_\_\_

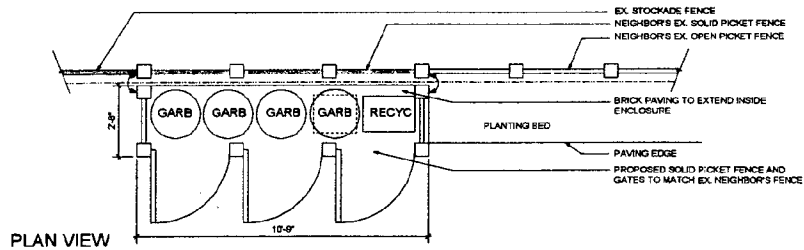


APPROVED  
 Lila Fendrick  
 Landscape Architect  
 11/28/88

**KEY**

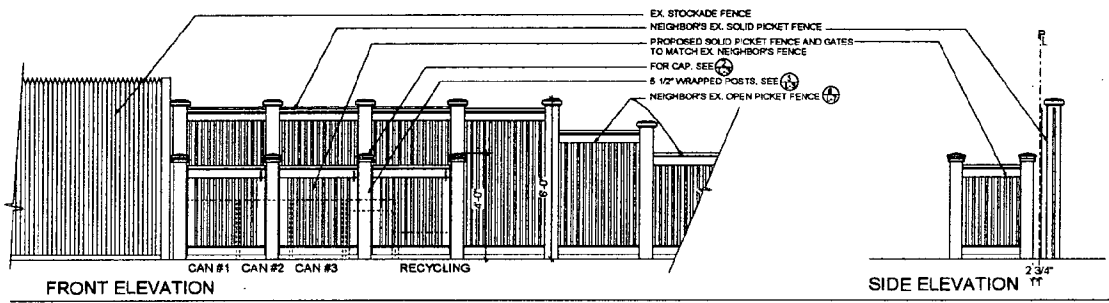
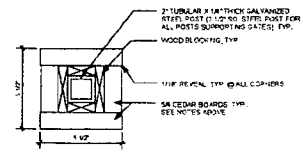
	EXISTING TREES
	PROPOSED LAWN
	PROPOSED ELEVATION
	PROPOSED CONTOURS
	EASEMENT
	WATER
	OVERHEAD LINE
	AREA TO BE REMOVED
	EXISTING MASONRY
	WOOD FENCE

BENCH MARK:  
 CROSS CUT ON CONC.  
 DATE ELEV. TAKEN  
 BASED ON USFS  
 VERTICAL DATUM

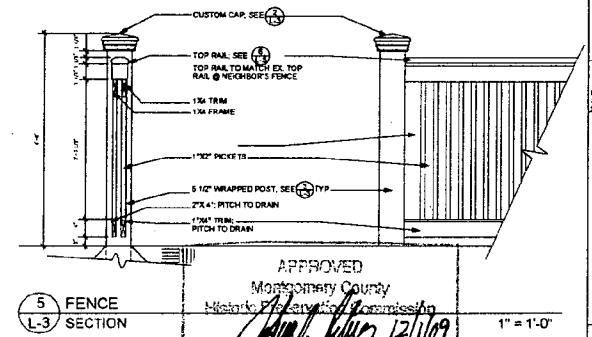
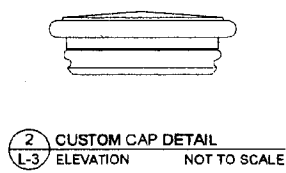
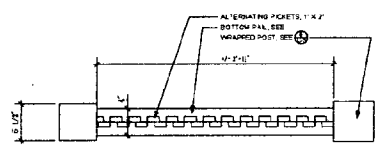
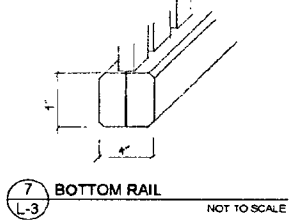
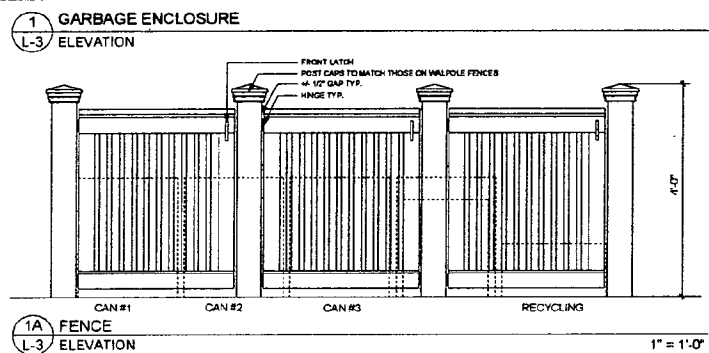
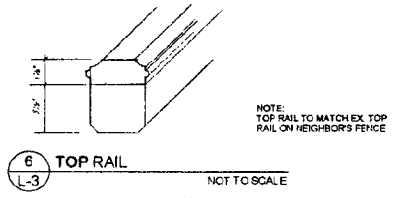


**NOTES**

1. ALL GATE HARDWARE TO BE RECOMMENDED BY FENCE INSTALLER & REVIEWED BY OWNERS & LA
2. ALL WOOD TO BE CLEAR GRADE 'A' CEDAR EXCEPT AS NOTED.
3. TOP OF GARBAGE ENCLOSURE TO ALIGN WITH TOP OF GUARDRAIL.

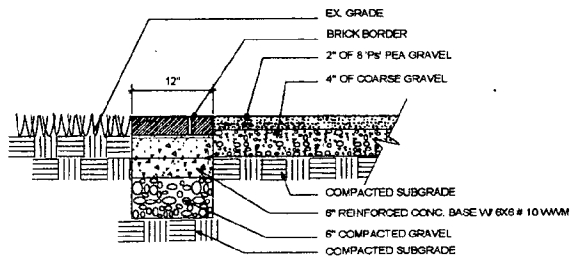


3 POST DETAIL  
 L-3 HORIZONTAL SECTION 3" = 1'-0"

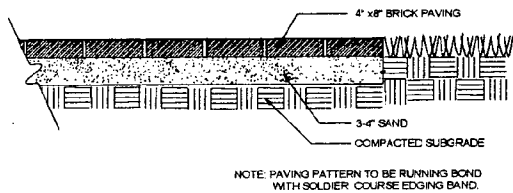


APPROVED  
 Montgomery County  
 Planning & Zoning Commission  
 [Signature] 12/1/09

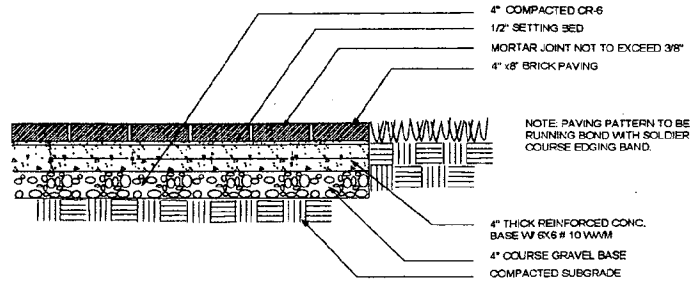
FOR REVIEW ONLY. NOT FOR CONSTRUCTION



1 DRIVEWAY DETAIL  
L-4 SECTION 1-1/2" = 1'-0"



3 BRICK PAVING ON SAND  
L-4 SECTION 1-1/2" = 1'-0"



2 BRICK PAVING ON CONCRETE  
L-4 SECTION 1-1/2" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 12/1/09

FOR REVIEW ONLY. NOT FOR CONSTRUCTION

LILA FRIDRICK Landscape Architecture & Urban Design  
 SYMES RESIDENCE  
 10 NEWBY ANDS ST. CHEVY CHASE MARYLAND  
 MAGREY DETAILS 10'-11"

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10 Newlands Street, Chevy Chase	<b>Meeting Date:</b>	10/7/09
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	9/30/09
<b>Applicant:</b>	Edward Symes, III (Lila Fendrick, Agent)	<b>Public Notice:</b>	9/23/09
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-09U	<b>Staff:</b>	Josh Silver

**PROPOSAL:** Alterations to landscape, hardscape and fencing installation

**STAFF RECOMMENDATION**

- Approval
- Approval with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1892-1916

**PROPOSAL**

The applicant is proposing to:

- Remove a freestanding brick fireplace and patio from the rear yard of the property
- Remove and replace an existing asphalt driveway with a pea gravel surface and install a 12" wide brick border on both sides of the proposed driveway. The existing driveway will be shortened 14'6" to accommodate additional greenspace at the property. Other alterations include replacing the asphalt section of the existing sidewalk area within the right-of-way with brick. The proposed material treatment is intended to match other sidewalks located within the historic district
- Remove and replace the asphalt apron area of the driveway with concrete
- Construct a 4' high wooden picket trash enclosure toward the rear of the right (west) side of the house
- Remove and replace an existing brick pathway on the right (west) side of the house and construct a new brick pathway behind the existing wooden picket fence and gate. The new pathway will connect the proposed trash enclosure with an existing brick patio the applicant proposes to reconfigure in the rear yard of the property. A small section of the existing brick pathway forward of the existing fence and gate will be removed and landscaped to create additional lawn space.

## APPLICABLE GUIDELINES

### Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
  - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

## STAFF RECOMMENDATION

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

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
346-777-9370

DPS-#8

RECEIVED

SEP 16 2009

Dept. of Permitting Services  
Casework Management

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Lila Kendrick, ASLA  
Daytime Phone No.: (301) 907-7700 x 15

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Mr. + Mrs. Edward Symes III Daytime Phone No.: \_\_\_\_\_  
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Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
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Lot: pt. 811 Block: 47 Subdivision: Chevy Chase village, Section 11  
Liber: 5274 Folio: 187 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  
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 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: Driveway

1B. Construction cost estimate: \$ \_\_\_\_\_  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

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2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
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### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4' feet 0" 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.

Lila Kendrick 9/15/09.  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 521377 Date Filed: 9-16-09 Date Issued: \_\_\_\_\_

3

Written description of project: (10 Newlands Street, Chevy Chase)

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

The front garden is largely hidden behind a tall euonymus hedge along the brick sidewalk. Views into the front garden are afforded by either standing in the existing driveway and looking towards the house, or by driving by the property from the west (moving eastward along Newlands Street). An existing asphalt driveway crosses the brick sidewalk and extends to the street; it is cracked and in poor condition. It has no historical value or significance.

Views into the applicant's rear garden are blocked by an existing white picket fence and gate, approximately 4'-0" high, mounted on a low brick wall at the right front corner of the house. The picket fence and gate were installed approximately fifteen years ago. While the picket fence and gate and low wall are in the style of a traditional New England picket fences and walls they have no historical significance. An existing white picket fence on the neighbor's property borders the west side of the applicant's side garden. It was installed approximately ten years ago and, while designed in the spirit of traditional picket fencing, the neighbor's fence has no historical significance.

A brick walkway extends from in front of the owner's white picket fencing to the rear of the house. It is made of machine made brick set on concrete and is in poor condition. It has not historic significance.

A freestanding brick fireplace and brick patio in front of it are located in the right rear corner of the property (facing the house). These are hidden by the house and front gate. They may date from the 1960s or 1970s and are in poor condition. The owners would like to remove them.

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

The asphalt driveway would be replaced by a pea gravel driveway bordered with a 12" wide brick border. The pea gravel will have a warm beige-brown color. The brick would be a new brick made to look like old bricks. The driveway width (+/- 9'-6" close to the house and 10'-4" at the sidewalk) would remain the same; its length (currently 65'-6" as measured from the back of the existing brick sidewalk) would be shortened by 14'-6" in order to increase green space (new length to be 51'-0").

The asphalt in the sidewalk area would be replaced by a brick sidewalk, to match the historic brick used in Chevy Chase Village. The asphalt in the apron area would be replaced with concrete, to match the neighbor's existing abutting concrete apron. The intent of the materials changes are to create a driveway whose overall appearance in detailing and materials is more appropriate to the historic character of Chevy Chase Village and to the shingled home of the

owners as well as to make the sidewalk and apron conform with the Chevy Chase Village historic district standards for sidewalks and aprons.

A proposed garbage enclosure would be built towards the rear of the home, behind the picket fence and gate located at the right front corner of the house. It will be sited along the west property line and will almost abut the neighbor's fence. It's height will be approximately 4'-0" high (from grade to top of post cap). Its detailing will match that of the neighbor's picket-on-picket fencing. It will be stained opaque white. It will be completely screened by the front picket fence and gate from views at the street.

The brick path on the right side of the house will be removed in front of the existing gate (at right front corner of house); lawn is proposed to connect the driveway to the gate. Behind the gate a new path will be built of new bricks with an aged appearance; the bricks will be set on a dry sand and mortar base. The brick paving inside the garbage storage area will be set on concrete. The brick path will lead to a large landing by the addition under construction and effectively replaces an existing brick landing with more historic looking brick.

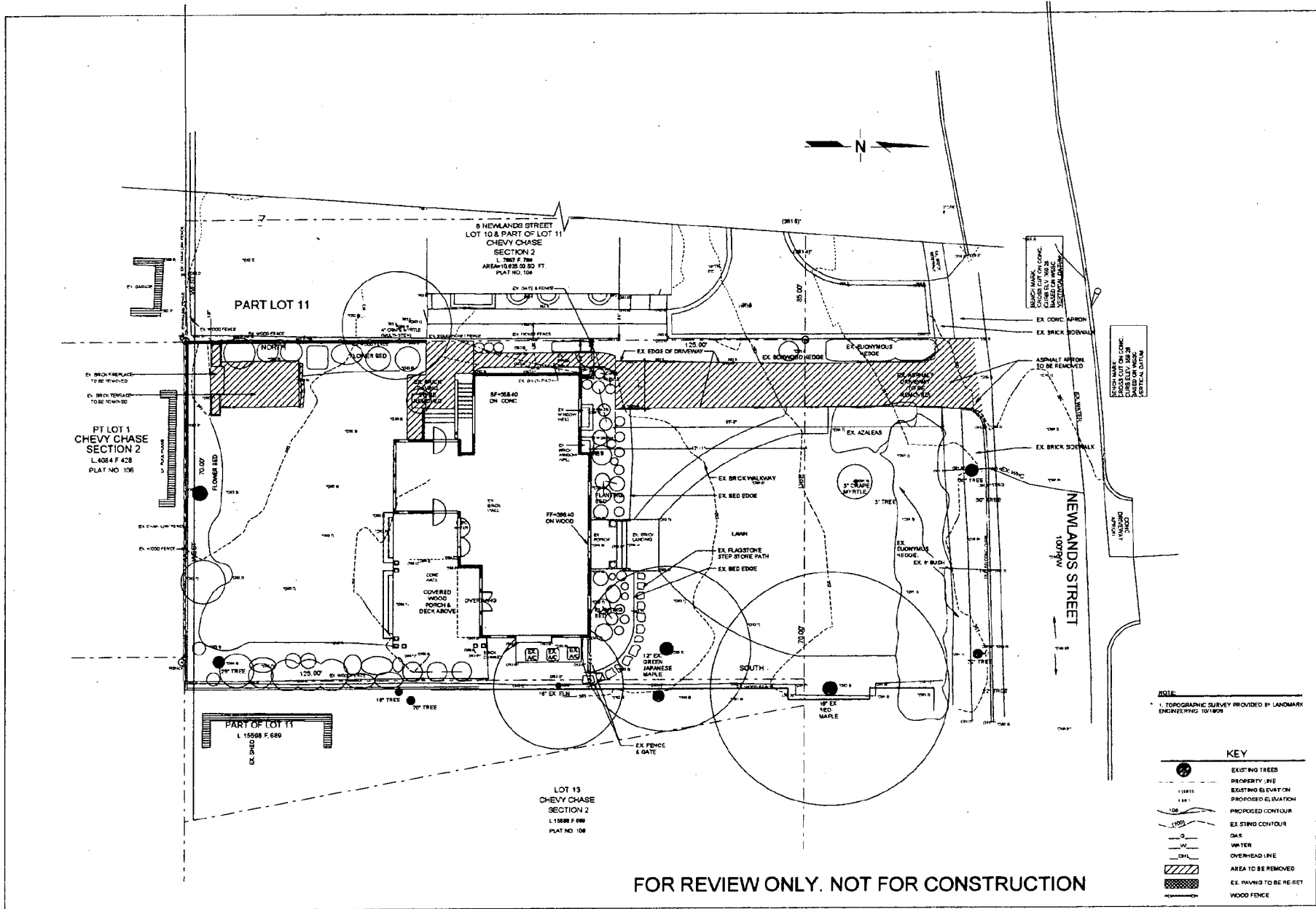
We believe that the proposed changes will improve the appearance of the property and integrate it better into the historic district.

<b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b> [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Addresses may be acquired from "Real Property Data Search" online: <a href="http://www.dat.state.md.us/">http://www.dat.state.md.us/</a>	
<b>Owner's mailing address</b> MELROSE EDWARD SYMES III 10 NEWLANDS STREET CHEVY CHASE, MD 20815	<b>Owner's Agent's mailing address</b> DOUGLAS RIXEY, AIA P.O. BOX 3750 WASHINGTON, DC 20007
<b>Adjacent and confronting Property Owners mailing addresses</b>	
CHRISTOPHER DUNN 90 CHRISTINE VAUGHN 8 NEWLANDS STREET CHEVY CHASE, MD 20815	FRANCIS GAUL 14 NEWLANDS STREET CHEVY CHASE, MD 20815
PAUL PERITO 7 NEWLANDS STREET CHEVY CHASE, MD 20815	BYRON ANDERSON 5 NEWLANDS STREET CHEVY CHASE, MD 20815
JOHN RIDENOUR 11 E. MELROSE CHEVY CHASE, MD 20815	DARWIN CURTIS 13 E. MELROSE CHEVY CHASE, MD 20815
CHARLES FARMER 15 E. MELROSE CHEVY CHASE, MD 20815	

(4)

598

(6)

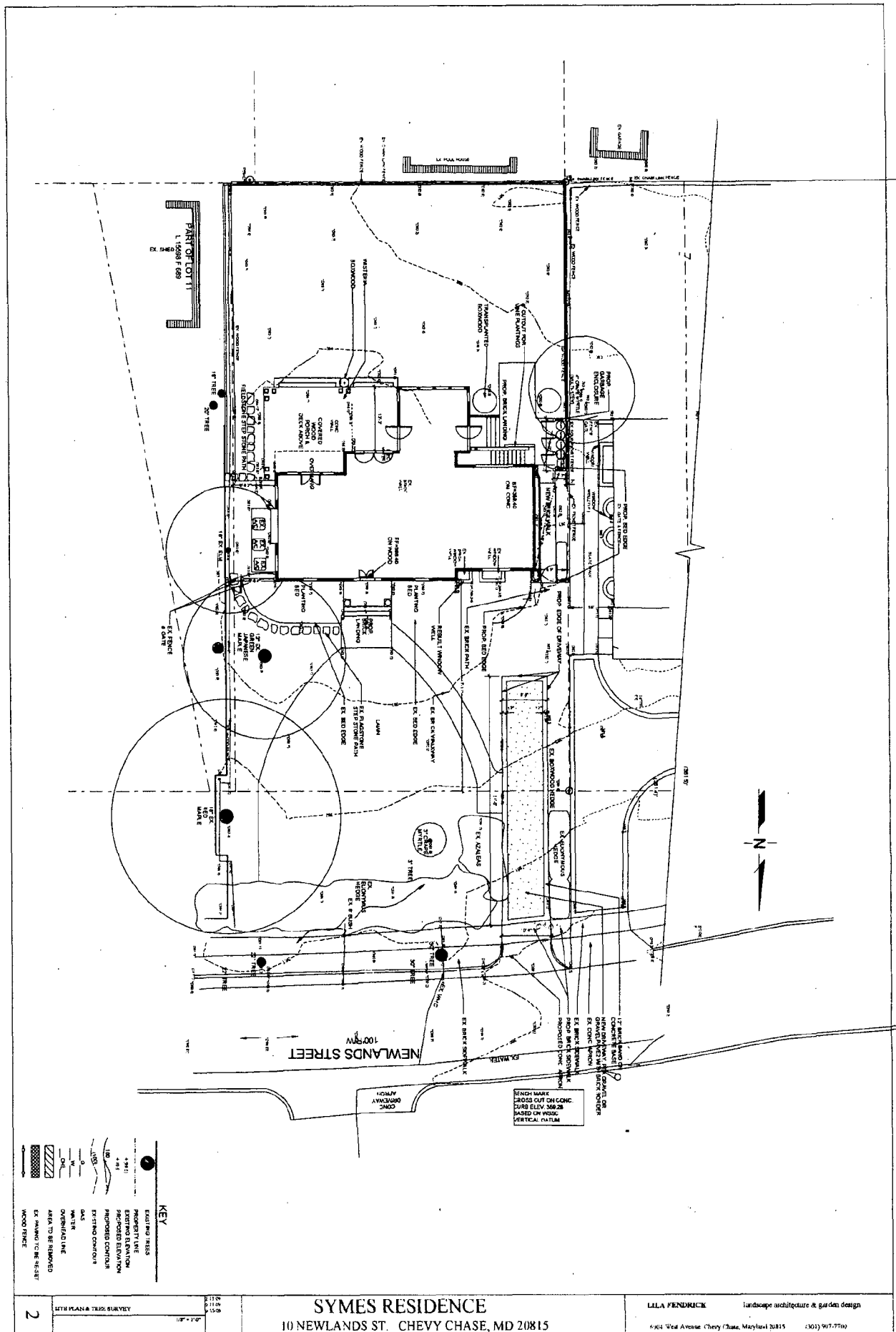


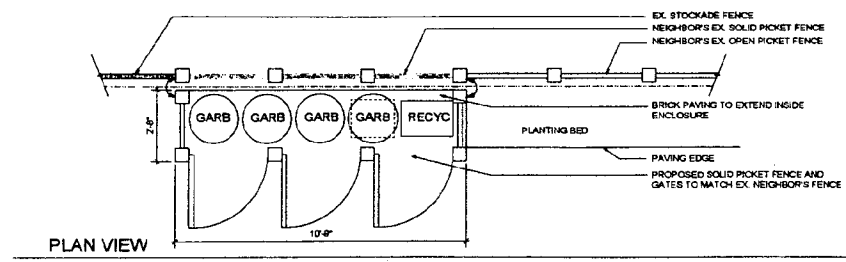
7

EXISTING PLAN

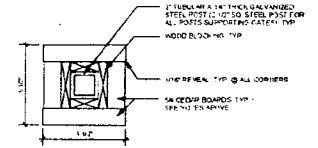
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PROPOSED PLAN

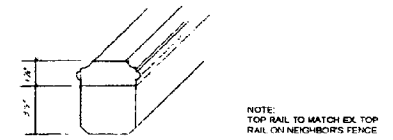
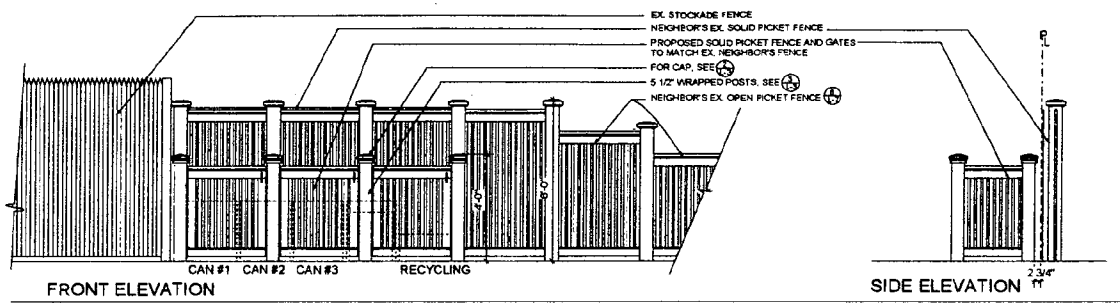




NOTES:  
 1. ALL GATE HARDWARE TO BE RECOMMENDED BY FENCE INSTALLER & REVIEWED BY OWNERS & LA.  
 2. ALL WOOD TO BE CLEAR GRADE W/ CEDAR EXCEPT AS NOTED.  
 3. TOP OF GARBAGE ENCLOSURE TO ALIGN WITH TOP OF GUARDRAIL.

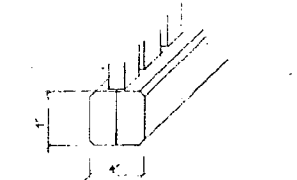
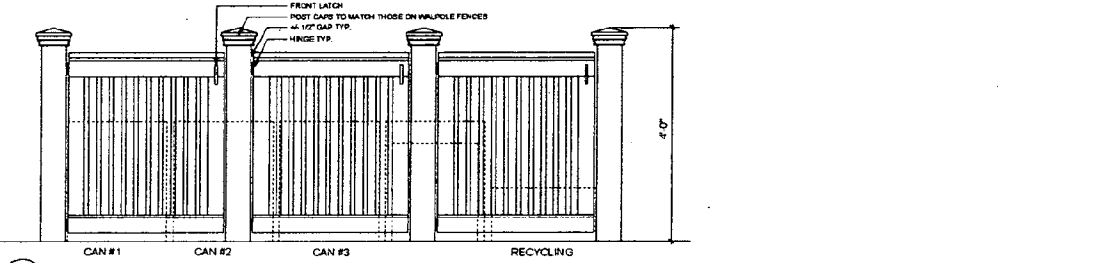


3 POST DETAIL  
 L-3 HORIZONTAL SECTION 3" = 1'-0"

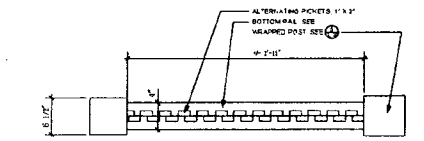


6 TOP RAIL  
 L-3 NOT TO SCALE

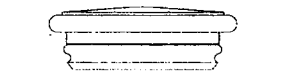
1 GARBAGE ENCLOSURE  
 L-3 ELEVATION



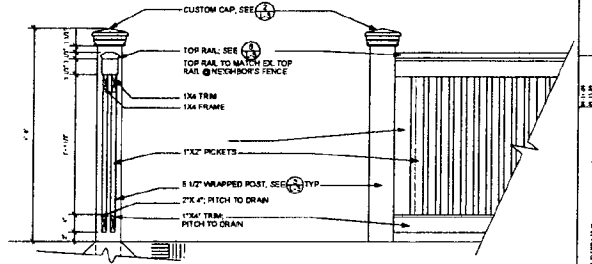
7 BOTTOM RAIL  
 L-3 NOT TO SCALE



4 PLAN VIEW OF GARBAGE ENCLOSURE FENCE PANEL  
 L-7 1 1/2" = 1'-0"



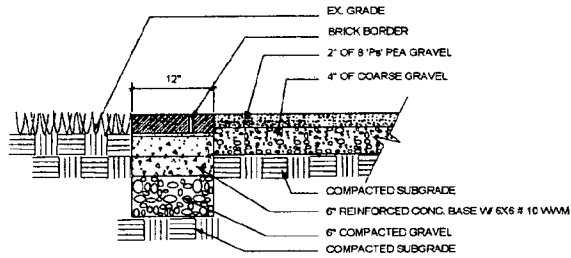
2 CUSTOM CAP DETAIL  
 L-3 ELEVATION NOT TO SCALE



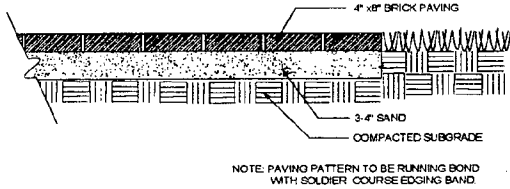
5 FENCE  
 L-3 SECTION 1" = 1'-0"

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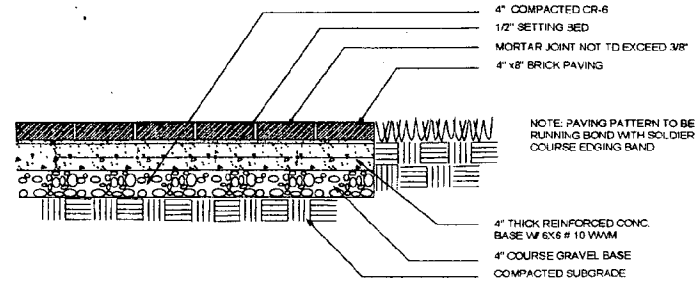
b.



1 DRIVEWAY DETAIL  
SECTION 1-1/2" = 1'-0"



3 BRICK PAVING ON SAND  
SECTION 1-1/2" = 1'-0"



2 BRICK PAVING ON CONCRETE  
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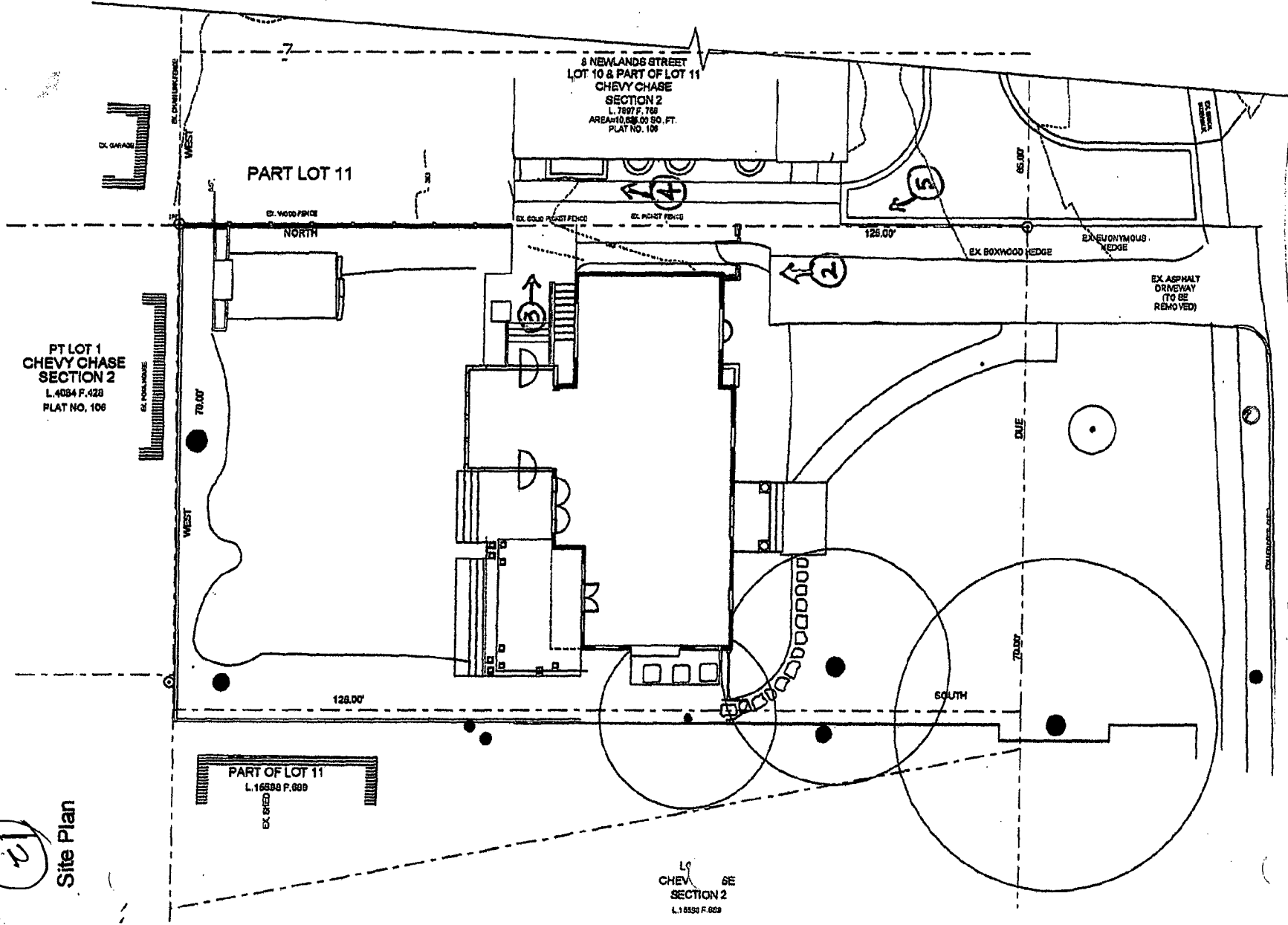
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10



12

Site Plan



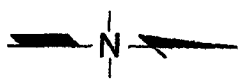
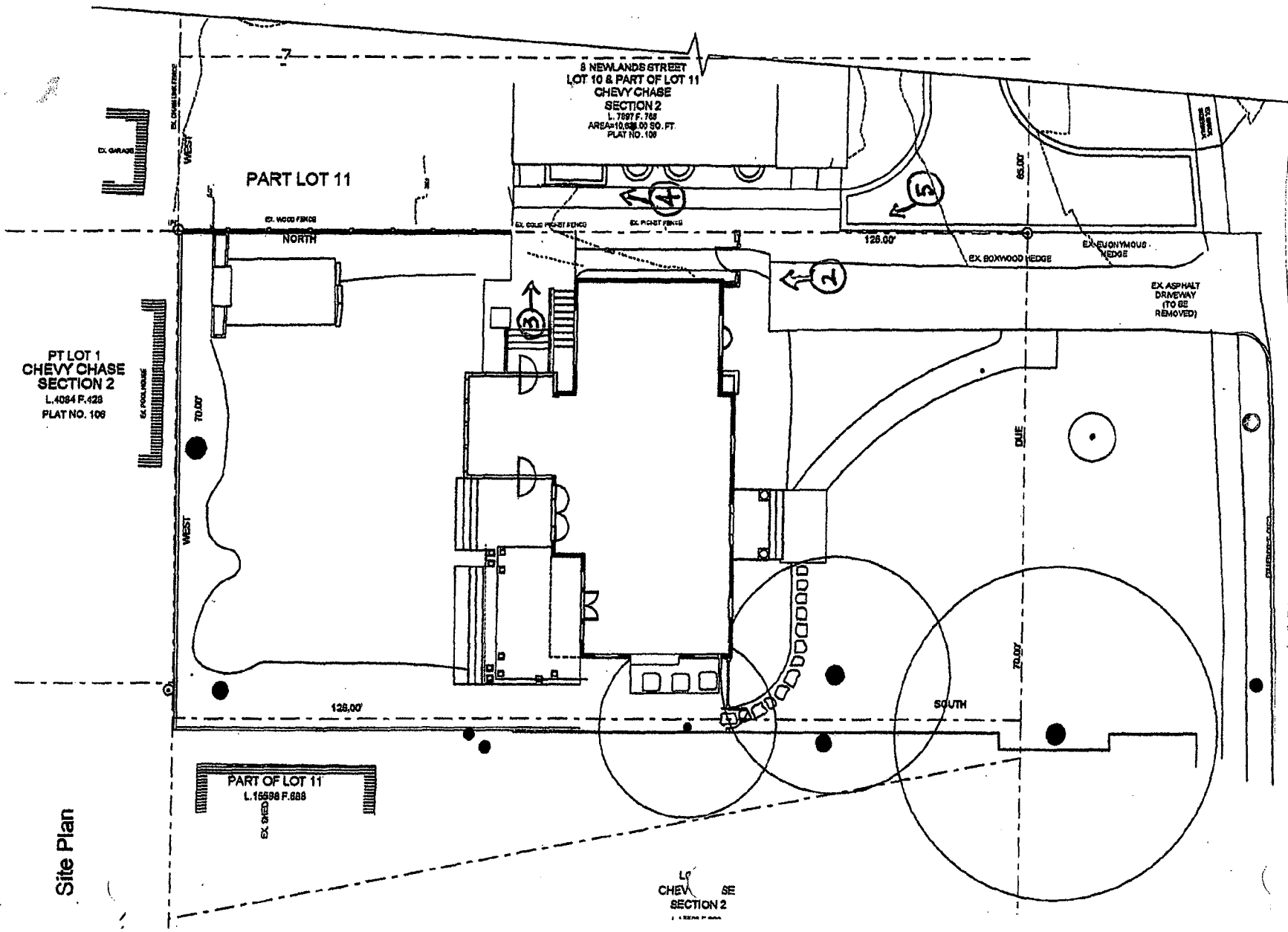
8 NEWLANDS STREET  
 LOT 10 & PART OF LOT 11  
 CHEVY CHASE  
 SECTION 2  
 L. 7897 F. 768  
 AREA: 10,836.00 SQ. FT.  
 PLAT NO. 109

PART LOT 11

PT LOT 1  
 CHEVY CHASE  
 SECTION 2  
 L. 4084 F. 428  
 PLAT NO. 106

PART OF LOT 11  
 L. 16638 F. 689

L9 SE  
 CHEVY CHASE  
 SECTION 2  
 L. 16539 F. 689



Site Plan

L<sup>0</sup>  
CHEVY  
SECTION 2  
L. 16598 F. 688

Applicant: \_\_\_\_\_

SHANA R. DAVIS-COOK  
*Acting Village Manager*  
DAVID R. PODOLSKY  
*Legal Counsel*

CHEVY CHASE VILLAGE  
5906 CONNECTICUT AVENUE  
CHEVY CHASE, MD 20815  
Telephone (301) 654-7300  
Fax (301) 907-9721  
ccv@montgomerycountymd.gov  
www.ccvillage.org

BOARD OF MANAGERS  
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9/16/2009

Property Owner Name: Symes

Contractor Name: TBD

Location of Requested Building Permit:

Address: 10 Newlands Street

City, State, Zipcode Chevy Chase, MD 20815

Proposed Scope of Work: Replace asphalt driveway w/brick border & pea gravel.  
Replace asphalt sidewalk w/brick; replace asphalt apron with  
concrete; build trash enclosure.

Dear Department of Permitting Services:

The above homeowner/contractor has notified Chevy Chase Village that they are planning to apply for both County and Municipal permits for the above summarized construction project. We have supplied them with a full set of the appropriate regulations, and they fully understand that a permit from the County does not guarantee a permit from this municipality, unless they comply with all the rules and regulations given to them with this letter. They have been provided with this information and the appropriate instructions to file for a Building Permit and/or variance form from this municipality.

Sincerely,



Shana Davis-Cook, Acting Village Manager

10 Newlands Street, Chevy Chase  
Chevy Chase Village Historic District



Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW OF DRIVEWAY, APRON & ASPHALT SIDEWALK  
① AS SEEN FROM R.O.W. (NEWLANDS ST.)



Detail: VIEW OF PICKET FENCE & GATE @ RIGHT  
② FRONT CORNER (NW) OF HOUSE WITH BRICK PATH

Applicant: \_\_\_\_\_

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Existing Property Condition Photographs (duplicate as needed)



Detail: NEIGHBOR'S SOLID PICKET FENCE @ WEST PROPERTY LINE  
③



Detail: NEIGHBOR'S FENCE @ WEST PROPERTY LINE  
④

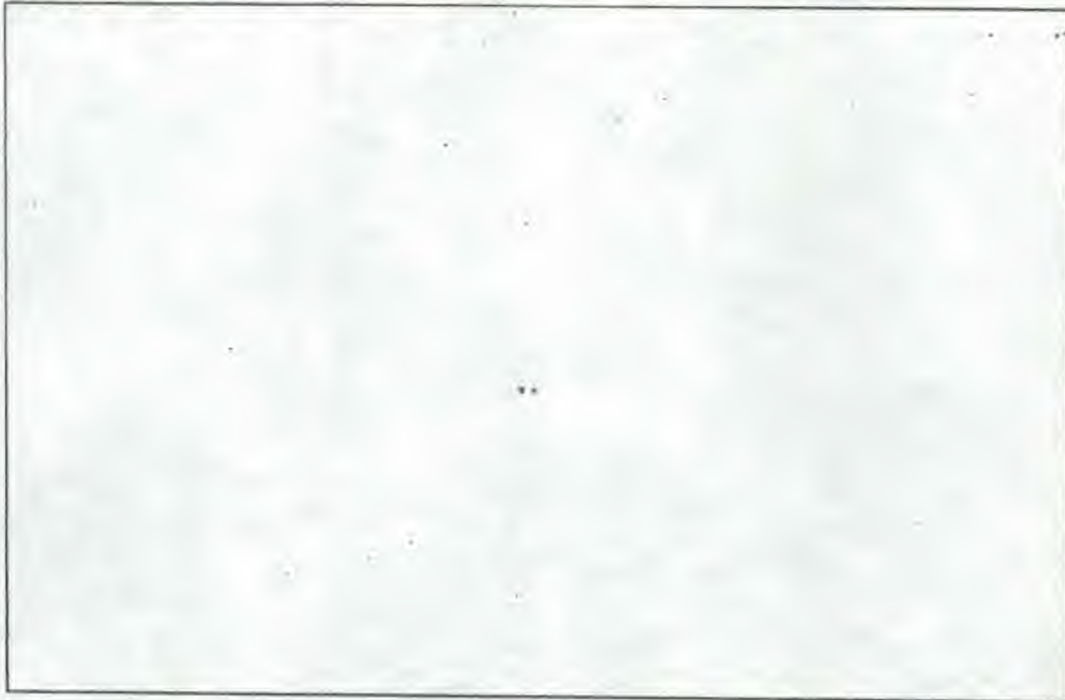
Applicant: \_\_\_\_\_

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW FROM NEIGHBOR'S PROPERTY TO ASPHALT DRIVEWAY

⑤



Detail: \_\_\_\_\_

Applicant: \_\_\_\_\_

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW OF DRIVEWAY, APRON & ASPHALT SIDEWALK  
① AS SEEN FROM R.O.W. (NEWLANDS ST.)



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Applicant: \_\_\_\_\_

Page: \_\_\_\_\_



Existing Property Condition Photographs (duplicate as needed)



Detail: NEIGHBOR'S SOLID PICKET FENCE @ WEST PROPERTY LINE

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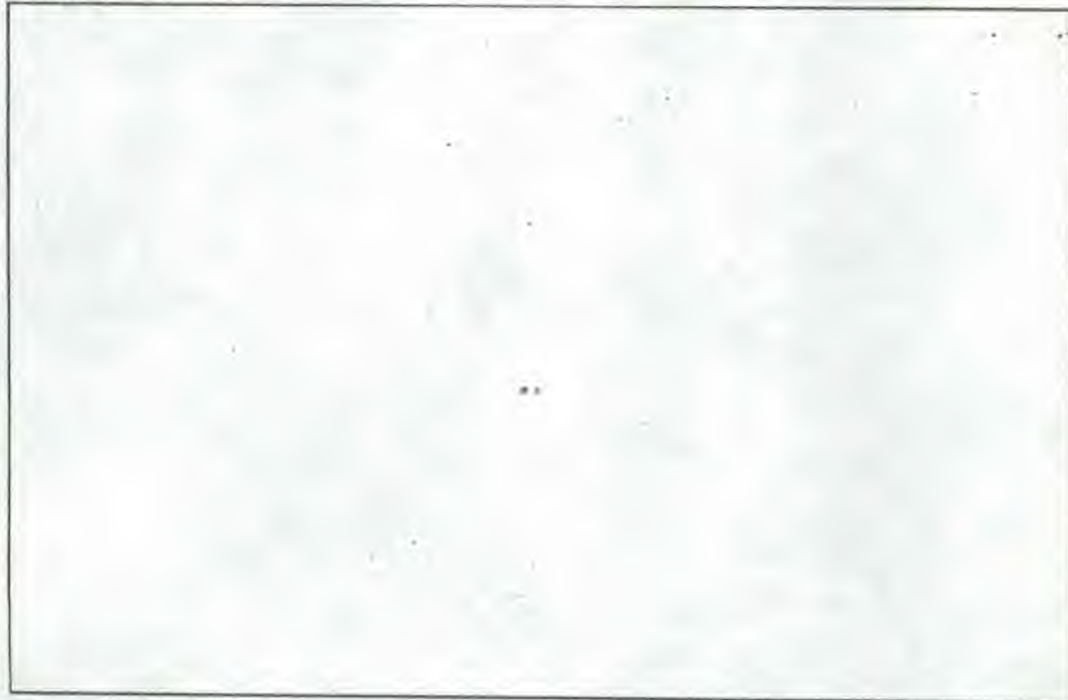
④

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW FROM NEIGHBOR'S PROPERTY TO ASPHALT DRIVEWAY

⑤



Detail: \_\_\_\_\_

Applicant: \_\_\_\_\_

Page: \_\_\_\_\_