

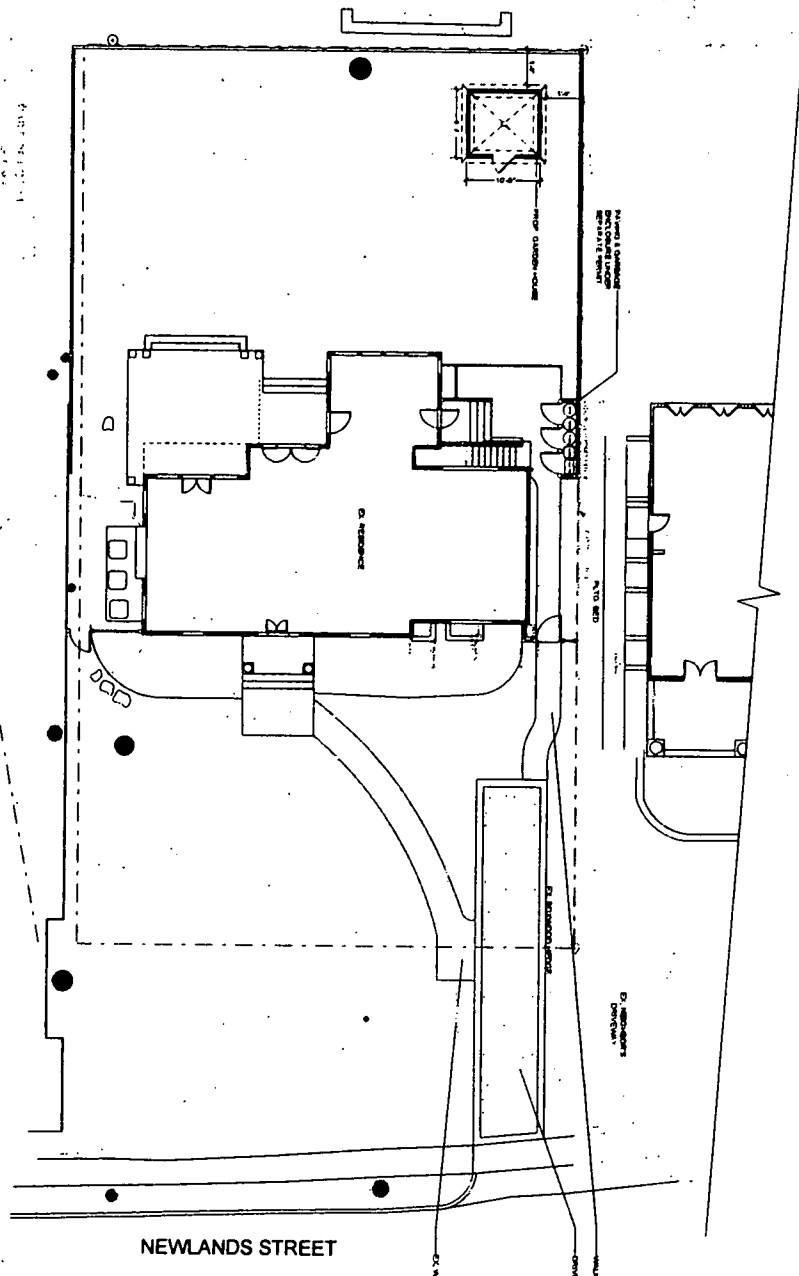
2011 HAMP

10 Newlands Street  
Cuddy Chase Village H.P.

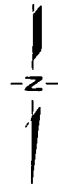
ESYMES @  
A  
QUADEL . COM

202-789-2500

X 6565



NEWLANDS STREET



APPROVED  
 Prince Georges County  
 Historic Preservation Commission  
 [Signature]

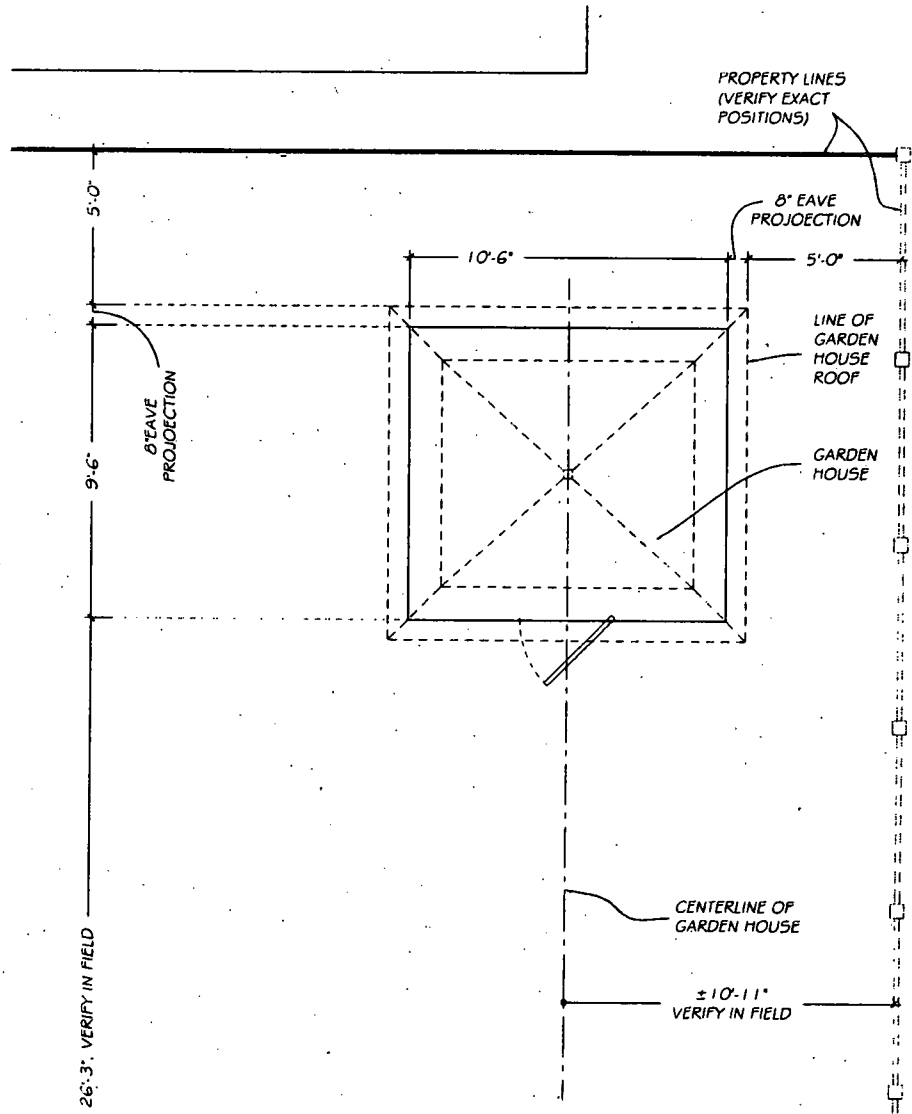
**KEY**

EXISTING TREES  
 PROPOSED LANDSCAPING  
 EXISTING DRIVEWAY  
 PROPOSED DRIVEWAY  
 EXISTING DRIVEWAY  
 PROPOSED DRIVEWAY  
 EXISTING DRIVEWAY  
 PROPOSED DRIVEWAY

**SYMES RESIDENCE**  
 10 NEWLANDS ST. CHEVY CHASE, MD 20815

L.I.L.A. FENDRICK  
 landscape architecture & garden design  
 4034 West 41 Street, Chevy Chase, Maryland 20815 (301) 957-7700

5



PROPERTY LINES  
(VERIFY EXACT  
POSITIONS)

8" EAVE  
PROJECTION

LINE OF  
GARDEN  
HOUSE  
ROOF

GARDEN  
HOUSE

CENTERLINE OF  
GARDEN HOUSE

±10'-11"  
VERIFY IN FIELD

5'-0"

10'-6"

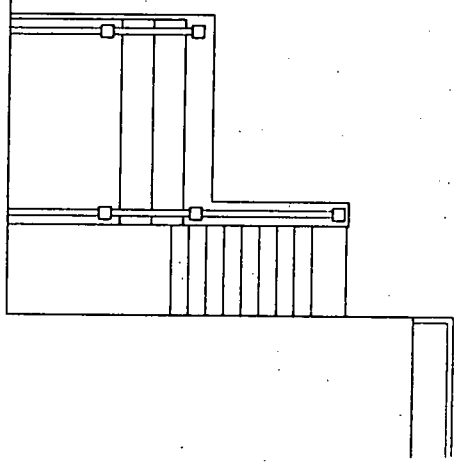
5'-0"

9'-6"

26'-3" VERIFY IN FIELD

GARDEN HOUSE  
PLAN WITH CONTEXT

1/4" = 1'-0"



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

6

GARDEN HOUSE  
SOUTH ELEVATION (FRONT)

1/2" = 1'-0"

CUSTOM WOOD  
FINIAL

SLATE ROOF TO  
MATCH MAIN HOUSE

CUSTOM EXTERIOR  
GRADE VENT-  
ED WOOD  
CORNICHE

VAUGHAN "VALENCAY"  
LANTERNS

MAHOGANY DUTCH  
DOOR w/PANELS

IRON THUMBBLATCH  
BY HISTORIC HOUSE-  
FITTERS OR SIM.

EXTERIOR GRADE  
WOOD CORNER  
BOARDS

EXTERIOR GRADE  
WOOD SKIRTBOARD  
TO MATCH  
MAIN HOUSE

CONCRETE  
FOUNDATION

(4) EXACT DEPTH T.B.D.

BY BUILDER; STEM  
WALL OR SLAB ON GRADE

DRIP CAP & EXT-  
ERIOR GRADE  
WOOD TRIM

EXTERIOR GRADE  
WOOD FRIEZE  
BOARD

APPROVED

Madison County  
Historical Commission

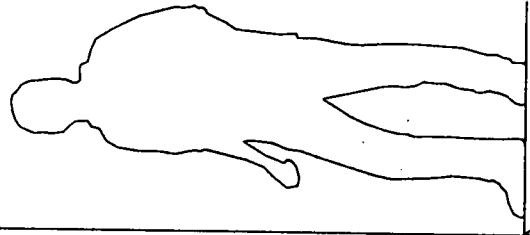
*[Signature]*

13'-2"

8'-4"  
O.C.

SHINGLES  
w/7" REVEAL  
(MATERIAL  
TO MATCH  
MAIN HOUSE)

STONE @  
ENTRANCE

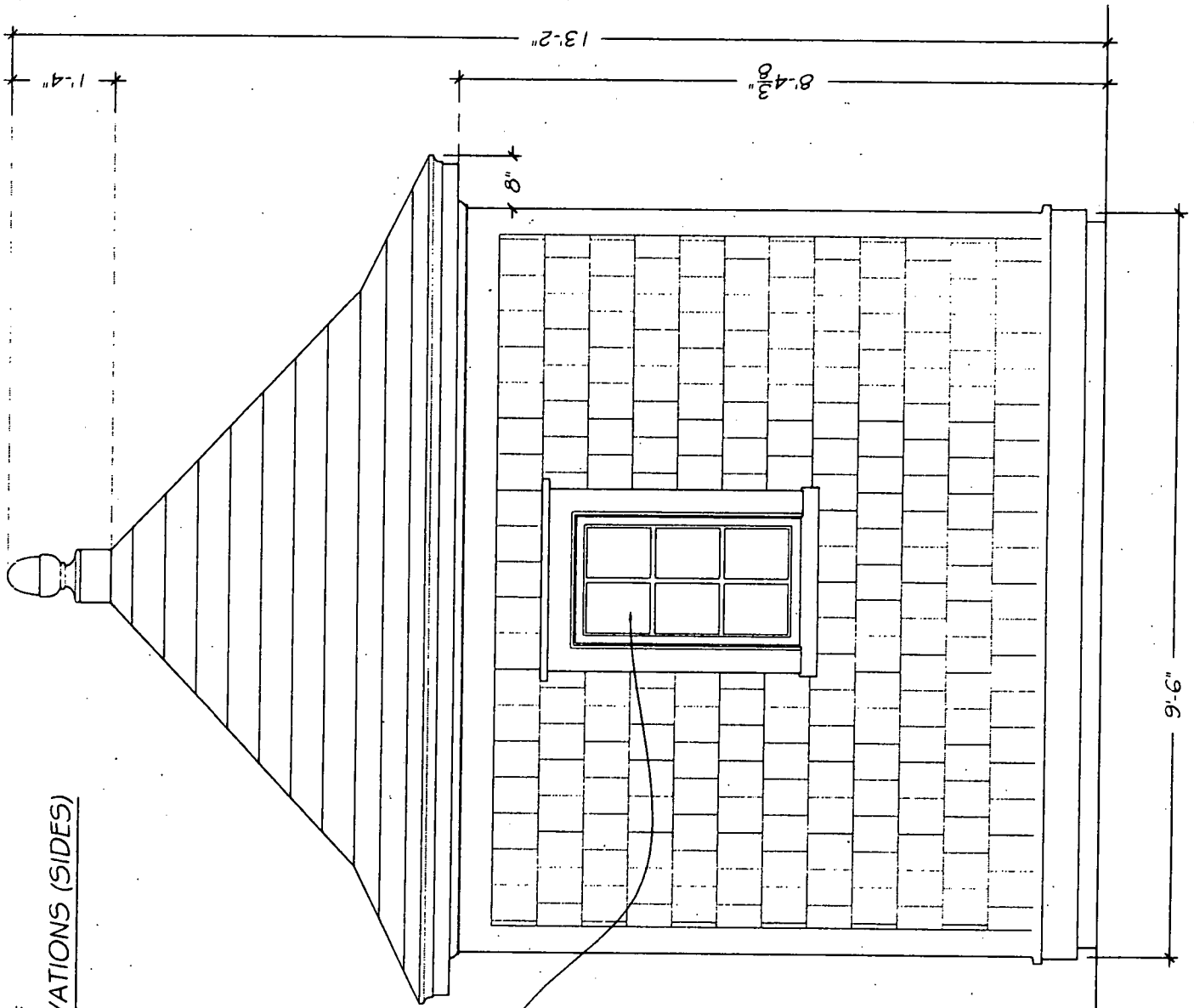


BUILDER TO VERIFY MIN. REQUIRED DISTANCE BETWEEN GRADE  
AND B.O. SKIRTBOARD; CONTINGENT ON LOCAL CODES

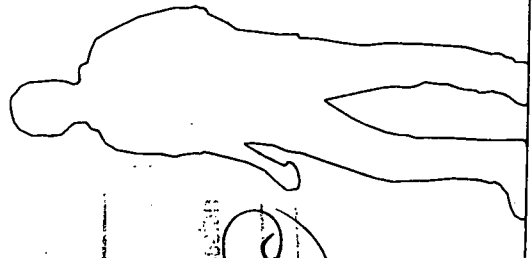
(4)

GARDEN HOUSE  
EAST/WEST ELEVATIONS (SIDES)

1/2" = 1'-0"



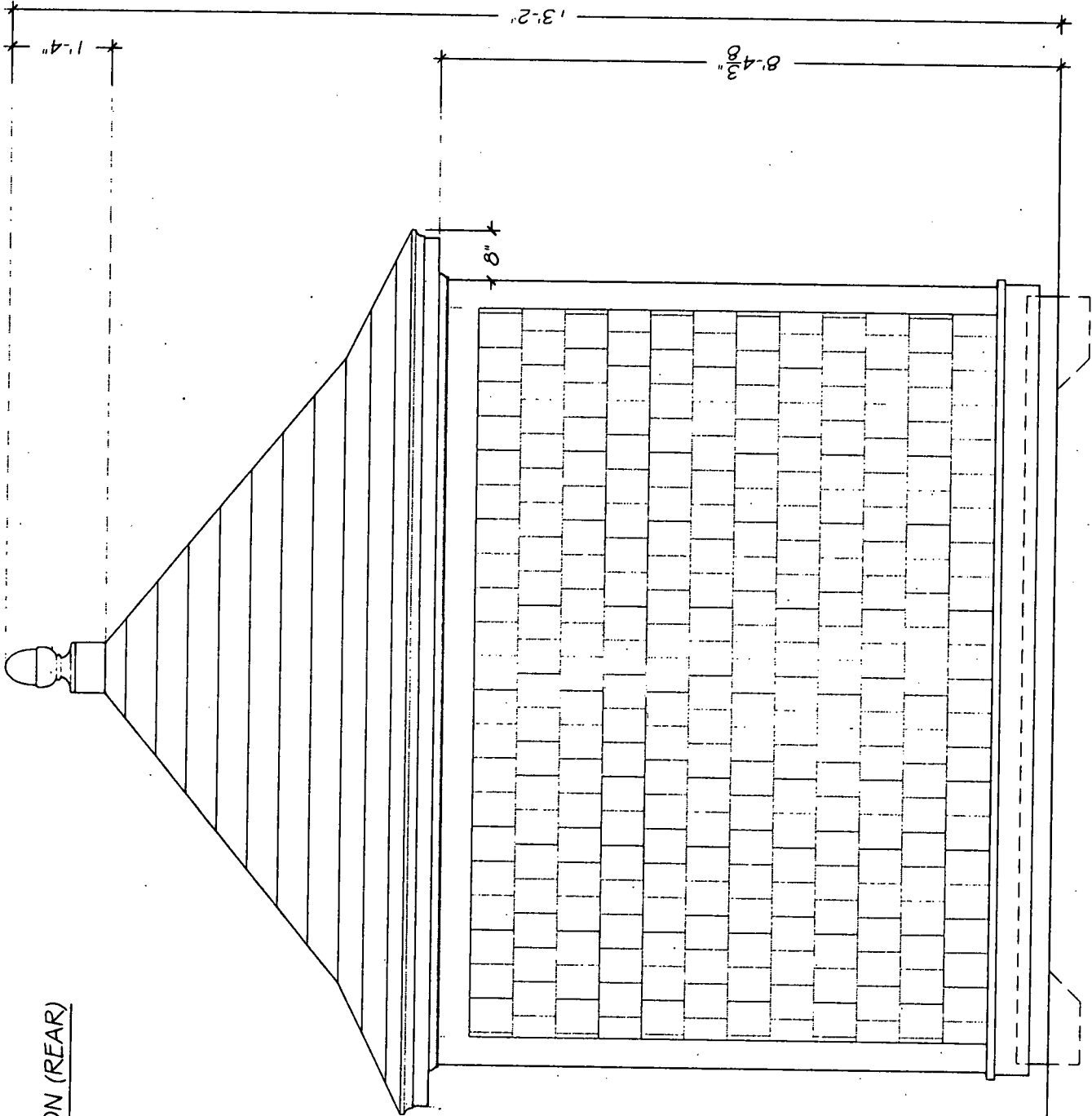
BROSCO OR SIM. OPERABLE  
SINGLE CASEMENT SASH (WOOD,  
1'-8" WIDE x 2'-11 1/4" HIGH  
#1-1/8" THICK) w/EXTERIOR  
GRADE TRIM AND DRIP CAP



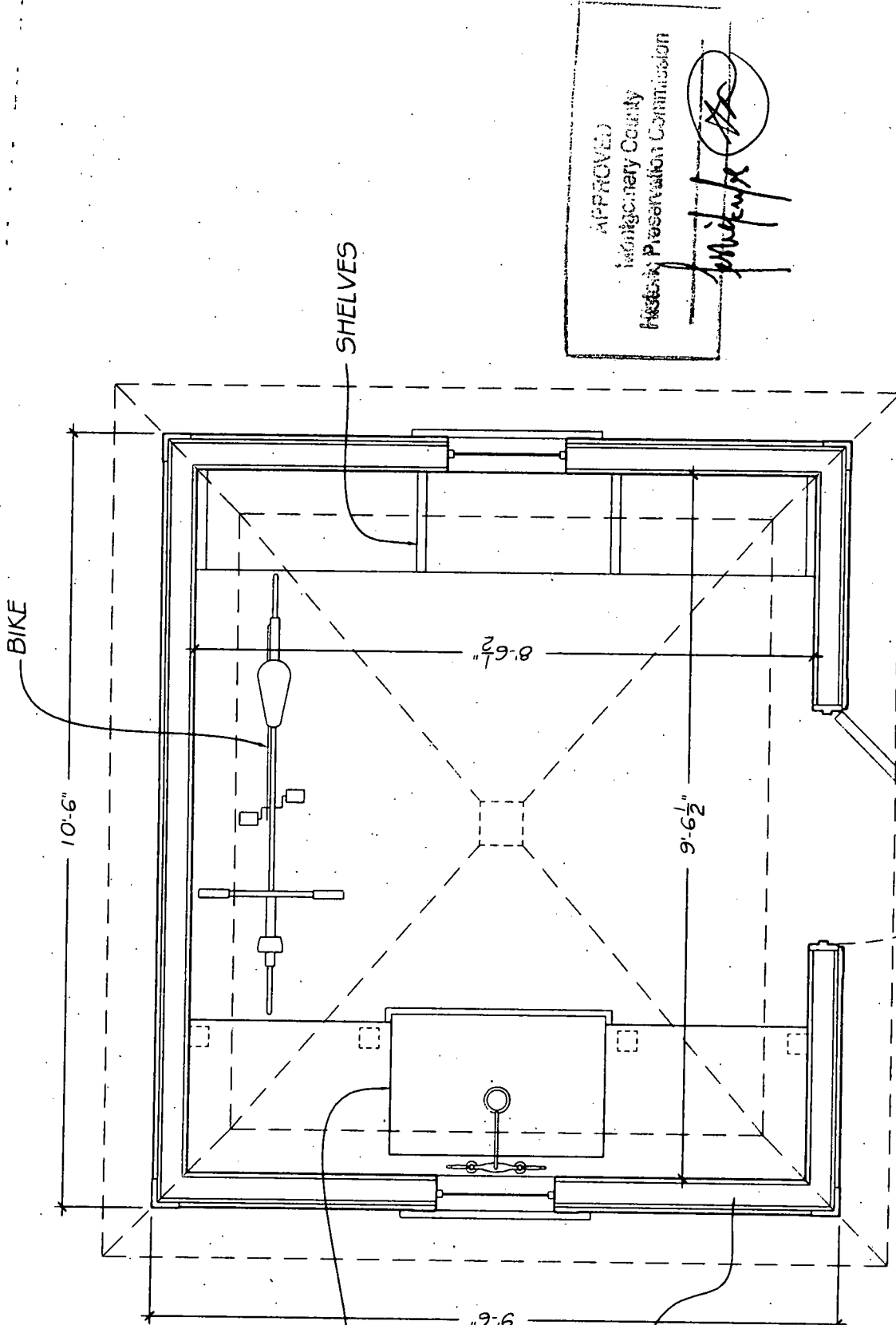
APPROVED  
Hillsborough County  
Planning and Zoning Commission  
*[Signature]*

GARDEN HOUSE  
NORTH ELEVATION (REAR)

1/2" = 1'-0"



ARCHITECTURE  
SHERMAN & COMPANY, C.  
1100 PINE STREET  
PHILADELPHIA, PA.  
*Sherman & Co.*



APPROVED  
 Montgomery County  
 Historical Preservation Commission  
*[Signature]*

DASHED LINE  
 OF ROOF ABOVE

NOTE: LOCATION OF  
 HOSE BIB @ EXTERIOR  
 TO BE DETERMINED BY OWNER

BIKE

SHELVES

10'-6"

9'-6"

9'-6 1/2"

9'-6"

FARMHOUSE  
 SINK

PINE FRAMING  
 w/5/8" EXTERIOR  
 SHEATHING  
 AND EXTERIOR  
 GRADE SHINGLES  
 TO MATCH  
 MAIN HOUSE

GARDEN HOUSE  
 PLAN

1/2" = 1'-0"





## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 6/9/11

### MEMORANDUM

TO: Jennifer Hughes, Acting Director  
Department of Permitting Services

FROM: Anne Fothergill   
Planner Coordinator  
Historic Preservation Section-Planning Department  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #570014—shed construction

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on June 8, 2011.

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 and Merriellou Symes  
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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: EDWARD SYMES, III

Daytime Phone No.: 301-656-2030

Tax Account No.: \_\_\_\_\_

Name of Property Owner: EDWARD AND MERRIE LOU H. SYMES Daytime Phone No.: 202-789-2500 X 6565

Address: 10 NEWLANDS STREET CHEYCHASE MD 20815  
Street Number City Street Zip Code

Contractor: MADDEN CORPORATION Phone No.: 301-881-6669

Contractor Registration No.: \_\_\_\_\_

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

**LOCATION OF BUILDING/PREMISE**

House Number: 10 NEWLANDS STREET Street: CHEYCHASE, MARYLAND

Town/City: \_\_\_\_\_ Nearest Cross Street: CONNECTICUT AVE / BROOKVILLE ROAD

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ 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: \_\_\_\_\_

1B. Construction cost estimate: \$ 25,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: NOT APPLICABLE

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

**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.

Edward Symes, III  
Signature of owner or authorized agent

23 MAY 2011  
Date

Approved: \_\_\_\_\_  
Signature of Commissioner, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 6/9/11

Application/Permit No.: 570014 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

10 NEWLANDS STREET IS A FINE EXAMPLE OF COLONIAL REVIVAL /  
SHINGLE STYLE ARCHITECTURE, DESIGNED BY ARTHUR HEATON  
AND BUILT CA 1900. IT IS A GOOD CONTRIBUTOR TO  
CHEY CHASE VILLAGE AND NEWLANDS STREET.  
THE CURRENT OWNERS HAVE MADE NUMEROUS IMPROVEMENTS  
TO THE HOUSE TO KEEP IT SOUND STRUCTURALLY AND MECHANICALLY.

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

THE PROPOSED GARDEN HOUSE WILL BE LOCATED WHERE  
ONCE THERE WAS A GARAGE AND CONCRETE PAD, SITING  
WILL MEET REQUIRED SETBACKS FROM THE REAR AND SIDEYARD  
PROPERTY LINES. DESIGN OF THE HOUSE IS APPROPRIATE  
TO THE ARCHITECTURAL STYLE AND PERIOD OF THE MAIN HOUSE.

**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; SEE ATTACHED PLANS  
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.

CONCRETE PAD, CEDAR SHINGLES STAINED GRAY, WHITE PAINTED TRIM MOULDINGS  
SLATE ROOF, FRAME CONSTRUCTION

**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.

HEIGHT AND SCALE SIMILAR TO GARDEN SHEDS  
IN NEIGHBORING PROPERTIES

**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.

## Manarolla, Kevin

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Wednesday, June 08, 2011 2:23 PM  
**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy  
**Subject:** LAP comments HPC Hearing for June 8, 2011 - 10 New; 5 W Mel; 20 W Len

The following are the comments of the Chevy Chase village Local Advisory Panel for items on the HPC agenda for 6/8/11:

### I-D

#### 10 Newlands

Contributing Resource

Garden shed reconstruction – Staff gave ‘expedited approval’

LAP concurs with staff and as always encourages the use of expedited Approvals to facilitate the processing of resident requests

### I-G

#### 5 West Melrose

Contributing Resource

Construction of rear screened porch

Staff recommends approval and LAP concurs with Staff

### I-H

#### 20 West Lenox

Contributing Resource

Side and rear additions, alterations to house and driveway and tree removal

Staff approved with “tree protection measures”

LAP concurs with staff

Submitted on behalf of the LAP by

Tom Bourke, Chair

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

<b>Address:</b>	10 Newlands Street, Chevy Chase	<b>Meeting Date:</b>	6/8/11
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	6/1/11
<b>Applicant:</b>	Edward Symes III and Merriellou Symes	<b>Public Notice:</b>	5/25/11
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Numbers:</b>	35/13-11Q	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Garden shed construction		

**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1908

**PROPOSAL**

The applicants are proposing to construct a 10'5" x 9'6" x 13'2" tall garden shed at the rear right corner of their property where there previously had been a garage. The proposed materials are wood shingles, wood casement windows, wood door, wood trim, and a slate roof.

**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 [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW LOOKING FROM RIGHT OF WAY TOWARDS REAR YARD.



Detail: VIEW FROM DRIVEWAY TOWARDS REAR YARD

Existing Property Condition Photographs (duplicate as needed)



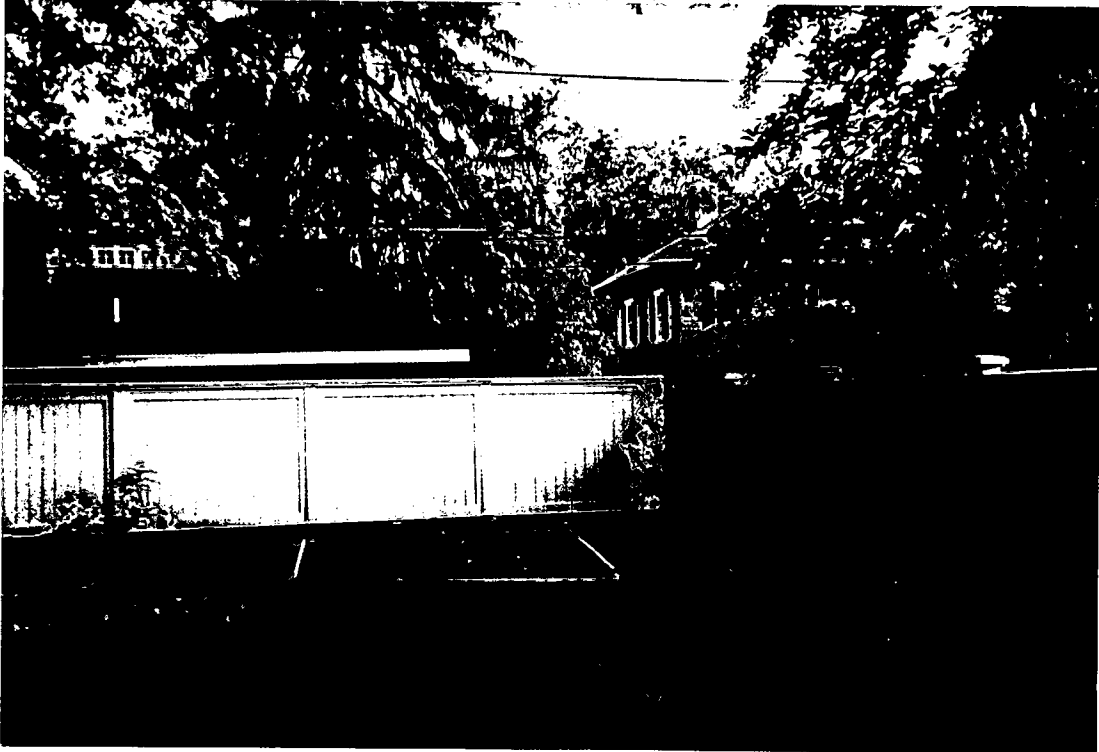
Detail: VIEW TOWARDS REAR YARD FROM RIGHT OF WAY



Detail: VIEW FROM DRIVEWAY TOWARDS GARDEN HOUSE LOCATION



Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW OF PROPOSED LOCATION OF GARDEN HOUSE



Detail: VIEW FROM EAST PROP. LINE TOWARDS PROPOSED GARDEN HOUSE

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW OF SOUTH NEIGHBOR



Detail: VIEW OF PROP. GARDEN HOUSE FROM HOUSE

Existing Property Condition Photographs (duplicate as needed)

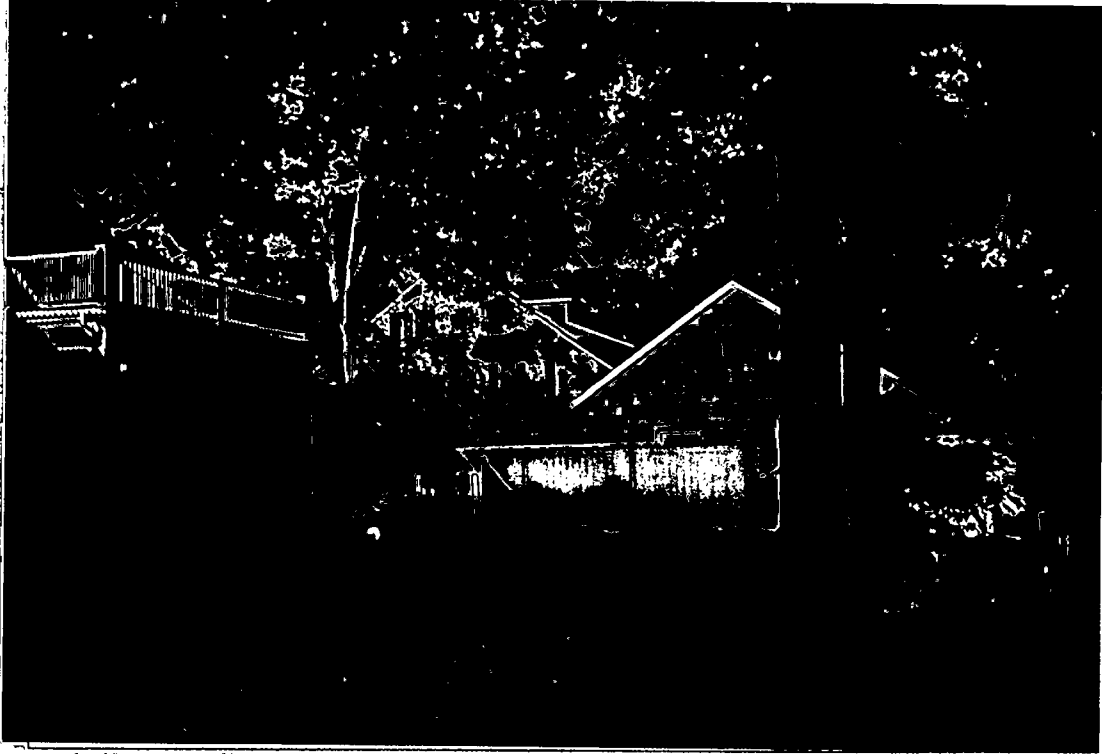


Detail: VIEW LOOKING FROM GARDEN HOUSE TOWARDS HOUSE

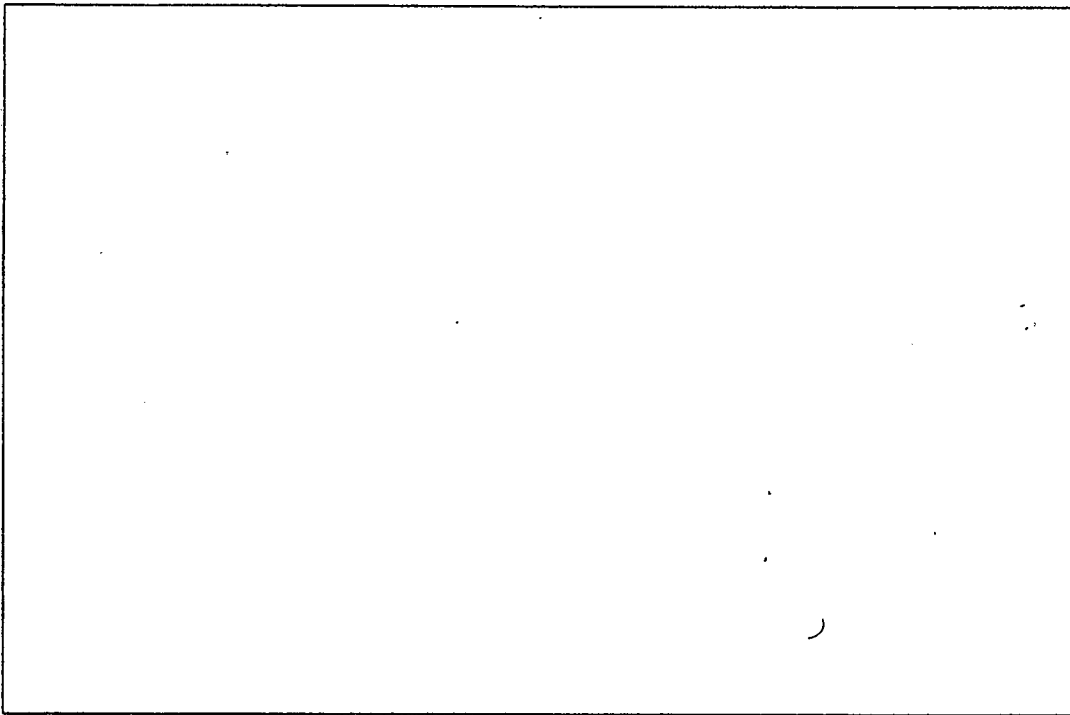


Detail: VIEW OF EAST NEIGHBOR FROM GARDEN HOUSE

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW OF EAST NEIGHBOR FROM PRDP. GARDEN HOUSE



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

Applicant: 10 NEWLANDS ST.

Page: 5

(16)