

2012 HAWUP

15 Newlands
Cherry Chase Village H.P.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 11/15/12

MEMORANDUM

TO: Diane Schwartz Jones, 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 #613908—fencing installation and driveway alterations

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 November 14, 2012.

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: Jon and Therese White
Address: 15 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 Email: white Th @ mail.nih.gov Contact Person: Therese White
Daytime Phone No.: 301-402-5886

Tax Account No.:

Name of Property Owner: Jon + Therese White Daytime Phone No.: 301-402-5886

Address: 15 NEWLANDS ST Chevy Chase MD 20815
Street Number City State Zip Code

Contractor: JR TRAWICK Landscaping Inc Phone No.: 301-829-2160

Contractor Registration No.:

Agent for Owner: Bob Trawick Daytime Phone No.: 301-442-4517

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: Newlands St

Town/City: Chevy Chase Nearest Cross Street: Brookville Rd

Lot: 12 Block: 54 Subdivision: SECTION 2

Liber: Folio: Parcel:

PART ONE: TYPE OF REPAIR/ALTERATION/ADDITION

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: driveway

1B. Construction cost estimate: \$ 2000.00

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.

Signature of owner or authorized agent: Therese White Date: 10-3-12

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 11/15/12
Application/Permit No.: 6013908 Date Filed: 10/5/12 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:

REMOVE 13' x 15' area of asphalt from driveway
~~and~~ towards back end of driveway

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

Using same type + color of pavers to match existing ones,
we will replace the asphalt with pavers.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.
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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.

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1. WRITTEN DESCRIPTION OF PROJECT

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

Remove approx 16 feet of 42" high wood fence/gate.
Gate existing

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

- Install approx 6 feet of custom iron fence - 34" high
w/custom iron castings + fleur de lis finials to match gate @
front of driveway.
- Install double drive gate approx 9'6" wide to match front gate.
- This fence/gate will be placed near back end of driveway.

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CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone Information is taken from available sources and is subject to interpretation of originator.



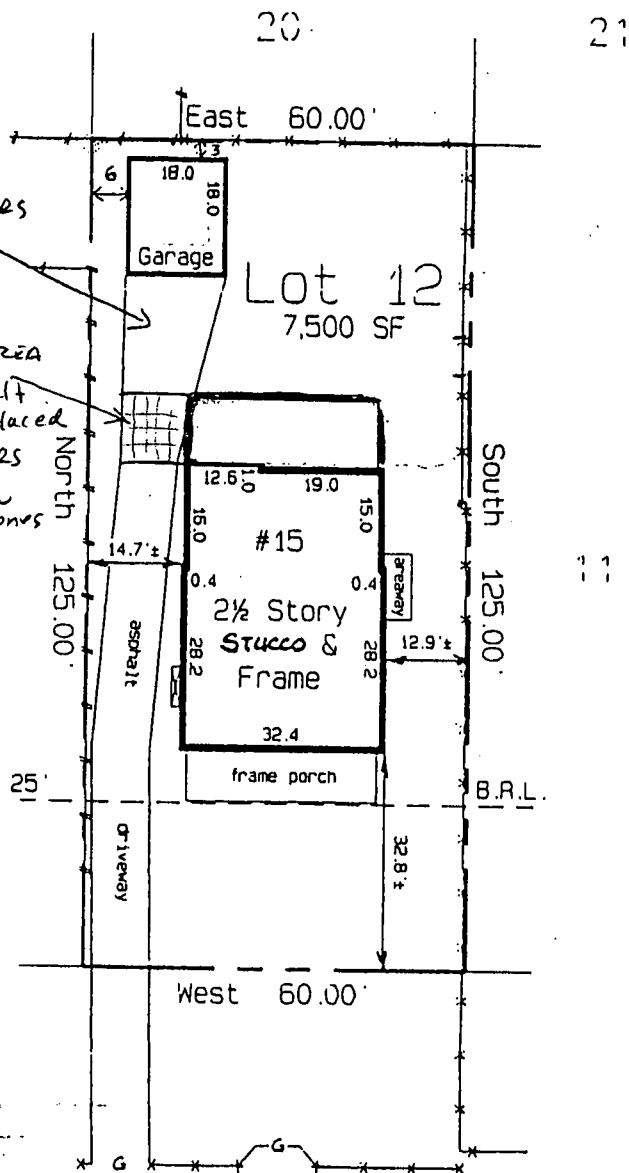
Notes :

1. Flood zone "C" per H.U.D. panel No. 0175C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet

existing PAVERS

13x15' AREA
of asphalt
to be replaced
by PAVERS
to match
existing ones
15

See next
page for
expanded
view



Location Drawing
Lot 12, Block 54
Section 2

Historic...
[Signature]

Newlands Street

Chevy Chase

Montgomery County, Maryland

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

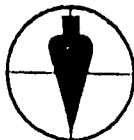
Jeffrey A. Foster

MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES

PLAT BK. 2
PLAT NO. 106

LIBER
FOLIO



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS

2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301/948-6100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 30'

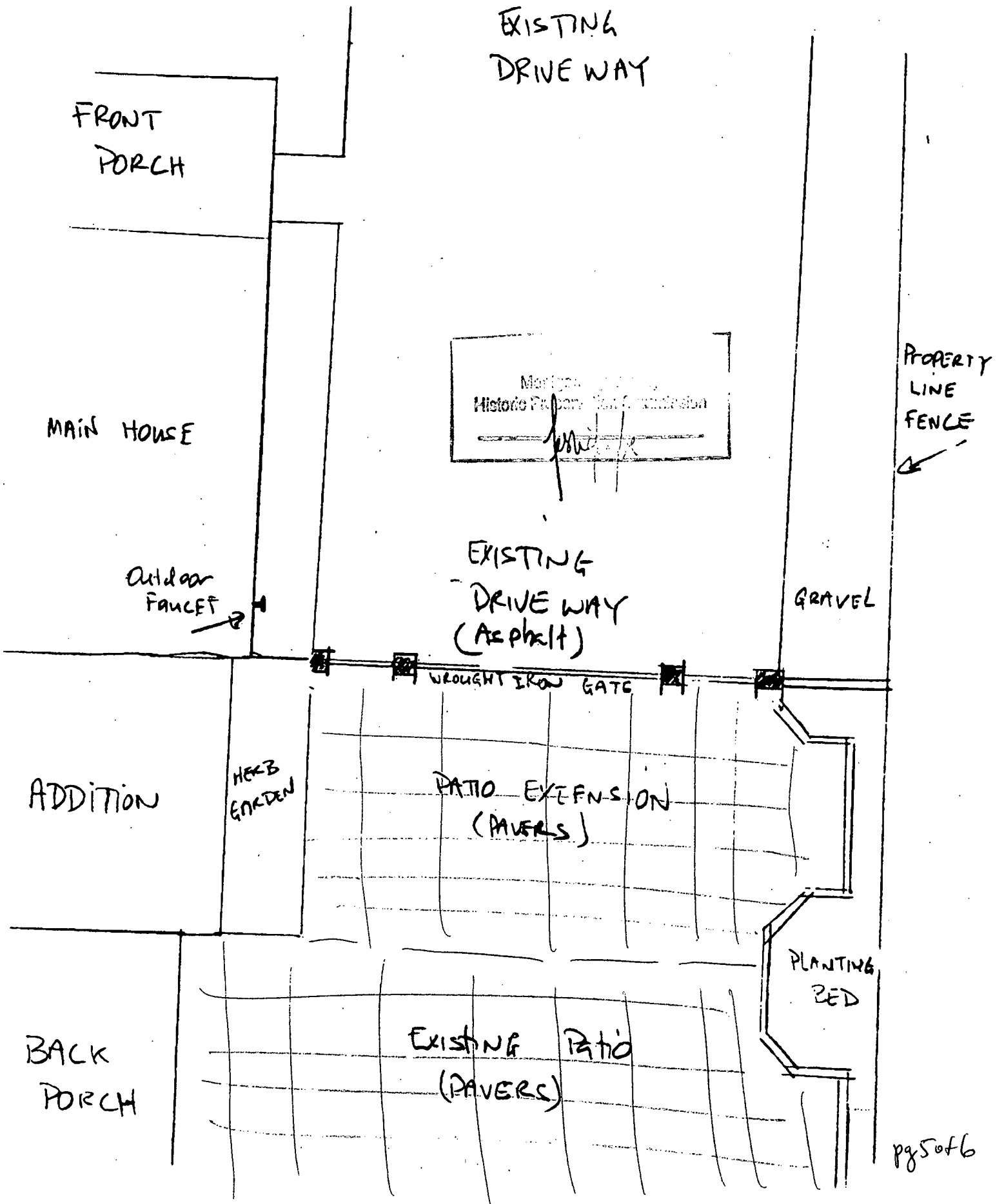
WALL CHECK:

DRAWN BY: F.E.K.

HSE 106 5-21-96

106 NO. 01-1504

WHITE RESIDENCE
15 NEWLAND ST



Fothergill, Anne

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) <tom.bourke@whihomes.com>
Sent: Wednesday, November 14, 2012 8:13 AM
To: Fothergill, Anne; Manarclla, Kevin; Whipple, Scott; Silver, Joshua
Cc: ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); P. Wellington; Stephens, Betsy
Subject: LAP comments for HPC 11-14-12: 7 Newlands St, 15 Newlands; 3 W Lenox; 27 Primrose

The following are the LAP comments for items before the HPC on 11/14/12

7 Newlands – Preliminary Consultation 3rd
Outstanding Resource
Side and rear addition, and alterations

The LAP is aware that this is the third submission for preliminary consultation by the applicants. The LAP agrees with the Staff that the applicants have responded to all the Commission's concerns and suggestions regarding alterations to the historic house. We also agree that the "... proposed design has evolved commendably" and that it respects the original house materials, design, and massing. In particular, the LAP finds that the revised design for the porch is a significant improvement over earlier designs and should be approved. As is appropriate the architect has made the new porch is visually secondary to the historic house and addition. We do not believe that at this property the porch needs to be limited to the footprint of the existing addition. As the Staff notes, "The porch is located behind the historic house ... almost 100 feet back from the street" and that "Even with the proposed addition and this side porch extension there will still be a sizeable amount of open space remaining on the east side of the property." The LAP values the "open, park-like setting" of the Village and we feel that the porch does not infringe in any significant way on those characteristics of the historic district. We strongly urge the HPC to approve this design and allow the applicants finally to move forward.

The LAP concurs with Expedited Approvals for the following:

15 Newlands – Driveway replacement and fencing

3 West Lenox - fencing

27 Primrose - alter garage

Submitted on behalf of the LAP by Tom Bourke Chair

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 Newlands Street, Chevy Chase	Meeting Date:	11/14/12
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	11/7/12
Applicant:	Jon and Therese White	Public Notice:	10/31/12
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-12AA	Staff:	Anne Fothergill
PROPOSAL:	Partial driveway material replacement and fencing replacement		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1918

PROPOSAL

The applicants propose to replace a 13' x 15' section of the asphalt driveway with pavers to match the other pavers at the end of the driveway. The applicants also propose to remove an existing fence and gate across the driveway and install a span of 34" high iron fencing and gate across the driveway to match the existing iron fence and gate at the front end of the driveway.

APPLICABLE GUIDELINES

Chevy Chase Village Guidelines

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 scrutiny if they are not.

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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: white th @ mail.nih.gov Contact Person: Therese White
Daytime Phone No.: 301-402-5886

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LOCATION OF BUILDING/PREMISE

House Number: 15 Street: Newlands St
Town/City: Chevy Chase Nearest Cross Street: Brookville Rd
Lot: 12 Block: 54 Subdivision: SECTION 2
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: AC Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: driveway
1B. Construction cost estimate: \$ 2000⁰⁰
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: _____
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3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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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.

Therese White
Signature of owner or authorized agent

10-3-12
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 6013908 Date Filed: 10/5/12 Date Issued: _____

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page 2 of 6

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
15 Newlands St Chevy Chase MD 20815	Long Fence Company, Inc 1910 Betson Court Odenton, MD 21113
Adjacent and confronting Property Owners mailing addresses	
Cuttriss, Barbara 11 NEWLANDS ST Chevy Chase MD 20815	Morgenstein, Robert + Susan 16 Newlands St Chevy Chase, MD 20815

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

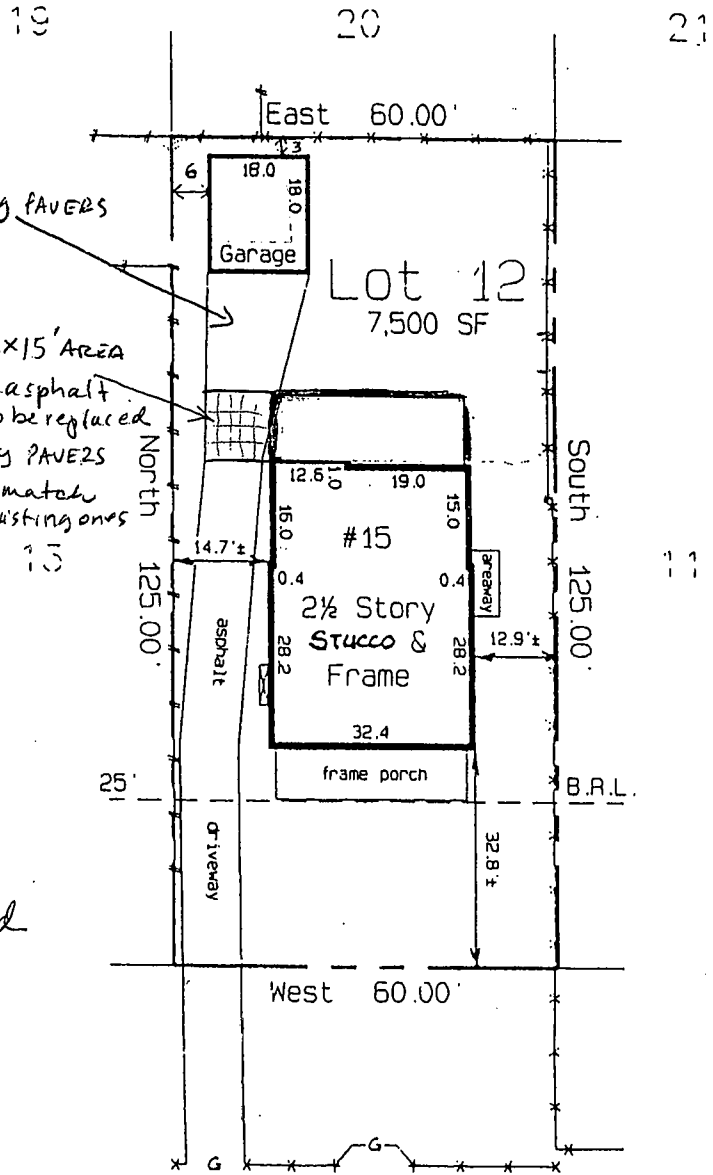


Notes :

1. Flood zone "C" per H.U.D. panel No. 0175C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 FEET



See next page for expanded view



Location Drawing
 Lot 12, Block 54
 Section 2
Chevy Chase
 Montgomery County, Maryland

Newlands Street

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

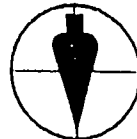
Jeffrey A. Foster

MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES

PLAT BK. 2
 PLAT NO. 106

LIBER
 FOLIO



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS

2 Professional Drive, Suite 210
 Gaithersburg, Maryland 20879
 301/948-6100, Fax 301/948-1288

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: F.E.K.

HSE. LOC. 5-21-96

JOB NO. 01.1504

7

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



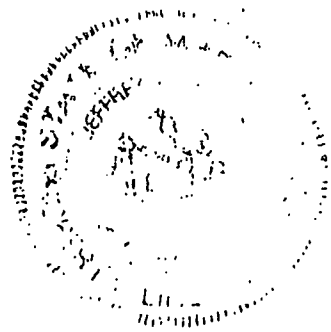
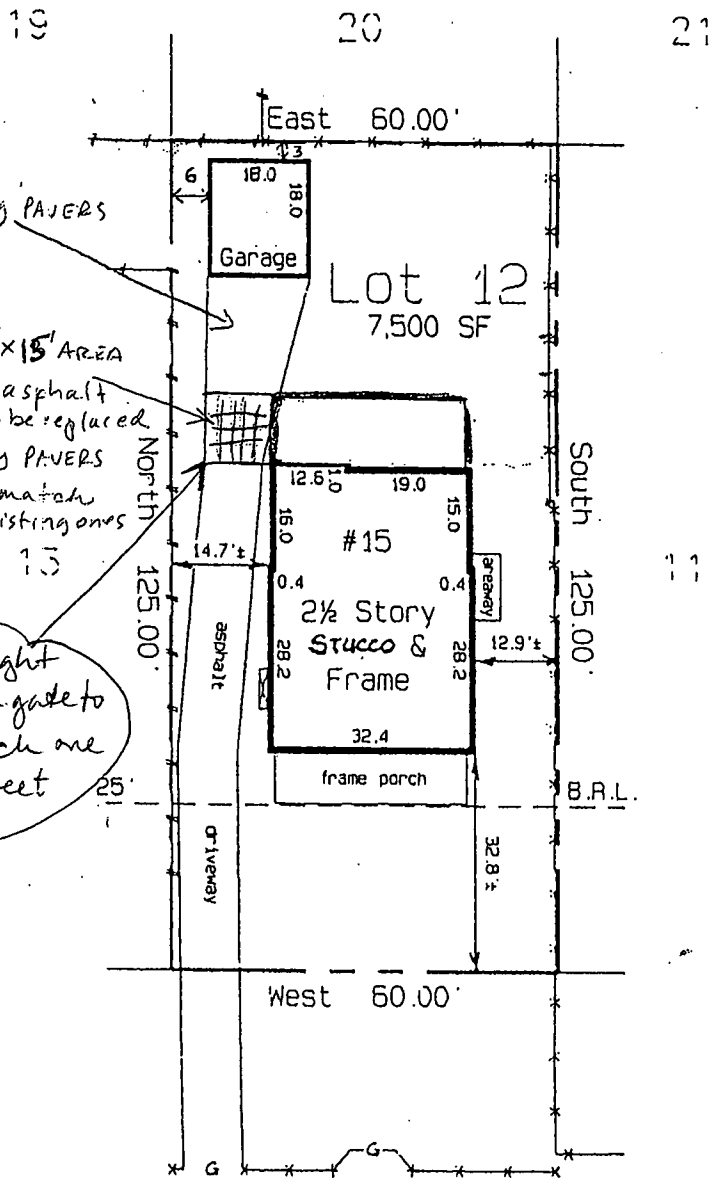
Notes :

1. Flood zone "C" per H.U.D. panel No. 0175C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet

existing PAVERS

13'x15' AREA
of asphalt
to be replaced
by PAVERS
to match
existing ones

wrought
iron gate to
match one
@ street



Location Drawing
Lot 12, Block 54
Section 2
Chevy Chase
Montgomery County, Maryland

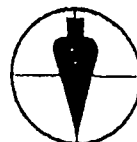
Newlands Street

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

REFERENCES

PLAT BK. 2
PLAT NO. 106



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 210
Gaithersburg, Maryland 20879
301/946-6100, Fax 301/946-1286

LIBER
FOLIO

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

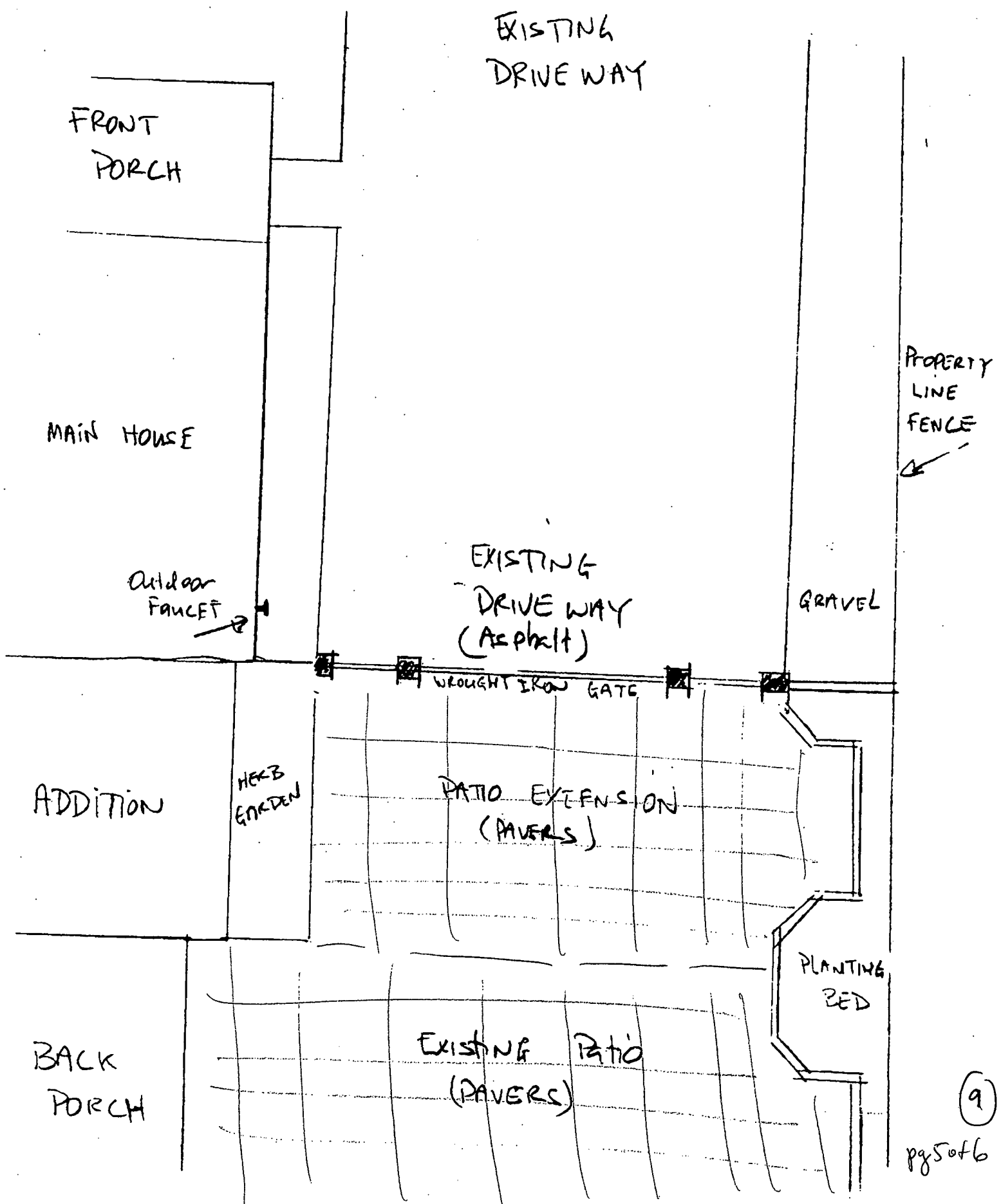
DRAWN BY: F.E.K.

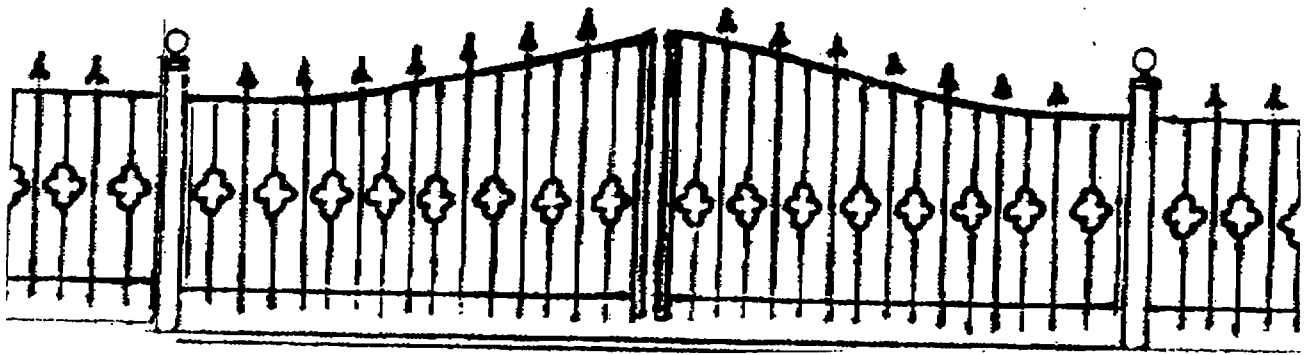
HSE LOC: 5-21-96

JOB NO. 01-1504

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

WHITE RESIDENCE
15 NEWLAND ST





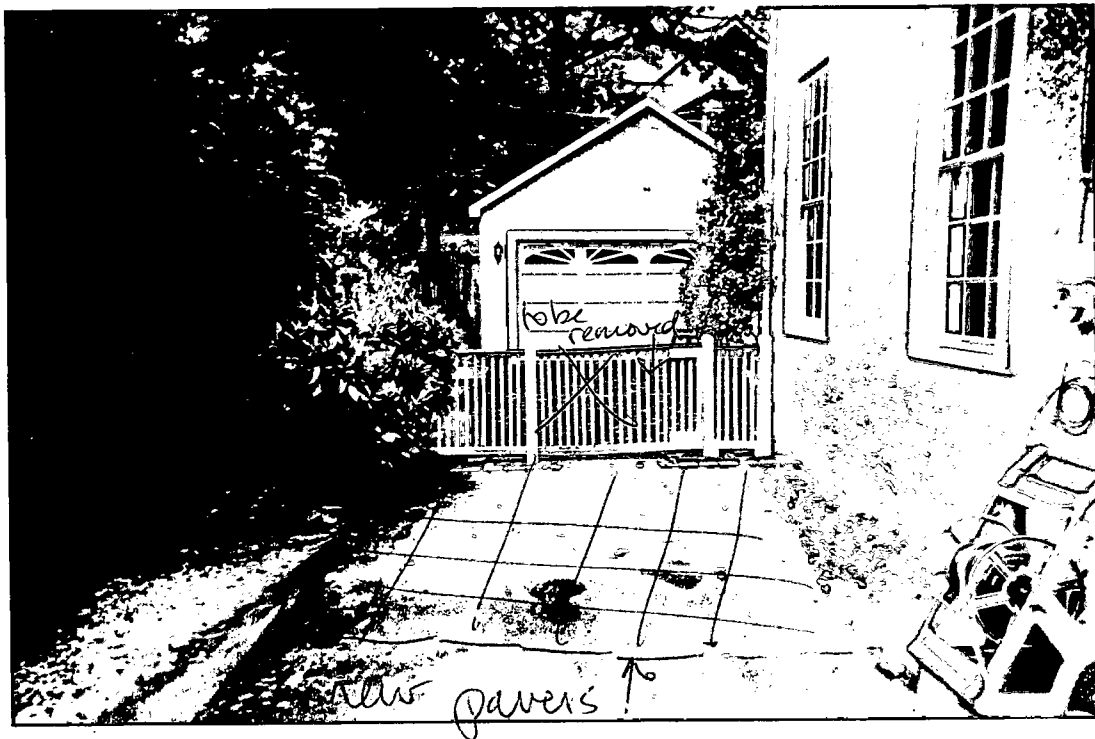
the new fence/gate will look like this. It will be same material, same pattern, same color as the existing fence/gate. It will be placed about 100 ft. from the street on our property at the division of the new pavers and the old asphalt.

White, Theresa

Existing Property Condition Photographs (duplicate as needed)



Detail: existing pavers at back end of driveway



Detail: _____

Applicant: White, Therese

Existing Property Condition Photographs (duplicate as needed)



Detail: EXISTING wooden gate to be removed



Detail: to show how far back the new fence/gate will be

Applicant: White, Therese

Existing Property Condition Photographs (duplicate as needed)



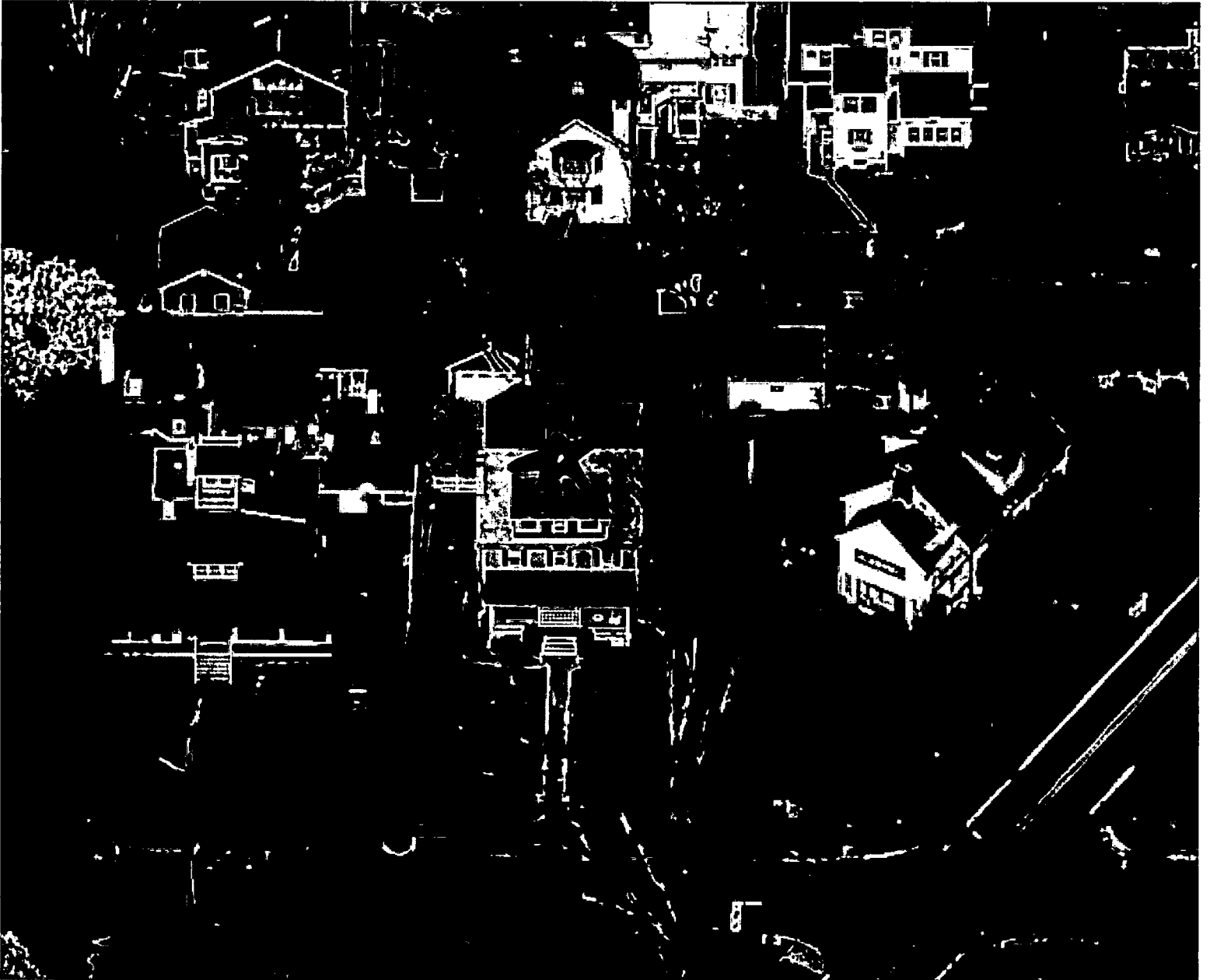
Detail: existing fence @ front of drive way



Detail: existing fence @ front of drive way

Applicant: WHITE, Therese

15 Newlands



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