

2011 MAP

3 Newlands Street
Cherry Chase Village H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 12/8/11

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 #583160—Hardscape alterations and fencing and pond installation

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 December 7, 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: Tony and Kathryn Everett
Address: 3 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.



**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:

Backyard is essentially grass with a brick path circling 1/2 of it in an ellipse.

Landscaping plans call for creating a garden with turf that divides the garden into thirds - one for play, one for entertaining, and one for growing vegetables.

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

1) Enlarge existing brick path from 4' to 8' as shown on plan. Increased square footage: 60 sq. ft.

2) Install new flagstone patio that intersects with brick path and provides an entry zone into the garden. Patio to be edged with brick to tie into walkway. Size: 14 x 14

3) Install a semi-raised fish pond 14 x 14 with a 10" stone cap. Pond to be centered at existing brick wall but

installed at minimum 1' away from wall. Pond depth 18" - 3' in total.

4) Install a new side gate at side of house w/ picket fence to match existing @ 42" high.

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.

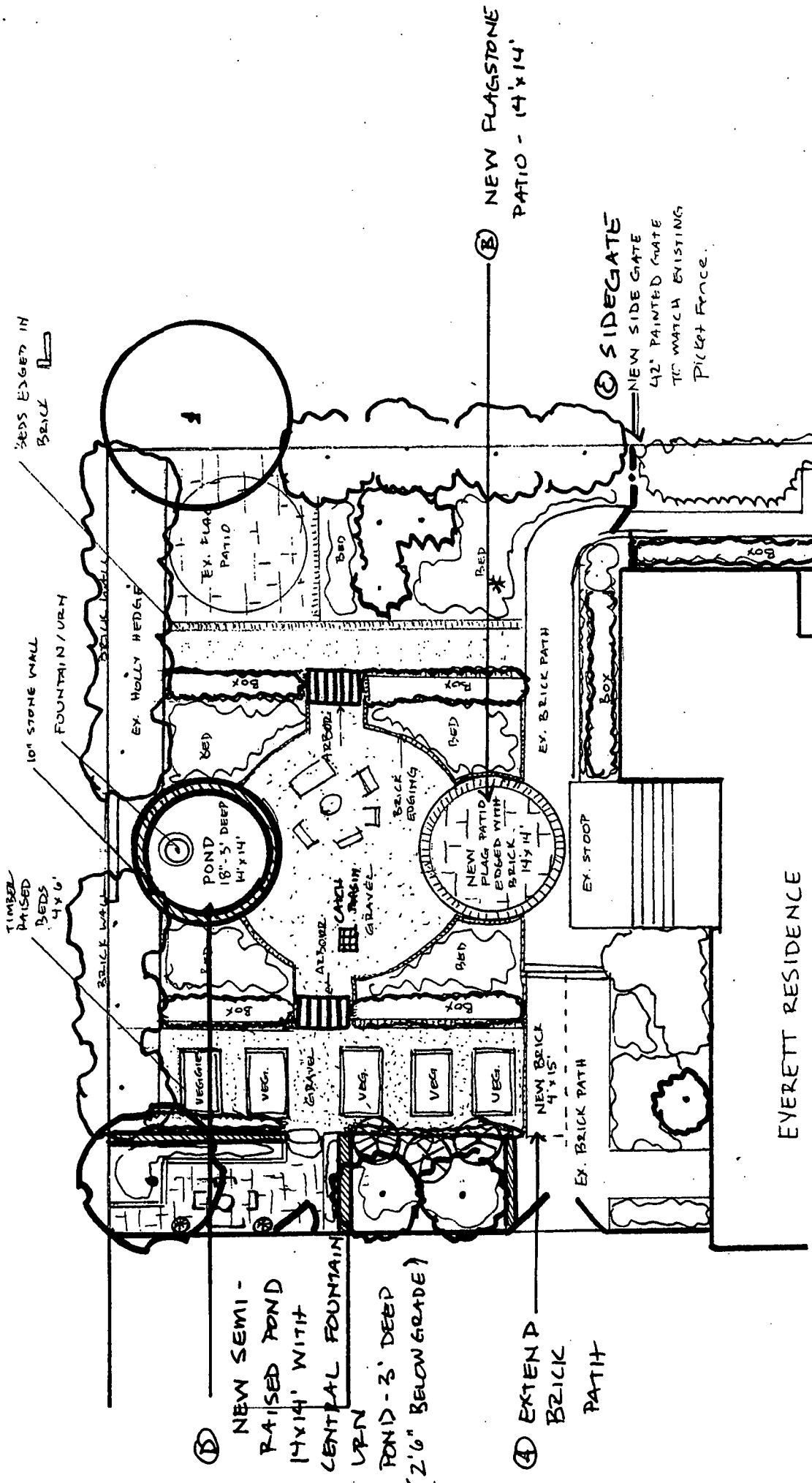
6. TREE SURVEY

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.



① NEW SEMI-RAISED POND 14x14' WITH CENTRAL FOUNTAIN URN
 POND - 3' DEEP (2'6" BELOW GRADE)

④ EXTEND BRICK PATH

② NEW FLAGSTONE PATIO - 14'x14'

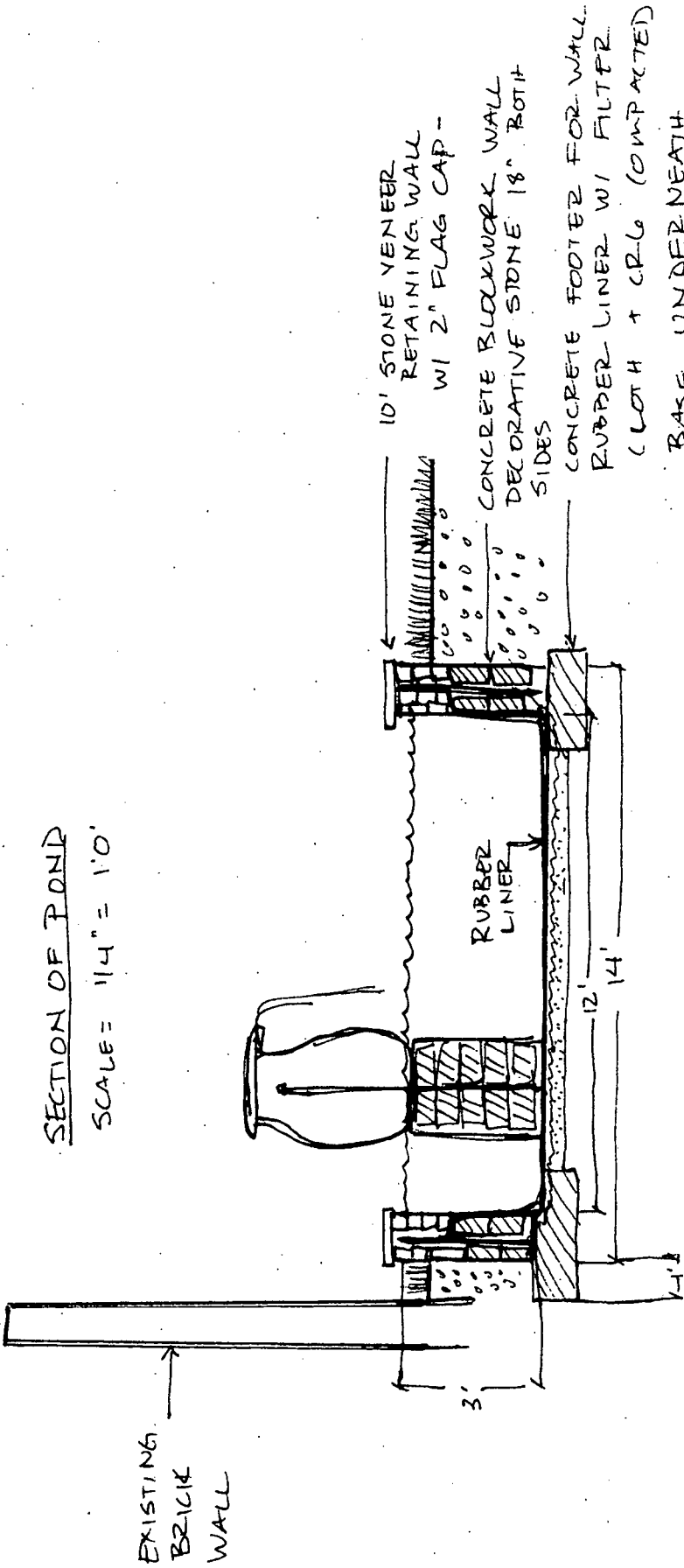
③ SIDEGATE NEW SIDE GATE 42" PAINTED GATE TO MATCH EXISTING PICKET FENCE.

EVERETT RESIDENCE

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

SECTION OF POND

SCALE = 1/4" = 1'0"

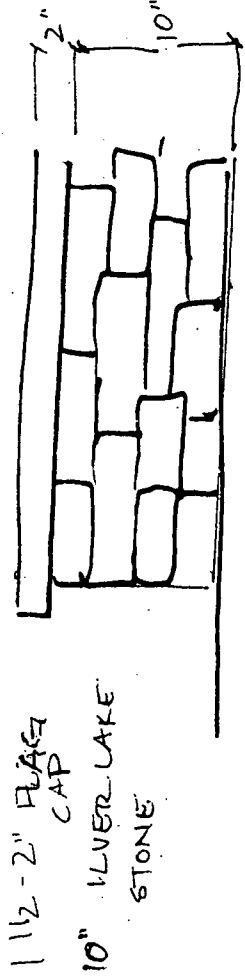


10' STONE VENEER
RETAINING WALL
WI 2" FLAG CAP -

CONCRETE BLOCKWORK WALL
DECORATIVE STONE 18" BOTH
SIDES

CONCRETE FOOTER FOR WALL
RUBBER LINER WI FILTER
(LOTH + CRG (COMPACTED)
BASE UNDERNEATH

WALL DETAIL
SCALE = 1/4" = 1'0"



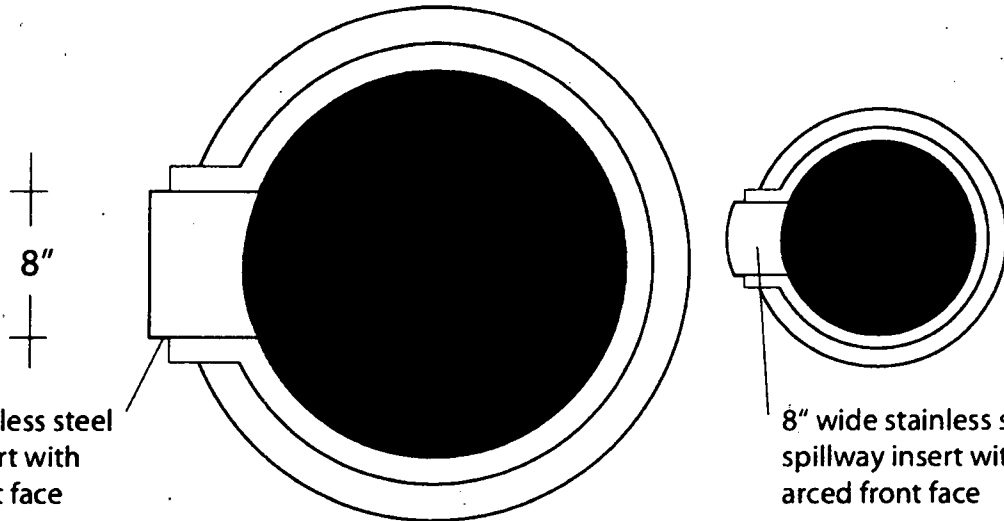
SEE ATTACHED SHEET
FOR PHOTO

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



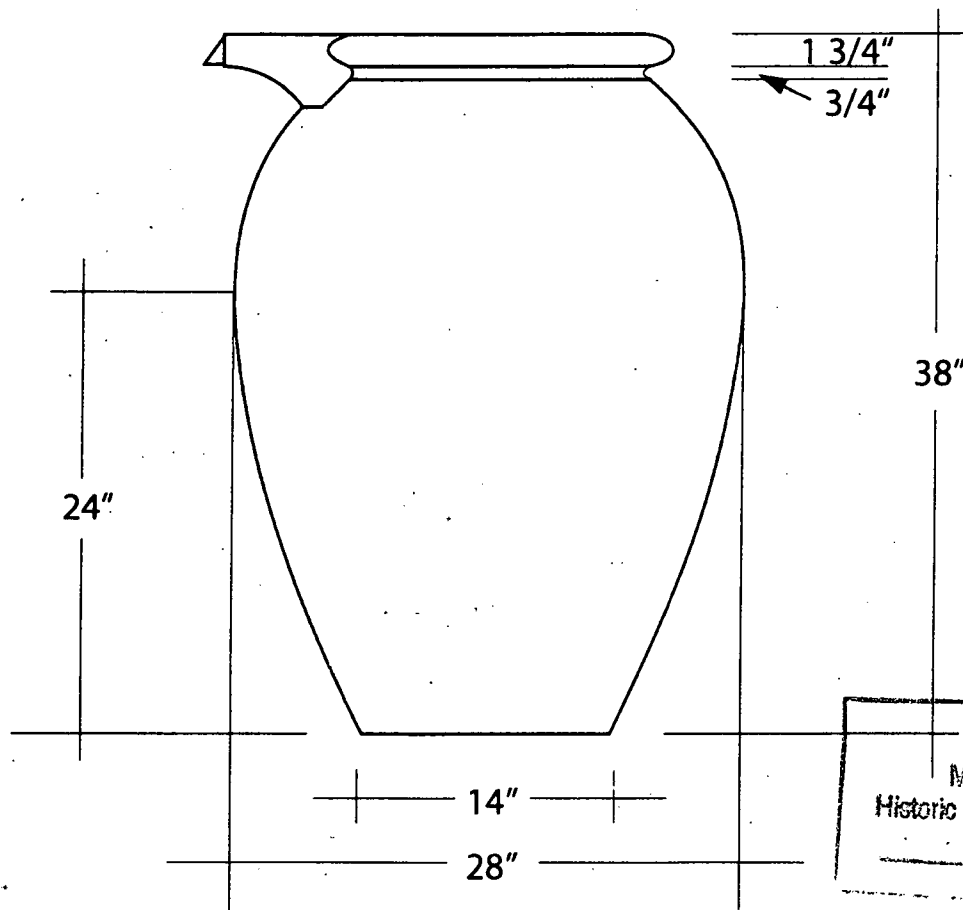
Lunaform LLC
PO Box 189
Sullivan, ME 04664
207-422-0923

Lg. Ebro w. Spillway 38" Ht. x 28" Dia.



8" wide stainless steel
spillway insert with
straight front face

8" wide stainless steel
spillway insert with
arced front face



38"

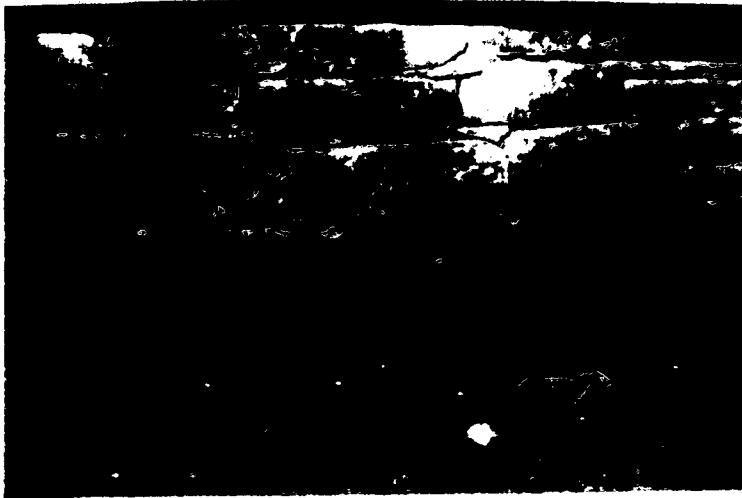
24"

14"

28"

1 3/4"
3/4"

APPROVED
Montgomery County
Historic Preservation Commission



ASSET DESCRIPTION:

WALL 03 SILVER LAKE
LINEAR 2 FACE VENEER
DRY JOINT

STONE DESCRIPTION:

Silver Lake Strip
Color: Medium Gray with Brown

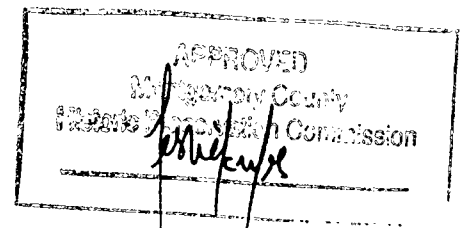
SPECS:

Rough Ashler Strips
3" - 8" Thick
4" - 20" Long

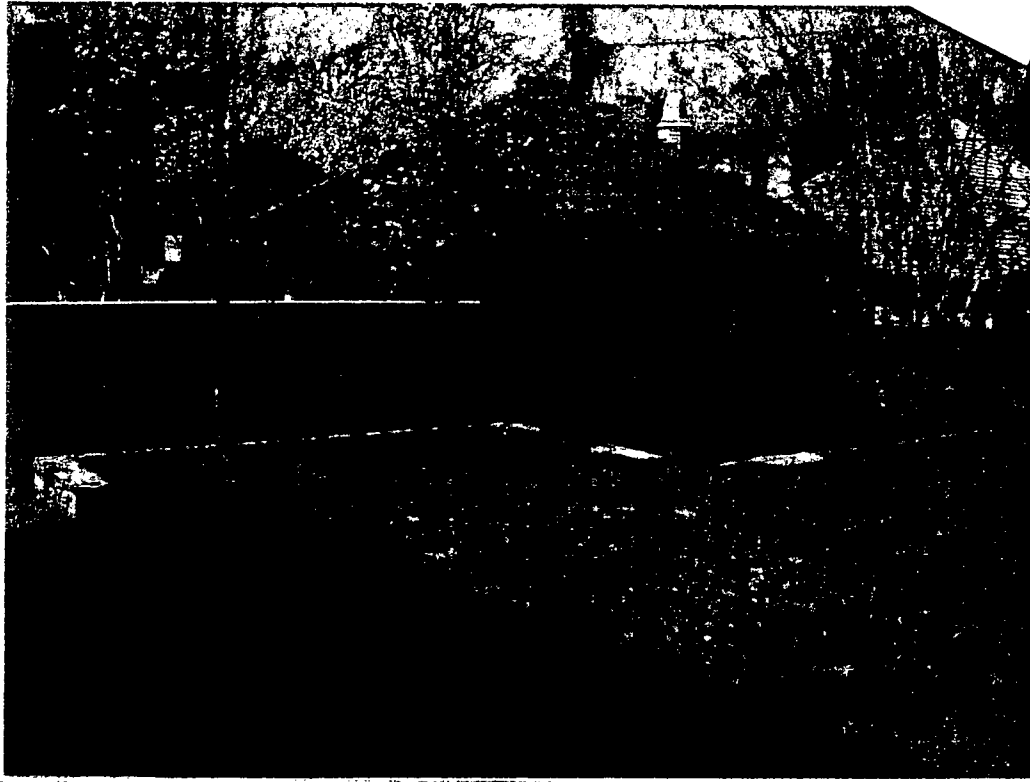


DETAIL VERBIAGE:

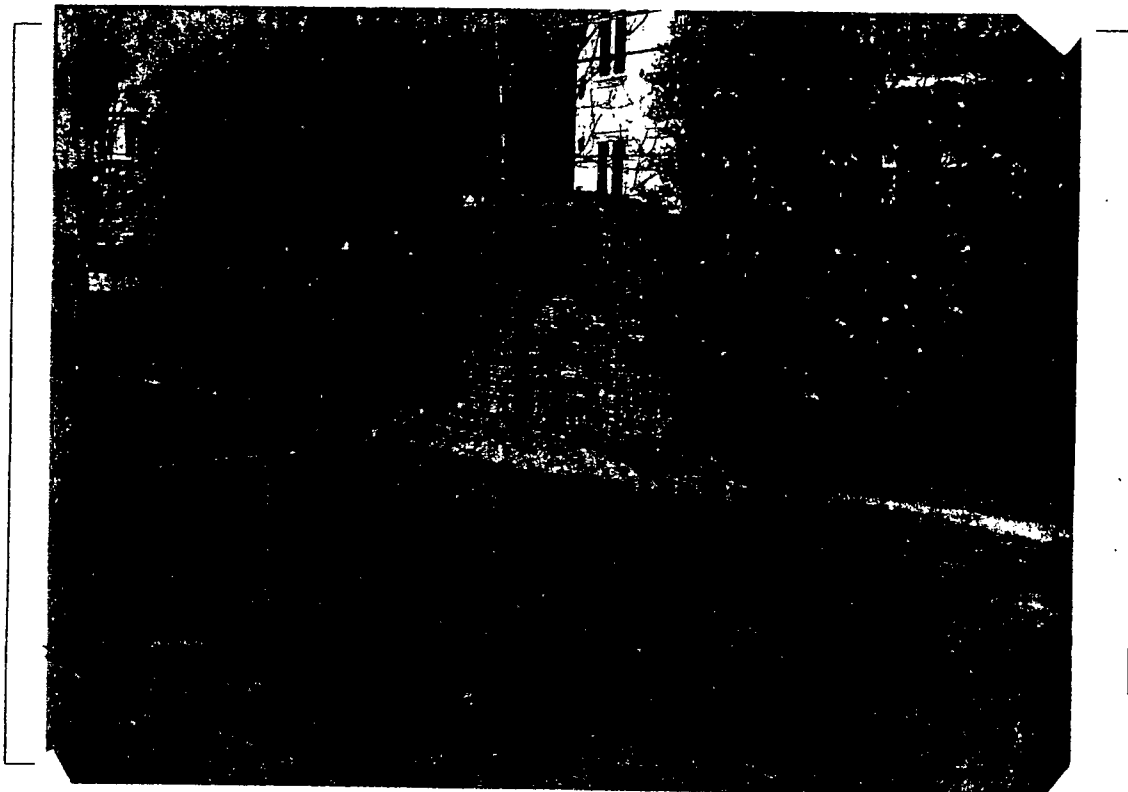
Silver Lake Strip is veneered over a concrete block. Stone is laid in a linear pattern using both faces of stone. In some places there will be small filler stones to fill gaps.



Existing Property Condition Photographs (duplicate as needed)



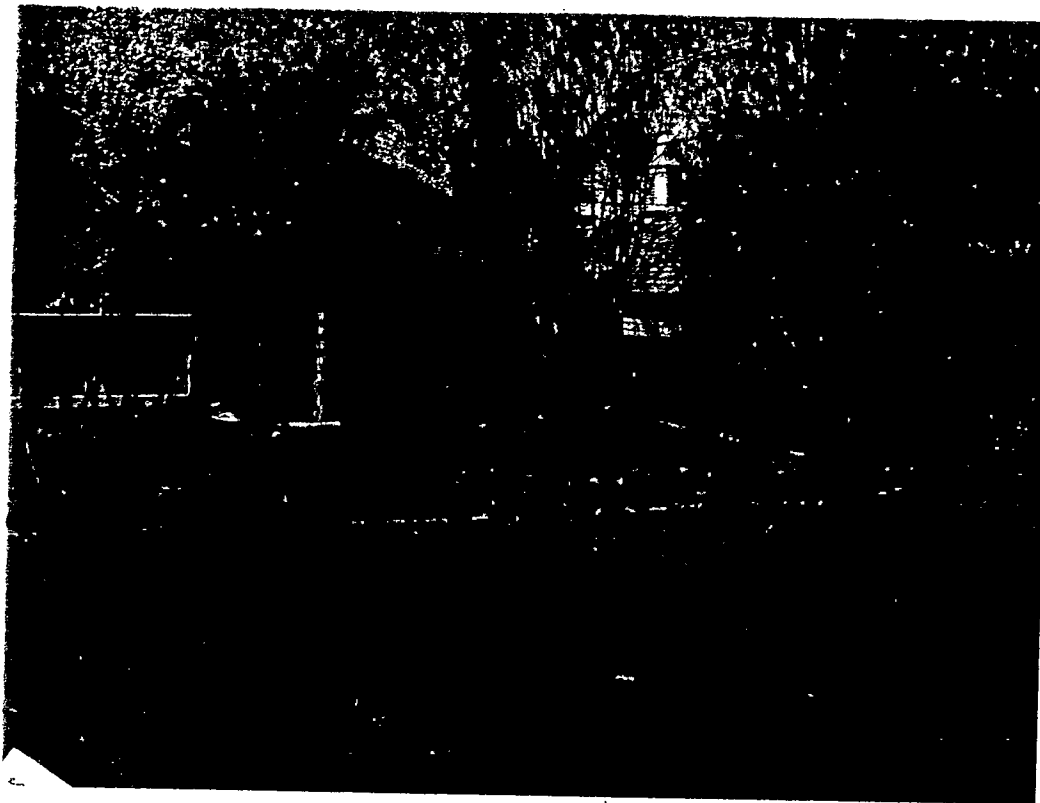
Detail: LOCATION OF BRICK PATH



Detail: LOCATION OF POUL

Applicant: EVERETT

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



→

ARCH WITH DOUBLE GATE
 Shown, 4 1/2" sq. posts and 3 1/2" single arch.
 Arch, or arch with gate may be purchased
 separately. Double Nantucket picket gate
 built to fit width of arch is 3 1/2' H with 6"
 scallop. Comes with Devonshire black ring
 arch and Walden galvanized strap hinges.
 Painted white. Motor freight.

AND ALONE SINGLE ARCH

- ▼ #294210 \$549
- ▼ #294220 \$799
- ▼ #294230 \$1,189

DOUBLE ARCH WITH GATE

- ▼ single gate #294211 \$1,189
- ▼ double gate #294221 \$1,349
- ▼ double gate #294231 \$1,469

- ◆ = White Cedar
- ◆ = Freeport Collection

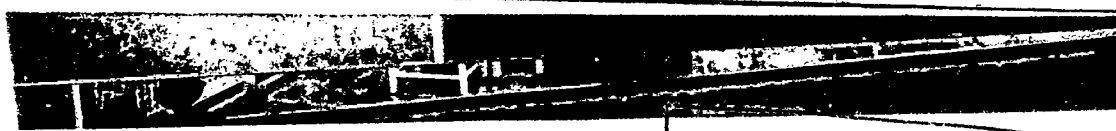
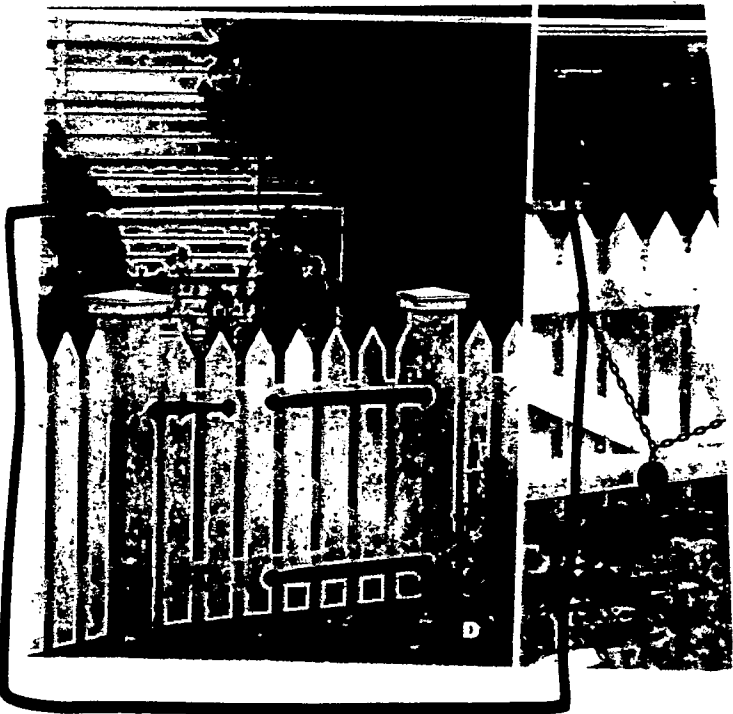
Kit = partially assembled, easy to complete.

FENCE

BUT

AT

42"



Applicant: EVERETT

APPROVED
 Montgomery County
 Historic Preservation Commission
 [Signature]

Page: ___

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3 Newlands Street, Chevy Chase	Meeting Date:	12/7/11
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	11/30/11
Applicant:	Tony and Kathryn Everett	Public Notice:	11/23/11
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-11II	Staff:	Anne Fothergill

PROPOSAL: Hardscape alterations and fencing installation

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

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

PROPOSAL

The applicants are proposing to enlarge the existing brick path from 4' to 8' and install a new 14' x 14' flagstone patio edged with brick. They will also install a pond with a fountain and a 3' tall stone wall as well as a 42" tall wood picket gate at the side of the house.

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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Kathryn Everett
Daytime Phone No.: 301 202 465 5740

- Tax Account No.: 03279436
Name of Property Owner: Tony + Kathryn Everett Daytime Phone No.: 301 654 2604
Address: 3 Newlands street Ches Chase MD 20875
Street Number City Street Zip Code
Contractor: Golden Lake Landscapers Phone No.: 301 924 4131
Contractor Registration No.: 83850/4400
Agent for Owner: Kathryn Everett Daytime Phone No.: 202 465 5740

LOCATION OF BUILDING/PREMISE

House Number: 3 Street: Newlands street
Town/City: Ches Chase Nearest Cross Street: Connecticut / Brookville
Lot: 3 Block: _____ Subdivision: cc village
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed POND / ?
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Patrol walkway

1B. Construction cost estimate: \$ 20,000

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 3 feet 6 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.

Kathryn Everett October 5, 2011
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 583160 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:

Backyard is essentially grass with a brick path circling 1/2 of it in an ellipse.

Landscaping plans call for creating a garden with a turf that divides the garden into thirds - one for play, one for entertaining, and one for growing vegetables.

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

- 1) Enlarge existing brick path from 4' to 8' as shown on plan. Increased square footage: 60 sq ft.
- 2) Install new flagstone ~~patio~~ patio that intersects with brick path and provides an entry zone into the garden. Patio to be edged with brick to tie into walkway. Size: 14 x 14

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) Install a semi-raised fish pond 14 x 14 with a 10" stone cap. Pond to be centered off existing brick wall but installed at minimum 1' away from wall. Pond depth 18" - 3' in total.

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) Install a new side gate at side of house w/ picket fence to match existing @ 42" high.

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.

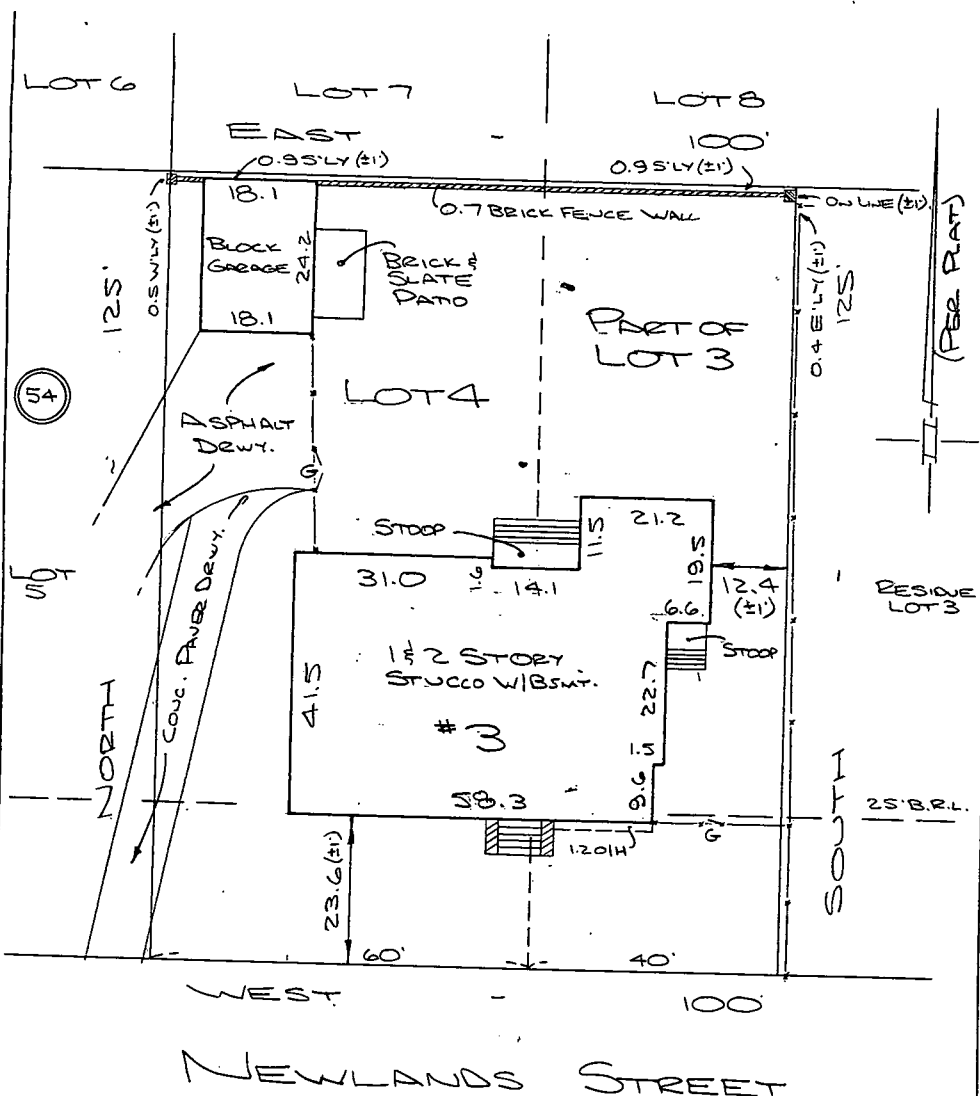
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

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

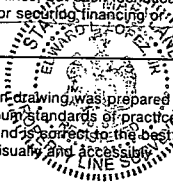
<p>Owner's mailing address 3 Newlands Street Chevy Chase MD 20815</p>	<p>Owner's Agent's mailing address — Same</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Byron + Mary Anderson 11 Newlands Street Chevy Chase MD 20815</p>	<p>Bob + Cathy Jones 1 Newlands Street Chevy Chase MD 20815</p>
<p>Robert + Bellinger + Natalie 2 Oxford Street Wilkesby Chevy Chase MD 20815</p>	<p>Mary + Porter Wheeler 4 Oxford Street Chevy Chase MD 20815</p>



AREA = 12500.5

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only 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; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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 refinancing.

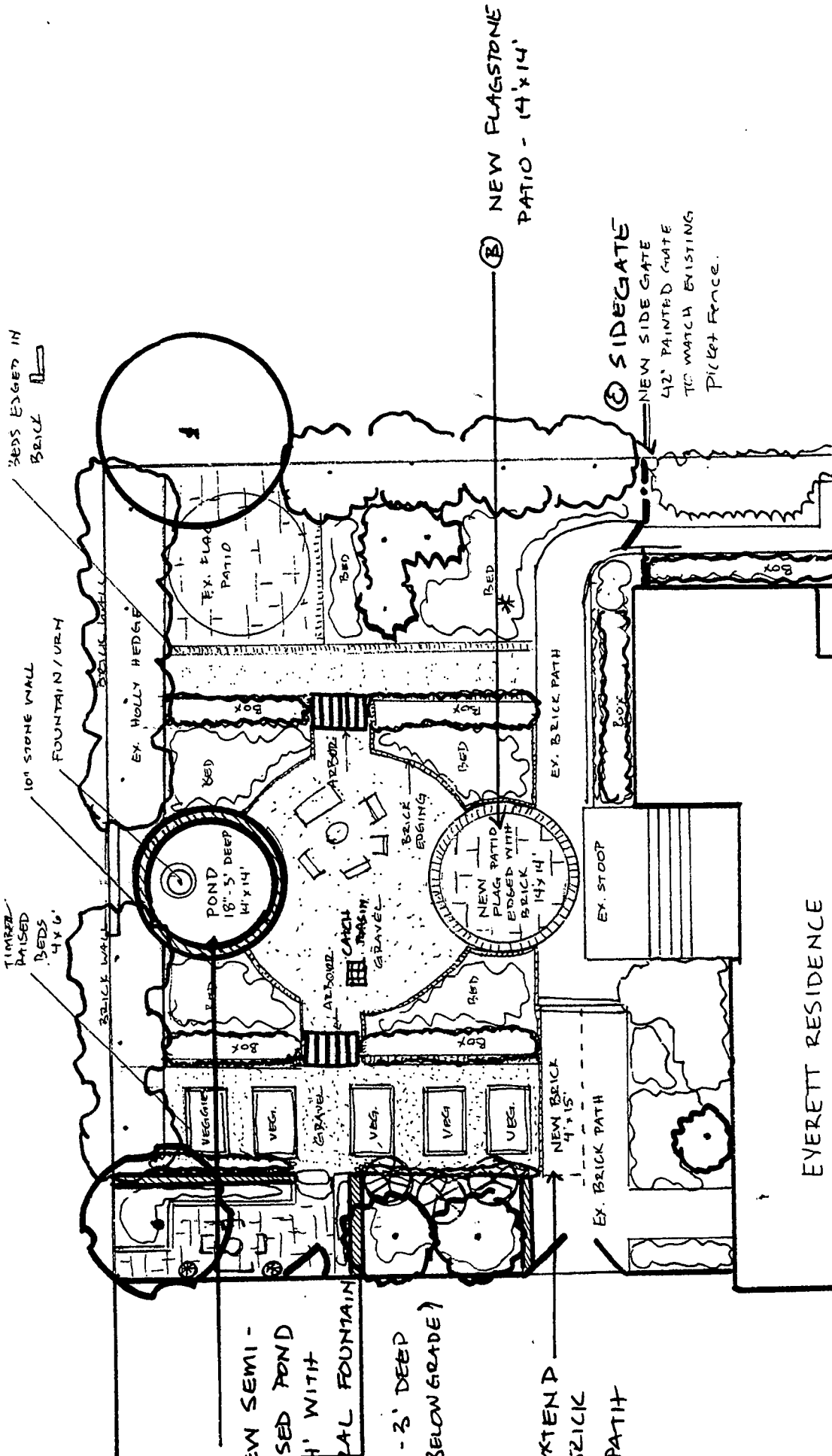


I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522

LOCATION DRAWING
 LOT 4 & BLOCK 54
 PART OF LOT 3
 SECTION NO. 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book	2	Plat	106	Scale 1" = 20'
CASE:	487-10	FILE:	91881	
DATE:	JUNE 17, 2010			



BEDS EDGED IN BRICK

10" STONE WALL
FOUNTAIN/URN

TIMBER RAISED BEDS 4x6

① NEW SEMI-RAISED POND 14x14' WITH CENTRAL FOUNTAIN URN POND - 3' DEEP (2'6" BELOW GRADE)

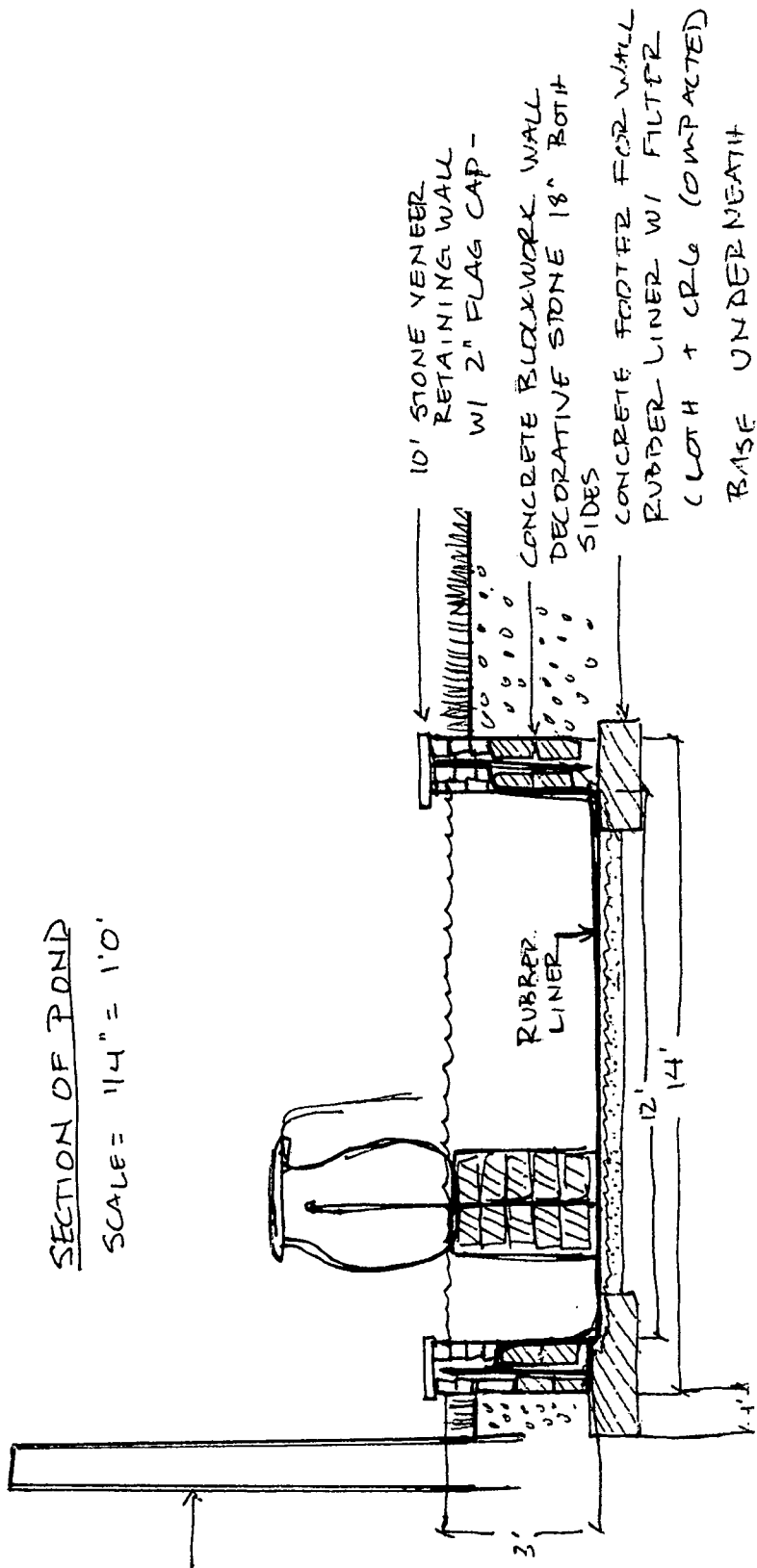
④ EXTEND BRICK PATH

② NEW FLAGSTONE PATIO - 4'x14'

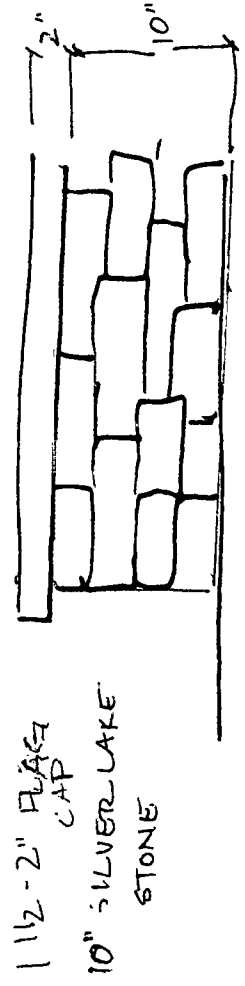
③ SIDE GATE
NEW SIDE GATE 42' PAINTED GATE TO MATCH EXISTING PICKET FENCE.

EVERETT RESIDENCE

SECTION OF POND
 SCALE = 1/4" = 1'0"



WALL DETAIL
 SCALE = 1/4" = 1'0"

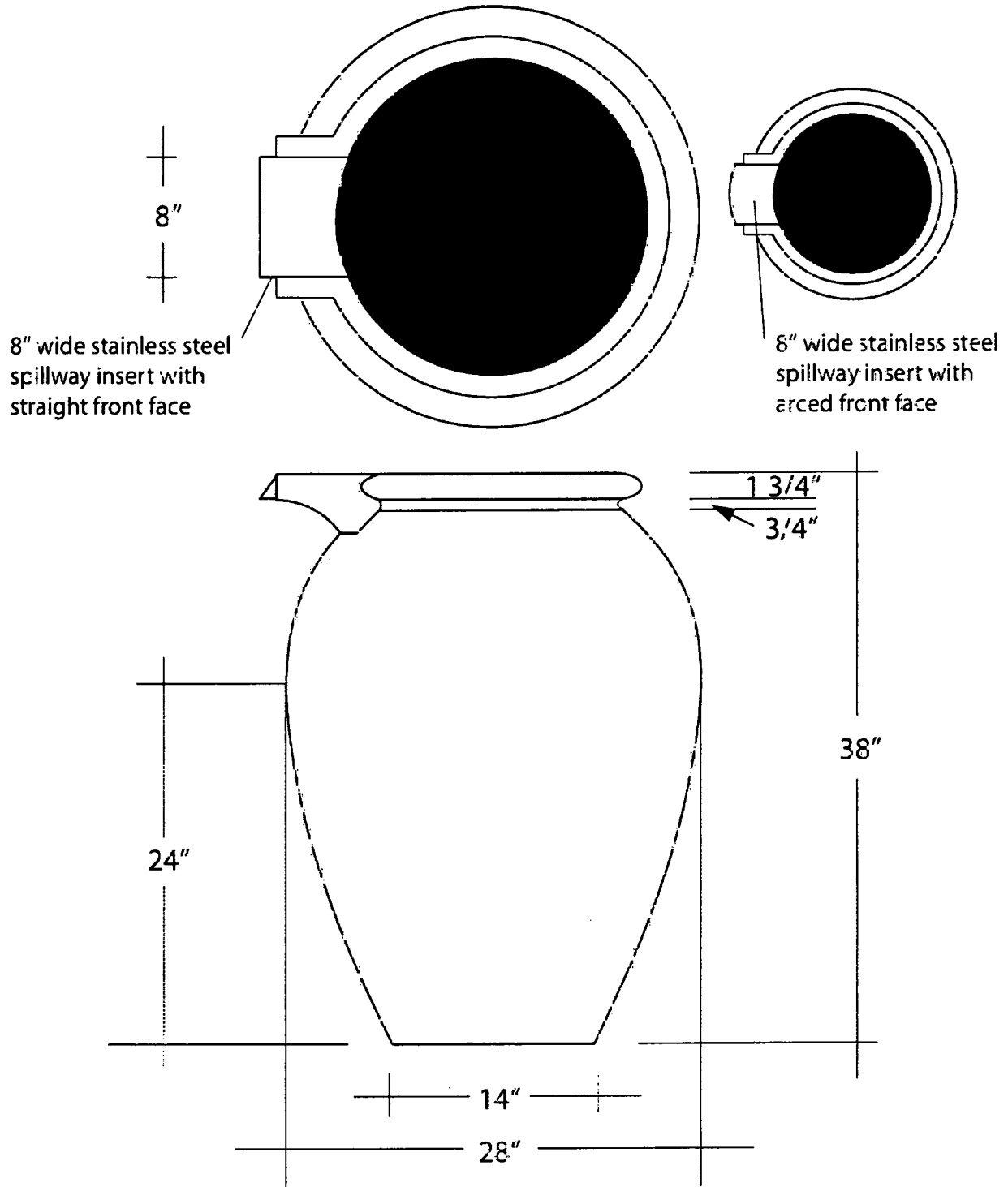


SEE ATTACHED SHEET
 FOR PHOTO



Lunaform LLC
PO Box 189
Sullivan, ME 04664
207-422-0923

Lg. Ebro w. Spillway 38" Ht. x 28" Dia.





ASSET DESCRIPTION:

WALL C3 SILVER LAKE
LINEAR 2 FACE VENEER
DRY JOINT

STONE DESCRIPTION:

Silver Lake Strip
Color: Medium Gray with Brown

SPECS:

Rough Ashier Strips
3" - 8" Thick
4" - 20" Long



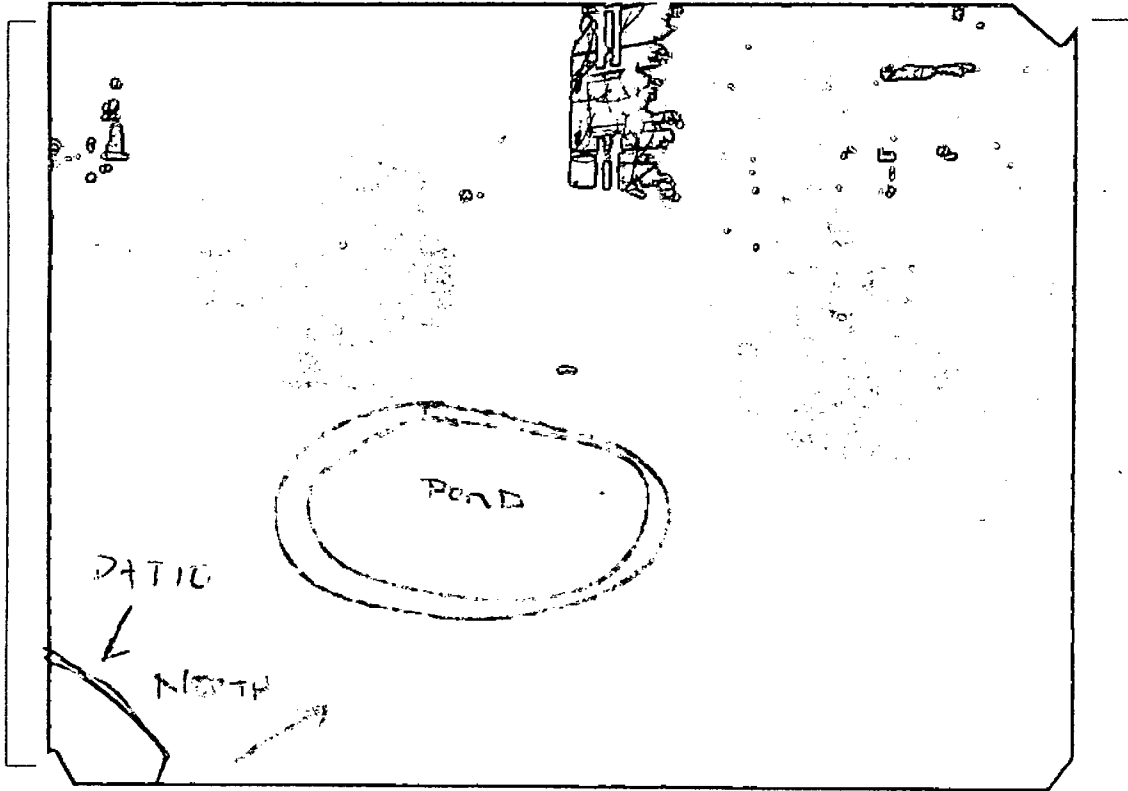
DETAIL VERBIAGE:

Silver Lake Strip is
veneered over a concrete
block. Stone is laid in a
linear pattern using both
faces of stone. In some
places there will be small
filler stones to fill gaps.

Existing Property Condition Photographs (duplicate as needed)



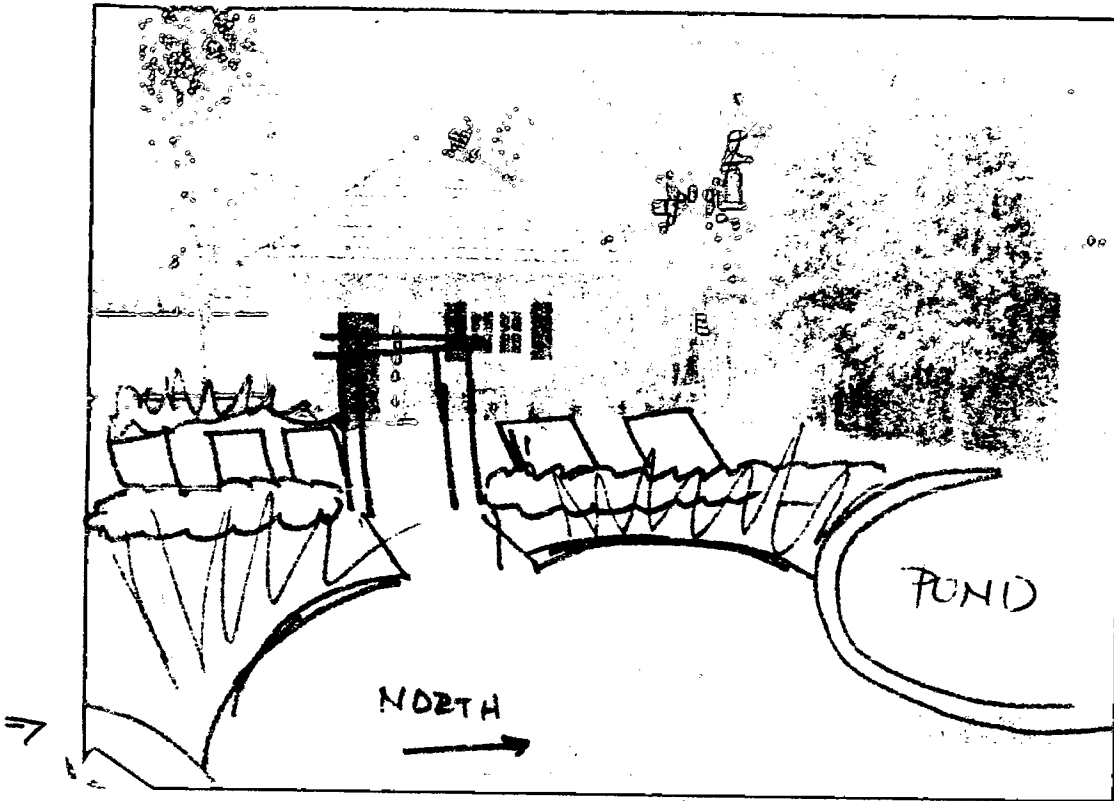
Detail: LOCATION OF BRICK PATH



Detail: LOCATION OF POND

Applicant: EVERETT

Site Plan



Shown, 4 1/2" sq. posts and 3 1/2" single arch.
 Arch, or arch with gate may be purchased
 separately. Double Nantucket picket gate
 built to fit width of arch is 3 1/2' H with 6"
 top. Comes with Devonshire black ring
 and Walden galvanized strap hinges.
 Painted white. Motor freight.

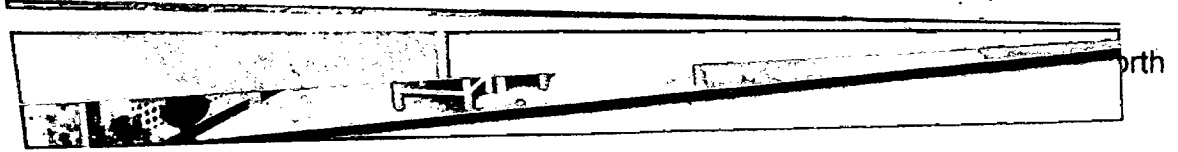
- ARCH ALONE SINGLE ARCH
 #294210 \$549
 #294220 \$599
 #294230 \$799

- ARCH WITH GATE
 single gate #294211 \$1,189
 double gate #294221 \$1,349
 double gate #294231 \$1,469

- ◆ = White Cedar
- ◆ = Freeport Collection

Kit = partially assembled, easy to complete.

FENCE
 BUT
 AT
 42"



Applicant: EVERETT

3 Newlands



(c) Copyright 2008, Pictometry International

3 Newlands



new gate to match existing gate shown here