

35/13-02R 7 Newland Street
(Chevy Chase Village HD)



HPC

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

**HISTORIC AREA WORK
PERMIT**

IssueDate: 9/30/2002

Permit No: 286335
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

PAUL AND ROBIN PERITO
7 NEWLANDS STREET
CHEVY CHASE MD 20815

HAS PERMISSION TO: ALTER

PERMIT CONDITIONS:

PREMISE ADDRESS 7 NEWLANDS ST
CHEVY CHASE MD 20815-0000

LOT 24	BLOCK 54	PARCEL	ZONE R-60
LIBER	ELECTION DISTRICT 07	PLATE	GRID
FOLIO	SUBDIVISION		
PERMIT FEE: \$0.00	TAX ACCOUNT NO.:		

HISTORIC MASTER: Y
HISTORIC ATLAS: N

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Handwritten signature of Robert C. Hubbard in black ink.

Director, Department of Permitting Services

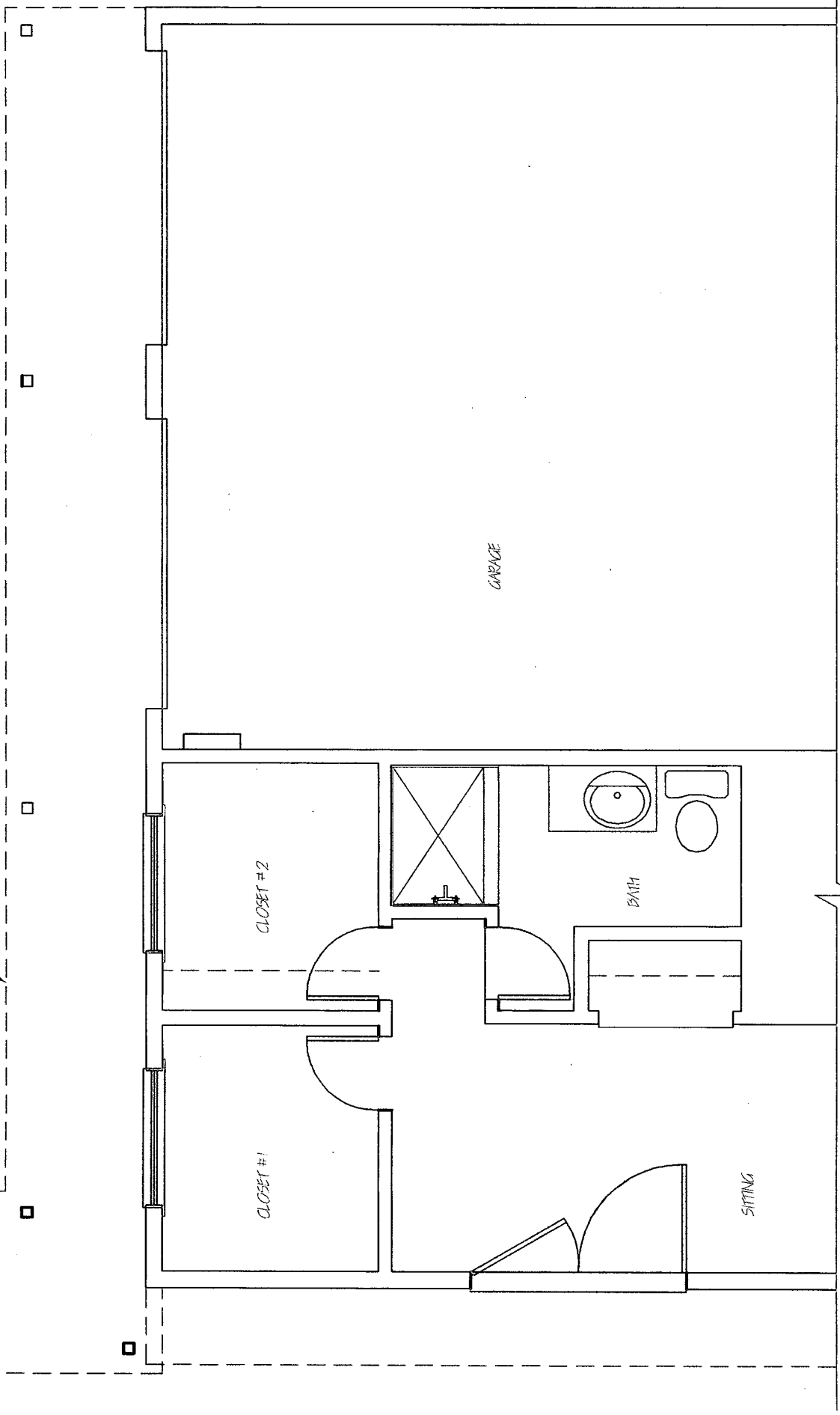
9/18

Robin -

Are these spurs from
a recent past HPC
report?

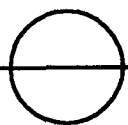
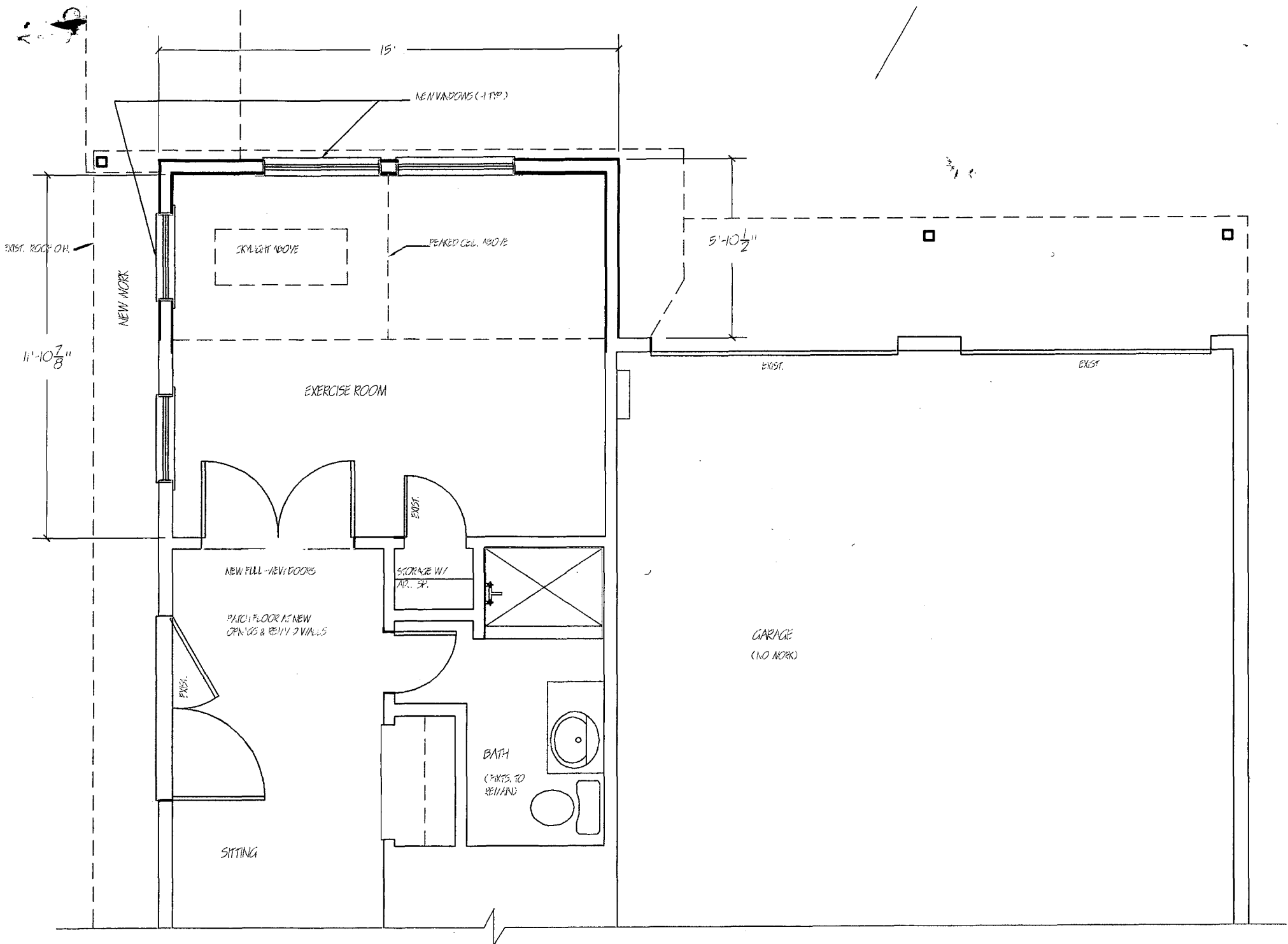
7 Newlands
Cherry Chase Ave

PERCOLA O.H.



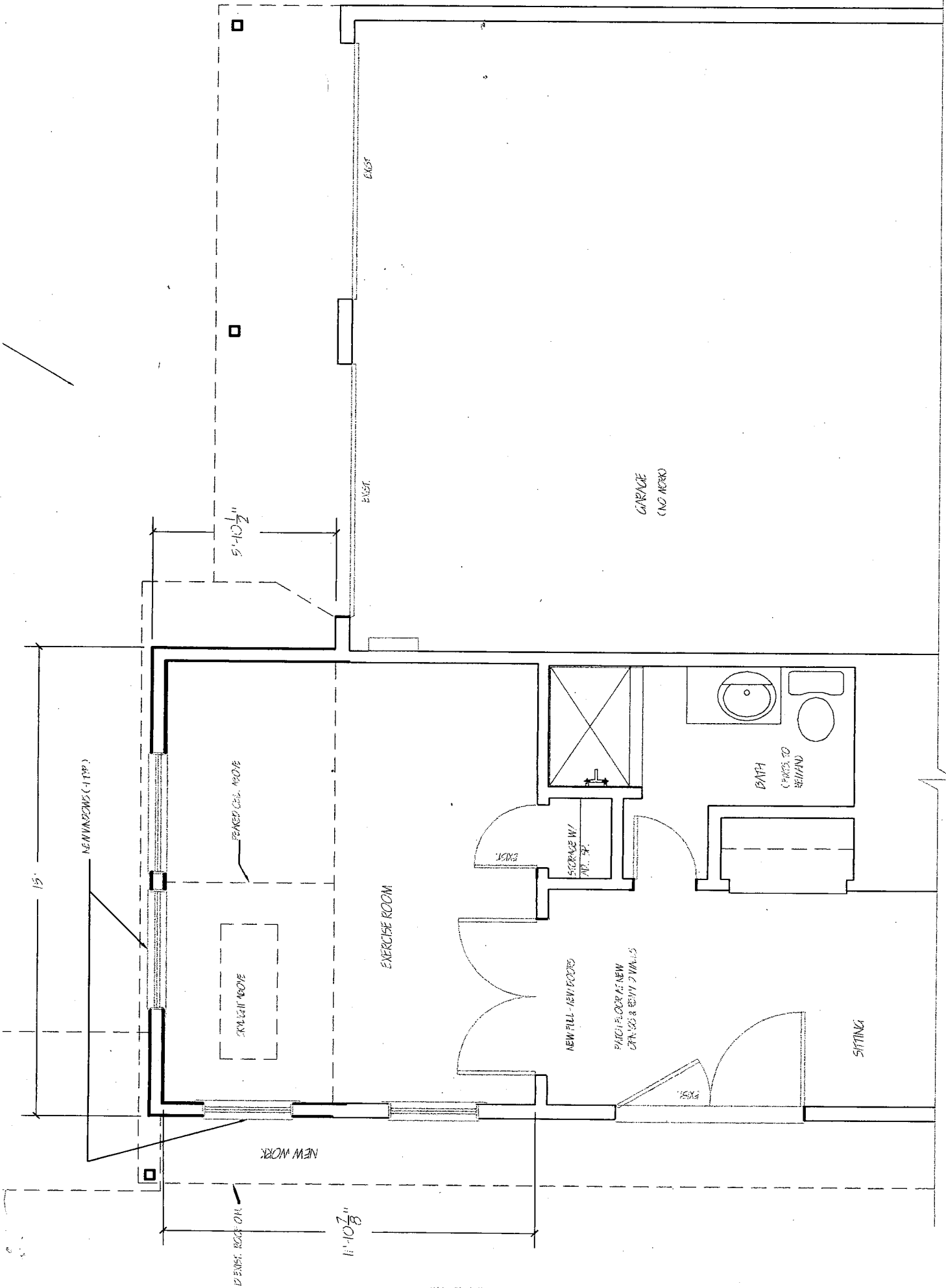
EXISTING PLAN: POOL BATH / GARAGE (PARTIAL)





PROPOSED PLAN

1/4" = 1'



15'

NEW WINDOWS (1 PR.)

SKYLIGHT ABOVE

FENCED COIL ABOVE

EXERCISE ROOM

NEW FILL - NEW FLOOR

PATCH FLOOR AT NEW CORNERS & REIN. 2 WALLS

SITTING

BATH

(FIXES TO REMAIN)

STORAGE W/ DOOR

GARAGE (NO MFRS)

NEW WORK

EXIST. ROOF ON

11' 10 7/8"

5' 10 1/2"

EXIST.

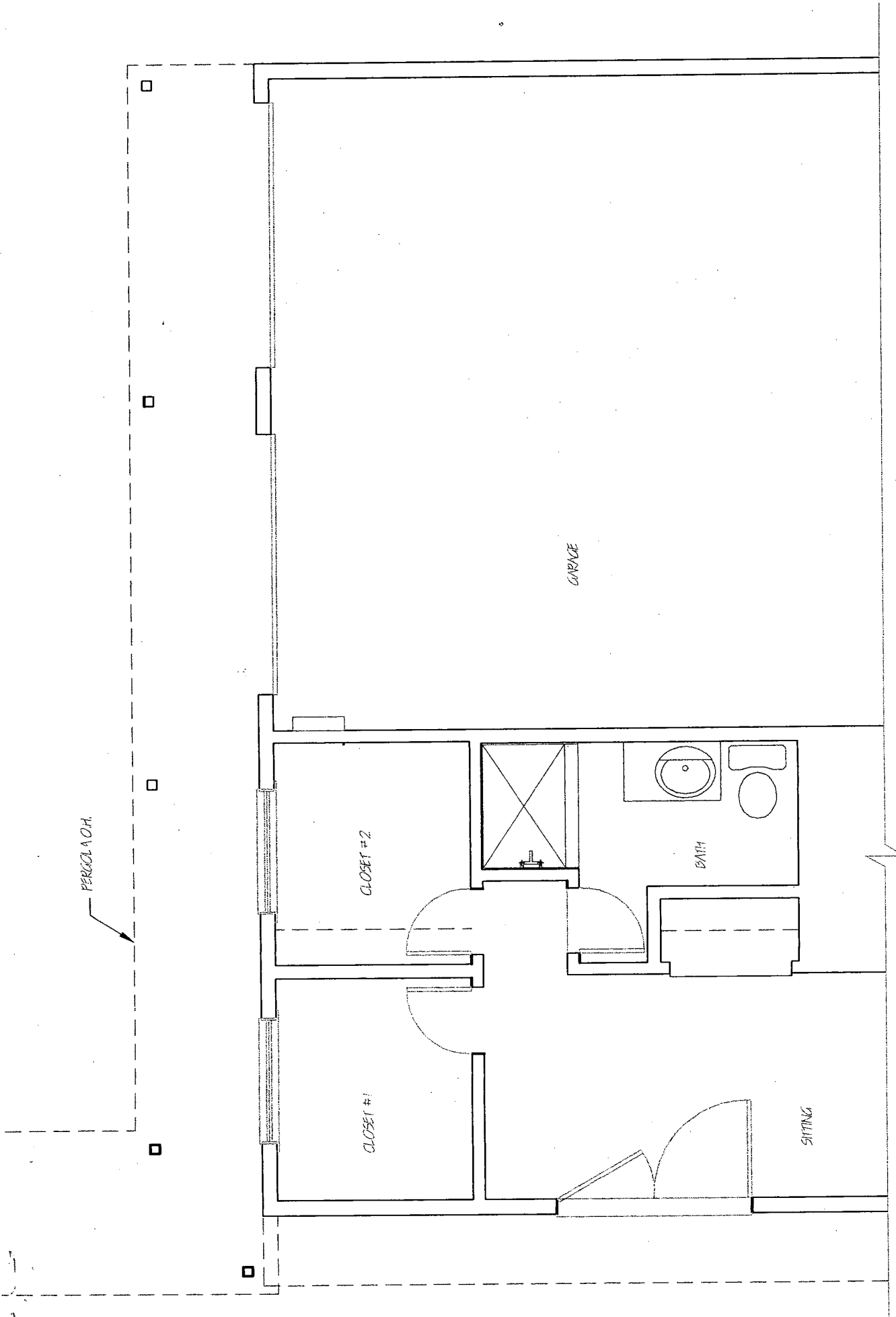
EXIST.

EXIST.

EXIST.

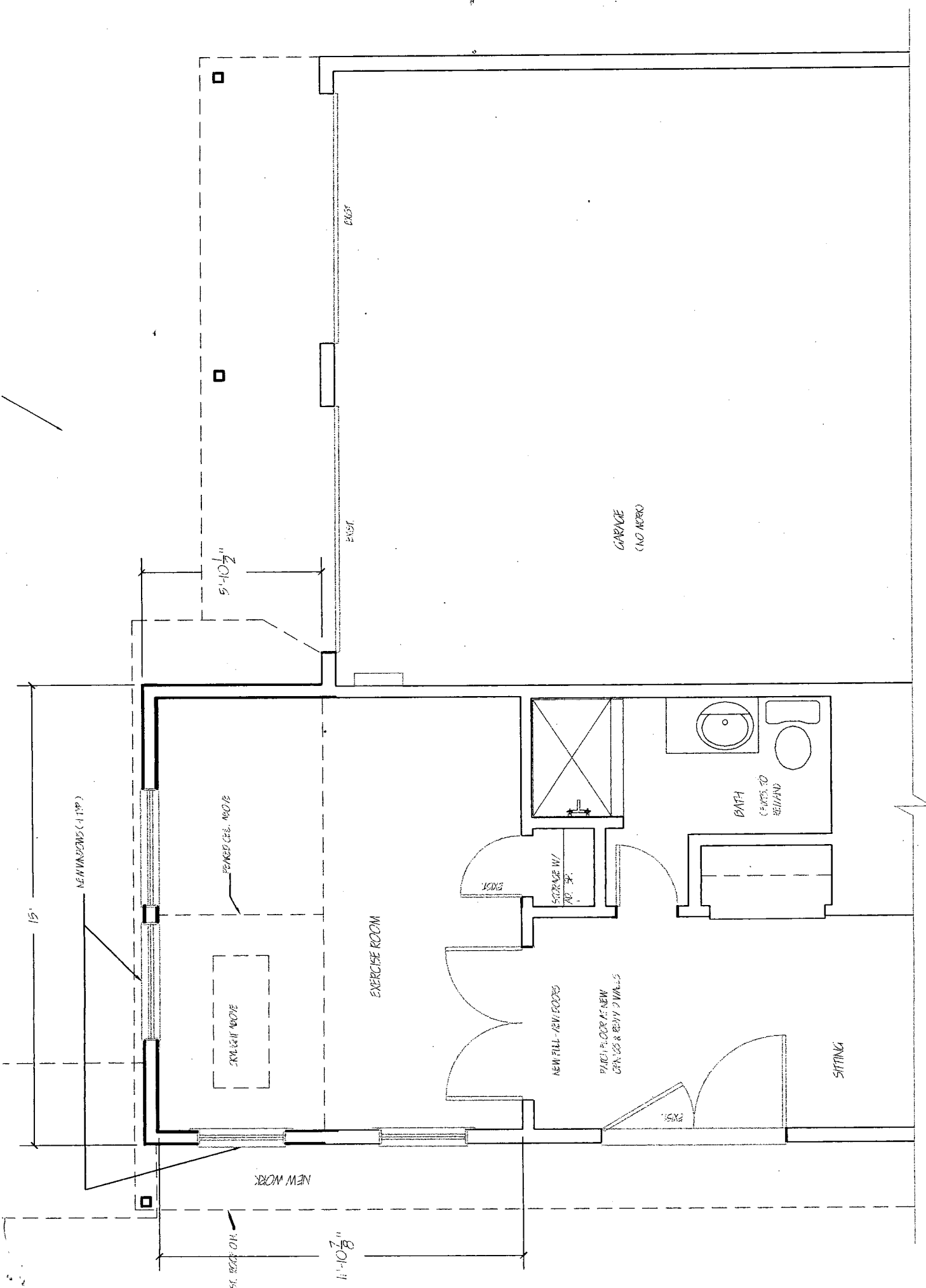
PROPOSED PLAN

1/4" = 1'



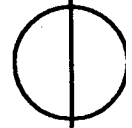
EXISTING PLAN: POOL BATH / GARAGE (PARTIAL)

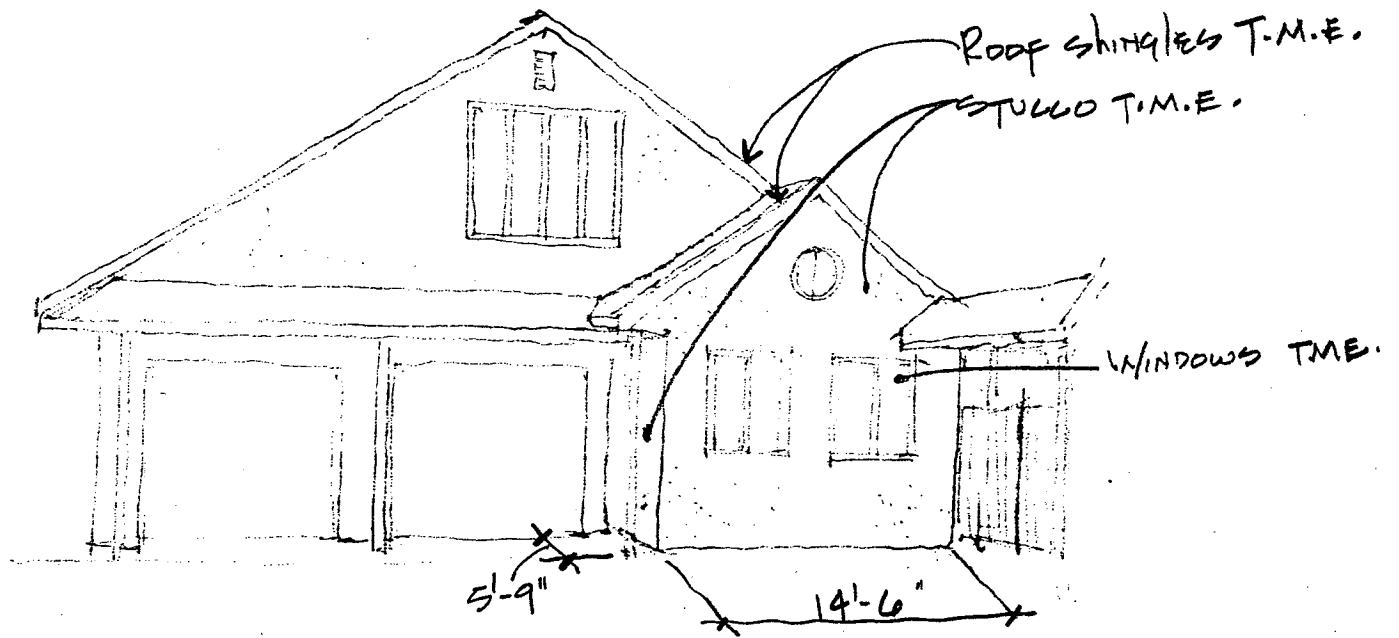


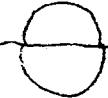


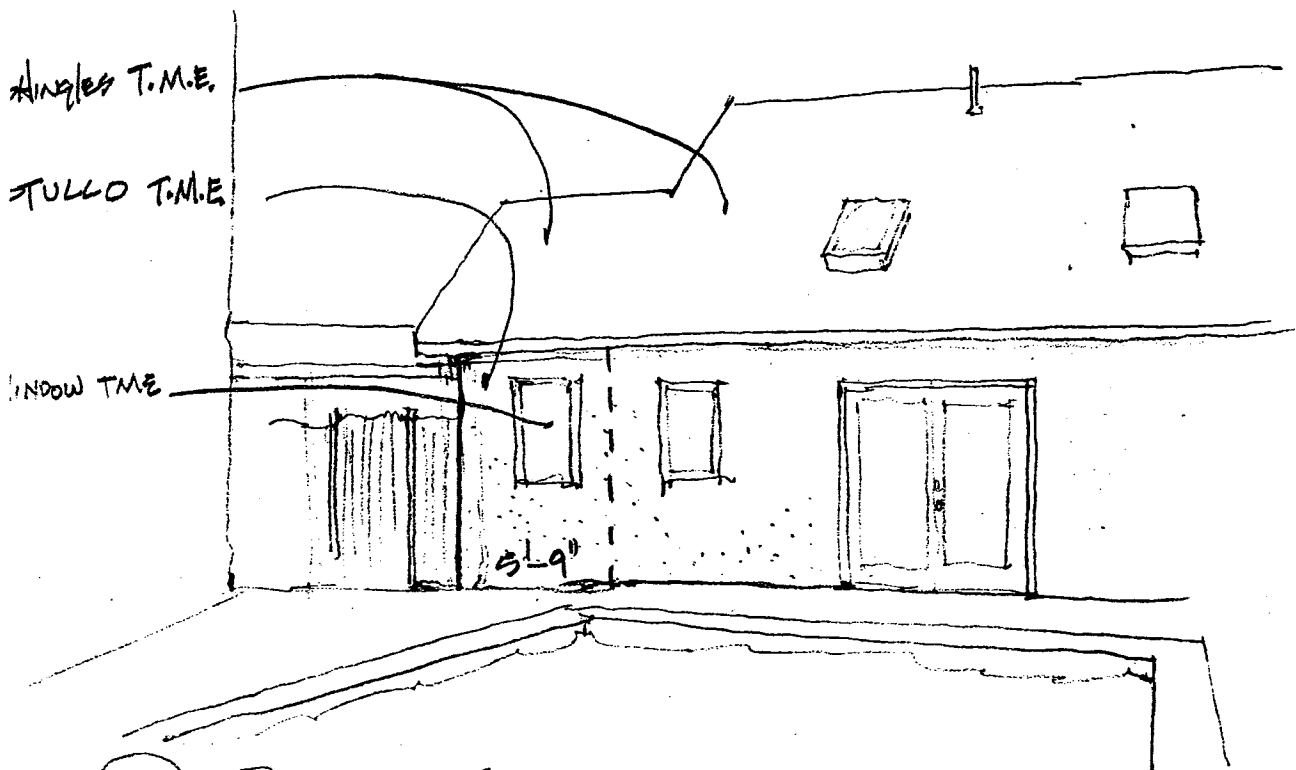
PROPOSED PLAN

1/4" = 1'

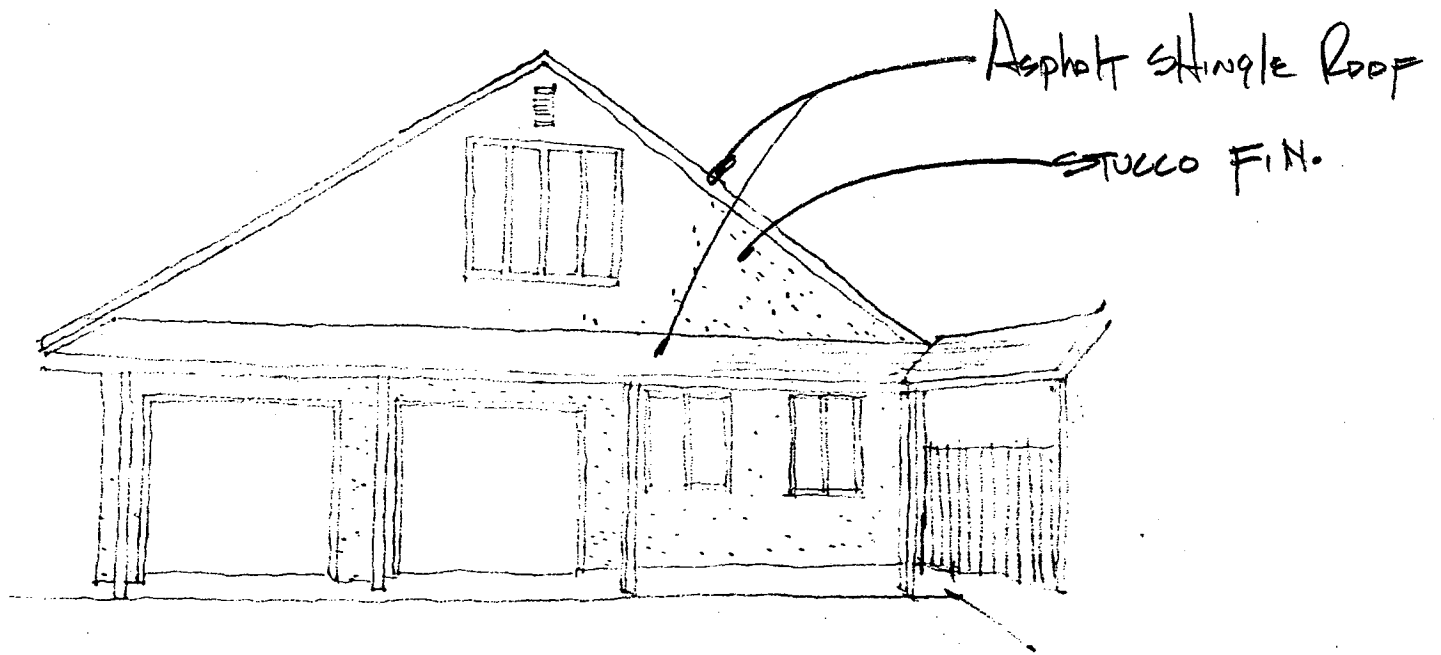




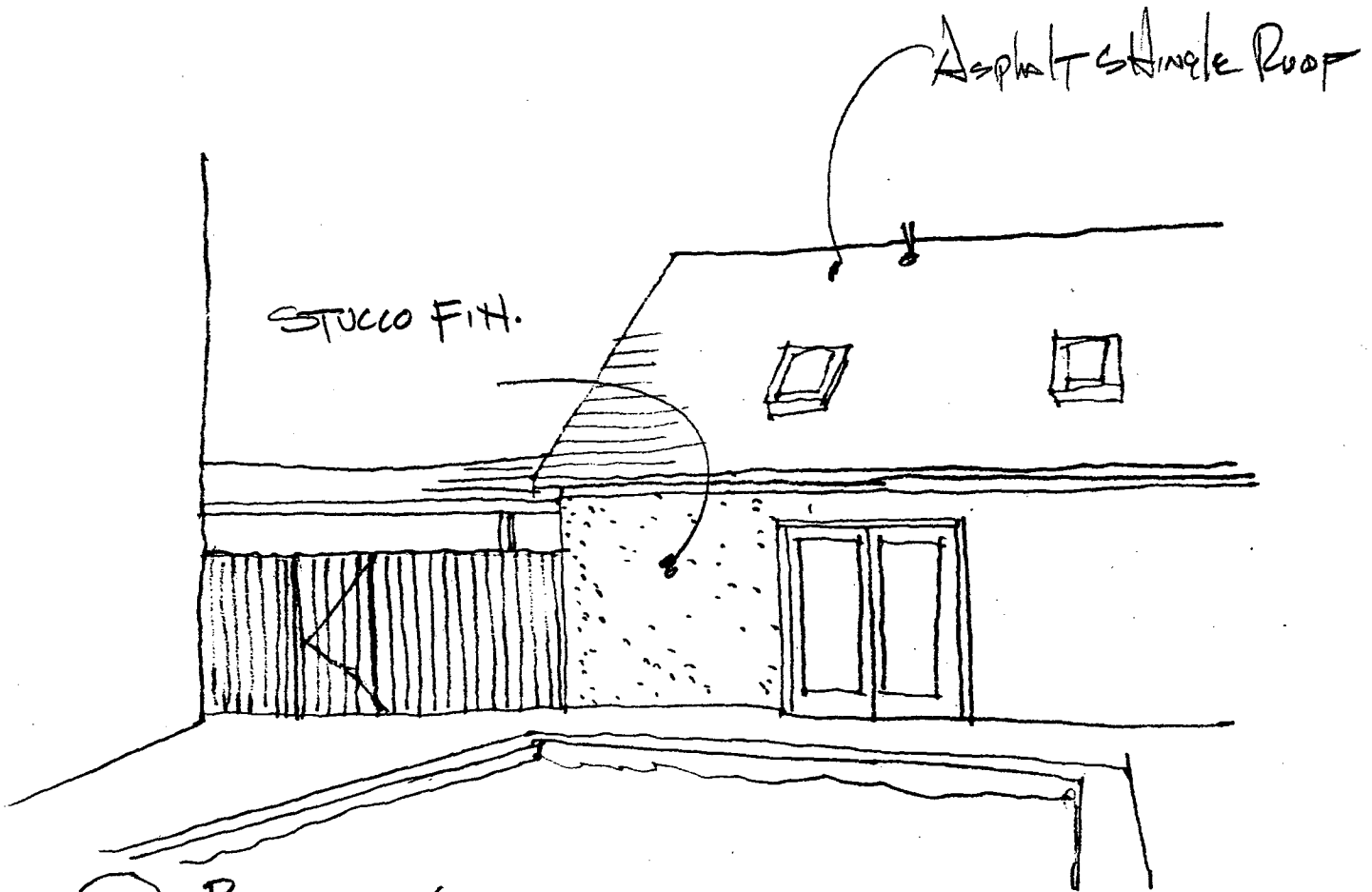

 PERSPECTIVE (FRONT ELEV.)
 NO SCALE



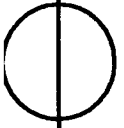

 PERSPECTIVE (SIDE ELEV.)
 NO SCALE



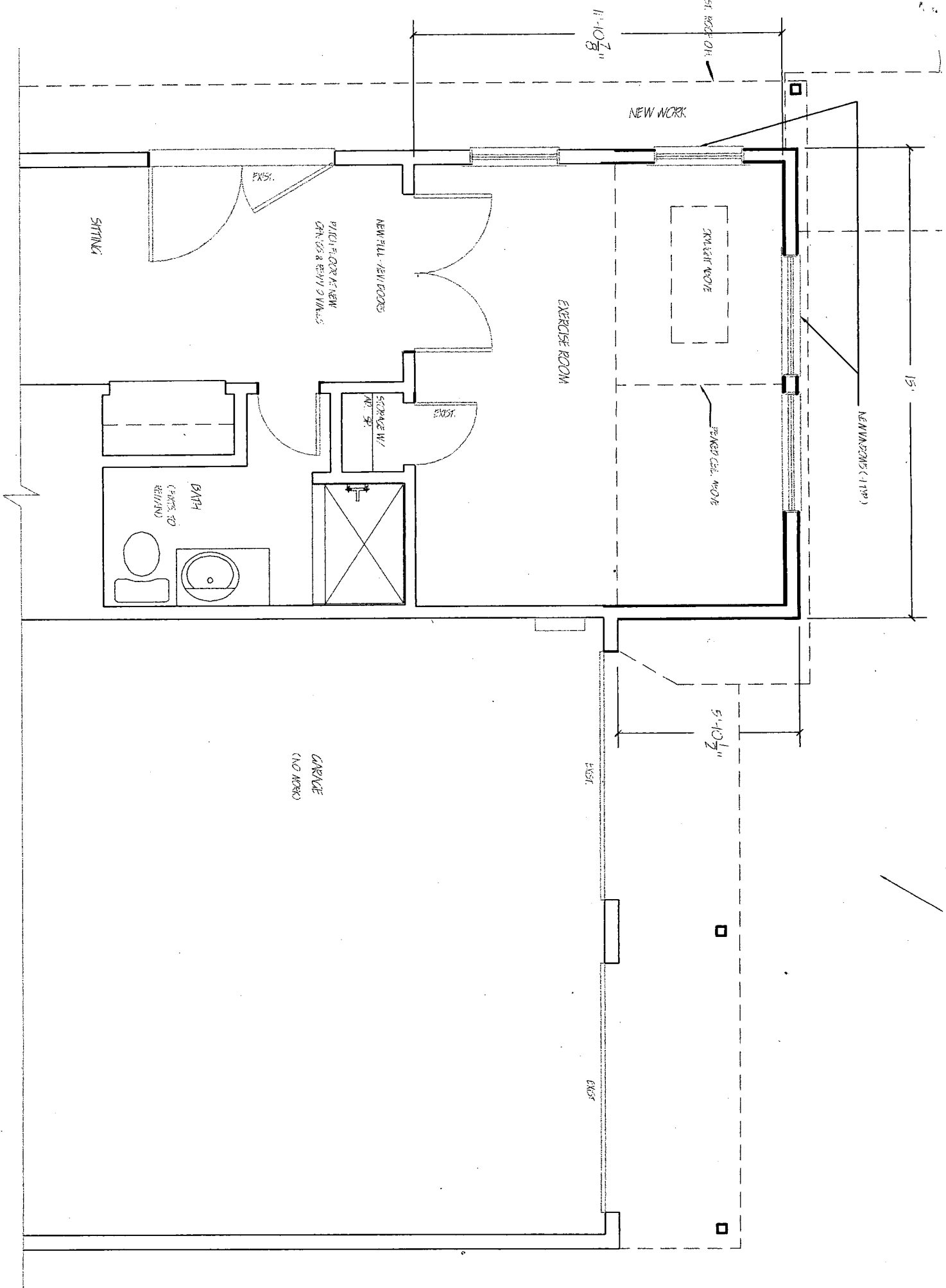
○ PERSPECTIVE (FRONT ELEV.) (EXIST.)
NO SCALE

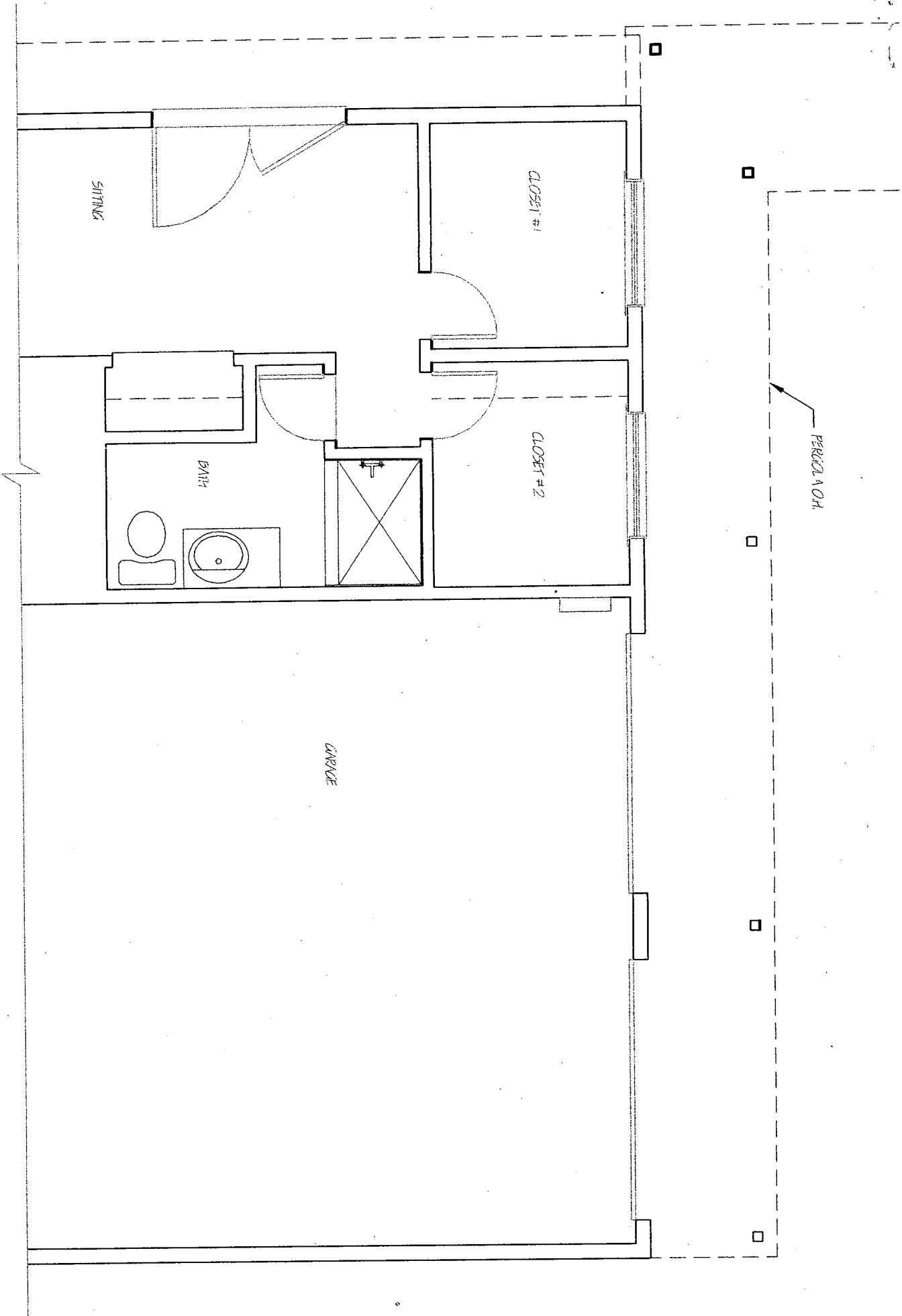


○ PERSPECTIVE (SIDE ELEV.) (EXIST.)
NO SCALE



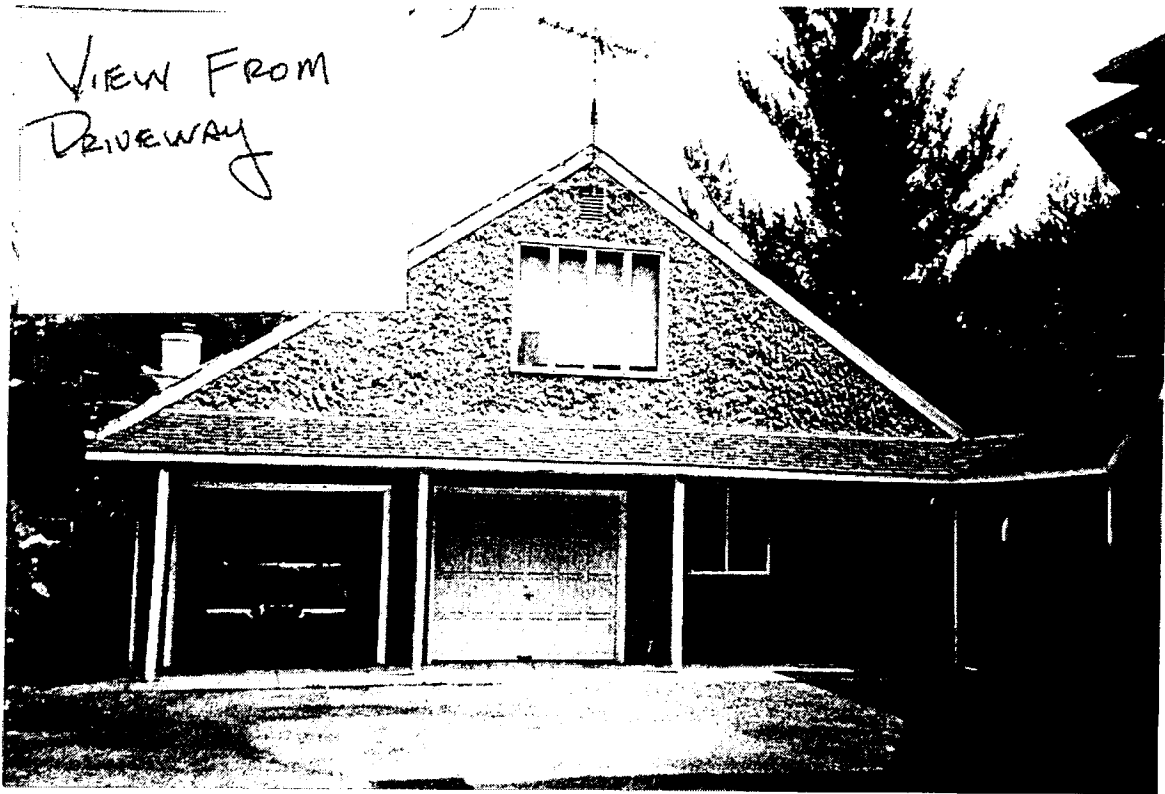
PROPOSED PLAN
1/4" = 1'





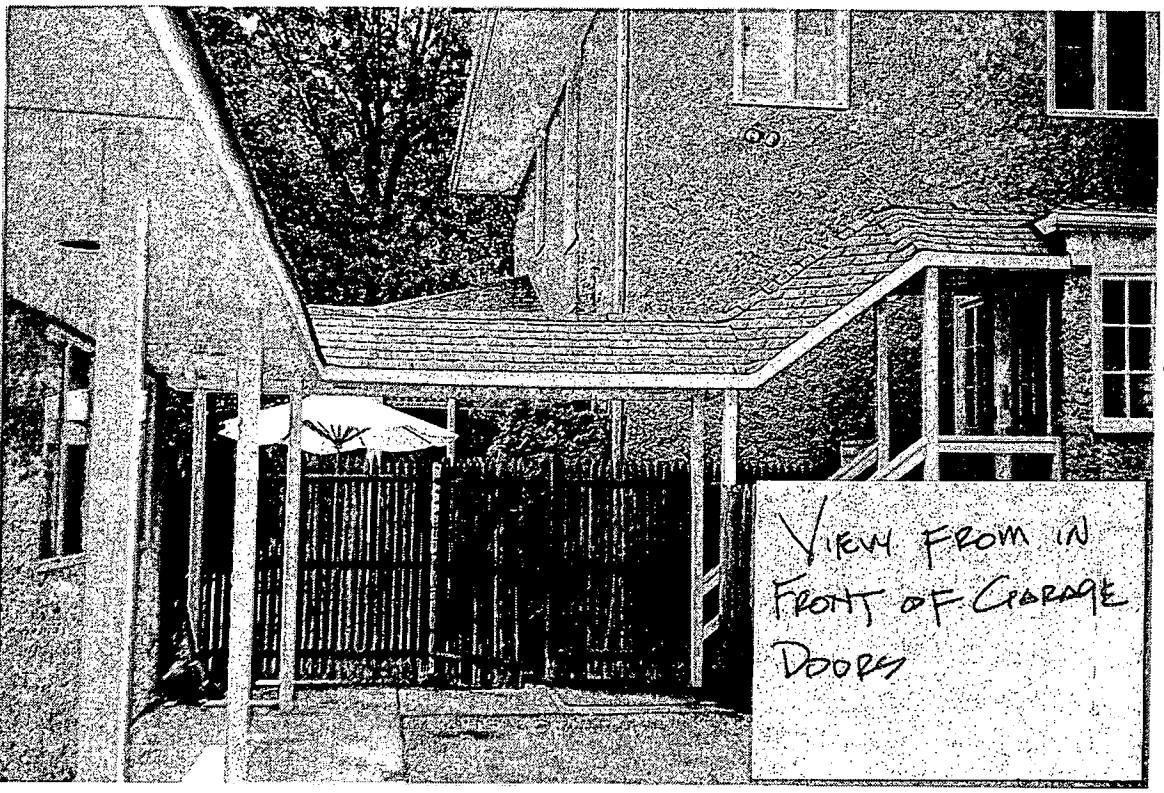
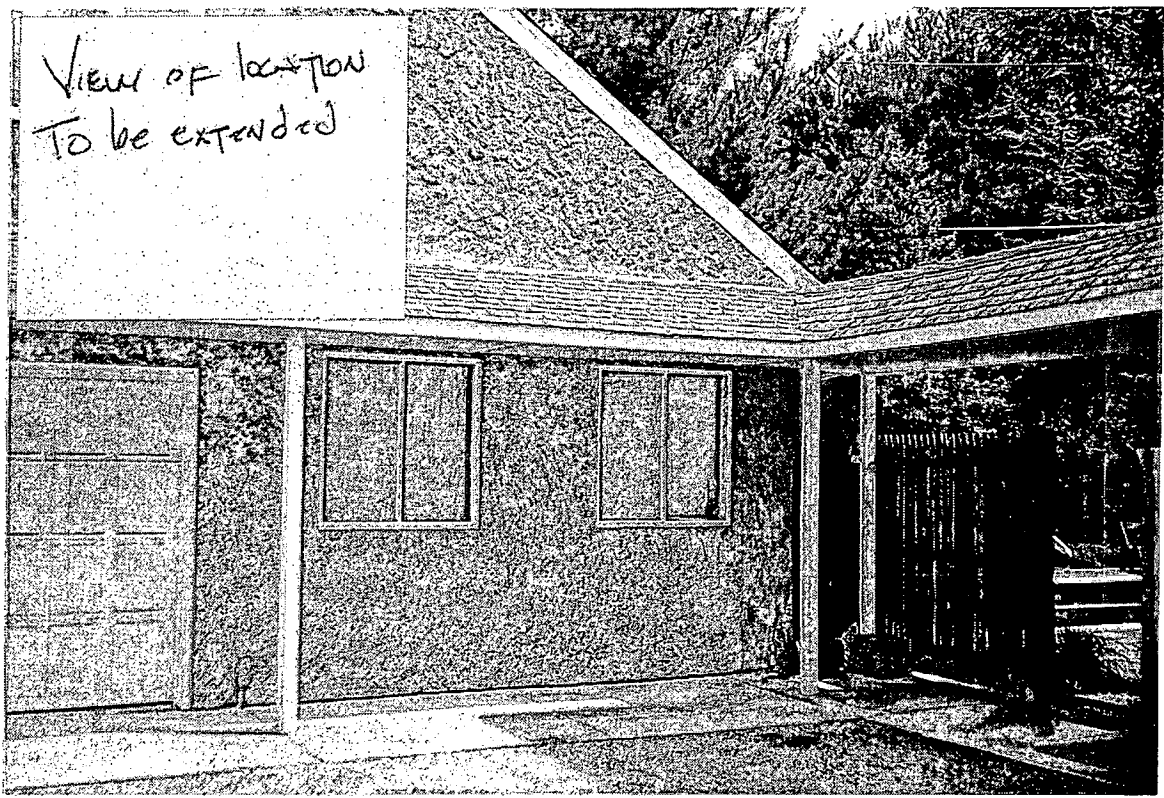
EXISTING PLAN: POOL BATH / GARAGE (PARTIAL)

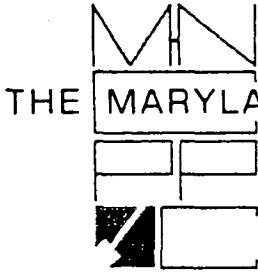
VIEW FROM
DRIVEWAY



VIEW FROM
REAR YARD







THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 9/25/02

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

DPS # 286335

HAWP# 35/13-02R

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

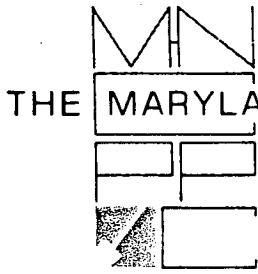
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Paul & Robin Perito

Address: 7 Newlands Street, Chevy Chase 20815

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 9/25/02

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

DPS# 286335
HAWP# 35/13-02R

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

C:\hawpapr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: 9/25/02

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kapsch, Historic Preservation Planner
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

DPS# 286335
HAWP# 35/13-02R

The Historic Preservation Commission reviewed this project on 7 Newlands Street
A copy of the HPC decision is enclosed for your information. Chevy Chase Village

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7 Newlands Street	Meeting Date:	09/25/02
Applicant:	Paul & Robin Perito (Michael J. Sullivan, Agent)	Report Date:	09/18/02
Resource:	Chevy Chase Village	Public Notice:	09/11/02
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-02R	Staff:	Corri Jimenez
PROPOSAL:	Addition to a Garage/Pool house		
RECOMMEND:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource
STYLE: Colonial Revival Four Square
DATE: 1892-1916

PROPOSAL

The applicant proposes to:

1. Construct an approximate 5'x14 ½' addition to the front, west elevation of a contributing stucco-covered garage. The addition will have an asphalt gabled roof with an oculus in the gable and all the windows will be either True-Divided Lights (TDL) or Simulated Divided Lights (SDL) that will match existing 6/6 windows, according to Michael Sullivan.

STAFF DISCUSSION

7 Newlands is a primary resource to the Chevy Chase Village Historic District as a Colonial Revival Four Square constructed between 1892-1916. A large approximately 35'x 27' two-car garage is located in the back of the property, which is newer than the house and is considered by Staff as a non-contributing resource to the district. According to the 1927 Sanborn Insurance Map, a historic 1-story garage was located on the

northwest corner of the property, which had a smaller and much more modest footprint. The present garage is 1-½ story, stucco-covered with an asphalt shingle roof that is approximately 27' x 35.' The garage is obviously newer with sheetrock wall covering, modern hollow core doors and aluminum sliding glass windows. A 6/6 double hung window is located on the west elevation, though upon closer observation, appears to be newer and not historic.

The applicant proposes to put an approximate 14 ½' x 6' addition on the front west elevation of the garage. The addition will be an asphalt gable roof that is stucco-covered to match the existing garage. Two double hung 6/6 wood windows will be in the front and an oculus window will be installed in the peak. On the side, another double hung 6/6 wood window will be added to the addition, and a second same type of window will be added to the existing building. The covered, fence part between the house and the outbuilding will be rebuilt although will be shorter.

Staff feels these modifications will enhance the architectural appearance of the front façade and will have no adverse effect to the district.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 25A-8(b) 1:

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district

and with the Secretary of the Interior's *Standards* #1 & #9:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
21 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
246.7.8370

DPS - #8
RECEIVED

Bu #
286335

HISTORIC PRESERVATION COMMISSION
301/563-3400

AUG 28 2002

Dept. of Permitting Services
Division of
Casework Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Michael J. Sullivan
Daytime Phone No.: 301-299-6500

Tax Account No.: _____

Name of Property Owner: PAUL & ROBIN PERITO Daytime Phone No.: 301-980-1175

Address: 7 NEWLANDS CT., CHEVY CHASE, MARYLAND 20815
Street Number City State Zip Code

Contractor: DEMARNE & DAY, INC. Phone No.: 301-299-6500

Contractor Registration No.: 1528

Agent for Owner: DEMARNE & DAY, INC. Daytime Phone No.: 301-299-6500

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 7 Street: NEWLANDS STREET

Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVENUE

Lot: 24 Block: 54 Subdivision: CHEVY CHASE SECTION 2

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Stab | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Reuse | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 50,000

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: WSSC Septic Other: _____

2B. Type of water supply: WSSC Well 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: [Signature] Date: 8/16/02

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/25/02

Application/Permit No.: 286335 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:

WE WILL BE ADDING A SMALL EXTENSION TO
THE GARAGE / POOL HOUSE.
THE EXTENSION WILL BE ON THE FRONT OF
THE GARAGE & IT WILL HOUSE A SMALL EXERCISE ROOM.
THE FINISHES WILL MATCH THOSE ON THE EXISTING
STRUCTURE.

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

THE PROJECT SHOULD HAVE A MINIMAL EFFECT
ON PROPERTY. AN EXISTING SHED SOOF CONNECTING
THE HOUSE & GARAGE WILL BE "SLIGHTLY" INTERRUPTED
TO ALLOW THE CONSTRUCTION OF THE GARAGE ADDITION.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, wash 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.

- 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.
- 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

- 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.
- 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).

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

Owner's mailing address

ROBIN & PAUL PERITO
 7 NEWLANDS STREET
 CHEVY CHASE, MD. 20815

Owner's Agent's mailing address

deMARNE & Day, INC.
 10112 RIVER ROAD
 POTOMAC, MD. 20854

Adjacent and confronting Property Owners mailing addresses

BYRON & MARY ANDERSON
 5 NEWLANDS STREET
 CHEVY CHASE, MD. 20815

BARBARA CUTTRISS
 11 NEWLANDS STREET
 CHEVY CHASE, MD. 20815

NED & MERRIELOU GYMES
 10 NEWLANDS STREET
 CHEVY CHASE, MD. 20815

CHARLIE & KATHY BUFFON
 8 OXFORD STREET
 CHEVY CHASE, MD.
 20815

g:addresses: noticing table



deMarne & Day Inc.
Architecture • Building • Remodeling

10112 River Road ♦ Potomac, MD 20854
Tel: (301) 299-6500 ♦ Fax: (301) 299-6045

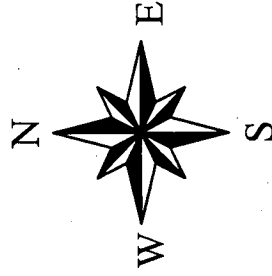
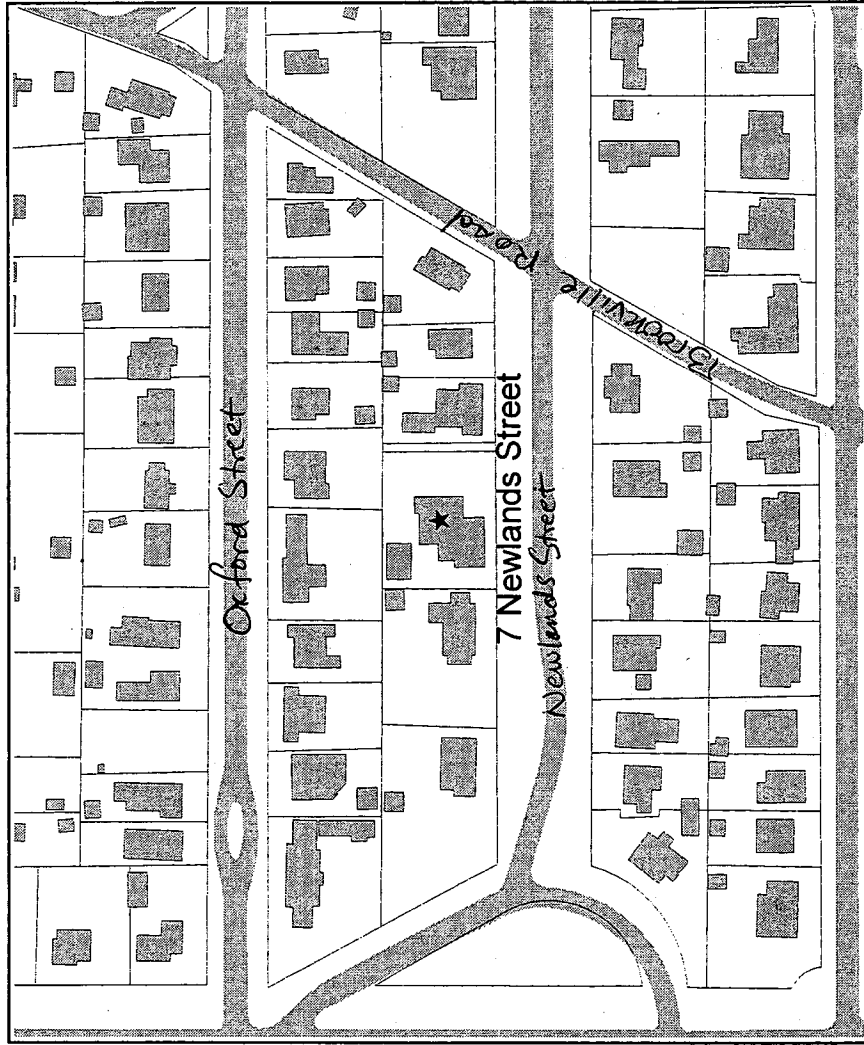
MHIC 1528
DC 75
VA 2705 015 234

Perito Residence
7 Newlands Street
Chevy Chase, MD 20815

Property Owners & Addresses of Adjacent
& Confronting Properties

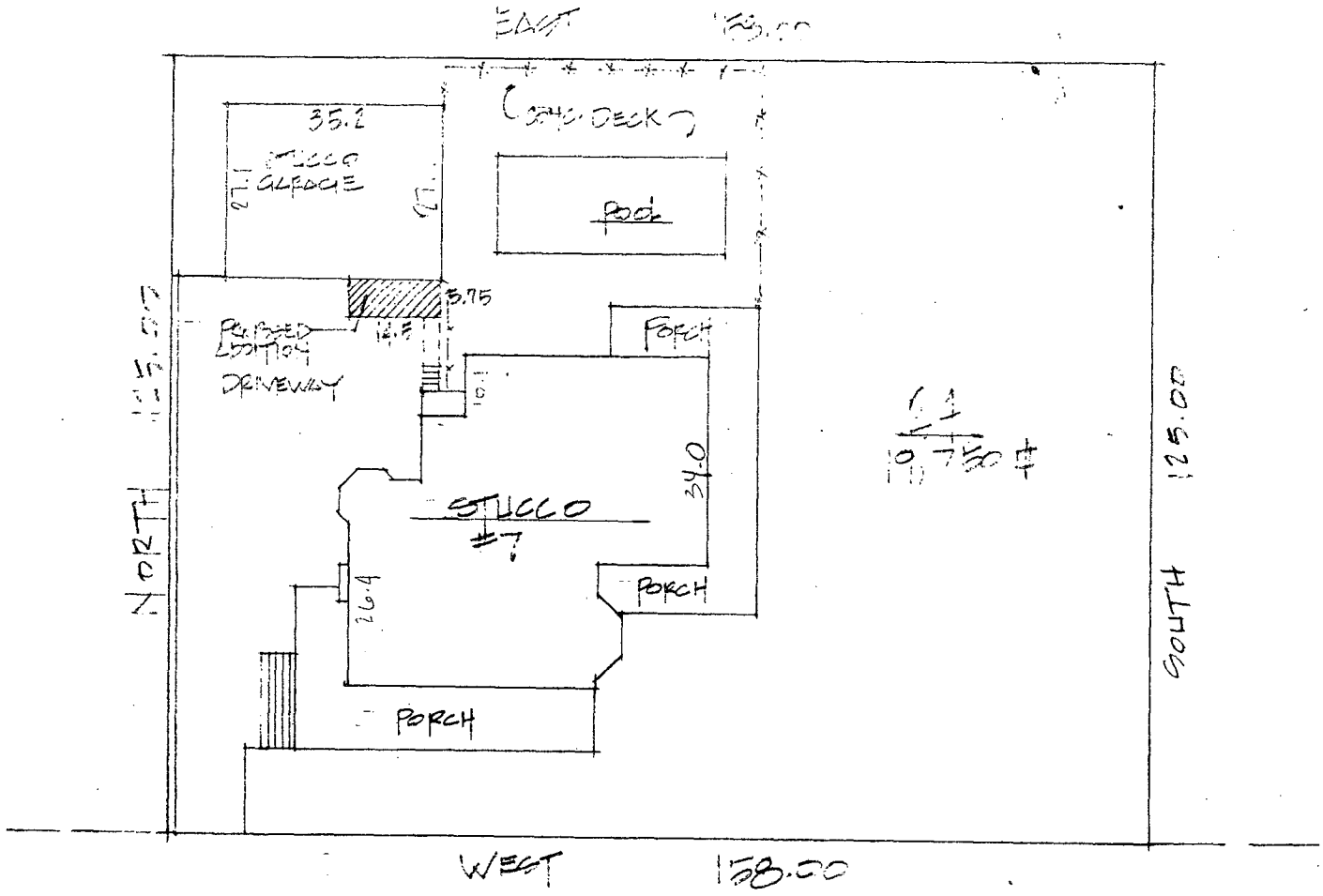
1. Byron & Mary Anderson
5 Newlands Street
Chevy Chase, MD 20815
301-951-0761
Adjacent Property
2. Barbara Cuttriss
11 Newlands Street
Chevy Chase, MD 20815
301-657-2059
Adjacent Property
3. Ned & Merriellou Symes
10 Newlands Street
Chevy Chase, MD 20815
301-656-2030
Confronting Property Across Street
4. Charlie & Kathy Buffon
8 Oxford Street
Chevy Chase, MD 20815
301-654-1516
Confronting Property at Rear.

Chevy Chase Village Historic District



0.07 0 0.07 0.14 Miles





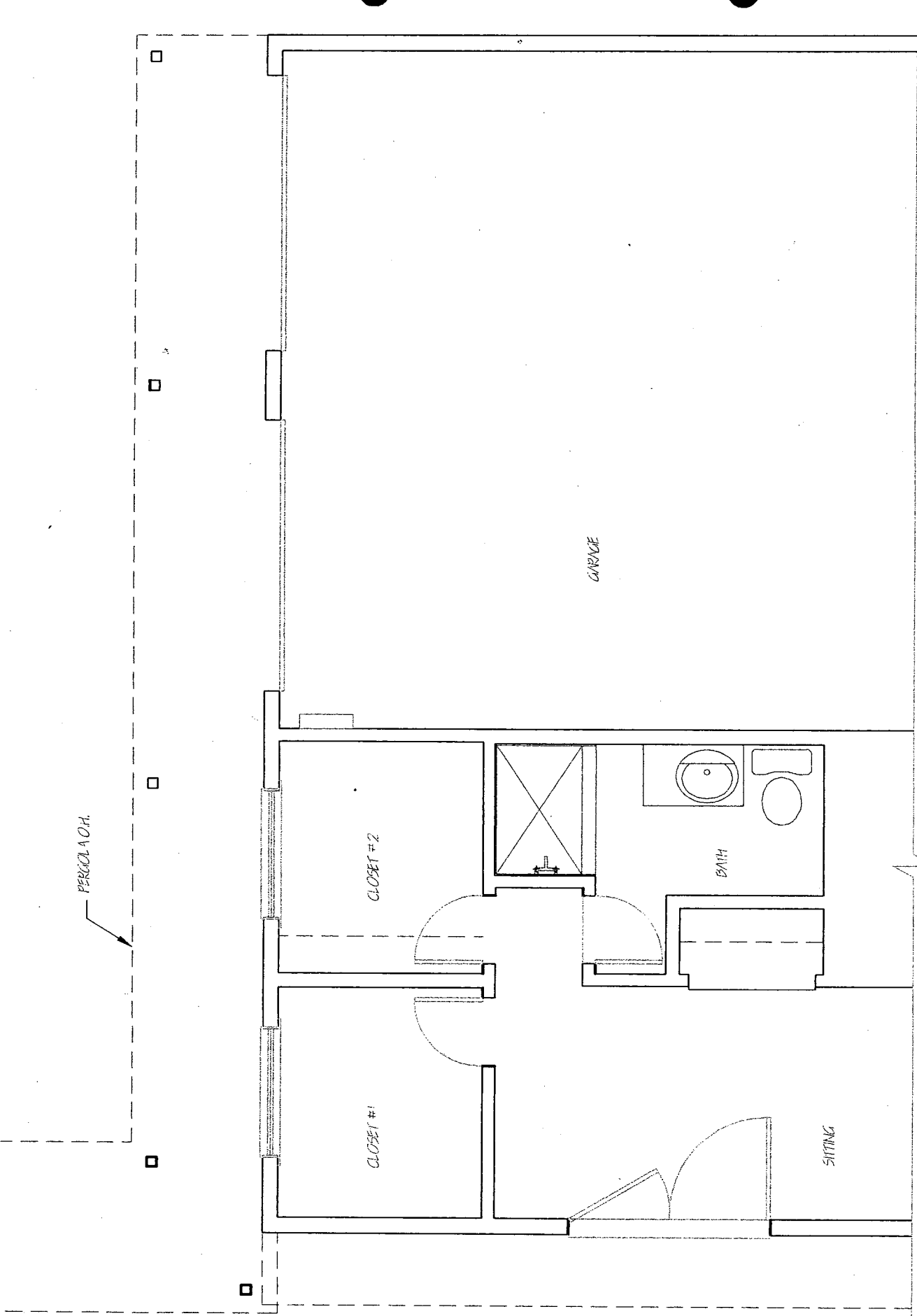
NEWLANDS STREET

LOT 24 BLOCK 54
 SECTION 2
 CHEVY CHASE

1" = 30'

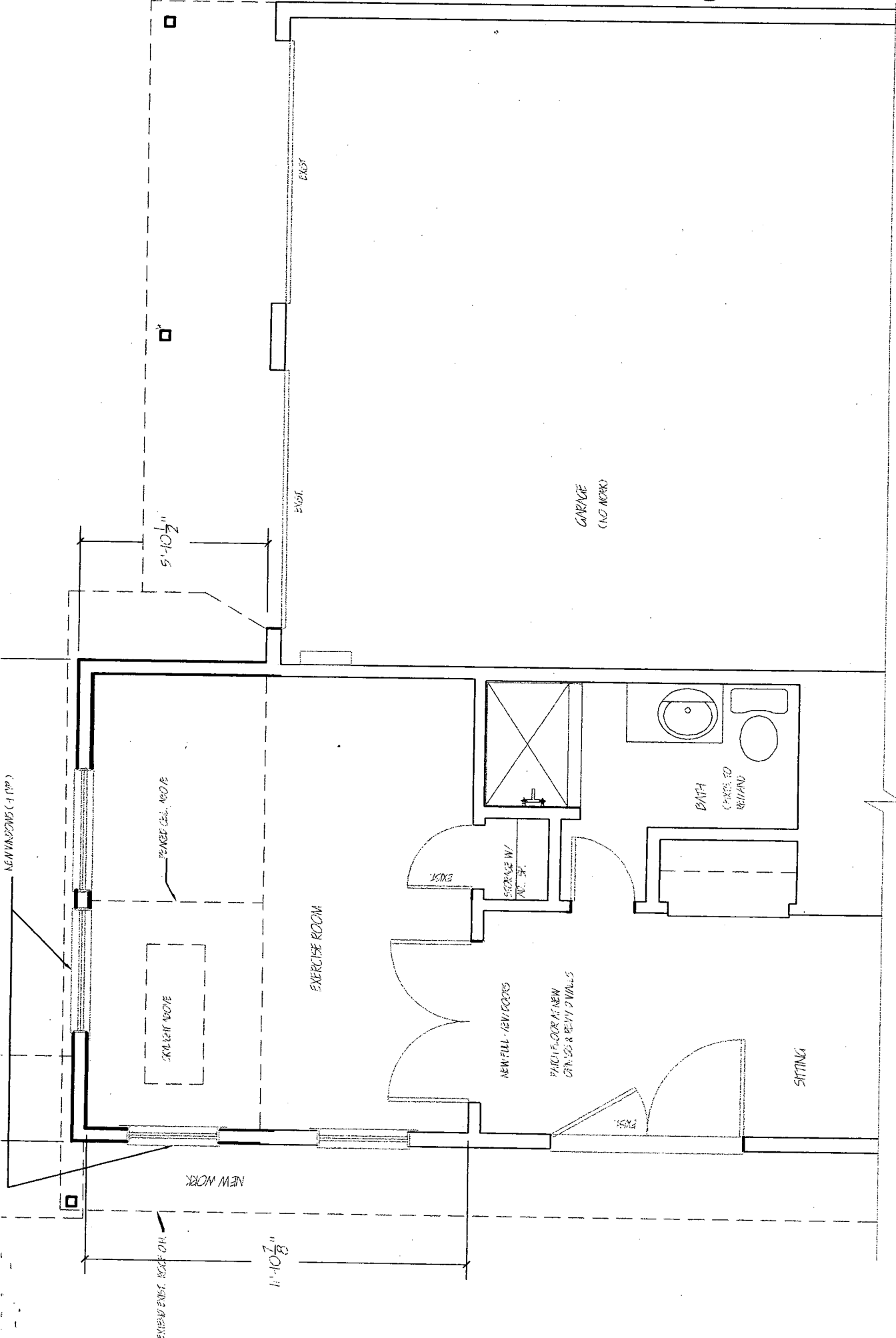
INFO. FROM:

JAMES SHEEHAN
 LAND SURVEYOR



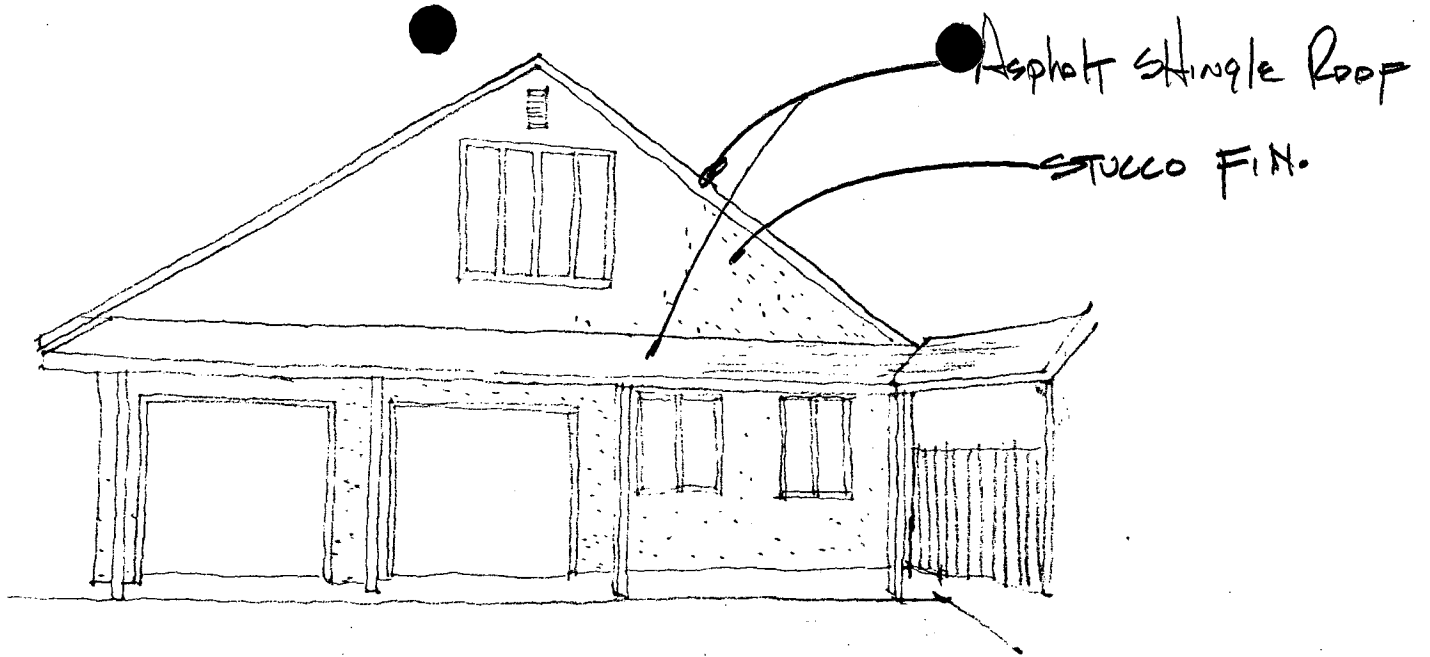
EXISTING PLAN: POOL BATH / GARAGE (PARTIAL)



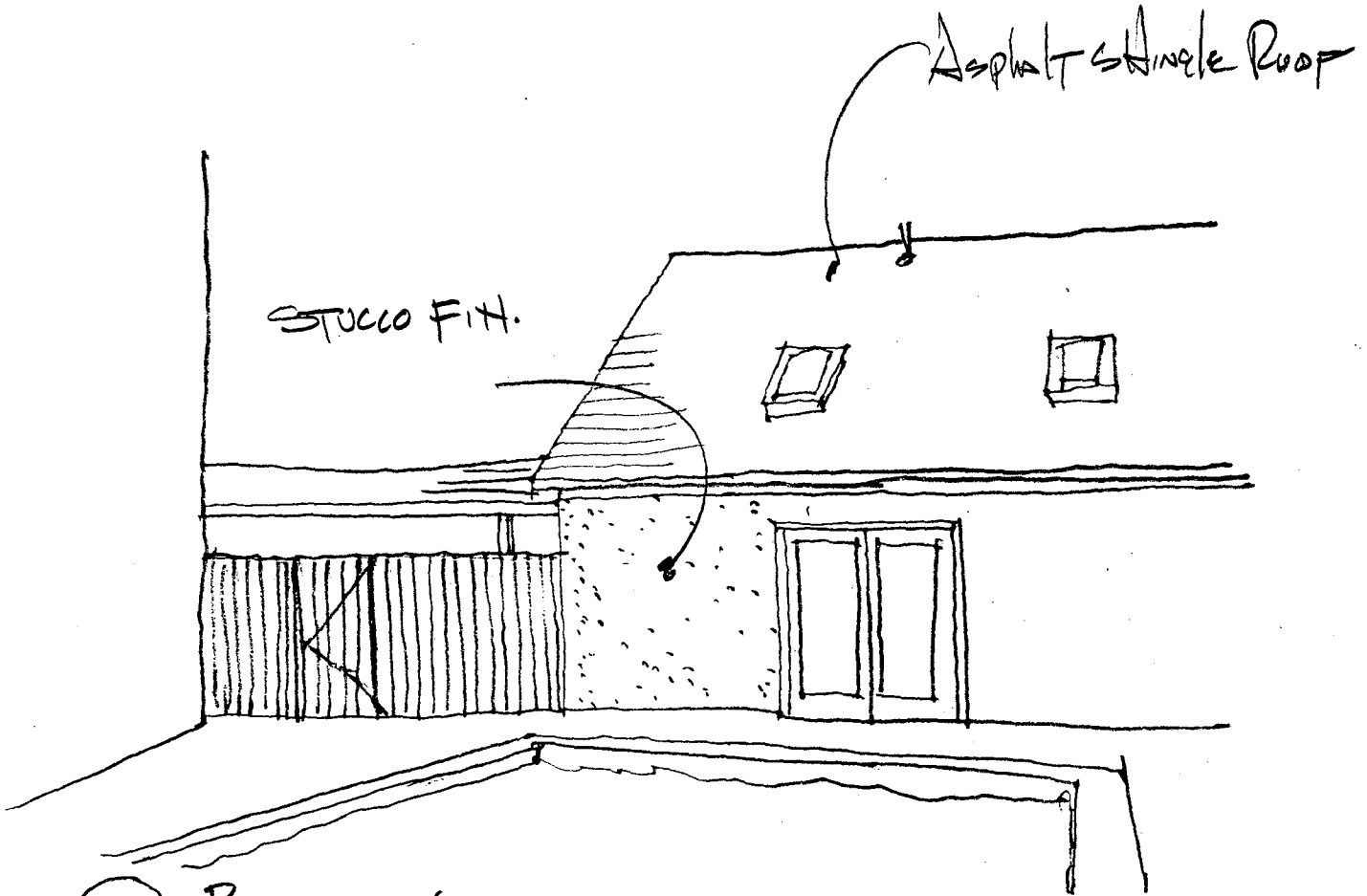


PROPOSED PLAN

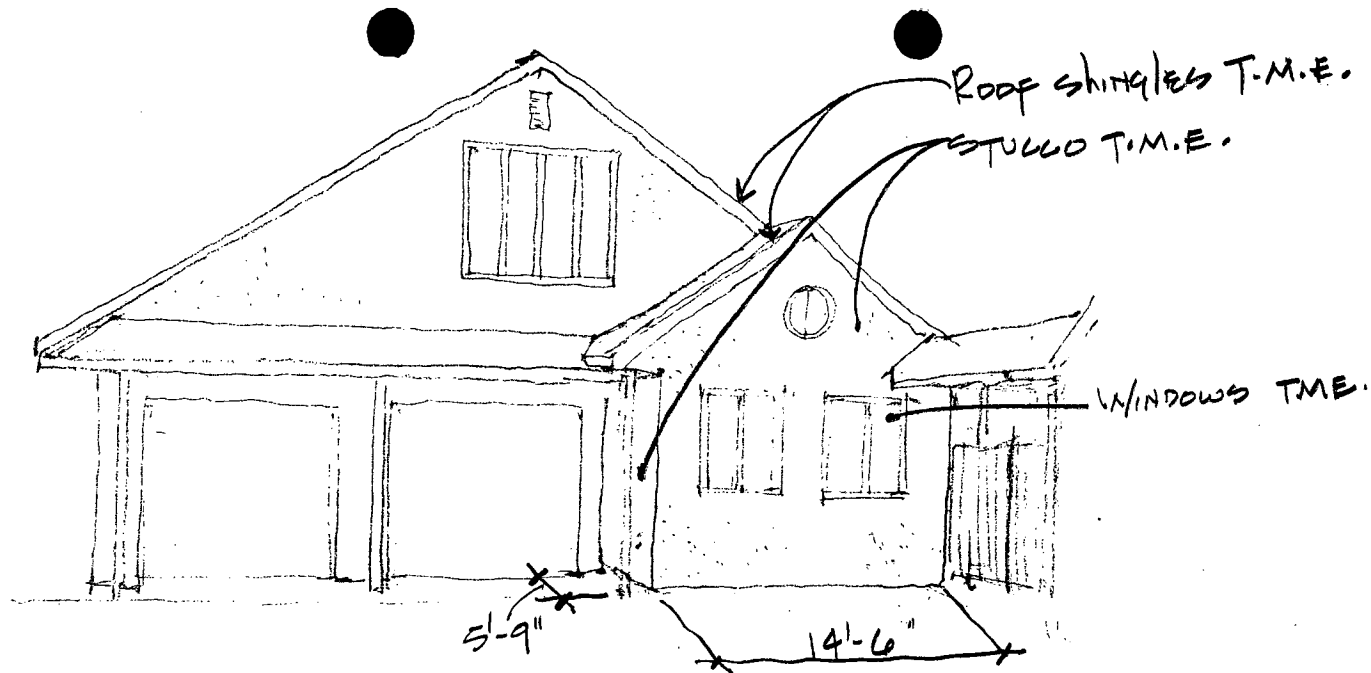
1/4" = 1'



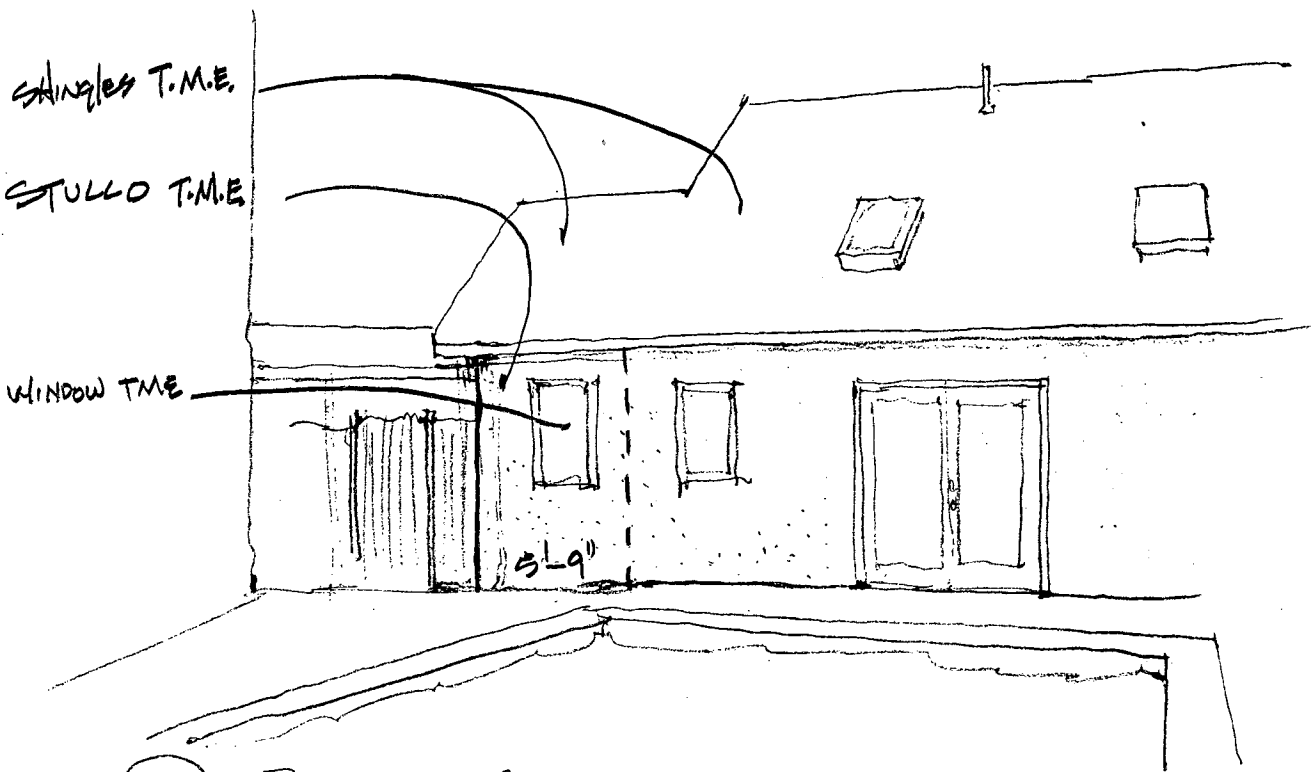
PERPECTIVE (FRONT ELEV.) (EXIST.)
NO SCALE



PERPECTIVE (SIDE ELEV.) (EXIST.)
NO SCALE



○ PERSPECTIVE (FRONT ELEV.)
NO SCALE



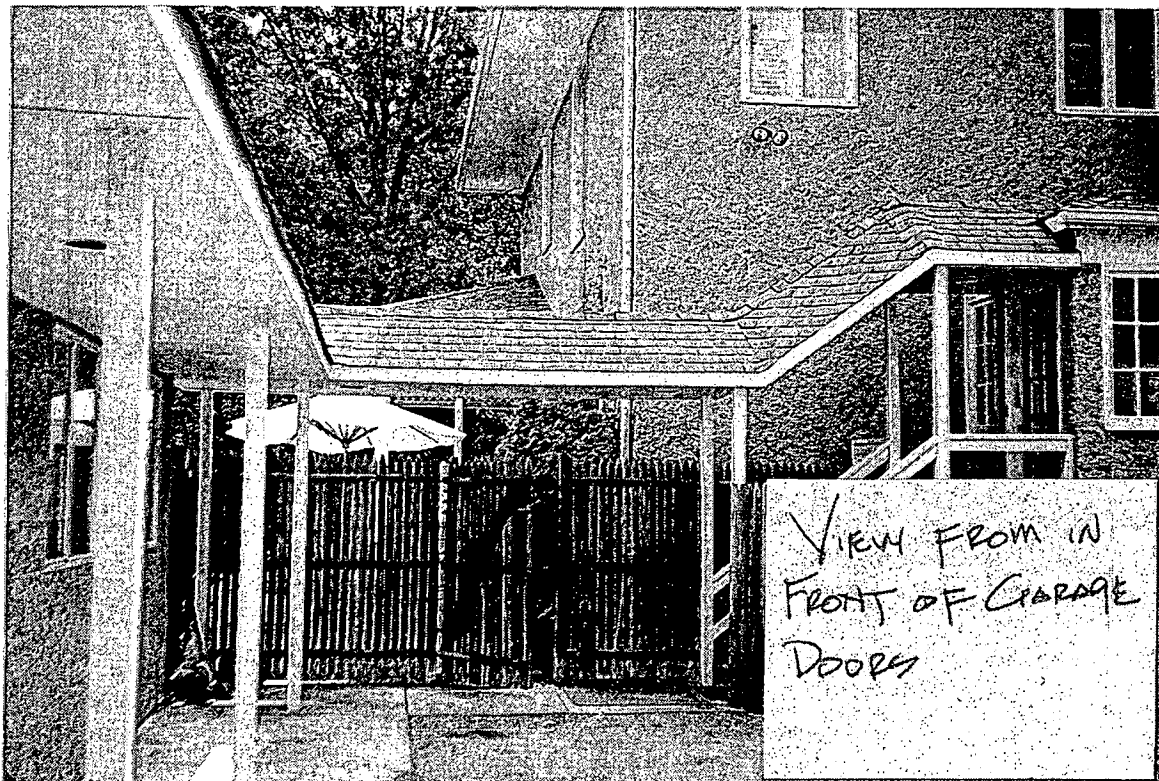
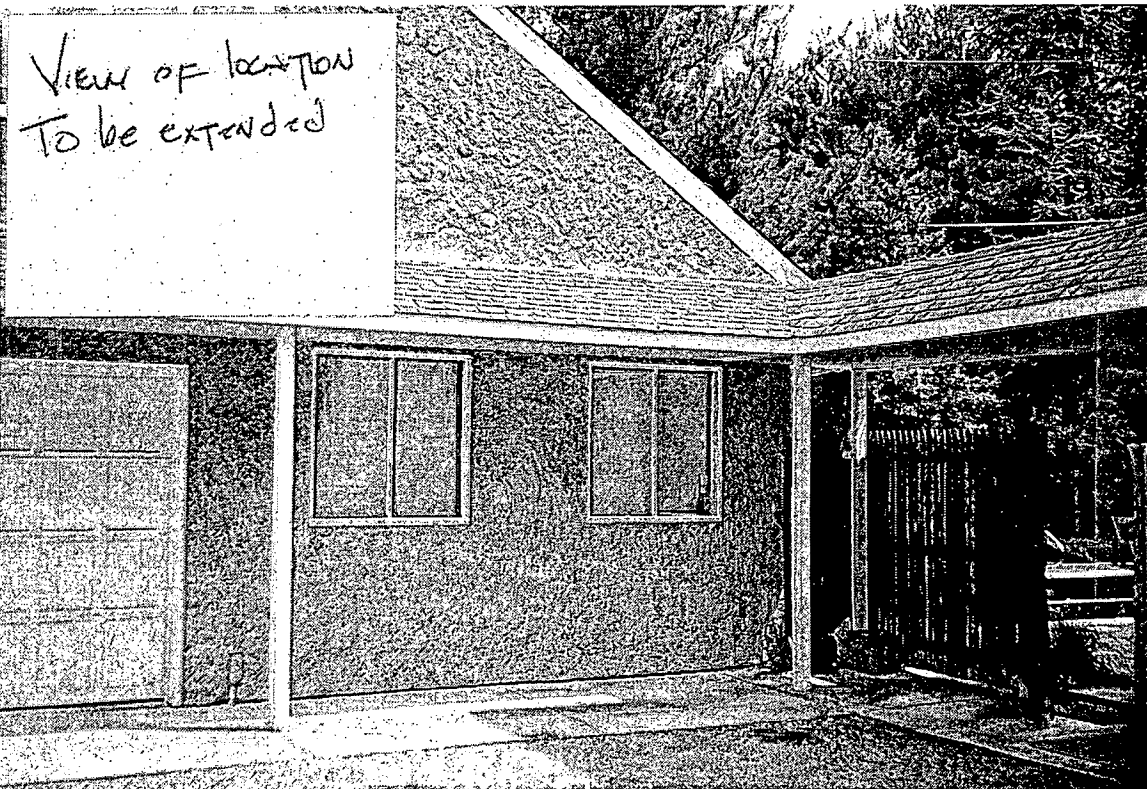
○ PERSPECTIVE (SIDE ELEV.)
NO SCALE

VIEW FROM
DRIVEWAY



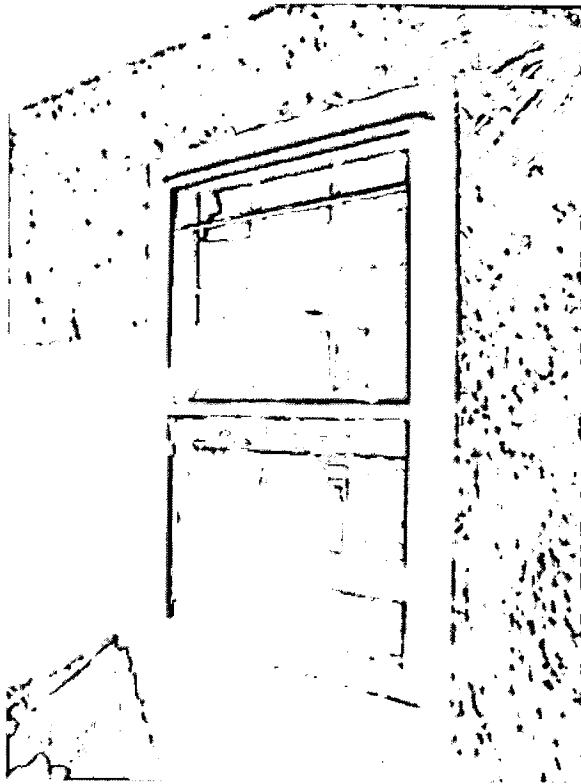
VIEW FROM
REAR YARD



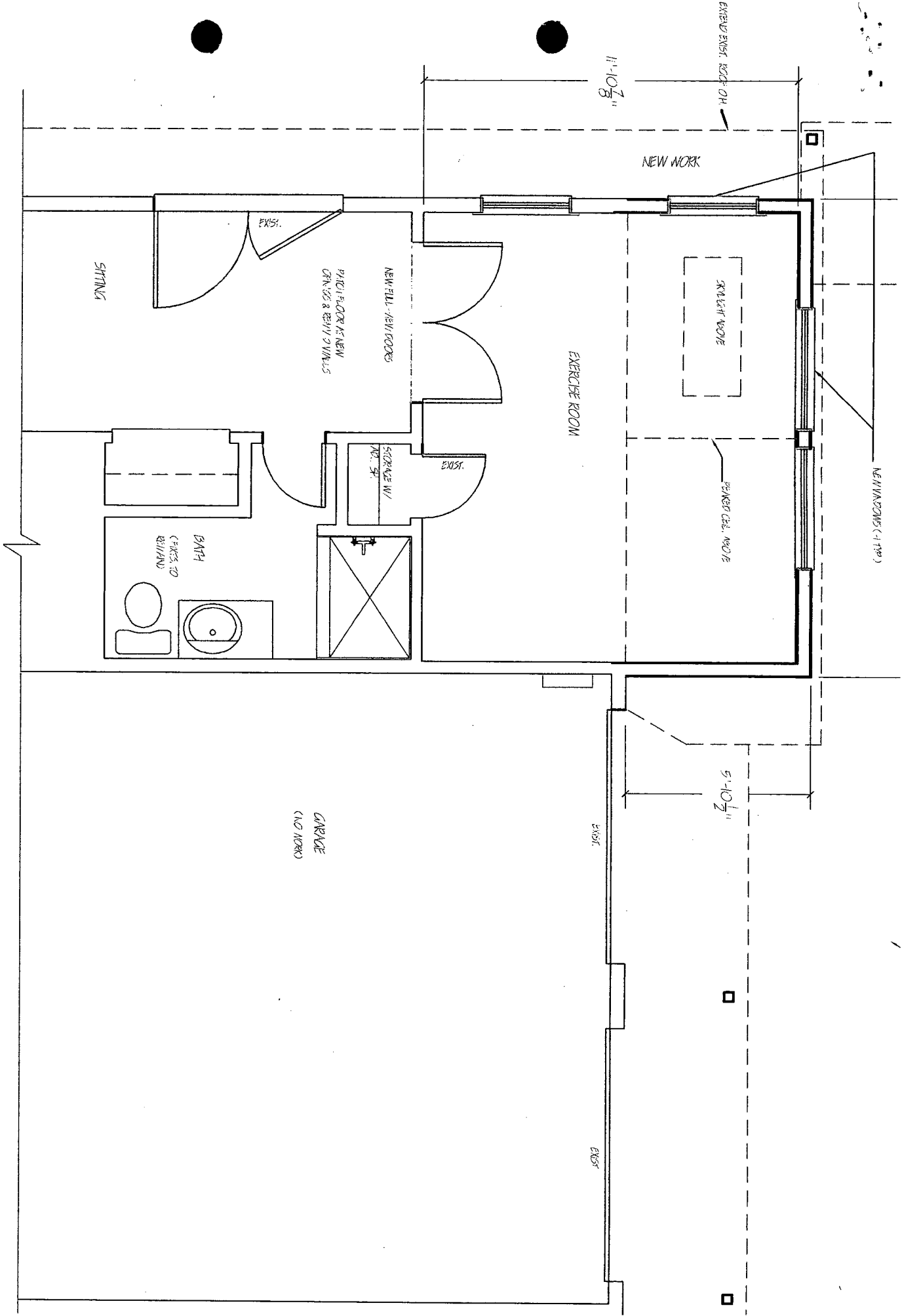




7 Newlands (front elevation of house)



Garage 6/6 Window, facing pool



11'-10 7/8"

5'-10 7/8"

NEW WORK

NEW WORKING (4\"/>

SKULLIN ABOVE

REINFORC. CON. MOLD'G

EXERCISE ROOM

NEW FILL - NEW ROOMS

PLACED FLOOR AT NEW OPENINGS & REINFORCE WALLS

STORAGE W/ 100 SF

EXIST.

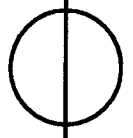
SITTING

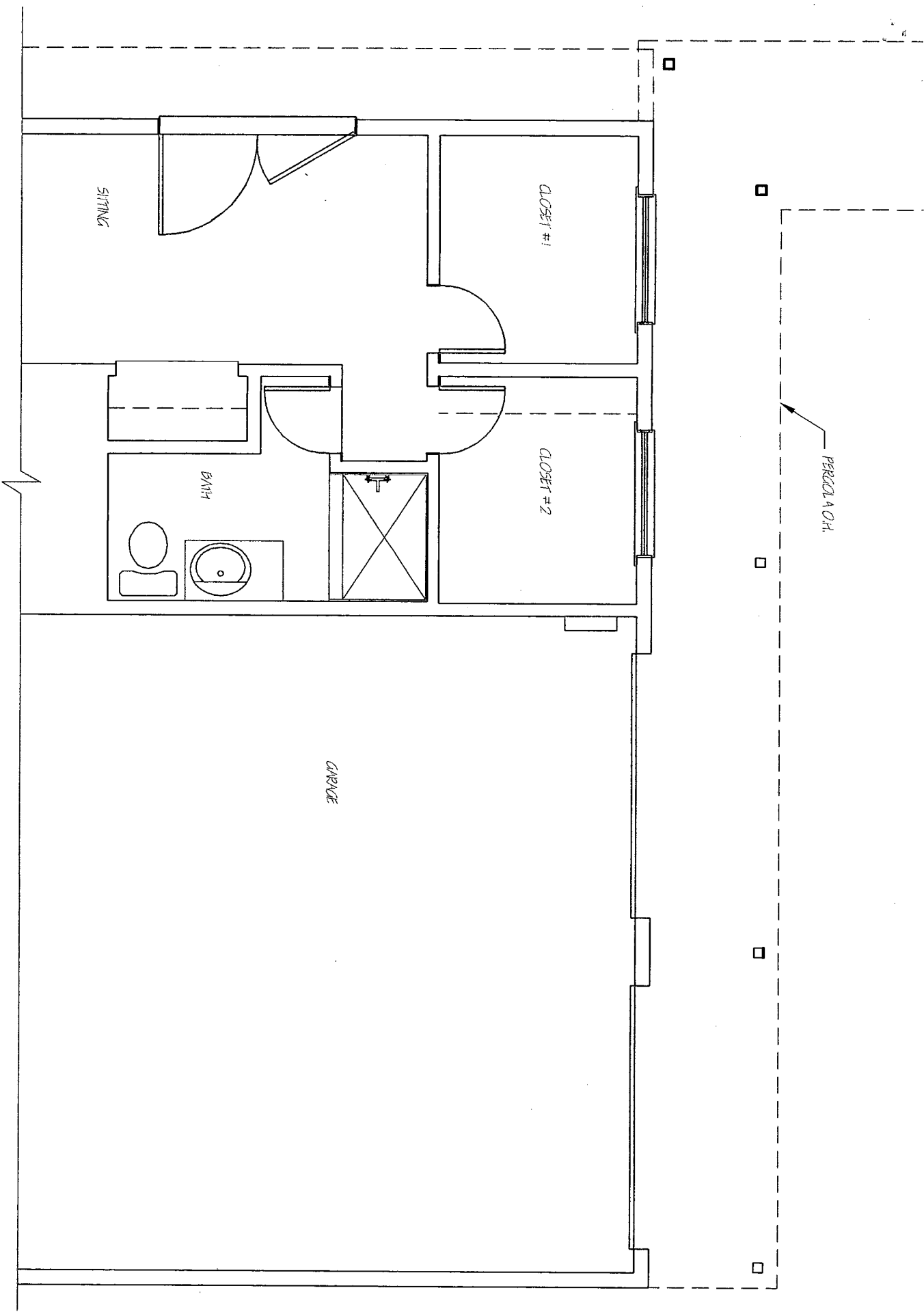
BATH (PARTS TO REMAIN)

GARAGE (NO WORK)

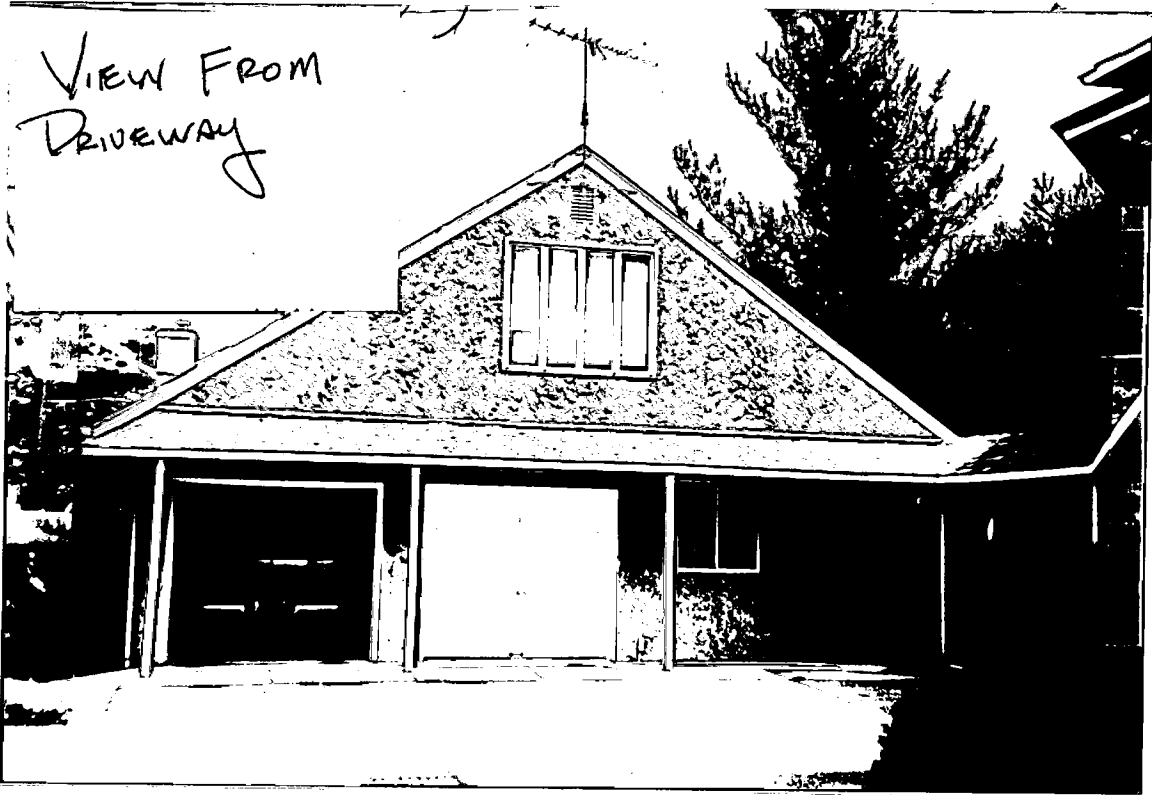
PROPOSED PLAN

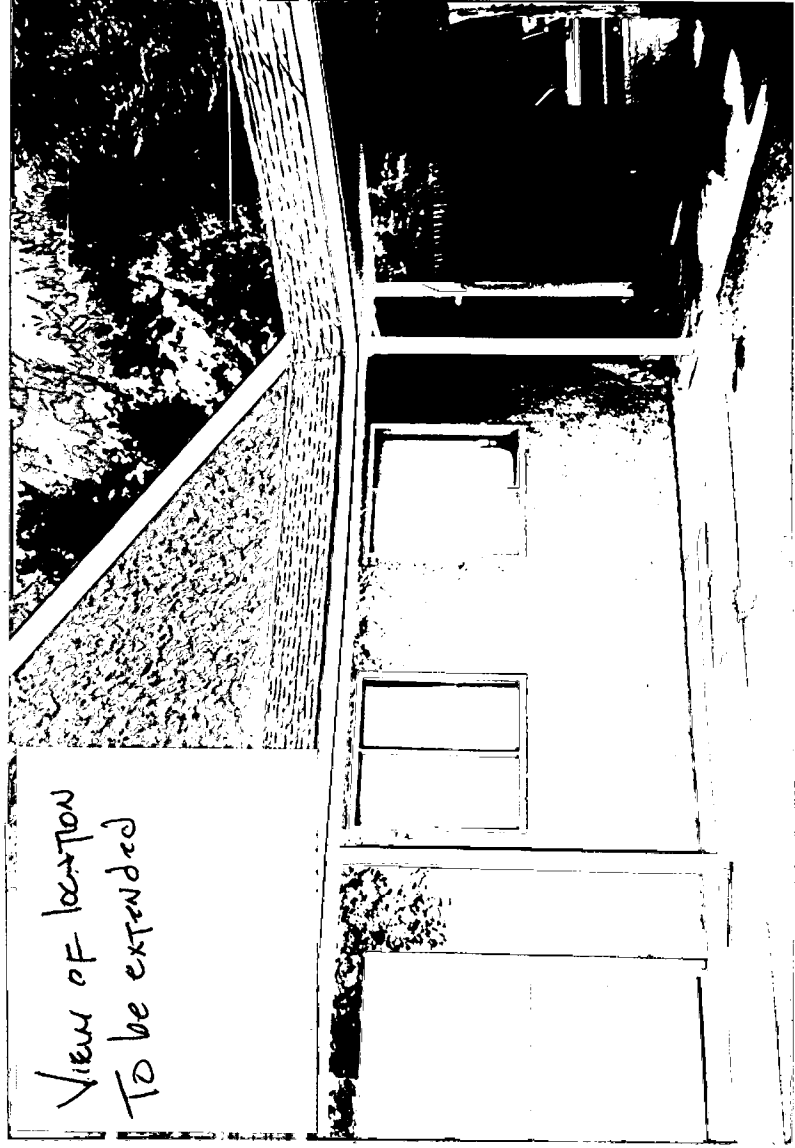
1/4" = 1'





EXISTING PLAN: POOL BATH / GARAGE (PARTIAL)







MHIC 1528
DC 75
VA 2705 015 234

de Marne & Day, Inc.

ARCHITECTURE □ REMODELING

301-299-6500 □ FAX 301-299-6045

MICHAEL J. SULLIVAN, AIA
Senior Vice President

10112 River Road
Potomac, Maryland 20854

—