

35/40-05B 4312 Leland Street
MP Site #35/40 Butterfield



Stamped
10/24/05
TGT

Date: May 26, 2005

MEMORANDUM

TO: David DeBruin & Elizabeth Taylor
4312 Leland Street, Chevy Chase

FROM: Tania Tully, Senior Planner ^{TGT}
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #381526

Your Historic Area Work Permit application for rear addition, porch and alterations was **Approved with Conditions** by the Historic Preservation Commission at its May 25, 2005 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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 stamped drawings and an official approval letter (given at the time of drawing stamping). 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 at <http://permits.emontgomery.org> of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 26, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Tully, Senior Planner ^{TGT}
Historic Preservation Section

SUBJECT: Historic Area Work Permit #381526

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approve with Conditions**.

- A tree protection plan will be prepared by a certified arborist and implemented prior to any work beginning on the property.

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

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

Applicant: David DeBruin & Elizabeth Taylor ((David Knudson, Architect)

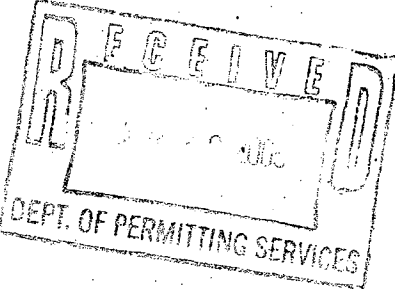
Address: 4312 Leland Street, Chevy Chase

This HAWP approval is 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 at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
#55 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
#410/777-6370

DPS - #8



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: DAVID KNUDSON

Daytime Phone No.: 202-441-3328

tax Account No.: 07-00523660

Name of Property Owner: DAVID DEBROIN & ELIZABETH TAYLOR Daytime Phone No.: 202-639-6000

Address: 4312 LELAND ST CHEVY CHASE MD 20015
Street Number City State Zip Code

Contractor: TBC DETERMINED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: DAVID KNUDSON Daytime Phone No.: 202-441-3328

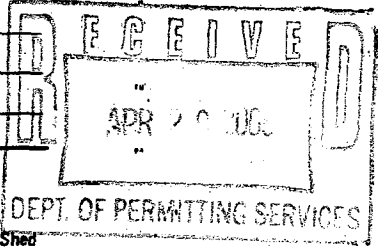
LOCATION OF BUILDING/PREMISE

House Number: 4312 Street: LELAND ST

Town/City: CHEVY CHASE Nearest Cross Street: CURTIS ROAD

Lot: PART OF LOT 3 Block: 5 Subdivision: NORWOOD HEIGHTS

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: _____

1B. Construction cost estimate: \$ 180,000

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 _____ 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.

David Knudson
Signature of owner or authorized agent

4/26/05
Date

Approved: with conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 5/25/05

Application/Permit No.: 381526 Date Filed: Julia O'Malley Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

HISTORIC ORIGINAL 2-STORY ITALIANATE 4-SQUARE FARM HOUSE WITH 1982 REMIC
2 STORY ADDITION. ORIGINAL HOUSE HAS ROUGH STUCCO FINISH ON ALL EXPOSED SIDES AND
THE ADDITION HAS MATCHING FINISH ON SOUTH SIDE W/ WOOD CLAPBOARD ON NORTH &
EAST SIDES. CLAPBOARD FRAMES STUCCO REMNANT OF 1 STORY BACK EXTENSION OF
ORIGINAL HOUSE LOCATED ON THE NORTH ELEVATION. ENVIRONMENTAL SETTING: LARGE
LOT W/ MATURE TREES IN A RESIDENTIAL NEIGHBORHOOD OF NON-HISTORIC ORIGINAL AND
REMODELED HOMES FROM THE 1970'S AND LATER. HISTORIC SIGNIFICANCE: ONE OF FEW REMAINING
STRUCTURES IN EXISTENCE PRIOR TO NORWOOD HEIGHTS SUB-DIVISION. EXHIBITS ARCHITECTURAL
FEATURES OF ITALIANATE ORIGIN IN TRUSS & PORCH DETAILS

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

PROJECT: INFILL RECESS BAY TO ADD BREAKFAST ROOM. CREATE NEW DECK TO REPLACE DECK LOST
TO ADDITION. ADD SCREENED PORCH OFF 1982 ADDITION. INFILL ADDITION SET BACK
FROM CORNER OF ORIGINAL HOUSE TO ALLOW VOLUME OF THE HOUSE TO READ IN FACT.
TRUSS HEIGHTS & PORCH DETAILS TO FOLLOW COVERED PORCH PROPORTIONS TO ACHIEVE
HARMONY OF NEW W/ OLD PARTS. SCREENED PORCH TO READ AS COVERED PORCH W/
SCREENED PANEL INSECTS. THESE ADDITIONS AND ALTERATIONS SHOULD NOT IMPACT
THE INTEGRITY OF THE ITALIANATE 4-SQUARE ORIGINAL HOUSE.

SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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, trash dumpsters, mechanical equipment, and landscaping.

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.

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.

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.

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.

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 INTO MAILING LABELS.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4312 Leland Street, Chevy Chase	Meeting Date:	5/25/2005
Applicant:	David DeBruin & Elizabeth Taylor (David Knudson, Architect)	Report Date:	5/18/2005
Resource:	<i>Master Plan</i> Site #35/110 Butterfield House	Public Notice:	5/11/2005
Review:	HAWP	Tax Credit:	None
Case Number:	35/110-05B	Staff:	Tania Tully
PROPOSAL:	Rear addition, porch and alterations	RECOMMENDATION:	Approval with Conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following condition:

- A tree protection plan will be prepared by a certified arborist and implemented prior to any work beginning on the property.

SITE DESCRIPTION

SIGNIFICANCE: *Master Plan* Site #35/110, **Butterfield House**
STYLE: Colonial Revival Foursquare
DATE: c.1898-1901, c.1980 rear addition

Constructed c.1898-1901, the Butterfield House is one of the earliest properties in the Norwood Heights subdivision of Chevy Chase. Likely built by John B. Lybrook, the house sits on a large lot with a generous setback from Leland Street. Except for a rear addition from the 1980s, retains much of its architectural integrity. Designed in the Colonial Revival style with foursquare elements, character-defining features includes polygonal bay windows, projecting eaves, and garland cornice swags.

APPLICABLE GUIDELINES:

Proposed alterations to individual *Master Plan* Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

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

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PROPOSAL:

Construct a 1-story addition between the historic house and the 1980s addition.

5.5' x 16.8'

Shed roof

Wood windows and French doors

Wood pilasters

Construct a new deck.

12' x 16'

Wood planters

Cedar construction

Construct a screened porch.

14' x 18.5'

Hip roof to match existing front porch

Wood screen frames

8" round wood columns to match existing front porch

Add a rear, covered entry on the north side of the 1980s addition.

12' x 3.5"

Hip roof

Wood clapboard siding

Wood windows

Wood steps and rail

Remove two 6"-8" Holly trees to construct deck and porch

STAFF DISCUSSION

The **Butterfield House** is an individual *Master Plan* site and subject to the highest level of review.

As seen in Circle 6 the Butterfield House sits almost halfway back on the approximately 25,900 sq. ft. (.59 acre) lot. The lot contains mature trees, bushes and other plantings as well as a large lawn area. At the time of designation, the house already had the large, similarly designed addition. The proposed infill addition abuts 1 wall of the historic house and 2 of the older addition. No significant architectural details will be lost. The new addition is only one story, is inset to allow the historic house to wrap the corner, and is very glassy.

Both the infill addition and the screened porch have details designed to match the historic house. Because of the location and configuration of these features, it is unlikely that they will be confused with historic fabric. The materials proposed are high quality as is befitting the historic resource, and the construction will be coordinated with an arborist to ensure that the large trees nearby are not damaged (Circle 14). Two smaller Holly trees will be removed to allow for construction of the deck and porch (Circle 18).

The proposed covered entry on the north side of the house is on the older addition and will not likely be visible. Additionally, appropriate and compatible materials are proposed.

Overall, staff believes that the proposed additions to the Butterfield House are compatibly designed and will not detract from the integrity of the historic house and setting. Although the new screened porch will extend beyond the side elevation of the historic house, it will not be highly visible due to the location, and screened porches are not inappropriate. Staff recommends approval.

STAFF RECOMMENDATION:

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and provided the condition listed on Circle 1 are met;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
65 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
40777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAVID KNUDSON

Daytime Phone No.: 202-441-3328

Account No.: 07-00523660

Name of Property Owner: DAVID DEBBIN & ELIZABETH TAYLOR Daytime Phone No.: 202-639-6000

Address: 4312 LELAND ST CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: TO BE DETERMINED Phone No.:

Contractor Registration No.:

Agent for Owner: DAVID KNUDSON Daytime Phone No.: 202-441-3328

LOCATION OF BUILDING/PREMISE

House Number: 4312 Street: LELAND ST

Town/City: CHEVY CHASE Nearest Cross Street: CURTIS ROAD

Lot: PART OF LOT 3 Block: 5 Subdivision: NORWOOD HEIGHTS

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, Other

1B. Construction cost estimate: \$ 180,000

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 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

Date 4/26/05

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:

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

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THE INTEGRITY OF THE ITALIANATE EUROPE ORIGINAL HOUSE.

SITE PLAN

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- the scale, north arrow, and date;
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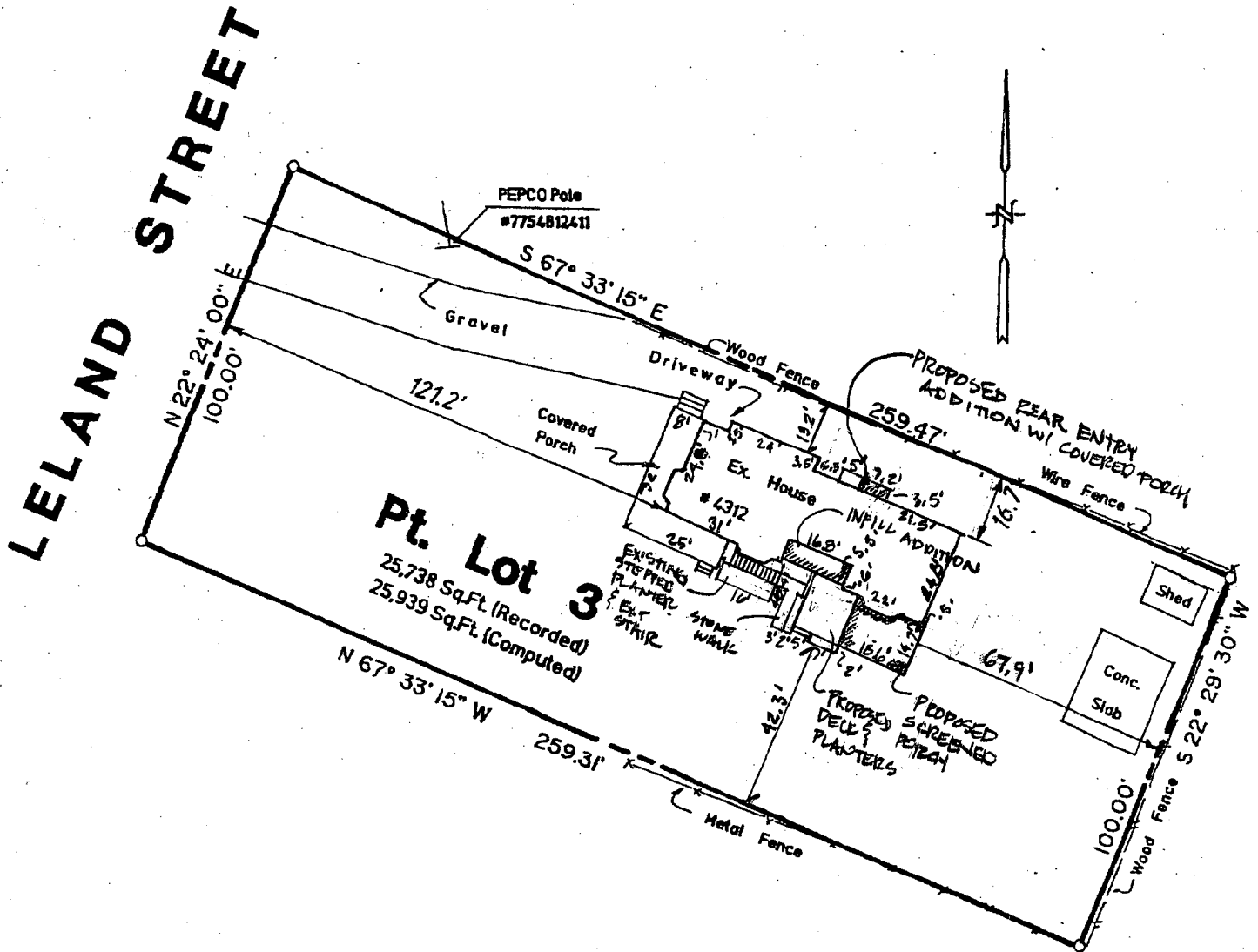
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NOTES

Part of Lot 3, Block 5, as shown, has been graphically reproduced from available deeds and plats of record which are recorded among the Land Records of Montgomery County, Maryland.

Locations, as shown, taken from a field run survey completed by this office, dated November, 2004.

Site Address: 4312 Leland Street.

Zone: R-60.

PLANIMETRIC SURVEY
PART OF LOT 3, BLOCK 5
NORWOOD HEIGHTS
 7TH (BETHESDA) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 40' NOVEMBER, 2004

WITMER ASSOCIATES, LLC

Land Surveying, Land Planning & Design
 98-A Church Street
 Rockville, MD 20850
 Tele.: (301) 309 - 8600
 Fax: (301) 309 - 8603

PREPARED FOR:
 David Debruin
 4312 Leland Street
 Chevy Chase, MD 20815
 (202) 639 - 6015

4312 LELAND ST. SITE PLAN (6)



7

Exterior Sketch View of Proposed Addition, Deck and Screened Porch

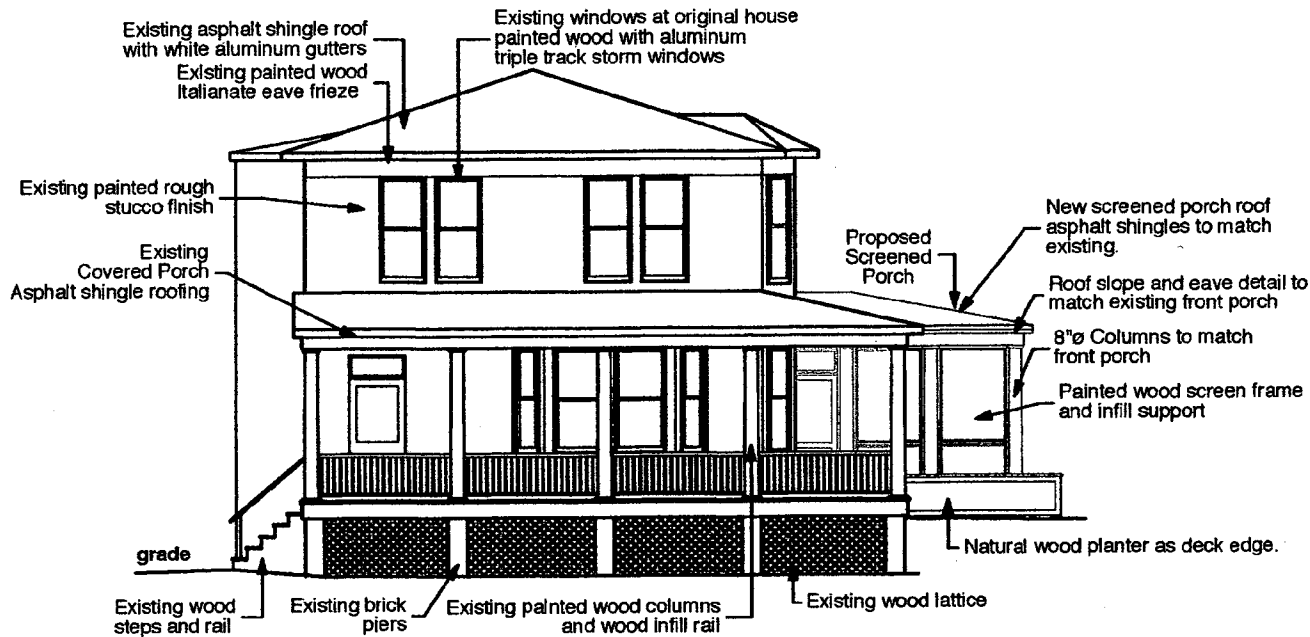
DeBruin/Taylor Residence
 4312 Leland Street
 Chevy Chase, MD 20815

TITLE: **Historic Area Work Permit Review**

David Knudson, Architect
 1807 California Street NW, #306
 Washington D.C. 20009
 tel/fax 202-986-5542

DATE: Issued 4/26/05

H-7



Note: existing window sizes are listed on the plan

1 Exterior West Front Elevation

8

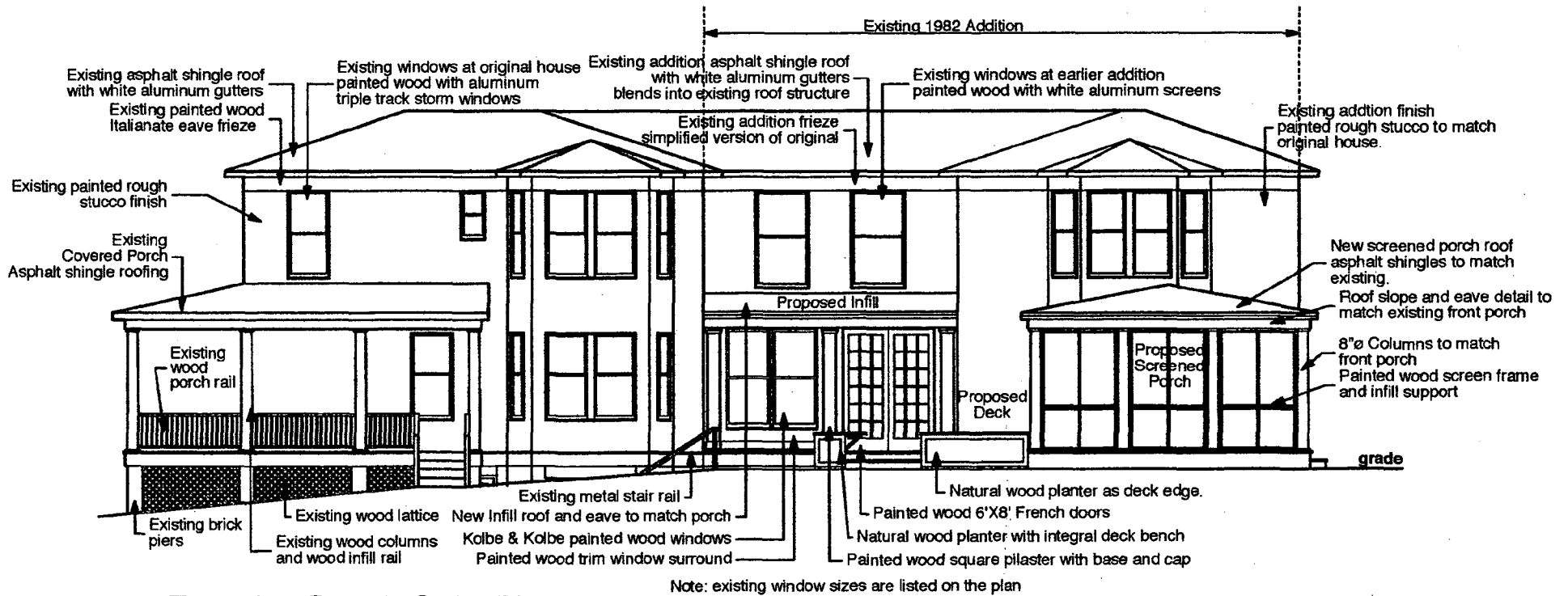
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DATE: **Issued 4/26/05**

H-6

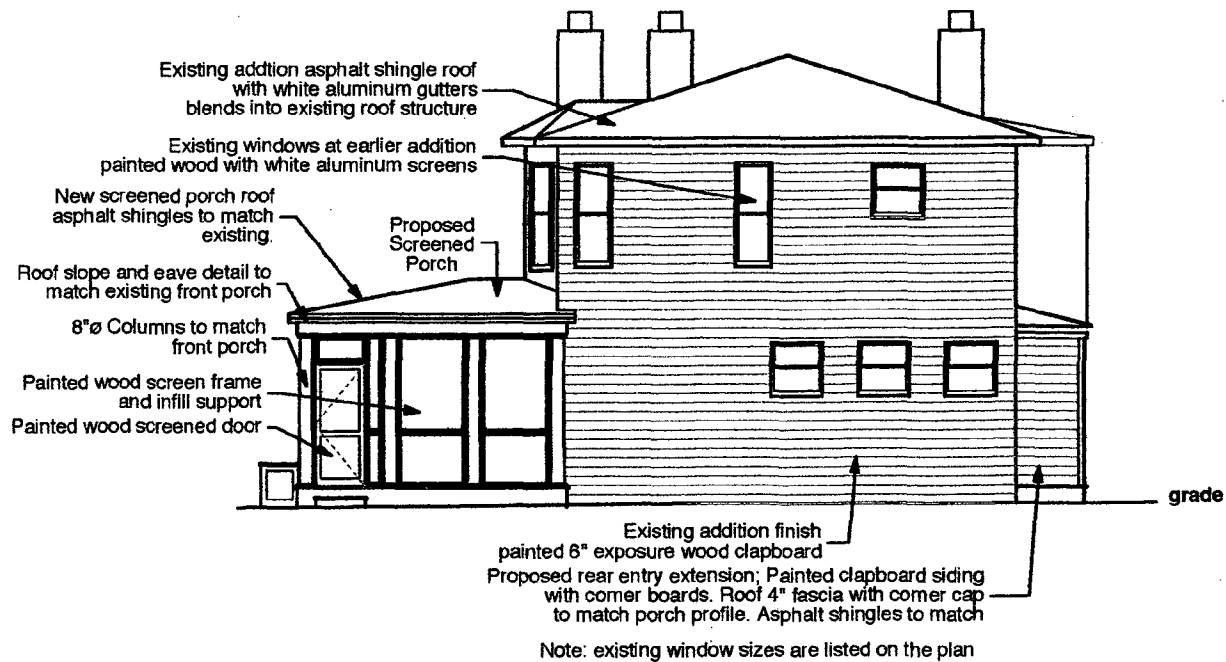


1 Exterior South Side Elevation

0 1 5 10 15

9

DeBruin/Taylor Residence 4312 Leland Street Chevy Chase, MD 20815	TITLE: Historic Area Work Permit Review		David Knudson, Architect 1807 California Street NW, #306 Washington D.C. 20009 tel/fax 202-986-5542
	DATE: Issued 4/26/05	H-3	



1 Exterior East Rear Elevation

19

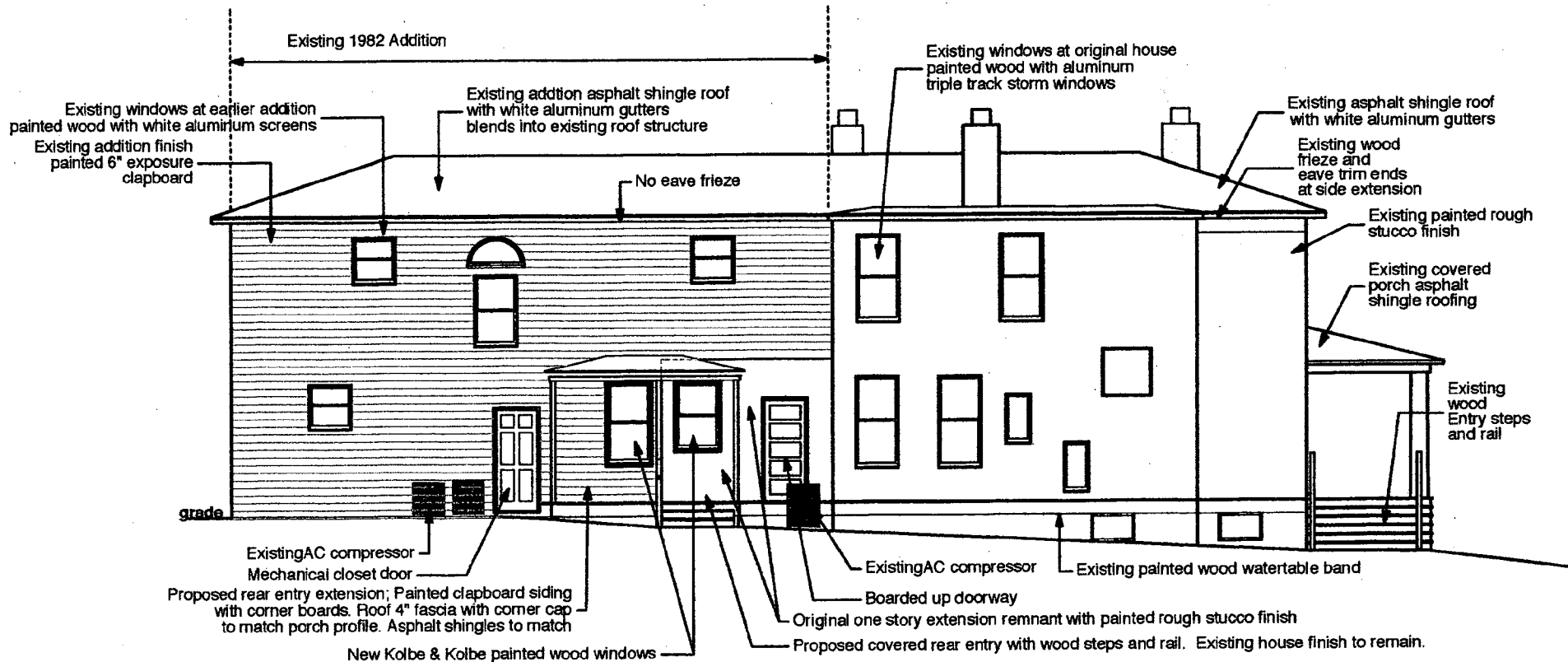
DeBruin/Taylor Residence
 4312 Leland Street
 Chevy Chase, MD 20815

TITLE: Historic Area Work Permit Review

David Knudson, Architect
 1807 California Street NW, #306
 Washington D.C. 20009
 tel/fax 202-986-5542

DATE: Issued 4/26/05

H-5

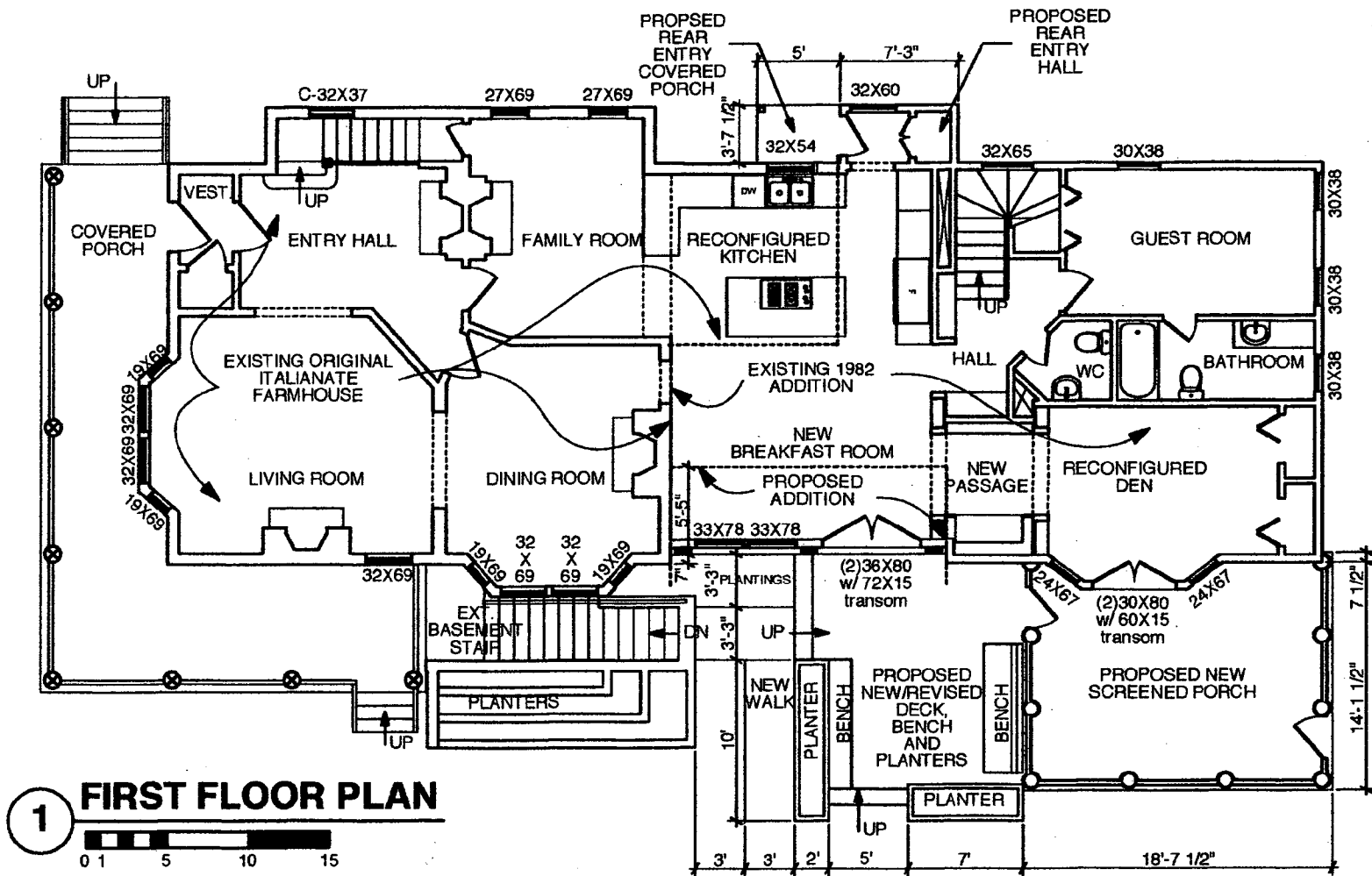


Note: existing window sizes are listed on the plan

1 Exterior North Side Elevation with Proposed Rear Entry

11

DeBruin/Taylor Residence 4312 Leland Street Chevy Chase, MD 20815	TITLE: Historic Area Work Permit Review		David Knudson, Architect 1807 California Street NW, #306 Washington D.C. 20009 tel/fax 202-986-5542
	DATE: Issued 4/26/05		



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DeBruin/Taylor Residence
 4312 Leland Street
 Chevy Chase, MD 20815

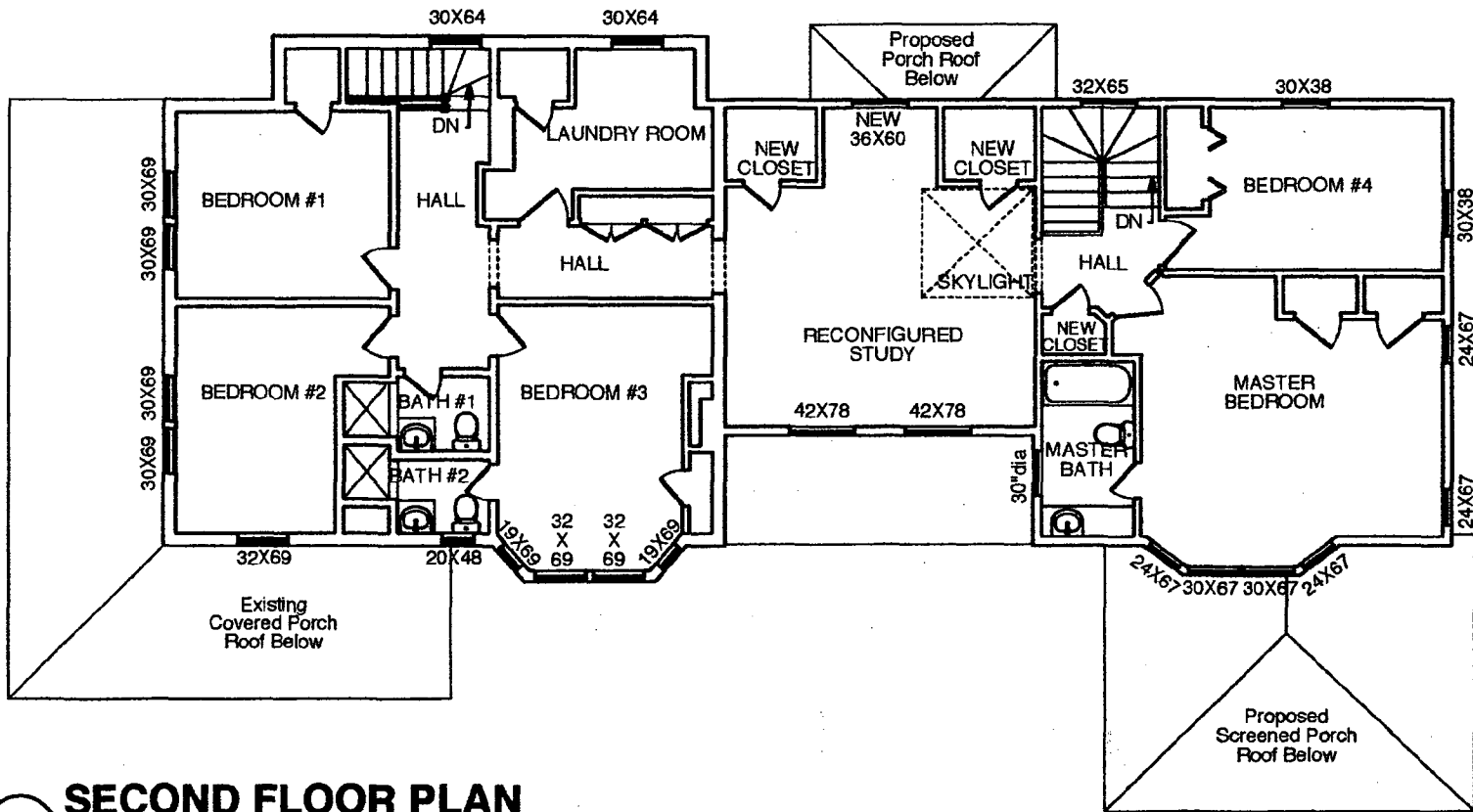
TITLE: Historic Area Work Permit Review

DATE: Issued 4/26/05



H-1

David Knudson, Architect
 1807 California Street NW, #306
 Washington D.C. 20009
 tel/fax 202-986-5542



1 SECOND FLOOR PLAN

0 1 5 10 15

13

DeBruin/Taylor Residence
 4312 Leland Street
 Chevy Chase, MD 20815

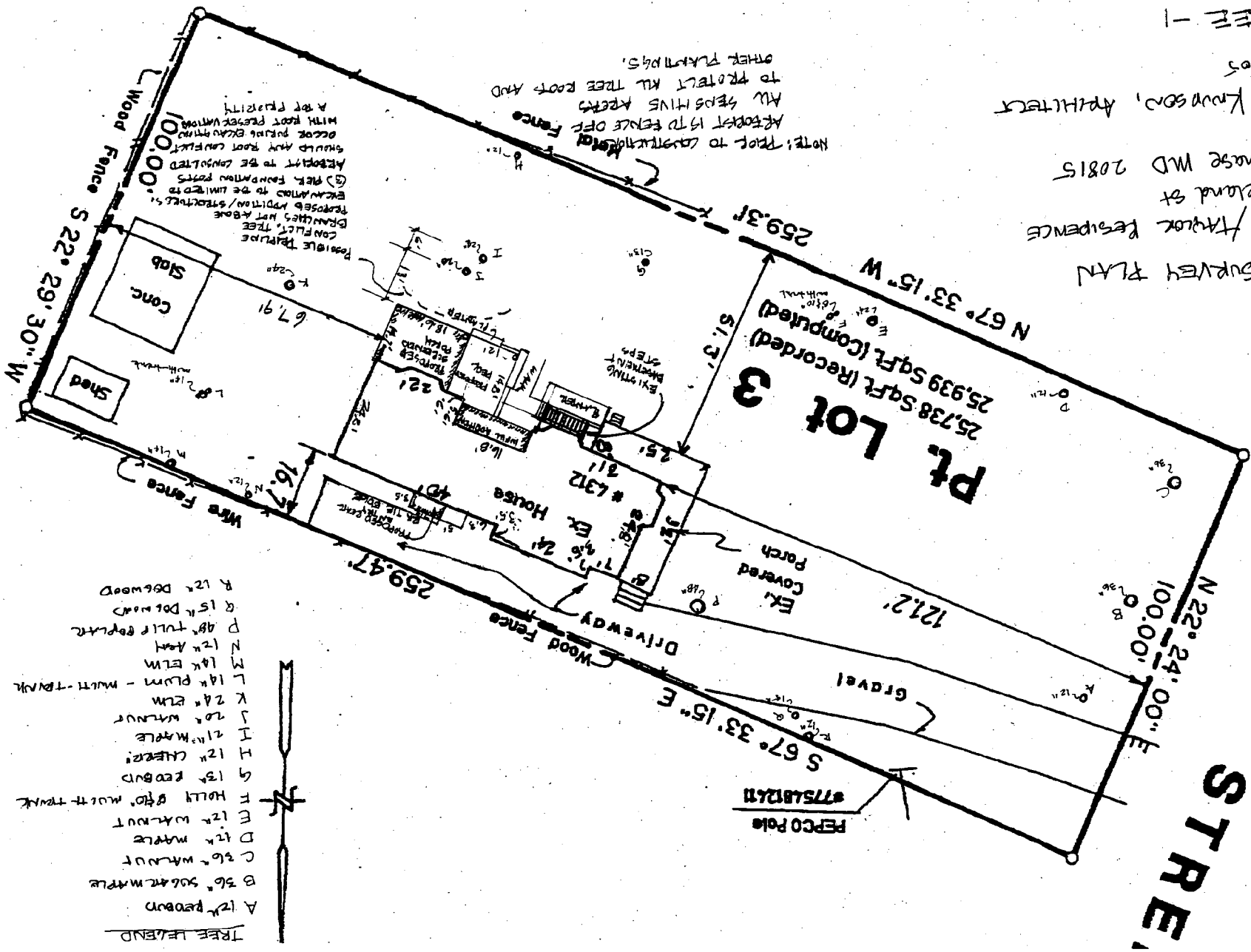
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H-2

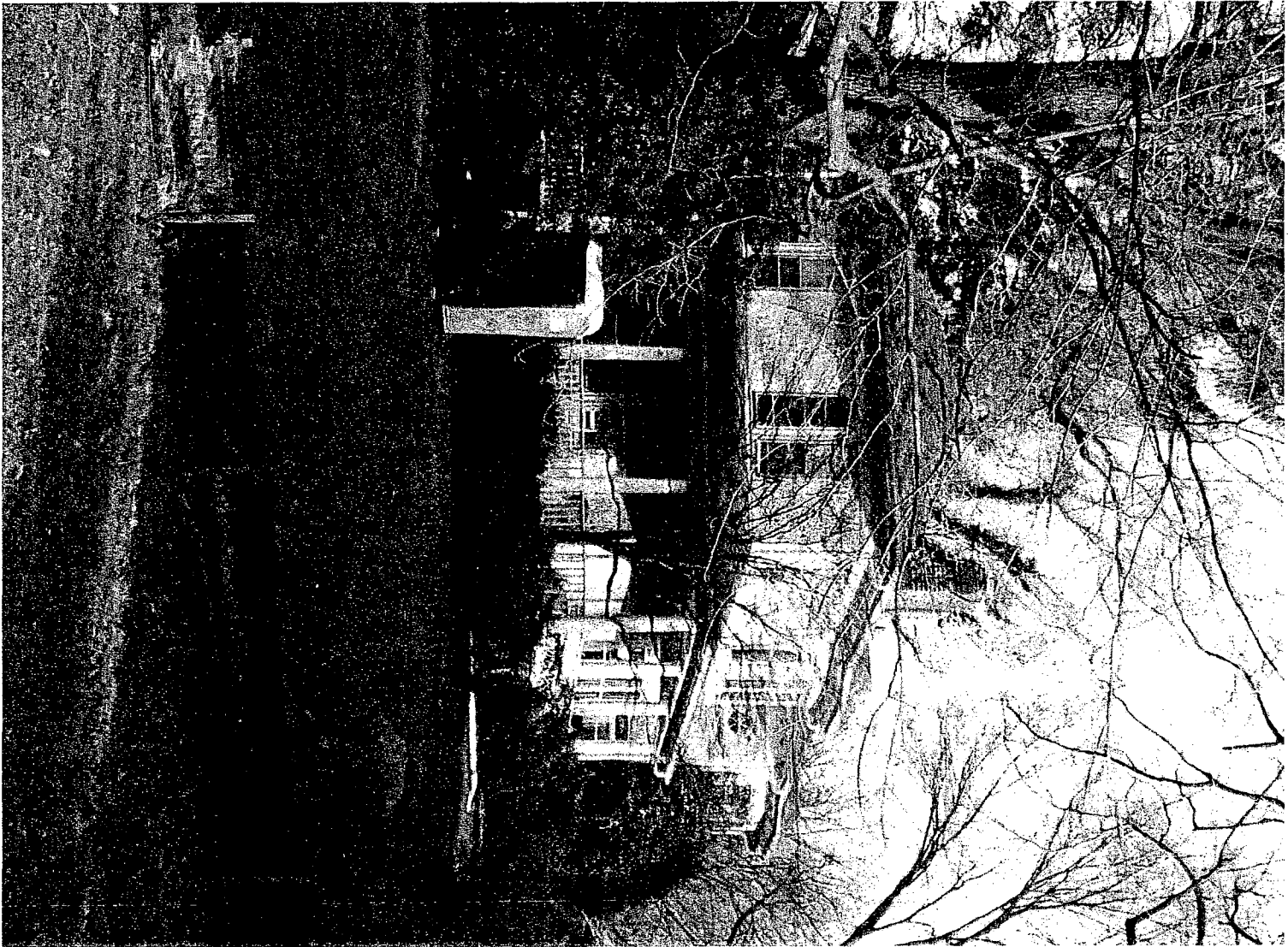
David Knudson, Architect
 1807 California Street NW, #306
 Washington D.C. 20009
 tel/fax 202-986-5542

David Knudson, Architect
 4312 Island St
 Chevy Chase MD 20815
 DEBURN/TAYLOR RESIDENCE
 TREE SURVEY PLAN
 A/c 6/05
 TREE - 1



NOTE: Plot to construction off fence
 All stumps are kept to protect all tree roots and other plantings.
 Proposed addition/structure: Deck, foundation posts, brackets, not above ground level, tree conflict, tree possible repairs

Should any root conflict occur during excavation with root preservation attempt to be consulted (3) per foundation posts excavated to the limits of proposed addition/structure.



Street View
Proposed Screened Porch located at rear by Holly Trees

15

DeBruin/Taylor Residence
4312 Leland Street
Chevy Chase, MD 20815

TITLE: Historic Area Work Permit Review

David Knudson, Architect
1807 California Street NW, #306
Washington D.C. 20009
tel/fax 202-986-5542

DATE: Issued 4/26/05

H-8



South Side View
Proposed Addition at First Floor in Recessed Bay and
Screened Porch located to right by Holly Trees

DeBruin/Taylor Residence
4312 Leland Street
Chevy Chase, MD 20815

TITLE: Historic Area Work Permit Review

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H-9



South Side View

Proposed Addition at First Floor in Recessed Bay and
Screened Porch located to right by Holly Trees

1
4

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H-10



Southeast Corner View

Proposed Screened Porch located at this Corner

East Rear View

Proposed Screened Porch located at Left Side

DeBruin/Taylor Residence 4312 Leland Street Chevy Chase, MD 20815	TITLE: Historic Area Work Permit Review		David Knudson, Architect 1807 California Street NW, #306 Washington D.C. 20009 tel/fax 202-986-5542
	DATE: Issued 4/26/05	H-11	



North Side View - Northeast Corner
 Proposed Rear Entry located at Center Door

North Side View - Northwest Corner
 Proposed Rear Entry toward Back

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H-12

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

<p>Owner's mailing address DAVID DEBRWIN & ELIZABETH TAYLOR 4312 LELAND ST CHEVY CHASE MD 20815</p>	<p>Owner's Agent's mailing address DAVID KANDSON, ARCHITECT 1807 CALIFORNIA ST NW, #306 WASHINGTON DC 20009</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Suzanne Parmet 4318 Curtis Rd Chevy Chase, MD 20815</p>	<p>Robert Greenfield 4314 Curtis Rd Chevy Chase, MD 20815</p>
<p>Linda Worthington 4306 Curtis Rd Chevy Chase, MD 20815</p>	<p>Michael Gravitz and Tracy Marks 43 Curtis Rd Chevy Chase, MD 20815</p>
<p>Chalon Drive LLC 4316 Leland St Chevy Chase, MD 20815</p>	<p>Alonso and Maria Roche 4313 Leland St Chevy Chase, MD 20815</p>
<p>Bruce and Kristi Craig 4315 Leland St Chevy Chase, MD 20815</p>	<p>Charles Fleischman 4319 Leland St Chevy Chase, MD 20815</p>



South Side View
Proposed Addition at First Floor in Recessed Bay and
Screened Porch located to right by Holly Trees

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South Side View
Proposed Addition at First Floor in Recessed Bay and
Screened Porch located to right by Holly Trees

DeBruin/Taylor Residence
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H-10

TREE - 1

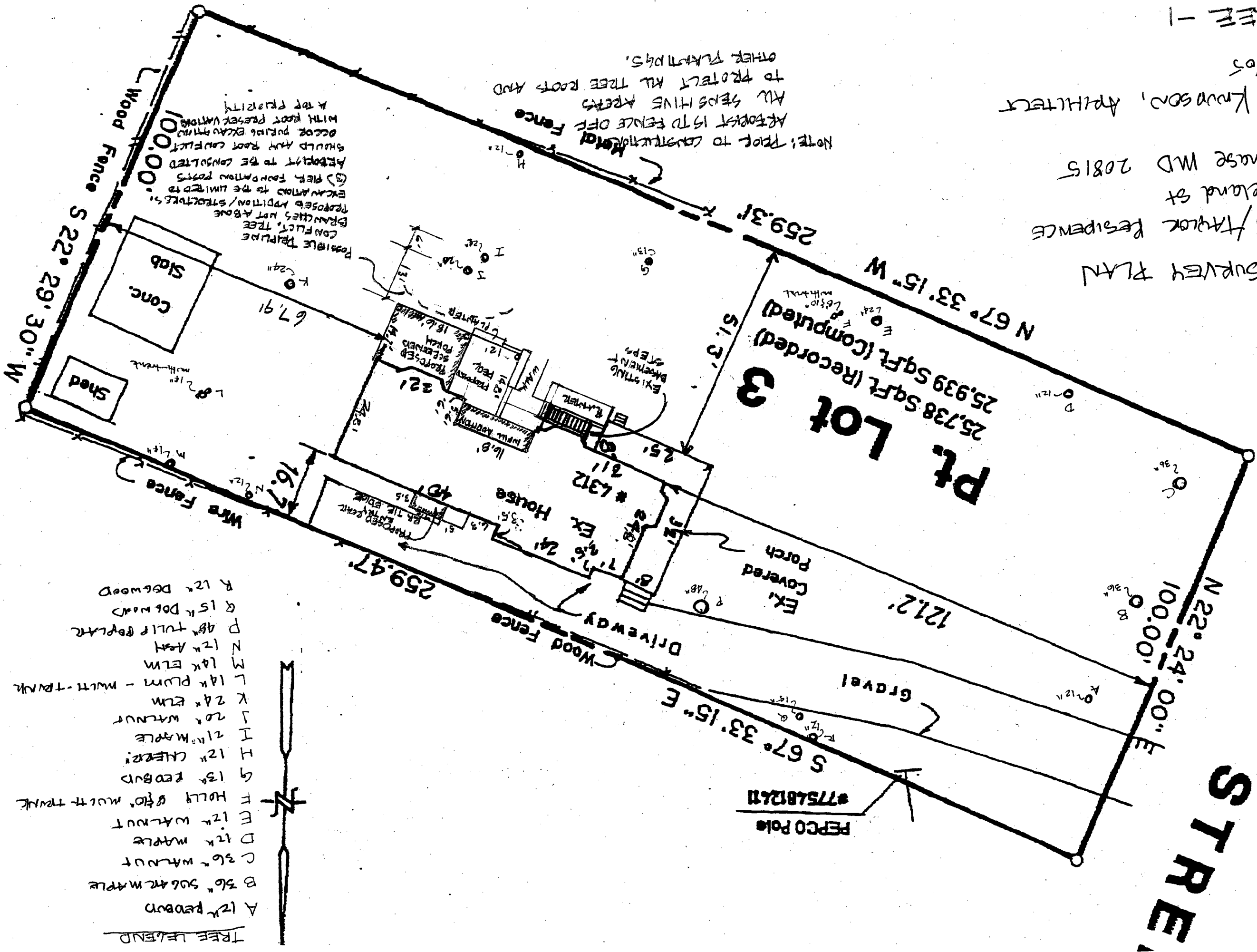
4/26/05

DAVID KNOWSON, ARCHITECT

4312 Island St
Cherry Chase MD 20815

DEBRUN/TAYLOR RESIDENCE

TREE SURVEY PLAN



- TREE LEGEND
- A 12" persimmon
 - B 36" sugar maple
 - C 36" walnut
 - D 12" maple
 - E 12" walnut
 - F Holly & 8'10" multi-trunk
 - G 13" redbud
 - H 12" cherry
 - I 21" maple
 - J 20" walnut
 - K 24" elm
 - L 14" plum - multi-trunk
 - M 14" elm
 - N 12" ash
 - P 48" tulip poplar
 - Q 15" dogwood
 - R 12" dogwood

NOTE: POOR TO CONSTRUCTION
 ALL SENSITIVE AREAS
 TO PROTECT ALL TREE ROOTS AND
 OTHER PLANTINGS.

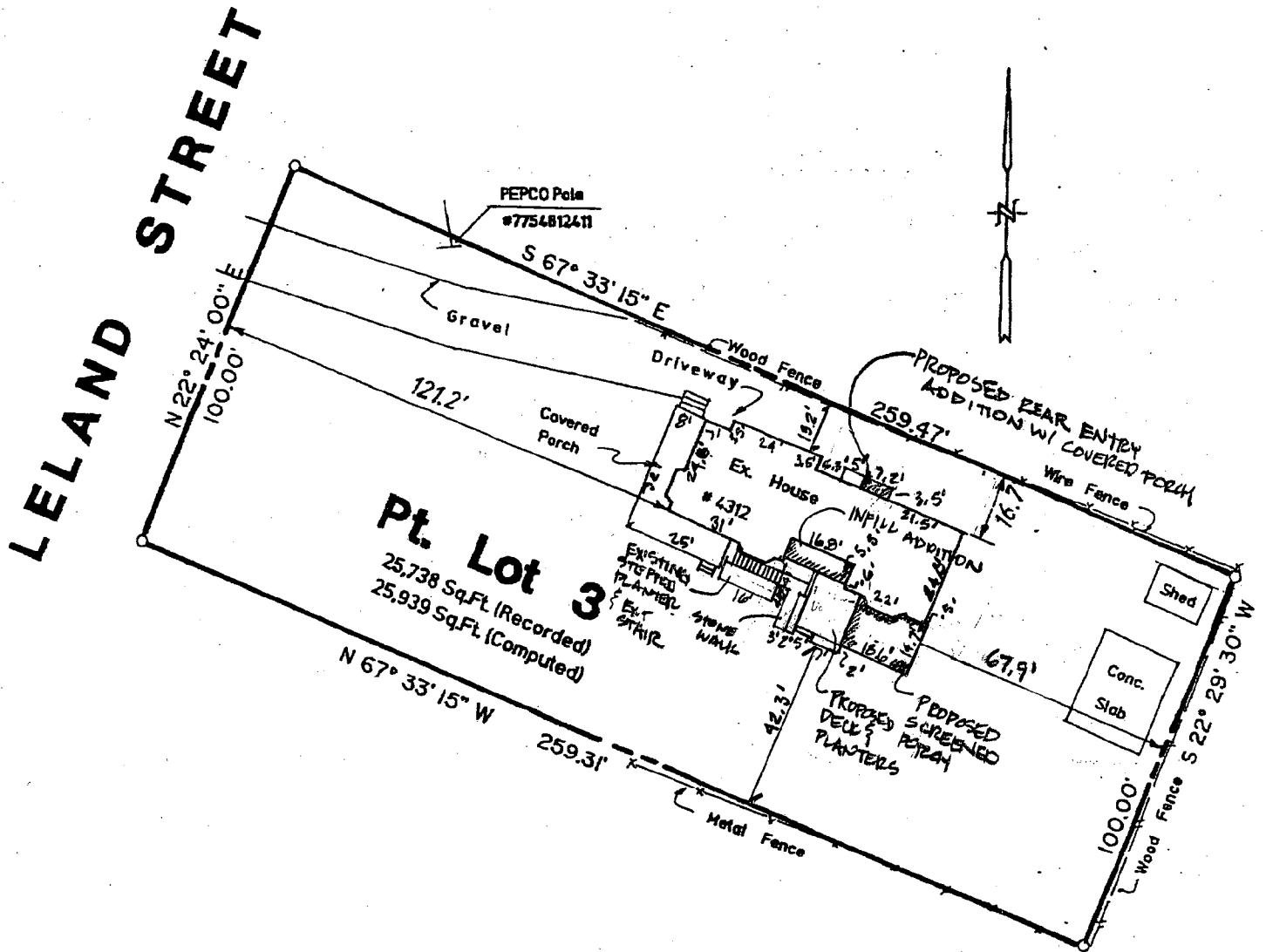
CONFLICT, TREE
 BRANCHES NOT ABOVE
 PROPOSED ADDITION/STRUCTURE;
 EXCAVATION TO THE LIMITS TO
 (3) PIER FOUNDATION POSTS
 ATTEMPT TO BE CONSULTED
 SHOULD ANY ROOT CONFLICT
 OCCUR DURING EXCAVATION
 WITH ROOT PRESERVATION
 A TOP PRIORITY

PERCO POLE
 #7754812611

LELAND STREET

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

<p>Owner's mailing address DAVID DEBRUIN & ELIZABETH TAYLOR 4312 LELAND ST CHEVY CHASE MD 20815</p>	<p>Owner's Agent's mailing address DAVID KNUDSON, ARCHITECT 1807 CALIFORNIA ST NW, #306 WASHINGTON DC 20009</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
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<p>Bruce and Kristi Craig 4315 Leland St Chevy Chase, MD 20815</p>	<p>Charles Fleischman 4319 Leland St Chevy Chase, MD 20815</p>



NOTES

Part of Lot 3, Block 5, as shown, has been graphically reproduced from available deeds and plats of record which are recorded among the Land Records of Montgomery County, Maryland.

Locations, as shown, taken from a field run survey completed by this office, dated November, 2004.

Site Address: 4312 Leland Street.

Zone: R-60.

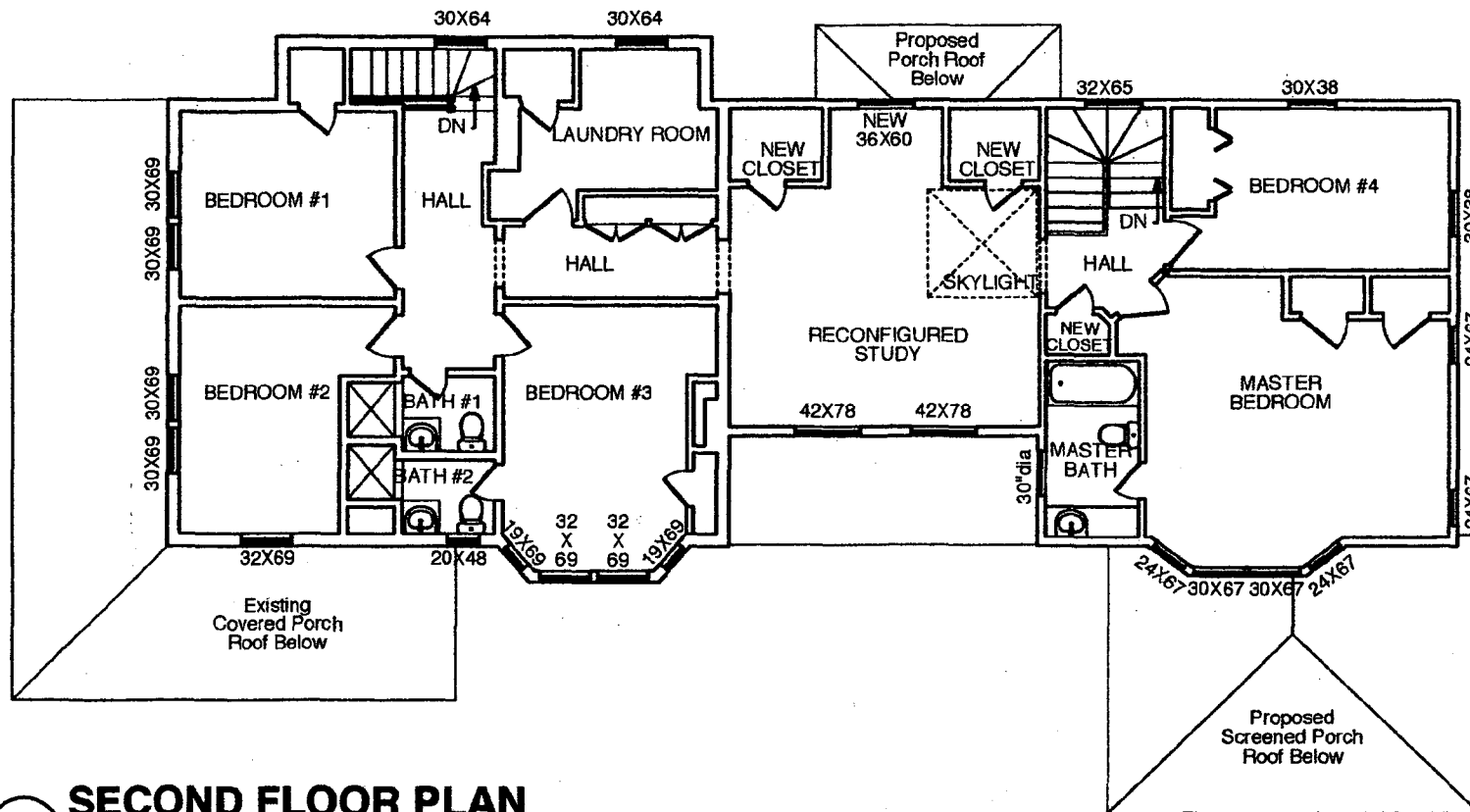
PLANIMETRIC SURVEY
PART OF LOT 3, BLOCK 5
NORWOOD HEIGHTS
 7TH (BETHESDA) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 40' NOVEMBER, 2004

WITMER ASSOCIATES, LLC

Land Surveying, Land Planning & Design
 98-A Church Street
 Rockville, MD 20850
 Tele.: (301) 309 - 8600
 Fax: (301) 309 - 8603

PREPARED FOR:
 David Debruin
 4312 Leland Street
 Chevy Chase, MD 20815
 (202) 639 - 6015

4312 LELAND ST. SITE PLAN



1 SECOND FLOOR PLAN

0 1 5 10 15

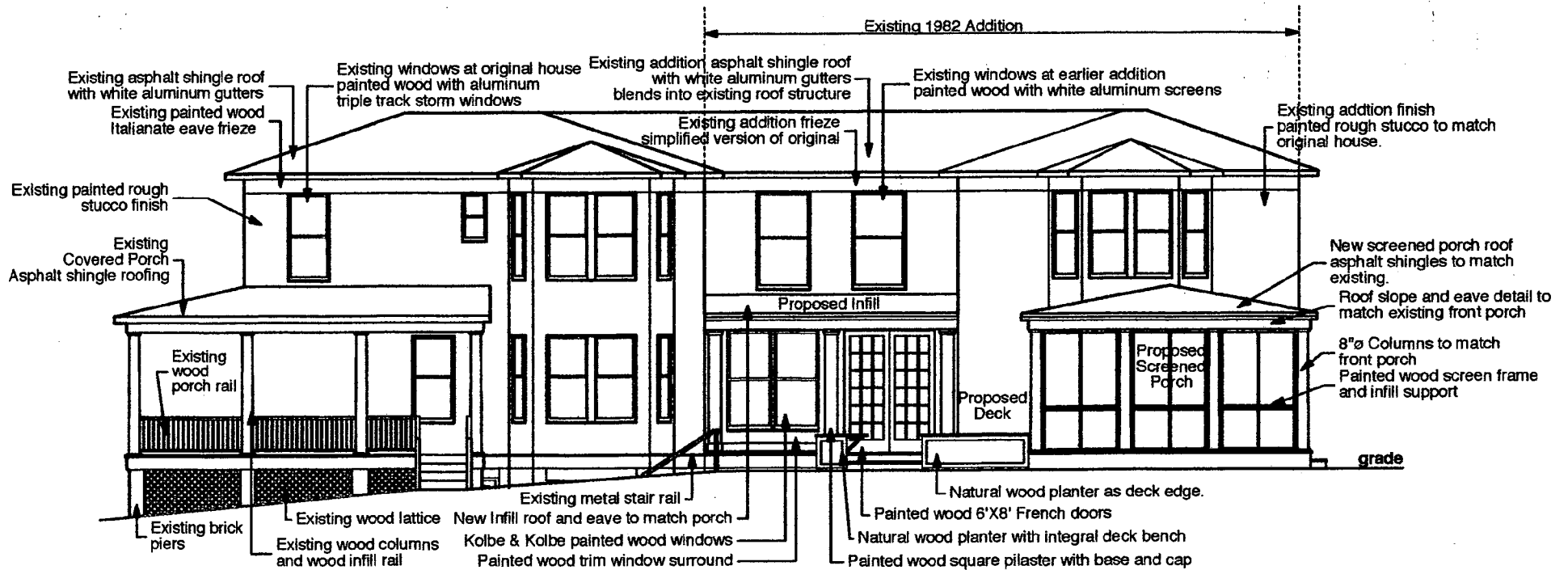
DeBruin/Taylor Residence
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DATE: Issued 4/26/05

H-2



Note: existing window sizes are listed on the plan

1 Exterior South Side Elevation

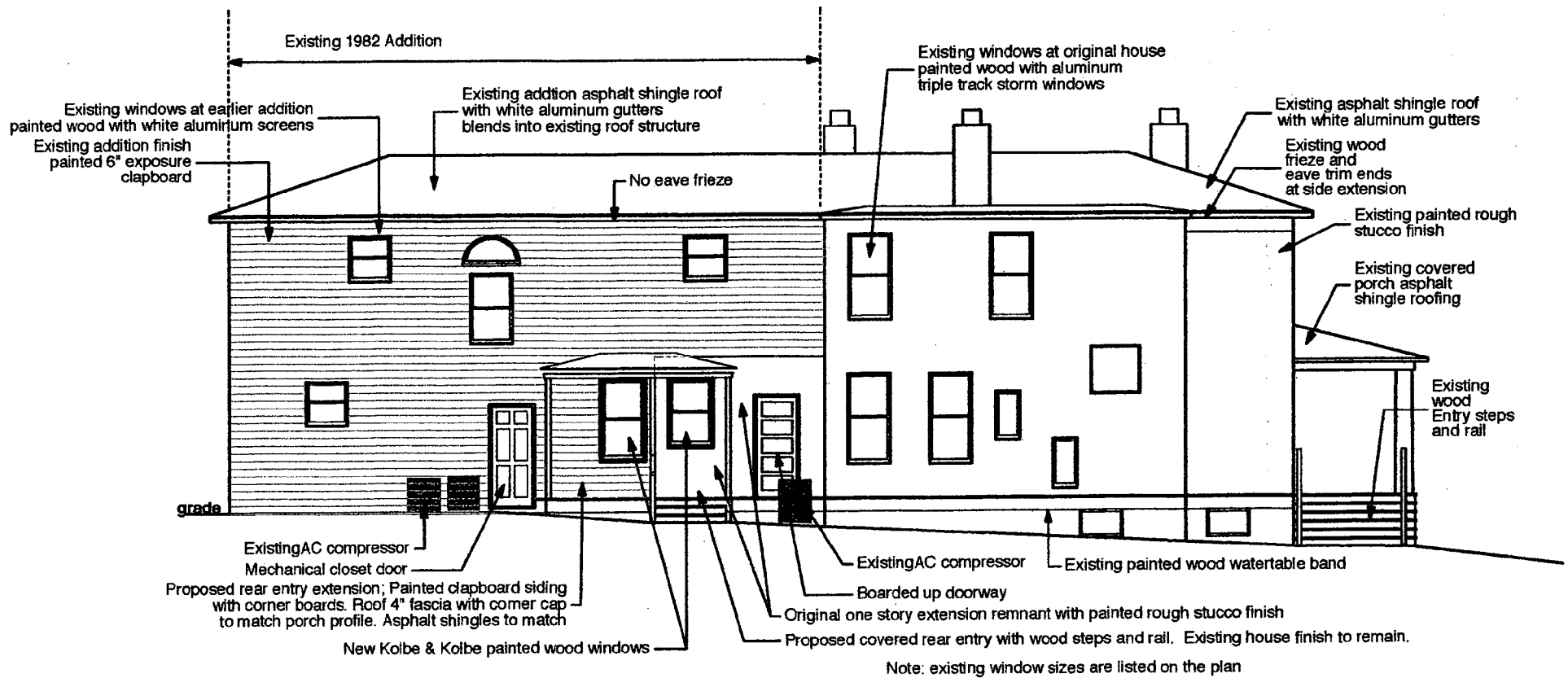
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DATE: **Issued 4/26/05**

H-3



1 Exterior North Side Elevation with Proposed Rear Entry

0 1 5 10 15

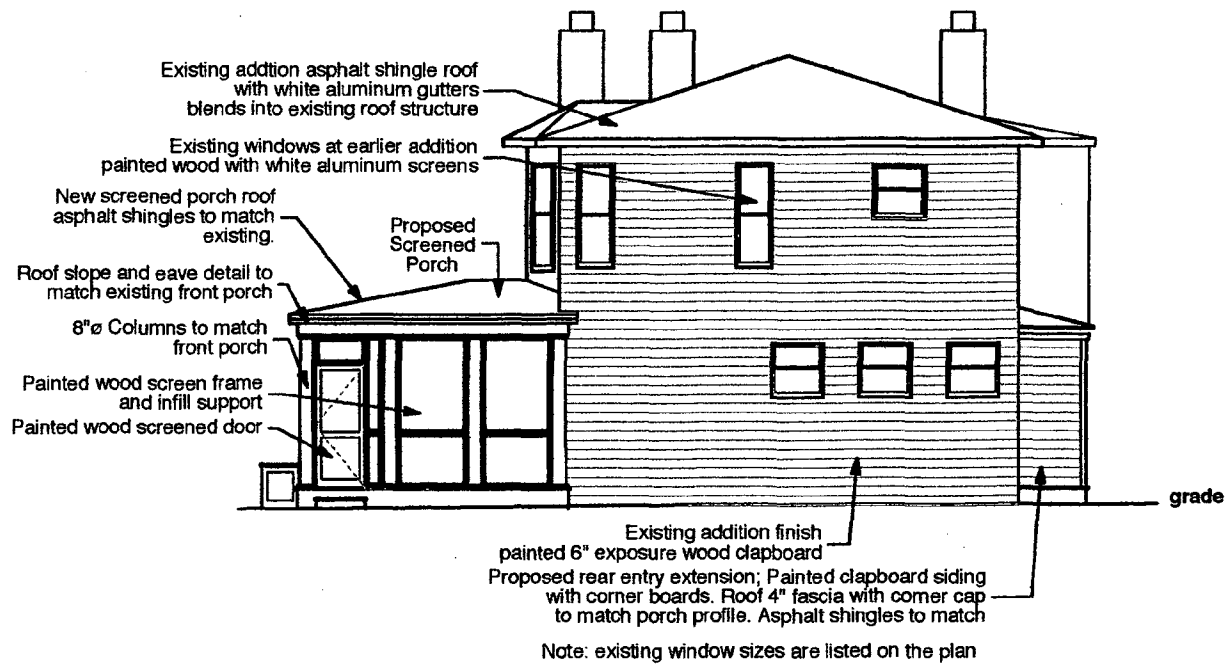
DeBruin/Taylor Residence
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1 Exterior East Rear Elevation

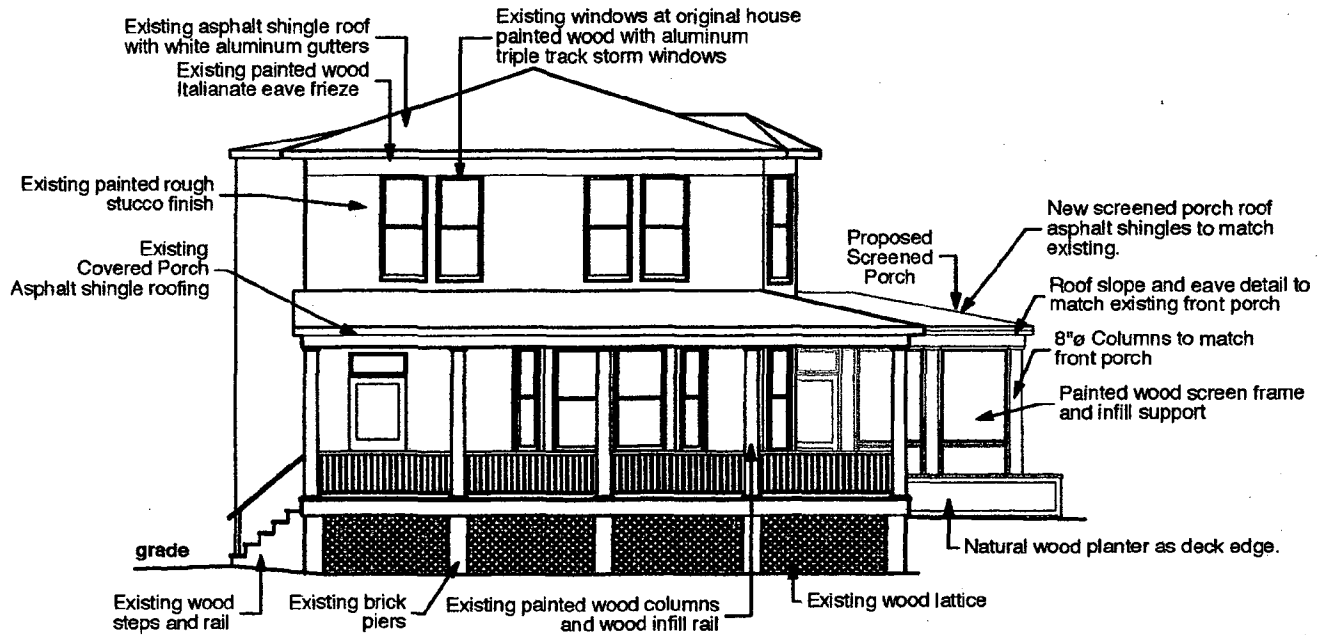
DeBruin/Taylor Residence
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 Chevy Chase, MD 20815

TITLE: **Historic Area Work Permit Review**

DATE: **Issued 4/26/05**

H-5

David Knudson, Architect
 1807 California Street NW, #306
 Washington D.C. 20009
 tel/fax 202-986-5542



Note: existing window sizes are listed on the plan

1 Exterior West Front Elevation

0 1 5 10 15

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H-6



Exterior Sketch View of Proposed Addition, Deck and Screened Porch

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H-7



Street View
Proposed Screened Porch located at rear by Holly Trees

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H-8



South Side View
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H-9



South Side View
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H-10



Southeast Corner View

Proposed Screened Porch located at this Corner



East Rear View

Proposed Screened Porch located at Left Side

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H-11



North Side View - Northeast Corner
 Proposed Rear Entry located at Center Door



North Side View - Northwest Corner
 Proposed Rear Entry toward Back

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H-12

TREE - 1

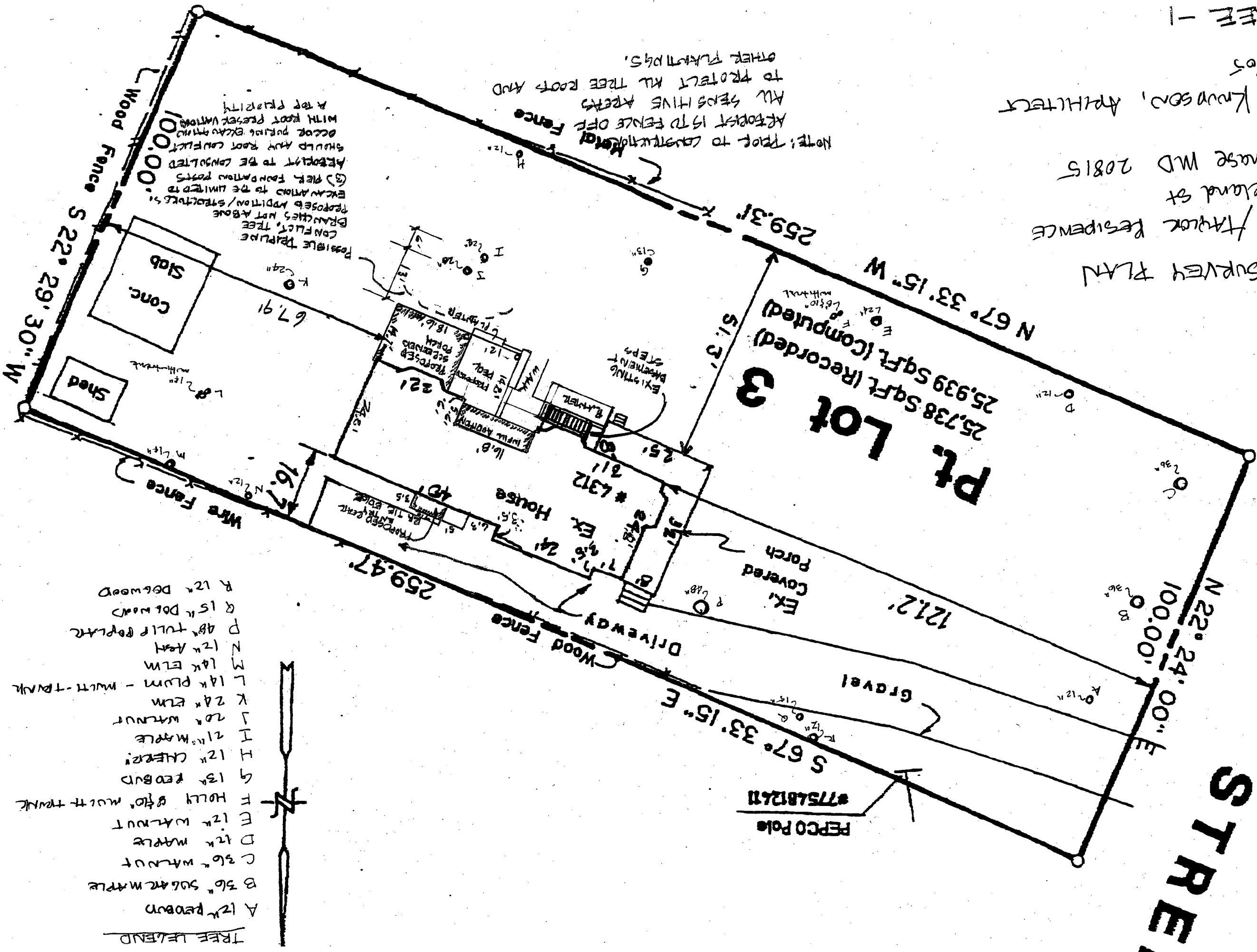
4/26/05

DAVID KNOWSON, ARCHITECT

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Cherry Chase MD 20815

DEBBIE/TAYLOR RESIDENCE

TREE SURVEY PLAN



NOTE: POOR TO CONSTRUCTION/FENCE
 A FENCE IS TO BE SET OFF
 TO PROTECT ALL TREE ROOTS AND
 OTHER PLANTINGS.

POSSIBLE DAMAGE TO
 CONFLICT, TREE
 BRANCHES NOT ABOVE
 PROPOSED ADDITION/STRUCTURE
 EXCAVATIONS TO BE LIMITED TO
 (3) FEET FOUNDATION DEPTHS
 ATTEMPT TO BE CONSULTED
 SHOULD ANY ROOT CONFLICT
 OCCUR DURING EXCAVATION
 WITH ROOT PRESERVATION
 AFTER PLANTING

- TREE LEGEND
- A 12" PERBUN
 - B 3/6" SUGAR MAPLE
 - C 3/6" WALNUT
 - D 12" MAPLE
 - E 12" WALNUT
 - F HOLLY 8" to 10" MULTITRUNK
 - G 13" PERBUN
 - H 12" CHERRY
 - I 21" MAPLE
 - J 20" WALNUT
 - K 24" EM
 - L 14" PLUM - MULTITRUNK
 - M 14" EM
 - N 12" ASH
 - P 48" TULIP POPLAR
 - Q 15" DOGWOOD
 - R 12" DOGWOOD

LELAND STREET

PERCO POLE #7754812671