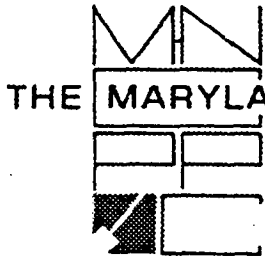


35/13-01E 3 Newlands Street  
(Chevy Chase Village HD)




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

April 25, 2001

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation 

SUBJECT: Historic Area Work Permit  
HPC Case No: 35/13-0E DPS No.: 244063

---

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit.

This application was:

APPROVED  APPROVED WITH CONDITIONS:

1. The driveway width is to be no wider than 9'.

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: Dane Butswinkas & Megan Rupp

Address: 3 Newlands Street, Chevy Chase

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 prior to commencement of work and not more than two weeks following completion of work.

**\*\*\*HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.\*\*\***



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: MEGAN RUPP

Daytime Phone No.: 202-334-7988

Tax Account No.: 07 03279436

Name of Property Owner: DANE BUTSWINKAS & MEGAN RUPP Daytime Phone No.: 202-334-7988

Address: 3 NEWLANDS STREET CHEVY CHASE MD 20815  
Street Number City Street Zip Code

Contractor: KELLY COMPANY Phone No.: 301-320-8295

Contractor Registration No.: 2711

Agent for Owner: DAVID KELLY Daytime Phone No.: 301-320-3312

**LOCATION OF BUILDING/PREMISE**

House Number: #3 Street: NEWLANDS STREET

Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE.

Lot: 4 FT. 3 Block: 54 Subdivision: CHEVY CHASE, SECTION 2

Liber: 18442 Folio: 236 Parcel: N/A

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Move
- Install
- Wreck/Raze
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Revision
- Repair
- Revocable
- Fence/Wall (complete Section 4)
- Other: DRIVEWAY

1B. Construction cost estimate: \$ \_\_\_\_\_

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

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

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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.

Megan Rupp  
Signature of owner or authorized agent

3/16/01  
Date

Approved: W. Conderton

For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: 4/29/01

Application/Permit No.: 244063

Date Filed: 3/29/01

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:

The lot was recorded in 1901 and the house built in 1918. The exterior walls are brick, pebble dash stucco, and cedar shingles. The roof has asphalt shingles. In the front there is a large front porch with Doric Roman columns on granite piers. In the rear there is a large addition and deck built in the late 40's that almost doubled the size of the house. The house has been classified as a contributing resource and modifications to the front porch require moderate scrutiny.

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

The roof of the existing front porch leaks and considerable damage has been caused to the roof sheathing, possibly framing, fascia, the left column, and porch flooring. The owners want to repair the existing porch, extend it along the right side of the house to meet up with an enlarged family rm. & deck. The extensions would duplicate the details of the existing house and provide a larger facade for a house that has doubled in size since its original construction. The additions would have no significant impact on the historic district. Many other houses of similar design in the historic

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include: District have wrap around porches

- 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.

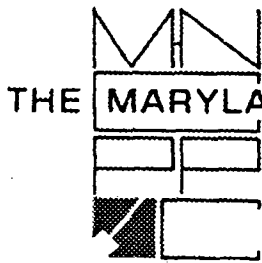
**6. TREE SURVEY**

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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

April 26, 2001

**MEMORANDUM**

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section *gwh*

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

HPC Case No. 35/13-01E DPS #: 244063

---

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) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you 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 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 of your anticipated work schedule.

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

**LOT 8**  
 N/T  
 MONROE MARCUS W & D M  
 L 12768 P. 667  
 BK. HOUSE ON THIS  
 LOT = 80'3"  
 HEIGHT @ PEAK

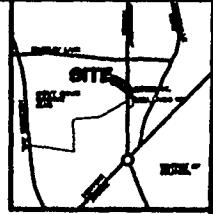
**LOT 28**  
 N/T  
 MATH, JOY & D  
 L 9762 P. 168  
 BK. HOUSE ON THIS  
 LOT = 42'3"  
 HEIGHT @ PEAK

NOT INCLUDED  
 IN THIS  
 APPLICATION

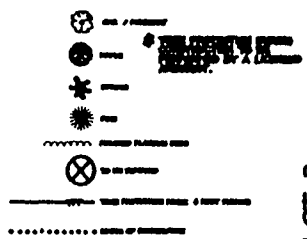
**LOT 5**  
 N/T  
 ROBERT & KATHY JONES  
 L 18442 P. 341

**LOT 4 & PART OF LOT 3**  
 N/T  
 JOHN H. WILSON & SONS  
 L 12827 P. 12

**LOT 7**  
 N/T  
 MOWLAN, ROBERT JR & B D  
 L 6712 P. 683  
 BK. HOUSE ON THIS  
 LOT = 80'3"  
 HEIGHT @ PEAK



**TREE LEGEND**



**GENERAL NOTES**

1. All trees shown on this plan are to be protected.
2. All trees shown on this plan are to be removed.
3. All trees shown on this plan are to be planted.
4. All trees shown on this plan are to be pruned.
5. All trees shown on this plan are to be preserved.
6. All trees shown on this plan are to be maintained.
7. All trees shown on this plan are to be monitored.
8. All trees shown on this plan are to be reported.
9. All trees shown on this plan are to be documented.
10. All trees shown on this plan are to be protected.

**MIS UTILITY**  
 ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE PROTECTED AND MAINTAINED. ANY UTILITIES NOT SHOWN ON THIS PLAN ARE TO BE IDENTIFIED AND PROTECTED BEFORE ANY CONSTRUCTION BEGINS.

LOT 4 & PART OF LOT 3  
 BLOCK 54, SECTION 2

CHEVY CHASE  
 BETWEEN CITY BLOCK DISTRICT  
 PORTSMOUTH COUNTY, HAMPSHIRE  
 BUILDING PERMIT /  
 TREE PROTECTION PLAN

**OWNER/APPLICANT**  
 JOHN H. WILSON & SONS  
 200 W. WASHINGTON STREET  
 CHEVY CHASE, VIRGINIA 22812

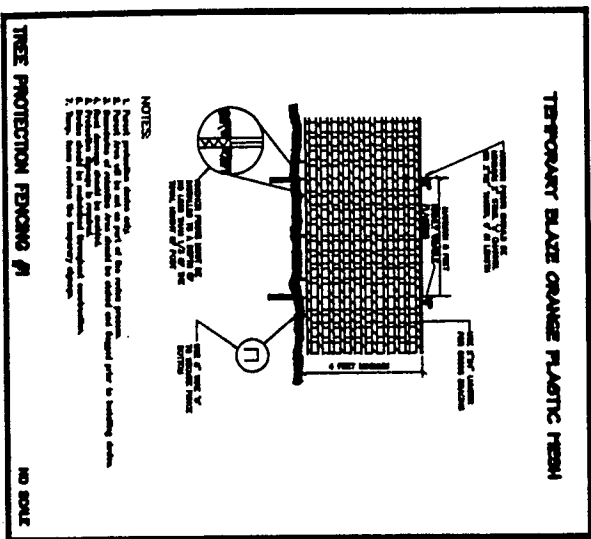
APPROVED w/condition  
 Portsmouth County  
 Historic Preservation Commission  
 4/25/01

**43 NEWLANDS STREET  
 BUILDING PERMIT /  
 TREE PROTECTION PLAN**

**ENGINEERING**  
 CIVIL - SURVEYING - LAND PLANNING  
 A MEMBER OF THE ENGINEERS, INC.  
 200 W. WASHINGTON STREET, SUITE 200  
 CHEVY CHASE, VIRGINIA 22812  
 TEL: (541) 325-2828

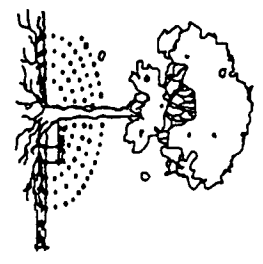
**GENERAL NOTES AND ASSISTANCE OF CONTRACTOR**

1. Review the site plan to determine the location of trees to be removed. The trees to be removed shall be marked with a "T" on the site plan. The trees to be retained shall be marked with an "R" on the site plan.
2. The trees to be retained shall be marked with a "T" on the site plan. The trees to be removed shall be marked with an "R" on the site plan.
3. The trees to be retained shall be marked with a "T" on the site plan. The trees to be removed shall be marked with an "R" on the site plan.
4. The trees to be retained shall be marked with a "T" on the site plan. The trees to be removed shall be marked with an "R" on the site plan.
5. The trees to be retained shall be marked with a "T" on the site plan. The trees to be removed shall be marked with an "R" on the site plan.
6. The trees to be retained shall be marked with a "T" on the site plan. The trees to be removed shall be marked with an "R" on the site plan.
7. The trees to be retained shall be marked with a "T" on the site plan. The trees to be removed shall be marked with an "R" on the site plan.
8. The trees to be retained shall be marked with a "T" on the site plan. The trees to be removed shall be marked with an "R" on the site plan.
9. The trees to be retained shall be marked with a "T" on the site plan. The trees to be removed shall be marked with an "R" on the site plan.
10. The trees to be retained shall be marked with a "T" on the site plan. The trees to be removed shall be marked with an "R" on the site plan.



**STRESS REDUCTION MEASURES**

**APPLICATION OF FERTILIZERS BY INJECTION**

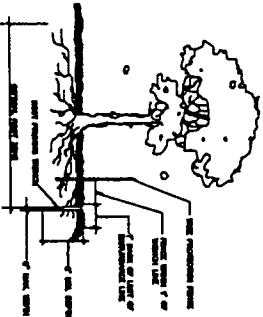


**NOTE:**

1. The fertilizer shall be injected into the trunk.
2. The fertilizer shall be injected into the trunk.
3. The fertilizer shall be injected into the trunk.

**STRESS REDUCTION MEASURE**

**ROOT PRUNING**



**NOTE:**

1. The roots shall be pruned to a depth of 12 inches.
2. The roots shall be pruned to a depth of 12 inches.
3. The roots shall be pruned to a depth of 12 inches.

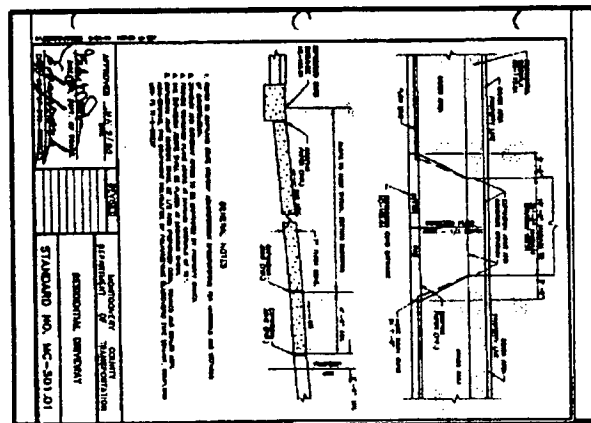
**STRESS REDUCTION MEASURE**

**PRUNING A LEADER OR TO REDUCE SIZE**



**NOTE:**

1. The leader shall be pruned to a depth of 12 inches.
2. The leader shall be pruned to a depth of 12 inches.
3. The leader shall be pruned to a depth of 12 inches.



**APPROVED**

**Historic Preservation Commission**

*[Signature]*

**OWNER/APPLICANT**

**MISS UTILITY**

**MISS UTILITY**

**STANDARD NO. MC-501.01**

**AS NEWLANDS STREET**

**BUILDING PERMIT \ TREE**

**PROTECTION NOTES & DETAILS**

**LOT 4 & PART OF LOT 3**

**BLOCK 54, SECTION 2**

**CHEVY CHASE**

**BETHESDA (774) ELECTION DISTRICT**

**MONTGOMERY COUNTY, MARYLAND**

**BUILDING PERMIT \ TREE**

**PROTECTION NOTES & DETAILS**

DATE	DESCRIPTION	BY
9/20/15	3-C1	RBA
RBA	RBA	CAS
1'-10"		

**CS ENGINEERING**

**CIVIL - SURVEYING - LAND PLANNING**

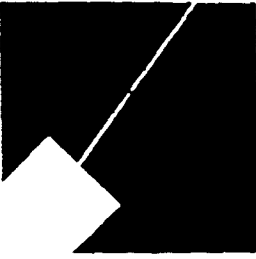
**A DIVISION OF CS ENGINEERING, INC.**

**2000**

**2000**

**2000**

**FA90015DWY.DWG**



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE:

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC  
Robin D. Ziek, Historic Preservation Planner  
Perry Kephart, Historic Preservation Planner  
Michele Naru, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

*See attached*

The Historic Preservation Commission reviewed this project on 4-25-01.  
A copy of the HPC decision is enclosed for your information.

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.

*3 Newlands  
25 Heshel*



MARCUS & DIANE MONTGOMERY  
2 OXFORD STREET  
CHEVY CHASE, MD 20815

JAY & DOROTHY MARTIN  
4A OXFORD STREET  
CHEVY CHASE, MD 20815

RICHARD & BARBARA MCMILLIAM  
2 NEWLANDS STREET  
CHEVY CHASE, MD 20815

CHARLES & HARRIET KLOSSON  
4 NEWLANDS STREET  
CHEVY CHASE, MD 20815

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

KARL & NINIA CORBY  
2 WEST NEWLANDS STREET  
CHEVY CHASE, MD 20815

ROBERT & KATHLEEN JONES  
9703 WHITLEY PARK PLACE  
BETHESDA, MD 20814



**Date:** 04/23/2001  
**Sender:** NaruM  
**To:** Kephart  
**Priority:** Normal  
**Subject:** Fwd:Kensington

---

Forward Header

**Subject:** Kensington  
**Author:** "Julia O'Malley" <OMalley10@email.msn.com>  
**Date:** 4/20/01 7:44 AM

Hi Michelle,  
I didn't have Perry's email address. Could you forward this to her please?  
Thanks, Julie

Hi Perry,  
I just had some questions about 3 Newlands Street and I'll be at the conference tomorrow. I wasn't involved with the approval for construction of the new house, subdivided from 3 Newlands. Surely there was discussion about the placement of the garage and the problem with the driveway. What was reviewed and permitted at that time?  
I am extremely concerned about the proposed location of the driveway. It appears to come almost within 3 feet of two large trees. I was not able to read any of the dimensions on my copy of the plans. From my experience, there would be no way to prevent damage to those trees ultimately resulting in their death. This has been the case with two driveways in Kensington. I guess mainly I need to know what was the position taken at the time of the subdivision. Thanks, Julie

3 Newlands  
Butswinkas- Rupp Residence  
Contributing resource: Install driveway  
Staff recommends approval; LAP concurs.

In addition the LAP has two general comments:

1. The LAP consistently attempts to keep its comments as short as possible, and they are carefully worded to reflect the sentiment of the LAP. Therefore the LAP requests that the Staff report include the LAP comments in their entirety in their reports.

2. It appears that there has been a significant turnover of Commissioners recently and the LAP would like to stress to the new members that the County Council mandated that the HPC give significant weight to LAP recommendations when they approved the CCV amendment. The language in the Amendment to the Master Plan, adopted by the Council, says "The HPC, when reviewing a Historic Area Work Permit must give considerable weight to the recommendations of the Local Advisory Panel".

Respectfully submitted for the LAP by,  
Thomas K. Bourke, Chair

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	3 Newlands Street	<b>Meeting Date:</b>	04/25/01
<b>Applicant:</b>	Dane Butswinkas & Megan Rupp	<b>Report Date:</b>	04/18/01
<b>Resource:</b>	Chevy Chase Village Historic District	<b>Public Notice:</b>	04/11/01
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-01E	<b>Staff:</b>	Perry Kapsch

**PROPOSAL:** Install driveway.**RECOMMEND:** Approve**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Craftsman  
**DATE:** 1912.

**PROPOSAL**

The applicant proposes to construct a 10' wide driveway from Newlands Street to the existing garage.

**STAFF DISCUSSION**

The existing garage appears to have been built at the same time as the house (1912). Both of the historic buildings at 3 Newlands has been seen by the Historic Preservation Commission as part of the review of new construction that was approved for Lot 5 (now One Newlands, formerly the side yard of 3 Newlands). As a result of the new construction, access to the existing garage across Lot 5 must be modified. The applicant proposes to install a replacement driveway closer to the existing house. It will be eased across the corner of Lot 5 and lead to an existing paved apron in front the historic garage. Use of the existing driveway as shared access was discussed during the review of the new construction project. Both owners emphasized that the existing driveway was too close to the new house – and too far inside the property line - for that to be a practical solution.

Stress reduction measures are being employed before, during and after construction to insure that the trees adjacent to the driveway will not be adversely impacted by the new paving. One 4" dogwood tree is being removed as part of this project. This is below the minimum size for

review.

**STAFF RECOMMENDATION**

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

and with the Secretary of the Interior Guidelines #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.

with the general condition 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 calling 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  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: MEGAN RUPP

Daytime Phone No.: 202-334-7988

Tax Account No.: 07 03279436

Name of Property Owner: DANE BUTSWINKAS & MEGAN RUPP Daytime Phone No.: 202-334-7988

Address: 3 NEWLADDS STREET CHEVY CHASE MD 20815  
Street Number City Street Zip Code

Contractor: KELLY COMPANY Phone No.: 301-320-8295

Contractor Registration No.: 2711

Agent for Owner: DAVID KELLY Daytime Phone No.: 301-320-3312

LOCATION OF BUILDING/PREMISE

House Number: #3 Street: NEWLADDS STREET

Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE.

Lot: 4 Pt. 3 Block: 54 Subdivision: CHEVY CHASE SECTION 2

Liber: 18442 Folio: 236 Parcel: N/A

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Move
- Install
- Wreck/Raze
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Revision
- Repair
- Revocable
- Fence/Wall (complete Section 4)
- Other: DRIVEWAY

1B. Construction cost estimate: \$ \_\_\_\_\_

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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.

Megan Rupp  
Signature of owner or authorized agent

3/16/01  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 244063 Date Filed: 3/29/01 Date Issued: \_\_\_\_\_

2

**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:

# 3 NEWLANDS IS A CRAFTSMAN STYLE RESIDENCE  
BUILT IN 1912 WITH A DETACHED GARAGE OF THE  
SAME AGE AND AN ASPHALT DRIVEWAY CROSSING  
LOT 5.

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

ADDITION OF A NEW DRIVEWAY FROM THE  
EXISTING GARAGE TO NEWLANDS STREET.

**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.



MARCUS & DIANE MONTGOMERY  
2 OXFORD STREET  
CHEVY CHASE, MD 20815

JAY & DOROTHY MARTIN  
4A OXFORD STREET  
CHEVY CHASE, MD 20815

RICHARD & BARBARA MCMILLIAM  
2 NEWLANDS STREET  
CHEVY CHASE, MD 20815

CHARLES & HARRIET KLOSSON  
4 NEWLANDS STREET  
CHEVY CHASE, MD 20815

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

KARL & NINIA CORBY  
2 WEST NEWLANDS STREET  
CHEVY CHASE, MD 20815

ROBERT & KATHLEEN JONES  
~~9703 WHITLEY PARK PLACE~~ 1 Newlands Street  
~~BETHESDA, MD 20814~~ Chevy Chase MD 20815





new construction 3 Newlands  
 at Newlands  
 & Garage  
 in lower photo

garage in lower photo  
 top photo shows driveway markers



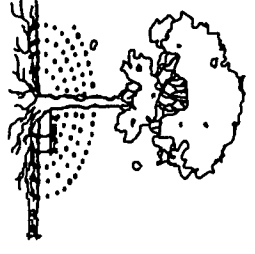


**GENERAL NOTES AND ASSISTANCE FOR CONSULTANTS**

1. Assume that the site shall be protected as such in practice. Only the Program Authority is responsible for the actual and the necessary site protection, equipment, safety, and signage, including design or approval of any such protection.
2. The notes shall be read along with the Tree Protection Plan (TPP) prior to the submission of this permit. The notes shall be read in conjunction with the notes on the permit and the notes on the permit.
3. Notes shall be read along with the notes on the permit and the notes on the permit.
4. The (TPP) contains the program and applying to all trees that are required to be protected in the program. The program shall be read in conjunction with the notes on the permit and the notes on the permit.
5. Notes shall be read along with the notes on the permit and the notes on the permit.
6. Notes shall be read along with the notes on the permit and the notes on the permit.
7. This shall be applied prior to any construction or grading on the site of the building shown on the plan. The notes shall be read in conjunction with the notes on the permit and the notes on the permit.
8. Notes shall be read along with the notes on the permit and the notes on the permit.
9. Notes shall be read along with the notes on the permit and the notes on the permit.
10. Notes shall be read along with the notes on the permit and the notes on the permit.
11. Notes shall be read along with the notes on the permit and the notes on the permit.
12. Notes shall be read along with the notes on the permit and the notes on the permit.
13. Notes shall be read along with the notes on the permit and the notes on the permit.
14. The notes shall be read along with the notes on the permit and the notes on the permit.
15. A licensed architect shall be retained to perform all tree protection / preservation work.

**STRESS REDUCTION MEASURES**

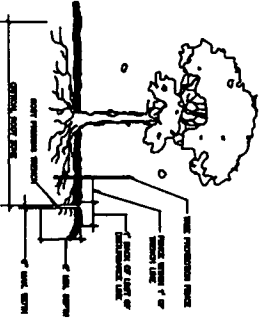
**APPLICATION OF FERTILIZERS BY INJECTION**



**NOTE:**  
1. The depth of injection shall be 18 inches.  
2. The depth of injection shall be 18 inches.  
3. The depth of injection shall be 18 inches.

**STRESS REDUCTION MEASURE**

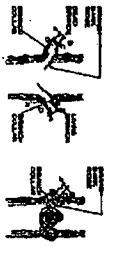
**ROOT PRUNING**



**NOTE:**  
1. Root pruning shall be performed at the base of the trunk and at the base of the trunk.  
2. Root pruning shall be performed at the base of the trunk and at the base of the trunk.  
3. Root pruning shall be performed at the base of the trunk and at the base of the trunk.  
4. Root pruning shall be performed at the base of the trunk and at the base of the trunk.

**STRESS REDUCTION MEASURE**

**PRUNING A BRANCH**



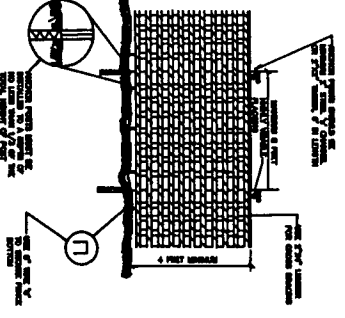
**NOTE:**  
1. Pruning shall be performed at the base of the branch and at the base of the branch.  
2. Pruning shall be performed at the base of the branch and at the base of the branch.  
3. Pruning shall be performed at the base of the branch and at the base of the branch.  
4. Pruning shall be performed at the base of the branch and at the base of the branch.

**PRUNING A LEADER OR TO REDUCE SIZE**



**NOTE:**  
1. Pruning shall be performed at the base of the leader and at the base of the leader.  
2. Pruning shall be performed at the base of the leader and at the base of the leader.  
3. Pruning shall be performed at the base of the leader and at the base of the leader.  
4. Pruning shall be performed at the base of the leader and at the base of the leader.

**TEMPORARY BLAZE ORANGE PLASTIC FENCE!**



**NOTES:**

1. Fencing shall be installed along the edge of the work area.
2. Fencing shall be installed along the edge of the work area.
3. Fencing shall be installed along the edge of the work area.
4. Fencing shall be installed along the edge of the work area.
5. Fencing shall be installed along the edge of the work area.
6. Fencing shall be installed along the edge of the work area.
7. Fencing shall be installed along the edge of the work area.
8. Fencing shall be installed along the edge of the work area.
9. Fencing shall be installed along the edge of the work area.
10. Fencing shall be installed along the edge of the work area.

**TREE PROTECTION FENCING #1**

**NO SOIL**

**GENERAL NOTES:**

1. Fencing shall be installed along the edge of the work area.
2. Fencing shall be installed along the edge of the work area.
3. Fencing shall be installed along the edge of the work area.
4. Fencing shall be installed along the edge of the work area.
5. Fencing shall be installed along the edge of the work area.
6. Fencing shall be installed along the edge of the work area.
7. Fencing shall be installed along the edge of the work area.
8. Fencing shall be installed along the edge of the work area.
9. Fencing shall be installed along the edge of the work area.
10. Fencing shall be installed along the edge of the work area.

APPROVED:	DESIGNED:
DATE:	DATE:
PROJECT:	PROJECT:
STANDARD NO.:	STANDARD NO.:

**43 NEWLANDS STREET**  
**BUILDING PERMIT / TREE**  
**PROTECTION NOTES & DETAILS**

**MRS. UTILITY**

**OWNER/APPLICANT**  
MRS. UTILITY  
1000 W. 10th Street  
Annapolis, MD 21403

**EAS ENGINEERING**  
ONE - SURVEYING - LAND PLANNING  
A DIVISION OF EAS ENTERPRISES, INC.  
100 East Riverside Blvd. Mount Airy, NC 27561  
PO Box 1000 (252) 937-6021 FAX (252) 937-6044

**LOT 4 & PART OF LOT 3**  
**BLOCK 54, SECTION 2**

**CHEVY CHASE**  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

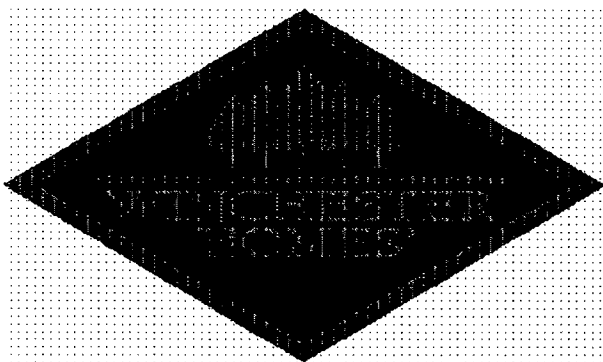
**BUILDING PERMIT / TREE**  
**PROTECTION NOTES & DETAILS**

NO.	DATE	REVISION

PROJECT NO.	99015	DATE	3-01
CLIENT	RBA	PROJECT	RBA
SCALE	1"=10'	DATE	CAS

8

Please note that time displayed on cover is PST



# Facsimile Cover

**To:** 1-301-563-3412

**From:** Bourke, Tom

**Fax Number:** 1-301-563-3412

**Subject:** HPC hearing:

**Date:** April 24, 2001

**Pages:** 2

**Note:** Chevy Chase Village Local Advisory Panel Comments  
For HPC hearing 4/25/01

25 Hesketh Street  
Davis-Metz Residence  
Contributing Resource  
Request to add to front porch  
Staff recommendation – disapproval of porch extension.

The LAP felt strongly that the proposal to repair and extend the front porch to join with the proposed side porch was consistent with the Guidelines. This is a "contributing" – not an "outstanding" resource, and the panel felt that the structure will continue to "contribute" to the character of the historic setting with or without the porch alteration. We feel that the HPC should recognize that needs of families within the historic district should be balanced against a reasonable need for preserving the historic character of the neighborhood. The staff argument that the porch alteration would lower the possible "status" of the property from "contributing" to "non-contributing", did not persuade the LAP. Many of the LAP were present as original designations were made by County staff, and many structures with far more invasive renovations were declared "outstanding" at that time.

The Guidelines specifically provide that porches should be subject to "moderate scrutiny" when they are visible from the public right-of-way. Moreover, the Guidelines' definition of "moderate scrutiny" specifically states that planned changes "should not be required to replicate [the structure's] architectural style." Therefore, the staff's recommendation directly conflicts with the Guidelines, which are an integral part of the Master Plan Amendment adopted by the County Council.

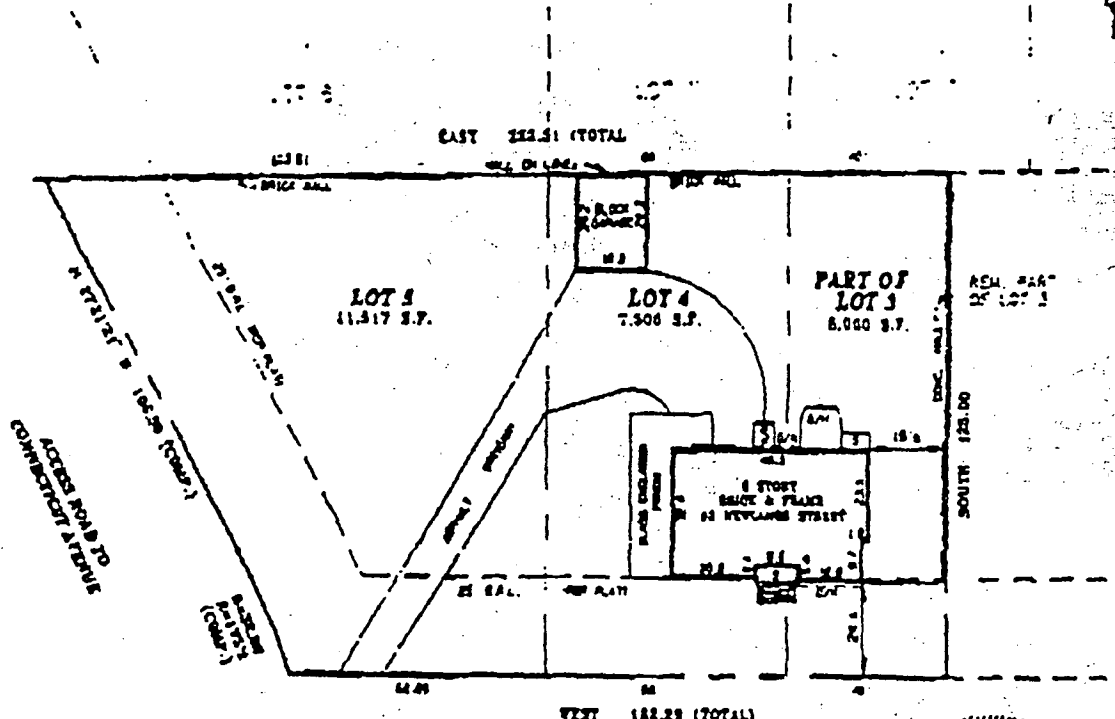
Therefore the LAP recommends approval without conditions.

**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.

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).


Flood Zone 'C' per HUD Flood Panel No. 0175C  
 Total Area = 34,017 S.F. (Per Tax Record)

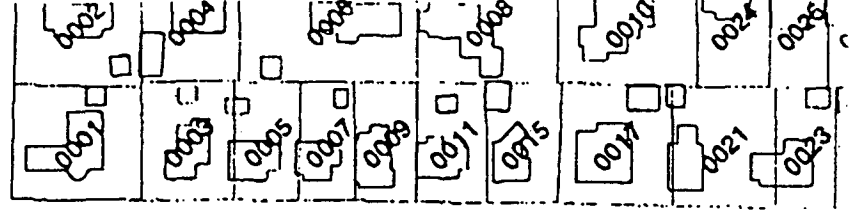
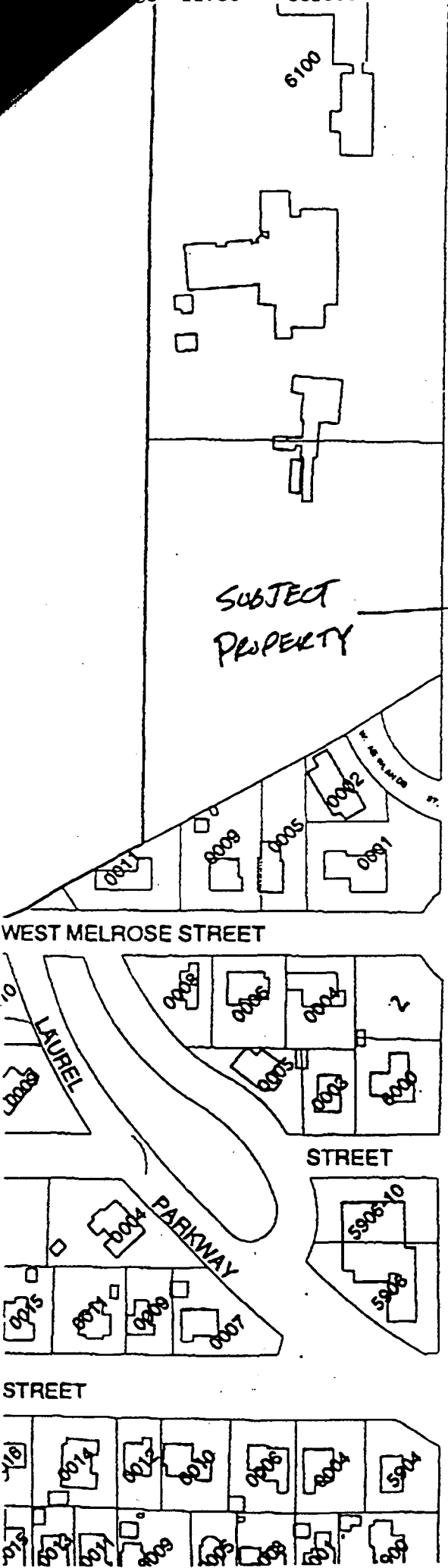


NEWLANDS STREET

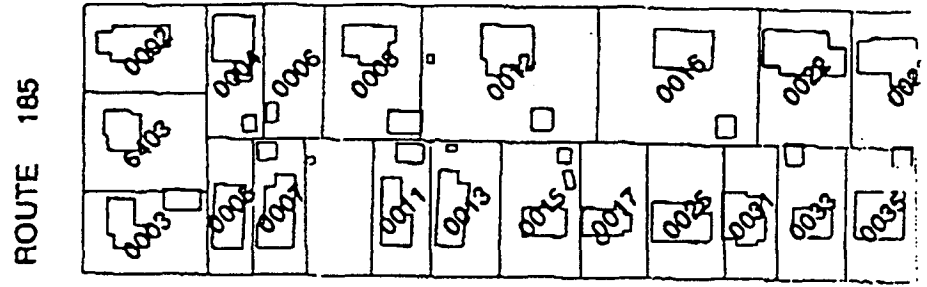
LOCATION DRAWING  
 LOTS 4, 5, & PART OF LOT 3  
 BLOCK 54  
 SECTION NO. 2  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES		
"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."  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 227		PLAT BK	2		SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20878 301/948-3100, Fax 301/948-1288	
		PLAT NO.	108		DATE OF LOCATIONS	SCALE:
		LIBER	2878	WALL CHECK.	DRAWN BY: M.A.S.	
		FOLIO	258	HEX. LOC.:	10-6-88	JOB NO 88-3708

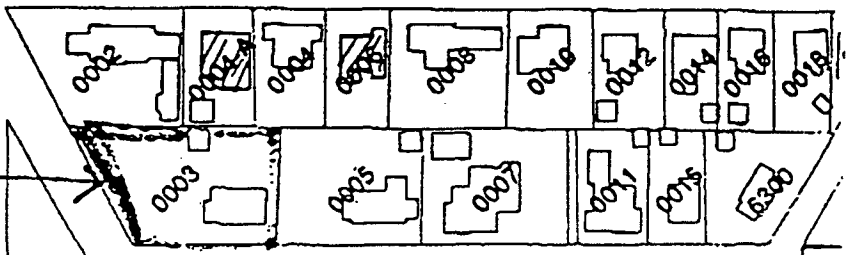


PRIMROSE STREET

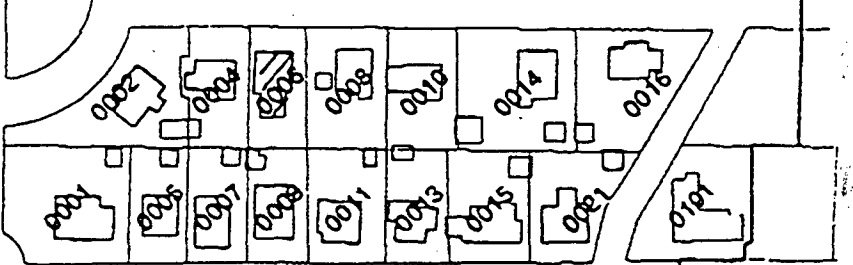


ROUTE 185

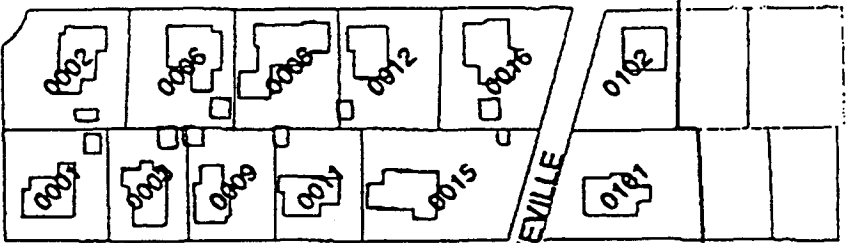
OXFORD STREET



NEWLANDS STREET

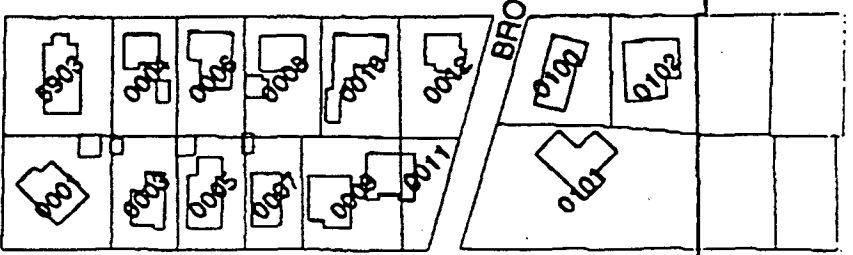


EAST MELROSE STREET



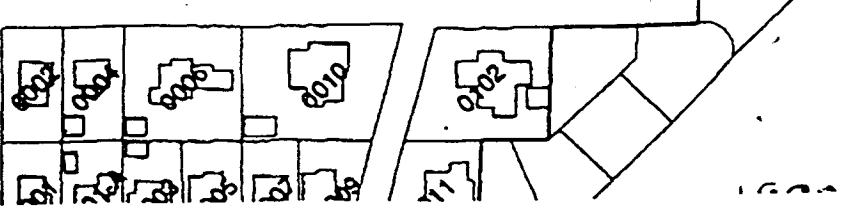
AVENUE

EAST LENOX STREET



BROOKVILLE

EAST KIRKE STREET



**LOT 6**  
 MONTGOMERY COUNTY 2000  
 L. 15780 F. 501  
 DR. LOCATED ON THIS  
 MAP OF THIS  
 MAP OF THIS  
 MAP OF THIS

**LOT 28**  
 MONTGOMERY A & D  
 L. 15782 F. 108  
 DR. LOCATED ON THIS  
 MAP OF THIS  
 MAP OF THIS

**GENERAL NOTES**

1. THE PROPOSED LOT LINES ARE SHOWN BY DASHED LINES.
2. THE EXISTING LOT LINES ARE SHOWN BY SOLID LINES.
3. THE PROPOSED BUILDING FOOTPRINT IS SHOWN BY A SHADDED AREA.
4. THE PROPOSED DRIVEWAY IS SHOWN BY A DOTTED LINE.
5. THE PROPOSED DRIVEWAY IS 12 FEET WIDE.
6. THE PROPOSED DRIVEWAY IS TO BE CONCRETE.
7. THE PROPOSED DRIVEWAY IS TO BE 6 FEET FROM THE DRIVEWAY TO THE DRIVEWAY.
8. THE PROPOSED DRIVEWAY IS TO BE 6 FEET FROM THE DRIVEWAY TO THE DRIVEWAY.
9. THE PROPOSED DRIVEWAY IS TO BE 6 FEET FROM THE DRIVEWAY TO THE DRIVEWAY.
10. THE PROPOSED DRIVEWAY IS TO BE 6 FEET FROM THE DRIVEWAY TO THE DRIVEWAY.

**MISCELLANEOUS**

ALL DIMENSIONS ARE IN FEET AND INCHES.

ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

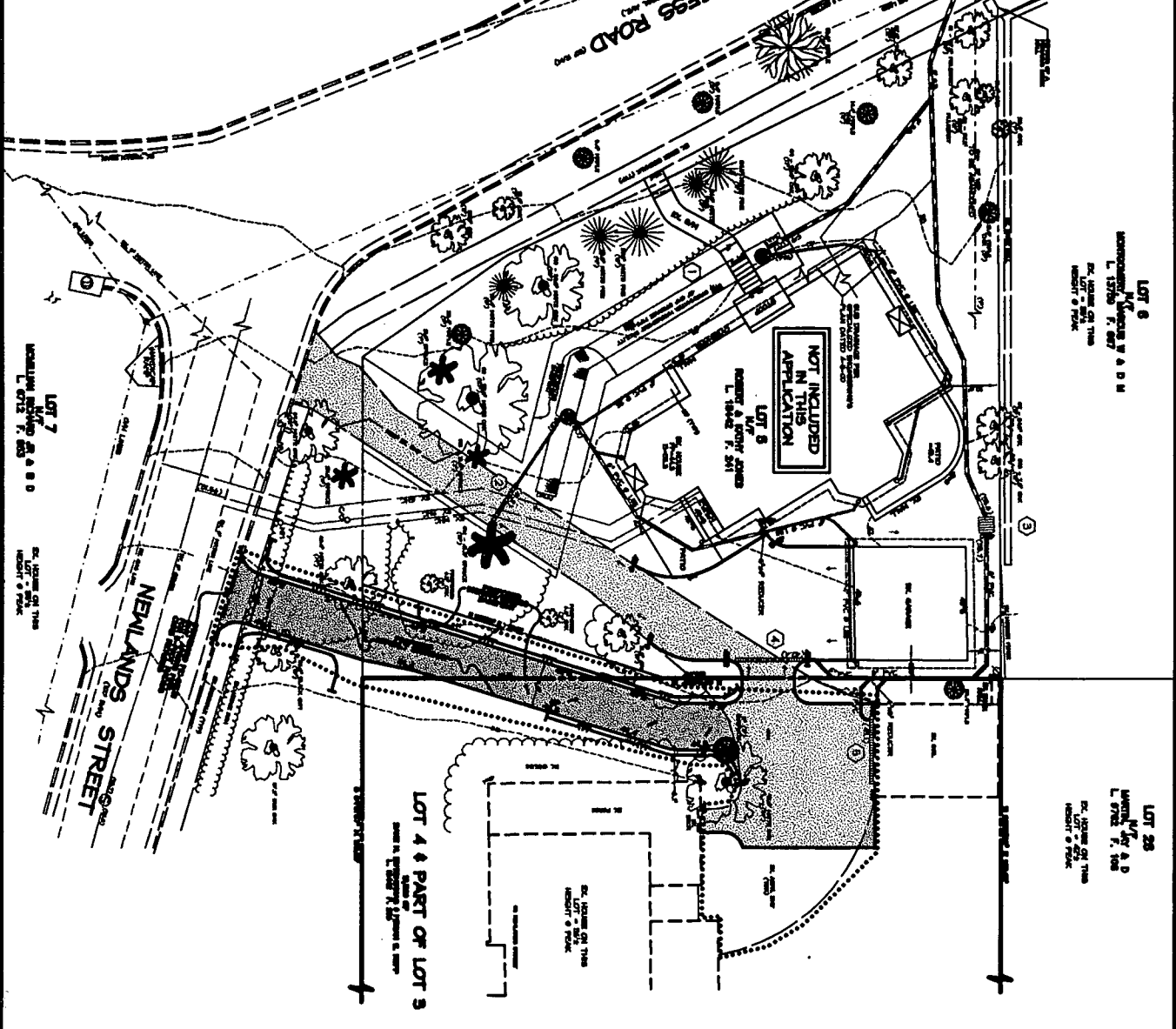
ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

**OWNER/APPLICANT**  
 NAME & ADDRESS  
 DATE OF PREPARATION  
 SCALE  
 SHEET NO.

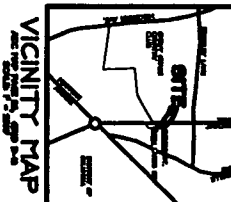
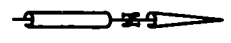
**PREPARED BY**  
 NAME & ADDRESS  
 DATE OF PREPARATION  
 SCALE  
 SHEET NO.



**43 NEWLANDS STREET**  
**BUILDING PERMIT /**  
**TREE PROTECTION PLAN**

**TREE LEGEND**

- Symbol: Tree with circle around trunk
- Symbol: Tree with cross-hatch pattern
- Symbol: Tree with solid black fill
- Symbol: Tree with diagonal lines
- Symbol: Tree with horizontal lines
- Symbol: Tree with vertical lines
- Symbol: Tree with wavy lines
- Symbol: Tree with dotted lines



**LOT 4 & PART OF LOT 3**  
**BLOCK 54, SECTION 2**

**CAS ENGINEERING**  
 CIVIL • SURVEYING • LAND PLANNING  
 A DIVISION OF CAS ENGINEERING, INC.  
 100 East Riverside Blvd. Mount Airy, NC 27771  
 919-286-2201 (252) 627-5221 FAX (252) 627-5046

**CHEVY CHASE**  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
**BUILDING PERMIT \**  
**TREE PROTECTION PLAN**

NO.	DATE	DESCRIPTION

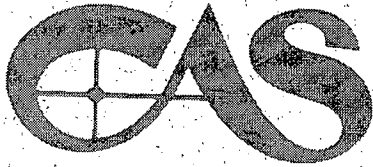
PROJECT	DATE
99015	08-01
RBA	RBA
1"=10'	CAS

F:\99015\DWG



SUBMIT TO

MC-DPS FIRST



**ENGINEERING**  
CIVIL • SURVEYING • LAND PLANNING  
A DIVISION OF CAS ENTERPRISES, INC.

106 E. RIDGEVILLE BLVD. MT. AIRY, MD 21771 D.C. METRO (301) 607-8031 FAX (301) 607-8045

March 27, 2001

The M-NCP&PC  
Historic Preservation Division  
1109 Spring Street, #801  
Silver Spring, MD 20910

Attn: Perry Kephart

Re: #3 Newlands Street

Dear Ms. Kephart,

Attached for your use/review/files is our Building Permit / Tree Protection Plan for the above referenced project. The proposed project consists of constructing a new asphalt driveway to serve the existing house. If you have any questions or need any additional information please call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard B. Anderson'.

Richard B. Anderson  
Project Engineer

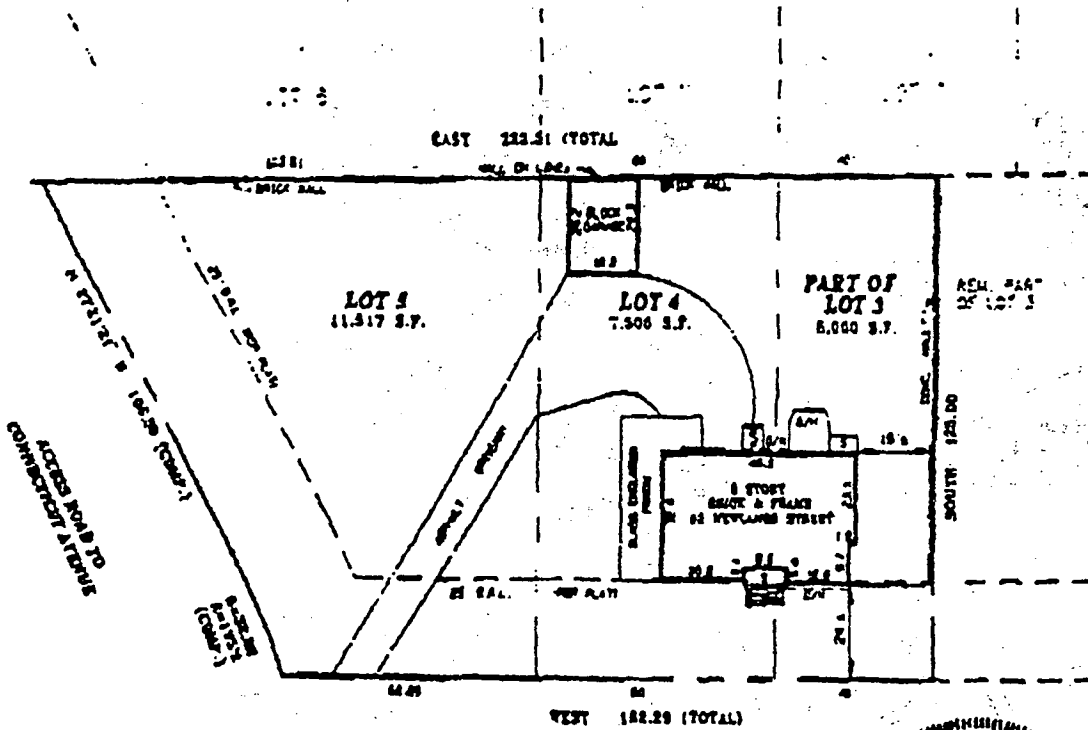
cc: Rupp  
Schiro

**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.

Setback distances as shown to the principal structures 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.

Flood Zone 'C' per KUD Flood Panel No. 0175C  
 Total Area = 34,017 S.F. (Per Tax Record)



NEWLANDS STREET

LOCATION DRAWING  
 LOTS 4, 5, & PART OF LOT 3  
 BLOCK 54  
 SECTION NO. 2  
**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. 807

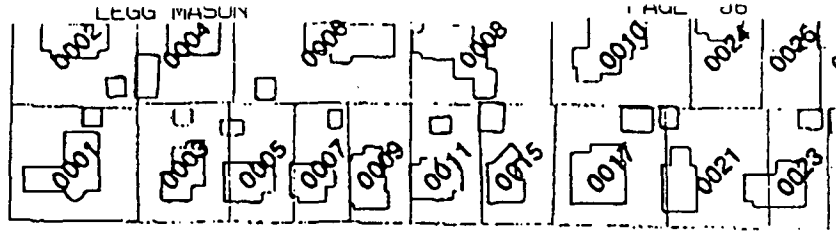
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PLAT BK 3  
 PLAT NO. 108  
 LIBER 2278  
 FOLIO 288

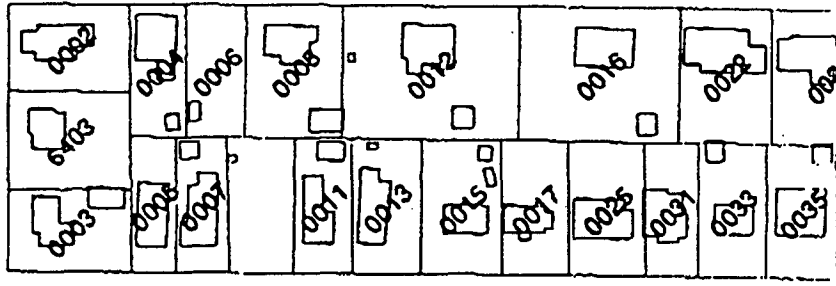


**SNIDER & ASSOCIATES**  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 3 Professional Drive, Suite 216  
 Gaithersburg, Maryland 20878  
 301/948-3100, Fax 301/948-1288

DATE OF LOCATIONS SCALE: 1" = 40'  
 WALL CHECK DRAWN BY: M.A.B.  
 HSE. LOC.: 10-6-98 JOB NO: 98-2700

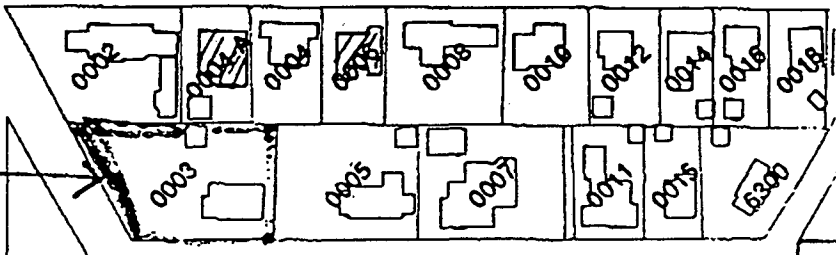


PRIMROSE STREET

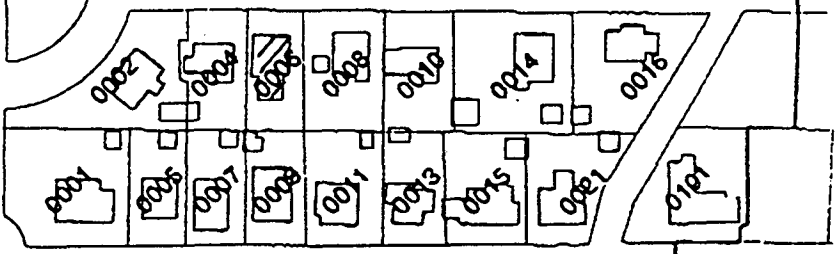


ROUTE 185

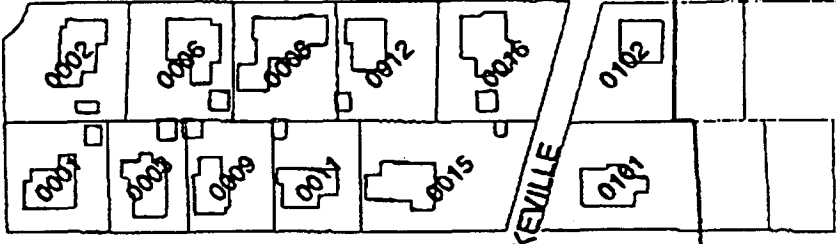
OXFORD STREET



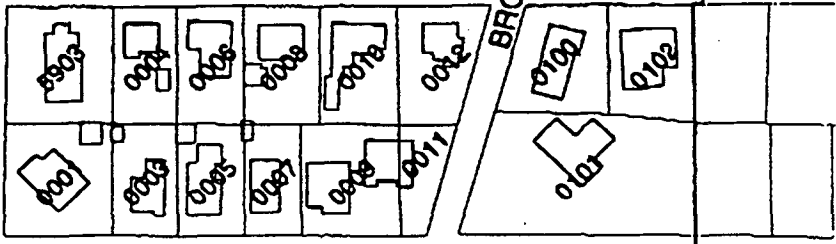
NEWLANDS STREET



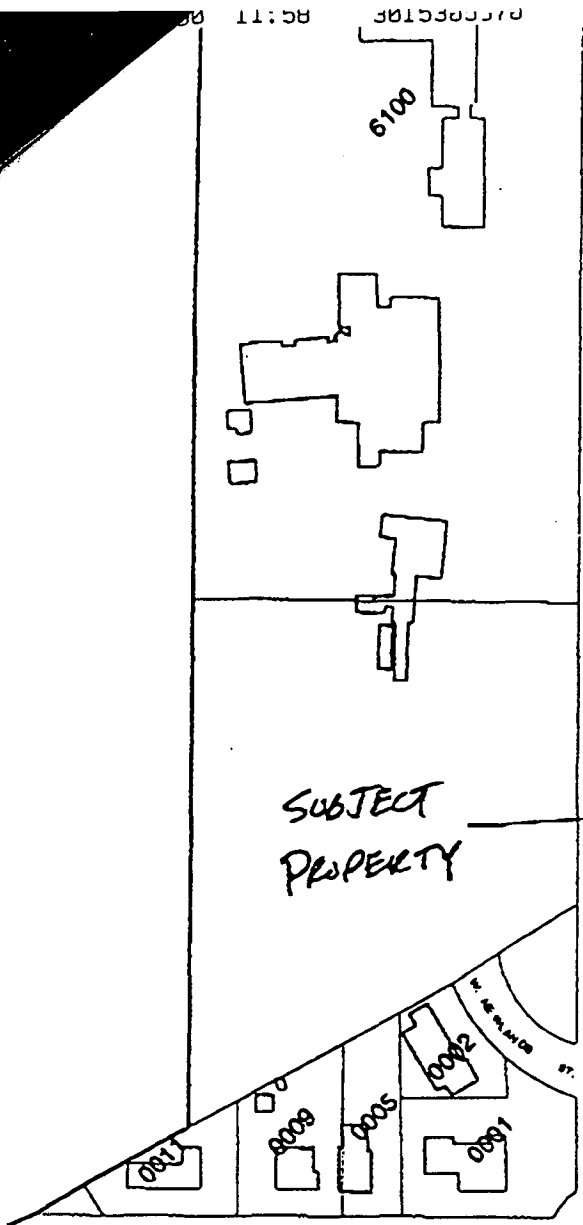
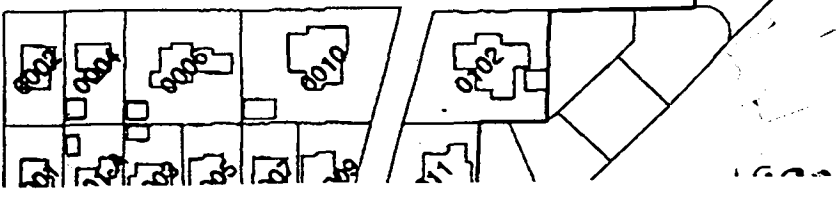
EAST MELROSE STREET



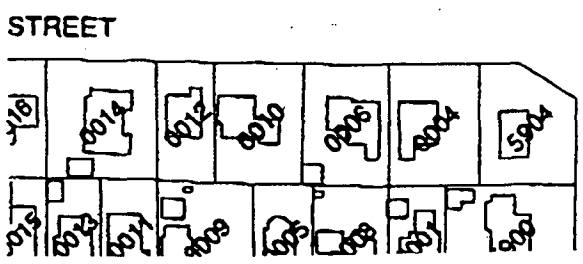
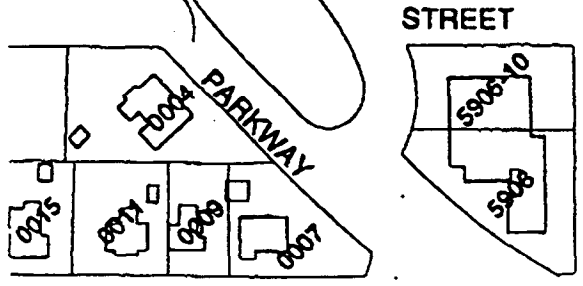
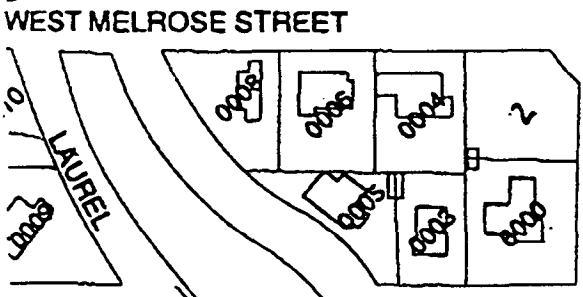
EAST LENOX STREET



EAST KIRKE STREET



SUBJECT PROPERTY



AVENUE

BROOKVILLE