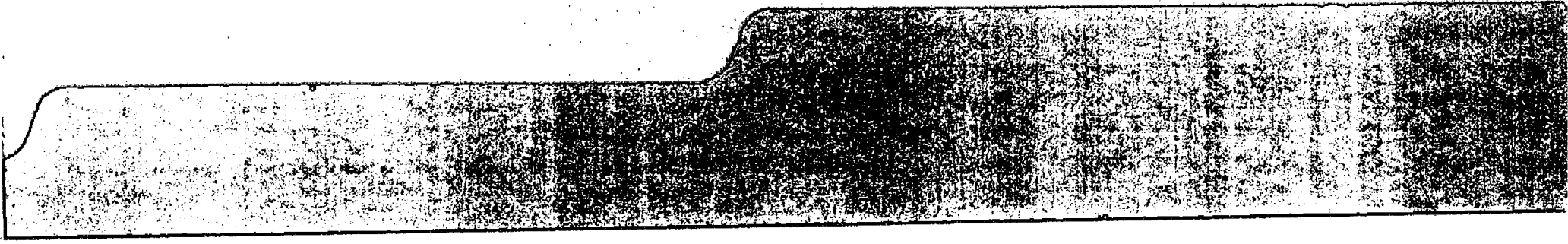


3 Newlands St. 35/13 -07G
Chevy Chase Historic District



3 Newlands
Lila Fendrick

Lila will be
coming in
with better
drawings for
re-stamping.
(Josh has seen)



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Julia O'Malley
Chairperson

Date: March 30, 2007

MEMORANDUM

TO: Reggie Jetter, Acting Director
Department of Permitting Services

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #447039, installation and construction of fence and wall

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the March 28, 2007 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Dane Butswinkas
Address: 3 Newlands St, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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: Lila Fendrick
Daytime Phone No.: (301) 907-7700

Tax Account No.: _____

Name of Property Owner: Dane Butswinkas Daytime Phone No.: (202) 302-0195 Megan Rupp

Address: 3 Newlands Street + Megan Rupp Street Cherry Chase MD. 20815
Street Number City Street Zip Code

Contractor: Alfred Builders Phone No.: (301) 588-1837

Contractor Registration No.: MD. 65095

Agent for Owner: Lila Fendrick Daytime Phone No.: (301) 907-7700

LOCATION OF BUILDING/PREMISE

House Number: 3 Newlands St. Street: Newlands St.

Town/City: Cherry Chase MD. Nearest Cross Street: _____

Lot: 4+pt. of 3 Block: 54 Subdivision: 9 MAP HN41

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:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 25,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 1 feet 10 inches Max. WALL ; 6'-5" MAX. FENCE

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.

Lila Fendrick for Megan Rupp 3-8-07
Signature of owner or authorized agent Date

Approved: Julia O'Malley For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 3/28/07

Application/Permit No.: 447039 Date Filed: 3/8/07 Date Issued: _____

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3 Newlands St, Chevy Chase	Meeting Date:	3/28/2007
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	3/21/2007
Applicant:	Dane Butswinkas (Lila Fendrick, LA)	Public Notice:	3/14/2007
Review:	HAWP	Tax Credit:	none
Case Number:	35/13-07G	Staff:	Tania Tully
PROPOSAL:	installation and construction of fence and wall		

RECOMMENDATION: Approve

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

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

This property is one of the three large Craftsman residences built before World War I and set on multiple lots along the north side of Newlands Street. The subject property is a contributing resource despite changes to the front façade due to the quality of design and the degree of remaining integrity of the overall structure. The house and garage sit on a large relatively flat 12,500 SF lot.

HISTORIC CONTEXT

Excerpted from **Places from the Past: The Tradition of Gardez Bien in Montgomery County, MD**

Chevy Chase Village was Montgomery County's first and most influential streetcar suburb planned and developed between 1892 and 1930. It was the most visionary investment in Montgomery County real estate in the late

nineteenth and early twentieth century - representing the Chevy Chase Land Company's prototype for a planned suburb and setting the tone for early twentieth century neighborhoods throughout northwest Washington and southern Montgomery County. Architecturally, Chevy Chase Village contains the county's highest concentration of outstanding architect-designed and builder vernacular suburban houses rendered in post-Victorian styles of the period 1890-1930. Together, the surviving plan and architecture of Chevy Chase Village represents one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.

Chevy Chase is nationally recognized as a prototypical, turn-of-the-century streetcar suburb providing upscale residences in a comprehensively planned environment. The driving force behind the development of Chevy Chase was Senator Francis G. Newlands of Nevada. Newlands is recognized as one of the first entrepreneurs to appreciate the speculative implications of the streetcar. Chevy Chase gets its name from a 560-acre tract of land patented here in 1751 by Colonel Joseph Belt, known as "Cheivy Chace." The name has historic associations with a 1388 battle between England and Scotland that involved a border raid, or "chevauchee," of hunting grounds, known as a "chace."

Chevy Chase Village is an exceptional concentration of late nineteenth century and early twentieth century architectural styles, including the Colonial Revival, Neoclassical, Shingle, Tudor Revival, Italian Renaissance, and Craftsman. Locally and nationally known architects designed many of the houses.

Domestic architecture built between 1892 and 1930 is characterized by the combining of different academic architectural styles and forms. It is typical for buildings of this era to display elements of several different styles and types of ornamentation all on one structure. Academic Eclecticism is a term often used to describe this type of architecture - not meaning that buildings were designed with little forethought, but rather that the exuberance of the period led designers to break with rigid stylistic rules and freely combine the best of different forms and decorative motifs.

After [World War I], Chevy Chase benefited from the prosperity of the 1920s and the explosive growth of the federal government. As reflected in real estate advertisements of the period, Chevy Chase Village had emerged as an established, planned suburb by the early 1920s. Advertisements noticing sales of both new and existing houses identified the area as "Old Chevy Chase, Maryland" or the "Most Exclusive Section of Chevy Chase, Maryland." Lot sales were so good in Chevy Chase by 1922 that the Land Company struggled to keep up with demand by opening several new sections - including Section 5, Section 1, and Section 1-A. Chevy Chase Village gradually evolved from a scattering of exclusive seasonal houses for the well-to-do who built large country residences on spacious lots to a solid, middle-class residential district of upscale houses mixed with smaller, less costly Period houses.

Outstanding landscape features which bear testimony to Nathan Barrett's original landscape plan, include the arched canopy of trees framing West Irving Street, and triangular park-like lots at Magnolia Parkway and Chevy Chase Circle, and at Laurel Parkway and Kirke Street. A major landscape feature - Chevy Chase Circle, located on the DC-Maryland border - unites the two jurisdictions and provide a gateway to Chevy Chase. The sandstone Chevy Chase Circle Fountain, built in 1932 and dedicated to Newlands, was recently restored by the Chevy Chase Land Company.

Taken as a whole, the buildings in Chevy Chase Village - sited along the planned, curving street system and surrounded by mature landscaping - represent an important cultural expression of American wealth and power in the early twentieth century and reflect in their designs the optimism and comfort considered central to domestic architecture of the post-Victorian American suburb.

PROPOSAL:

The proposed landscaping, fencing and hardscape is to augment the addition approved by the HPC April 26, 2006. All work is either in the side or rear yards.

- 1) Remove asphalt on the east side of the garage.
- 2) Replace and relocate 3' wood fence with 6.5' wood fence at the east side of the garage.
- 3) Install an ornamental pool on the north wall in the rear yard.
- 4) Remove 4 dead trees.
- 5) Remove 1 6.5" dbh Blackgum tree.
- 6) Install 3' wood fence around A/C and garbage.
- 7) Replace existing concrete curb with stone.
- 8) Install brick paver paths and terraces.
- 9) Install 5 tree-form Nellie Hollies.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Guidelines

- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be

“strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Lamposts and other exterior lights should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

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 of to the achievement of the purposes of this chapter.

STAFF DISCUSSION

At the April 26, 2006 HPC meeting the Commission approved a HAWP for removing a 2002 1-story addition and deck and replacing them with a larger 1-story addition and a new deck. This proposal is the landscape plan to accompany the new construction. The proposed materials are the same as existing (brick pavers and wood fencing) and are compatible with the historic district. The only change visible from the public right-of way is the relocation and height increase of the fence by the garage. All but one of the trees proposed for removal is dead and 5 new trees are being planted. The applicant is working with the Chevy Chase Village arborist. This project is in keeping with the *Guidelines* set forth for contributing resources in the Chevy Chase Village Historic District. Staff is recommending approval.

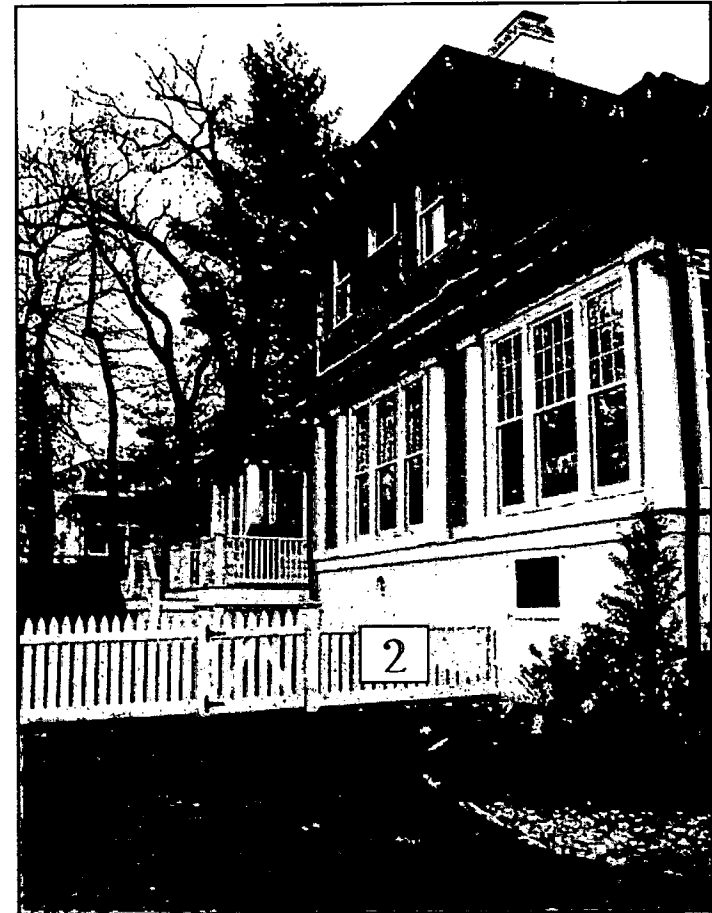
STAFF RECOMMENDATION:

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*;

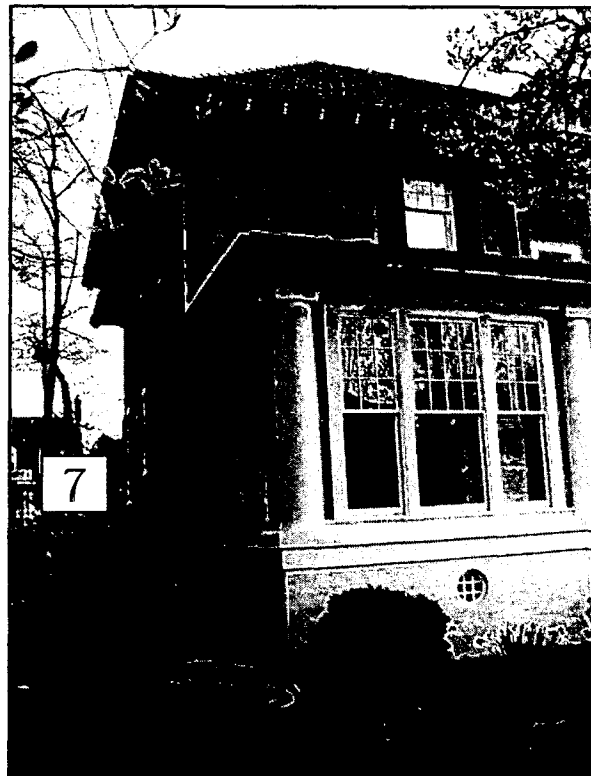
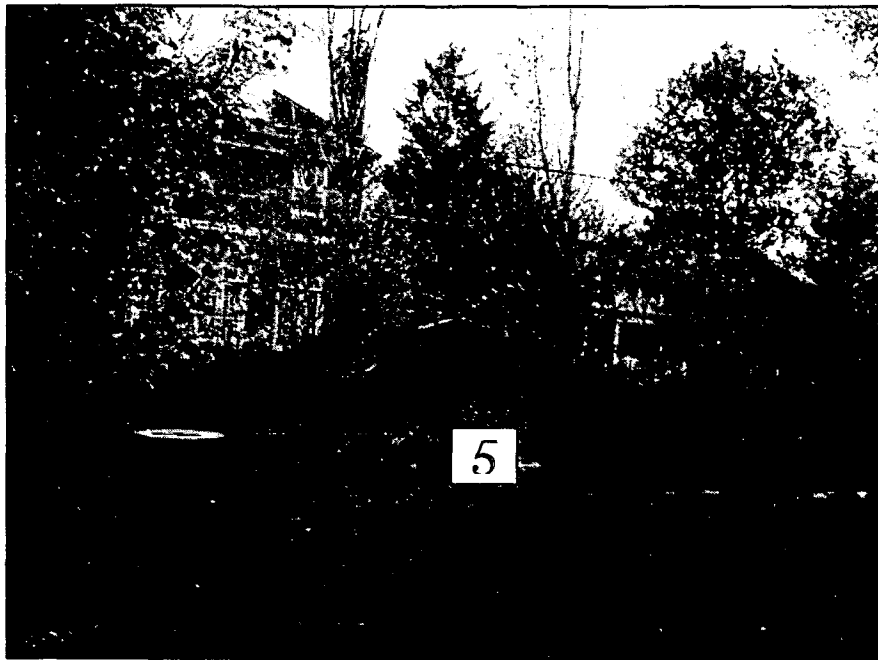
and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



1. Existing brick pavers.
2. Fence to be relocated and replaced w/ 6'6" fence.
3. Asphalt to be removed.

Photos taken in 4/2006.



4. Existing fence to remain.
5. Existing wall and pool location.
6. Rear yard.
7. Existing fence to remain (as seen from rear yard).

Photos taken in 4/2006.

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Lila Fendrick
Daytime Phone No.: (301) 907-7700

Tax Account No.: _____

Name of Property Owner: Dane Butswinkas Daytime Phone No.: (202) 302-0195 Megan Rupp

Address: 3 Newlands St ^{+ Megan Rupp Street} Cherry Chase MD. 20815
Street Number City Street Zip Code

Contractor: Alfred Builders Phone No.: (301) 588-1837

Contractor Registration No.: MD. 65095

Agent for Owner: Lila Fendrick Daytime Phone No.: (301) 907-7700

LOCATION OF BUILDING/PREMISE

House Number: 3 Newlands St. Street: Newlands St.

Town/City: Cherry Chase MD. Nearest Cross Street: _____

Lot: 4+pt. 0/3 Block: 54 Subdivision: 9 MAP HN41

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Revision
- Install
- Wreck/Raze
- 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: \$ 25,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 1 feet 10 inches MAX. WALL ; 6'-5" MAX. FENCE

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.

Lila Fendrick for Megan Rupp 3-8-07
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 447039 Date Filed: 3/8/07 Date Issued: _____

8

**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 existing house is wood frame with stucco finish and clay tile roof, built in 1918. The house is currently under renovation by Muse Architects. The existing rear garden slopes downhill towards a two car stucco and tile roofed garage at the northwest corner of the property. An existing red brick wall with a central arch and piers at rear property line creates a unique "period" backdrop to the rear garden. A low concrete wall along the east property line (2'-0" high or less) acts to reduce runoff from uphill properties. Currently, the driveway projects into the rear garden.

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

_____ The proposed design creates a play lawn framed by curving paths and terraces while improving
_____ some of the existing infrastructure. The proposed work increases the amount of green space in the
_____ rear garden by eliminating the asphalt paving to the east of the garage. The slope in the rear lawn
_____ will be reduced by the addition of a low wall along the driveway. Proposed fencing and gates will
_____ provide visual privacy between the garden and driveway. Brick steps off the rear steps under
construction and paths to proposed terraces will link the house with sitting areas as well as to the
driveway. The low concrete wall will be replaced by a stone wall.

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

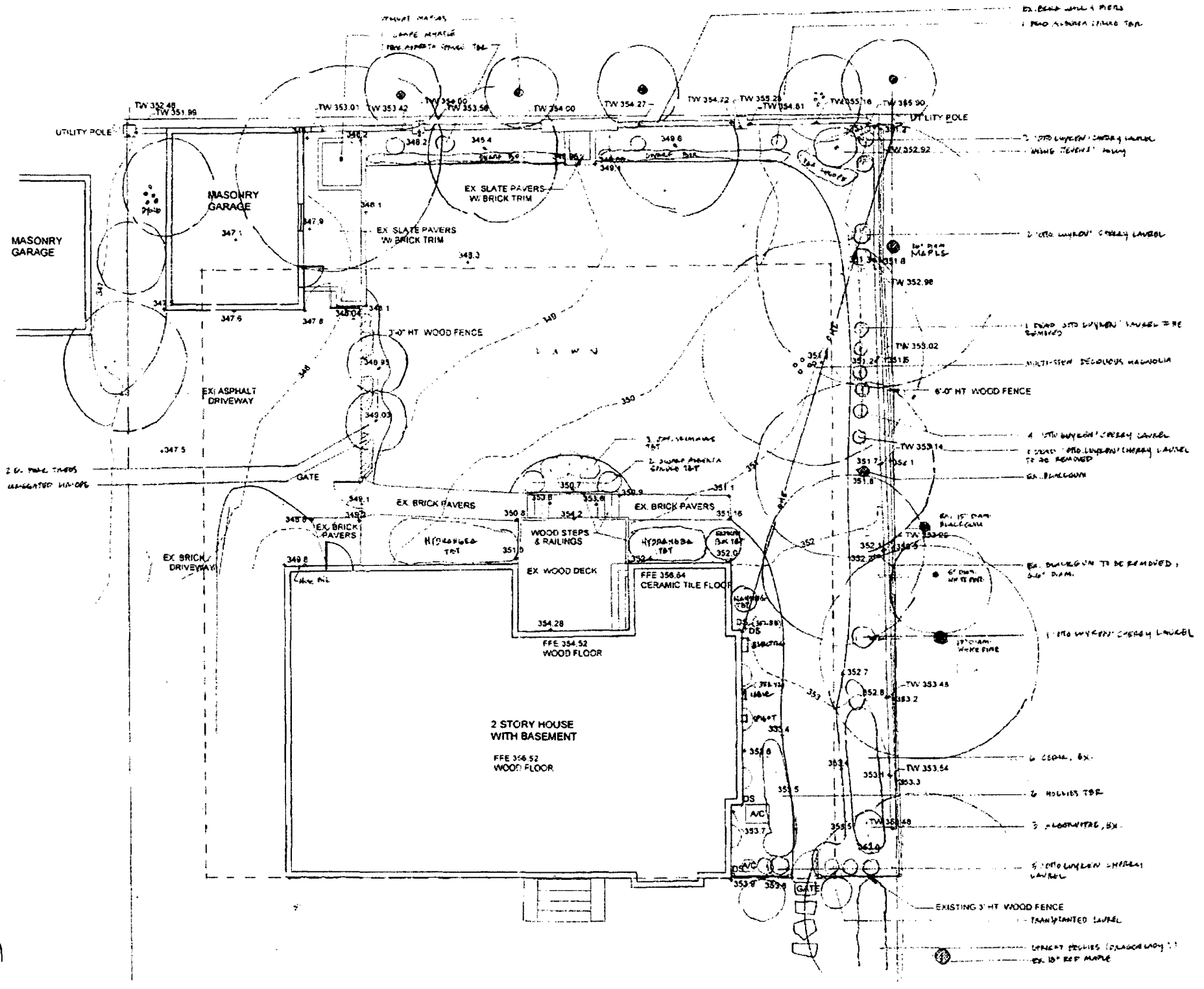
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

9



OPTION 4

EXISTING 3 FT WOOD FENCE

CONSIDER LIGHT MINUTERS
IN THE OPENING SPACES

CONSIDER WHITE SINK

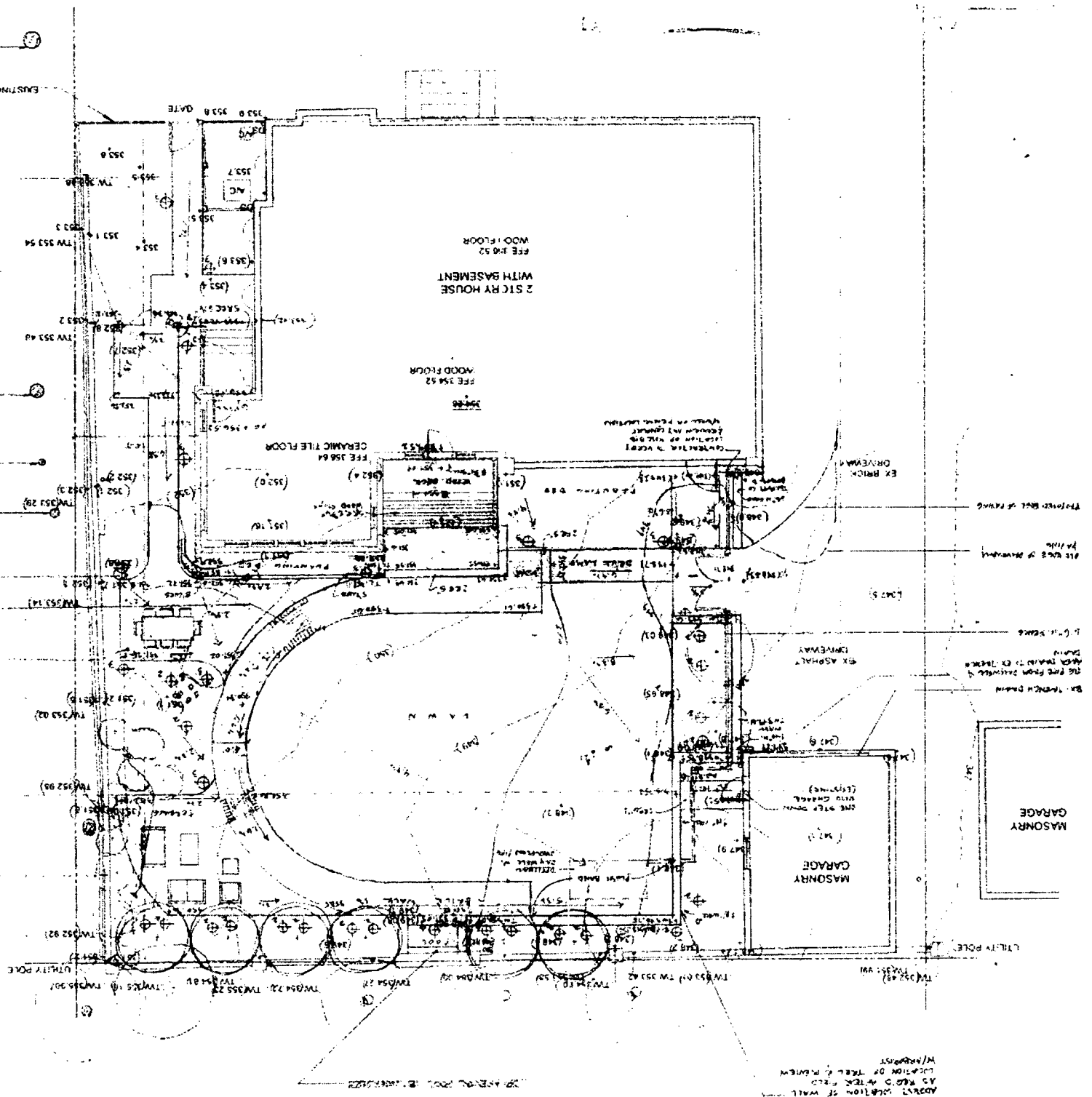
CONSIDER WHITE SINK

CONSIDER WHITE SINK

CONSIDER WHITE SINK

CONSIDER WHITE SINK

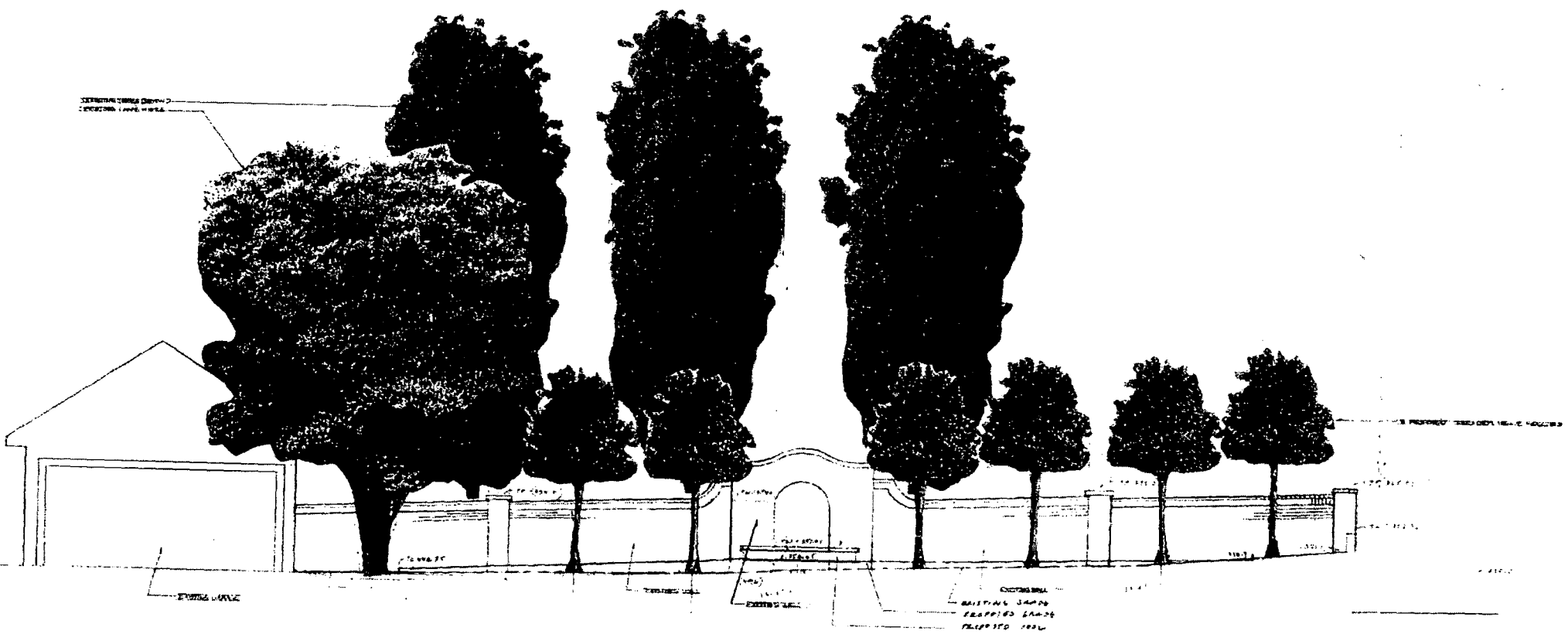
CONSIDER WHITE SINK



APPROX LOCATION OF WALL
AS SHOWN AT THE PREVIOUS
LOCATION OF TRAIL & REVIEW
W/ANALYST

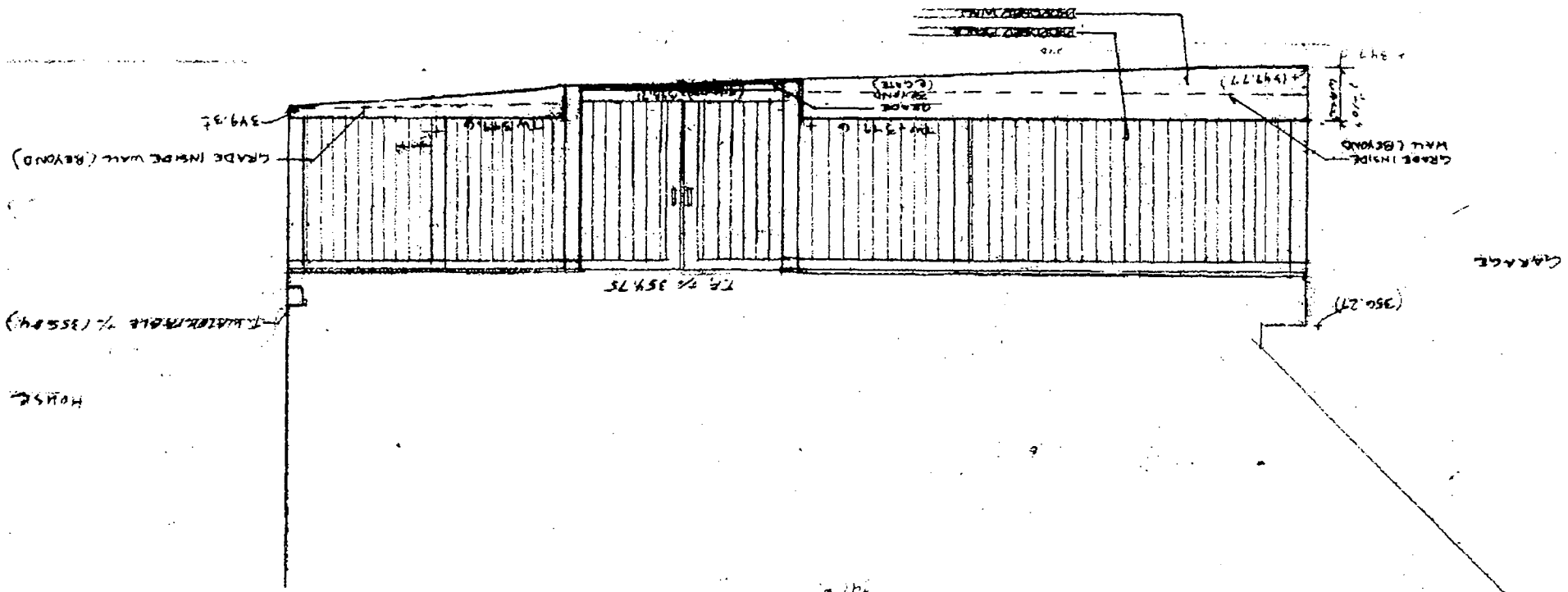
OR APPROX POOL IS INDICATED

EXISTING CURB DRIVE
EXISTING 10' WIDE



(B)

FENCE & WALL ELEVATION (LOOKING FROM DRIVEWAY)



Existing Property Condition Photographs (duplicate as needed)



Detail: Front of House



Detail: View Towards Garage and Rear Property Line

Applicant: Vila Fendrick for
Megan Rupp.

Existing Property Condition Photographs (duplicate as needed)



Detail: View of Garage, Looking East, from Driveway



Detail: View Towards Northeast Corner of Rear Garden

Applicant: Lila Fendrick for
Megan Repp

Page: 1

(16)

Existing Property Condition Photographs (duplicate as needed)



Detail: View Looking East, into garden, from Driveway



Detail: View Looking North, Towards rear property line.

Applicant: Lila Kendrick for
Megan Rupp

Page 2

(17)

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

Owner's mailing address	Owner's Agent's mailing address
DAVE BUTSWINKAS 3 NEWLANDS STREET CHEVY CHASE, MD 20815	LILA FENDRICK LILA FENDRICK LANDSCAPE ARCHITECTURE 6904 WEST AVENUE CHEVY CHASE, MD 20815
Adjacent and confronting Property Owners mailing addresses	
ROBERT L. ZONES 1 NEWLANDS STREET CHEVY CHASE, MD 20815	RICHARD McMILLAN, JR. 2 NEWLANDS STREET CHEVY CHASE, MD 20815
BYRON E. ANDERSON 5 NEWLANDS STREET CHEVY CHASE, MD 20815	HARRIET KLOSSON 4 NEWLANDS STREET CHEVY CHASE, MD 20815
JOHN C. MURPHY 6 NEWLANDS STREET CHEVY CHASE, MD 20815	MARCUS MONTBOMERY 2 OXFORD STREET CHEVY CHASE, MD 20815

JAY MARTIN
4-A OXFORD STREET
CHEVY CHASE, MD 20815

PORTER K. WHEELER
4 OXFORD STREET
CHEVY CHASE, MD 20815



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Julia O'Malley
Chairperson

Date: March 30, 2007

MEMORANDUM

TO: Reggie Jetter, Acting Director
Department of Permitting Services

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #447039, installation and construction of fence and wall

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approved at the March 28, 2007 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Dane Butswinkas

Address: 3 Newlands St, Chevy Chase

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DEPARTMENT OF PERMITTING & SAFETY
255 ROCKVILLE PIKE, SUITE 200, ROCKVILLE, MD 20851
301-771-7373

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Lila Fendrick
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Town/City: Cherry Chase MD. Nearest Cross Street: _____
Lot: 4+pt. of 3 Block: 54 Subdivision: 9 MAP HN41
Liber: _____ Folio: _____ Parcel: _____

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/Blaze Solar Fireplace Woodburning Stove Single Family
 - Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 25,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

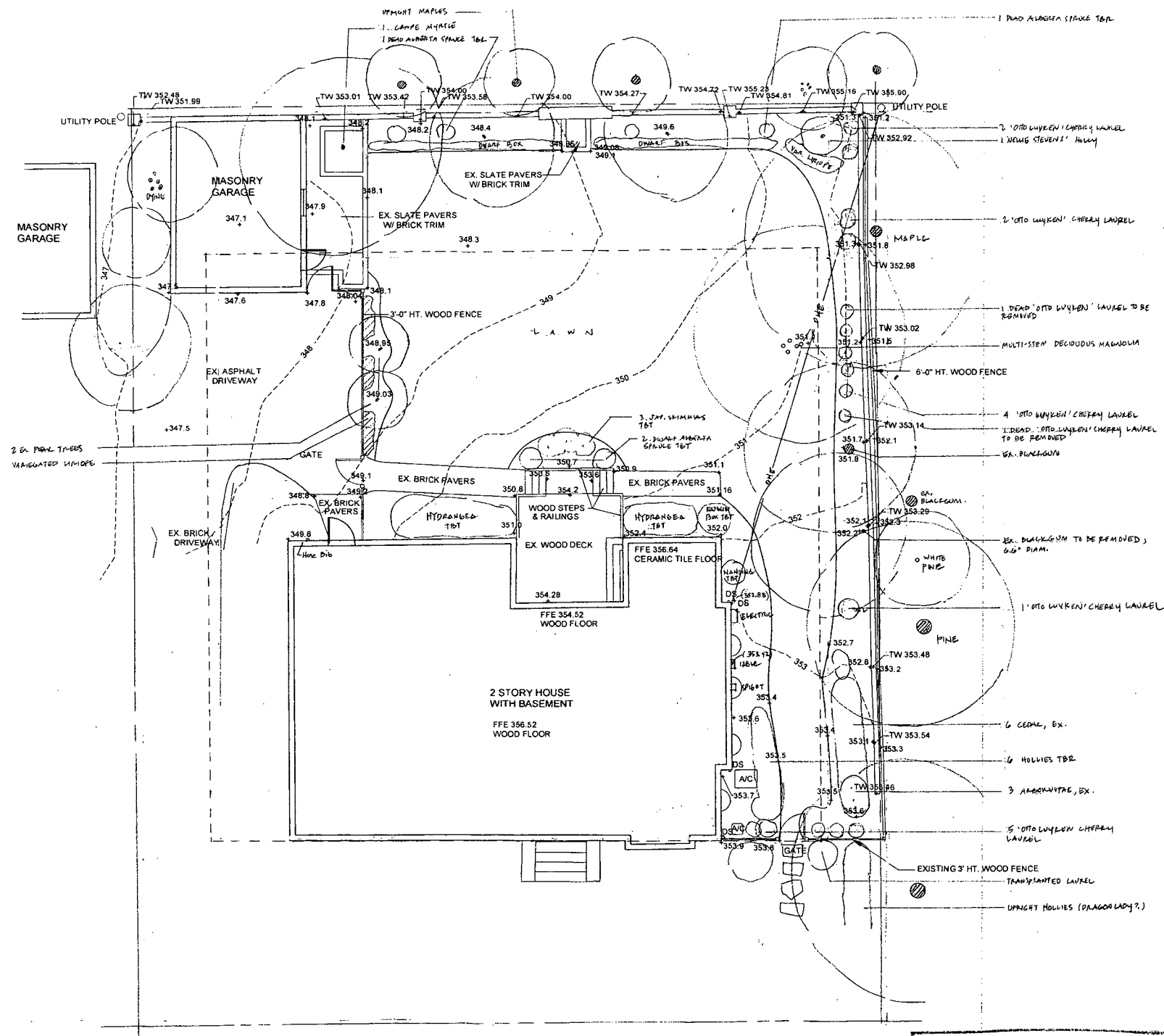
- 3A. Height 1 feet 10 inches MAX. WALL ; 6'-5" MAX. FENCE
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line
 - Entirely on land of owner
 - On public right of way/easement

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.

Lila Fendrick for Megan Rupp 3-8-07
Signature of owner or authorized agent Date

Approved: Julia O'Malley Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 3/28/07

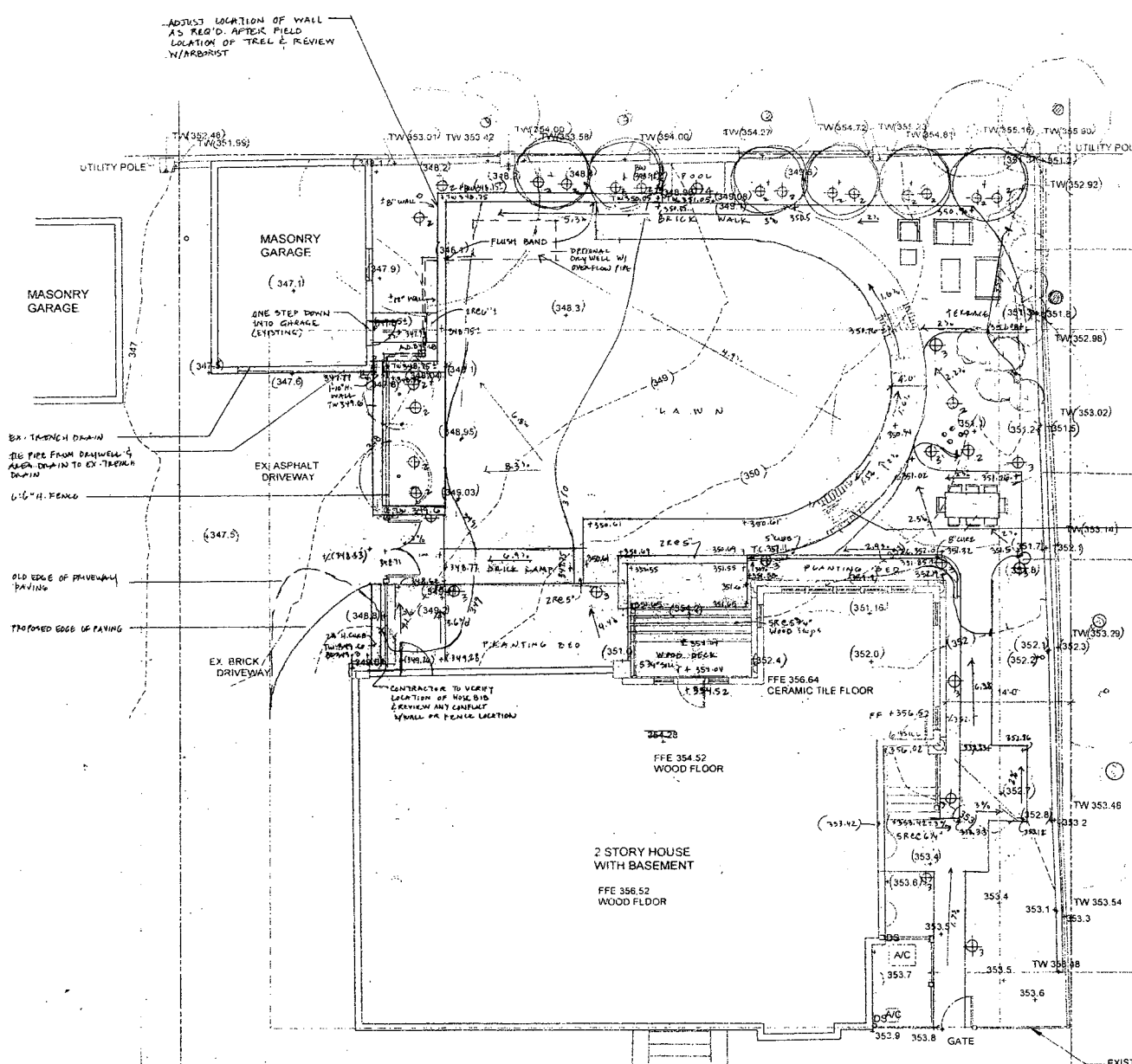
Application/Permit No.: 447039 Date Filed: 3/8/07 Date Issued: _____



TOPOGRAPHIC SURVEY PROVIDED BY
 LANDMARK ENGINEERING, INC. ON 10/18/06
 PROPERTY AND BUILDING RESTRICTION LINES
 PROVIDED BY MUSE ARCHITECTURE ON 10/18/08

KEY	
	EXISTING FENCING
+ TW(314.32)	EXISTING TOP OF WALL ELEVATION
+ BW(311.01)	EXISTING BOTTOM OF WALL ELEVATION
+ (310.79)	EXISTING SPOT ELEVATION
--- (314) ---	EXISTING CONTOUR
-----	PROPERTY LINE
-----	BUILDING RESTRICTION LINE
⊙	EXISTING TREE
- O/E -	OVERHEAD ELECTRIC
- T.B.T. -	TO BE TRANSPLANTED
- T.B.L. -	TO BE REMOVED

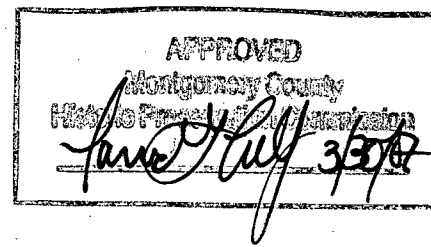
APPROVED
 Montgomery County
 Planning Commission
[Signature] 3/30/07



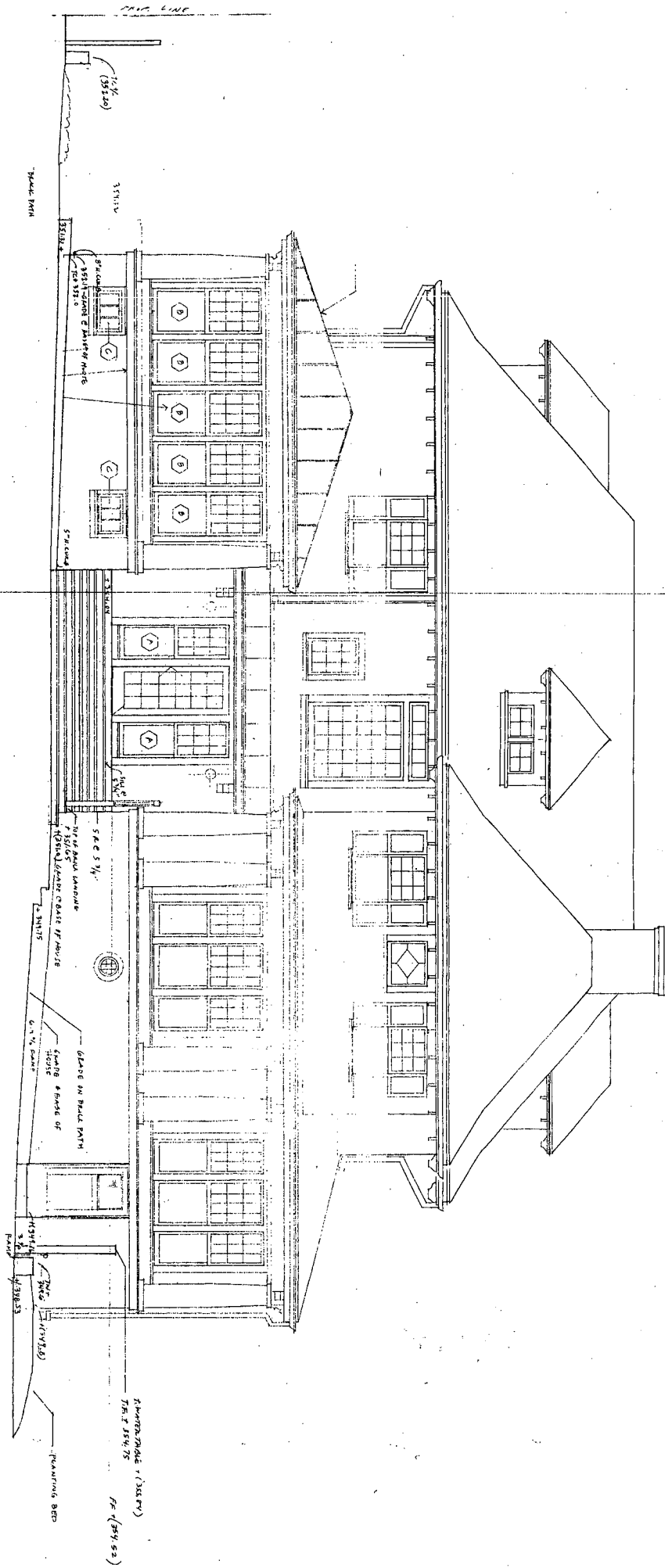
Lighting Schedule

Key	Qty.	Type	Location	Description	Wattage	Notes
⊕1	2	Wall Mount		BEGA 2283		
			At Steps	Recessed Luminaire Black	18W SS, 12V	
⊕2	18	Uplight		BK Lighting		
			At trees	Delta Star	MR16, 30 W	
			Cross Lighting	DS-9-R2P-16-1-1-A Pathlight Model R-007 Beachside Lighting R-007-12-S&18W-GS-1	2-10W G4	GS-2 Heavy Duty Ground Spike
⊕4	1	Underwater	Pool	Lanqua 5 Underwater Light 88425	120 W	

- KEY**
- EXISTING FENCING
 - EXISTING TOP OF WALL ELEVATION
 - EXISTING BOTTOM OF WALL ELEVATION
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOUR
 - PROPERTY LINE
 - BUILDING RESTRICTION LINE
 - 18" TREE
 - EXISTING TREE
 - TBR TO BE REMOVED
 - LANDSCAPE LIGHT



TOPOGRAPHIC SURVEY PROVIDED BY
LANDMARK ENGINEERING, INC. ON 10/18/06
PROPERTY AND BUILDING RESTRICTION LINES
PROVIDED BY MUSE ARCHITECTURE ON 10/18/06



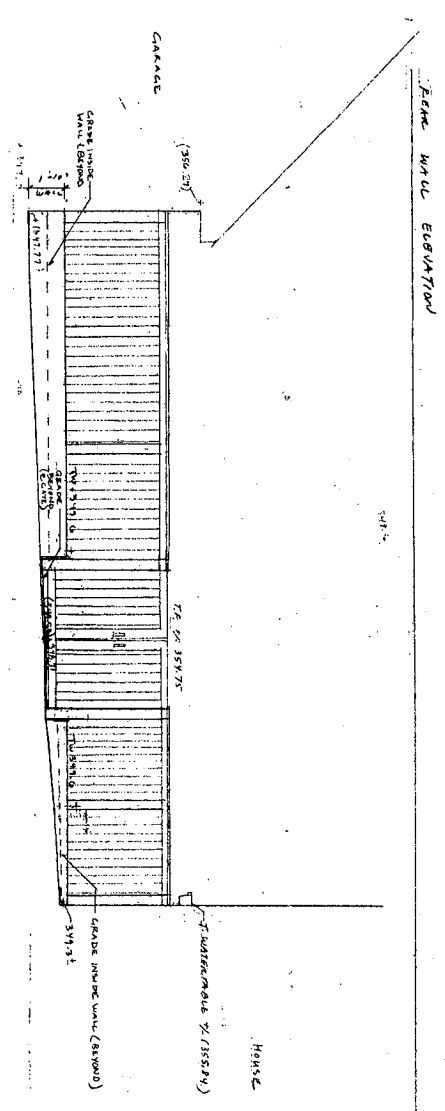
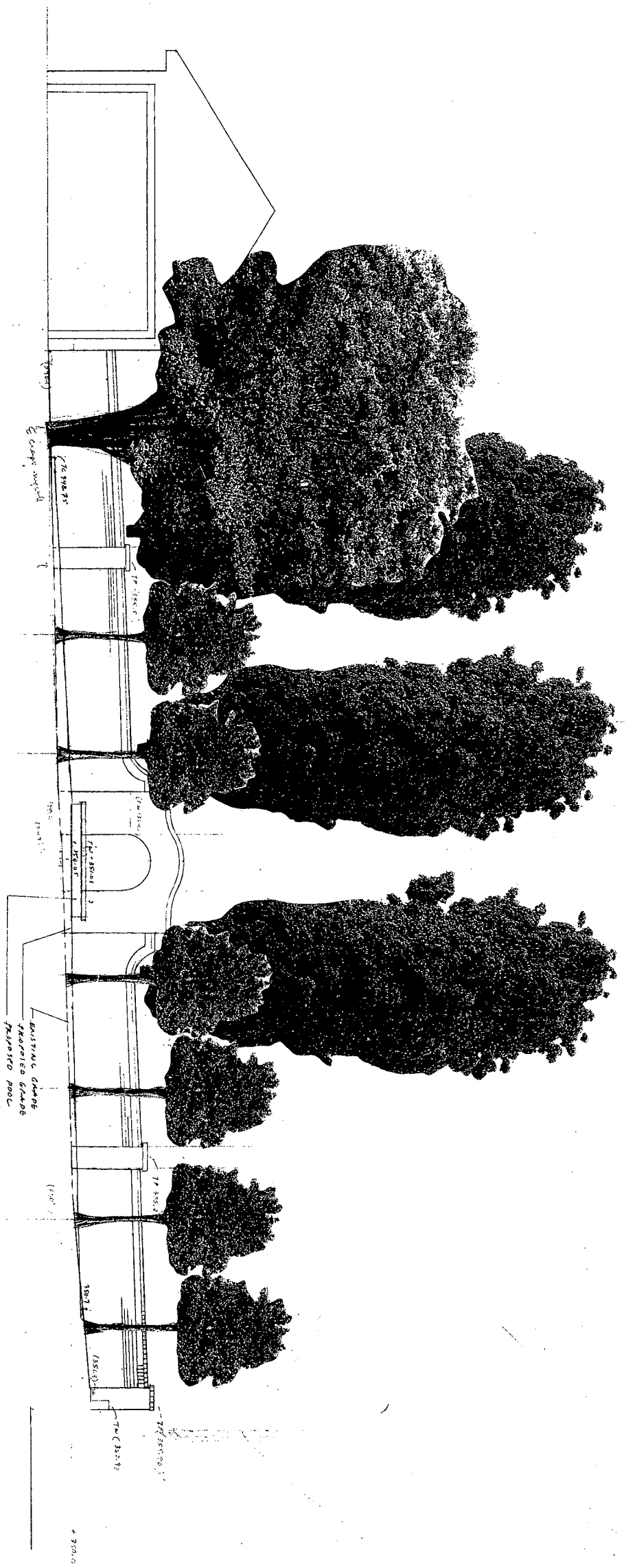
APPROVED
 Montgomery County
 Mr. Peter Pressly, Commissioner
Kenney Kelly 9/30/04

REAL ELEVATION

RUPP/BUTSWINKAS RESIDENCE
 3 NEWLANDS STREET CHEVY CHASE, MD 20815

LILA FENDRICK · landscape architecture & garden design

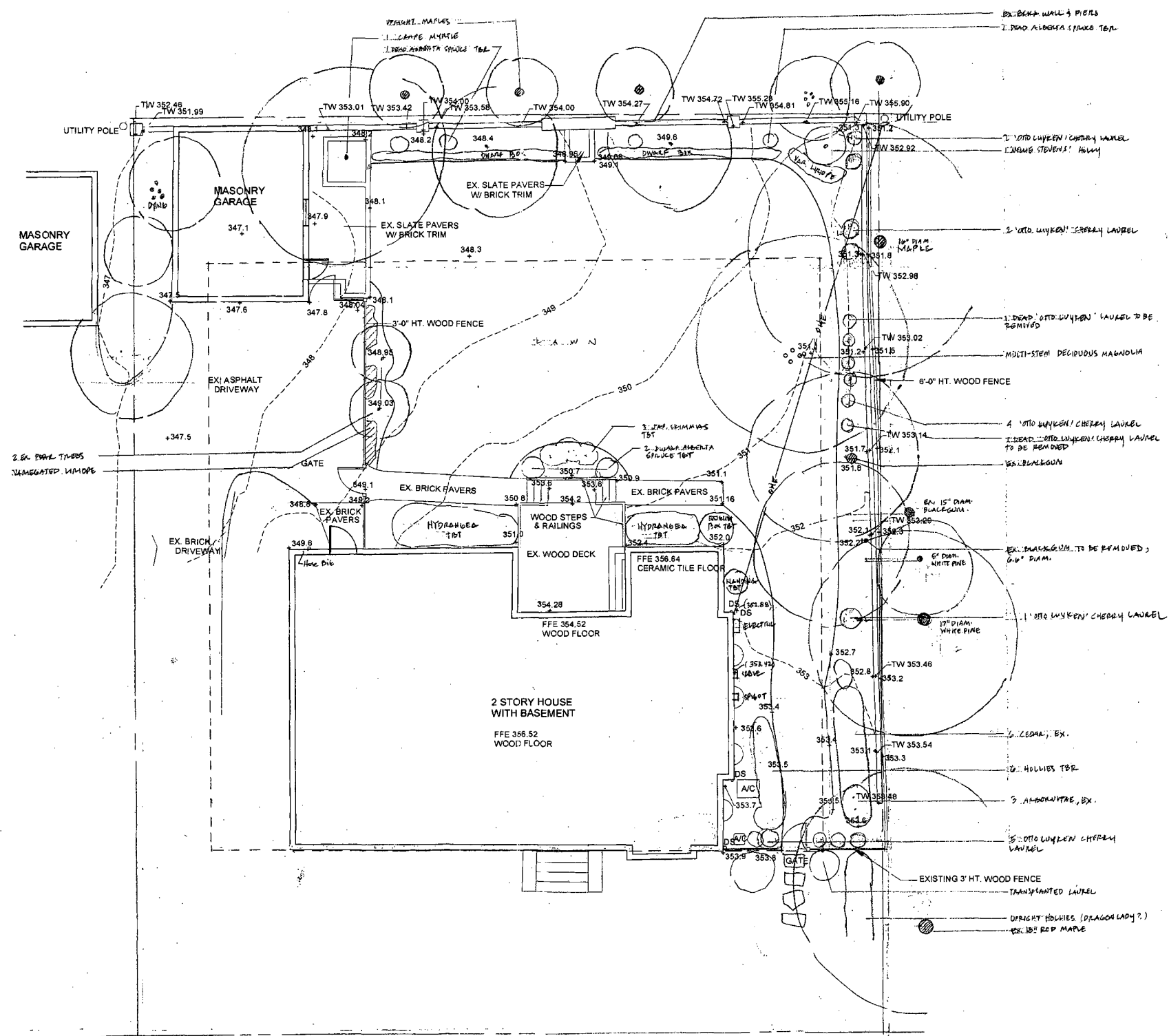
6904 West Avenue Chevy Chase, Maryland 2081 (301) 907-7700



FENCE & WALL ELEVATION (LOOKING FROM DRIVEWAY)

1/8" = 1'-0"

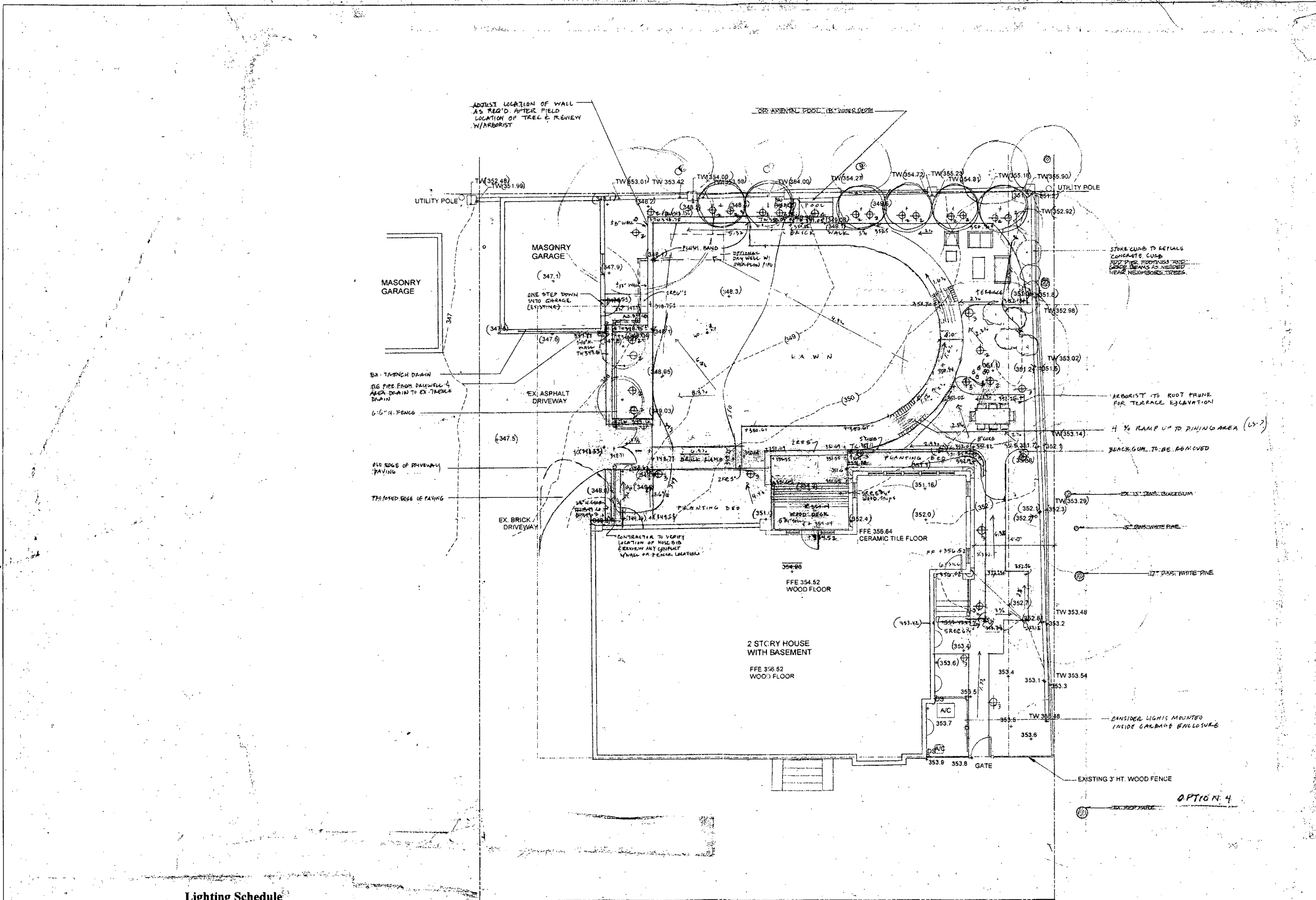
APPROVED
 Montgomery County
 Planning & Zoning Commission
 3/30/07



TOPOGRAPHIC SURVEY PROVIDED BY
 LANDMARK ENGINEERING, INC. ON 10/18/06
 PROPERTY AND BUILDING RESTRICTION LINES
 PROVIDED BY MUSE ARCHITECTURE DN 10/18/06

KEY

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- - - - -	BUILDING RESTRICTION LINE
⊙	18" TREE
—O—	OVERHEAD ELECTRICAL
---T.B.L.---	TO BE TRANSPLANTED
---T.R.L.---	TO BE REMOVED

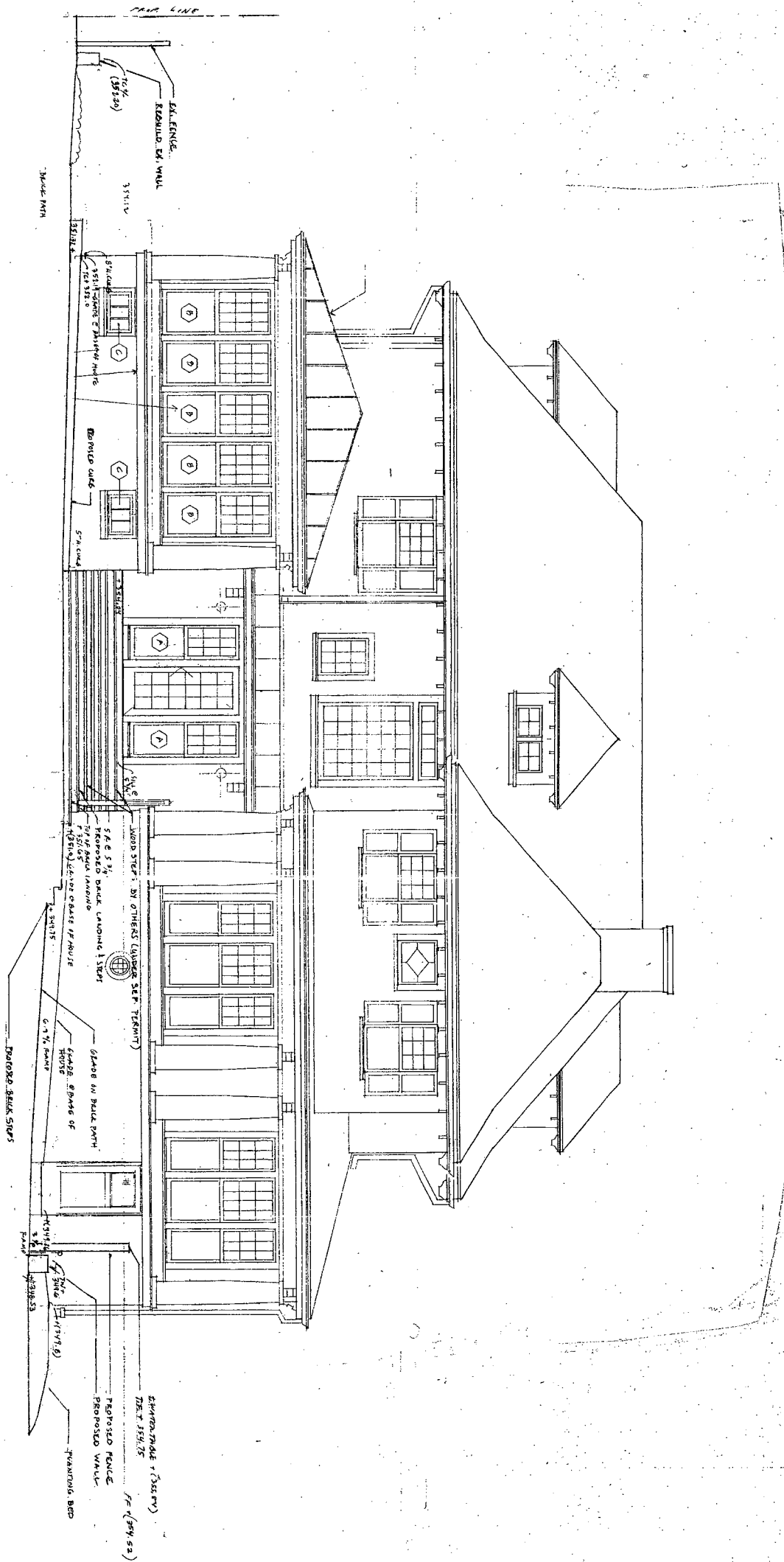


TOPOGRAPHIC SURVEY PROVIDED BY LANDMARK ENGINEERING, INC. ON 10/18/06
 PROPERTY AND BUILDING RESTRICTION LINES PROVIDED BY MUSE ARCHITECTURE ON 10/18/06

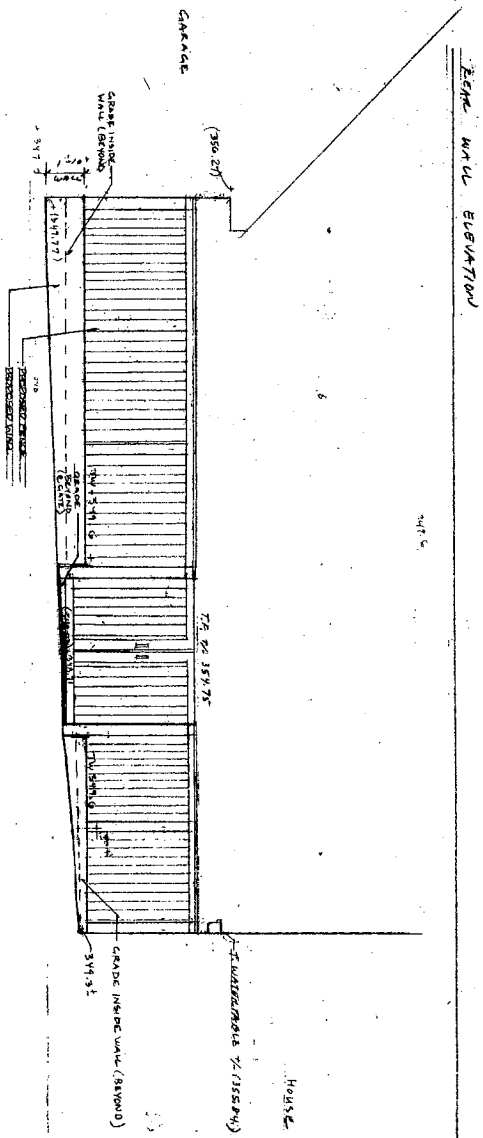
Lighting Schedule

Key	Qty.	Type	Location	Description	Wattage	Notes
⊕1	2	Wall Mount	At Steps	BEGA 2283 Recessed Luminaire	18W S8, 12V	
			At Trees	BK Lighting		
⊕2	18	Uplight	Cross Lighting	Delta Star DS-O-BZZ-10-11-A	MR16, 50 W	
			Pathlight	Pathlight Model R-007	2-10W G4	GS-2 Heavy Duty Ground Spike
⊕3	13	Path Light	Slide Steps	Beschaide Lighting R-007-12-S8-18W-GS-1		
⊕4	1	Underwater	Pool	Luminaire 5 Underwater Light 88425	120 W	

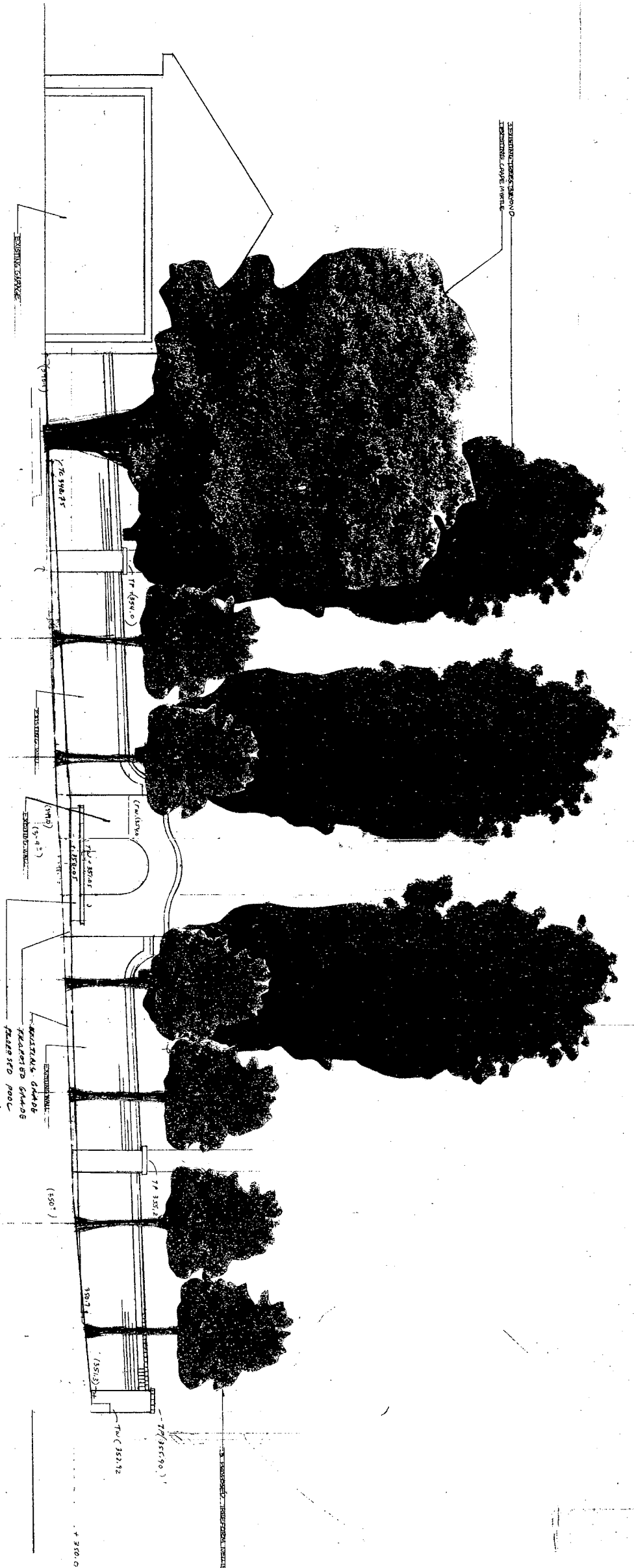
- KEY**
- EXISTING FENCING
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 - + (310.79) EXISTING SPOT ELEVATION
 - (314) EXISTING CONTOUR
 - PROPERTY LINE
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 - 18" TREE EXISTING TREE
 - TBR TO BE REMOVED
 - LANDSCAPE LIGHT



FENCE & WALL ELEVATION (LOOKING FROM DRIVEWAY)



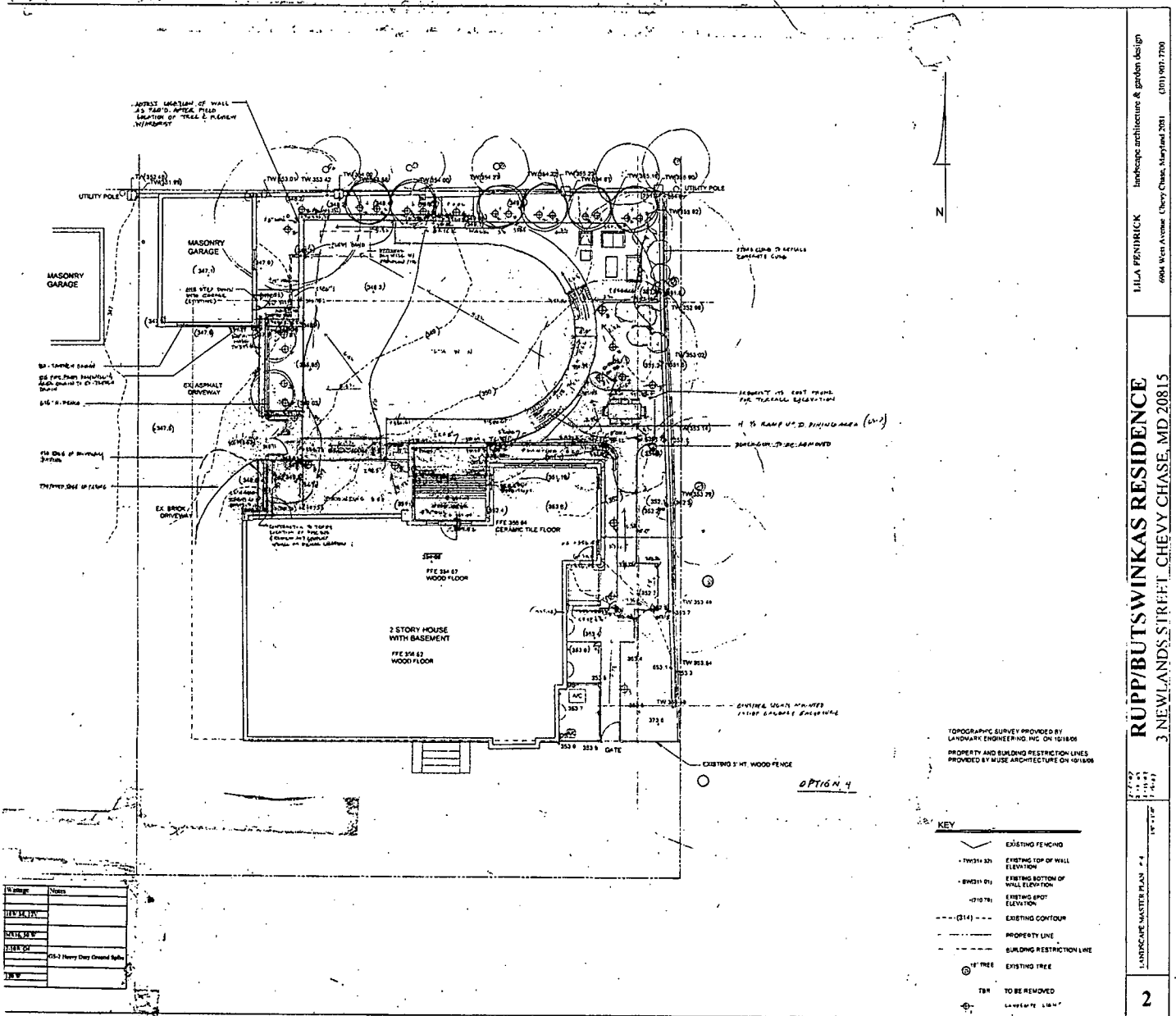
FENCE WALL ELEVATION



EXISTING GARAGE

EXISTING GARAGE
TERRACE POOL

Site Plan

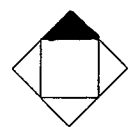


LIILA PRINBRICK
landscape architecture & garden design
6004 West Avenue, Chevy Chase, Maryland 20815
(301) 903-1700

RUPPBUTWINKAS RESIDENCE
3 NEWLANDS STREET, CHEVY CHASE, MD 20815

LANDSCAPE MASTER PLAN # 4
10' SCALE

2



Shade portion to indicate North

Applicant: Wls Fendrick for
Megan Rupp.

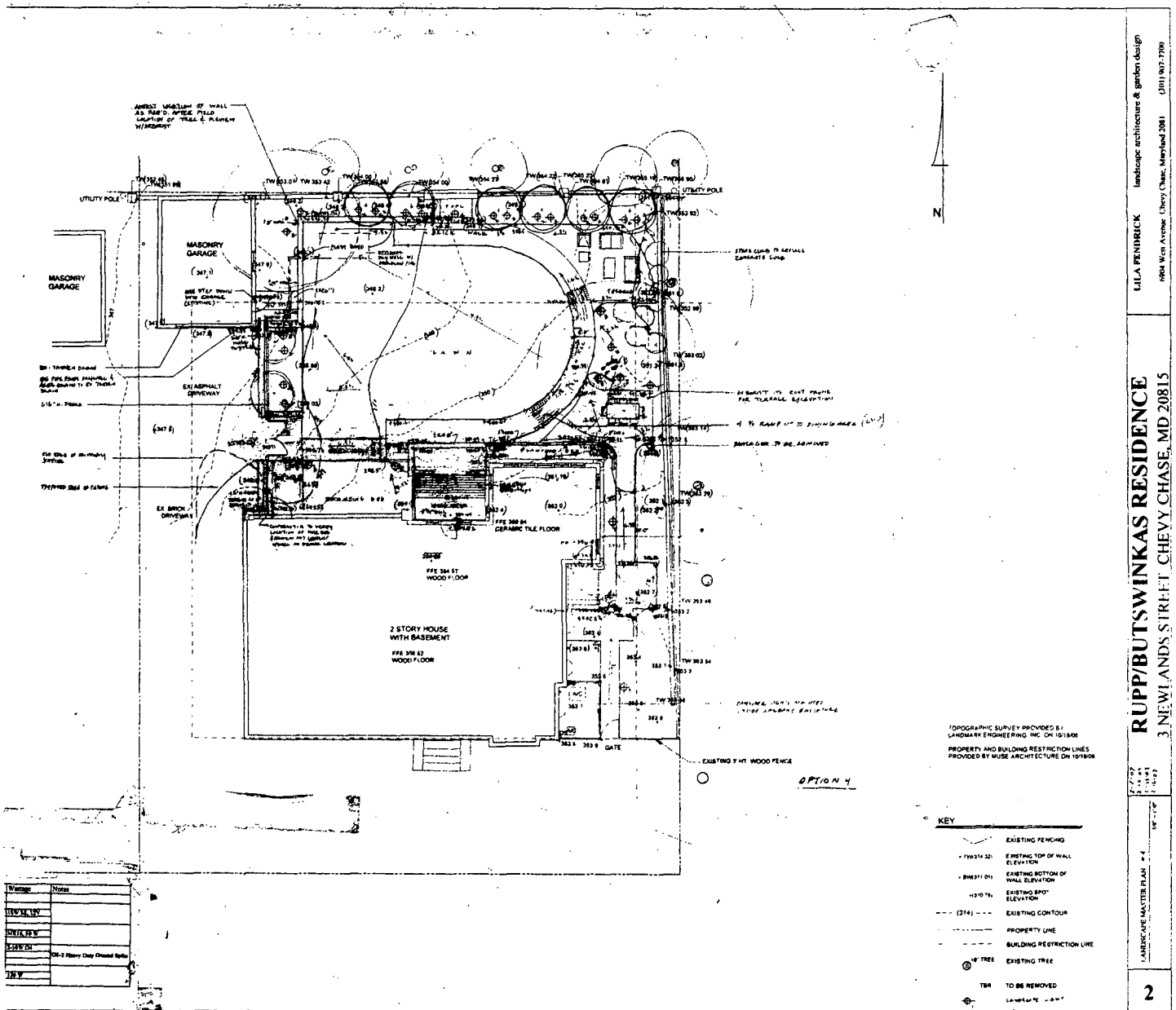
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>DAVE BUTSWINKAS 3 NEWLANDS STREET CHEVY CHASE, MD 20815</p>	<p>Owner's Agent's mailing address</p> <p>LILA FENDRICK LILA FENDRICK LANDSCAPE ARCHITECTURE 6904 WEST AVENUE CHEVY CHASE, MD 20815</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>ROBERT L. JONES 1 NEWLANDS STREET CHEVY CHASE, MD 20815</p>	<p>RICHARD McMILLAN, SR. 2 NEWLANDS STREET CHEVY CHASE, MD 20815</p>
<p>BYRON E. ANDERSON 5 NEWLANDS STREET CHEVY CHASE, MD 20815</p>	<p>HARRIET KLOSSON 4 NEWLANDS STREET CHEVY CHASE, MD 20815</p>
<p>JOHN C. MURPHY 6 NEWLANDS STREET CHEVY CHASE, MD 20815</p>	<p>MARCUS MONTGOMERY 2 OXFORD STREET CHEVY CHASE, MD 20815</p>

JAY MARTIN
4-A OXFORD STREET
CHEVY CHASE, MD 20815

PORTER K. WHEELER
4 OXFORD STREET
CHEVY CHASE, MD 20815

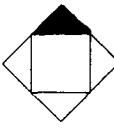
Site Plan



LILA FENNERICK Landscape Architecture & Garden Design
1004 West Avenue, Chevy Chase, Maryland 20815 (301) 947-7700

RUPP/BUTWINKAS RESIDENCE
3 NEWLANDS STREET, CHEVY CHASE, MD 20815

2



Shade portion to indicate North

Applicant: Lila Fennerick for
Megan Rupp.

Existing Property Condition Photographs (duplicate as needed)



Detail: Front of House



Detail: View Towards Garage and Rear Property Line

Applicant: Vila Fendrick for
Megan Rupp.

Existing Property Condition Photographs (duplicate as needed)



Detail: View of Garage, Looking East, from Driveway



Detail: View Towards Northeast Corner of Rear Garden

Applicant: Liba Fendrick for
Megan Rupp

Existing Property Condition Photographs (duplicate as needed)

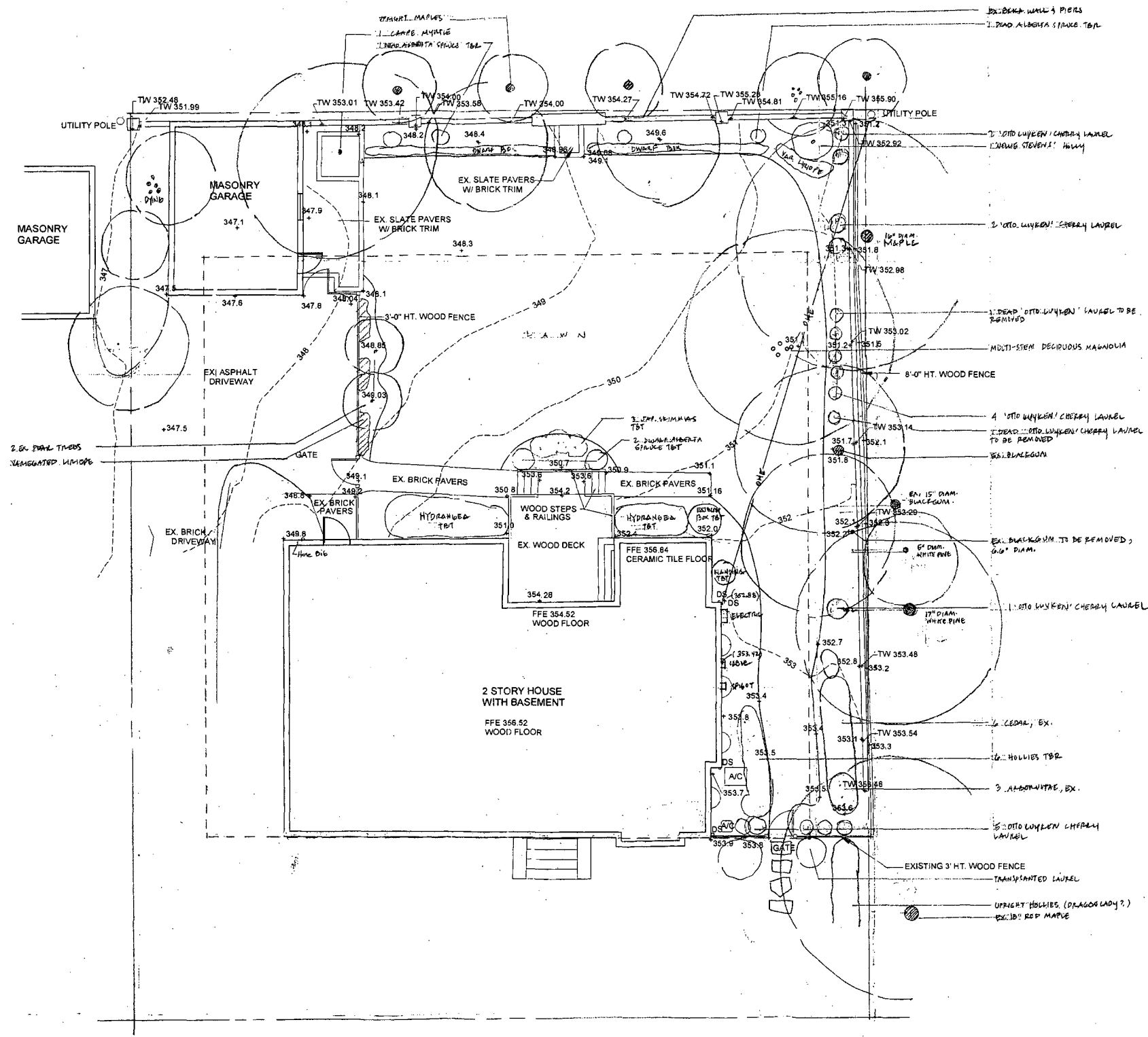


Detail: View looking East, into garden, from Driveway



Detail: View Looking North, Forwards rear property line.

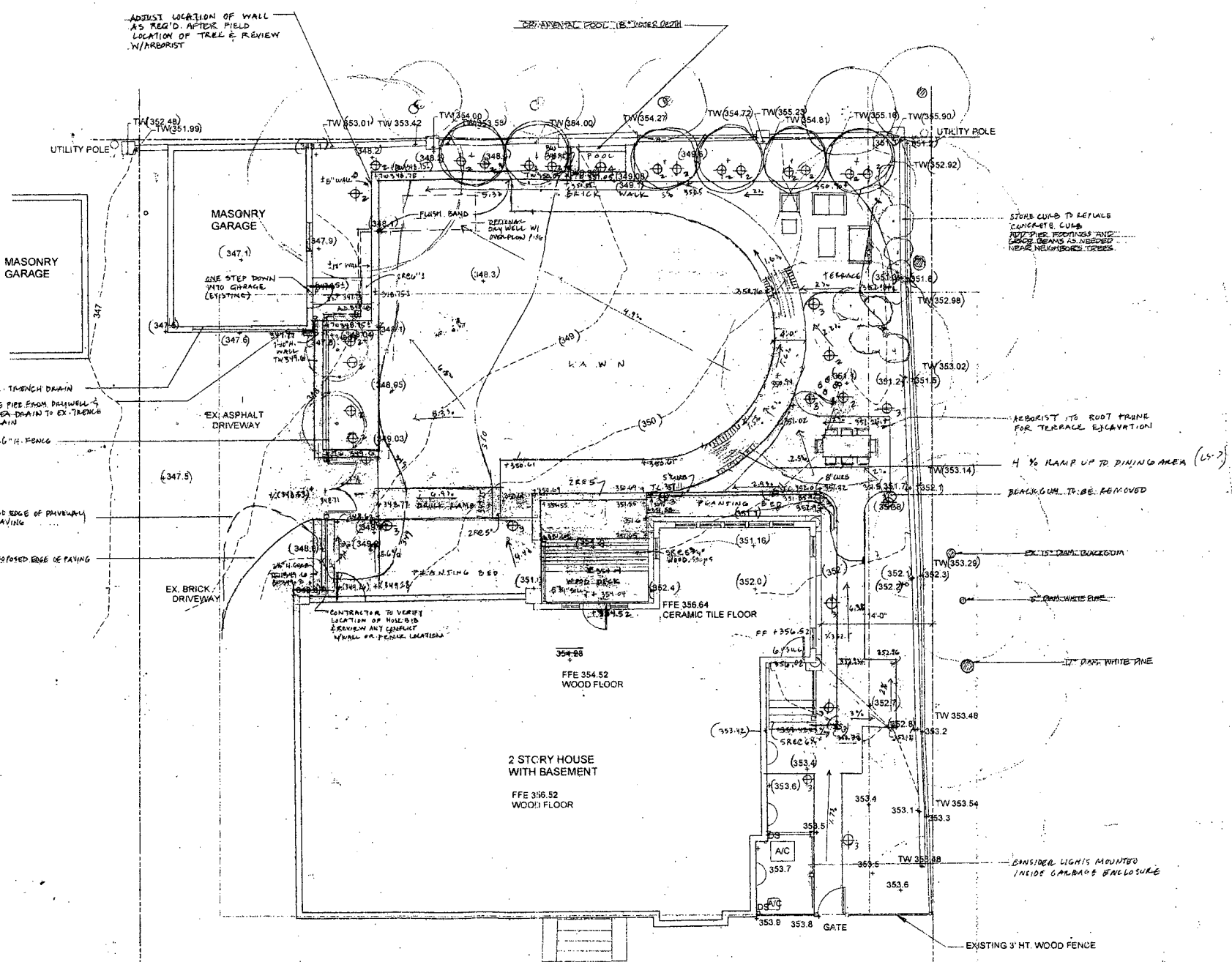
Applicant: Lila Kendrick for
Megan Kupp



TOPOGRAPHIC SURVEY PROVIDED BY
 LANDMARK ENGINEERING, INC. ON 10/18/06
 PROPERTY AND BUILDING RESTRICTION LINES
 PROVIDED BY MUSE ARCHITECTURE ON 10/18/06

KEY

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	+ (310.79) EXISTING SPOT ELEVATION
	(314) EXISTING CONTOUR
	PROPERTY LINE
	BUILDING RESTRICTION LINE
	18" TREE EXISTING TREE
	OVERHEAD ELECTRICAL
	T.B.T. TO BE TRANSPLANTED
	T.R. TO BE REMOVED

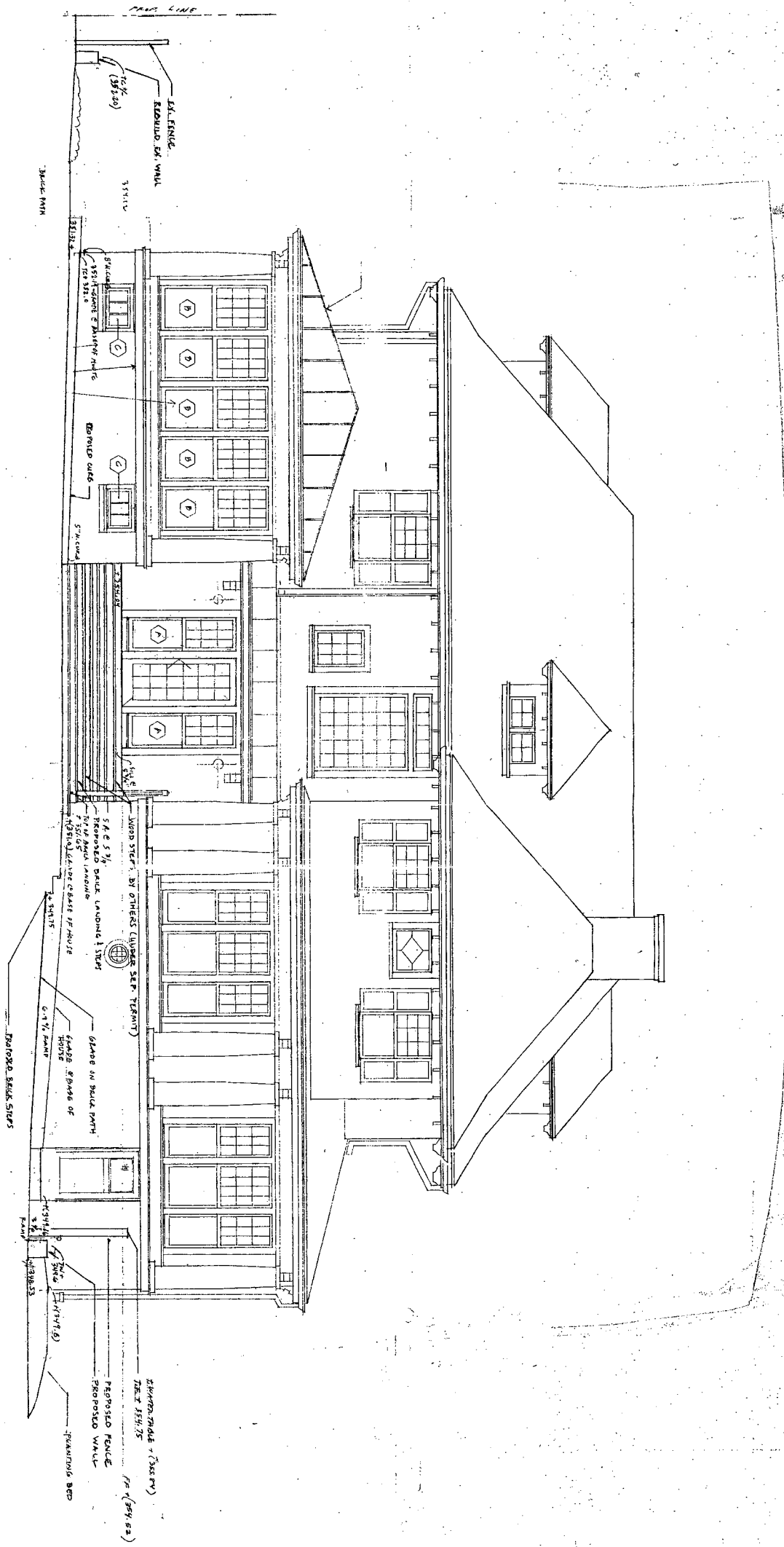


TOPOGRAPHIC SURVEY PROVIDED BY LANDMARK ENGINEERING, INC. ON 10/18/06
PROPERTY AND BUILDING RESTRICTION LINES PROVIDED BY MUSE ARCHITECTURE ON 10/18/06

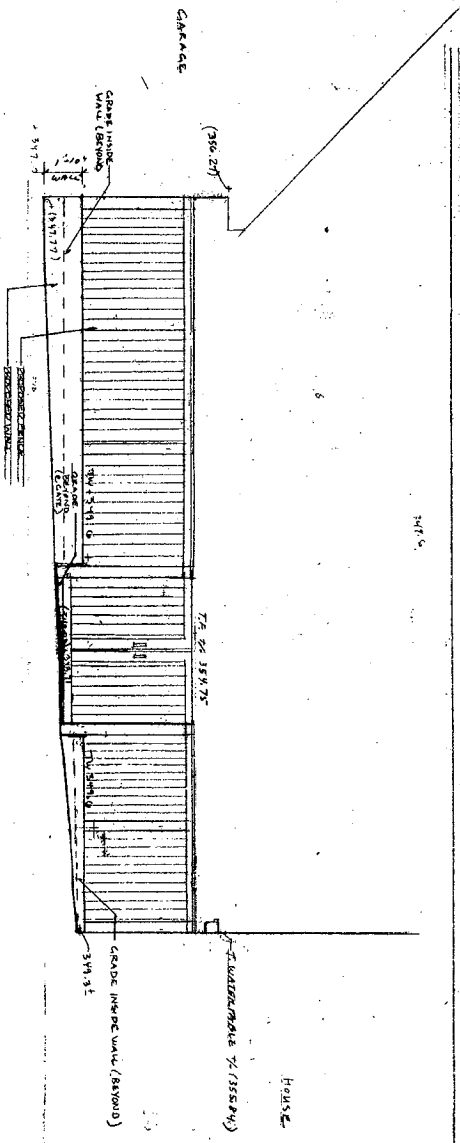
- KEY**
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 - 18" TREE EXISTING TREE
 - TBR TO BE REMOVED
 - LANDSCAPE LIGHT

Lighting Schedule

Key	Qty.	Type	Location	Description	Wattage	Notes
⊕1	2	Wall Mount		BEGA 2283		
			At Steps	Recessed Luminaire	18W S8, 12V	
				Black		
⊕2	18	Uplight	At trees	BC Lighting		
			Cross Lighting	Delta Star	MR16, 50 W	
				DS-0-BZP-10-11-1A		
⊕3	13	Path Light	Side Steps	Pathlight Model R-007	2-10W G4	GS-2 Heavy Duty Ground Spike
				Beachside Lighting R-007-12-S8-18W-GS-1		
⊕4	1	Underwater	Pool	Lunagau 3 Underwater Light 88423	120 W	

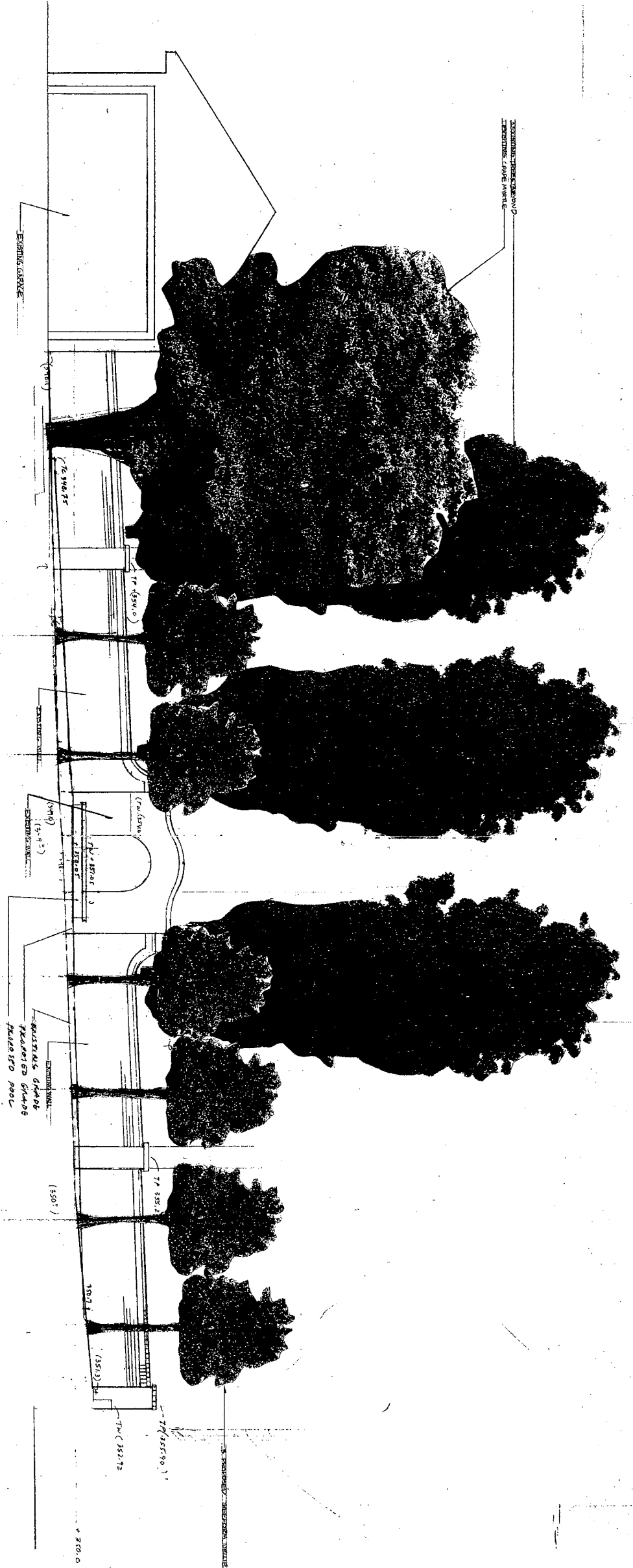


FENCE & WALL ELEVATION (LOOKING FROM DRIVEWAY)



1/4" = 1'-0"

REAR WALL ELEVATION



1/4" = 1'-0"

Already Copied

- Kevin

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3 Newlands St, Chevy Chase	Meeting Date:	3/28/2007
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	3/21/2007
Applicant:	Dane Butswinkas (Lila Fendrick, LA)	Public Notice:	3/14/2007
Review:	HAWP	Tax Credit:	none
Case Number:	35/13-07G	Staff:	Tania Tully

PROPOSAL: installation and construction of fence and wall

RECOMMENDATION: Approve



STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application.

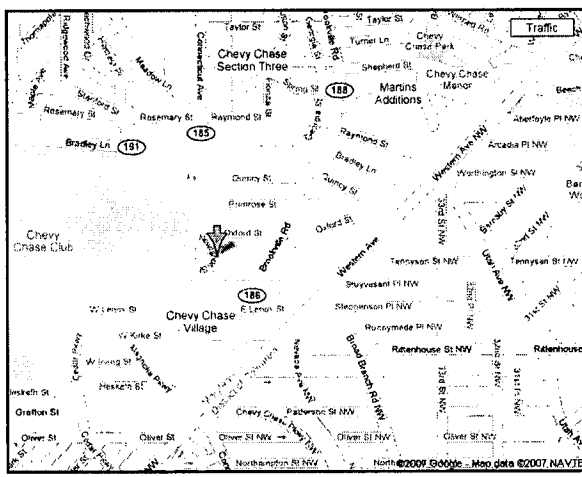
ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District

STYLE: Craftsman

DATE: c.1918

This property is one of the three large Craftsman residences built before World War I and set on multiple lots along the north side of Newlands Street. The subject property is a contributing resource despite changes to the front façade due to the quality of design and the degree of remaining integrity of the overall structure. The house and garage sit on a large relatively flat 12,500 SF lot.



HISTORIC CONTEXT

Excerpted from **Places from the Past: The Tradition of Gardez Bien in Montgomery County, MD**

Chevy Chase Village was Montgomery County’s first and most influential streetcar suburb planned and developed between 1892 and 1930. It was the most visionary investment in Montgomery County real estate in the late

nineteenth and early twentieth century - representing the Chevy Chase Land Company's prototype for a planned suburb and setting the tone for early twentieth century neighborhoods throughout northwest Washington and southern Montgomery County. Architecturally, Chevy Chase Village contains the county's highest concentration of outstanding architect-designed and builder vernacular suburban houses rendered in post-Victorian styles of the period 1890-1930. Together, the surviving plan and architecture of Chevy Chase Village represents one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.

Chevy Chase is nationally recognized as a prototypical, turn-of-the-century streetcar suburb providing upscale residences in a comprehensively planned environment. The driving force behind the development of Chevy Chase was Senator Francis G. Newlands of Nevada. Newlands is recognized as one of the first entrepreneurs to appreciate the speculative implications of the streetcar. Chevy Chase gets its name from a 560-acre tract of land patented here in 1751 by Colonel Joseph Belt, known as "Chevy Chace." The name has historic associations with a 1388 battle between England and Scotland that involved a border raid, or "chevauchee," of hunting grounds, known as a "chace."

Chevy Chase Village is an exceptional concentration of late nineteenth century and early twentieth century architectural styles, including the Colonial Revival, Neoclassical, Shingle, Tudor Revival, Italian Renaissance, and Craftsman. Locally and nationally known architects designed many of the houses.

Domestic architecture built between 1892 and 1930 is characterized by the combining of different academic architectural styles and forms. It is typical for buildings of this era to display elements of several different styles and types of ornamentation all on one structure. Academic Eclecticism is a term often used to describe this type of architecture - not meaning that buildings were designed with little forethought, but rather that the exuberance of the period led designers to break with rigid stylistic rules and freely combine the best of different forms and decorative motifs.

After [World War I], Chevy Chase benefited from the prosperity of the 1920s and the explosive growth of the federal government. As reflected in real estate advertisements of the period, Chevy Chase Village had emerged as an established, planned suburb by the early 1920s. Advertisements noticing sales of both new and existing houses identified the area as "Old Chevy Chase, Maryland" or the "Most Exclusive Section of Chevy Chase, Maryland." Lot sales were so good in Chevy Chase by 1922 that the Land Company struggled to keep up with demand by opening several new sections - including Section 5, Section 1, and Section 1-A. Chevy Chase Village gradually evolved from a scattering of exclusive seasonal houses for the well-to-do who built large country residences on spacious lots to a solid, middle-class residential district of upscale houses mixed with smaller, less costly Period houses.

Outstanding landscape features which bear testimony to Nathan Barrett's original landscape plan, include the arched canopy of trees framing West Irving Street, and triangular park-like lots at Magnolia Parkway and Chevy Chase Circle, and at Laurel Parkway and Kirke Street. A major landscape feature - Chevy Chase Circle, located on the DC-Maryland border - unites the two jurisdictions and provide a gateway to Chevy Chase. The sandstone Chevy Chase Circle Fountain, built in 1932 and dedicated to Newlands, was recently restored by the Chevy Chase Land Company.

Taken as a whole, the buildings in Chevy Chase Village - sited along the planned, curving street system and surrounded by mature landscaping - represent an important cultural expression of American wealth and power in the early twentieth century and reflect in their designs the optimism and comfort considered central to domestic architecture of the post-Victorian American suburb.

PROPOSAL:

The proposed landscaping, fencing and hardscape is to augment the addition approved by the HPC April 26, 2006. All work is either in the side or rear yards.

- 1) Remove asphalt on the east side of the garage.
- 2) Replace and relocate 3' wood fence with 6.5' wood fence at the east side of the garage.
- 3) Install an ornamental pool on the north wall in the rear yard.
- 4) Remove 4 dead trees.
- 5) Remove 1 6.5" dbh Blackgum tree.
- 6) Install 3' wood fence around A/C and garbage.
- 7) Replace existing concrete curb with stone.
- 8) Install brick paver paths and terraces.
- 9) Install 5 tree-form Nellie Hollies.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Guidelines

- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be

“strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.
- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Lamposts and other exterior lights should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

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 of to the achievement of the purposes of this chapter.

STAFF DISCUSSION

At the April 26, 2006 HPC meeting the Commission approved a HAWP for removing a 2002 1-story addition and deck and replacing them with a larger 1-story addition and a new deck. This proposal is the landscape plan to accompany the new construction. The proposed materials are the same as existing (brick pavers and wood fencing) and are compatible with the historic district. The only change visible from the public right-of way is the relocation and height increase of the fence by the garage. All but one of the trees proposed for removal is dead and 5 new trees are being planted. The applicant is working with the Chevy Chase Village arborist. This project is in keeping with the *Guidelines* set forth for contributing resources in the Chevy Chase Village Historic District. Staff is recommending 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*;

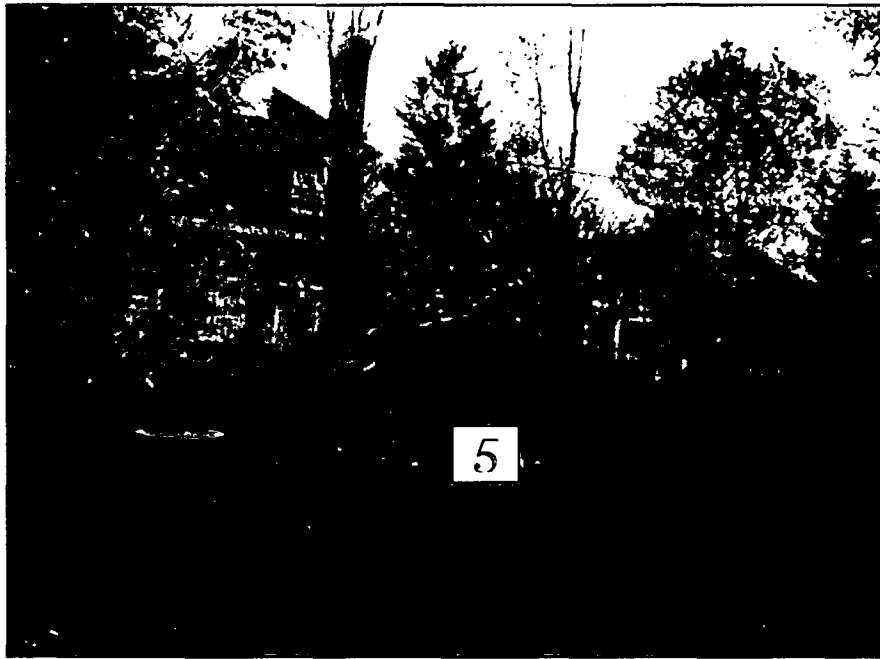
and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



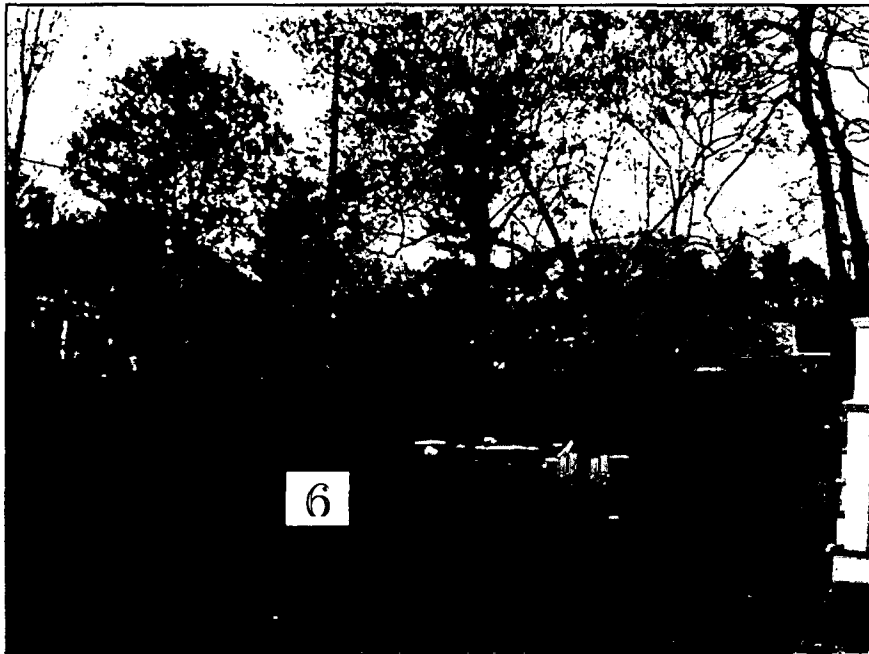
1. Existing brick pavers.
2. Fence to be relocated and replaced w/ 6'6" fence.
3. Asphalt to be removed.

Photos taken in 4/2006.



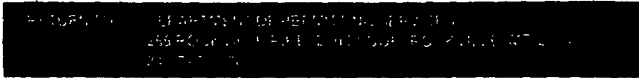
4. Existing fence to remain.
5. Existing wall and pool location.
6. Rear yard.
7. Existing fence to remain (as seen from rear yard).

Photos taken in 4/2006.



Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Lila Fendrick
Daytime Phone No.: (301) 907-7700

Tax Account No.:
Name of Property Owner: Dane Butswinkas
Address: 3 Newlands Street, Chevy Chase, MD. 20815
Contractor: Alfred Builders
Agent for Owner: Lila Fendrick

LOCATION OF BUILDING/PREMISE

House Number: 3 Newlands St. Street: Newlands St.
Town/City: Chevy Chase MD. Nearest Cross Street:
Lot: 4+pt. 03 Block: 54 Subdivision: 9 MAP HN41

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 25,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other: N/A
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height: 10 feet 10 inches Max. WALL; 6'-5" MAX. FENCE.
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.

Lila Fendrick for Megan Rupp
Signature of owner or authorized agent Date: 3-8-07

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 447039 Date Filed: 3/8/07 Date Issued:

A

8

**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 existing house is wood frame with stucco finish and clay tile roof, built in 1918. The house is currently under renovation by Muse Architects. The existing rear garden slopes downhill towards a two car stucco and tile roofed garage at the northwest corner of the property. An existing red brick wall with a central arch and piers at rear property line creates a unique "period" backdrop to the rear garden. A low concrete wall along the east property line (2'-0" high or less) acts to reduce runoff from uphill properties. Currently, the driveway projects into the rear garden.

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

_____ The proposed design creates a play lawn framed by curving paths and terraces while improving
_____ some of the existing infrastructure. The proposed work increases the amount of green space in the
_____ rear garden by eliminating the asphalt paving to the east of the garage. The slope in the rear lawn
_____ will be reduced by the addition of a low wall along the driveway. Proposed fencing and gates will
_____ provide visual privacy between the garden and driveway. Brick steps off the rear steps under
construction and paths to proposed terraces will link the house with sitting areas as well as to the
driveway. The low concrete wall will be replaced by a stone wall.

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).

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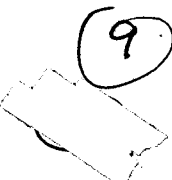
6. **TREE SURVEY**

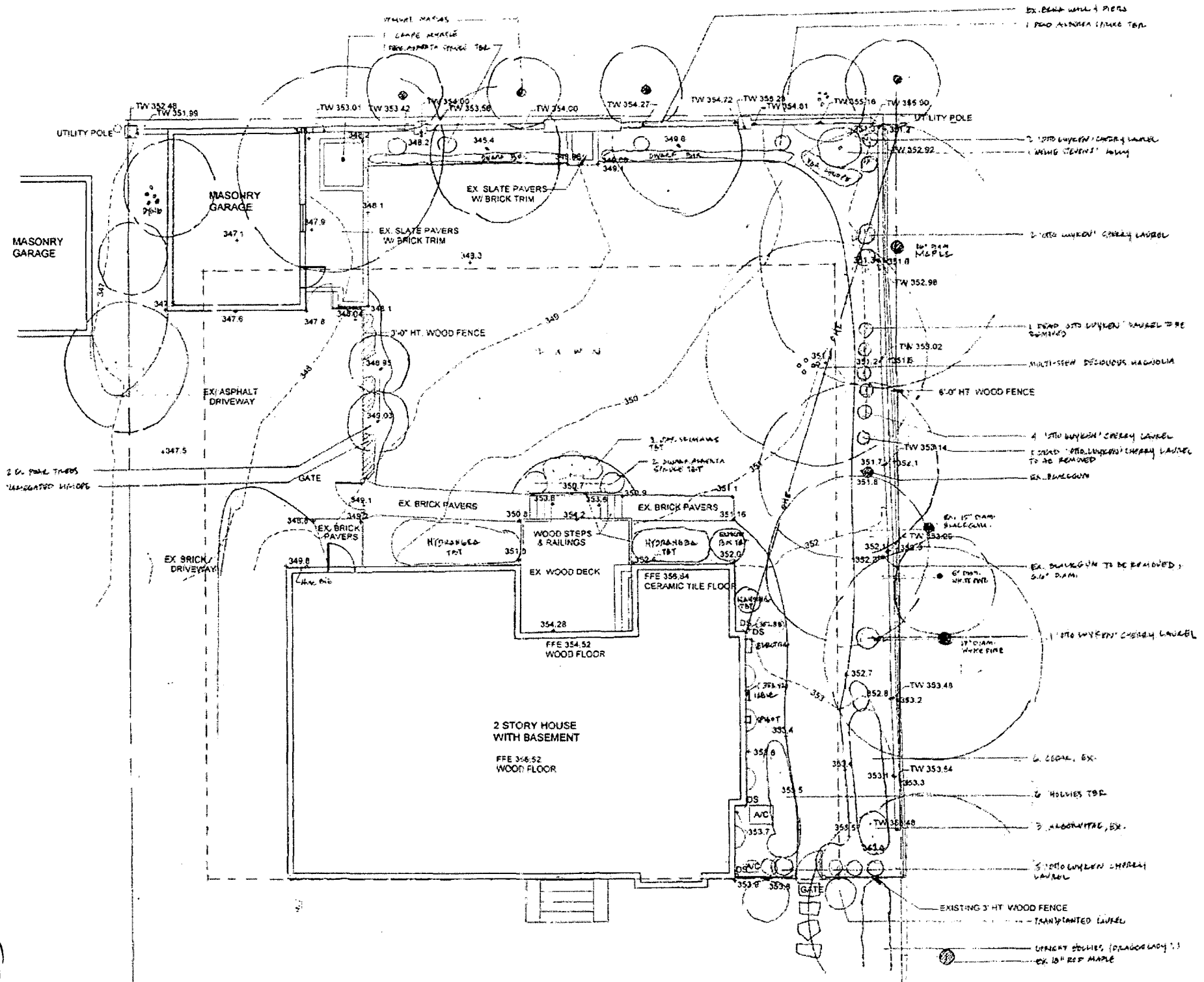
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EX. BRICK WALL & PIER
 1. ROAD ALONG A DRIVEWAY

2. 10" DBL WYDEN / CHERRY LAUREL
 (REMOVE TREES) - 10" DBL

2. 10" DBL WYDEN / CHERRY LAUREL

1. ROAD STD WYDEN / LAUREL TO BE
 REMOVED

MULTI-STEM DECIDUOUS MAGNOLIA

6'-0" HT WOOD FENCE

4. 10" DBL WYDEN / CHERRY LAUREL
 1. 10" DBL WYDEN / CHERRY LAUREL
 TO BE REMOVED

EX. BUNGALOW

EX. 12" DIAM
 BUNGALOW

EX. BUNGALOW TO BE REMOVED;
 6'-0" DIAM

1. 10" DBL WYDEN / CHERRY LAUREL

6. CEDAR, EX.

2. HOLMES TOR

3. ALBANYAL, EX.

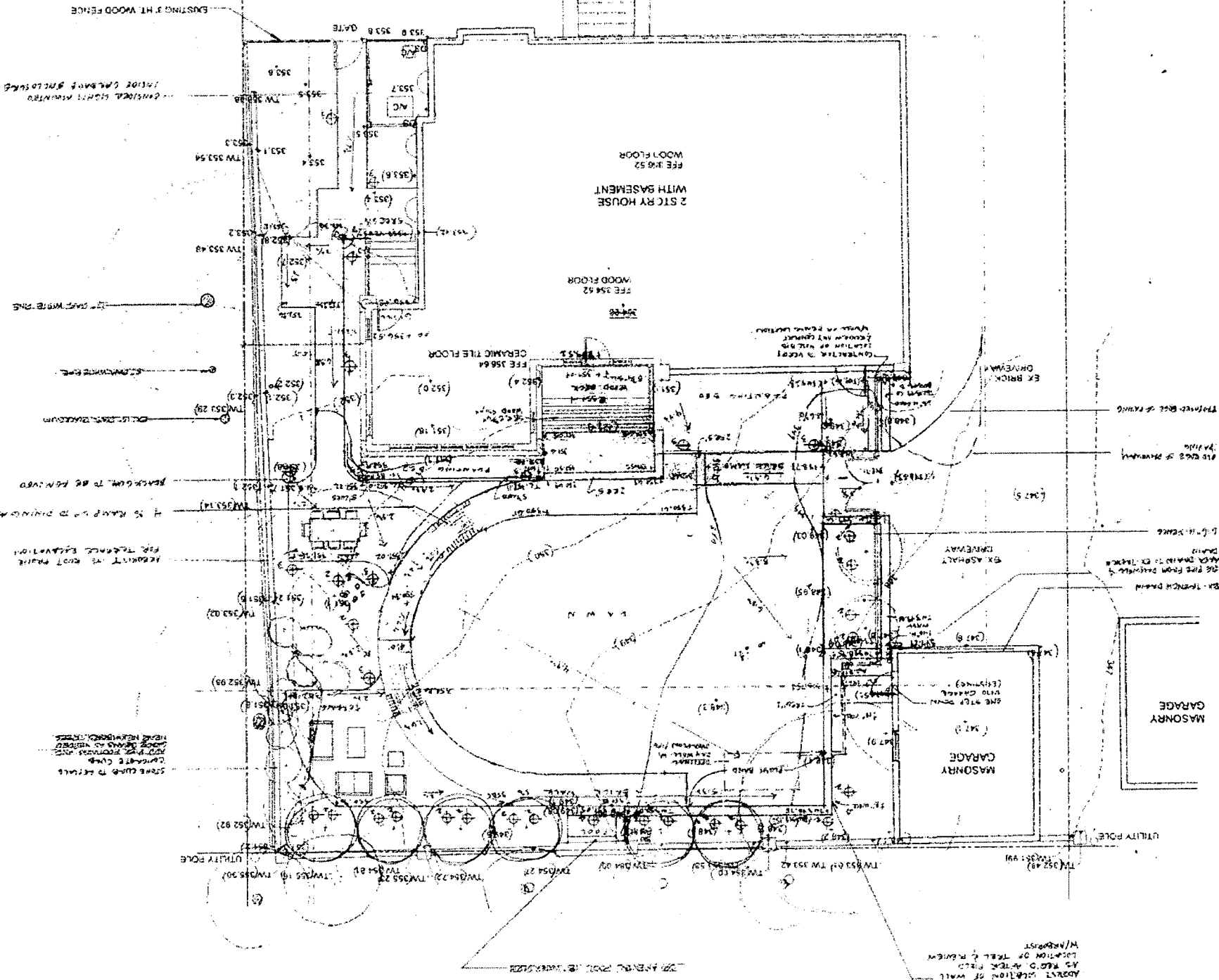
5. 10" DBL WYDEN / CHERRY
 LAUREL

EXISTING 3' HT WOOD FENCE
 - TRANSPLANTED LAUREL

UTILITY POLES (PLANTED W/ 1")
 EX. 10" RED MAPLE

10

OPTION 4



APPROX LOCATION OF WALL
 AS READ AFTER FIELD
 LOCATION OF TREE & PLANT
 W/ANALYST

20' APPROX. POOL DEPTH

STEEL CURB TO RETAIN
 CONCRETE CURB
 AND PROVIDE PROTECTIVE
 CURB DURING AS PAVED
 ROAD RECONSTRUCTION
 BEHIND NEIGHBORHOOD

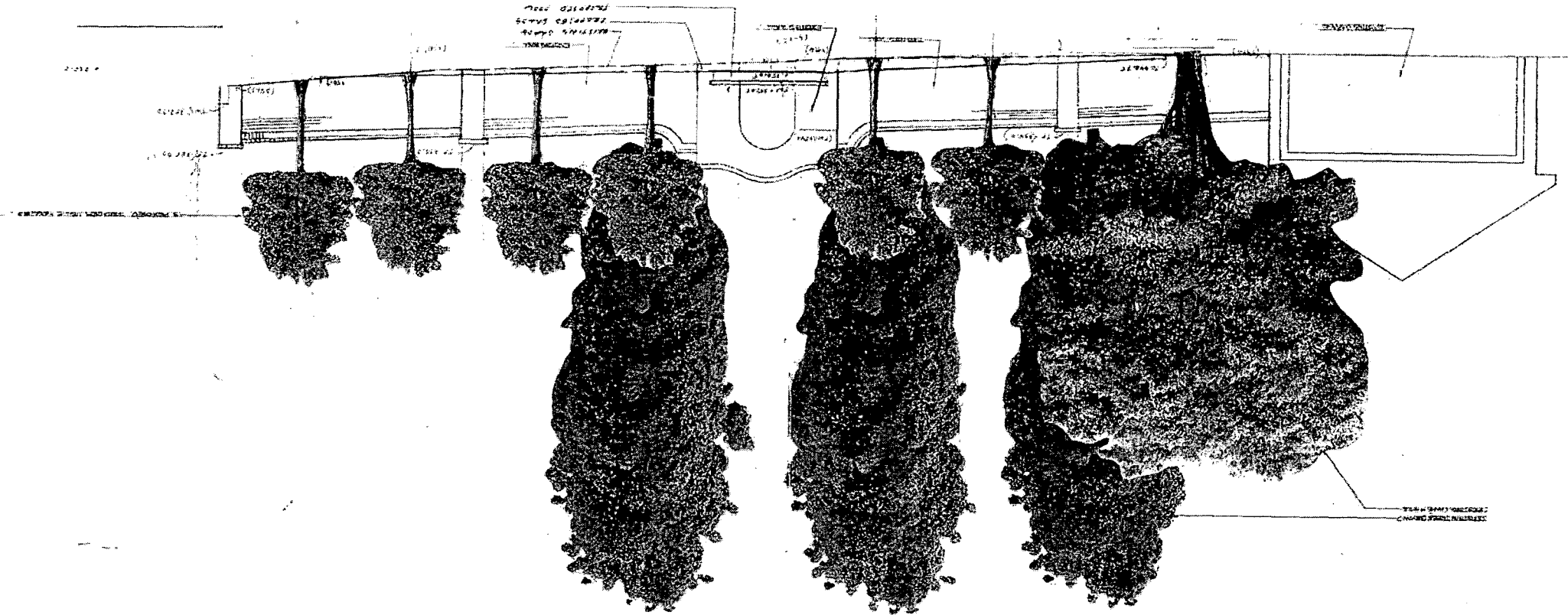
RELOCATE TO EXIST HOUSE
 FOR TECHNICAL EQUIPMENT

H 1/2 RAMP UP TO DINING AREA

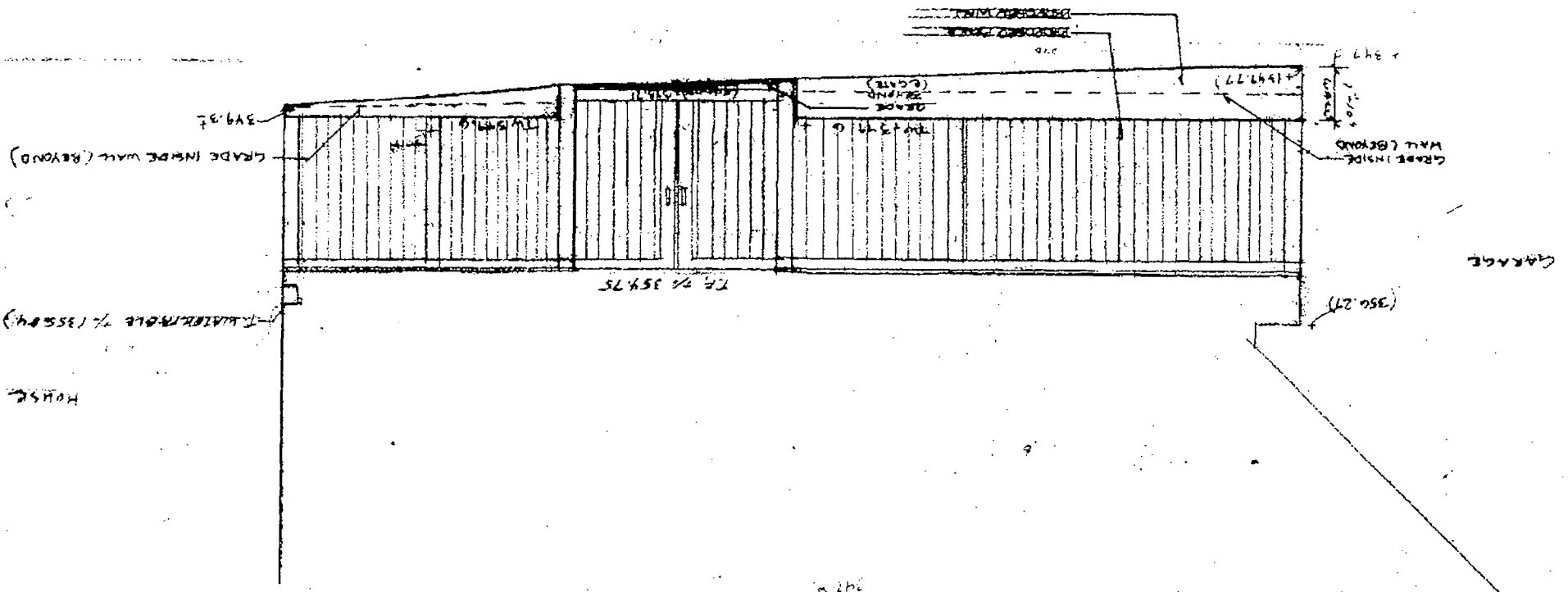
OUTSIDE BATHROOM

EXISTING WASTE PINE





PENCE'S WALL ELEVATION (LOOKING FROM DRIVEWAY)



Existing Property Condition Photographs (duplicate as needed)



Detail: Front of House



Detail: View Towards Garage and Rear Property Line

Applicant: Vita Fendrick for
Megan Rupp.

Page: 6

(15)

Existing Property Condition Photographs (duplicate as needed)



Detail: View of Garage, Looking East, from Drueway



Detail: View Fowards Northeast Corner of Rear Garden

Applicant: Wb Fendrick for
Megan Rupp

Page: 1

(16)

Existing Property Condition Photographs (duplicate as needed)



Detail: View looking East, into garden, from Driveway



Detail: View looking North, Towards rear property line.

Applicant: Lila Fendrick for
Megan Rupp

Page: 2

(17)

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

Owner's mailing address	Owner's Agent's mailing address
DAVE BUTSWINKAS 3 NEWLANDS STREET CHEVY CHASE, MD 20815	LILA FENDRICK LILA FENDRICK LANDSCAPE ARCHITECTURE 6904 WEST AVENUE CHEVY CHASE, MD 20815
Adjacent and confronting Property Owners mailing addresses	
ROBERT L. JONES 1 NEWLANDS STREET CHEVY CHASE, MD 20815	RICHARD McMILLAN, SR. 2 NEWLANDS STREET CHEVY CHASE, MD 20815
BYRON E. ANDERSON 5 NEWLANDS STREET CHEVY CHASE, MD 20815	HARRIET KLOSSON 4 NEWLANDS STREET CHEVY CHASE, MD 20815
JOHN C. MURPHY 6 NEWLANDS STREET CHEVY CHASE, MD 20815	MARCUS MONTGOMERY 2 OXFORD STREET CHEVY CHASE, MD 20815

JAY MARTIN
4-A OXFORD STREET
CHEVY CHASE, MD 20815

PORTER K. WHEELER
4 OXFORD STREET
CHEVY CHASE, MD 20815