

3 Newlands MAWP 35/13-075
CHEM CHASE



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: May 24, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #451143, landscape alterations and tree removal

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 May 23, 2007 meeting.

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 + MEGAN RUPP Daytime Phone No.: 202-302-0195 MEGAN RUPP

Address: 3 NEWLANDS ST. CHEVY 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

CONTRACTOR FOR TREE REMOVAL: POGO TREES 301-774-2968
LOCATION OF BUILDING/PREMISE

MD TREE EXPERT
LICENSE # 520
ISA # MA 0151

House Number: 3 NEWLANDS ST. Street: NEWLANDS ST.

Town/City: CHEVY CHASE Nearest Cross Street: _____

Lot: 4 + pt. 013 Block: 54 Subdivision: 9 MAP HN 41

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 5,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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.

Lila Fendrick for Megan Rupp
Signature of owner or authorized agent

4/18/07
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 5/24/07

Application/Permit No.: 451143 Date: 5/20/07 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 existing 16 inch caliper black gum tree is located along the eastern property line, aligned with the rear of the addition to the historic 1918 house.

The existing asphalt driveway to the west and rear of the house projects into the rear garden. Although a portion of the existing asphalt along the eastern edge of the driveway will be replaced by a proposed planting area, the plan for the rear garden reduces the available turnaround space behind the house.

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

We wish to remove the existing black gum tree due to its proximity to the original house and the addition. Replacement black gum trees would be planted in the front garden to supplement and enhance the existing mature native canopy trees.

2. **SITE** We wish to add replacement brick paving to increase the available turnaround space along the northwest edge of the driveway. Placing the brick paving closer to the northwest corner of the house provides more space for the owners to back out of their garage. The proposed brick pavers would match the existing brick pavers on site, creating a cohesive appearance consistent with the historic fabric of the neighborhood.

- c. **Site:**

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**

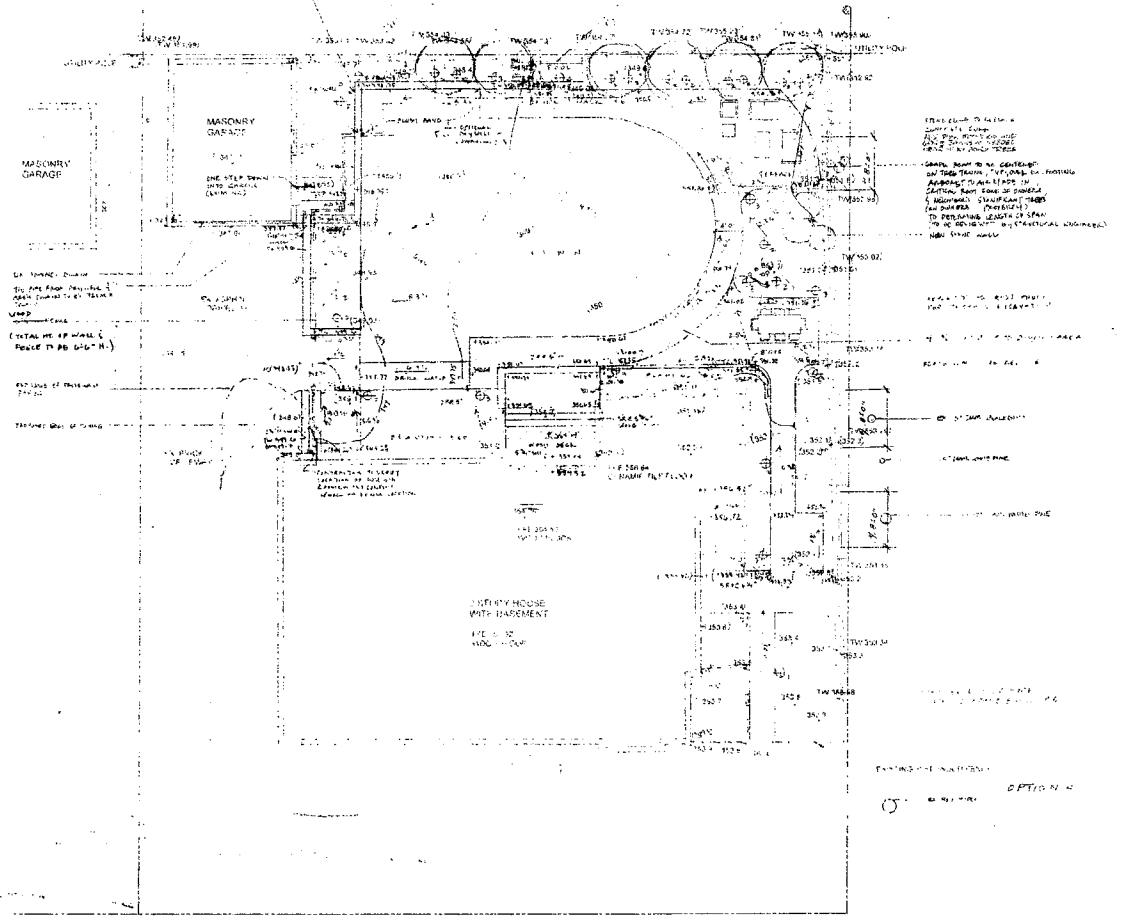
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

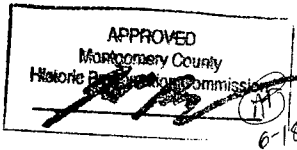
APPROX LOCATION OF WALL
 AS PER SITE SURVEY RECORD
 LOCATION OF TREE & REVIEW
 INFORMATION



THIS PLAN IS A
 LANDSCAPE PLAN
 AND IS NOT TO BE
 CONSIDERED AS A
 PART OF THE ARCHITECTURAL
 DESIGN UNLESS SPECIFICALLY
 NOTED OTHERWISE.
 THE ARCHITECT ASSUMES
 RESPONSIBILITY FOR THE
 ACCURACY OF THE SURVEY
 DATA AND THE DESIGN
 INFORMATION PROVIDED.
 THE ARCHITECT DOES NOT
 WARRANT THE SUITABILITY
 OF THE DESIGN FOR ANY
 PARTICULAR USE OR
 CONDITION UNLESS SPECIFICALLY
 NOTED OTHERWISE.

Lighting Schedule

Key	Qty.	Type	Location	Description	Wattage	Notes
B1	2	Wall Mount	Side	BE GLA 2281	18W 54 E/W	
			Back	BE GLA 2281	18W 54 E/W	
B2	18	Uplight	Side	BE GLA 2281	18W 54 E/W	
			Back	BE GLA 2281	18W 54 E/W	
B3	13	Walk Light	Side Steps	BE GLA 2281	18W 54 E/W	18W 54 E/W
B4	1	Indoor	Pool	BE GLA 2281	18W 54 E/W	

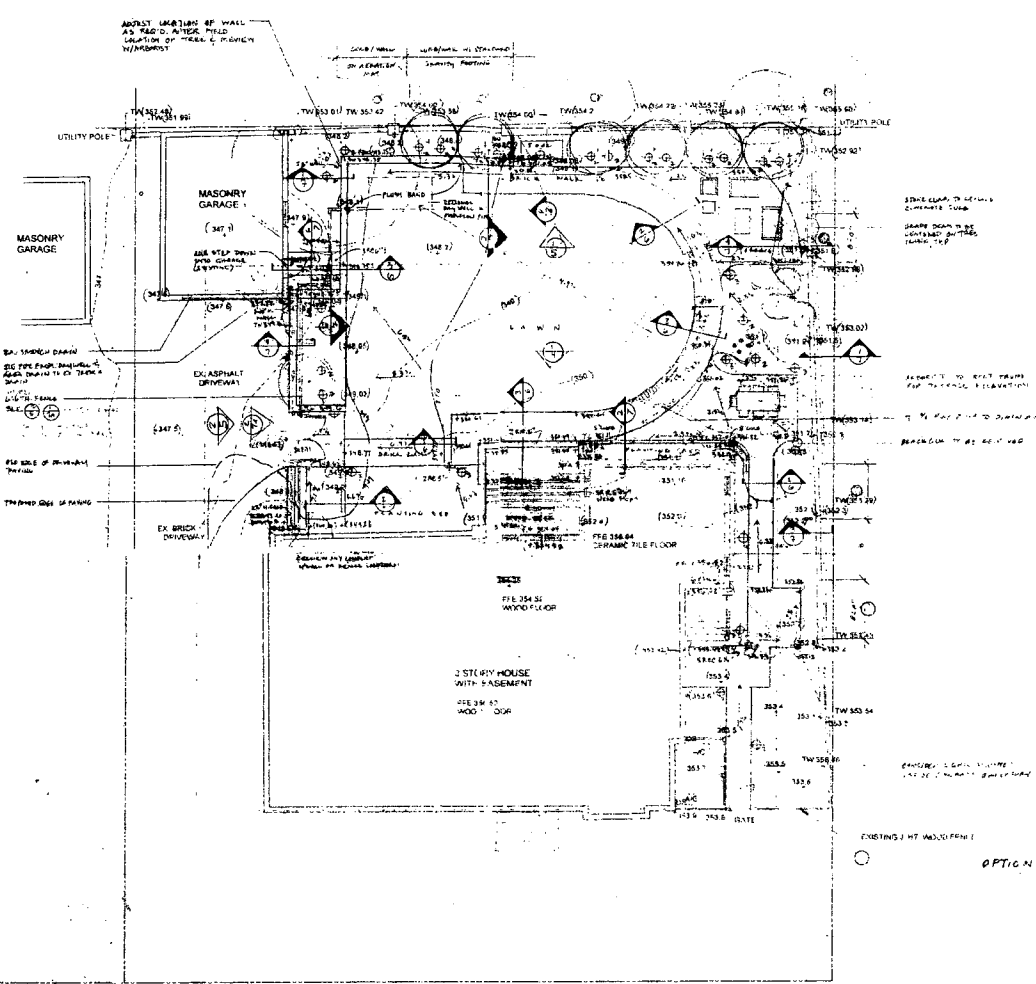


FOR REVIEW & PRICING ONLY;
 NOT FOR CONSTRUCTION.

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

(Symbol)	EXISTING FENCING
(Symbol)	EXISTING TOP OF WALL ELEVATION
(Symbol)	EXISTING BOTTOM OF WALL ELEVATION
(Symbol)	EXISTING FOOT ELEVATION
(Symbol)	EXISTING CONTOUR
(Symbol)	PROPERTY LINE
(Symbol)	BUILDING RESTRICTION LINE
(Symbol)	EXISTING TREE
(Symbol)	TO BE REMOVED



Lighting Schedule

Key	QD.	Type	Location	Description	Wattage	Notes
Q1	2	Wall Mount	All other	Increased Luminaire	15W 18" LV	
Q2	18	Uplight	All other	FL T. Luminaire	120W 40 W	
Q3	13	Path Light	Side Steps	FL T. Luminaire FL T. Luminaire FL T. Luminaire	120W 40 W	2nd Heavy Duty Ground Spike
Q4	1	Underwater	Pool	Luminaire 1 Luminaire 2 Luminaire 3	750 W	

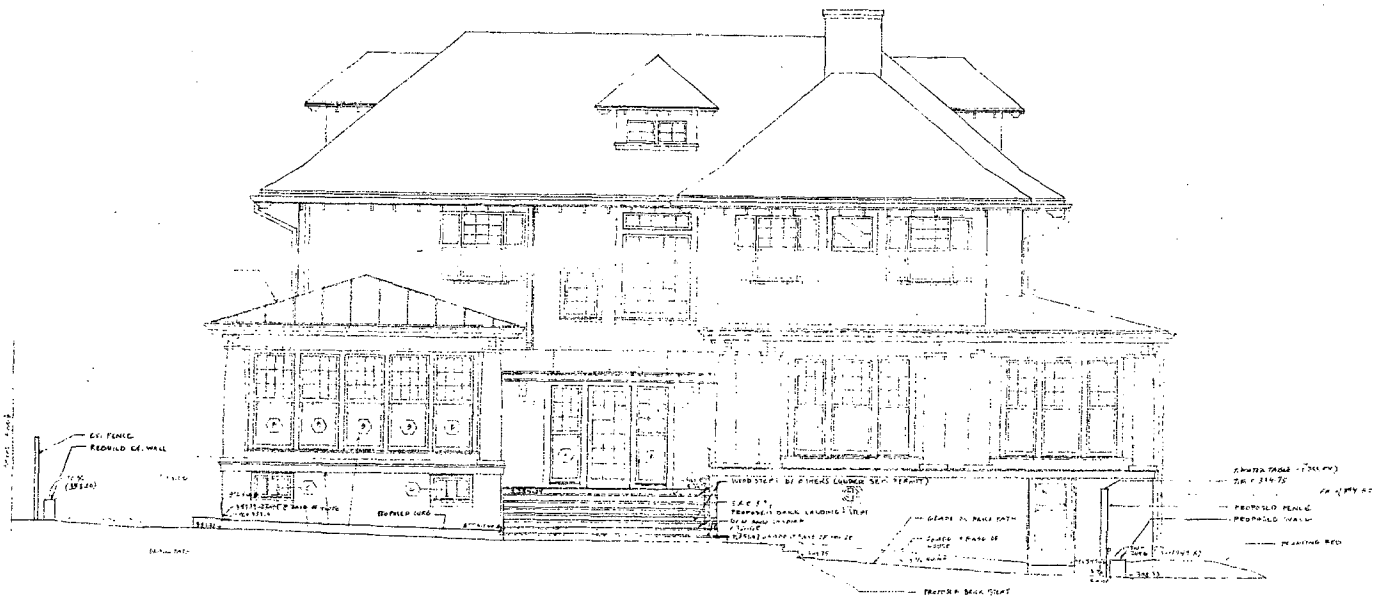
APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
6-18-07

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KEY

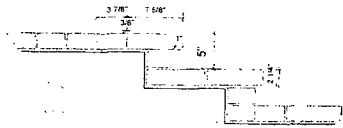
---	EXISTING FENCING
- 140214 324	EXISTING TOP W. WALL ELEVATION
- 840211 011	EXISTING BOTTOM OF WALL ELEVATION
- 1212 791	EXISTING SPOT ELEVATION
- 13141	EXISTING CONTOUR
---	PROPERTY LINE
---	BUILDING RESTRICTION LINE
○	8" TREE
TER	TO BE REMOVED
⊕	12" TREE



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 Montgomery County
 Historic Preservation Commission

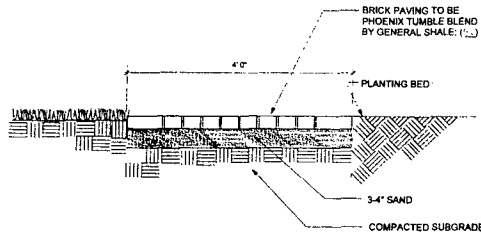
[Signature]
 6-18-07

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1
6 BRICK STEPS
SIDE ELEVATION

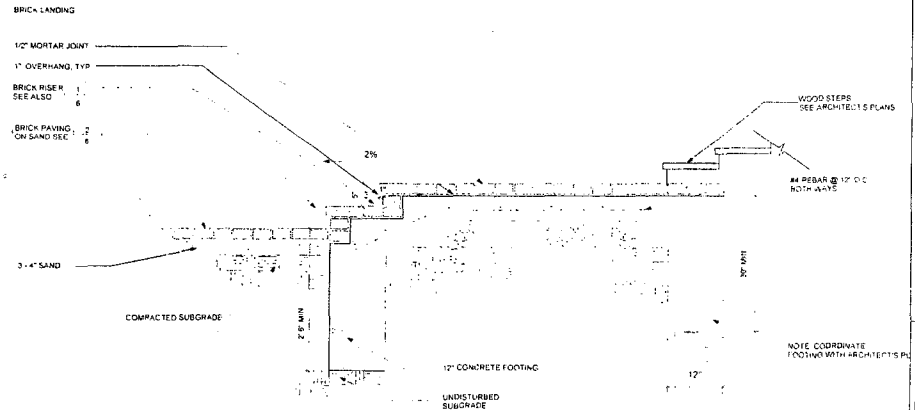
1/2" = 1'-0"



NOTE: PAVING PATTERN TO BE RUNNING BOND WITH SOLDIER COURSE EDGING BAND.

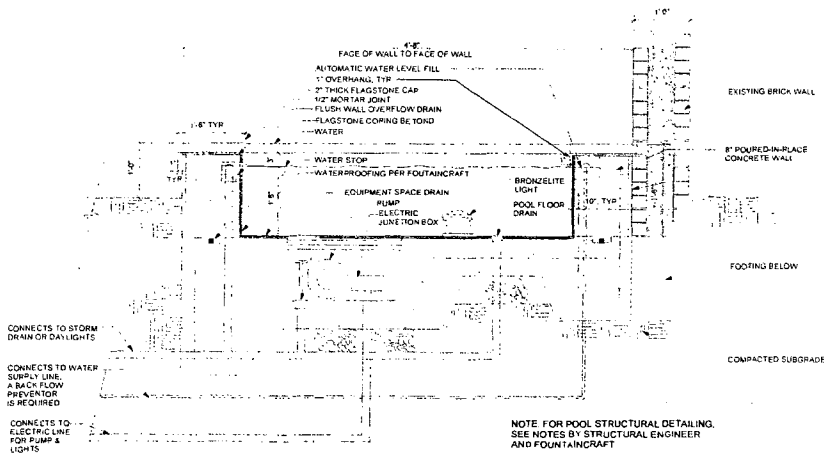
2
6 BRICK PAVING ON SAND
SECTION

1" = 1'-0"



3
6 BRICK LANDING AND STEPS AT FRONT
SECTION

1" = 1'-0"



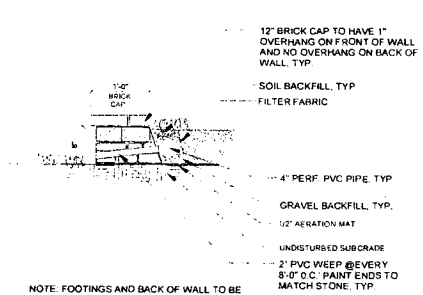
NOTE FOR POOL STRUCTURAL DETAILING. SEE NOTES BY STRUCTURAL ENGINEER AND FOUNTAINCRAFT.

4
6 ORNAMENTAL POOL
SECTION

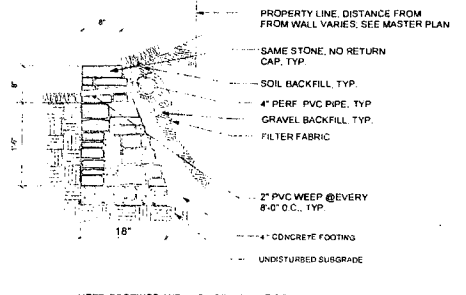
1" = 1'-0"

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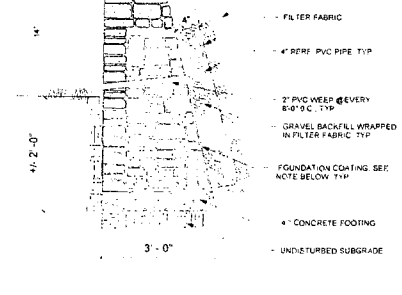
FOR REVIEW AND PRICING ONLY
NOT FOR CONSTRUCTION



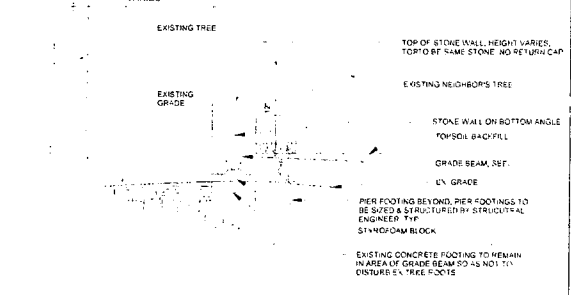
1 STONE CURB ON AERATION MATTING
7 SECTION
1" = 1'-0"



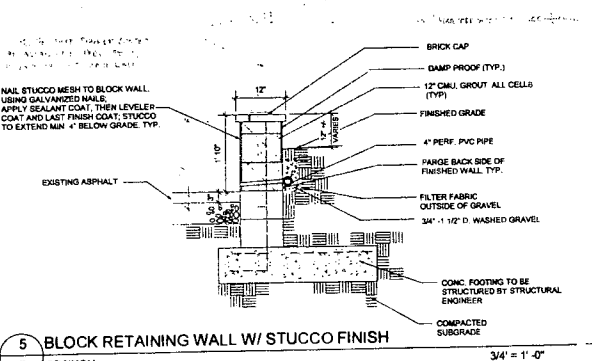
2 8" STONE CURB
7 SECTION
NOT TO SCALE



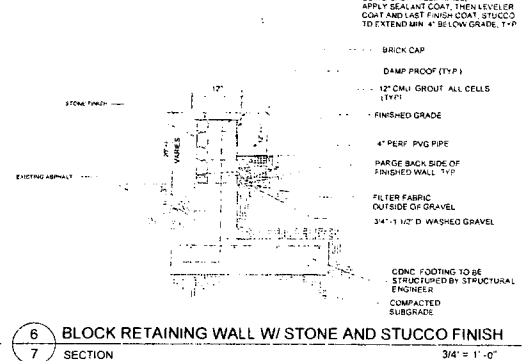
3 14" STONE GRAVITY WALL
7 SECTION



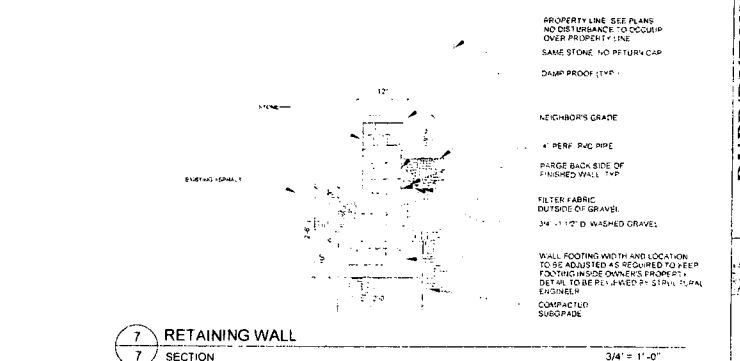
4 TREE WELL WALLS ON GRADE BEAM
7 ELEVATION
1" = 1'-0"



5 BLOCK RETAINING WALL W/ STUCCO FINISH
7 SECTION
3/4" = 1'-0"

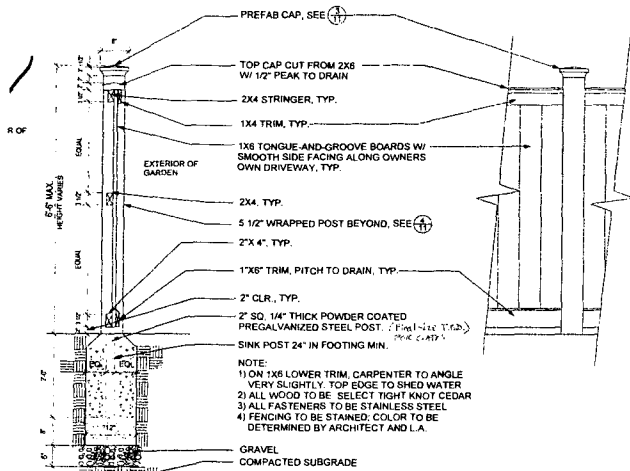


6 BLOCK RETAINING WALL W/ STONE AND STUCCO FINISH
7 SECTION
3/4" = 1'-0"

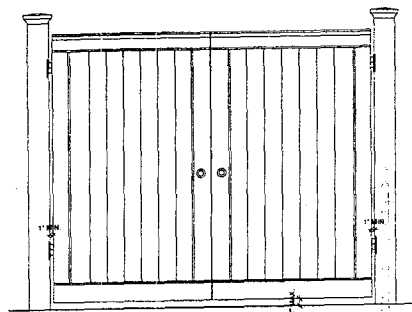


7 RETAINING WALL
7 SECTION
3/4" = 1'-0"

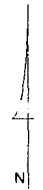
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Montgomery County
Historic Preservation Commission
[Signature]
6-15-07



(1) SECTION WOOD PRIVACY FENCE 3/4"=1'-0"
 7a

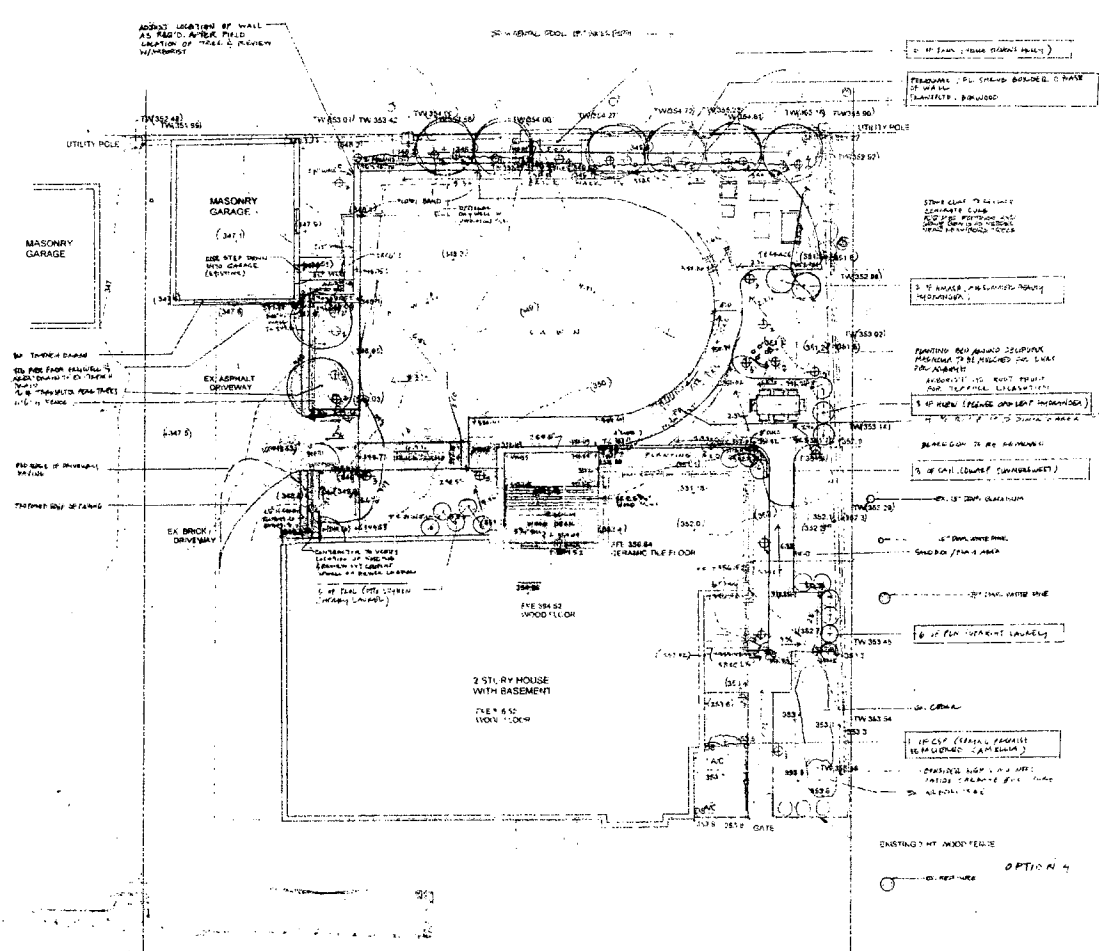


(2) DOUBLE GATE ELEVATION 3/4"=1'-0"
 7a



APPROVED
 Montgomery County
 Historic Preservation Commission

6-18-07



Lighting Schedule

Key	Qty.	Type	Location	Description	Wattage	Notes
01	2	Wall Mount	At Steps	REDA 2281 Recessed Luminaire Black	120W 58, 12V	
02	18	1-light	At Steps On the Landing	DL Lighting Clear Lens	58W18, 50 W	
03	12	Path Light	Side Steps	PS-5-829-26-111-A PathLight, Understep Panchromatic Lighting, 600/115-58, 18 W, 20V	210W 04	05-2 Heavy Duty Unground Spks
04	1	Underwater	Pool	Lotus 1 Underwater Light BR42	200 W	

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] *[Initials]*

6-18-07

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KEY

---	EXISTING FENCING
--- TW34.25	EXISTING TOP OF WALL ELEVATION
--- BW34.25	EXISTING BOTTOM OF WALL ELEVATION
--- 1310.75	EXISTING SPRT ELEVATION
---	EXISTING CONTOUR
---	PROPERTY LINE
---	BUILDING RESTRICTION LINE
○	EXISTING TREE
○	TO BE REMOVED
○	NEW TREE

II - A
II - B
II - D

Fothergill, Anne

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]
Sent: Tuesday, May 22, 2007 8:38 AM
To: Fothergill, Anne; Manarolla, Kevin; Oaks, Michele; Silver, Joshua
Cc: Bob Elliott; Bourke email file; FeldmanGS@aol.com; abjdoe@gmail.com; r.marshes@verizon.net; Stephens, Betsy; Wellington, P. (ccv)
Subject: 3 W. Lenox, 3 Newlands and 23 W. Irving St

Comments for the 5/22/07 HPC Hearing from the Chevy Chase Local Advisory Panel:

- A. 3 W. Lenox,
Contributing Resource, Rear porch enclosure and rear dormer enlargement; Staff recommends approval
LAP concurs
- B. 3 Newlands
Contributing Resource, tree removal and replacement, driveway alterations
Staff recommends approval.
LAP concurs
- D. 23 W. Irving St
Contributing Resource, additions – resubmission
Staff recommends approval with conditions – wood windows, exterior detail in wood, true Portland cement stucco,
true grades on elevations, CCV tree removal approval required.

The LAP certainly concurs with Staff recommendation for approval
One member noted that " the completed project will substantially improve the existing home, while complementing the streetscape. and will enhance the historic district of Chevy Chase Village"-
Another noted and everyone seconded that we should applaud these good folks for working so hard to accommodate their neighbors' concerns and reaching a consensus.

Submitted for the LAP by
Tom Bourke, Chair

Thomas K. Bourke - Vice President - Land Acquisitions - Winchester Homes Inc - 6905 Rockledge Dr, #800 - Bethesda, MD 20817
tel: 301.803.4901 - fax: 301.803.4929 - cell: 301.252.9931

~~II~~ B
Addendum

Fothergill, Anne

Subject: FW: Rupp

-----Original Message-----

From: Lila Fendrick Landscape Architects [mailto:team@fendrickdesign.com]

Sent: Thursday, May 17, 2007 4:26 PM

To: Fothergill, Anne

Cc: mrupp1@comcast.net

Subject: Re: Rupp

changes to approved landscape
plan (approved by HPC in March)

Anne,

Please find attached (4) four images of the proposed revisions to the site plan. Please note that this site plan is the same one that you have already - these are just close-up scans so that you can see the actual locations of the changes.

The revisions have been bubbled on the site plan, and include the following:

- 1) Proposed stucco wall along the driveway has been changed to a stone wall with gravity footings
- 2) Proposed steps at garage will be boulder steps
- 3) Proposed ornamental pool at rear of property has been omitted from project
- 4) Proposed stone wall along eastern property line has been omitted; a 2' wood tie wall is proposed
- 5) Proposed brick paving in patio areas and grill pad has been changed to flagstone

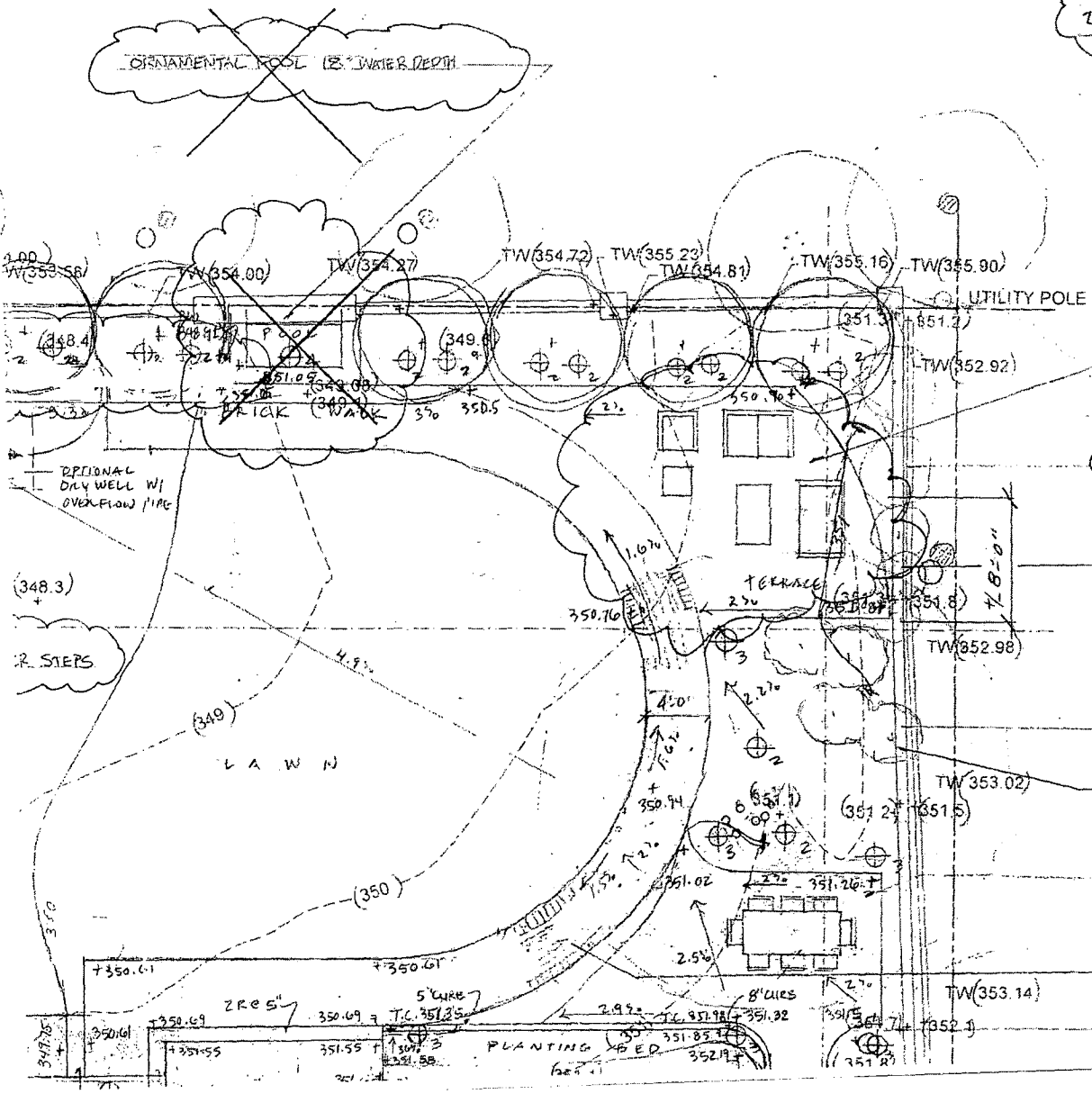
Ms. Rupp met with Michael Younes and Jeff Biddle today (Thursday May 17) and they approved of all changes. Michael informed Ms. Rupp that he will send you an email approving of the changes. Please let us know if you would like any additional information. Thank you for your consideration.

Sincerely,

Liz Guthrie, Associate ASLA
Lila Fendrick Landscape Architecture and Garden Design
6904 West Avenue
Chevy Chase, MD 20815
301-907-7700 tel
301-907-7714 fax

5/21/2007

5-17-07 REV.



PROPOSED FLAGSTONE PAVING (RATHER THAN BRICK)

STONE CURB TO REPLACE CONCRETE CURB AND PIER FOOTINGS AND GRADE BEAMS AS NEEDED NEAR NEIGHBORS TREES.

GRADE BEAM TO BE CENTERED ON TREE TRUNK; TYP. OVER EX. F. ADJUST TO AIR-SPADE IN CRITICAL ROOT ZONE OF OWNERS & NEIGHBORS SIGNIFICANT TREES (CONOWNERS PROPERLY) TO DETERMINE LENGTH OF SPAN (TO BE REVIEWED BY STRUCTOR.)

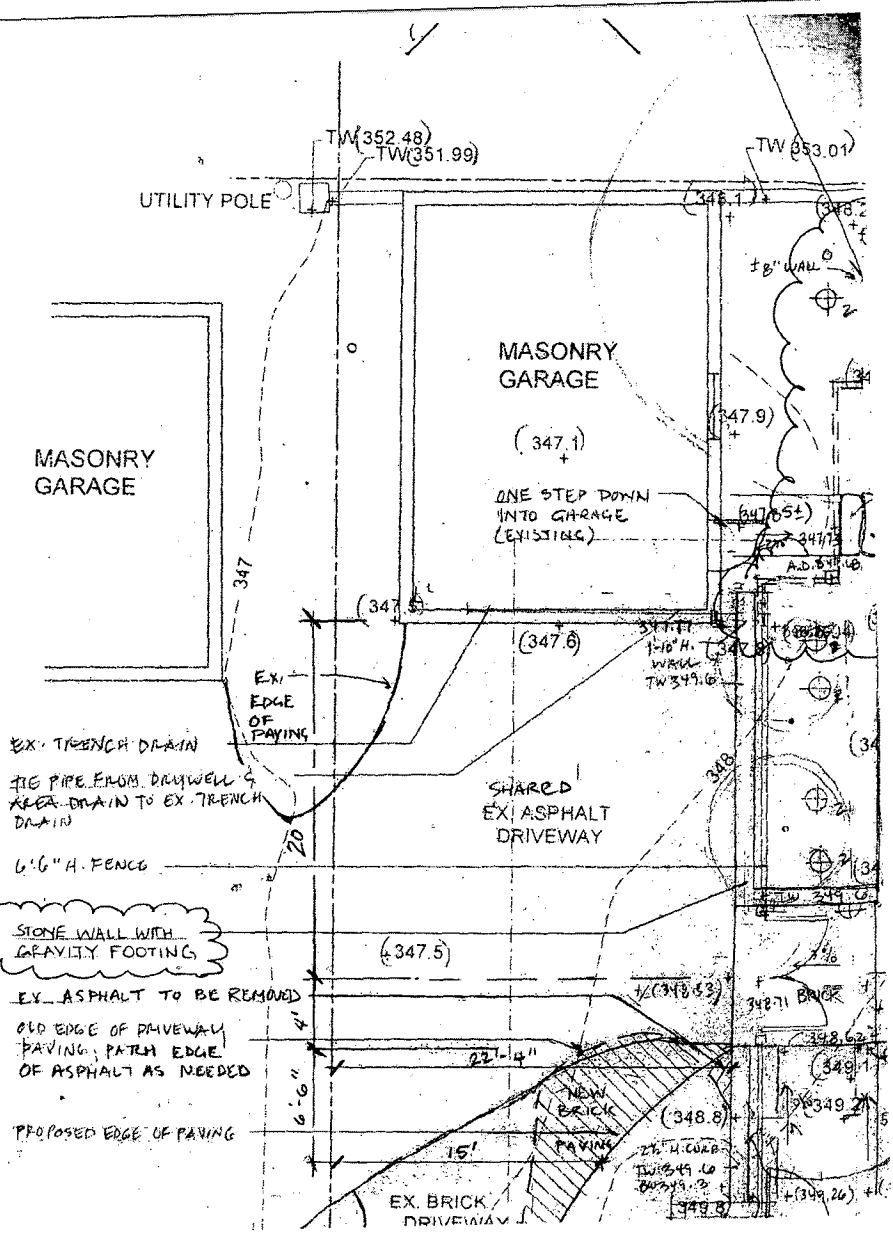
2' WOOD TIE WALL

ARBOREST TO ROOT PRUNE FOR TERRACE EXCAVATION

4 3/8 RAMP UP TO DINING

BLACK GUM TO BE REMOVED

5-17-07 REV.



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3 Newlands Street, Chevy Chase	Meeting Date:	05/23/07
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	05/16/07
Applicant:	Dane Butswinkas and Megan Rupp (Lila Fendrick, Landscape Architect and Mary Beth Elliott, Architect)	Public Notice:	05/09/07
Review:	HAWP	Tax Credit:	None
Case Number:	35/15-07S	Staff:	Anne Fothergill
PROPOSAL:	Tree removal and replacement and alterations to driveway and front steps		

STAFF RECOMMENDATION

Staff is recommending that the HPC approve the HAWP application.

BACKGROUND

A landscape plan for this property was approved by the HPC in March 2007 but the tree removal and replacement and driveway alterations were not included in that application so they could be approved by the Village prior to the HPC review. The proposed tree removal and replacement and driveway alterations were approved by the Village Board on April 9, 2007 and May 14, 2007. The HPC approved a rear addition to this house in 2006.

ARCHITECTURAL DESCRIPTION

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

PROPOSAL

The applicants propose to remove a 16-inch black gum tree that is located close to the house and they will plant replacement black gum trees in the front garden. The Village has approved the tree removal and replacement as complying with the Village Urban Forest Ordinance.

The applicants propose to extend the existing brick driveway at the northwest edge. The bricks would match the existing brick driveway. As part of the previous application, they removed a substantial amount of asphalt (223 SF) from the existing driveway beyond the brick driveway by the garage. This 70 SF extension of the driveway will provide turnaround area that was lost with the asphalt removal.

The applicants also propose to rebuild the existing non-original front steps because they are uneven. They will rebuild them with brick treads and risers and cap the top landing, treads and wall cap with 2 inch

bluestone and install a bluestone landing at the bottom with brick edging. The existing brick walkway will be re-laid in the same pattern.

*Other details shown in the landscape plan have been previously approved by the HPC and are not a part of this application (see **BACKGROUND**).*

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

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.

Specifically, the *Guidelines* state:

- *Driveways* should be subject to strict scrutiny only with regard to their impact in 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.
- *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.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

STAFF DISCUSSION

Chevy Chase Village has an Urban Forest Ordinance and the proposed tree removal and replacement was reviewed and approved by the Village Board. The brick driveway extension behind the house will not adversely impact the resource and the previously-approved asphalt removal is an improvement to the setting. In terms of the front steps, the most visible material as seen from the street will continue to be brick and the Commission has approved other proposals to cap steps with flagstone. 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.



**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 + MEGAN RUPP Daytime Phone No.: 202-302-0195 MEGAN RUPP

Address: 3 NEWLANDS ST. CHEVY CHASE MD 20815
Street Number City State 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

CONTRACTOR FOR TREE REMOVAL: POGO TREES 301-774-2968 MD TREE EXPERT LICENSE # 520
LOCATION OF BUILDING/PREMISE ISA # MA 0151

House Number: 3 NEWLANDS ST. Street: NEWLANDS ST.

Town/City: CHEVY CHASE Nearest Cross Street: _____

Lot: 4 + pt. 03 Block: 54 Subdivision: 9 MAP HN41

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |
- 1B. Construction cost estimate: \$ 5,000
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

Lila Fendrick for Megan Rupp
Signature of owner or authorized agent

4/18/07
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 451143 Date Filed: 4/20/07 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 existing 16 inch caliper black gum tree is located along the eastern property line, aligned with the rear of the addition to the historic 1918 house.

The existing asphalt driveway to the west and rear of the house projects into the rear garden. Although a portion of the existing asphalt along the eastern edge of the driveway will be replaced by a proposed planting area, the plan for the rear garden reduces the available turnaround space behind the house.

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

We wish to remove the existing black gum tree due to its proximity to the original house and the addition. Replacement black gum trees would be planted in the front garden to supplement and enhance the existing mature native canopy trees.

2. **SITE** We wish to add replacement brick paving to increase the available turnaround space along the northwest edge of the driveway. Placing the brick paving closer to the northwest corner of the house provides more space for the owners to back out of their garage. The proposed brick pavers would match the existing brick pavers on site, creating a cohesive appearance consistent with the historic fabric of the neighborhood.

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.

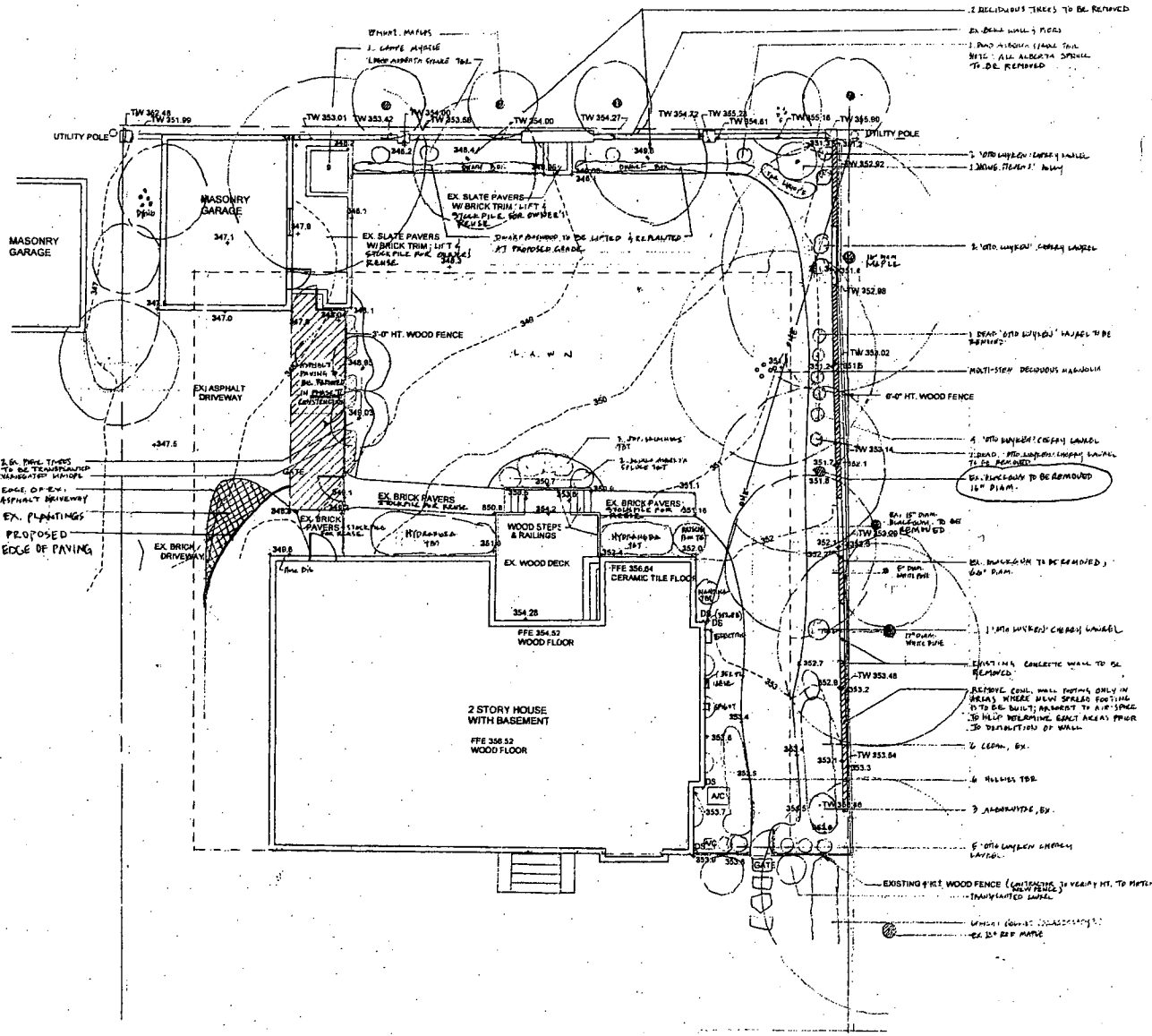
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

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

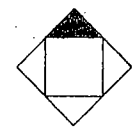
Site Plan



TOPOGRAPHIC SURVEY PROVIDED BY LANDMARK ENGINEERING INC. ON 10/18/10
 PROPERTY AND BUILDING RESTRICTIONS PROVIDED BY MUSE ARCHITECTURE INC.

KEY

	EXISTING FENCING
	EXISTING TOP OF WALL ELEVATION
	EXISTING BOTTOM OF WALL ELEVATION



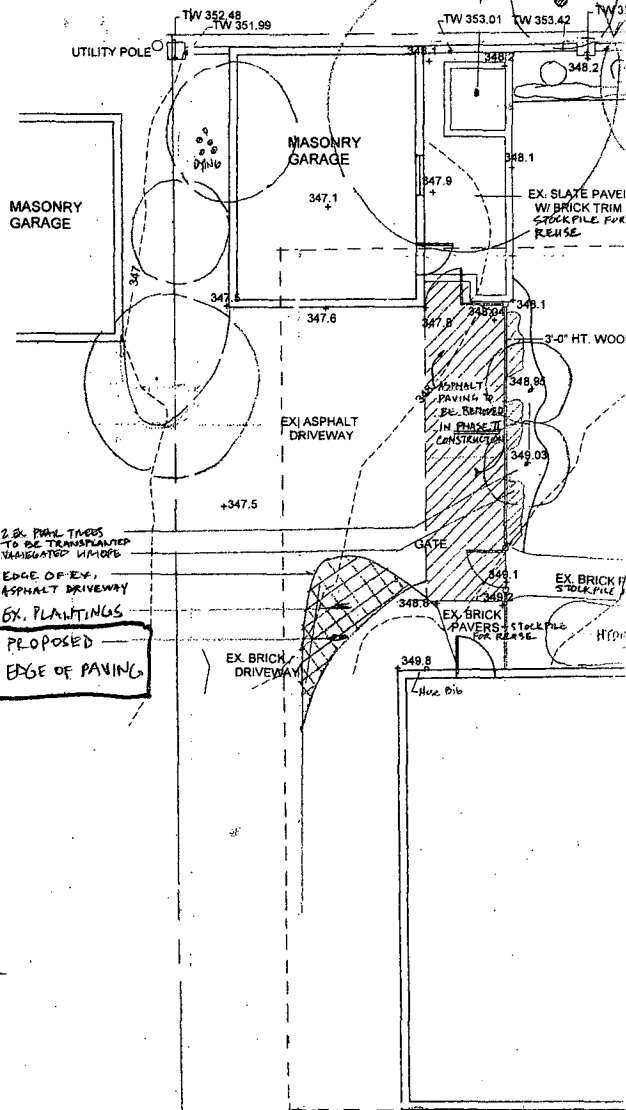
Shade portion to indicate North

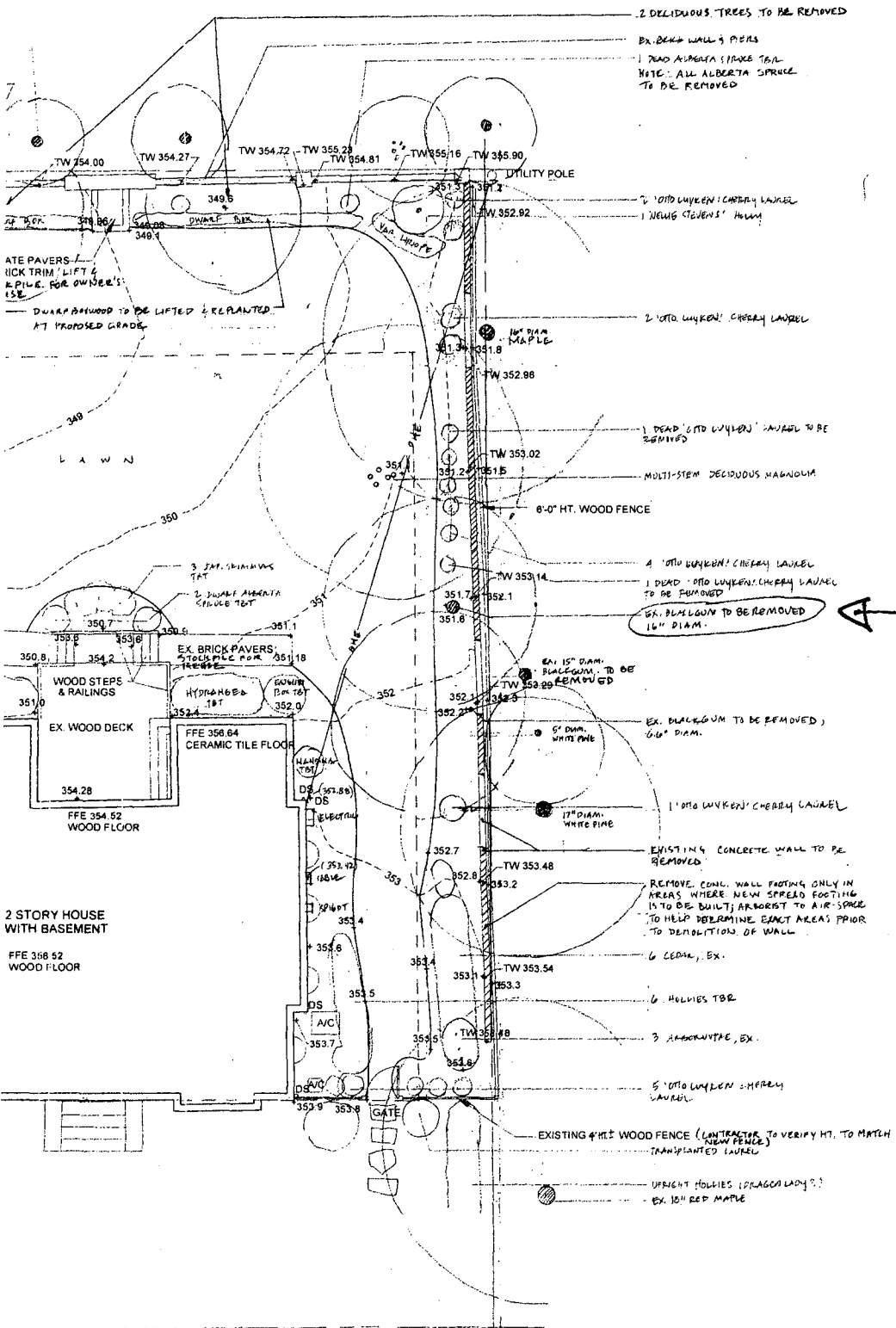
Applicant: LILA FENDLICK FOR MEGAN RUPP

Page:

8

VERMONT MAPLES
1 LARGE M/M
1 MEDIUM M/M





LILA FENDRICK
landscape architecture & garden design
6904 West Avenue Chevy Chase, Maryland 20811 (301) 907-7700

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

EXISTING CONDITIONS AND DEMOLITION PLAN
1/8" = 1'-0"
10-27-06, 3-10-07, 3-10-07 ISSUED FOR PRICING

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	
	EXISTING FENCING
	EXISTING TOP OF WALL ELEVATION
	EXISTING BOTTOM OF WALL ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPERTY LINE
	BUILDING RESTRICTION LINE
	EXISTING TREE
	OVERHEAD ELECTRIC
	T&T TO BE TRANSFERRED TO BE REMOVED
	T&R TO BE REMOVED

FOR REVIEW & PRICING ONLY;
NOT FOR CONSTRUCTION.

LILA FENDRICK

landscape architecture & garden design

April 19, 2007

Ms. Jeanette Haizlett
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

Ms. Haizlett:

The name of the proposed paver at the Rupp residence, located at 3 Newlands Street, Chevy Chase, MD, is called Belver 'Holland Stone Paver'. The color is "Burnie Blend" and the paver size is 4" x 8" x 2 3/8". The proposed paver is to match the existing pavers on the driveway. If you have any additional questions, please give us a call.

Sincerely,



Liz Guthrie, Associate ASLA

VIEW TOWARDS WEST AND SOUTH ELEVATION

NEWLANDS STREET
RUEY CHASE, MT 20815





3 NEWLANDS STREET
CHEN CHASE, MD 20815

SOUTH ELEVATION

13
12

NEWLANDS STREET
MURKIN CHASE, MD. 20815

PARTIAL WEST ELEVATION



Existing Property Condition Photographs (duplicate as needed)

EX.
BLACK GUM
TREE



Detail: VIEW OF EXISTING BLACK GUM TREE AT EASTERN PROPERTY LINE
IN RELATION
TO HOUSE

EX.
BLACK GUM
TREE



Detail: VIEW OF REAR YARD AND BLACK GUM TREE ALONG
EASTERN EDGE OF PROPERTY, AS SEEN FROM DRIVEWAY.

Applicant: LIA FENDRICK FOR
MEGAN RUPP

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: PAVING TO BE ADDED TO DRIVEWAY IN FOREGROUND



Detail: VIEW TOWARDS GARAGE AND REAR PROPERTY LINE

Applicant: LILA FENDRICK FOR
MEGAN RUPP

Page:

7	Foyer/Kit.	11'-0" x 7'-0"	Cased Opening
8	Foyer	8'-0" x 7'-0"	Cased Opening
9	Sitting Room	11'-0" x 7'-0"	Cased Opening

SECOND FLOOR				
10	Closet	1'-6" x 7'-0"	Wood Panel	Privacy
11	Linen	1'-6" x 7'-0"	Wood Panel	Privacy
12	Office	Pair 2'-6" x 7'-0"	Wood & Glass	Partio
13	Closet	Pair 1'-4" x 7'-0"	Wood Panel	Privacy
14	Bath	2'-8" x 7'-0"	Wood Panel	Pocket
15	Cabinet	1'-6" x 7'-0"	Wood Panel	Passage
16	Shower	2'-4" x 6'-8"	Glass	Passage
17	Shower	2'-0" x 6'-8"	Glass	Passage
18	Cabinet	1'-0" x 7'-0"	Wood Panel	Passage
19	Van	2'-8" x 7'-0"	Wood Panel	Pocket
20	Closet	Pair 1'-4" x 7'-0"	Wood Panel	Privacy

F	Wood Casement (ash on) Size to match existing
G	Wood Casement (ash on) Size to match existing window @ front

- General Contractor to verify all dimensions
- Window Notes:
1. All windows and doors to be insul
 2. Provide safety glass at hazardous
 3. Provide all window units prime p
 4. Provide all windows units with s
 5. Provide subtile and jamb exteri
 6. Provide shop drawings for archite

OR CORNING
15' 1/2"

- FLOOR
0.50 1/2"

EXISTING SUTTES
& DOWNROPS, TYP
TO REMAIN. REPAIR
& REPLACE @ OWNERS
DISCRETION.

N. FLOOR
23' 1/2"

P.T.D. WOOD WINDOW, TYP

5/4" x P.T.D. W.D. TRIM, DT

FLOOR
.00'

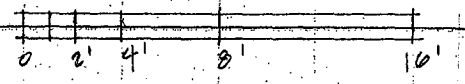
S.N. FLOOR
15' 1/2"



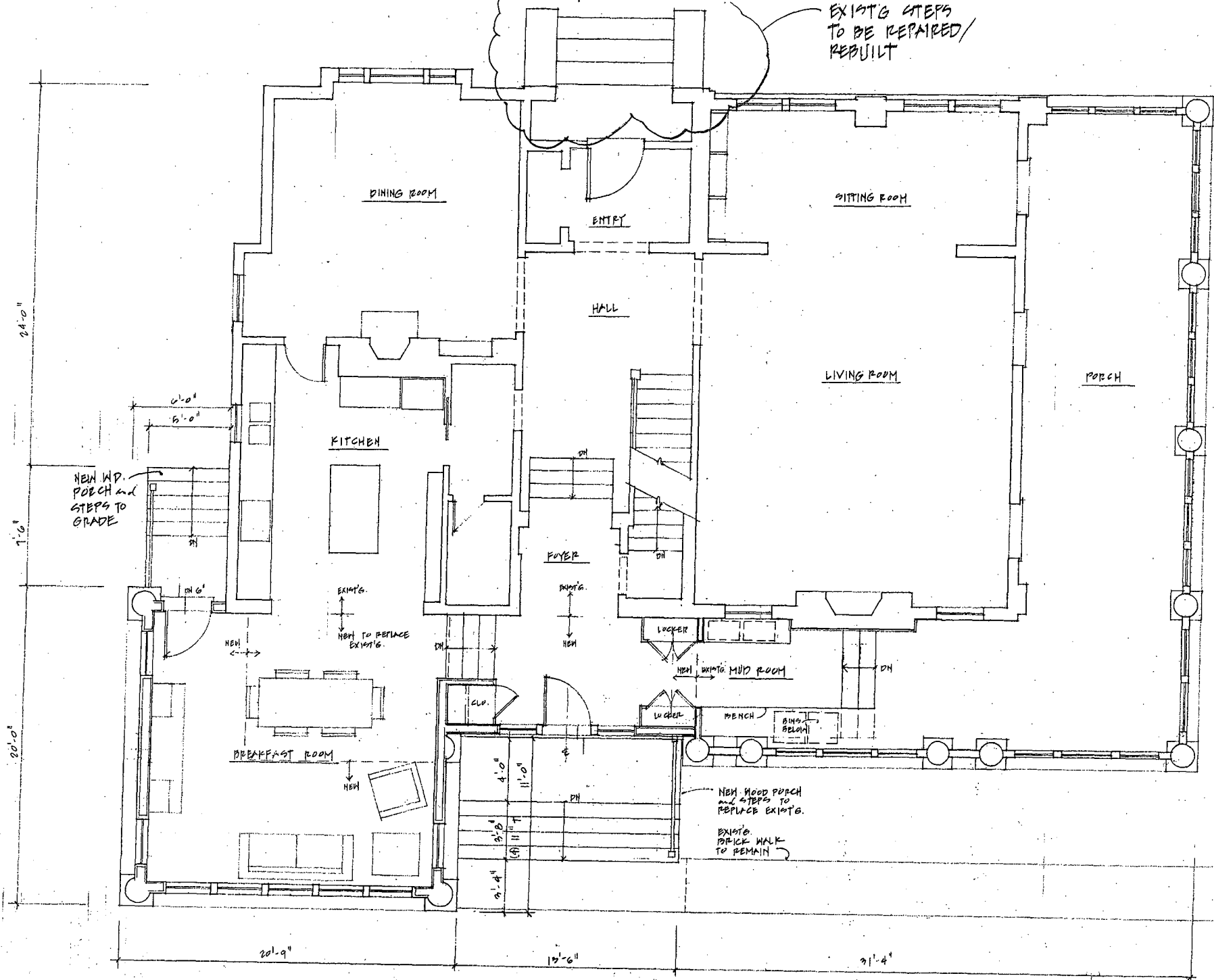
EXISTING
~~PROPOSED~~
SOUTH ELEVATION

17

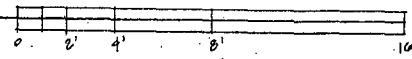
1
A21



2 APRIL 2007



FIRST FLOOR PLAN - PROPOSED
1/4" = 1'-0"

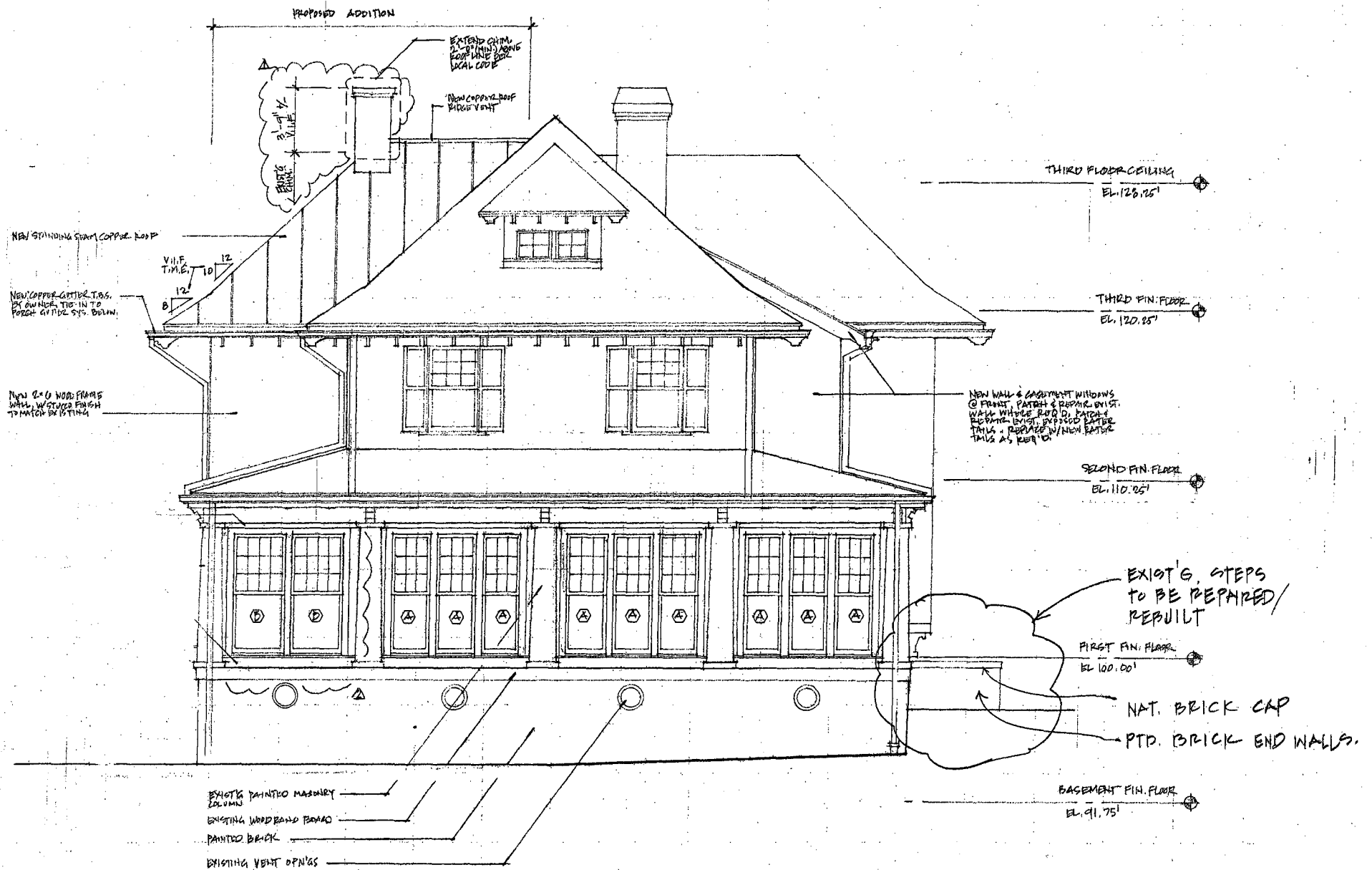


2 APRIL 2007



4/9/06 HWP
3/1/06
1/10/06
2/2/07

18



PARTIAL EXISTING
WEST ELEVATION

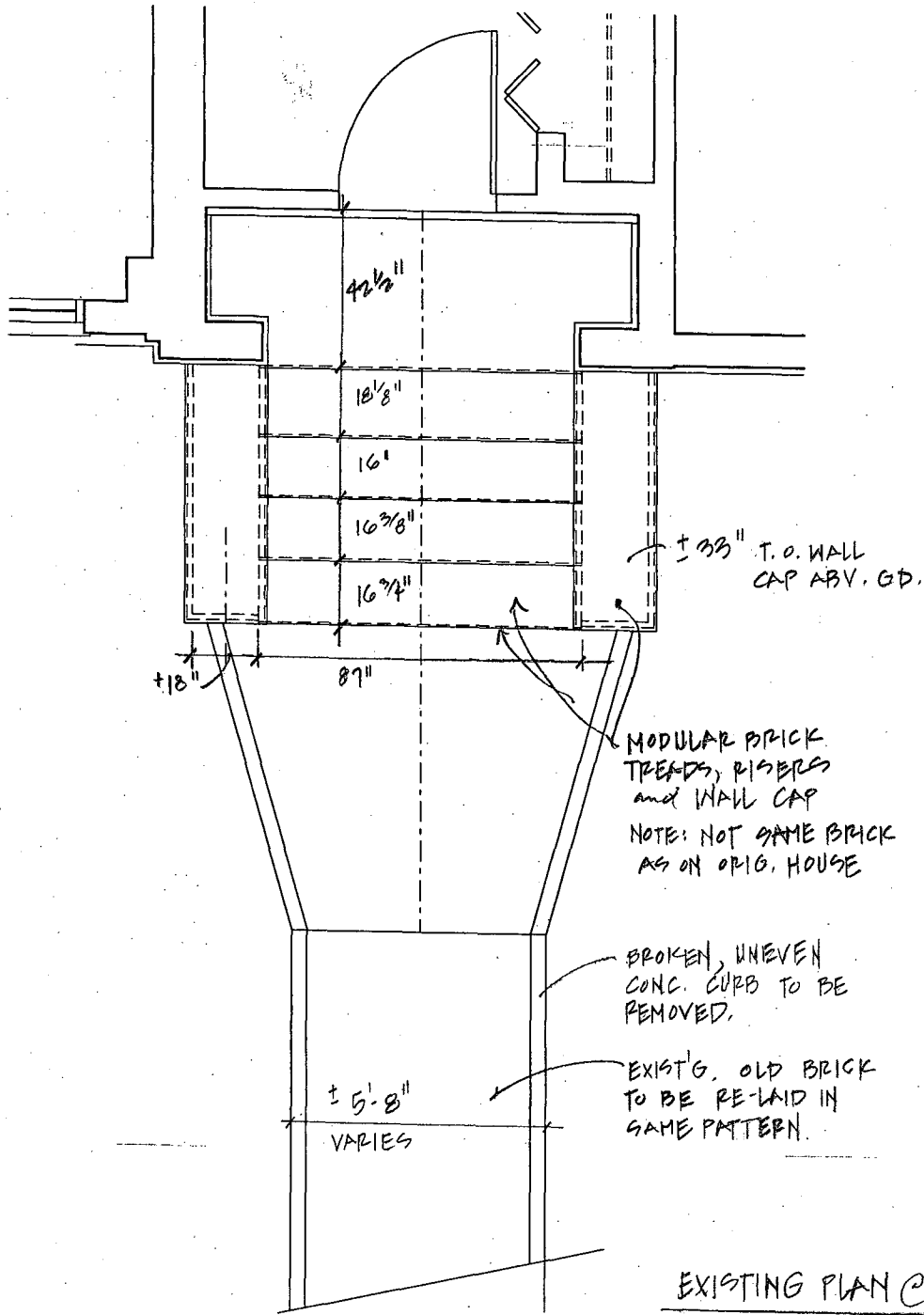
1
A2.4

1/8" = 1'-0"

RUPP/BUTSWINKAS RESIDENCE
MUSE ARCHITECTS, P.C.

2 APRIL 2007

61



MODULAR BRICK
TREADS, RISERS
and WALL CAP
NOTE: NOT SAME BRICK
AS ON ORIG. HOUSE

BROKEN, UNEVEN
CONC. CURB TO BE
REMOVED.

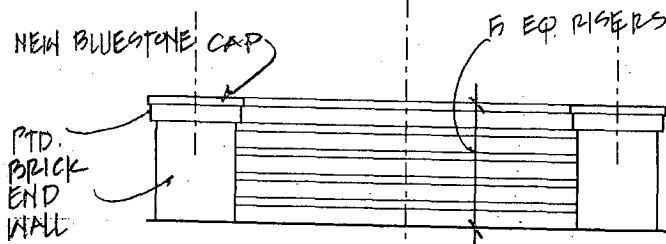
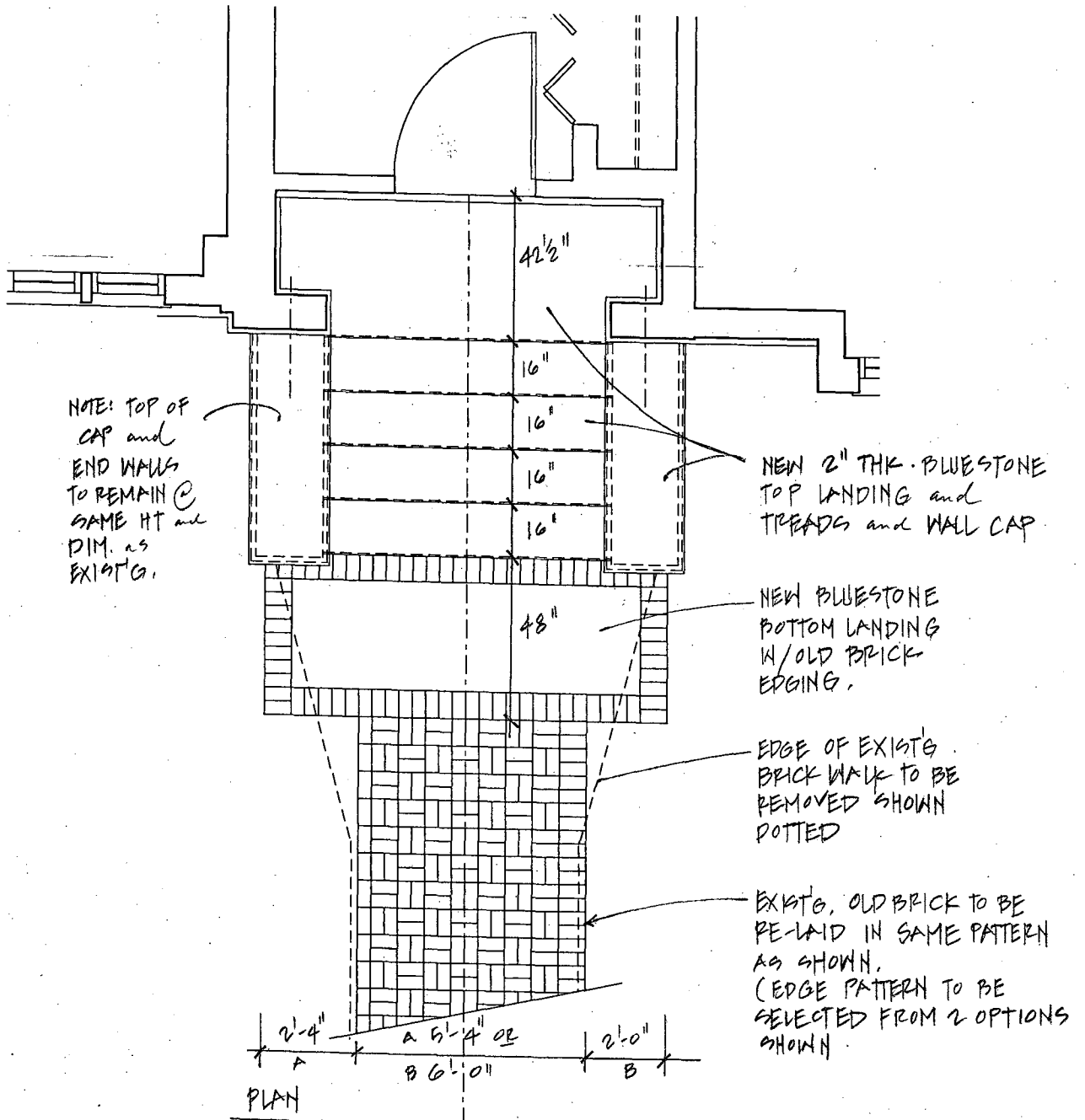
EXIST'G. OLD BRICK
TO BE RE-LAID IN
SAME PATTERN.

EXISTING PLAN @ STEPS

1/4" = 1'-0"

PUPP/BUTSWINKAS RESIDENCE

MUSE ARCHITECTS, P. C.



ELEVATION

PROPOSED NEW WORK
 $\frac{1}{4}" = 1'-0"$

RUPP/DUTOWINKAS RESIDENCE
 MUSE ARCHITECTS, P.C.

2 APRIL 2007

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW OF FRONT OF HOUSE FROM SIDEWALK



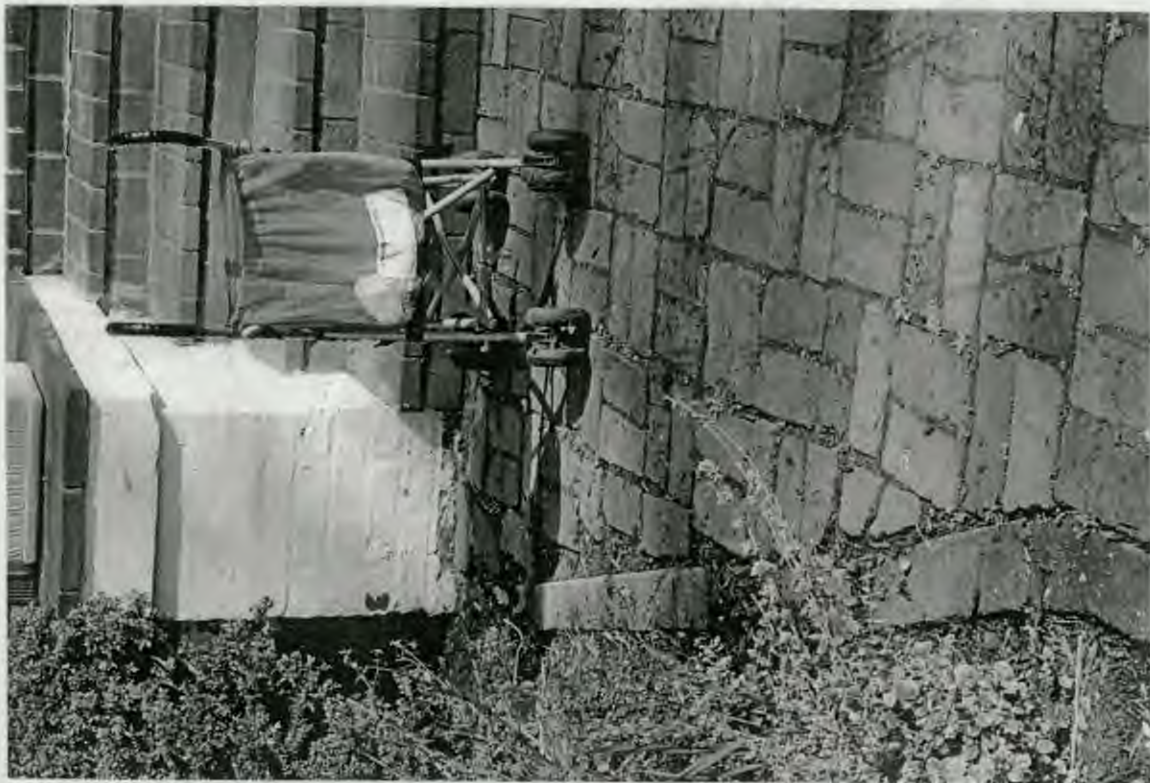
Detail: DTL. VIEW OF FRONT ENTRY

Applicant: RUPP/BUTSWINKAS 3 NEWLANDS STREET

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT VIEW OF EXISTING STEPS and WALK



Detail: VIEW OF EXISTING BOTTOM 'LANDING'

Existing Property Condition Photographs (duplicate as needed)



Detail: SIDE VIEW OF EXIST'G. STEPS



Detail: PARTIAL FRONT VIEW OF EXIST'G. STEPS

Applicant: RUPP/BUTSWINIKAS 3 NEWLANDS STREET

Existing Property Condition Photographs (duplicate as needed)



Detail: MISSING BRICK @ WALL CAP



Detail: CRACKED CONC CAP BELOW BRICK TOP @ END WALLS.

Applicant: RUPP/BUTSWINKAS 3 NEWLANDS STREET

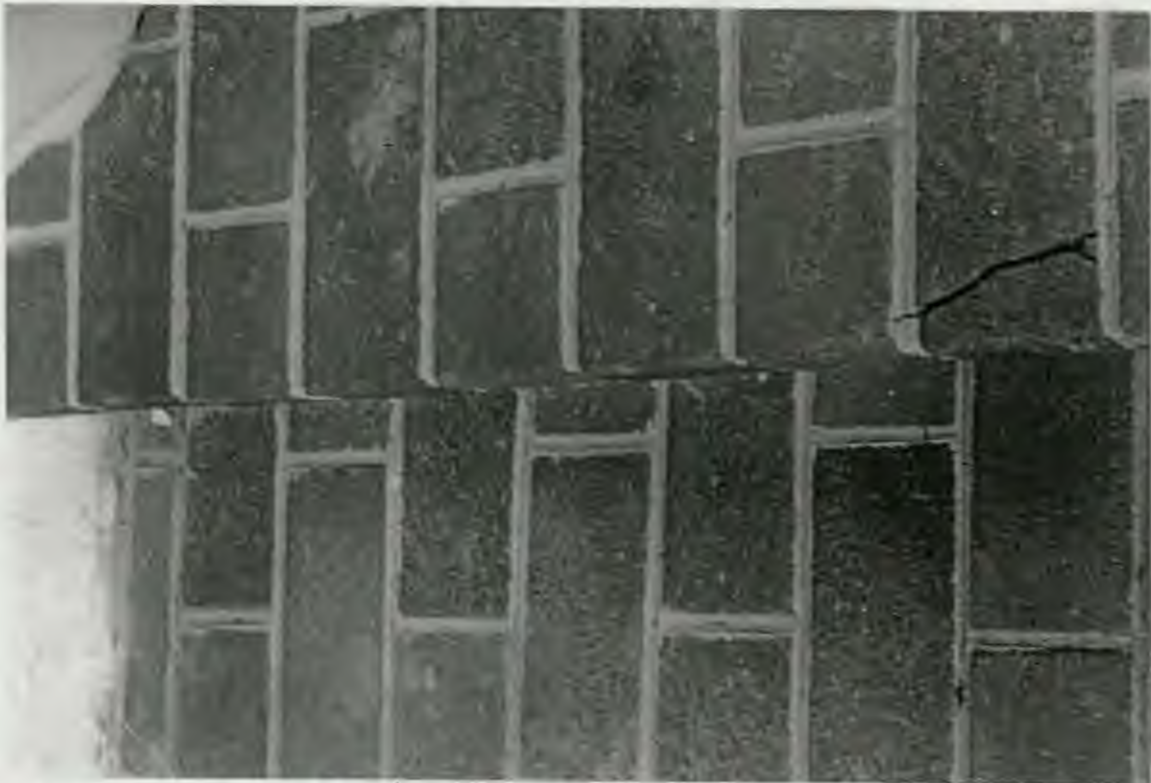
Page: 4 of 5

(25)

Existing Property Condition Photographs (duplicate as needed)



Detail: TOP OF EXISTING MASONRY PIER



Detail: LANDING / TREAD CONDITION

Applicant: FUPP / BUTSWINKAS 3 NEWLANDS STREET

GEOFFREY B. BIDDLE
Village Manager
DAVID R. PODOLSKY
Legal Counsel

CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov

BOARD OF MANAGERS
DOUGLAS B. KAMEROW
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PETER M. YEO
Board Member
ROBERT L. JONES
Board Member

April 25, 2007

Ms. Lila Fendrick, ASLA
Lila Fendrick Landscape Architecture & Garden Design
6904 West Avenue
Chevy Chase, MD 20815

RE: Special Permit Request on behalf of
Mr. Dane H. Butswinkas and Ms. Megan E. Rupp, 3 Newlands Street,
Chevy Chase

Dear Ms. Fendrick:

Enclosed please find a copy of the written Decision approving your special permit on behalf of Mr. Butswinkas and Ms. Rupp, owners of the above-referenced property, to install a driveway apron in brick pavers a portion of which will have a maximum width of twenty-two feet and four inches (22'-4") and length of thirty feet and six inches (30'-6") on private property in front an existing two-car garage. The Building Permit will not be issued until the Historic Area Work Permit from the Historic Preservation Commission and Montgomery County Building Permit are obtained.

Upon receipt of these permits, a copy of the stamped plans must be submitted to our office for issuance of the Village Building Permit. No work is allowed on the driveway until all required permits are received and posted.

If you have any questions or require additional information, please contact the Village office at (301) 654-7300.

Sincerely,



Michael Younes
Chevy Chase Village

Enclosures

cc: Mr. Dane H. Butswinkas and Ms. Megan E. Rupp, 3 Newlands Street, Chevy Chase, MD 20815

CASE NO. A-5219
Appeal of Mr. Dane H. Butswinkas and Ms. Megan E. Rupp
(Hearing held April 9, 2007)

DECISION OF THE BOARD OF MANAGERS

This proceeding is an application for a special permit pursuant to Section 8-12(b) of the Chevy Chase Village Code. The applicants propose to install a driveway apron made with brick pavers at the entrance to a two-car garage. The proposed driveway apron would have a maximum width of 22 feet 4 inches at the garage entrance and a length of 30 feet 6 inches.

The application is filed pursuant to the requirements of Section 8-26 which provides:

Any driveway on private property may not exceed fifteen (15) feet in width without a special permit from the Board of Managers, except that the apron in front of a two-car garage may extend the full width of the two-car garage, provided that such apron does not exceed twenty (20) feet in length.

The subject property is known as Lot 5, Block 54, in the "Chevy Chase, Section 2" subdivision, also known as 3 Newlands Street, Chevy Chase, Maryland 20815, in the R-60 zone. Notice was mailed to all abutting property owners, posted at the Village Hall and posted on the property on March 29, 2007.

In support of the application, the applicants submitted the following: (i) a copy of the applicants' Village Building Permit Application; (ii) a letter from the applicants' landscape architect, Lila Fendrick, describing the nature of the applicants' request; (iii) a drawing denoting existing conditions; and (iv) a landscape plan. A photograph depicting an aerial view of the subject property was submitted by Village staff for the record.

The letter from Ms. Fendrick states in relevant part:

Currently, there is asphalt paving behind the rear of the house which acts as a turn around or back up space for the owners as they pull out of their garage. One of the goals of this

landscape project has been to increase the amount of green space in the rear. Terracing the rear garden to create a more level play lawn and planting beds results in a loss of 223 square feet of asphalt paving behind the house.

We wish to provide some additional back up space off the garage so the owners aren't forced to turn around in their neighbor's driveway. This paving would extend closer to the street than the 20'-0" x 20'-0" of paving allowed in front of two car garages. We propose to add 70 square feet of brick paving to match the existing.

The materials submitted by the applicants show that the proposed driveway apron would be located on private property and would have a maximum width of 22 feet 4 inches at the entrance to a two-car garage and a length of 30 feet 6 inches.

Ms. Fendrick appeared at the hearing on the applicants' behalf. She explained that the applicants propose to remove approximately 200 square feet of asphalt and add approximately 85 square feet of brick pavers that would match existing material. Ms. Fendrick explained that the proposed project would result in a net increase of green space. She reiterated that the applicants share a driveway with their neighbors, Mr. and Mrs. Robert L. Jones of 1 Newlands Street, and due to the unusual configuration of the shared driveway, the extra width of the driveway apron is necessary for a car to turn around within the apron area without using the Jones' driveway.

Mr. Jones submitted a letter in favor of the applicants' request. Mr. Jones' letter states that he reviewed the applicants' plans and found them to present a tasteful renovation project that will reduce the impermeable surface area of the applicants' driveway apron.

No testimony or other evidence in opposition to the application was submitted.

Based upon the testimony and evidence of record, the Board of Managers (the "Board") makes the following findings in connection with this matter:

1. In order to install the proposed driveway apron, the applicants propose to remove approximately 200 square feet of asphalt and add approximately 85 square feet of brick pavers.

2. Among the various intents and purposes of the Village Code is the preservation of green spaces.

3. The driveway apron, as proposed, would result in a net reduction of paved area and an increase in green space.

4. Due to the unusual configuration of the shared driveway, the extra width of the proposed driveway apron is necessary for a car to turn around within the apron area, and exit the driveway front first, without using the neighbors' driveway.

5. Another purpose of the Village Building Code is to maintain the character of the neighborhood.

6. The brick pavers proposed by the applicants would conform in appearance to existing material.

7. The neighbor most directly affected by the applicants' proposed driveway apron approves of the request.

8. The above findings lead to the conclusion that the proposed driveway apron would not materially alter the character of the neighborhood.

9. No correspondence or testimony in opposition to the application was presented.

10. The lack of objection from any neighbor, and the support of the neighbor most directly affected, leads to the conclusion that the proposed driveway apron would not interfere with the reasonable use of adjoining properties.

Based upon the foregoing findings, the Board concludes that:

1. The special permit is authorized by the Village building regulations;
2. The special permit will not adversely affect the public health, safety or welfare nor the reasonable use of adjoining properties;

3. The special permit can be granted without substantial impairment of the intent and purpose of the building regulations; and

4. The special permit will not violate any covenant applicable to the subject property.

Accordingly, the requested special permit to construct a driveway apron in excess of fifteen (15) feet in width on private property is granted subject to the following conditions:

1. The driveway apron shall be constructed and maintained in accordance with the plans and specifications submitted for the record of this matter; and

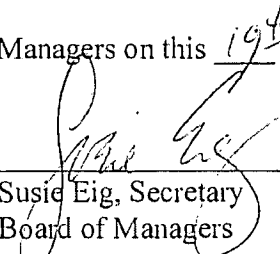
2. The applicants shall complete construction of the driveway apron on or before the 9th day of April, 2008.

The Chevy Chase Village Board of Managers hereby adopts the following Resolution:

BE IT RESOLVED by the Board of Managers of Chevy Chase Village that the Decision stated above be adopted as the decision as required by Section 8-12(d) of the Chevy Chase Village Code, and the Village Manager and/or his designee be and he is hereby authorized and directed to issue a building permit for the construction of the driveway apron, in accordance with this Decision, provided the same complies with all other applicable codes.

The foregoing Resolution was adopted by the Chevy Chase Village Board of Managers with the following members voting in favor: Susie Eig, Gail Feldman, Douglas B. Kamerow, Betsy Stephens, and David L. Winstead. Robert Jones and Peter Yeo were not present at the hearing in this matter and did not participate in this Decision.

I HEREBY CERTIFY that the foregoing Decision and Resolution were approved and adopted by the Chevy Chase Village Board of Managers on this 19th day of April, 2007.



Susie Eig, Secretary
Board of Managers

M U S E A R C H I T E C T S

Principals

STEPHEN MUSE FAIA
WILLIAM KIRWAN AIA

Associates

KUK-JA C. KIM AIA
R. WARREN SHORT AIA
JOHN M. THORP AIA

4/2/07

Tania Georgiou Tully
Historic Preservation Planner
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910

RE: HAWP Application for 3 Newlands Street, Chevy Chase, MD

Ms. Tully,

The Owners of the property at 3 Newlands Street would like to repair and rebuild (if necessary), their front steps. The current steps are not original to the house. They were in place at the time the Owners purchased the house.

The existing steps have brick treads and risers, w/ a brick wall cap on the end walls flanking the steps. These steps are uneven, of varying riser heights and depths. They are also built of a brick that is newer than the existing house and does not match the old brick used on the front walk. There is some cracking in the end walls that may require replacing these w/ new piers of the same design and footprint, should repair be unfeasible.

The Owner proposes to replace the top landing, treads and wall cap with 2 inch thick Bluestone. The risers will be old brick to match the front walk. The Owner has a stock of these available. We will also inset a landing of bluestone at the bottom of the steps to visually tie in the brick walk with the stone treads.

Please note that we have observed a similar stone tread / brick walk treatment at two houses across the street from the Owner's house. Please let us know if you have any questions or require further information.

Thank you,

Mary Beth Elliott, AIA

MUSE ARCHITECTS

MBE/emb

MUSE ARCHITECTS, PC 7401 WISCONSIN AVE STE 500 BETHESDA MD 20814 T.301.718.8118 F.301.718.8112

MUSEARCHITECTS.COM

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW OF FRONT OF HOUSE FROM SIDEWALK



Detail: DTL. VIEW OF FRONT ENTRY

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT VIEW OF EXISTING STEPS and WALK



Detail: VIEW OF EXISTING BOTTOM 'LANDING'

Existing Property Condition Photographs (duplicate as needed)



Detail: SIDE VIEW OF EXIST'G. STEPS



Detail: PARTIAL FRONT VIEW OF EXIST'G. STEPS

Existing Property Condition Photographs (duplicate as needed)



Detail: MISSING BRICK @ WALL CAP



Detail: CRACKED CONC CAP BELOW BRICK TOP @ END WALLS.

Existing Property Condition Photographs (duplicate as needed)



Detail: TOP OF EXISTING MCMY PIER



Existing Property Condition Photographs (duplicate as needed)

EX.
BLACK GUM
TREE



Detail: VIEW OF EXISTING BLACK GUM TREE AT EASTERN PROPERTY LINE
IN RELATION
TO HOUSE

EX.
BLACK GUM
TREE



Detail: VIEW OF REAR YARD AND BLACK GUM TREE ALONG
EASTERN EDGE OF PROPERTY, AS SEEN FROM DRIVEWAY.

Applicant: LIA FENDRICK FOR
MEGAN RUPP

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: PAVING TO BE ADDED TO DRIVEWAY IN FOREGROUND



Detail: VIEW TOWARDS GARAGE AND REAR PROPERTY LINE

Applicant: LILA FENDRICK FOR
MEGAN RUPP

Page:

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		

447039
416889

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.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
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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.

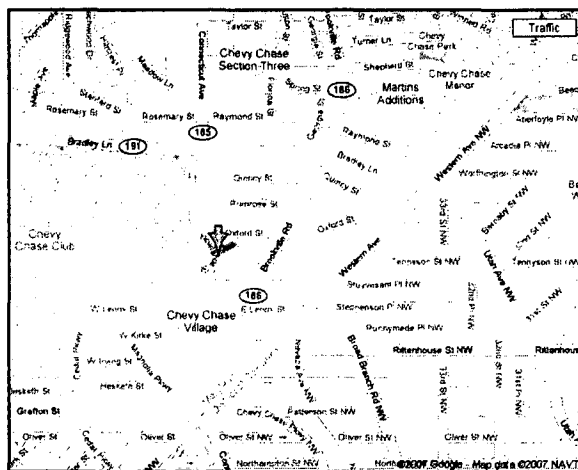
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PROPOSAL:

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 or 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.

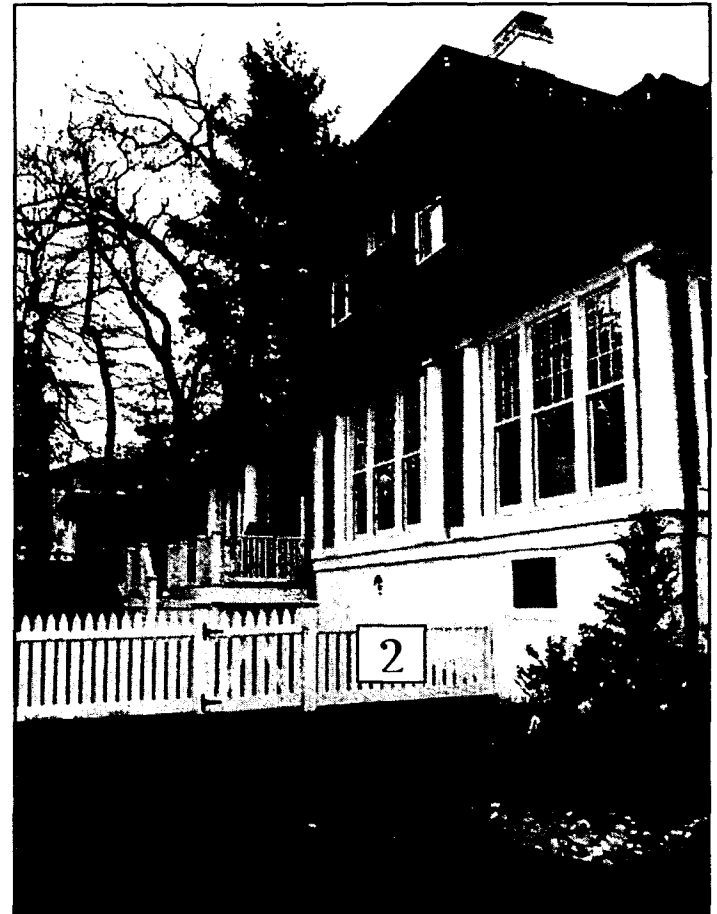
STAFF RECOMMENDATION:

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*;

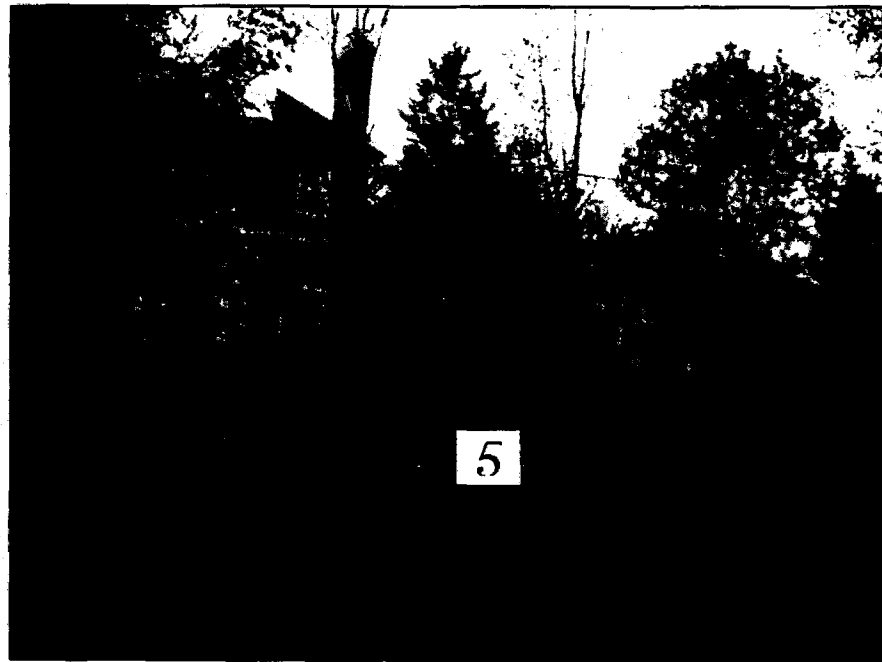
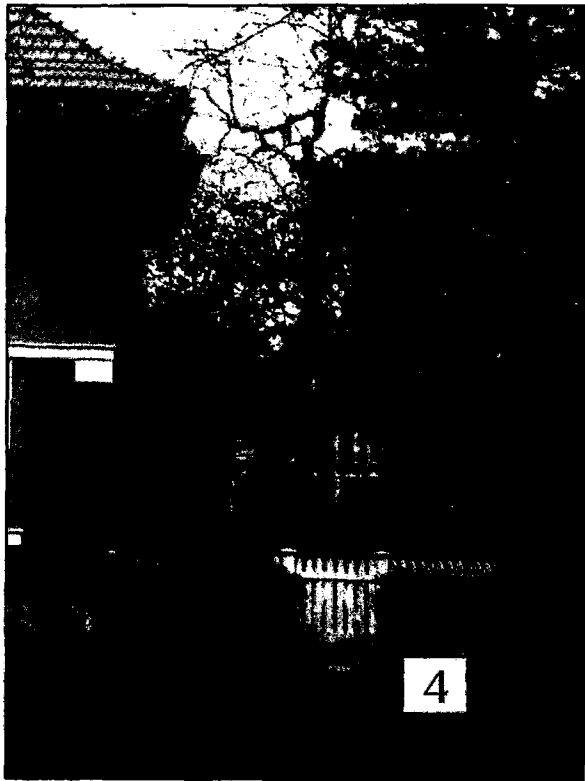
and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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 + Megan Rupp Street Chevy 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:
- | | | | | | | | | |
|---|---|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Stab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> 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: _____



**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**

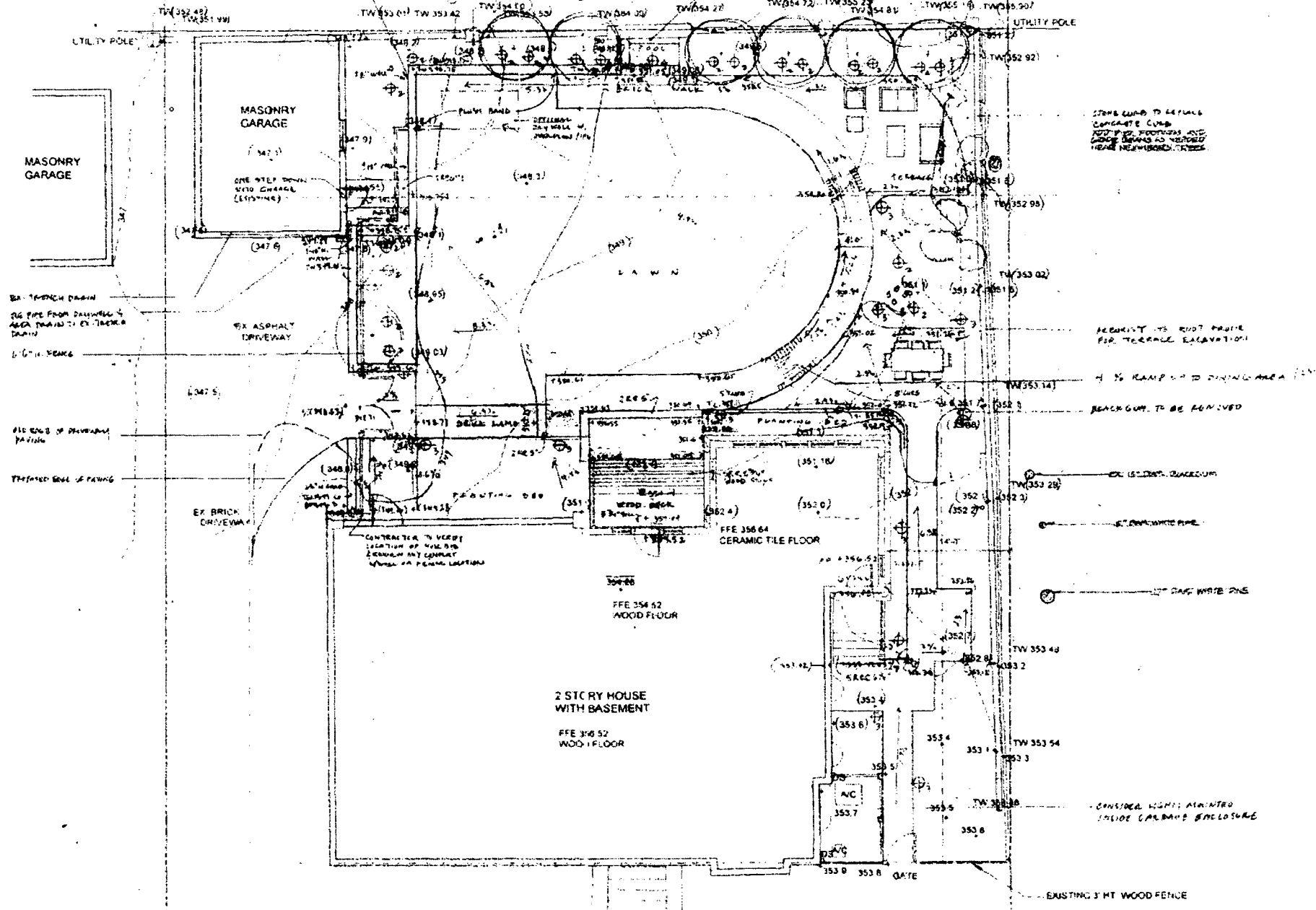
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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

ADJUST LOCATION OF WALL
AS REQ'D AFTER FIELD
LOCATION OF TREE & REVIEW
W/ARCHITECT

CONCRETE POOL RELOCATED



STONE CURB TO RETAIN
CONCRETE CURB
RELOCATED. RELOCATED AND
CONCRETE CURB TO BE RELOCATED
NEAR NEIGHBORING DRIVE

SECURITY TO ROOT PROOF
FOR TERRACE EXCAVATION

4 1/2" RAMP UP TO DINING AREA

BACKOUT TO BE ADJUSTED

EX. 1 1/2" DIA. BLACK OIL

EX. 1 1/2" DIA. WHITE PIPE

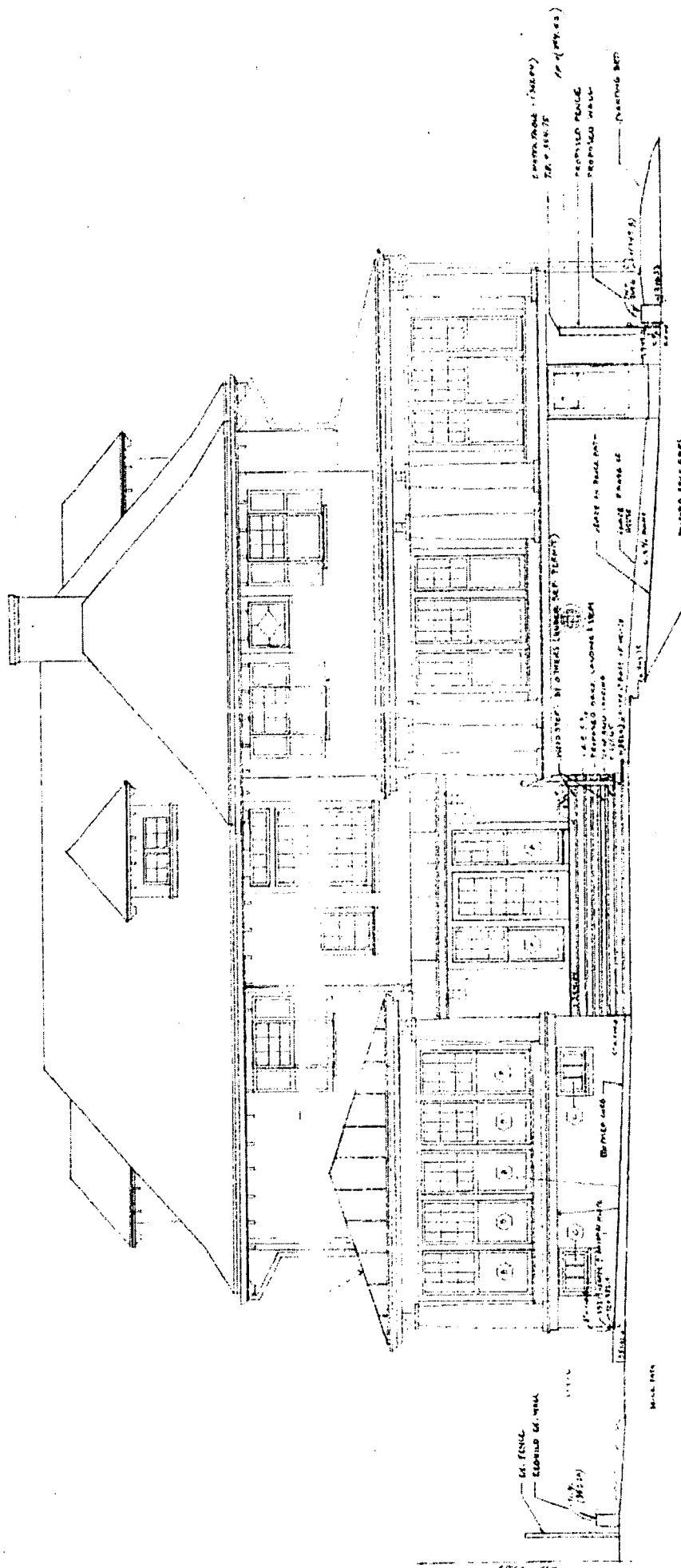
EX. 1 1/2" DIA. WHITE PIPE

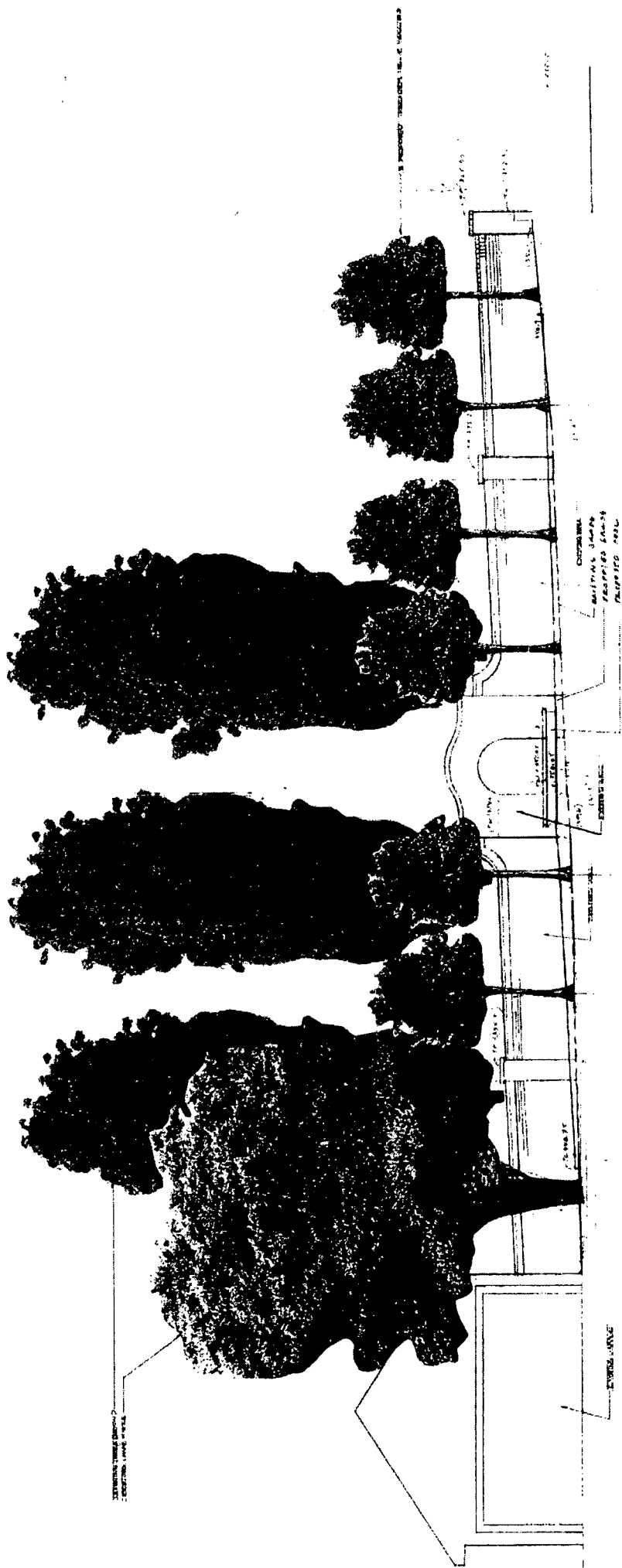
CONSIDER LIGHTS INSTALLED
INSIDE GARAGE ENCLOSURE

EXISTING 3 HT WOOD FENCE

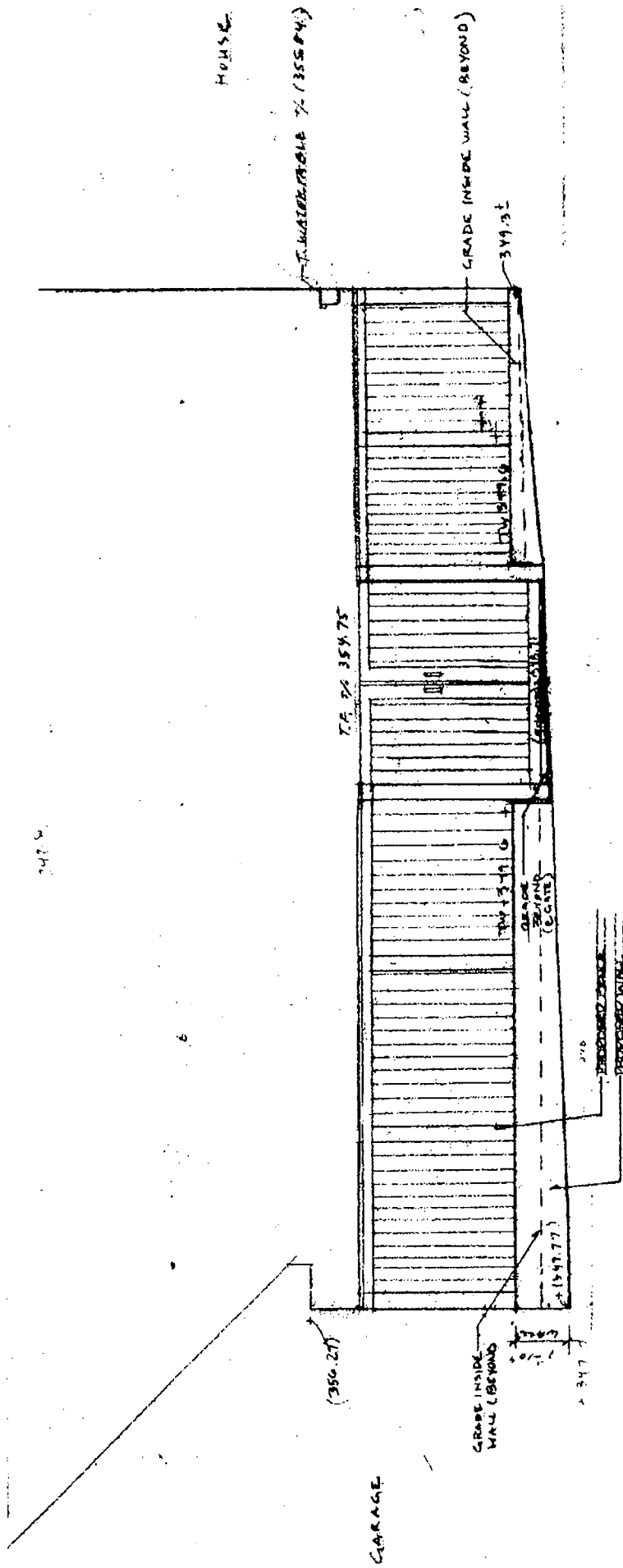
OPTION 4

Handwritten circled number '17'





(B)



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.

Page: 6

(15)

Existing Property Condition Photographs (duplicate as needed)



Detail: View of Garage, Looking East, from Driveway



Detail: View Towards Northeast Corner of Rear Garden

Applicant: Ula Fendrick for
Megan Repp

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 Repp

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
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