

8 Newlands Street, Clay Chase
(HPC Case No # 35/13-08 W)
Clay Chase Village Historic District

STAMPED PLANS
IN MAIN OFFICE



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: September 25, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JDS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #494641

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with the following condition** at the September 24, 2008 meeting.

1. The applicants will include a door and window schedule on the permit set of plans.

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: Christopher Dunn & Christine Vaughn

Address: 8 Newlands Street, 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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





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

DPS - #8

J

App 494641

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Greg Wiedemann / Gaby Castillo
Daytime Phone No.: (301) 652-4022

Tax Account No.: 00456137
Name of Property Owner: Christopher A. Dunn / Christine L. Vaughn Daytime Phone No.: (301) 652-6855
Address: 8 Newlands Street Chevy Chase, MD 20815
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Greg Wiedemann Daytime Phone No.: (301) 652-4022

LOCATION OF BUILDING/PREMISE

House Number: 8 Street: Newlands Street
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: 10 + 11 Block: 47 Subdivision: Chevy Chase Section II
Liber: 7897 Folio: 766 Parcel: _____

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 (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 800,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 6 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: _____ Date: 9/3/08

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 9/25/2008
Application/Permit No.: 494641 Date Filed: _____ Date Issued: _____

DOOR SCHEDULE
Vaughn/Dunn Residence

SYMBOL	LOCATION	TYPE	DESCRIPTION	DOOR SIZE	HARDWARE
BASEMENT					
				W x H	
OO1	Guest Bedroom (OO4)	Birch Veneer Lumber Core Solid Core Door	Interior Solid <u>Flush</u> Wood Door, 1-3/4" Thick, Paint Grade.	2' 8" x 6' 8"	Passage
OO2	Guest Bath (OO3)	Birch Veneer Lumber Core Solid Core Door	Interior Solid <u>Flush</u> Wood Door, 1-3/4" Thick, Paint Grade.	2' 6" x 6' 8"	Passage
OO3	Guest Bath (OO3)	Shower Door	Frameless Glass Shower Door	2' 4" x 6' 0"	Shower
OO4	Laundry Room (OO6)	Birch Veneer Lumber Core Solid Core Door	Interior Solid <u>Flush</u> Wood Door, 1-3/4" Thick, Paint Grade.	2' 8" x 6' 8"	Passage
OO5	Mechanical Room (OO8)	Birch Veneer Lumber Core Solid Core Door	Interior Solid <u>Flush</u> Wood Door, 1-3/4" Thick, Paint Grade,	2' 8" x 6' 8"	Passage
OO6	Storage Room (OO7)	Birch Veneer Lumber Core Solid Core Door	Interior Solid <u>Flush</u> Wood Door, 1-3/4" Thick, Paint Grade, Jamb: 4-1/2"	2' 8" x 6' 8"	Passage
FIRST FLOOR					
1O1	Kitchen (1O1)	Marvin WIFD 2668 Exterior Wood Inswing French Door	Finish: Primed Interior & Exterior. SDL: 7/8" w/internal spacer bar. Glazing: <u>Tempered</u> Insulating Glass w/Low E II and Argon. Lite Pattern: 2W 5H. Hinge: X-L. Jamb: 4-1/2".	2' 6" x 6' 8"	Baldwin Entry w/Deadbolt
1O2	Family Room (1O2)	Marvin WIFD 4068 Exterior Wood Inswing French Door	Finish: Primed Interior & Exterior. SDL: 7/8" w/internal spacer bar. Glazing: <u>Tempered</u> Insulating Glass w/Low E II and Argon. Lite Pattern: 2W 5H. Hinge: XX-R. Jamb: 4-1/2".	2' 0" x 6' 8" Each Door	Marvin Multi-point
1O3	Family Room (1O2)	Marvin WIFD 4068 Exterior Wood Inswing French Door	Finish: Primed Interior & Exterior. SDL: 7/8" w/internal spacer bar. Glazing: <u>Tempered</u> Insulating Glass w/Low E II and Argon. Lite Pattern: 2W 5H. Hinge: XX-R. Jamb: 4-1/2".	2' 0" x 6' 8" Each Door	Marvin Multi-point
1O4	Family Room (1O2)	Marvin WIFD 4068 Exterior Wood Inswing French Door	Finish: Primed Interior & Exterior. SDL: 7/8" w/internal spacer bar. Glazing: <u>Tempered</u> Insulating Glass w/Low E II and Argon. Lite Pattern: 2W 5H. Hinge: XX-R. Jamb: 4-1/2".	2' 0" x 6' 8" Each Door	Marvin Multi-point

DOOR SCHEDULE
Vaughn/Dunn Residence

SYMBOL	LOCATION	TYPE	DESCRIPTION	DOOR SIZE	HARDWARE
105	Powder Room (105)	Wood Harbor "Charleston" C4-10 Raised Panel Door	Interior 4 Panel Solid Wood Pocket Door, 1-3/8" Thick. "Standard" Raised Panel with "Double Hip" Sticking Profile. Paint Grade. Jamb: 5-1/2"	2' 0" x 6' 8"	Pocket Jamb Bolt, Edge Bolt and Flush Bolt
106	Existing Dining Room (106)	Existing (Refinish)	Interior 6 Panel Solid Wood Door, Paint Grade. Jamb: Existing	2' 8" x 7' 6" +/- Existing, V.I.F.	Refurbish Existing
SECOND FLOOR					
201	Bathroom 1 (203)	Existing (Refinish)	Interior 4 Panel Solid Wood Door, Paint Grade. Jamb: Existing.	2' 8" x 6' 8"	Privacy w/Thumbturn
202	Master Bedroom (207)	Reuse Existing (Refinish)	Interior 4 Panel Solid Wood Door. Paint Grade. Jamb: Existing.	2' 8" x 6' 8"	Refurbish Existing
203	Master Bath (205)	Wood Harbor "Charleston" C4-10 Raised Panel Door	Interior 4 Panel Solid Wood Pocket Door, 1-3/8" Thick. "Standard" Raised Panel with "Double Hip" Sticking Profile. Paint Grade. Jamb: 6-1/2".	2' 8" x 6' 8"	Pocket Jamb Bolt, Edge Bolt and Flush Bolt
204	Master Bath (205)	Wood Harbor "Charleston" C4-10 Raised Panel Door	Interior 4 Panel Solid Wood Pocket Door, 1-3/8" Thick. "Standard" Raised Panel with "Double Hip" Sticking Profile. Paint Grade. Jamb: 6-1/2".	2' 0" x 6' 8"	Passage Pocket
205	Master Bath (205)	Shower Door	Frameless Glass Shower Door	2' 4" x 6' 4"	Shower
206	Walk-In Closet (208)	Wood Harbor "Charleston" C4-10 Raised Panel Door	Interior 4 Panel Solid Wood Pocket Door, 1-3/8" Thick. "Standard" Raised Panel with "Double Hip" Sticking Profile. Paint Grade. Jamb: Existing.	2' 8" x 6' 8"	Passage Pocket
SHED					
301	Shed (301)	Simpson or Other Raised Panel Door	Exterior 2 Raised Panel Solid Wood Door, 1-3/4" Thick. Active leaf on right (exterior). Paint Grade. Jamb: 6-1/2".	2' 6" x 6' 8" Each Door	Baldwin Entry w/Flush Bolt & Deadbolt
GENERAL NOTES					
<p>1. See Section 8.050 of Specifications for Hardware Sets 2. All doors to be primed and painted. 3. G.C. to verify all wall dimensions.</p>					

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8 Newlands Street, Chevy Chase	Meeting Date:	9/24/2008
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	9/17/2008
Applicant:	Christopher Dunn & Christine Vaughn (Greg Wiedemann/Gaby Castillo, Architects)	Public Notice:	9/10/2008
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-08W	Staff:	Josh Silver
PROPOSAL:	Rear addition, shed construction and other alterations		

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application with the following condition:

1. The applicants will include a door and window schedule on the permit set of plans.

BACKGROUND

On July 9, 2008 the HPC provided feedback at a Preliminary Consultation to the applicants on their proposal for a rear addition, shed construction and landscape alterations at the subject property. The HPC unanimously supported the proposal stating the proposed modifications were well integrated and in scale with the historic massing and setting of the property. The HPC instructed the applicants to return for a HAWP without making any revisions to their plans. (See attached transcript Circle 59).

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Dutch Colonial Revival
DATE OF CONSTRUCTION: 1892-1916

The house is a 2-story, four-bay dwelling, with a gambrel roof that is detailed by a broad shed roof dormer on the front elevation. The house contains three French doors on the 1st story and 6/6 double-hung windows on the 2nd story front elevation. The house is clad with aluminum siding which covers the original beveled wood siding. Both the main roof and dormer are sheathed with copper shingles

The subject property contains several existing modifications as a result of two remodeling efforts. Between 1985-87 a porch was removed from the southeast (rear) corner of the house, and in 1990 the current owners constructed a side addition on the west elevation, which now serves as the main entry to the house and removed the original wooden shutters from all elevations of the house.

A small non-historic log cabin playhouse is located at the southwestern corner of the property.

HISTORIC CONTEXT

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.

PROPOSAL:

The proposed architectural and landscape modifications at the subject property remain identical to what the HPC reviewed at the preliminary consultation hearing in July 2008 with the exception of the three minor changes identified below in *italics*:

Front (north) Elevation

- Install wooden louvered shutters on the existing 2nd story windows to match the attached historic photograph
- Remove the existing (non-original) tile flooring from the front porch and install blue-grey flagstone in the same location.

Rear (south) Elevation

- Remove a small 1 story, non-historic (c1980) addition from the south (rear) elevation of the house, and construct a new 1 story slightly larger addition utilizing the same location. The proposed addition includes the installation of three wooden simulated divided light French doors and one wooden lattice panel.
- Construct a new single story porch. The proposed porch will begin at the proposed rear addition and extend across the length of the 1st story historic massing
- Remove four 6/6 double-hung windows and install two wooden double-hung simulated divided light windows and two wooden simulated divided light casement windows on the 2nd story
- Lower the sash of an existing Palladian window to accommodate the new porch roof
- Install a new skylight on the rear southeastern corner of the roof.

Left Side (east) Elevation

- Install a wooden simulated divided light door and standing seam copper colored metal shed roof
- Install four simulated divided light casement windows
- Install wooden louvered shutters on the existing 1st and 2nd story windows to match the attached historic photograph
- Install three sections of wooden panels at the 1st story corner of the east elevation. *Install three sections of Medium Density Overlay panels at the 1st story corner of the east elevation. The proposed panels will be setback 2" from the plane of the house.*

Right Side (west) Elevation

- Install wooden louvered shutters on the existing 1st and 2nd story windows to match the attached historic photograph

Fence Installation, Shed Construction and tree removal

- Install a new wooden fence along the east and south property lines. The proposed fence will be located behind the rear plane of the house
- Replace an existing wooden fence (*in-kind*) on the east and west sides of the house.
- Remove an existing log cabin playhouse from the southwest corner of the rear yard and construct a new shed in the same location with ***board and batten siding and an asphalt shingle roof***
- ***Remove five trees*** from the property. (*The proposed tree removal has been reviewed and approved by the Chevy Chase Village arborist*).

APPLICABLE GUIDELINES

When reviewing alterations 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 ***Chevy Chase Village Historic District Master Plan – Expansion***, approved and adopted in August 1997, ***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 as follows:

Chevy Chase Village Historic District Master Plan

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny. These terms are defined as follows:

“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.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

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 very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Fences should be subject to moderate scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the streetscape, it should be subject to moderate scrutiny for contributing resources.

Sheds should be subject to moderate scrutiny if they are not visible from the public right-of-way, lenient scrutiny if they are not.

Skylights should be subject to strict scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.

Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, 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.

STAFF DISCUSSION

Staff supports the proposed architectural and landscape modifications at the subject property. The proposed rear elevation modifications will not be visible from the streetscape of the historic district and include materials that are consistent with the historic massing. The proposed east elevation modifications are well integrated and are in keeping with the character of the historic massing and will have minimal impact on the streetscape of the historic district.

The proposed work cumulatively is consistent with the *Guidelines* and *Standards* for new construction and landscape alterations to a contributing resource within the Chevy Chase Village Historic District. The proposed modifications will not destroy historic materials, features, and spatial relationships that characterize the property. *Staff is recommending that the HPC approve this HAWP application with the conditions specified on Circle 1.*

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the condition specified on Circle 1** 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 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

494641

Contact Person: Greg Wiedemann / Gaby Castillo
Daytime Phone No.: (301) 652-4022

Tax Account No.: 00456137
Name of Property Owner: Christopher A. Dunn / Christine L. Vaughn Daytime Phone No.: (301) 652-6855
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1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
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1B. Construction cost estimate: \$ 800,000

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 6 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] Signature of owner or authorized agent 9/3/08 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 494641 Date Filed: _____ Date Issued: _____

WIEDEMANN ARCHITECTS LLC

ARCHITECTURE
PLANNING
INTERIORS

Gregory Wiedemann AIA

Vaughn Dunn Residence
8 Newlands Street
Chevy Chase, Maryland
24 September 2008
Page 1 of 5

HISTORIC AREA WORK PERMIT APPLICATION

For the addition and renovation of 8 Newlands Street, Chevy Chase, Maryland 20815

The following is information to supplement the Application for Historic Area Work Permit for the renovation and addition to 8 Newlands Street. We are the architects for the Owner, Christine Vaughn and Christopher Dunn.

1. WRITTEN DESCRIPTION OF PROJECT (NARRATIVE A):

(a) Brief History of House:

Based on the information in the Maryland Department of Assessments and Taxation for Montgomery County, the house at 8 Newlands Street is believed to have been built in 1913. The Report of Title issued to the current owners by the Chicago Title Insurance Company shows that the land was first sold by the developer, the Chevy Chase Land Company, on July 8, 1907, to Jefferson Davis Thompson of the District of Columbia. In 1911, the land was bought by Lucien Clark. After his death in 1923, his widow, Emma Clark, added their two daughters to the title in 1923. Members of the Clark family owned the property until May, 1936, when daughters Alice M. Clark and Ruth C. Clark sold the property to James M. Johnston, Jr., who died in 1981.

The original house with a copper shingle roof was built as a Dutch Gambrel with a 1 story covered porch along the front, beveled wood siding on the exterior and a brick foundation. According to the 1916 Sanborn Atlas, it appears that the original house had some type of porch on the southeastern rear façade, as well as a bay window on the southwestern rear façade. The atlas also depicts a garage at the southeast corner of the rear property. A photograph of the house included in a 1916 Real Estate pamphlet for Chevy Chase homes shows that the original house had operable window shutters across the entire second story front dormer. The original entrance to the house was located on the west façade, and led to a central entry hall with the Living Room, Kitchen and Stair Hall adjacent to it. The original wood windows are single-pane double hung style.



Vaughn Dunn Residence
8 Newlands Street
Chevy Chase, Maryland
24 September 2008
Page 2 of 5

On May 1, 1985 James M. Johnston III, Trustee pursuant to the Will of James M. Johnston, Jr., sold the property to Edward H. Willis, Jr. and Susan Hayes Willis. Between May 1985 and July 1987, the Willis family remodeled the house, with significant changes to the south east corner. The Willis' remodeled the entire Kitchen, renovated the Master Bathroom and adjoining hall bath, and patched the exterior aluminum siding then on the house. Aluminum siding had been placed over original beveled wood siding of similar 8" exposure some years earlier. As part of the modifications, storm windows were added to the original wood windows. It is unclear when the rear garage was removed, but it was not evident in 1987.

On September 1987, Christine L. Vaughn and Christopher Dunn, the current Owners, purchased the property. In 1990, an entry addition was constructed on the west façade, thus eliminating the inconspicuous main entry. The 1990 addition was a one-story Dutch Gambrel with standing seam copper roof, containing an entry and coat closet. The new entry faces the street, making the front door more apparent from the approach to the house. The 1990 addition has beveled wood siding that matches the existing 8" exposure and incorporates wood columns similar in style to the original masonry columns on the front porch. The current owners removed the existing wood louvered shutters when the trim was painted 7 to 10 years ago and intended to replace them.

(b) Description of proposed project:

The proposed project involves a modest addition and a partial renovation of the basement and southeast corner of the historic house, areas of the residence that were modified by the prior renovation in the 1980's.

We are proposing to remove a small 1980's addition on the southern rear façade of the existing 1913 house and to replace it with a more sympathetic rear addition that maintains the original character of the house. Our intention is to mirror the front porch of the house to the rear of the house, thus completing the existing Dutch gambrel roof on the rear. The modest addition will accommodate an expanded kitchen/family room and a powder room on the first floor.

We are also proposing to remove the existing aluminum siding on the entire house, and to restore and/or replace the original beveled wood siding to match the historic material. All new windows will be wood with simulated divided lite. All existing wood trim, moldings and casing will be repaired, restored and repainted. Existing copper shingle roof shall remain in unaffected areas. On the addition, the new roof will be custom pre-patina copper shingle to match the existing roof. New painted wood louvered shutters will be added to windows on the front and side façades. All shutters will have operable hardware.

The proposed project also includes the removal of an existing log cabin playhouse in the southwest corner of the property. The playhouse will be replaced with a small storage shed of similar size and location. The shed will have painted board and batten siding and a fiberglass shingle roof.

Vaughn Dunn Residence
8 Newlands Street
Chevy Chase, Maryland
24 September 2008
Page 3 of 5

Along the east side of the house, a new side entry is proposed with a modest projecting roof. The roof shall be standing seam copper roof, similar to the 1990 addition. The areaways along the east side of the residence will be reconstructed to afford proper emergency egress from the lower level.

On the first floor, the new addition will include a renovated kitchen and family room. A narrow winding stair to the basement will be replaced with a new stair below the main stair of the house. The powder room, which is currently accessed from the area below the stair will be located off the new basement stair landing. Work to the basement will include a new laundry room, waterproofing and restoration of existing brick walls. The second floor will not change in footprint, but will be partially renovated. The master bathroom, master bedroom and hall bath, all of which were completely modified in the 1980's, will be renovated. We also plan to update the house's HVAC system and electrical wiring in affected areas and place the electrical and telephone lines, that are so evident on the rear façade, below grade.

2. SITE PLAN/LANDSCAPE PLAN

See attached Site Plan and Landscape Plan depicting the house location, and other site improvements. Refer to drawings prepared by Lila Fendrick for landscape and site improvements.

3. PLANS AND ELEVATIONS

See two (2) copies of the required plans and elevations, depicting the existing conditions and the proposed modifications.

List of Drawings attached:

1. X-0 – Existing Site Plan
2. X-1 – Existing First Floor Plan
3. X-2 – Existing Second Floor Plan
4. X-3 – Existing Rear (South) Elevation
5. X-4 – Existing Side (East) Elevation
6. X-5 – Existing Front (North) Elevation
7. X-6 – Existing Side (West) Elevation
8. C1.0 – Coversheet with Site Plan
9. A1.1 – Proposed First Floor Plan
10. A1.2 – Proposed Second Floor Plan
11. A2.1 – Proposed Rear (South) Elevation
12. A2.2 – Proposed Side (East) Elevation
13. A2.3 – Proposed Front (North) Elevation
14. A2.4 – Proposed Side (West) Elevation
15. A2.5 – Proposed Shed Plan and Elevations

Vaughn Dunn Residence
8 Newlands Street
Chevy Chase, Maryland
24 September 2008
Page 4 of 5

4. MATERIALS SPECIFICATIONS

The following is a description of the proposed materials for the project.

Exterior Siding:

The existing aluminum siding will be removed on the entire house to expose the original beveled wood siding with 8" exposure. If the original siding is in good condition, it will be restored and repainted. In areas where the original siding is not repairable, it will be replaced with painted cedar siding to match the original historic siding.

The addition will have painted wood paneling on three sides, creating a sense of a characteristic enclosed porch. Wood columns, similar in proportion to the front porch columns will be used on the rear addition and the Dutch gambrel roof will be completed on the rear.

The proposed shed located at the southwest corner of the property will have painted board and batten siding.

Wood Shutters:

New painted louvered shutters will be added on three sides of the house; the front and side elevation windows. All shutters will have operable hardware. Based on photographic evidence, we believe the original house had operable louvered shutters which were removed during the 1980's renovation. An existing louvered shutter with hardware was found on the property which is believed to be original.

Foundations:

The existing historical house has brick foundations which will remain; except for a portion on the rear of the house which will be removed for the new addition. The foundation of the new addition will be CMU block with brick veneer.

Exterior Trim:

The existing historic trim on the original house will remain. All new exterior trim will be painted Spanish Cedar, in profiles similar to the existing house as depicted on the elevations. In the addition paneling, painted Spanish Cedar flat trim with painted moulding will be used at the recess panels.

Windows:

All the original single pane windows on the historic house will remain and will be restored. Windows and the door that were part of the 1980's renovation/addition will be removed and replaced with new windows and doors, as indicated on the attached drawings. The rear Master Bath dormer windows will be replaced with new wood double hung windows, similar to the existing dormer windows. Smaller casements will be added in the rear, similar in scale to the existing windows. All new windows will be painted wood double hung and casement windows

Vaughn Dunn Residence
8 Newlands Street
Chevy Chase, Maryland
24 September 2008
Page 5 of 5

with simulated divided lite and insulated glass, which clearly identify the new windows from the historic. The mullion patterns of the existing and proposed windows are shown on the attached drawings.

Roofing:

The existing copper shingle roof on the original house will remain. The existing copper shingle on the 1980's addition in the rear shall be removed and salvaged for reuse in patching of the original roof. The new addition will have a new copper shingle roof that will match the original copper shingle roof in color, size and pattern. The new side entry porch roof shall be standing seam copper roof, similar to the 1990 addition. The roof of the proposed shed will be fiberglass shingle. All new roof flashing, gutters and downspouts will be copper, except at the shed which shall be painted aluminum. New gutters and downspouts will be in profiles similar to the existing.

5. PHOTOGRAPHS

See attached required photographs, labeled as requested.

6. TREE SURVEY

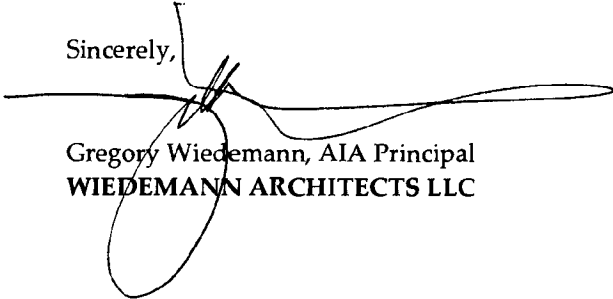
See attached Site Plan for a tree survey and Landscape Architect drawings for proposed landscape. Refer to drawings prepared by Lila Fendrick for landscape and site improvements.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

See attached Adjacent and Confronting Properties Lost of Owners

On behalf of Christine Vaughn and Christopher Dunn, we respectfully submit these materials for your review and approval. If you have any questions concerning our application, please contact me at 301.652.4022.

Sincerely,



Gregory Wiedemann, AIA Principal
WIEDEMANN ARCHITECTS LLC



HISTORIC AREA WORK PERMIT APPLICATION

For Landscape Work at 8 Newlands Street, Chevy Chase, Maryland

The following is information to supplement the Application for Historic Area Work Permit for the site of 8 Newlands Street. We are the landscape architects for the Owners, Christine Vaughn and Christopher Dunn.

1. WRITTEN DESCRIPTION OF PROJECT (NARRATIVE B):

(a) Brief History of Landscape:

The site is densely planted garden with a varied plant palette of native trees such as southern and sweetbay magnolias, blackgums and white oaks, serviceberries, and non-native trees such as Foster hollies and cryptomerias, most of which were planted in 1990. Existing walks of flagstone (laid in 1990) and a brick porch floor on the long porch to the north (street) side of the house have settled or heaved because of adjacent tree roots or age of installation and need to be reset. Fence posts and sections of picket fencing need to be replaced due to rot as part of a project to update and restore the house and its garden.

(b) Description of Proposed Project:

The landscape plan addresses the modifications to the house proposed by Wiedemann Architects and the integration of those modifications to the existing garden. The proposed change to the rear elevation necessitates a new terrace to be built, centered on the new kitchen bay. An existing fence and gate off the southeast corner of the house will be lifted and reset, with minor modifications to the existing fence and gate, to align to the new house corner and to accommodate the depth of the new window wells along the east side. One panel of existing double-sided picket fencing along the east property line, to the street side of the repaired/reset fence and gate panel, will be modified, to accommodate the new location of fence/gate panel extending off the southeast house corner. The addition of window wells on the east side of the house, and the detailing of the walkway acting as a coping for part of the window wells, requires the lifting and resetting of the path on the east side of the house.

Additionally, there will repairs to existing construction. Parts of the existing paths on the west and south sides of the house and at the landing by the driveway which have settled or cracked will be lifted and reset. Paving at the front porch will be replaced to cover repairs to the cracked concrete slab. Existing picket fencing on the west side of the house will be rebuilt to match existing, due to rot. An existing picket fence enclosure around air conditioners at the rear of the house will be rebuilt to match existing; the fencing heaved out of the ground due to roots of an adjacent large hemlock.

New construction will include a landscape timber well for two air conditioners in the back yard, set 7'-0" off the west side property line.

2. SITE PLAN/LANSCAPE PLAN

See attached Site Plan/Landscape Plan depicting the site improvements.

3. PLANS AND ELEVATIONS

See two (2) copies of the required plans, depicting the existing conditions and the proposed modifications.

List of Drawings attached:

1. L-1 – Existing Conditions & Tree Survey Plan
2. L-2 – Site Demolition & Transplanting Plan
3. L-3 – Site Plan/Landscape Plan
4. L-4 – Grading & Drainage Plan
5. L-5 – Tree Preservation Plan
6. L-5A – Detail Reference Plan
7. L-6 – Masonry Details
8. L-6A – Masonry Details
9. L-7 – Fence Details
10. L-7A – Fence & Miscellaneous Details
11. L-8 – Paving Pattern Plan
12. L-9 - Elevations

5. MATERIAL SPECIFICATIONS

The following is a description of the proposed materials for the project:

Site Walls:

The air conditioning well wall will be built of 6" x 6" pressure treated landscape timbers. It will be screened by future plantings.

Paving:

Areas of cracked and settled flagstone paving in walkways on the west and south side of the house will be reset re-using the owners' flagstone, and will be laid in a random rectangular pattern, to match existing.

The walkway on the east side of the house will be relaid using the owners' 2'-0" x 3'-0" natural cleft flagstone.

The paving on the front porch will be natural cleft flagstone laid in a random rectangular pattern, banded by 1 ½" thick x 12" wide select Pennsylvania bluestone with a natural cleft finish (top) and a flamed finish on all exposed sides. A brick riser will be installed. The bricks will match the existing bricks at the front portico and front steps.

The rear terrace will be built of natural cleft flagstone, laid in a random rectangular pattern. It will be banded by a 1 ½" thick x 12" wide band of select Pennsylvania bluestone with a natural cleft finish (top) and flamed finish on all exposed sides..

The paving at the rear façade porch will be natural cleft flagstone laid in a random rectangular pattern, bordered by 12" x 1 ½" thick select Pennsylvania bluestone with natural cleft finish (top) and flamed finish on all exposed sides.

The landing off the east kitchen door will be paved with natural cleft flagstone, bordered by 1 ½" thick x 12" select Pennsylvania bluestone with natural cleft finish (top) and flamed finish on all exposed sides. The riser will be made of brick; the brick will match existing at the front landing and steps.

Fencing:

Picket fencing extending from the rear western porch to the west property line will be rebuilt to match existing. It will be built of western red cedar.

One panel of double-sided picket fencing at the east side of the property line will be repaired or replaced to match existing. If the latter it will match the existing double-sided picket fencing and be built of western red cedar.

Fencing and gate extending off the southeast corner of the house will be lifted prior to construction, repaired, and re-installed. Any new pickets or rails will be built of western red cedar.

New board fencing to be built behind the house along the east and south property lines will be built of western red cedar. It will be made of 1" x 6" boards with a plain top and bottom rail. Post caps will match the post caps on the existing picket fencing.

6. TREE SURVEY

See attached Existing Conditions/Tree Survey for a tree survey.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS:

See List of Adjacent and Confronting Properties List of Owners prepared by Wiedemann Architects.

On behalf of Christine Vaughn and Christopher Dunn, we respectfully submit these materials for your review and approval. If you have any questions concerning our application, please contact me at (301) 907-7700.

Sincerely,



Lila Fendrick, ASLA

Lila Fendrick landscape architecture & garden design

6904 West Avenue

Chevy Chase, Md. 20815

(301) 907-7700

**8 Newlands Street
Chevy Chase, MD 20815**

Adjacent and Confronting Property Owners

Jack C. and Marie A. Murphy
6 Newlands Street
Chevy Chase, MD 20815

Edward and Merriellou Symes
10 Newlands Street
Chevy Chase, MD 20815

Byron E. and Mary L. Anderson
5 Newlands Street
Chevy Chase, MD 20815

Paul and Robin Perito
7 Newlands Street
Chevy Chase, MD 20815

Darwin Curtis
13 East Melrose Street
Chevy Chase, MD 20815

Eugene and Sonya Flanagan
11 East Melrose Street
Chevy Chase, MD 20815

Alan Berlow and Susan Blaustein
9 East Melrose Street
Chevy Chase, MD 20815

09/24/2008

Site Plan and Elevations



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PROJECT

VAUGHN/DUNN RESIDENCE
8 NEWLANDS STREET
CHEVY CHASE, MD 20815

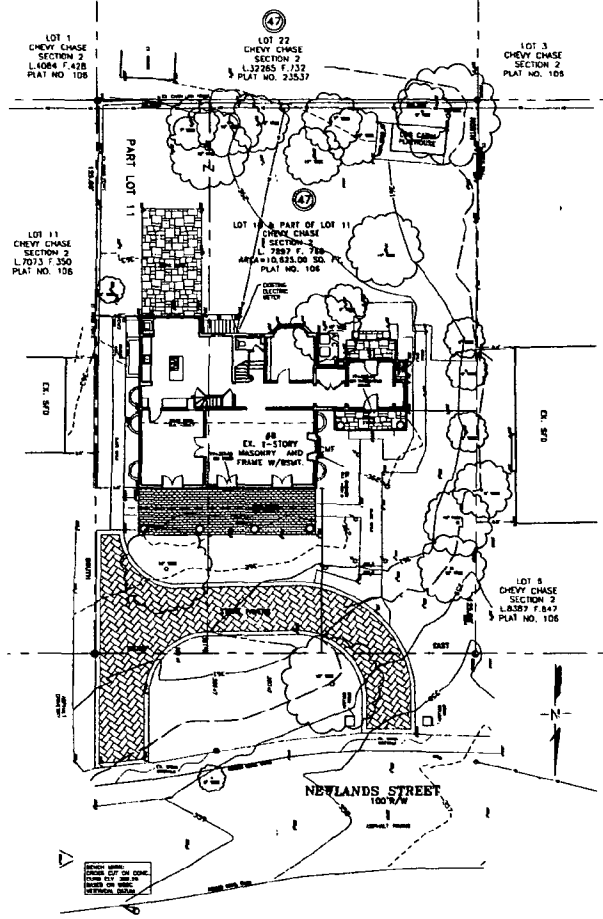
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PERMIT HEARING:
SEPTEMBER 24, 2008

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SHEET

X-0



1 EXISTING SITE PLAN
X-0 SCALE: 1/16" = 1'-0"

17

SQUARE FOOTAGE CALCULATIONS

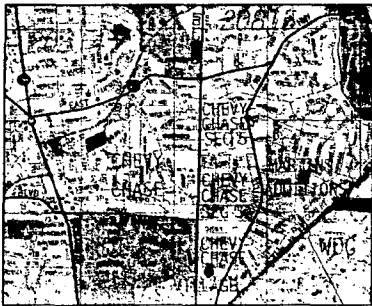
BASEMENT	
ADDITION	123.87 sq. ft.
RENOVATION	1189.81 sq. ft.
FIRST FLOOR	
ADDITION	102.01 sq. ft.
RENOVATION	510.15 sq. ft.
EXISTING	715.55 sq. ft.
EXISTING PORCHES	491.60 sq. ft.
NEW PORCH	86.62 sq. ft.
NEW SHED	132.52 sq. ft.
SECOND FLOOR	
RENOVATION	701.38 sq. ft.
EXISTING	697.15 sq. ft.

ZONING SUMMARY

8 NEWLANDS STREET
CHEVY CHASE, MARYLAND 20815
CHEVY CHASE VILLAGE

ZONING: R-60
LOT DESCRIPTION: LOT 10 AND PART OF LOT 11;
BLOCK 47, SECTION 2
LOT AREA: 10,625 SQ. FT.
YEAR HOUSE BUILT: 1913

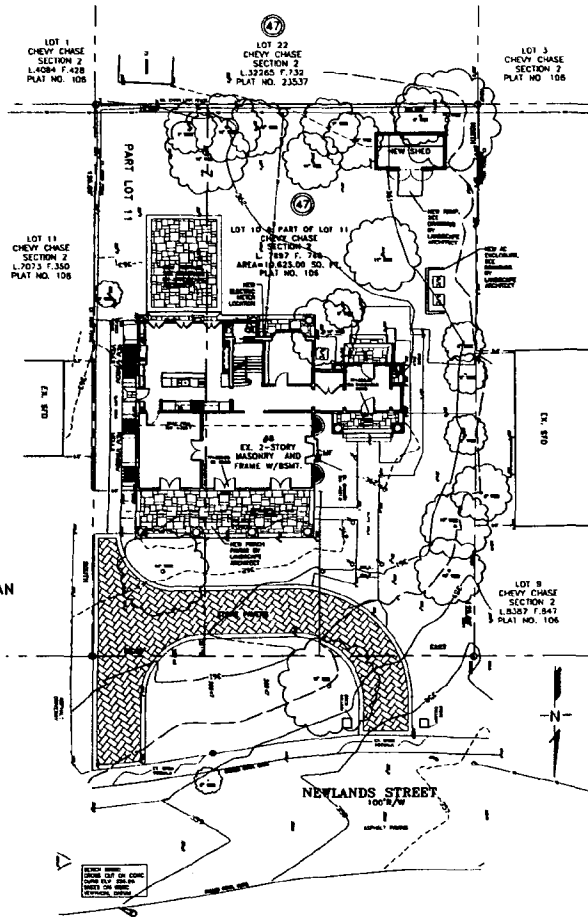
SETBACKS:
FRONT YARD: 25' MIN.
SIDE YARD: 7' MIN.
REAR YARD: 20' MIN.



2 VICINITY MAP
SCALE: N.T.S.

INDEX OF DRAWINGS

- C1.0 COVER SHEET/SITE PLAN
- D1.0 BASEMENT DEMOLITION PLAN
- D1.1 FIRST FLOOR DEMOLITION PLAN
- D1.2 SECOND FLOOR DEMOLITION PLAN
- A1.0 BASEMENT FLOOR PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A2.1 SOUTH (REAR) ELEVATION
- A2.2 EAST (SIDE) ELEVATION
- A2.3 NORTH (FRONT) ELEVATION
- A2.4 WEST (SIDE) ELEVATION
- A2.5 SHED PLAN & ELEVATION
- A3.1 BUILDING SECTION
- A3.2 BUILDING SECTION
- A6.1 INTERIOR ELEVATIONS OF KITCHEN AND FAMILY ROOM
- A6.2 INTERIOR ELEVATIONS OF POWDER RM. AND BATH 1
- A6.3 INTERIOR ELEVATIONS OF MASTER BATHROOM
- A6.4 INTERIOR ELEVATIONS OF GUEST BEDROOM & GUEST BATH
- A6.5 INTERIOR ELEVATIONS OF GUEST LIVING ROOM
- S1.0 FOUNDATION PLAN
- S1.1 FIRST FLOOR FRAMING PLAN
- S1.2 SECOND FLOOR FRAMING PLAN
- S1.3 ATTIC FLOOR FRAMING PLAN
- S1.4 ROOF FRAMING PLAN
- E1.0 BASEMENT ELECTRICAL PLAN
- E1.1 FIRST FLOOR & SHED ELECTRICAL PLAN
- E1.2 SECOND FLOOR ELECTRICAL PLAN
- M1.0 BASEMENT MECHANICAL PLAN
- M1.1 FIRST FLOOR MECHANICAL PLAN
- M1.2 SECOND FLOOR MECHANICAL PLAN
- M1.3 ATTIC FLOOR MECHANICAL PLAN



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



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PROJECT
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8 NEWLANDS STREET
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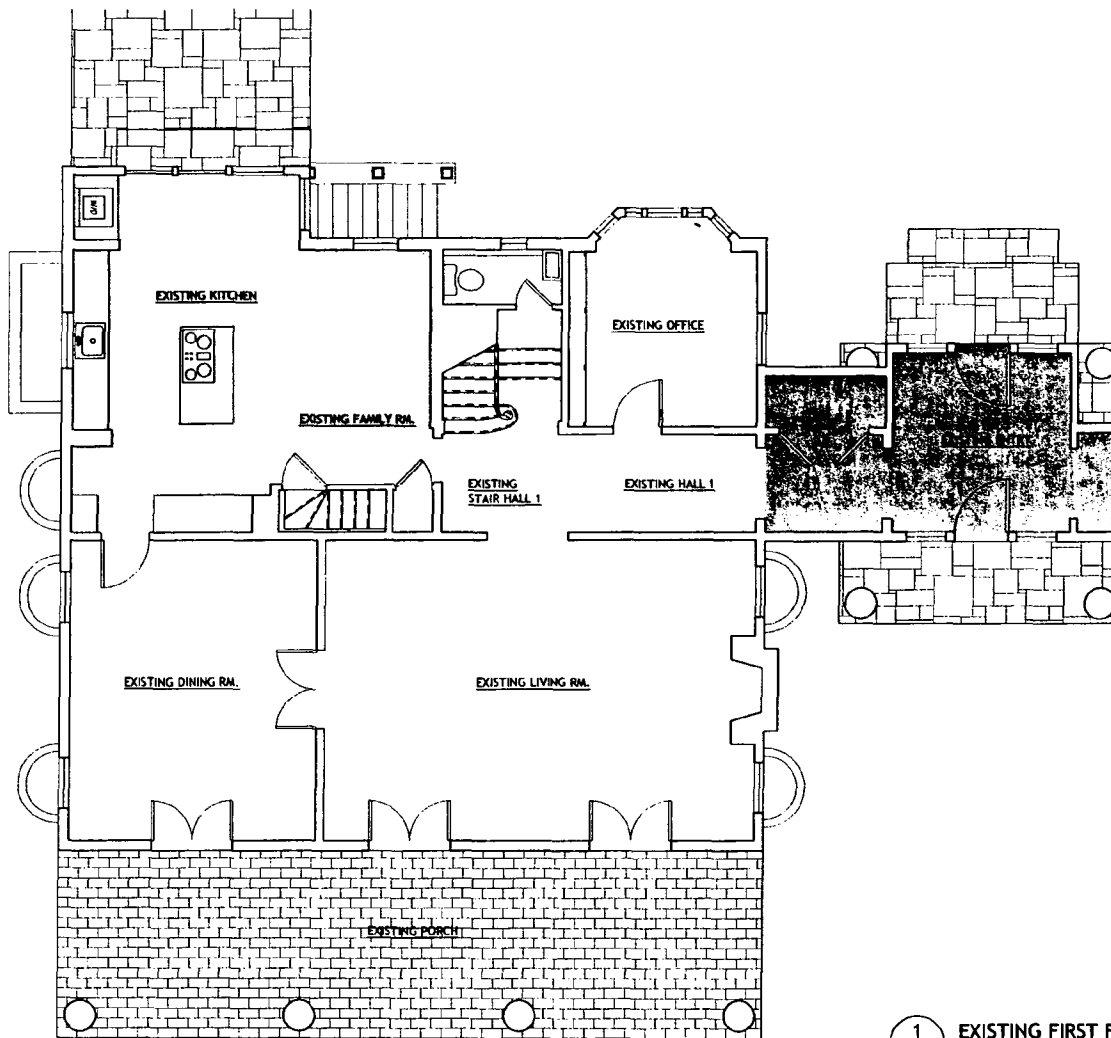
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C1.0





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KEY
 1980's RENOVATION/
ADDITION
 1990's ADDITION

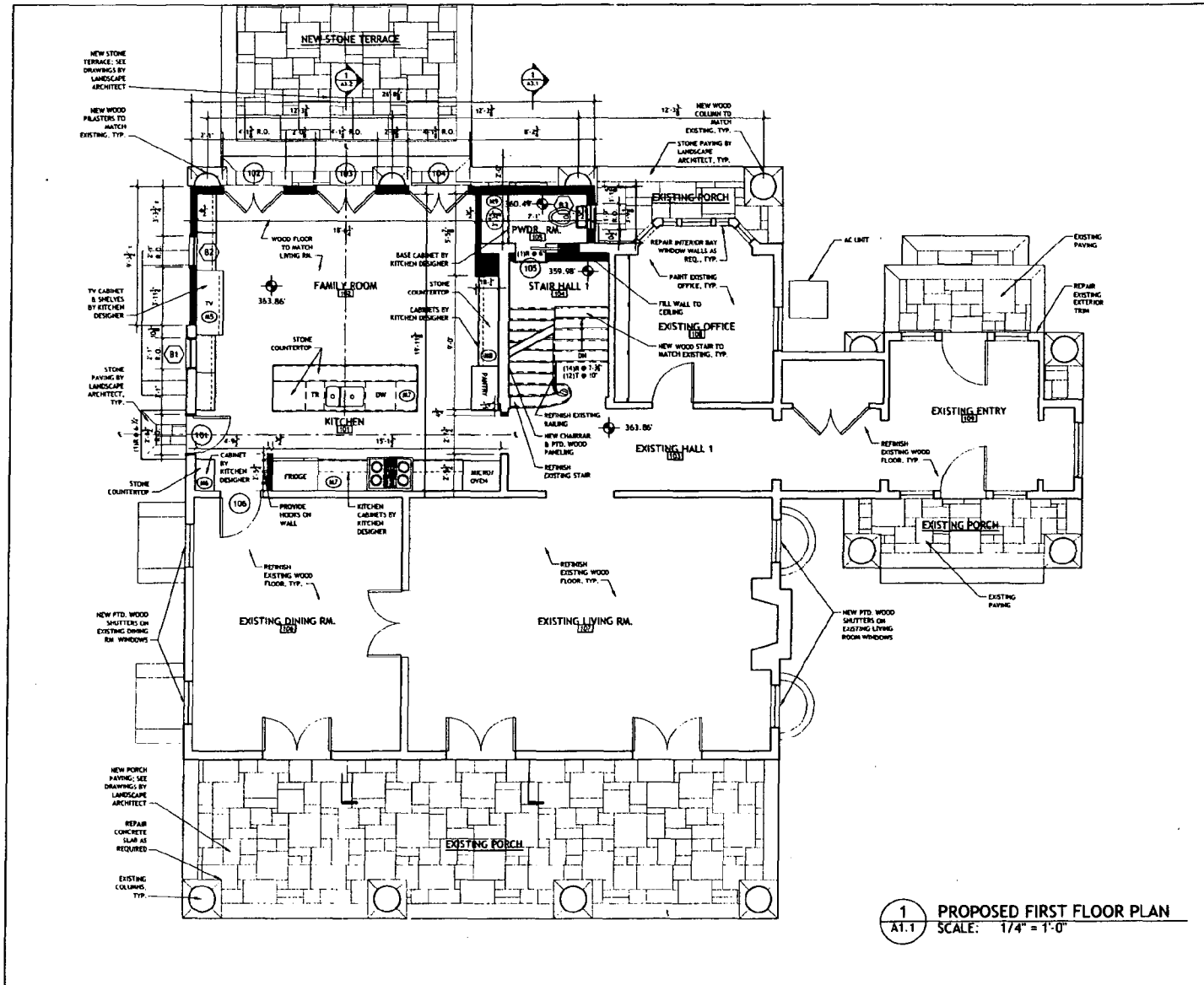
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1
X-1 **EXISTING FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

X-1

19



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A1.1

20



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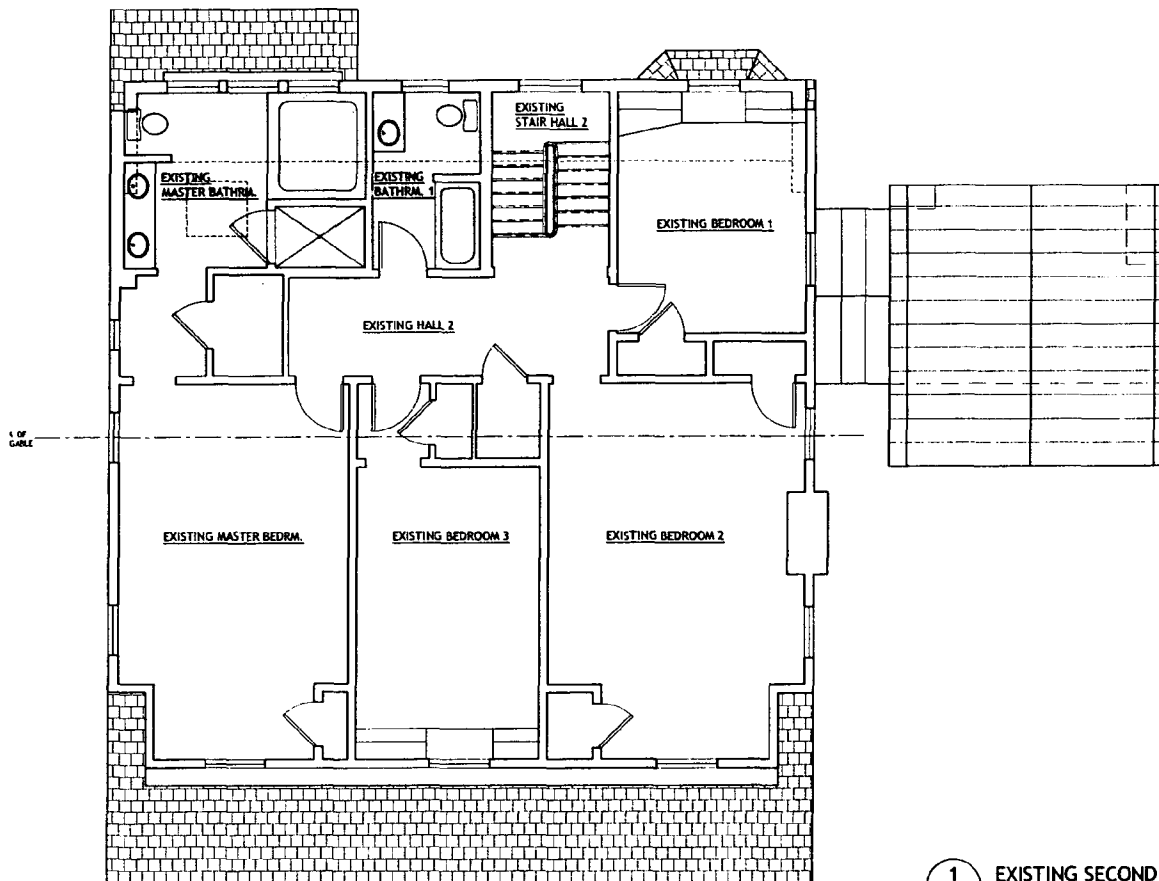
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HISTORIC AREA WORK
PERMIT HEARING:
SEPTEMBER 24, 2008

KEY
1980's RENOVATION/
ADDITION

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SHEET

X-2



1
X-2
EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

21



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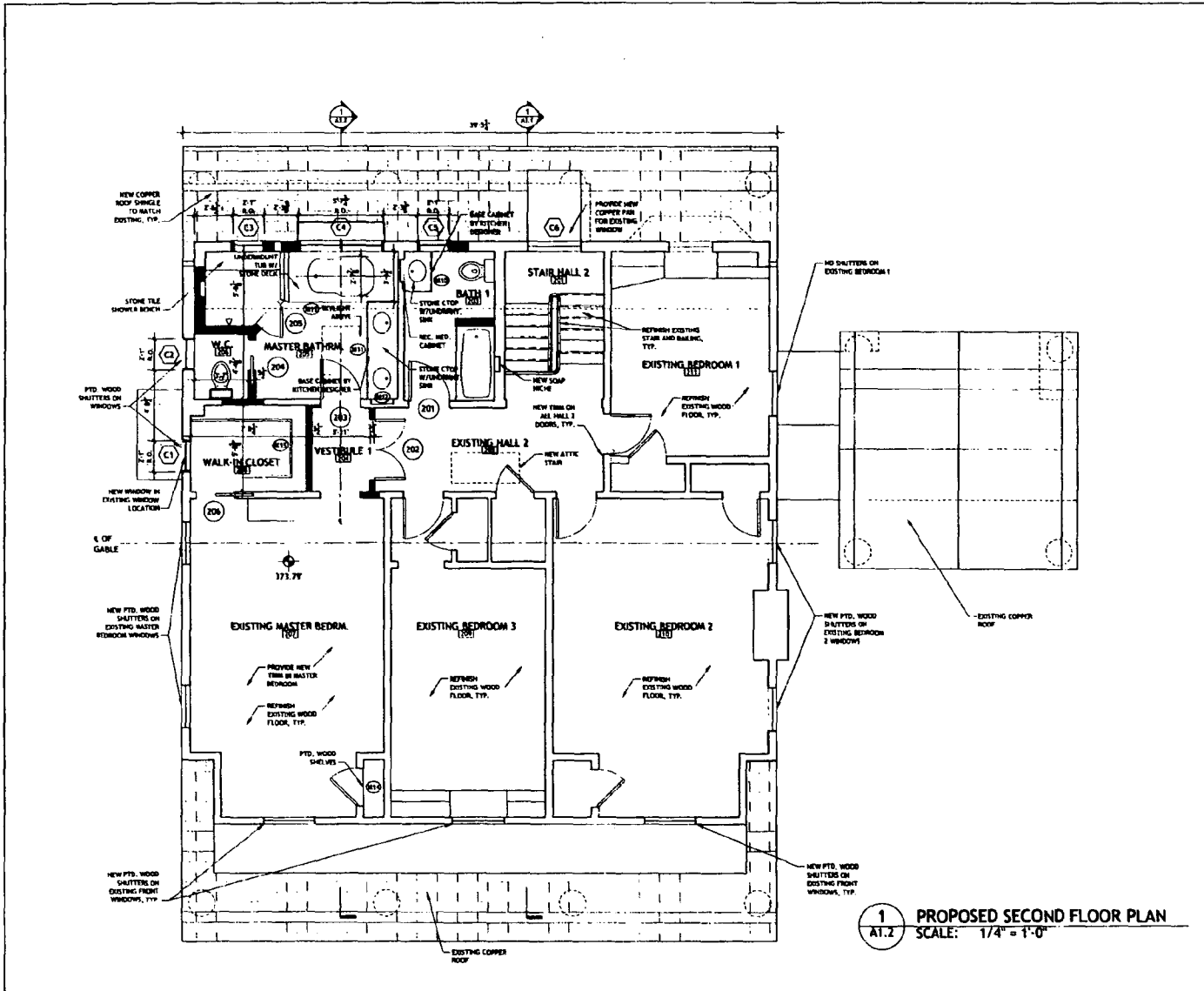
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A1.2



1 PROPOSED SECOND FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"

22



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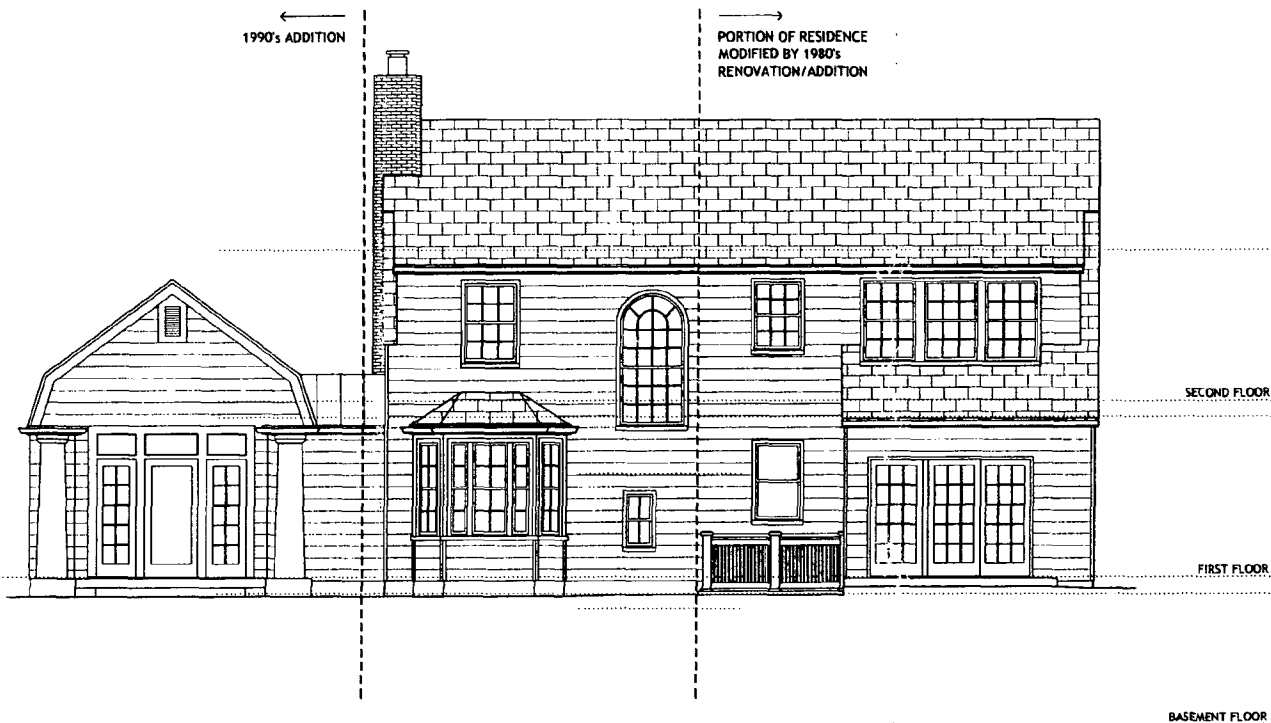
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SHEET

X-3



1 EXISTING REAR (SOUTH) ELEVATION
X-3 SCALE: 1/4" = 1'-0"

23



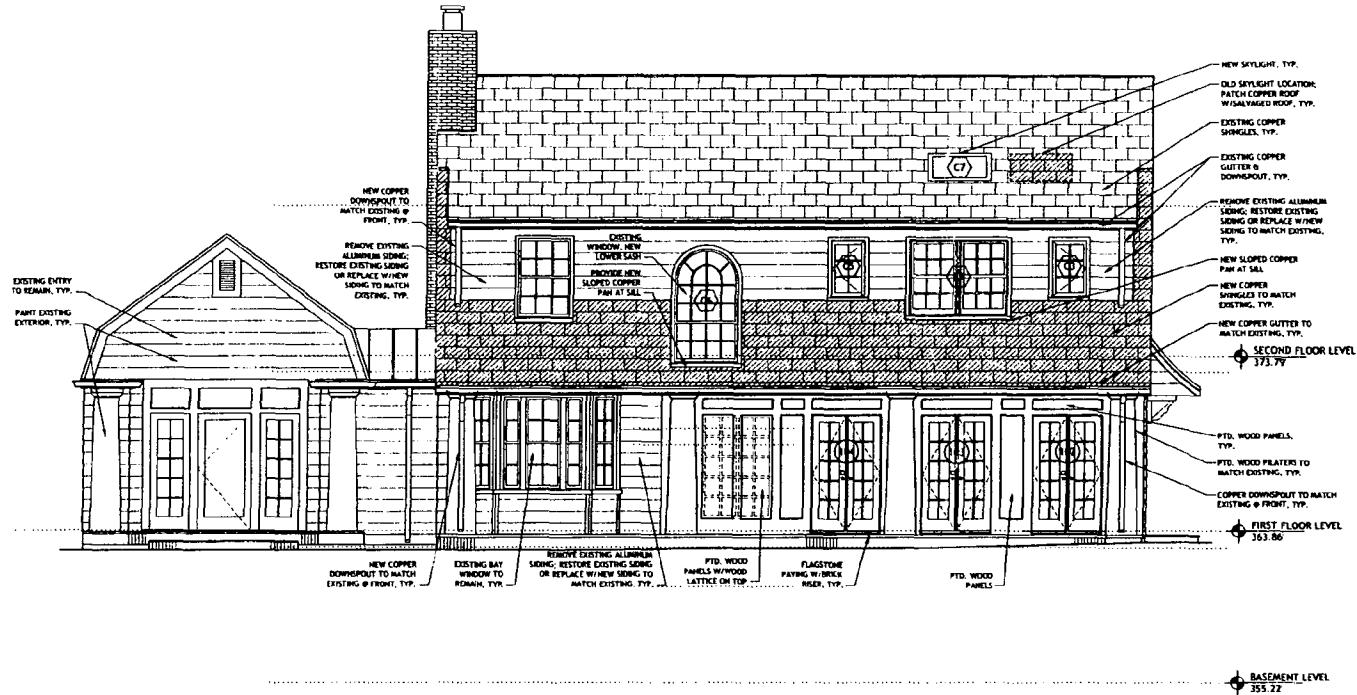
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1 PROPOSED REAR (SOUTH) ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

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A2.1

24



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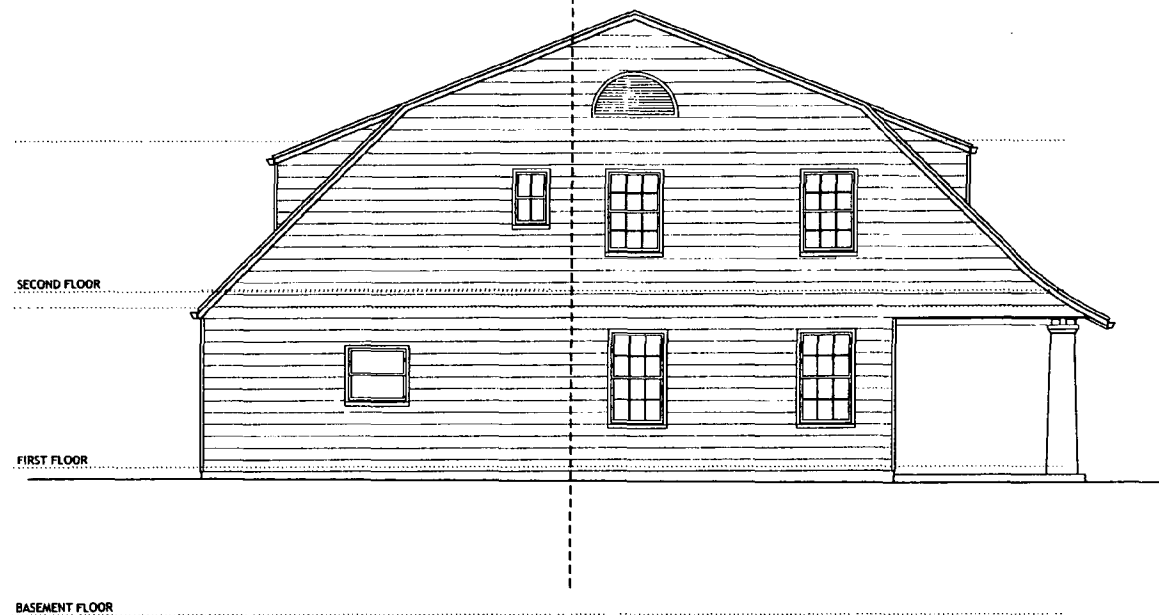
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PERMIT HEARING:
SEPTEMBER 24, 2008

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SHEET

X-4

←
PORTION OF RESIDENCE
MODIFIED BY 1980's
RENOVATION/ADDITION



1
X-4 EXISTING SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

25



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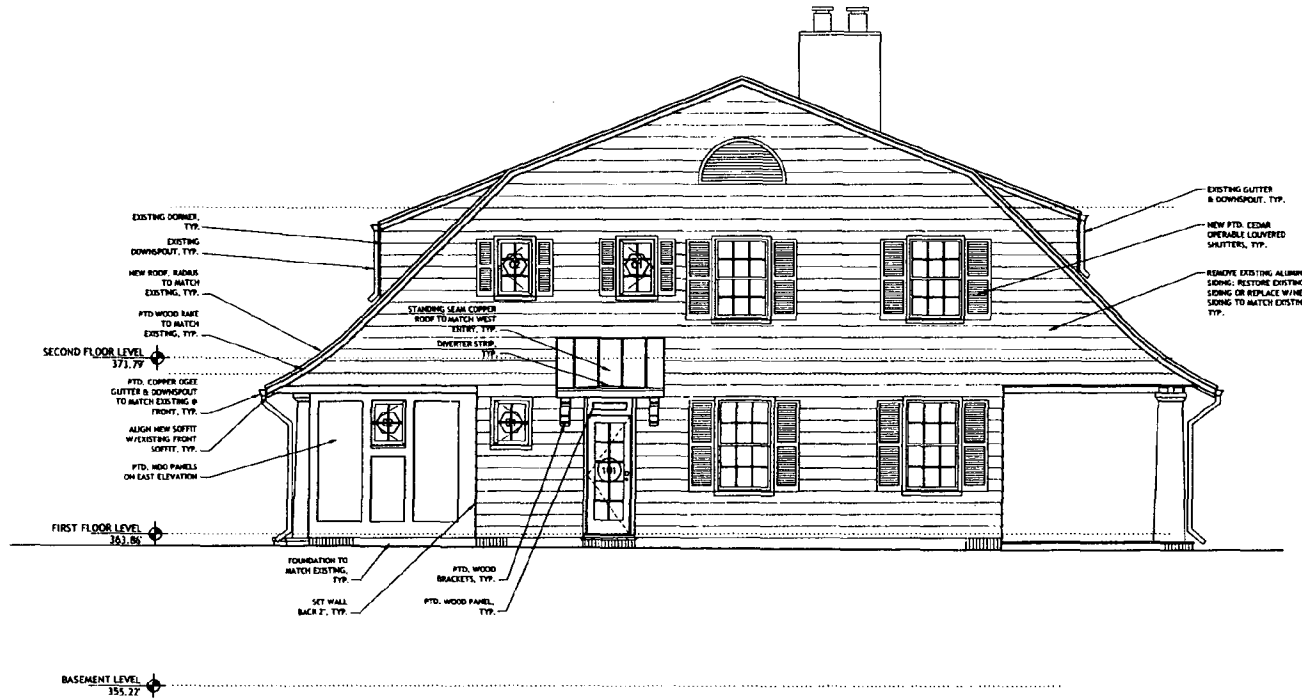
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1 PROPOSED SIDE (EAST) ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

A2.2

26



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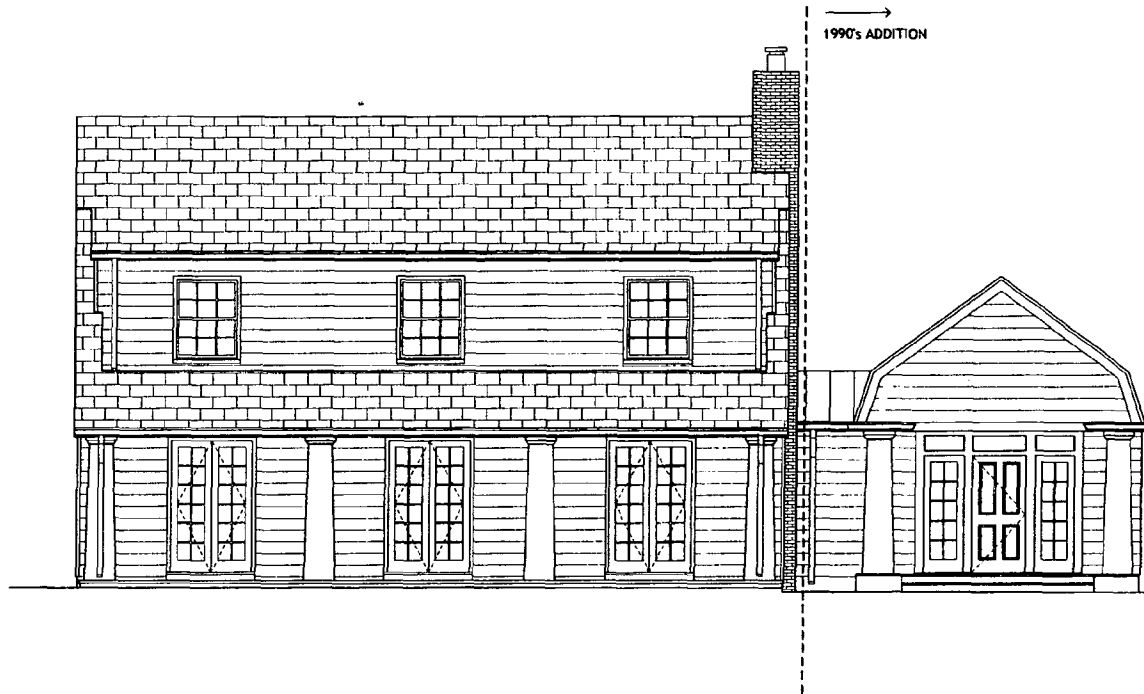
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HISTORIC AREA WORK
PERMIT HEARING:
SEPTEMBER 24, 2008

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SHEET

X-5



1 EXISTING FRONT (NORTH) ELEVATION
X-5 SCALE: 1/4" = 1'-0"

27



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CHEVY CHASE, MD 20815

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PERMIT HEARING:
SEPTEMBER 24, 2008

PRELIMINARY
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SHEET

A2.3



1
A2.3 **PROPOSED FRONT (NORTH) ELEVATION**
SCALE: 1/4" = 1'-0"

28



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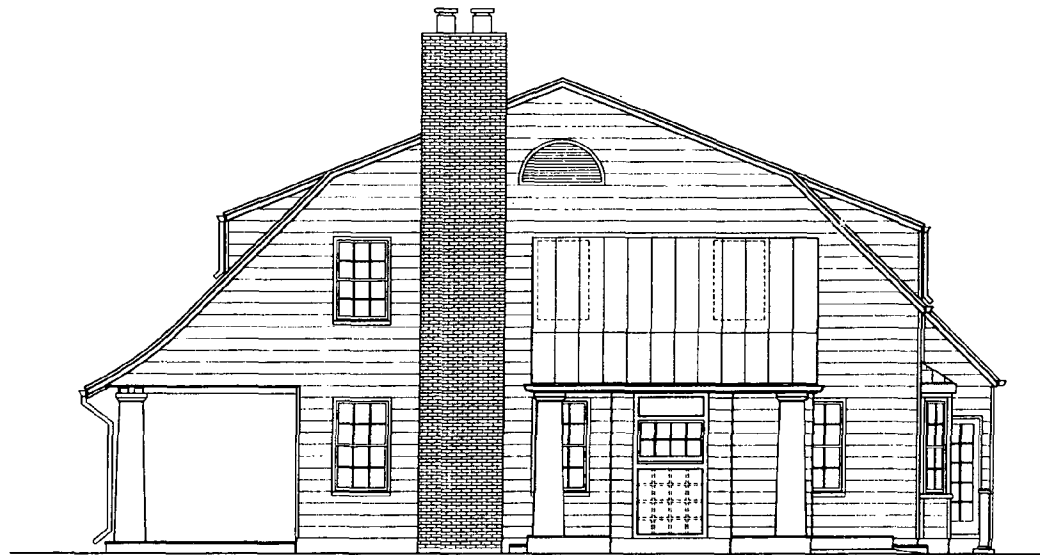
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SHEET

X-6



1 EXISTING SIDE (WEST) ELEVATION
X-6 SCALE: 1/4" = 1'-0"

29



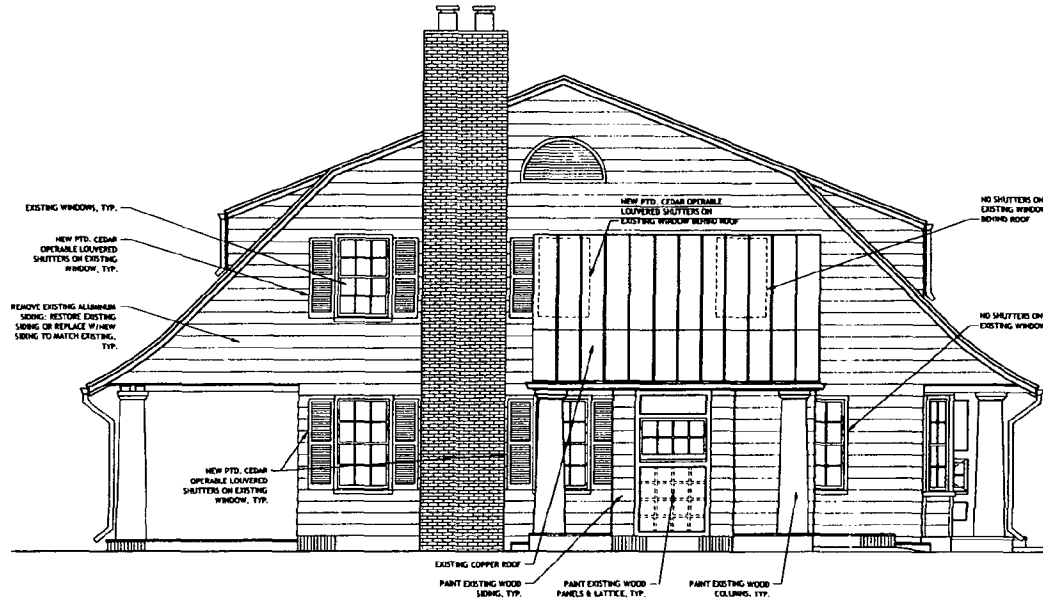
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1 PROPOSED SIDE (WEST) ELEVATION
A2.4 SCALE: 1/4" = 1'-0"

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A2.4

30



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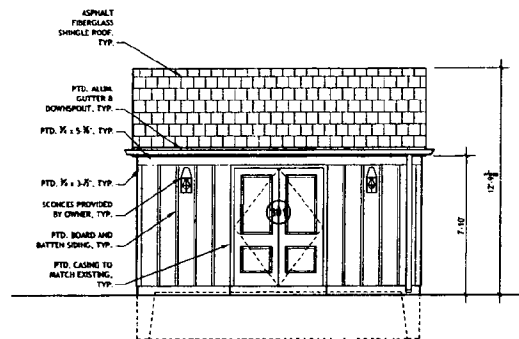
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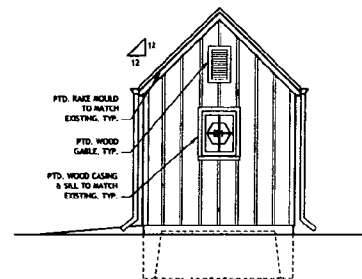
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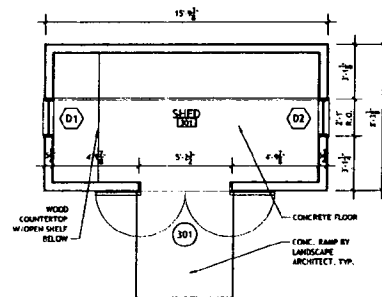
A2.5



2 PROPOSED SHED ELEVATION
A2.5 SCALE: 1/4" = 1'-0"



3 PROPOSED SHED SIDE ELEVATION
A2.5 SCALE: 1/4" = 1'-0"

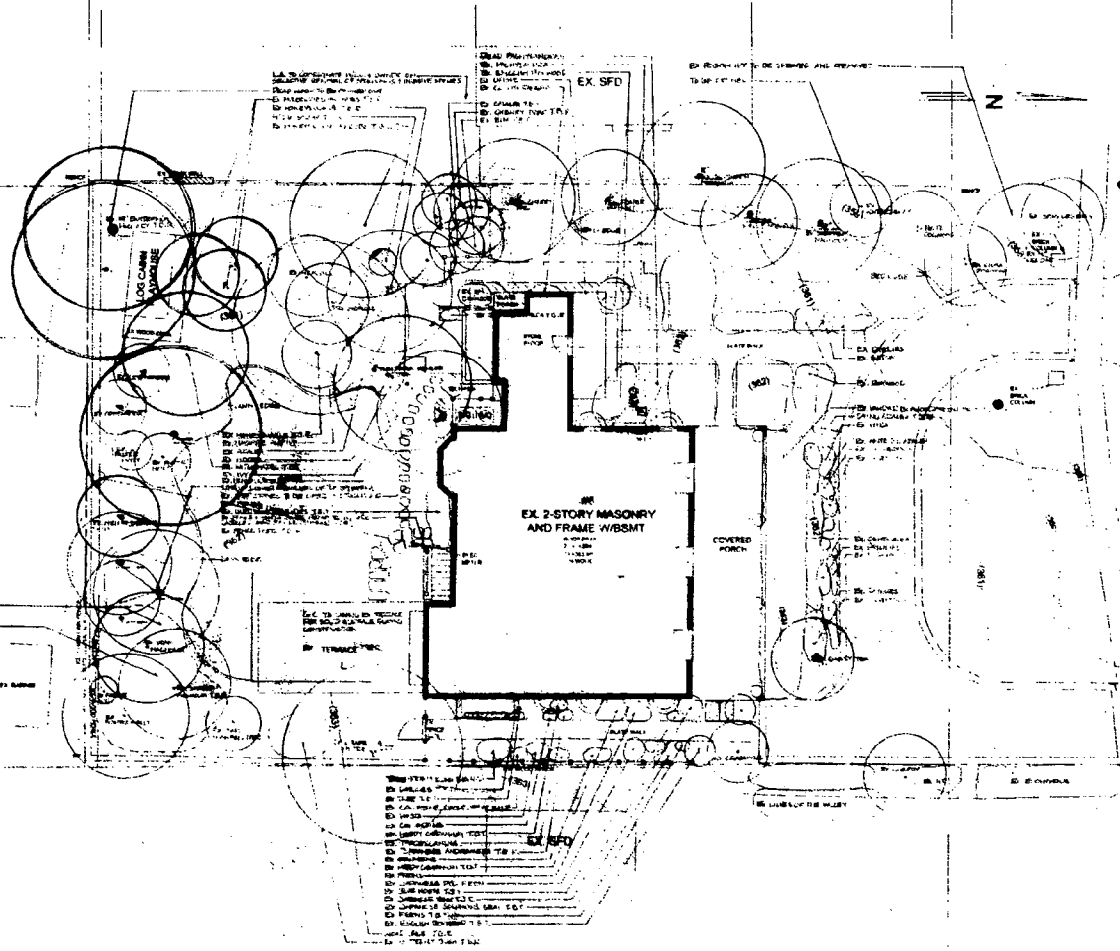


1 PROPOSED SHED PLAN
A2.5 SCALE: 1/4" = 1'-0"

31

Landscape Plans

2047 SQ. FT.



- EXISTING TREES TO BE REMOVED**
- 1. 12" DBH
 - 2. 14" DBH
 - 3. 16" DBH
 - 4. 18" DBH
 - 5. 20" DBH
 - 6. 22" DBH
 - 7. 24" DBH
 - 8. 26" DBH
 - 9. 28" DBH
 - 10. 30" DBH
 - 11. 32" DBH
 - 12. 34" DBH
 - 13. 36" DBH
 - 14. 38" DBH
 - 15. 40" DBH
 - 16. 42" DBH
 - 17. 44" DBH
 - 18. 46" DBH
 - 19. 48" DBH
 - 20. 50" DBH
 - 21. 52" DBH
 - 22. 54" DBH
 - 23. 56" DBH
 - 24. 58" DBH
 - 25. 60" DBH
 - 26. 62" DBH
 - 27. 64" DBH
 - 28. 66" DBH
 - 29. 68" DBH
 - 30. 70" DBH
 - 31. 72" DBH
 - 32. 74" DBH
 - 33. 76" DBH
 - 34. 78" DBH
 - 35. 80" DBH
 - 36. 82" DBH
 - 37. 84" DBH
 - 38. 86" DBH
 - 39. 88" DBH
 - 40. 90" DBH
 - 41. 92" DBH
 - 42. 94" DBH
 - 43. 96" DBH
 - 44. 98" DBH
 - 45. 100" DBH

REVISIONS:
 CROSS-PLY ON NEW
 CURB ELEV. 208.25
 BRUSH ON 108.00
 EXIST. AL. PATCH

NOTE:
 1. TOPO SURVEY PREPARED BY LANDMARK
 ENGINEERING MAY 2008

KEY

	EXISTING TREES
	PROPERTY LINE
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	AREA TO BE REMOVED
	PROPOSED WOOD FENCE
	PROPOSED IRON FENCE
	TO BE REMOVED
	TO BE TRANSPLANTED

33

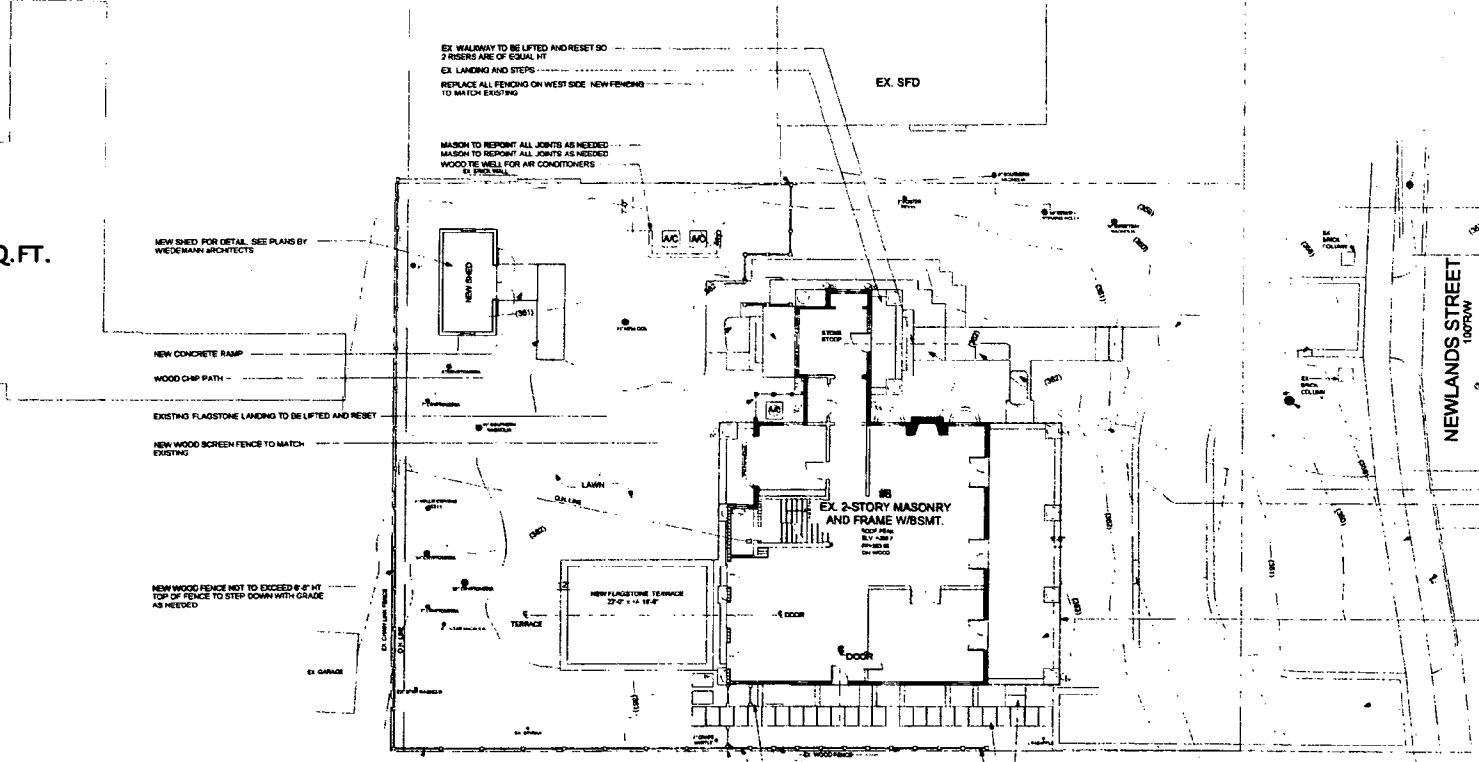
34

LULIA PENDORUCK
landscape architecture & garden design
1074 West Avenue Chevy Chase, Maryland 20815
(301) 907-7700

VAUGHN-DUNN RESIDENCE
8 NEWLANDS STREET, CHEVY CHASE, MD 20815

SITE PLAN LANDSCAPE PLAN

2047 SQ. FT.



EX. WALKWAY TO BE LIFTED AND RESET SO
2 RISERS ARE OF EQUAL HT
EX. LANDING AND STEPS
REPLACE ALL FENCING ON WEST SIDE. NEW FENCING
TO MATCH EXISTING

MASON TO REPOINT ALL JOINTS AS NEEDED
MASON TO REPOINT ALL JOINTS AS NEEDED
WOOD RE-WELL FOR AIR CONDITIONERS
BY PROS. M.A.

NEW SHED FOR DETAIL. SEE PLANS BY
WEDEMANN ARCHITECTS

NEW CONCRETE RAMP
WOOD CHIP PATH

EXISTING FLAGSTONE LANDING TO BE LIFTED AND RESET

NEW WOOD SCREEN FENCE TO MATCH
EXISTING

NEW WOOD FENCE NOT TO EXCEED 6'-8" HT
TOP OF FENCE TO STEP DOWN WITH GRADE
AS NEEDED

NEW WOOD FENCE NOT TO EXCEED 6'-8" HT

NEW FENCE PANEL, 3'-10" MAX HT
REPLACE SOLID PANEL OF FENCE TO MATCH EXISTING WOODSMT.
REPAIR EXISTING WOOD FENCE
REPLACE POST CAPS AND FENCE TOP RAILS ON
EAST SIDE OF FENCE AS NEEDED
OWNERS FLAGSTONE TO BE RESET
TOP OF NEW FENCE TO ALIGN WITH TOP OF EX FENCE
PANELS @ EAST PROPERTY LINE
EX. SFD

EXISTING FLAGSTONE LANDING TO BE LIFTED
AND RESET. REPLACE BROKEN PIECES

EX. PIECE OF FLAGSTONE BORDER TO
BE LIFTED AND RESET

EX. BLACKOAK TREE

NEW GRAYE LINED SWALE

EXISTING PAVING TO BE LIFTED AND RESET
IN SHADDED AREAS

EX. BRICK SIDEWALK

EX. BLACKOAK TREE

EXISTING PORCH TO BE REPAVED
WITH NATURAL CLEFT FLAGSTONE
BLUESTONE AND BRICK RISERS

EX. CONCRETE PAVER AND
FLAGSTONE BANDED DRIVEWAY

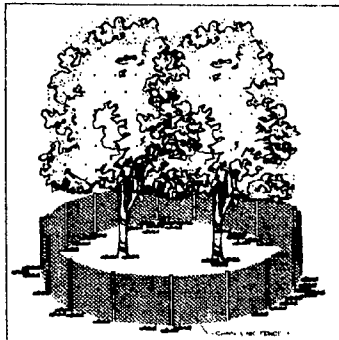
NOTES
1. TOPOGRAPHIC SURVEY PREPARED BY
LANDMARK ENGINEERING MAY 2009
2. BENCHMARK: CROSS CUT ON CONC. CURB ELY
750.76 BASED ON HUSCO VERTICAL DATUM

KEY

(Symbol)	EXISTING TREES
(Symbol)	PROPERTY LINE
(Symbol)	EXISTING ELEVATION
(Symbol)	PROPOSED ELEVATION
(Symbol)	PROPOSED CONTOUR
(Symbol)	EXISTING CONTOUR
(Symbol)	GAS
(Symbol)	WATER
(Symbol)	OVERHEAD LINE
(Symbol)	AREA TO BE REMOVED
(Symbol)	PROPOSED WOOD FENCE

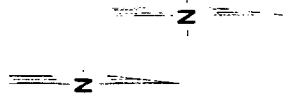
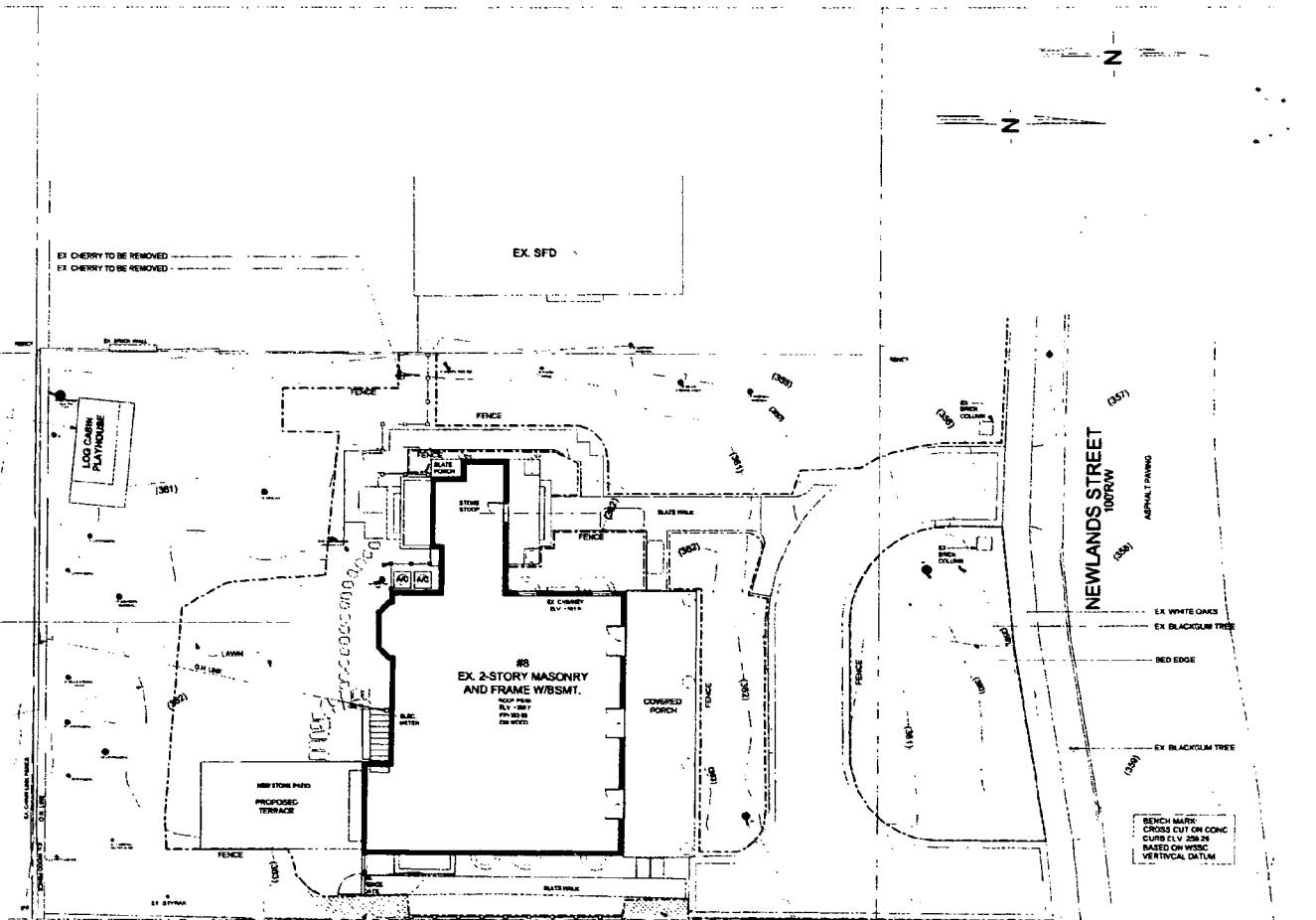
FOR PRICING ONLY; NOT FOR CONSTRUCTION

2047 SQ. FT.



TREE PROTECTION FENCE DETAIL
(NOT TO SCALE)

TREE PROTECTION SHALL BE A MINIMUM 4' WELDED WIRE MESH MOUNTED ON VERTICAL PIPES DRIVEN 2' INTO THE GROUND WITH NO GAPS (WITH THE EXCEPTION OF 4:1 SITE PLANS, WHERE A MINIMUM OF 6" HIGH CHAIN LINK FENCE IS REQUIRED).



NOTE:
 1) ROOT PROTECTION MAT BE SUPPLIED AND INSTALLED BY PROJECT ARCHITECT. PAUL WOLFE IS INTEGRATED PLANT CARE 301-981-8150.
 2) ALL TREE PROTECTION FENCING TO BE INSTALLED BY G.C. UNDER SUPERVISION OF PROJECT ARCHITECT. PAUL WOLFE.

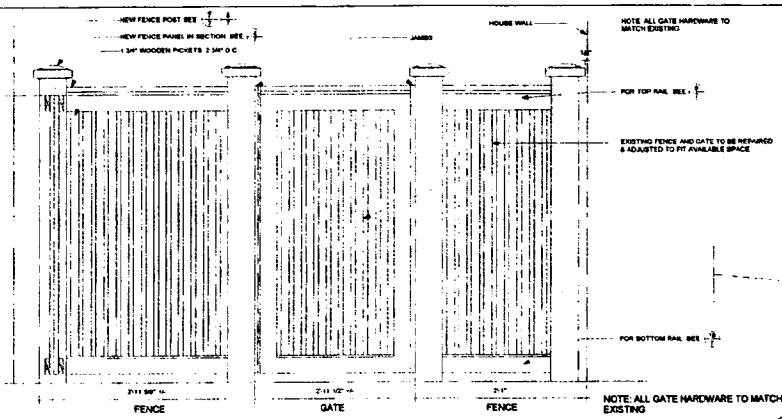
KEY

	EXISTING TREES
	PROPERTY LINE
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	GAS
	WATER
	OVERHEAD LINE
	AREA TO BE REMOVED
	PROPOSED WOOD FENCE
	ROOT PROTECTION MAT
	TREE PRESERVATION FENCE

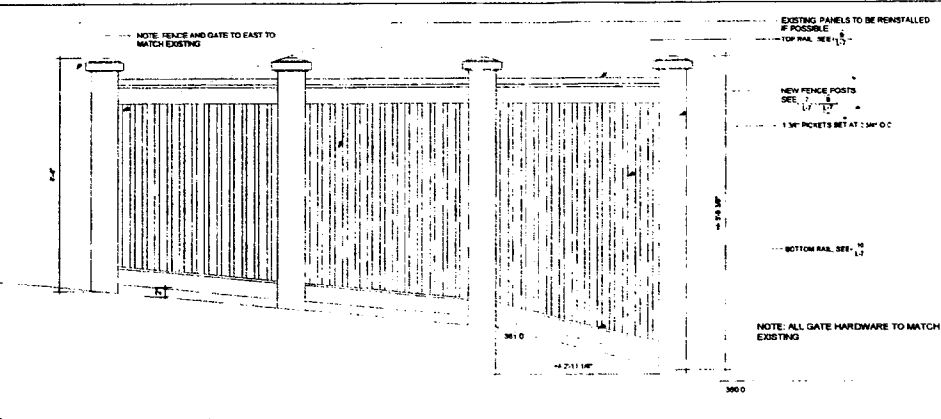
NOTE:
 L.C. TO TIE UP ALL BOXWOOD

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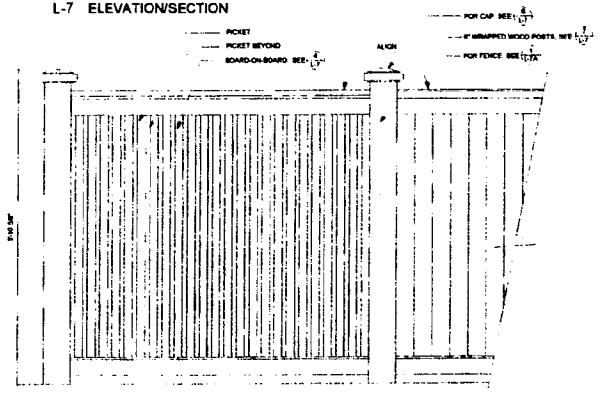
35



1 FENCE AT EAST OF HOUSE
L-7 ELEVATION/SECTION

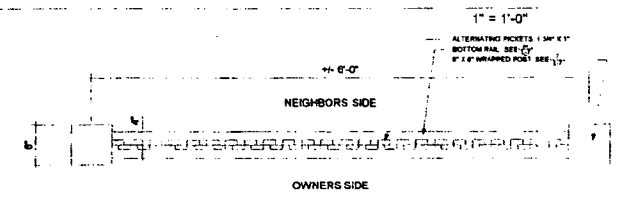


2 FENCE AT WEST OF HOUSE
L-7 ELEVATION

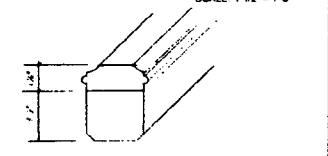


3 PRIVACY FENCE - BOARD ON BOARD
L-7 ELEVATION

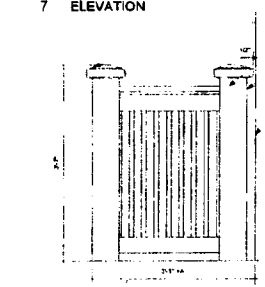
- NOTES:
1. ALL WOOD TO BE WESTERN RED CEDAR GRADE "D" OR BETTER
2. PRIME ALL SURFACES OF MATERIALS BEFORE ASSEMBLY
3. ENDGRANS TO BE PRIMED
4. ALL WOOD TO BE PAINTED OR STAINED BEFORE INSTALLATION
5. ALL NEW & REPAIRED PICKET FENCING TO BE STAINED WITH SEMI-TRANSPARENT STAIN TO MATCH EXISTING
6. ALL NEW PRIVACY FENCING TO BE STAINED W/ SEMI-TRANSPARENT STAIN. CD/LOR TBD BY OWNER, ARCHITECT & L.A.



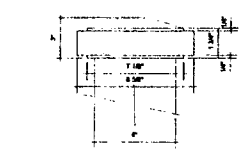
4 PLAN VIEW OF PRIVACY FENCE
L-7



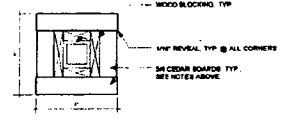
9 TOP RAIL
L-7 NOT TO SCALE



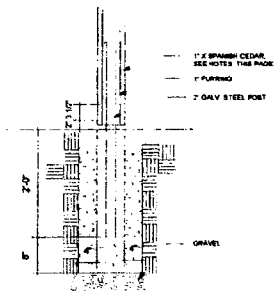
5 FENCE AT A/C
L-7 ELEVATION



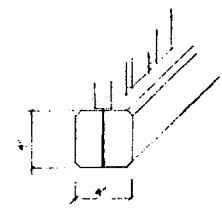
6 CAP DETAIL
L-7 ELEVATION



7 POST DETAIL
L-7 HORIZONTAL SECTION



8 POST DETAIL
L-7 SECTION



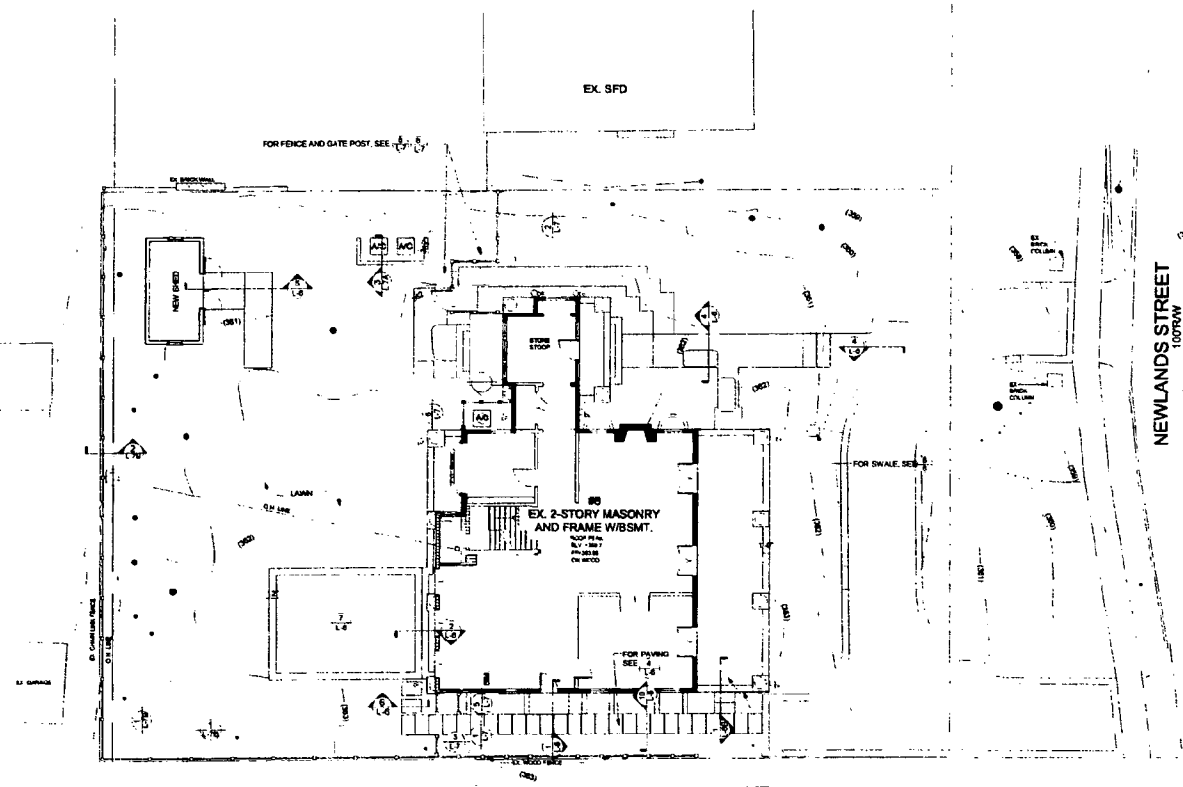
10 BOTTOM RAIL
L-7 NOT TO SCALE

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37

36

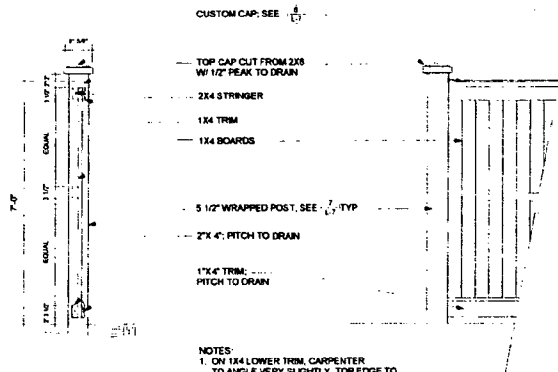
2047 SQ. FT.



BENCH MARK:
CROSS CUT ON CONC.
CURB ELY 258.28
BASED ON NAD83
VERTICAL DATUM

- NOTES**
1. TOPOGRAPHIC SURVEY PREPARED BY LANDMARK ENGINEERING, MAY 2008
 2. BENCHMARK, CROSS CUT ON CONC. CURB ELY 258.28 BASED ON NAD83 VERTICAL DATUM
- KEY**
- | | | | |
|---|--------------------|---|---------------------|
| — | EXISTING TREES | — | EXISTING TREES |
| — | PROPERTY LINE | — | EXISTING ELEVATION |
| — | EXISTING ELEVATION | — | PROPOSED ELEVATION |
| — | PROPOSED ELEVATION | — | PROPOSED CONTOUR |
| — | EXISTING CONTOUR | — | EXISTING CONTOUR |
| — | GAS | — | WATER |
| — | WATER | — | OVERHEAD LINE |
| — | OVERHEAD LINE | — | AREA TO BE REMOVED |
| — | AREA TO BE REMOVED | — | PROPOSED WOOD FENCE |

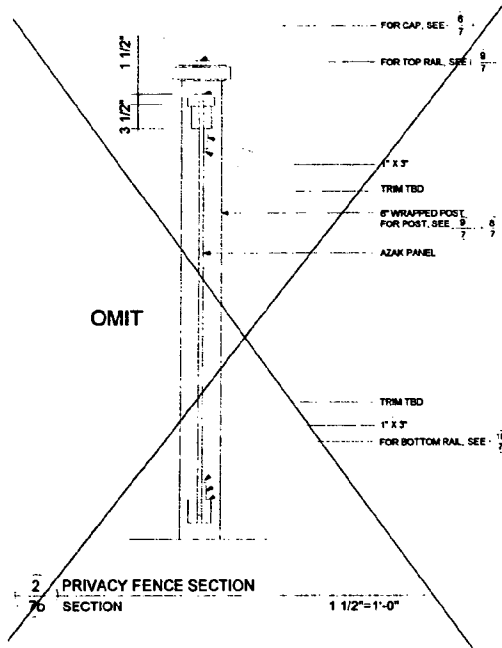
FOR PRICING ONLY; NOT FOR CONSTRUCTION



- NOTES:
- ON 1X4 LOWER TRIM, CARPENTER TO ANGLE VERY SLIGHTLY, TOP EDGE TO SHED WATER
 - FOR INTERIOR STEEL POSTS, SEE $\frac{7}{10}$

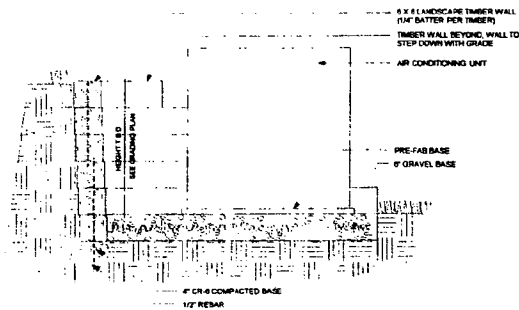
1
L-7A
PRIVACY FENCE
SECTION

3/4" = 1'-0"



2
70
PRIVACY FENCE SECTION
SECTION

1 1/2" = 1'-0"

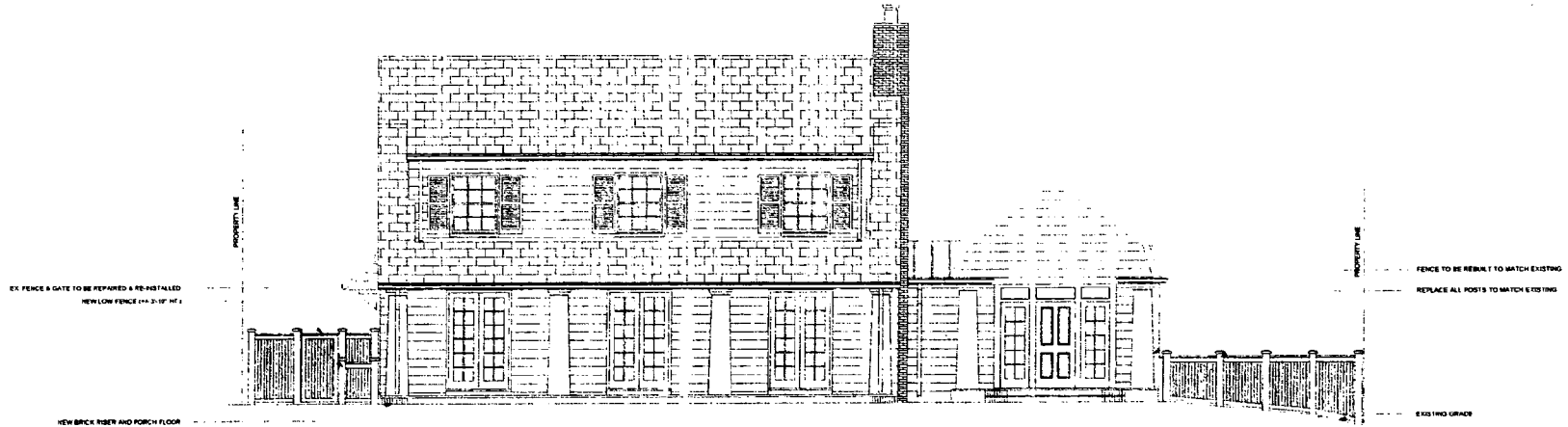


3
L-7A
AIR CONDITIONING ENCLOSURE
SECTION

1" = 1'-0"

FOR REVIEW AND PRICING ONLY. NOT FOR CONSTRUCTION

38



1 NORTH (FRONT) ELEVATION
9

1/4" = 1'-0"



2 EAST (SIDE) ELEVATION
9

1/4" = 1'-0"

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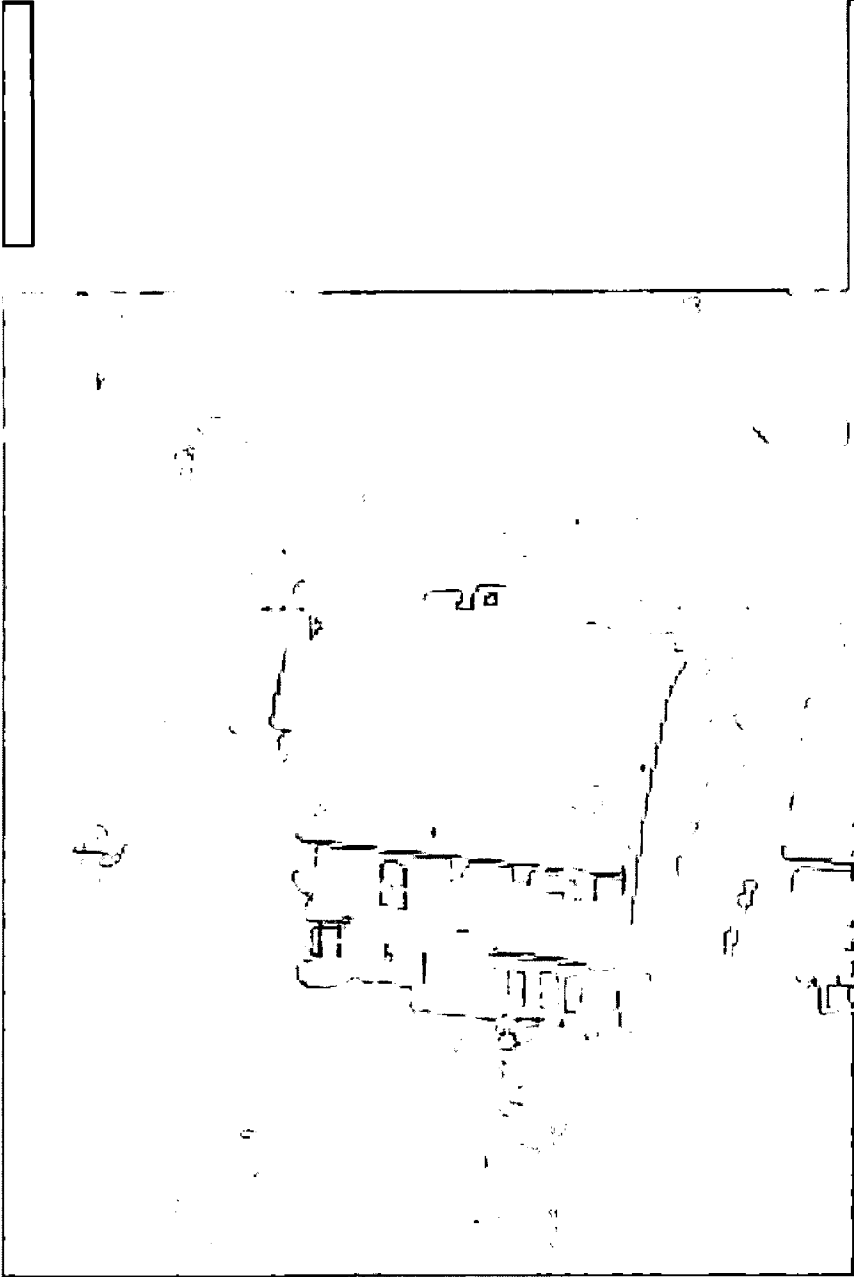
LILA FENDRICK landscape architecture & garden design
1624 West Avenue Chevy Chase, Maryland 20815 (301) 907-7799

VAUGHN-DUNN RESIDENCE
8 NEWLANDS STREET, CHEVY CHASE, MD 20815

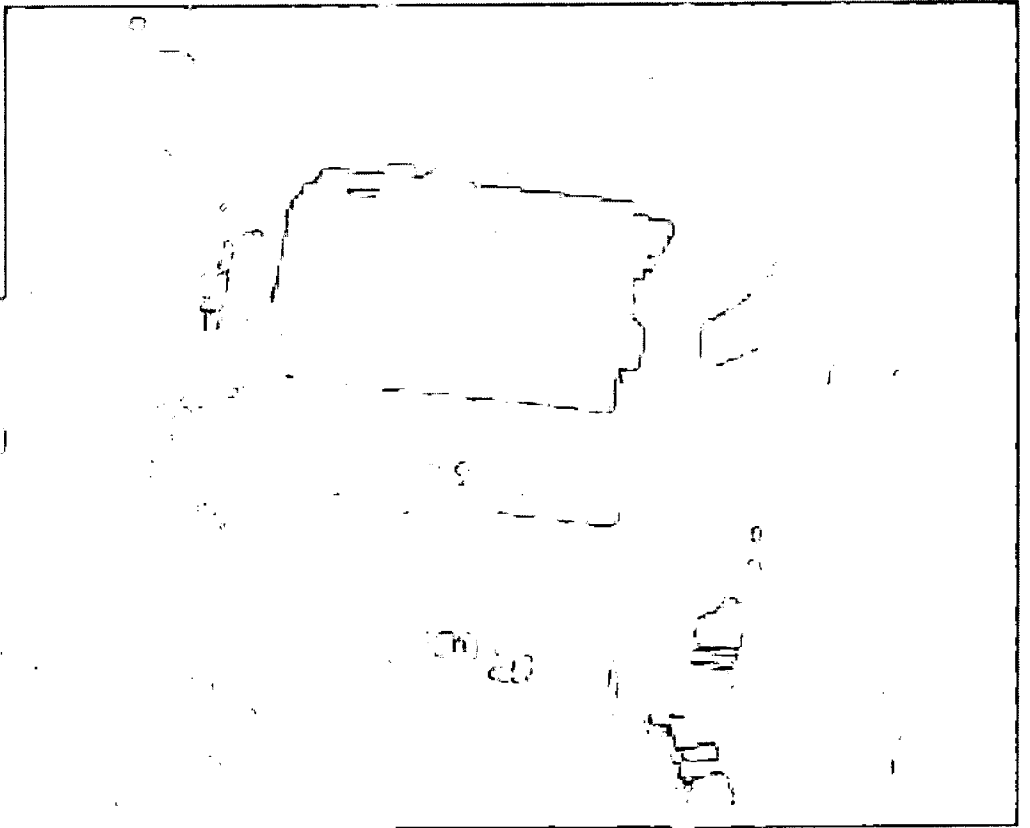
ELEVATIONS
SCALE AS NOTED

L-9

39



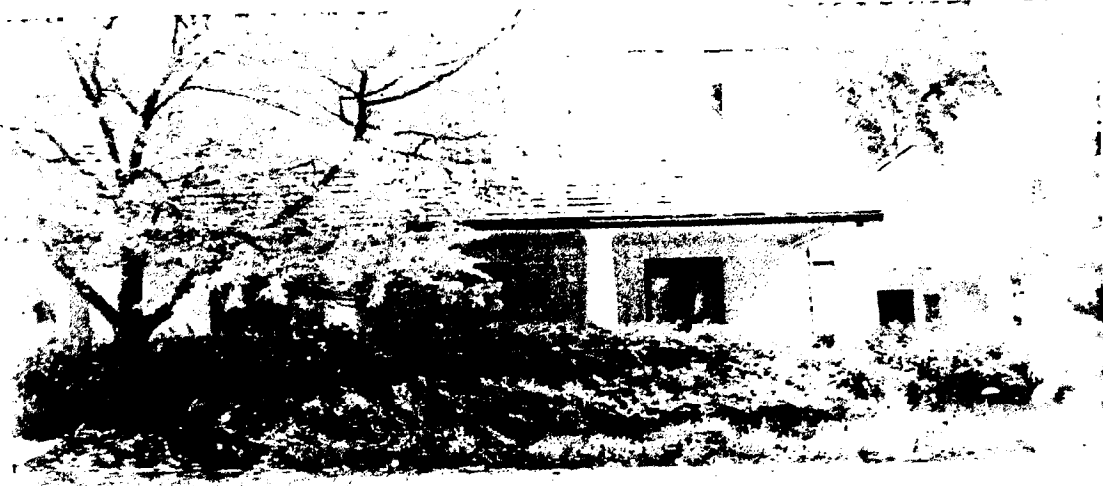
South (rear) elevation



North (front) elevation

dh

Existing Property Condition Photographs (duplicate as needed)

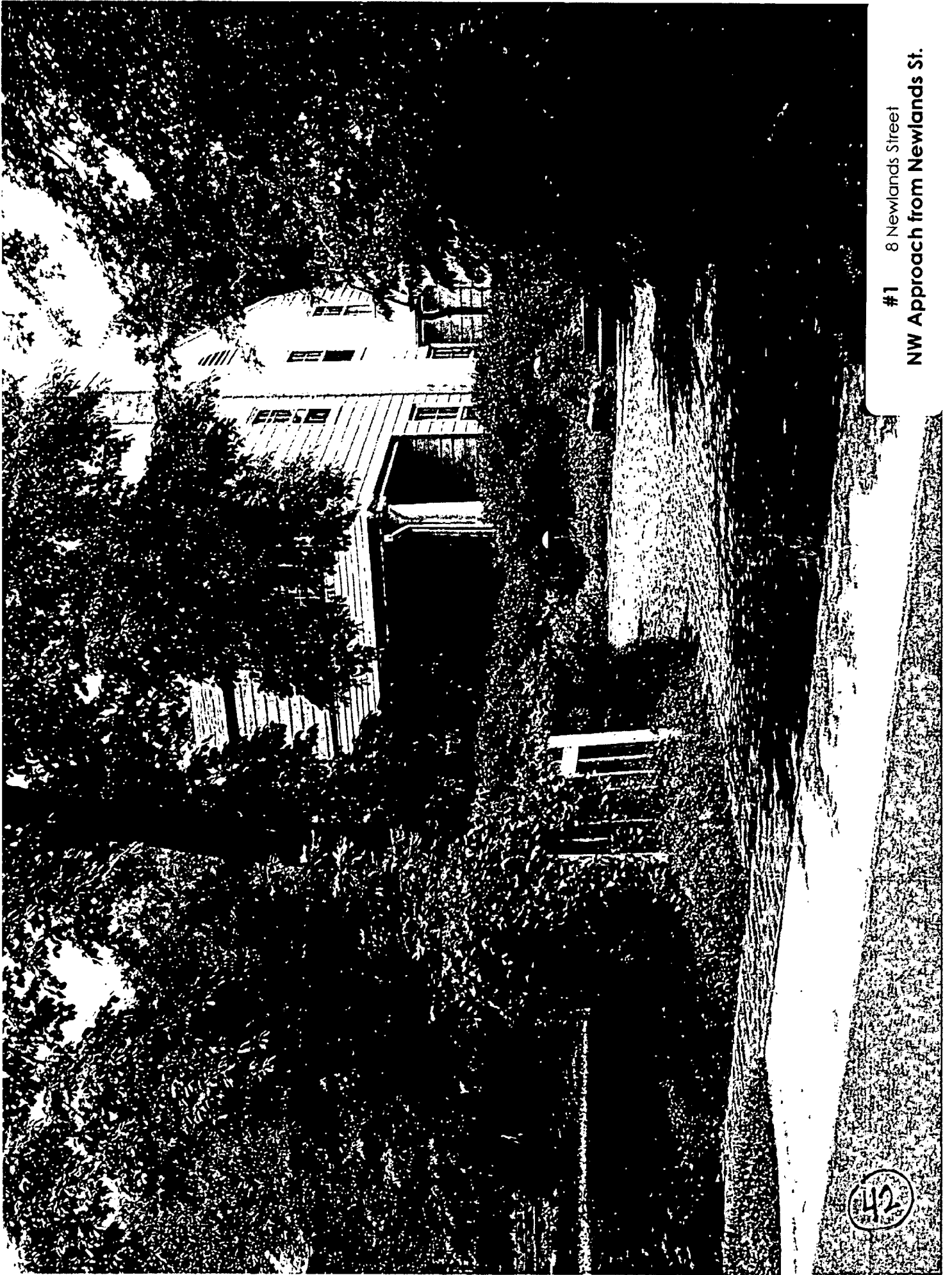


Detail: CENTER (HOUSE)



Detail: LEFT FRONT (HOUSE)

Applicant: CHRISTINE VAUGHN

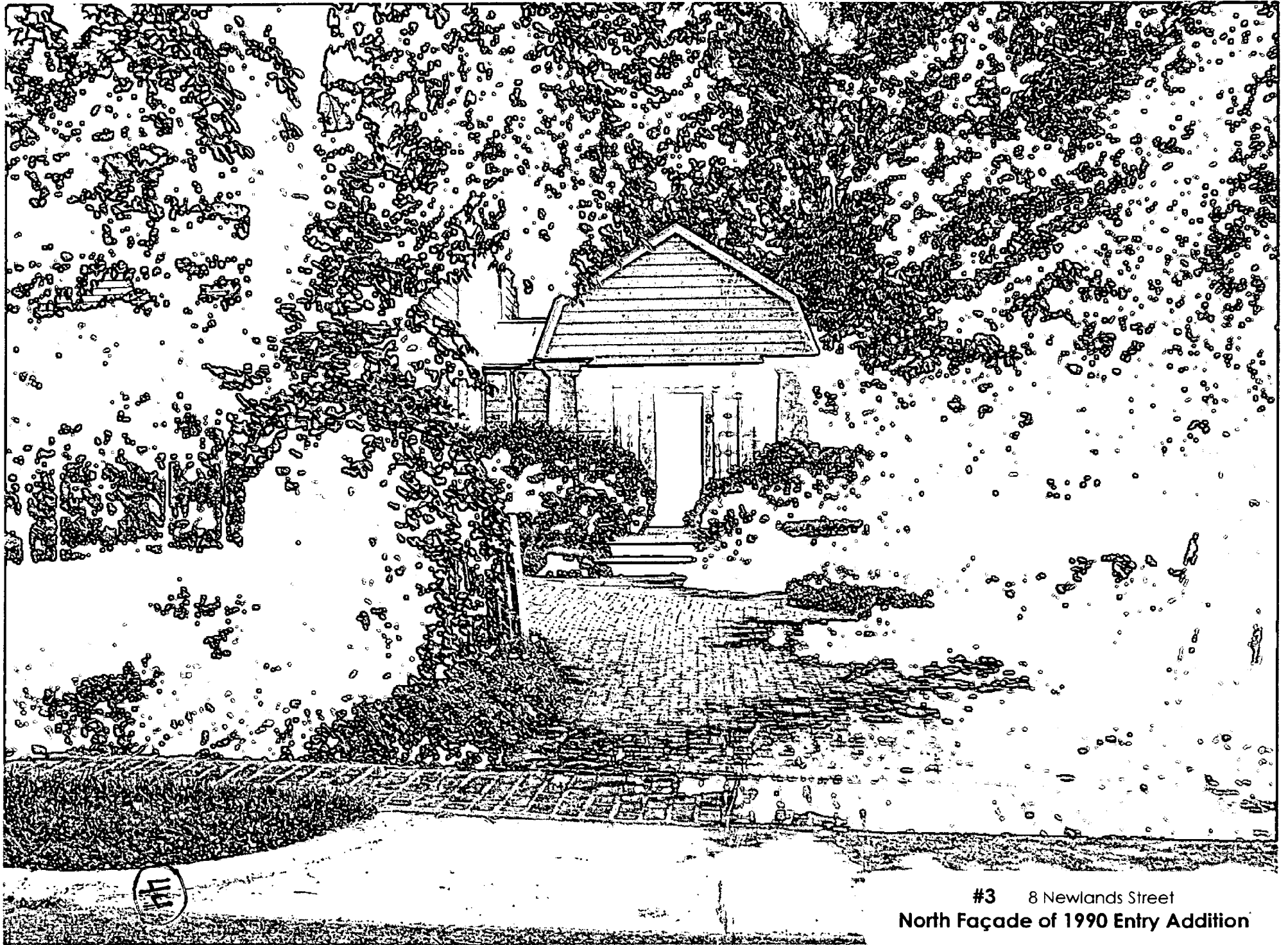


#1 8 Newlands Street
NW Approach from Newlands St.

42



#2 8 Newlands Street
Oblique View of NW Corner

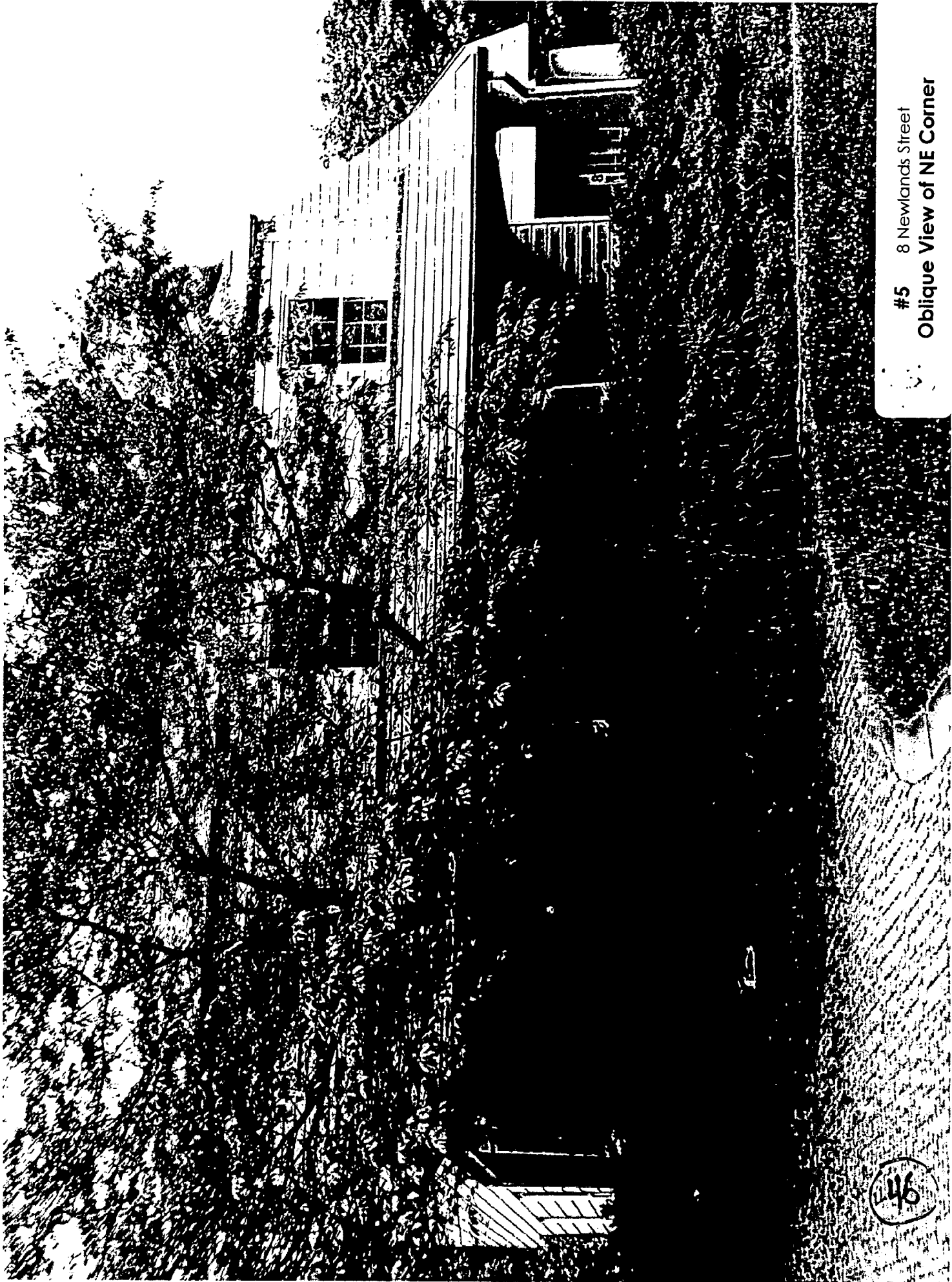


#3 8 Newlands Street
North Façade of 1990 Entry Addition



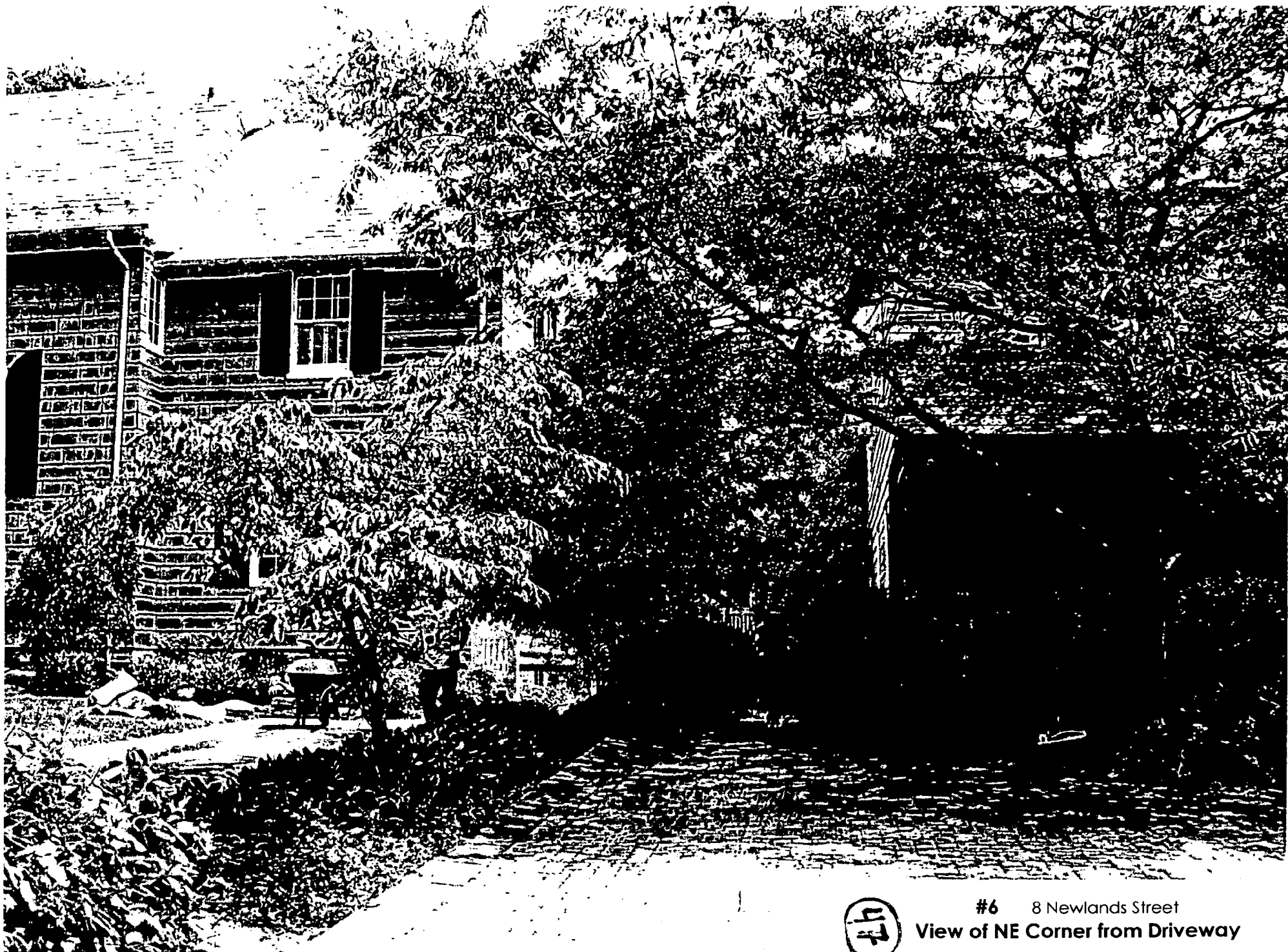
45

#4 8 Newlands Street
North Front Façade



#5 8 Newlands Street
Oblique View of NE Corner

446



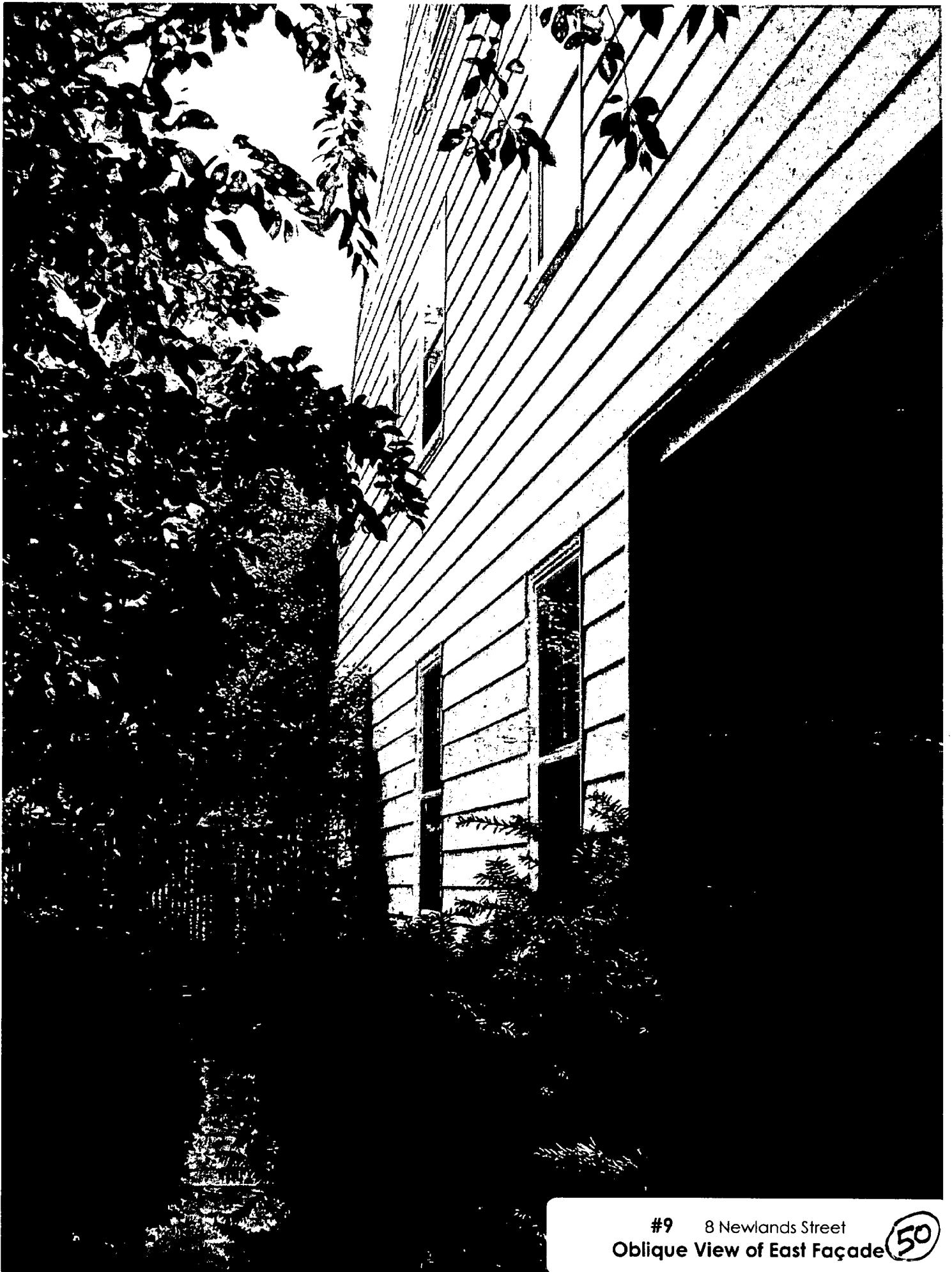
#6 8 Newlands Street
View of NE Corner from Driveway



#7 8 Newlands Street
View of NE Corner from Newlands St.




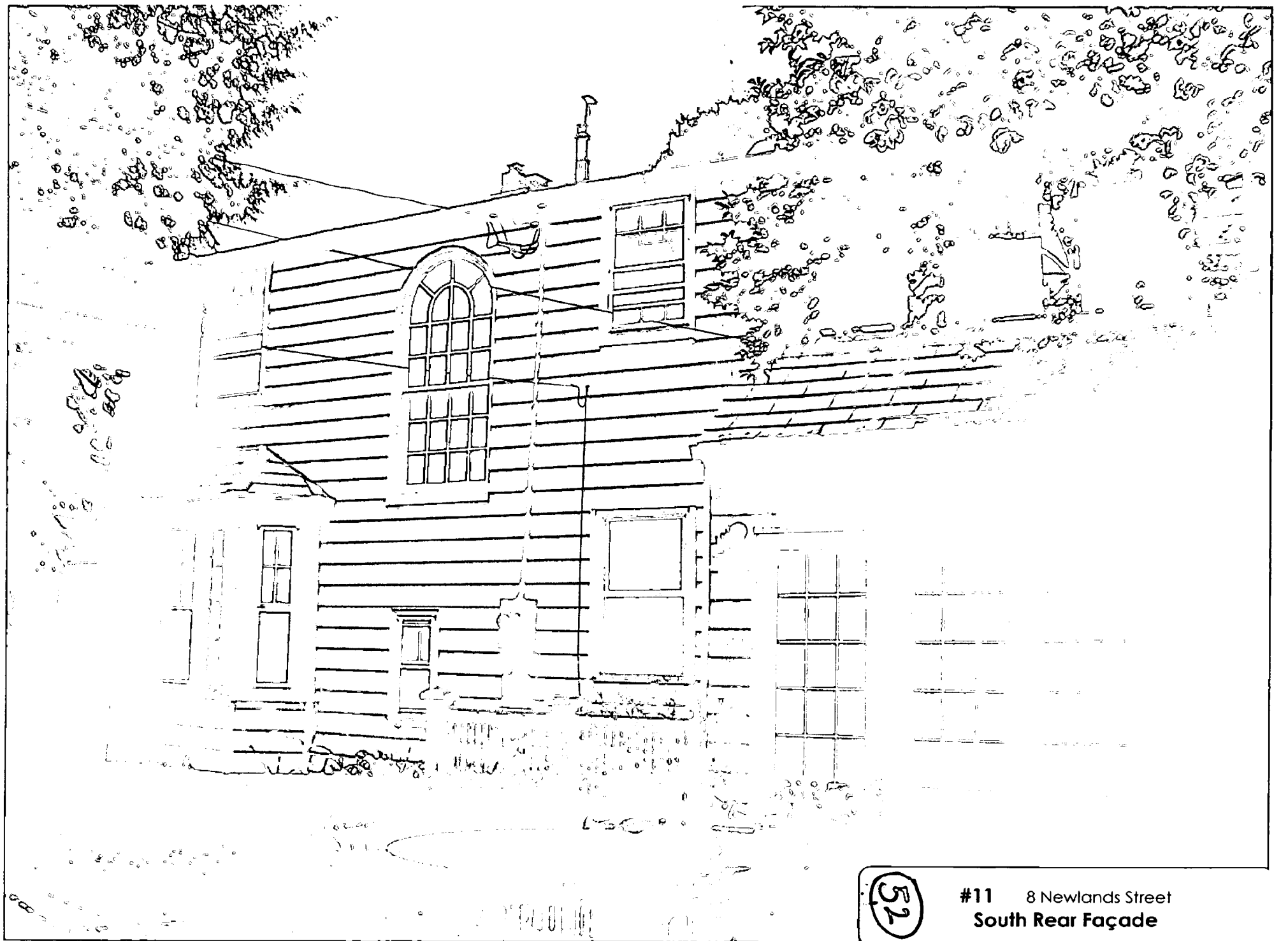
#8 8 Newlands Street
NE Approach from Newlands St.



#9 8 Newlands Street
Oblique View of East Façade **50**



 #10 8 Newlands Street
South Rear Façade w/1980's Addition



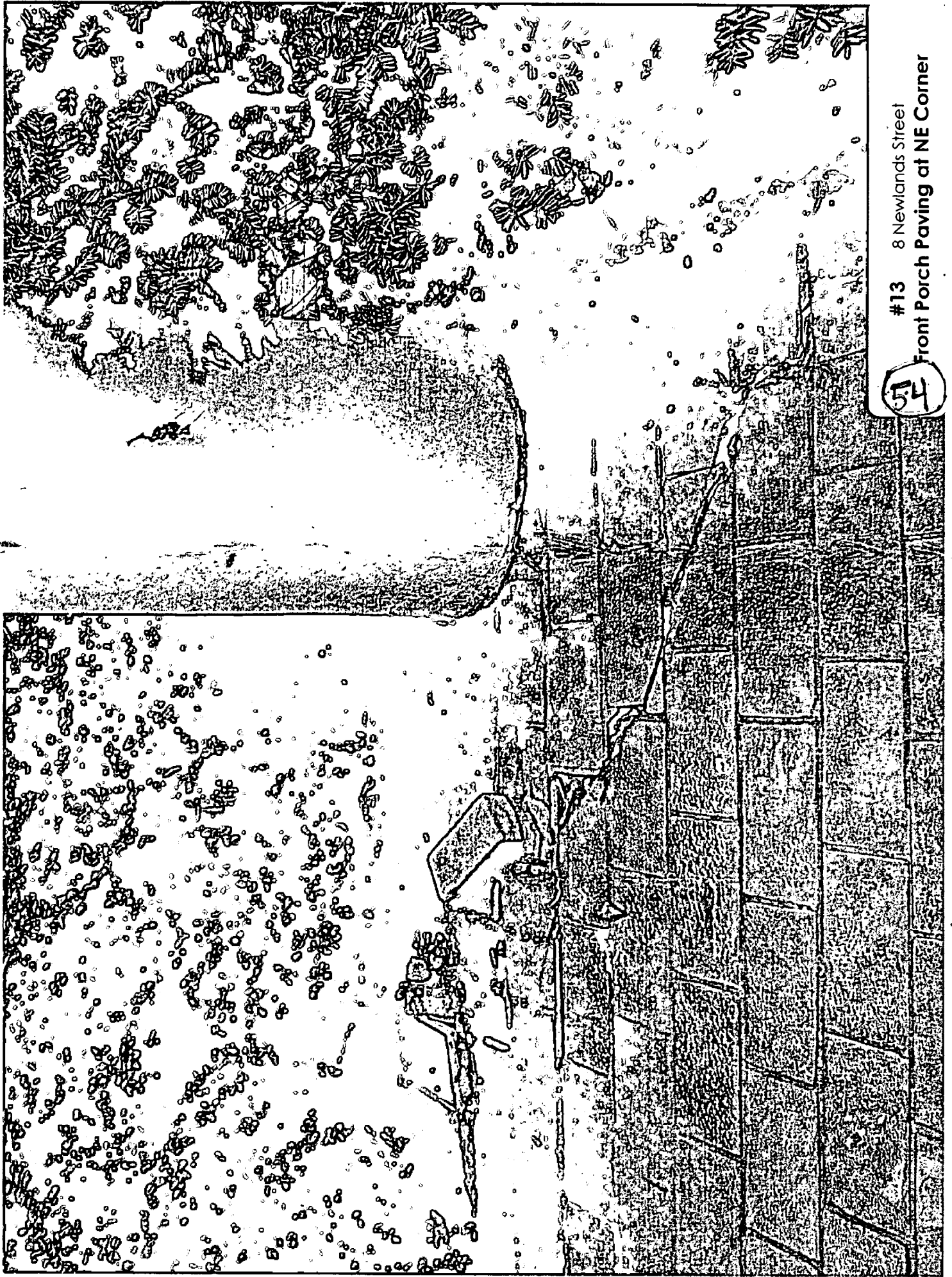
52

#11 8 Newlands Street
South Rear Façade



53

#12 8 Newlands Street
South Rear Façade of 1990 Addition



#13 8 Newlands Street

Front Porch Paving at NE Corner



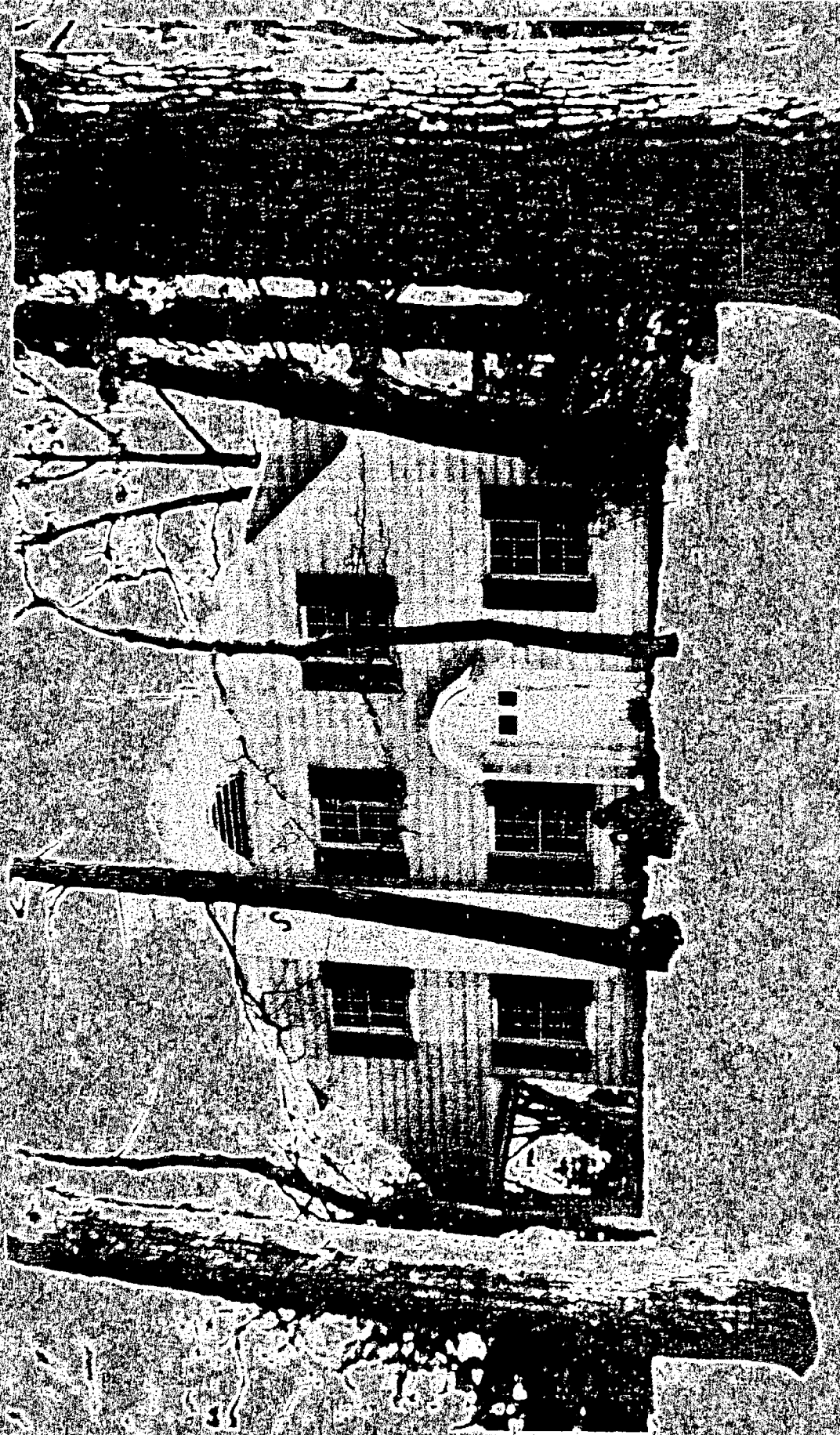


#15 8 Newlands Street
Playhouse at SW Corner of Property



#17 8 Newlands Street
1916 Chevy Chase Homes Pamphlet





#18 8 Newlands Street
Original West Façade Prior to 1990
Addition



#19 8 Newlands Street
Original South Façade Prior to 1980's
Modification

58

HPC Meeting Transcript

July 9, 2008

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2

- - - - - X

3

HISTORIC AREA WORK PERMIT - : HPC Case No. 35/13-08N

4

14 West Irving Street :
:

5

- - - - - X

6

HISTORIC AREA WORK PERMIT - : HPC Case No. 37/03-08GG

7

7047 Eastern Avenue :
:

8

PRELIMINARY CONSULTATION - :
X

9

8 Newlands Street :
:

10

- - - - - X

11

12

A meeting in the above-entitled matter was held on

13

July 9, 2008, commencing at 7:30 p.m., in the MRO Auditorium

14

at 8787 Georgia Avenue, Silver Spring, Maryland 20910,

15

before:

16

COMMITTEE CHAIRMAN

17

JEFF FULLER

18

19

COMMITTEE MEMBERS

20

Caroline Alderson

21

Leslie Miles

22

David Rotenstein

23

Lee Burstyn

24

Tim Duffy

25

Nuray Anahtar

Deposition Services, Inc.

6245 Executive Boulevard

Rockville, MD 20852

Tel: (301) 881-3344 Fax: (301) 881-3338

info@DepositionServices.com www.DepositionServices.com

ALSO PRESENT:

Scott Whipple
 Anne Fothergill
 Joshua Silver
 Rachel Kennedy

APPEARANCES

<u>STATEMENT OF:</u>	<u>PAGE</u>
Vincent R. Broderick	7
Patricia Abell	17
George Myers	25
Greg Wiedemann	38
Christine Vaughn	39

TABLE OF CONTENTS

	<u>PAGE</u>
HISTORIC AREA WORK PERMITS	
Case B	4
Case C	4
Case E	5
Case F	4
Case A	5
Case D	10
PRELIMINARY CONSULTATIONS	
Case A	33
2007 TAX CREDITS	44
MINUTES	46
OTHER BUSINESS	
Commission Items	46
Staff Items	47
ADJOURNMENT	63

1 MR. FULLER: And all abstentions?

2 VOTE.

3 MR. FULLER: All right, the motion passes with
4 Commissioner Anahtar voting against, and Commissioner Burstyn
5 abstaining. Thank you.

6 MS. REID: Thank you.

7 MR. FULLER: Next on the agenda this evening is the
8 preliminary consultation at 8 Newlands Street, Chevy Chase.
9 Is there a staff report?

10 MR. SILVER: Yes, there is. 8 Newlands is a
11 contributing resource in the Chevy Chase Village Historic
12 District. Before staff goes into the proposal, which staff
13 gave a lengthy proposal, I'll summarize that. But I do want
14 to point out that generally supportive of this application or
15 this preliminary consultation. The property has had some
16 alterations to the area that I think we'll probably be
17 discussing in the most detail this evening.

18 With that said, the applicants are proposing a
19 number of things for this property, which a lot of them
20 actually I think will improve the appearance and the
21 historicity of the property. They're going to be installing
22 wooden work shutters on the east and west and north
23 elevations of the property. These shutters were removed, I
24 believe, in pre-1990 and that they intend to install shutters
25 that are based on the historic photos.

1 This also, reconstruction project includes the
2 installation of a wooden railing across the length of the
3 second story dormer to match the attached historic photograph
4 which is in the staff packet. And some other minor
5 modifications to the front porch floor.

6 Probably the biggest element of the proposal is
7 that they are going to be removing a small one story non-
8 historic circa 1980 addition from the south of the rear
9 elevation of the house, and will be constructing a new one
10 story slightly larger addition utilizing that location. It
11 also includes the installation of three wooden simulated
12 divided light french doors and one wooden lattice panel.

13 They also be continuing this addition and
14 constructing a new single story porch, and it will begin at
15 the proposed rear addition extended across the length of the
16 first story historic massing. It includes the removal of
17 four six over six double hung windows and the installation of
18 two wooden double hung simulated divided light windows and
19 two wooden simulated divided casement windows on the second
20 story.

21 And they will also be installing a skylight on the
22 rear southeastern corner of the roof on the left side
23 elevation. Again, I think that's probably the area we'll
24 focus the most on, include the installation of a wooden
25 simulated divided light door and shed roof, four simulated

1 divided light casement windows. Again, it'd be putting
2 wooden work shutters back on the resource as well. And then
3 installing three sections of wood panels at the first story
4 corner of the elevation. The panels will be set back two
5 inches from the plane of the house.

6 The project also includes a fence installation, a
7 number of repair in kind projects, as well as the removal of
8 a non-historic playhouse and the construction of a new shed
9 in the same location, and tree removal. As staff said,
10 there's approval of the proposed work in the front, rear and
11 the right elevations of the subject property and are pleased
12 the applicant's proposal includes the total removal of the
13 existing aluminum siding and rehabilitation of the original
14 wood siding and installation of the shutters on the front and
15 sides, and the second story dormer railing on the front
16 elevation.

17 Staff has spoken with the applicants and is also
18 encouraging them to pursue applying for state and county
19 historic preservation tax credits for these projects. As
20 staff said, they're supportive of the rear addition, the
21 reconstruction projects at the property. However, their
22 concern is with the proposed alterations to the left or the
23 east elevation of the house. Staff is primarily concerned
24 with the proposed installation of the new door and shed roof
25 and second story windows.

1 Although it is clear some level of alterations has
2 occurred at the south and east corners of the house, it is
3 unclear how much original building material might be removed
4 if a new door or windows and wood paneling are installed.
5 Staff acknowledges the adjacent properties located in close
6 proximity to the subject property which limits the visibility
7 of the left elevation. However, when standing in front of the
8 house and obliquely, this elevation remains visible from the
9 streetscape of the historic district and again this is a
10 contributing resource.

11 So the commission's review does include impact on
12 the streetscape of the historic district. As such, staff has
13 asked the applicants to discuss the proposed left side
14 alterations with the HPC to determine the feasibility of the
15 design before proceeding with a HAWP. Staff is also
16 supportive of the replacement of the, or the removal, I should
17 say, of the playhouse and installation of a new storage shed,
18 as well as the other fencing projects and landscape projects
19 here.

20 I'd like to point out that the tree removal has been
21 reviewed and approved by the Chevy Chase Village arborist and
22 the applicant should continue the consultation with the
23 village arborist to obtain the appropriate village permits for
24 the tree removal projects at the property. I also upstairs
25 had given you and have provided the applicants with the Local

1 Advisory Panel comments which support the proposal, and feels
2 that this elevation or the east elevation will have little
3 impact on the overall streetscape, and the LAP is urging a
4 very lenient review of this elevation.

5 I know the applicants, as well as the architect and
6 landscape architect are here tonight, and I can go through a
7 few slides for you.

8 MR. FULLER: Let's go through your slides quickly,
9 thank you.

10 MR. SILVER: The area right at first is the rear
11 where there is this existing 1980's addition and they'll be
12 putting in a new addition. This demonstrates that the
13 adjacent house is within close proximity to the subject
14 property. But looking at that left elevation is where these
15 alterations that staff is concerned about would be. That's
16 all the slides that I have.

17 MR. FULLER: Thank you. Are there questions for
18 staff? Would the applicant like to come forward and make a
19 presentation. Good evening and welcome, you have seven
20 minutes to make a presentation if you'd like to. State your
21 name for the record.

22 MR. WIEDEMANN: Good evening, I'm Greg Wiedemann
23 with Wiedemann Architects of Bethesda, Maryland. I'm here
24 with Lela Frinderick, landscape architect. And behind me are
25 Christine Vaughn and Christopher Dunn the owners of 8 Newlands

1 Street.

2 I would like to just bring a few points to your
3 attention since the staff report seems to focus on the east
4 facade which you see here in these images. First of all, I
5 would like to remind the commission that the east side of this
6 house has always been the service side of the house. When it
7 was first built at the turn of the century, there was a
8 continuous drive to a single garage in the back. So this was
9 always considered the service side of the house.

10 Secondly, as the staff report states, the rework of
11 the rear portion of the east facade is in the same area as the
12 1980's renovation that occurred. The house originally entered
13 from a very similar location on the west side before the
14 1990's addition was built. We feel that the location of the
15 door that we are proposing is very consistent with the
16 organization of the house, and it's consistent with the
17 architectural integrity of the residence.

18 And finally, although it's possible to have this
19 glimpse of the east facade as shown in that upper photograph,
20 so the left of this photograph is a very tall hedge. So
21 there's only a momentary view of that facade. So I do feel
22 that it is largely obscured from the streetscape.

23 MS. VAUGHN: I would like to just second that. If
24 you look on the left side of those two photographs, you're
25 going to see an existing Crab Apple that we planted in the

1 1990's when we did the original planting design, and we are
2 proposing adding a flowering tree on the right side of the
3 driveway on that grass mound. So we're quite confident that
4 the existence of the Crab Apple, an existing Cusa Dogwood
5 behind it, as well as the proposed tree will obscure the
6 proposed addition on the east side of the house.

7 MR. FULLER: Anything else?

8 MR. WIEDEMANN: No, we're here to answer questions.

9 MR. FULLER: Great. Are there questions for the
10 applicant?

11 MS. MILES: We don't have anything that shows the
12 conditions at 1916 of that side of the house though, do we?

13 MR. DUFFY: Do you have anything that indicates what
14 it looked like at any time prior to the 1980's changes?

15 MR. WIEDEMANN: No. We were unable to find --

16 MS. VAUGHN: Well, there's a picture from the
17 brochure from 1916, I guess, that shows the front of the
18 house.

19 MR. FULLER: If you could come forward and get on
20 the record, please. State your name for the record.

21 MS. VAUGHN: Yeah, I'm Christine Vaughn, I'm one of
22 the owners of the house. When we did research at the Chevy
23 Chase Historical Society, there's a photograph of the house
24 that was included on a brochure that Chevy Chase was using to
25 sell lots and homes in Chevy Chase Village, and the photograph

1 shows the house with shutters and with the railing that goes
2 across the top of the second floor. And, I believe, that's in
3 your packet. But it doesn't show the full east side of the
4 house. It shows the front and just a little bit of the east
5 side of the house.

6 MR. DUFFY: But we do have those photographs and so
7 that's, I understood that what you're proposing to do is to be
8 similar to what had happened on those photographs where you
9 know what it looked like at that time but, from that research
10 you couldn't really tell, the dash line, behind the dash line
11 on that east elevation there's nothing that tells us whether
12 it appeared to be prior to the '80s.

13 MR. WIEDEMANN: Yes, I mean, it's clear that this is
14 a new window.

15 MR. DUFFY: Yes.

16 MR. WIEDEMANN: This appears to be an original
17 window. This is a replacement window. To the extent that
18 there were other windows here is unknown.

19 MR. DUFFY: Okay.

20 MR. WIEDEMANN: And this is the view of the
21 proposal.

22 MR. FULLER: Other thoughts or comments?

23 MS. MILES: I have a comment. I think that the east
24 elevation after the renovation looks really underdeveloped,
25 and I think that what you're proposing is an improvement, so I

1 wouldn't have any problem.

2 MR. BURSTYN: I have comments, but they're more
3 deliberation, if we're ready to move into deliberations.

4 MR. FULLER: We're not exactly deliberating but
5 basically, I think each of us who wanted to provide, and so
6 far obviously the first question would be about scale. Staff
7 has raised the issue about the east elevation and the
8 detailing of that. Any other comments?

9 MR. DUFFY: I'll provide my comments then. In the
10 many situations, probably most situations, we wouldn't be all
11 that amendable to changes like this. However, in my view, on
12 this particular property, it seems to me that the original
13 house's appearance on the back side of the east would likely
14 have been different than what it appears to be now.

15 I also think that with what you're proposing looks
16 better than what it looks like right now, and it's not very
17 visible from the public right of way. So I don't have a
18 problem with what you're proposing to do on the east side.

19 MS. ALDERSON: I don't have a problem with it
20 either. I think it's very well integrated and the scale is
21 appropriate.

22 MR. ROTENSTEIN: I have nothing to add. I think the
23 two previous commissioners pretty much summed up my opinion.

24 MS. ANAHTAR: I agree.

25 MR. BURSTYN: Concur.

1 MR. FULLER: (Indiscernible) should be in deference
2 to people is that we as a commission are not supposed to make
3 decisions about whether things look better or not. So I'd say
4 that those comments really are not completely appropriate, but
5 as it relates to the overall scale of the addition and the
6 fact that it's a very small addition on an existing facility,
7 I don't disagree at all that at the location of the changes on
8 the side elevation and total configuration I think this is a
9 unique scenario, so I think this is very different than what
10 we have recently been asked to approve on a side addition, so
11 from my perspective, this is very approvable.

12 MS. VAUGHN: When I said it was already developed, I
13 was also essentially saying I don't think it looked like that
14 originally. It doesn't look like a house of it's period at
15 that side. All the other elevations are far more well
16 developed and have a lot more detail, and I'm sure that this
17 is actually closer to the way it looked originally.

18 MR. DUFFY: I'll offer a clarification also. The
19 Chairman is correct that we shouldn't make judgments about the
20 quality of appearance. By looking better what I really mean
21 was that I think that the new appearance that your proposal
22 for the east side would be more in character with the house
23 than the appearance as it is right now, and I believe that the
24 appearance now is because it has changed and is out of
25 character with what the house is.

1 MR. FULLER: Perfect clarification.

2 MR. ROTENSTEIN: An apology for my economy of words
3 (indiscernible). We'd just like to say that I don't think
4 your proposal is inconsistent with the 2400 other Chevy Chase
5 (indiscernible).

6 MR. FULLER: All right, I think you've got a very
7 successful preliminary. Do you have any other questions for
8 us?

9 MS. VAUGHN: My question is just what the next step
10 is. Do we reapply now for the permit?

11 MR. FULLER: It sounds like you're pretty much take
12 these same drawings and as much as your architect may not be
13 happy about that, you need to just submit them as a HAWP.

14 MS. VAUGHN: Thank you very much.

15 MR. FULLER: Okay, next on the agenda this evening
16 is the review of the 2007 tax credits. Rachel, do you have a
17 presentation to make?

18 MS. KENNEDY: Just very briefly. My happy job
19 tonight is to present the first batch of Montgomery County
20 Historic Preservation Tax Credits for work completed in 2007.
21 Just to review, this work mostly falls into the category of
22 ordinary maintenance as defined by the HPC administrative
23 regs, Section 1.1(f). Also eligible for the tax credit is any
24 kind of restoration work that would restore a property to its
25 period of significance.

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

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

BOARD OF MANAGERS
DOUGLAS B. KAMEROW
Chair
DAVID L. WINSTEAD
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SUSIE EIG
Secretary
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Treasurer
BETSY STEPHENS
Assistant Treasurer
PETER M. YEO
Board Member
ROBERT L. JONES
Board Member

9/2/2008

Property Owner Name: Mr. Gregory Wiedemann-

Contractor Name: TBD

Location of Requested Building Permit:
Address: 8 Newlands Street
City, State, Zipcode Chevy Chase, MD 20815

Proposed Scope of Work: **Architectural Description:** Project includes a modest rear addition and partial renovation of the first and second floors at southeast corner of the historic house, areas of the house that were modified by work in the 1980's. Included is the partial renovation of the basement, removal of the existing aluminum siding on the entire house and restoration and/or replacement of the original wood siding, and new painted louvered shutters with operable hardware. In addition, the proposed project also includes a small storage shed which will replace an existing log cabin playhouse in the rear yard.

Landscape Architecture Description: Project includes replacement of front porch paving, lifting and resetting parts of front and side walkways, repairing existing fence on east side and replacing existing fencing on west side to match existing, addition of short fence to east of house, replacement of existing stockade fencing with new solid fencing along rear east property line and rear south property line, and construction of new rear terrace and air conditioner well.

Dear Department of Permitting Services:

The above homeowner/contractor has notified Chevy Chase Village that they are planning to apply for both County and Municipal permits for the above summarized construction project. We have supplied them with a full set of the appropriate regulations, and they fully understand that a permit from the County does not guarantee a permit from this municipality, unless they comply with all the rules and regulations given to them with this letter. They have been provided with this information and the appropriate instructions to file for a Building Permit and/or variance form from this municipality.

Sincerely,


Geoffrey Biddle

Existing Property Condition Photographs (duplicate as needed)



Detail: 2. CORNER (SOUTHEAST LOT CORNER)



Detail: 3. REAR (SOUTHEAST PROPERTY LINE)

Existing Property Condition Photographs (duplicate as needed)



Detail: RIGHT FRONT (EAST FENCE)



Detail: 1. LEFT (EAST PROPERTY LINE)

Applicant: CHRISTINE VAUGHN

Page: 5

Existing Property Condition Photographs (duplicate as needed)



Detail: CENTER (EAST FENCE)



Detail: LEFT FRONT (EAST FENCE)

Existing Property Condition Photographs (duplicate as needed)



Detail: PORCH LEFT FRONT



Detail: PORCH RIGHT FRONT

Applicant: CHRISTINE VAUGHN

Page: 3

Existing Property Condition Photographs (duplicate as needed)



Detail: RIGHT FRONT (HOUSE)



Detail: PORCH CENTER

Existing Property Condition Photographs (duplicate as needed)



Detail: CENTER (HOUSE)



Detail: LEFT FRONT (HOUSE)

Applicant: CHRISTINE VAUGHN

Page: 1

Existing Property Condition Photographs (duplicate as needed)



Detail: 2. LEFT FRONT



Detail: 3. RIGHT FRONT

Existing Property Condition Photographs (duplicate as needed)



Detail: 3. RIGHT FRONT



Detail: 1. CENTER

Applicant: CHRISTINE VAUGHN

Page: 8

Existing Property Condition Photographs (duplicate as needed)



Detail: 1. CENTER



Detail: 2. LEFT FRONT

Applicant: CHRISTINE VAUGHN

Page: 7



#17 8 Newlands Street
1916 Chevy Chase Homes Pamphlet



#18 8 Newlands Street
**Original West Façade Prior to 1990
Addition**



#19 8 Newlands Street
**Original South Façade Prior to 1980's
Modification**

CHEVY CHASE VILLAGE

Facsimile Transmission



5906 Connecticut Avenue
Chevy Chase, MD 20815

Telephone: (301) 654-7300

Facsimile: (301) 907-9721

Website: www.ccvillage.org

E-Mail: ccv@montgomerycountymd.gov

To: Josh Silver

From: Doris M Lyeerly

Date: 8-18-2008

Fax Number: 301-563-3412

Total Number of Pages (Including Cover Sheet): 9

Comments: I am sending you info from both permits since there a 5 trees approved for removal for the same address. If you need anyone info please, let me know.

CONFIDENTIAL

If all pages are not received, please contact the Village office at (301) 654-7300.

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815
(301) 654-7300

TREE REMOVAL PERMIT

Permit Number: 1678

Date Issued: July 23, 2008

Name of Property Owner: Christine Vaughn
Address of Construction: 8 Newlands Street
Chevy Chase, Maryland 20815

Contractor: Integrated Plant Care
Contact Person: Paul Wolfe
Phone Number: (301) 881-8130

WORK TO BE DONE

Number of Trees to be Removed: 3
Diameter & Species: 1 Cherry 7.1DBH, 1 Hemlock 10.5 DBH, 1
Hickory 20.5 DBH
Location: Rear/side yard

SPECIAL CONDITIONS

- All debris must be hauled away by Contractor.
- Posting of commercial signs is prohibited.

Permit Fee: \$150.00

Appeal Fee: \$0.00

Fines: N/A

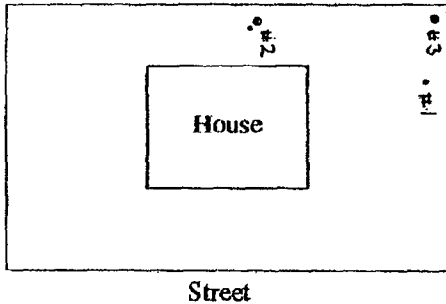
Total Fees Due: \$150.00 (PAID)

THIS PERMIT MUST BE POSTED

Tree Inspection Request

Address 8 NEULANDS ST. CHEVY CHASE Date 7-17-08
 Resident's Name CHRISTINE VAUGHN Phone #'s 202.639.6517
 Circle One: Private Property Village Street/Park Tree _____

Concern(s) TREE #1 HAS GROWN UP VERY CLOSE TO EXISTING FENCE AND MAY DAMAGE THE FENCE IN THE FUTURE. TREE #2 IS CROWDING OUT TWO HEALTHY TREES. TREE #3 HAS MYCELLEUM ROOT ROT & A HOLLOW TRUNK.



Call taker to indicate location of tree(s) using "plat" and Number designation itemized below.

- #1 6" CHERRY TREE
- #2 9" TWIN TRUNKED HEMLOCK
- #3 18" BUTTERNUT HICKORY

(Please list no more than three trees per page)

*****To be completed by arborist*****

Tree #1: Type and Diameter Butternut Hickory
 Assessment: Hickory is very close to fence trees & may be leaning on them. In hazardous condition.
Cherry 7.1" DBH underage

Tree #2: Type and Diameter Hemlock 18.5" DBH
 Assessment: To close to house

Tree #3: Type and Diameter Hickory 20.5" DBH
 Assessment: minor decline

If removal requested - Approved Denied Permit Required? Y N

Collect monies before issuing permits ✓

Chevy Chase Village Tree Removal Permit Application

Permit Number: 1678
 Date of Application: 7/23/08

Applicant Name: <u>CHRISTINE VAUGHN</u>	
Address: <u>8 NEULANDS ST. CHEVY CHASE</u>	Phone: <u>202.639.6517</u>

phone: <u>3018818130</u> MD DNR License No. (Required) <u>319</u>	Integrated Plant Care Contact Person: <u>Paul W. Foye</u>
--	--

Chapter 17. Urban Forest §17-1 and 17-2. Permit Required

Chapter 17 applies to trees on private property with trunks that measure at least twenty-four (24) inches in circumference at four and one-half (4 1/2) feet above ground level. § 17-2 reads: "no person shall remove or destroy, or cause the removal or destruction, of a tree or undertake any action that will substantially impair the health or growth of a tree without first obtaining a permit from the Village Manager. No permit shall be required for normal and reasonable trimming or other tree care designed to maintain the health, shape, or balance of a tree."

§17-3 Permit Standards

The Village Manager is authorized to issue a permit only if at least one (1) of the following conditions applies:

- The tree is damaged beyond restoration, insect infected beyond restoration, or injured beyond restoration;
- The tree is dead or dying or in danger of falling;
- The tree constitutes a hazard to the safety of persons;
- The tree constitutes a hazard and threatens the safety of property;
- The tree constitutes a hazard and threatens injury to, or would have a negative effect on the health of other trees;
- The tree is injurious to or creates a condition injurious to the health of a person, certified to by a qualified medical practitioner.

An applicant who is denied a tree removal permit by the Village Manager may appeal the Manager's decision to the Board in writing within ten (10) days of the denial for the application of the permit.

Filing Requirements

- There is a \$50.00 per tree filing fee for a Chevy Chase Village Tree Removal Permit.
- Copy of the findings and recommendations report from either the Village staff or the Chevy Chase Village Consulting arborist.
- A completed Tree Removal Permit Application, including the selected tree contractor's name and phone number, and payment of filing fees.

By signing below, I understand that no work may be performed until the Village permit is issued and posted to be visible from the street.

Applicant's Signature: W. Foye Date: 7/16/08

For use by HPC only:
 Historic Area Work Permit required? Yes No _____ (HPC Initials)

CHEVY CHASE VILLAGE

Facsimile Transmission



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Chevy Chase, MD 20815

Telephone: (301) 654-7300

Facsimile: (301) 907-9721

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To: Josh Silver

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Total Number of Pages (Including Cover Sheet): 9

Comments: I am sending you info from both permits since there a 5 trees approved for removal for the same address. If you need anymore info please, let me know.

P.S. The copier guy came early and fixed our machine. so I'm sending this today instead of tomorrow 😊

CONFIDENTIAL

If all pages are not received, please contact the Village office at (301) 654-7300.

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815
(301) 654-7300

TREE REMOVAL PERMIT

Permit Number: 1678

Date Issued: July 23, 2008

Name of Property Owner: Christine Vaughn
Address of Construction: 8 Newlands Street
Chevy Chase, Maryland 20815

Contractor: Integrated Plant Care
Contact Person: Paul Wolfe
Phone Number: (301) 881-8130

WORK TO BE DONE

Number of Trees to be Removed: 3
Diameter & Species: 1 Cherry 7.1DBH, 1 Hemlock 10.5 DBH, 1
Hickory 20.5 DBH
Location: Rear/side yard

SPECIAL CONDITIONS

- All debris must be hauled away by Contractor.
- Posting of commercial signs is prohibited.

Permit Fee: \$150.00

Appeal Fee: \$0.00

Fines: N/A

Total Fees Due: \$150.00 (PAID)

THIS PERMIT MUST BE POSTED

Tree Inspection Request

Address 8 NERLANDS ST. CHEVY CHASE

Date 7-17-08

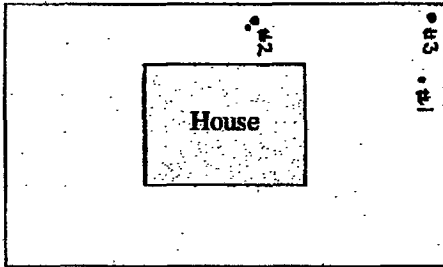
Resident's Name CHRISTINE VAUGHN

Phone #'s 202.639.6517

Circle One: Private Property

Village Street/Park Tree _____

Concern(s) TREE #1 HAS GROWN UP VERY CLOSE TO EXISTING FENCE AND MAY DAMAGE THE FENCE IN THE FUTURE. TREE #2 IS CROWDING OUT TWO HEALTHY TREES. TREE #3 HAS MYCELLEUM ROOT ROT & A HOLLOW TRUNK.



Call taker to indicate location of tree(s) using "plat" and Number designation itemized below.

#1 6" CHERRY TREE



#2 9" TWIN TRUNKED HEMLOCK

#3 18" BUTTERNUT HICKORY

(Please list no more than three trees per page)

*****To be completed by arborist*****

Tree #1: Type and Diameter Butternut Hickory
 Assessment: Hickory is very close to Peper trees & may be leaning on them. In hazardous condition.
Cherry 71" DBH under size

Tree #2: Type and Diameter Hemlock 10.5" DBH
 Assessment: To close to house

Tree #3: Type and Diameter Hickory 20.5" DBH
 Assessment: tree is declining

If removal requested. - Approved Denied

Permit Required? Y N

Tree #1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tree #3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Signature [Handwritten Signature]

Date 7-23-08

Collect monies before issuing permits ✓

Chevy Chase Village Tree Removal Permit Application

Permit Number: 1678
Date of Application: 7/23/08

Applicant Name: <u>CHRISTINE VAUGHN</u>	
Address: <u>8 NEULANDS ST. CHEVY CHASE</u>	Phone: <u>202.639.6517</u>
Contractor (Required): <u>Integrated Plant Care</u>	Phone: <u>3018818130</u>
Contact Person: <u>Paul Wojto</u>	MD DNR License No. (Required) <u>319</u>

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By signing below, I understand that no work may be performed until the Village permit is issued and posted to be visible from the street.

Applicant's Signature: Wla Fendrick Date: 7/16/08

For use by HPC only:

Historic Area Work Permit required? Yes No _____ (HPC Initials)

Tree Removal Plans (including reforestation plan, if any)

The 18" butternut hickory has been diagnosed by Paul Wolfe of Integrated Plant Care as having mycelium root rot and has a hollow trunk. This hazardous tree should be removed quickly. We intend to replace this with a blackgum or willow oak. The 6" cherry tree is a volunteer seedling tree which has grown up very closely to a fence along the west side of #8 Newlands Street; the proximity of tree to fence may damage the fence in the future. The owner plans to transplant a witchhazel shrub to this area. A twin-trunked hemlock is leaning over at an unacceptable angle, and since the angle has been increasing over time, the tree is unstable and needs to be removed. It has also grown with a misshapen canopy, crowded by two healthier hemlocks. If this tree were removed the healthier trees would benefit from increased light and air.

For Use By Village Manager	Approved with the following conditions:
	<i>Transferred</i>
	<i>on behalf of Geoffrey Biddle,</i>
	<i>Village Manager</i>

For Use By Village Manager	Denied for the following reasons:

Filing Fees	Checks Payable to:	Chevy Chase Village
Permit Fee: 150 ⁰⁰	# 11366	5906 Connecticut Avenue
Damage Deposit:		Chevy Chase, MD 20815
Appeal Fee:	Date: 7-18-08	
Total Fees & Deposits: 150 ⁰⁰	Staff Signature: <i>Darius M. [Signature]</i>	

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815
(301) 654-7300

TREE REMOVAL PERMIT

Permit Number: 1677

Date Issued: July 17, 2008

Name of Property Owner: Christine Vaughn
Address of Construction: 8 Newlands Street
Chevy Chase, Maryland 20815

Contractor: Paul Wolfe, IPC
Contact Person: Paul Wolfe
Phone Number: (301) 881-8130

WORK TO BE DONE

Number of Trees to be Removed: 2
Diameter & Species: 15.2DBH Cherry, 10.5DBH Hemlock
Location: #1 in front of house, #3 in right rear of house

SPECIAL CONDITIONS

- All debris must be hauled away by Contractor.
- Posting of commercial signs is prohibited.

Permit Fee: \$150.00

Appeal Fee: \$0.00

Fines: N/A

Total Fees Due: \$150.00 (PAID)

THIS PERMIT MUST BE POSTED

Chevy Chase Village Tree Removal Permit Application

Permit Number: 1677
Date of Application: 5/27/08

Applicant Name: <u>CHRISTINE VAUGHN</u>	
Address: <u>8 NEWLANDS ST, CHEVY CHASE</u>	Phone: <u>202.639.6517</u>
Contractor (Required): <u>Paul Wolfe, TPC</u>	Phone: <u>(301) 881-8130</u>
Contact Person: <u>Paul Wolfe</u>	MD DNR License No. (Required) <u>319</u>

Chapter 17. Urban Forest §17-1 and 17-2. Permit Required

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Filing Requirements

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- A completed Tree Removal Permit Application, including the selected tree contractor's name and phone number, and payment of filing fees.

By signing below, I understand that no work may be performed until the Village permit is issued and posted to be visible from the street.

Applicant's Signature: W. Fendrick for Date: 5-27-08
Christine Vaughn

For use by HPC only:

Historic Area Work Permit required? Yes No _____ (HPC Initials)

Tree Removal Plans (including reforestation plan, if any)

The roots of the 14" cherry tree have caused the front left corner of the original porch across the front of the house to heave up, settle, and crack, causing a hazardous condition. The owner wishes to replace the front porch floor and does not want to have the roots of this tree cause more problems over the long term. We propose replacing the cherry with an American hornbeam. The 6" cherry on the west side of the house is a volunteer, leaning towards the neighbor's house, and is very close to an existing custom fence. We don't propose replacing this tree as there are many existing trees along the west property line; having more sunlight in the garden will enhance the growth of existing trees. A 10" hemlock at the rear of the house will be severely impacted by the proposed waterproofing of the house. We propose replacing it with a Yoshino Cryptomeria or another hemlock.

<p>APPROVED</p> <p>JUL 17 2008</p> <p>Chevy Chase Village Manager</p>	<p style="text-align: center;">Approved with the following conditions:</p> <p style="text-align: center;">1, 2, 3</p> <p style="text-align: center;"><i>[Signature]</i></p>
--	--

<p>For Use By Village Manager</p>	<p style="text-align: center;">Denied for the following reasons:</p>
--	---

<p>Filing Fees \$ 150.00</p>	<p>Checks Payable to: Chevy Chase Village 5906 Connecticut Avenue Chevy Chase, MD 20815</p>	
<p>Permit Fee:</p>	<p># 11284</p>	
<p>Damage Deposit:</p>	<p>Date: 5/28/08</p>	
<p>Appell Fee:</p>	<p>Staff Signature: <i>[Signature]</i></p>	
<p>Total Fees & Deposits: \$ 150.00</p>		

Tree Inspection Request Form

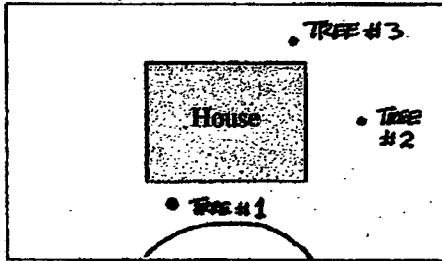
Address 8 NEWLANDS ST., CHEVY CHASE, MD 20815 Date 5/27/08

Resident's Name CHRISTINE VAUGHN Phone #'s 202 639 6517

Circle One: Private Property Village Street/Park Tree _____

Concern(s) ROOTS OF TREE #1 ARE CAUSING THE FRONT PORCH SLAB TO HEAVE AND SUBSIDE. TREE #2 IS SHADING OUT GARDEN AND LEANING TOWARDS NEIGHBORS HOUSE. TREE #3 WILL BE AFFECTED BY PROPOSED WATERPROOFING OF THE HOUSE FOUNDATION

Call taker to indicate location of tree(s) using "plat" and Number designation itemized below.



- #1 14" CHERRY TREE
- #2 6" CHERRY TREE
- #3 10" HEMLOCK

(Please list no more than three trees per page)

*****To be completed by arborist*****

Tree #1: Type and Diameter Cherry 15.2" DBH
Assessment: Tree is uplifiting porch slab

Tree #2: Type and Diameter Cherry 6.7" DBH
Assessment: Tree is under eye

Tree #3: Type and Diameter Hemlock 10.5" DBH
Assessment: tree is uplifiting fence and compromising slab A.C. unit att. on.

If removal requested. -	Approved	Denied
Tree #1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree #2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tree #3	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Permit Required?	Y	N
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Signature [Signature]

Date 5-28-08



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PROJECT

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8 NEWLANDS STREET
CHEVY CHASE, MD 20815

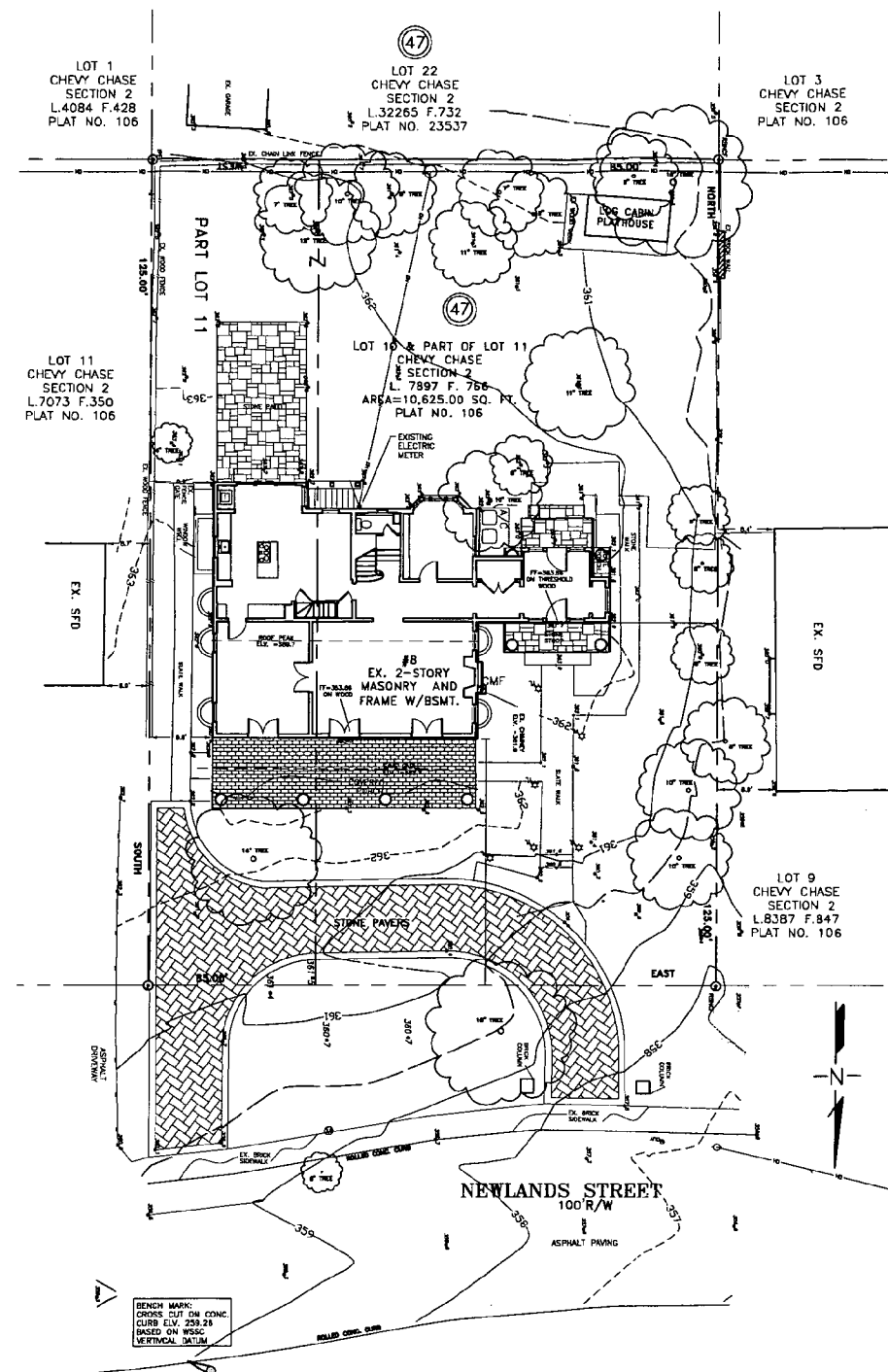
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HISTORIC AREA WORK
PERMIT HEARING:
SEPTEMBER 24, 2008

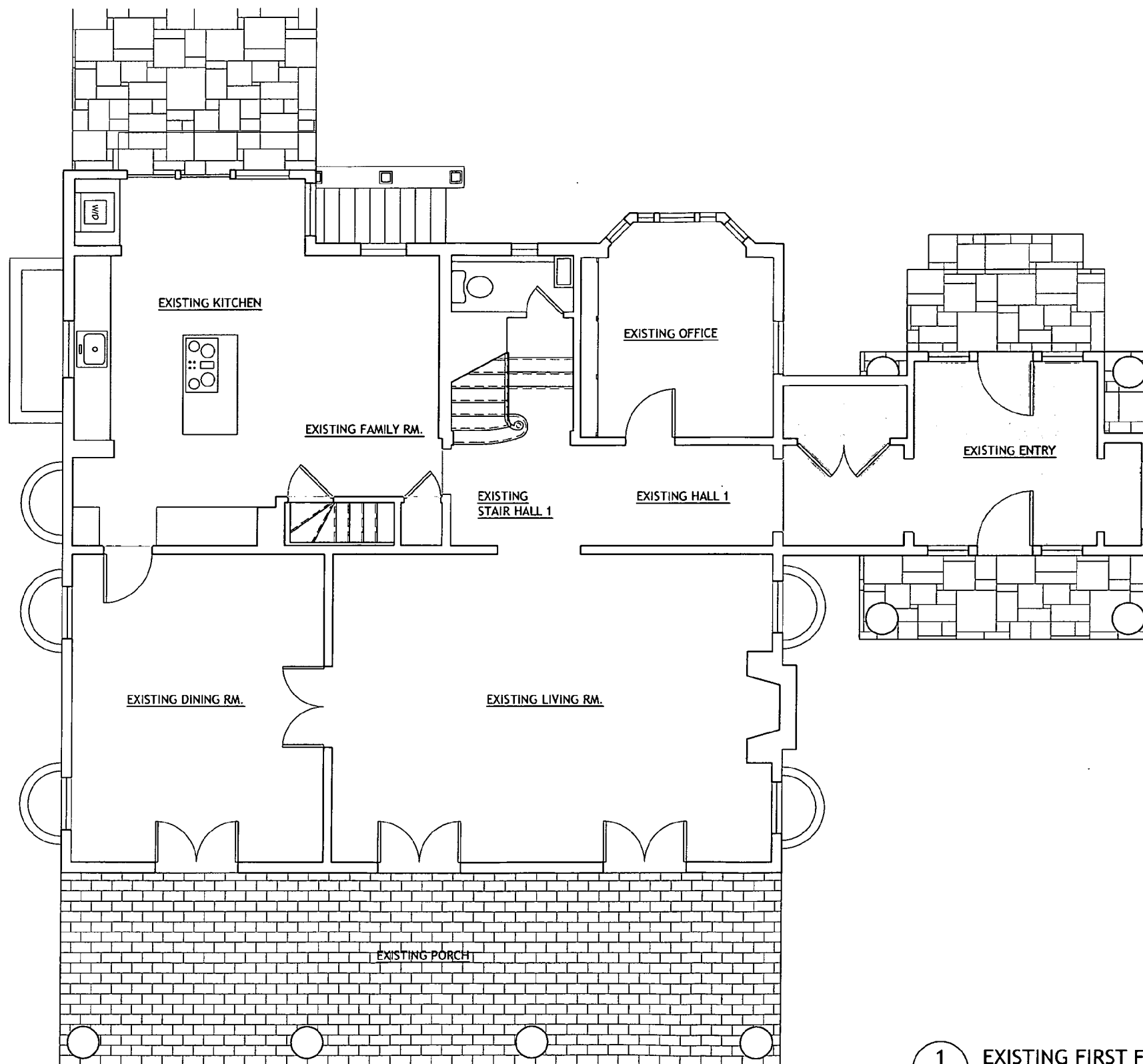
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SHEET

X-0



1 EXISTING SITE PLAN
X-0 SCALE: 1/16" = 1'-0"



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KEY
 1980's RENOVATION/
ADDITION
 1990's ADDITION

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SHEET

1 EXISTING FIRST FLOOR PLAN
X-1 SCALE: 1/4" = 1'-0"

X-1



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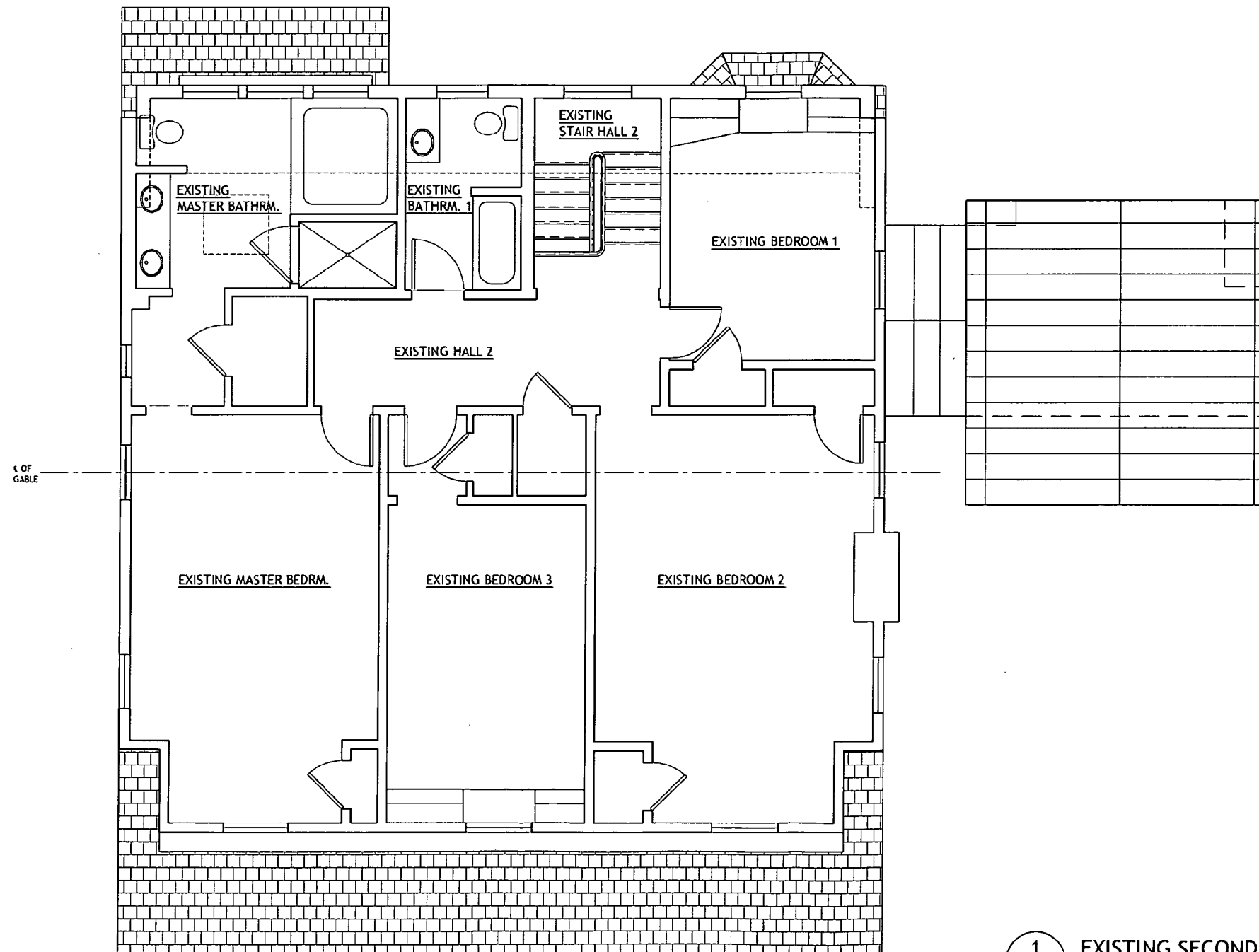
HISTORIC AREA WORK
PERMIT HEARING:
SEPTEMBER 24, 2008

KEY

1980's RENOVATION/
ADDITION

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1 EXISTING SECOND FLOOR PLAN
X-2 SCALE: 1/4" = 1'-0"

X-2



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SHEET

X-3



1 EXISTING REAR (SOUTH) ELEVATION
X-3 SCALE: 1/4" = 1'-0"



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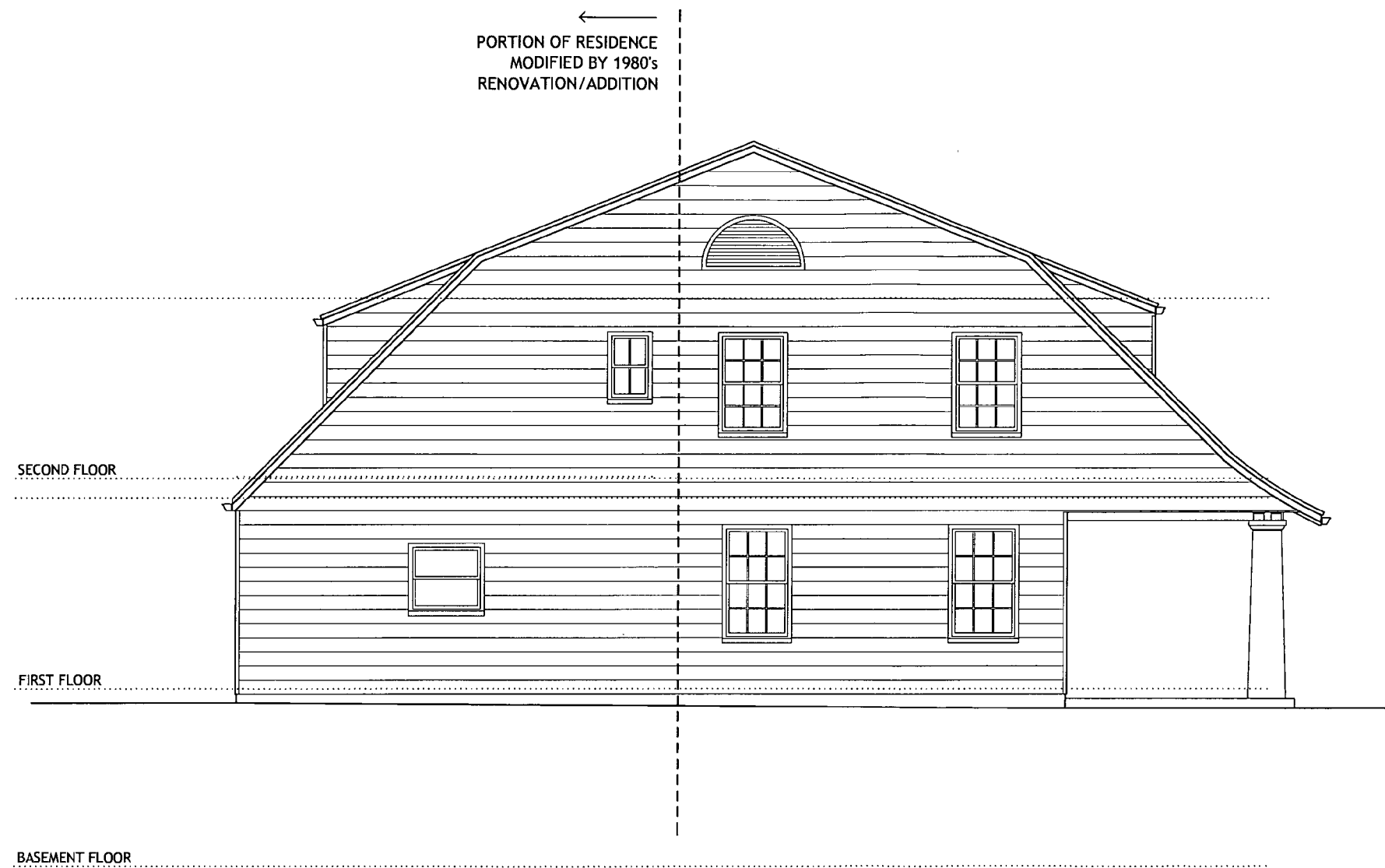
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1
X-4

EXISTING SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

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SHEET

X-4



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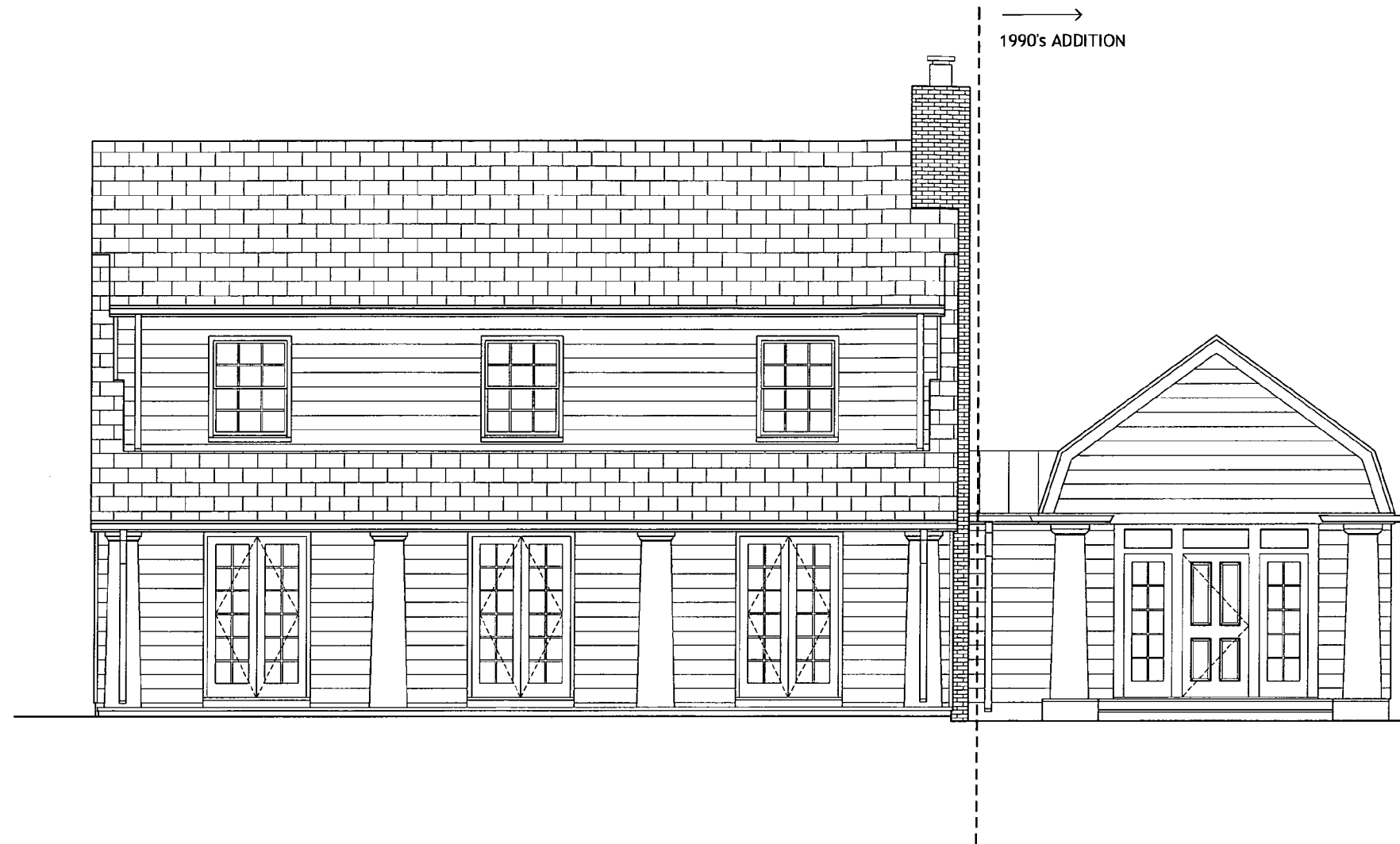
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1 EXISTING FRONT (NORTH) ELEVATION
X-5 SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

X-5



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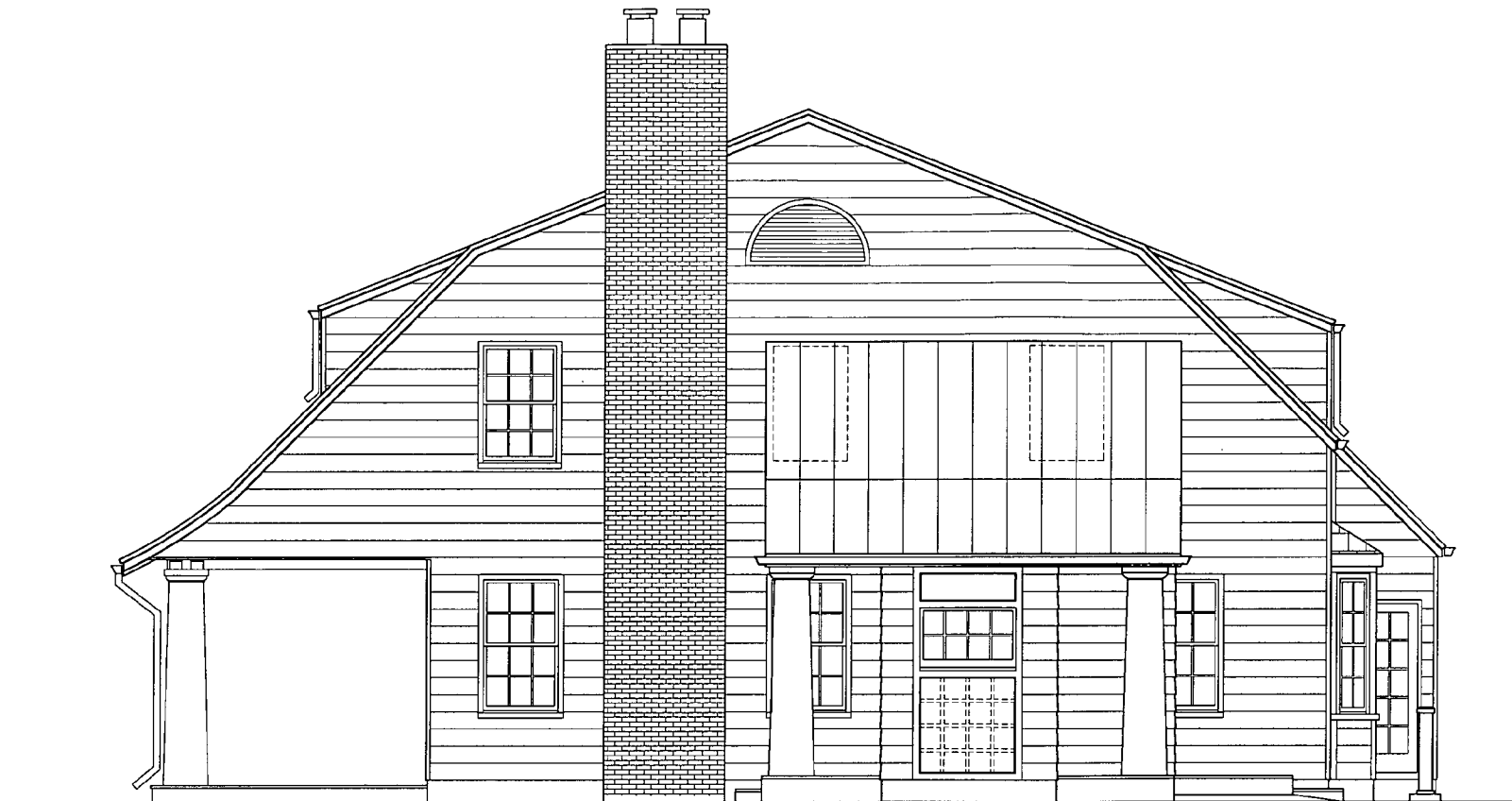
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1 EXISTING SIDE (WEST) ELEVATION
X-6 SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

X-6

SQUARE FOOTAGE CALCULATIONS

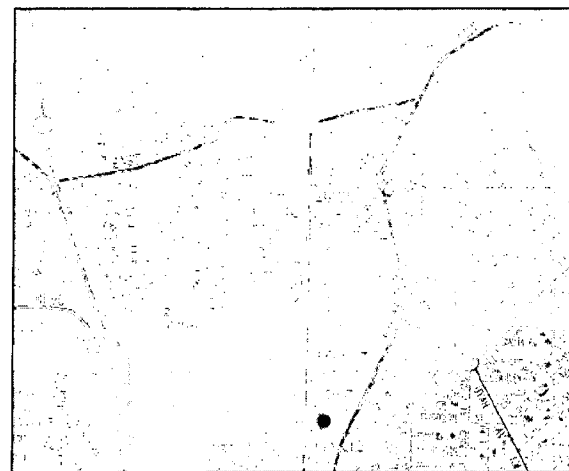
BASEMENT	
ADDITION	123.87 sq. ft.
RENOVATION	1189.81 sq. ft.
FIRST FLOOR	
ADDITION	102.01 sq. ft.
RENOVATION	510.15 sq. ft.
EXISTING	715.55 sq. ft.
EXISTING PORCHES	491.60 sq. ft.
NEW PORCH	86.62 sq. ft.
NEW SHED	
	132.52 sq. ft.
SECOND FLOOR	
RENOVATION	701.38 sq. ft.
EXISTING	697.15 sq. ft.

ZONING SUMMARY

8 NEWLANDS STREET
CHEVY CHASE, MARYLAND 20815
CHEVY CHASE VILLAGE

ZONING: R-60
LOT DESCRIPTION: LOT 10 AND PART OF LOT 11;
BLOCK 47, SECTION 2
LOT AREA: 10,625 SQ. FT.
YEAR HOUSE BUILT: 1913

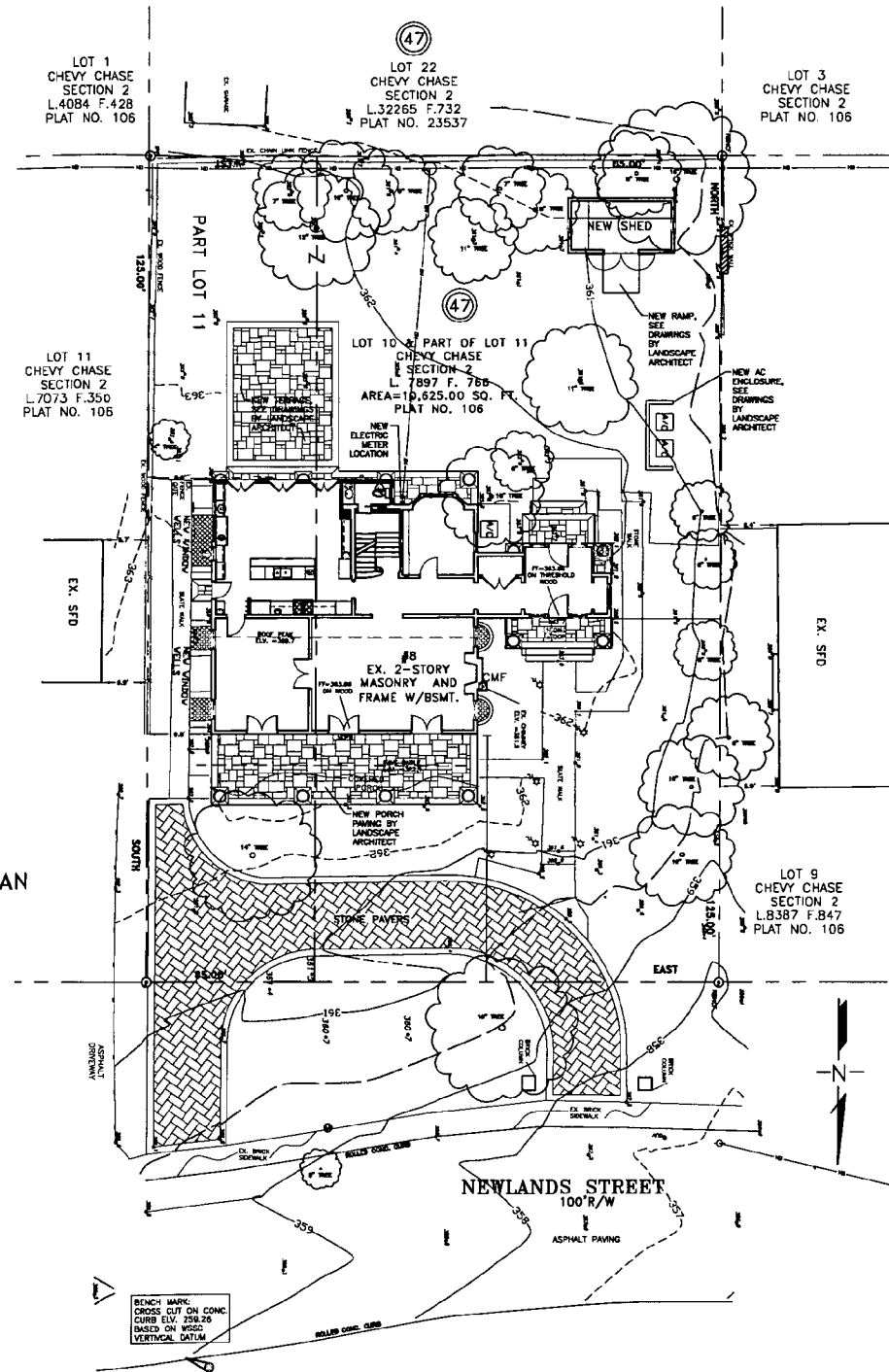
SETBACKS:
FRONT YARD: 25' MIN.
SIDE YARD: 7' MIN.
REAR YARD: 20' MIN.



2 VICINITY MAP
C1.0 SCALE: N.T.S.

INDEX OF DRAWINGS

- C1.0 COVER SHEET/SITE PLAN
- D1.0 BASEMENT DEMOLITION PLAN
- D1.1 FIRST FLOOR DEMOLITION PLAN
- D1.2 SECOND FLOOR DEMOLITION PLAN
- A1.0 BASEMENT FLOOR PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A2.1 SOUTH (REAR) ELEVATION
- A2.2 EAST (SIDE) ELEVATION
- A2.3 NORTH (FRONT) ELEVATION
- A2.4 WEST (SIDE) ELEVATION
- A2.5 SHED PLAN & ELEVATION
- A3.1 BUILDING SECTION
- A3.2 BUILDING SECTION
- A6.1 INTERIOR ELEVATIONS OF KITCHEN AND FAMILY ROOM
- A6.2 INTERIOR ELEVATIONS OF POWDER RM. AND BATH 1
- A6.3 INTERIOR ELEVATIONS OF MASTER BATHROOM
- A6.4 INTERIOR ELEVATIONS OF GUEST BEDROOM & GUEST BATH
- A6.5 INTERIOR ELEVATIONS OF GUEST LIVING ROOM
- S1.0 FOUNDATION PLAN
- S1.1 FIRST FLOOR FRAMING PLAN
- S1.2 SECOND FLOOR FRAMING PLAN
- S1.3 ATTIC FLOOR FRAMING PLAN
- S1.4 ROOF FRAMING PLAN
- E1.0 BASEMENT ELECTRICAL PLAN
- E1.1 FIRST FLOOR & SHED ELECTRICAL PLAN
- E1.2 SECOND FLOOR ELECTRICAL PLAN
- M1.0 BASEMENT MECHANICAL PLAN
- M1.1 FIRST FLOOR MECHANICAL PLAN
- M1.2 SECOND FLOOR MECHANICAL PLAN
- M1.3 ATTIC FLOOR MECHANICAL PLAN



1 PROPOSED SITE PLAN
C1.0 SCALE: 1/16" = 1'-0"



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C1.0



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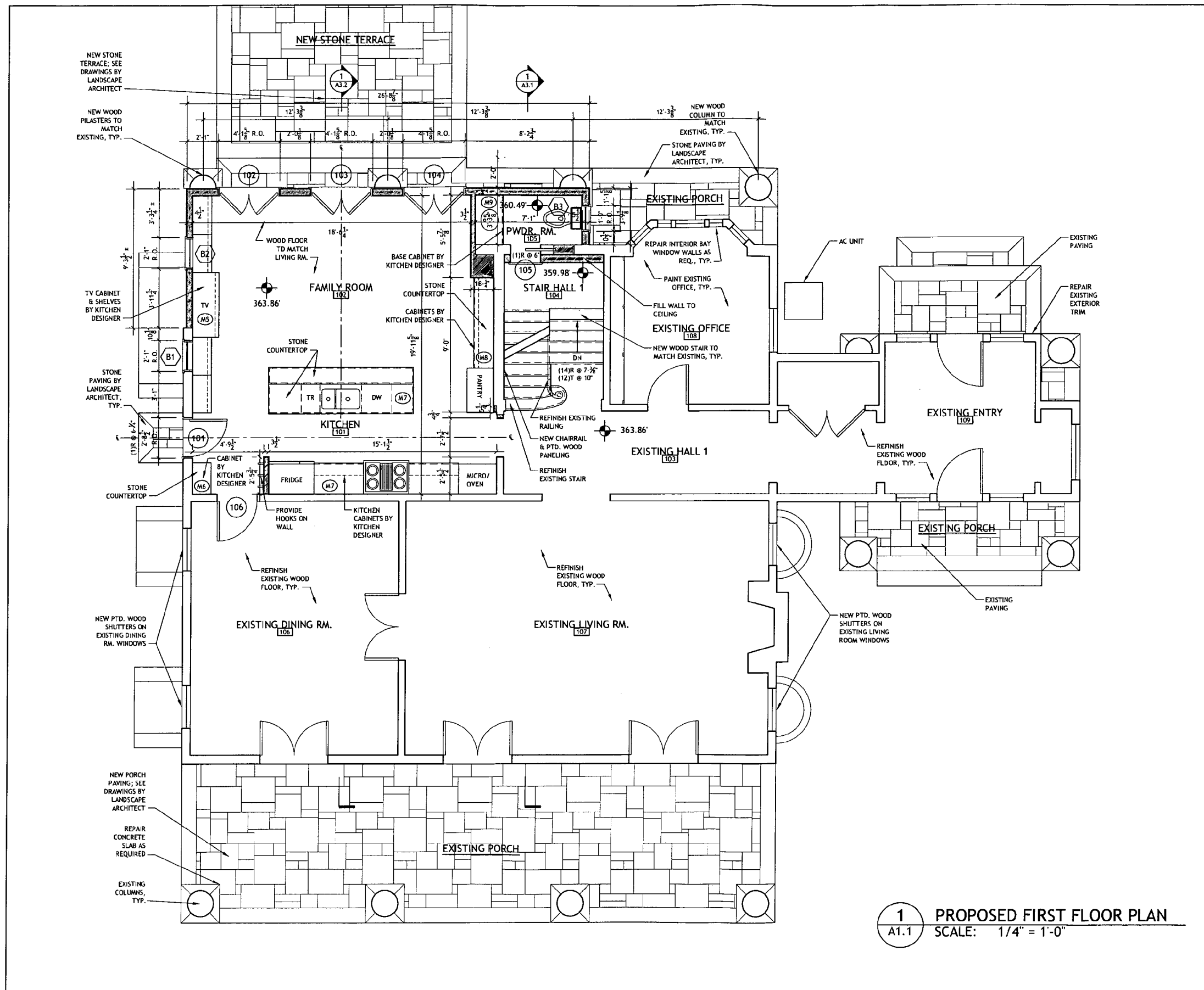
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SHEET

A1.1



1 PROPOSED FIRST FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



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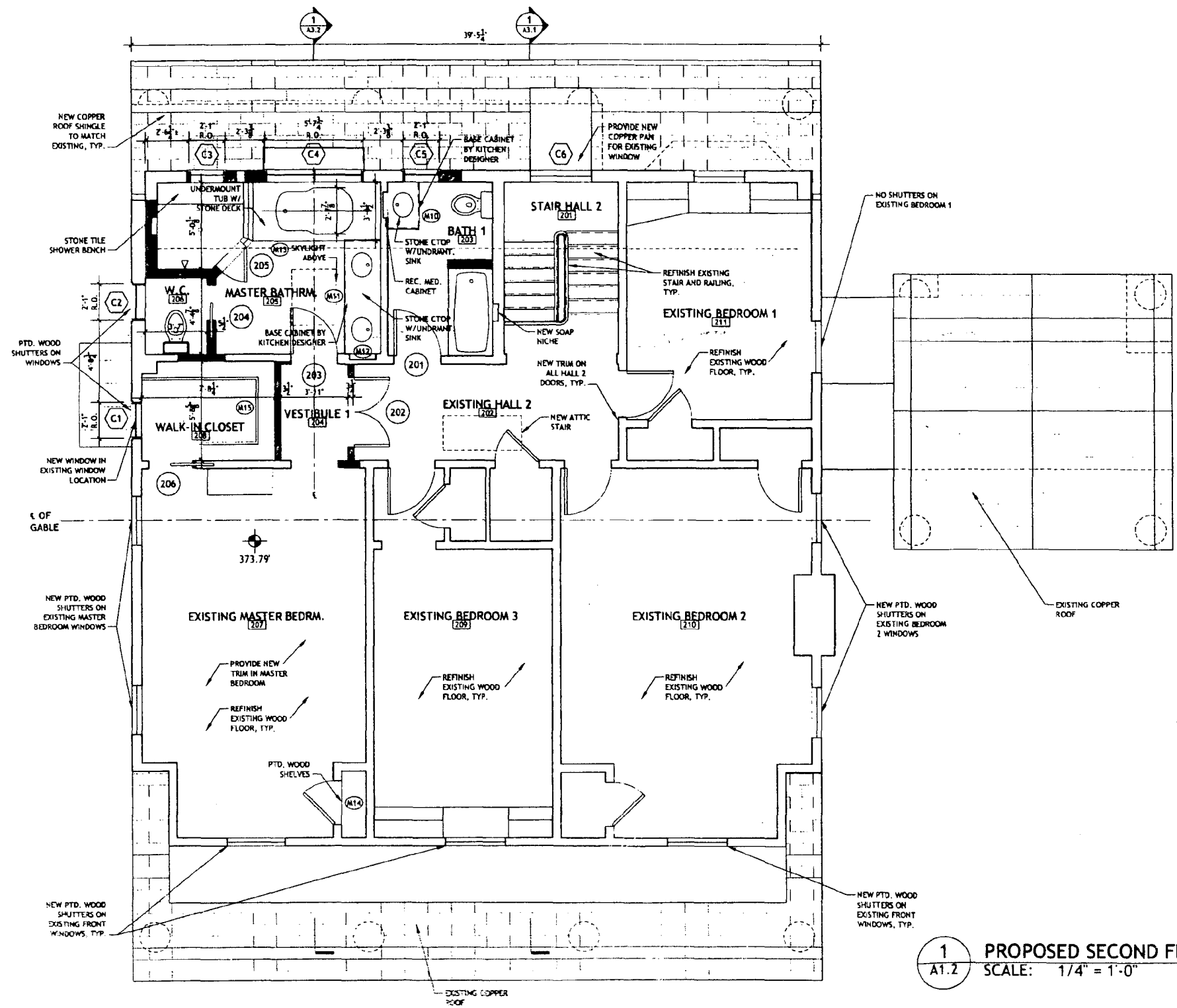
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A1.2



1 PROPOSED SECOND FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"



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1 PROPOSED REAR (SOUTH) ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

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A2.1



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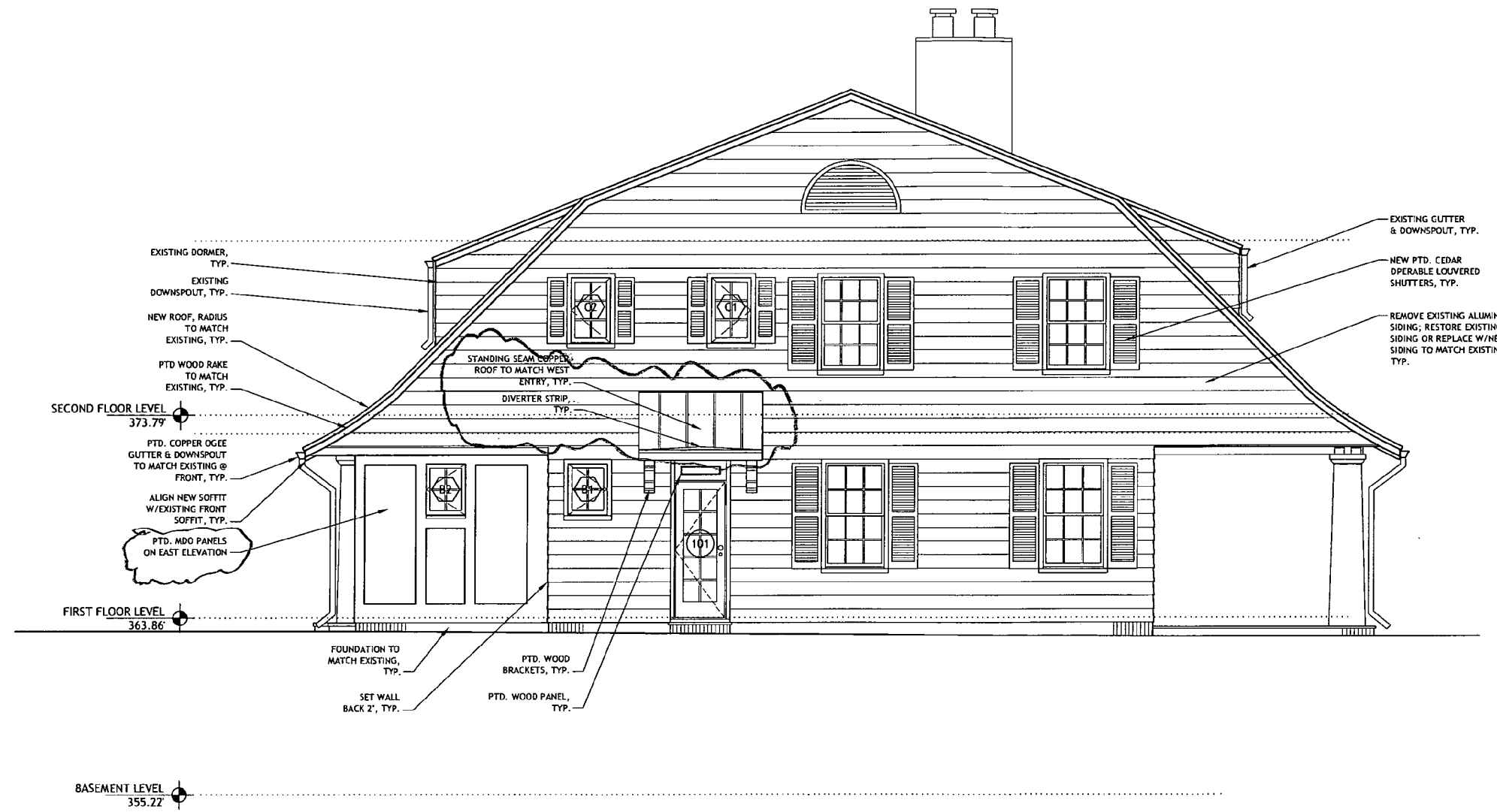
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1 PROPOSED SIDE (EAST) ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

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A2.2



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1 PROPOSED FRONT (NORTH) ELEVATION
A2.3 SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

A2.3



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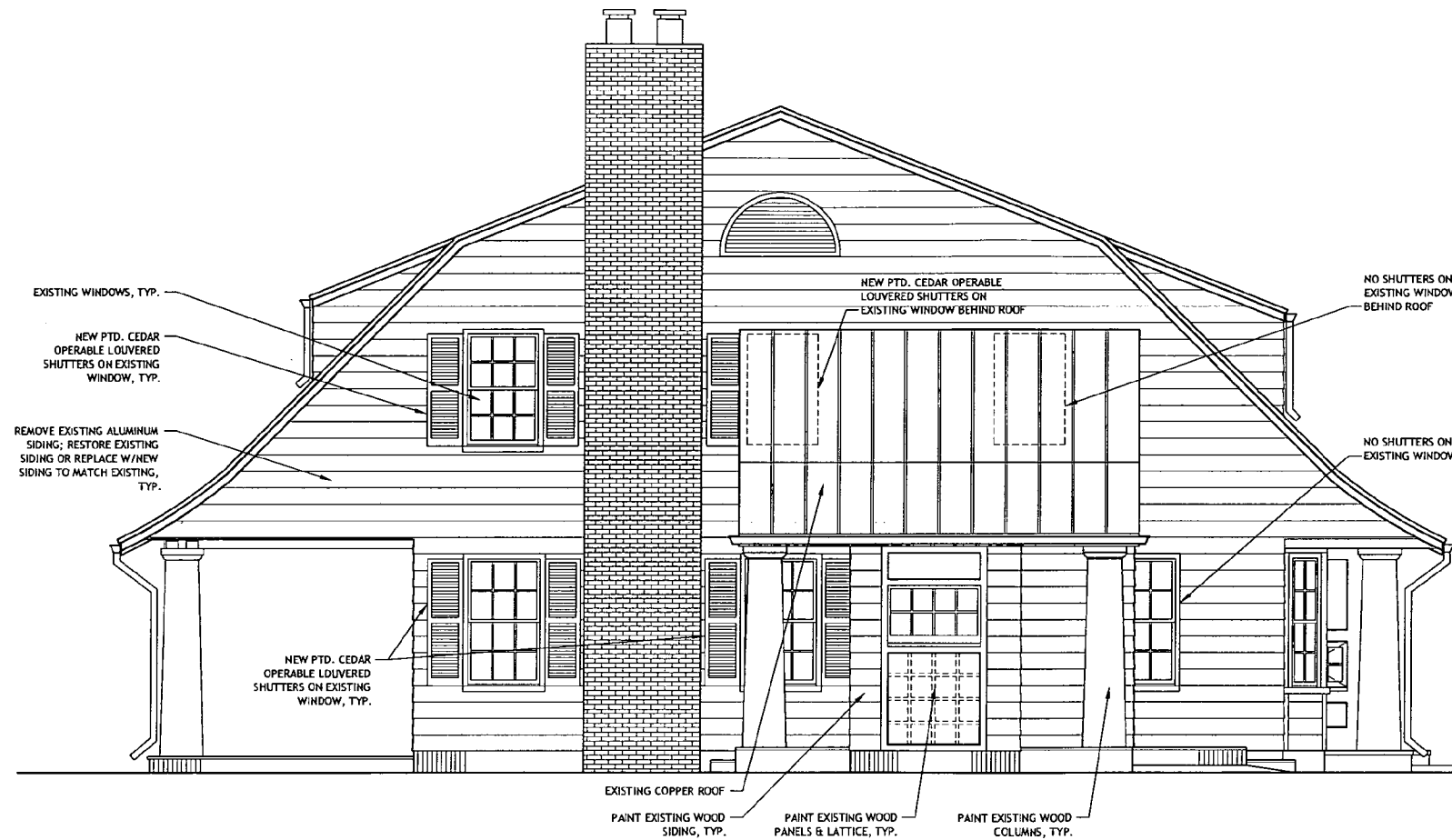
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1 PROPOSED SIDE (WEST) ELEVATION
A2.4 SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

A2.4



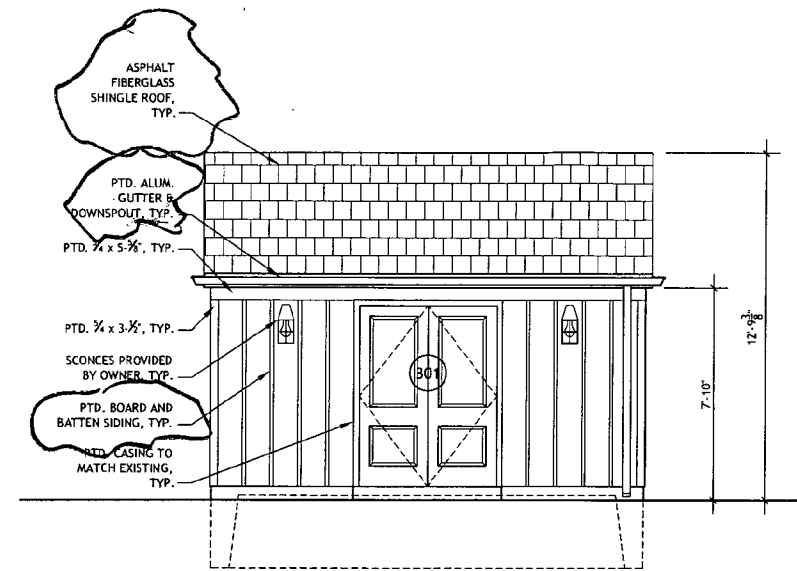
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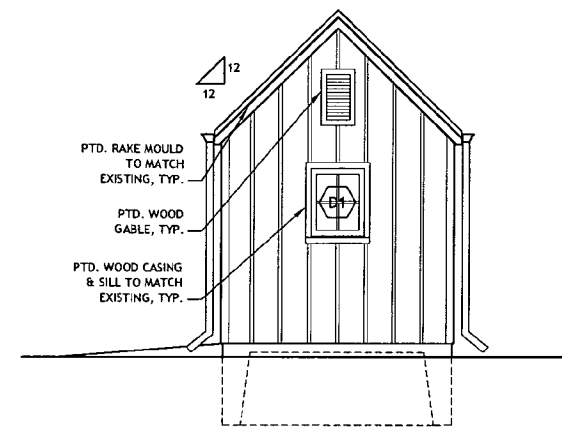
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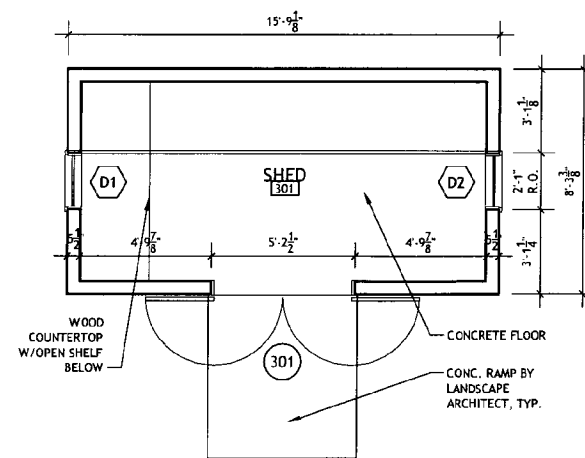
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HISTORIC AREA WORK
PERMIT HEARING:
SEPTEMBER 24, 2008



2 PROPOSED SHED ELEVATION
A2.5 SCALE: 1/4" = 1'-0"



3 PROPOSED SHED SIDE ELEVATION
A2.5 SCALE: 1/4" = 1'-0"



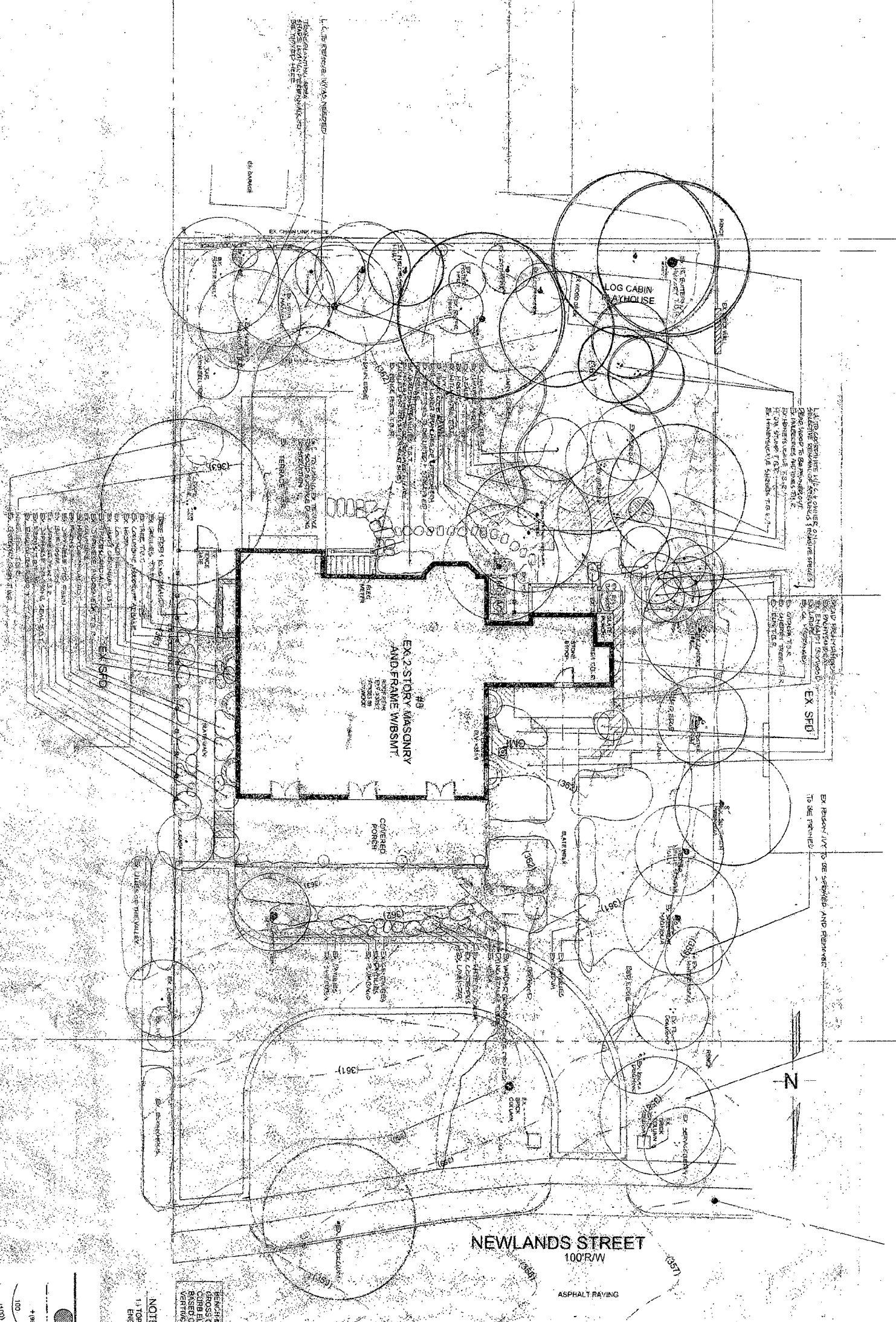
1 PROPOSED SHED PLAN
A2.5 SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

A2.5

2047 SQ. FT.

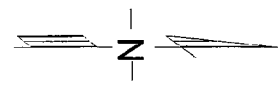


NOTE:
 1.1 TOPO SURVEY PREPARED BY LANDMARK
 ENGINEERING, MAY 2008.

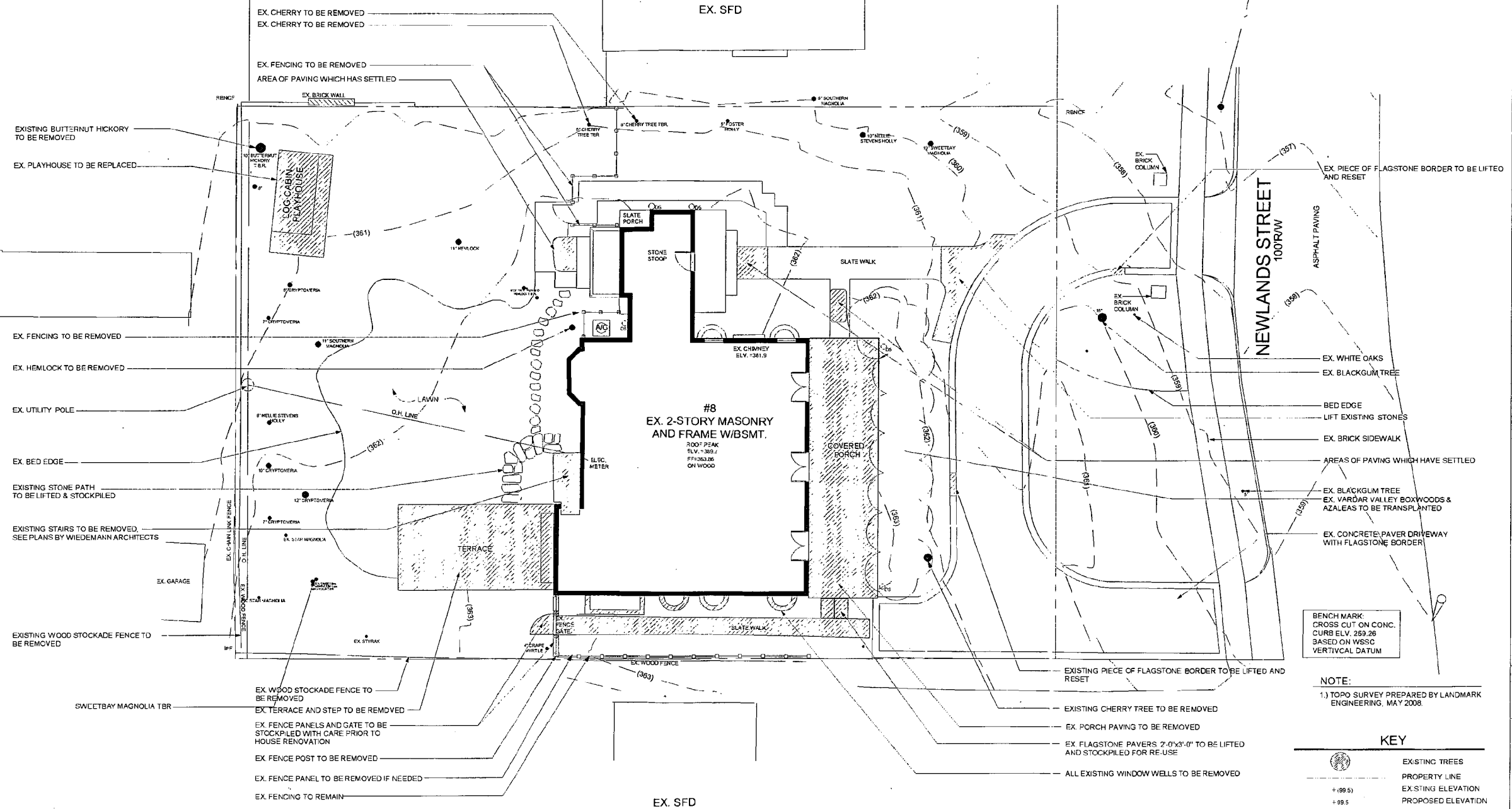
KEY

	EXISTING TREES
	PROPERTY LINE
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	AREA TO BE REMOVED
	PROPOSED IRON FENCE
	TREES TO BE REMOVED
	TREES TO BE TRANSPLANTED

7/08



2047 SQ.FT.

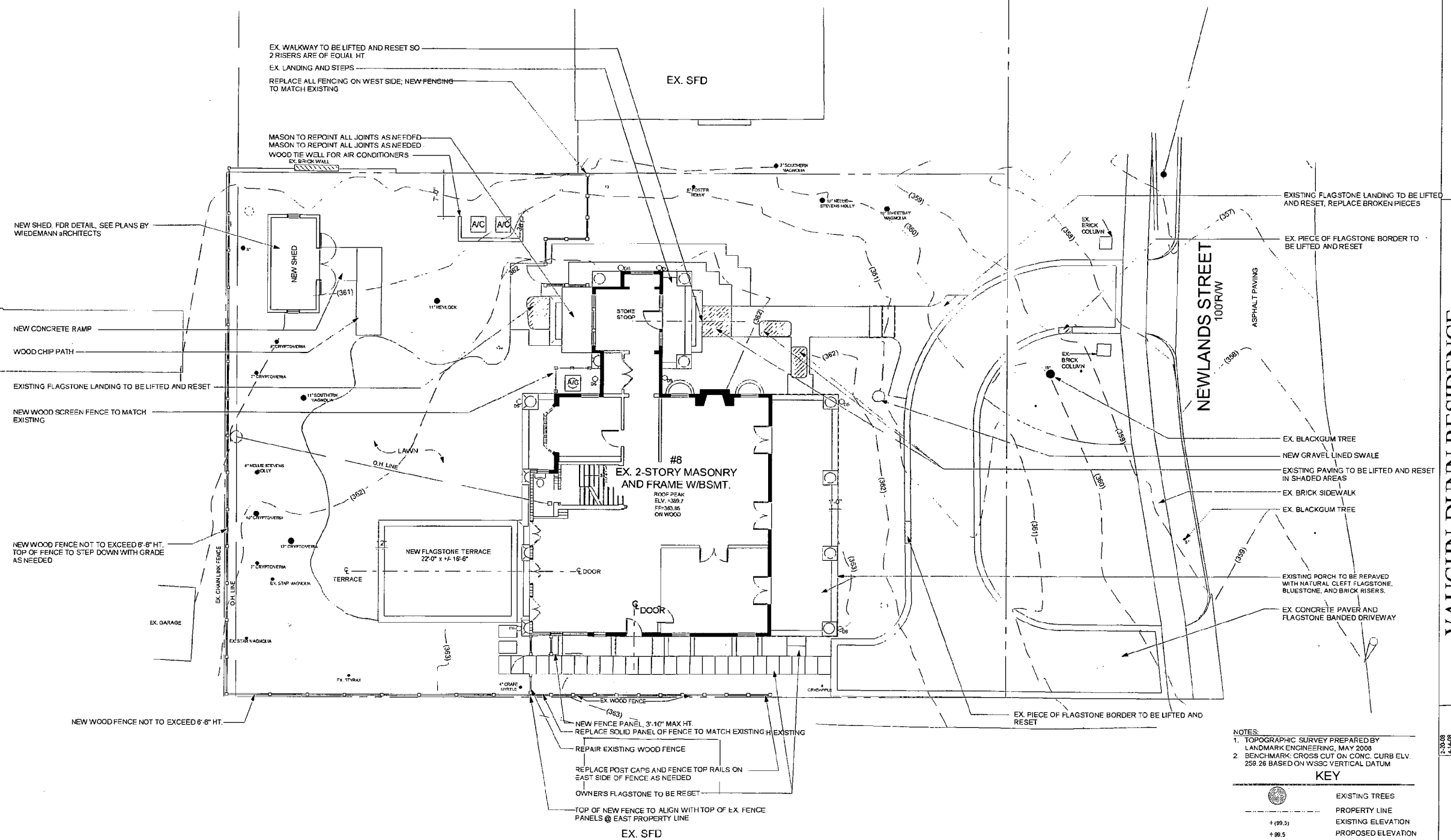
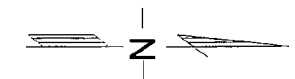


BENCH MARK:
CROSS CUT ON CONC.
CURS ELEV. 259.26
BASED ON WSSC
VERTICAL DATUM

NOTE:
1.) TOPO SURVEY PREPARED BY LANDMARK
ENGINEERING, MAY 2008.

KEY	
	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	GAS
	WATER
	OVERHEAD LINE
	AREA TO BE REMOVED
	PROPOSED WOOD FENCE

2047 SQ.FT.



NEW SHED. FOR DETAIL, SEE PLANS BY WEDEMANN ARCHITECTS

NEW CONCRETE RAMP

WOOD CHIP PATH

EXISTING FLAGSTONE LANDING TO BE LIFTED AND RESET

NEW WOOD SCREEN FENCE TO MATCH EXISTING

NEW WOOD FENCE NOT TO EXCEED 6'-6" HT. TOP OF FENCE TO STEP DOWN WITH GRADE AS NEEDED

EX. GARAGE

NEW WOOD FENCE NOT TO EXCEED 6'-6" HT.

EX. WALKWAY TO BE LIFTED AND RESET SO 2 RISERS ARE OF EQUAL HT.
EX. LANDING AND STEPS
REPLACE ALL FENCING ON WEST SIDE; NEW FENCING TO MATCH EXISTING

MASON TO REPOINT ALL JOINTS AS NEEDED
MASON TO REPOINT ALL JOINTS AS NEEDED
WOOD TIE WELL FOR AIR CONDITIONERS

EX. SFD

#8
EX. 2-STORY MASONRY AND FRAME W/BSMT.
ROOF PEAK
ELV. 359.7
FF=363.86
ON WOOD

EX. SFD

EXISTING FLAGSTONE LANDING TO BE LIFTED AND RESET, REPLACE BROKEN PIECES

EX. PIECE OF FLAGSTONE BORDER TO BE LIFTED AND RESET

EX. BLACKGUM TREE

NEW GRAVEL LINED SWALE

EXISTING PAVING TO BE LIFTED AND RESET IN SHADED AREAS

EX. BRICK SIDEWALK

EX. BLACKGUM TREE

EXISTING PORCH TO BE REPAVED WITH NATURAL CLEFT FLAGSTONE, BLUESTONE, AND BRICK RISERS.

EX. CONCRETE PAVER AND FLAGSTONE BANDED DRIVEWAY

NEWLANDS STREET
100'RW

NOTES

1. TOPOGRAPHIC SURVEY PREPARED BY LANDMARK ENGINEERING, MAY 2008
2. BENCHMARK: CROSS CUT ON CONC. CURB ELV. 259.26 BASED ON WSSS VERTICAL DATUM

KEY

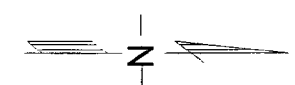
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	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	GAS
	WATER
	OVERHEAD LINE
	AREA TO BE REMOVED
	PROPOSED WOOD FENCE

LILA FENDRICK
landscape architecture & garden design
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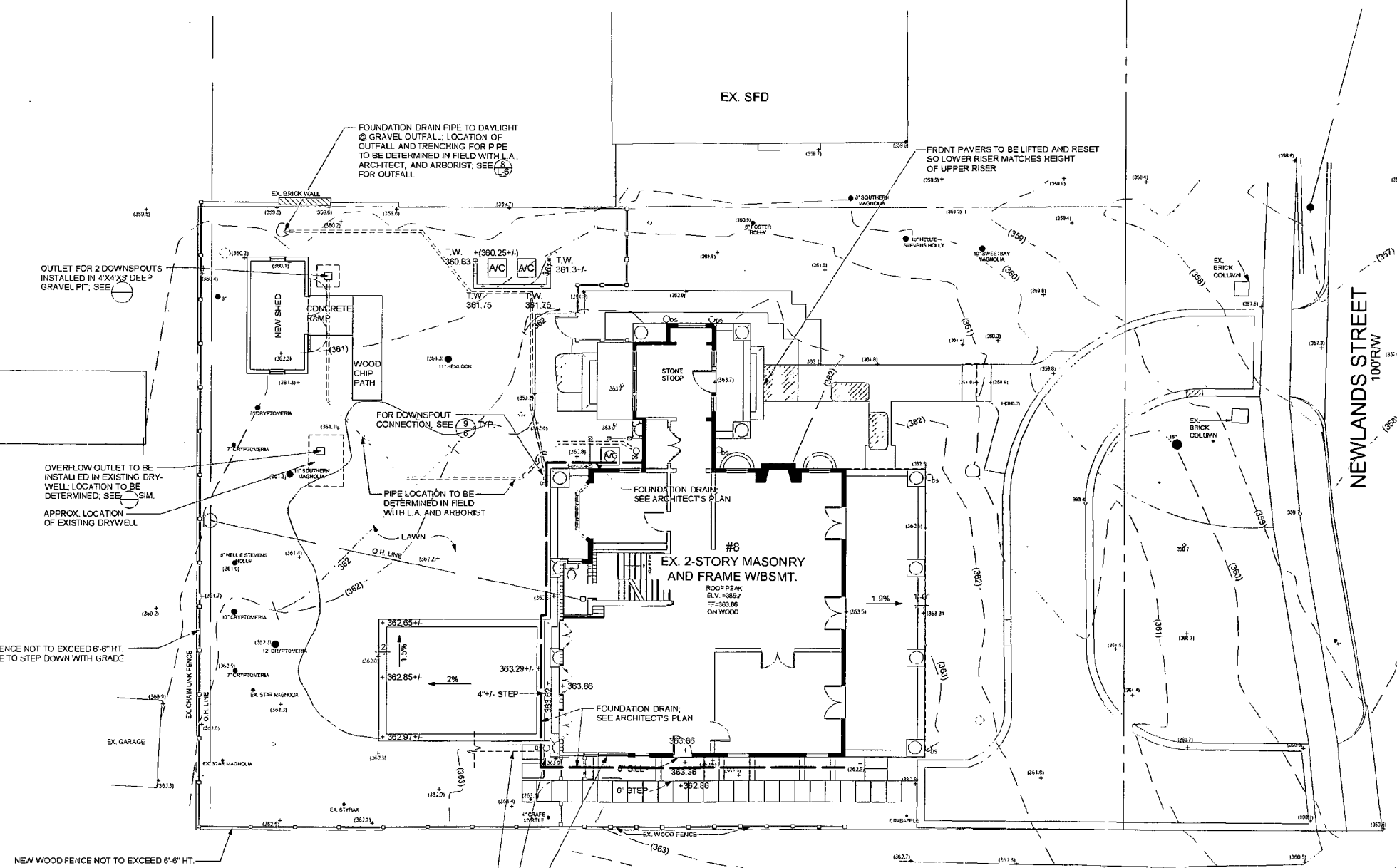
VAUGHN-DUNN RESIDENCE
8 NEWLANDS STREET, CHEVY CHASE, MD 20815

SITE PLAN/LANDSCAPE PLAN
1/8" = 1'-0"
2/28/08 4:16:08
1/28/08 6:27:08
9/22/08

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2047 SQ. FT.



NOTES:
 1. TOPOGRAPHIC SURVEY PREPARED BY LANOMARK ENGINEERING, MAY 2008
 2. BENCHMARK: CROSS CUT ON CONC. CURB ELEV. 259.26 BASED ON WSSC VERTICAL DATUM

KEY

	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	GAS
	WATER
	OVER-HEAD LINE
	AREA TO BE REMOVED
	PROPOSED WOOD FENCE

CONTRACTOR TO CLEAN OUT EXISTING DRAIN PIPE; CONNECT DOWNSPOUTS TO EXISTING PIPE (TO EXISTING DRY WELL)

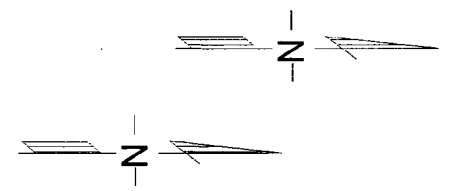
FOR FOUNDATION DRAIN ALONG REAR AND SIDE OF HOUSE, SEE ARCHITECT'S PLANS; FOR DAYLIGHT LOCATION OF FOUNDATION DRAIN, SEE NOTES, THIS SHEET

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 landscape architecture & garden design
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VAUGHN-DUNN RESIDENCE
 8 NEWLANDS STREET, CHEVY CHASE, MD 20815

GRADING AND DRAINAGE PLAN
 1/8" = 1'-0"
 7-25-08
 7-25-08
 7-25-08
 7-25-08
 7-25-08
 7-25-08



2047 SQ. FT.

EX. CHERRY TO BE REMOVED
EX. CHERRY TO BE REMOVED

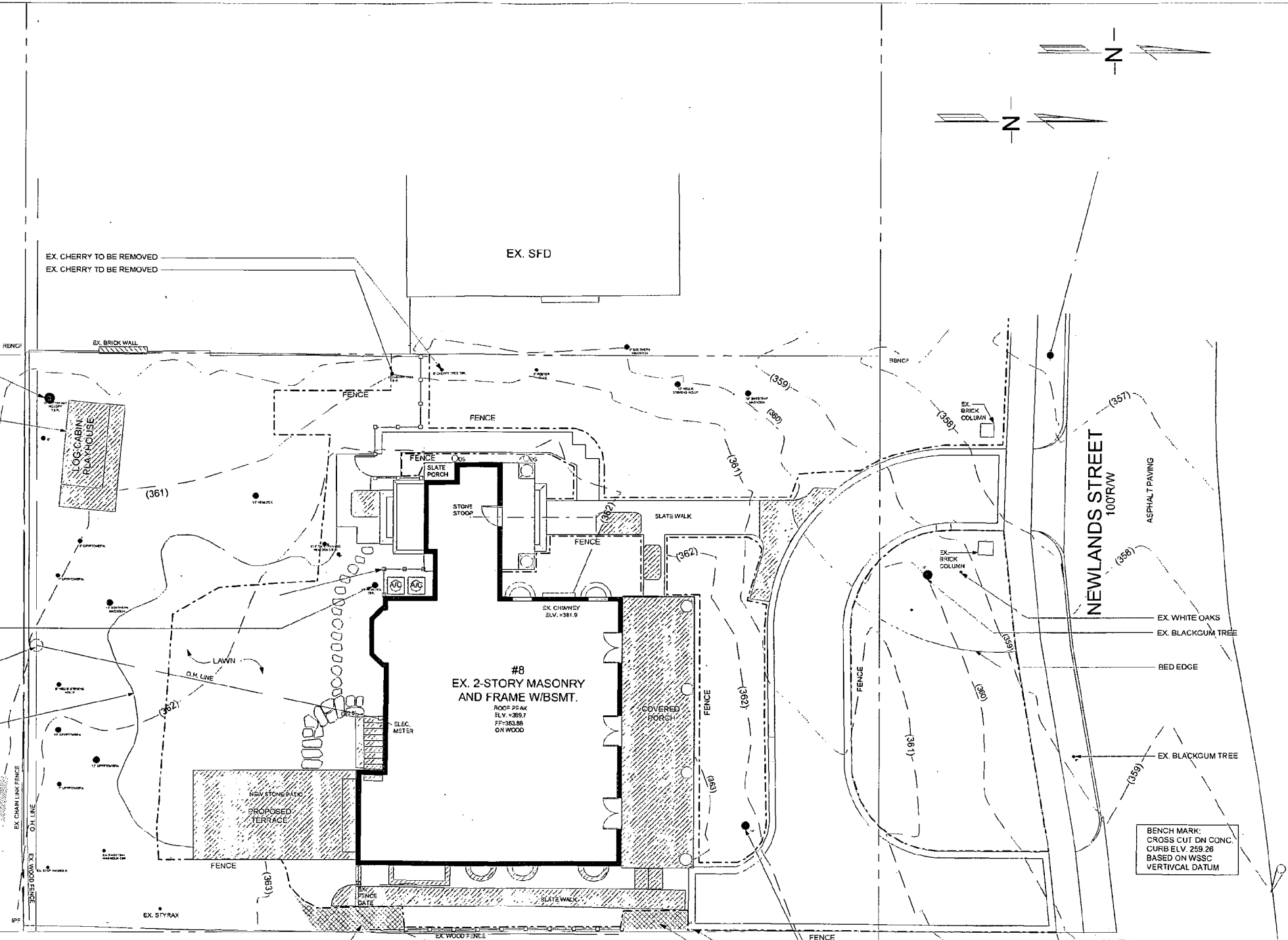
EX. BUTTERNUT HICKORY TO BE REMOVED

EX. PLAYHOUSE TO BE REPLACED

EX. HEMLOCK TO BE REMOVED

EX. UTILITY POLE

EX. BED EDGE



BENCH MARK:
CROSS CUT DN CONC.
CURB ELV. 259.26
BASED ON WSSC
VERTICAL DATUM

NOTE:

- 1.) ROOT PROTECTION MAT BE SUPPLIED AND INSTALLED BY PROJECT ARBORIST, PAUL WOLFE AT INTEGRATED PLANT CARE, 301-881-8130
- 2.) ALL TREE PROTECTION FENCING TO BE INSTALLED BY G.C. UNDER SUPERVISION OF PROJECT ARBORIST, PAUL WOLFE

KEY

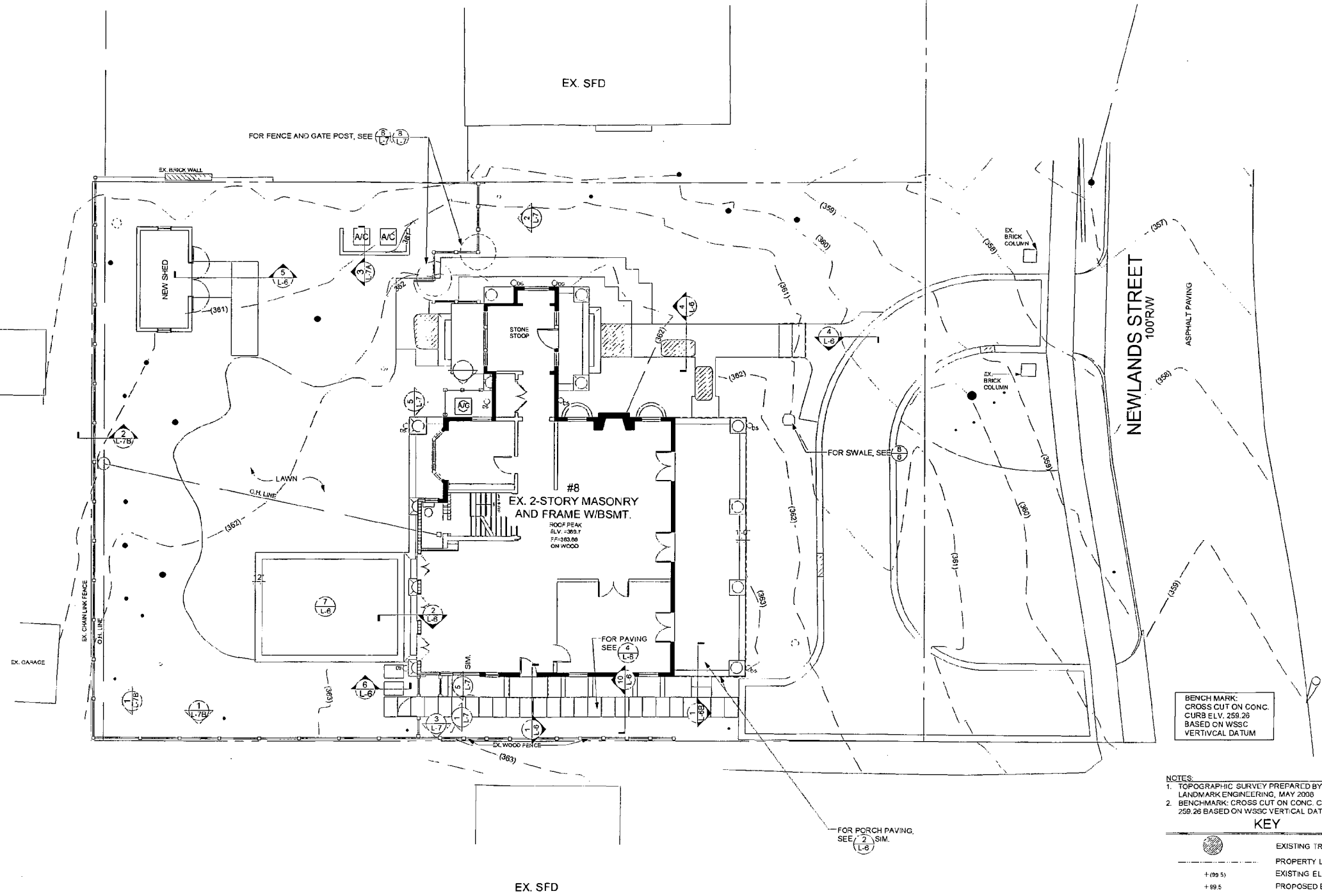
	EXISTING TREES
	PROPERTY LINE
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	GAS
	WATER
	OVERHEAD LINE
	AREA TO BE REMOVED
	PROPOSED WOOD FENCE
	ROOT PROTECTION MAT
	TREE PRESERVATION FENCE

NOTE:
L.C. TO TIE UP ALL BOXWOOD

EXISTING CHERRY TREE TO BE REMOVED
TREE PROTECTION FENCE
ROOT PROTECTION MAT

FOR PRICING ONLY; NOT FOR CONSTRUCTION

2047 SQ.FT.



BENCHMARK:
CROSS CUT ON CONC.
CURB ELV. 259.26
BASED ON WSSC
VERTICAL DATUM

- NOTES:
1. TOPOGRAPHIC SURVEY PREPARED BY LANDMARK ENGINEERING, MAY 2006
2. BENCHMARK CROSS CUT ON CONC. CURB ELV. 259.26 BASED ON WSSC VERTICAL DATUM

KEY

	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	GAS
	WATER
	OVERHEAD LINE
	AREA TO BE REMOVED
	PROPOSED WOOD FENCE

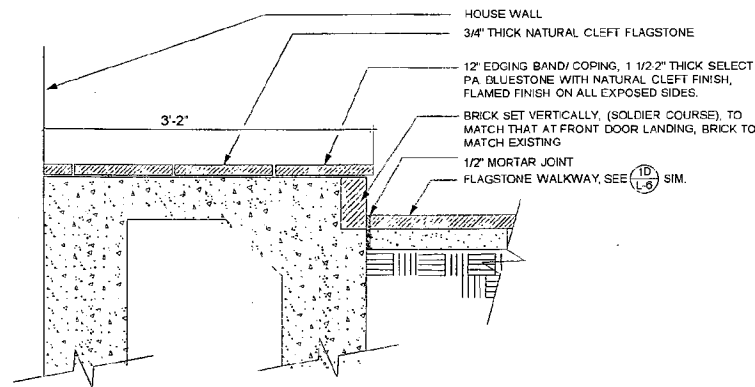
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(301) 907-7700

VAUGHN-DUNN RESIDENCE
8 NEWLANDS STREET, CHEVY CHASE, MD 20815

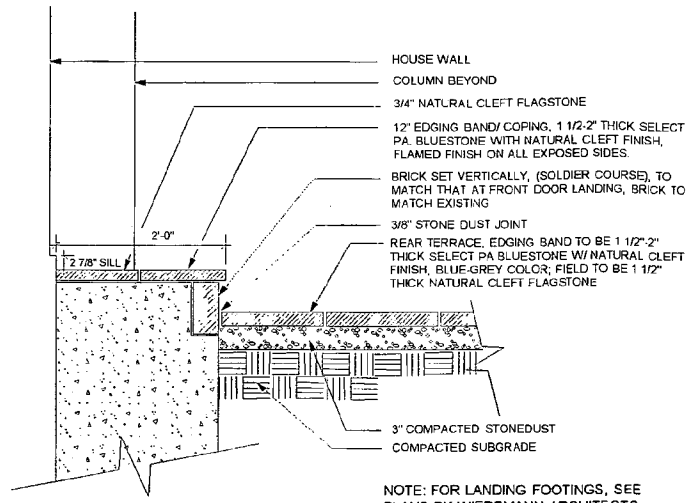
DATE: 8-29-08
DRAWN: 8-29-08
CHECKED: 9-07-08
SCALE: 1/8" = 1'-0"
DETAIL REFERENCE PLAN

L-5A



1 EAST DOOR
L-6 SECTION

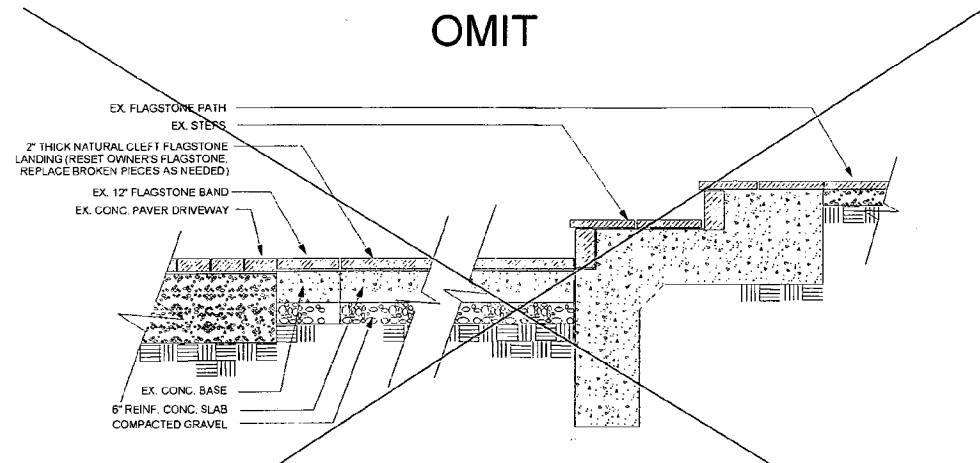
1" = 1'-0"



2 REAR PORCH
L-6 SECTION

1" = 1'-0"

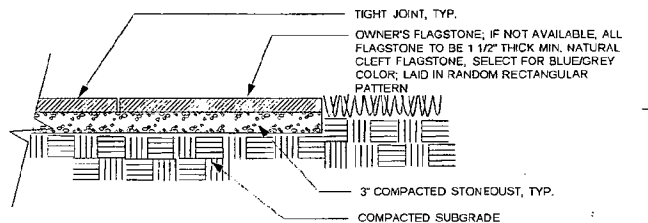
NOTE: FOR LANDING FOOTINGS, SEE PLANS BY WIEDEMANN ARCHITECTS



3 LANDING @ DRIVEWAY
L-6 SECTION

3/4" = 1'-0"

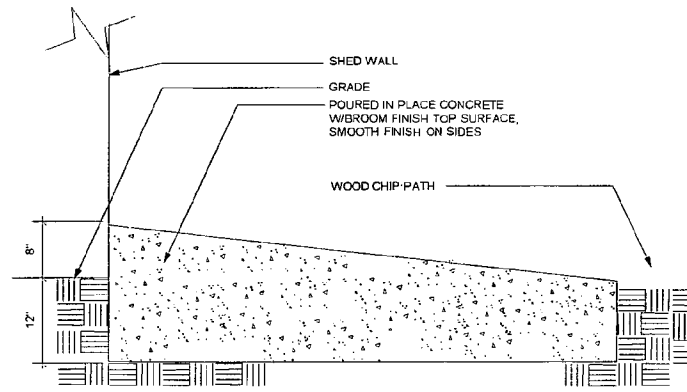
OMIT



4 FRONT FLAGSTONE PATH
L-6 SECTION

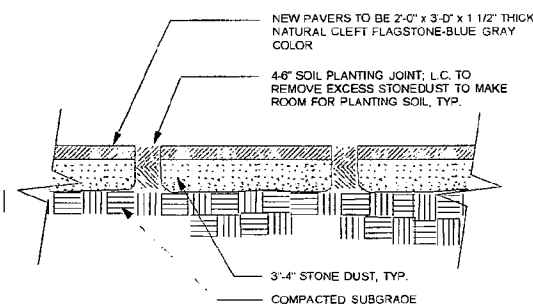
1" = 1'-0"

NOTE:
G.C. TO EXAMINE AREAS HIGHLIGHTED ON SHEET AND WHERE EXTREME SETTLING HAS OCCURRED AND TO RECOMMEND FILLING VOIDS WITH COMPACTED STRUCTURAL SOILS BEFORE INSTALLING STONEDUST BASE.



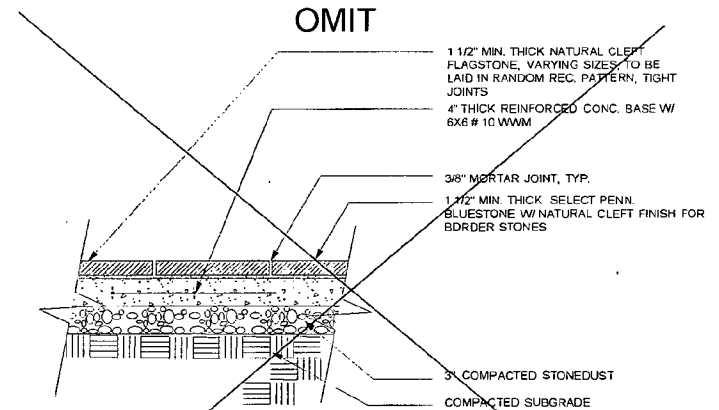
5 RAMP AT SHED
L-6 SECTION

1" = 1'-0"



6 STEP STONE PATH WITH PLANTED JOINTS
L-6 SECTION

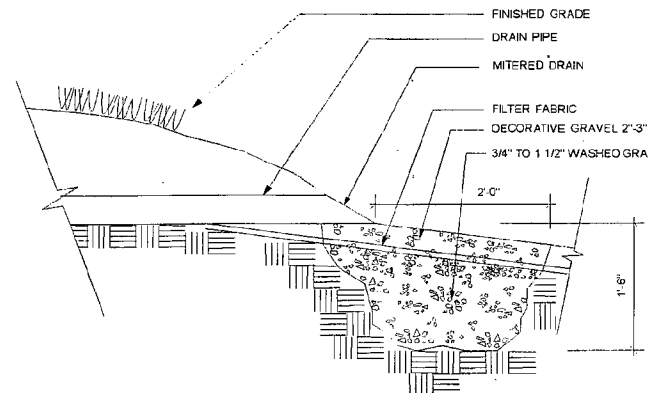
1" = 1'-0"



7 FLAGSTONE PAVING ON CONCRETE
L-6 SECTION

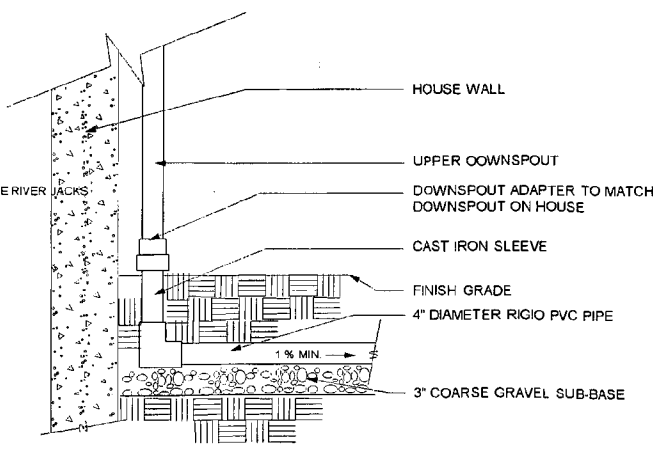
1" = 1'-0"

OMIT



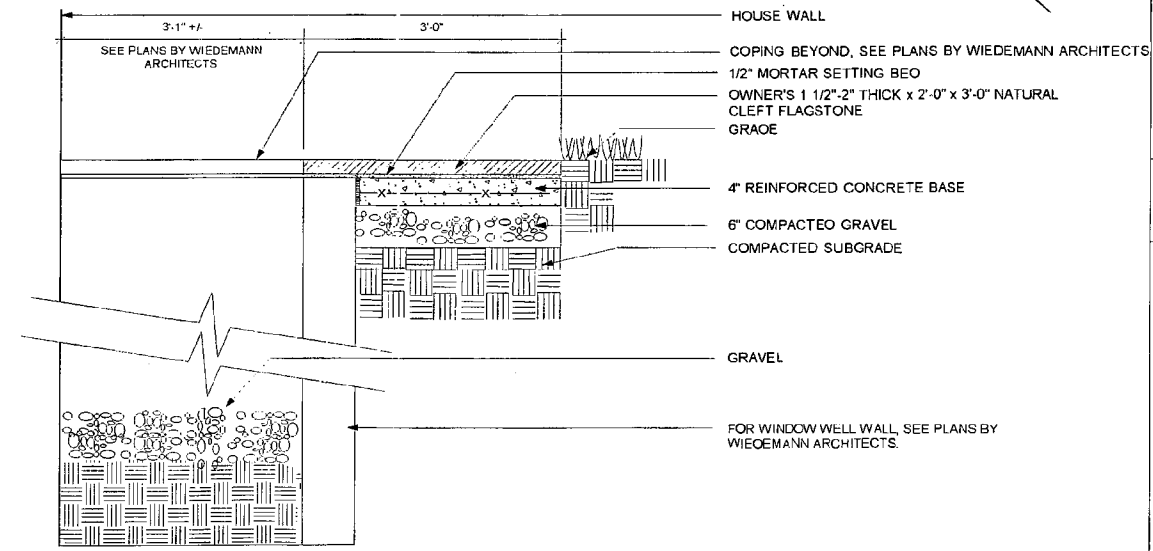
8 DRAIN PIPE OUTFALL
L-6 SECTION

1" = 1'-0"



9 DOWNSPOUT
L-6 SECTION

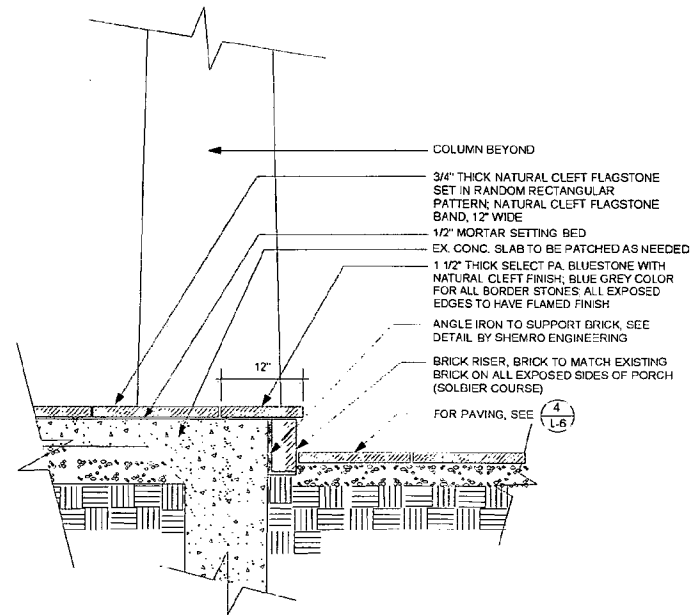
1" = 1'-0"



10 WINDOW WELL
L-6 SECTION

1" = 1'-0"

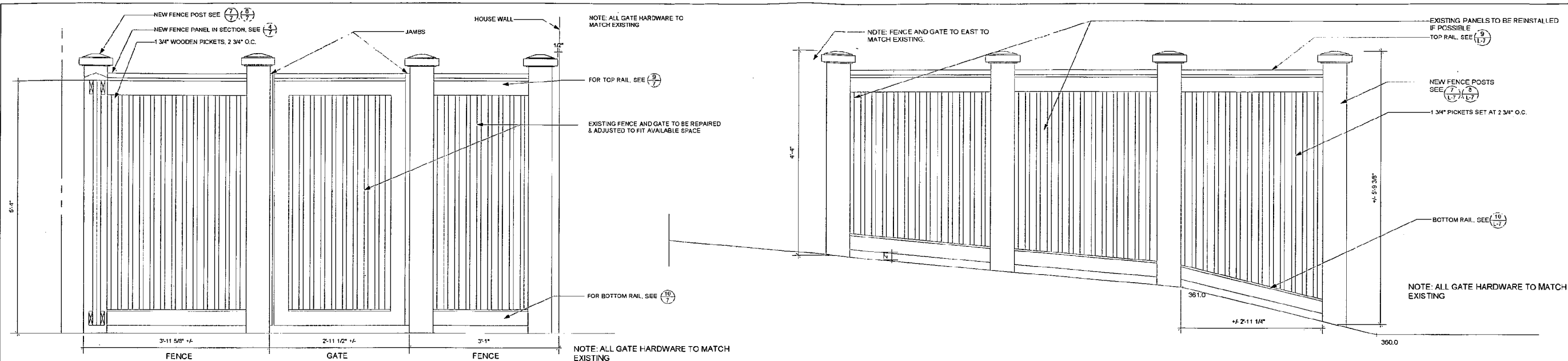
FOR REVIEW ONLY;
NOT FOR CONSTRUCTION



1 PORCH STEP AT PAVING
L-6A SECTION 1" = 1'-0"

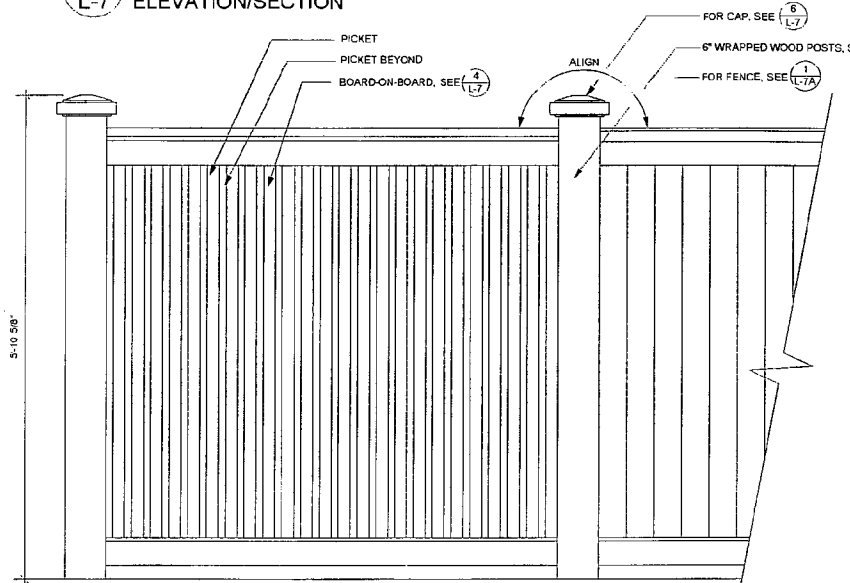
NOTE:
ALL DETAILS TO BE REVIEWED BY
STRUCTURAL ENGINEER

FOR REVIEW ONLY; NOT FOR CONSTRUCTION



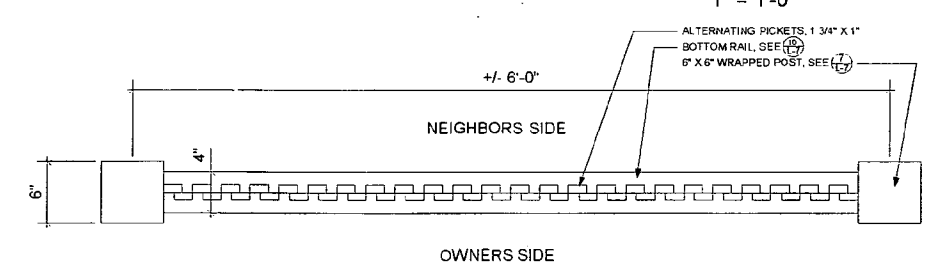
1 FENCE AT EAST OF HOUSE
L-7 ELEVATION/SECTION

2 FENCE AT WEST OF HOUSE
ELEVATION

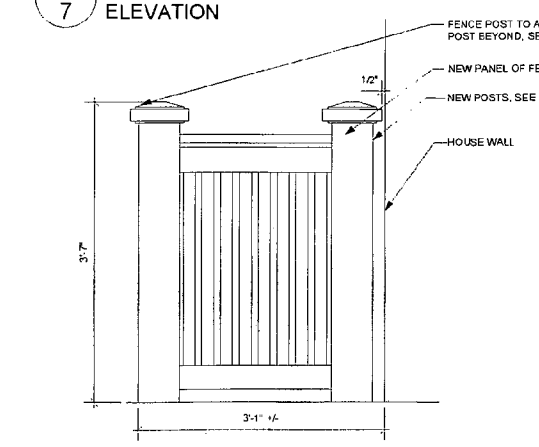


3 PRIVACY FENCE - BOARD ON BOARD
ELEVATION

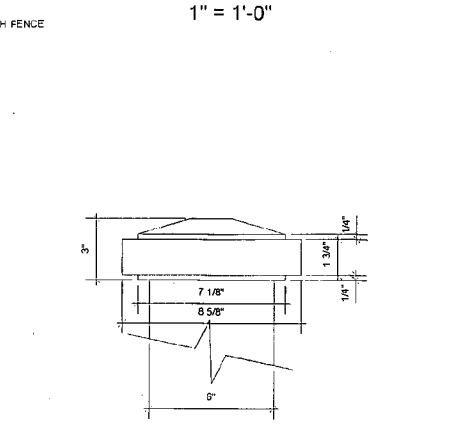
NOTES:
 1. ALL WOOD TO BE WESTERN RED CEDAR GRADE "D" OR BETTER
 2. PRIME ALL SURFACES OF MATERIALS BEFORE ASSEMBLY
 3. ENDGRAINS TO BE PRIMED
 4. ALL WOOD TO BE PAINTED OR STAINED BEFORE INSTALLATION
 5. ALL NEW & REPAIRED PICKET FENCING TO BE STAINED WITH SEMI-TRANSPARENT STAIN TO MATCH EXISTING
 6. ALL NEW PRIVACY FENCING TO BE STAINED W/ SEMI-TRANSPARENT STAIN, COLOR TBD BY OWNER, ARCHITECT & L.A.



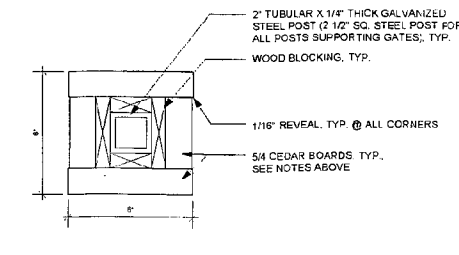
4 PLAN VIEW OF PRIVACY FENCE
L-7



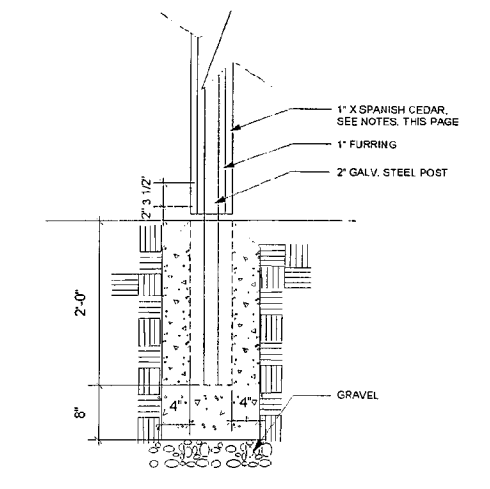
5 FENCE AT A/C
L-7 ELEVATION



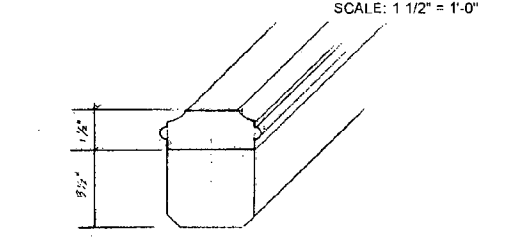
6 CAP DETAIL
L-7 ELEVATION



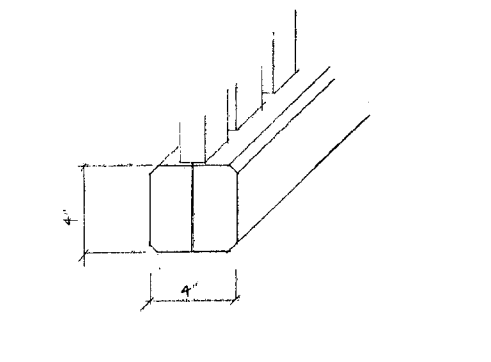
7 POST DETAIL
L-7 HORIZONTAL SECTION



8 POST DETAIL
L-7 SECTION

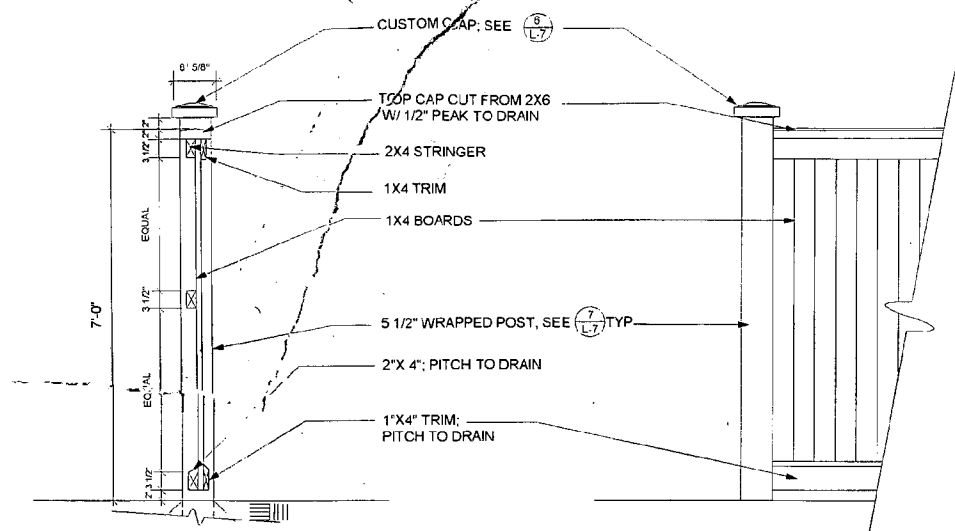


9 TOP RAIL
L-7 NOT TO SCALE



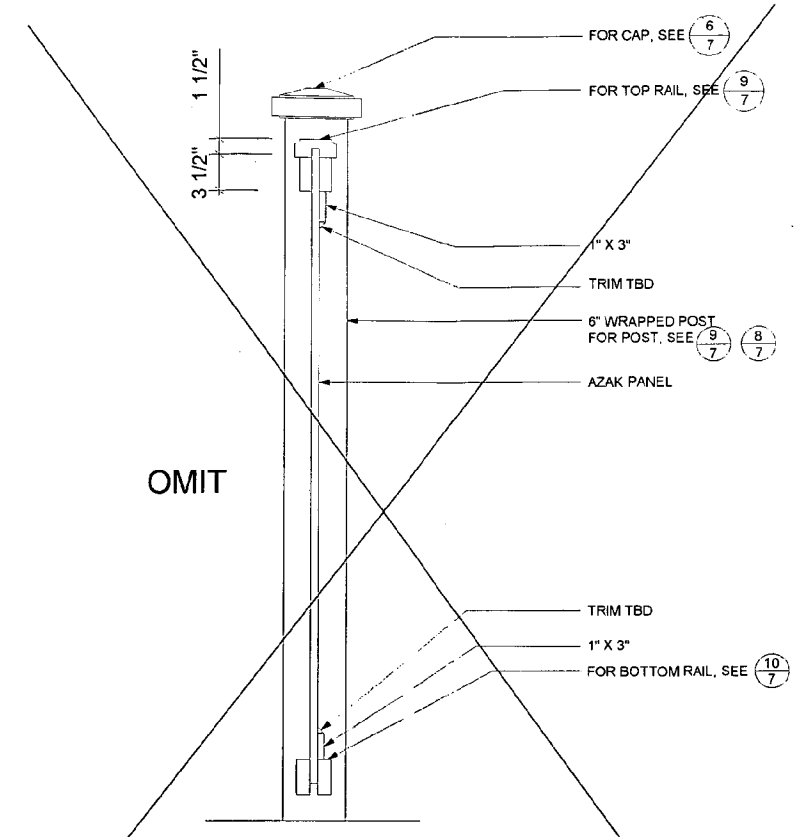
10 BOTTOM RAIL
L-7 NOT TO SCALE

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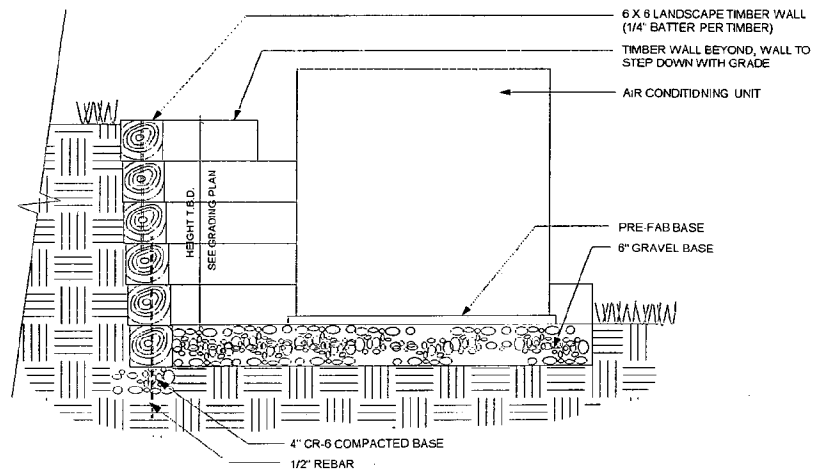


NOTES:
 1. ON 1X4 LOWER TRIM, CARPENTER TO ANGLE VERY SLIGHTLY. TOP EDGE TO SHED WATER
 2. FOR INTERIOR STEEL POSTS. SEE 7/7

1 PRIVACY FENCE
 L-7A SECTION 3/4" = 1'-0"

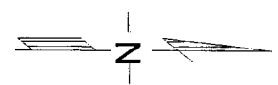


~~**2** PRIVACY FENCE SECTION
 7b SECTION 1 1/2" = 1'-0"~~

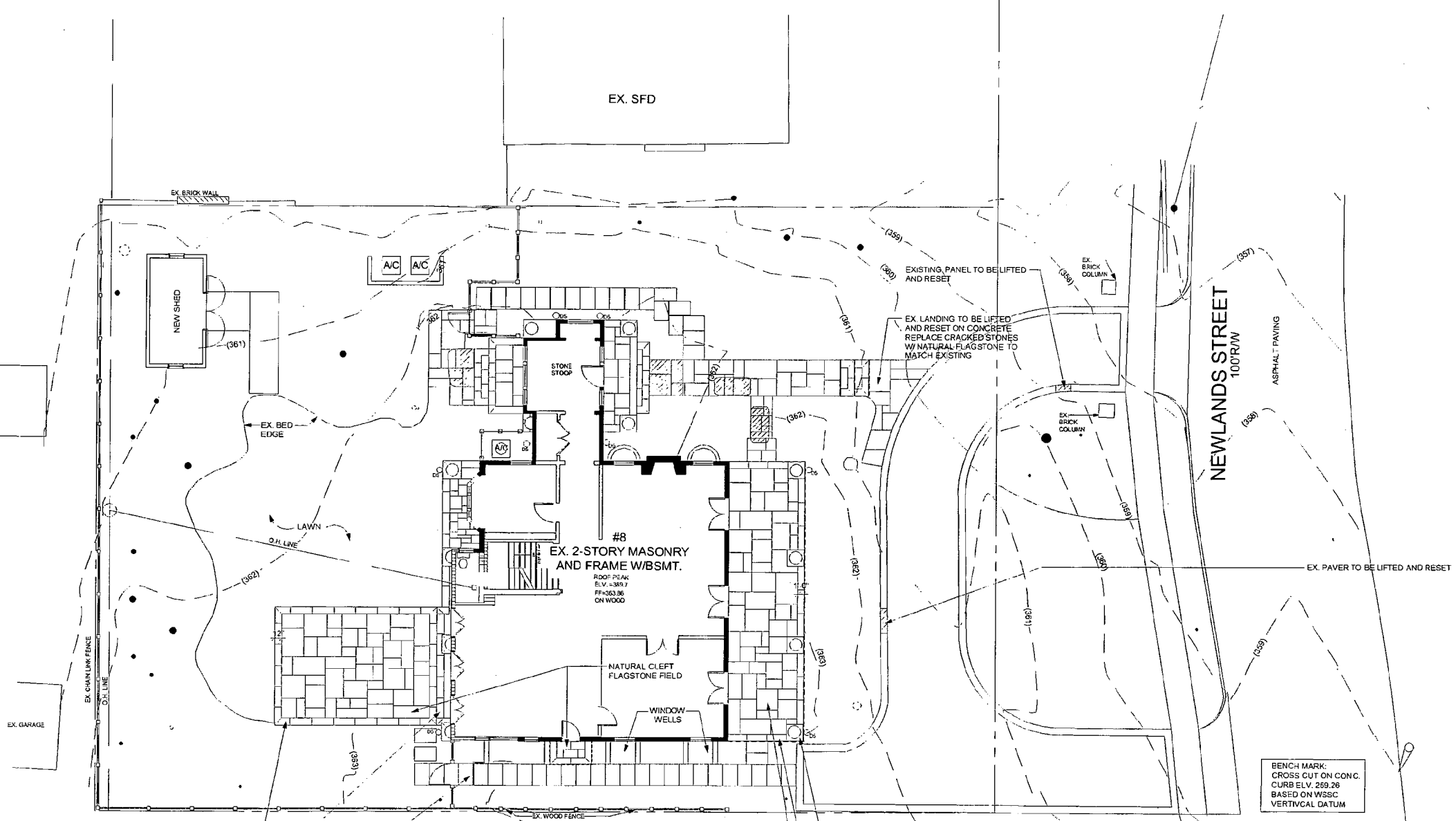


3 AIR CONDITIONING ENCLOSURE
 L-7A SECTION 1" = 1'-0"

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2047 SQ. FT.



12" WIDE X 1 1/2" THICK SELECT PENNSYLVANIA BORDER CUT IN EQUAL LENGTHS
OWNER'S 2'X3'-0" NATURAL CLEFT FLAGSTONE PAVERS TO BE RELAID

EX. SFD

30" SQUARE SELECT PENNSYLVANIA PAVING UNDER ALL COLUMNS
12" WIDE BAND OF 1 1/2" THICK SELECT PENNSYLVANIA BLUESTONE, BAND TO BE CUT IN EQUAL LENGTHS
NATURAL CLEFT FLAGSTONE FIELD

BENCH MARK:
CROSS CUT ON CONC.
CURB ELV. 259.26
BASED ON WSSC
VERTICAL DATUM

NOTES:
1. TOPOGRAPHIC SURVEY PREPARED BY LANDMARK ENGINEERING, MAY 2008
2. BENCHMARK: CROSS CUT ON CONC. CURB ELV. 259.26 BASED ON WSSC VERTICAL DATUM

KEY	
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	AREA TO BE REMOVED
	PROPOSED WOOD FENCE

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PAVING PATTERN PLAN
1/8" = 1'-0"
5/27/08
3/10/08

L-8



1
9 NORTH (FRONT) ELEVATION

1/4" = 1'-0"



2
9 EAST (SIDE) ELEVATION

1/4" = 1'-0"

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