


8 Newlands Street, Chevy Chase

~~(XXXXXXXXXXXXXXXXXXXXXXXXXXXX)~~ PRELIMINARY CONSULTATION
(Chevy Chase Village Historic District)



WIEDEMANN ARCHITECTS LLC

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PLANNING
INTERIORS

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Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8 Newlands Street, Chevy Chase	Meeting Date:	7/9/2008
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	7/2/2008
Applicant:	Christopher Dunn & Christine Vaughn (Greg Wiedemann/Gaby Castillo, Architects)	Public Notice:	6/25/2008
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	N/A	Staff:	Josh Silver
PROPOSAL:	Rear addition, shed construction and other alterations		

STAFF RECOMMENDATION:

Staff recommends the applicants make revisions based on comments from staff and the Historic Preservation Commission and return for a Historic Area Work Permit.

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 applicants are proposing to:

Front (north) Elevation

- Install wooden louvered shutters on the existing 2nd story windows to match the attached historic photograph
- Install a wooden railing across the length of the 2nd story dormer 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 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 wooden panels at the 1st story corner of the 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. The proposed shed will be similar in style to the historic house and contain wooden siding and a standing seam copper roof
- Remove two 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 is supportive of the proposed work at the front, rear and right elevations of the subject property. Staff is pleased the applicants proposal includes the total removal of the existing aluminum siding and rehabilitation of the original wood siding and installation of wooden louvered shutters on the front and side elevations, and reconstruction of the 2nd story dormer railing on the front elevation. The applicants have based these elements of their proposal on the attached historic photographs. (See Circles 56-58). Staff encourages the applicants to pursue applying for state and county historic preservation tax credits for these projects.

Staff supports the proposed addition and 1st story porch construction at the rear of the subject property. The proposed addition and porch are confined to the rear of the house and will utilize compatible materials and detailing similar in style to the front porch. The proposed use of simulated divided light wooden windows and doors, wooden porch columns, and copper shingles are all appropriate material selections. The proposed rear elevation projects will not be visible from the public right-of-way and are consistent with the *Guidelines* and *Standards* for a rear addition and modifications to a Contributing Resource.

Although staff supports the proposed rear addition and reconstruction projects at the property they are concerned with the proposed alterations to the left (east) elevation of the house. Staff is primarily concerned with the proposed installation of a new door and shed roof and 2nd story windows. Although it is clear some level of alterations has occurred at the south and east corners of the house it is unclear how much original building material might be removed if a new door, windows and wood paneling are installed. Staff acknowledges the adjacent property is located in close proximity to the subject property which limits the visibility of the left elevation, however when standing in front of the house and obliquely this elevation remains visible from the streetscape of the historic district. Staff has asked the applicants to discuss the proposed left side alterations with the HPC to determine the feasibility of the design before proceeding to HAWP.

Staff supports the proposed removal and replacement of the existing log cabin playhouse with a new storage shed, and the rear and side yard fence installation projects. The proposed storage shed will be constructed in the same location as the existing playhouse at the rear of the property and will utilize materials that match the main house. The proposed wooden fence style is consistent with the existing fences at the property and is located behind the rear plane of the house. The applicants' fence proposal also includes several replacement in-kind and repair elements.

The proposed tree removal has been reviewed and approved by the Chevy Chase Village arborist. The applicant should continue consultation with the Chevy Chase Village arborist to obtain the appropriate village permits for the tree removal projects at the property.

STAFF RECOMMENDATION:

Staff recommends the applicants make revisions based on comments from staff and the Historic Preservation Commission and return for a Historic Area Work Permit.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

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

Tax Account No.: 00456137
Name of Property Owner: Christopher A. Dunn / Christine Z. Vaughn Daytime Phone No.: (301) 652-6855
Address: 8 Newlands Street Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: Life Craft, Inc. Phone No.: (202) 362-3830
Contractor Registration No.: 15711
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: \$ TBD

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] Signature of owner or authorized agent 6/18/08 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

WIEDEMANN ARCHITECTS LLC

ARCHITECTURE
PLANNING
INTERIORS

Gregory Wiedemann AIA

Vaughn Dunn Residence
8 Newlands Street
Chevy Chase, Maryland
18 June 2008
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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 a wood railing 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.

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8 Newlands Street
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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 existing wood railing on the front dormer, and the rear garage were removed, but they were 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 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. We are proposing to install a wood railing across the entire second story front dormer, to match the railings that were evident in the historic photographs. 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.

Vaughn Dunn Residence

8 Newlands Street

Chevy Chase, Maryland

18 June 2008

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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. Similar to the main house, the shed will have beveled wood siding and a standing seam copper roof similar to the 1990's addition to the west.

Along the east side of the house, a new side entry is proposed with a modest projecting roof. 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 guest living room, guest bathroom, laundry, 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 required two (2) copies of the required plans and elevations, depicting the existing conditions and the proposed modifications.

List of Drawings attached:

1. X-00 – Existing Site Plan
2. X-0 – Existing Basement Floor Plan
3. X-1 – Existing First Floor Plan
4. X-2 – Existing Second Floor Plan
5. X-3 – Existing Rear (South) Elevation
6. X-4 – Existing Side (East) Elevation
7. X-5 – Existing Front (North) Elevation
8. X-6 – Existing Side (West) Elevation
9. C1.0 – Coversheet with Site Plan
10. A1.0 – Proposed Basement Floor Plan
11. A1.1 – Proposed First Floor Plan
12. A1.2 – Proposed Second Floor Plan
13. A2.1 – Proposed Rear (South) Elevation
14. A2.2 – Proposed Side (East) Elevation

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15. A2.3 – Proposed Front (North) Elevation
16. A2.4 – Proposed Side (West) Elevation
17. A2.5 – Proposed Shed Plan and Elevations

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 column, 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 also have painted wood beveled wood siding with 8" exposure to match the original historic 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. The wood railing at the front dormer will match the railing shown in the historic photographs.

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8 Newlands Street
Chevy Chase, Maryland
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Windows:

All the original single pane windows on the historic house will remain and will be restored. Windows and 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 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 roof of the proposed shed will be copper standing seam roof which will match the existing roof on the 1990's addition. All new roof flashing, gutters and downspouts will be copper. 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

Narrative B:

Vaughn-Dunn written description of project:

(Description of existing structural and environmental setting)

The site is a 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 side of the house have settled or heaved and need to be reset. Fence posts need to be replaced as part of a project to update and restore the house and its garden.

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

The project scope includes the repair and replacement of existing paths and existing fencing, as well as the construction of new fencing. Existing paths will be lifted and reset to the east, west and south of the house. Existing custom picket fencing will be replaced on the west side of the house. Existing fencing on the east side of the house will have their top rails replaced, and one panel of fencing will be rebuilt to match existing at the southeast corner of the house. New fencing will be added in along the east and south property lines in the rear garden and in front of the fencing extending off the southeast corner of the house. All fencing visible from the street will match existing and will be stained or painted white (the original color).

All new fencing behind the gate/fence off the southeast corner of the house will be stained a dark green/black color and will be a different fence design, one with panels.

The front porch will be repaved with natural cleft flagstone, blue-grey color, laid in a random rectangular pattern, with brick risers set vertically under the coping. This materials selection matches the original front portico and front walkway steps built in 1990.

Lila Fendrick

Lila Fendrick, ASLA

**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

John W. Ridenour, III
11 East Melrose Street
Chevy Chase, MD 20815

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

6/3/2008

DC 769251v.1



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5272 RIVER ROAD SUITE 610
BETHESDA, MD 20816
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PROJECT

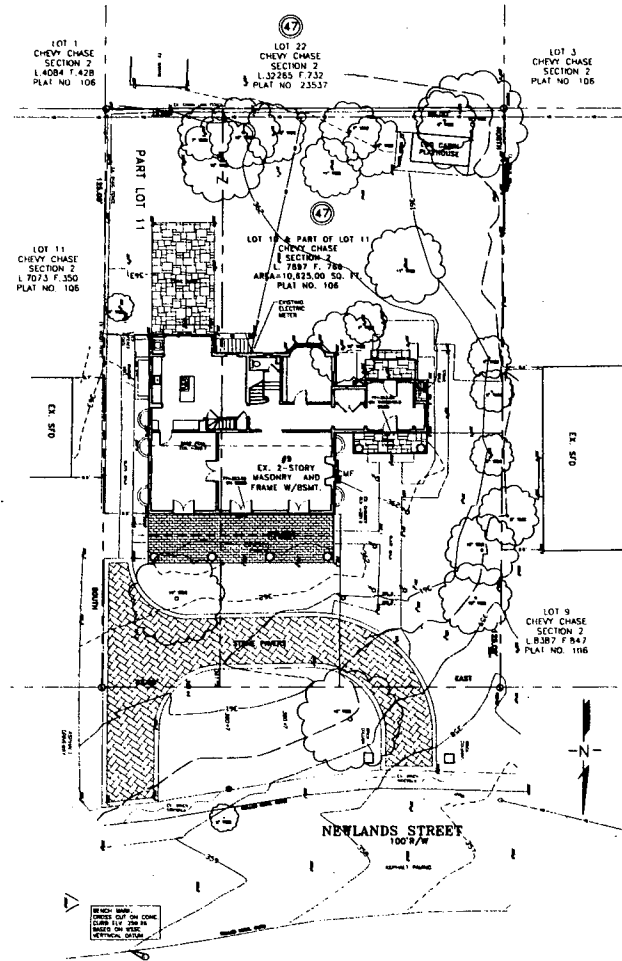
VAUGHN/DUNN RESIDENCE
8 NEWLANDS STREET
CHEVY CHASE, MD 20815

ISSUED

FOR HISTORIC PRESERVATION
COMMISSION, PRELIMINARY
CONSULTATION REVIEW:
JUNE 18, 2008

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

X-00



1 EXISTING SITE PLAN
X-00 SCALE: 1/16" = 1'-0"

14

SQUARE FOOTAGE CALCULATIONS

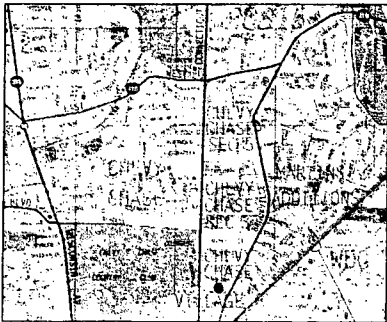
BASEMENT	
ADDITION	123.87 sq. ft.
RENOVATION	1189.81 sq. ft.
FIRST FLOOR	
ADDITION	102.01 sq. ft.
RENOVATION	510.15 sq. ft.
EXISTING	715.55 sq. ft.
EXISTING PORCHES	491.60 sq. ft.
NEW PORCH	86.62 sq. ft.
NEW SHED	132.52 sq. ft.
SECOND FLOOR	
RENOVATION	701.38 sq. ft.
EXISTING	697.15 sq. ft.

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

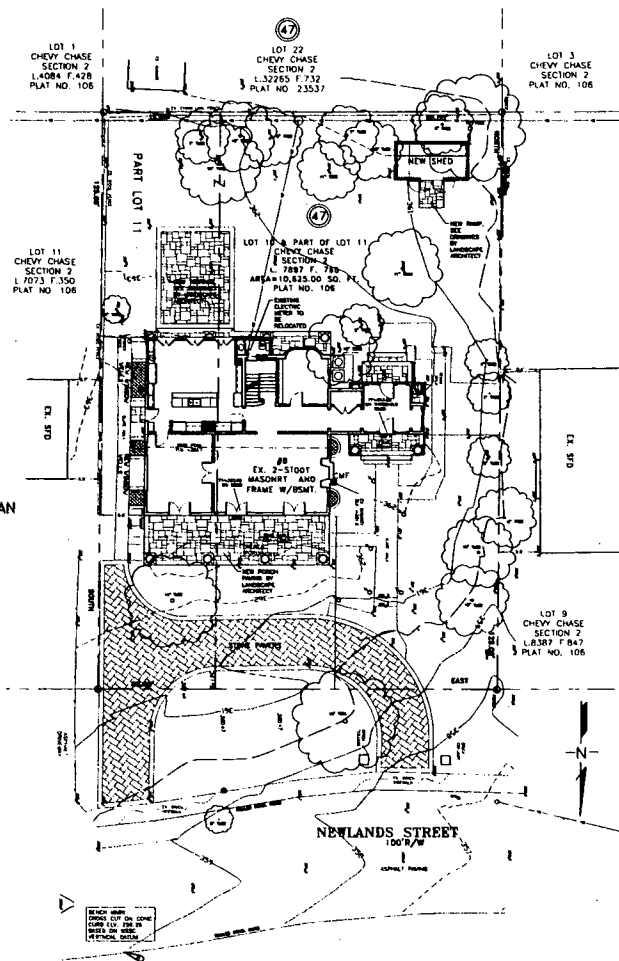
SETBACKS:
FRONT YARD: 25' MIN.
SIDE YARD: 7' MIN.
REAR YARD: 20' MIN.



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
- E1.0 BASEMENT ELECTRICAL PLAN
- E1.1 FIRST FLOOR & SHED ELECTRICAL PLAN
- E1.2 SECOND FLOOR ELECTRICAL PLAN



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



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PROJECT

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

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SHEET

C1.0

15

Floor Plans and Elevations



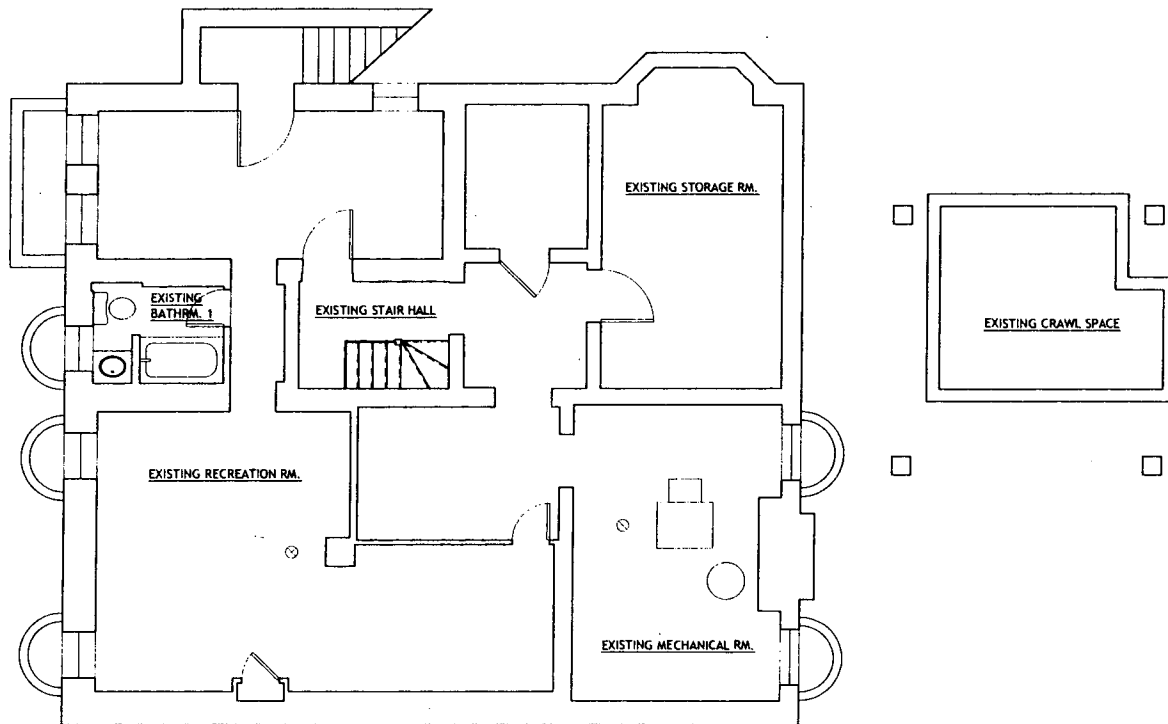
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1 EXISTING BASEMENT FLOOR PLAN
X-0 SCALE: 1/4" = 1'-0"

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X-0

17



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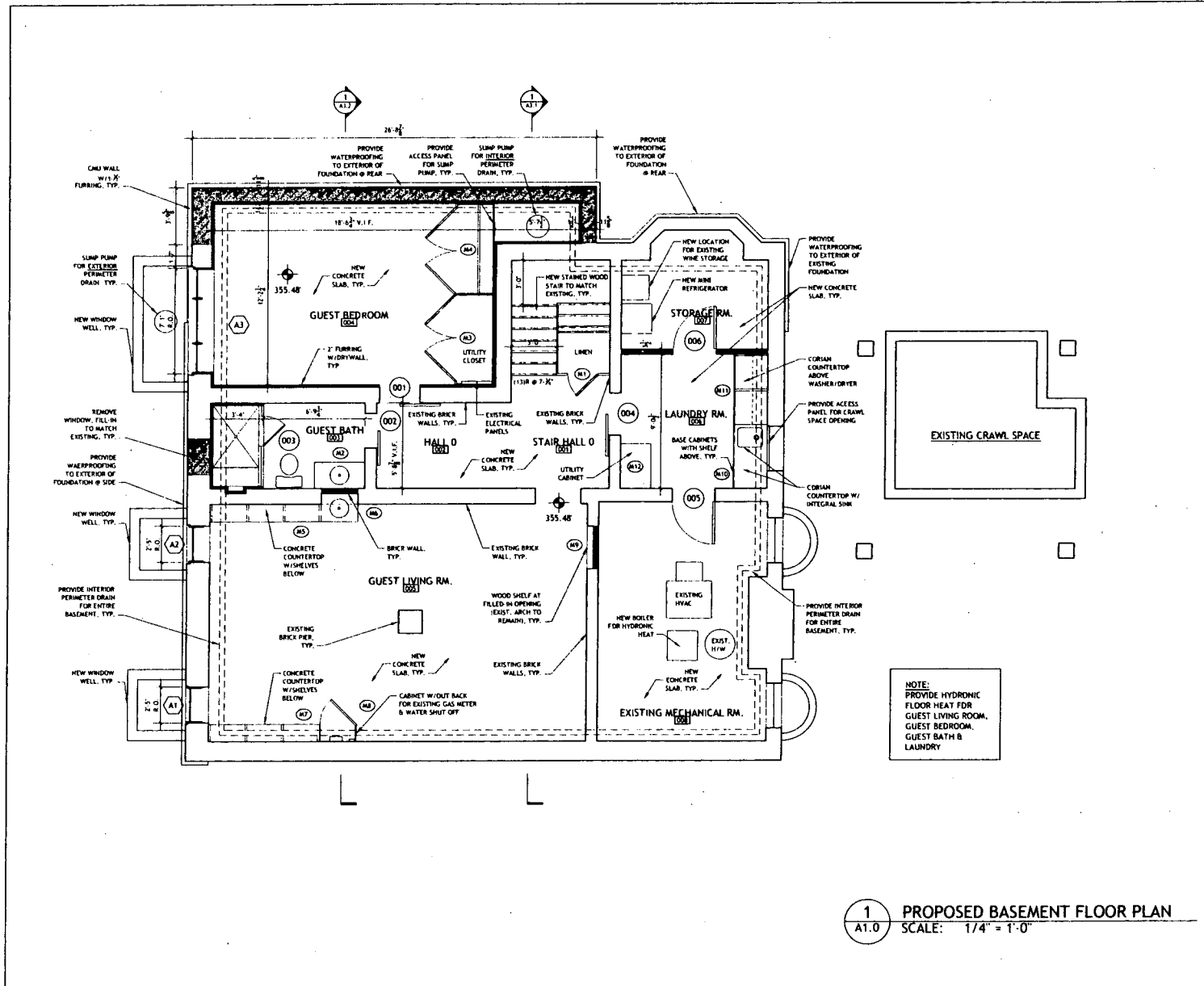
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A1.0



18



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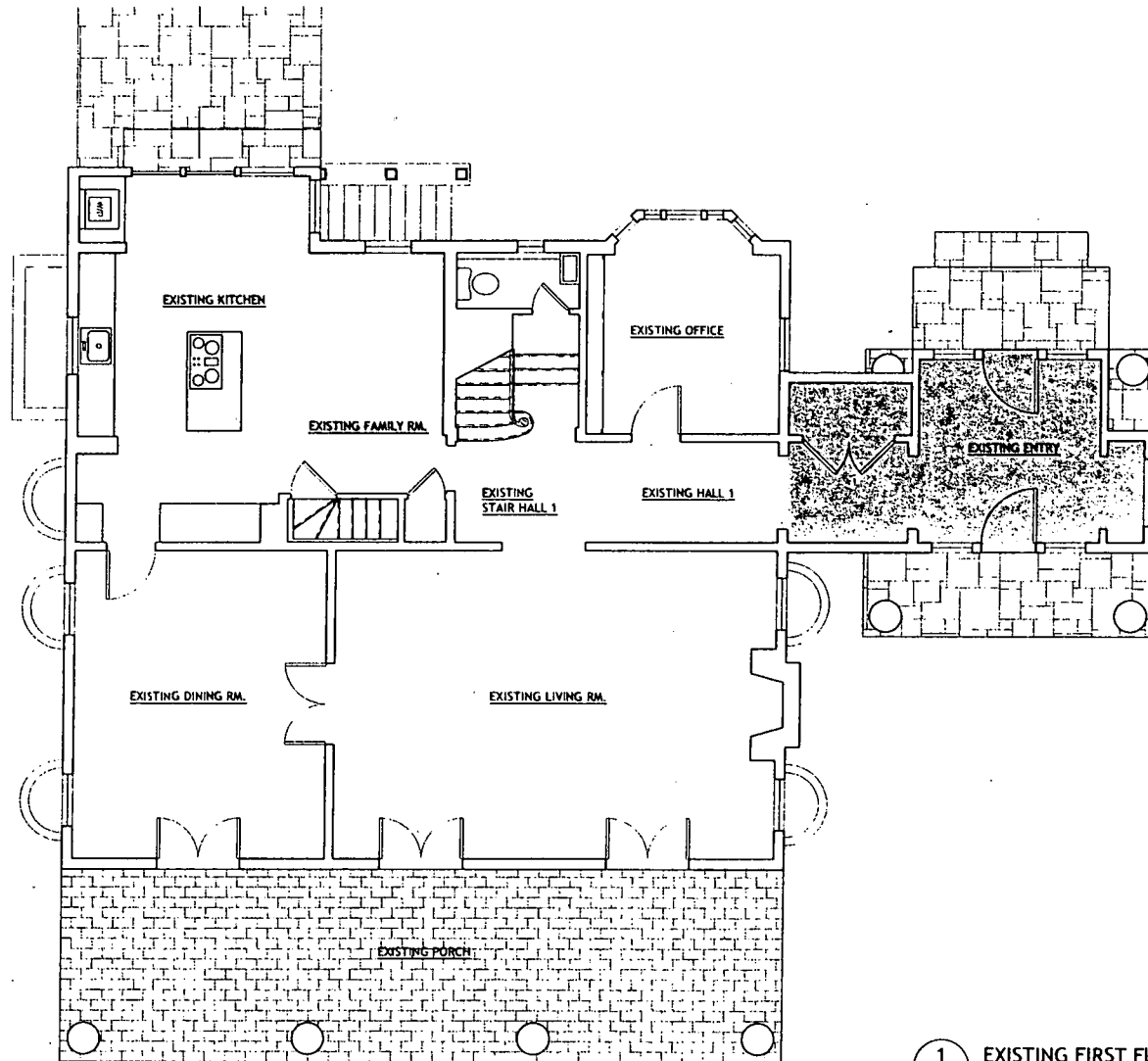
KEY

-  1980's RENOVATION/
ADDITION
-  1990's ADDITION

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X-1



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

19



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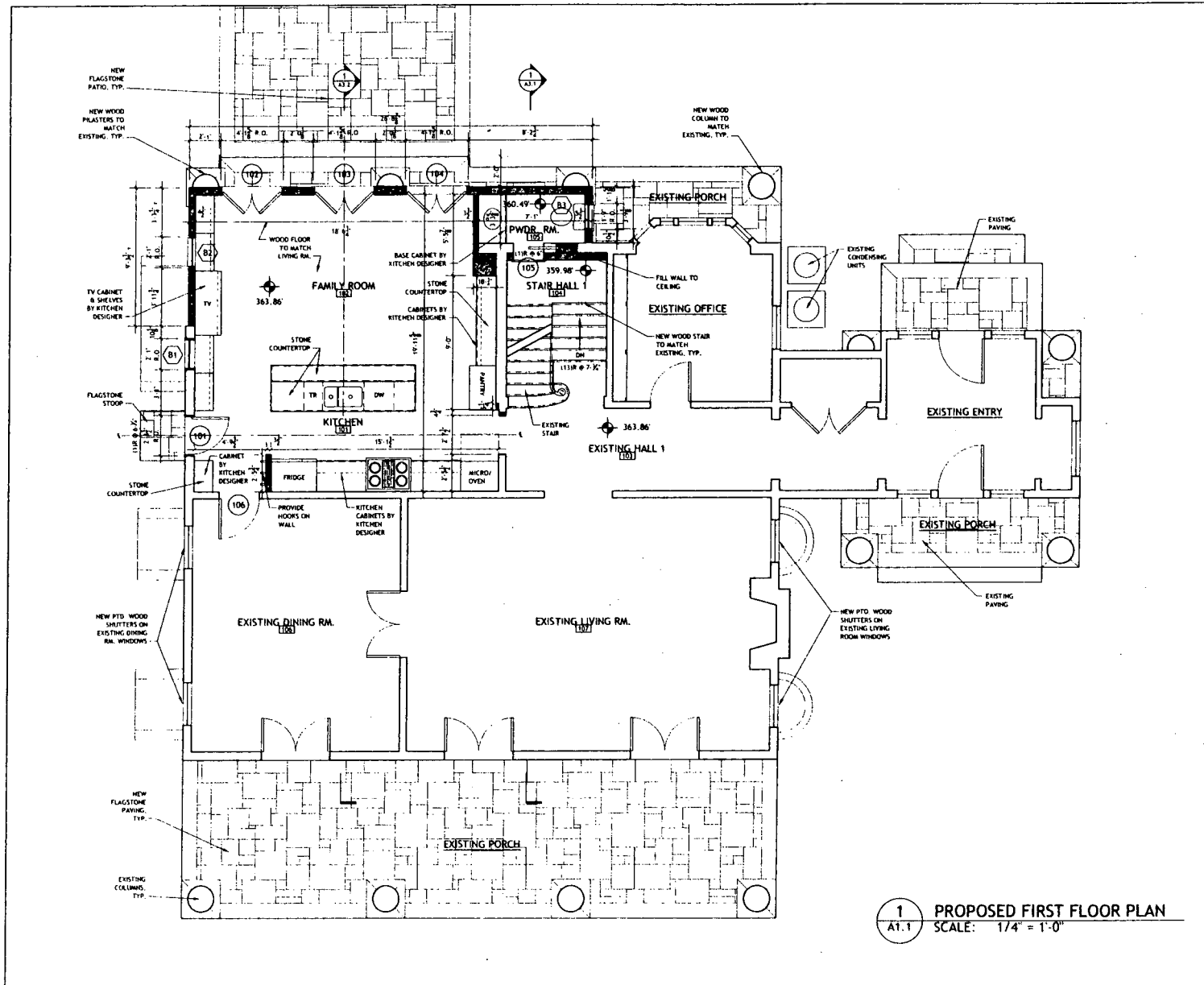
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1 PROPOSED FIRST FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"

A1.1

20



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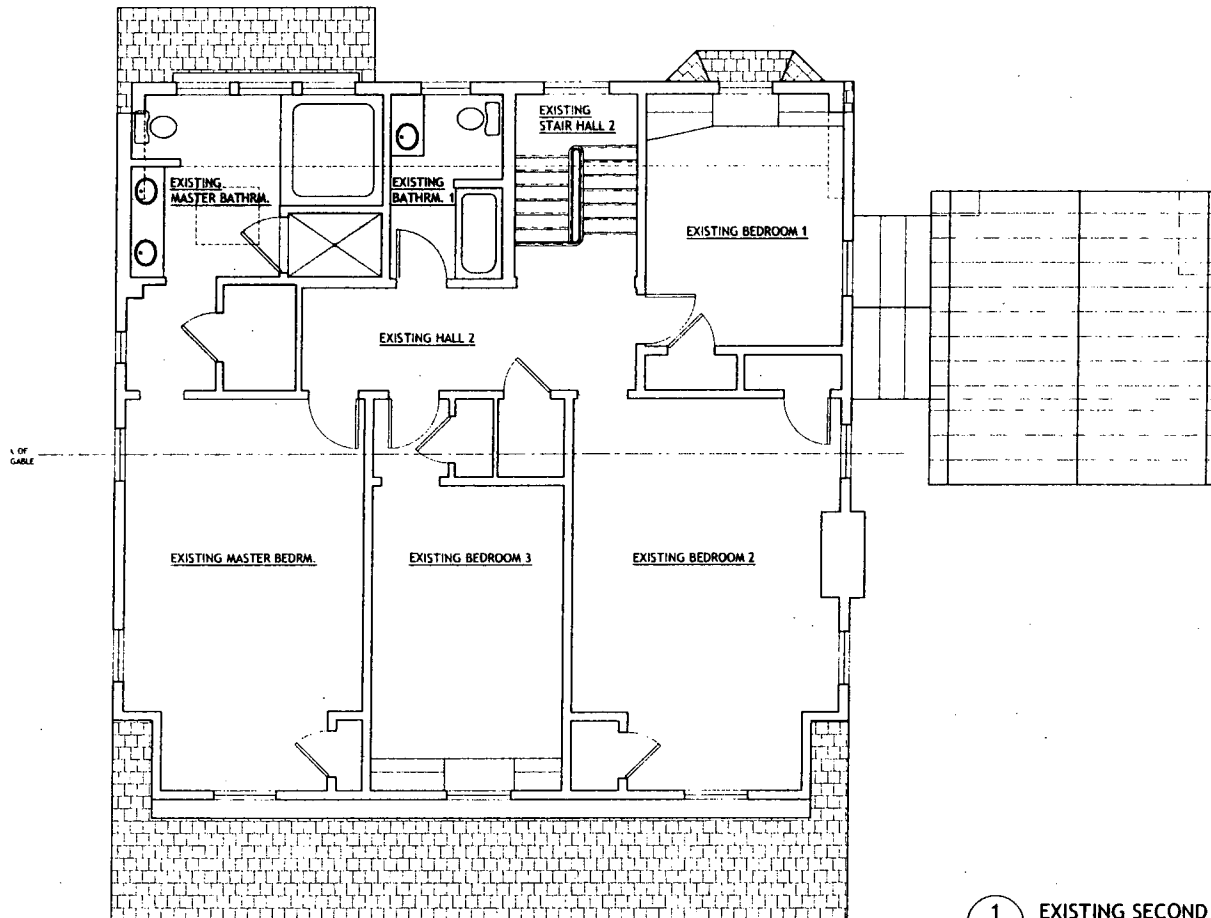
KEY

 1980's RENOVATION/
ADDITION

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X-2



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

21



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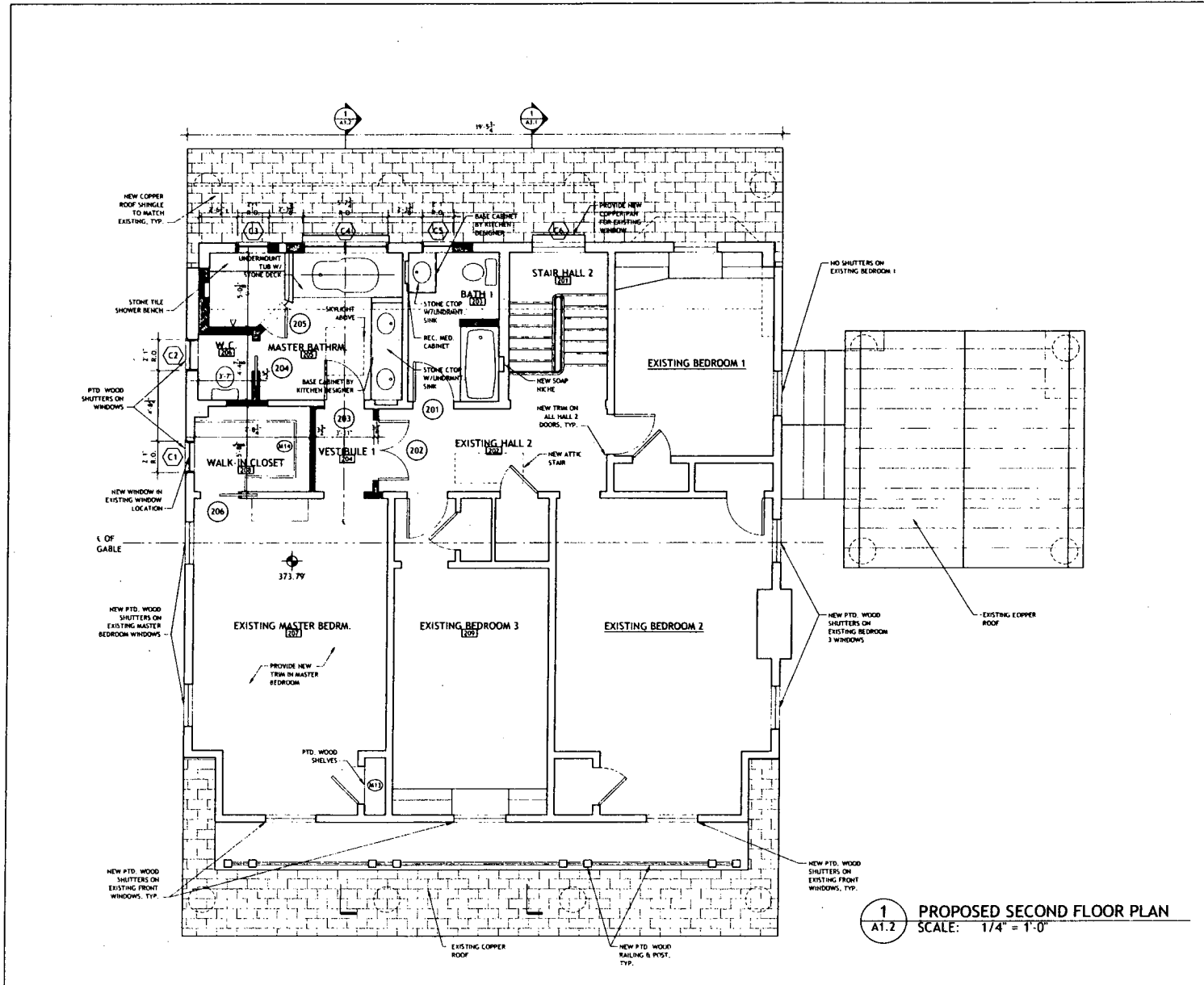
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A1.2



22



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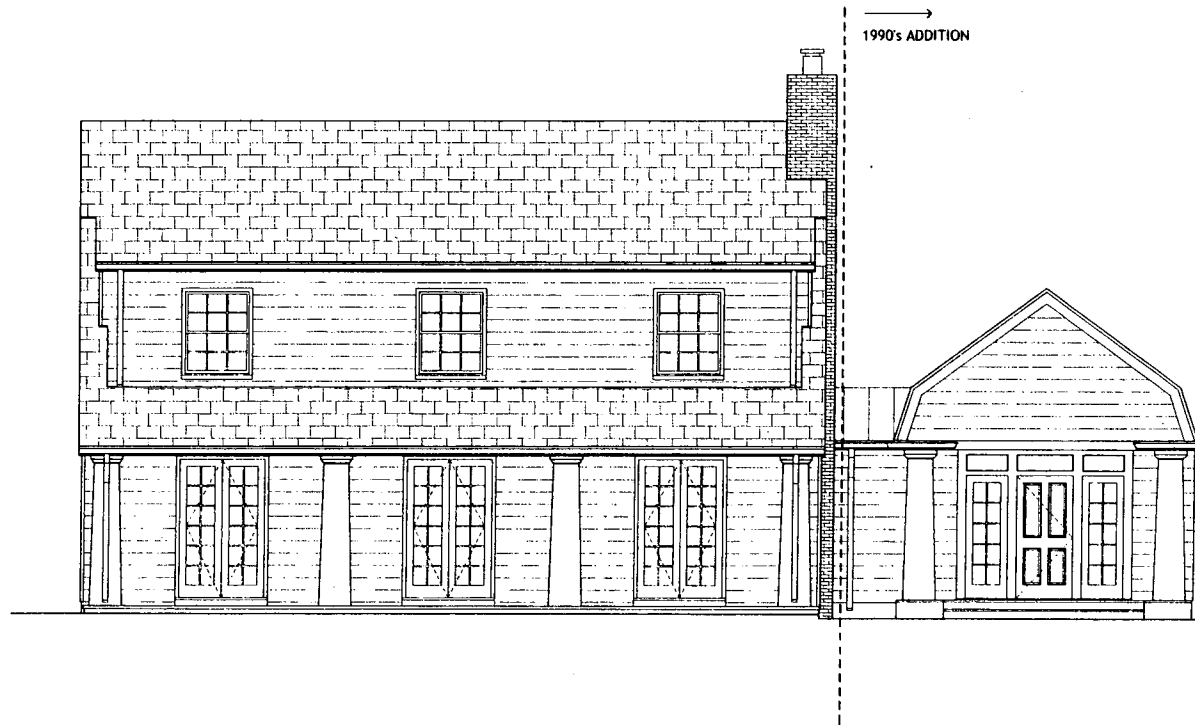
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X-5



1
X-5

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

23



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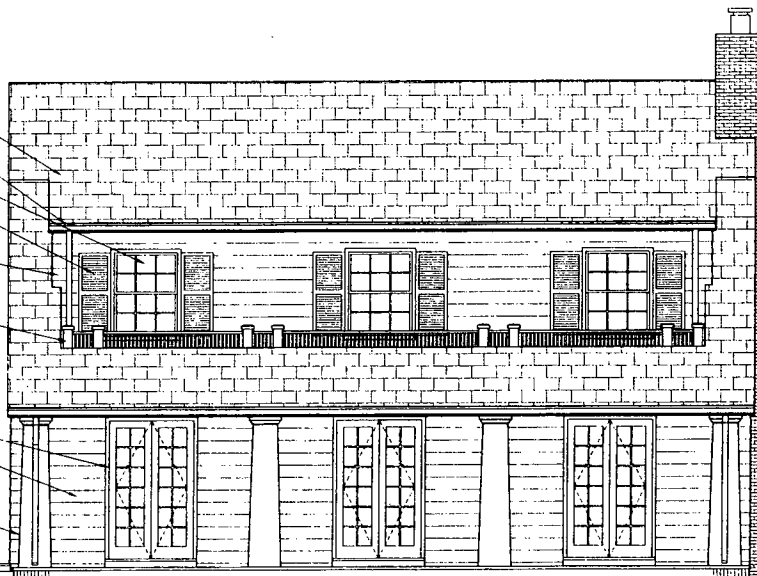
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A2.3



- EXISTING COPPER SHINGLE ROOF, TYP.
- EXISTING COPPER GUTTERS & DOWNSPOUTS, TYP.
- EXISTING WINDOWS, TYP.
- NEW PTD CEDAR OPERABLE LOUVERED SHUTTERS ON ALL EXISTING FRONT WINDOWS, TYP.
- REMOVE EXISTING ALUMINUM SIDING; RESTORE EXISTING SIDING OR REPLACE W/NEW SIDING TO MATCH EXISTING, TYP.
- PTD WOOD RAILING W/POSTS, TYP.
- NEW SIDE ENTRY 800P BEYOND
- SECOND FLOOR LEVEL 373.79
- EXISTING FRENCH DOORS
- REMOVE EXISTING ALUMINUM SIDING; RESTORE EXISTING SIDING OR REPLACE W/NEW SIDING TO MATCH EXISTING, TYP.
- EXISTING MASONRY COLUMNS, TYP.
- FIRST FLOOR LEVEL 363.80

- EXISTING ENTRY TO REMAIN, TYP.
- PAINT EXISTING WOOD SIDING, TYP.
- PAINT EXISTING WOOD COLUMNS, TYP.

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

24



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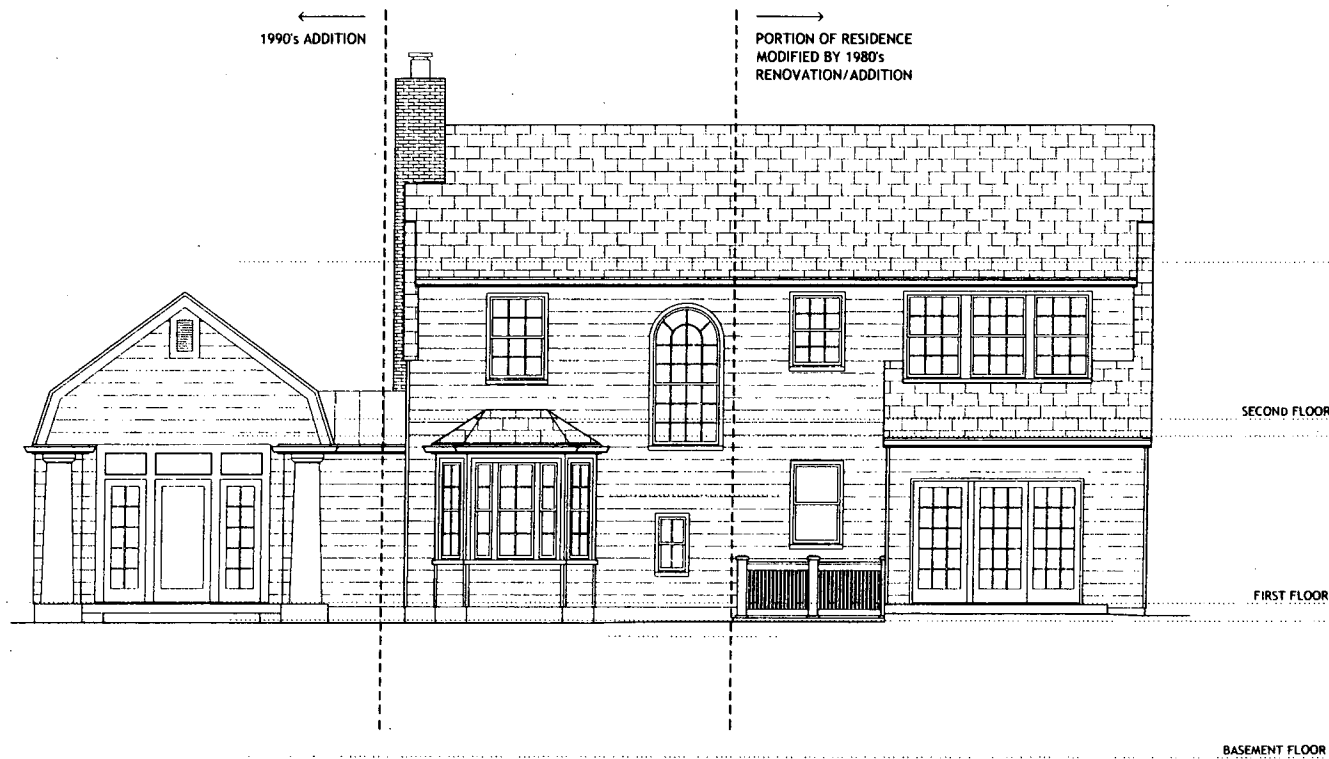
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X-3



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

25



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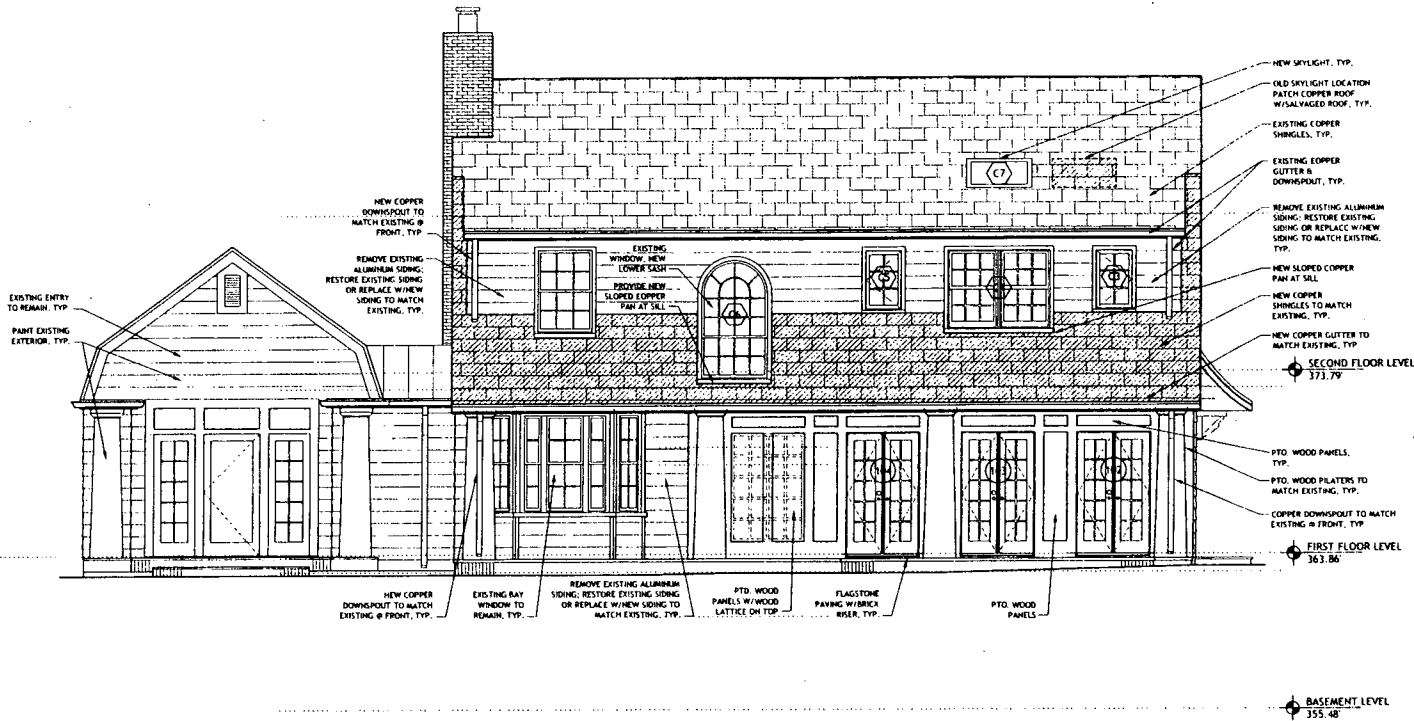
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A2.1



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

26



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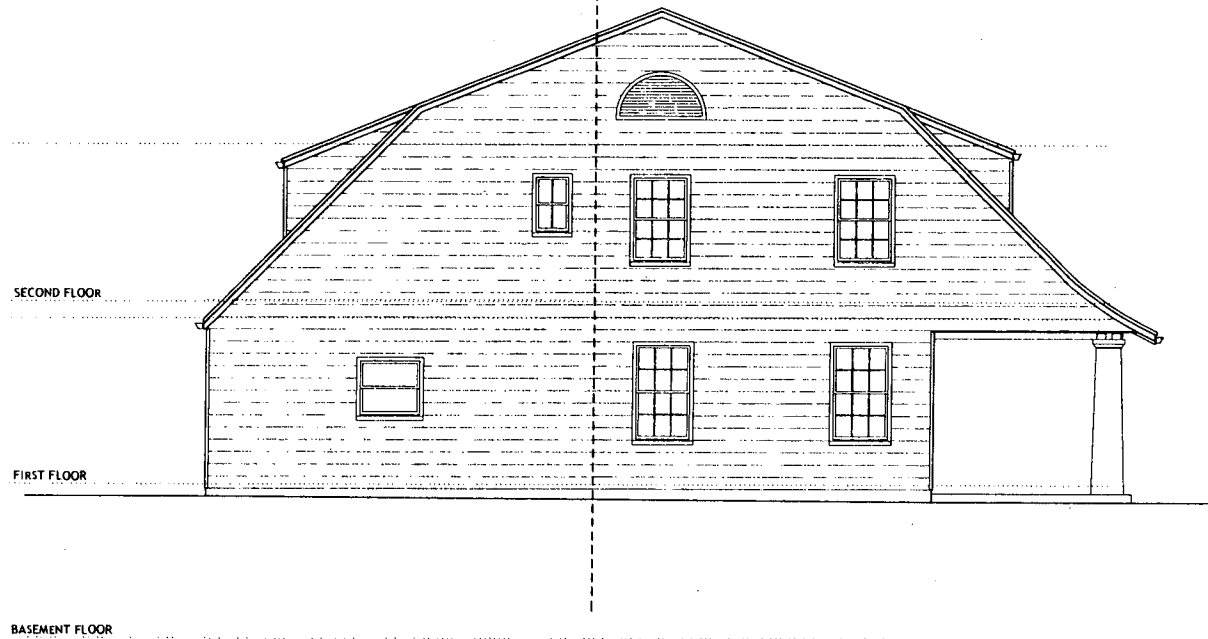
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X-4

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



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

27



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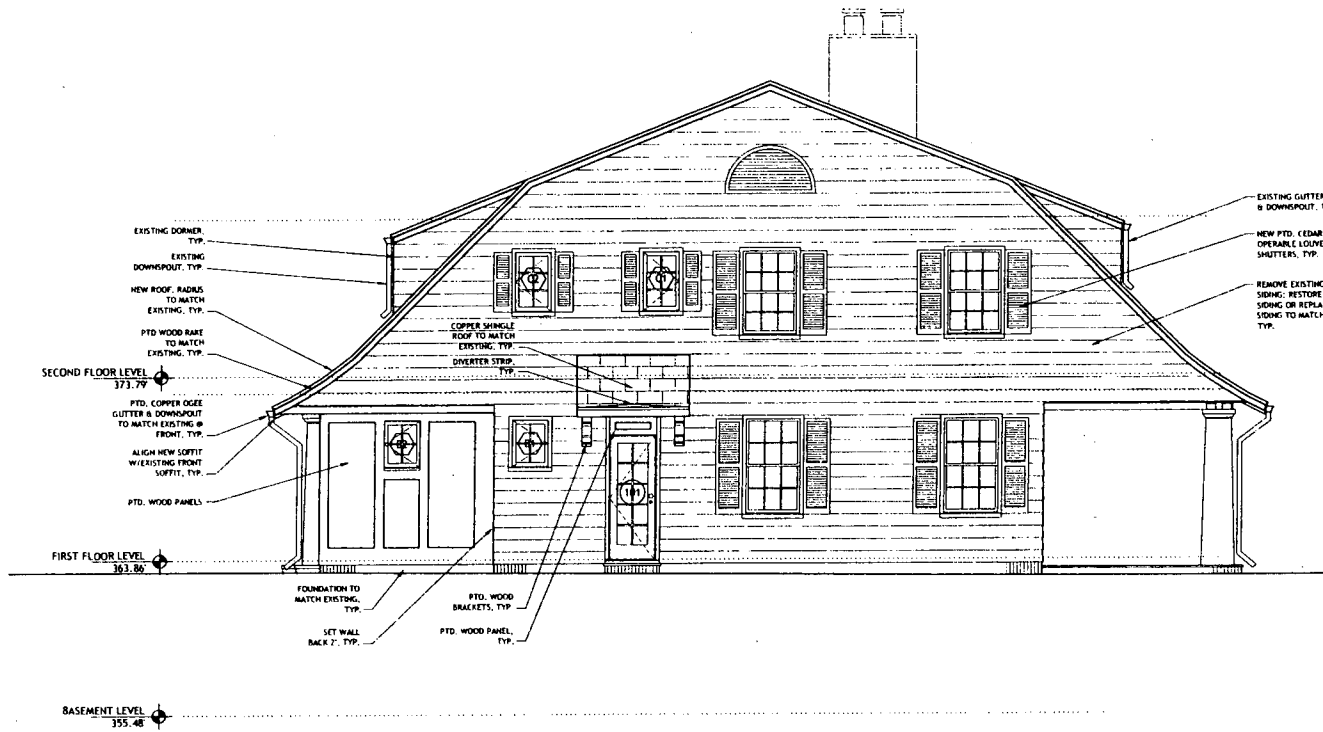
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A2.2



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

28



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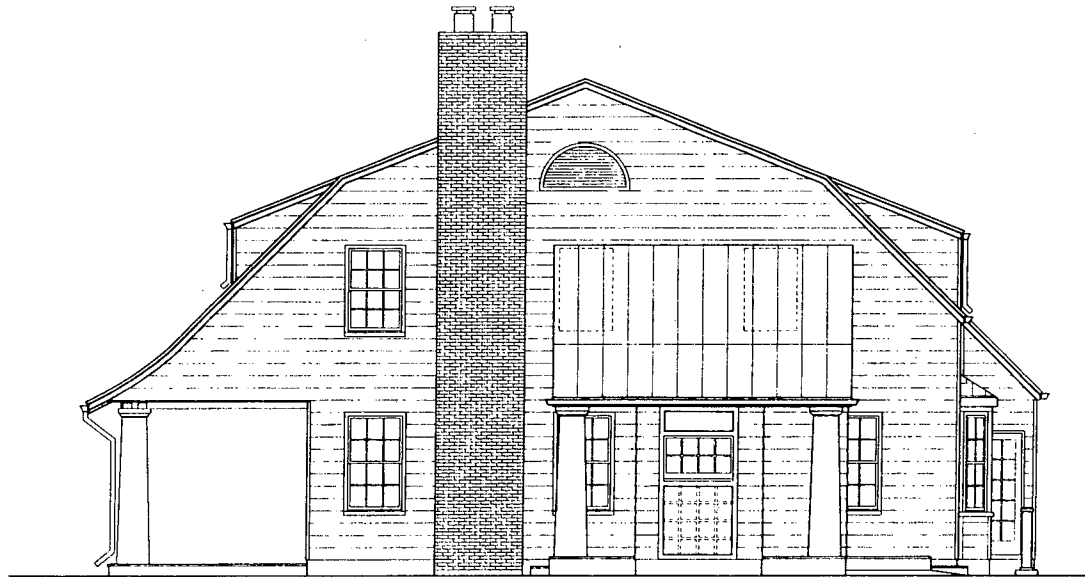
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X-6



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

29



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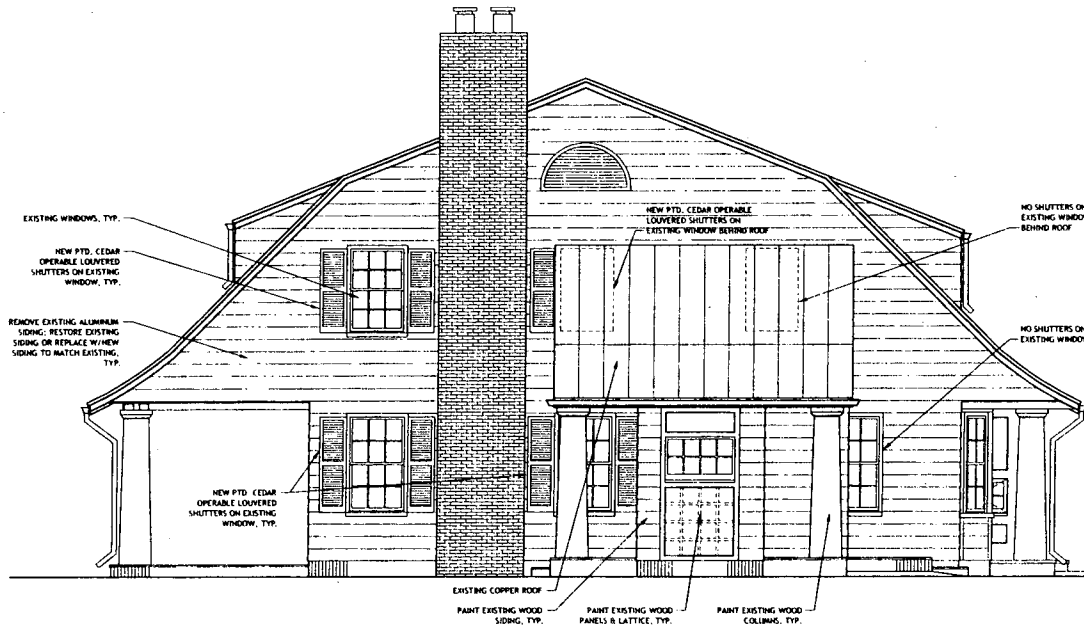
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A2.4



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

30



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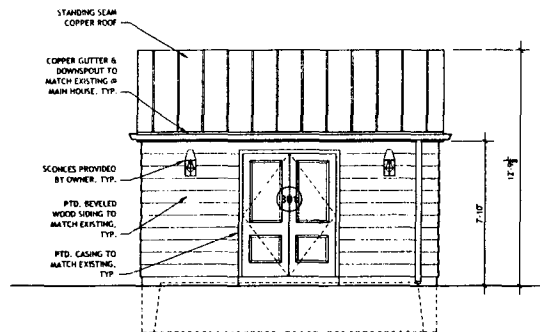
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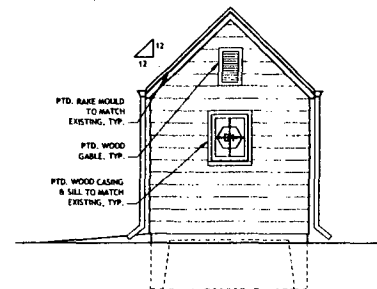
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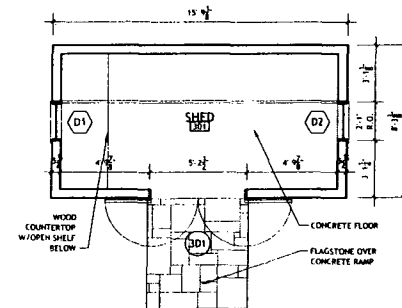
A2.5



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



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

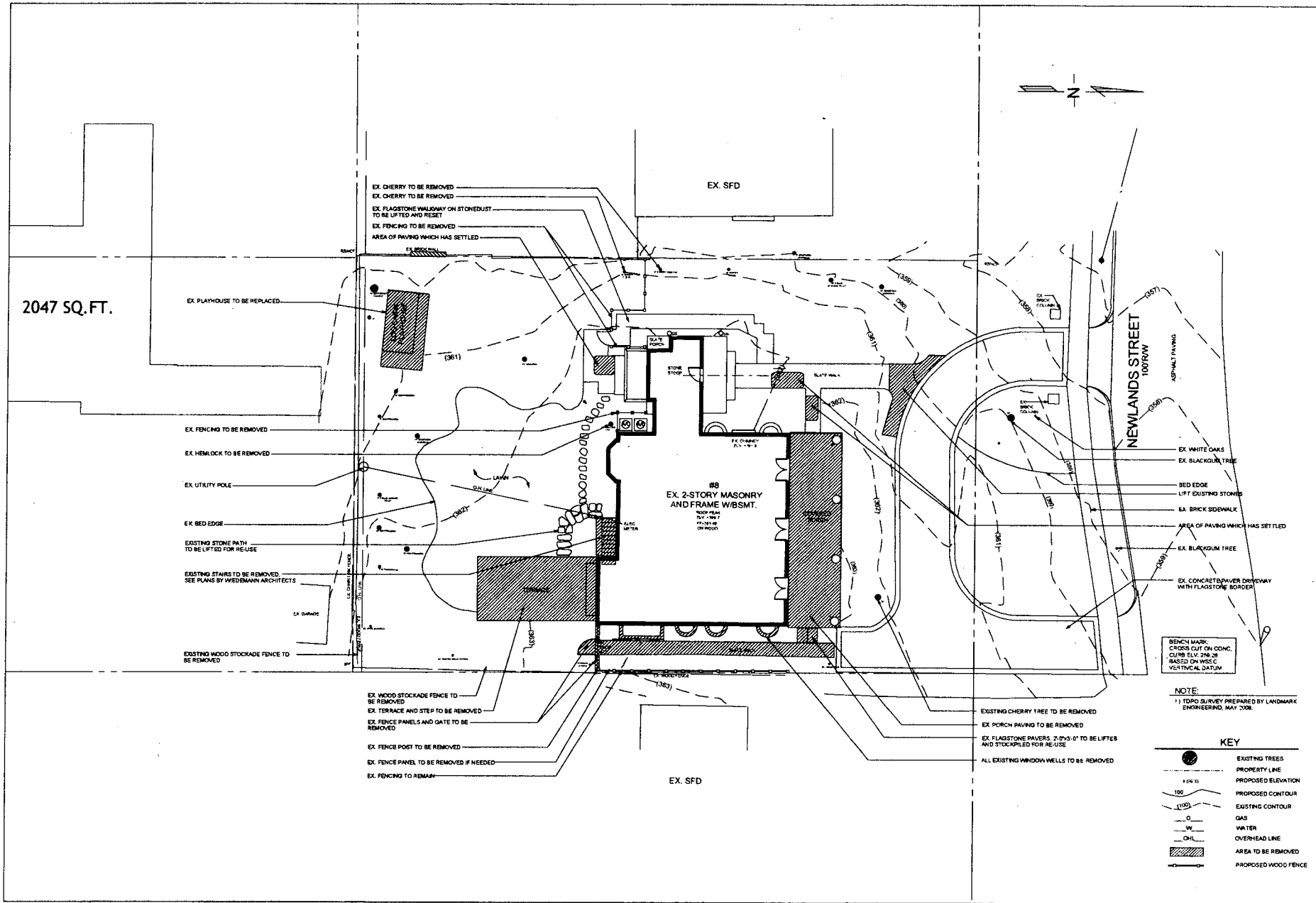


1 PROPOSED SHED PLAN
SCALE: 1/4" = 1'-0"

31

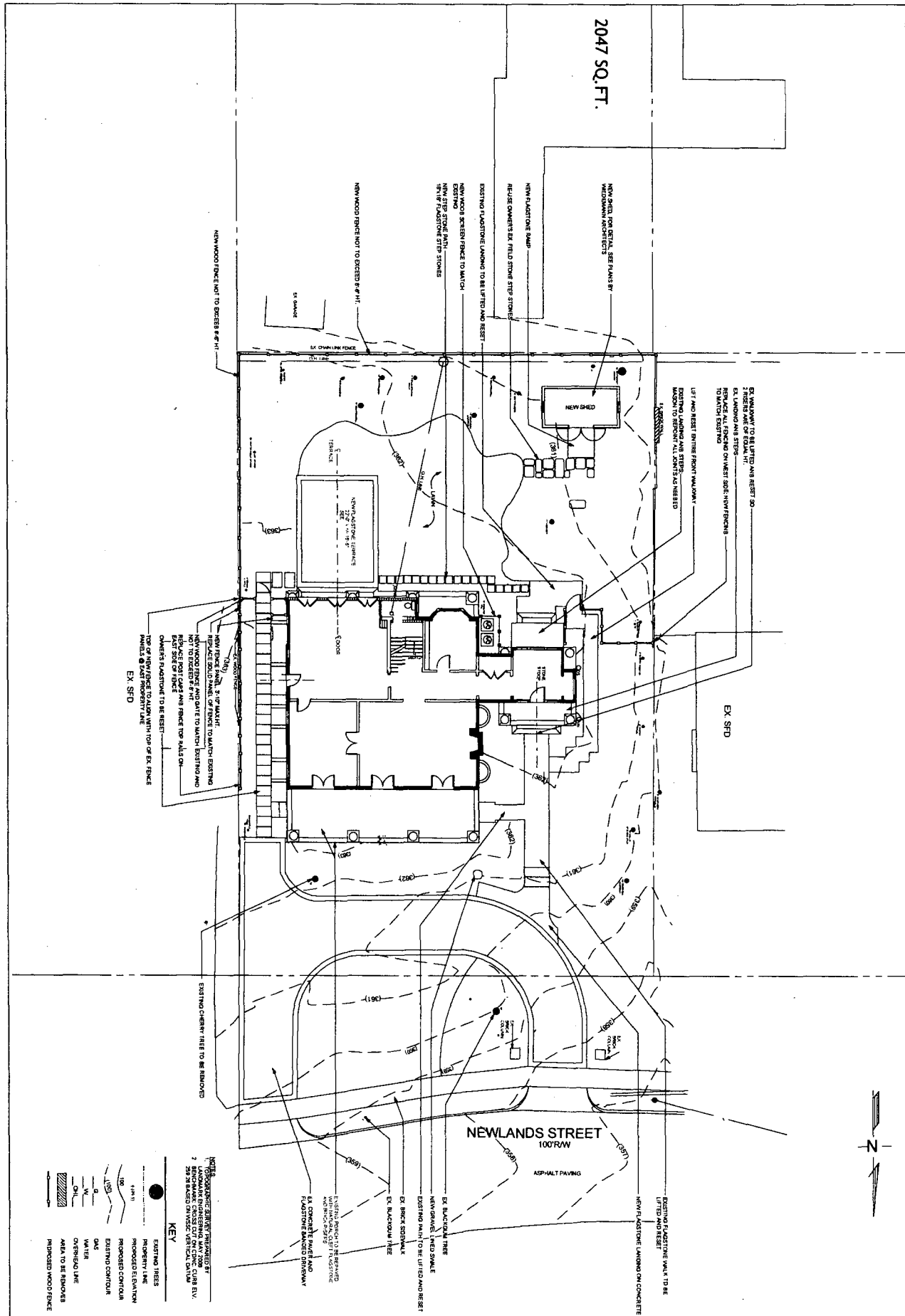
Landscape Plans

33



EXISTING CONDITIONS

34



PROPOSED WORK

NOT TO SCALE

LANDSCAPE ENGINEERING AND GARDEN DESIGN
 LILA FENDRICK
 6904 West Avenue, Chevy Chase, Maryland 20815
 (301) 907-7700

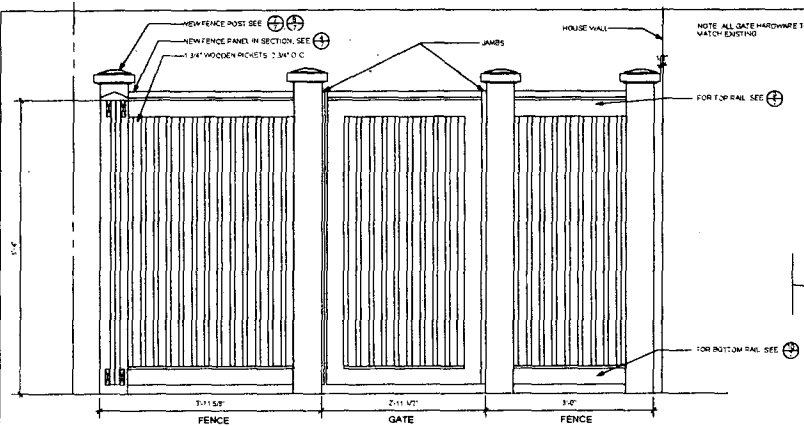
KEY

- EXISTING TREES
- PROPOSED TREES
- PROPOSED ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- ONE
- TWO
- THREE
- FOUR
- FIVE
- SIX
- SEVEN
- EIGHT
- NINE
- TEN
- ELEVEN
- TWELVE
- THIRTEEN
- FOURTEEN
- FIFTEEN
- SIXTEEN
- SEVENTEEN
- EIGHTEEN
- NINETEEN
- TWENTY

3 SITE PLAN

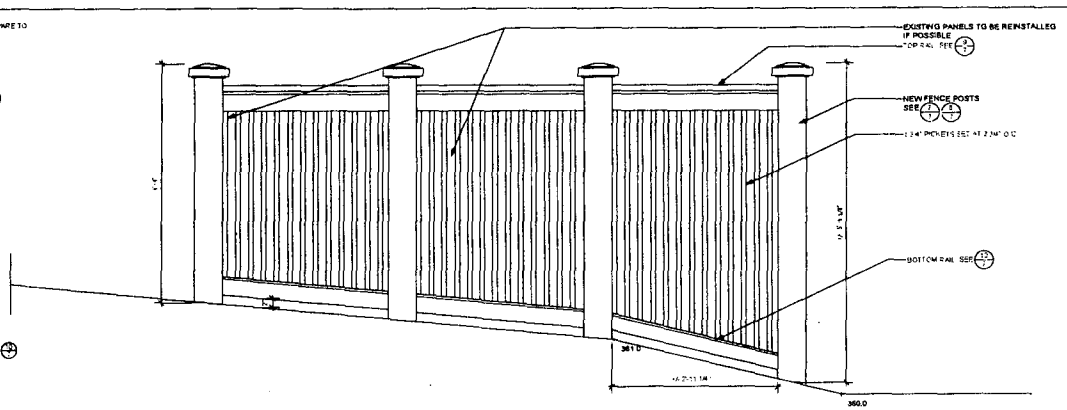
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LILA FENDRICK landscape architecture & garden design
 6904 West Avenue, Chevy Chase, Maryland 20815 (301) 907-7700

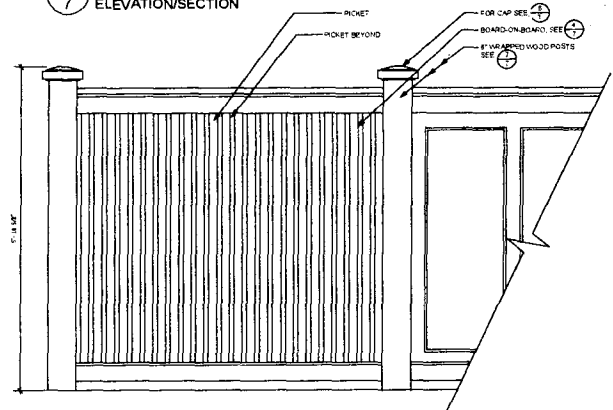


1 FENCE AT EAST OF HOUSE
7 ELEVATION/SECTION

1" = 1'-0"

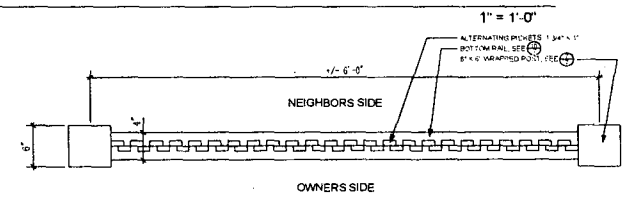


2 FENCE AT WEST OF HOUSE
7 ELEVATION



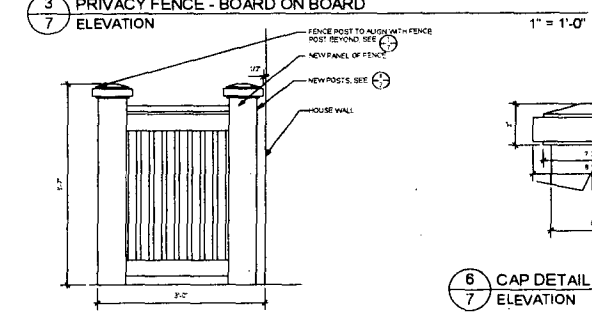
3 PRIVACY FENCE - BOARD ON BOARD
7 ELEVATION

1" = 1'-0"



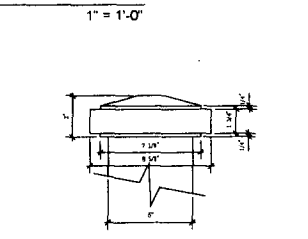
4 PLAN VIEW OF PRIVACY FENCE
7

SCALE: 1 1/2" = 1'-0"



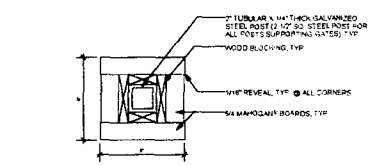
5 FENCE AT A/C
7 ELEVATION

1" = 1'-0"



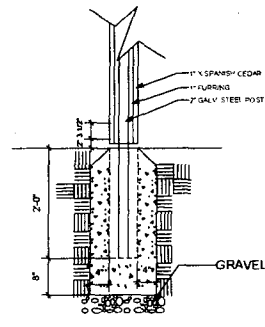
6 CAP DETAIL
7 ELEVATION

3" = 1'-0"



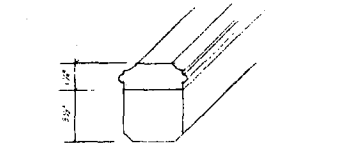
7 POST DETAIL
7 HORIZONTAL SECTION

3" = 1'-0"



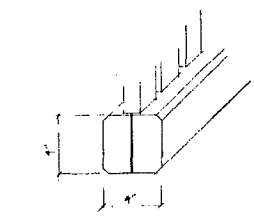
8 POST DETAIL
7 SECTION

1" = 1'-0"



9 TOP RAIL
7

NOT TO SCALE



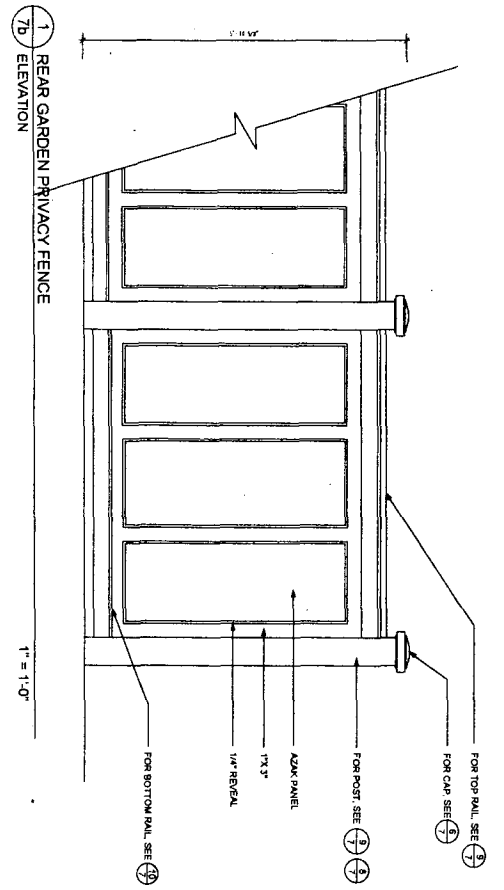
10 BOTTOM RAIL
7

NOT TO SCALE

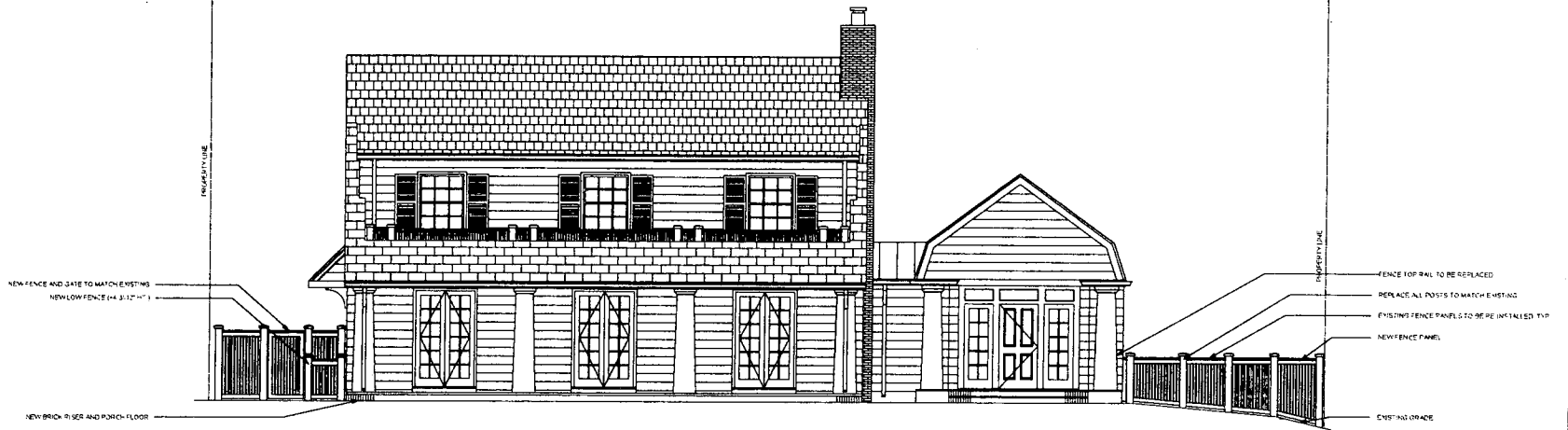
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35

36

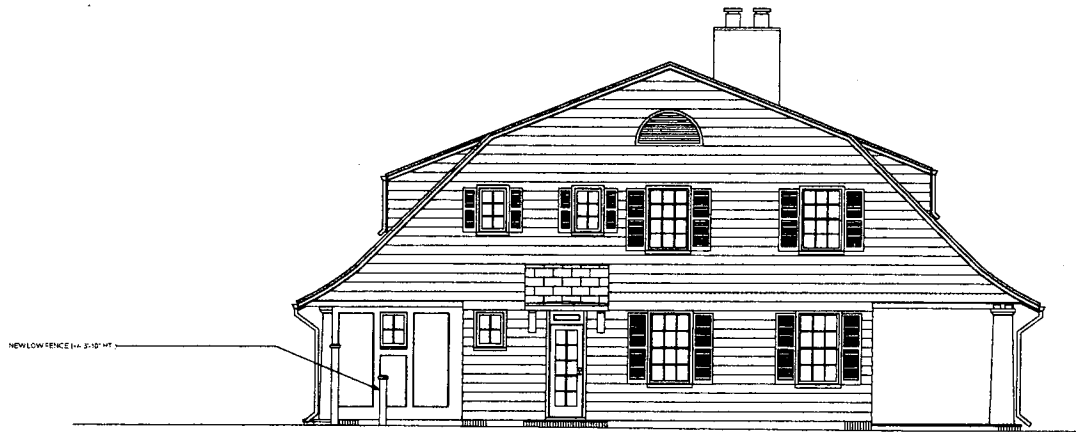


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○ NORTH (FRONT) ELEVATION

1/4" = 1'-0"



○ EAST (SIDE) ELEVATION

1/4" = 1'-0"

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LANDSCAPE PLAN
ELEVATION

37







#1 8 Newlands Street
NW Approach from Newlands St.

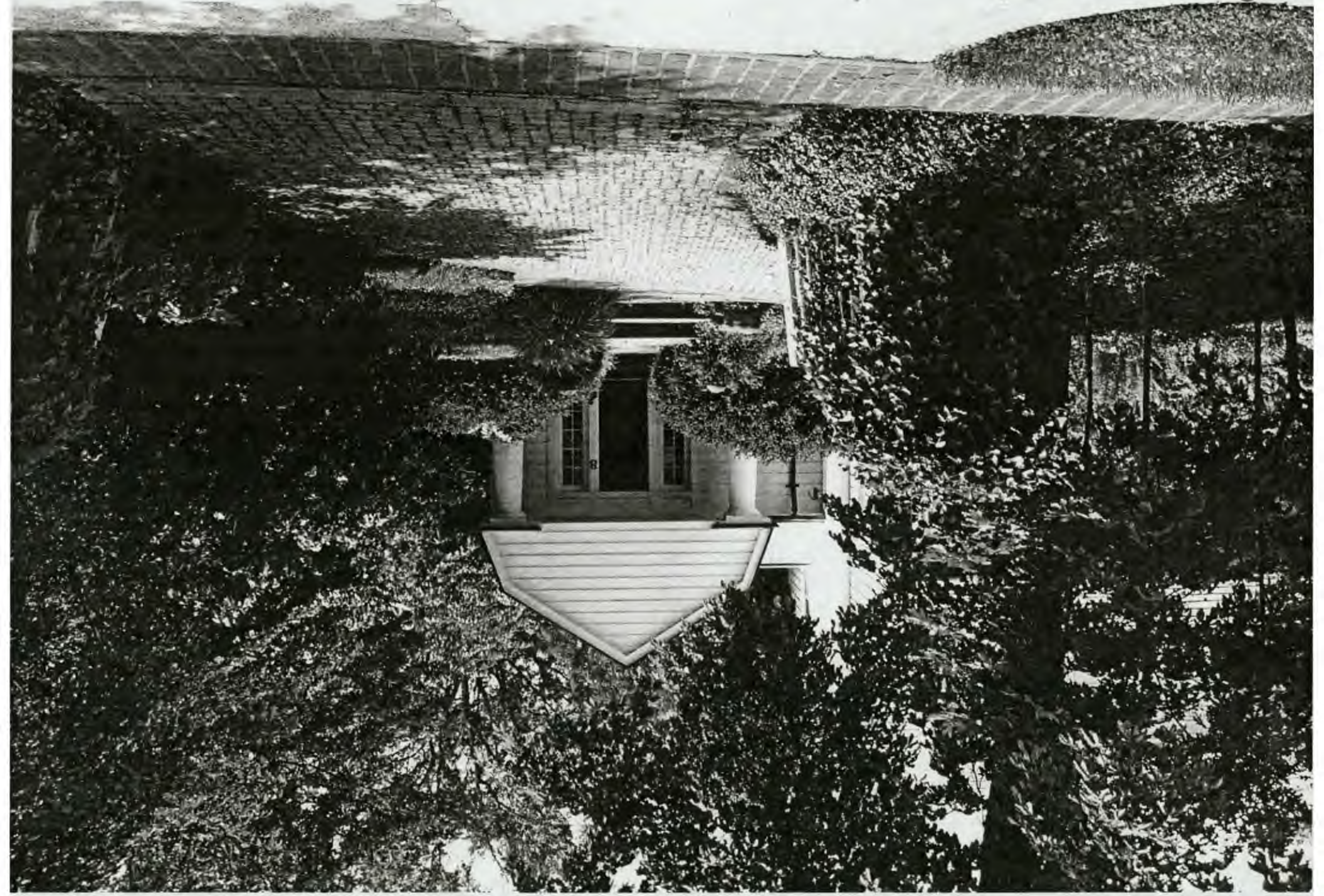
40

#2
8 Newlands Street
Oblique View of NW Corner



42

#3 8 Newlands Street
North Facade of 1990's Entry Addition



#4 8 Newlands Street
North Front Façade

43



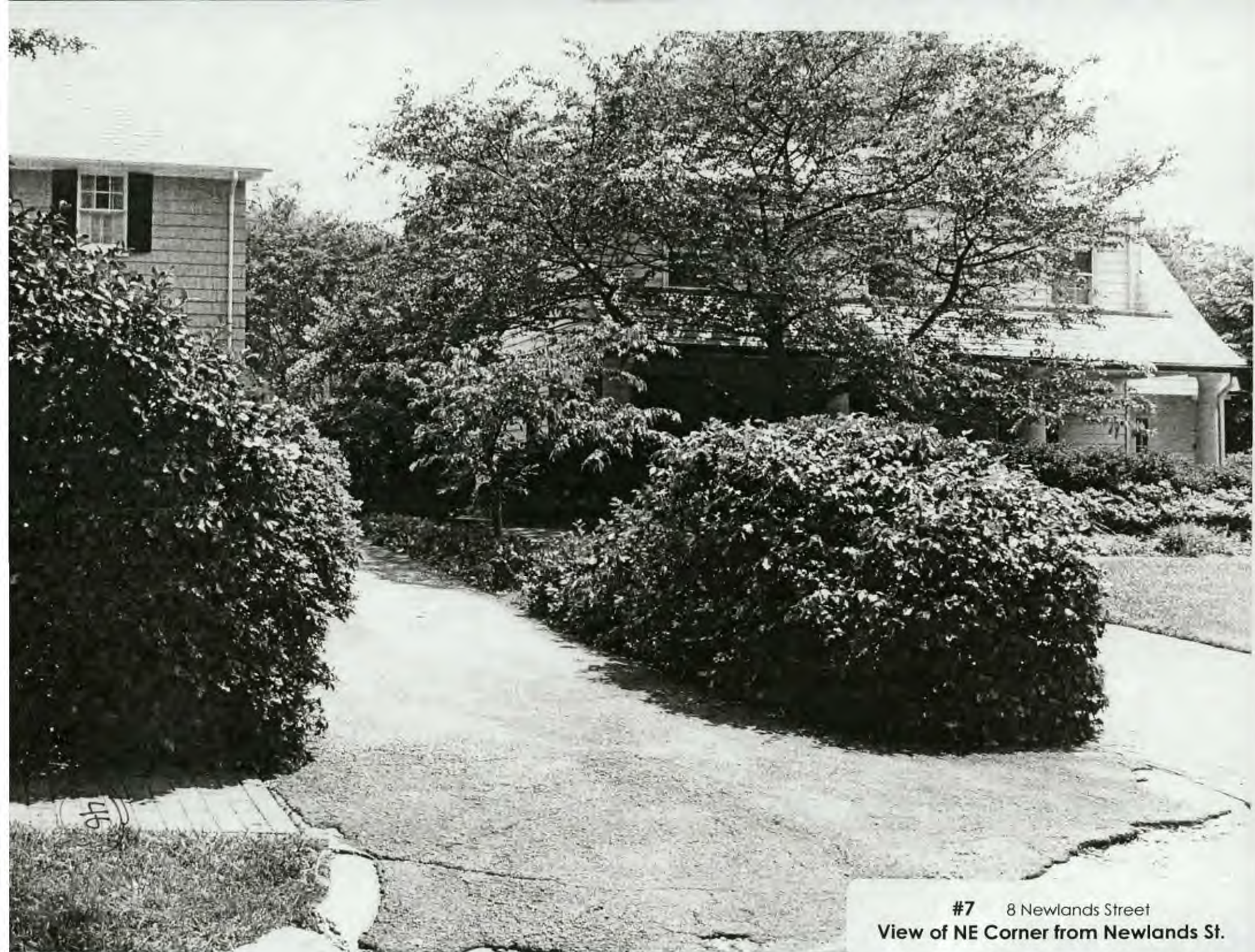


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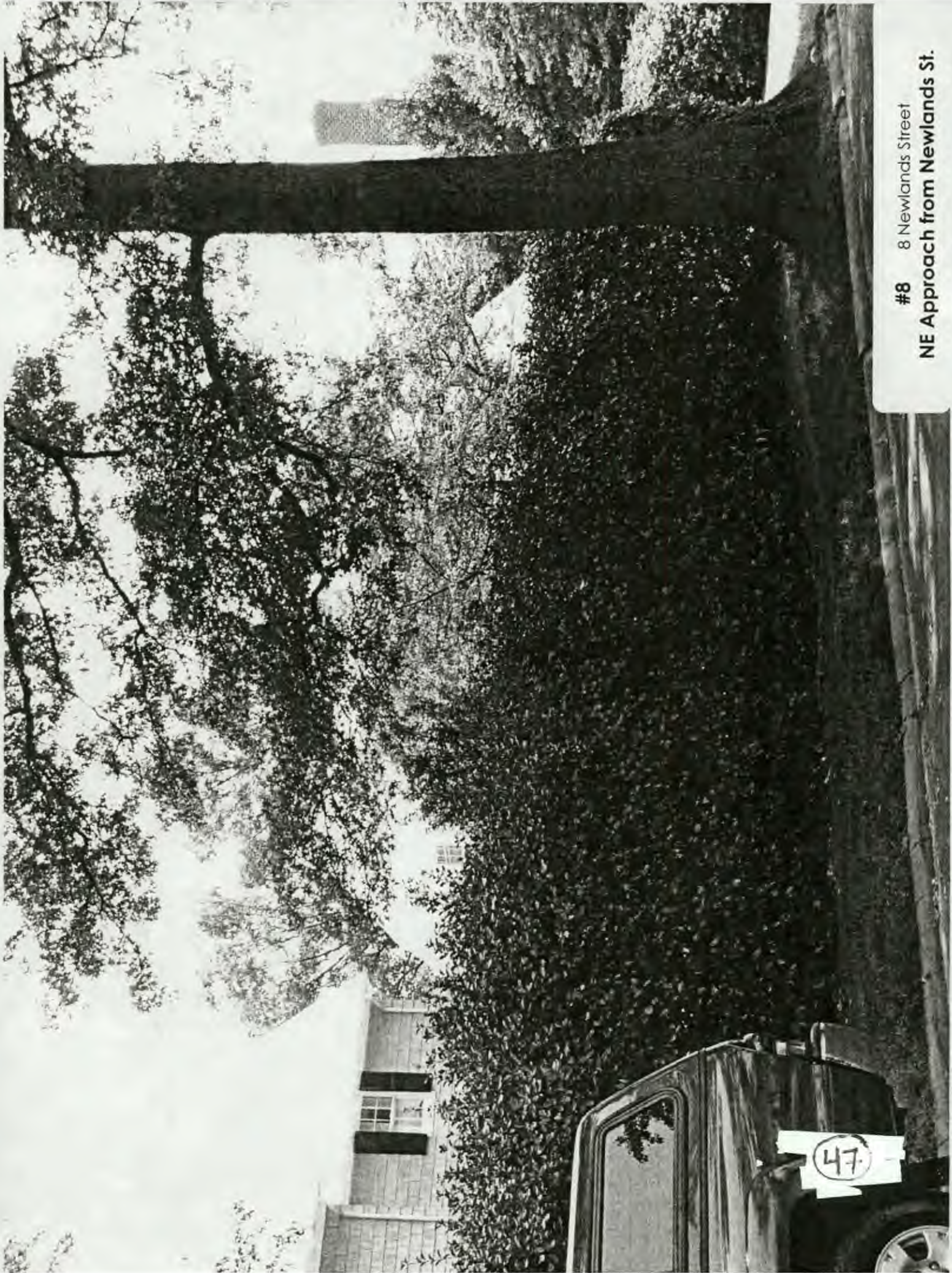
#5 8 Newlands Street
Oblique View of NE Corner



#6 8 Newlands Street
View of NE Corner from Driveway

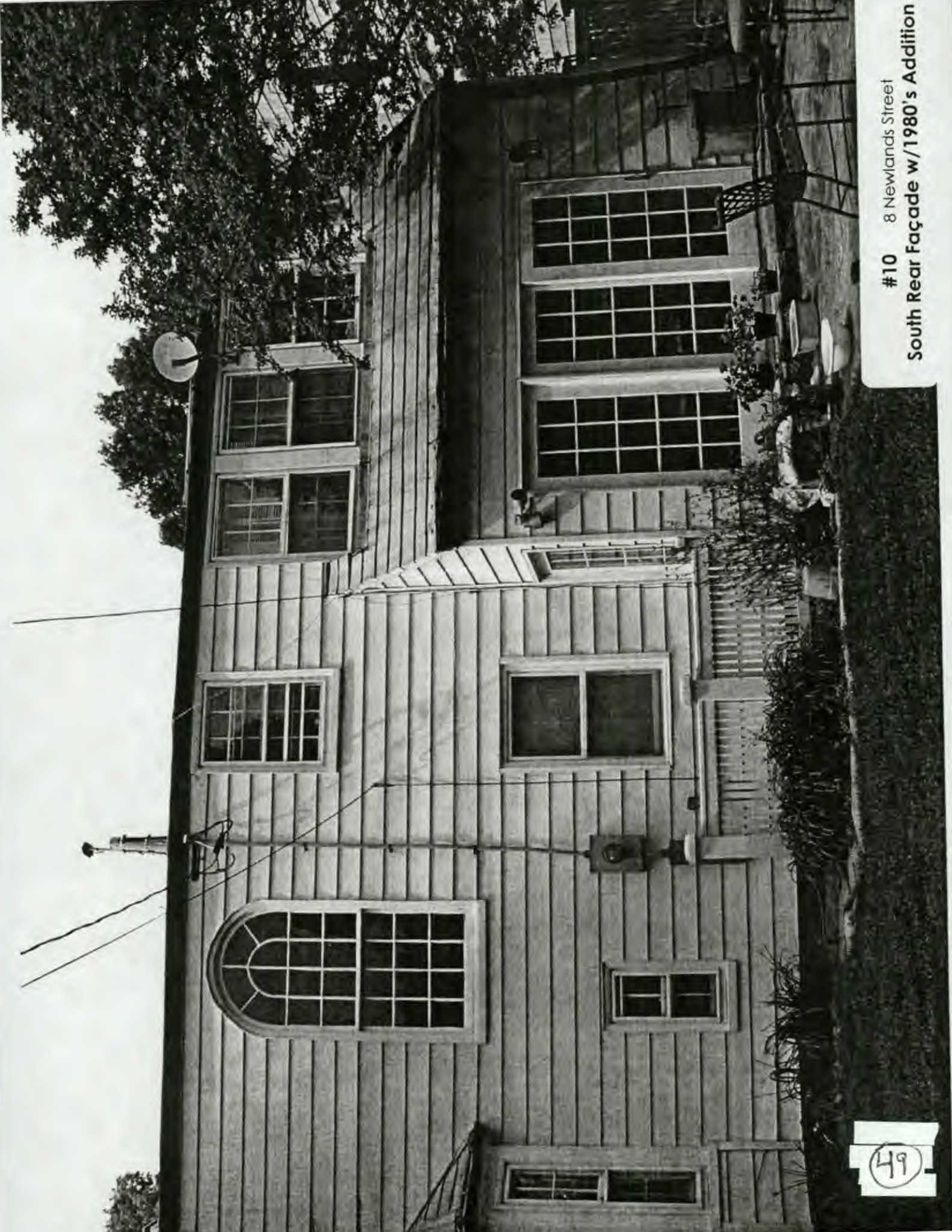


#7 8 Newlands Street
View of NE Corner from Newlands St.



#8 8 Newlands Street
NE Approach from Newlands St.





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

49

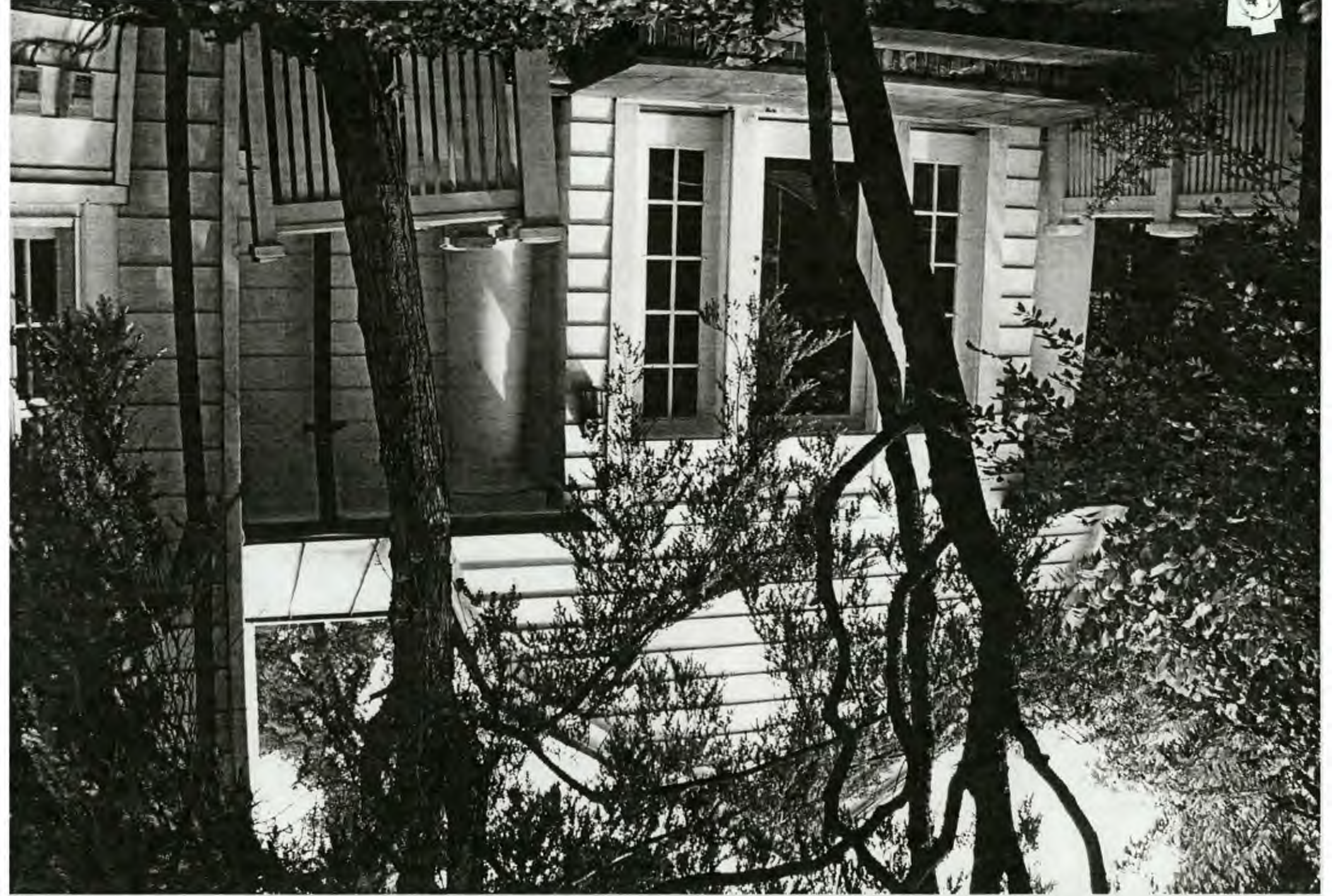


#11 8 Newlands Street
South Rear Façade

50

#12 8 Newlands Street
South Rear Façade of 1990's Addition

15





#13 8 Newlands Street
Front Porch Paving at NE Corner

52



#14 8 Newlands Street
Front Porch Paving Patch at Center

53



54

#15 8 Newlands Street
Playhouse at SW Corner of Property



#16 8 Newlands Street (55)
Original Siding Under Aluminum Siding



59

#17 8 Newlands Street
1916 Chevy Chase Homes Pamphlet



57

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



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

CHEVY CHASE VILLAGE

5

OXFORD

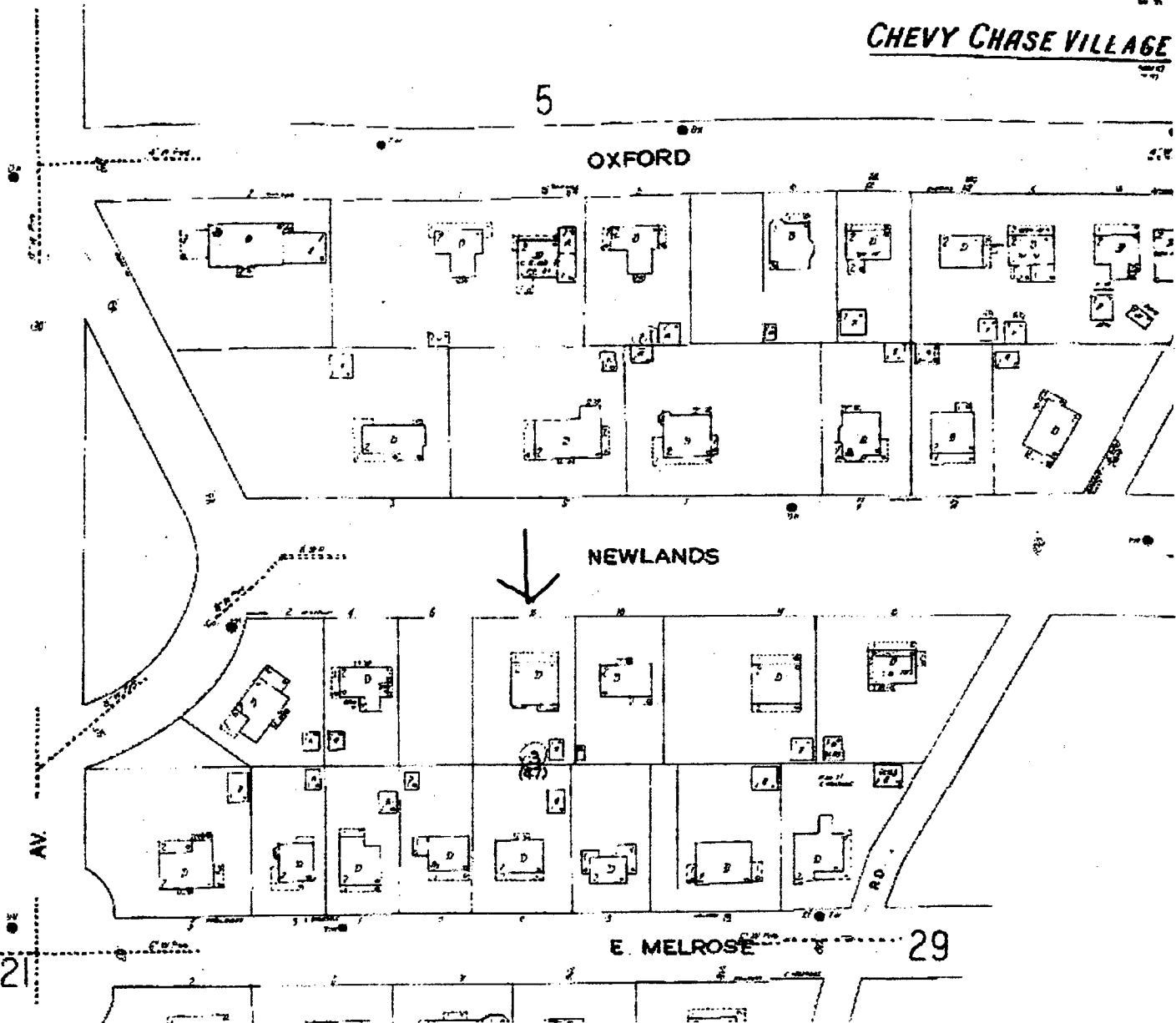
NEWLANDS

E. MELROSE

29

AV.

21



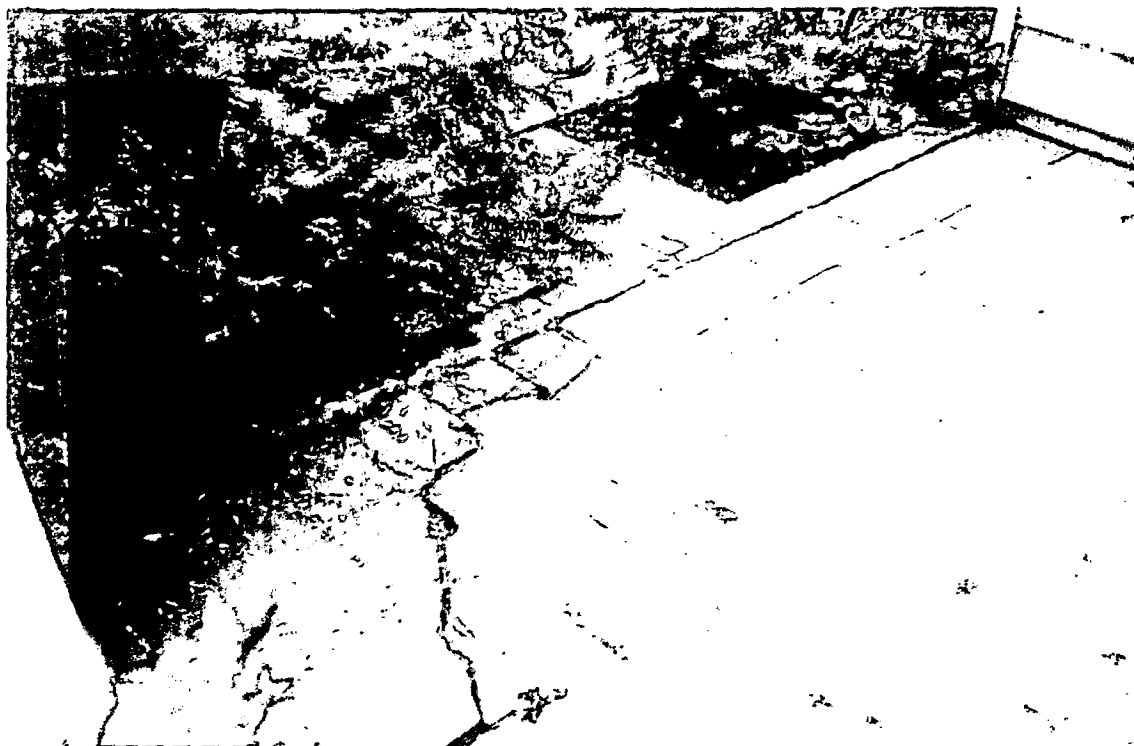
#20 8 Newlands Street
1916 Sanborn Atlas



Existing Property Condition Photographs (duplicate as needed)



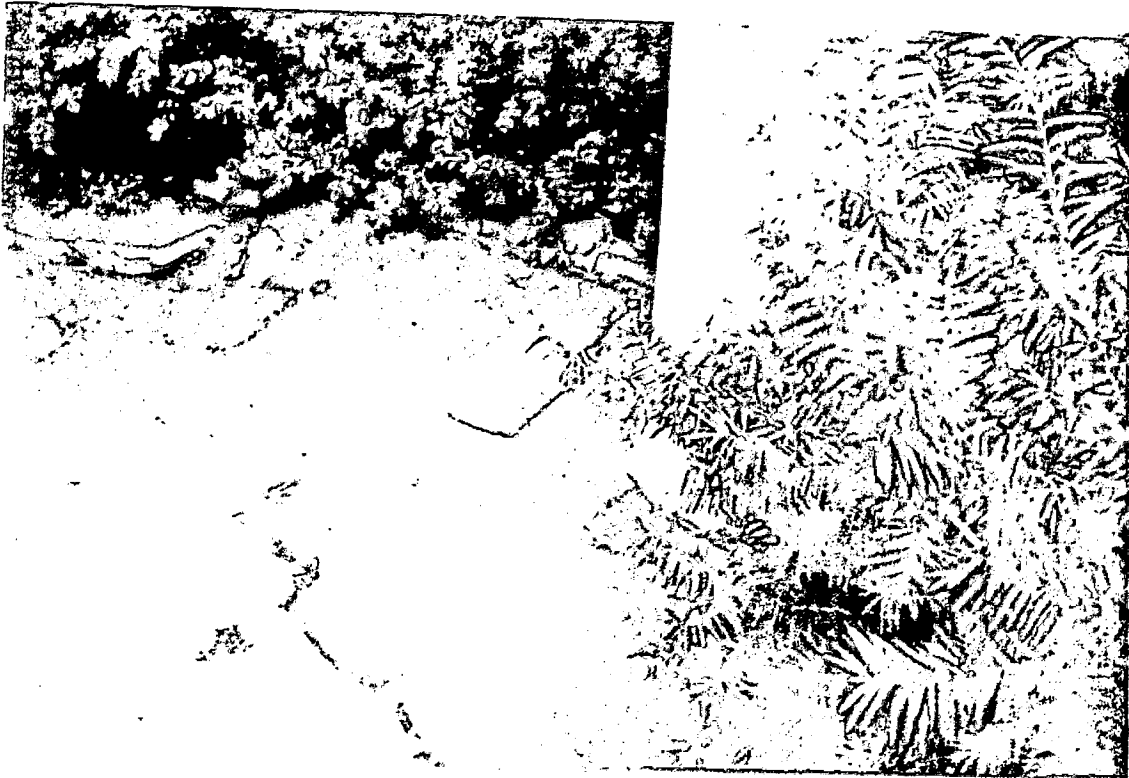
Detail: RIGHT FRONT (HOUSE)



Detail: PORCH CENTER

Applicant: CHRISTINE VAUGHN

Existing Property Condition Photographs (duplicate as needed)



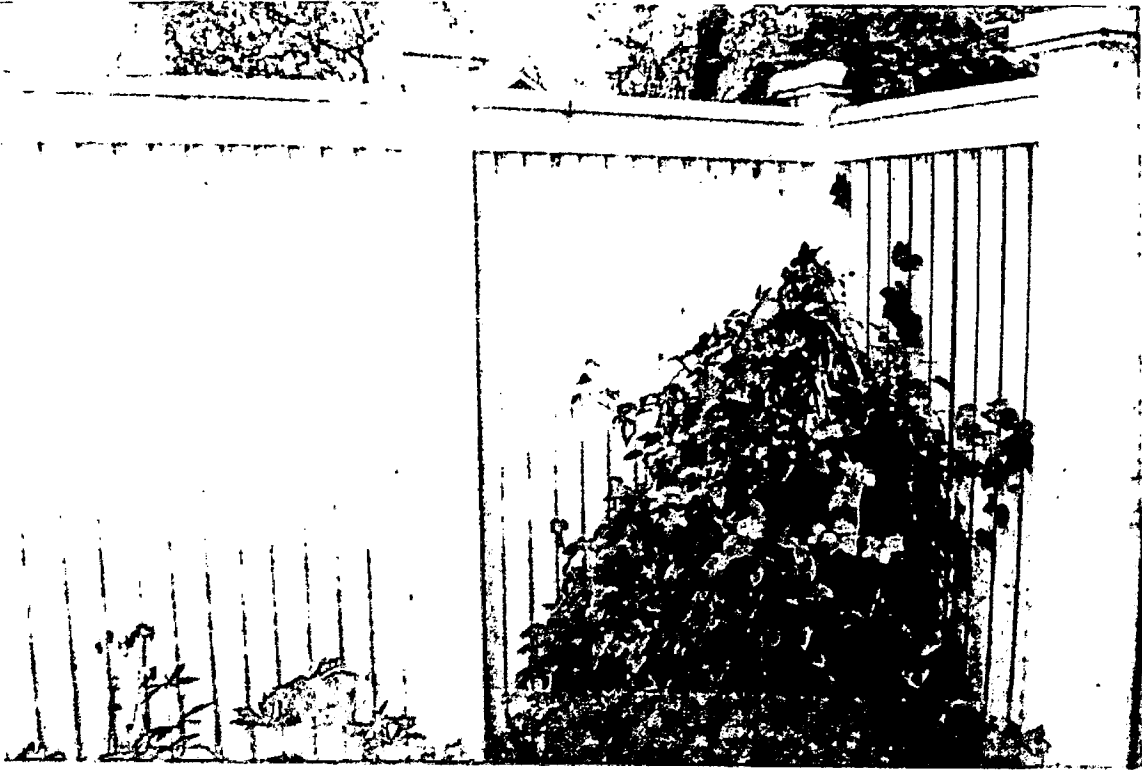
Detail: PORCH LEFT FRONT



Detail: PORCH RIGHT FRONT

Applicant: CHRISTINE VAUGHN

Existing Property Condition Photographs (duplicate as needed)



Detail: CENTER (EAST FENCE)



Detail: LEFT FRONT (EAST FENCE)

Applicant: CHRISTINE VAUGHN

Page: 4

62

Existing Property Condition Photographs (duplicate as needed)



Detail: RIGHT FRONT (EAST FENCE)



Detail: 1. LEFT (EAST PROPERTY LINE)

Applicant: CHRISTINE VAUGHN

Page: 5

63

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: 1. CENTER



Detail: 2. LEFT FRONT

Existing Property Condition Photographs (duplicate as needed)



Detail: 3. RIGHT FRONT



Detail: 1. CENTER

Applicant: CHRISTINE VAUGHN

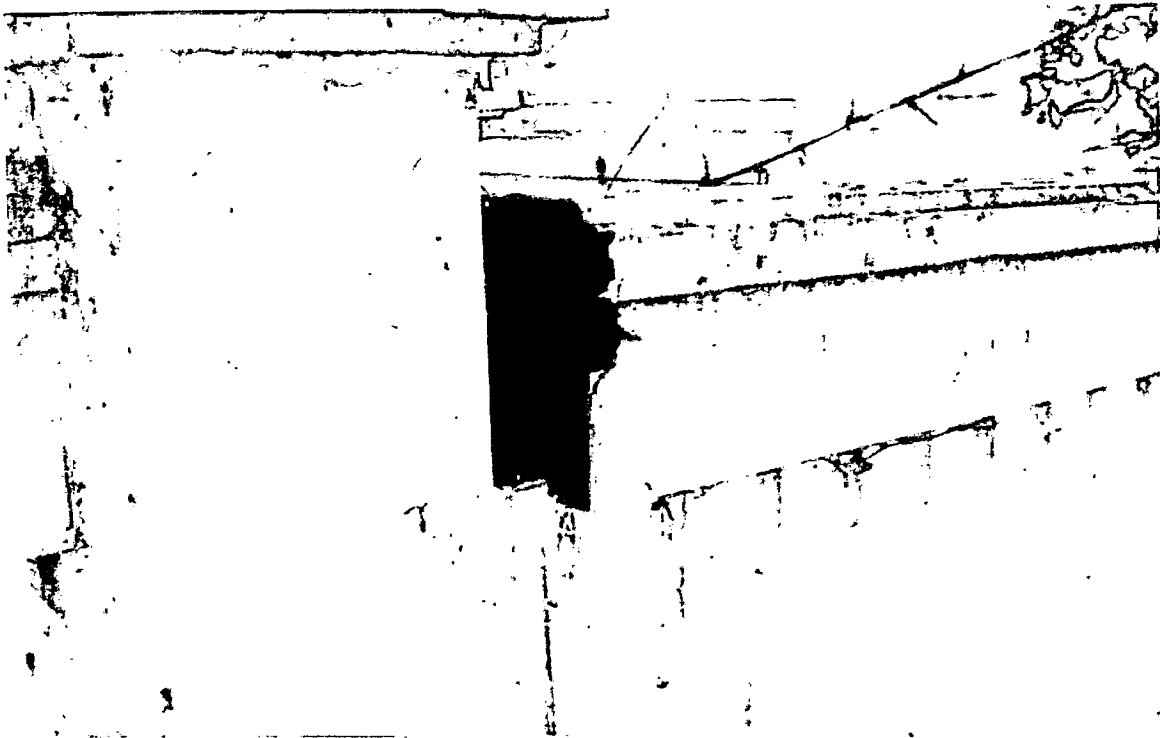
Page: 7

66

Existing Property Condition Photographs (duplicate as needed)



Detail: 2. LEFT FRONT



Detail: 3. RIGHT FRONT

Applicant: CHRISTINE VAUGHN

Page: 9

67

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
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BETSY STEPHENS
Assistant Treasurer
PETER M. YEO
Board Member
ROBERT L. JONES
Board Member

6/16/2008

Property Owner Name: Christopher Dunn &
Christine L. Vaughn

Contractor Name: Life Craft, Inc.

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 full renovation of the basement, removal of the existing aluminum siding on the entire house and restoration and/or replacement of the original wood siding, new painted louvered shutters with operable hardware and a wood railing across the front dormer will be added, to match the historic details. In addition, the proposed project also includes a small storage shed which will replace an existing log cabin playhouse in the rear yard. (Landscape Arch. Description)-Project includes replacement of front porch paving, lifting and resetting front and side walkways, replacing existing fencing 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 step stone paths.

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: CENTER (HOUSE)



Detail: LEFT FRONT (HOUSE)

Existing Property Condition Photographs (duplicate as needed)



Detail: RIGHT FRONT (HOUSE)



Detail: PORCH CENTER

Existing Property Condition Photographs (duplicate as needed)



Detail: PORCH LEFT FRONT



Detail: PORCH RIGHT FRONT

Applicant: CHRISTINE VAUGHN

Existing Property Condition Photographs (duplicate as needed)



Detail: CENTER (EAST FENCE)



Detail: LEFT FRONT (EAST FENCE)

Existing Property Condition Photographs (duplicate as needed)



Detail: RIGHT FRONT (EAST FENCE)



Detail: 1. LEFT (EAST PROPERTY LINE)

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)

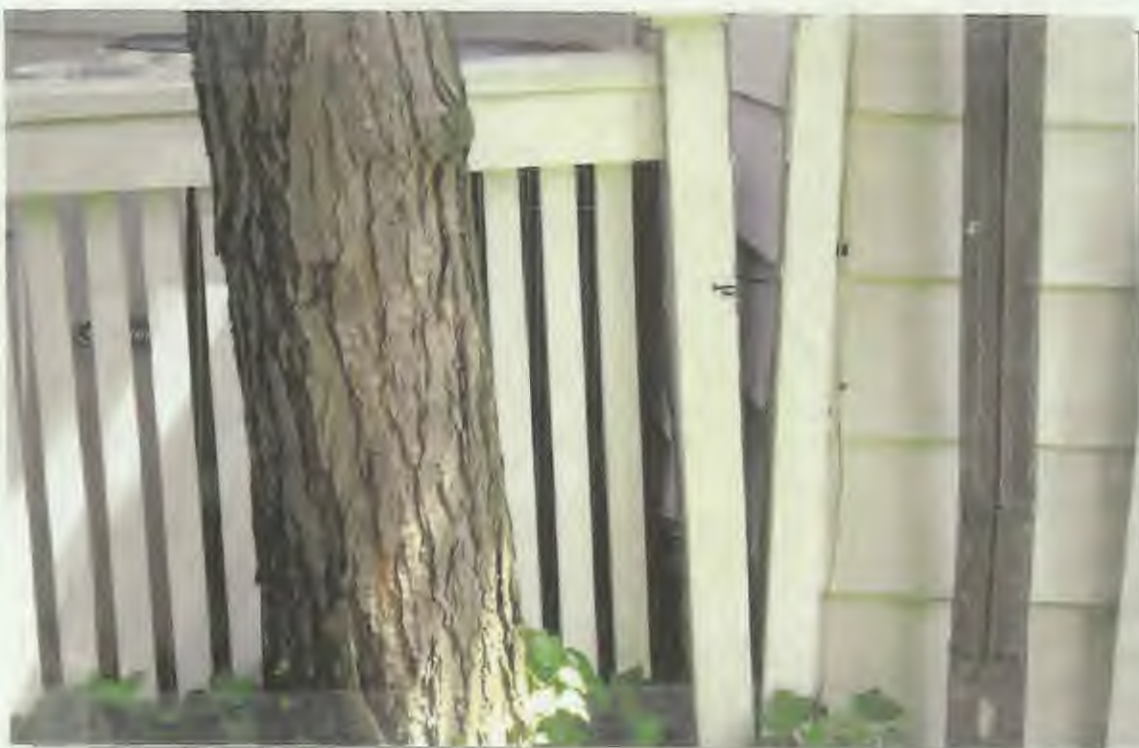


Detail: 1. CENTER



Detail: 2. LEFT FRONT

Existing Property Condition Photographs (duplicate as needed)



Detail: 3. RIGHT FRONT



Detail: 1. CENTER

Existing Property Condition Photographs (duplicate as needed)



Detail: 2. LEFT FRONT



Detail: 3. RIGHT FRONT

CHEVY CHASE SURVEY FORM, 1995

SURVEY AREA # 3



ADDRESS 8 ~~XXXXXX~~ NEWLANDS

Contact Sheet # 9-21, 9-22

ARCHITECTURAL STYLE

CATEGORY: 1 2 NC OOP

- 1. Gothic Revival
- 2. Renaissance Revival
- 3. Tudor Revival
- 4. Classical Revival
- 5. Mission
- 6. Dutch Colonial
- 7. Colonial Revival
- 8. Four Square
- 9. Craftsman
- 10. Bungalow
- 11. Art Deco
- 12. Other



NUMBER OF STORIES

1 1.5 2 2.5 3 or more
(indicate #)

NUMBER OF BAYS

1 2 3 4 5 6 or more
(indicate #)

PRINCIPAL WALL MATERIALS - 1st story

- 1. Wood - clapboard
- 2. Wood - shingle
- 3. Brick
- 4. Stone
- 5. Concrete
- 6. Aluminum/Vinyl
- 7. Stucco
- 8. Other

2nd story

- 1. Wood - clapboard
- 2. Wood - shingle
- 3. Brick
- 4. Stone
- 5. Concrete
- 6. Aluminum/Vinyl
- 7. Stucco
- 8. Other

PRINCIPAL WINDOW TYPE - 1st Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other French doors

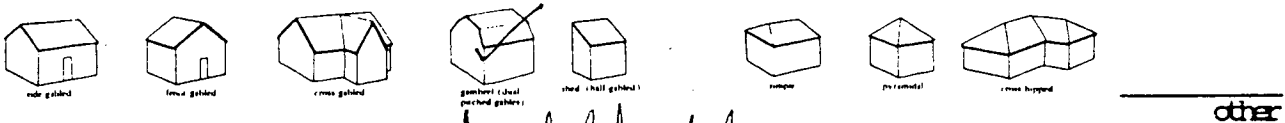
2nd Story

a. 1/1 b. 8/8 c. 6/1 d. 6/6 e. 9/1 f. Casement g. Other

ROOF SHAPE

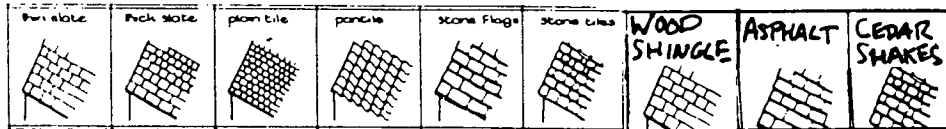
Gabled:

Hipped:



w/ wood shed roof dormer

ROOF MATERIALS



Copper
Bronze metal
shingles
other

DATE/ERA OF CONSTRUCTION

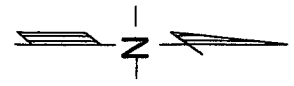
pre-1916 1916-27 1927-45 post-45 unknown

notes on back

(21)
1920 SUNDAY... LUTYAN STARK (LONGYMAN)
VART...

00456137

Remodeled with addition to ~~the~~ west facade, which now serves as the main entrance. First floor windows now are french doors, an alteration likely done at the same time.



2047 SQ.FT.

NEW SHED, FOR DETAIL, SEE PLANS BY WIEDEMANN ARCHITECTS

NEW FLAGSTONE RAMP

RE-USE OWNER'S EX. FIELD STONE STEP STONES

EXISTING FLAGSTONE LANDING TO BE LIFTED AND RESET

NEW WOOD SCREEN FENCE TO MATCH EXISTING

NEW STEP STONE PATH
18"x18" FLAGSTONE STEP STONES

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

EX. GARAGE

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

EX. WALKWAY TO BE LIFTED AND RESET SD
2 RISERS ARE OF EQUAL HT.
EX. LANDING AND STEPS
REPLACE ALL FENCING ON WEST SIDE; NEW FENCING
TO MATCH EXISTING
LIFT AND RESET ENTIRE FRONT WALKWAY
EXISTING LANDING AND STEPS;
MASON TO REPOINT ALL JOINTS AS NEEDED

EX. SFD

EX. BRICK WALL

NEW SHED

STONE STOOP

NEW FLAGSTONE TERRACE
22'-0" x 14'-6"
SEE

TERRACE

DOOR

EX. WOOD FENCE
NEW FENCE PANELS 3'-10" MAX HT.
REPLACE SOLID PANEL OF FENCE TO MATCH EXISTING
NEW WOOD FENCE AND GATE TO MATCH EXISTING AND
NOT TO EXCEED 8'-6" HT.
REPLACE POST CAPS AND FENCE TOP RAILS ON
EAST SIDE OF FENCE
OWNER'S FLAGSTONE TO BE RESET
TOP OF NEW FENCE TO ALIGN WITH TOP OF EX. FENCE
PANELS @ EAST PROPERTY LINE
EX. SFD

EX. SFD

EXISTING FLAGSTONE WALK TO BE LIFTED AND RESET

NEW FLAGSTONE LANDING ON CONCRETE

NEWLANDS STREET
100' RW
ASPHALT PAVING

EX. BLACKGUM TREE

NEW GRAVEL LINED SWALE

EXISTING PATH TO BE LIFTED AND RESET

EX. BRICK SIDEWALK

EX. BLACKGUM TREE

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

EX. CONCRETE PAVEMENT AND
FLAGSTONE BANDED DRIVEWAY

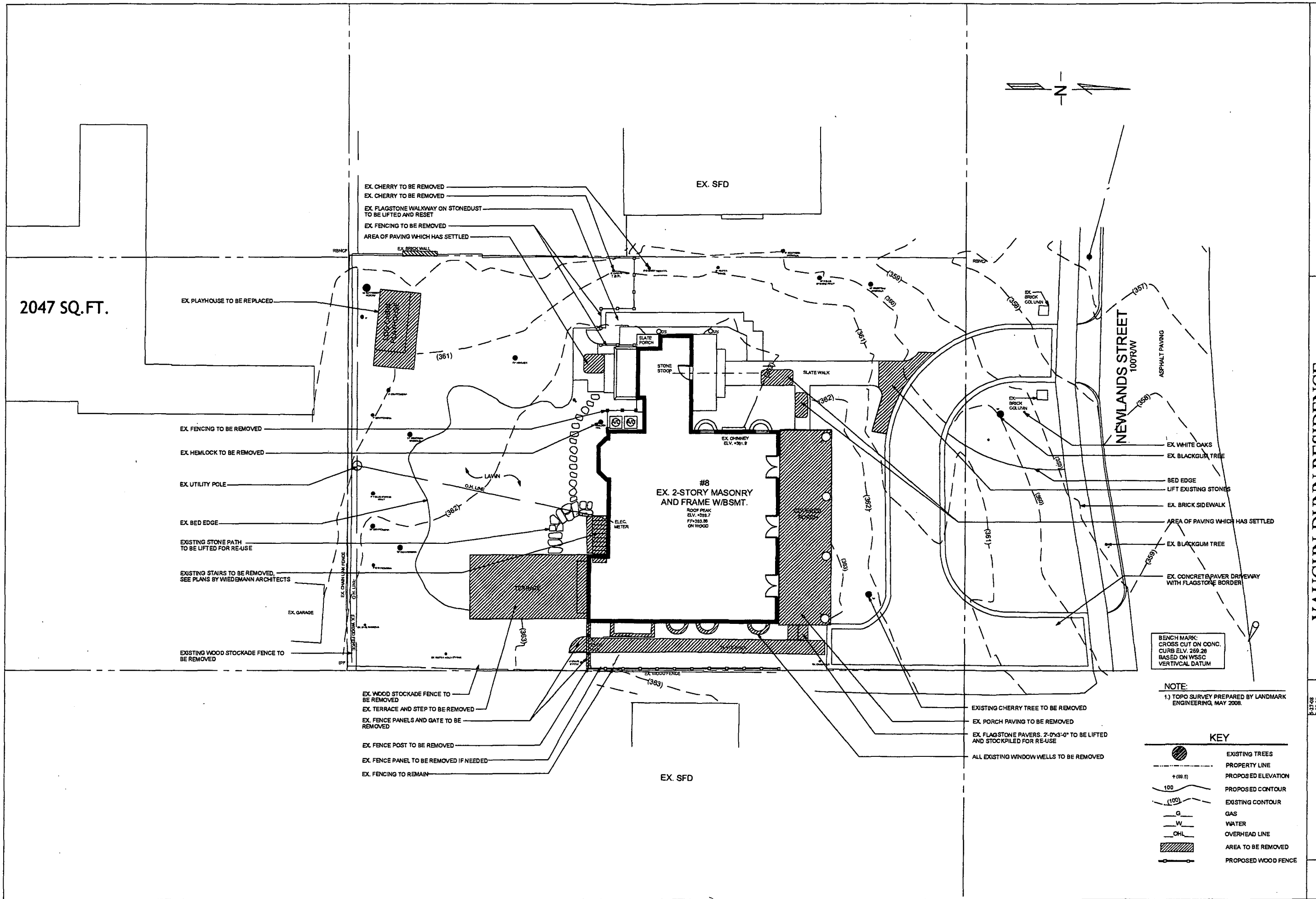
EXISTING CHERRY TREE TO BE REMOVED

- NOTES:
1. TOPOGRAPHIC SURVEY PREPARED BY LANDMARK ENGINEERING, MAY 2008
 2. BENCH-MARK CROSS CUT ON CONC. CURB ELV. 289.26 BASED ON WSSC VERTICAL DATUM

KEY

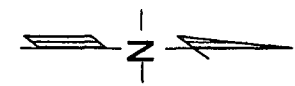
	EXISTING TREES
	PROPERTY LINE
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	GAS
	WATER
	OVERHEAD LINE
	AREA TO BE REMOVED
	PROPOSED WOOD FENCE

07/08



2047 SQ.FT.

EX. SFD



EX. CHERRY TO BE REMOVED
 EX. CHERRY TO BE REMOVED
 EX. FLAGSTONE WALKWAY ON STONEDUST
 TO BE LIFTED AND RESET
 EX. FENCING TO BE REMOVED
 AREA OF PAVING WHICH HAS SETTLED

EX. PLAYHOUSE TO BE REPLACED

EX. FENCING TO BE REMOVED

EX. HEMLOCK TO BE REMOVED

EX. UTILITY POLE

EX. BED EDGE

EXISTING STONE PATH
 TO BE LIFTED FOR RE-USE

EXISTING STAIRS TO BE REMOVED.
 SEE PLANS BY WIEDMANN ARCHITECTS

EX. GARAGE

EXISTING WOOD STOCKADE FENCE TO
 BE REMOVED

EX. WOOD STOCKADE FENCE TO
 BE REMOVED

EX. TERRACE AND STEP TO BE REMOVED

EX. FENCE PANELS AND GATE TO BE
 REMOVED

EX. FENCE POST TO BE REMOVED

EX. FENCE PANEL TO BE REMOVED IF NEEDED

EX. FENCING TO REMAIN

EX. SFD

#8
 EX. 2-STORY MASONRY
 AND FRAME W/SMT.
 ROOF PEAK
 ELV. +388.7
 FF+383.86
 ON WOOD

NEWLANDS STREET
 100'RW

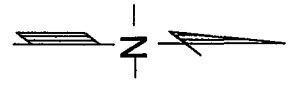
EX. WHITE OAKS
 EX. BLACKGUM TREE
 BED EDGE
 LIFT EXISTING STONES
 EX. BRICK SIDEWALK
 AREA OF PAVING WHICH HAS SETTLED
 EX. BLACKGUM TREE
 EX. CONCRETE PAVER DRIVEWAY
 WITH FLAGSTONE BORDER

BENCH MARK:
 CROSS CUT ON CONC.
 CURB ELV. 269.28
 BASED ON WSSC
 VERTICAL DATUM

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

KEY

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



2047 SQ.FT.

EX. SFD

FOR FENCE POST, SEE 3/4
FOR GATE POST, SEE 7/8

NEW SHED
(381)

NEW FLAGSTONE TERRACE
22'-0" x 11'-16"
SEE 7/8

FOR SWALE, SEE 8/9

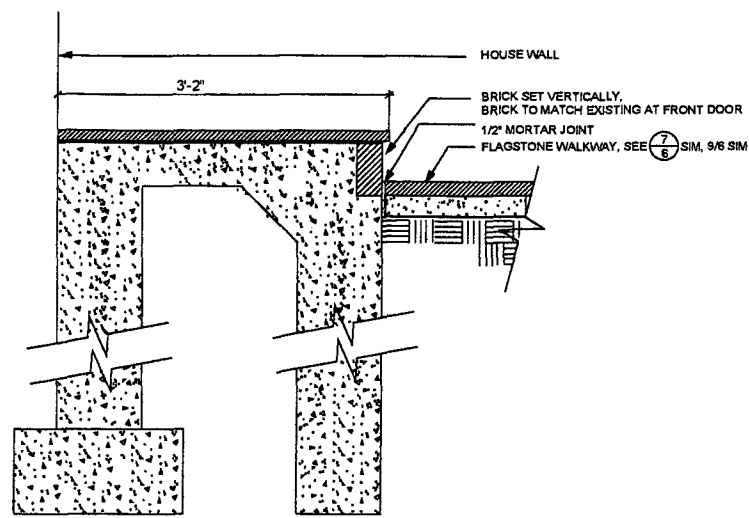
NEWLANDS STREET
100' R/W

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

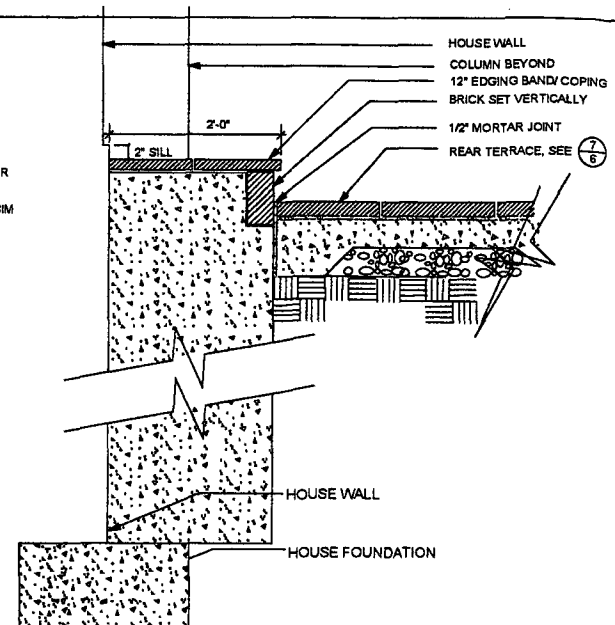
- NOTES:
1. TOPOGRAPHIC SURVEY PREPARED BY LANDMARK ENGINEERING, MAY 2008
 2. BENCHMARK: CROSS CUT ON CONC. CURB ELV. 259.26 BASED ON WSSC VERTICAL DATUM

KEY

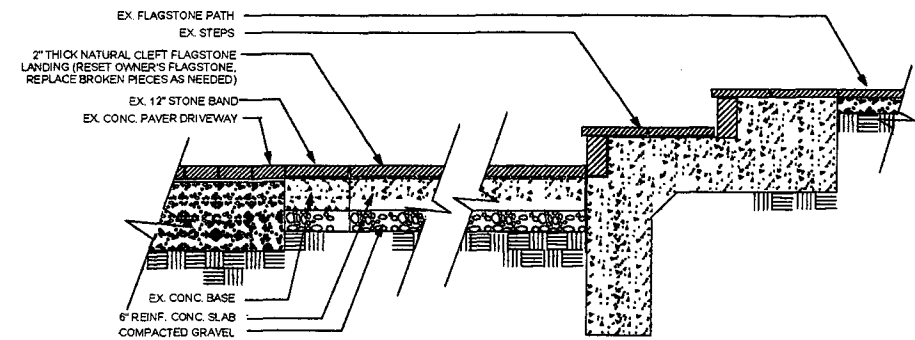
	EXISTING TREES
	PROPERTY LINE
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	GAS
	WATER
	OVERHEAD LINE
	AREA TO BE REMOVED
	PROPOSED WOOD FENCE



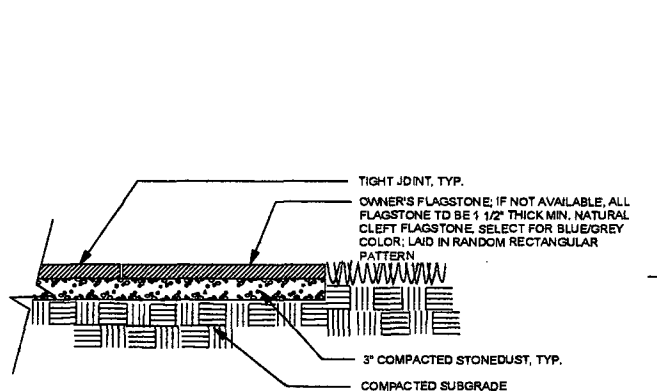
1 EAST DOOR
6 SECTION
1" = 1'-0"



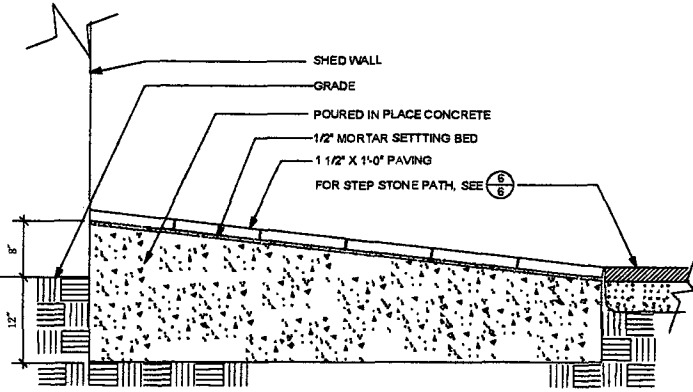
2 REAR PORCH
6 SECTION
1" = 1'-0"



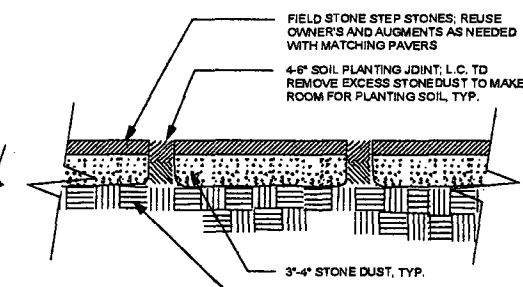
3 LANDING @ DRIVEWAY
6 SECTION
3/4" = 1'-0"



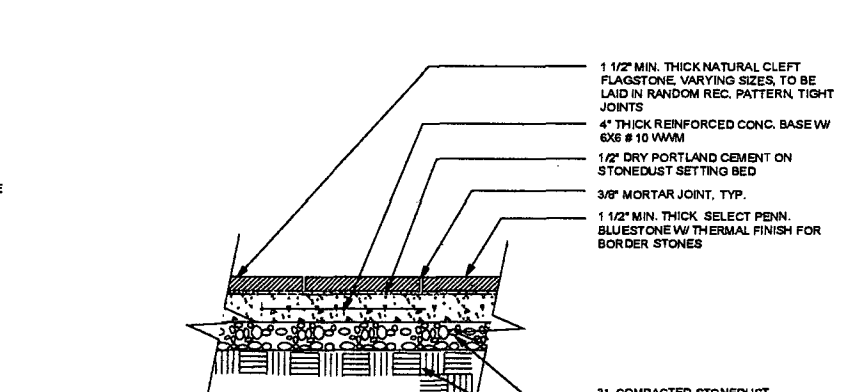
4 FRONT FLAGSTONE PATH
6 SECTION
1" = 1'-0"



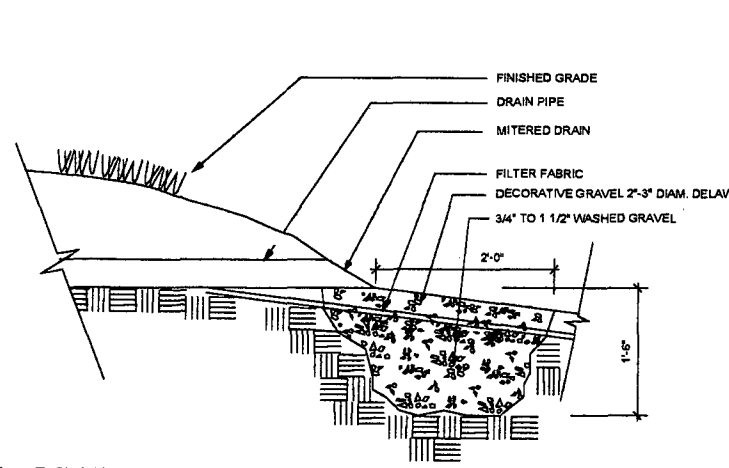
5 RAMP AT SHED
6 SECTION
1" = 1'-0"



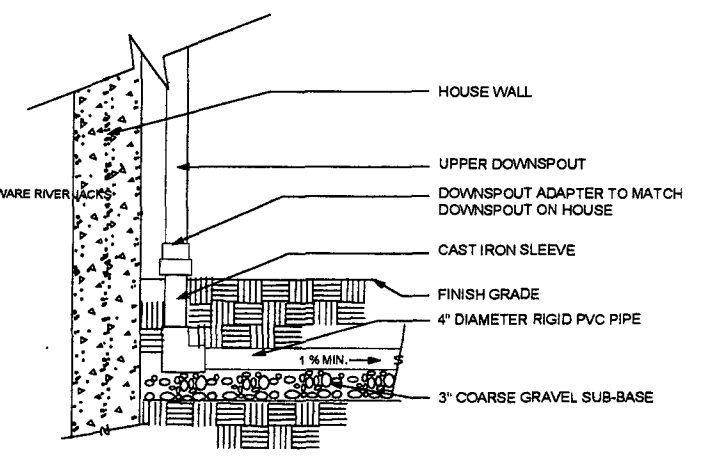
6 STEP STONE PATH WITH PLANTED JOINTS
6 SECTION
1" = 1'-0"



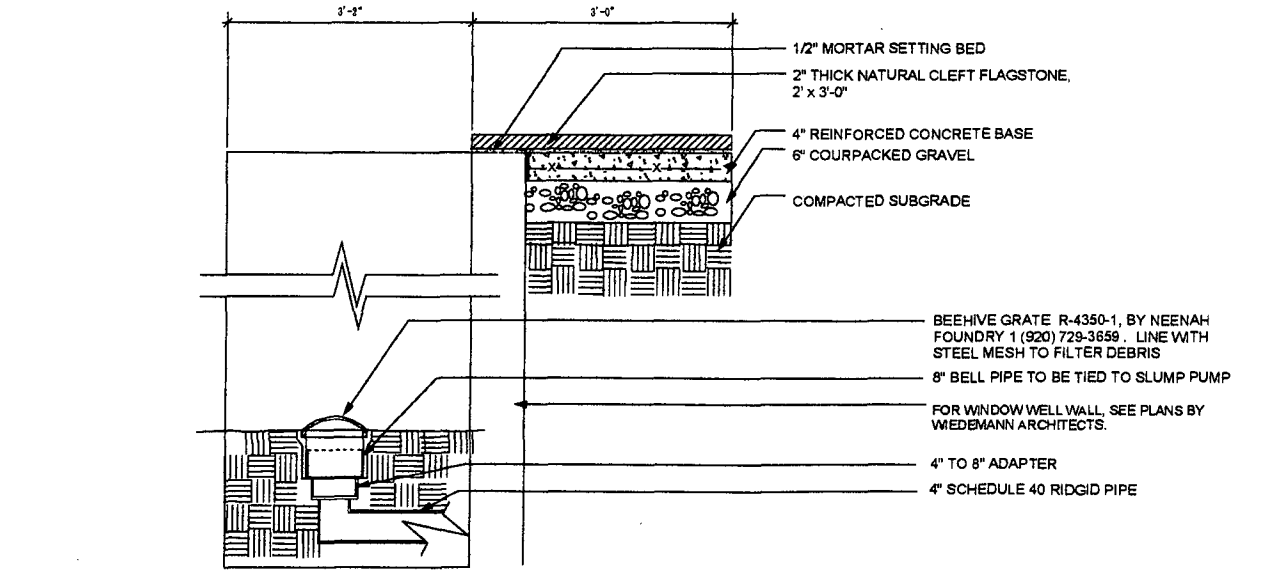
7 FLAGSTONE PAVING ON CONCRETE
6 SECTION
1" = 1'-0"



8 DRAIN PIPE OUTFALL
6 SECTION
1" = 1'-0"

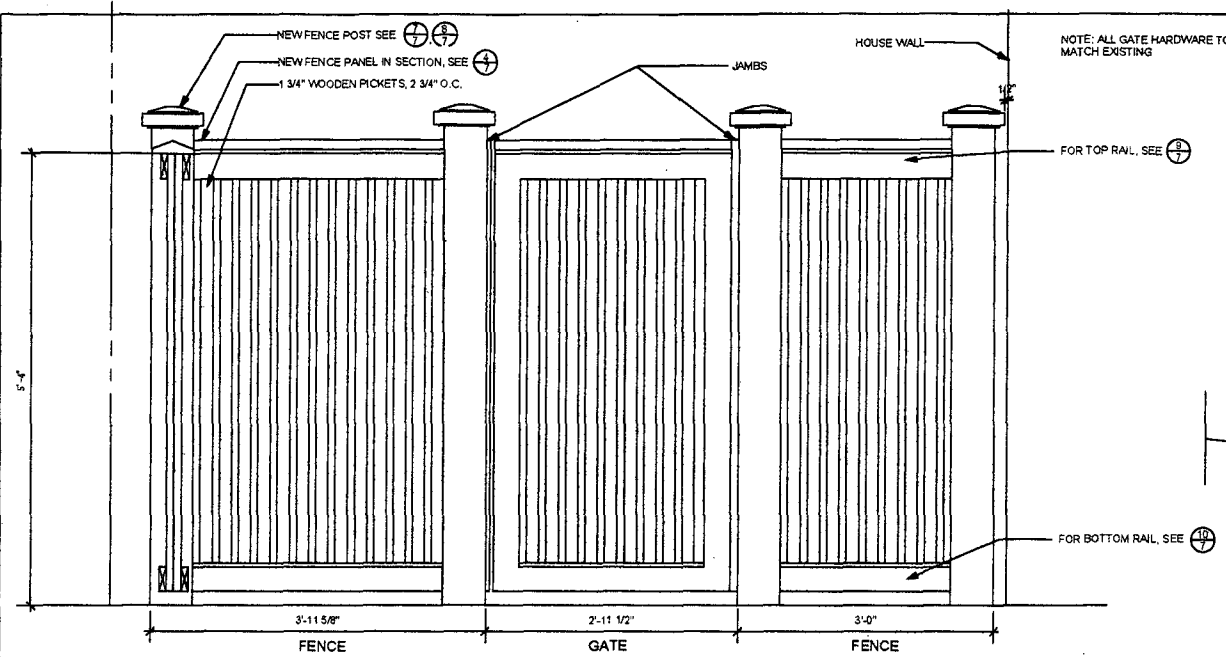


9 DOWNSPOUT
6 SECTION
1" = 1'-0"



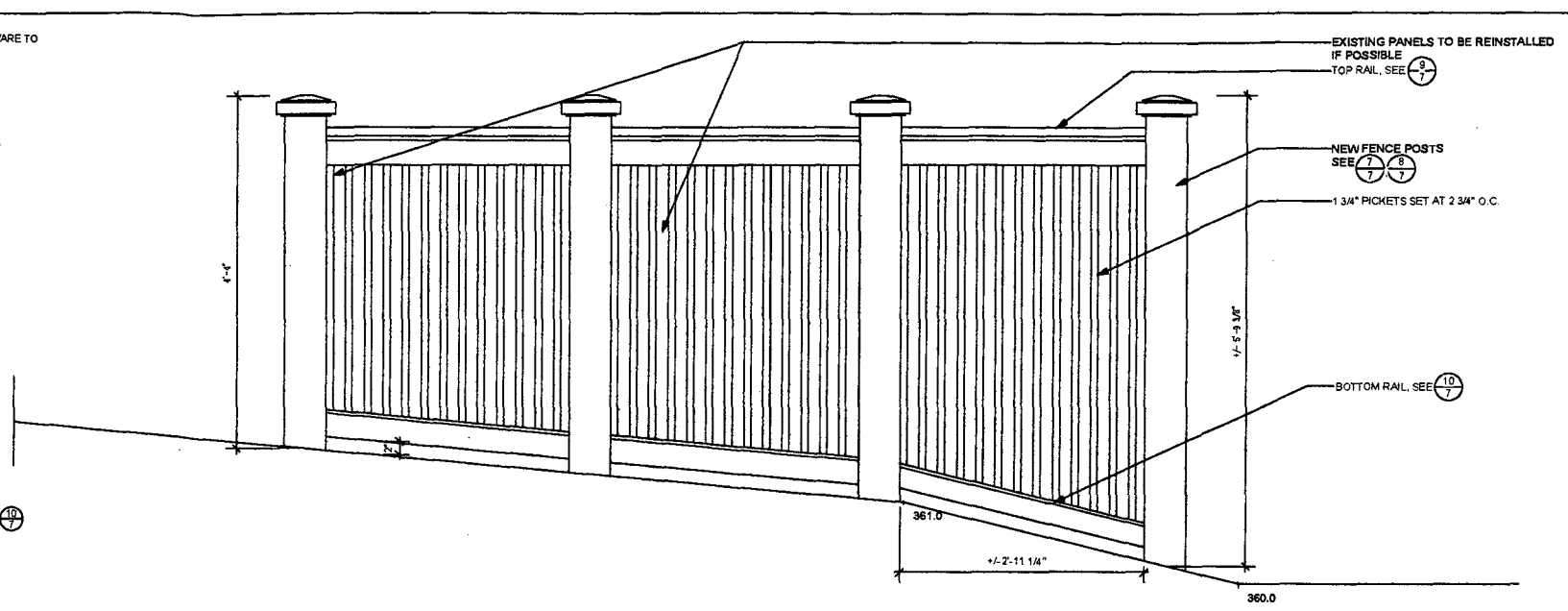
10 AREA DRAIN WITH BEE HIVE COVER
6 SECTION
1" = 1'-0"

FOR REVIEW ONLY;
NOT FOR CONSTRUCTION



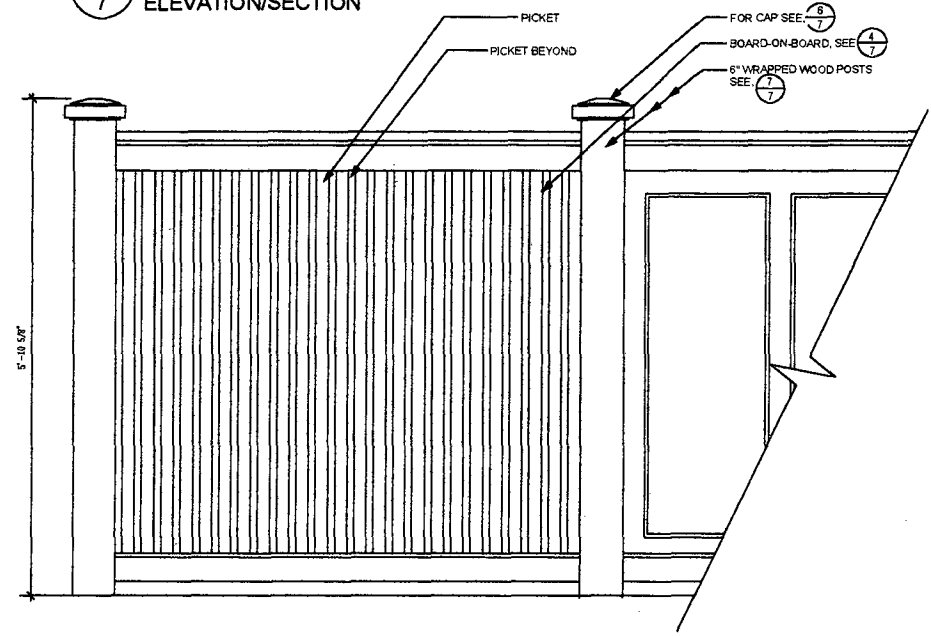
1 FENCE AT EAST OF HOUSE
7 ELEVATION/SECTION

1" = 1'-0"



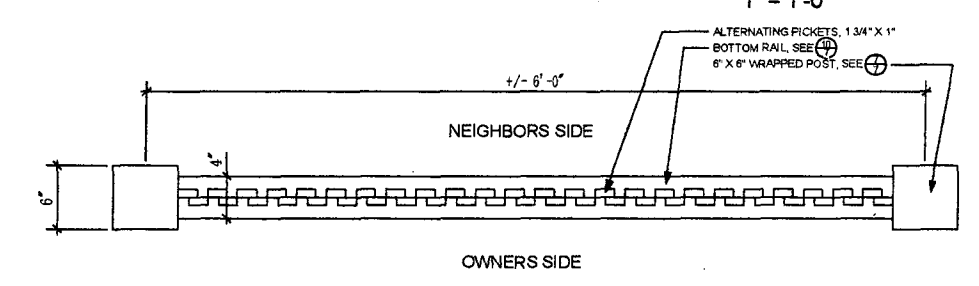
2 FENCE AT WEST OF HOUSE
7 ELEVATION

1" = 1'-0"



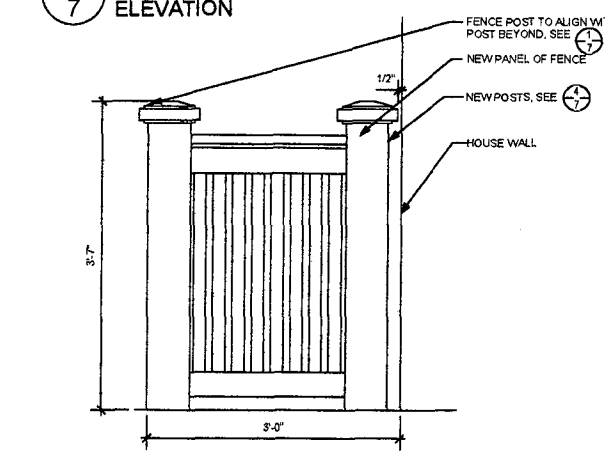
3 PRIVACY FENCE - BOARD ON BOARD
7 ELEVATION

1" = 1'-0"



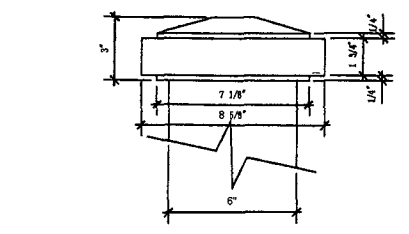
4 PLAN VIEW OF PRIVACY FENCE
7

SCALE: 1 1/2" = 1'-0"



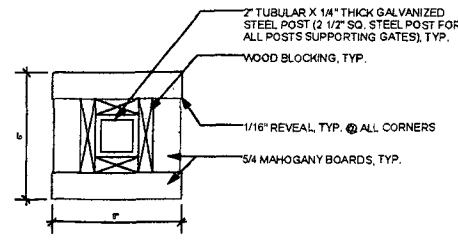
5 FENCE AT A/C
7 ELEVATION

1" = 1'-0"



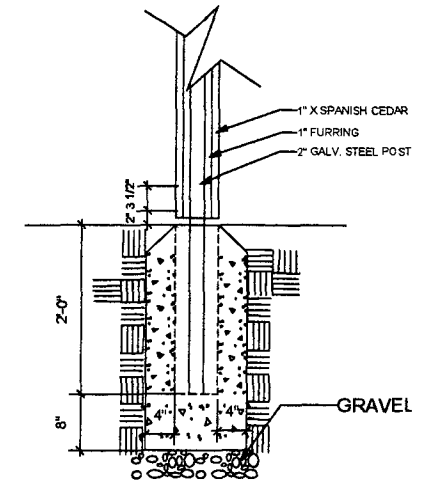
6 CAP DETAIL
7 ELEVATION

3" = 1'-0"



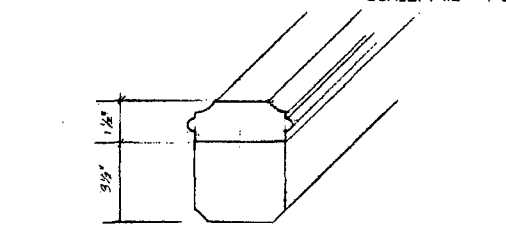
7 POST DETAIL
7 HORIZONTAL SECTION

3" = 1'-0"



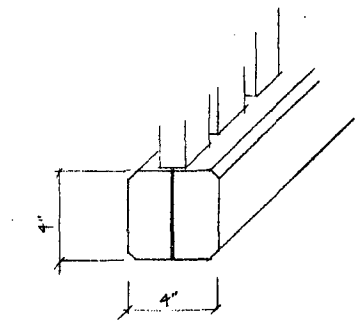
8 POST DETAIL
7 SECTION

1" = 1'-0"



9 TOP RAIL
7

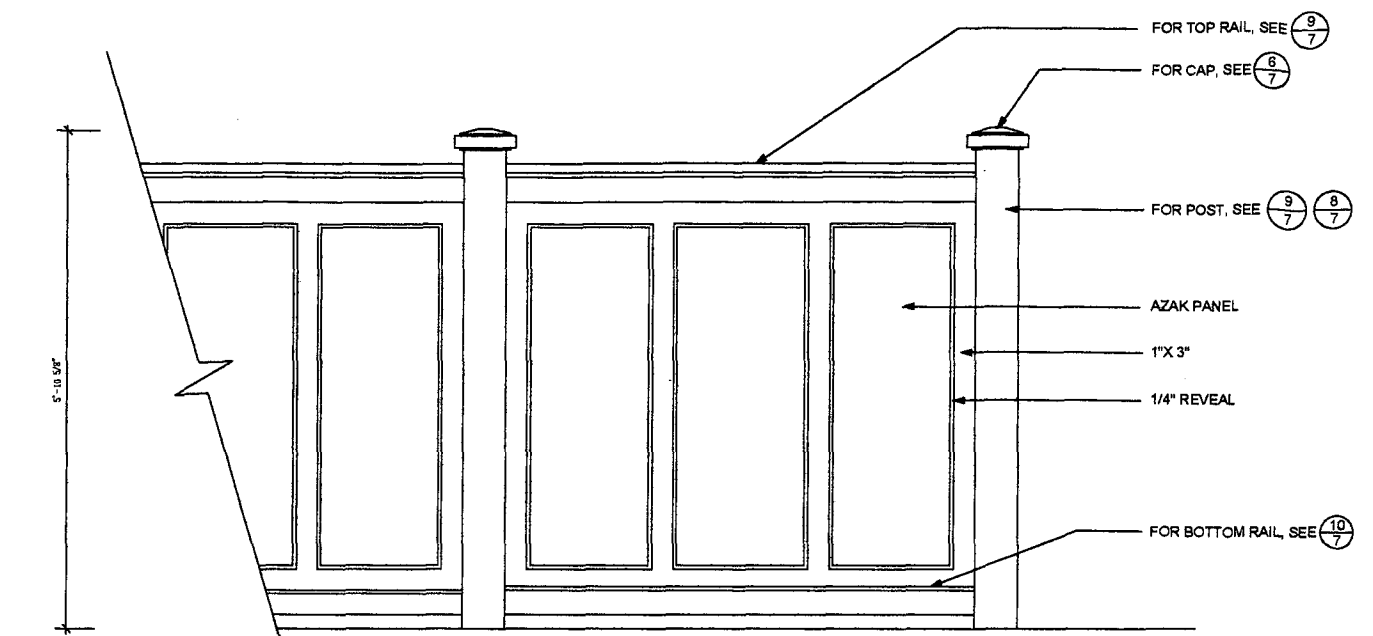
NOT TO SCALE



10 BOTTOM RAIL
7

NOT TO SCALE

FOR REVIEW ONLY; NOT FOR CONSTRUCTION



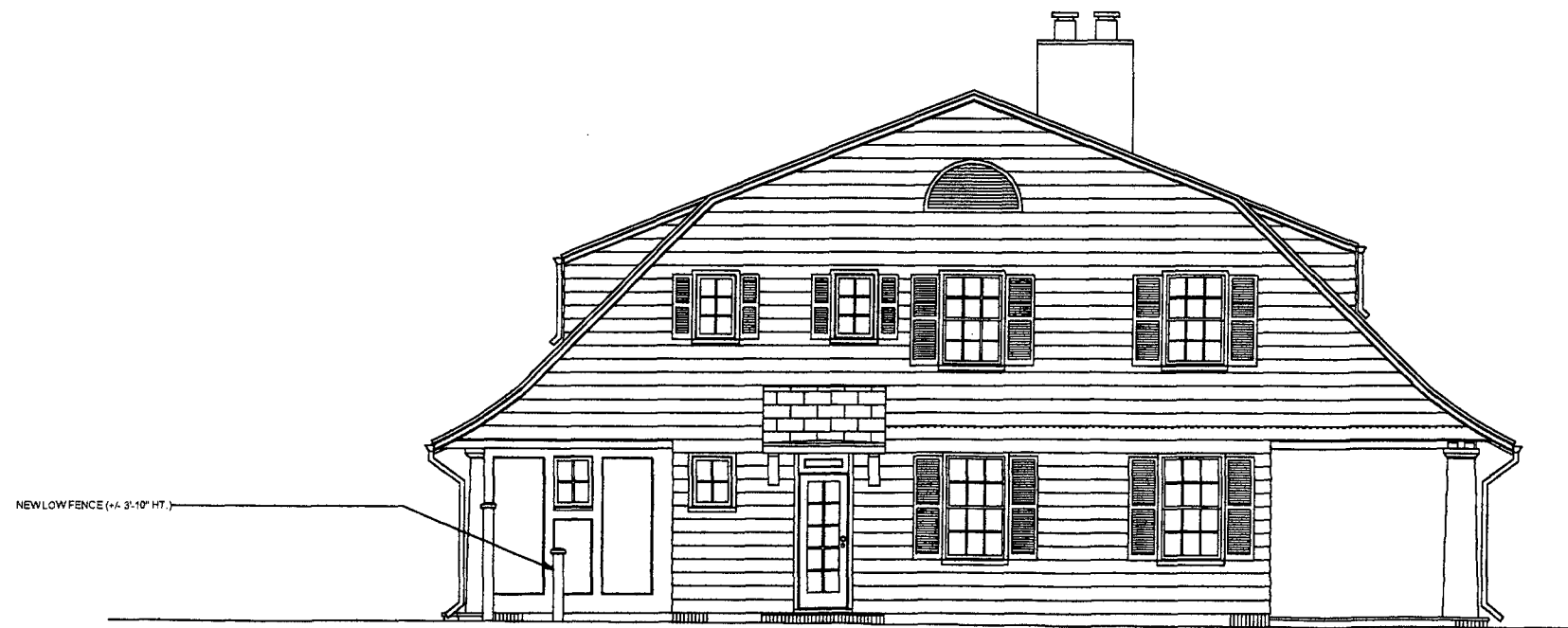
1 REAR GARDEN PRIVACY FENCE
7b ELEVATION

1" = 1'-0"



○ NORTH (FRONT) ELEVATION

1/4" = 1'-0"



○ EAST (SIDE) ELEVATION

1/4" = 1'-0"

FOR REVIEW ONLY; NOT FOR CONSTRUCTION



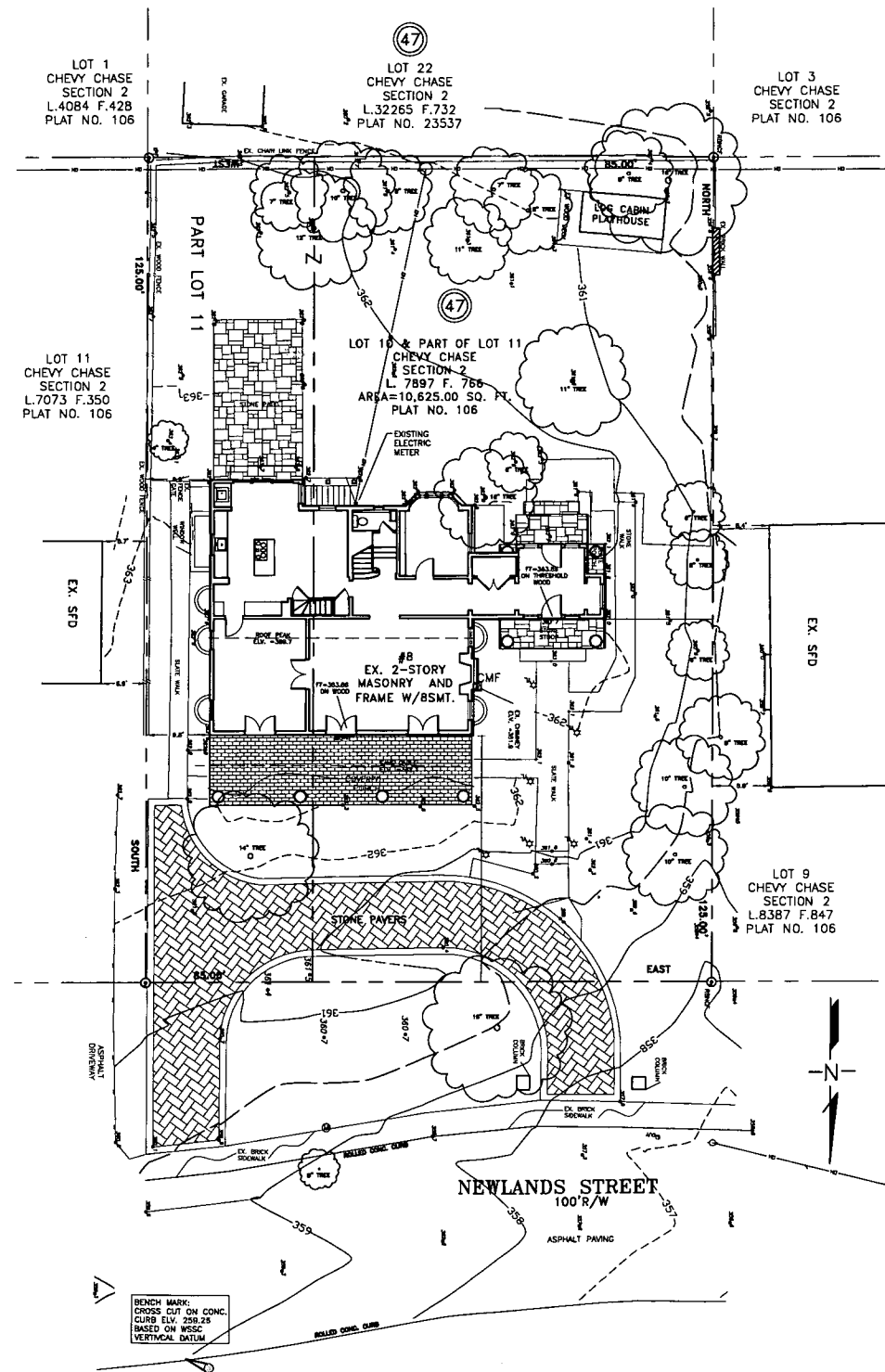
**WIEDEMANN
ARCHITECTS
LLC**

5272 RIVER ROAD SUITE 610
BETHESDA, MD 20816
Voice 301-652-4022
Fax 301-652-4094

www.wiedemannarchitects.com

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

ISSUED
FOR HISTORIC PRESERVATION
COMMISSION, PRELIMINARY
CONSULTATION REVIEW:
JUNE 18, 2008



1 EXISTING SITE PLAN
X-00 SCALE: 1/16" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

X-00



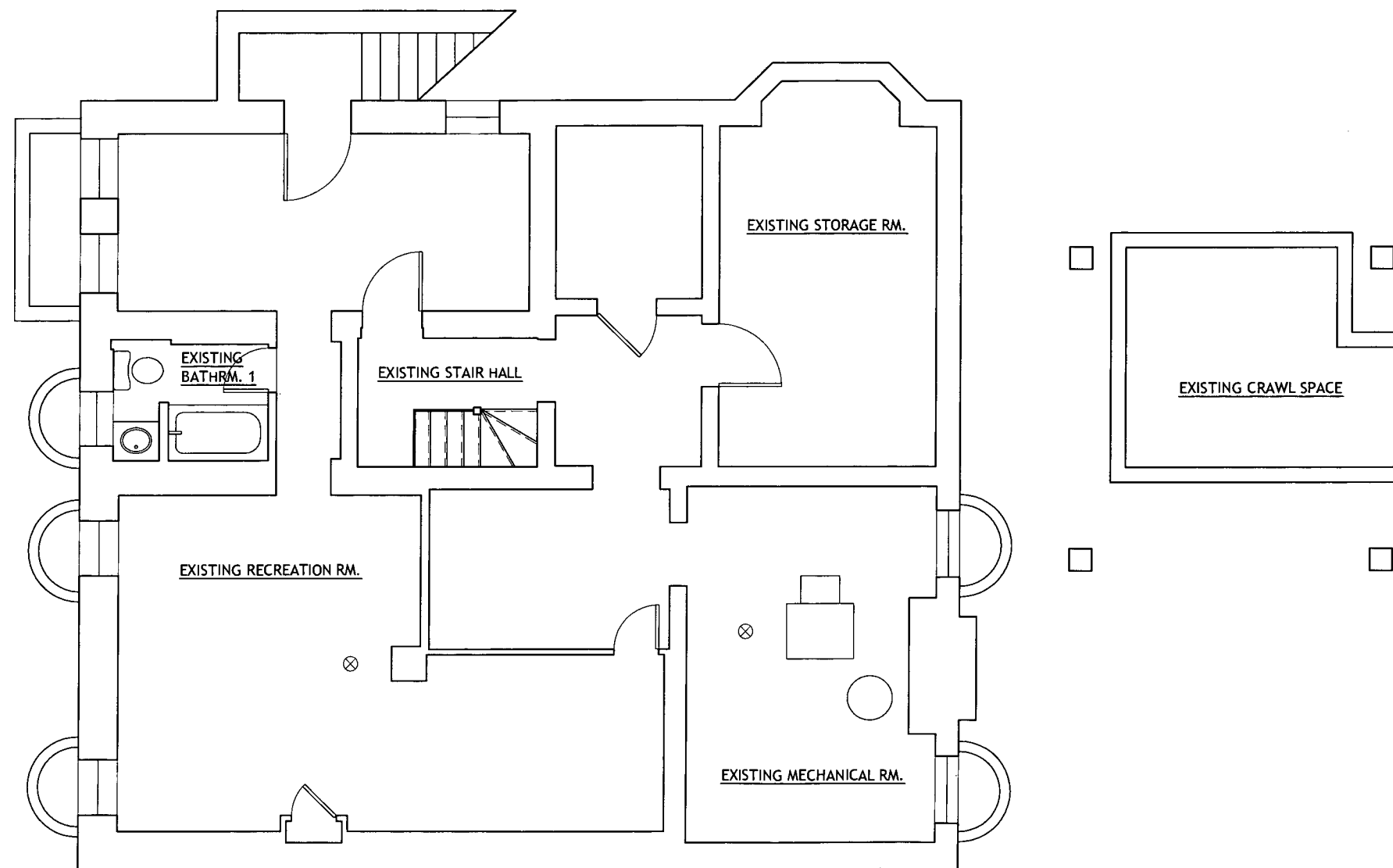
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PROJECT
VAUGHN/DUNN RESIDENCE
8 NEWLANDS STREET
CHEVY CHASE, MD 20815

ISSUED
FOR HISTORIC PRESERVATION
COMMISSION, PRELIMINARY
CONSULTATION REVIEW:
JUNE 18, 2008



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

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

X-0



**WIEDEMANN
ARCHITECTS
LLC**

5272 RIVER ROAD SUITE 610
BETHESDA, MD 20816
Voice 301-652-4022
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www.wiedemannarchitects.com

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

ISSUED
FOR HISTORIC PRESERVATION
COMMISSION, PRELIMINARY
CONSULTATION REVIEW:
JUNE 18, 2008

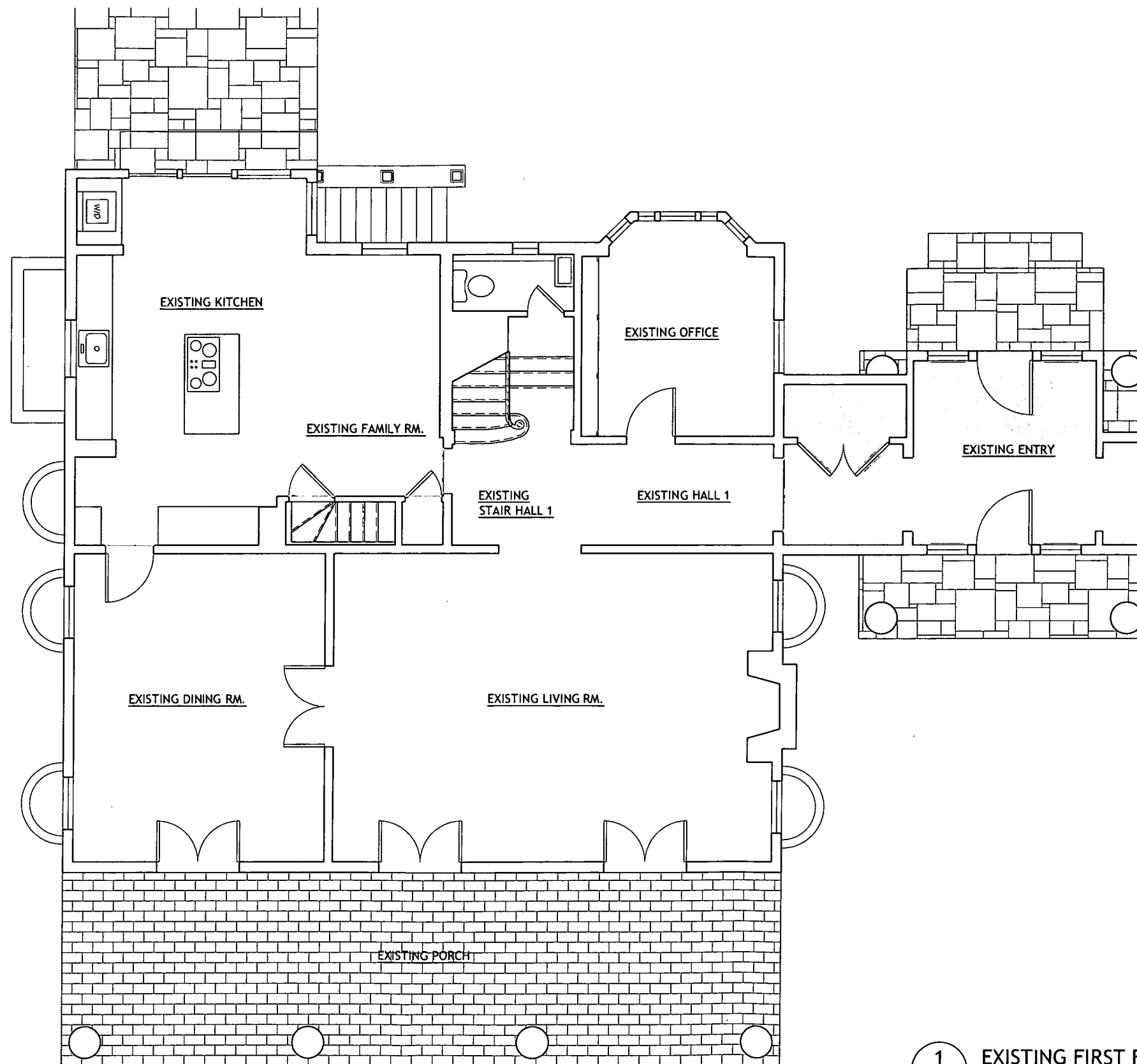
KEY

1980's RENOVATION/
ADDITION

1990's ADDITION

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET



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

X-1



WIEDEMANN
ARCHITECTS
LLC

5272 RIVER ROAD SUITE 610
BETHESDA, MD 20816
Voice 301-652-4022
Fax 301-652-4094

www.wiedemannarchitects.com

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

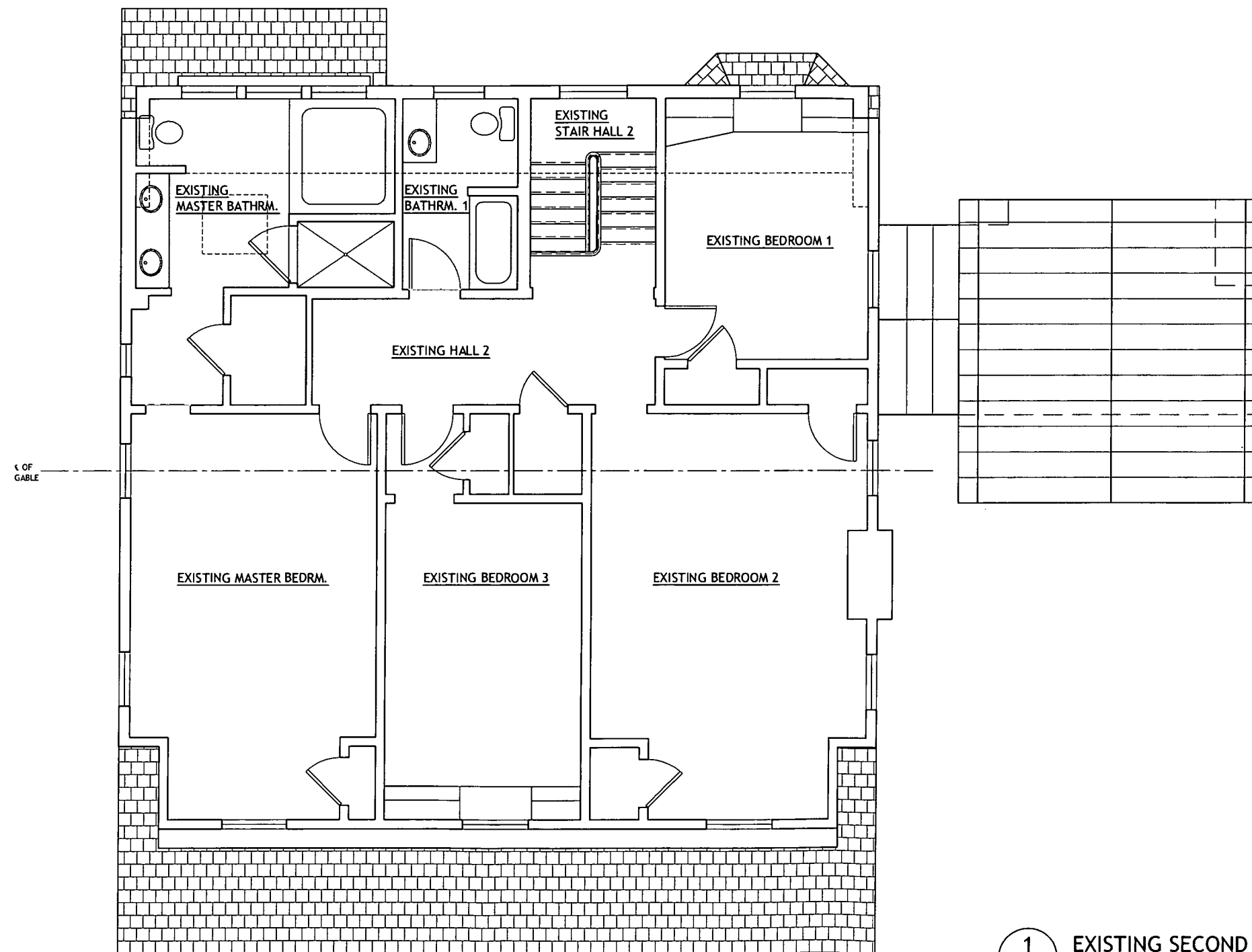
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KEY

1980's RENOVATION/
ADDITION

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SHEET



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

X-2



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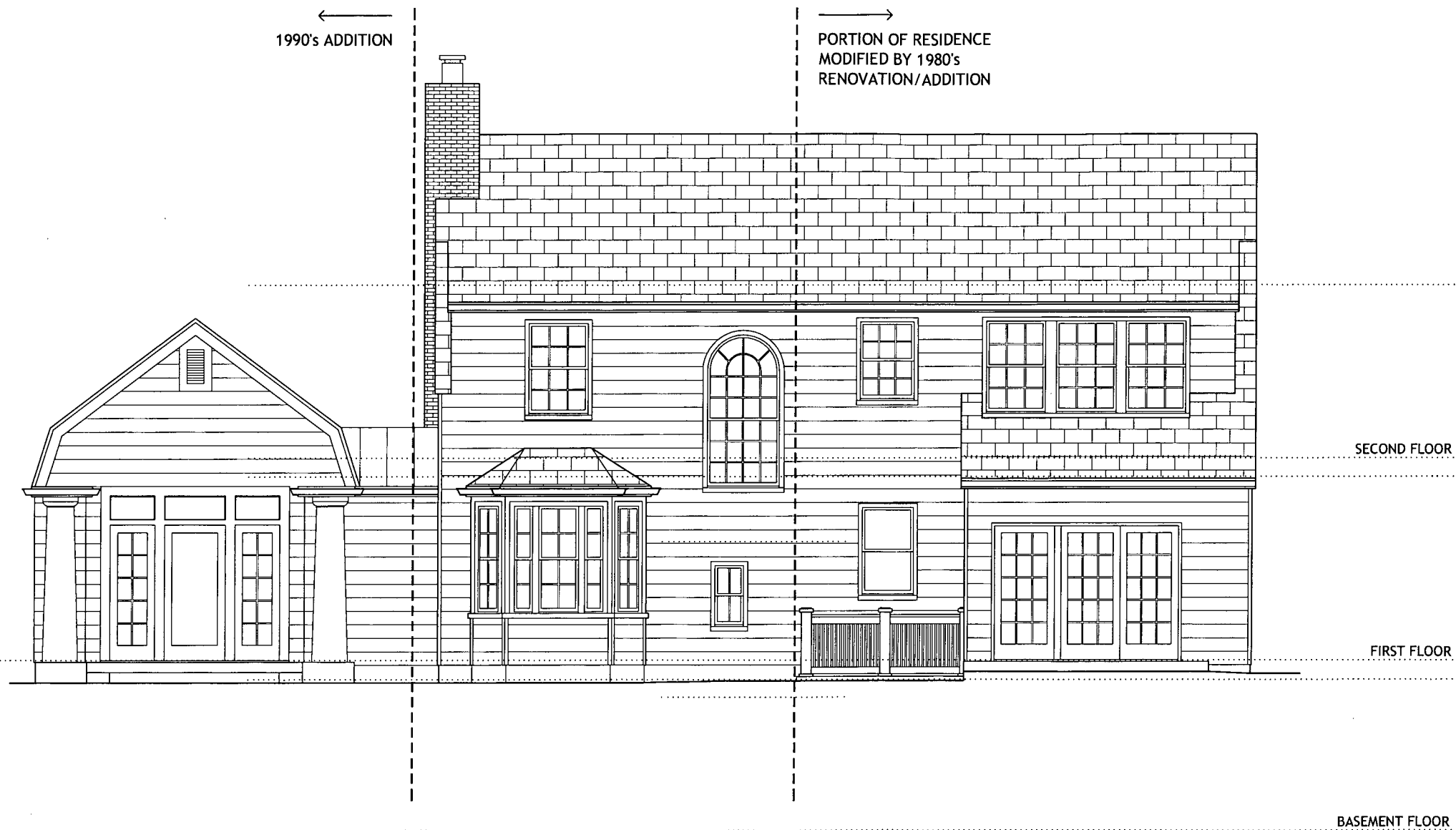
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X-3



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



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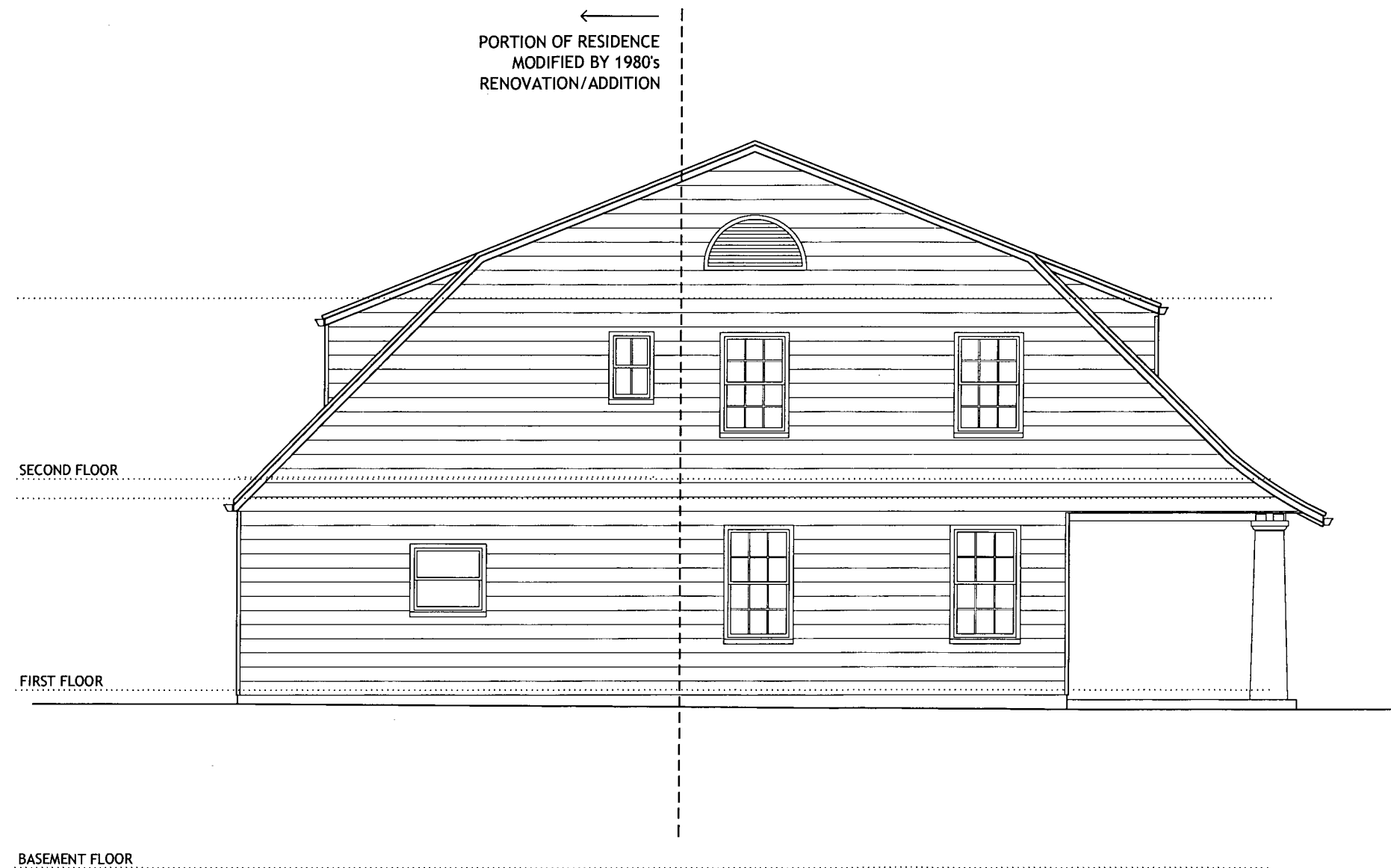
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1
X-4

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

X-4



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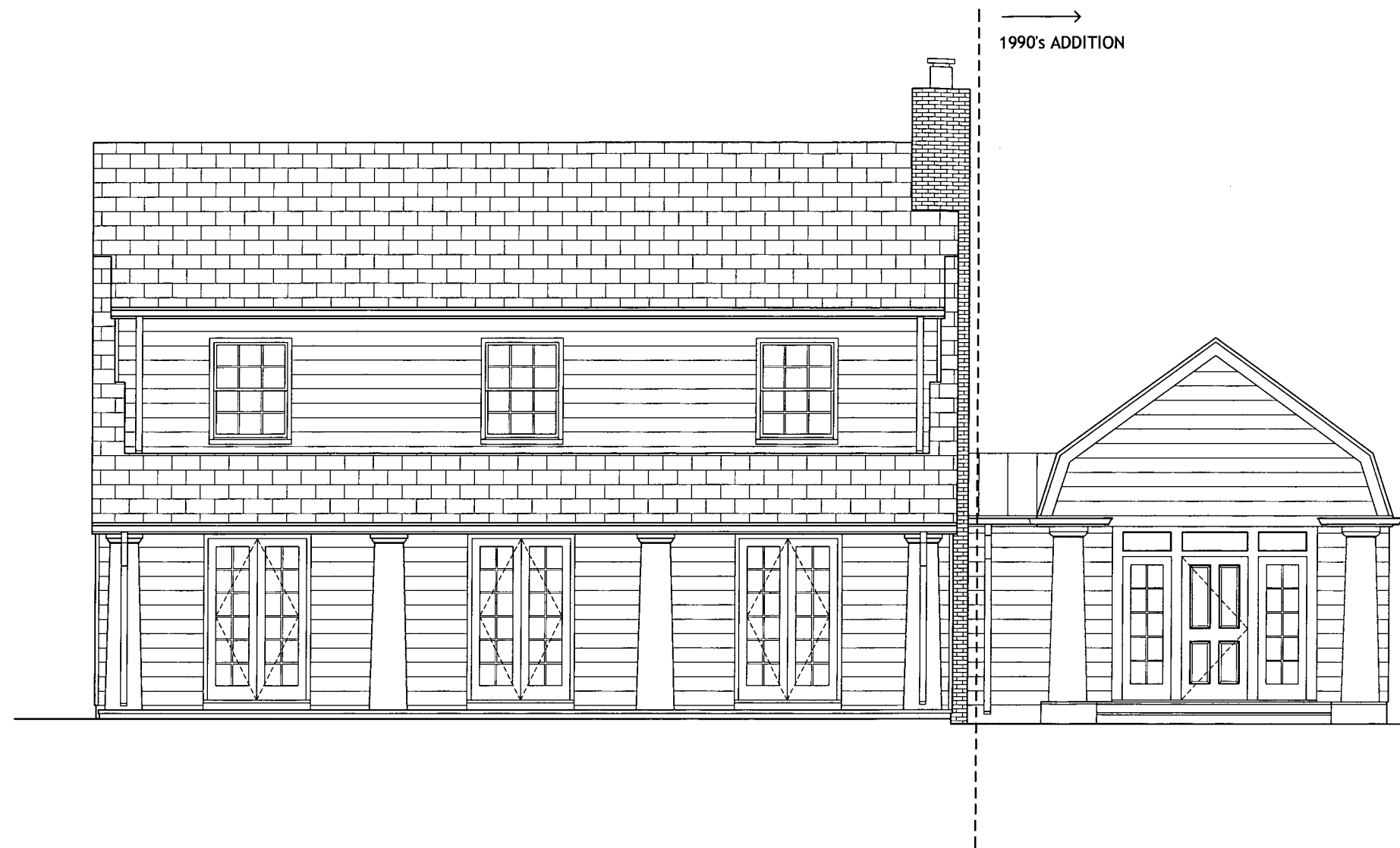
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1 EXISTING FRONT (NORTH) ELEVATION
X-5 SCALE: 1/4" = 1'-0"

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X-5



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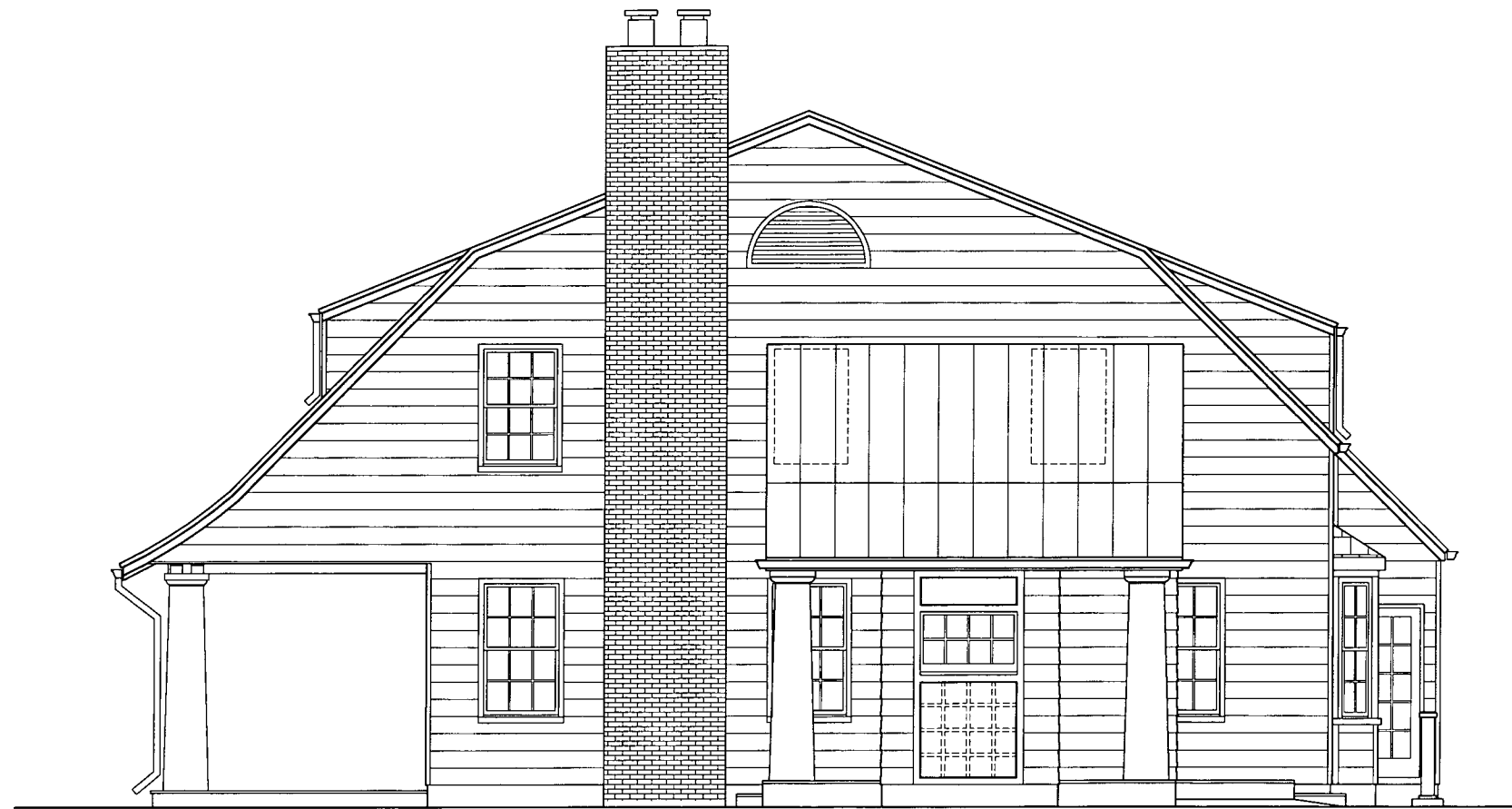
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1 EXISTING SIDE (WEST) ELEVATION
X-6 SCALE: 1/4" = 1'-0"

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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.

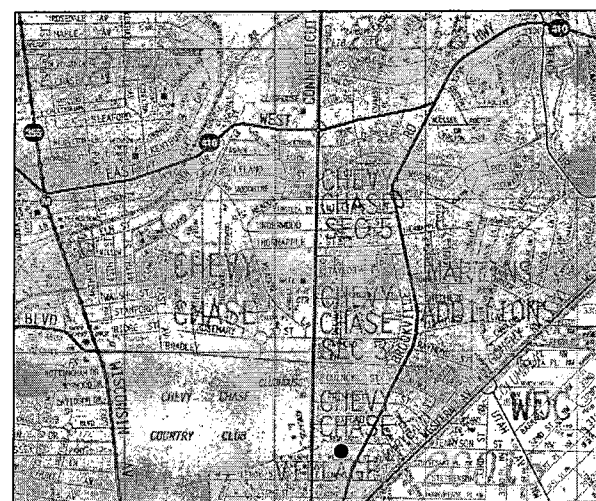
SECOND FLOOR
 RENOVATION 701.38 sq. ft.
 EXISTING 697.15 sq. ft.

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

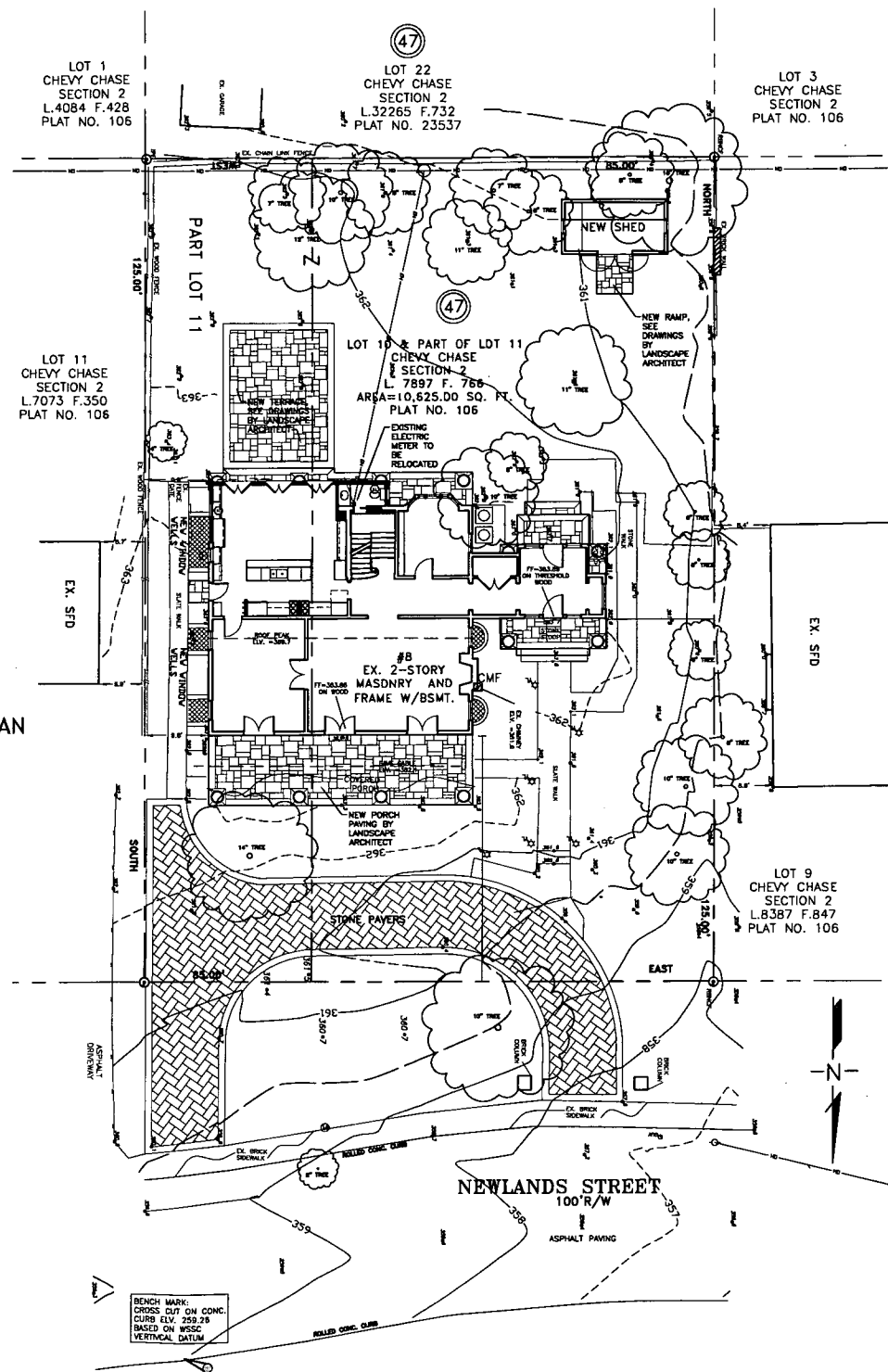
SETBACKS:
 FRONT YARD: 25' MIN.
 SIDE YARD: 7' MIN.
 REAR YARD: 20' MIN.



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
- E1.0 BASEMENT ELECTRICAL PLAN
- E1.1 FIRST FLOOR & SHED ELECTRICAL PLAN
- E1.2 SECOND FLOOR ELECTRICAL PLAN



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



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C1.0



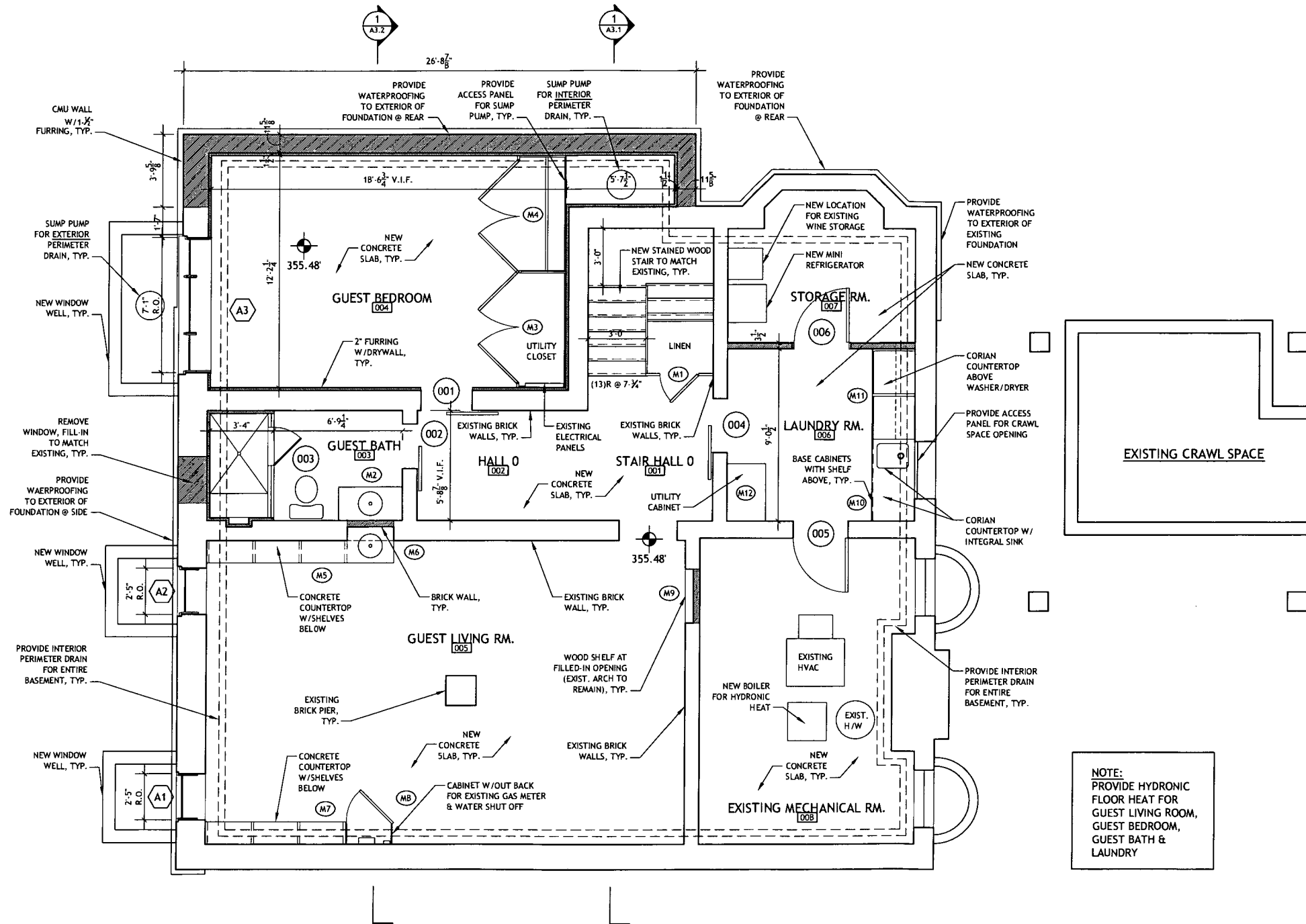
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NOTE:
PROVIDE HYDRONIC FLOOR HEAT FOR GUEST LIVING ROOM, GUEST BEDROOM, GUEST BATH & LAUNDRY

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

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A1.0



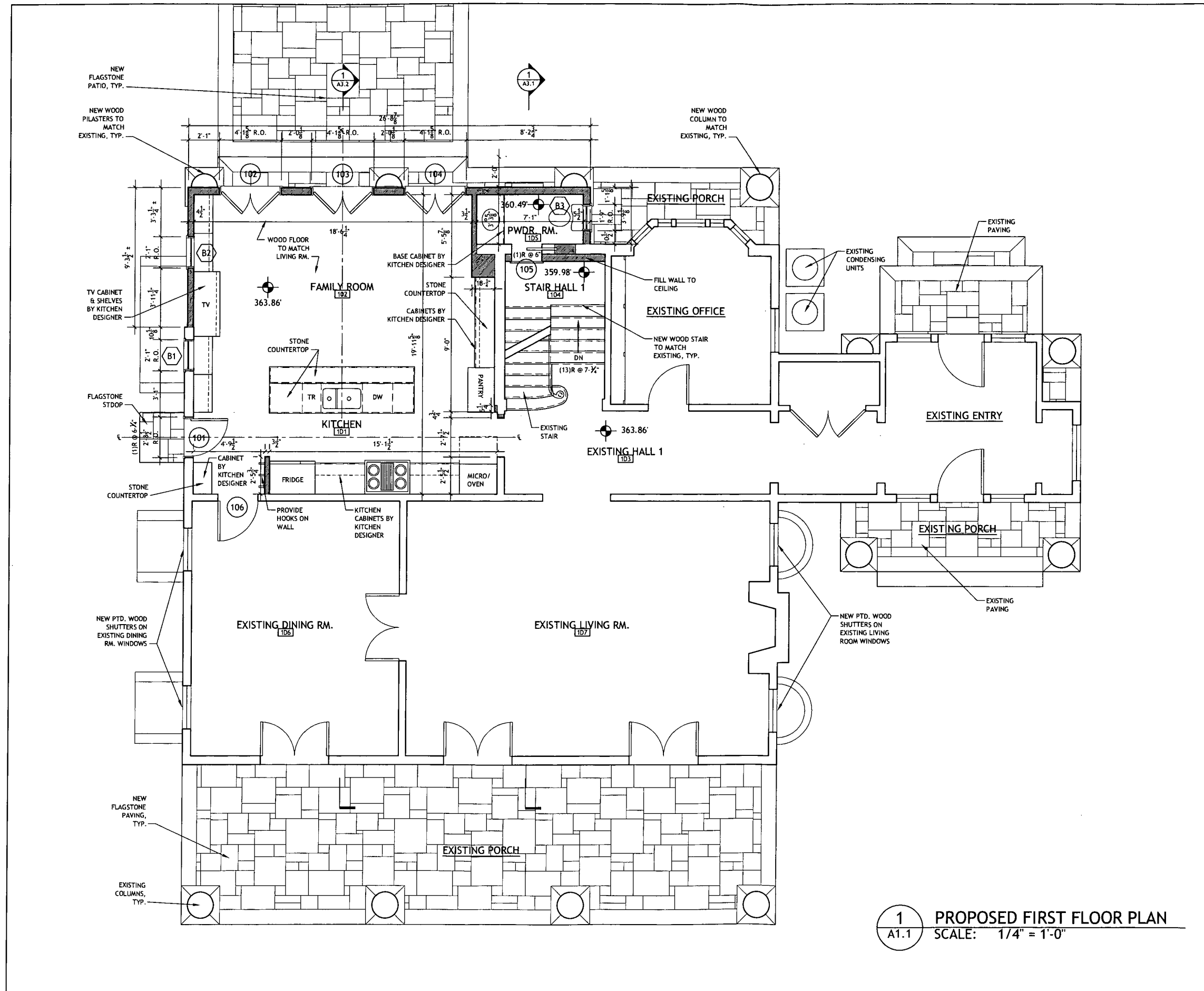
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1
A1.1 **PROPOSED FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

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A1.1



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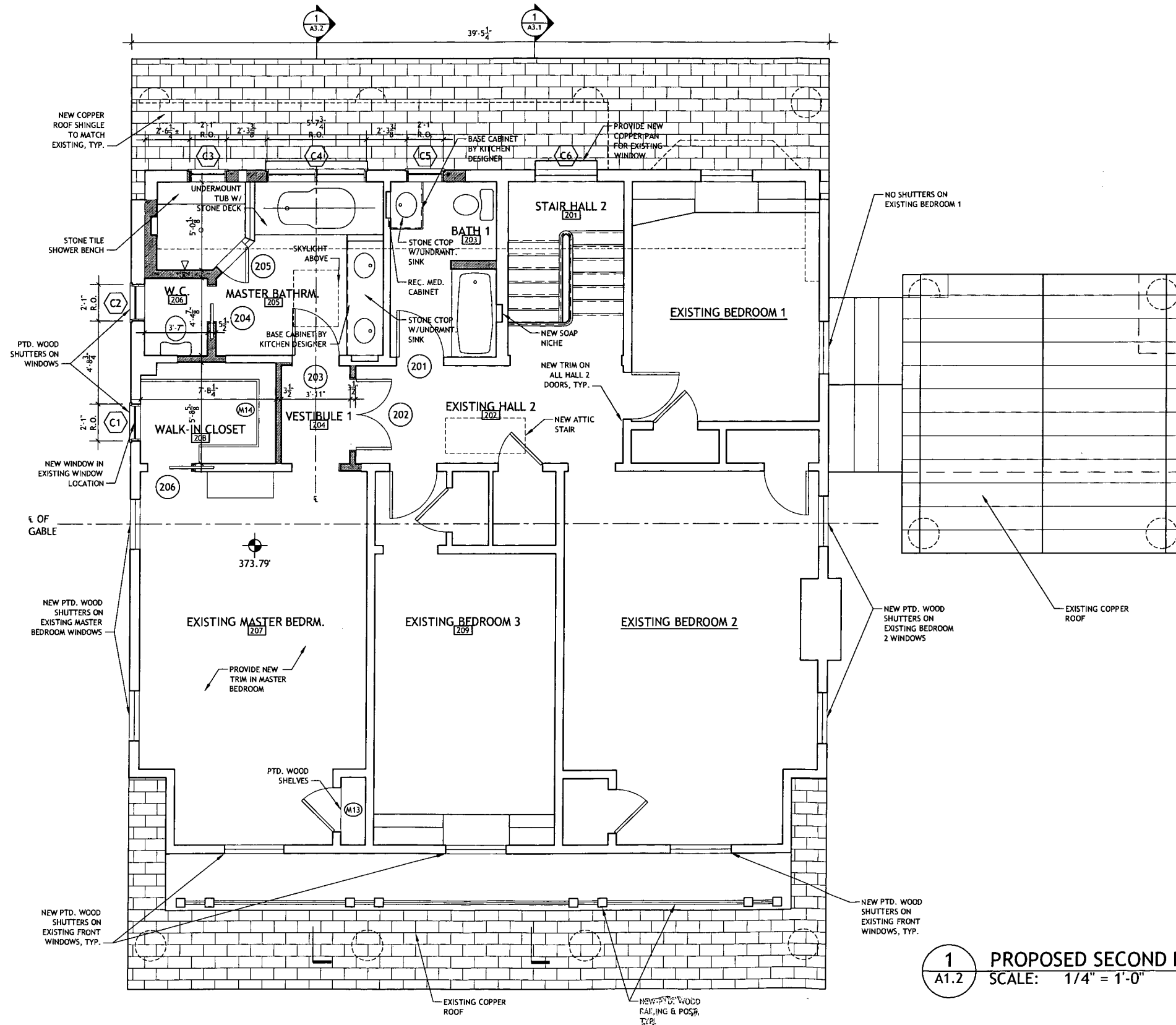
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A1.2



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



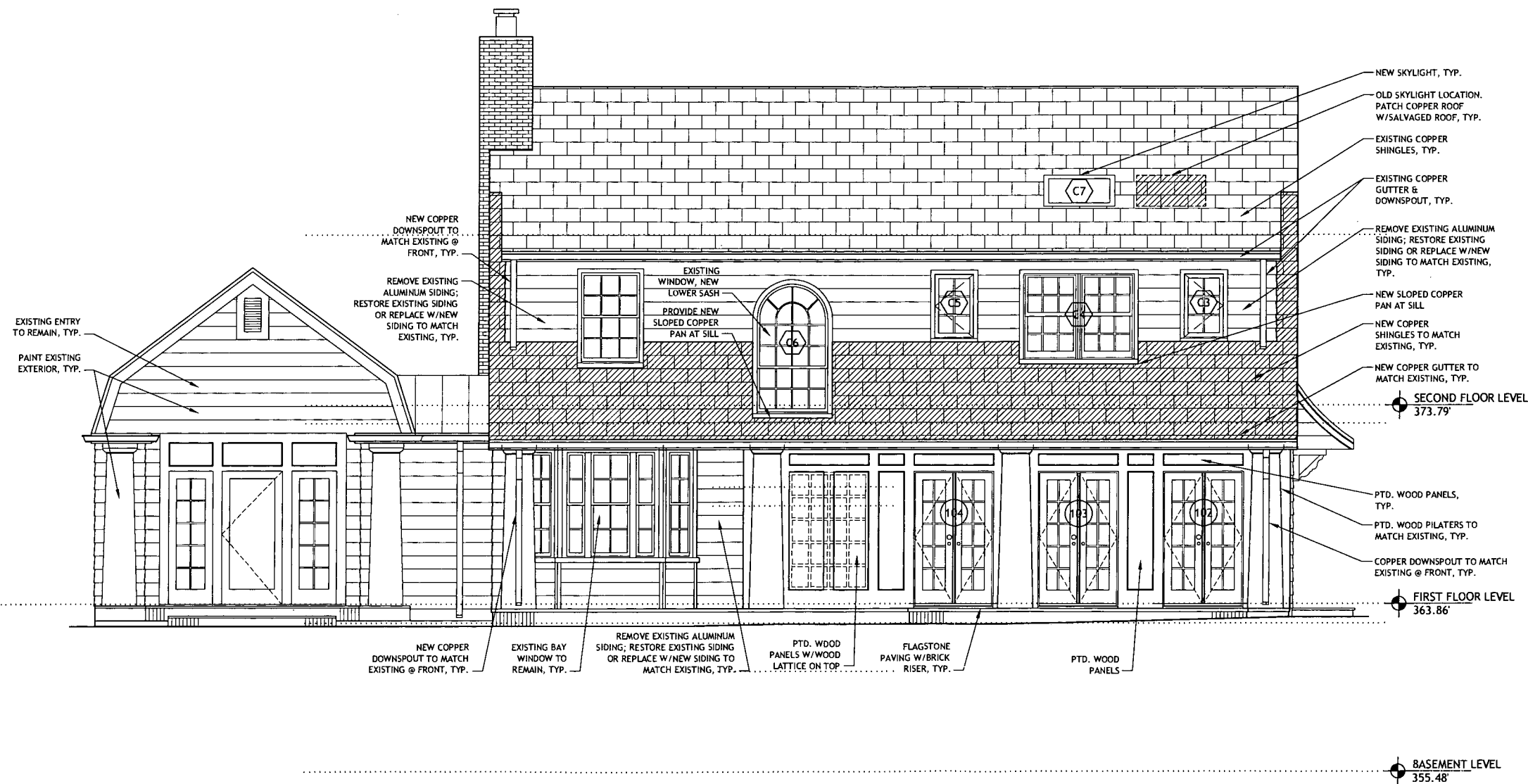
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1 PROPOSED REAR (SOUTH) ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

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A2.1



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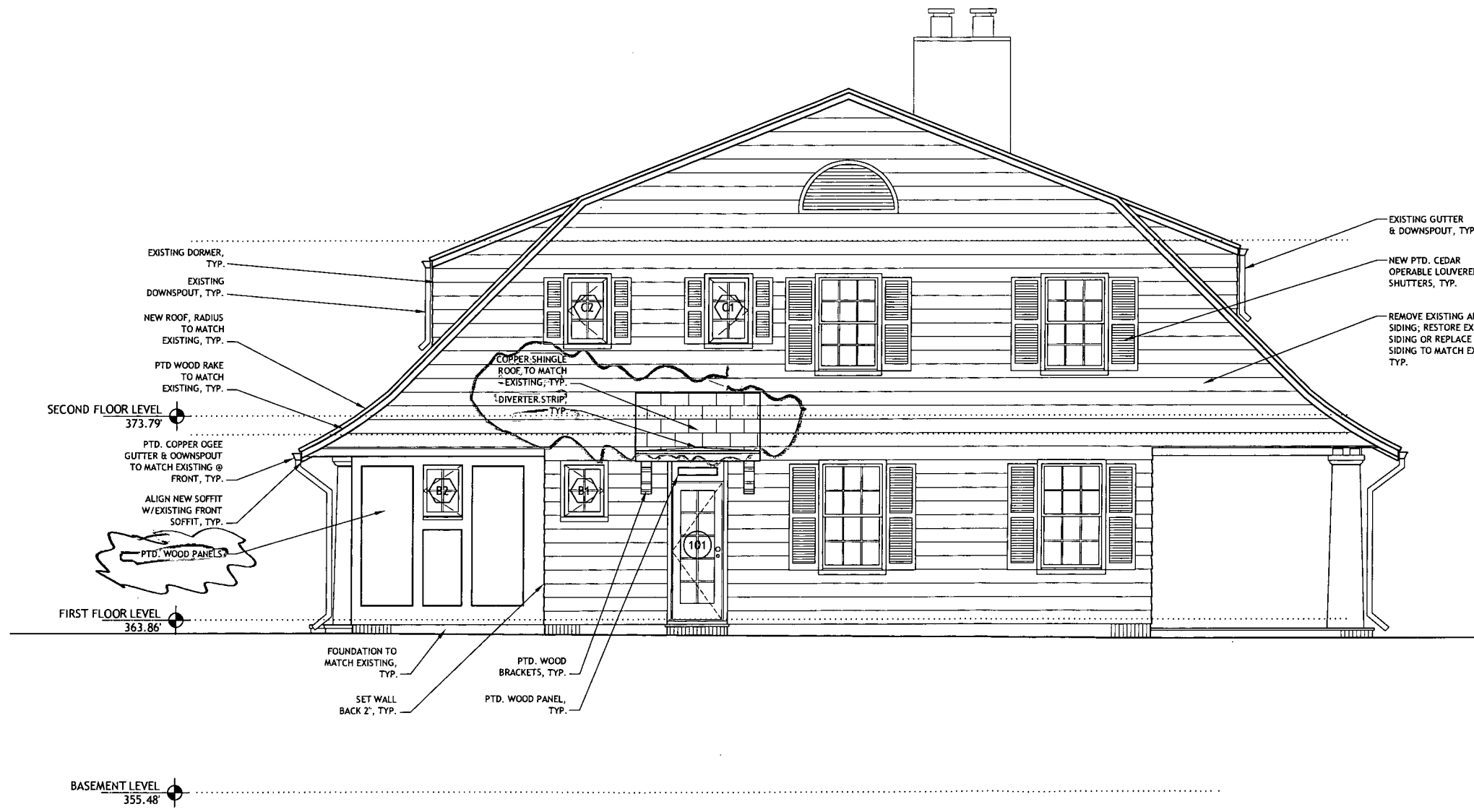
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A2.2



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



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A2.3



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



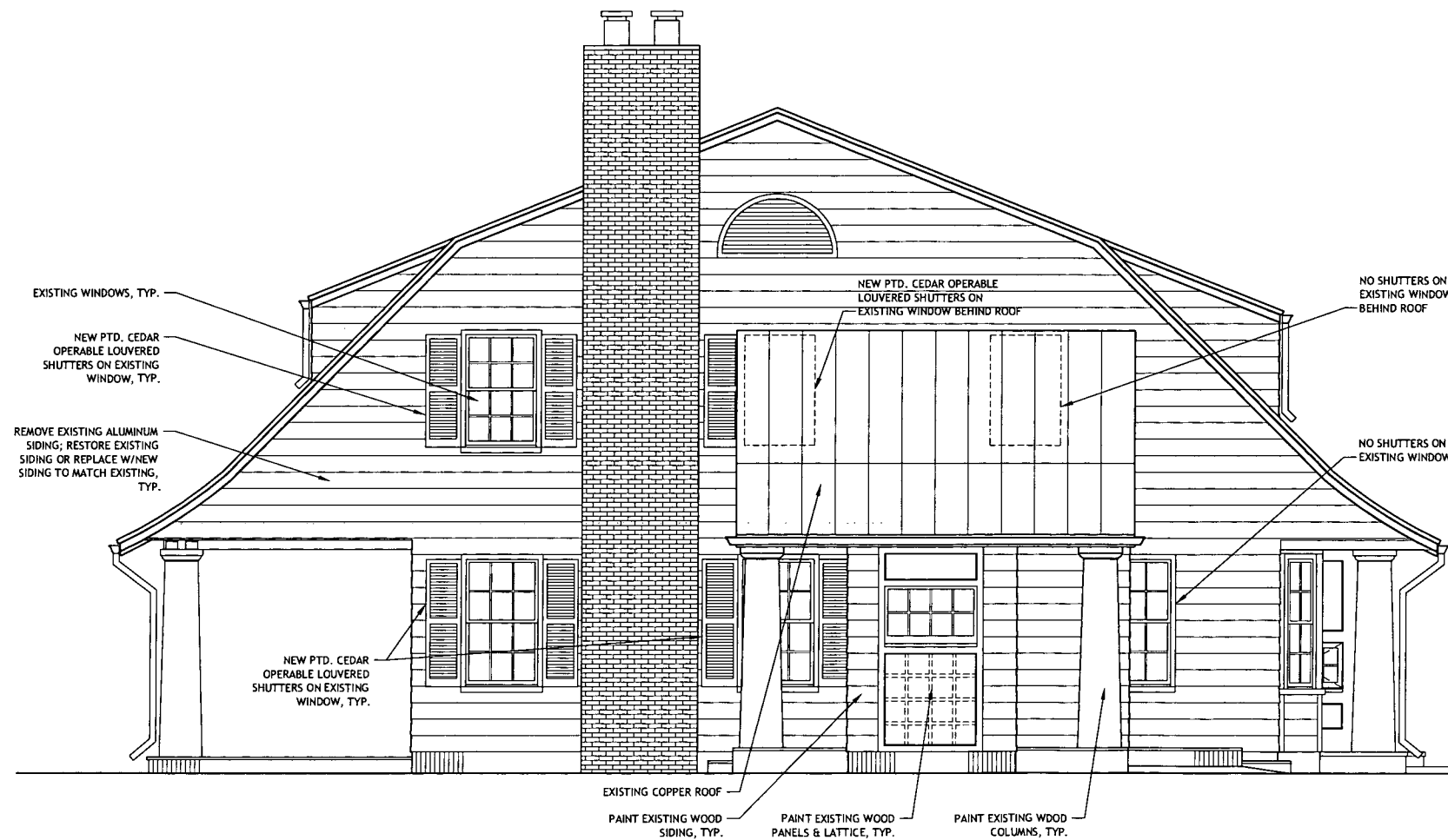
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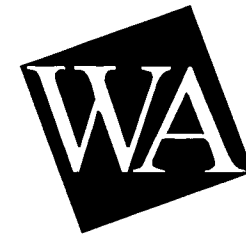
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1
A2.4 **PROPOSED SIDE (WEST) ELEVATION**
SCALE: 1/4" = 1'-0"

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A2.4



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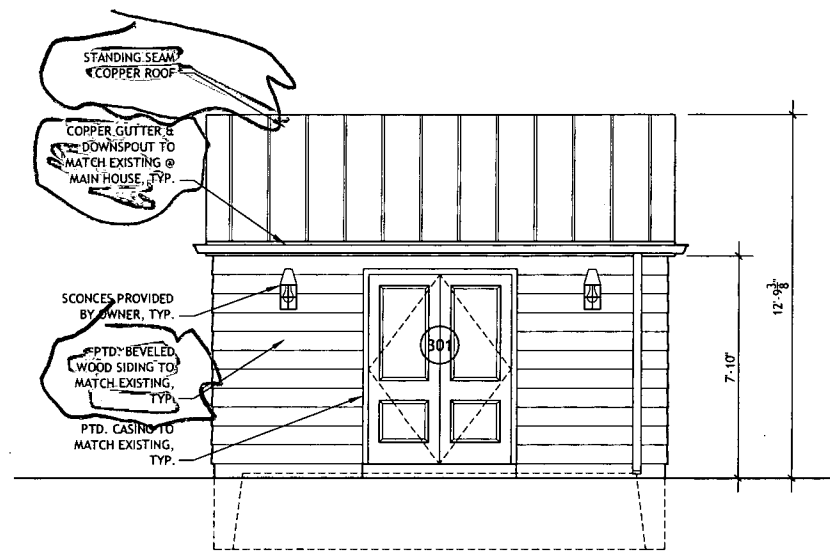
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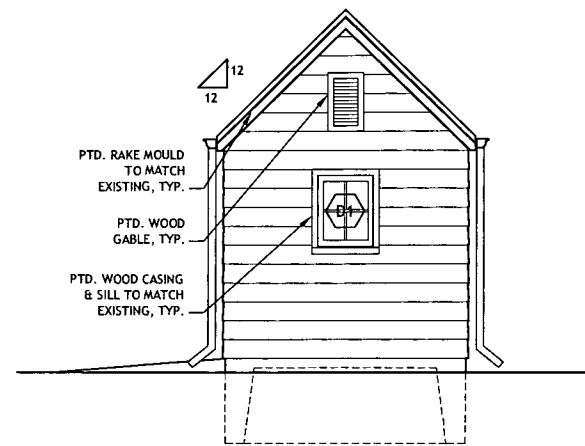
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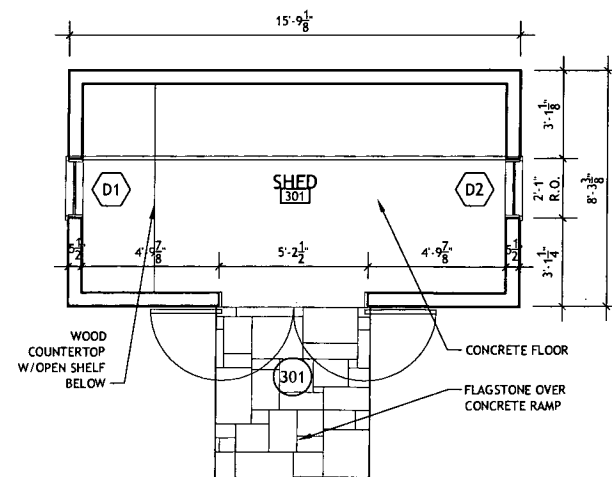
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2 PROPOSED SHED ELEVATION SCALE: 1/4" = 1'-0"



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



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

PRELIMINARY NOT FOR CONSTRUCTION

SHEET

A2.5