

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 Newlands St., Chevy Chase	Meeting Date:	9/19/2018
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	9/12/2018
Applicant:	Jon White	Public Notice:	9/5/2018
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-15DD	Staff:	Michael Kyne
PROPOSAL:	New driveway installation		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1892 - 1916

PROPOSAL:

The applicant proposes to replace the existing 93' long x 10' wide asphalt driveway in the same footprint. The proposed new driveway will be constructed from stamped concrete, which will be tinted gray. The existing concrete apron will also be replaced with a brushed concrete apron in the same footprint.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
(Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #9 & #10*;

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: JON C WHITE@VERIZON.NET Contact Person: 301 215 7267
Daytime Phone No.: 301 466 0221
Tax Account No.: 011 40 9284
Name of Property Owner: JON C WHITE Daytime Phone No.: _____
Address: 15 NEWLAND ST CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: INCRETE OF MARYLAND INC Phone No.: 301 261 6748
Contractor Registration No.: 4269.6
Agent for Owner: JON WHITE Daytime Phone No.: 301 466 0221

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: NEWLANDS ST
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AVE
Lot: 12 Block: 54 Subdivision: SECTION 2
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: DRIVEWAY
1B. Construction cost estimate: \$ 15000
1C. If this is a revision of a previously approved active permit, see Permit # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Jon C White
Signature of owner or authorized agent

8/20/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 849726 Date Filed: 8/24/18 Date Issued: _____
EMC

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Asphalt driveway 93' x 10' approximately 40 years old and deteriorating - No historical significance

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

Replace asphalt with stamped concrete in a pattern and color which will be more in keeping with the houses historical significance (turn of the century) (see pages 4-6 for details)

2. SITE PLAN - page 3

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS - See page 4-5

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS (attached) page 7-8

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

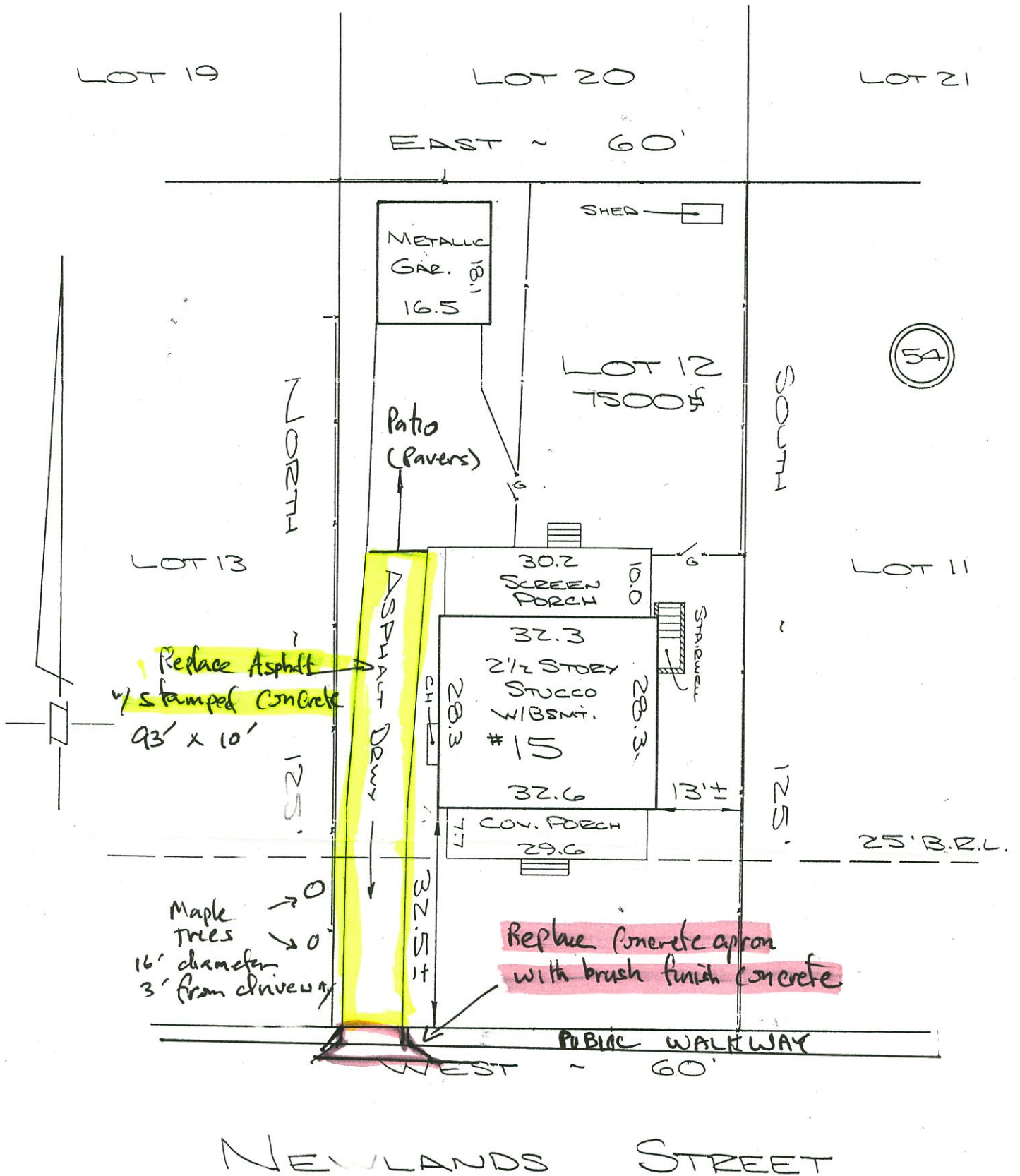
6. TREE SURVEY 2 maple trees - shown on site plan will be inspected by village arborist

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

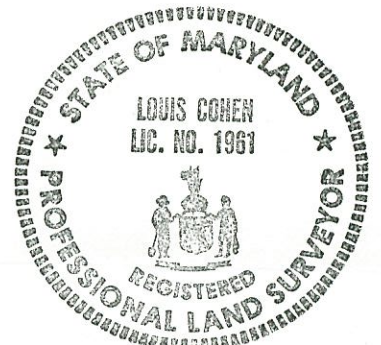
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS - Attached, page 9

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

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.
 NOTE: This survey prepared for title purposes only.



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
 LOT 12 BLOCK 54
 SECTION NO. 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book 2 Plat 106 Scale 1" = 20'

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

Louis Cohen
 LOUIS COHEN
 Registered Land Surveyor
 Maryland-No. 1961

DATE: APRIL 21, 1994

CASE: 611-84

FILE: 49971

From: rmoran <rmoran@incretemd.com>

To: joncwhite1 <joncwhite1@verizon.net>

Subject: Stamped concrete pricing for driveway

Date: Wed, Aug 15, 2018 5:54 am

Attachments: 20180061 White.pdf (676K)

Mr. White,

I have attached a 2-page PDF file with pricing for the concrete work and hand-drawings for the driveway that the pricing is based on to use as a reference. A rough estimate for the county right of way apron & walkway area placed 5-inch thick and reinforced with 6" by 6" 10-gauge wire mesh done as one pour with a broom finish would add approximately **\$3,079.00** to the cost. As we discussed the local government may have specifications different from what I based this cost on and that would affect the final cost for the walkway & apron work. Also, our company does not do any type of asphalt or paver work and I cannot guarantee that the asphalt and pavers adjacent to the apron would not be affected and possibly need some repair, you can call the office with any questions.



Rick Moran

Estimating

Increte of Maryland, Inc.

2145 Priest Bridge Drive

Suite 1

Crofton, MD 21114

Office : 410-721-6882

Office : 301-261-6748

www.increteofmaryland.com

CUSTOMER INQUIRY

No. 20180061



2145 Priest Bridge Drive * Suite 1
Crofton, Maryland 21114
Wash (301) 261-6748
Annap. (410) 721-6882
FAX (410) 721-6712
www.increteofmaryland.com
MHIC #42696

How Did They Hear About Us:

- Referred by _____
- Trade Show
- Magazine Ad
- Telephone Book Ad
- Mailing
- Newspaper Ad
- Other _____

Date 8/13/18

Name Jon C White

Address 15 Newlands Street

City Chevy Chase State MD Zip 20815

Phone Number (301) 466-0221

Appointment: Date 8/13/18 Day Monday Hour 09:30 AM PM

Comments:

Stamped concrete driveway

The homeowner is responsible for all required permits.

Job Description:

Increte of Maryland will demo and remove from site the existing asphalt and earthen materials affecting the pour area. This proposal will not include any installation or work associated with footings, walls of any kind, support columns, pavers, curbs, brick and mortar, wood decking, asphalt, caulking, landscaping, or drainage pipes. After the demo and removal of materials affecting the pour area I.O.M. will begin to prep and form the pour areas. After the pour areas have been prepped and formed, we will install 6" by 6" 10-gauge wire mesh throughout the pour area. We will then place, color, and stamp, approximately 877 square feet of concrete. We will use 4000psi concrete placed 5-inch thick for the driveway. After the concrete has been stamped we will allow the pour to cure for at least 8-hours, the following day we will install saw-cut control joints and clean the surface. After the concrete has been cleaned we will let it dry and cure for at least one more day, we will then apply an acrylic sealer to the surface. The pricing in this proposal does include the installation of up to 100 square feet of medium size river stone for ground cover. All work is weather permitting.

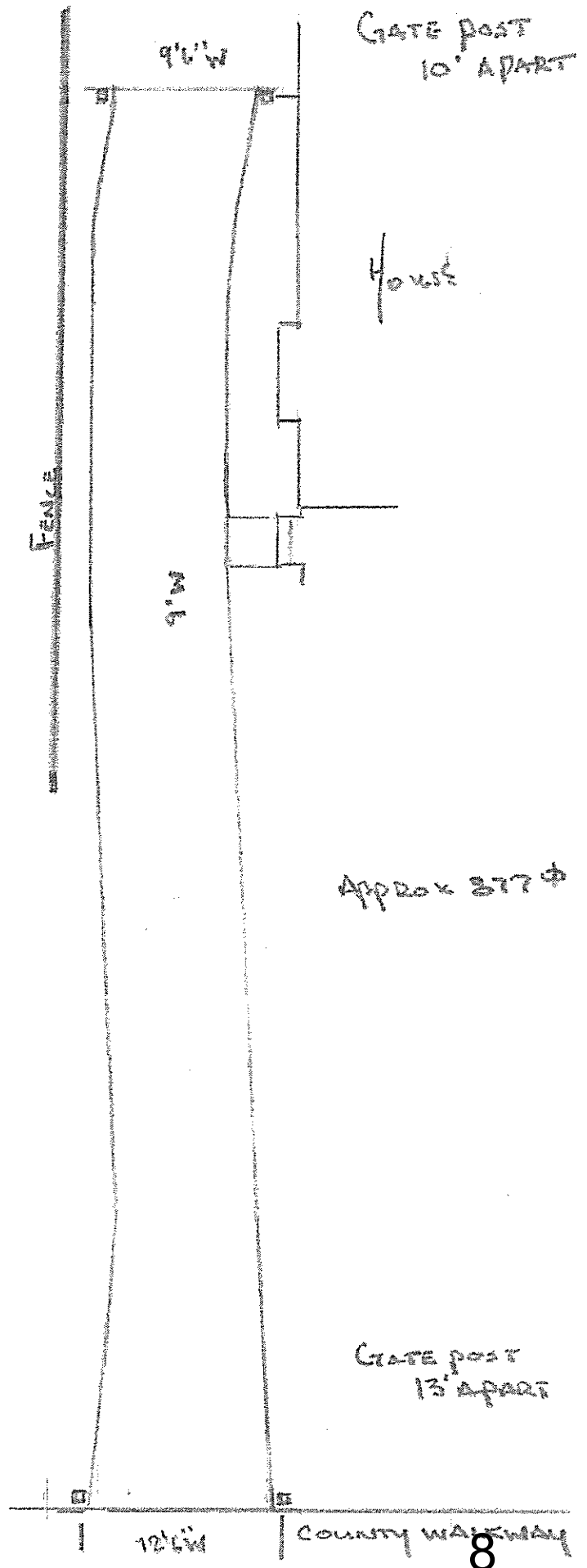
COST: \$13,455.00

Pricing in this proposal does not include any type of stamped soldier course border feature or any concrete work for the county right of way for the walkway or apron.

Estimate is good for 30 days from date of appointment.

Salesman Rick

THIS IS NOT A CONTRACT



GATE POST
10' APART

HOUSE

FENCE

9' W

9' W

Approx 377 φ

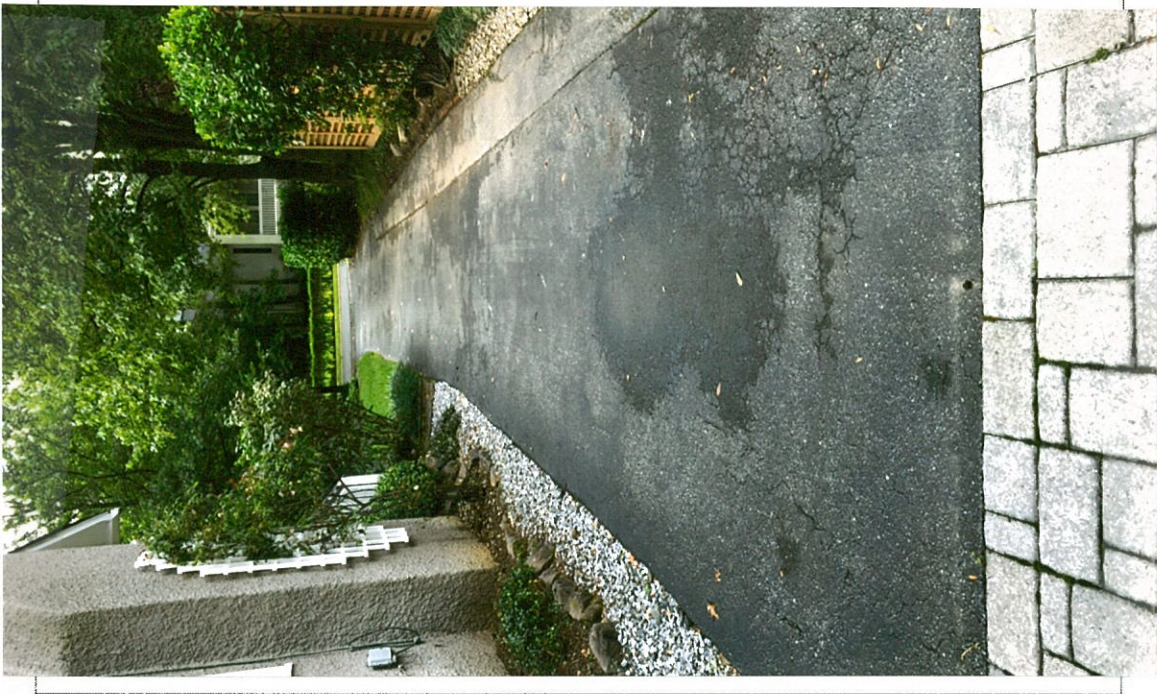
GATE POST
13' APART

12' W

COUNTY WALKWAY

8

Existing Property Condition Photographs (duplicate as needed)



Detail: FROM NORTH LOOKING SOUTH



Detail: FROM SOUTH LOOKING NORTH

Applicant: Jon White

Page: 7

Existing Property Condition Photographs (duplicate as needed)



Detail: Two maple trees on property line 3' from DRIVEWAY



Detail: Apron from Newlands St to driveway

Applicant: Jon White

Page: 8

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address don white 15 Newlands Street Chevy Chase, MD 20815	Owner's Agent's mailing address same .
Adjacent and confronting Property Owners mailing addresses	
Barbara Cuttriss 11 Newlands Street Chevy Chase, MD 20815	



#84976
AWAP

**Municipality Letter for
Proposed Construction Project**

Subject Property: 15 Newlands Street, Chevy Chase, MD 20815
Property Owner: Jon White
Project Manager/Contractor: TBD
Proposed Work: Replace asphalt driveway with stamped concrete in the same location

8/21/2018

Diane R. Schwartz Jones, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at ccvpermitting@montgomerycountymd.gov.

Sincerely,

Shana R. Davis-Cook
Chevy Chase Village Manager

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

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