EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3 Newlands St., Chevy Chase  
Meeting Date: 12/06/17

Resource: Contributing Resource  
Report Date: 11/29/17
Chevy Chase Village Historic District

Review: HAWP  
Public Notice: 11/22/17

Case Number: 35/13-17NN  
Tax Credit: n/a

Applicant: Tony & Kathryn Everett  
Staff: Dan Bruechert

Proposal: Fence Installation

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

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

This project was approved for a HAWP on April 19, 2017 for alterations to the detached garage and an entrance to the rear. For this HAWP, the applicant proposes to install a 5’ (five-foot-tall) board on board privacy fence on the lot line at the northwest corner of the lot, along the west property boundary. A 4’ (four-foot-tall) gate will extend from the rear wall plane across the driveway. This fence design will match the existing fence on the property and is consistent with observed fencing guidelines and the historic character of the house and surrounding Chevy Chase Village Historic District. Staff supports approval.

STAFF RECOMMENDATION:

__X__ Approval

_____ Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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:

__x__ 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact: Kathleen Fairchild  
Contact Person: Kathleen Fairchild

Tax Account No.: 03271436  
Daytime Phone No.: 202 465 5790

Name of Property Owner:  
Daytime Phone No.: 202 465 5790

Address: 3 Newlands St. Chry, CT 06223  
City: Newlands St.

Contractor: TBD  
Phone No.: NA

Contractor Registration No.: NA  
Daytime Phone No.: NA

LOCATION OF BUILDING/ Premises
House Number: 3  
Street: Newlands St.

Town/City: Chry, CT  
Hearest Street: Chry

Lot: 3  
Block: CC Village

PART ONE: TYPE OF ALTERATION AND USE

1A. CHECK ALL APPLICABLE:  
- Demolish  
- Extend  
- Alter/Remodel  
- AC  
- Sub  
- Room Additions  
- Porch  
- Deck  
- Shed  
- Move  
- Install  
- Vending Machines  
- Sider  
- Fireplace  
- Woodburning Stove  
- Single Family  
- Revision  
- Repair  
- Renovate  
- Renovations

1B. Construction cost estimate: $ 15,000

1C. If this is a revision of a previously approved permit, see Permit No.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

1A. Type of sewage disposal: 01 WSS 02 Septic 03 Other

1B. Type of water supply: 01 WSS 02 Wall 03 Other

PART THREE: COMPLETE ONLY FOR FIRE-RESISTANT WALL

1A. Height: 
0 inches

1B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line
- On public right of way/intersection
- Extends on land of owner

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.

Kathleen Fairchild  
10-28-2012

SEE REVERSE SIDE FOR INSTRUCTIONS
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:
      Install a 5' Board on Board Privacy Fence on property line from the corner of the garage to the corner of the house. Fence to have a 4' gate across the driveway as shown on the plan. The fence style will mate with existing one on the property: 1x4" Reclaimed Cedar boards with Pressure Treated, and Cedar from rails on the bottom and top of each panel.
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.

2. SITE PLAN
   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, pools, 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 8.5" x 11" paper are preferred.
   a. Site plan (layout), with marked dimensions, indicating location, size and general type of walk, window and door openings, and other fixed features of both the existing resources and the proposed work.
   b. Elevations (sections), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and finishes proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each section affected by the proposed work is required.

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

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

6. TREE SURVEY
   If you are proposing construction adjacent to or within the drainage 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 at least 6 feet from the proposed work.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owner(s) 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 INTO MAILING LABELS.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>Tony + Karina Events</td>
<td>Poyan + Mary Anderson</td>
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<tr>
<td>3 Newlands St.</td>
<td>5 Newlands St.</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
<td>Chevy Chase MD</td>
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<td>20815</td>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Sheila Lyman + Tom Hogan</td>
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<tr>
<td>1 Newlands St.</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
</tr>
<tr>
<td>Jam + Tham Breed</td>
</tr>
<tr>
<td>2 Newlands St.</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
</tr>
<tr>
<td>Robert Bellinger + Natalie Willensky</td>
</tr>
<tr>
<td>2 Oxford St.</td>
</tr>
<tr>
<td>Chevy Chase MD 2011</td>
</tr>
<tr>
<td>Dafna + Alan Pierschner</td>
</tr>
<tr>
<td>4 Oxford St.</td>
</tr>
<tr>
<td>Chevy Chase MD 2011</td>
</tr>
</tbody>
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View of garage from driveway. Fence is inside line of hay bales in pic and gate crosses where wall (and the trashcans) are now.

View of proposed fence location from eastern side and neighbors driveway. The existing fence attached to the garage structure is removed.
View out from garage looking back at house. Th fence would align with the corner of the house by the port a john.

View from the east side facing west. The new fence would be in front of the hay bales and the fence on top of the wall would be removed.