

**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	3 Newlands St., Chevy Chase	<b>Meeting Date:</b>	12/06/17
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	11/29/17
<b>Review:</b>	HAWP	<b>Public Notice:</b>	11/22/17
<b>Case Number:</b>	35/13-17NN	<b>Tax Credit:</b>	n/a
<b>Applicant:</b>	Tony & Kathryn Everett	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	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:**

☒ **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:

☒ 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

x   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.



DPS - #8

## HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMITContact Email: Kathryn.everett@mc.123 Contact Person: Kathryn Everett  
Daytime Phone No.: 202 465 5740Tax Account No.: 03279436Name of Property Owner: Tony + Kathryn Everett Daytime Phone No.: 202 465 5740Address: 3 Newlands St. Chevy Chase MD 20815  
Street Number City State Zip CodeContractor: TBID Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: NA Daytime Phone No.: NA

## LOCATION OF BUILDING/PREMISE

House Number: 3 Street: Newlands St.Town/City: Chevy Chase Nearest Cross Street: ConnecticutLot: 3 Block: \_\_\_\_\_ Subdivision: CC Village

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

## 1A. CHECK ALL APPLICABLE:

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

## CHECK ALL APPLICABLE:

- ☐
- A/C
- ☐
- Slab
- ☐
- Room Addition
- ☐
- Porch
- ☐
- Deck
- ☐
- Shed
- 
- ☐
- Solar
- ☐
- Fireplace
- ☐
- Woodburning Stove
- ☐
- Single Family
- 
- ☒
- Fence/Wall (complete Section 4)
- ☐
- Other: \_\_\_\_\_

1B. Construction cost estimator: \$ 15,000

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

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: 04 ☒ 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 5 feet 0 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.

Kathryn Everett  
Signature of owner or authorized agent10-28-2012  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

817965

(3)

**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 match the existing one on the property: 1x4" Beveled Cedar boards with 1x4" posts and Cedar trim 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:

Structure is a 2 story asymmetrical Saddle Creek house. The detached garage takes design cues from the house. Currently, the east side of the property is fenced and an existing fence encloses the garden on top of a low wall that aligns with the end of the house.

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

- 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.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

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.

(4)

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

Owner's mailing address

Tony + Kathryn Everett  
 3 Newlands St.  
 Chevy Chase MD 20815

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

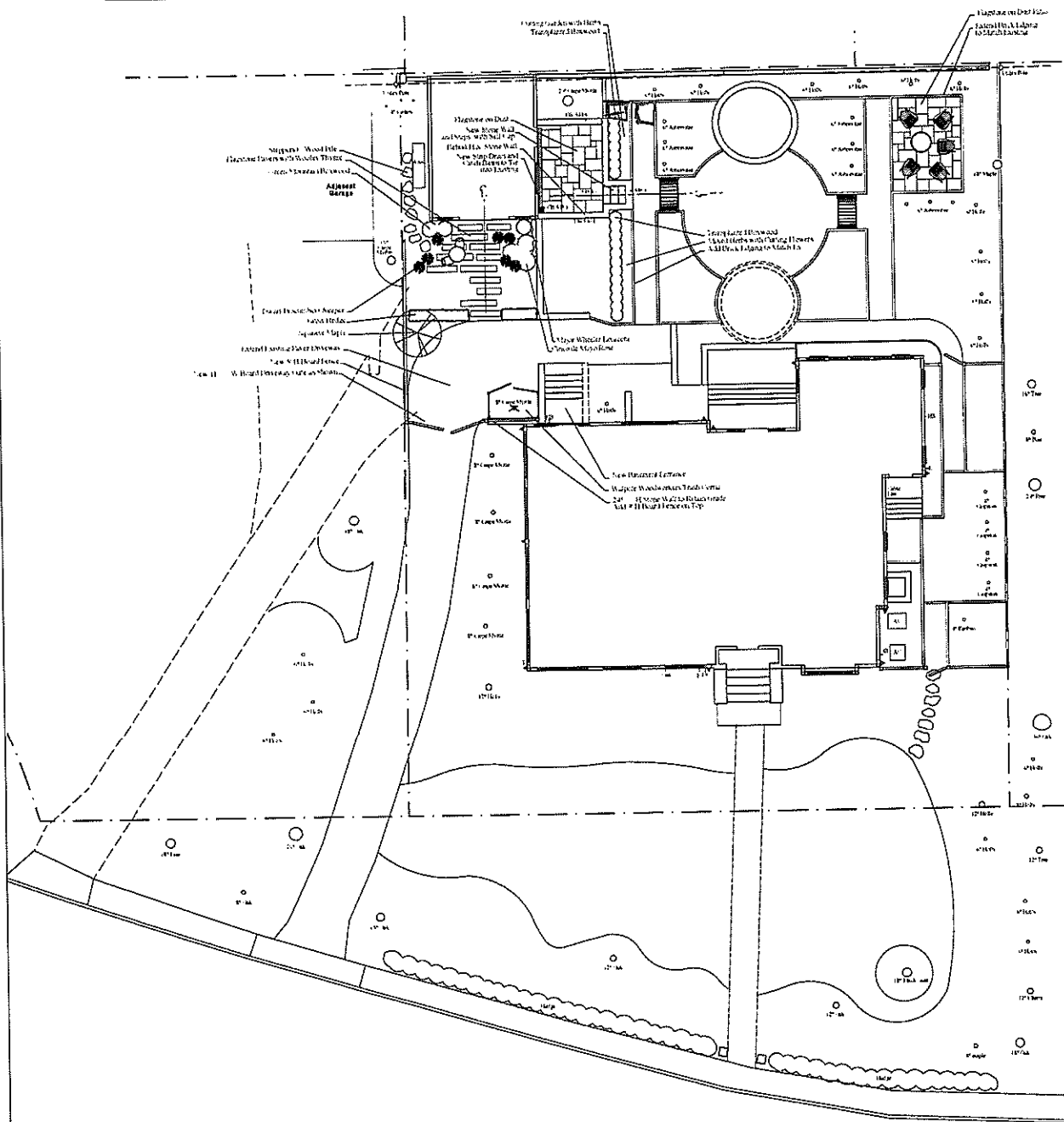
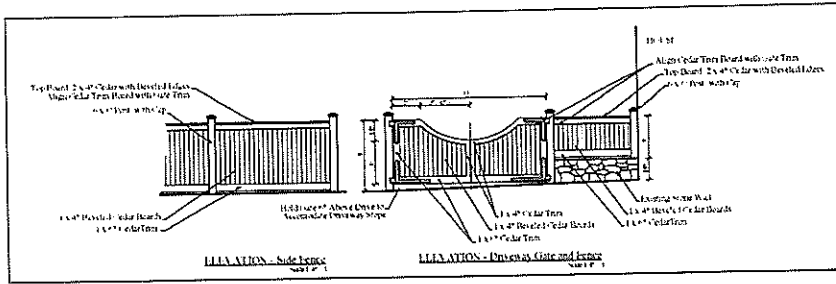
Shelia Lynch + Tom Hagan  
 1 Newlands St.  
 Chevy Chase MD 20815

Byron + Mary Anderson  
 5 Newlands St.  
 Chevy Chase MD  
 20815

Alice + Thom Breed  
 2 Newlands St.  
 Chevy Chase MD  
 20815

Robert + Bellinger +  
 Natalie Wilensky  
 2 Oxford St.  
 Chevy Chase MD 20815

Dafna + Alan Fleischman  
 4 ~~Newlands~~ Oxford St.  
 Chevy Chase MD  
 20815



**EVERETT**

GARDEN DESIGNS LLC  
202-461-5740  
www.everettgardendesign.com

TITLE: LANDSCAPE PLAN

DATE: 4-21-17 Rev 10-8-17

**EVERETT RESIDENCE**

3 Newlands Street  
Chevy Chase, MD

SCALE: 1/8" = 1'

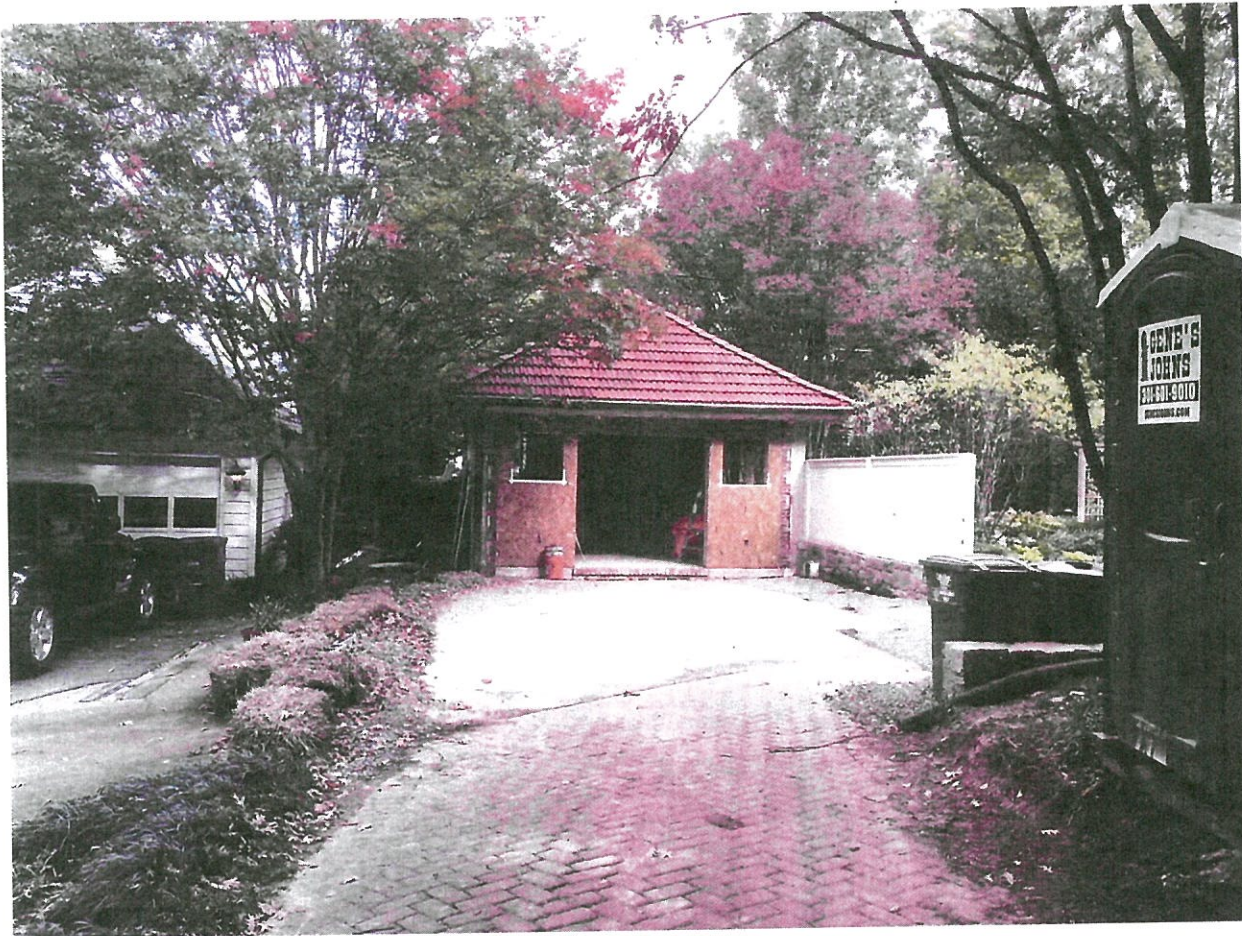
NORTH



6







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.



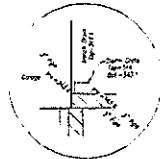
View from the east side facing west. The new fence would be in front of the hay bales and the fence on top of the wall would be removed.

# GENERAL NOTES:

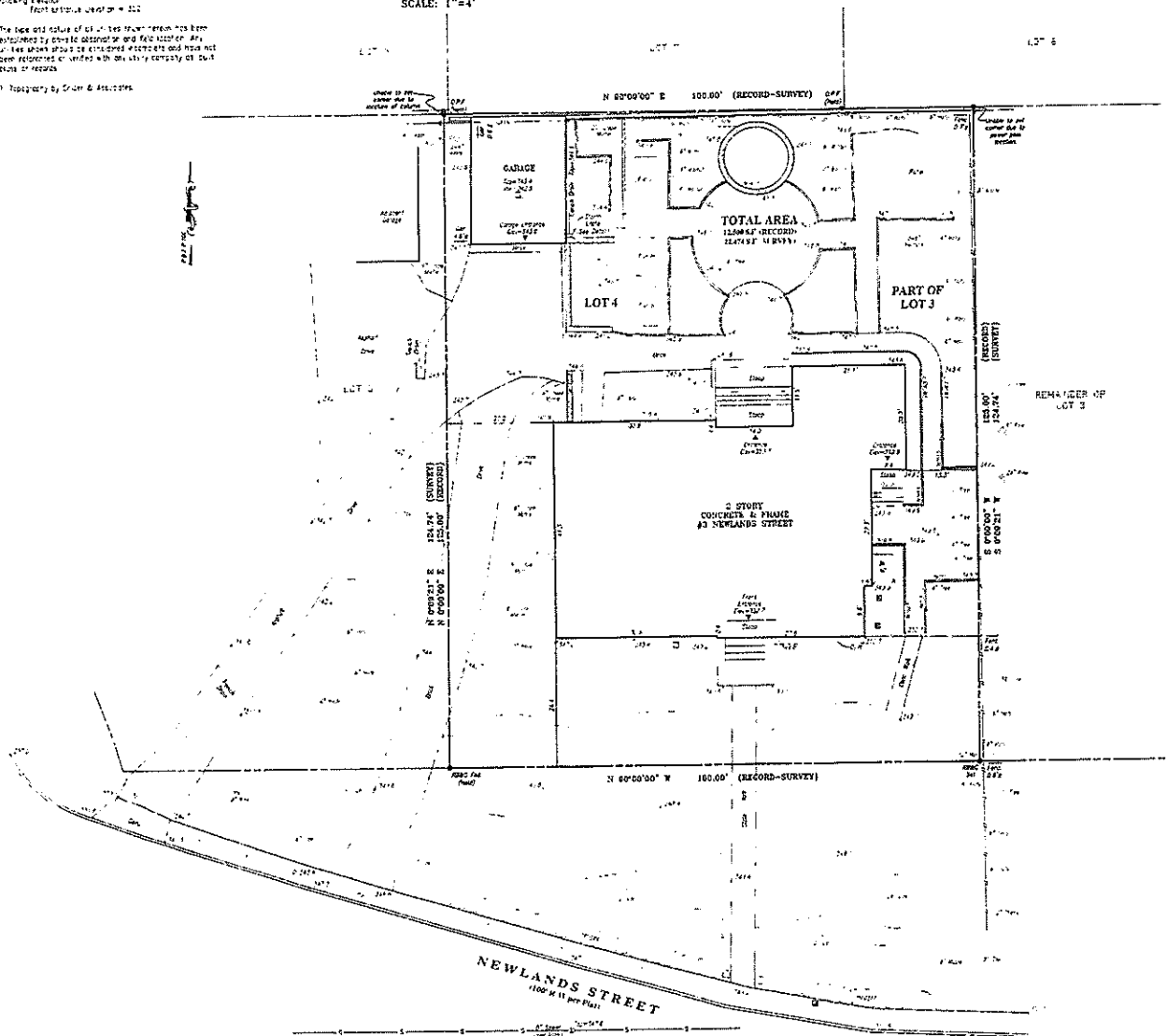
1. Property shown in Montgomery County Tax Assessment Map Book Page 100-441
2. Property is recorded among the land records of Montgomery County, Maryland in Liber 4917 of Folio 64 and a portion of Folio 65 of Book 2 of Folio 66
3. Record Address: 1 Newlands Street, Chevy Chase, Maryland 20815
4. The information shown herein has been prepared without the benefit of a Title Search, therefore may not reflect all interests or encumbrances which may affect the subject property.
5. All property corners have been re-established or set and verified per field survey conducted March 14, 2017.

## TOPOGRAPHICAL NOTES:

1. The elevations shown herein have been established based upon NGVD 1988 datum collected from the record interval 0.5 ft for contour purposes and shown on record 0.5 ft street elevations. The datum was used for this datum has been adopted the following elevation: 100.00'.
2. The base and nature of all of the shown herein has been established by ground observation and field location. Any utilities shown are shown as indicated on record and have not been relocated or verified with the existing utility of the subject property.
3. Topography by Snider & Associates



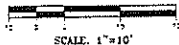
DETAIL:  
SCALE: 1"=4'



## LEGEND

- 1. Data sheet
- 2. Center line
- 3. Property line
- 4. Air Conditioning unit
- 5. Sanitary sewer service
- 6. Easement
- 7. Gas line
- 8. Gas meter
- 9. Water line
- 10. Water and Gas hydrant
- 11. Sewer line
- 12. Sewer line with manhole
- 13. Sewer line with manhole
- 14. Sewer line with manhole
- 15. Sewer line with manhole
- 16. Sewer line with manhole
- 17. Sewer line with manhole
- 18. Sewer line with manhole
- 19. Sewer line with manhole
- 20. Sewer line with manhole

GRAPHIC SCALE



## SURVEYOR'S CERTIFICATE

I hereby certify that the aforesaid survey has been made upon the basis of a field survey conducted on the 14th day of March, 2017. The survey was made in accordance with the provisions of the laws of the State of Maryland, and the survey was made in accordance with the provisions of the laws of the State of Maryland.



DATE: 3/27/17  
NAME: [Signature]  
TITLE: Professional Land Surveyor  
EXPIRATION DATE: 03/27/2021

PLAT OF SURVEY  
BOUNDARY & TOPOGRAPHIC SURVEY  
PART OF LOT 3 AND LOT 4  
SECTION No. 2

CHEVY CHASE  
BETHESDA (7th) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 10' MARCH 2017



SNIDER & ASSOCIATES  
SURVEYORS

20270 GOLDENROD LANE, SUITE 110  
GERMANTOWN, MARYLAND 20876  
301/948-0100 • Fax 301/948-1286

PROJECT	98-03708-1070	APPROVAL	W.F.A.
DATE	03/27/17	DATE	03/27/17

10