

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

<b>Address:</b>	7 Newlands St., Chevy Chase	<b>Meeting Date:</b>	1/10/18
<b>Resource:</b>	Outstanding Resource Chevy Chase Village Historic District	<b>Report Date:</b>	1/03/18
<b>Review:</b>	HAWP	<b>Public Notice:</b>	12/28/17
<b>Case Number:</b>	35/13-18A		
<b>Applicant:</b>	Shannon Pryor	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Hardscape Alteration		

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**RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**PPROPERTY DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource to the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** c.1908

The subject property is a two-story, Colonial Revival, three bays wide, with a pyramidal roof, with hipped dormers on the three public facing sides. The house is clad in stucco and has one-over-one sash windows with shutters throughout. The property has a large side addition to the right and rear. Adjacent to the historic house, the addition is two-stories and steps down to one-story. The addition matches the historic house siding and cladding, but utilizes smaller one-over-one sash windows and does not include shutters.

The applicant proposes to construct a brick walkway on a crushed gravel base in running bond to the right of the front porch. The new walk will facilitate exterior access to the back yard from the front porch. The new walkway will appear similar to the existing front walkway, but will be dry-laid instead of using a cement base. Staff feels that this proposal is compatible in material, location, and design with the visual character of the historic house and surrounding district.



Figure 1: Existing appearance of front walkway (note, landscape has been significantly altered from this 2009 image).

**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
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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: bernie@fineearth.com Contact Person: BERNIE MIHM  
 Daytime Phone No.: 301-370-0471  
 Tax Account No.: 16-1629886  
 Name of Property Owner: SHANNON PRYOR Daytime Phone No.: 202-596-6236  
 Address: 7 NEWLANDS ST CHEVY CHASE MD 20815  
Street Number City Street Zip Code  
 Contractor: FINE EARTH LANDSCAPE INC Phone No.: 301-983-0800  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: BERNIE MIHM Daytime Phone No.: 301-370-0471

**LOCATION OF BUILDING/PRESERVE**

House Number: 7 NEWLANDS Street \_\_\_\_\_  
 Town/City: CHEVY CHASE Nearest Cross Street: BROOKVIEW  
 Lot: 24 Block: 54 Subdivision: CHEVY CHASE  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Expand  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: WALKWAY

1B. Construction cost estimate: \$ 4000

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 \_\_\_\_\_ 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.

[Signature]  
 Signature of owner or authorized agent \_\_\_\_\_ Date \_\_\_\_\_

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

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**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:

CIRCA 1910 COLONIAL REVIVAL HOUSE RENOVATED W/ ADDITIONS,  
PORCH, GARAGE + POOL. DOUBLE LOT, RELATIVELY FLAT  
TOPOGRAPHY W/ A PERIMETER OF TREES

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

INSTALL A PRIVATE BRICK WALKWAY BY SOUTHEAST CORNER OF  
HOUSE TO FACILITATE PEDESTRIAN ACCESS OF BACKYARD  
FROM PORCH - THIS WALKWAY WILL COMPLEMENT THE HERB  
GARDEN / PERENNIALS AND BE Laid IN A RUNNING BAND ON CRUSHED  
STONE TO MATCH EXISTING PATHS - NO TREES OF 6" OR  
LARGER WILL HAVE THEIR ROOT ZONES AFFECTED, THE AREA IS LAWN -

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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**

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 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.

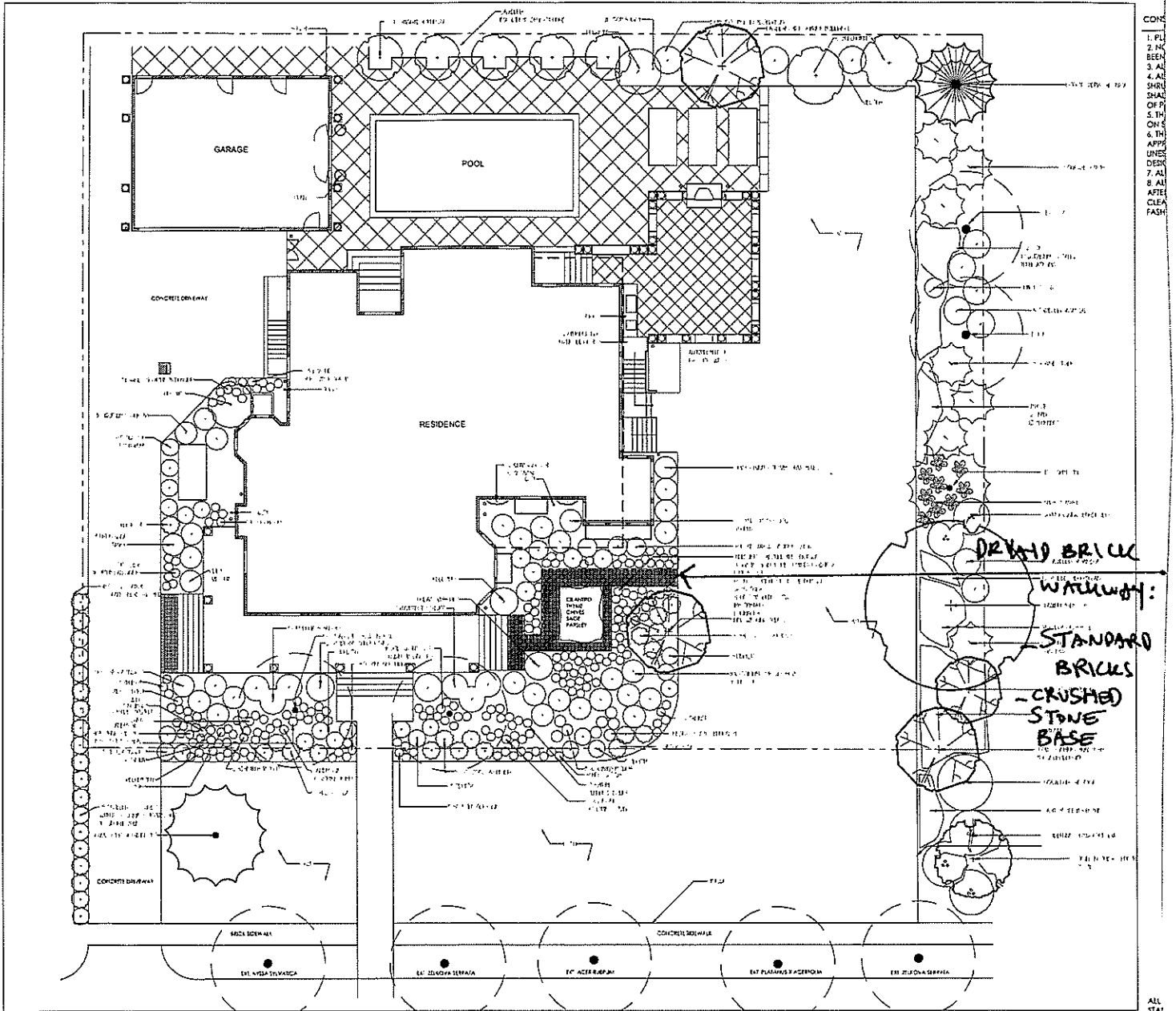
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

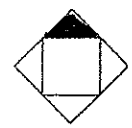
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> SHANNON PRYOR 7 NEWLANDS ST CHEVY CHASE MD 20815	<b>Owner's Agent's mailing address</b> 16815 BUDD RD POOLESVILLE MD 20837
<b>Adjacent and confronting Property Owners mailing addresses</b>	
5 NEWLANDS ST CHEVY CHASE MD 20815	9 NEWLANDS ST CHEVY CHASE MD 20815
10 NEWLANDS ST CHEVY CHASE MD 20815	12 NEWLANDS ST CHEVY CHASE MD 20815
8 OXFORD ST CHEVY CHASE MD 20815	10 OXFORD ST CHEVY CHASE MD 20815

Site Plan



CONS  
1. PL  
2. NK  
BEEN  
3. AL  
4. AD  
SHR  
SHAD  
OF P  
5. TH  
ON S  
6. TH  
APP  
UNSE  
DESK  
7. AL  
8. AL  
AFTE  
CLEA  
FASH



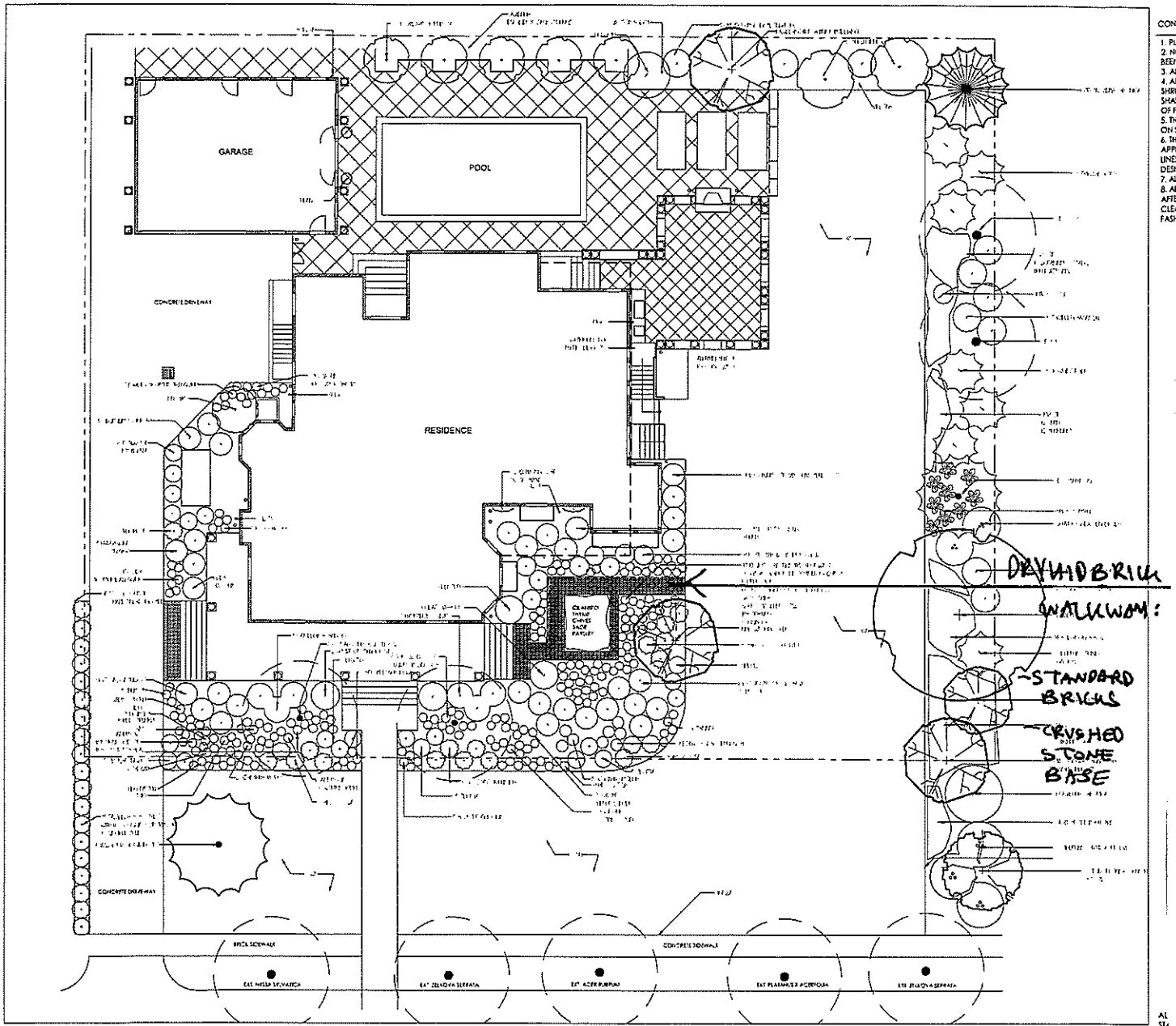
Shade portion to indicate North



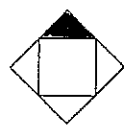
Applicant: BERNIE MIHM

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Site Plan



- 1. PL
- 2. HC
- 3. AL
- 4. AC
- 5. SH
- 6. TR
- 7. AL
- 8. AL
- 9. AL
- 10. AL

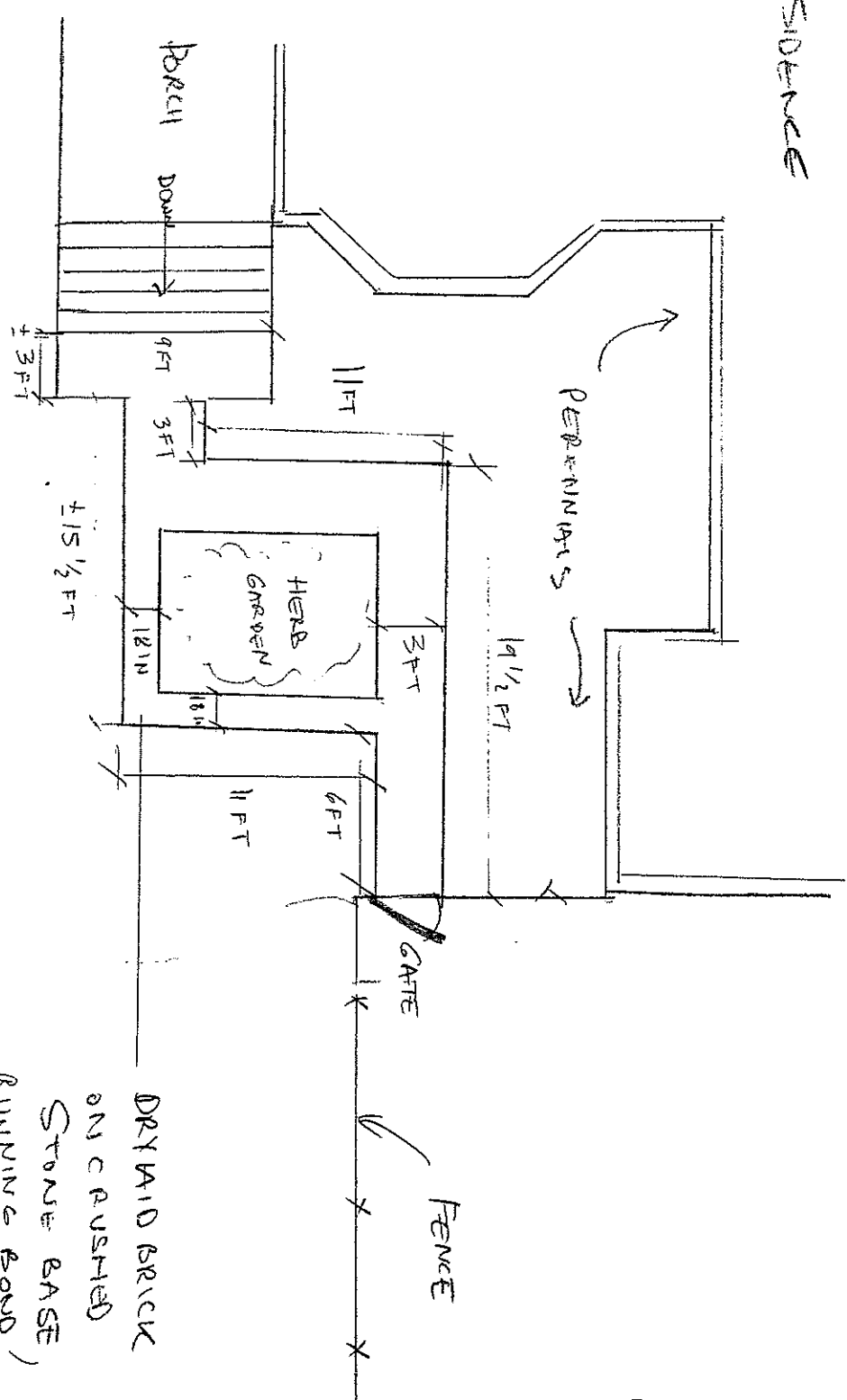


Shade portion to indicate North

Applicant: BERNIE MIHM

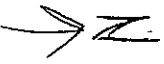
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RESIDENCE



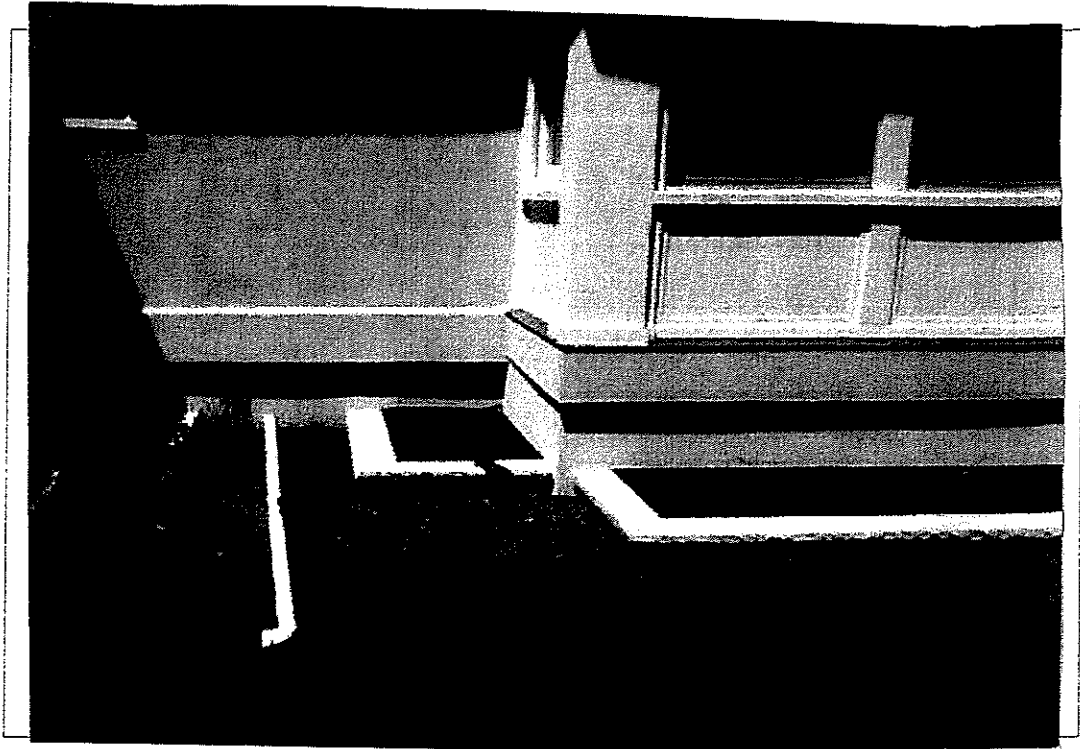
PLAN: 1/8 TH IN = 1 FT  
 7 NEWGRANDS ST  
 GACH MO.

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Existing Property Condition Photographs (duplicate as needed)



Detail: CONTINUING EAST TO ADDITION



Detail: EAST CORNER W/ FENCE, WALKWAY TO END  
AT GATE

Applicant: B. MIHM

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Existing Property Condition Photographs (duplicate as needed)



CORNER OF EXISTING PORCH STEPS + EAST CORNER  
OF ORIGINAL HOUSE; WALKWAY TO BEGIN AT PORCH STEPS

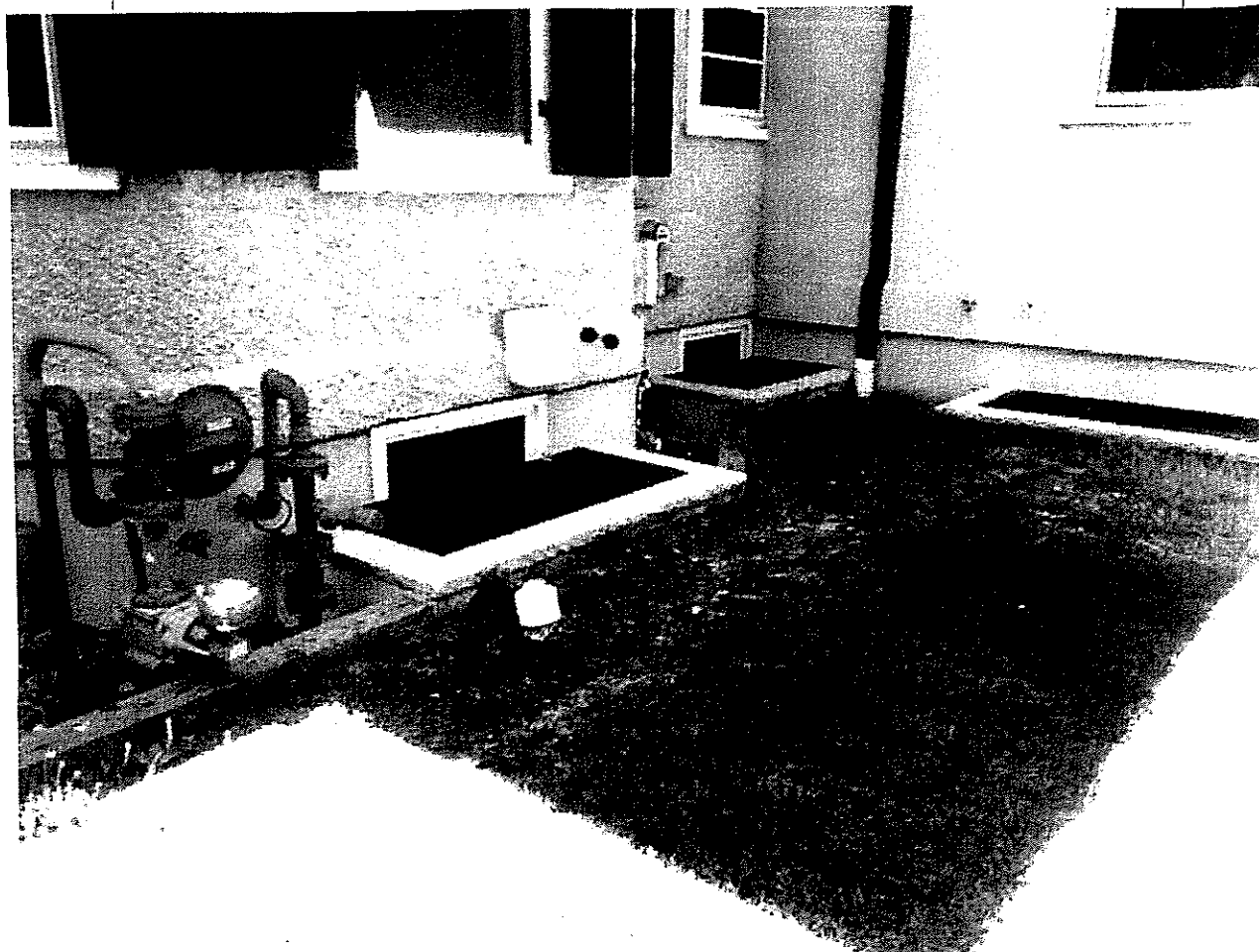
Detail: \_\_\_\_\_

Applicant: B. MIHM

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Existing Property Condition Photographs (duplicate as needed)



CONTINUING TO CORNER FROM PORCH

Detail: \_\_\_\_\_

Applicant: B. MIHM

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