EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

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

RECOMMENDATION:
Staff recommends that the HPC approve the HAWP application.

PROPERTY 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 is 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.
**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

_**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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: bernie@finepath.com
Contact Person: BERNIE MIMA
Daytime Phone #: 301-370-0471

Tax Account #: 16-1629886

Name of Property Owner: SHANNON FRYER
Daytime Phone #: 202-596-6236

Address: 7 NEWLANDS ST CHERRY CHASE MD 20815

Contractor: FINE EARTH LANDSCAPE INC
Phone #: 301-983-0800

Agent for Owner: BERNIE MIMA
Daytime Phone #: 301-370-0471

LOCATION OF BUILDING

House Number: 7 NEWLANDS

Town/City: CHERRY CHASE Nearest Cross Street: BROOKLINE

Lot: 24 Block: 54 Subdivision: CHERRY CHASE

PART ONE: DESCRIPTION AND USE

A. Check all applicable

☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐ Sidewalk ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Move ☐ Install ☐ Wreckage ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Revision ☐ Repair ☐ Retractible ☐ Fence/Wall (complete Section 4) ☐ Other: WALKWAY

B. Construction cost estimate: $ 4,000

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

PART ONE: CONSTRUCTION MATERIALS AND EXTERIOR ALTERATIONS

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 CHECK FOR FENCE/RETAINING WALL

3A. Height ______________ feet ____________ inches

3B. Indicate whether the fence or retaining wall is to be constructed in one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/assesment

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 of owner or authorized agent: ____________________________

Date: ____________________________

Approved: ____________________________ For Chairperson, Historic Preservation Commission

Disapproved: ____________________________ Signature: ____________________________ Date: ____________________________

Application/Permit No.: ____________________________ Date Filed: ____________________________ Date Issued: ____________________________

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:
   
   CIRCA 1910 COLONIAL REVIVAL HOUSE REMODELED W/ ADDITIONS, PORCH, GARAGE & POOL. DOUBLE-ST, RELATIVELY FLAT TOPOGRAPHY IN 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 PRIVACY BOUNDARY ON SOUTHEAST CORNER OF HOUSE TO FACILITATE PEDESTRIAN ACCESS TO BACKYARD FROM PORCH. THIS BOUNDARY WILL COMPLEMENT THE HERB GARDEN, PERENNIALS AND BEAUTIFUL IN A RUNNING BOND 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 plot. Your site plan must include:
   a. the scale, north arrow, and data;
   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 (schedules), 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 islot(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.
# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shannon Prior</td>
<td>16815 Bold Rd</td>
</tr>
<tr>
<td>7 Newlands St</td>
<td>Poolesville MD 20837</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
<td></td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 Newlands St</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
</tr>
<tr>
<td>10 Newlands St</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
</tr>
<tr>
<td>8 Oxford St</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
</tr>
</tbody>
</table>

5
Existing Property Condition Photographs (duplicate as needed)

Detail: CONTINUING EAST TO ADDITION

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

Applicant: D. M. H. M.
CORNER OF EXISTING PORCH STEPS + EAST CORNER OF ORIGINAL HOUSE) WALKWAY TO BEGIN AT PORCH STEPS

Detail:_________________________________________________________
Continuing to corner from porch

Detail:________________________________________________________

Applicant: B. M. H. M

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