2011 HAMP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive Leslie Miles Chairperson

Date: 5/12/11

MEMORANDUM

TO:

Carla Reid, Director

Department of Permitting Services

FROM:

Anne Fothergil

Planner Coordinator

Historic Preservation Section-Planning Department Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #566212—patio installation and fence relocation and installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was <u>approved</u> by the HPC on May 11, 2011.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant:

William and Heidi Maloni

Address:

5 Chevy Chase Circle, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





Edit 6/21/99



DPS -#

566212

APPLICATION FOR HISTORIC AREA WORK PERMIT

	Contact Person: BRIAN SIEPHENISON
00 4511722	Daytime Phone No.: 202. 276.6522
Tex Account No.: 00 454732	
Name of Property Owner: WM. THE 101 MALON!	Daytime Phone No.: 301. 951. 3375
Address: 5 CHEVY CHASE CIRCUE CHEV	Y CHASE MD 20815
Contractor:	
	Phone No.:
Contractor Registration No.:	707 771 1577
Agent for Owner: BRIAN STEPHENSON, LAND. ARCH	_ Daytime Phone No.:
CONTROL OF THE OWNER STATES	
House Number: 5	CHEVY CHASE CIRCLE
House Number: 5 Street Town/City: CHEVY CHASE VILLAGE Nearest Cross Street	MAGNOLIA PARKWAY
Lot: Block: Subdivision: CHEVY (CHASE
Liber: Fatio: Parcel:	
	-
PART ONE: TYPE OF PERMIT ACTION AND USE	
1A. CHECK ALL APPLICABLE: CHECK ALL	APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ A/C ☐	Stab Room Addition Porch Deck Shed
☐ Move ☑ Install ☐ Wreck/Raze ☐ Solar ☐	Fireplace
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/W	all (complete Section 4)
1B. Construction cost estimate: \$ 50,000	
1C. If this is a revision of a previously approved active permit, see Permit #	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIO	
** * * * * * * * * * * * * * * * * * * *	
2A. Type of sewage disposal: 01 WSSC 02 Septic	03 Other:
2B. Type of water supply: 01 WSSC 02 Well	03 Dther:
PART THREE COMPLETEDRIVEOR FENCE RETAINING WALL	
3A. Height 3 fort 6 inches	
3B. Indicate whether the fence or retaining wall is to be constructed on one of the fol	lowing locations:
☐ On party line/property line ☐ Entirely on land of owner	☐ On public right of way/sesament
	- Of passes of the property of the passes of
I hereby cartify that I have the euthority to make the foregoing application, that the ap approved by all agencies listed and I hereby acknowledge and accept this to be a co	plication is correct, and that the construction will comply with plans
Dr	idition for the issuance of this permit.
Buon Dtween	4/19/2011
Signature of owner or elithorized egent	Dete
Approved:	gap, Historic Preservation Commission
Disapproved: Signature:	/ 1 ml Duto: 5/12/11
Application/Permit No.: Date File	

SEE REVERSE SIDE FOR INSTRUCTIONS

EXPEDITED MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

5 Chevy Chase Circle, Chevy Chase

Chevy Chase Village Historic District

Meeting Date:

5/11/11

Resource:

Outstanding Resource

Report Date:

5/4/11

Applicant:

William and Heidi Maloni

Public Notice:

4/27/11

Review:

(Brian Stephenson, Landscape Architect)

Tax Credit:

None

Case Numbers: 35/13-11M

HAWP

Staff:

Anne Fothergill

Proposal:

Patio installation and fence relocation

STAFF RECOMMENDATION

☑ Approval

☐ Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE:

Outstanding Resource within the Chevy Chase Village Historic District

STYLE:

Craftsman

DATE:

1906

PROPOSAL

The applicants are proposing to install a new 240 SF bluestone patio behind the house with stone stairs to grade. They propose to slightly relocate the existing fence and gate that are along the driveway into the side yard and also install a new wood fence gate behind the garage.

The removal of dead trees has been approved by the Chevy Chase Village arborist.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2);

and with the general condition that the applicant shall present the 3 permit sets of drawings 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 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



Edit 6/21/99



301/563-3400

DPS . #R

566212

APPLICATION FOR HISTORIC AREA WORK PERMIT

				Contact Person	ERIAN STEPHENSON
	00115			Daytime Phone	No.: 201. 276.6522
Tex Account No.: _	0045	4732			
Name of Property Ov	Mer: WM.	THEIDI MA	+LON1	Daytime Phone	No.: 301. 951.3375 E M D 20815 Start Zip Code
Address: 5 Cl	HEVY C	HASE CIR	CUE CHEV	Y CHAS	E MD 20815
	Street Number		City		Start Zip Code
Contractor:		<u>·</u>	·	Phone	No.:
Contractor Registrat	ion No.:			···	
Agent for Owner: 💃	BRIAN ST	ethenson,	LAND. ARCH	Daytime Phone	No.: 202.276.6522
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House Number:	5		Street	CHEVY	CHASE CIRCLE
		SE VILLAGE	Necrost Conce Street	MAGNOL	1A PARKWAY
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PART ONE: TYPE	OF PERMIT A	CTION AND USE			
IA. CHECK ALL APP	LICABLE:		CHECK ALL	APPLICABLE:	
☐ Construct	☐ Extend	☐ Alter/Renovata	□ A/C (⊐ Stado □ R	com Addition
☐ Move	☑ install	☐ Wreck/Raze	□ Solar (☐ Fireplace ☐ V	
☐ Revision	☐ Repair	Revocable			n4) Voter PATIO + LANDSYAPE
18. Construction cos				es loouther occo	114) & Comm. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
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PART TWO: COM	PLATE FOR N	Wednishaushon	Allora allo/Abbril	INS	
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B. Type of water s	upply:	01 □ WSSC	•		
	•				
4		Montane Analakin	NG WALL		
IA. Height 2	feet <u>(</u>	inches			
8. Indicate whether	er the fence or n	staining wall is to be co	nstructed on one of the fo	Nowing locations:	
On party line	t/property line	🕱 Entirely or	land of owner	On public rig	ht of way/sesament
hereby certify that I pproved by all agen	have the authorices listed and l	rity to make the foregoil I hereby acknowledge a	ng application, that the ap and accept this to be a co	oplication is correct	, and that the construction will comply with plans
ba	· 1	(1.1	•		1 1
17W	om U	diplem	~		4/19/2011
	Signature of own	ner or eathorized egent			Dete
pproved:			For Chairpe	rson, Historic Pres	ervation Commission
isapproved:		Signature:			Duto:
pplication/Permit No).:		Data File	ıd:	Cate Issued:
				·	

SEE REVERSE SIDE FOR INSTRUCTIONS

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

Owner's mailing address WILLIAM & HEIDI MALONI 5 CHEVY CHASE CIPCLE CHEVY CHASE, MD 20815	Owner's Agent's mailing address BRIAN J. STEPHENSON BRIAN J. STEPHENSON + CO. 3520 QUESAPA ST NU WASHINGTON, PC 20015
Adjacent and confronting	Property Owners mailing addresses
ALL SAINTS EPISCOPAL CHUPCH 3 CHEVY CHASE CIPCLE CHEVY CHASE, MD 20815	MR. PAVID P. EVANG MS. PUTH N. ROBBINS OR CURPENH RESIDENT 3 MAGNOLIA PAPKWAY CHEVY CHASE, MP 20015
MR. ROBERT G. JOSEPHS MS. GERALVINE M. CAPR OR CURRENIT RESIDENIT 3 GRAPTON STREET CHEVY CHASE, MD 20015	MR. 4. MRS. JEROME BRACKEN OR CURRENT RESIDENT 5 MAGNIOLIA PARKWAY CITEVY CHASE, MD 20815
MR. BURT A. BRAVERMANI MS. KATHLEEN MEREDITH OR CURRENT RESIDENT 2 MAGNOLLA PARKWAY CHEVY CHASE, MD 20015	MR. \$ MRS. REHARD W. CASS OR CURRENT RESIDENT 7 MAGNOUA PARKWAY CHENY CHASE, MD 20815

5 Chevy Chase Circle, Chevy Chase, MD HAWP Application

Written Description of the Project:

<u>Description of existing structures and environmental setting, including their historical features and significance</u>

The house and property are located in the Chevy Chase Village Historic District. The house is a craftsman style structure built in 1906. It is a two story frame structure with shingles on the second story and stucco on the first story. The site was originally known as '1 Grafton Street' and was a rectory for the All Saints Church across the street at two different times: 1897-1899 and 1950-1977. There have been many alterations made to the house over the years including porches, additions, and a pool and patio. The latest addition was made in 2009/2010. The property has been identified in a prior Commission staff report as an 'outstanding resource within the Chevy Chase Historic District'.

The landscape surrounding the property consists of mature shade and evergreen trees with lawn below, and large shrubs at the foundation of the house. These plant create a visual screen of the property from the street and adjacent properties.

Within the property much of the plant material is overgrown, with large trees growing into each other, and numerous areas that have not been maintained and taken over by invasive trees and vines. There is a swmming pool and pool deck at the rear of the house, with seasonal ornamental plantings around it and evergreen trees to screen the adjacent residence.

None of the landscape plants are historic resources but the overall woodland character of the property contributes to the historical setting of the house.

General description of the project, and its effect on the historical resources, the environmental setting, and the historic district.

The proposed project consists of removal of dead or overgrown trees and shrubs in the interior rear yard of the property and planting of new trees and shrubs that are more appropriately scaled to the space in the rear yard; construction of a new stone patio and play lawn adjacent to the pool deck at the rear of the house; moving an existing wood fence and install new landscape to allow better access and visibility of the rear entrance to the house.

1. Removal of dead of overgrown trees and shrubs in the interior rear yard of the property:

Many of the existing trees and shrubs in the rear yard are planted closely to each other and have, over time, grown together and into each other. This creates an unsightly conditions and also unhealthy conditions for the plants. The proposed plan will remove some of these trees and

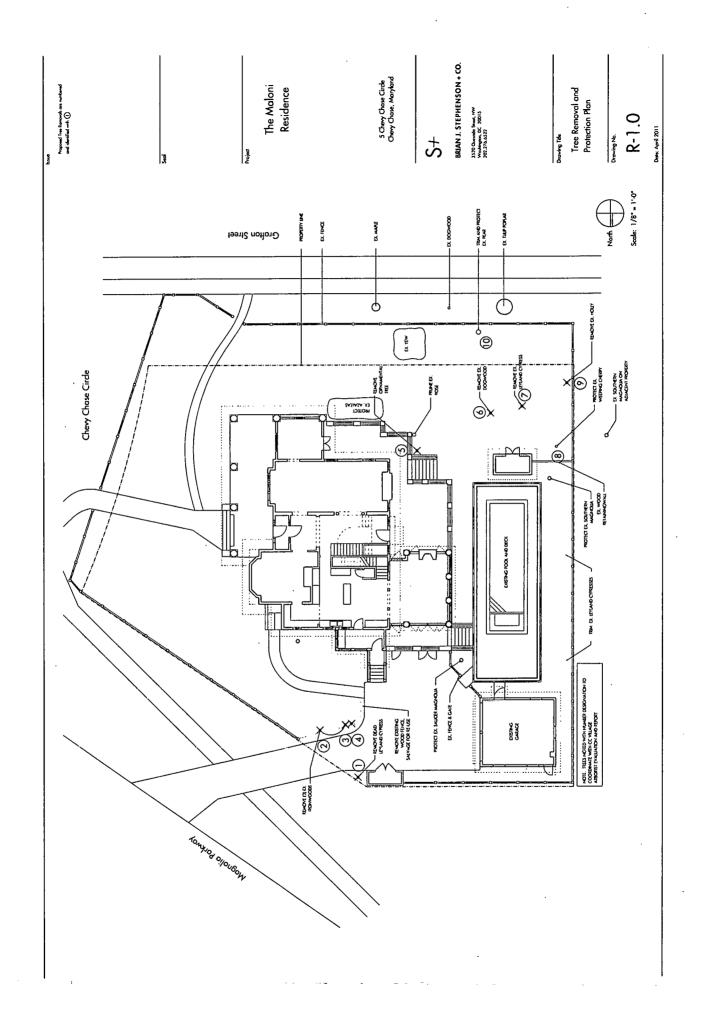
shrubs and replace them with more appropriately scaled new trees and shrubs. The tree removals have been reviewed and approved by the Chevy Chase Village arborist. No trees will be removed at the public perimeter of the property and views to the property from the street will not be affected.

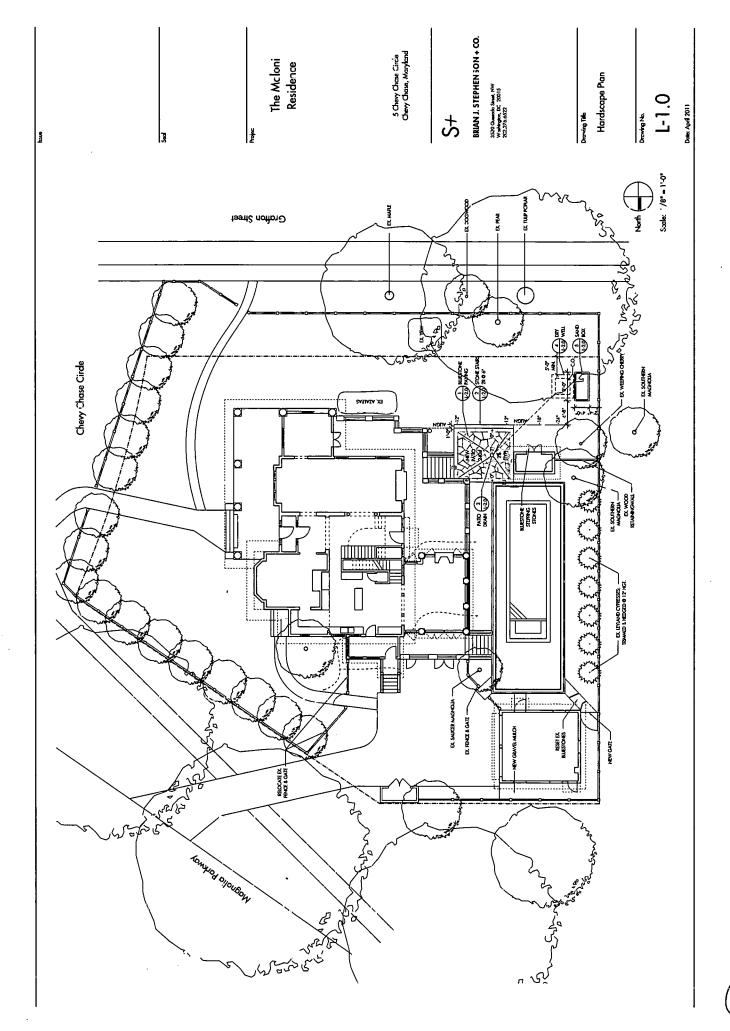
2. Construction of a new stone patio and play lawn

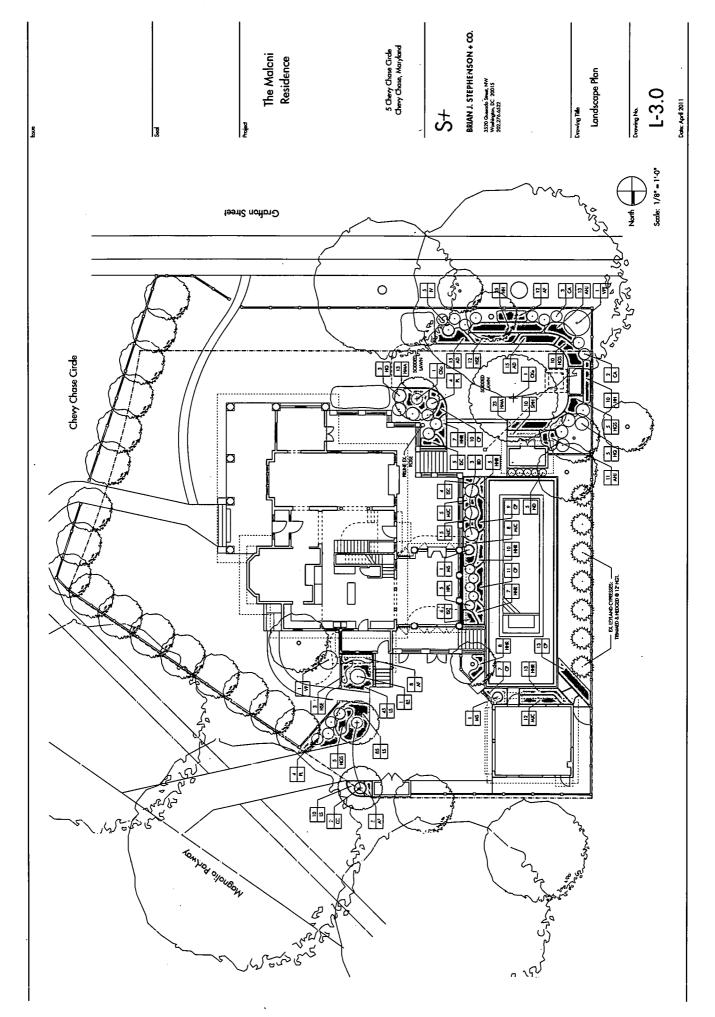
A new stone patio and play lawn will be constructed south of the existing pool in an area currently overgrown with shrubs and invasive trees and vines. This terrace will be used for outdoor dining at the pool, and the play lawn will be used by the owner's grandchildren. The stone patio will not affect any of the existing house structure, and an existing fence at the property line will screen the play activities.

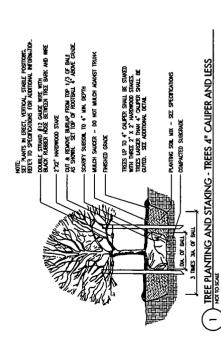
3. Moving an existing wood fence and install new landscape.

An existing wood fence at the edge of the driveway to the rear of the house will be relocated to allow better access and views to the existing rear house entrance. A new landscape will be added outside the fence to create a better setting for the rear house entrance. No changes will be made to the house at this location.









Plant Scheduie

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The Maloni Residence

Plant Schedule & Planting Details Drowing Tide

BRIAN J. STEPHENSON + CO.

3520 Guerado Street, NW Wootlegton, DC 20015 202,276,6522

5 Chery Chase Girde Chery Chase, Maryland

L-4.0 Date: April 2011

5 Chevy Chase Circle, Chevy Chase, MD Photographs of Existing Site Conditions





Existing views to front porch of house





Existing views at pool deck and rear yard



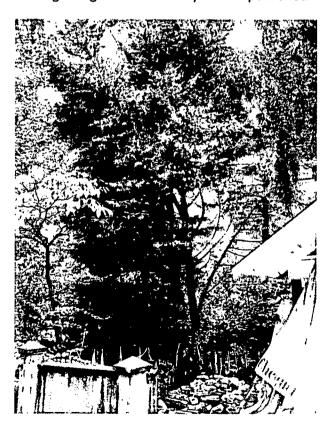
View to rear yard from Grafton Street



View to rear yard from Magnolia Parkway



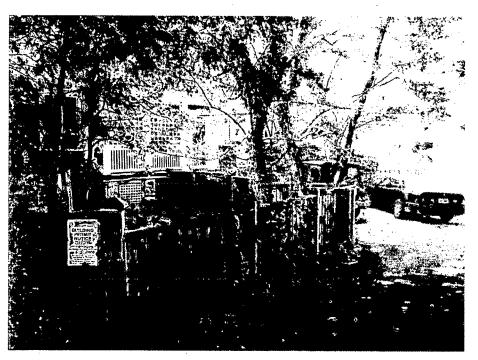
Existing overgrown understory behind pool shed

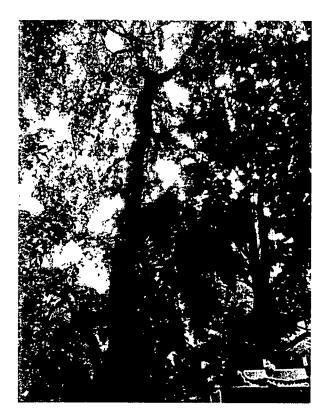


Existing overgrown trees behind pool shed, existing cypress growing into Magnolia



Existing dead and overgrown trees near driveway





Existing cherry tree growing into Magnolia tree

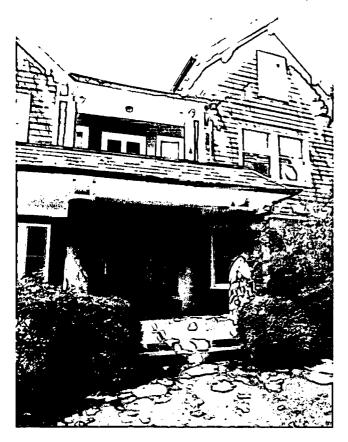








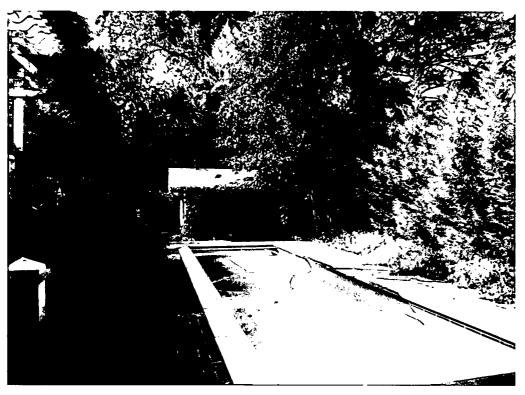
5 Chevy Chase Circle, Chevy Chase, MD Photographs of Existing Site Conditions





Existing views to front porch of house





Existing views at pool deck and rear yard



View to rear yard from Grafton Street



View to rear yard from Magnolia Parkway



Existing overgrown understory behind pool shed

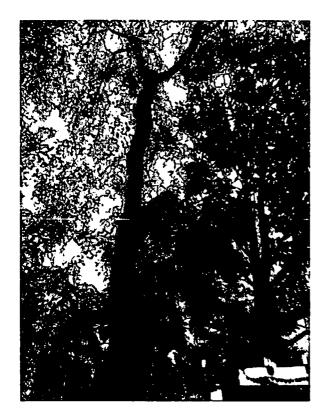


Existing overgrown trees behind pool shed, existing cypress growing into Magnolia



Existing dead and overgrown trees near driveway

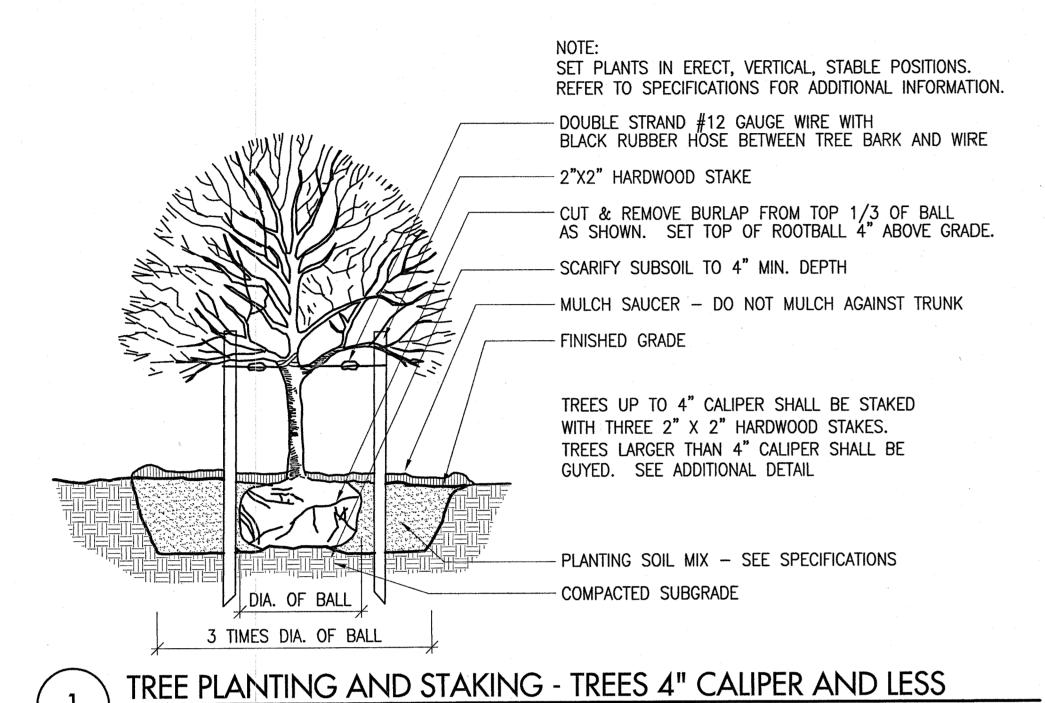




Existing cherry tree growing into Magnolia tree



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NOTES:

1. SET PLANTS IN ERECT VERTICAL, STABLE POSITIONS.
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

2. SHRUBS SHALL HAVE NO MORE THAN 3" OF SOIL ABOVE THE FIRST SCAFFOLD ROOTS.

3. REMOVE CONTAINER & THOROUGHLY FRAY ROOTS OF CONTAINER GROWN PLANTS

SHRUB BEDS SHALL BE CONTINUOUS ZONE OF PLANTING SOIL

2" MULCH LAYER: DO NOT COVER BASE OF SHRUB

CUT AND REMOVE BURLAP FROM ROOTBALL

PLANTING SOIL MIXTURE, PER SPECIFICATIONS

DIA. OF BALL

3 TIMES DIA. OF BALL

SUBGRADE

2 SHRUB PLANTING DETAIL

Plant Schedule

(ey	Qty	Botanical Name	Common Name	Size	Remarks
		Trees:			
CC	2	Cercis canadensis	Eastern Redbud	10' hgt., b&b	multistemmed form
CKe	1	Cladrastis kentuckea	Yellowwood	5.0" cal., b&b	
СКо	1	Cornus kousa	Kousa Dogwood	10' hgt., b&b	multistemmed form
		Shrubs:			
BD	3	Buddleia davidii 'Black Knight'	Black Knight Butterfly Bush	30" hgt., cont.	
BS	4	Buxus sempervirens	Boxwood	36 hgt. & spr., b&b	
CA	5	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	30" hgt., cont.	
HPL	5	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	30" hgt., cont.	
HQ	6	Hydrangea quercifolia 'Snowflake'	Snowflake Oakleaf Hydrangea	30" hgt., cont.	
IV	5	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	30" hgt., cont.	
ND	5	Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	24" hgt., cont.	
PL	8	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherrylaurel	36" spr., b&b	
SHH	10	Sarcococca hookerana humilis	Sweetbox	2 gallon cont.	plant 18" o.c.
VPT	1	Viburnum plicatum tomentosum 'Mariesii'	Maries Doublefile Viburnum	42" hgt., b&b	
VP	1	Viburnum x pragense	Prague Viburnum	42" hgt., b&b	
					•
		Ground Covers & Perennials:			
AHJ	24	Anemone 'Honorine Jobert'	Japanese Anemone	1 gallon cont.	plant 18" o.c.
AD	30	Astilbe x arendsii 'Deutschland'	Deutschland Astible	1 gallon cont.	plant 18" o.c.
AF	28	Athyrium felix-femina	Lady Fern	1 gallon cont.	plant 18" o.c.
СР	50	Cerotastigma plumbagnoides	Plumbago	1 gallon cont.	plant 18" o.c.
HMA	36	Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 gallon cont.	plant 18" o.c.
HHR	50	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gallon cont.	plant 18" o.c.
HH	35	Hemerocallis 'Hyperion'	Hyperion Daylily	1 gallon cont.	plant 18" o.c.
HGS	24	Hosta x 'Gold Standard'	Gold Standard Hosta	2 gallon cont.	plant 24" o.c.
HSE	20	Hosta seiboldiana 'Elegans'	Gold Standard Hosta	2 gallon cont.	plant 24" o.c.
ISC	15	Iris siberica 'Caesar's Brother'	Caesar's Brother Siberian Iris	1 gallon cont.	plant 18" o.c.
LS	140	Liriope spicata	Creeping Lilyturf	1 quart cont.	plant 12" o.c.
MS	2	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	5 gallon cont.	
MJC	30	Monarda 'Jacob Cline'	Jacob Cline Bee Balm	1 gallon cont.	plant 18" o.c.

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Project

The Maloni Residence

5 Chevy Chase Circle Chevy Chase, Maryland

SH

BRIAN J. STEPHENSON + CO.

3520 Quesada Street, NW Washington, DC 20015 202.276.6522

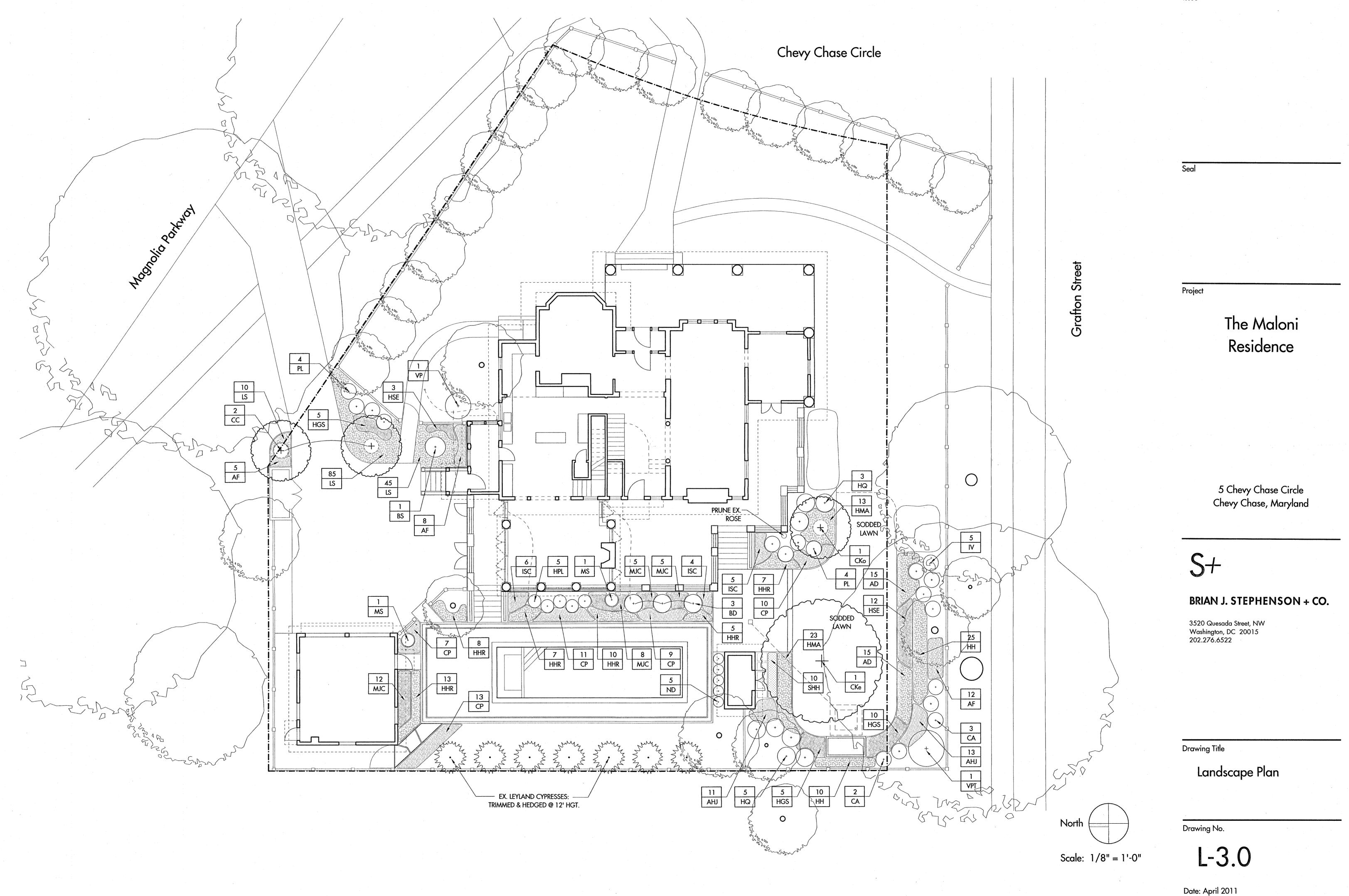
Drawing Title

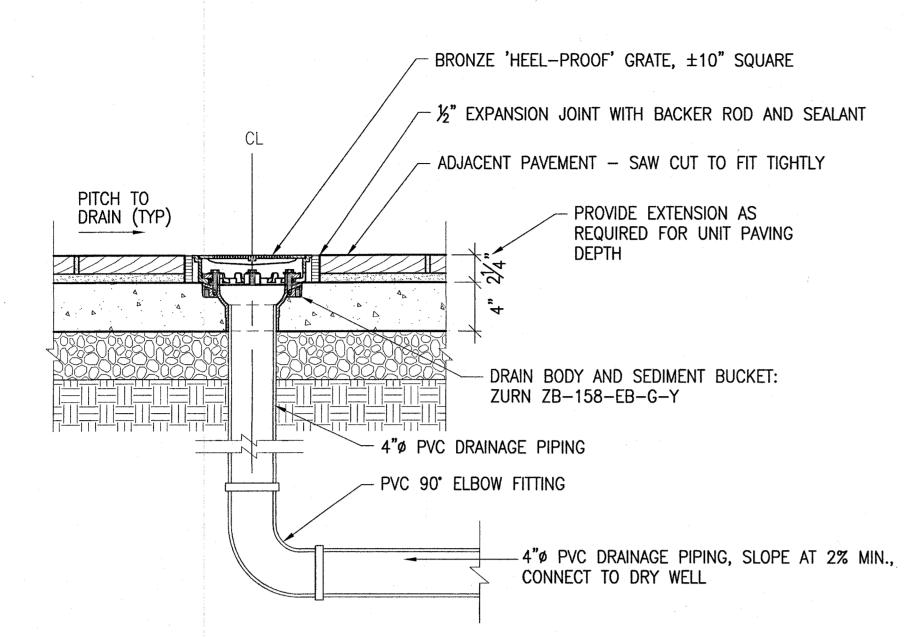
Plant Schedule & Planting Details

Drawing No.

L-4.0

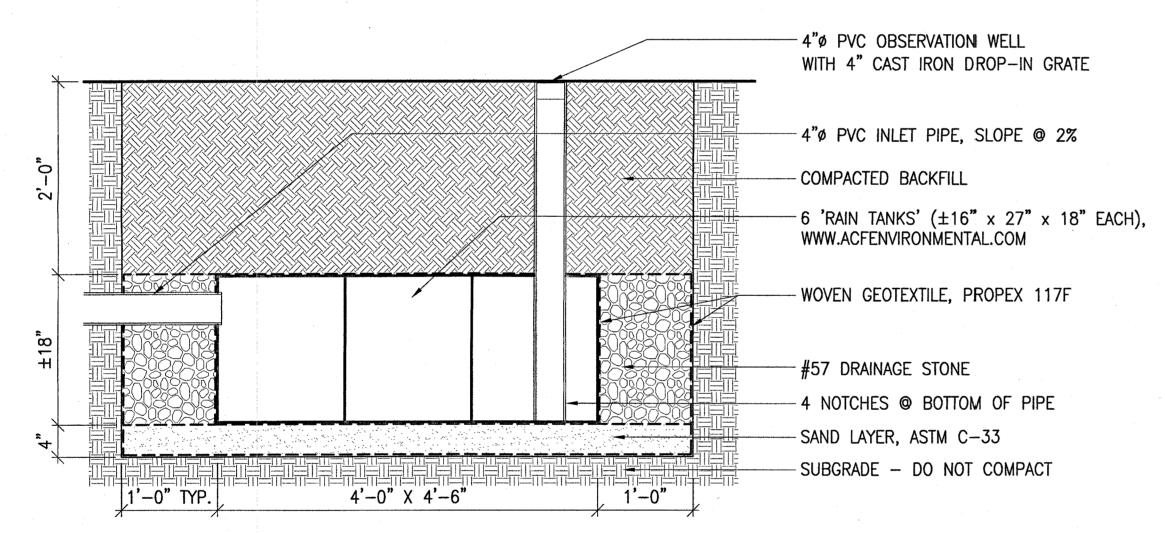
Date: April 2011





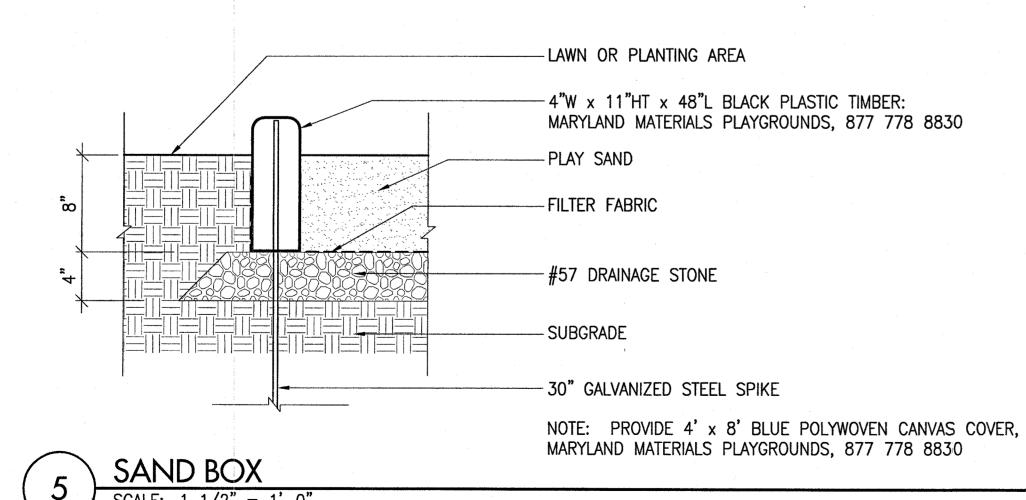
3 PATIO DRAIN

SCALE: 1 1/2" = 1'-



ORY WELL WITH 'RAIN TANKS'

SCALE: 1" = 1'-0"



12"X12", 12"X18". 12"X24", 18"X18", 18"X24", AND 24"X24" STONES, IN PATTERN AS SHOWN ON THE PLANS FACE OF BUILDING OR OTHER STRUCTURE -3/4" LATEX MODIFIED MORTAR SETTING BED. √1/2" EXPANSION JOINT WITH BACKER ROD AND SEALANT CONCRETE BASE SLAB WITH 6" x 6" 2.1 X 2.1 WWF CONTINUOUS -1 1/2" BLUESTONE PAVING, EQUIVALENT WITHIN SLAB TO TRI-STATE 'PREMIUM', RANDOM ASHLAR PATTERN - ADJACENT GRADE -3/8" LATEX MODIFIED MORTAR JOINT (TYP) - DENSE GRADED AGGREGATE AT 95% DENSITY - COMPACTED SUBGRADE NOTE: PROVIDE EXPANSION JOINTS IN CONCRETE BASE AT NOT MORE THAN 25' OC. EXPANSION JOINTS SHALL ALSO BE PLACED WHERE WALKWAYS ABUT FIXED OBJECTS, 6" INCLUDING CURBS, STAIRS, WALLS, AND EXISTING PAVEMENTS.

CONSTRUCT RANDOM ASHLAR PATTERN FROM

BLUESTONE PAVING

SCALE: 1 1/2" = 1'-0"

1'-0" x 2'-0" x 1½" BLUESTONE TREADS, EQUIVALENT TO TRI-STATE
STONE 'PREMIUM'

4"th CARDEROCK STONE RISERS, VARY LENGTHS 8" MIN. TO 18" MAX.

1'-0" ½" LATEX MODIFIED MORTAR SETTING BED

1'X WASH

-COMPACTED SUBGRADE

2 STONE STAIRS

SCALE: 1 1/2" = 1'-0"

1'-0"

Seal

Project

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Drawing Title

Site Details

Drawing No.

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