

5 cherry chase circle
cherry chase village N.D.

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 Fothergill 
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 **approved** 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.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

566212

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: BRIAN STEPHENSON

Daytime Phone No.: 202.276.6522

Tax Account No.: 00454732

Name of Property Owner: WM. THEIDI MALONI Daytime Phone No.: 301.951.3375

Address: 5 CHEVY CHASE CIRCLE CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: BRIAN STEPHENSON, LAND. ARCH Daytime Phone No.: 202.276.6522

LOCATION OF BUILDING/PREMISE

House Number: 5 Street: CHEVY CHASE CIRCLE

Town/City: CHEVY CHASE VILLAGE Nearest Cross Street: MAGNOLIA PARKWAY

Lot: 1 Block: 25 Subdivision: CHEVY CHASE

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: PATIO + LANDSCAPE

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/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 3 feet 6 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.

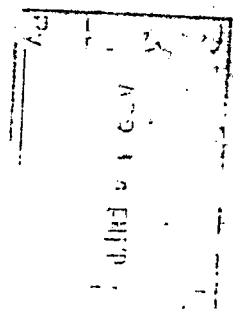
Brian Stephenson
Signature of owner or authorized agent

4/19/2011
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 5/12/11

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



EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5 Chevy Chase Circle, Chevy Chase	Meeting Date:	5/11/11
Resource:	Outstanding Resource Chevy Chase Village Historic District	Report Date:	5/4/11
Applicant:	William and Heidi Maloni (Brian Stephenson, Landscape Architect)	Public Notice:	4/27/11
Review:	HAWP	Tax Credit:	None
Case Numbers:	35/13-11M	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.



DPS - 88

HISTORIC PRESERVATION COMMISSION
301/563-3400

566212

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- Solar Fireplace Woodburning Stove Single Family
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Brian Stephenson
Signature of owner or authorized agent

4/19/2011
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

<p>Owner's mailing address WILLIAM & HEIDI MALONI 5 CHEVY CHASE CIRCLE CHEVY CHASE, MD 20815</p>	<p>Owner's Agent's mailing address BRIAN J. STEPHENSON BRIAN J. STEPHENSON & CO. 3520 QUESADA ST NW WASHINGTON, DC 20015</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>ALL SAINTS EPISCOPAL CHURCH 3 CHEVY CHASE CIRCLE CHEVY CHASE, MD 20815</p>	<p>MR. DAVID P. EVANS MS. RUTH N. ROBBINS OR CURRENT RESIDENT 3 MAGNOLIA PARKWAY CHEVY CHASE, MD 20815</p>
<p>MR. ROBERT G. JOSEPHS MS. GERALDINE M. CARR OR CURRENT RESIDENT 3 GRAPTON STREET CHEVY CHASE, MD 20815</p>	<p>MR. & MRS. JEROME BRACKEN OR CURRENT RESIDENT 5 MAGNOLIA PARKWAY CHEVY CHASE, MD 20815</p>
<p>MR. BURT A. BRAVERMAN MS. KATHLEEN MEREDITH OR CURRENT RESIDENT 2 MAGNOLIA PARKWAY CHEVY CHASE, MD 20815</p>	<p>MR. & MRS. RICHARD W. CASS OR CURRENT RESIDENT 7 MAGNOLIA PARKWAY CHEVY CHASE, MD 20815</p>

5 Chevy Chase Circle, Chevy Chase, MD
HAWP Application

Written Description of the Project:

Description of existing structures and environmental setting, including their historical features and significance

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 plants 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 swimming 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.

Issue
Proposed tree removals are numbered
and identified with ①

Scale

Project

The Maloni
Residence

5 Chevy Chase Circle
Chevy Chase, Maryland

S+

BRIAN J. STEPHENSON + CO.
3370 Chambers Street, NW
Washington, DC 20015
202.776.6572

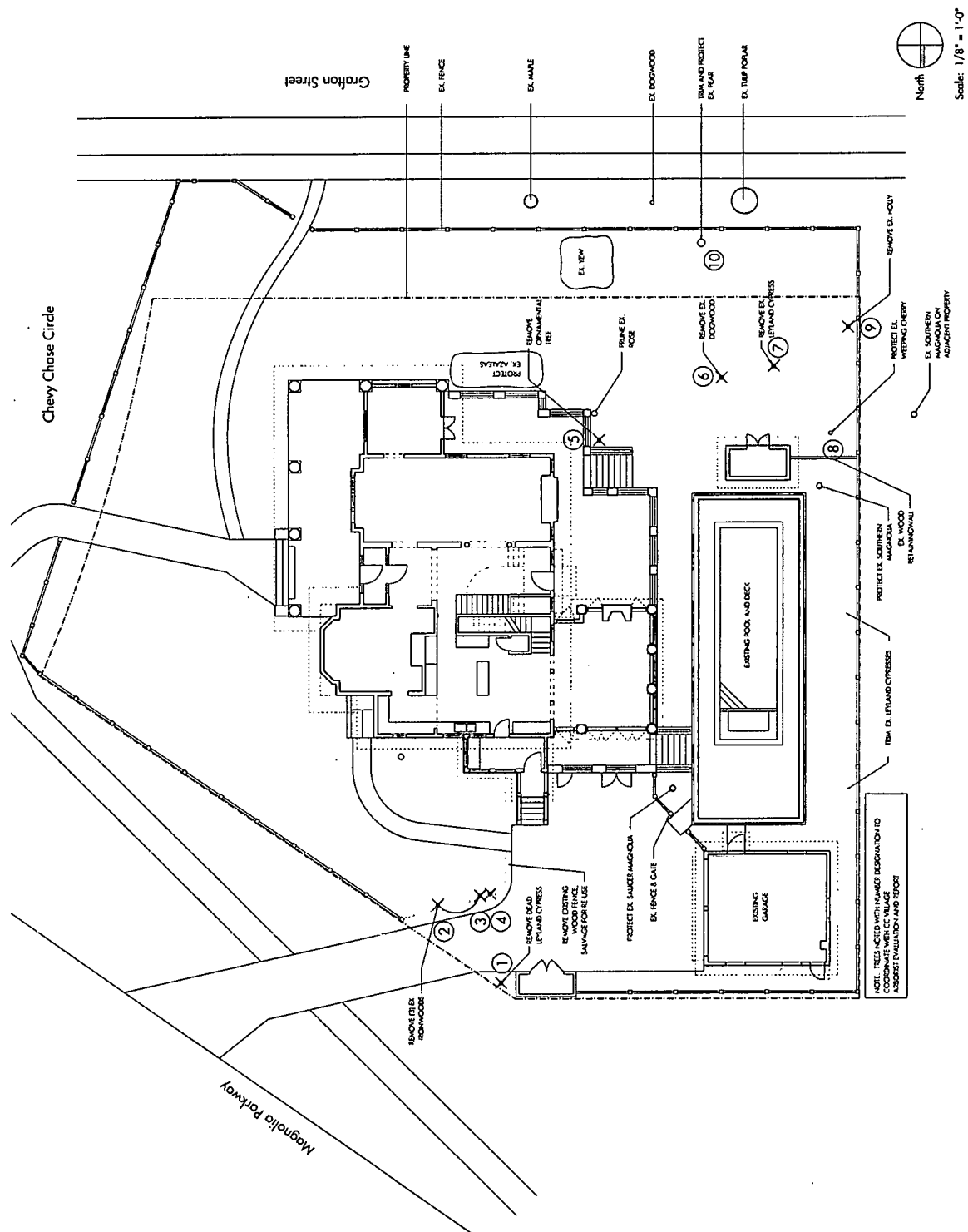
Drawing Title

Tree Removal and
Protection Plan

Drawing No.

R-1.0

Date: April 2011



⑦

Issue

Set

Project

The McLoni
Residence

5 Chevy Chase Circle
Chevy Chase, Maryland

S+

BRIAN J. STEPHENSON + CO.

3250 Quince Orchard Road, NW
Washington, DC 20015
202.276.6522

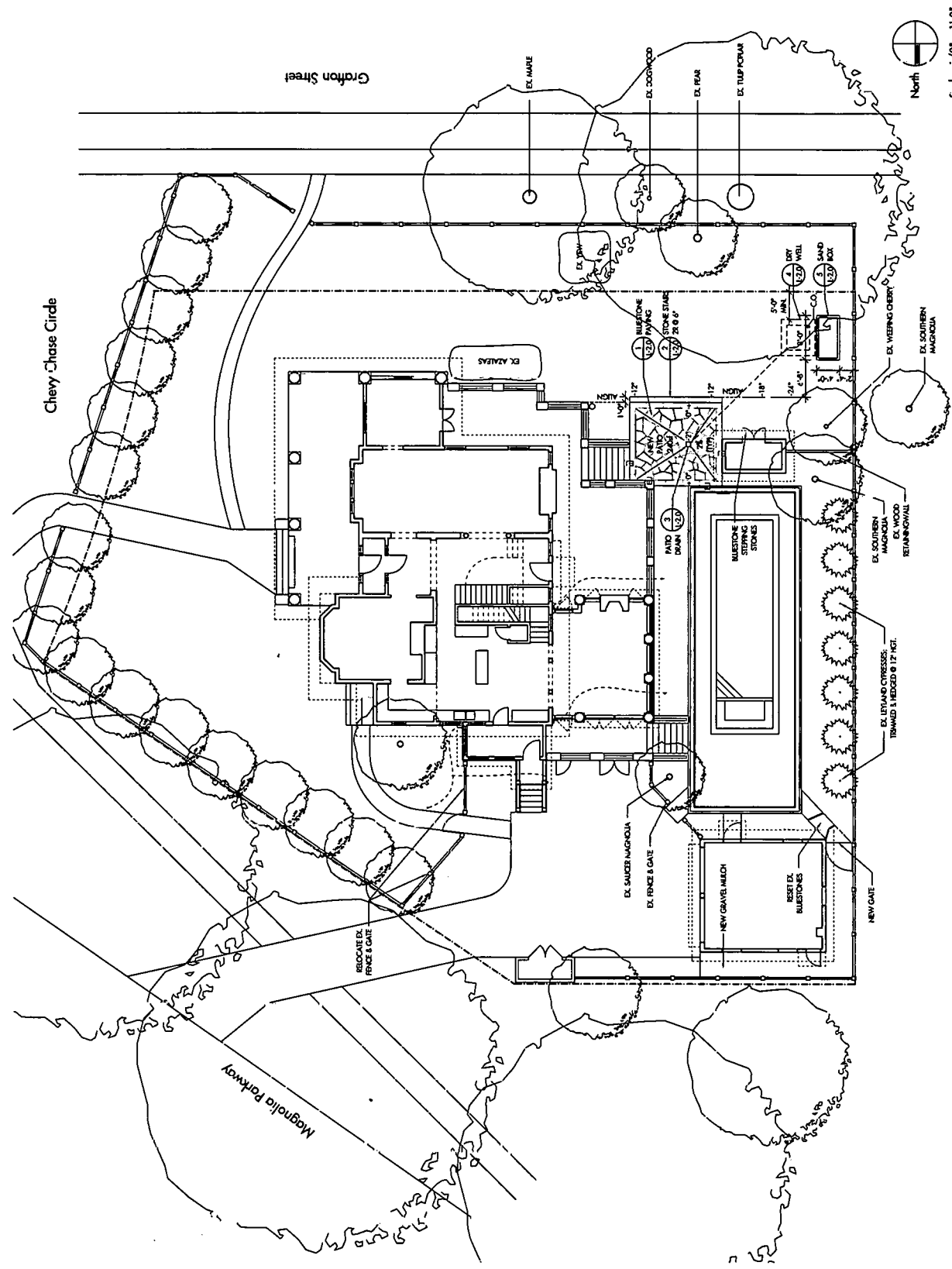
Drawing Title

Hardscape Plan

Drawing No.

L-1.0

Date: April 2011



Scale: 1/8" = 1'-0"

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





(c) Copyright 2008, Pictometry International



(c) Copyright 2008, Pictometry International

5 Chevy Chase Circle, Chevy Chase, MD
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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



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Existing dead and overgrown trees near driveway



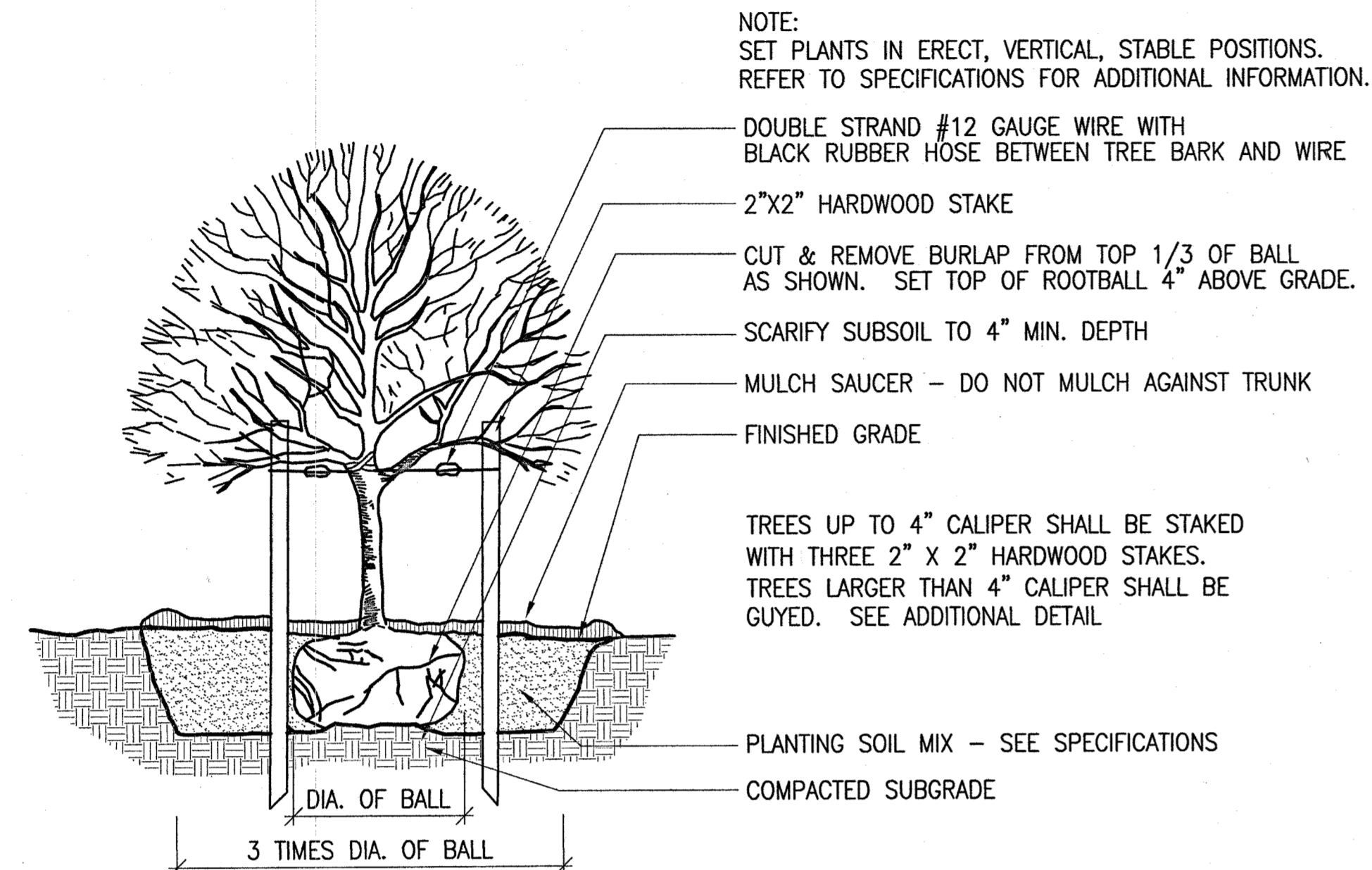


Existing cherry tree growing into Magnolia tree

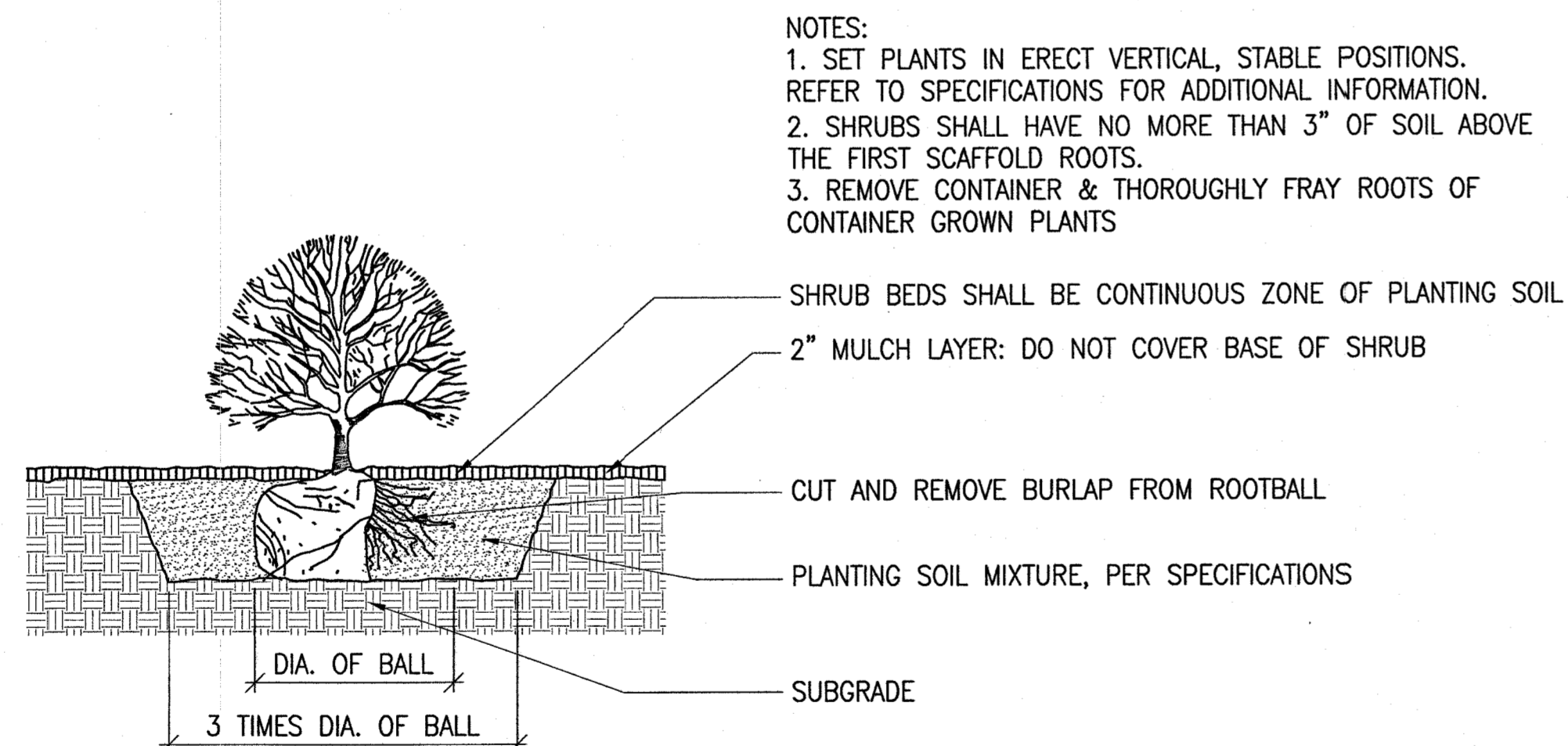


OS

5



1 TREE PLANTING AND STAKING - TREES 4" CALIPER AND LESS
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE

Plant Schedule

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

Seal

Project

The Maloni Residence

5 Chevy Chase Circle
Chevy Chase, Maryland

S+

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

The Maloni Residence

5 Chevy Chase Circle
Chevy Chase, Maryland

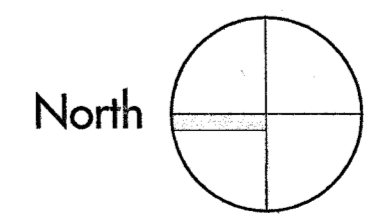
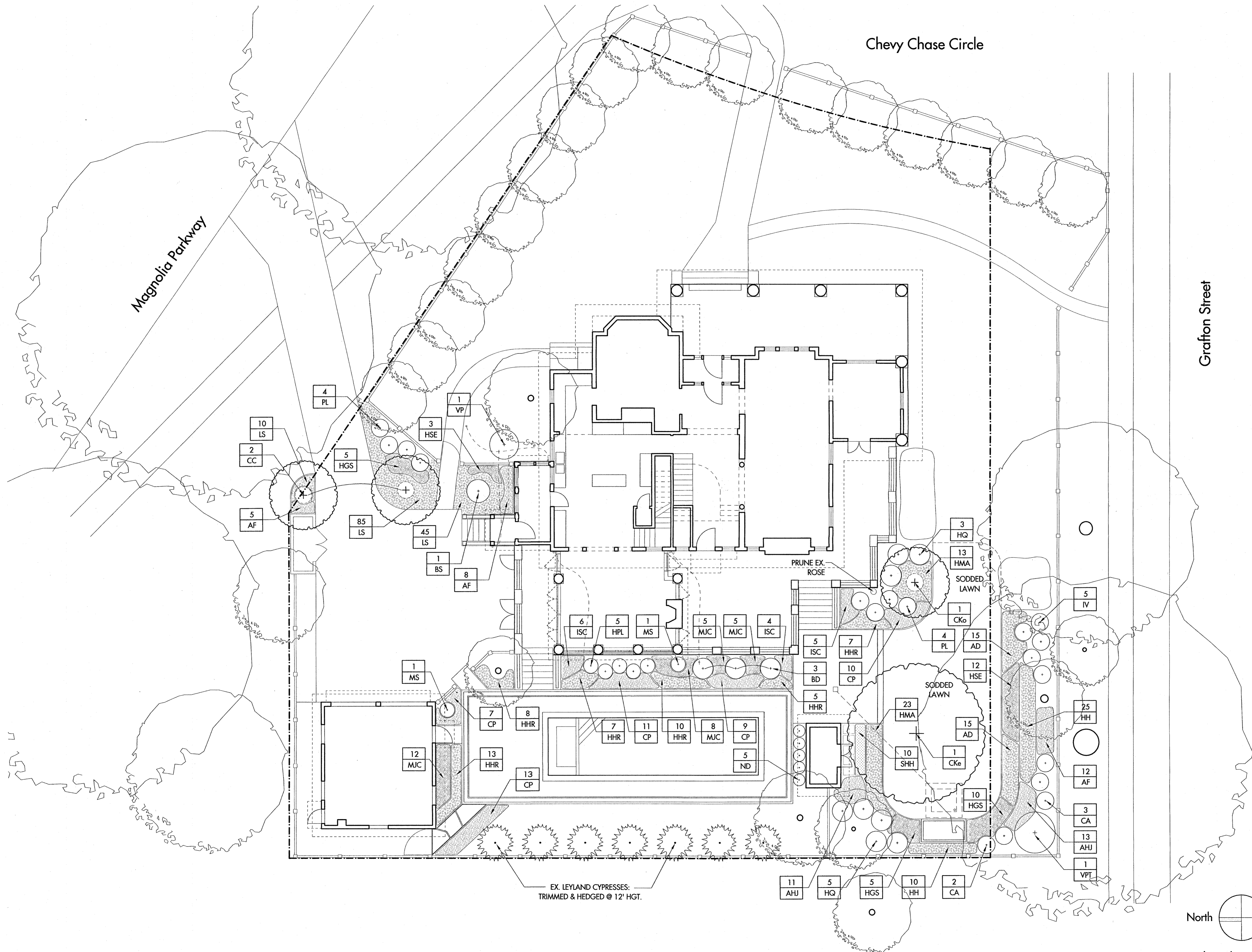
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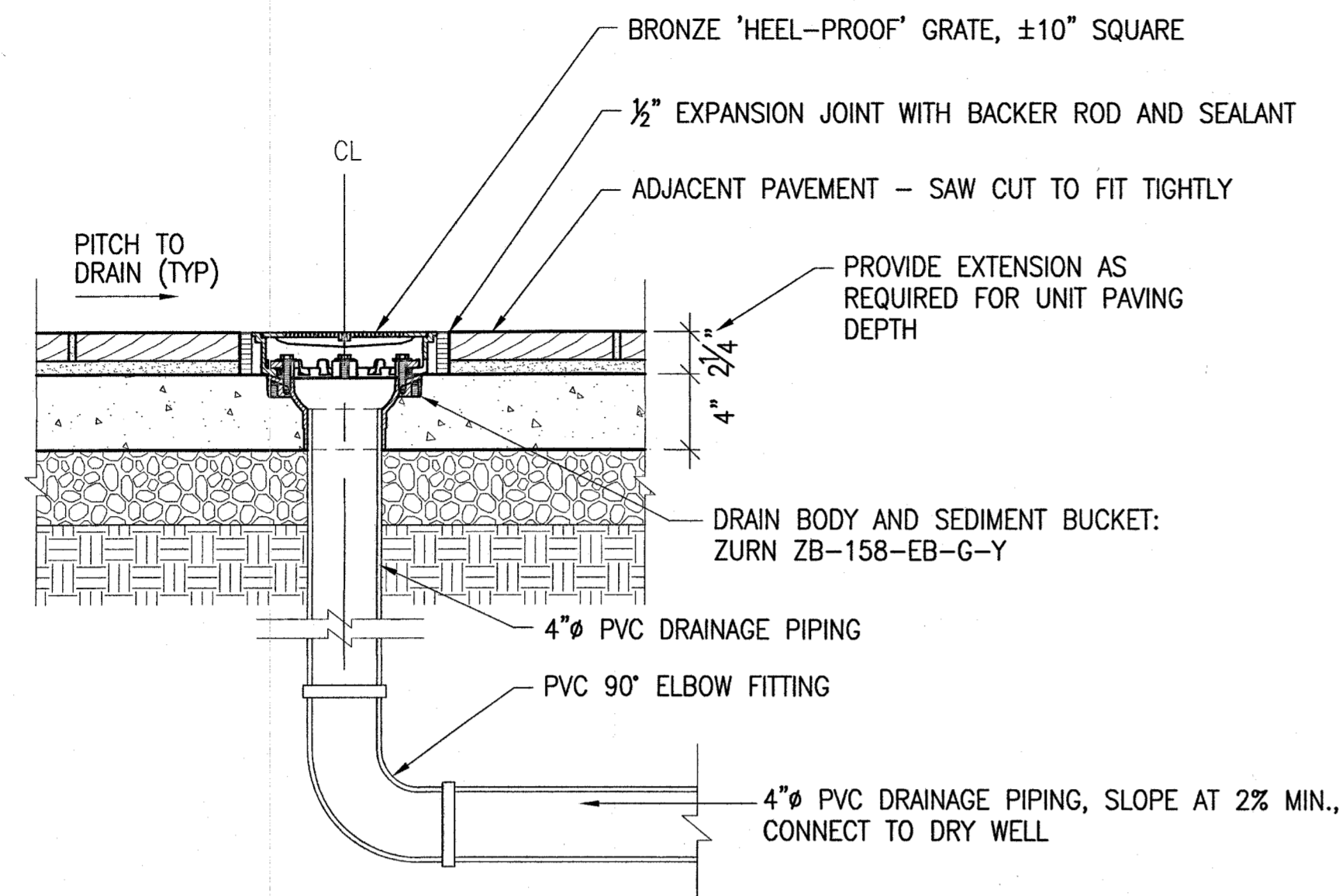
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Landscape Plan

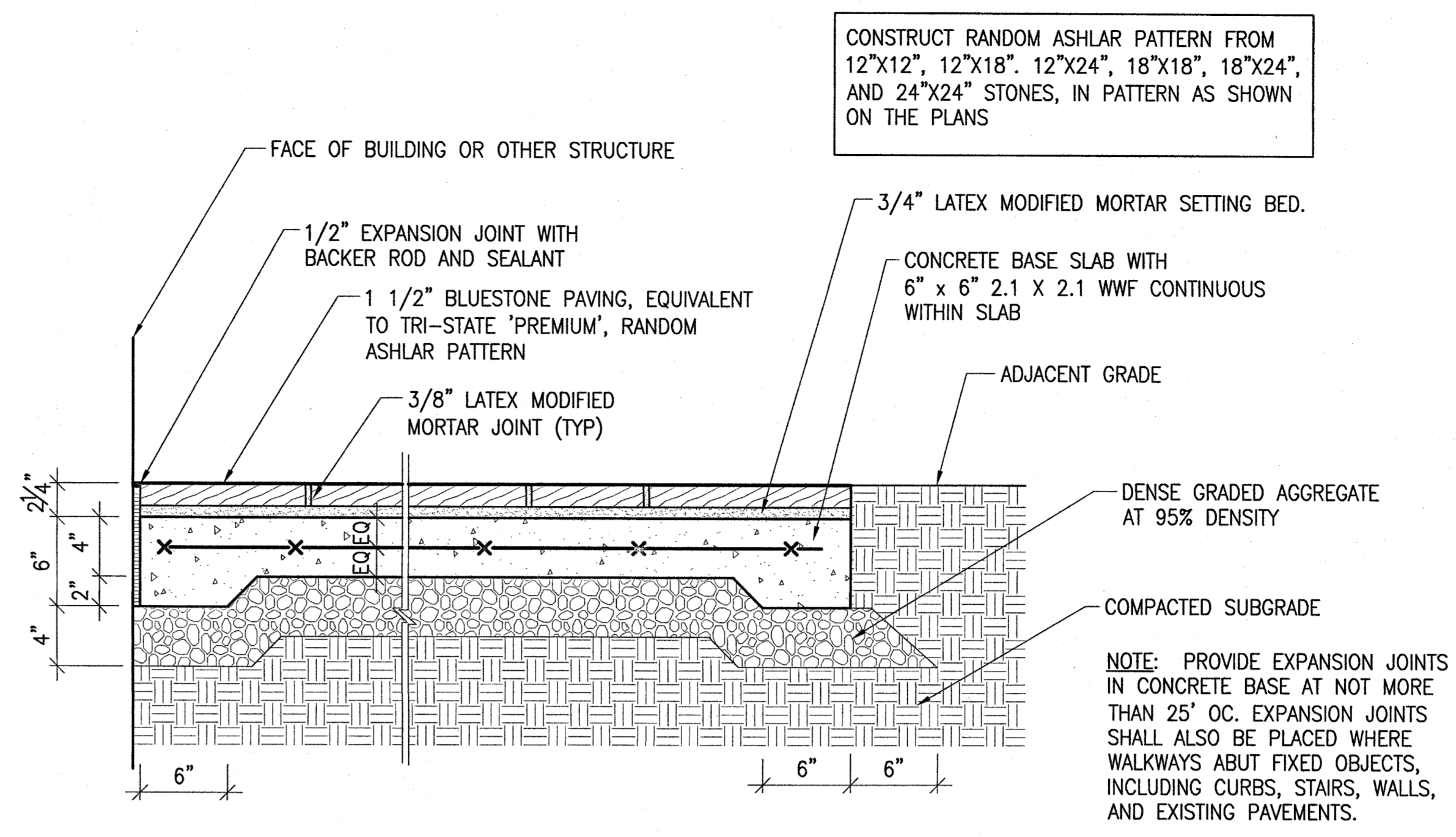
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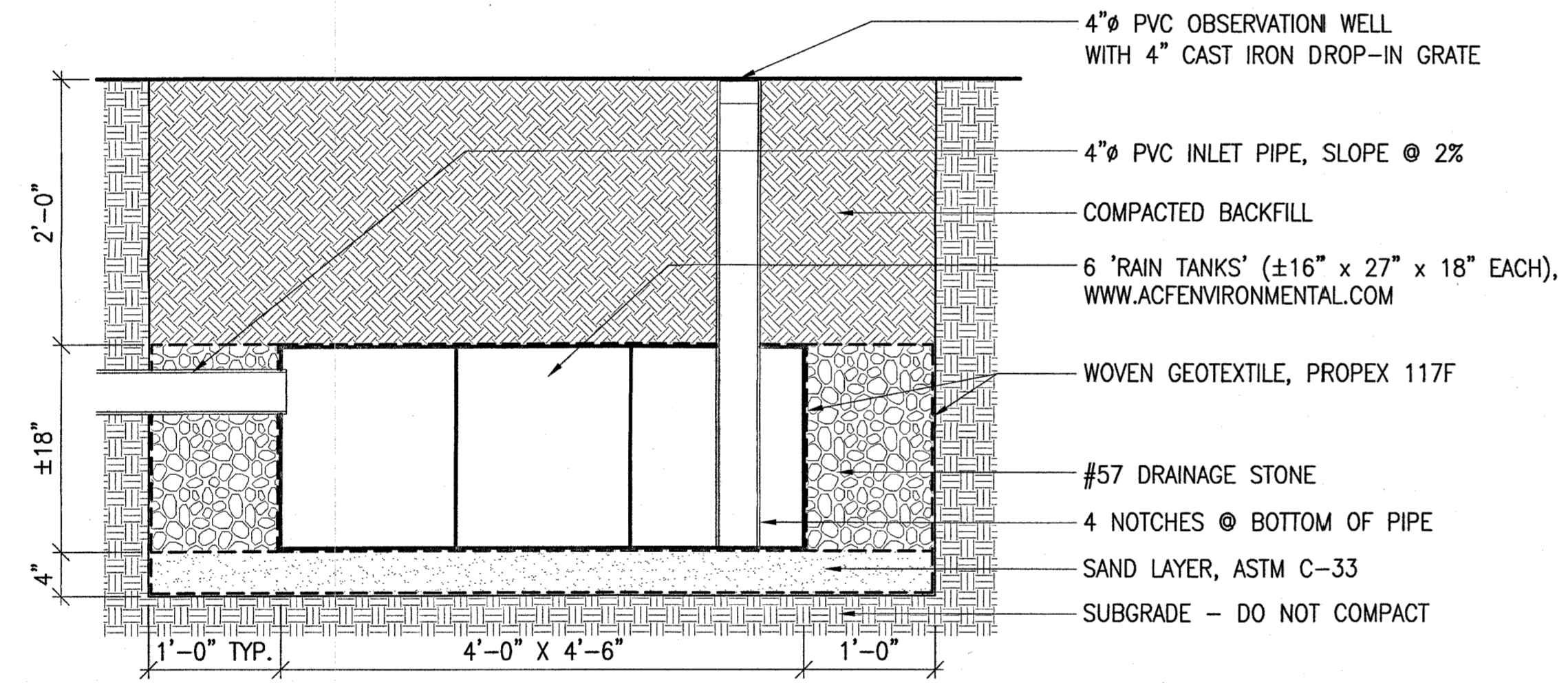
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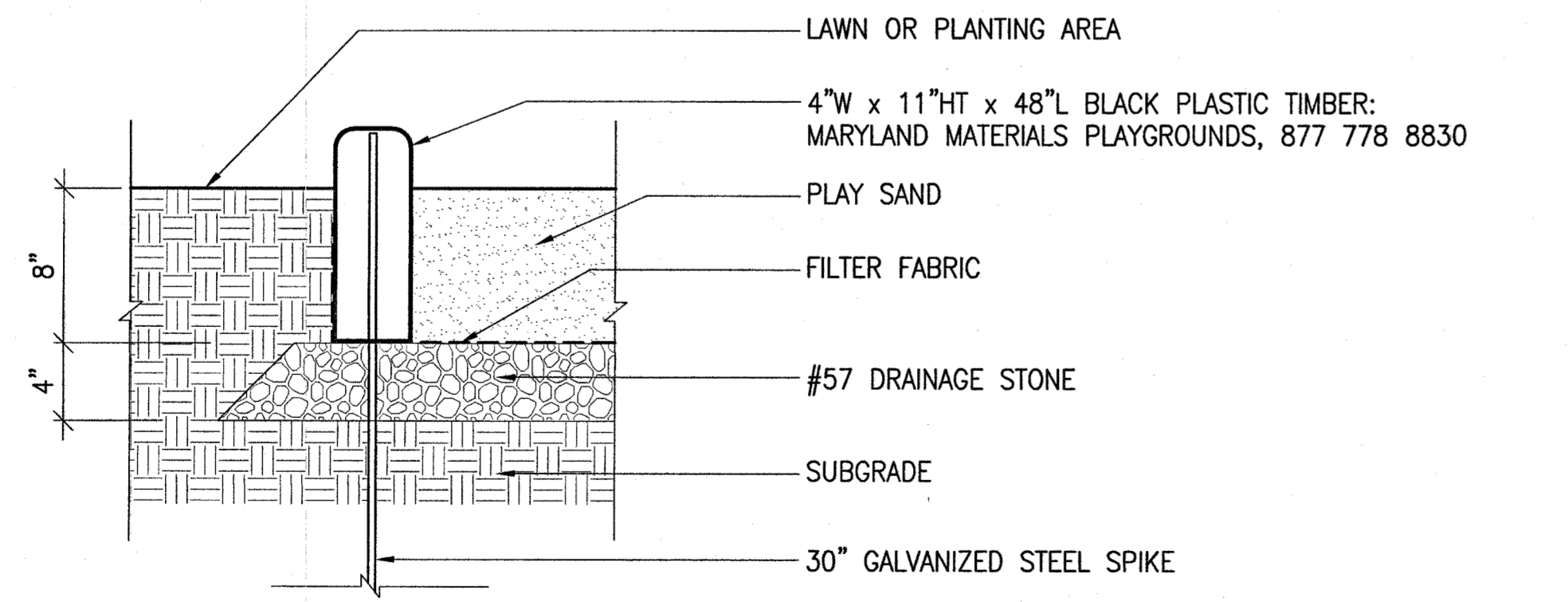
3 PATIO DRAIN
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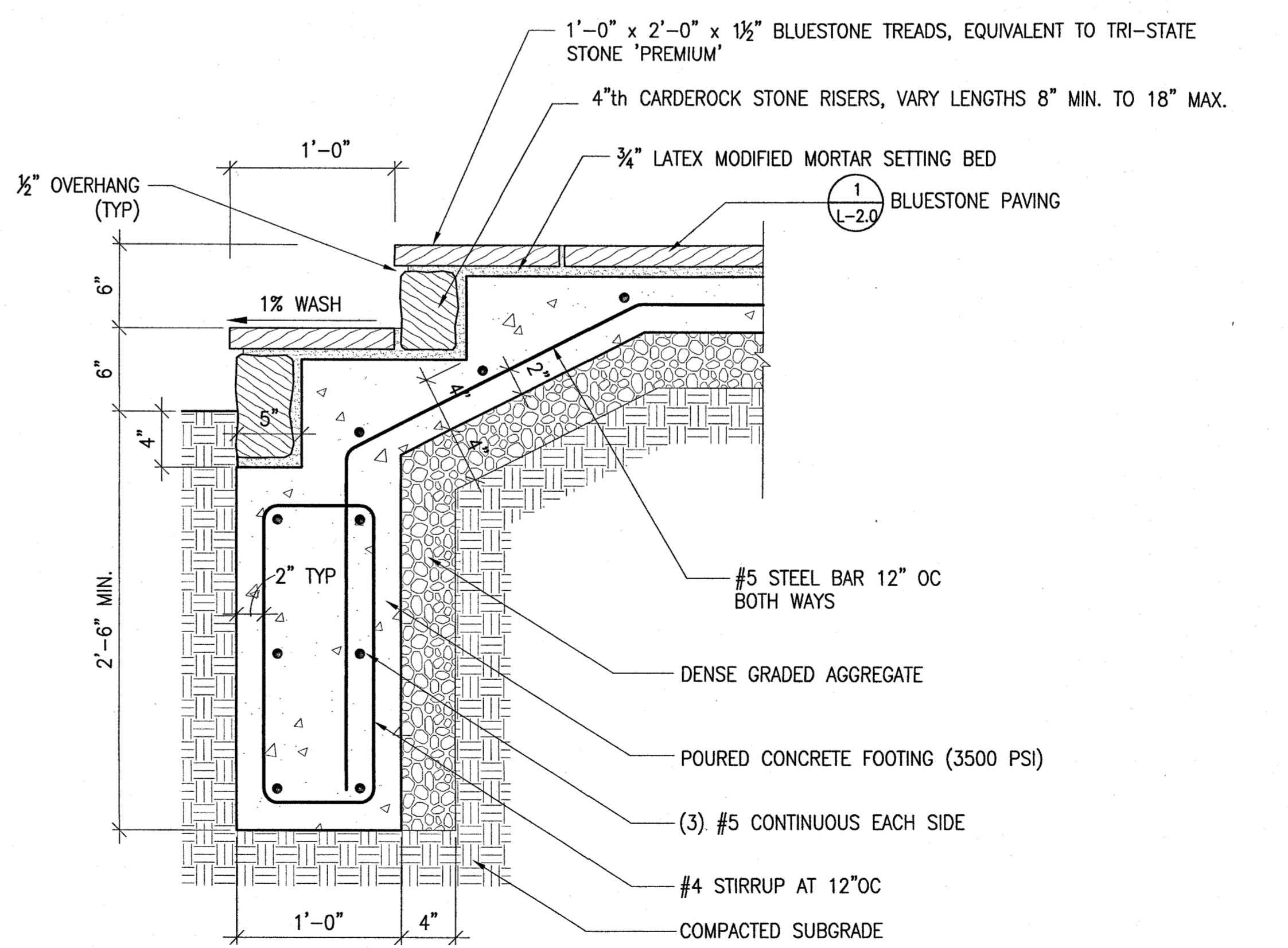
1 BLUESTONE PAVING
 SCALE: 1 1/2" = 1'-0"



4 DRY WELL WITH 'RAIN TANKS'
 SCALE: 1" = 1'-0"



5 SAND BOX
 SCALE: 1 1/2" = 1'-0"



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

Seal

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 Chevy Chase, Maryland

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 202.276.6522

Drawing Title

Site Details

Drawing No.

L-2.0

Date: April 2011

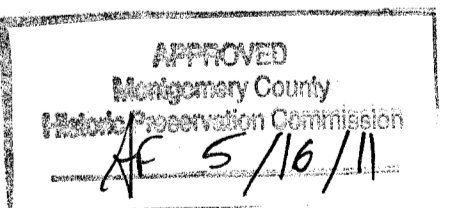
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Drawing Title

Tree Removal and Protection Plan

Drawing No.

R-1.0

Date: April 2011

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