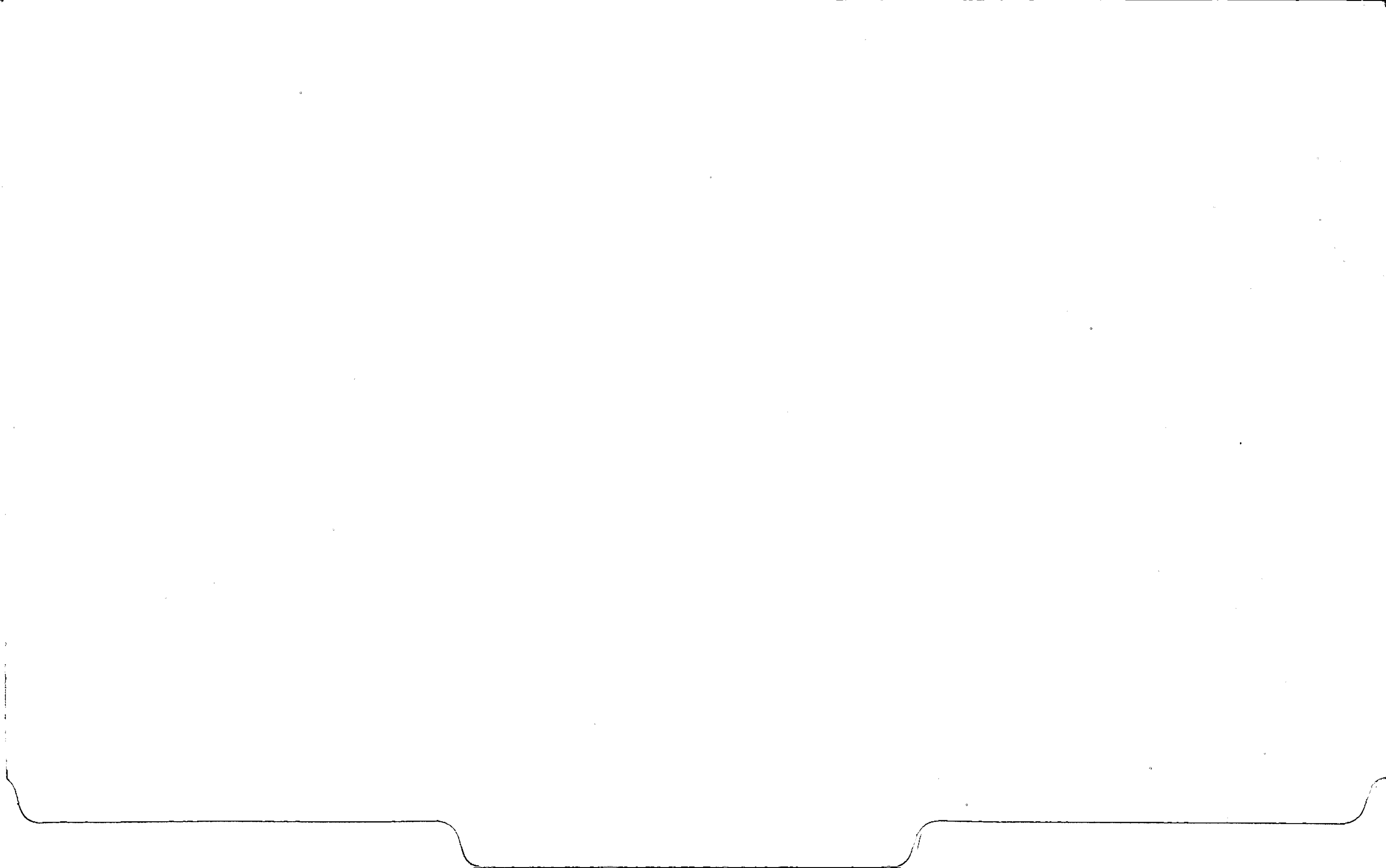


5507 Wilson Lane, Bethesda
[HPC Case # 35165-11B]
Greenwich Forest Historic District





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: September 28, 2011

MEMORANDUM

TO: Hadi Mansouri, Acting Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #579010, patio installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the September 27, 2011 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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: April Witt

Address: 5507 Wilson Lane, Bethesda

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 complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: aprilwitt@hotmail.com Contact Person: April Witt
 Daytime Phone No.: 301 793 5079
 Tax Account No.: 00496758
 Name of Property Owner: April Witt Daytime Phone No.: 301 793 5079
 Address: 5507 Wilson Lane Bethesda 20814
Street Number City State Zip Code
 Contractor: Merrifield Garden Center Phone No.: 703-560-6222
 Contractor Registration No.: va. State contractor's license class A: 2701031364A
 Agent for Owner: April Witt Daytime Phone No.: 301-793-5079

LOCATION OF BUILDING/PREMISE

House Number: 5507 Street: Wilson Lane
 Town/City: Bethesda Nearest Cross Street: Hampden Lane
 Lot: 18 Block: R Subdivision: 026
 Liber: 29468 Folio: 0641 Parcel: LOT 18

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input checked="" type="checkbox"/> Other: <u>patio</u>			

1B. Construction cost estimate: \$ 4,540.00

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.

April Witt _____
Signature of owner or authorized agent September 5, 2011
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 9/30/11
 Application/Permit No.: 579010 Date Filed: 9/2/11 Date Issued: _____

**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:

The exterior of my stone house, circa 1934, is largely in original condition. Most windows, the front door, door hardware and front light are original. A previous owner closed in the original screen porch at the back of the house to create a den. The garage is original as is the small walled terrace that sits atop the garage roof. The house is on one and a half lots and occupies just 18 percent of my land. (The square footage of the house/garage is 2,362 on 12,835 square feet of land, per county.) A previous owner built a pool behind the house decades ago, and apparently dumped the heavy clay soil removed for the deep pool in an approximately five-foot high berm spanning much of the back property line. The previous owner heavily planted invasives, including bamboo and wisteria. I have spent months clearing invasives and planting a garden more fitting to a 1930s house with a woodland setting. That process continues. There are no sheds or other accessory buildings on my property.

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

I wish to construct a round patio with a 14-foot diameter near the northeast corner of my property. The patio would be constructed of tumbled slate cobblestones (approximately 5"x 5" x 9" each) laid over a bed of stone dust. The pavers would be laid in concentric circles. The patio does not require footings and does not require a building permit, per county. There would be no impact on existing mature trees. The patio would be built atop the five foot high existing

berm - well above the root structure of mature trees that survived the pool construction, nearby home construction and invasive plants. The patio is so far from any existing homes that it would not be a negative impact. Overall, my garden project is a significant enhancement to the historic district because I am removing invasives and planting many natives.

2. SITE PLAN

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

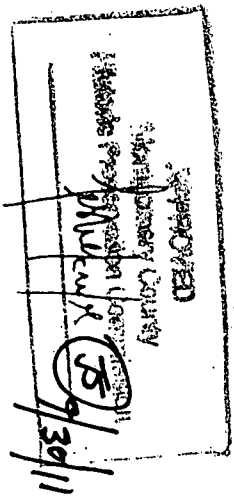
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

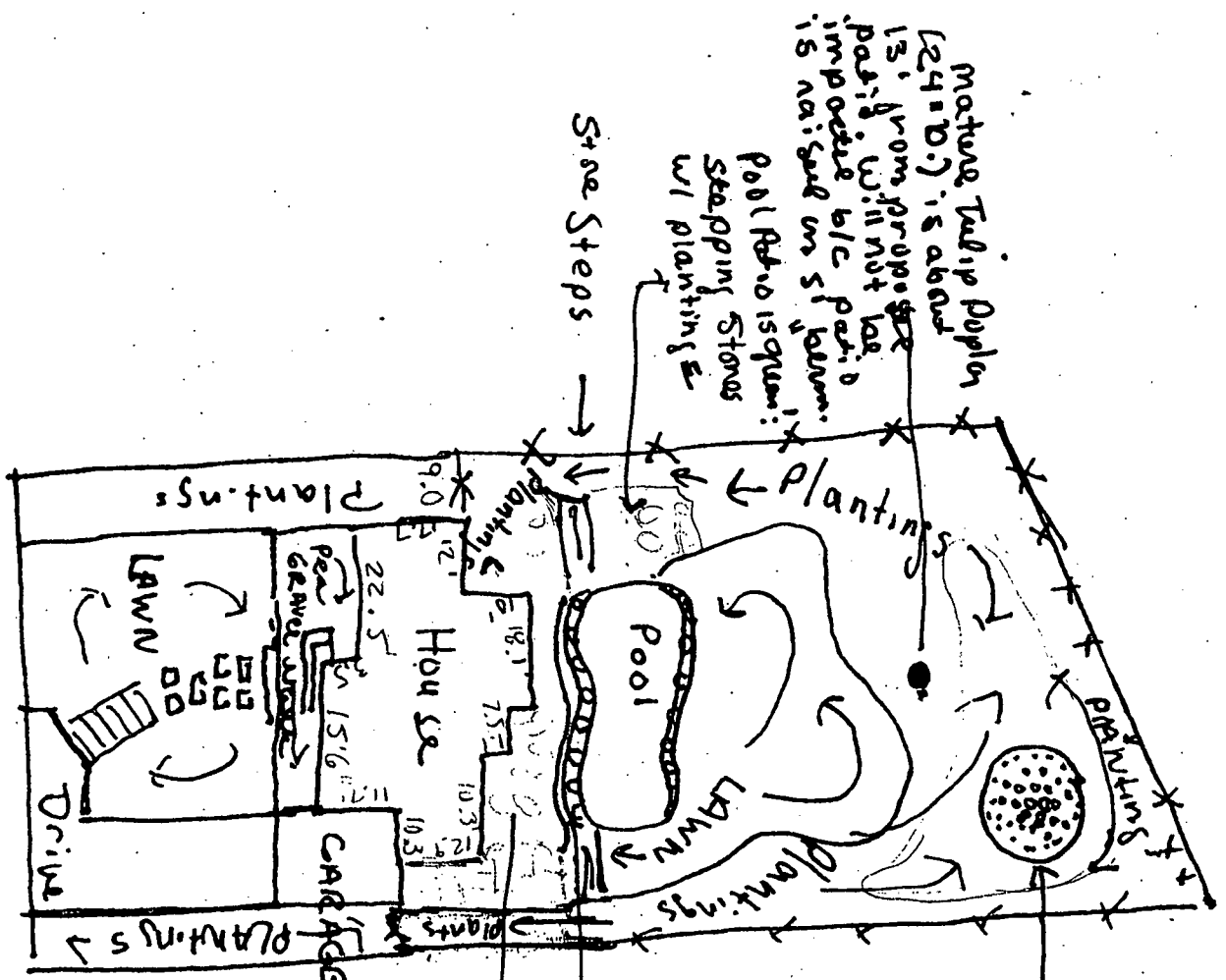
April Witt

P. 2 of 8

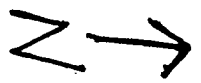
Site PLAN: April Witt
 Scale: 1" = 30'
 X = fence line / property line



LOCATION of
 Proposed BRID
 Diameter: 14 feet
 Elevation: 5 feet above
 most of grade on existing
 lawn.



Planting bed along
 leading pool edge
 Stepping stairs with
 plantings between the
 garage w/ rug terrace



Mature Tulip Poplar
 (24" D.) is about
 13' from proposed
 path. Will not be
 impacted b/c path
 is raised on S lawn.

Pool Adj. is square:
 Stepping Stones
 w/ plantings

Stone Steps

P.3 of 8
 April Witt
 5507 WILSON LANE / September 2, 2011

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5507 Wilson Lane, Bethesda	Meeting Date:	9/27/2011
Resource:	Contributing Resource Greenwich Forest Historic District	Report Date:	9/20/2011
Applicant:	April Witt	Public Notice:	9/13/2011
Review:	HAWP	Tax Credit:	No
Case Number:	35/165-11B	Staff:	Josh Silver
PROPOSAL:	Patio installation		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Structure within the Greenwich Forest Historic District
STYLE: Tudor Revival
DATE: 1933

PROPOSAL:

The applicant is proposing to install a 14' diameter, stone patio in the rear (northeast) corner of the subject property. Materials specifications for the patio include tumbled slate cobblestones laid over stone dust. No mature trees will be impacted by the proposed work at the property.

APPLICABLE GUIDELINES:

Greenwich Forest Historic District Guidelines (*Guidelines*)

The *Guidelines* designate the subject property as a Contributing Structure. The *Guidelines* state that walkway and patio installations for properties designated as Contributing Structures are subject to a **Limited Scrutiny** level of review and **emphasis of the review** should be on runoff control only. [Guidelines, D.11 and D16]

The *Guidelines* define **Limited Scrutiny** as the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. As established in the Guidelines, the Commission should base its review on maintaining compatibility with the design, texture, *scale, spacing and placement* of surrounding houses and the impact of the proposed change on the streetscape.

Walkways and patios [Guidelines, D16]: Reconfiguration and replacement of existing pathways and patios that would not result in a net addition of impermeable hardscape surfaces are considered landscaping and do not

require an application for a work permit. The installation of new walkways and patios requires a work permit and should minimize the creation of new impermeable hardscape surfaces.

STAFF RECOMMENDATION:

Staff finds that the proposal is an installation of new patio, and consistent with the Greenwich Forest Design Guidelines, a HAWP is required. Staff finds that the proposal is consistent with Guidelines D11 and D16. Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Greenwich Forest Historic District Design Guidelines identified above, and therefore compatible in character with the district and the purposes of Chapter 24A.

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: aprilwitt@hotmail.com Contact Person: April Witt
Tax Account No.: 00496758 Daytime Phone No.: 301 793 5079
Name of Property Owner: April Witt Daytime Phone No.: 301 793 5079
Address: 5507 Wilson Lane Bethesda 20814
Contractor: Merrifield Garden Center Phone No.: 703-560-6222
Contractor Registration No.: Va. State contractor's license Class A: 2701031364A
Agent for Owner: April Witt Daytime Phone No.: 301-793-5079

LOCATION OF BUILDING/PREMISE

House Number: 5507 Street: Wilson Lane
Town/City: Bethesda Nearest Cross Street: Hampden Lane
Lot: 18 Block: R Subdivision: 026
Liber: 29468 Folio: 0641 Parcel: LOT 18

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: AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: patio
1B. Construction cost estimate: \$ 4,540.00
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 [X] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [X] 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 of owner or authorized agent: April Witt Date: September 5, 2011

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 579010 Date Filed: 9/6/11 Date Issued: _____

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**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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April Witt

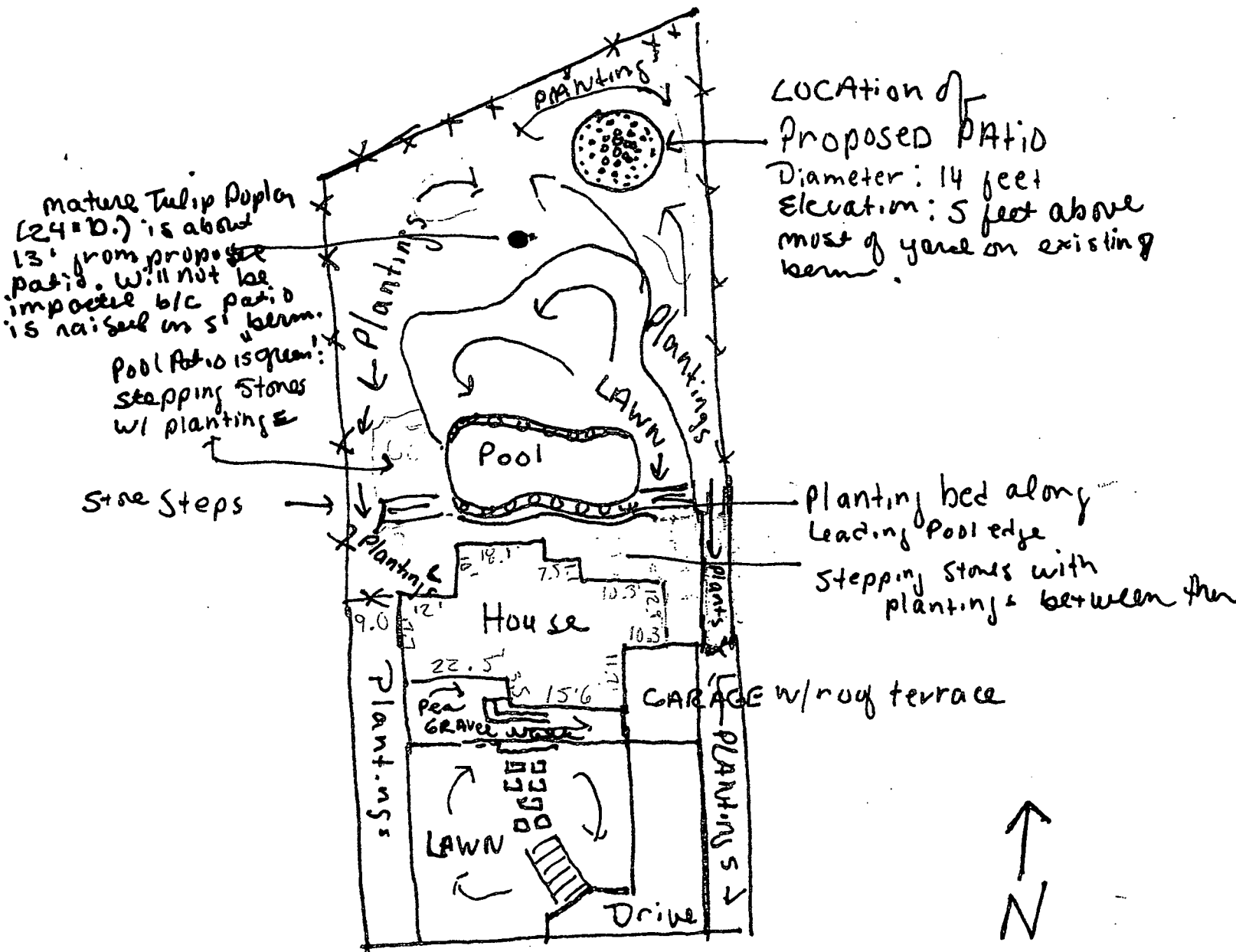
P. 2 of 8 (4)

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

<p>Owner's mailing address April Witt 5507 Wilson Lane Bethesda, MD. 20914</p>	<p>Owner's Agent's mailing address April Witt 5507 Wilson Lane Bethesda, MD. 20914</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Leo A. Vondas 5509 Wilson Lane Bethesda, MD. 20914</p>	<p>Shaofang and Herbert Chu 5505 Wilson Lane Bethesda, MD. 20914</p>
<p>Laurene and Edin Church 7805 Overhill Rd Bethesda, MD 20814-1114</p>	<p>Marc and Jeanie Kahn 7806 Moorland Lane Bethesda, MD. 20914-1113</p>
<p>Deborah and David Astrave 7804 Moorland Lane Bethesda, MD. 20914</p>	<p>Marshall and Joan Willenbacher 7803 Overhill Bethesda, MD. 20914</p>

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 April Witt

Site PLAN: April Witt
 Scale: 1" = 30'
 X = fence line / property line



P. 3 of 8
 April Witt

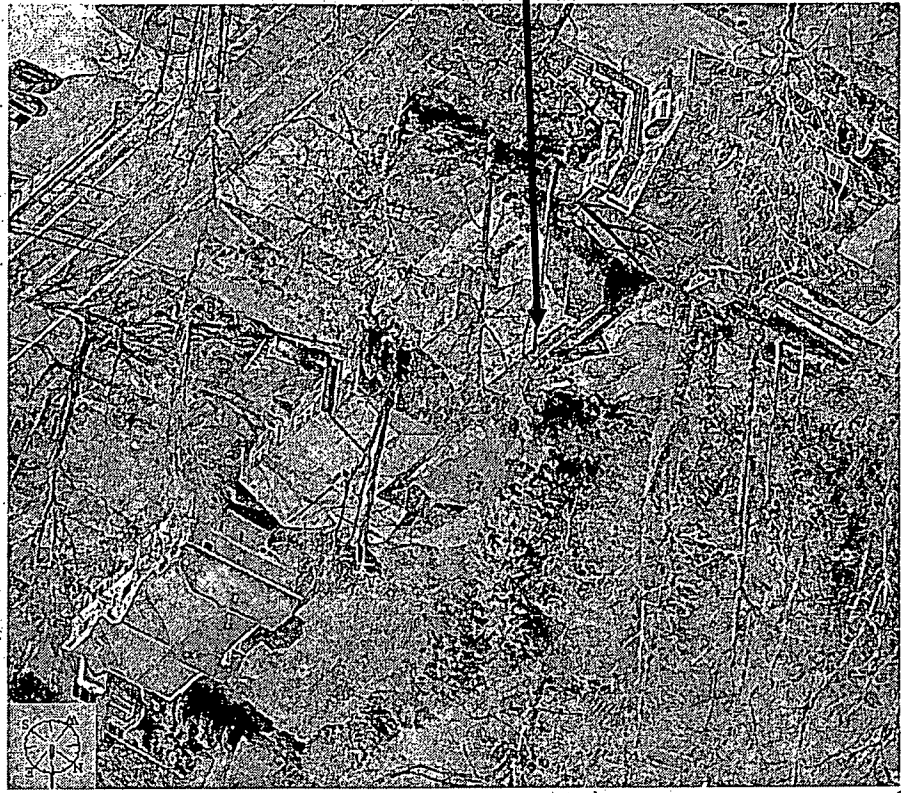
5507 WILSON LANE / September 2, 2016

The plan for the proposed patio at 5507 Wilson Lane is to construct it of real stone laid over a thin bed of stone dust. The patio will be made of large tumbled slate cobblestones about 5"x5" by 9". The cobblestones will be laid in concentric circles to replicate as closely as possible the round patio at the top of this photo. Planting soil will be placed between pavers to allow moss or a low groundcover to grow between the cobblestones.

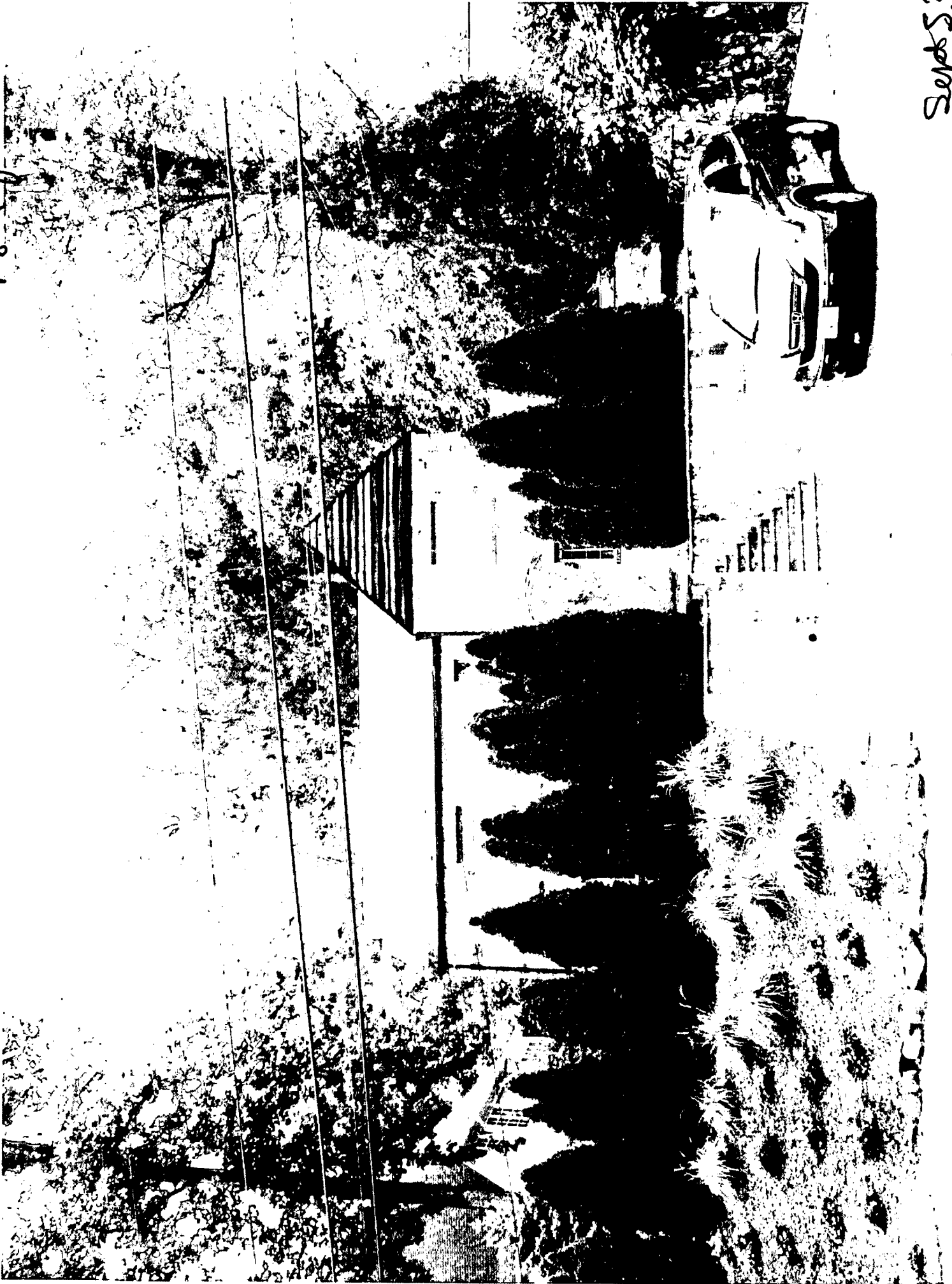


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(7)



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Sept 5, 2011

Street view of 5507 Wilsm

Ⓢ photo #1

5th grade



Photo #2

Front of 5507 Wilson Lane Viewed from
Nisqually to West

1900 #3 - Looking SW from top of bank of house
New. Papyrus position site



8/10/8 05d