



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 9/19/2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1130413– Tree removal and expansion of driveway apron

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with one (1) condition** at the September 17, 2025 HPC meeting:

1. The new driveway apron concrete must be tinted beige or a darker neutral, not bright white.

The HPC staff has reviewed and stamped the attached submission materials.

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: Adrienne Arsht Revocable Trust; CAS Engineering, Agent
Address: 9 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 work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The house is a three story Tudor Revival style house with an rough-cut ashlar stone on the first level that has been painted, and typical Tudor style timber-framed stucco exterior walls on second and third levels. The windows are double hungs and casements, made with wood frames and either wood or leaded divisions and single-paned glass. The roof is slate and formed largely by intersecting prominent gables with highly decorative wood rake boards and exposed rafter ends. There are gabled and shed dormers, as well as a porte cochere covering the entry door. The house was built for Senator Newlands by architect Leon Dessez and was one of the first houses built by the Chevy Chase Land Company . William Corby acquired the house in 1909 and renovated the house and garage extensively to its present state under the hand of architect Arthur Heaton.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Removal of 18" willow oak and 12" willow oak located on either side of the driveway apron on Connecticut Avenue.

Widening the driveway apron on Connecticut Avenue from 19' to 30'.

REVIEWED

By Laura DiPasquale at 11:30 am, Sep 19, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Work Item 1: Tree Removal

Description of Current Condition:

Existing 18" willow oak and 12" willow oak on either side of existing 19' driveway apron accessing Connecticut Avenue

Proposed Work:

Remove existing 18" willow oak and 12" willow oak in order to widen 19' driveway apron accessing Connecticut Avenue

Work Item 2: Widen Apron

Description of Current Condition:

Existing 19' driveway apron accessing Connecticut Avenue

Proposed Work:

Widen existing 19' driveway apron accessing Connecticut Avenue to 30' in order to provide safer access to and from the property

REVIEWED

By Laura DiPasquale at 11:30 am, Sep 19, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Work Item 3: _____

Description of Current Condition:

Proposed Work:

Driveway Apron Widening Justification

Our client owns the property at 9 Chevy Chase Circle. Primary vehicular access is from Connecticut Avenue, just north of Chevy Chase Circle and the District Line—a heavily traveled section of roadway.

Currently, larger vehicles such as limousines, box trucks, and SUVs have significant difficulty entering the narrow driveway apron. Because they cannot swing widely into adjacent travel lanes without risking a collision, these vehicles must slow dramatically and nearly come to a complete stop before turning in. This maneuver disrupts the flow of traffic, increases the risk of rear-end collisions when following drivers do not anticipate the sudden deceleration, and often causes rear tires to mount the southern curb. In turn, this condition puts pedestrians crossing the driveway at risk and contributes to curb, landscape, and vehicle damage.

The existing apron is approximately 19 feet wide at the flare tips, while the driveway itself is only 12 feet wide. The entry is further constrained by four large willow oaks within the public right-of-way and by historic entry pillars, which prevent widening of the actual driveway pavement.

Although widening the driveway to 20 feet was considered, doing so would require removal of all four willow oaks. Our client prefers to preserve the two healthier trees farther from Connecticut Avenue. An arborist's evaluation confirmed these two trees are in good condition, while the two closest to Connecticut Avenue are in decline.

Accordingly, the preferred solution is to widen only the driveway apron flares to approximately 30 feet, while maintaining the driveway at its current 12-foot width. This modification would improve turning radii for larger vehicles, reduce congestion along Connecticut Avenue, and enhance overall safety for both drivers and pedestrians. At the same time, it preserves the historic entry pillars, maintains the healthier willow oaks, reduces curb and vehicle damage, and provides more reliable access for residents and service vehicles in this high-volume corridor.

REVIEWED

By Laura DiPasquale at 11:30 am, Sep 19, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkin

EX. 8" SEWER

EX. PEPCO POLE
#778413-610380

PROP. 300' -

EX. SIGN
"DISTANCE
BOARD"

EX. BRICK SIDEWALK

EX. BRICK SIDEWALK

EX. OLD BRICK

25' TREE

27th TREE

By Laura DiPasquale at 11:30 am, Sep 19, 2025

LOT 2
16,875 S.F.

33rd OAK42¹ OAK

N 89°51'38" E 135.0

Historic Preservation Commission

Karen Buntz

34¹ OAK

73¹ OAK



APPROVED

Montgomery County
Historic Preservation Commission

Karen Bunkit

REVIEWED

By Laura DiPasquale at 11:32 am, Sep 19, 2025