



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

December 4, 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 #1140162– Hardscape alterations, tree removal, fence replacement, new trash enclosure, grading, and other alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved** at the December 3, 2025 HPC meeting.

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: Katherine and Angus S. Lamond; Katherine Hanley, Agent
Address: 5 E Irving Street, 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:

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

REVIEWED
By Laura DiPasquale at 12:04 pm, Dec 04, 2025

APPROVED
Montgomery County
Historic Preservation Commission


Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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Karen Benoit

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By Laura DiPasquale at 12:04 pm, Dec 04, 2025

Work Item 4: Pool Deck and Seat Wall

Description of Current Condition:

Compromised flagstone pool deck on crushed stone base. Existing pool deck is in poor condition and is a tripping hazard. The shifting of the flagstones is caused by the tension the winter pool cover creates on the pool deck, according to pool contractor. Stone seat wall in good condition.

Proposed Work:

Replace compromised flagstone pool deck with flagstone on concrete base. The pool contractor recommends setting existing stones on concrete base to provide a more durable and safe pool deck. Relocate existing non-compliant pool deck located on the north side of the pool to the East side of the pool so that the majority of the pool deck is farther away from neighbor's properties – more than 10' from property line. Expanding pool deck by approximately 8 square feet. Eliminate a 5' long non-retaining section of the existing seat wall in the backyard.

Work Item 5: Existing Backyard Stepper Paths

Description of Current Condition:

Flagstone stepper paths with large 1-3" stones between individual flagstones, and between house and fence.

Proposed Work:

Modify existing stone stepper path. Change direction of flagstones and add additional flagstones. Add metal edging to hold new pea gravel in place. Replace existing 1-3" size stones with smaller pea gravel type of stone (Delaware River Jack 3/8"). Reduce the square footage of 1-3" stones and replace with plantings.

Work Item 6: Fencing and Gates

Description of Current Condition:

Deteriorating stained cedar privacy fencing with gates for access into the backyard. 6' high fence + cedar post caps. Rotting boards and posts, and broken gates.

Proposed Work:

Replace stained wooden privacy fence with similar style and height. All perimeter fencing will remain in same location with the exception of the trash enclosure. New cedar garden gates to replace existing gates. Expand trash enclosure area and modify configuration to allow for all existing trash cans to be stored inside of enclosure and provide area for additional storage. Current configuration of trash enclosure doesn't accommodate all of homeowner's trash cans. A large tree just inside the property line caused the existing trash enclosure to be bumped towards the house, however, the tree was removed several years ago. We propose moving the trash enclosure just inside the property line - to be in line with the current boundary fencing on the west side of property.

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Montgomery County

Historic Preservation Commission

Karen Benoit

REVIEWED

By Laura DiPasquale at 12:05 pm, Dec 04, 2025

Work Item 7: Tree Removal

Description of Current Condition:

Existing diseased and declining cherry tree

Proposed Work:

Remove diseased and hazardous cherry tree located in front yard near porch. Replace with 2 native trees to be planted in the front yard.

Work Item 8: Plantings

Description of Current Condition:

Limited plantings in backyard, and dead laurels in the front yard.

Proposed Work:

Add significantly more plantings throughout the garden to create a buffer around the backyard perimeter, help absorb storm water, and add more curb appeal and interest throughout the seasons. Replace large stones in existing garden beds with natural shredded mulch.

Work Item 9: Drainage

Description of Current Condition:

Small channel drain (1.5") used to capture storm water on pool deck. Front yard drainage pipe drains onto driveway and neighbor's front yard.

Proposed Work:

Replace existing 1.5" wide channel drain on south side of pool with larger channel drain to capture more stormwater. Extend existing drainage pipes along driveway to daylight through street curb to redirect water away from neighbor (7 E Irving) and homeowner's driveway.

APPROVED

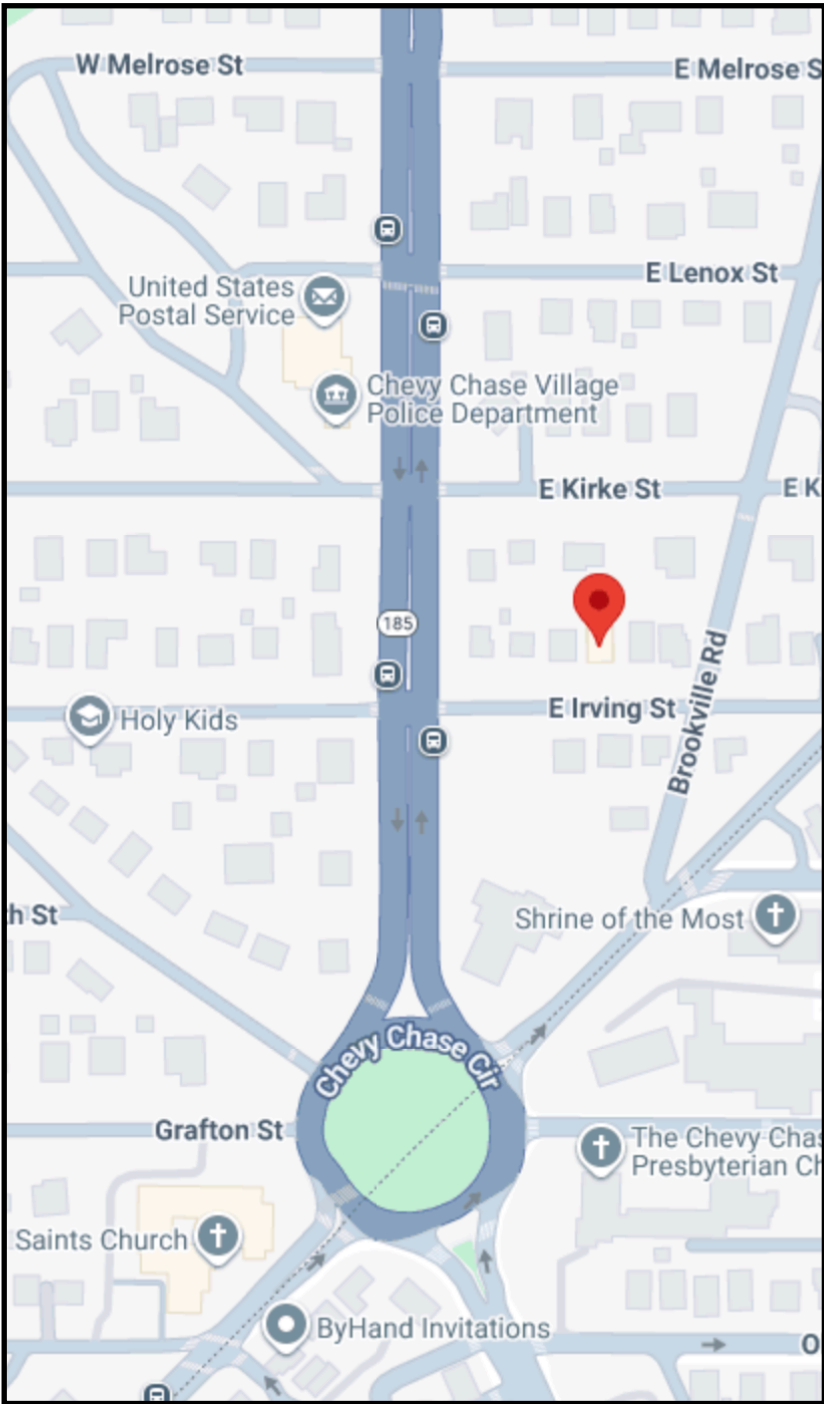
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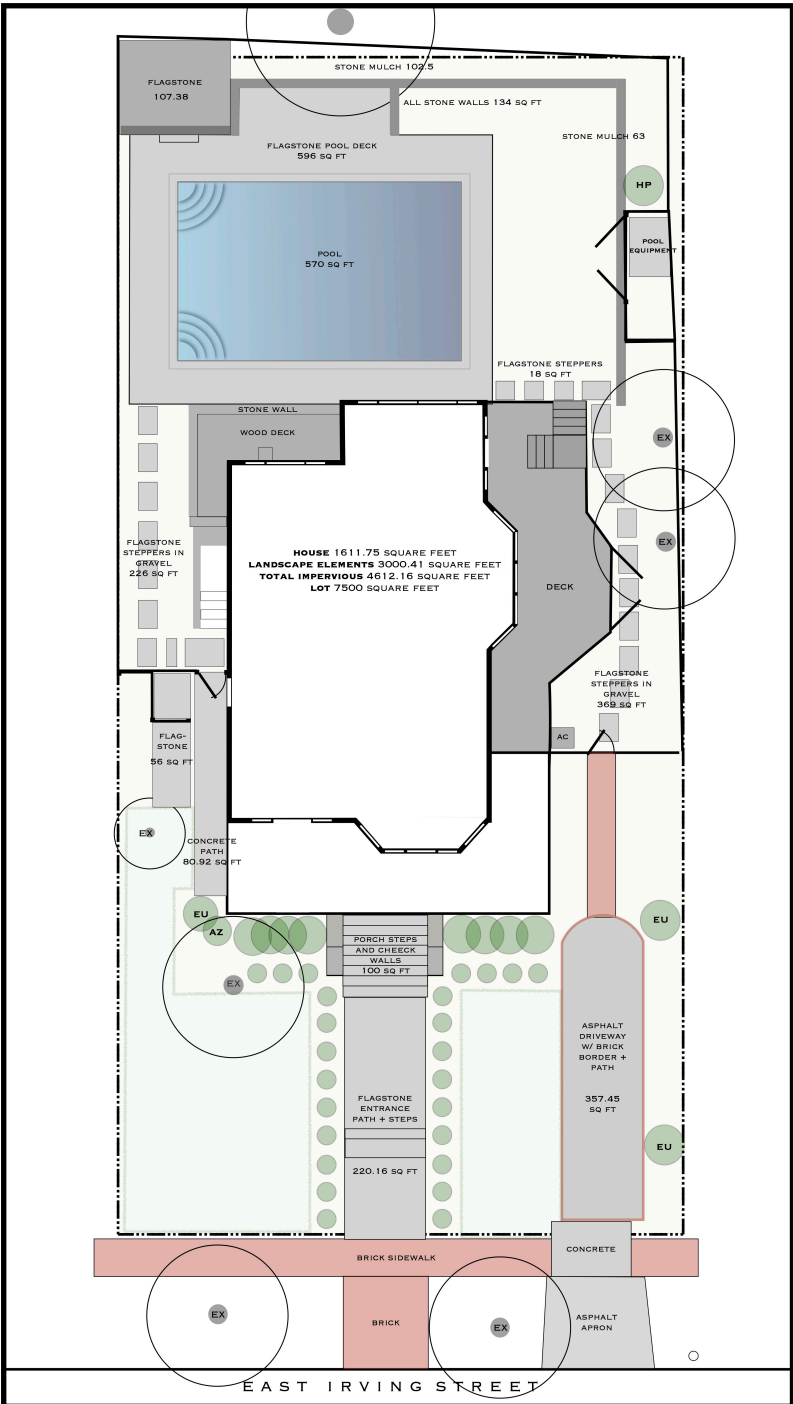
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By Laura DiPasquale at 12:05 pm, Dec 04, 2025



GOOGLE MAPS 11/2025



SITE PLAN 11/2025



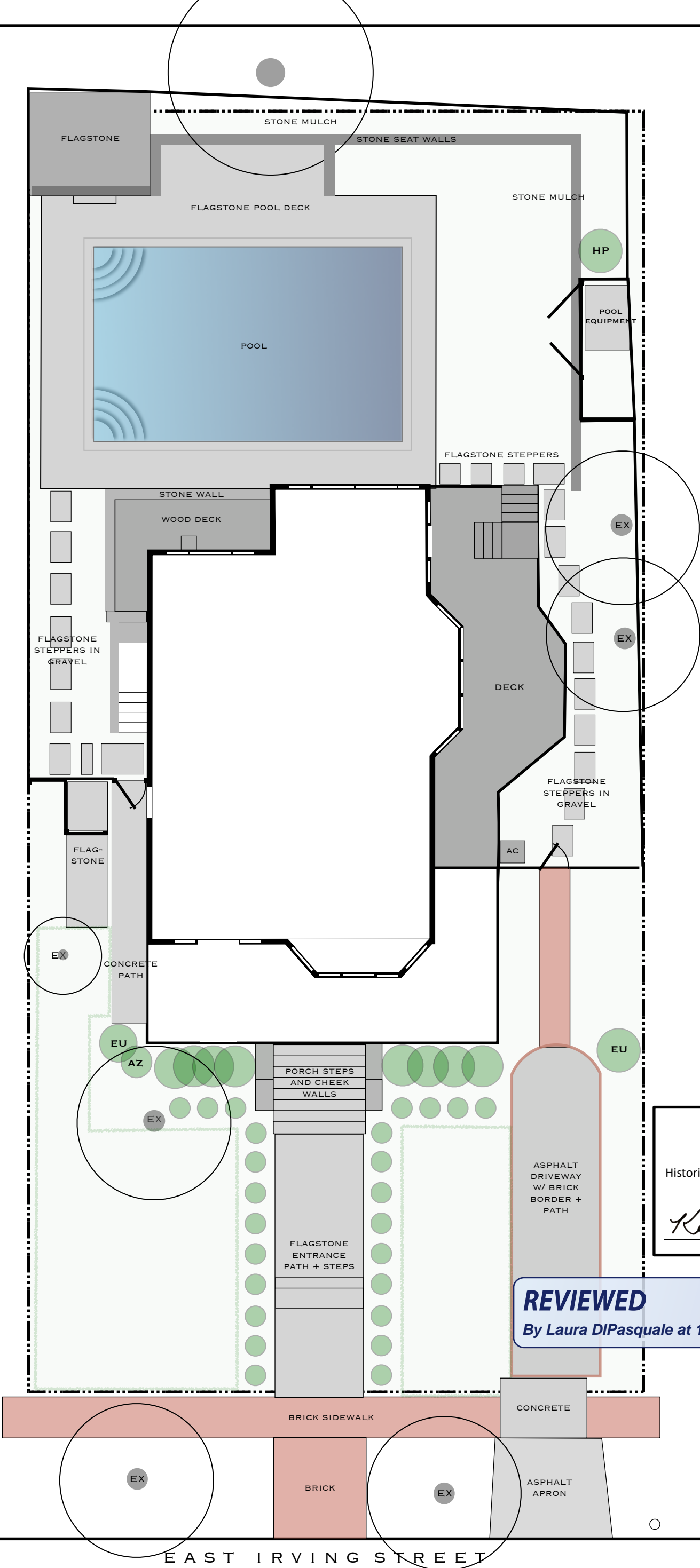
FRONT VIEW OF RESIDENCE 11/2025

REVIEWED

By Laura DiPasquale at 12:05 pm, Dec 04, 2025

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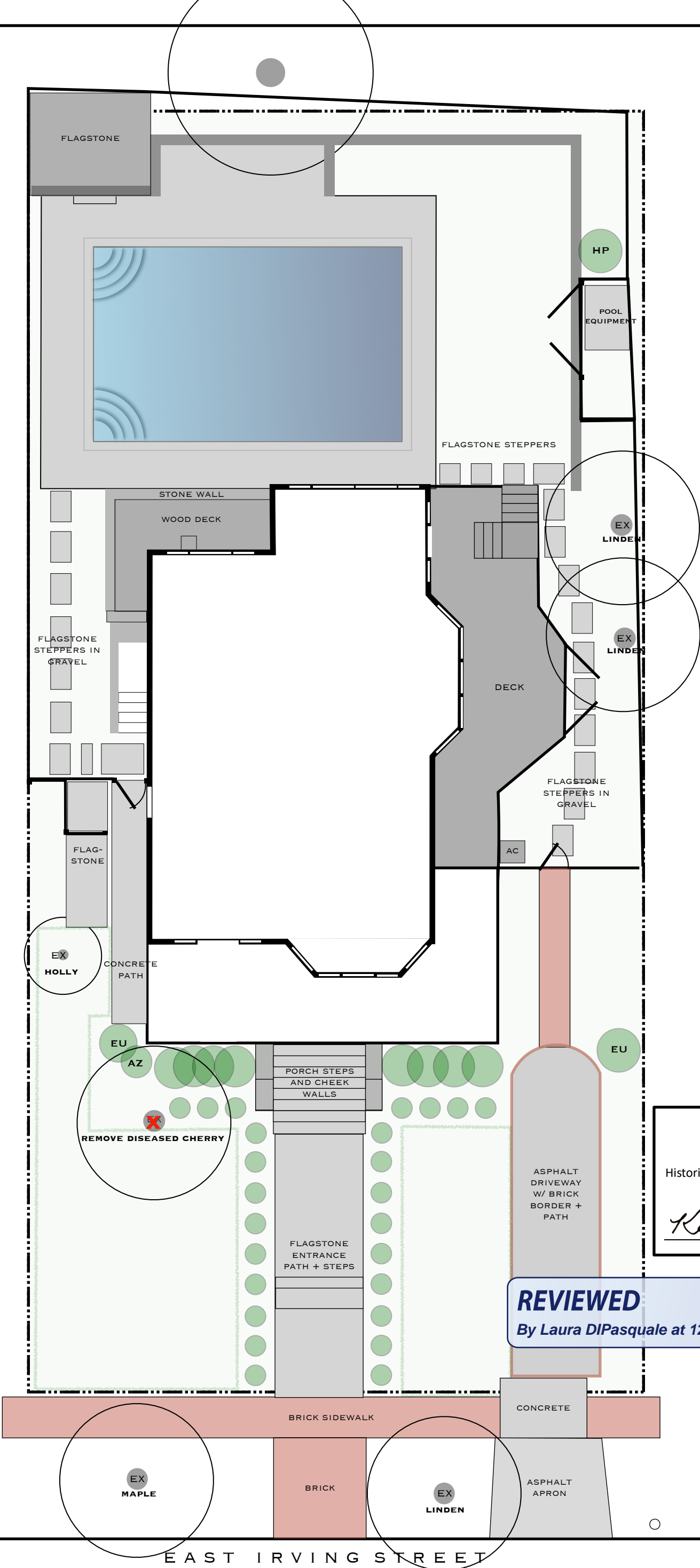
REVIEWED
By Laura DiPasquale at 12:05 pm, Dec 04, 2025

EXISTING SITE PLAN
10.30.2025
11.11.2025

SCALE: 1 INCH = 10 FEET


LAMOND RESIDENCE
5 EAST IRVING STREET
CHEVY CHASE, MARYLAND 20815

Katherine Hanley Landscape Design
KATYHANLEYGARDENS@GMAIL.COM
301-529-6506



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By Laura DiPasquale at 12:05 pm, Dec 04, 2025



TREE INVENTORY
10.30.2025
11.11.2025

0

5

10

15

20

SCALE: 1 INCH = 10 FEET

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- POOL DECK + SEAT WALL**
- + FLAGSTONE DECK - RE-LAY EXISTING STONE ON CONCRETE BASE
 - + REMOVE 5' NON RETAINING SECTION OF SEAT WALL.
 - + REMOVE WOOD DECK AT GRADE

- STEPPER PATH**
- + MODIFY EXISTING STONE STEPPER PATH
 - + CHANGE DIRECTION OF STONES
 - + (9) 2X2 STEPPERS
 - + ADD METAL EDGE
 - + REPLACE EXISTING LARGE STONES WITH 3/8" DELAWARE RIVERJACK

- TRASH ENCLOSURE**
- + INCREASE FLAGSTONE PAVING
 - + SCREENING FENCE 4.5' TALL FRONT AND SIDE PANELS

- ENTRANCE PATH + STEPS**
- + ADD LANDING
 - + REDUCE WIDTH OF PATH TO SIDE WALK AND STREET TO 6.5'
 - + REPLACE FLAGSTONE RISERS WITH THIN VENEER WALL STONE RISERS
 - + 4 RISERS @ 6"
 - + 3 TREADS -7' X 14"PA SILL TREADS
 - + 2X2 PA BLUE SELECT THERMAL FLAGSTONE ON CONCRETE BASE, DIAMOND PATTERN

- PATH IN PUBLIC SPACE**
- + RE-LAY EXISTING BRICK ON CRUSHED STONE IN NEW PATTERN

- FENCE**
- + REPLACE EXISTING CEDAR PRIVACY FENCE WITH SIMILAR STYLE
 - + REDUCE FENCED AREA AROUND POOL STORAGE

- EAST SIDE STEPPER PATH**
- + MODIFY EXISTING STONE STEPPER PATH
 - + CHANGE DIRECTION OF STONES
 - + ADDITIONAL 2 X 3S + 2 X 2S NEEDED
 - + ADD METAL EDGE
 - + REPLACE EXISTING LARGE STONES WITH 3/8" DELAWARE RIVERJACK

- EAST AND WEST ENTRANCE**
- + NEW CEDAR CUSTOM GATES

- BRICK PATH**
- + REMOVE BRICK PATH
 - + REPLACE WITH FLAGSTONE ENTRY WITH GRANITE BORDER

- FRONT STEPPER PATH**
- + (1) 2X3 BLUE SELECT THERMAL FLAGSTONE LANDING AT DRIVEWAY
 - + 3 RISERS @ 5.75"
 - + 3 TREADS 3' X 14"
 - + (17) 2X2 BLUE SELECT THERMAL FLAGSTONE SET IN 3/8" DELAWARE RIVERJACK W/ METAL EDGING

- DRIVEWAY**
- + LENGTHEN DRIVEWAY
 - + REPLACE ASPHALT WITH BRICK EDGING WITH EXPOSED AGGREGATE WITH GRANITE BORDER
 - + EXPAND WIDTH TO 11' INSIDE OF PROPERTY LINE

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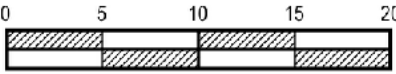
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By Laura DiPasquale at 12:05 pm, Dec 04, 2025

HARDSCAPE PLAN

08.23.2025
09.01.2025
10.31.2025
11.11.2025
11.21.2025

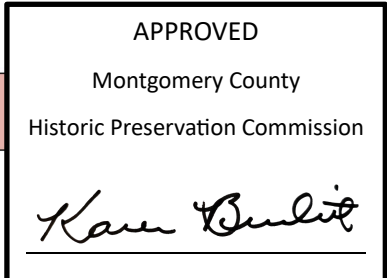


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By Laura DiPasquale at 12:05 pm, Dec 04, 2025

- BACK RAISED BED**
- + (9 EG) EMERALD GREEN ARBORVITAE
 - + (5 SC) SPRING CAMELLIAS
 - + (2 JM) JANE MAGNOLIAS
 - + (10 AH) ANNABELLE HYDRANGEAS
 - + (28 WP) WOODLAND PHLOX
 - + (20 KG) KARMINA GERANIUMS

- WEST BACK BORDER**
- + (3 CH) CLIMBING HYDRANGEA
 - + (8 PA) POCAHONTAS ANEMONE
 - + (6 HC) HOTLIPS CHELONE

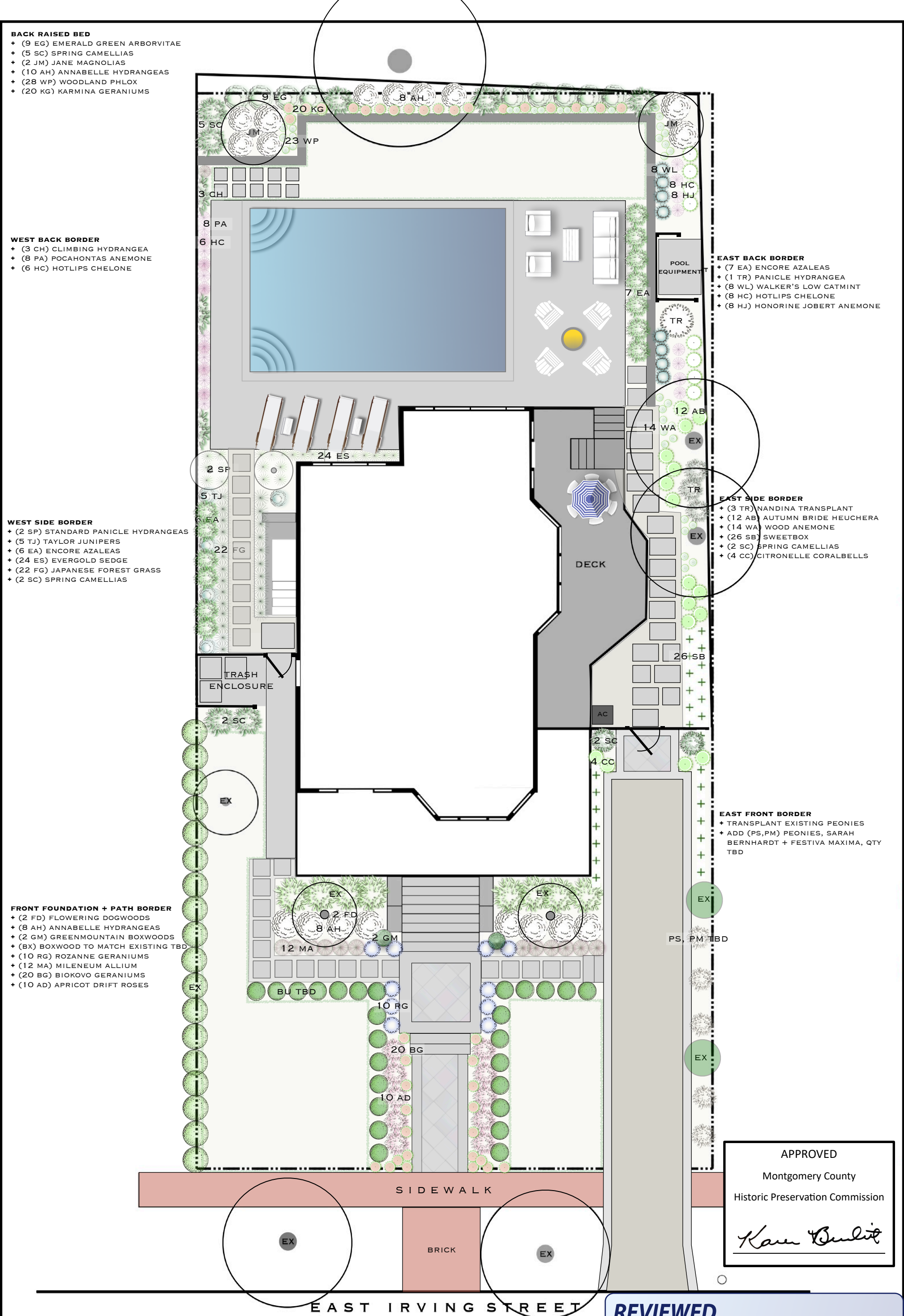
- WEST SIDE BORDER**
- + (2 SP) STANDARD PANICLE HYDRANGEAS
 - + (5 TJ) TAYLOR JUNIPERS
 - + (6 EA) ENCORE AZALEAS
 - + (24 ES) EVERGOLD SEDGE
 - + (22 FG) JAPANESE FOREST GRASS
 - + (2 SC) SPRING CAMELLIAS

- FRONT FOUNDATION + PATH BORDER**
- + (2 FD) FLOWERING DOGWOODS
 - + (8 AH) ANNABELLE HYDRANGEAS
 - + (2 GM) GREENMOUNTAIN BOXWOODS
 - + (BX) BOXWOOD TO MATCH EXISTING TBD
 - + (10 RG) ROZANNE GERANIUMS
 - + (12 MA) MILENEUM ALLIUM
 - + (20 BG) BIOKOVO GERANIUMS
 - + (10 AD) APRICOT DRIFT ROSES

- EAST BACK BORDER**
- + (7 EA) ENCORE AZALEAS
 - + (1 TR) PANICLE HYDRANGEA
 - + (8 WL) WALKER'S LOW CATMINT
 - + (8 HC) HOTLIPS CHELONE
 - + (8 HJ) HONORINE JOBERT ANEMONE

- EAST SIDE BORDER**
- + (3 TR) NANDINA TRANSPLANT
 - + (12 AB) AUTUMN BRIDE HEUCHERA
 - + (14 WA) WOOD ANEMONE
 - + (26 SB) SWEETBOX
 - + (2 SC) SPRING CAMELLIAS
 - + (4 CC) CITRONELLE CORALBELLS

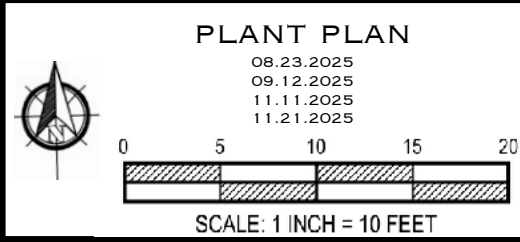
- EAST FRONT BORDER**
- + TRANSPLANT EXISTING PEONIES
 - + ADD (PS,PM) PEONIES, SARAH BERNHARDT + FESTIVA MAXIMA, QTY TBD



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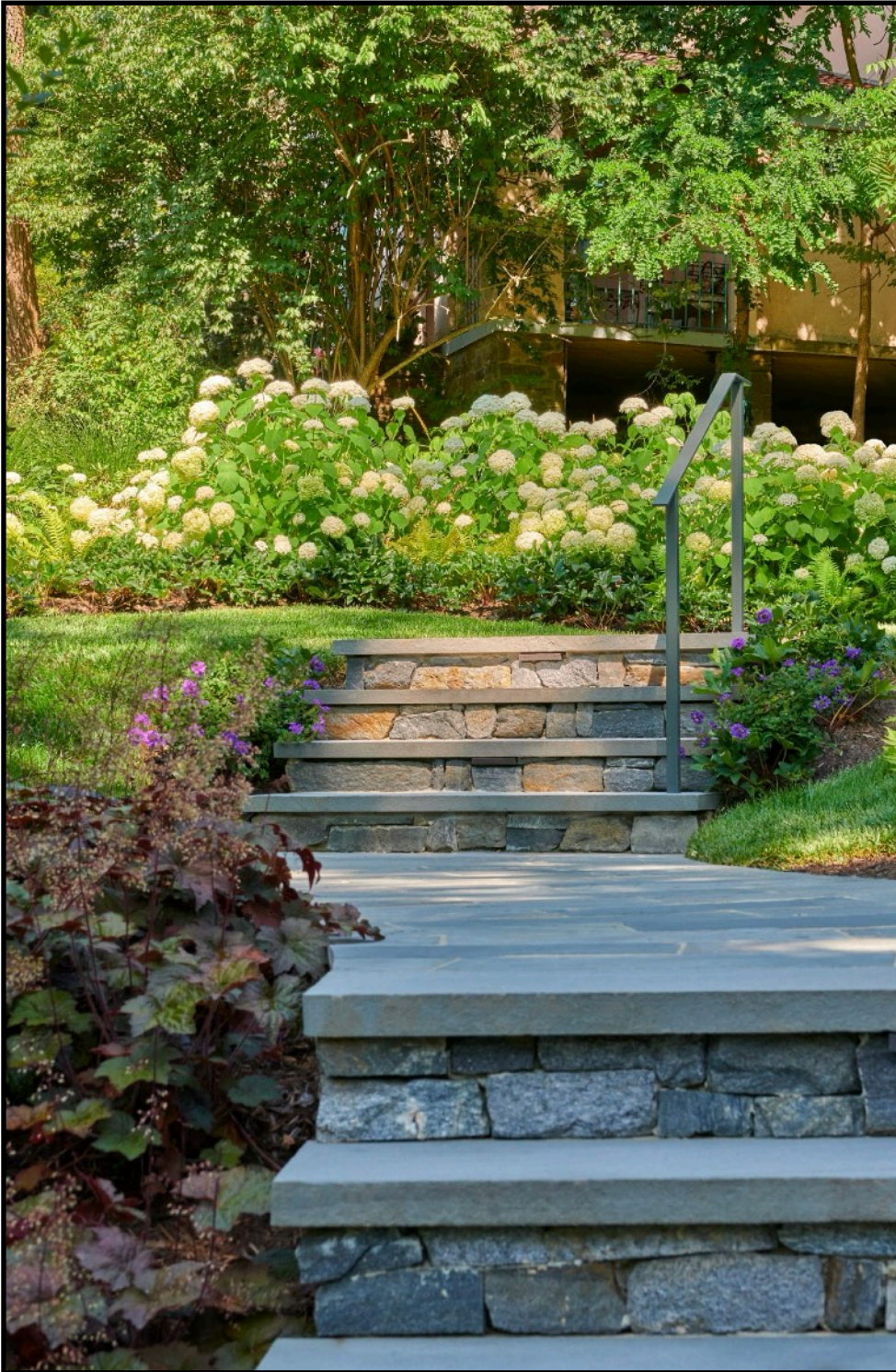


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PROPOSED FRONT WALK + STEPS AND PORCH STEPS



FRONT STEPS - STONE RISERS WITH THERMAL BLUESTONE STEPS



FRONT ENTRANCE WALK - THERMAL BLUE SELECT WITH BLUESTONE BORDER
DIAMOND PATTERN PAVING

PROPOSED DRIVEWAY MATERIALS



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EXPOSED AGGREGATE WITH COBBLESTONE BORDER

PROPOSED STEPPER PATHS FOR FRONT AND BACK YARDS



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FLAGSTONE WITH PEA GRAVEL + METAL EDGING TO HOLD IN GRAVEL

PROPOSED FENCE + GARDEN GATE



CEDAR WOOD CUSTOM GARDEN GATE WITH SOLID STAIN



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CEDAR WOOD FENCE WITH SOLID STAIN

PROPOSED PLANTINGS



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ADD SUBSTANTIAL PLANTINGS TO ADD SEASONAL INTEREST, SOFTEN HARDSCAPE, PROVIDE BUFFER TO NEIGHBORS, AND ABSORB RAINWATER.