

PRELIMINARY CONSULT: Donna Holverson
rear Addition, swimming pool and tree
removal - 35 West Lenox St. (CCVHD)

~~... ..~~

remove hickory -
won't do addition
w/o pool -
will move -

pc - on tree, pool -
wall - not an
addition -

possibly "don't"
not go fwd w/ add.
design w/o pool

edit

list

... ..

... ..

... ..

... ..

Ex. July 14

Donna Holverson -
35 W. Lenox.

Rear addition &
swimming pool &
deck

Preliminary Consultation

Tree Removal - 1-18" Hickory

plus other tree roots

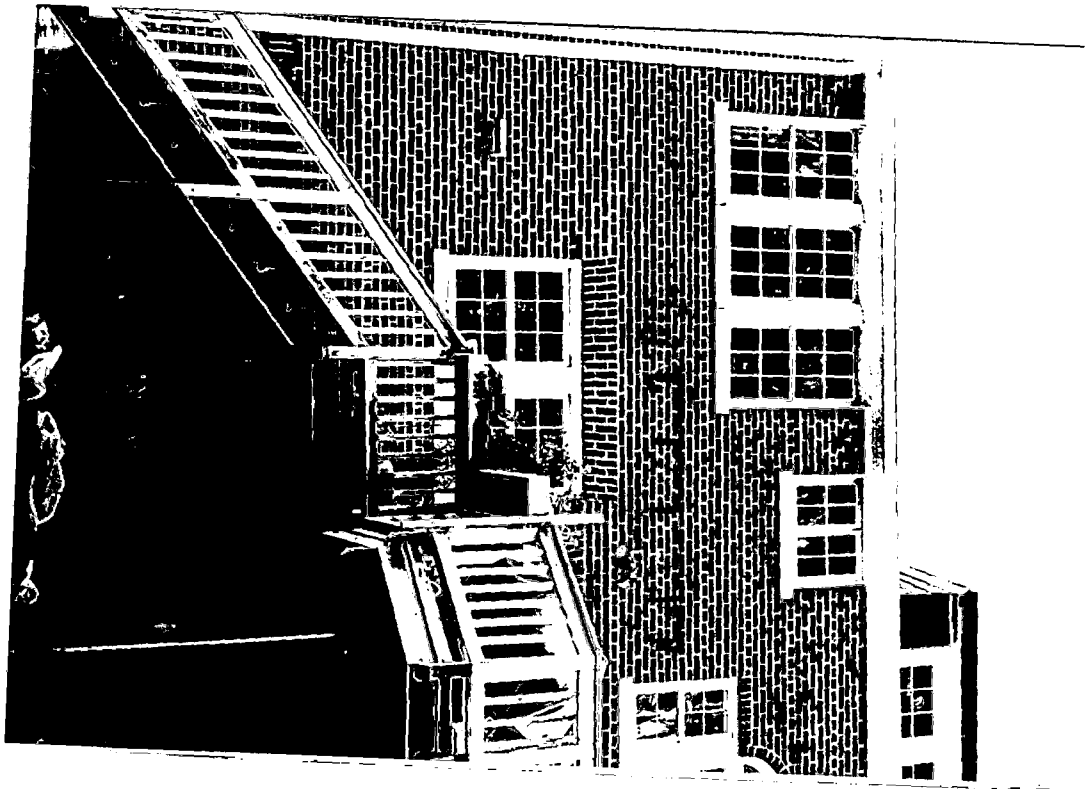
Very Threatened - but

trying to save.



35 West Kenox Street

5.



Rear
35 West henox

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 35 West Lenox Street, Chevy Chase	Meeting Date: 07/14/99
Resource: Chevy Chase Village Historic District	Report Date: 07/07/99
Case Number: Not applicable	Public Notice: 06/30/99
Review: Preliminary Consultation	Tax Credit: None
Applicant: Donna Holverson	Staff: Perry Kephart

PROPOSAL: Swimming Pool, Tree Removal, Rear Addition

RECOMMEND: Proceed to HAWP

BACKGROUND

Date: 1926
 Style: Colonial Revival Residence designed by Arthur Heaton.
 Significance: Outstanding Resource in the Chevy Chase Village Historic District.

PROPOSAL

The applicant proposes to:

1. Install an inground swimming pool behind the house with a retaining wall at the rear.
2. Remove a 20" hickory tree that is at the proposed site of the pool.
3. Construct a rear addition to the house.

STAFF DISCUSSION

The applicant has indicated that the only feasible site for the pool is at the rear of the house in front of a heavily wooded area, but will require removal of a healthy 20" hickory. Applicant has also indicated that the construction of a rear addition is contingent on the pool installation being approved.

It is important to note that removal of trees is subject to strict scrutiny under the district guidelines. Staff is of the opinion that any tree removal is problematic, but that it should be approved in this case if the other components of the site changes are appropriate to the historic district. Staff would emphasize that this should not serve as a precedent and that each such case

be considered on its own merits. In this case, the lot is heavily wooded with a stream at the rear border. The applicant is working with a certified arborist to insure that the pool and retaining wall will not negatively impact the remaining vegetation.

A retaining wall to the rear of the pool is included in the design as the applicant proposes to install the pool on the same plane with the rear addition. The choice of materials and design for the wall is fairly flexible. Given the woodland setting and the revival style of the house, staff would suggest that a fieldstone or brick facing be used. Walls are not specifically addressed in the district guidelines, but both accessory buildings and garden structures are subject to lenient scrutiny if they are not visible from the public right-of-way.

The elevations and detailed plans for the addition have not been finalized as the applicant would not undertake rear modification of the site unless they include the pool. In any case, rear additions not visible from the street are subject to lenient scrutiny.

Behind the property are the grounds of the Chevy Chase Club that are not in the historic district. This means that the property backyard serves as a boundary to the district, but the stream valley vegetation should serve as sufficient buffer between the club property and the proposed changes to the site. Any approval will be contingent only on the project's effect on the streetscape, on the house itself and on the neighboring properties in the district.

STAFF RECOMMENDATION

Staff recommends that the applicant discuss the issues with the HPC and then proceed to a Historic Area Work Permit.

Brian W. Smith
Donna J. Holverson
35 West Lenox Street
Chevy Chase, MD 20815
(301) 907-3417
Fax (301) 907-9139

June 24, 1999

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD

Dear Members of the Commission,

We are writing to obtain a preliminary consultation regarding the removal of a large (20 inch diameter) hickory tree in the rear of our home at 35 West Lenox Street in Chevy Chase.

We are in the planning and design stages of constructing an addition to the rear of our home. We want to build a swimming pool and in order to build the pool, we must remove the hickory tree. Since the project depends on the tree removal, (we have tried several alternatives, but all would necessitate the tree removal) we thought we should consult with you before going any further.

We wish to call to your attention that: 1. our rear yard is currently at a severe slope which effectively deprives us of the use of the yard for any purpose requiring a relatively flat surface; 2. the addition we are planning is intended to both expand our home and to gain for us the use of more of our backyard; 3. we have consulted with architects and arborists in search of alternatives and have reluctantly concluded that the tree must be removed in order for us to fully utilize our property.

This hickory tree is the smallest of several large trees in our backyard and one of numerous large trees in the vicinity, i.e., the adjoining Chevy Chase Club and the neighbors on either side of our property. It is our view that this tree's removal will not adversely affect the adjoining properties. Also, in the past three years, we have planted several trees on our property.

We also wish to note that we have the approval of the Board of Managers of Chevy Chase Village to remove the tree, pending the issuance of a building permit for construction. Before they voted to give the approval, notice was given to our adjoining neighbors, none of whom objected.

There are numerous photos in your files of our home.

Thank you for considering a meeting with us at this stage of our addition. We will be happy to answer any questions either before, or at the Board Meeting on July 14.

Sincerely,

Donna Holverson
Brian Smith

Donna Holverson and
Brian Smith

(A)

*where BR-2548
flood plain is
700 yds*

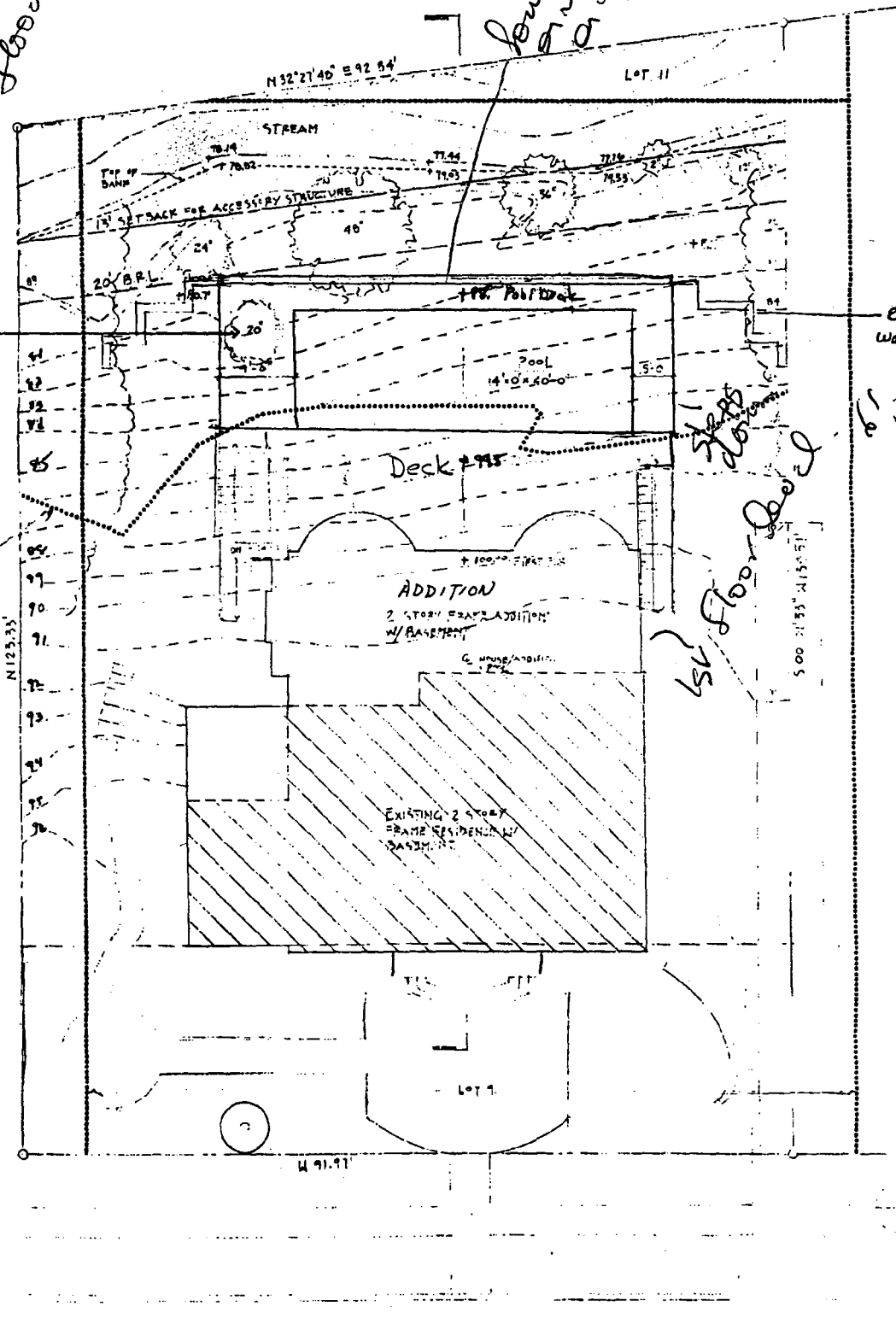
*foundation
of retaining wall
is steel beam*

100 YEAR FLOODPLAIN

Hickory
TREE

*It more
concern w/
design of addition*

*leg removal
of*



*retaining
wall
6'-8"
height*

*steps
down
1st floor level*

SITE PLAN
SCALE 1"=10'-0"

WEST LENOX STREET

* THE 100 YEAR FLOODPLAIN SHOWN ON THIS DRAWING WAS INTERPOLATED FROM THE FLOOD PLAIN STUDY DRAWINGS AND REPORTS COMPLETED BY MILWAUKEE COUNTY ENGINEERS, DATED APRIL 1966 AND APRIL 1966, RESPECTIVELY. THE STUDY WAS COMPLETED FOR THE CHRYSLER CREDIT CORPORATION BY MILWAUKEE COUNTY ON JULY 1966 AND APRIL 1967. THE VERIFICATION OF THESE FLOOD PLAIN LIMITS AND BUILDING RESTRICTIONS WILL BE COMPLETED BY THE DIVISION OF WATER CONTROL AND MANAGEMENT OF MILWAUKEE COUNTY PRIOR TO CONSTRUCTION.

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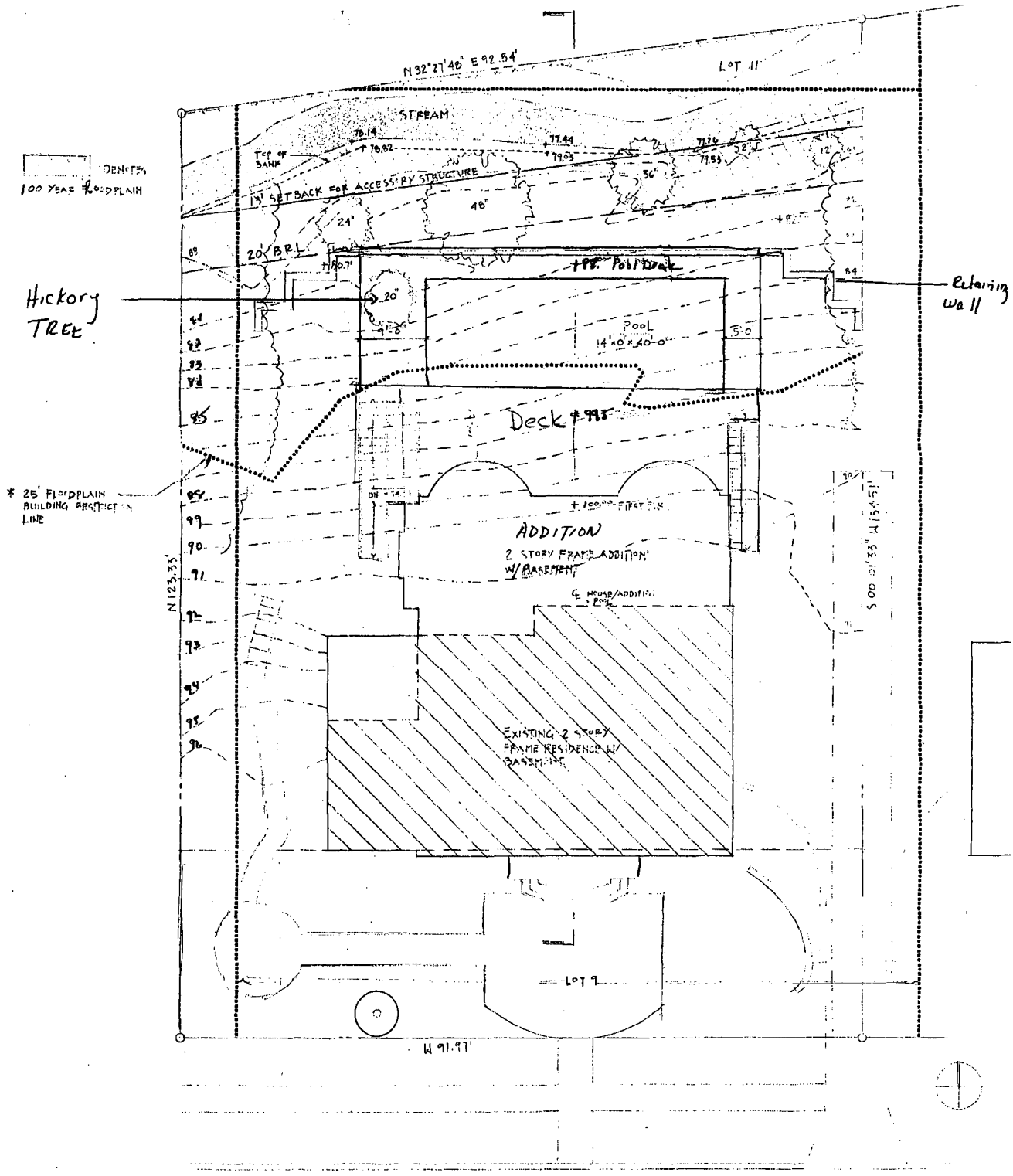
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Sincerely,

Donna Holverson
Brian Smith

Donna Holverson and
Brian Smith

(A)




 SITE PLAN
 SCALE: 1" = 10'-0"

WEST LENOX STREET

* THE FLOOD PLAN INFORMATION ON THIS DRAWING WAS INTERPOLATED FROM THE FLOOD PLAN STUDY DRAWINGS AND REPORTS COMPLETED BY MILDBERG, BOENDER & ASSOCIATES, INC. DATED APRIL 1985 AND JANUARY 1986, RESPECTIVELY. THE STUDY WAS COMPLETED FOR THE CHEVYCHASE COUNTRY CLUB AND APPROVED BY MONTGOMERY COUNTY ON JULY 1986 AND APRIL 1987. THE VERIFICATION OF THE FLOOD PLAN LIMITS AND BUILDING RESTRICTION LINE WILL BE COMPLETED BY THE DIVISION OF WATER RESOURCES AND MANAGEMENT OF MONT. CO., MD. PRIOR TO CONSTRUCTION.

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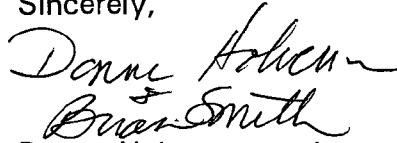
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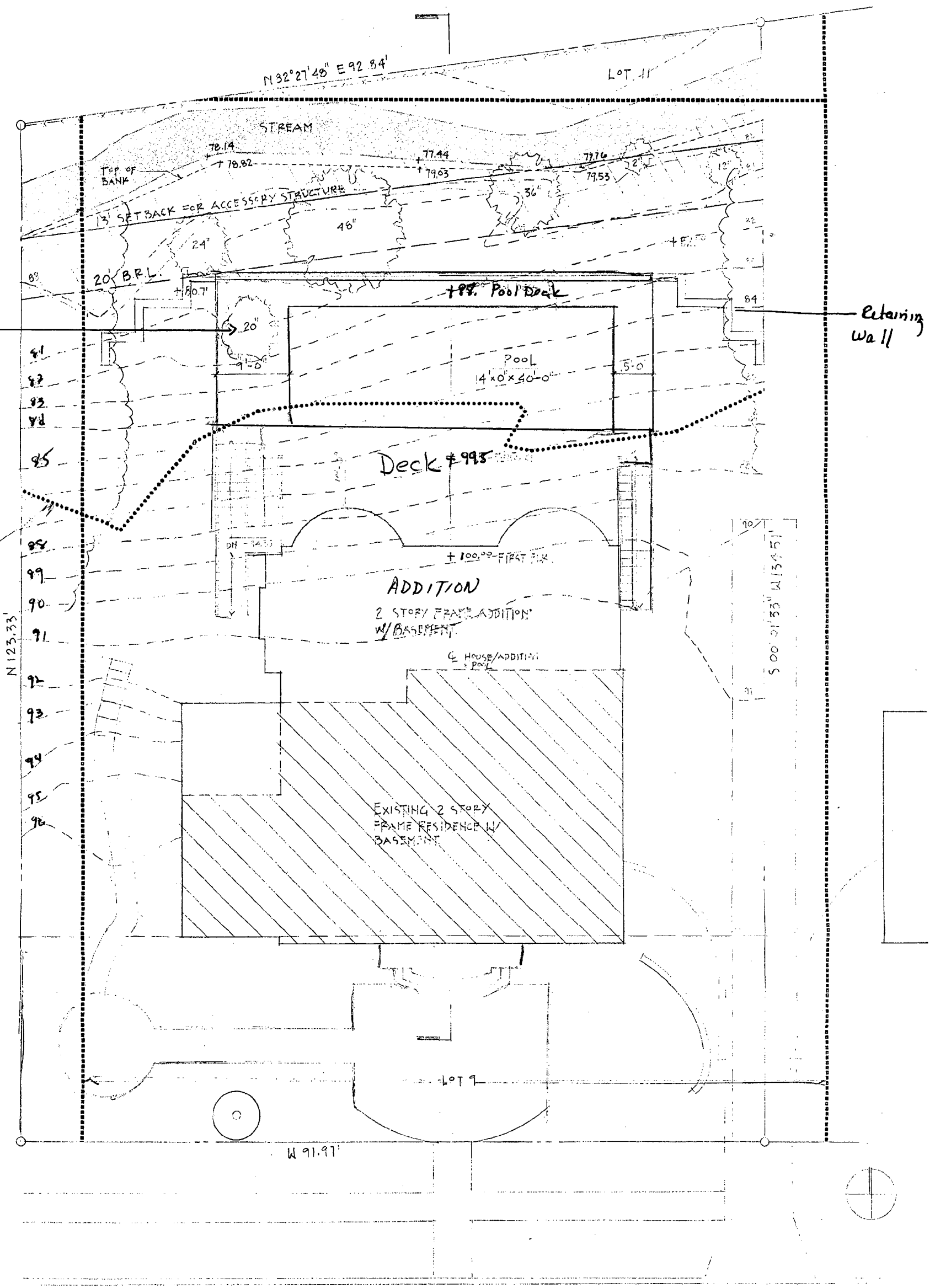
Handwritten signatures of Donna Holverson and Brian Smith. The signature for Donna Holverson is written in a cursive style, and the signature for Brian Smith is also in cursive, appearing below the first signature.

Donna Holverson and
Brian Smith

DENOTES
100 YEAR FLOODPLAIN

Hickory
TREE

* 25' FLOODPLAIN
BUILDING RESTRICTION
LINE



SITE PLAN
SCALE: 1" = 10'-0"

WEST LENOX STREET

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