

35/81-99B 7206 Meadow Lane (DEMOLITION)
(Town of Chevy Chase Historic District)

7206 Meadow Lane (Prelim./new construct)
(Locational Atlas - Town of CC HD)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4/28/99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved Denied

Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Kwok + Felice Li

Address: 12400 Ellen Court, Silver Spring MD. 20904

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DPS/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

RE: 7206 MEADOW LANE, CHEVY CHASE



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: MICHE BOOZ

Daytime Phone No.: 301.774.6911

Tax Account No.: 465 677

Name of Property Owner: Kwok & Felice Li Daytime Phone No.: _____

Address: 12400 ELLEN CT. Silver Spring MP 20904
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Miche Booz Architect Daytime Phone No.: 301.774.6911

LOCATION OF BUILDING/PREMISE

House Number: 7206 Street: MEADOW LANE

Town/City: CHEVY CHASE Nearest Cross Street: Underwood

Lot: 36-A Block: 5 Subdivision: Section 4 Chevy Chase

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|---------------------------------------|--|---|-------------------------------|-------------------------------|
| <input 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 checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" 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 type="checkbox"/> Other: _____ | | | | |

1B. Construction cost estimate: \$ _____

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.

Miche Booz Signature of owner or authorized agent Date: 4.7.99

Approved: X _____ Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4/28/99

Application/Permit No.: 9904070075 Date Filed: 4/7/99 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

DEMOLISH EXISTING SINGLE FAMILY
HOUSE. SAVE GARDEN SHED AS
SHOWN ON DRAWINGS

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

THE TOTAL PROJECT WOULD
INCLUDE REPLACING THE EXISTING NON-HISTORIC
HOUSE. THERE WOULD BE NO IMPACT ON
THE HISTORIC RESOURCES NEGATIVELY.

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

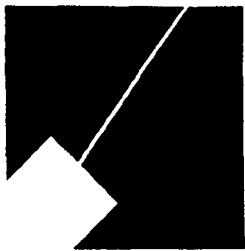
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 4/29/99

TO: Local Advisory Panel/Town Government

TOWN OF CHEVY CHASE

FROM: Historic Preservation Section, M-NCPPC

RJZ Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on _____
A copy of the HPC decision is enclosed for your information.

4/28/99

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G\wp\laphawp.ltr

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date:

4/28/99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

Demolition Permit

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7206 Meadow Lane, Chevy Chase

Meeting Date: 4/28/99

Resource: *Locational Atlas* Town of Chevy Chase
Historic District

Review: PRELIMINARY
CONSULTATION

Case Number: Locational Atlas District #35/81 - 0

Tax Credit: No

Public Notice: 4/14/99

Report Date: 4/21/99

Applicant: Kwok and Felice Li

Staff: Robin D. Ziek

PROPOSAL: Construction of new dwelling

RECOMMEND: Apply for
HAWP

RESOURCE: Town of Chevy Chase, *Locational Atlas* Historic District

If the HPC approves the demolition of the existing structure on the site (HPC Case No. 35/81-99A), the site (54,726 sf. lot) will include a small free-standing brick garden storage structure at the top of the property near the rear alley. The property extends from Meadow Lane to this public alley, which serves as the access drive for the house.

This lot remained in the hands of the Chevy Chase Land Company until after 1941. Originally, it was to be part of a linear park along Meadow Lane. The Land Company developed the proposed park land from the south end, until finally this parcel was sold for residential development as well. The front portion of the property along Meadow Lane includes a small stream which flows to the south. At about 90' from the street, the land starts to rise in a steep slope 20'+ to the ridge where the existing house is located. The front yard is filled with trees, shrubs, and includes a garden pathway on the south side of the property down to the street.

PROJECT DESCRIPTION

The applicant proposes to construct a large single-family dwelling with two ancillary structures - a guest house and a pool house. All of these new structures would be connected with enclosed walkways. The new construction would be positioned in approximately the same location as the existing house, although the house will extend slightly deeper into the site. The main residence will be positioned parallel to the contour lines. Both the pool house and the guest house will be oriented parallel to the alley. Collectively, the three structures will form an enclosed courtyard.

Access to a 3-car garage will be off of the alley, as in the existing structure. In addition, the applicant proposes a driveway entrance off of Meadow Lane, to provide a public front entrance. The original plan was to wind the driveway up the slope to a parking area on the ridge, by the house. The plan has subsequently been revised to provide a parking area closer to the road, with a garden path leading up to the house. This revision is due to a desire to protect existing vegetation.

The house would be constructed with a stone foundation/base, with a wood frame structure above.

Favorable Review

①

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

May 11, 1999

Mr. and Mrs. Kwok Li
12400 Ellen Court
Silver Spring, MD 20904

Re: Removal of two oak trees

Dear Mr. and Mrs. Li:

Thank you for contacting the Historic Preservation Commission (HPC) to clarify your request to remove two Oak trees on your property at 7206 Meadow Lane in Chevy Chase. I am in receipt of a letter from Lew Bloch, a Registered Arborist, concerning these two trees.

Mr. Bloch notes that one Oak tree is "not viable", and that the other Oak tree is too close to the site for the proposed new construction to survive the demolition and new construction which you are proposing at this site. He also notes that the removal of both these trees would be included in the demolition phase of the site work, for which you have already received HPC approval (4/28/99).

At the same hearing, the HPC reviewed your concept for new construction as a Preliminary Consultation. The comments were favorable for the overall concept and for the proposed siting. It is staff's opinion that the proposed tree removal is consistent both with the HAWP approval for the demolition and with the comments for the new construction.

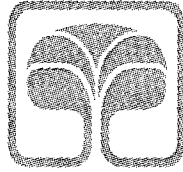
Therefore, you may remove both oak trees as part of the demolition phase of this project without amending the HAWP for demolition. This letter serves as your permission to remove the two Oak trees.

If you have any further questions, please do not hesitate to call me at (301) 653-3400.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin D. Ziek".

Robin D. Ziek
Historic Preservation Planner



Lew Bloch
Bloch Consulting Group

May 7, 1999

Robin Zeik
MNCPPC
Historic Preservation Commission
8787 Georgia Ave.
Silver Spring, MD. 20910

Re: Tree Preservation at
7206 Meadow Lane
Chevy Chase, MD.

This letter is to clarify my letter/report of April 21, 1999 to Mrs. Felice Lee, regarding the tree preservation at the above address.

The clarification is that there will be two tree removals at the site. One is an Oak Tree, which is not viable and is a danger to the property. The other is an additional Oak Tree, which is too close to the new home construction. This work will be included in the demolition phase of the historic area work permit (HOP).

If there are any questions, do not hesitate to contact me.

Sincerely,

Lew Bloch; Registered Consulting Arborist

STAFF DISCUSSION

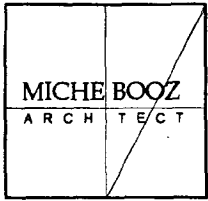
The proposed new construction on the site appears to be compatible with the surrounding area in terms of massing, scale and materials. While the proposed square footage is quite large (5-6,000 sf.), this is consistent with the existing house as well as proportional to the site. The use of three structures on the site to provide this square footage will result in smaller structures and smaller massing. In addition, the proposed siting of the residence and pool house with different orientations on the top of the hill reflects the winding path of Meadow Lane. This will also result in different views of the site from different angles, and help to blend this private complex into the greater community.

Staff notes that the revision of the driveway proposal to place the new driveway and parking area closer to Meadow Lane will reduce the impact on the existing vegetation. As the open space and forest/garden are important features of this property, this would be a better decision than the extended driveway.

There are concerns for the impact of the demolition and construction activities at this site, in terms of potential damage to vegetation from both heavy machinery, grading, and storage of heavy materials around root systems. The applicant is sensitive to this issue and the HPC may wish to discuss strategies for preserving the existing mature trees (stress protection and tree protection measures), and reducing the amount of ground disturbance.

STAFF RECOMMENDATION

Staff recommends that the applicant develop the proposal as per HPC comments, and proceed to apply for the Historic Area Work Permit.



April 7, 1999

REQUEST FOR CONCEPTUAL CONSULTATION
FOR 7206 MEADOW LANE
CHEVY CHASE, MD 20815

The decision to demolish the main house at 7206 Meadow Lane would depend on the acceptance of a conceptual plan for its replacement. Enclosed schematic floor plans for the new house proposal. New roofed footprint – approximate 6000sf, including pool and guest house appendages. Existing roofed footprint approximates 5000sf.

3

7200 MEADOW LANE, CHEVY CHASE, MD 20815

ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

JEFFREY BALKIND
7201 MEADOW LN
CHEVY CHASE, MD 20815

PHILIP A TUCKER
7200 MEADOW LN
CHEVY CHASE, MD 20815

ALFRED M OSGOOD
7205 MEADOW LN
CHEVY CHASE, MD 20815

DAVID N DANFORTH
7301 MEADOW LN
CHEVY CHASE, MD 20815

ERNEST B KELLY
7300 OAK LN
CHEVY CHASE, MD 20815

~~PATRICIA E PETRASH~~ Anne Christman
7207 RIDGEWOOD AVE
CHEVY CHASE, MD 20815

ALEXANDER FLEMING
7209 RIDGEWOOD AVE
CHEVY CHASE, MD 20815

WILLIAM F PRITCHARD
7211 RIDGEWOOD AVE
CHEVY CHASE, MD 20815

WILLIAM L McCAMEY
7213 RIDGEWOOD AVE
CHEVY CHASE, MD 20815

HELMUT SONNENFELDT
4105 THORNAPPLE ST
CHEVY CHASE, MD 20815

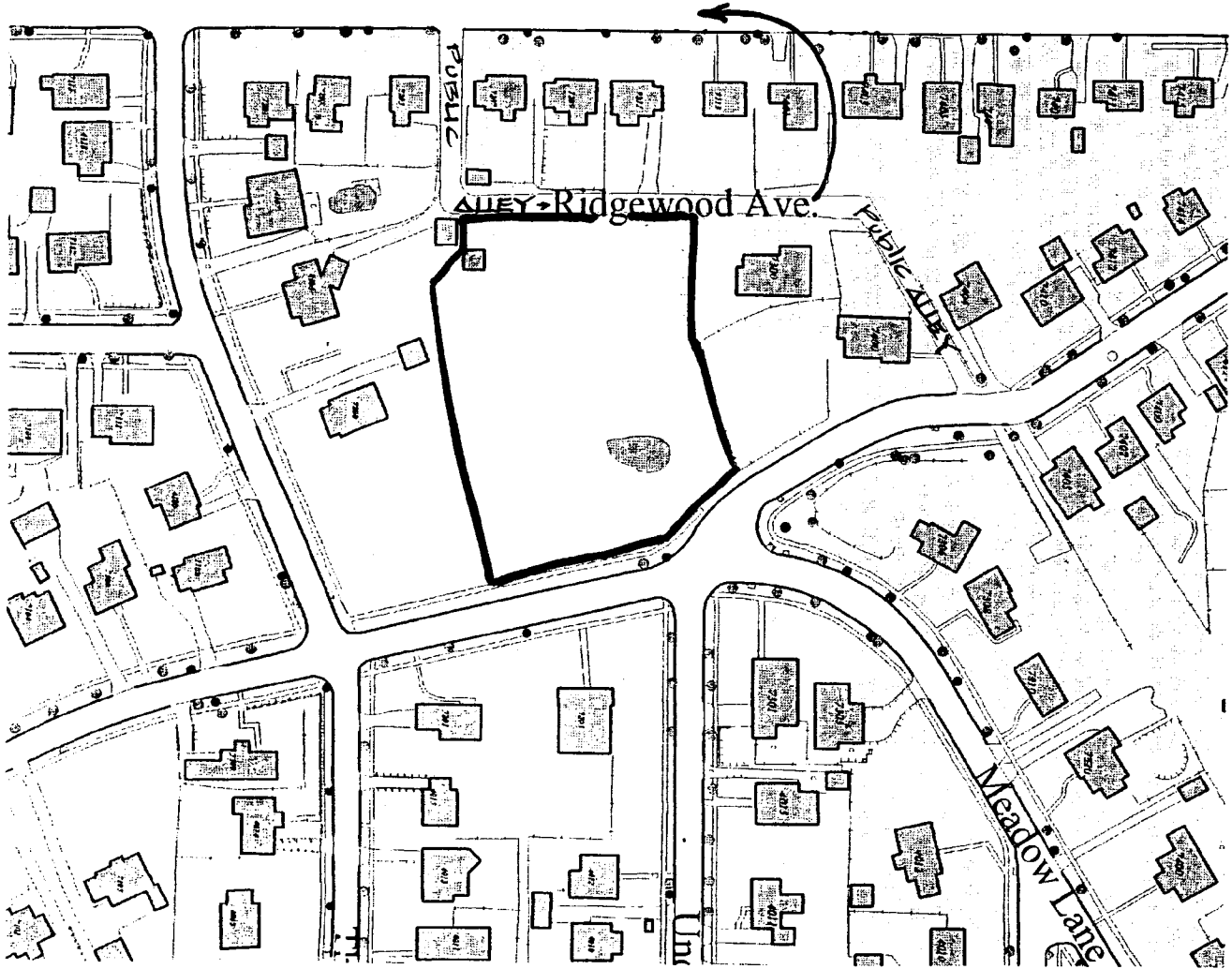
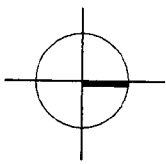
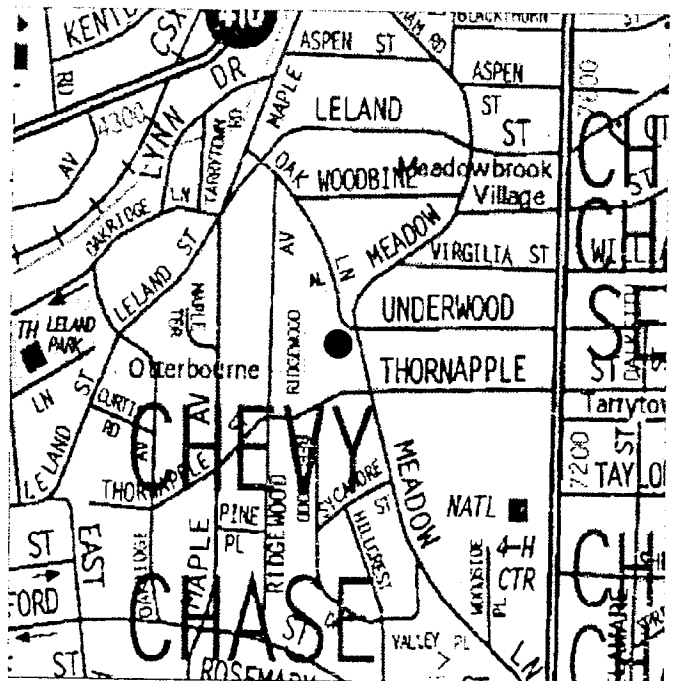


Figure Ground

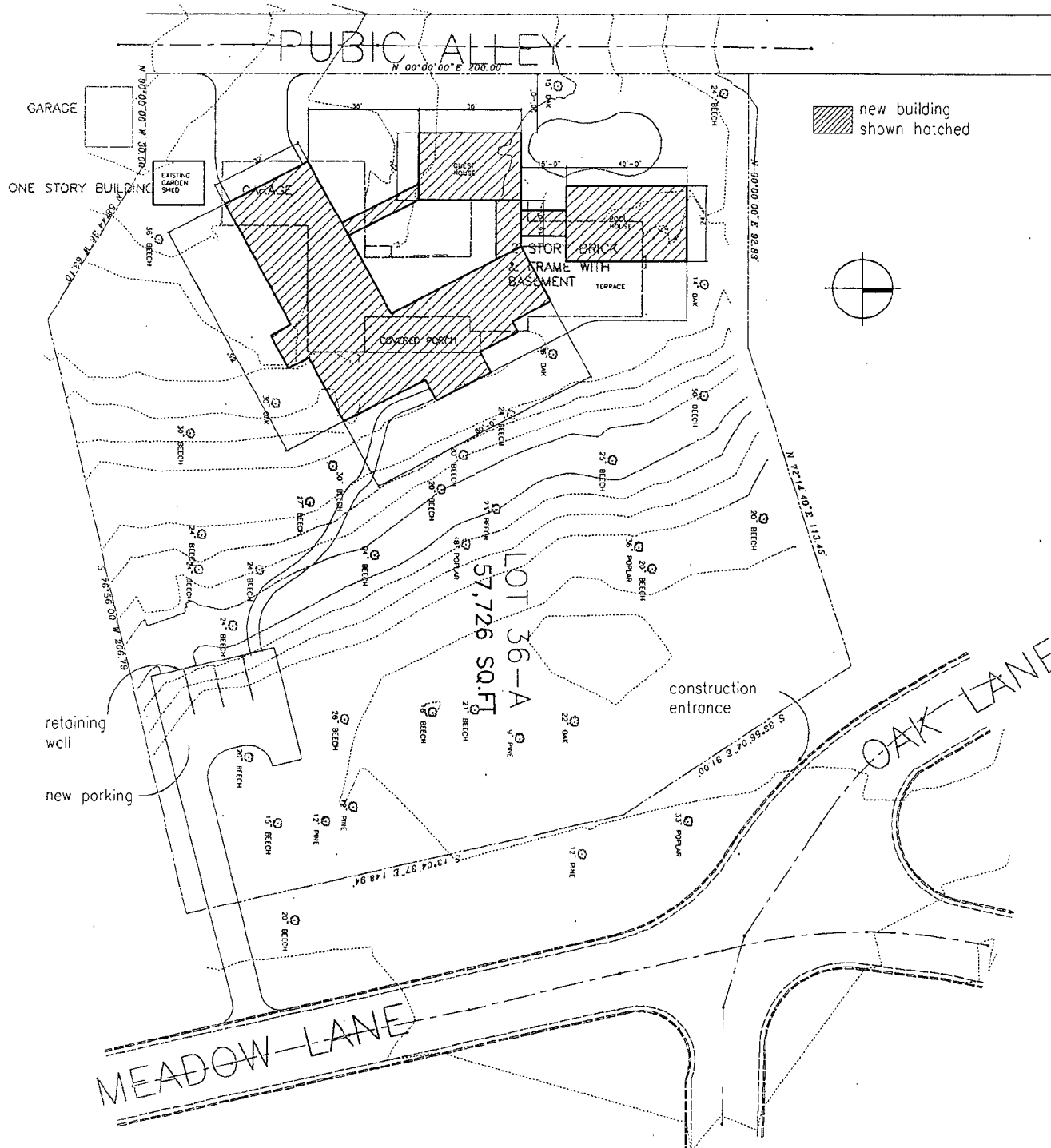


Location Map



cent - ©1996 Thomas Bros. Maps

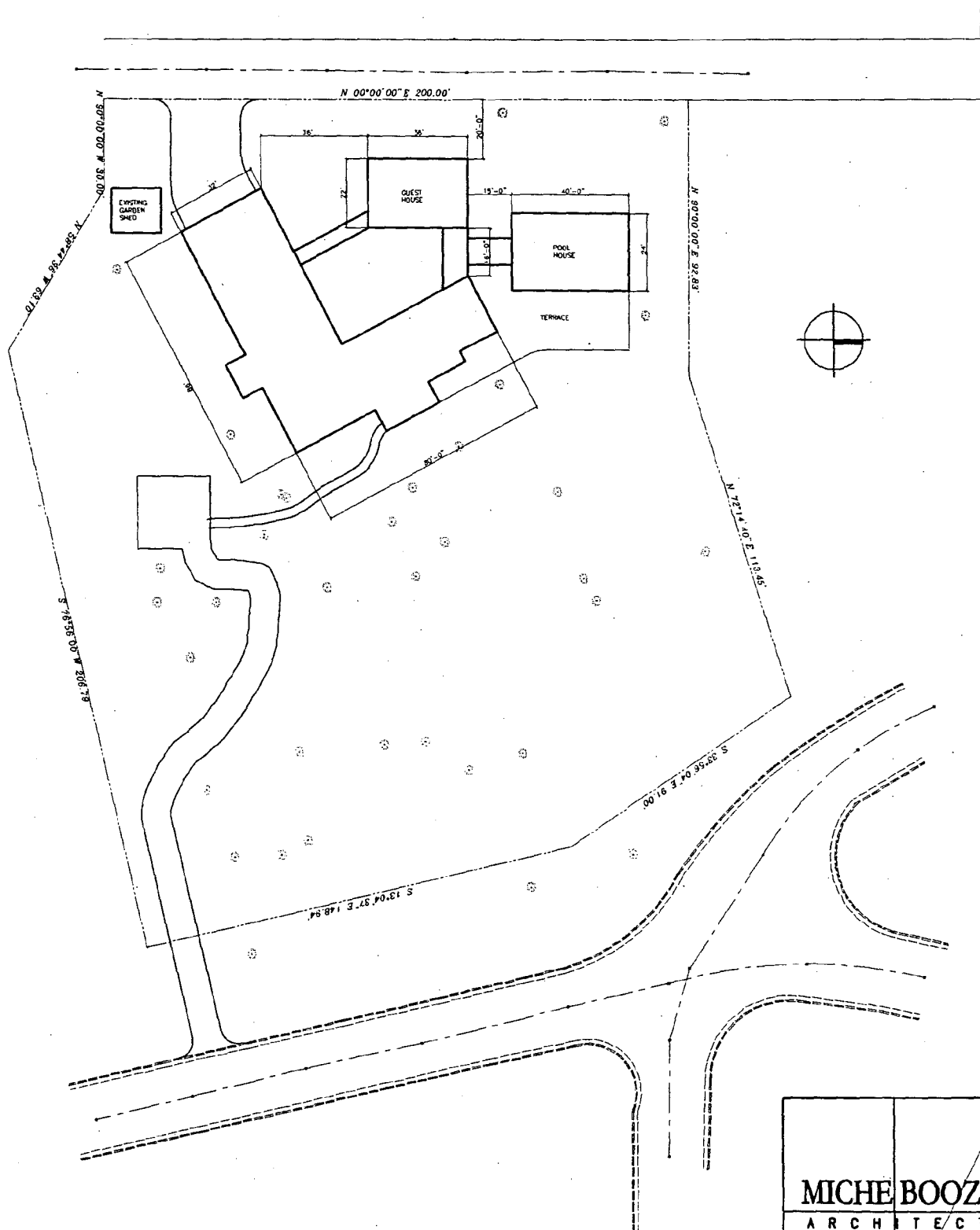
5



7206 Meadow La.
Cherry Chase
1
A-1
1" = 50'-0"

MICHE BOOZ	
ARCHITECT	
A-1	208 Market St Brookeville Maryland 20833 (301) 774 6911 fax: 774 1908

6

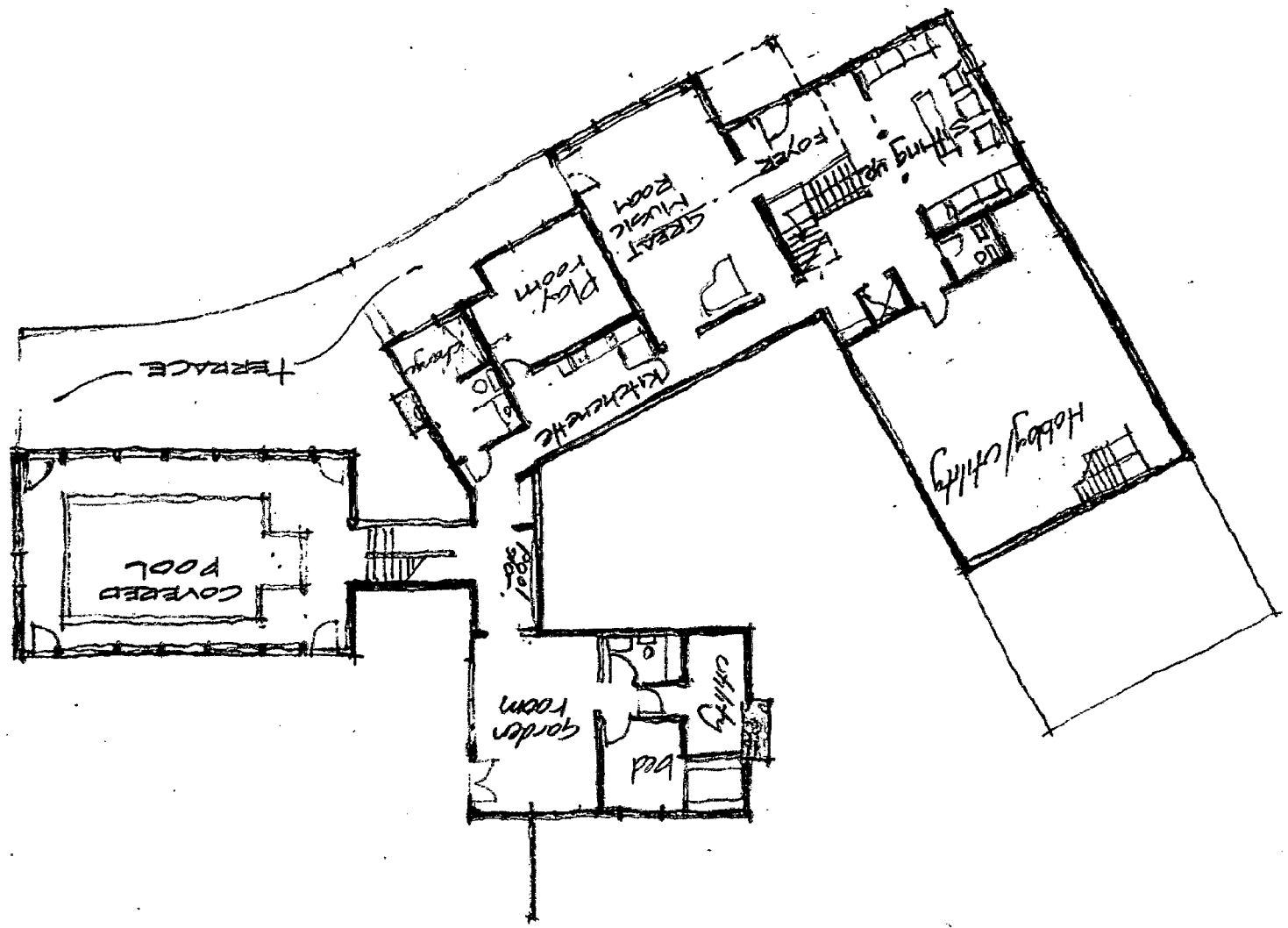


1 SITE PLAN
 A-1 1" = 50'-0"

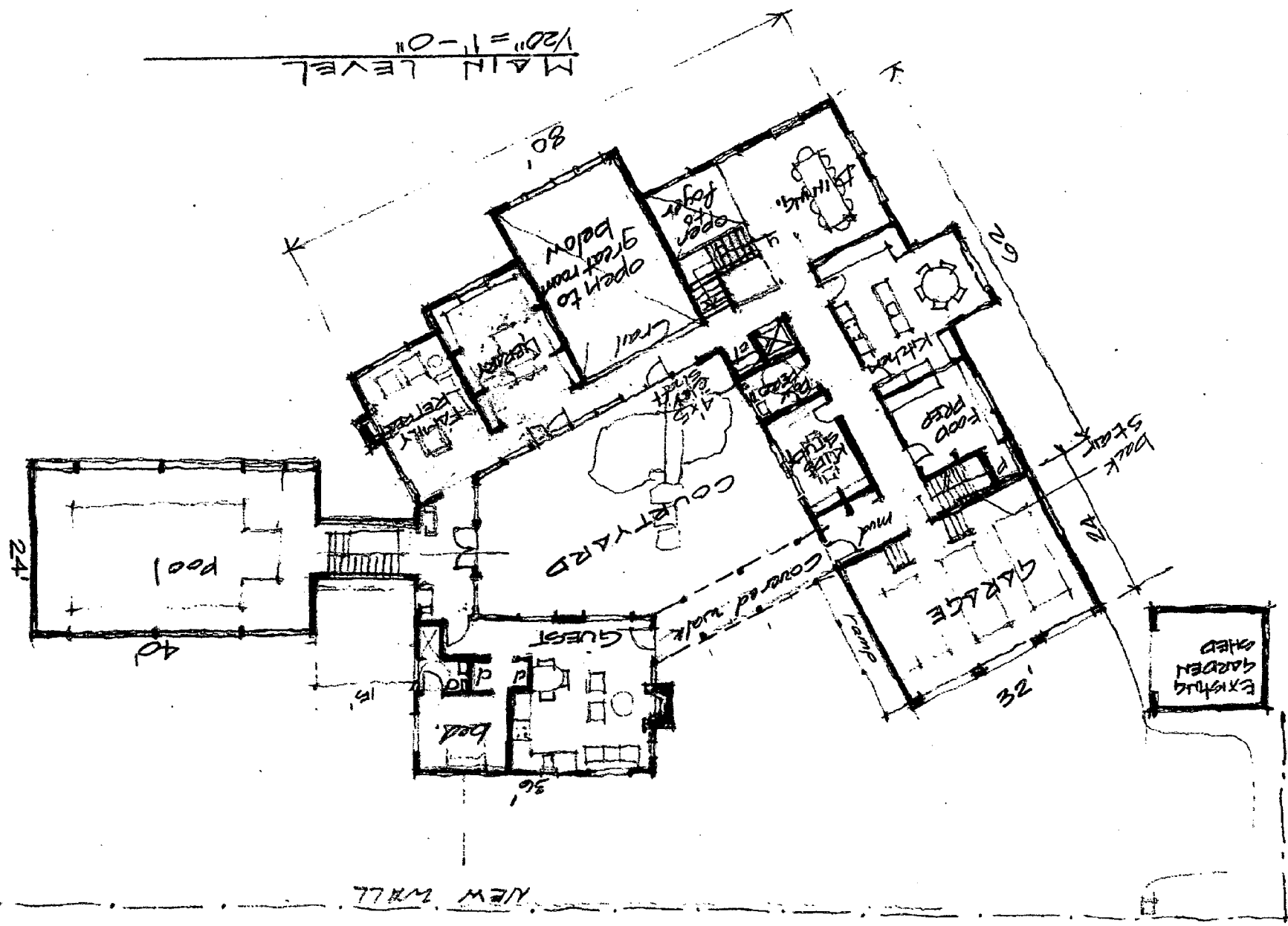
MICHE BOOZ	
ARCHITECT	
A-1	208 Market St Brookeville Maryland 20833 (301)774 6911 fax: 774 1908

7

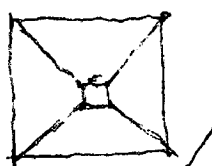
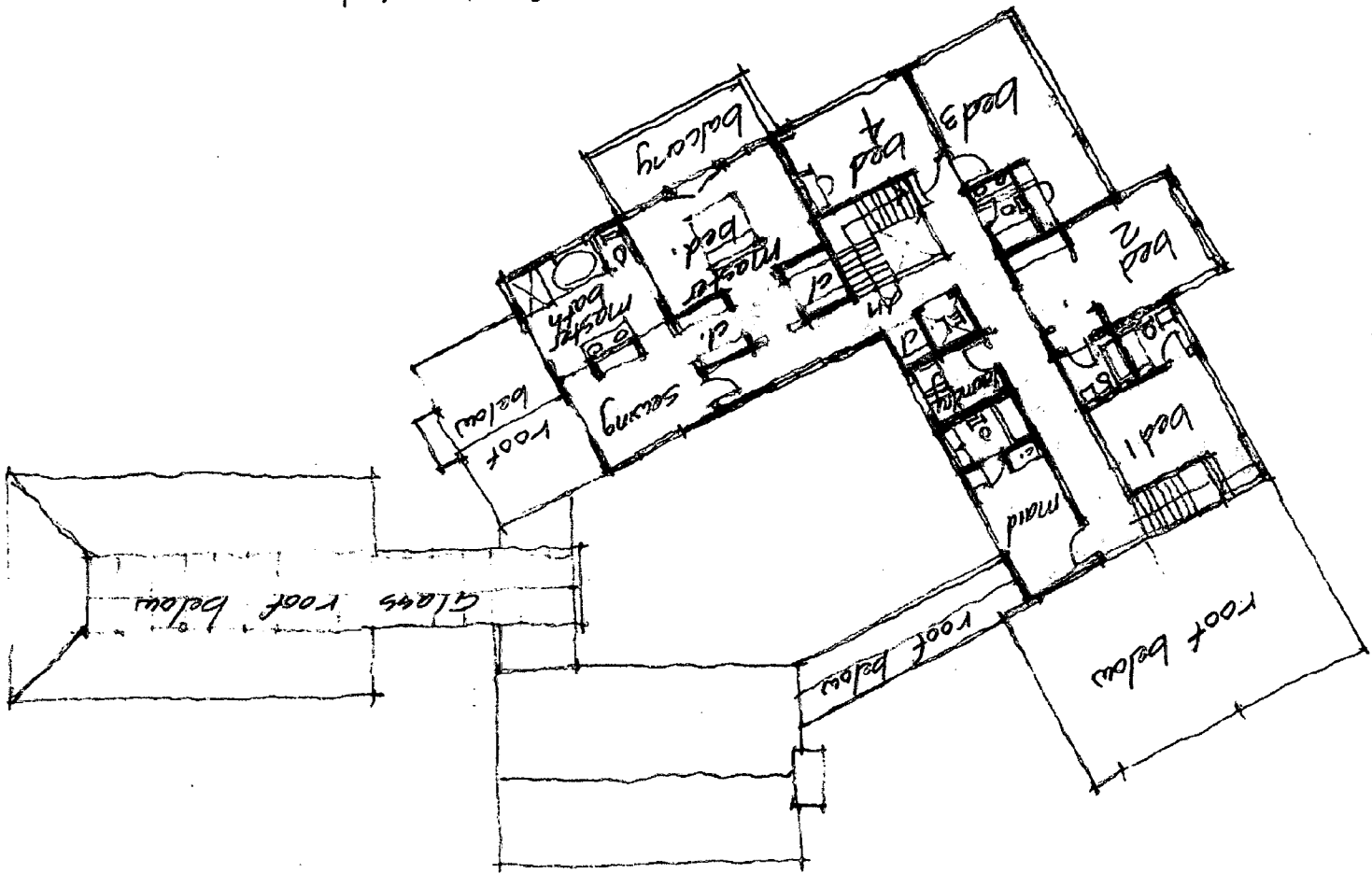
LOWER LEVEL
1/20" = 1'-0"



1/20" = 1'-0"
MAIN LEVEL



UPPER LEVEL
1/20" = 1'-0"

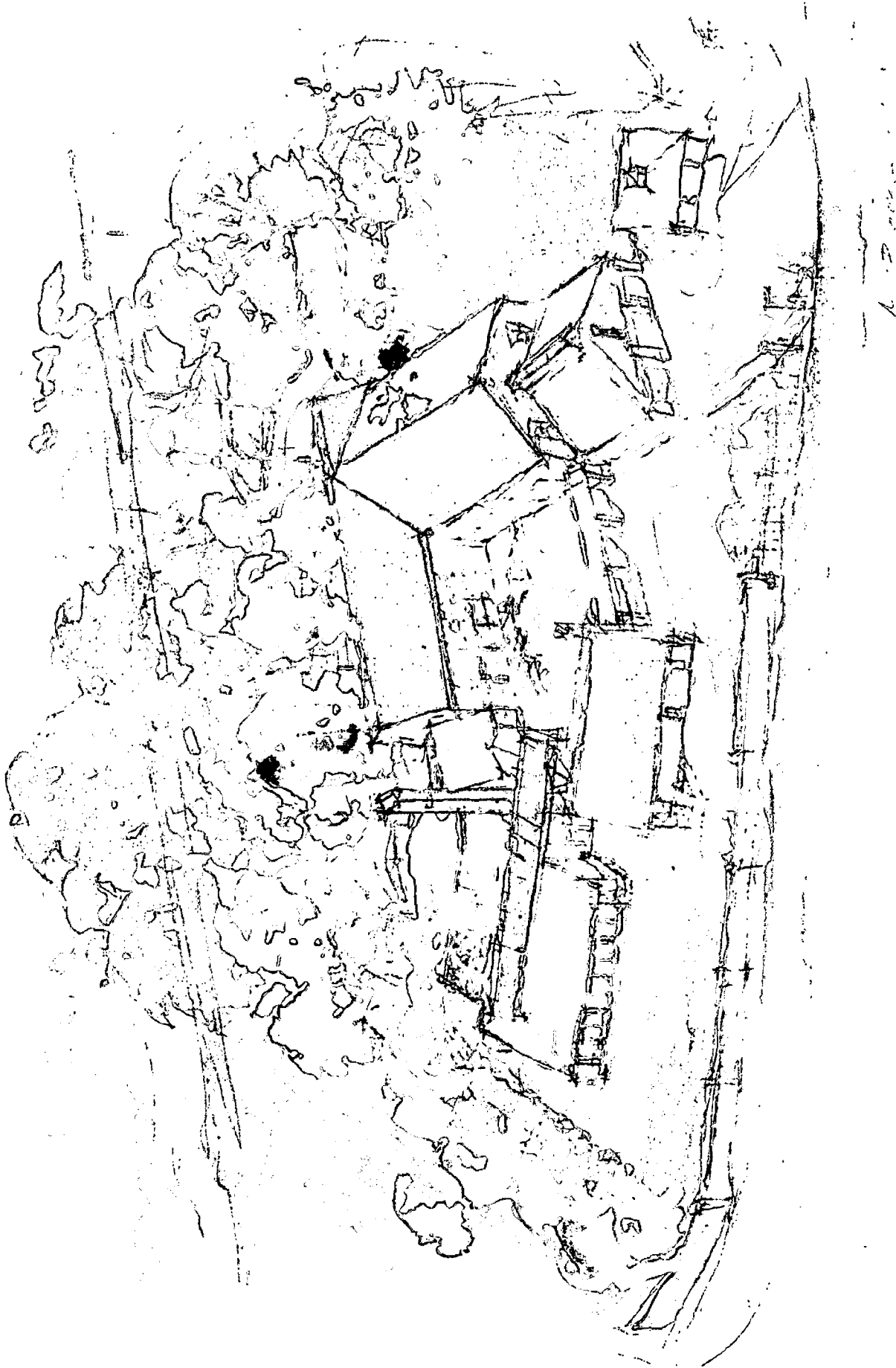




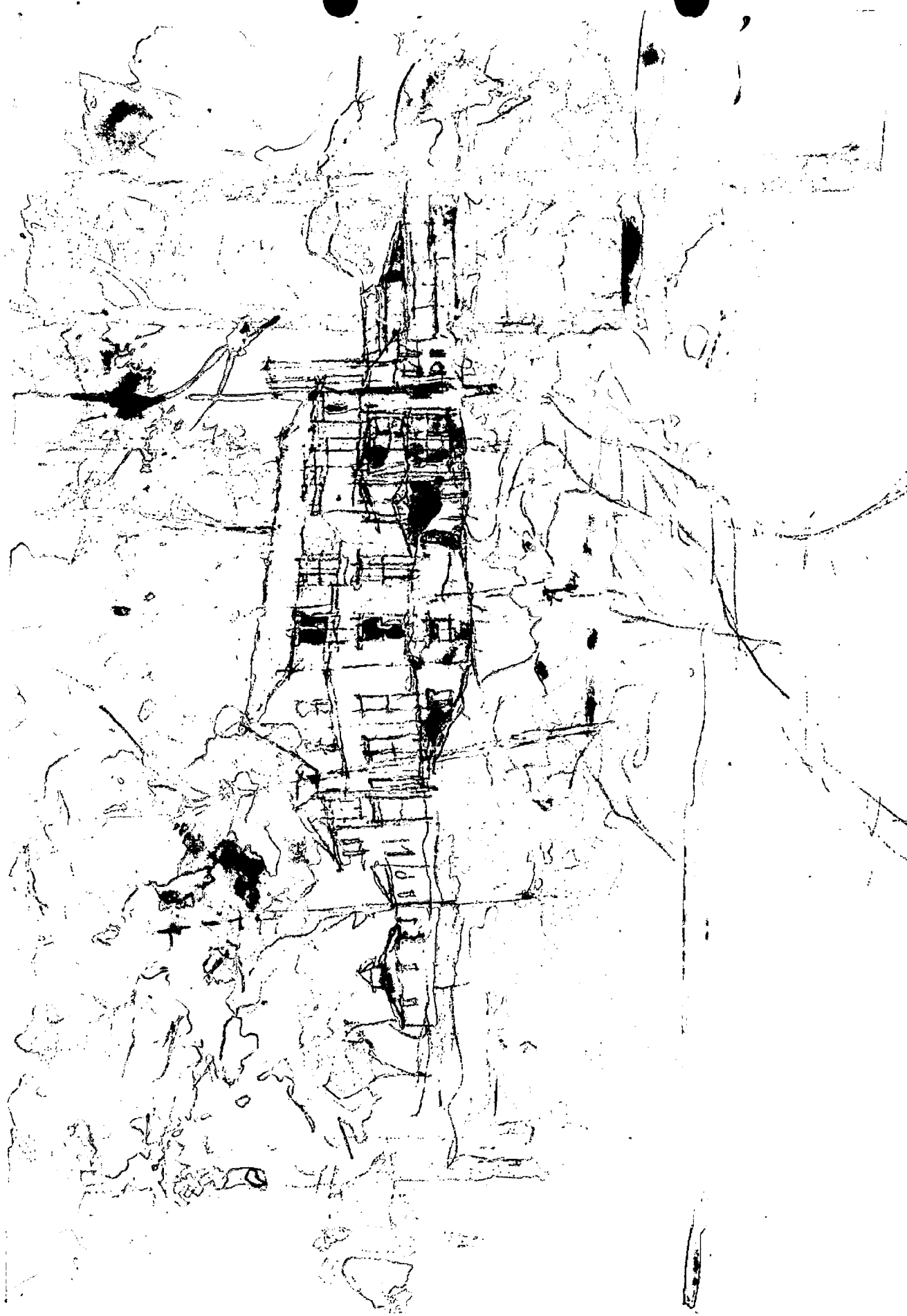
View from Northeast



View from Southeast



R E A R V I E W



M. Hood

F R O N T
V I E W

13



ALLEY VIEW

**DAMES & MOORE**

A DAMES & MOORE GROUP COMPANY

7101 Wisconsin Avenue, Suite 700
Bethesda, Maryland 20814-4870
301 652 2215 Tel
301 656 8059 Fax

April 23, 1999

Messrs. L. and O. Li
12400 Ellen Court
Silver Spring, Maryland 20904

Re: Site Evaluation, Chevy Chase Property
Chevy Chase, Maryland

Dear Sirs:

On April 21, 1999, Dames & Moore conducted an investigation of a 1.3-acre site located in Chevy Chase, Maryland. This investigation included an office evaluation of available information and a field investigation of the subject site.

OFFICE EVALUATION

The office evaluation consisted of a review of the soils mapped on the property based on the Montgomery County Soil Survey and a historical aerial photograph evaluation.

The Montgomery County Soil Survey indicates that the soil on the subject property is a Gleneagle urban land complex commonly found along 8- to 15-percent slopes. These soils are classified as a deep, well drained soil, and are not considered to be a hydric (wetland) soil.

A historic aerial photograph evaluation of the property had been conducted. The photographs evaluated were taken in 1948. Based on this interpretation, there is evidence that an ephemeral drainage swale existed within the eastern portion of the property. It apparently drained toward Oak Lane. Water only flowed in the drainage ditch during storm events. No evidence of the pond was observed on the 1948 aerial photographs. Therefore, the preliminary information indicates that although a drainage swale historically existed on the site, there is no apparent evidence that a natural wetland system or jurisdictional waterway existed on the property.

SITE INVESTIGATION

The site investigation included an evaluation of the man-made pond to determine if it is a jurisdictional wetland; the evaluation of soils and vegetation at specific locations where a parking area is proposed; and the inventory of onsite trees.

**DAMES & MOORE**

A DAMES & MOORE GROUP COMPANY

7101 Wisconsin Avenue, Suite 700
Bethesda, Maryland 20814-4870
301 652 2215 Tel
301 656 8059 Fax

Messrs. L. and O. Li
April 23, 1999
Page 3

An inventory of trees on the property was conducted. A total of 64 trees were identified and measured at breast level for the diameter (dbh) with a Biltmore stick. All tree locations were plotted by name and dbh on the enclosed map. The dominant tree on the site is American Beech. Other co-dominant species include tulip poplar, and oak. If or when the property is to be subdivided for additional development, the Environmental Planning Group of the Maryland National Capital Park and Planning Commission will determine if the application of the Forest Conservation Law (if the site is considered a Forest Conservation Easement), or if the protection of individual trees, is required. It would be prudent to avoid cutting trees with a dbh above 12 inches, if possible. The remaining dominant vegetative feature on the site is dense thicket of rhododendron located along the eastern slope.

RECOMMENDATIONS

It would be prudent to contact a Maryland Department of the Environment Nontidal Wetland Regulator to make the legal jurisdictional wetland determination on the status of the pond. Many attempts were made to reach Mr. Andrew Der of Maryland Department of the Environment (MDE) to discuss this issue. I was only able to leave voice mail messages to him to which he responded via voice mail that someone may be able to visit the site. However, this visit has not yet been arranged.

I recommend that you to call him at 410-631-8098 to arrange for a site visit because I will not be in the local area next week. If there is a public meeting on the 28th of April and you need a representative from our company, please call Hamid M. Riahi at 301-652-2215.

Sincerely,

DAMES & MOORE

A handwritten signature in cursive script that reads "Thomas Dombrowski".

Thomas Dombrowski
Wetland Specialist

TD:nh

**DAMES & MOORE**

A DAMES & MOORE GROUP COMPANY

Messrs. L. and O. Li
April 23, 1999
Page 2

The man-made pond located within the eastern portion of the property is potentially a jurisdictional wetland regulated by the State of Maryland. It is an isolated wetland and not hydrologically connected to any waterway, or associated with any floodplains. Therefore, it is not regulated by the United States Army Corps of Engineers. The wetland characteristics of the pond is as follows: (1) wetland vegetation is present from evidence of cattails; (2) hydrology is provided through stormwater runoff and precipitation; no natural groundwater source is evident, and it is inundated with approximately 2 feet of water; and (3) there is evidence of hydric (wetland) soils which developed from long-term saturated conditions.

The soils are a clay known to create an impermeable foundation of a pond. Based on its dark green color, it has hydric soil characteristics. Therefore, all three wetland parameters exist and the pond may qualify as a Maryland jurisdictional wetland. However, it is a created system and not a natural wetland.

The soils and vegetation were evaluated at the three locations where a parking area is proposed, to determine if these areas have wetland characteristics. The results are as follows:

At Location S-1, the soil was evaluated to a depth of 24 inches. From 0 to 12 inches, the soil is a dry, strong brown colored clay loam and not considered to be a hydric soil. At a depth of 12 to 24 inches, the soil is a dry, gray, sandy silt. A possible bedrock layer was encountered at 24 inches. The herbaceous vegetation at this location includes common blue violet, onion grass, and spring beauty (considered to be common upland plants). No wetland hydrology is evident.

At Location S-2, the soil was evaluated to a depth of 28 inches. From 0 to 3 inches, the soil is a dry, black, topsoil layer. At a depth of 3 to 12 inches, the soil is a dark brown, clayey loam. At a depth of 12 to 28 inches, the soil is a brown, clay loam, with strong brown mottles. These soils are not wetland soils. Vegetation is sparse at this location, which is near a cluster of spruce trees. No wetland hydrology is evident.

At Location S-3, the soils were evaluated from a depth of 0 to 24 inches. From 0 to 6 inches, the soil is a brown, clay loam. At a depth of 6 to 24 inches, the soil is a reddish-yellow, sandy silt. A possible bedrock layer was encountered at 24 inches. The soil is not a hydric (wetland) soil. There is no evidence of hydrology. The herbaceous vegetation consists of common blue violet and dandelion (considered to be common upland plants). In conclusion, these three evaluated areas are not within a jurisdictional wetland.

**Lew Bloch**

Bloch Consulting Group

April 21, 1999

Mrs. Felice Lee
12400 Ellen court
Silver Spring, MD. 20904

Re: Tree preservation at
7206 Meadow Lane
Chevy Chase, MD.

Dear Mrs. Lee,

The following is my report on the tree preservation at the above-mentioned address. This report is based on my inspection of the property with you and your architect, Mr. Miche Booz on April 20, 1999, and on the plans shown to me. A copy of the plot is attached.

There are two trees that need to be removed. One is an Oak Tree close to the house, which is decaying, and not a viable tree. It should be considered hazardous. The other tree is also an Oak Tree and it is too close to the new house. It is my suggestion that five new hardwood trees in the 6 to 8 inch caliper size be installed in the area around the new house to compensate for the tree loss.

There are three Beech trees near the new house foundation that may be affected, but are savable. Along with the routine tree maintenance procedures outlined later in this report, I suggest that these trees be root pruned along the area of root disturbance with an approved trencher. I also suggest this root pruning procedure where trees may be affected by the parking area and roadway access.

The existing Rhododendrons and under-story trees to remain should be pruned to remove any major deadwood (over 2 inch in diameter) and a fertilization and plant health care (PHC) program be implemented and maintained.

The balance of the hardwood trees to remain should be pruned to crown thin and crown clean (over 2 inch in diameter.) They should also be deep root fertilized and aerated by drilling 2 inch diameter holes, 12 to 18 inches deep, in the area of the tree's drip line. Fertilizer with a 10-10-10 formula is then added in the holes, using approximately 3 to 4 pounds per caliper inch of tree trunk, measured at 4.5 feet.

Although there can be no guarantees, it is my professional opinion that these trees will thrive for many years to come. Of course the tree and shrub maintenance should be continued and the plants monitored for health and safety.

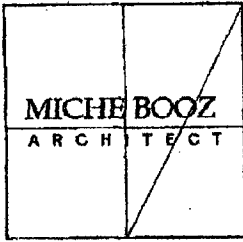
If you have any questions, do not hesitate to call.

Sincerely,



Lew Bloch; Registered Consulting Arborist
Landscape Architect

CC:Miche Booz



FAX TRANSMITAL

Date: 4.26.99

To: Robin Ziek

From: Miche

Subject: Li House, soils & arborist

Page 1 of 6

Message:

Robin,

Here are the reports.
Call me with any questions

Thanks,
Miche

Approved - Sus make motion
4-0 passed!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7206 Meadow Lane, Chevy Chase	Meeting Date: 4/28/99
Resource: <i>Locational Atlas</i> Town of Chevy Chase Historic District	Review: HAWP
Case Number: 35/81-99B	Tax Credit: No
Public Notice: 4/14/99	Report Date: 4/21/99
Applicant: Kwok and Felice Li	Staff: Robin D. Ziek
PROPOSAL: Demolition of existing structure	RECOMMEND: APPROVAL

RESOURCE: Residence in Town of Chevy Chase,
Locational Atlas Historic District
STYLE: Derived from French Provincial Revival
DATE: Post-1941

This 2-story brick structure rambles across the ridge on this large (54,726 sf) lot in the Town of Chevy Chase. The structure includes a 3-car garage, a central dwelling structure to which has been added a second dwelling structure. At the north end of the property, there is an in-ground swimming pool and garden area enclosed with a high brick wall. At the south end of the property, there is a small free-standing brick garden storage structure. The property extends from Meadow Lane to a public alley, which serves as the access road to the house. Notable features of the property include the size, the landscaping, and the steep topography.

This lot remained in the hands of the Chevy Chase Land Company until after 1941. Originally, it was to be part of a linear park along Meadow Lane. The Land Company developed the proposed park land from the south end, until finally this parcel was sold for residential development as well. The front portion of the property along Meadow Lane includes a small stream which flows to the south. At about 90' from the street, the land starts to rise in a steep slope 20'+ to the ridge where the existing house is located. The front yard is filled with trees, shrubs, and includes a garden pathway on the south side of the property down to the street.

PROJECT DESCRIPTION

The applicant proposes to demolish the existing structures on the site, except for the small free-standing garden storage structure just south of the existing garage. If this demolition proposal is approved by the HPC, the applicant proposes to build a new residential structure at the ridge line (see Preliminary Consultation for this agenda).

STAFF DISCUSSION

The existing house has little historic merit; the historic value of the property is in the land and the original intentions of the Chevy Chase Land Company. In addition, the house has little integrity, being a collection of functional pieces which have little relationship together. The biggest contribution which this property makes to any potential district is the open space of the frontyard, as it fronts Meadow Lane. The mature trees and planted slope complements the picturesque layout of the curving Meadow Lane.

They have worked out the staging area for the demolition - have Town approval

(1)

This project comes to the HPC under a provision in Chapter 24A which permits owners of Locational Atlas properties to ask for a HAWP level of review from the HPC prior to actual designation to expedite the review process in terms of timing. The Town of Chevy Chase is currently being reviewed by Historic Preservation staff as part of the designation review. It is anticipated that this process will be completed in about one year's time. To date, a preliminary finding has been offered which would include the designation of two small historic districts and several individual sites. This particular property is not included in that designation proposal.

Staff feels that the proposed demolition would not be detrimental to the consideration of a historic district in the Town of Chevy Chase because the existing house would be considered either out-of-period or so altered as to be non-contributing. The key issues appear to be preservation of the open space along Meadow Lane, and the architecture of the proposed new construction in terms of compatibility with a potential historic district (scale, massing, materials).

STAFF RECOMMENDATION

Staff recommends, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
 301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MICHE BOOZ

Daytime Phone No.: 301-774-6911

Tax Account No.: 465 677

Name of Property Owner: Kwok & Felice Li Daytime Phone No.:

Address: 12400 ELLEN CT. Silver Spring MP 20904
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Miche Booz Architect Daytime Phone No.: 301-774-6911

LOCATION OF BUILDING/PREMISE

House Number: 7206 Street: MEADOW LANE

Town/City: CHEVY CHASE Nearest Cross Street: Underwood

Lot: 36-A Block: 5 Subdivision: Section 4 Chevy Chase

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Blaze
- 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: _____

1B. Construction cost estimate: \$ _____

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.

Miche Booz
 Signature of owner or authorized agent

4.7.99
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature _____ Date _____

Application Permit No.: 9904070075 Date Filed: 4/7/99 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3

**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:

DEMOLISH EXISTING SINGLE FAMILY
HOUSE. SAVE GARDEN SHED - AS
SHOWN ON DRAWINGS

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

THE TOTAL PROJECT WOULD
INCLUDE REPLACING THE EXISTING NON-HISTORIC
HOUSE. THERE WOULD BE NO IMPACT ON
THE HISTORIC RESOURCES NEGATIVELY.

2. SITE PLAN

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

7200 MEADOW LANE, CHEVY CHASE, MD 20815

ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

JEFFREY BALKIND
7201 MEADOW LN
CHEVY CHASE, MD 20815

PHILIP A TUCKER
7200 MEADOW LN
CHEVY CHASE, MD 20815

ALFRED M OSGOOD
7205 MEADOW LN
CHEVY CHASE, MD 20815

DAVID N DANFORTH
7301 MEADOW LN
CHEVY CHASE, MD 20815

ERNEST B KELLY
7300 OAK LN
CHEVY CHASE, MD 20815

~~PATRICIA E PETRASH~~
7207 RIDGEWOOD AVE
CHEVY CHASE, MD 20815

Anne Christman

ALEXANDER FLEMING
7209 RIDGEWOOD AVE
CHEVY CHASE, MD 20815

WILLIAM F PRITCHARD
7211 RIDGEWOOD AVE
CHEVY CHASE, MD 20815

WILLIAM L McCAMEY
7213 RIDGEWOOD AVE
CHEVY CHASE, MD 20815

HELMUT SONNENFELDT
4105 THORNAPPLE ST
CHEVY CHASE, MD 20815

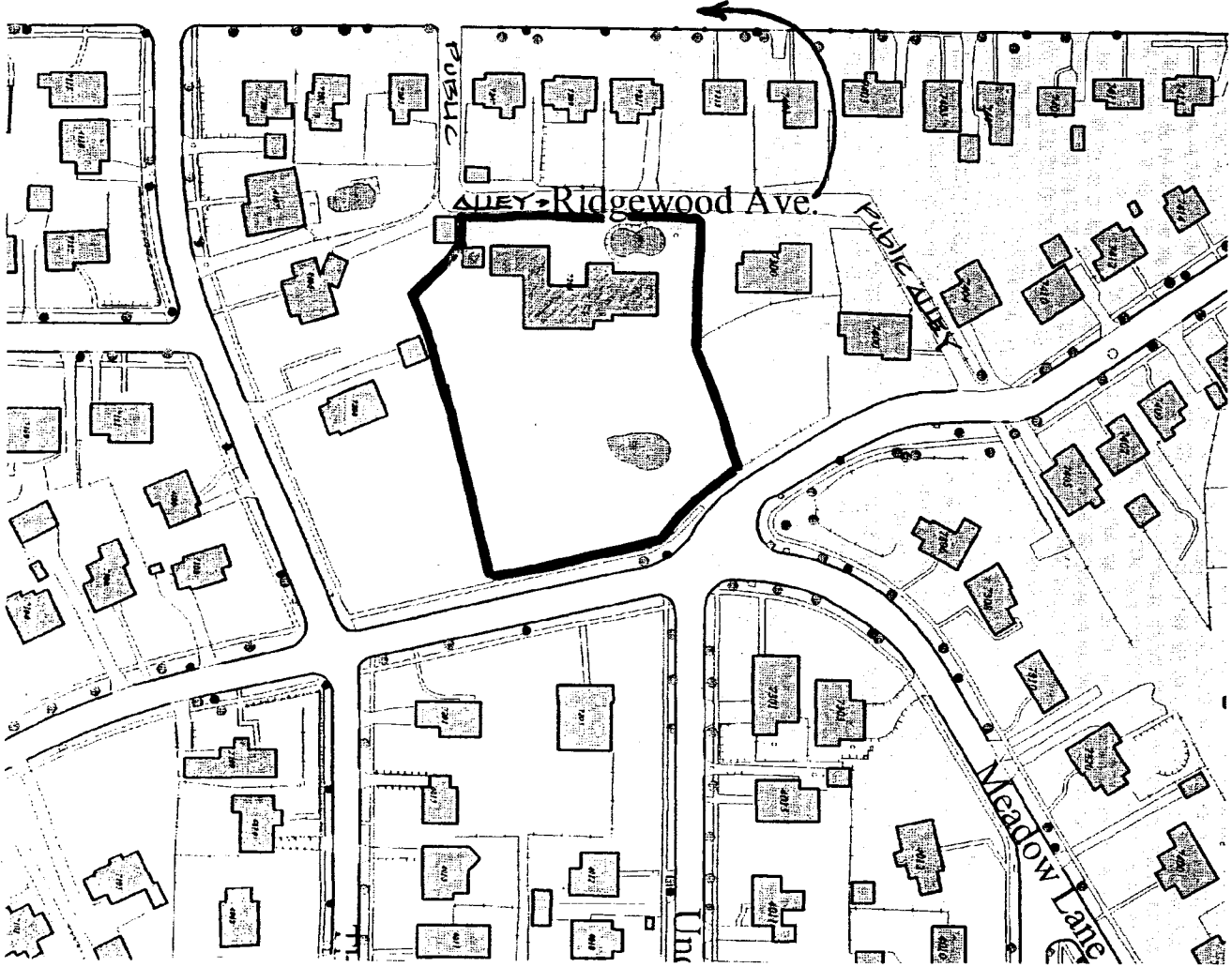
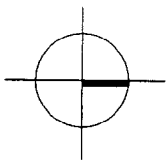
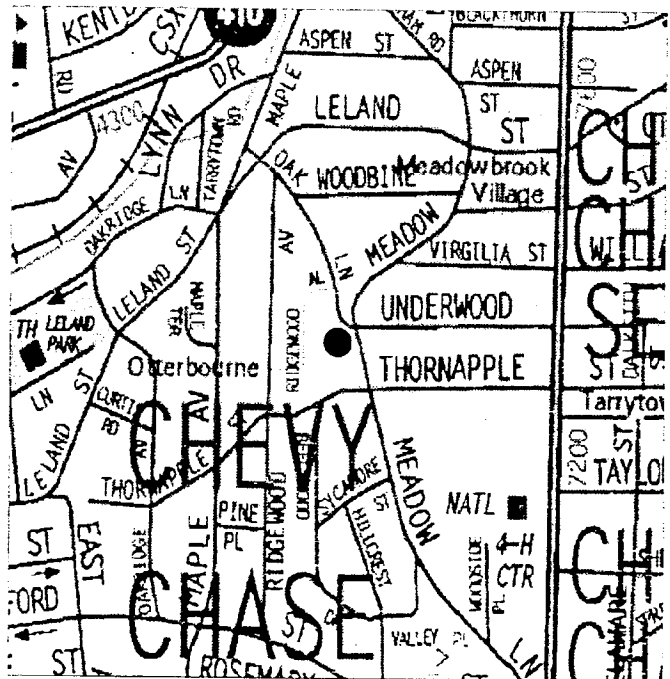


Figure Ground

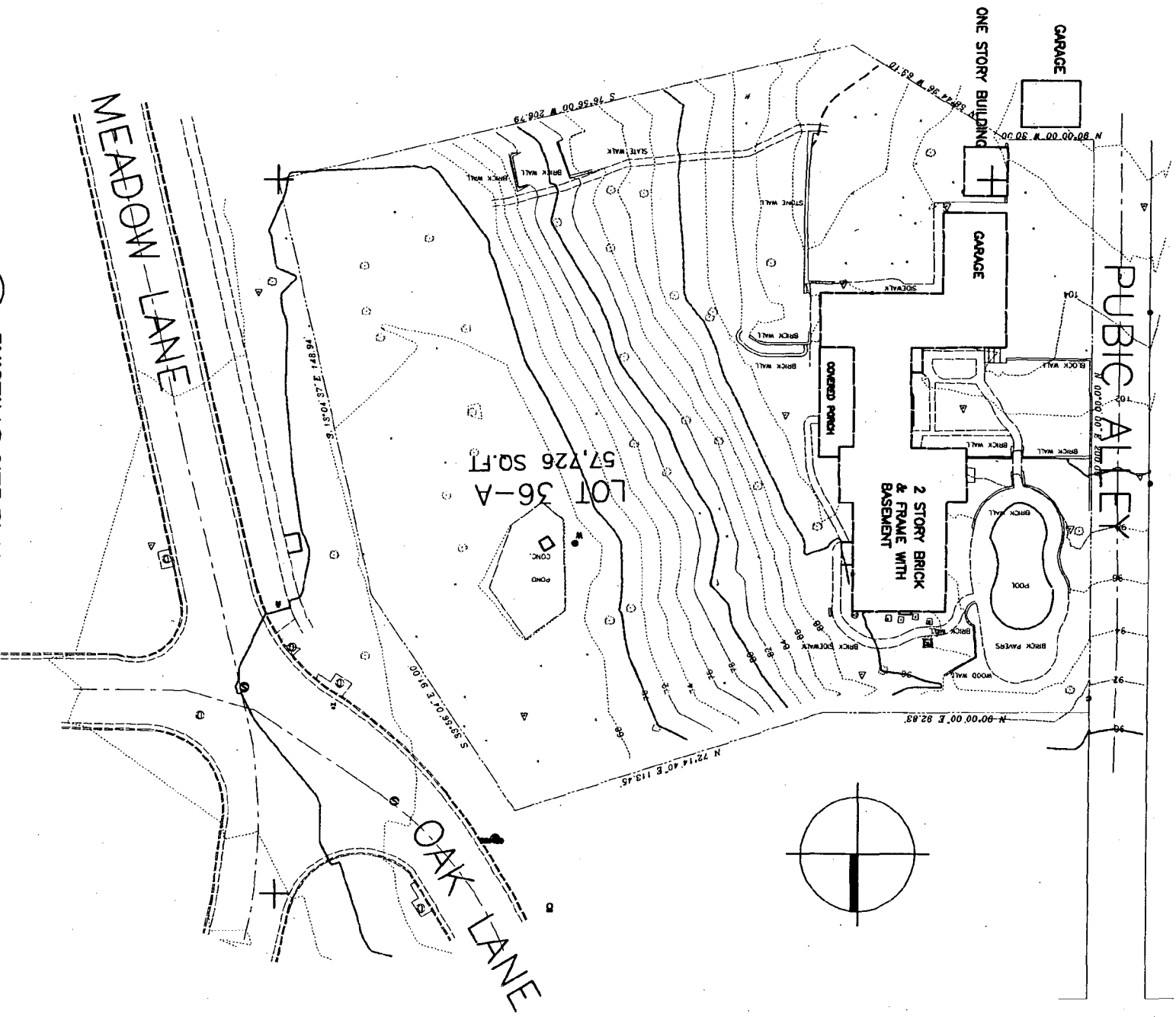


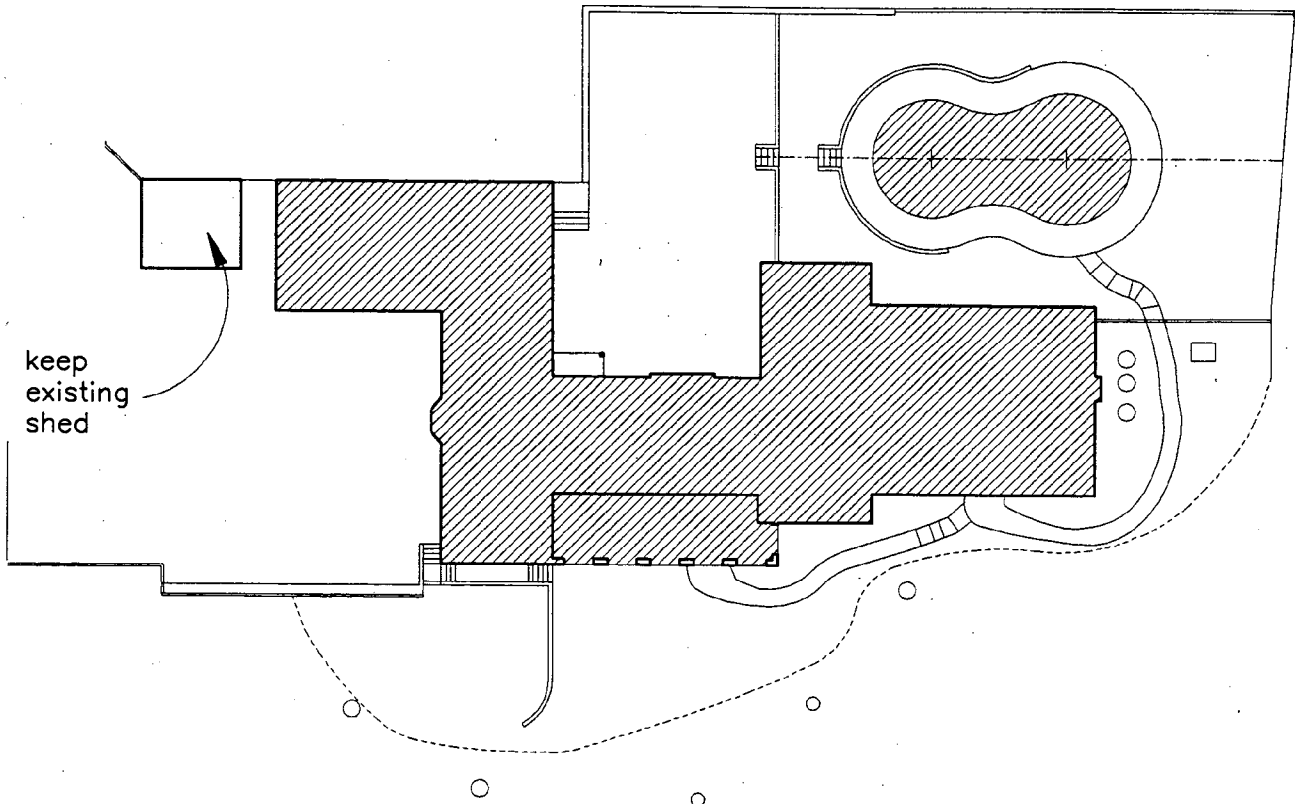
Location Map




cent - ©1996 Thomas Bros. Maps

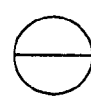
EXISTING SITE PLAN
1" = 50'-0"





keep
existing
shed

 demolition shown hatched

 **DEMOLITION PLAN**
1/32" = 1'-0"

8

GARAGE STORAGE BLDG.
TO BE RETAINED.



Existing Shed



View of garage from the alley



Rear Entrance



Pool

POOL



View from Northeast



View from Southeast



View of rear porch from South east



View of courtyard from South

**HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM**

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc.). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 4-28-99

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: III - L and H A
7206 Meadow Lane, Ch. Ch. MD

NAME: WILLIAM PRITCHARD

COMPLETE MAILING ADDRESS: 7211 RIDGEWOOD AVE
CHEVY CHASE MD 20815

REPRESENTING (INDIVIDUAL/ORGANIZATION): INDIVIDUAL

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation..... 7 minutes
- Comment by affected property owners on Master Plan designation..... 3 minutes
- Comment by adjacent owners/interested parties..... 3 minutes
- Comment by citizens association/interested groups..... 5 minutes
- Comment by elected officials/government representatives..... 7 minutes

April 27, 1999

The Montgomery Co. Historic Commission
8787 Georgia Ave.
Silver Spring, Md. 20910

Dear Members of the Commission:

Today Mr. And Mrs. Kwok Li invited a group of neighbors to review plans, renderings, and a model of their proposal for future construction at 7206 Meadow Lane. Present were owners of all of the adjoining properties, as well as close neighbors along Ridgewood Alley and the Li's architect, Mr. Miche Booz. We discussed the demolition; the massing, rooflines, and siting of each of the design elements; the planned driveway from Meadow Lane; plans for the fencing and landscaping; and general ideas about materials that will be used. We neighbors recognize that further development of the design will be necessary, but agree that the intended design was both respectful of its beautiful site and sensitive toward its neighbors.

The undersigned neighbors would like to express their support of the plans for new development that were presented to us today.

Sincerely,

Name

Address

Ernest & Sally Kelly

7300 Oak Lane
(adjoining on north side)

Robert & Elizabeth Bonardi

4105 Thornapple St.
(adjoining on south side)

Hélène & Phil Tucker

7200 Meadow Lane
(adjoining on south side)

Harry & Maria Kothe

7205 Ridgewood Ave.
(Chevy Chase) (on alley)

Anne & Paul Christman

7207 Ridgewood Ave

7200 MEADOW LANE, CHEVY CHASE, MD 20815

ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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7201 MEADOW LN
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HELMUT SONNENFELDT
4105 THORNAPPLE ST
CHEVY CHASE, MD 20815



View from Northeast



View from Southeast



Existing Shed



View of garage from the alley



Rear Entrance



Pool



View of rear porch from South east



View of courtyard from South

4/22/99

Sent copy to

Li

Michelle Boz

Edward Murphy, Attorney

Town Gov't

Post-it® Fax Note		7671	Date	4/26/99	# of pages
To	Bridgett Hartman		From	Robin D. Zick	
Co./Dept.	Nat'l Trust Mt		Co.	M-NCPPC	
Phone #			Phone #	301-563-3408	
Fax #	202-588-6038		Fax #		

Copy: 7206 file 4/23 ✓

LEONARD M. MURPHY
ATTORNEY AT LAW

LEONARD M. MURPHY
4423 MONTGOMERY AVENUE
BETHESDA, MARYLAND 20814

(301) 656-3802