

31/7 Meadowneck Ct.

31/7-89M



Montgomery County Government
MEMORANDUM

DATE: 6/19/89
TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement
FROM: Jared B. Cooper, ^{JBC} Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development
SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 6/15/89 reviewed the attached application by Mitchell Fagan for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP Application
2. Plans
3. Site Plan
4. _____
5. _____

JBC:av

1199E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

GUARDIAN TREE EXPERTS I N C O R P O R A T E D

12401 PARKLAWN DRIVE

ROCKVILLE, MARYLAND 20852

PHONE 881-8550

Certified and Licensed Tree Experts by State of Maryland

March 1, 1989

Local Advisory Committee
Committee to Save The Trees
c/o Marion Edey
10019 Menlo Avenue
Silver Spring, MD 20910

Dear Ms. Edey,

For the purpose of making recommendations that if implemented, will result in a minimum loss and stress of trees on the tract, I have made a detailed inspection of the property. The report will include house setback on individual lots, and construction and cultural practices which will affect the trees.

On lots 1 through 5 tree species and condition does not warrant special alteration and treatment other than those outlined for construction practices. The one exception is a mature dogwood that could be transplanted to a desirable location.

Lot 6 contains one (1) elm situated close to the house foundation and this tree should be removed. To save it would require pier construction with reduction of basement size and in all probability the tree will become victim of Dutch Elm Disease within the next several years.

On lot 7 and 8 a setback of 35 feet is suggested to protect the Pin Oak in front and on lot 8 the Hemlocks.

The white Pine grove on lots 8 and 9 should be preserved so far as possible in their natural state including the ground cover, Magnolias and Japanese Hollies. This area will be a center piece for the subdivision and temper the impact of new construction. A house setback of 68 feet on lot 9 and 70 feet on lot 10 will permit saving the most of the Pines as a grove.

MEMBERS

BETHESDA-CHEVY CHASE MEMBER OF COMMERCE • NATIONAL ARBORIST ASSOCIATION • MARYLAND ARBORIST ASSOCIATION
INTERNATIONAL SOCIETY OF ARBORICULTURE

Local Advisory Committee
March 1, 1989
Page 2

A 45 feet setback on lot 11 will permit saving the red Maple and also serve to taper the setback for aesthetics. Construction practices are as follows:

1. Prior to any construction the individual trees to be saved should be protected from damage and soil compaction by lumber or post-fence erection that will be a point 2/3 of the radius between the trunk and the drip line of the crown. In the case of the pine grove the whole area in front of the houses should be fenced.
2. Where foundation excavation is adjacent to the trees overcut should be limited to 2 feet with backfilling done by hand.
- ✓ 3. Access of excavation equipment and building material trucks should be controlled and restricted to areas away from the root zones of trees to be saved.
- ✓ 4. Excess excavation material should be removed from the site or wasted in areas that will not change the grade over tree roots. It should not be piled adjacent to the trees for later removal.
- ✓ 5. Where pruning is required for clearance of the houses the work should be done professionally.

Cultural practices to minimize stress should include pruning, thinning and a dormant oil spray for the Pin Oak on lot 7 and a deep root fertilization of all the specimen trees to be retained.

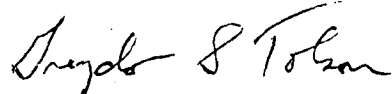
Prior to hearings by Park and Planning and the Historic Preservation Commission you should request a site plan showing building locations, driveways, walks and all major trees. This would facilitate review and find recommendations.

Implementation of these recommendations will minimize the impact on the Historic District and additional construction cost will be more than compensated by the enhancement of salability and value of the houses.

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My qualifications are as follows: licensed tree expert, State of Maryland, member of the American Society of Consulting Arborist; member of ISA; education, University of Maryland; Chief, Tree Division, Montgomery County, Maryland 28 years, commercial Arborist, 12 years.

Sincerely



Greydon S. Tolson
Consulting Arborist

GST/fh

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: June 6, 1989

CASE NUMBER: 31/7 - 89M

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Capitol View Park PROPERTY ADDRESS: Lots 38,39,40
Meadowneck Court

DISCUSSION:

The applicant is proposing construction of three Neo-Victorian homes on Meadowneck Court in the Capitol View Park Historic District located immediately adjacent to one another. The three homes are slated to be constructed in a newly developed part of the historic district. Because of the fact that they are minimally visible from areas of concentrated contributing resources, and do not pose a visual threat to such resources, the proposal should not substantially impact the integrity of the district. Staff feels that the important issue in this case is the overall impact of the new construction on the district, as opposed to design issues.

The LAC was primarily concerned about the impact of construction on established trees in the area. They have recommended adherence to guidelines as developed by a horticultural consultant (see attached).

STAFF RECOMMENDATION:

In concurrence with the LAC, staff recommends approval of the application with the condition that the applicant agree to tree preservation standards as follows:

1. access of excavation equipment and building material trucks should be controlled and restricted to areas away from the root zones of trees to be saved;
2. excess excavation material should be removed from the site or wasted in areas that will not change the grade over tree roots; it should not be piled adjacent to the trees for later removal; and
3. where pruning is required for clearance of the houses, the work should be done professionally.

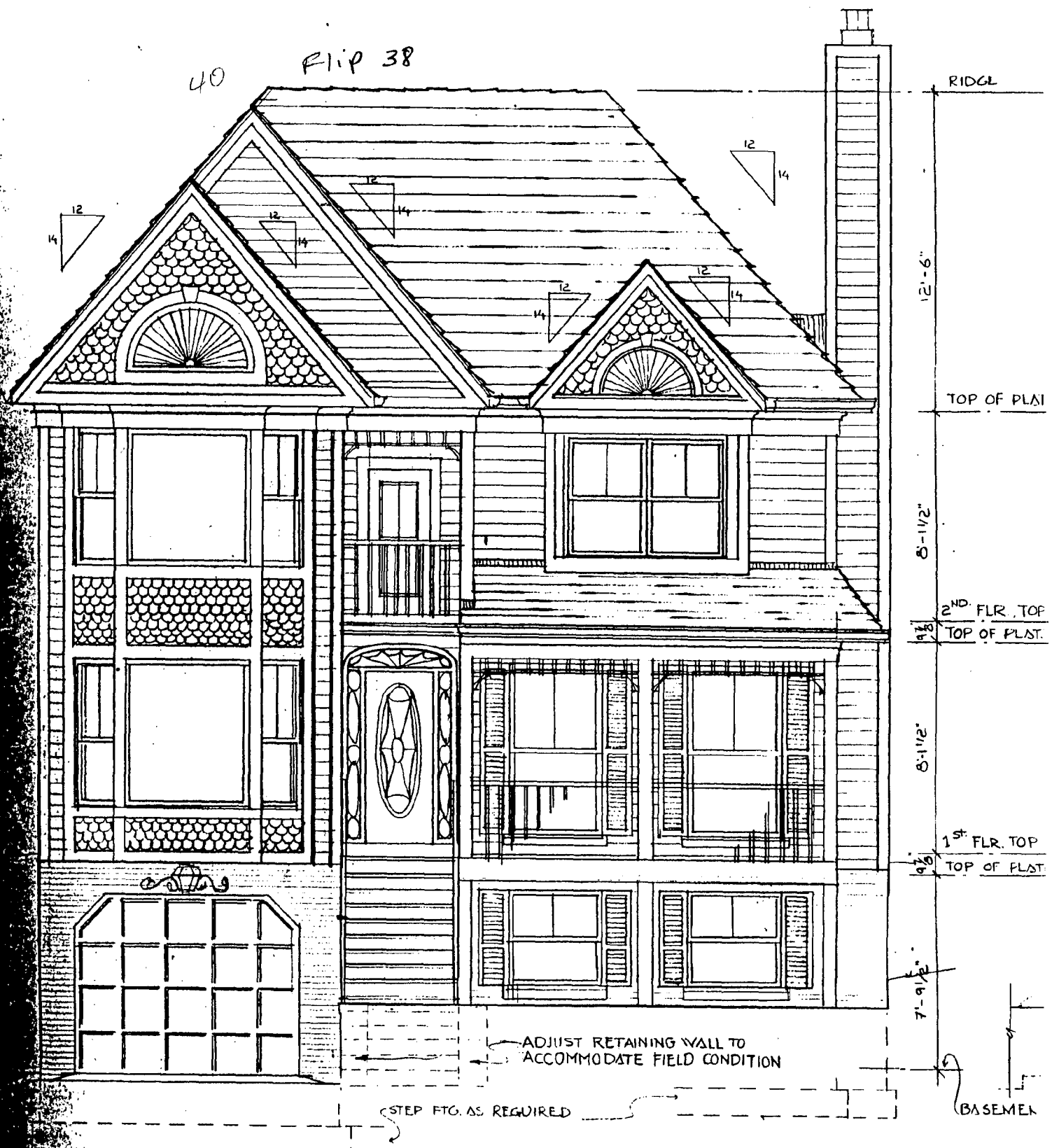
Staff bases this recommendation on criterion 24A (8)(b)(1), as well as the language set forth in 24A(8)(d), which encourages the Commission to "be lenient in its judgement of plans for.....new construction; unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the Historic District".

ATTACHMENTS:

1. HAWP Application
2. LAC Review Form
3. LAC Notes
4. Site Plan
Elevations; Drawings

JBC:av
1174E

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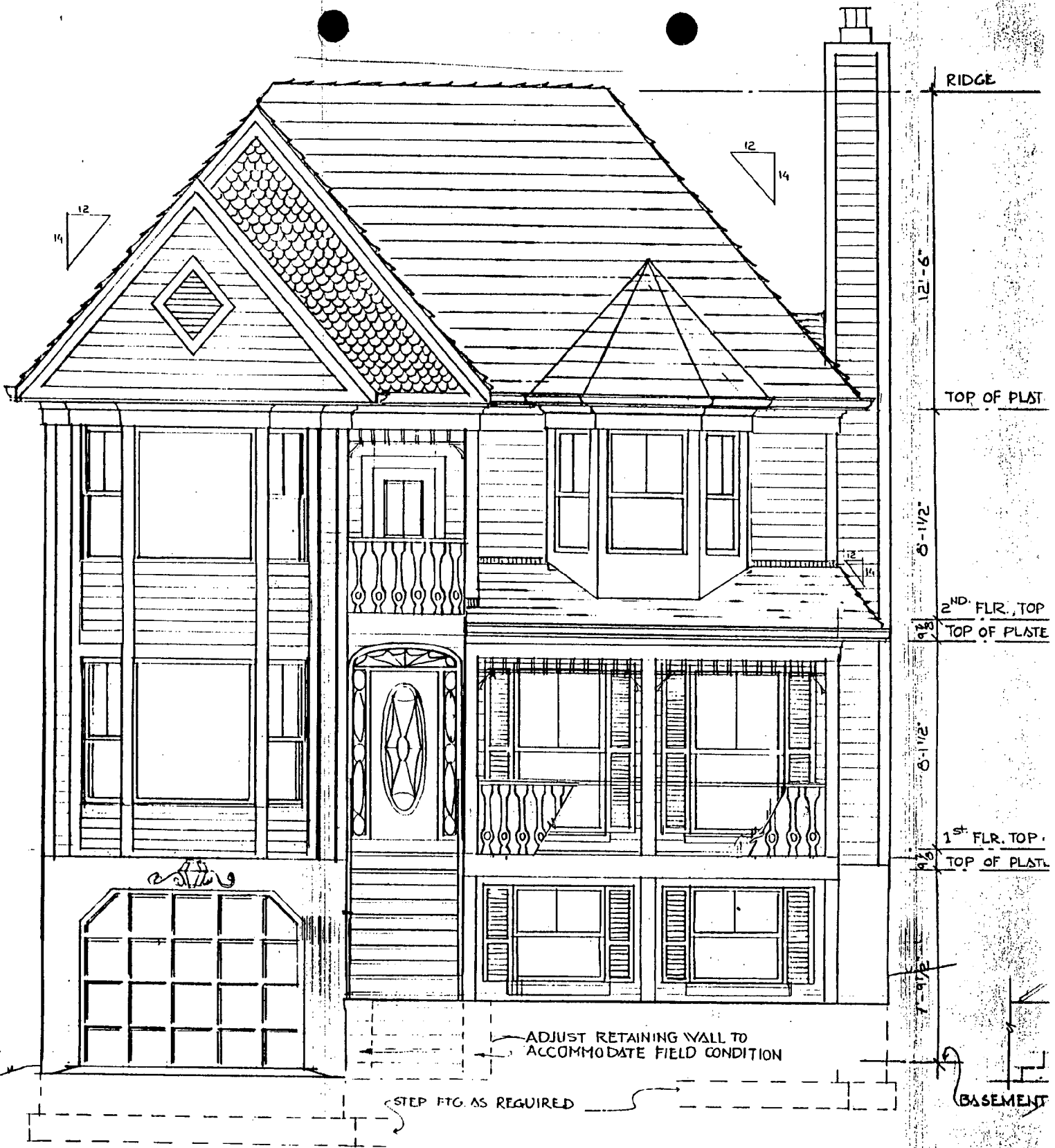
FRONT ELEVATION

SCALE: 1/4" = 1' - 0"

Lot 40 as shown
 Lot 38 mirror

RECEIVED
 JUN 6 1989
 HISTORIC PRESERVATION
 COMMISSION, MONTG CTY

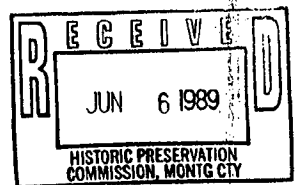
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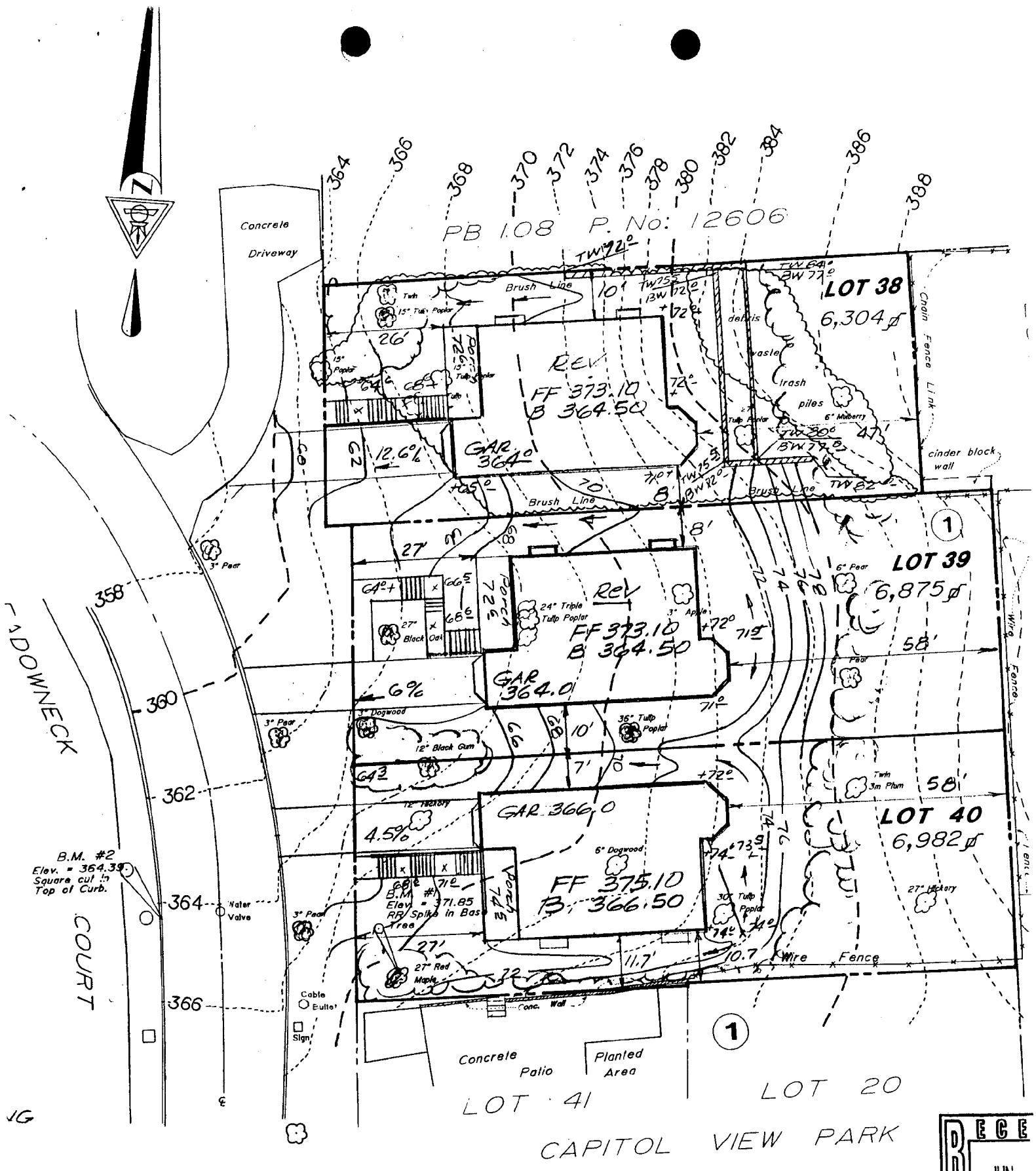
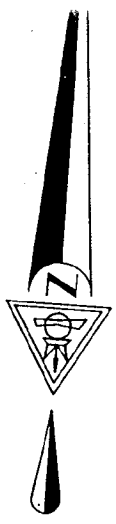
FRONT ELEVATION

SCALE: 1/4" = 1' - 0"

Lot 39 reversed (mirror)



37

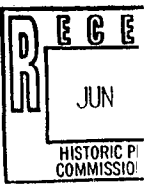


ER, LTD.
VEYORS
ANTS
 .LE, MD 20882

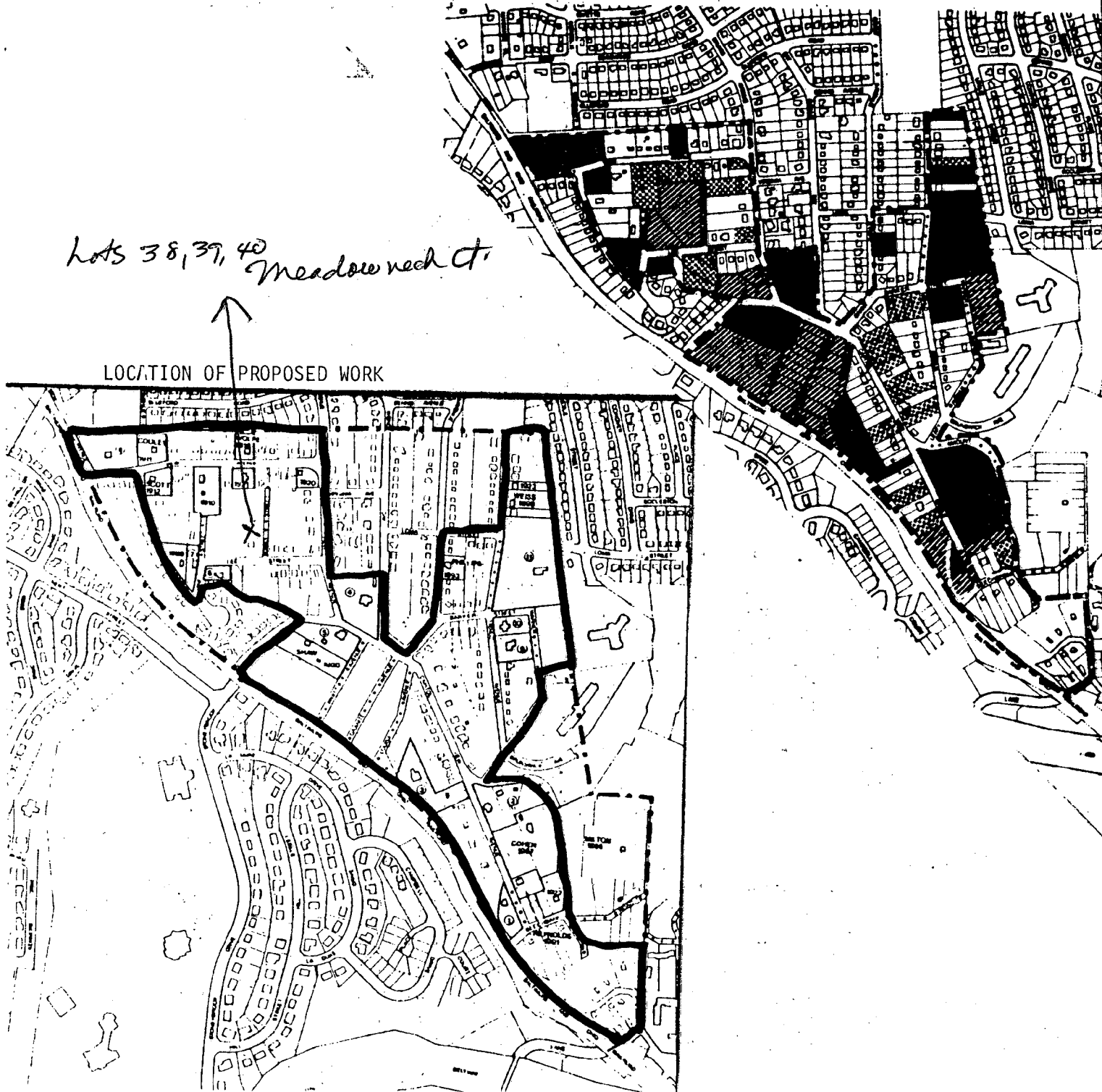
CAPITOL VIEW PARK
LOTS 38, 39, 40, BLOCK 1
 Montgomery County, Maryland

SITE DEVELOPMENT PLAN

CHECKED	DRAWN	DESIGN	DATE
	RE		May 1989







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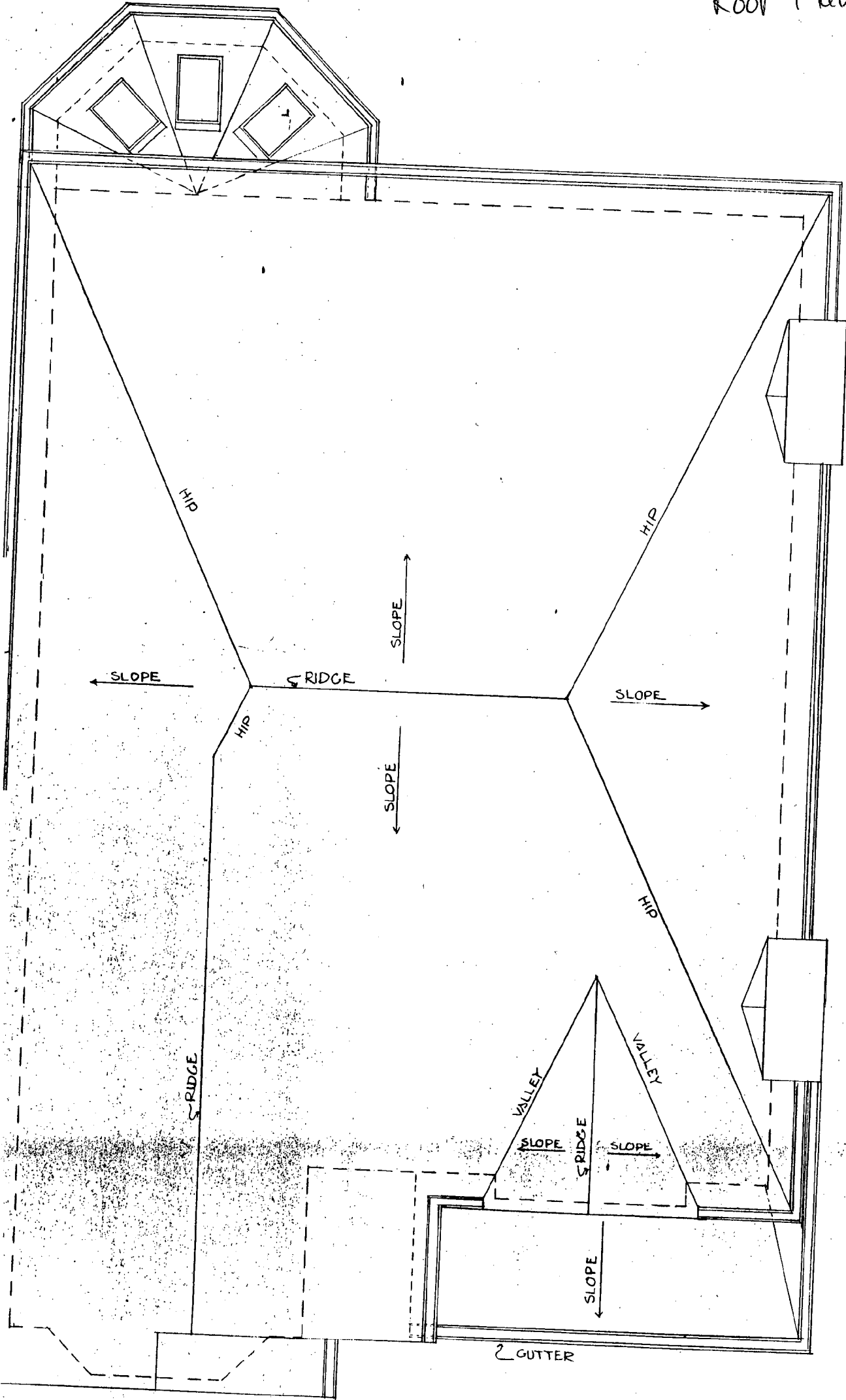
HISTORIC DISTRICT

--- Historic District Boundary

RESOURCES

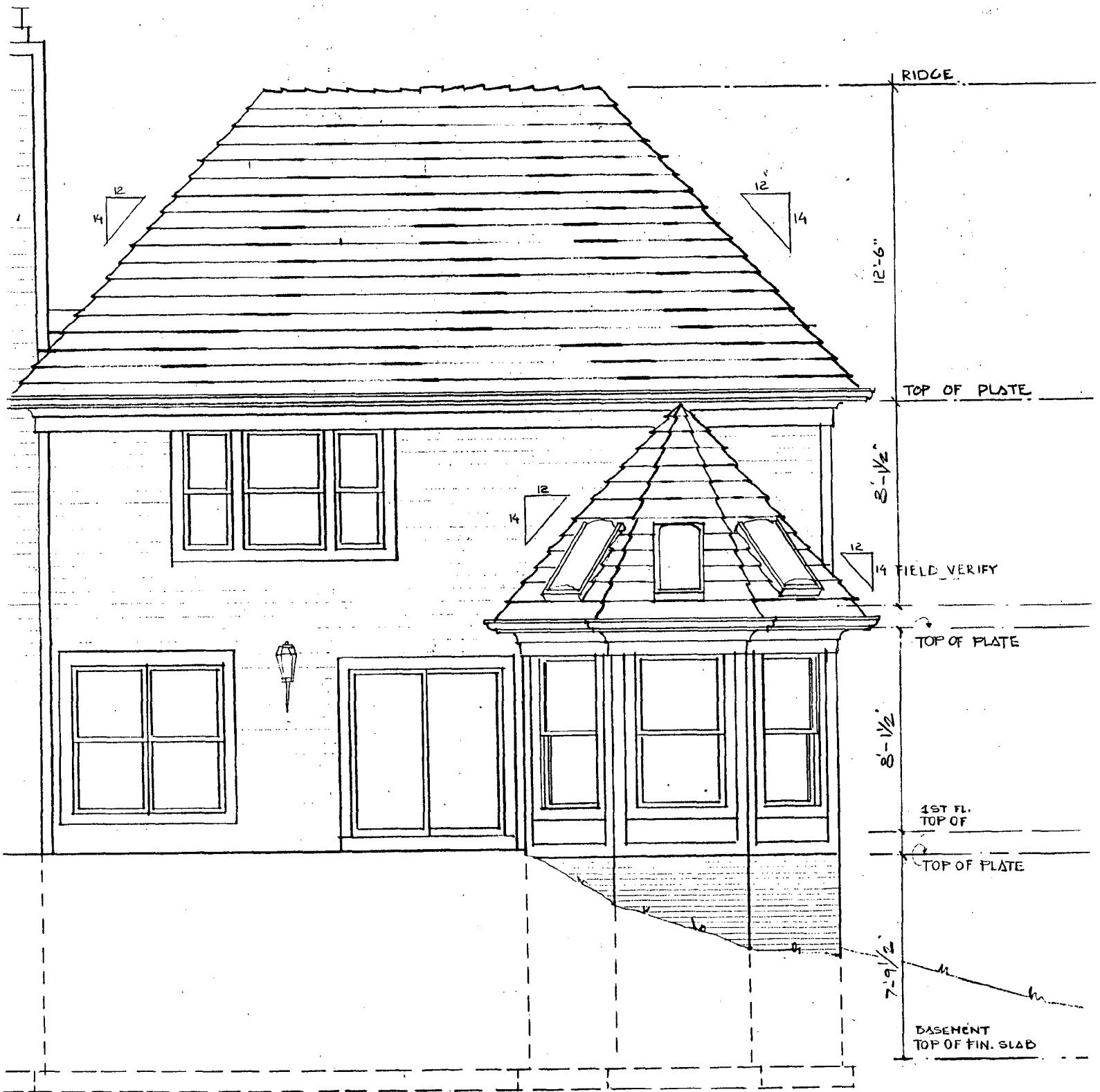
-  1870 - 1916
-  1917 - 1935
-  Nominal (1935)
-  Spatial

Roof Plan



Left Side
Elevation



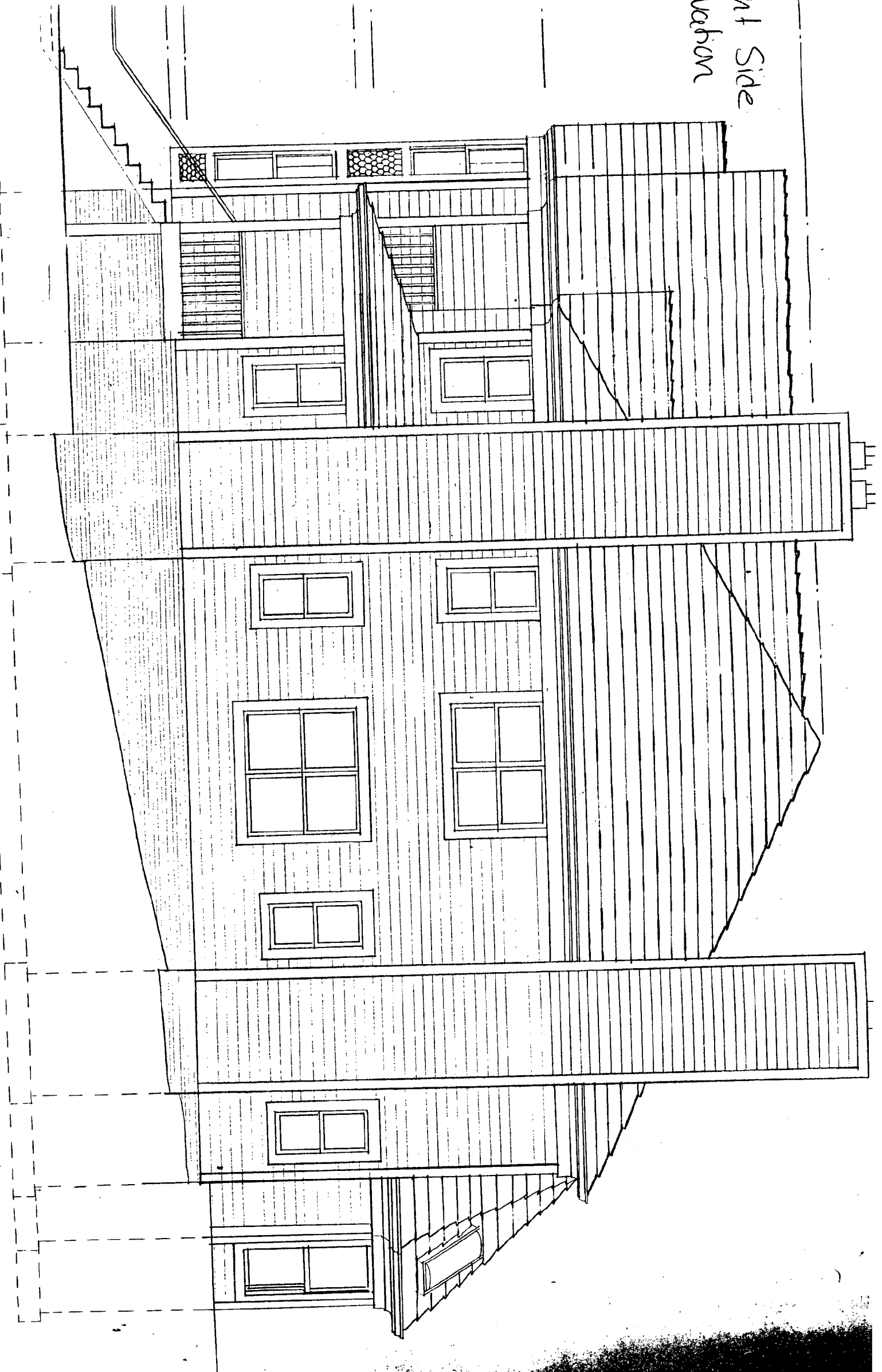


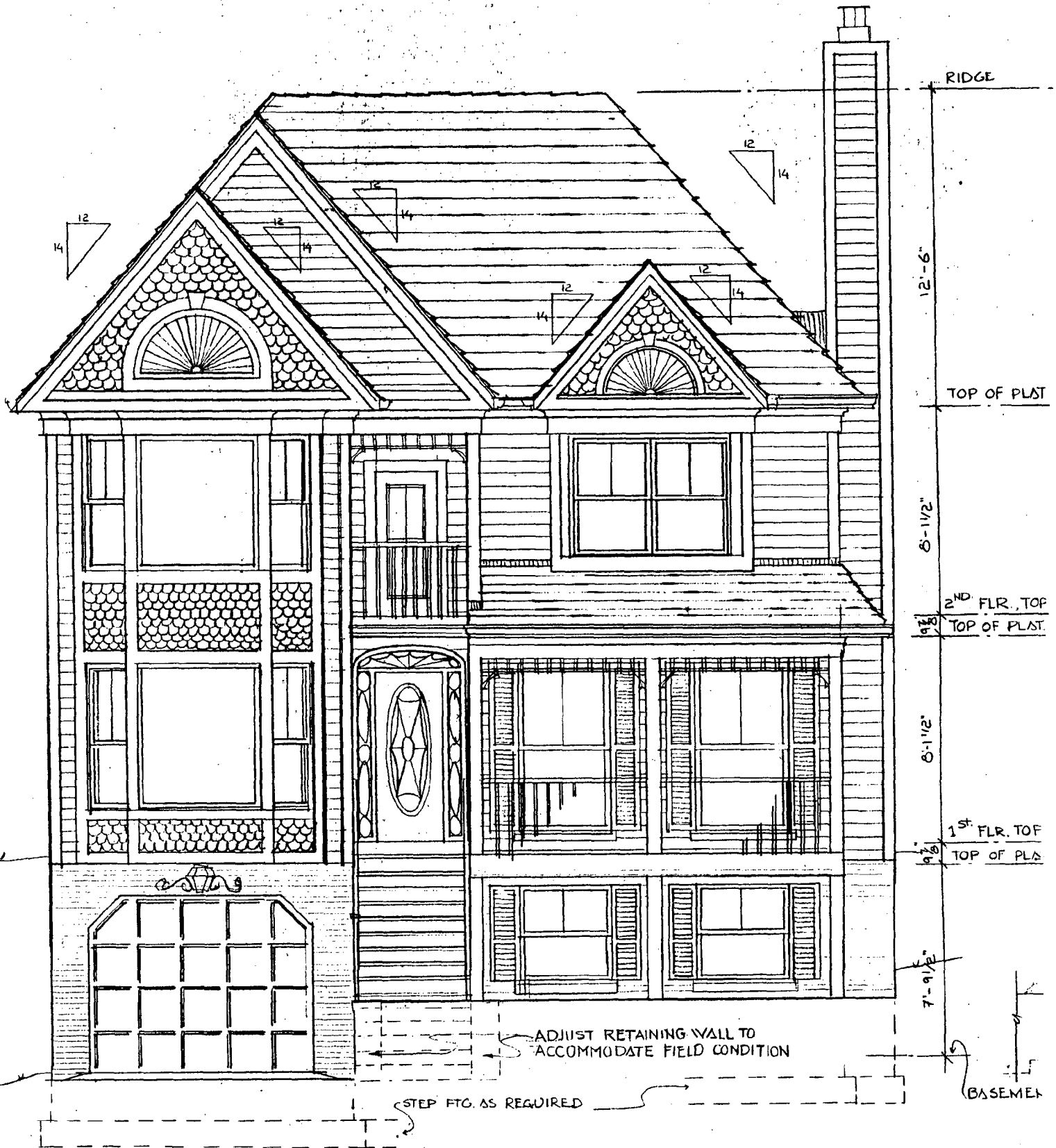
REAR ELEVATION

SCALE: 1/4" = 1' - 0"

LINE UP T
SO THAT HC
EXTENDED
SUPPORT R

Right Side
Elevation



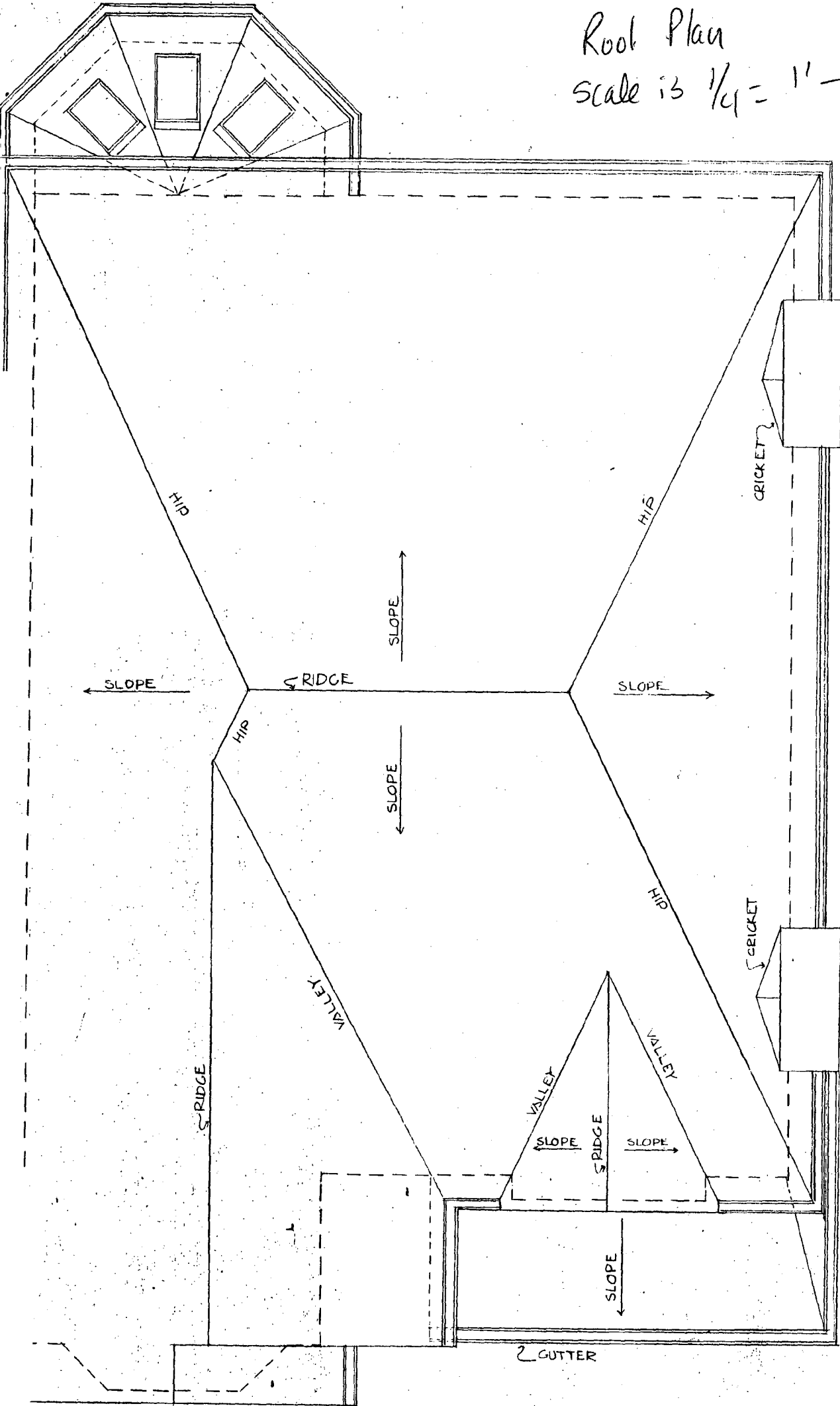


FRONT ELEVATION

SCALE:

$\frac{1}{4}'' = 1' - 0''$

Roof Plan
Scale is 1/4" = 1'-0"



Minutes Local Advisory Committtee to the Historic Preservation
Commission, Montgomery County, Maryland May 31, 1989
Capitol View Park Historic District.

The meeting was called to order by the Chairman at 7:42 p.m.,
the quorum being present and in good order.

Item #1. Application of Robert and Sherry Zuckerman for their
Pratt Place home approved as submitted.

Item #2. Application by Chris and Amy Newman for Lot 44, block
49 approved as submitted unanimously.

Item #3. Application for ordinary maintenance to the residence
of David Clough (tax credit certification for historic
structure) approved as submitted unanimously.

Item #4. Application for house placement and orientation on
three lots, Meadowneck Court by developer Mitchell Fagan. Plot
plan approved as submitted with the following stipulations with
regard to trees: 1) that all trees in the area of excavation
or construction be fenced with snow fence to a miniumum
distance of three feet from their circumference; 2) in areas
adjacent to trees, back fill shall be done by hand; and
further, 3) builder shall be required to observe provisions as
stated in the letter from Guardian Tree Experts of March 1,
1989 (items 3,4, and 5 therein, see attached).

Item #5. Application for approval of elevations and
architectural details of houses in item 4 above approved as
submitted unanimously.

The meeting was adjourned by the Chair at 8:45 p.m.

Respectfully submitted,

Duncan E. Tebow,
Acting as Recording Secretary

IV. For building permits

- a. Style of house - attach sketch
- b. Are the houses compatible in style, scale, set-back, and materials with adjoining historic resources and with the historic district? *Yes,*
If not, in what way?

V. Recommendation of the Local Advisory Committee

a. Approval of work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

2

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria?

That the applicant meet the conditions for tree preservation as set forth on the attached sheet from Guardian Tree Experts. #1 is amended as per LAC minutes because of proximity of trees to houses

b. Recommend disapproval of work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

VI. Additional comments

Date on which applicant was notified of LAC meeting Early May.

Form completed by CAROL Ireland

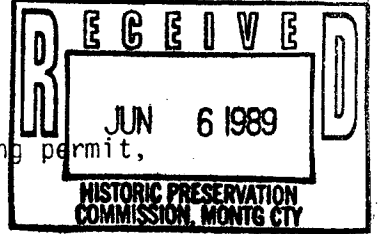
Member of Capital View Park LAC

Date 5 June 89

24A-8 (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

NEW CONSTRUCTION

Fill out one form for each type of work: subdivision review, grading permit, or building permit.

I. Location of Property

a. Located within the Capitol View Park historic district.

b. This is a Master Plan / Atlas historic district (circle one)

c. Address or Property:

lots 38, 39, 40 Meadowneck Court

d. Owner of property and address:

Mitchell Fagan 1396 Stratton Dr. Potomac Md 20854

e. On a map of the district, locate this property and adjacent historic resources. Briefly describe each adjoining resource (e.g. 1½ story frame bungalow, 2½ story shingle style Queen Anne, etc.) Attach photo to show streetscape.

3 story Victorian style

f. Is this work visible from the street? Yes

g. Is this work visible from historic resources within the district?

If so, which ones? No

II. For site and subdivision plans

a. How many new houses or lots are proposed? 3

b. How does the density compare with surrounding lots (note on map)?

Similar

c. Does the location of the houses on lots as shown impact negatively on adjoining resources or on the district? If so, how?

No.

III. For grading

a. Applicant is required to furnish a plat map of the lot which accurately shows the location of existing trees.

b. Does the proposed grading substantially alter the existing landscape?

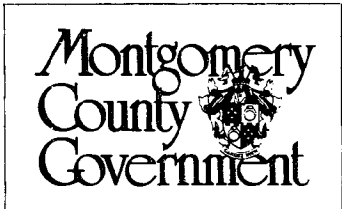
No.

c. Does it cause removal of substantial vegetation? No

1. Is this removal detrimental to the character of the district? No

2. Can any detrimental effect be remedied by additional plantings?

If so, what kind and where?



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
 (Contract/Purchaser) _____ (Include Area Code) _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code) _____
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other _____		01 () WSSC
		02 () Well
		03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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 (agent must have signature notarized on back) _____ Date _____

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850