

35/36-05A 5808 Warwick Place
Somerset Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 10, 2005

MEMORANDUM

TO: Bonnie Thomson/Eugene Tillman (Gregory Wiedemann, Architect)
5808 Warwick Place, **Somerset Historic District**

FROM: Tania Georgiou Tully, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 371248

Landscape plans stamped 7/25/05

*Stamped 3/16/05
will have copy by
3/17/05*

*All plans in
Tania's office 7/26/05*

Your Historic Area Work Permit application for a rear addition and landscaping was **approved with conditions** by the Historic Preservation Commission at its March 09, 2005 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must **schedule a meeting** with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). 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 240-777-6370.

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 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 10, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Tania Georgiou Tully, Senior Planner *TGT*
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 371248

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with CONDITIONS**.

1. The applicant will file for and receive all applicable permits from the Town of Somerset
2. If changed, the front steps will be replaced with wood rather than stone.
3. Tree protection measures will be implemented prior to beginning any work on the property

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Bonnie Thomson/Eugene Tillman (Gregory Wiedemann, Architect)

Address: 5808 Warwick Place, Chevy Chase

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: GREG WIEDEMANN / ANDREW DAN

Daytime Phone No.: 301-652-4022

Tax Account No.: 00538502

Name of Property Owner: BONNIE THOMSON / EUGENE TILLMAN Daytime Phone No.: 301-657-2923

Address: 5808 CHEVY CHASE WARWICK PLACE 20815
Street Number City Street Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: GREG WIEDEMANN Daytime Phone No.: 301-652-4022

LOCATION OF BUILDING/PREMISE

House Number: 5808 Street: WARWICK PLACE

Town/City: CHEVY CHASE Nearest Cross Street: DORSET AVE

Lot: P-9 & P-11 Block: 3 Subdivision: DORSET HEIGHTS

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- 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: \$ TBD

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 2 feet 6 inches (30" MAX. - VARIES)

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.

Signature of owner or authorized agent

01.19.05

Date

Approved: [Signature] 3-7-05 371248 Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 3/9/05

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

March 8, 2005

MEMORANDUM

TO: Julia O'Malley, Chair
Historic Preservation Commission

FROM: Tania Tully, Senior Planner
Historic Preservation Section

SUBJECT: HPC Case No. 35/36-05A, Somerset Historic District

Staff spoke with Mayor Walter Behr today regarding the proposal at 5808 Warwick Place in Somerset. The project was reviewed at the Town Meeting Monday March 7, 2005 and the Mayor is recommending approval.

III-A

LILA FENDRICK

landscape architecture & garden design

March 4, 2005

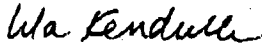
Ms. Tania Tully
M-NCPPC
1109 Spring Street
Suite 801
Silver Spring, MD 20910

As the request of Bonnie Thomson, I am attaching a revised partial plan of her front garden showing rebuilt brick steps at her front porch. She is interested in rebuilding these, but widening them to accommodate the new wood handrails.

Please review this sketch and let us know if this design would be approved. We would like to have your comments on whether this would be approved sometime Monday, as the Town of Somerset hearing is on Monday evening.

Thank you for reviewing this drawing.

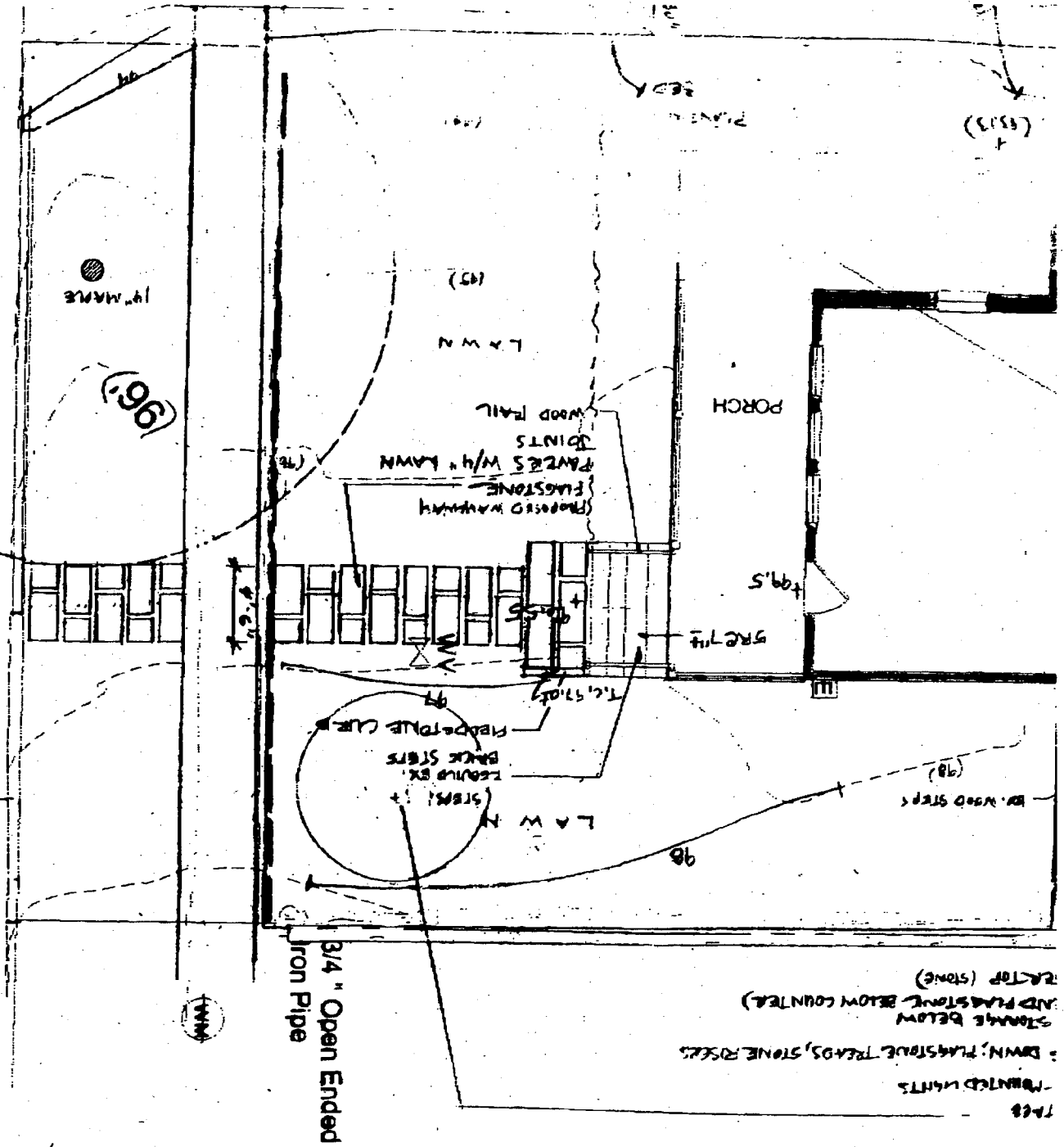
Sincerely,



Lila Fendrick

WARWICK PLACE

NEW CURB TO BE BUILT



3/4" Open Ended Iron Pipe



Kim - drive material questions

Caroline - dark / earth tint color of concrete pavers + strip

Lynn - drive over lights?

Steve - amt of impervious material? - lot coverage

Julia - strips a good improvement

Caroline - thanks for looking @ options - color + strip

Kim - reduction of sq. ft. - would like to have seen more
sun - arund is more invasive

Jef - massing still too big - garage larger than average

(10-12)

1] Lee - impressed w/ smaller sq. ft than

2] Caroline - strips? ~~A~~ A A B) pro passes
B R

W F O W - com

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	5808 Warwick Place, Chevy Chase	Meeting Date:	03/09/05
Applicant:	Bonnie Thomson/Eugene Tillman (Gregory Wiedemann, Architect)	Report Date:	03/02/05
Resource:	Contributing Resource Somerset Historic District	Public Notice:	02/23/05
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/36-05A	Staff:	Tania Tully
PROPOSAL:	Rear addition & landscaping	RECOMMENDATION:	Approve with conditions

STAFF RECOMMENDATION:

Staff is recommending approval with the following conditions:

1. The applicant will file for and receive all applicable permits from the Town of Somerset.
2. If changed, the front steps will be replaced with wood rather than stone.
3. Tree protection measures will be implemented prior to beginning any work on the property.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Somerset Historic District
STYLE: Queen Anne, Foursquare
DATE: c.1901

This three-bay 2-½ story clapboard house is one of the 31 contributing resources in the Somerset Historic District. Known as the Cooper/Smith House, its cross-gable form with wrap-around porch is quite similar to its neighbor at 5810 Warwick Place. Rear additions were completed in 1987 and 1992.

Somerset was founded as a prosperous trolley suburb of Washington D.C. in the late 19th century and contained 173 residences by 1910. The period of significance for the district is from 1890 to 1915 and the resulting architecture contains a range of Victorian styles. Between 1900 and 1915 Richard and William Ough (pronounced Oh) built standardized houses (including 5808 Warwick Place) for speculators Miles Fuller, Richard Halliday, and others. Many of these are along Cumberland Avenue and Warwick Place. Significant characteristics of the district include the spacing and rhythm of the buildings, the uniform scale of the houses, the relationship of the houses to the street, the large lots and patterns of open space, and the mature trees and landscaping. The district was added to the *Master Plan for Historic Preservation* in 1990.

PROPOSAL:

The applicant provides a thorough written description of the combined construction and landscaping project on Circles 7-14.

Lot Area: 9,716 sq ft (.229 acres)

Maximum Lot Coverage: 35%

Current Lot Coverage: 17% (1,667 sq ft)

Proposed Lot Coverage: 22% (2,159 sq ft – an increase of 492 sq ft)

REAR ADDITION

- Remove 1990s rear porch addition (Circle 40)
- Rehabilitate historic windows – *tax credit eligible*
- Construct a rear 2-story addition with an attached garage/carport, a screened porch, an open porch, bedroom and studio space (Circles 17-31)

Materials

- Siding on the addition will match that of the historic house in terms of material and profile.
- The foundation of the new construction will be stucco in contrast to the fieldstone foundation of the historic house.
- Trim on the new house will be wood and will be a close match to the existing house.
- New windows will be wood single pane true-divided light windows with storms.
- The new roofing will match the existing.

LANDSCAPING (Circles 15, 16, 32, & 33)

- Remove existing concrete paver parking pad and replace with lawn
- Add new concrete and grass strip driveway and interlocking concrete paver turn-around (Circle 16)
- The curbed driveway will be part of a new drainage system
- Regrade side yard with fieldstone retaining walls.
- Install a trench draining system and below-grade storage tank
- Replace existing concrete sidewalk with flagstone pavers and grass joints
- Replace deteriorating brick front steps and wrought iron handrail with stone steps and wood handrail.
- Add a small flagstone terrace, built-in-barbecue, and storage shed on the north side
- Regrade the north side yard with low steps and retaining walls
- Remove one 6” dogwood tree and replace with another flowering tree in the front yard.
- A tree preservation plan has been prepared. (Circle 33)

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Background

This proposal was heard initially at the February 23, 2005 meeting. At the Preliminary Consultation the main items of discussion were the size of the addition, the new driveway, and the resulting loss of green space on the lot. There was no consensus of the Commission as to the preferred solution – some Commissioners were more concerned with the addition and others the driveway. On the other hand, it seemed relatively clear that one or both of these parts of the proposal would need to change in order to obtain approval.

Discussion of the driveway revolved around material choices and the need for one. It was noted that the addition of a garage precipitated the need for such a long driveway. Commissioners provided a number of suggestions to the applicants including changing the color of the stone in the tar and chip driveway, using grasscrete either for the entire or part of the drive, and using the more historical driving strips as seen on two properties nearby.

Commissioners also suggested shortening the addition such that the garage is truly one-car in size rather than one and one-half. The Commission agreed with staff that subtle differentiation and the use of similar materials to the historic house and prior addition are appropriate and preferred.

Discussion

The HAWP application attached is substantially the same as what was seen at the Preliminary Consultation. The landscape plan reflects changes made to the driveway materials as per the Commission's comments, but does not alter the design of the addition.

In light of the discussion at the Preliminary Consultation, staff used information from the M-NCPPC GIS – which contains data from the State Department of Assessments and Taxation – to construct the table below. Based on these calculations the addition does not appreciably increase the lot coverage of the property or cause it to be greater than 5810 Warwick Place. These figures, however do not take into account impervious materials such as driveways and sidewalks. Table 2 addresses the amount of hardscape proposed.

Address	Lot size	Lot coverage including porches & outbuildings	
		Existing	Proposed
5806 Warwick Place	17,093	2431 (14%)	
5808 Warwick Place	9,717	2045 (21%)	2159 (22%)
5810 Warwick Place	9,717	2554 (26%)	
5812 Warwick Place	9,761	1381 (14%)	

Table 1

Proposal	Estimated Hardscape		Lot size
	Proposed	Existing	
Preliminary	1075 (11%)	240 (2.5%)	9,717
Current	851 (8.8%)		

Table 2

Taking all of the above into consideration, staff still believes that this project is in keeping with the *Standards*. Although the new addition appears monumental on paper, we are hopeful that the execution will prove it to be less so. After further reflection, staff still has reservations about the proposed driveway and the loss of true greenspace. However, the applicants did take staff's and the Commission's recommendations seriously and modified the driveway and turning pad materials. Because the applicant added more green back into the design, because the addition is architecturally compatible, and because no historic fabric will be altered or removed, staff is recommending approval. Staff still believes that the stone steps are inappropriate and have included a condition reflecting this belief. Other conditions include obtaining approval from the Town of Somerset and implementing tree protection measures.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the conditions as stated on Circle 1;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
1000 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: GREG WIEDEMANN / ANDREW DAN

Daytime Phone No.: 301-652-4022

Tax Account No.: 00538502

Name of Property Owner: BONNIE THOMPSON / EUGENE TILLMAN Daytime Phone No.: 301-657-2923

Address: 5808 CHEW CHASE WARWICK PLACE 20815
Street Number City State Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: GREG WIEDEMANN Daytime Phone No.: 301-652-4022

LOCATION OF BUILDING/PREMISE

House Number: 5808 Street: WARWICK PLACE

Town/City: CHEW CHASE Nearest Cross Street: DORSET AVE

Lot: R-9 & P-11 Block: 3 Subdivision: DORSET HEIGHTS

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- 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: \$ TBD

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 2 feet 6 inches (30" MAX. - VARIES)

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.

Signature of owner or authorized agent

01.19.05
Date

Approved: 371248 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

SEE ATTACHED NARRATIVES BY WIEDEMANN ARCHITECTS
AND HLA FENORICK LANDSCAPE ARCHITECTURE

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

SEE ATTACHED NARRATIVES BY WIEDEMANN ARCHITECTS AND
HLA FENORICK LANDSCAPE ARCHITECTURE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. 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

- a. 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.
- b. 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 canopy 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.

6

WIEDEMANN ARCHITECTS LLC

Gregory Wiedemann, AIA

19 January 2005

HISTORIC AREA WORK PERMIT APPLICATION

For additions and renovation of 5808 Warwick Place, Chevy Chase, Maryland

The following is information to supplement the Application for Historic Area Work Permit for the renovation and addition to 5808 Warwick Place. We are the architects for the Owner, Bonnie Thomson and Eugene Tillman. Combined in this application are some site improvements designed by Lila Fendrick, the project landscape architect.

1. WRITTEN DESCRIPTION OF PROJECT:

(a) Brief History of House:

According to information furnished to us in a Town of Somerset publication, we understand that this house was built in 1901 by Edward Halliday. It was a modest L-shaped Victorian house with a two-story octagonal tower at the end of the L, an L-shaped wrap around front porch and a straight rear porch.

The house has changed ownership several times since 1901. Most recently, our clients, Bonnie Thomson and Eugene Tillman purchased the house in 1982. During the 1980's, an addition was constructed at the west side/rear of the original house, removing the original rear porch and significantly modifying the rear façade. The 1980's addition included a new family room with a small rear porch, a new powder room, and modified/expanded the kitchen on the first floor, a new master bedroom suite on the second floor, and a new recreation room on the basement level. The kitchen renovation included a new enclosed stair on the north side of the house down one level to the basement. The shape of the first floor family room is octagonal reflective of the original dining room but was limited to one story.

In the 1990's, a new larger wood rear porch was constructed which expanded on the small porch of the 1980's addition. This porch was supported by masonry piers and the roof structure was supported by turned columns similar to the original front porch, however these columns are not a direct match to the original historic front porch. The guard rail between the columns is similar in style to the historic front porch, but the height and baluster spacing is reflective of current code requirements.

The front porch, two east facing rooms (the original living room on the first floor and a bedroom on the second floor), stair hall, the second floor hall bath, and the south facing dining room and bedroom above within the original octagon tower remain from the original house. In those areas most of the original woodwork remains. The original stair remains the current stair to the second floor.

On the exterior, the original narrow 2-1/2" exposure beveled wood siding and the original wood shutters remain. The wood siding on the 1980's addition matches the type and exposure of the original as does the decorative trim at the gables, eaves, soffits and fascias. The flat exterior window and door casing on the 1980's addition is 4-1/2" wide as opposed to the 4-3/4" wide casing on the original windows and doors. The original front porch remains as well as the decorative wood moldings at the eaves. The original roof has been replaced with fiberglass shingles.

(b) Description of proposed project:

The proposed project represents primarily a replacement and expansion of the additions that were added in the 1980's and 1990's. The 1990's rear porch facing west into the backyard shall be razed so that a new, more sympathetic, rear addition can be built. The addition shall house a new screened porch on the first floor with an open porch on the south side of the addition, a new office/studio on the second floor, and a new open carport/ open garage at the basement level with access to the basement of the 1980's addition. Also, the octagonal footprint of the 1980's family room, which was limited to the first floor and basement only, will be extended up through the second floor thereby expanding the existing second floor master bedroom. The existing second floor office and walk-in closet on the north side of the house will be renovated into a single larger artist studio space with three windows centered over the 1980's stair addition to the basement below. A new gable roof with similar to the existing gables on the east, south and west sides shall be centered over the new second floor windows.

The proposed massing shall emulate the historic front gable, porch and octagonal, while contrasting itself from the historic fabric. The proposed addition to the house, although sympathetic in character and massing, shall be virtually unseen from the street and shall increase the net footprint, including porches, by only 492 square feet.

At the street façade it is the intention of the Owners and Architect to retain the early 20th century portion of the house in its original character and no modifications are being proposed. The house will be repainted and the decaying front porch steps will be replaced (see landscape architects' drawings). The block foundation of the 1980's family room addition and the foundation of the new addition shall have a cement stucco finish to contrast with the historic stone foundation, creating a clear demarcation between the historic fabric and the newer additions.

The existing condensing units for the air conditioning system shall remain in their south side yard location.

2. SITE PLAN/LANDSCAPE PLAN

- See attached Site Plan and attached landscape drawings depicting the new driveway and other site improvements.

3. PLANS AND ELEVATIONS

- See required two (2) copies of the required plans and elevations, depicting the existing conditions and the proposed modifications.
- List of Drawings attached:
 1. C.0.1 - Coversheet
 2. A.1.0 - Basement Floor Plan
 3. A.1.1 - First Floor Plan
 4. A.1.2 - Second Floor Plan
 5. A.2.1 - South Elevation
 6. A.2.2 - West Elevation
 7. A.2.3 - North Elevation
 8. A.2.4 - East Elevation (Warwick Place street elevation)
 9. EX.0 - Existing Basement Floor Plan
 10. EX.1 - Existing First Floor Plan
 11. EX.2 - Existing Second Floor Plan
 12. EX.3 - Existing South Elevation
 13. EX.4 - Existing West Elevation
 14. EX.5 - Existing North Elevation
 15. EX.6 - Existing East Elevation

4. MATERIAL SPECIFICATIONS

The following is a description of the proposed materials for the project:

Exterior Siding:

The historic siding on the 1901 house, a narrow bevel siding with 2-1/2" exposure, will remain and will be repainted. All siding on the 1980's addition matches the exposure of the original house - this will remain and will be repainted. All new siding, which primarily adjoins the 1980's addition, will match 1980's addition and exposure of the original house.

Wood Shutters:

All operable wood shutters are located on the original 1901 house. These shutters will remain and will be repainted.

Foundations:

The block foundation of the 1980's family room addition and the foundation of the new proposed addition shall have cement stucco to contrast with the historic stone foundation of the original house.

Exterior Trim:

The existing front porch shall remain, as well as all other existing historic trim on the original house. All new exterior trim shall be Western Red Cedar or Redwood, in profiles to match the existing house and as depicted on the elevations.

Windows:

The windows in the historic house shall remain and will be restored and all new windows shall be Marvin wood windows, both double hung and casements. The new double-hung windows shall be painted wood single pane true divided lite windows with triple track storm windows to match the existing windows in the 1980's addition. New casement windows shall be painted wood single pane true divided lite windows and removable energy panels. The mullion patterns of the existing and proposed windows are as shown on the attached drawings.

Roofing:

The existing fiberglass roof shall remain. The new roof of the proposed addition shall be fiberglass, similar to the existing roof.

5. PHOTOGRAPHS

- See attached required photographs, labeled as requested.

6. TREE SURVEY

- See attached Existing Conditions Plan for a tree survey and Tree Preservation Plan.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

- See attached Adjacent and Confronting Properties List of Owners.

On behalf of Bonnie Thomson and Eugene Tillman, we respectfully submit these materials for your review and approval. If you have any questions concerning our application, please contact me at 301.652.4022.

Sincerely,

Gregory Wiedemann, AIA
WIEDEMANN ARCHITECTS LLC
5272 River Road, Suite 610
Bethesda, Maryland 20816
301.652.4022

LILA FENDRICK LANDSCAPE ARCHITECTURE

Lila Fendrick

28 February 2005

HISTORIC WORK AREA PERMIT APPLICATION For site improvements to 5808 Warwick Place, Chevy Chase, MD

The following is information to supplement the Application for Historic Area Work Permit for the landscape changes to 5808 Warwick Place, Chevy Chase, MD. We are the landscape architects for the Owners, Bonnie Thomson and Eugene Tillman.

1. WRITTEN DESCRIPTION OF PROJECT:

(a) Brief History of Garden:

The current garden is bordered by two stone walls to the north, one old and crumbling, as well as a newer wall built by the uphill neighbor. These define the northern edge of the property. Along the southern property line, a neighbor's white fence visually defines an edge along a portion of the property line. A wood tie wall at the rear of the property along the southern property line forms a partial edge to the garden while retaining the owner's garden above the downhill (southern) neighbor's garden. Along the rear property line, a chain link fence and wire mesh fence visually define the property line.

Currently, there is a small parking pad to the north of the front entrance walkway composed of interlocking concrete pavers. On-site parking is desirable as Warwick Place is a narrow (20' wide) street where parking is at a premium.

The existing front walkway is narrow at 3'-6" wide and made of concrete. It leads to deteriorating brick steps at the wooden front porch.

Practical site functions, such as garbage can storage, barbeque placement, steps and paths around the house, have developed in an ad hoc manner. Currently, garbage cans are stored at the bottom of a small porch to the north of the house, visible from the street. A movable barbeque is set on lawn near that same porch. There is a lack of steps in sloping areas on the north side of the house where the owners would like more useable circulation.

Runoff from properties uphill of the owner's property drains across the property. Maddox Engineering has calculated that there is a drainage area of 0.9 acres draining across the Owner's property.

Most of the plantings in this garden were installed by the current owners. A delightful mix of native trees and shrubs, such as southern magnolia, flowering dogwood, fringe tree, witchhazel, and crabapples, as well as flower borders along both sides of the property provide a richness of scale, bloom, and seasonal interest. For a small property, the garden has great charm.

(b) Description of proposed project:

The proposed project provides improved site circulation, addresses site drainage issues, and maintains the historic character of the site.

The existing parking pad shall be removed and replaced with a new driveway on the south side of the house leading to the below-porch open carport. The driveway from the street to the turnaround by the carport shall consist of two concrete strips. The turnaround shall consist of interlocking concrete pavers. A curb along the south side of the drive "strips" shall act to reduce runoff onto the neighbor's property to the south and help to direct water towards a trench drain at the rear of the proposed driveway. It also acts as a low wall, from 9" to 14" high, on the south side of the driveway, to maintain existing grade around the southern magnolia and flowering dogwood.

A new planting bed has been introduced at the western edge of the driveway turnaround, to reduce the amount of impervious surface.

The concrete driveway strips mimic a historic building type for driveways. The interlocking concrete paver turnaround will be hidden from public view, as it is 30" below the public sidewalk elevation.

Retaining walls will be required to maintain the rear garden above the driveway turnaround outside the carport. The wall parallel to the south property line is pulled back from the property line, to allow for runoff from the driveway into the rain garden sited a few feet inside the property line.

New front steps of flagstone treads and stone risers are proposed to replace the crumbling brick front porch steps. The stone is intended to evoke the existing stone walls around the property. The existing metal handrail will be replaced with a wooden handrail, with pickets matching those on the existing front porch.

A new, wider, (4'-6" wide) front walkway of flagstone pavers with grass joints is planned. The grass joints give a more picturesque look to the walkway and make the walkway more part of the surrounding lawn.

To the north of the house, a small flagstone terrace is proposed at the base of the existing side porch. This leads to a stone counter which can shelter wood storage below. A series of paired steps, low retaining walls and walks lead along the north side of the house to the rear garden and address the slope on that side. Garbage cans would be housed behind fencing and gates centered below a triple bay of windows. Flagstone and local stone would be used for this construction.

The project civil engineer, Maddox Engineers, has proposed a storm water system to address specific and general site drainage issues. The driveway has been graded to divert water away from the proposed carport towards a trench drain. A pipe directs water from the trench drain to a below-grade storage tank system. Overflow from either the trench drain and storage tank system can be directed to a "rain garden", or gravel area at the southwest corner of the garden.

Some transplanting and tree removal is necessary to install the driveway. A 6" flowering dogwood would be removed. A replacement flowering tree will be planted in the area of the existing driveway parking pad. Several medium and small sized shrubs will need to be transplanted to other parts of the garden.

A tree preservation plan has been developed with Tim Zastrow of Bartlett Tree. The plan illustrates the area to be root pruned prior to construction as well as identifies where silt fencing and tree preservation fencing needs to be located. As noted earlier, the driveway will be elevated above the roots of the remaining dogwood tree and the large southern magnolia and the maximum area of critical root zone preserved at original grade. Micorrhizae and fertilization treatments are recommended for all trees to be affected by construction.

2. MATERIAL SPECIFICATIONS

The following is a description of the proposed materials for the project:

Exterior paving:

The front walkway will be made of flagstone. The front steps to the existing front porch shall be made of flagstone treads with fieldstone risers. The landing at the base of the side porch to the north side of the house will be made of flagstone. Step treads will be made of flagstone, with risers made of stone.

The straight section of driveway will be made of two parallel strips of concrete with a grass strip in the middle. Curbing will be made of fieldstone.

Walls:

Retaining walls at the rear of the driveway will be made of local fieldstone. Steps leading into the garden will be made with flagstone treads and fieldstone risers.

Stone Counter:

The walls supporting the stone counter will be made of local fieldstone. The counter would be made of bluestone or granite.

Garbage can enclosure:

The enclosure will be made of cedar painted white to match the trim color of the house.

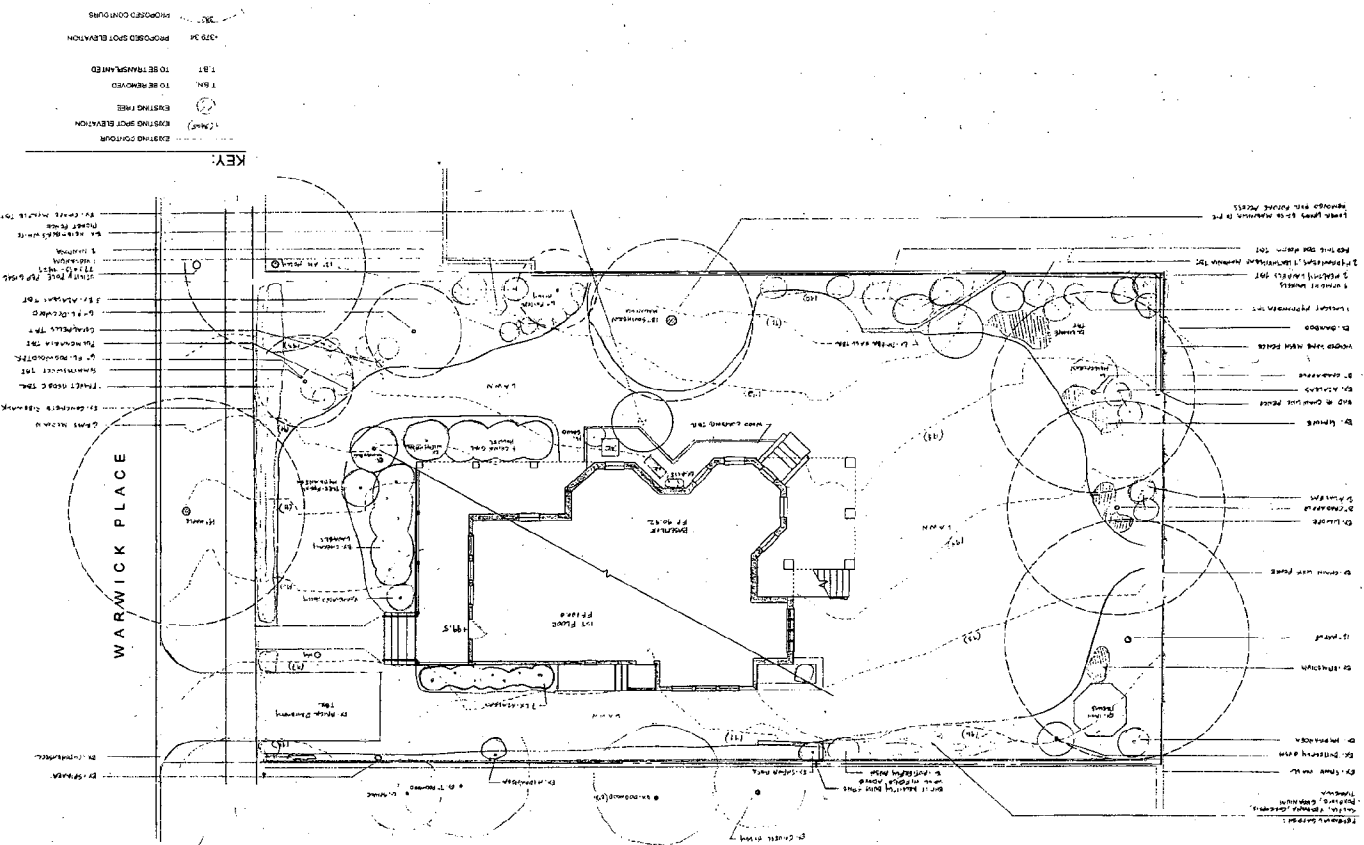
Front step handrails:

New handrails will be made of cedar, painted white, to match the railing color on the existing porch.

On behalf of Bonnie Thomson and Eugene Tillman, we respectfully submit these materials for your review and approval. If you have any questions concerning our application, please contact me at (301) 907-7700.

Sincerely,

Lila Fendrick, ASLA
Lila Fendrick Landscape Architecture & Garden Design



EXISTING CONDITIONS PLAN
1/14/11

THOMSON-TILLMAN RESIDENCE
5808 WARWICK PLACE CHEVY CHASE, MD 20815

LILA HENDRICK, Landscape architect & garden design
694 West Avenue Chevy Chase, Maryland 20815 (301) 967-7700



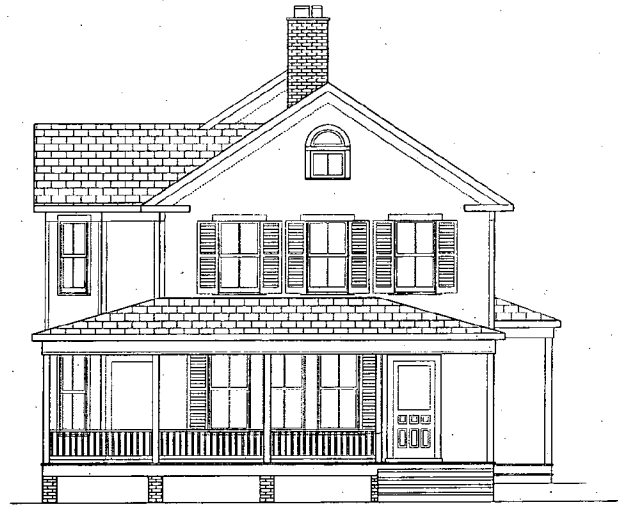
WIEDEMANN
ARCHITECTS
LLC

5272 RIVER ROAD, SUITE 410
BETHESDA, MD 20816
Voice 301-432-4032
Fax 301-432-4094

www.wiedemannarchitects.com

PROJECT
THOMSON TILLMAN
ADDITION
5800 WARWICK PLACE
CHEVY CHASE, MD 20815
TOWN OF SOMERSET

ISSUED
APPLICATION FOR
HISTORIC AREA
WORK PERMIT



F.F. @ 2ND FL.
+1'-

F.F. @ 1ST FL.
+1'-

F.F. @ OLD 05MN.
+1'-

F.F. @ NEW 05MN.
+1'-

1 EXISTING EAST ELEVATION
EX.6 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

EX.6

17



**WIEDEMANN
ARCHITECTS
LLC**

3772 RIVER ROAD SUITE 510
BETHESDA, MD 20816
Voice: 301-632-8622
Fax: 301-632-4094

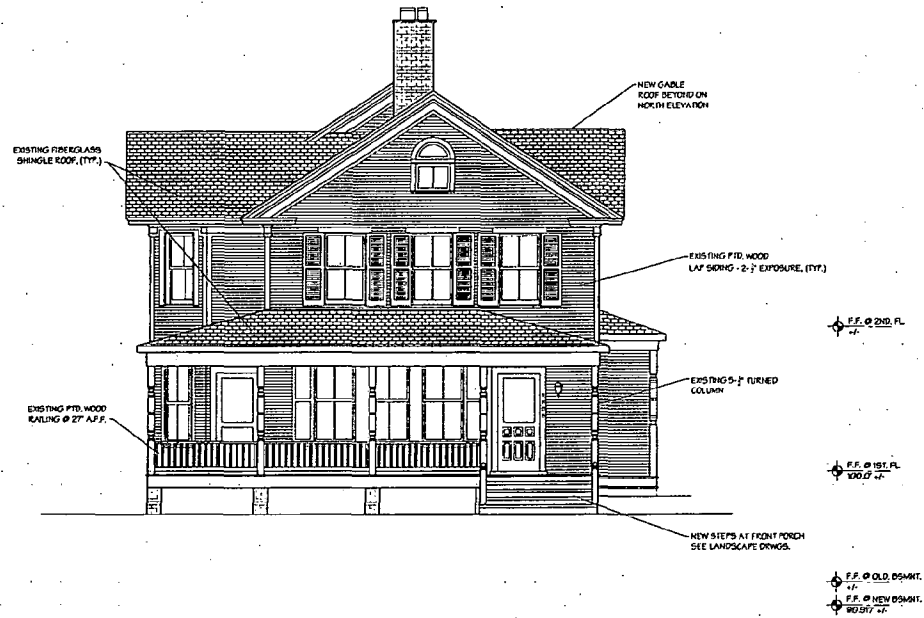
www.wiedemannarchitects.com

PROJECT

THOMSON TELLMAN
ADDITION
5000 WARWICK PLACE
CHEST CHASE, MD 20815
TOWN OF SOMERSET

ISSUED

APPLICATION FOR
HISTORIC AREA
WORK PERMIT



1 EAST ELEVATION
A2.4 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

A.2.4

18



**WIEDEMANN
ARCHITECTS
LLC**

3772 RIVER ROAD SUITE 610
BETHESDA, MD 20816
Voice 301-453-4022
Fax 301-453-4094

www.wiedemannarchitects.com

PROJECT
THOMSON TELLMAN
ADDITION
5909 WARKICK PLACE
CHEVY CHASE, MD 20815
TOWN OF SOMERSET

ISSUED
APPLICATION FOR
HISTORIC AREA
WORK PERMIT



1 EXISTING NORTH ELEVATION
EX.5 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

EX.5

61



WIEDEMANN ARCHITECTS LLC

1271 RIVER ROAD SUITE 410
BETHESDA, MD 20814
Voice 301-432-4022
Fax 301-432-4094

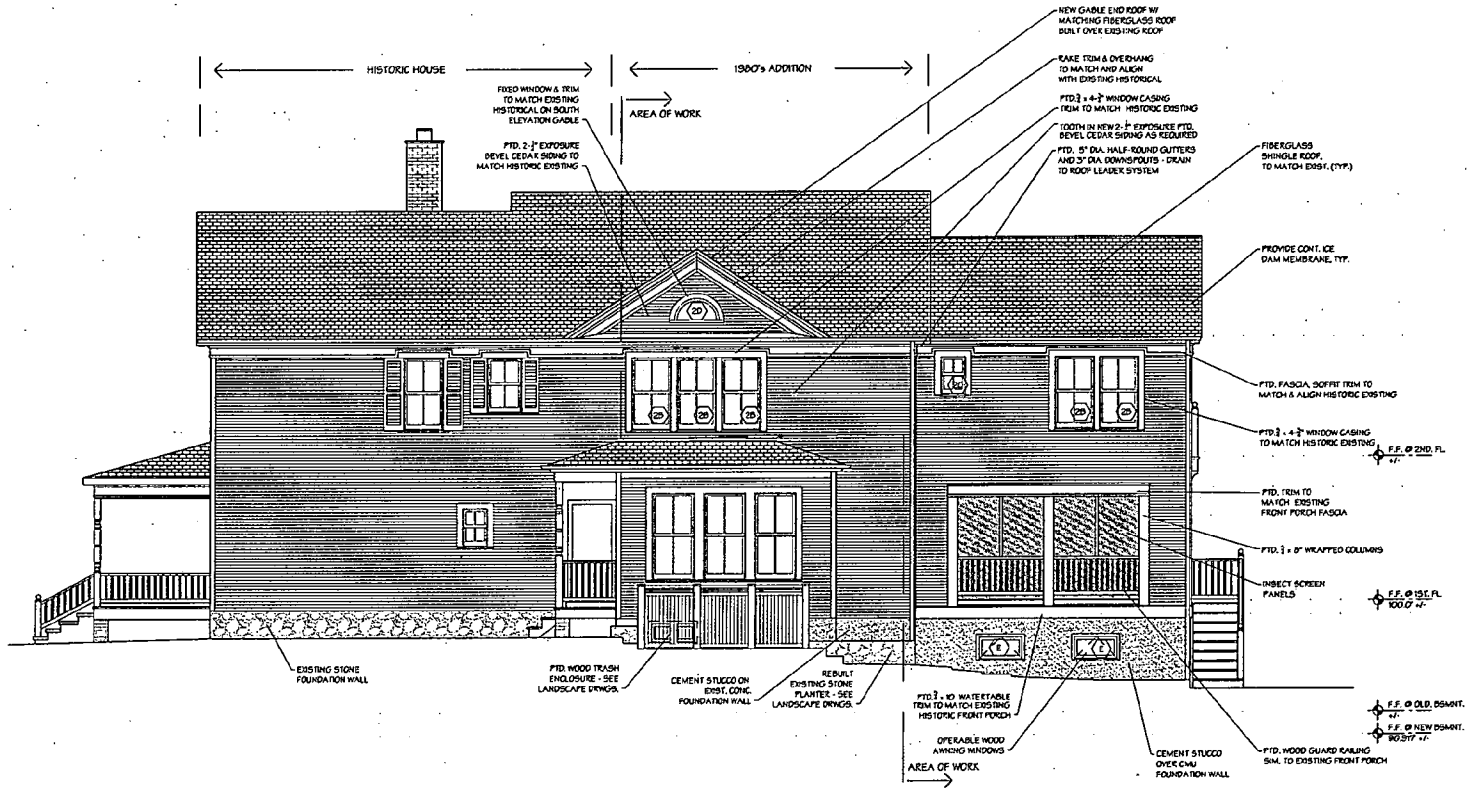
www.wiedemannarchitects.com

PROJECT

THOMSON FULLMAN
ADDITION
5808 WALKER PLACE
CHEVY CHASE, MD 20815
TOWN OF SOMERSET

ISSUED

APPLICATION FOR
HISTORIC AREA
WORK PERMIT



1 NORTH ELEVATION
A2.3 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

A2.3

20



WIEDEMANN
ARCHITECTS
LLC

5772 RIVER ROAD SUITE 610
BETHESDA, MD 20816
Voice 301-651-4023
Fax 301-652-4094

www.wiedemannarchitects.com

PROJECT
THOMSON TILLMAN
ADDITION
5505 WARWICK PLACE
CHEVY CHASE, MD 20815
TOWN OF SOMERSET

ISSUED
APPLICATION FOR
HISTORIC AREA
WORK PERMIT



1 EXISTING SOUTH ELEVATION
EX.3 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

EX.3

21



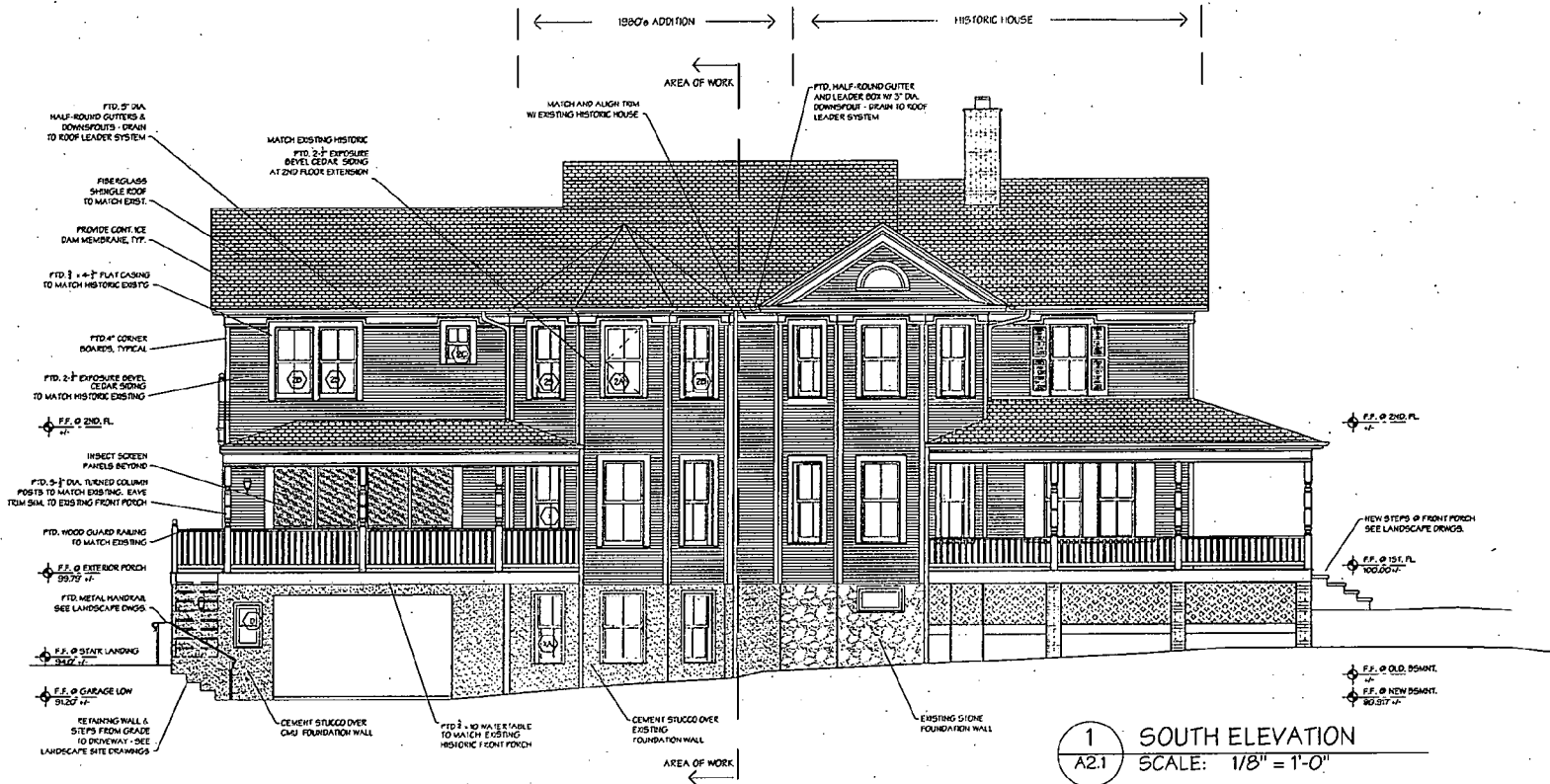
**WIEDEMANN
ARCHITECTS
LLC**

5772 RIVER ROAD SUITE 410
BETHESDA, MD 20816
Voice 301 452-4022
Fax 301 452-4094

www.wiedemannarchitects.com

PROJECT
THOMSON TELLMAN
ADDITION
5808 WARNER PLACE
CHEVY CHASE, MD 20815
TOWN OF SOMERSET

ISSUED
APPLICATION FOR
HISTORIC AREA
WORK PERMIT



PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

A.2.1

22



WIEDEMANN
ARCHITECTS
LLC

2372 RIVER ROAD SUITE 410
BETHESDA, MD 20814
Voice 301-452-4322
Fax 301-452-2894

www.wiedemannarchitects.com

PROJECT
THOMSON TILLMAN
ADDITION
5808 WARWICK PLACE
CHEVY CHASE, MD 20815
TOWN OF SOMERSET

ISSUED
APPLICATION FOR
HISTORIC AREA
WORK PERMIT



FF. @ 2ND FL.
1'-0"

FF. @ 1ST FL.
1'-0"

FF. @ OLD 3RD MT.
1'-0"
FF. @ NEW 3RD MT.
1'-0"

1 EXISTING WEST ELEVATION
EX.4 SCALE: 1/8" = 1'-0"

P R E L I M I N A R Y
NOT FOR CONSTRUCTION
SHEET

EX.4

23



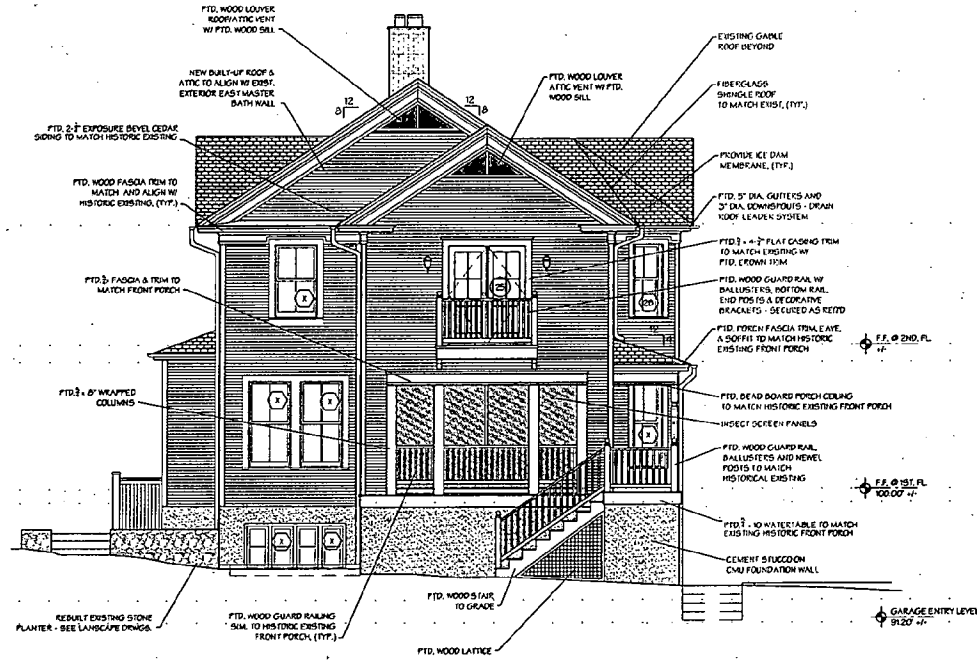
**WIEDEMANN
ARCHITECTS
LLC**

5272 RIVER ROAD SUITE 410
BETHESDA, MD 20816
Voice 301-432-4022
Fax 301-432-4094

www.wiedemannarchitects.com

PROJECT
THOMSON TELLMAN
ADDITION
3808 WARENECK PLACE
CHEVY CHASE, MD 20815
TOWN OF SOMERSET

ISSUED
APPLICATION FOR
HISTORIC AREA
WORK PERMIT



1 WEST ELEVATION
A2.2 SCALE: 1/8" = 1'-0"

P.R. E.L.I.M.I.N.A.R.Y.
N.O.T. F.O.R. C.O.N.S.T.R.U.C.T.I.O.N.
S.H.E.E.T.

A2.2

72



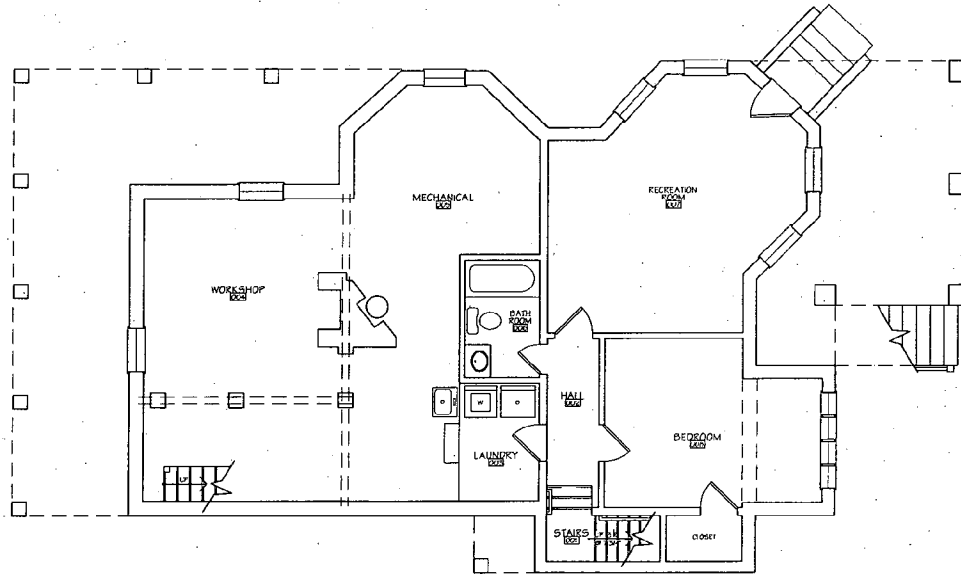
WIEDEMANN
ARCHITECTS
LLC

5272 RIVER ROAD SUITE 610
BETHESDA, MD 20816
Voice 301-452-4032
Fax 301-452-4094

www.wiedemannarchitects.com

PROJECT
THOMSON TILMAN
ADDITION
5808 WARWICK PLACE
CHEVY CHASE, MD 20815
TOWN OF SOMERSET

ISSUED
APPLICATION FOR
HISTORIC AREA
WORK PERMIT



1 EXISTING BASEMENT FLOOR PLAN
EXD SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

EX.0

25



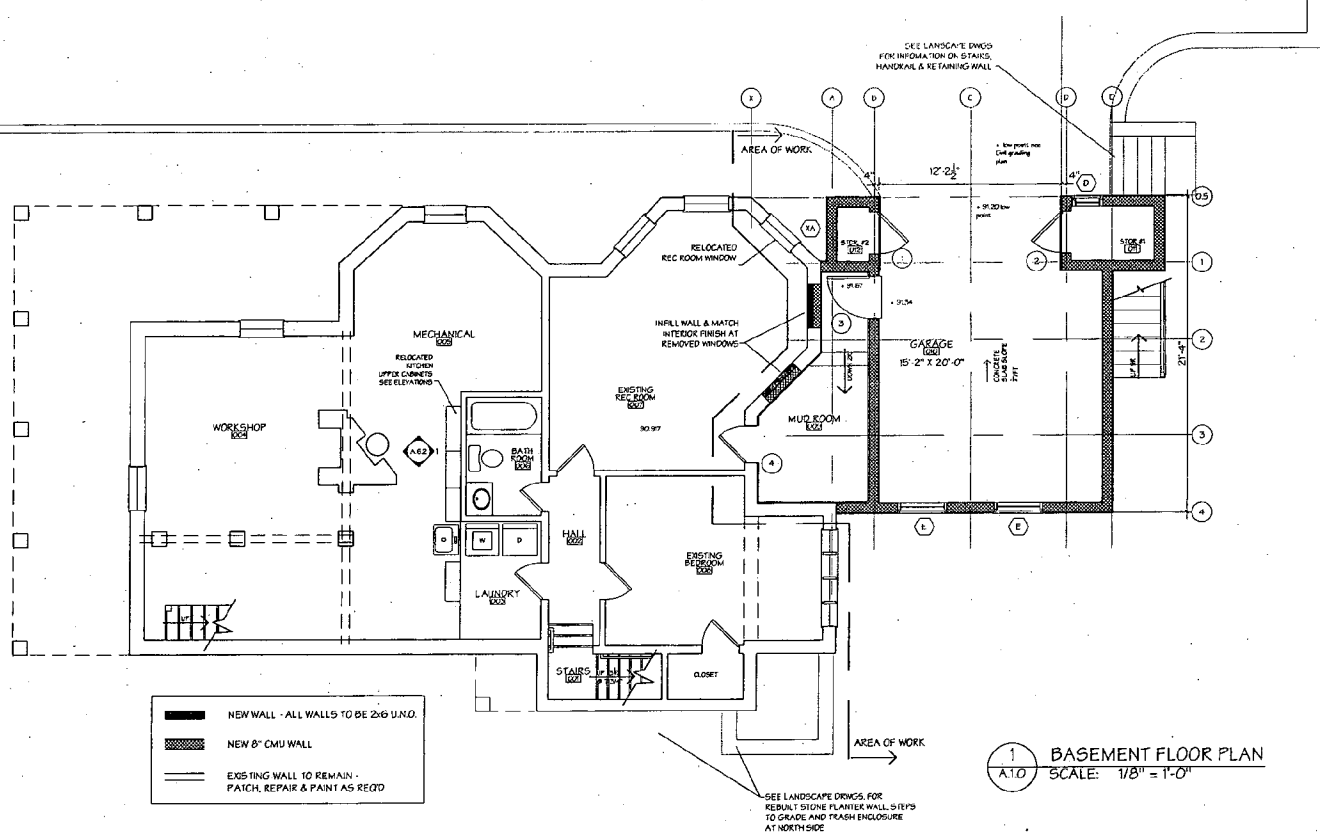
WIEDEMANN ARCHITECTS LLC

5272 RIVER ROAD SUITE 610
BETHESDA, MD 20814
Voice: 301-452-4022
Fax: 301-452-4094

www.wiedemannarchitects.com

PROJECT
THOMSON ILLMAN ADDITION
5808 WARWICK PLACE
CHEVY CHASE, MD 20815
TOWN OF SOMERSET

ISSUED
APPLICATION FOR HISTORIC AREA WORK PERMIT



- NEW WALL - ALL WALLS TO BE 2x6 U.N.O.
- NEW 8" CMU WALL
- EXISTING WALL TO REMAIN - PATCH, REPAIR & PAINT AS REQD

1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

A.1.0

210



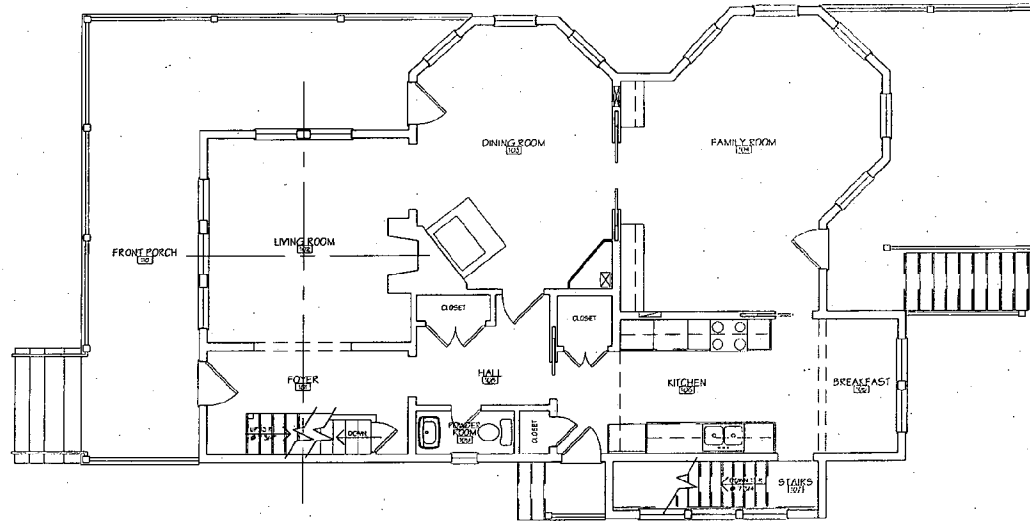
WIEDEMANN
ARCHITECTS
LLC

5272 RIVER ROAD SUITE 810
BETHESDA, MD 20816
Voice 301-452-4022
Fax 301-452-4094

www.wiedemannarchitects.com
PROJECT

THOMSON TILLMAN
ADDITION
5503 WARMICK PLACE
DUEY CHASE, MD 20850
TOWN OF SOMERSET

ISSUED
APPLICATION FOR
HISTORIC AREA
WORK PERMIT



1 EXISTING FIRST FLOOR PLAN
EX1 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

EX.1

27



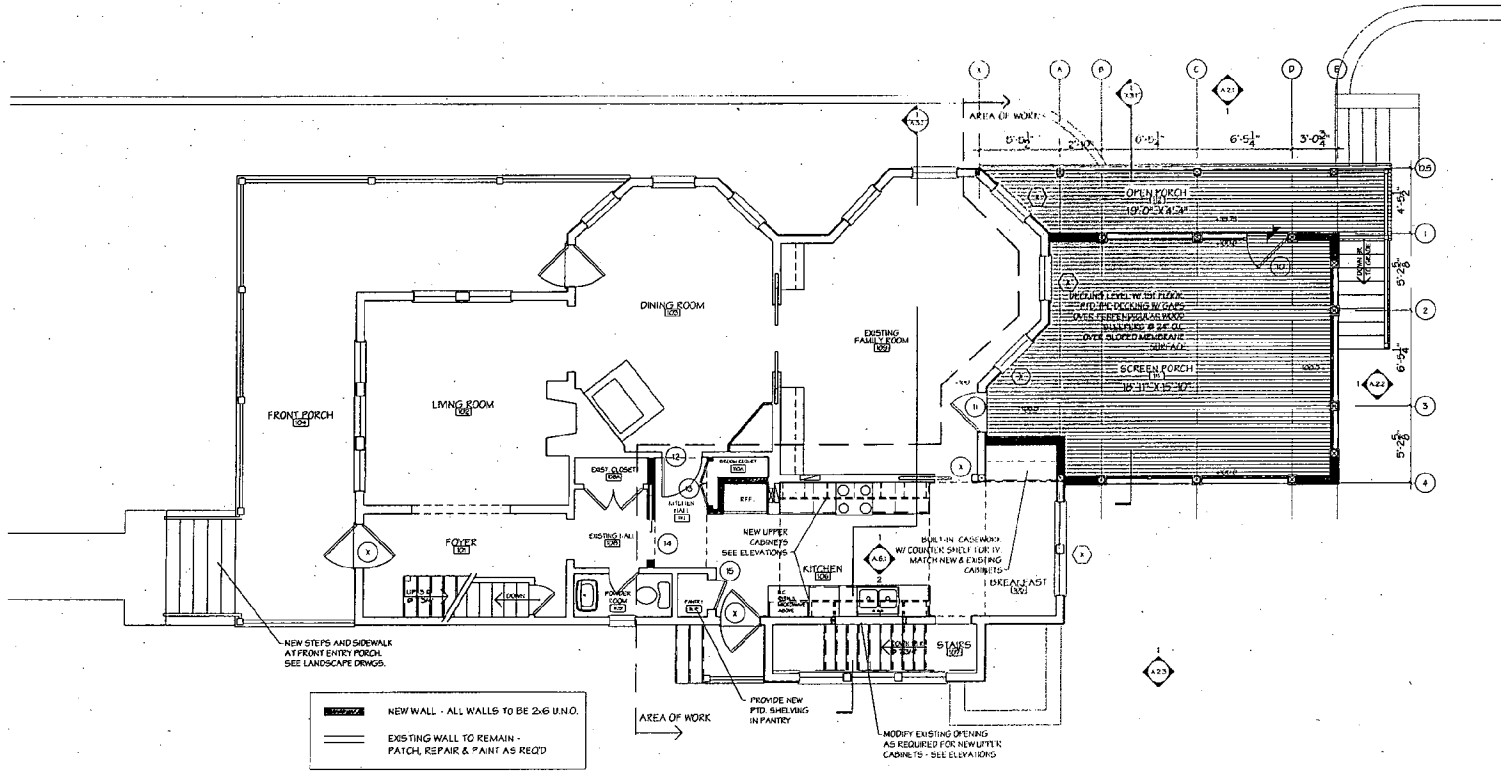
WIEDEMANN ARCHITECTS LLC

2272 RIVER ROAD SUITE 640
 WETHEIDA, MD 28616
 Voice 301-452-4022
 Fax 301-452-4094

www.wiedemannarchitects.com

PROJECT
 THOMSON FILMAN
 ADDITION
 5608 WARWICK PLACE
 CHEVY CHASE, MD 22319
 TOWN OF SOMESET

ISSUED
 APPLICATION FOR
 HISTORIC AREA
 WORK PERMIT



1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION
 SHEET

A.1.1





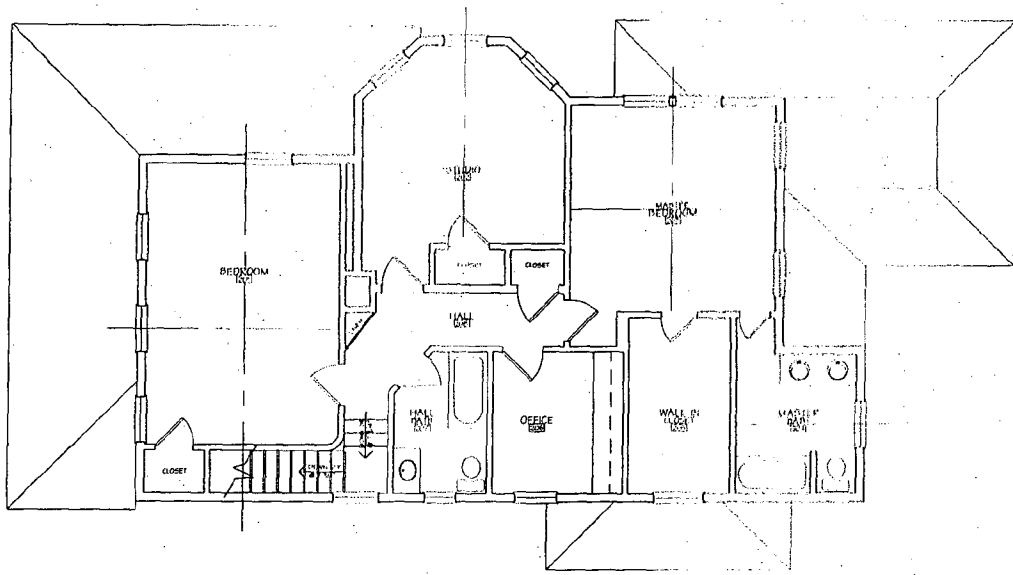
WIEDEMANN
ARCHITECTS
LLC

5272 RIVER ROAD SUITE 410
BETHESDA, MD 20814
Voice: 301-452-1100
Fax: 301-452-1101

www.wiedemannarchitects.com

PROJECT
THOMSON TULLMAN
ADDITION
5008 WARWICK PLACE
CHEVY CHASE, MD 20815
TOWN OF SOMERSET

ISSUED
APPLICATION FOR
HISTORIC AREA
WORK PERMIT



1 EXISTING SECOND FLOOR PLAN
EX.2 SCALE: 1/8" = 1'-0"

Handwritten initials and the number 19 in circles.

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

EX.2



**WIEDEMANN
ARCHITECTS
LLC**

5272 RIVER ROAD SUITE 610
BETHESDA, MD 20816
Voice 301-452-4022
Fax 301-452-4094

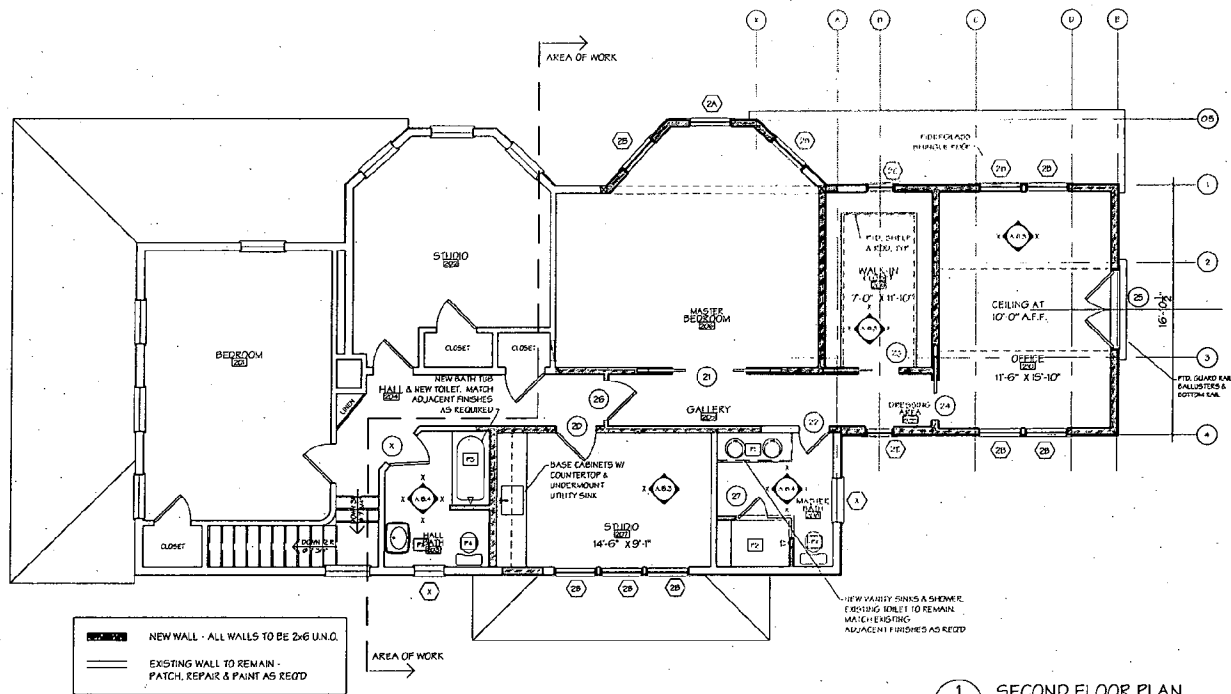
www.wiedemannarchitects.com

PROJECT

THOMSON TILLMAN
ADDITION
5603 WARWICK PLACE
CHEVY CHASE, MD 20815
TOWN OF SOMERSET

SHEET

APPLICATION FOR
HISTORIC AREA
WORK PERMIT



1 SECOND FLOOR PLAN
A.12 SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
SHEET

A.1.2

30



WIEDEMANN ARCHITECTS LLC

3272 KILMER ROAD, SUITE 410
BETHESDA, MD 20814
PHONE: 301.463.4000
FAX: 301.463.4001
www.wiedemannarchitects.com

PROJECT: TILMANN ADDITION
5800 MARINE PLACE
TOWN OF GOWERSVILLE

ISSUED: APPLICATION FOR HISTORIC AREA WORK PERMIT

APPLICATING FOR HISTORIC AREA WORK PERMIT

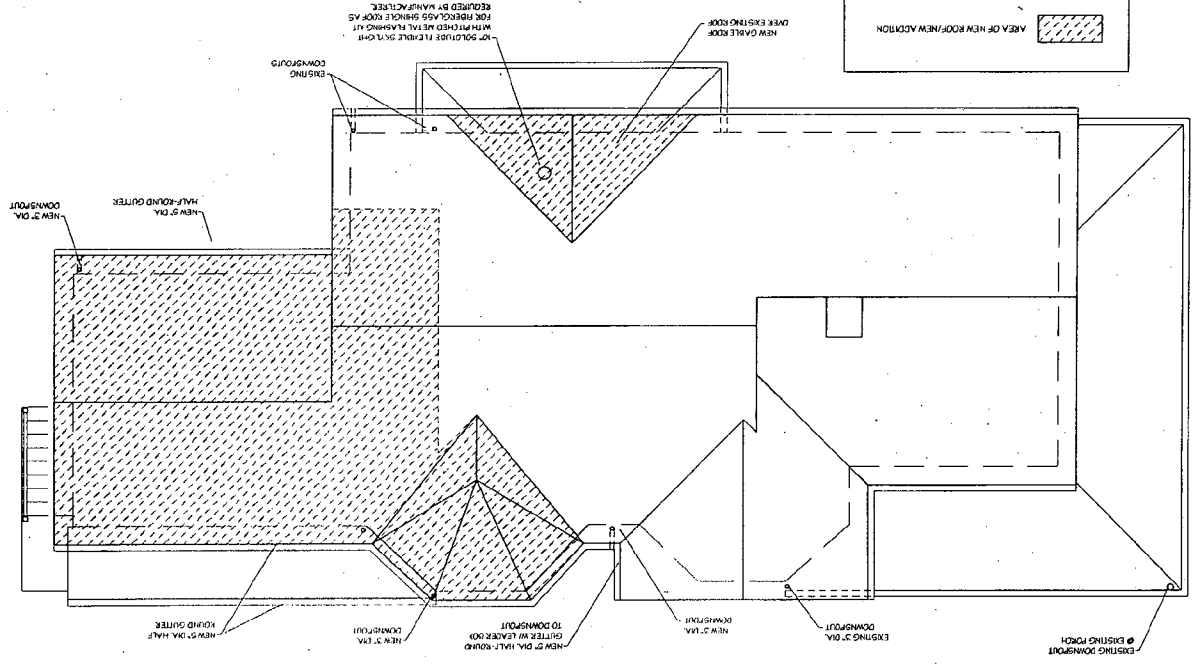
PRELIMINARY NOT FOR CONSTRUCTION SHEET

A.1.3

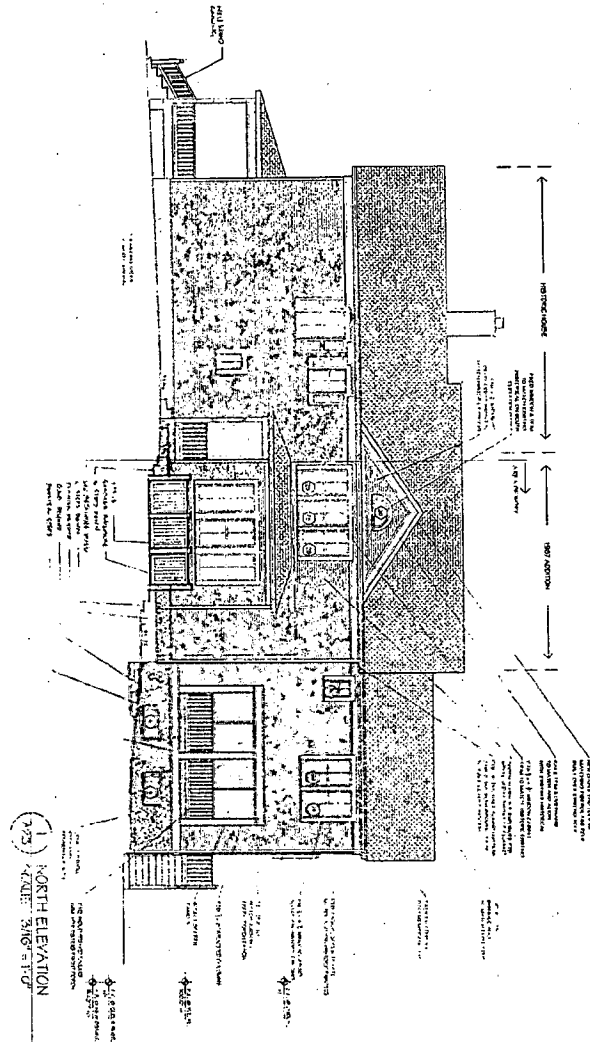
1 ROOF PLAN
SCALE: 1/8" = 1'-0"

AREA OF NEW ROOF/NEW ADDITION

AREA OF EXISTING ROOF/HOUSE



22

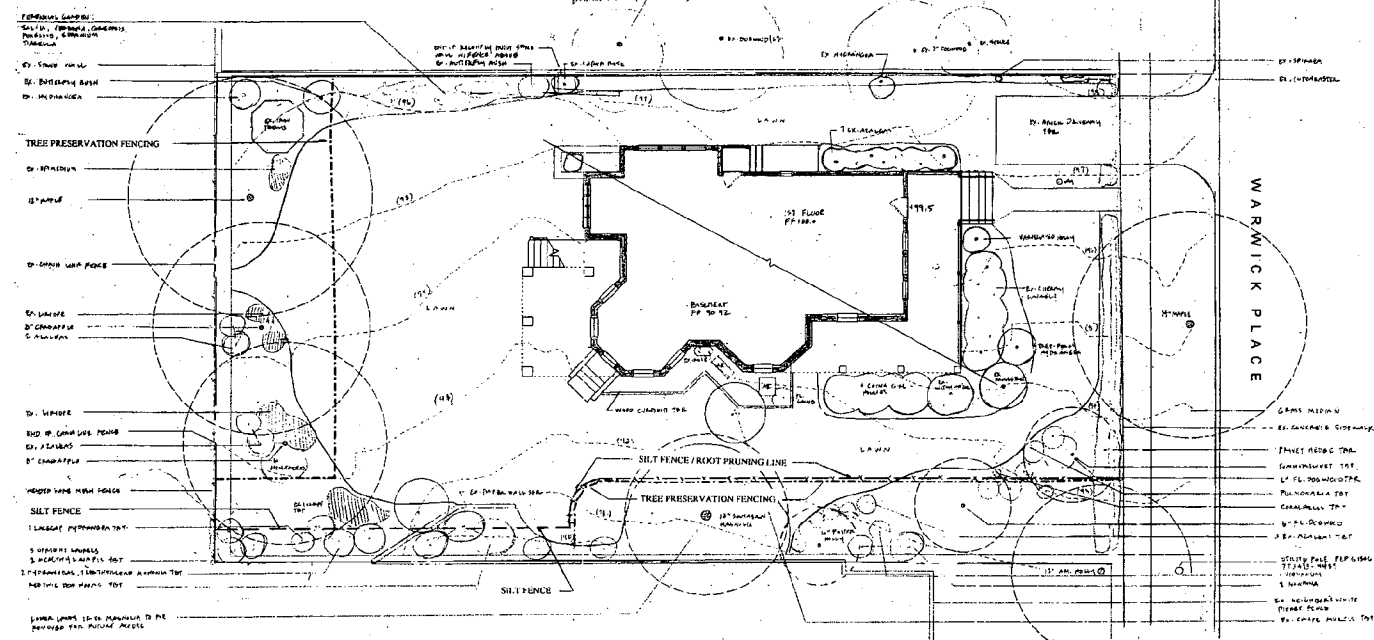


NORTH ELEVATION

THOMSON-TILLMAN RESIDENCE
5808 WARWICK PLACE CHEVY CHASE, MD 20815

LILA FENDRICK landscape architecture & garden design

6904 West Avenue Chevy Chase, Maryland 20815 (301) 907-7700



- TREES TO BE PRESERVED:**
- D1 - SPANISH OAK
 - D2 - BALSAMIC PINE
 - D3 - WHITE PINE
 - D4 - REDWOOD
 - D5 - DOUGLASS FIR
 - D6 - PACIFIC DOUGLASS FIR
 - D7 - WESTERN RED CEDAR
 - D8 - PORTLAND CEDAR
 - D9 - WESTERN WHITE PINE
 - D10 - WESTERN LARCH
 - D11 - WESTERN SITKA SPRUCE
 - D12 - WESTERN HEMLOCK
 - D13 - WESTERN DOUGLASS FIR
 - D14 - WESTERN WHITE PINE
 - D15 - WESTERN RED CEDAR
 - D16 - WESTERN LARCH
 - D17 - WESTERN SITKA SPRUCE
 - D18 - WESTERN HEMLOCK
 - D19 - WESTERN DOUGLASS FIR
 - D20 - WESTERN WHITE PINE
 - D21 - WESTERN RED CEDAR
 - D22 - WESTERN LARCH
 - D23 - WESTERN SITKA SPRUCE
 - D24 - WESTERN HEMLOCK
 - D25 - WESTERN DOUGLASS FIR
 - D26 - WESTERN WHITE PINE
 - D27 - WESTERN RED CEDAR
 - D28 - WESTERN LARCH
 - D29 - WESTERN SITKA SPRUCE
 - D30 - WESTERN HEMLOCK
 - D31 - WESTERN DOUGLASS FIR
 - D32 - WESTERN WHITE PINE
 - D33 - WESTERN RED CEDAR
 - D34 - WESTERN LARCH
 - D35 - WESTERN SITKA SPRUCE
 - D36 - WESTERN HEMLOCK
 - D37 - WESTERN DOUGLASS FIR
 - D38 - WESTERN WHITE PINE
 - D39 - WESTERN RED CEDAR
 - D40 - WESTERN LARCH
 - D41 - WESTERN SITKA SPRUCE
 - D42 - WESTERN HEMLOCK
 - D43 - WESTERN DOUGLASS FIR
 - D44 - WESTERN WHITE PINE
 - D45 - WESTERN RED CEDAR
 - D46 - WESTERN LARCH
 - D47 - WESTERN SITKA SPRUCE
 - D48 - WESTERN HEMLOCK
 - D49 - WESTERN DOUGLASS FIR
 - D50 - WESTERN WHITE PINE

- TREE PRESERVATION NOTES**
1. Tree Preservation Fencing to be 14 1/2 gauge 2" x 4" 4'-0" high wire mesh supported by 6" long 100-pcs at 10'-0" o.c. maximum spacing. Top of fence to be marked with bright flagging, placed 3'-0" o.c.
 2. Section of fence that runs from the sidewalk to the north side of the western magnolia must be faced on the construction side with sediment control fabric to prevent sediment from being washed into the critical root zones of the magnolia and flowering dogwood.
 3. Prior to start of construction, trees which will lose roots from excavation, compaction and/or grade changes should be treated with mycorrhizae & fertilization prior to start of construction and in fall of 2005 or early spring of 2006.
 4. Treat designated trees with Mycorrhizal Inoculant @ four oz. per 100 gallons water. Fertilizer to be Bartlett Broom 30-0-7 mixed at 20 pounds per 100 gallons water. Application rate to be 40-50 gallons per 1,000 square feet of treatment area. Post construction treatment area to extend from the trunk to radius of 20' in all directions or the farthest extent of branch spread, whichever is greater.

5. Treatments to be applied by liquid soil injection at 250 psi, three feet o.c., four 12" deep over entire treatment area.
6. Project Arborist to check site conditions periodically during construction. Follow-up with twice annual inspections by Arborist for three years after construction is complete, once each year thereafter.
7. For questions, contact Project Arborist, Tim Zastrow, Bartlett Tree Experts, (301) 343-2562.

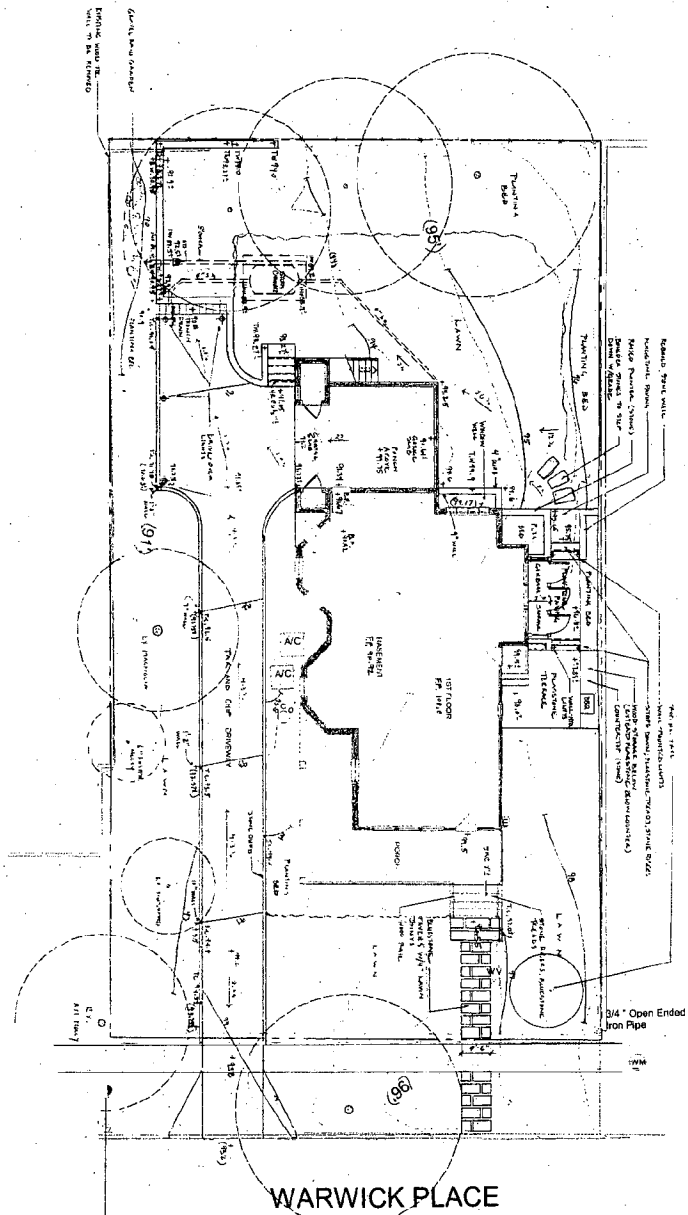
KEY:

- (---) EXISTING CONTOUR
- (---) EXISTING SPOT ELEVATION
- (---) EXISTING TREE
- (---) TO BE REMOVED
- (---) TO BE TRANSPLANTED
- (---) PROPOSED SPOT ELEVATION
- (---) PROPOSED CONTOURS
- (---) SILT FENCE AND ROOT PRUNING LINE
- (---) TREE PRESERVATION FENCE
- (---) SILT FENCE

33

34

VERSION FROM PRELIMINARY



NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

KEY:

- EXISTING CENTERLINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TO BE REMOVED
- TO BE INSTALLED
- PROPOSED CENTERLINE

SITE PLAN

THOMSON-TILLMAN RESIDENCE
5808 WARWICK PLACE CHEVY CHASE, MD 20815

LILA FENDRICK landscape architecture & garden design
6804 West Avenue Chevy Chase, Maryland 20815 (301) 907-7700

VIEW OF EAST / STREET FACADE FROM WARRICK PLACE

35

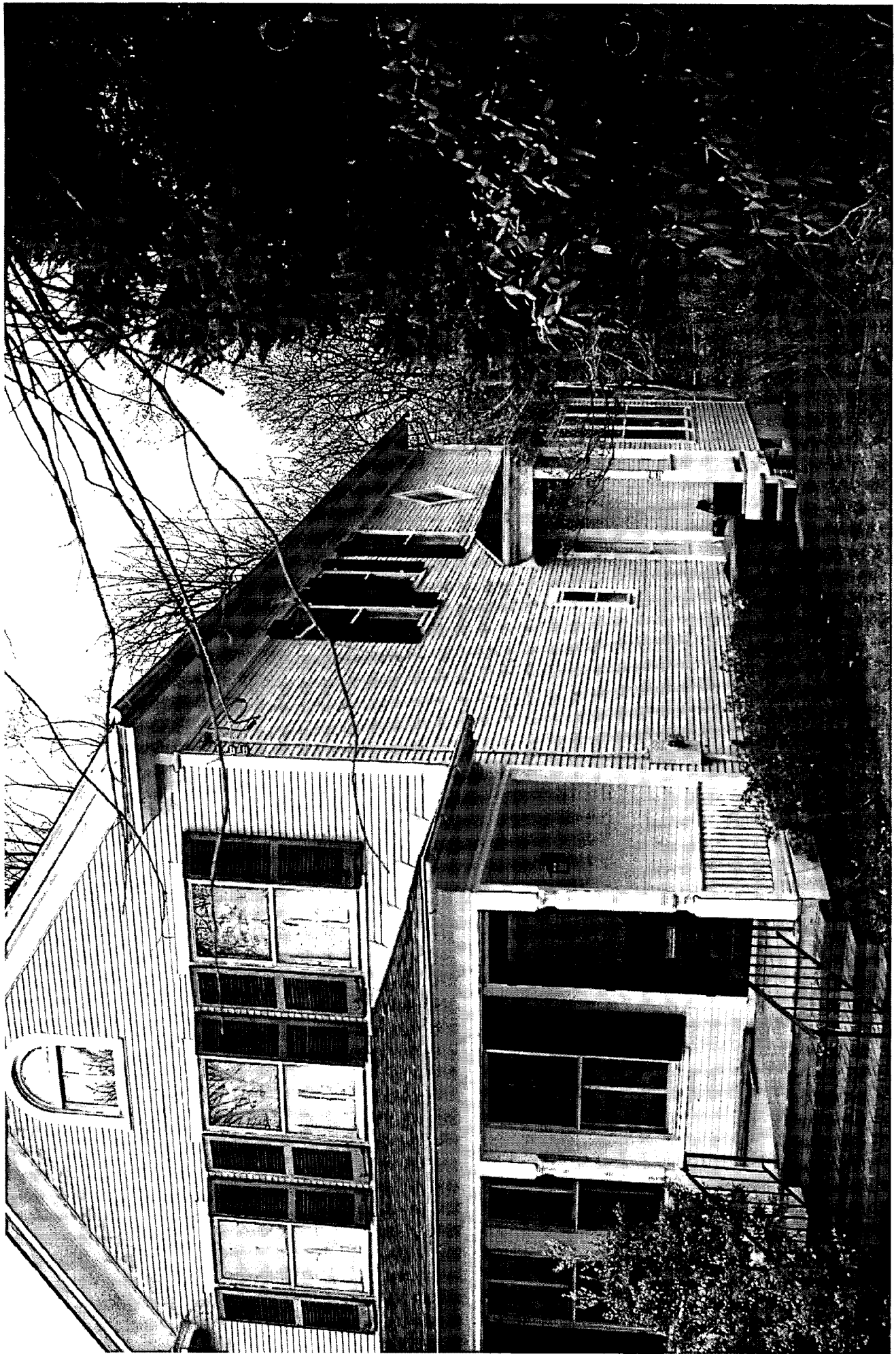


30 VIEW OF NORTH EAST CORNER FROM WARWICK PLACE

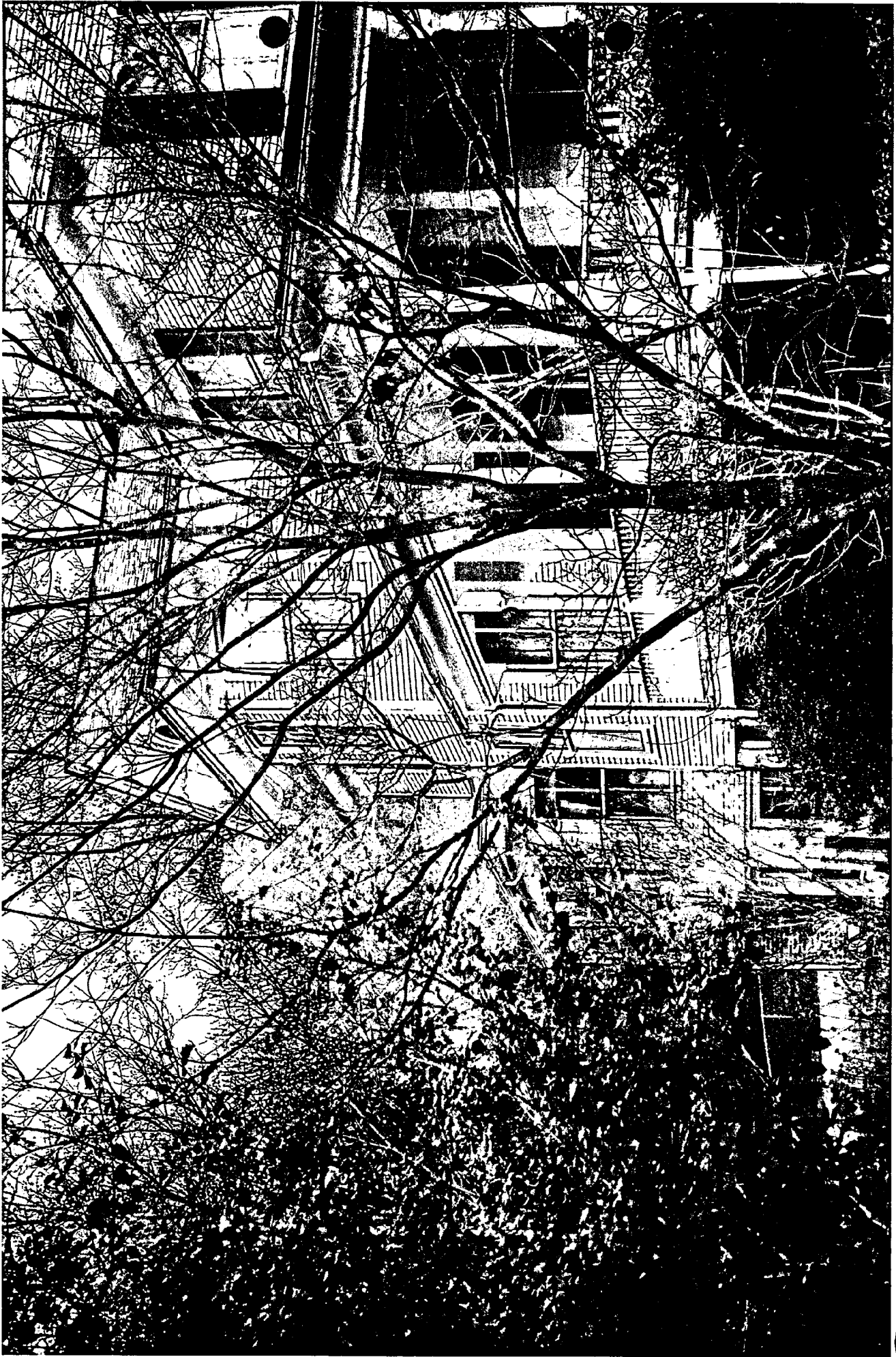




VIEW OF NORTHWEST CORNER FROM WARWICK PLACE



OBLIQUE VIEW OF NORTH FACADE

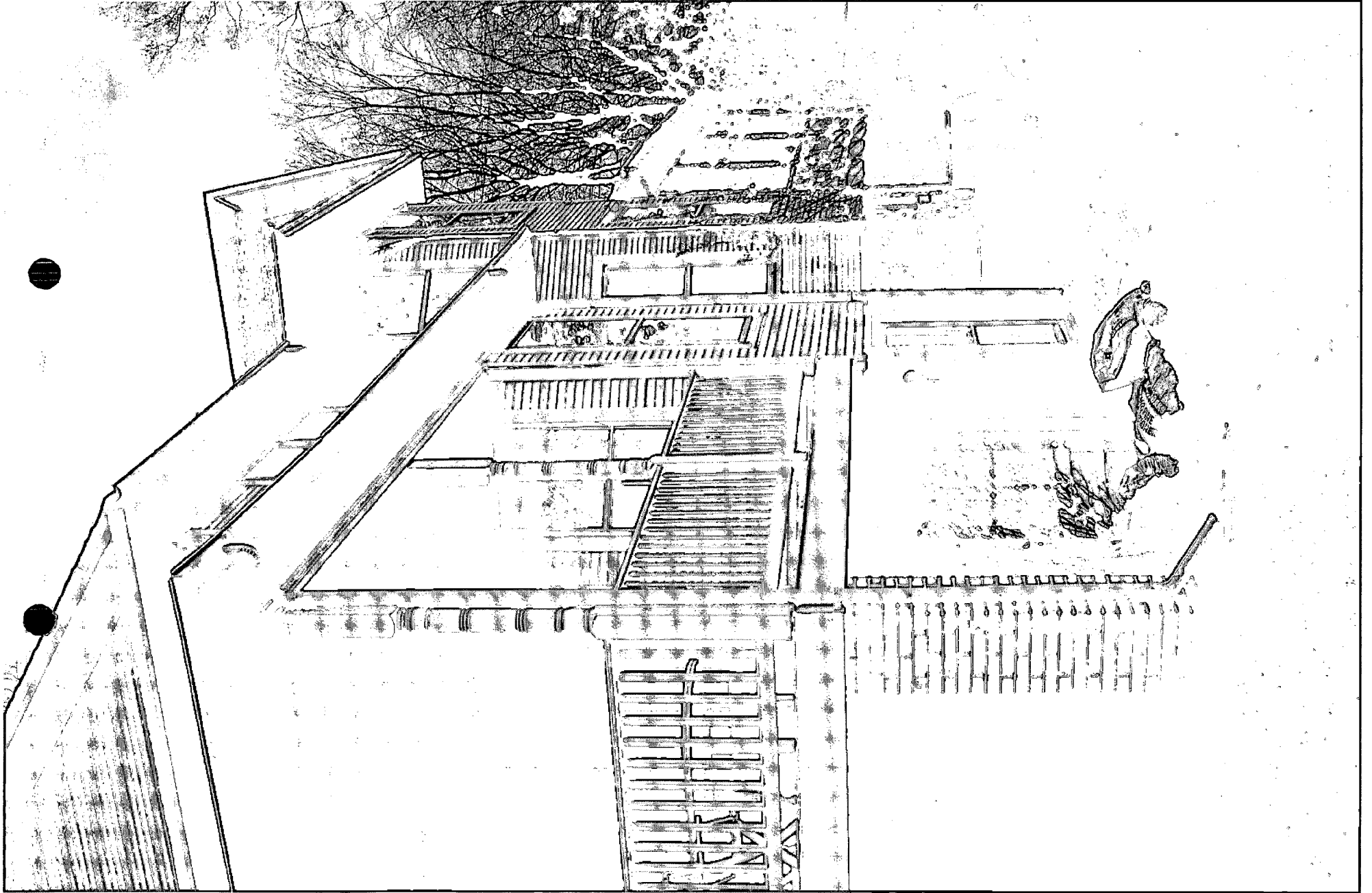


39 OBlique VIEW OF SOUTH FACADE



90 (OBlique VIEW OF SOUTHWEST CORNER (1980's ADDITION + 1990's PORCH))

Ⓣ REAR PORCH DETAIL (1980'S PORCH)





Ⓝ OBLIQUE VIEW OF NORTHWEST CORNER (1980'S STAIR @ NORTH SIDE + 1990'S PORCH)

VIEW OF WEST / REAR ELEVATION (1980'S ADDITION + 1990'S PORCH)

42





② 5810 WARWICK PLACE (ADJACENT NORTH PROPERTY)



⑤ 5806 WARWICK PLACE (ADJACENT SOUTH PROPERTY)

VIEW BETWEEN 5808 & 5810 W. MARSH C. PLATE



Owner's Mailing Address:

Bonnie Thomson & Eugene Tillman
5808 Warwick Place
Chevy Chase, MD 20815

Owner's Agent Mailing Address:

Wiedemann Architects LLC
5272 River Road Suite 610
Bethesda, MD 20816

Adjacent and Confronting Properties List of Owners:

David Stern and Tracy Hughes
5806 Warwick Place
Chevy Chase, MD 20815

Arne and Ruth Sorenson
5810 Warwick Place
Chevy Chase, MD 20815

Ted and Tracy Truman
5803 Warwick Place
Chevy Chase, MD 20815

Alexandria DuBois
4712 Cumberland Ave.
Chevy Chase, MD 20815



DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240/775-5170

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

371248

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: GREG WIEDEHANN / ANDREW DAN

Daytime Phone No.: 301-652-4022

Tax Account No.: 00538502

Name of Property Owner: BONNIE THOMSON / EUGENE TILMAN

Daytime Phone No.: 301-657-2923

Address: 5808 CHEVY CHASE WARWICK PLACE 20815
Street Number City Street Zip Code

Contractor: 7812 Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: GREG WIEDEHANN Daytime Phone No.: 301-652-4022

LOCATION OF BUILDING/PREMISE

House Number: 5808 Street: WARWICK PLACE

Town/City: CHEVY CHASE Nearest Cross Street: DORSET AVE

Lot: R-9-P-11 Block: 3 Subdivision: DORSET HEIGHTS

Lot: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Rec
- Revision
- Repair
- Reversible

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ TBD

1C. If this is a revision of a previously approved action 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: 2 feet 6 inches (30" MAX. - VARIES)

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.

Signature of owner or authorized agent

01.19.05

Date

Approved: _____ For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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:

SEE ATTACHED NARRATIVES BY WIEDEMANN ARCHITECTS AND HLA FENDRICK LANDSCAPE ARCHITECTURE

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

SEE ATTACHED NARRATIVES BY WIEDEMANN ARCHITECTS AND HLA FENDRICK LANDSCAPE ARCHITECTURE

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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

- a. 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.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be staped on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the canopy 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)279-1255.

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.

WIEDEMANN ARCHITECTS LLC

Gregory Wiedemann, AIA

19 January 2005

HISTORIC AREA WORK PERMIT APPLICATION

For additions and renovation of 5808 Warwick Place, Chevy Chase, Maryland

The following is information to supplement the Application for Historic Area Work Permit for the renovation and addition to 5808 Warwick Place. We are the architects for the Owner, Bonnie Thomson and Eugene Tillman. Combined in this application are some site improvements designed by Lila Fendrick, the project landscape architect.

1. WRITTEN DESCRIPTION OF PROJECT:

(a) Brief History of House:

According to information furnished to us in a Town of Somerset publication, we understand that this house was built in 1901 by Edward Halliday. It was a modest L-shaped Victorian house with a two-story octagonal tower at the end of the L, an L-shaped wrap around front porch and a straight rear porch.

The house has changed ownership several times since 1901. Most recently, our clients, Bonnie Thomson and Eugene Tillman purchased the house in 1982. During the 1980's, an addition was constructed at the west side/rear of the original house, removing the original rear porch and significantly modifying the rear façade. The 1980's addition included a new family room with a small rear porch, a new powder room, and modified/expanded the kitchen on the first floor, a new master bedroom suite on the second floor, and a new recreation room on the basement level. The kitchen renovation included a new enclosed stair on the north side of the house down one level to the basement. The shape of the first floor family room is octagonal reflective of the original dining room but was limited to one story.

In the 1990's, a new larger wood rear porch was constructed which expanded on the small porch of the 1980's addition. This porch was supported by masonry piers and the roof structure was supported by turned columns similar to the original front porch, however these columns are not a direct match to the original historic front porch. The guard rail between the columns is similar in style to the historic front porch, but the height and baluster spacing is reflective of current code requirements.

The front porch, two east facing rooms (the original living room on the first floor and a bedroom on the second floor), stair hall, the second floor hall bath, and the south facing dining room and bedroom above within the original octagon tower remain from the original house. In those areas most of the original woodwork remains. The original stair remains the current stair to the second floor.

On the exterior, the original narrow 2-1/2" exposure beveled wood siding and the original wood shutters remain. The wood siding on the 1980's addition matches the type and exposure of the original as does the decorative trim at the gables, eaves, soffits and fascias. The flat exterior window and door casing on the 1980's addition is 4-1/2" wide as opposed to the 4-3/4" wide casing on the original windows and doors. The original front porch remains as well as the decorative wood moldings at the eaves. The original roof has been replaced with fiberglass shingles.

(b) Description of proposed project:

The proposed project represents primarily a replacement and expansion of the additions that were added in the 1980's and 1990's. The 1990's rear porch facing west into the backyard shall be razed so that a new, more sympathetic, rear addition can be built. The addition shall house a new screened porch on the first floor with an open porch on the south side of the addition, a new office/studio on the second floor, and a new open carport/ open garage at the basement level with access to the basement of the 1980's addition. Also, the octagonal footprint of the 1980's family room, which was limited to the first floor and basement only, will be extended up through the second floor thereby expanding the existing second floor master bedroom. The existing second floor office and walk-in closet on the north side of the house will be renovated into a single larger artist studio space with three windows centered over the 1980's stair addition to the basement below. A new gable roof with similar to the existing gables on the east, south and west sides shall be centered over the new second floor windows.

The proposed massing shall emulate the historic front gable, porch and octagonal, while contrasting itself from the historic fabric. The proposed addition to the house, although sympathetic in character and massing, shall be virtually unseen from the street and shall increase the net footprint, including porches, by only 492 square feet.

At the street façade it is the intention of the Owners and Architect to retain the early 20th century portion of the house in its original character and no modifications are being proposed. The house will be repainted and the decaying front porch steps will be replaced (see landscape architects' drawings). The block foundation of the 1980's family room addition and the foundation of the new addition shall have a cement stucco finish to contrast with the historic stone foundation, creating a clear demarcation between the historic fabric and the newer additions.

The existing condensing units for the air conditioning system shall remain in their south side yard location.

2. SITE PLAN/LANDSCAPE PLAN

- See attached Site Plan and attached landscape drawings depicting the new driveway and other site improvements.

3. PLANS AND ELEVATIONS

- See required two (2) copies of the required plans and elevations, depicting the existing conditions and the proposed modifications.
- List of Drawings attached:
 1. C.0.1 - Coversheet
 2. A.1.0 - Basement Floor Plan
 3. A.1.1 - First Floor Plan
 4. A.1.2 - Second Floor Plan
 5. A.2.1 - South Elevation
 6. A.2.2 - West Elevation
 7. A.2.3 - North Elevation
 8. A.2.4 - East Elevation (Warwick Place street elevation)
 9. EX.0 - Existing Basement Floor Plan
 10. EX.1 - Existing First Floor Plan
 11. EX.2 - Existing Second Floor Plan
 12. EX.3 - Existing South Elevation
 13. EX.4 - Existing West Elevation
 14. EX.5 - Existing North Elevation
 15. EX.6 - Existing East Elevation

4. MATERIAL SPECIFICATIONS

The following is a description of the proposed materials for the project:

Exterior Siding:

The historic siding on the 1901 house, a narrow bevel siding with 2-1/2" exposure, will remain and will be repainted. All siding on the 1980's addition matches the exposure of the original house - this will remain and will be repainted. All new siding, which primarily adjoins the 1980's addition, will match 1980's addition and exposure of the original house.

Wood Shutters:

All operable wood shutters are located on the original 1901 house. These shutters will remain and will be repainted.

Foundations:

The block foundation of the 1980's family room addition and the foundation of the new proposed addition shall have cement stucco to contrast with the historic stone foundation of the original house.

Exterior Trim:

The existing front porch shall remain, as well as all other existing historic trim on the original house. All new exterior trim shall be Western Red Cedar or Redwood, in profiles to match the existing house and as depicted on the elevations.

Windows:

The windows in the historic house shall remain and will be restored and all new windows shall be Marvin wood windows, both double hung and casements. The new double-hung windows shall be painted wood single pane true divided lite windows with triple track storm windows to match the existing windows in the 1980's addition. New casement windows shall be painted wood single pane true divided lite windows and removable energy panels. The mullion patterns of the existing and proposed windows are as shown on the attached drawings.

Roofing:

The existing fiberglass roof shall remain. The new roof of the proposed addition shall be fiberglass, similar to the existing roof.

5. PHOTOGRAPHS

- See attached required photographs, labeled as requested.

6. TREE SURVEY

- See attached Existing Conditions Plan for a tree survey and Tree Preservation Plan.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

- See attached Adjacent and Confronting Properties List of Owners.

On behalf of Bonnie Thomson and Eugene Tillman, we respectfully submit these materials for your review and approval. If you have any questions concerning our application, please contact me at 301.652.4022.

Sincerely,

Gregory Wiedemann, AIA
WIEDEMANN ARCHITECTS LLC
5272 River Road, Suite 610
Bethesda, Maryland 20816
301.652.4022

5272 River Road
Suite 810
Bethesda, MD 20816
Phone: 301.652.4022
Fax: 301.652.4094



Fax

To: Tania Tully	From: Andrew Dan
Fax: 301-563-3412	Date: 2-28-05
Phone: 301-563-3400	Pages: 6
Re: Application for HAWP	CC:
<input checked="" type="checkbox"/> Urgent <input checked="" type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle	

•Comments:

Tania –

Attached is the Application for Historic Area Work Permit. The description on separate sheets is for the architecture only. The landscape description by Lila Fendrick, including changes that were discussed during the Preliminary Review last week will be forthcoming today.

Please call us if you have questions.

Thanks.

Andrew Dan

LILA FENDRICK

landscape architecture & garden design

Fax Transmittal

COMPANY: HPC - M-NCPPC DATE: 3.4.05

ATTENTION: Tania Tully FAX: (301) 563-3412

PROJECT: Thomson - Tillman # OF PAGES INCLUDING COVER PAGE: 3

MESSAGE:

Tania -

Please review the attached. Thank you.

FROM: Lila Fendrick

CC: _____

Should there be any questions regarding this material, or difficulty in receiving a clear copy, please call our office during normal business hours at 301-907-7700.

**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:

SEE ATTACHED NARRATIVES BY WIEDEMANN ARCHITECTS
AND HLA FENORICK LANDSCAPE ARCHITECTURE

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

SEE ATTACHED NARRATIVES BY WIEDEMANN ARCHITECTS AND
HLA FENORICK LANDSCAPE ARCHITECTURE

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.

LILA FENDRICK

landscape architecture & garden design

Fax Transmittal

COMPANY: M-NCPPL DATE: 3-1-05
 ATTENTION: Tanya Tully FAX: (301) 963-3412
 PROJECT: Thomson-Tillman # OF PAGES INCLUDING COVER PAGE: 6

MESSAGE:

Tanya-

Please find attached a revised narrative
for the Thomson-Tillman project. The
narrative given to you yesterday was
the original narrative. Please refer
to this revised narrative with
the revised, re-submitted plans.

Thanks

FROM: David Paul Brown

CC: _____

Should there be any questions regarding this material, or difficulty in receiving a clear copy, please call our office during normal business hours at 301-907-7700.

LILA FENDRICK LANDSCAPE ARCHITECTURE

Lila Fendrick

28 February 2005

HISTORIC WORK AREA PERMIT APPLICATION

For site improvements to 5808 Warwick Place, Chevy Chase, MD

The following is information to supplement the Application for Historic Area Work Permit for the landscape changes to 5808 Warwick Place, Chevy Chase, MD. We are the landscape architects for the Owners, Bonnie Thomson and Eugene Tillman.

1. WRITTEN DESCRIPTION OF PROJECT:

(a) Brief History of Garden:

The current garden is bordered by two stone walls to the north, one old and crumbling, as well as a newer wall built by the uphill neighbor. These define the northern edge of the property. Along the southern property line, a neighbor's white fence visually defines an edge along a portion of the property line. A wood tie wall at the rear of the property along the southern property line forms a partial edge to the garden while retaining the owner's garden above the downhill (southern) neighbor's garden. Along the rear property line, a chain link fence and wire mesh fence visually define the property line.

Currently, there is a small parking pad to the north of the front entrance walkway composed of interlocking concrete pavers. On-site parking is desirable as Warwick Place is a narrow (20' wide) street where parking is at a premium.

The existing front walkway is narrow at 3'-6" wide and made of concrete. It leads to deteriorating brick steps at the wooden front porch.

Practical site functions, such as garbage can storage, barbeque placement, steps and paths around the house, have developed in an ad hoc manner. Currently, garbage cans are stored at the bottom of a small porch to the north of the house, visible from the street. A movable barbeque is set on lawn near that same porch. There is a lack of steps in sloping areas on the north side of the house where the owners would like more useable circulation.

Runoff from properties uphill of the owner's property drains across the property. Maddox Engineering has calculated that there is a drainage area of 0.9 acres draining across the Owner's property.

Most of the plantings in this garden were installed by the current owners. A delightful mix of native trees and shrubs, such as southern magnolia, flowering dogwood, fringe tree, witchhazel, and crabapples, as well as flower borders along both sides of the property provide a richness of scale, bloom, and seasonal interest. For a small property, the garden has great charm.

(b) Description of proposed project:

The proposed project provides improved site circulation, addresses site drainage issues, and maintains the historic character of the site.

The existing parking pad shall be removed and replaced with a new driveway on the south side of the house leading to the below-porch open carport. The driveway from the street to the turnaround by the carport shall consist of two concrete strips. The turnaround shall consist of interlocking concrete pavers. A curb along the south side of the drive "strips" shall act to reduce runoff onto the neighbor's property to the south and help to direct water towards a trench drain at the rear of the proposed driveway. It also acts as a low wall, from 9" to 14" high, on the south side of the driveway, to maintain existing grade around the southern magnolia and flowering dogwood.

A new planting bed has been introduced at the western edge of the driveway turnaround, to reduce the amount of impervious surface.

The concrete driveway strips mimic a historic building type for driveways. The interlocking concrete paver turnaround will be hidden from public view, as it is 30" below the public sidewalk elevation.

Retaining walls will be required to maintain the rear garden above the driveway turnaround outside the carport. The wall parallel to the south property line is pulled back from the property line, to allow for runoff from the driveway into the rain garden sited a few feet inside the property line.

New front steps of flagstone treads and stone risers are proposed to replace the crumbling brick front porch steps. The stone is intended to evoke the existing stone walls around the property. The existing metal handrail will be replaced with a wooden handrail, with pickets matching those on the existing front porch.

A new, wider, (4'-6" wide) front walkway of flagstone pavers with grass joints is planned. The grass joints give a more picturesque look to the walkway and make the walkway more part of the surrounding lawn.

To the north of the house, a small flagstone terrace is proposed at the base of the existing side porch. This leads to a stone counter which can shelter wood storage below. A series of paired steps, low retaining walls and walks lead along the north side of the house to the rear garden and address the slope on that side. Garbage cans would be housed behind fencing and gates centered below a triple bay of windows. Flagstone and local stone would be used for this construction.

The project civil engineer, Maddox Engineers, has proposed a storm water system to address specific and general site drainage issues. The driveway has been graded to divert water away from the proposed carport towards a trench drain. A pipe directs water from the trench drain to a below-grade storage tank system. Overflow from either the trench drain and storage tank system can be directed to a "rain garden", or gravel area at the southwest corner of the garden.

Some transplanting and tree removal is necessary to install the driveway. A 6" flowering dogwood would be removed. A replacement flowering tree will be planted in the area of the existing driveway parking pad. Several medium and small sized shrubs will need to be transplanted to other parts of the garden.

A tree preservation plan has been developed with Tim Zastrow of Bartlett Tree. The plan illustrates the area to be root pruned prior to construction as well as identifies where silt fencing and tree preservation fencing needs to be located. As noted earlier, the driveway will be elevated above the roots of the remaining dogwood tree and the large southern magnolia and the maximum area of critical root zone preserved at original grade. Micorrhizae and fertilization treatments are recommended for all trees to be affected by construction.

2. MATERIAL SPECIFICATIONS

The following is a description of the proposed materials for the project:

Exterior paving:

The front walkway will be made of flagstone. The front steps to the existing front porch shall be made of flagstone treads with fieldstone risers. The landing at the base of the side porch to the north side of the house will be made of flagstone. Step treads will be made of flagstone, with risers made of stone.

The straight section of driveway will be made of two parallel strips of concrete with a grass strip in the middle. Curbing will be made of fieldstone.

Walls:

Retaining walls at the rear of the driveway will be made of local fieldstone. Steps leading into the garden will be made with flagstone treads and fieldstone risers.

Stone Counter:

The walls supporting the stone counter will be made of local fieldstone. The counter would be made of bluestone or granite.

Garbage can enclosure:

The enclosure will be made of cedar painted white to match the trim color of the house.

Front step handrail:

New handrails will be made of cedar, painted white, to match the railing color on the existing porch.

On behalf of Bonnie Thomson and Eugene Tillman, we respectfully submit these materials for your review and approval. If you have any questions concerning our application, please contact me at (301) 907-7700.

Sincerely,

Lila Fendrick, ASLA
Lila Fendrick Landscape Architecture & Garden Design