

35/43-04A 5504 Greentree Road  
MPS #35/43 Bethesda Comm. Store



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: October 29, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (m)  
Historic Preservation Office

SUBJECT: Historic Area Work Permit # 360923, Revision to approved Site Plan, Landscape Plan

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED based upon the July 2004 landscaping plan.**

**\*\*Please note:** The HPC staff needs to review and stamp the construction drawings, if applicable, 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: Greentree Associates (Lawson and Associates, Architects)

Address: 5504 Greentree Road, Bethesda (Master Plan Site # 35/43 – Bethesda Community Store)

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

*Carlo's  
Monsieur  
10/11/04  
@10:00*  
DPS - #8

**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Holly Bernard

Daytime Phone No.: 301.654.1600

Tax Account No.: 07-00512757

Name of Property Owner: Greentree Assoc LLC Daytime Phone No.: 301.652.6366

Address: 8804 Old Georgetown Rd Bethesda MD 20814  
Street Number City Street Zip Code

Contractor: TOP Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Holly Bernard Daytime Phone No.: 301.654.1600  
Lawson & Assoc Architects

**LOCATION OF BUILDING/PREMISE**

House Number: 5504 Street: Greentree

Town/City: Bethesda Nearest Cross Street: Old Georgetown Rd

Lot: 29 Block: 2 Subdivision: Huntington Terrace

Liber: 19615 Folio: 25 Parcel: p961 -> Lots 29 & 30

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- |                                    |                                  |   |  |                                    |  |  |                               |                               |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition   | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove   | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: <u>Remove &amp; Replace trees per Carlo's modern 10/7/04 emc</u> |  |                               |                               |

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # 338335 Building Permit

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line     Entirely on land of owner     On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Holly Bernard  
Signature of owner or authorized agent

10/6/04  
Date

Approved: X W/CONDITION

For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 10/28/04

Application/Permit No.: 360923 Date Filed: 10/6/04 Date Issued: \_\_\_\_\_  
*emc*

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

(HPC Case 35/43-03A Revised)

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Submission of Tree Save Plan & Grading Plan on  
Previously approved Single Family House lot subdivided  
from Bethesda Community Store, Permit application  
for Single Family house previously reviewed & approved by  
HPC & Building Permit.

To be removed = ~~perimeter~~ 5 black walnut & 1 tulip trees & 2 mulberry;  
interior trees total. To be planted. 21 trees.

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

To be removed 3 perimeter Black Walnuts, 2 perimeter Tulip Trees, 2 interior Tulip,  
2 interior Black Walnut, 2 interior Mulberry Trees.

To be saved = 2 perimeter black walnut on lot 29 & 2 perimeter black walnut on  
lot 30.

To be planted = SEE PLAN.

**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.



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Holly Bernard  
Signature of owner or authorized agent

10/6/04  
Date

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For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 10/28/04

Application/Permit No.: 360923 Date Filed: 10/2/04 Date Issued: \_\_\_\_\_  
*Eric*

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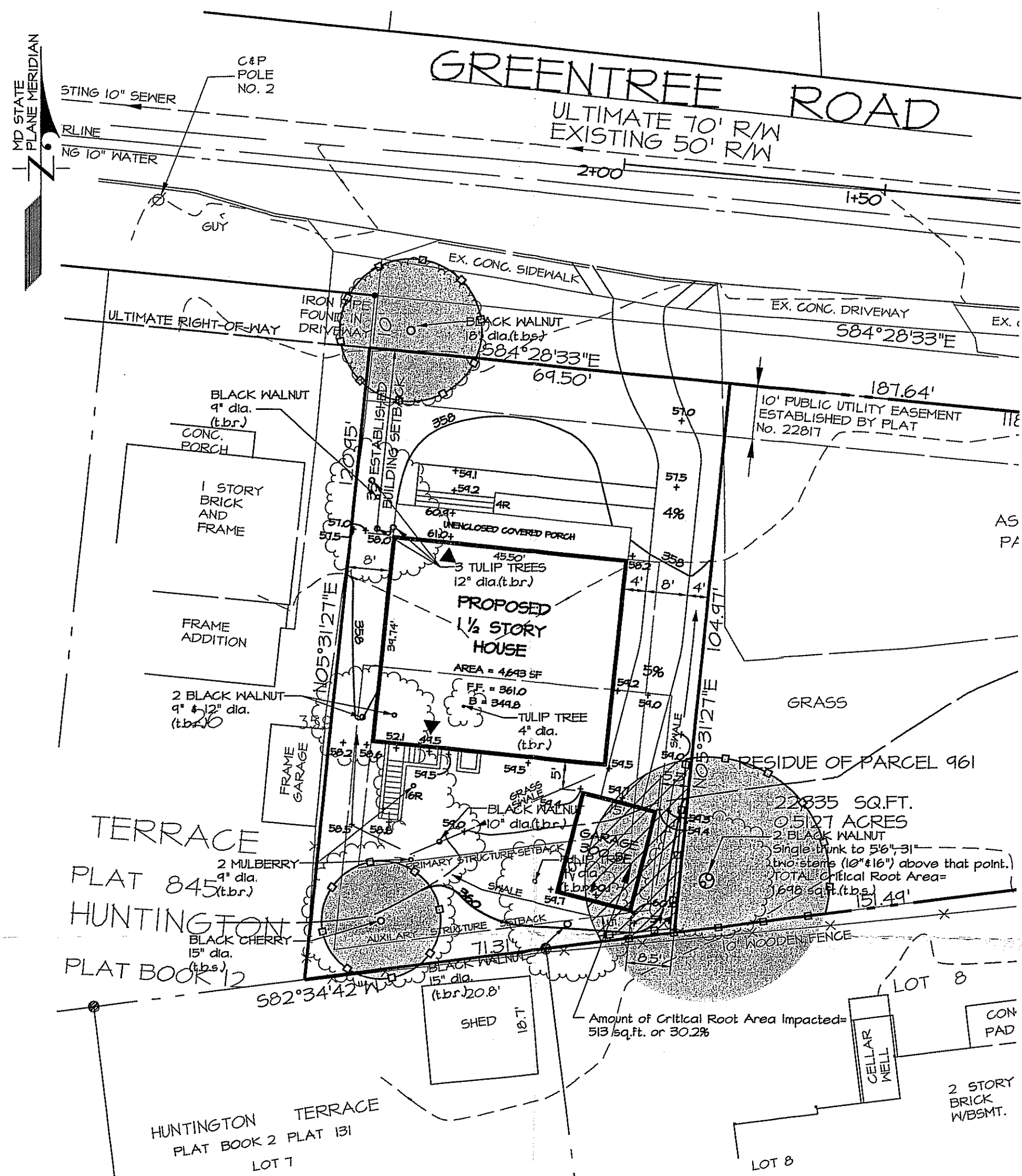
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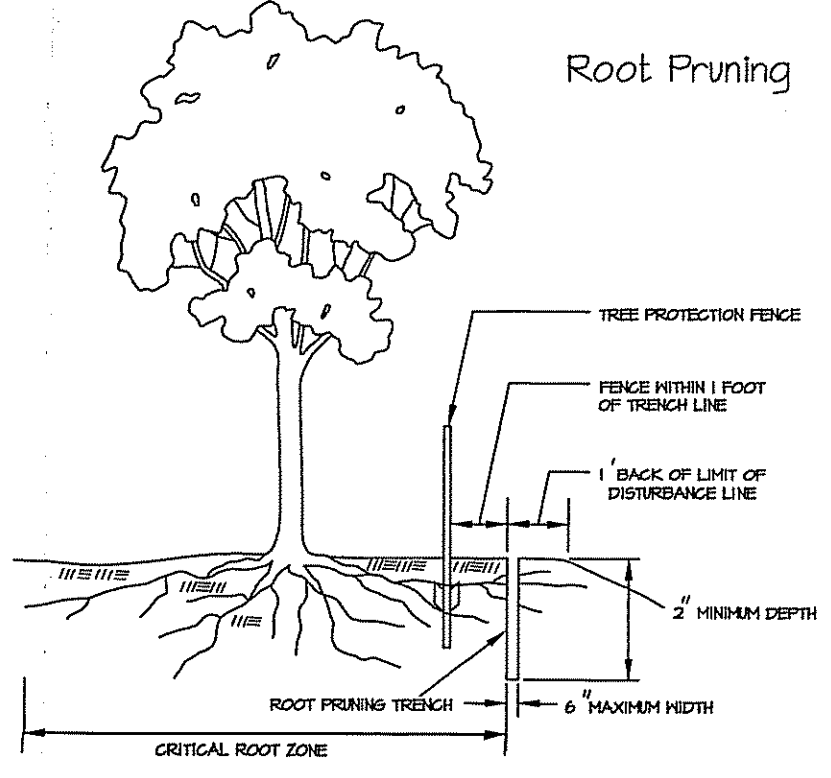
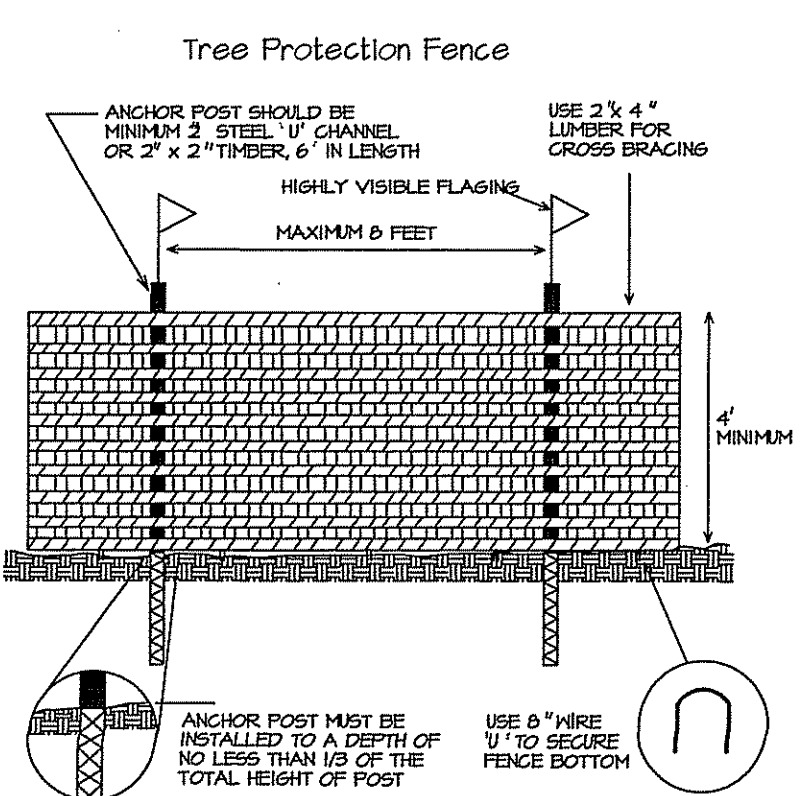
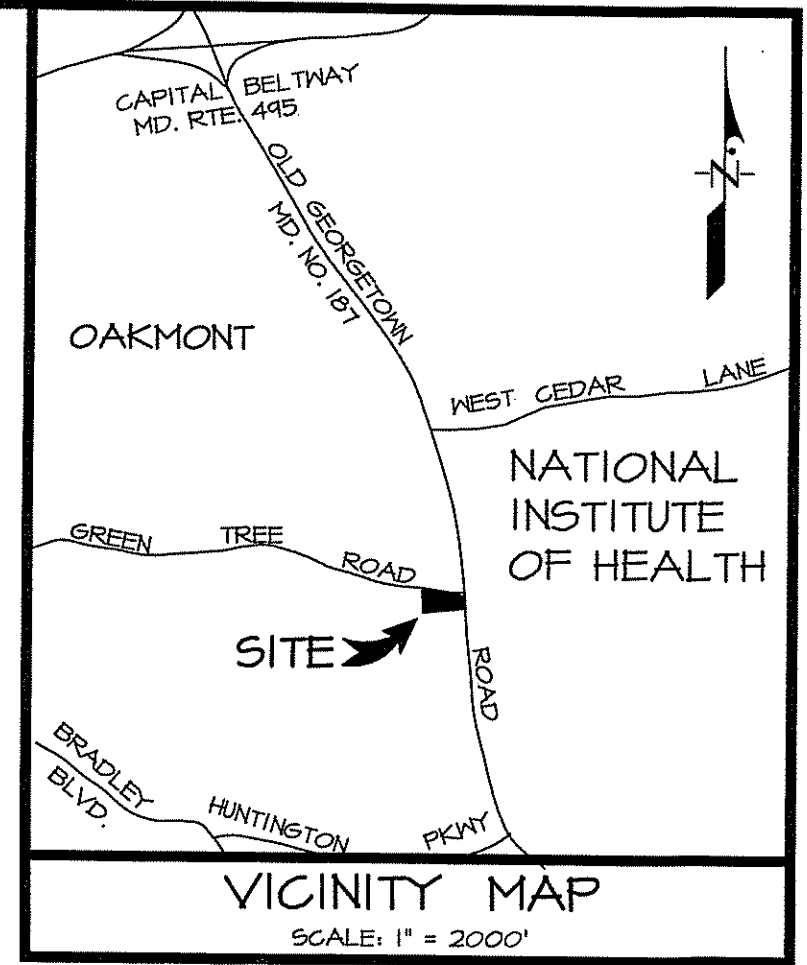
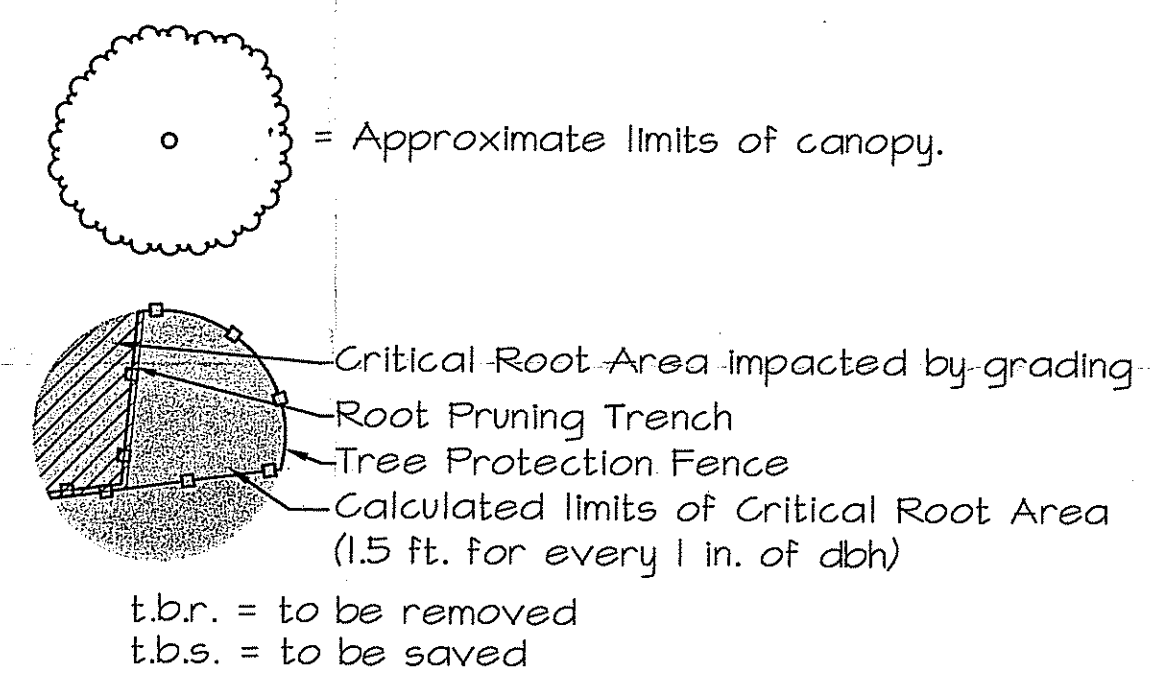
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**TREE SAVE SPECIFICATIONS**

- I. General Notes
- Stress Reduction Measures:** The following stress reduction measures shall be taken to ensure the life of preserved tree specimens. The 31" dbh Black Walnut tree to be saved in the vicinity of the proposed garage in the southeast corner of lot 29 is to have approximately 30% of its critical root zone disturbed.
    - Site Preparation** - the ground beneath the 31" Black Walnut is covered with woody and herbaceous weedy growth. Some woody vines are growing up the tree, attaching themselves to it. All of this weedy growth is to be cut down close to the ground, without disturbing the soil. Vines are to be severed close to the ground but not pulled off of the tree until they have completely died and become desiccated (approximately one year). All vegetative and other debris is to be removed from the site.
    - Root Pruning** - Prune before construction to ensure a clean cut. Conduct root pruning as soon as possible before construction disturbance. Exposed roots should be covered immediately with topsoil, peat moss, or other suitable material (See Root Pruning Detail, this sheet).
    - Crown Reduction or Pruning** (If more than 30% of the critical root zone is to be disturbed) - Remove no more than 1/3 of the crown using acceptable pruning standards, preferably while the tree is dormant.
    - Watering** - Water only as necessary. Monitor to ensure that overwatering does not frequently occur.
    - Fertilizing** - Apply a low nitrogen, slow release fertilizer in late fall or early spring.
    - Mulching** - Shredded hardwood mulch is to be applied at a maximum of four to six inches (minimum of 2 inches) in the area beneath the tree where weed growth was cut to the ground.
  - Protection Devices:** Short-term tree protection fencing must be put in place (see plan for location) prior to any land clearing or grading and shall be maintained during the entire construction phase including fine grading and final seeding. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within the protected areas. None of these devices shall be in any way anchored or attached to the trees to be saved.
  - Construction Phase:** During the life of the project inspections shall be made to ensure the health of specimen trees and condition of protective equipment. These inspections shall typically take place during and just after the clearing has taken place, after major storm events, during and after trees have been newly planted. Any problems should be directed to the project manager who will then make arrangements for proper action.
  - Corrective Measures:** An inspection shall be completed after construction has been completed. At this time corrective action may be required for removal of dead or dying trees, pruning of dead or declining limbs, soil aeration, fertilizing, watering, wound repair, and site cleanup.
  - Removal of Temporary Structures:** After construction has been completed, all temporary structures such as short-term protection devices and sediment control devices shall be removed. No burial of discarded materials shall occur on site. No additional disturbance shall take place around the trees except by hand.

**EXISTING TREE DISPOSITION LEGEND**

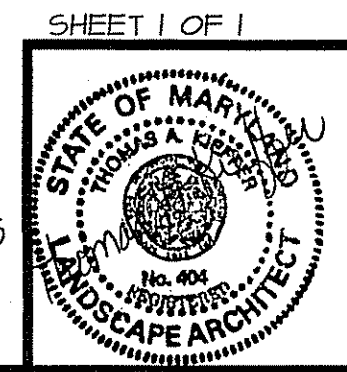


- Notes:
- Forest protection device only.
  - Retention Area will be set as part of the review process.
  - Boundaries of Retention Area should be staked and flagged prior to installing device.
  - Root damage should be avoided.
  - Protective signage may also be used.
  - Device should be maintained throughout construction.

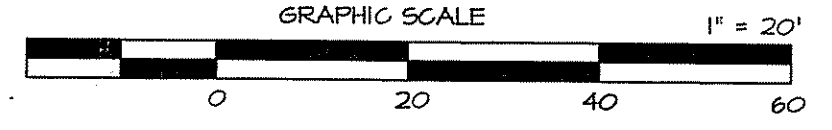
- Notes:
- Retention Areas will be set as part of the review process
  - Boundaries of Retention Areas should be staked / flagged prior to trenching
  - Exact location of trench should be identified
  - Trench should be immediately backfilled with soil removed or other high organic soil
  - Roots should be cleanly cut using vibratory knife or other acceptable equipment

CALL MISS UTILITY  
1-800-257-7111  
48 hrs, Before Excavation

OWNER/APPLICANT  
GREENTREE ASSOCIATES  
5454 WISCONSIN AVENUE  
SUITE 1265  
CHEVY CHASE, MARYLAND 20815  
(301) 652-6366  
ATTN: GARY JAFFE



TREE SAVE & GRADING PLAN  
LOT 29  
HUNTINGTON TERRACE  
BETHESDA DISTRICT No. 7  
MONTGOMERY COUNTY, MARYLAND

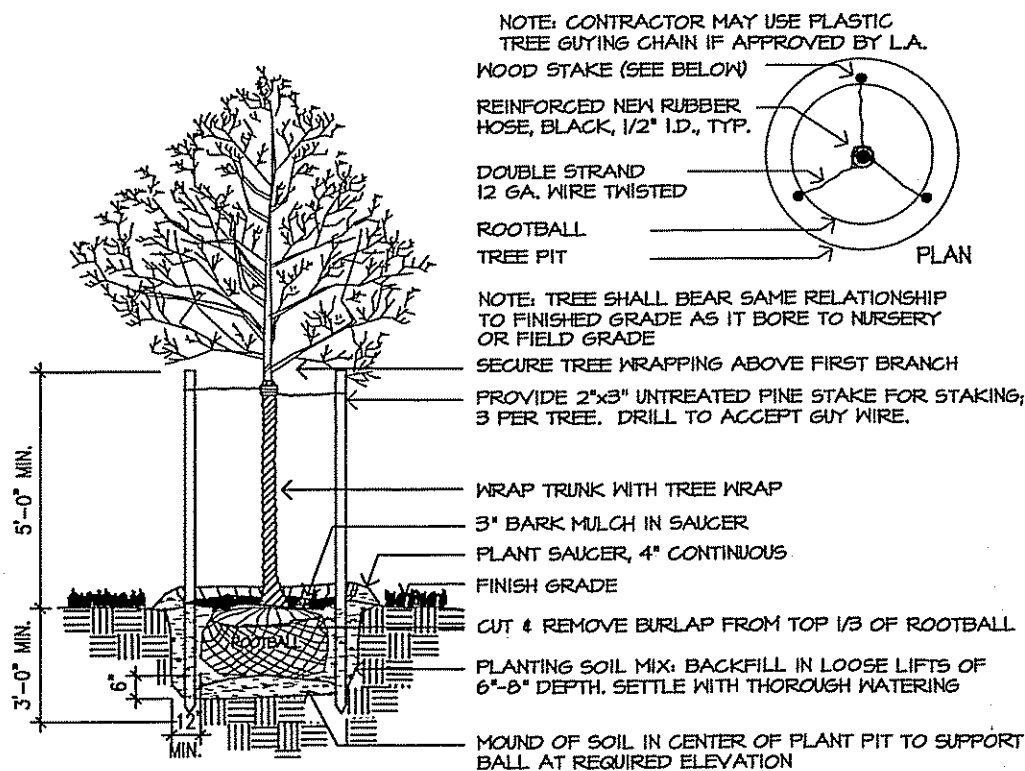


1" = 20'  
N55G 200' SHEET SERIES 210 NM 5 ADG MAP BK LOCATION 35 J-B

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia D. Malley*

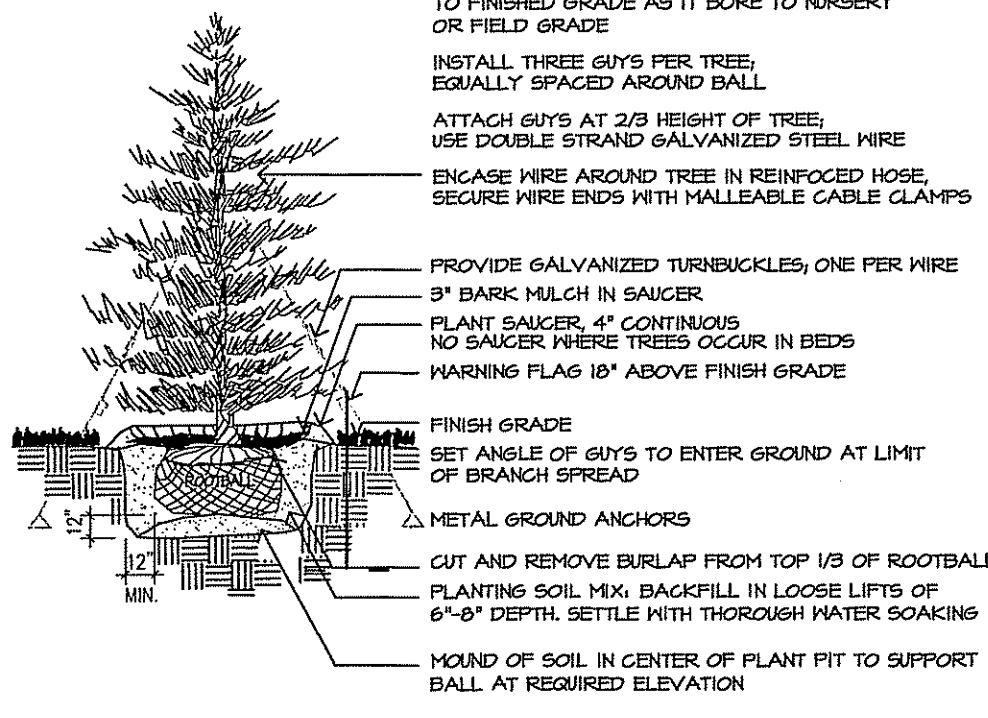
| DATE | DESCRIPTION | BY | SCALE    | RECORD NO.       |
|------|-------------|----|----------|------------------|
|      |             |    | 1" = 20' | B-01072          |
|      | REVISIONS   |    |          | DRG. NO. 6.003-P |

PRINTED MADE OCT 28 2004



**DECIDUOUS TREE PLANTING AND STAKING**

SCALE: N.T.S. PL-TREEM



**EVERGREEN TREE PLANTING**

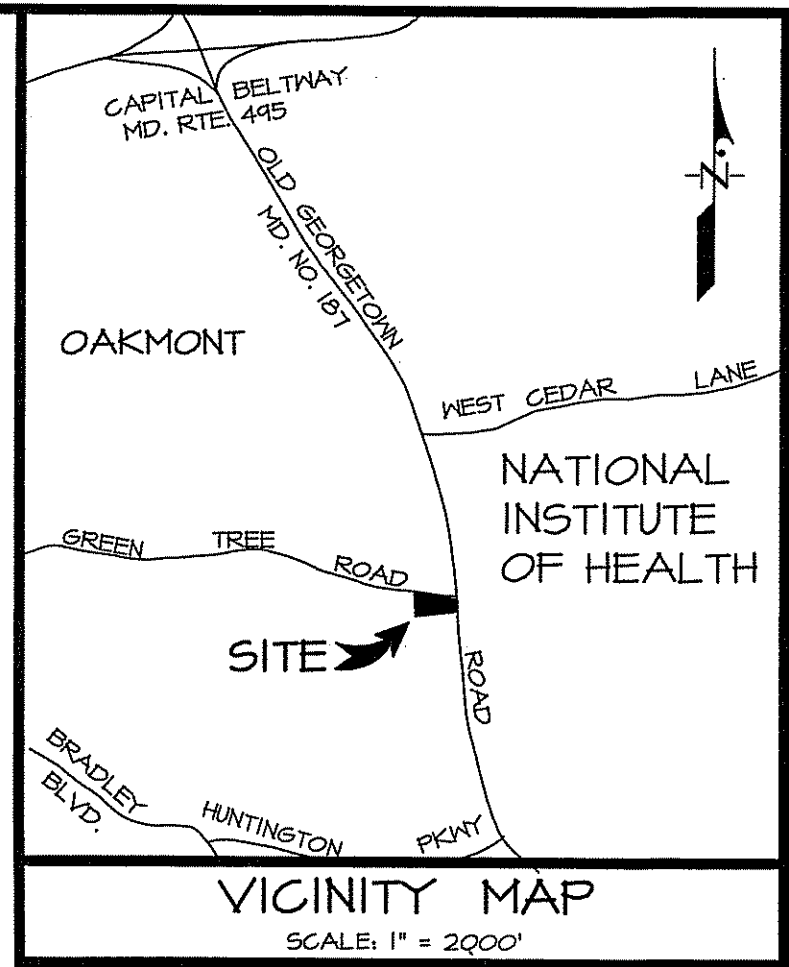
SCALE: N.T.S. PL-TREEV

**GENERAL NOTES**

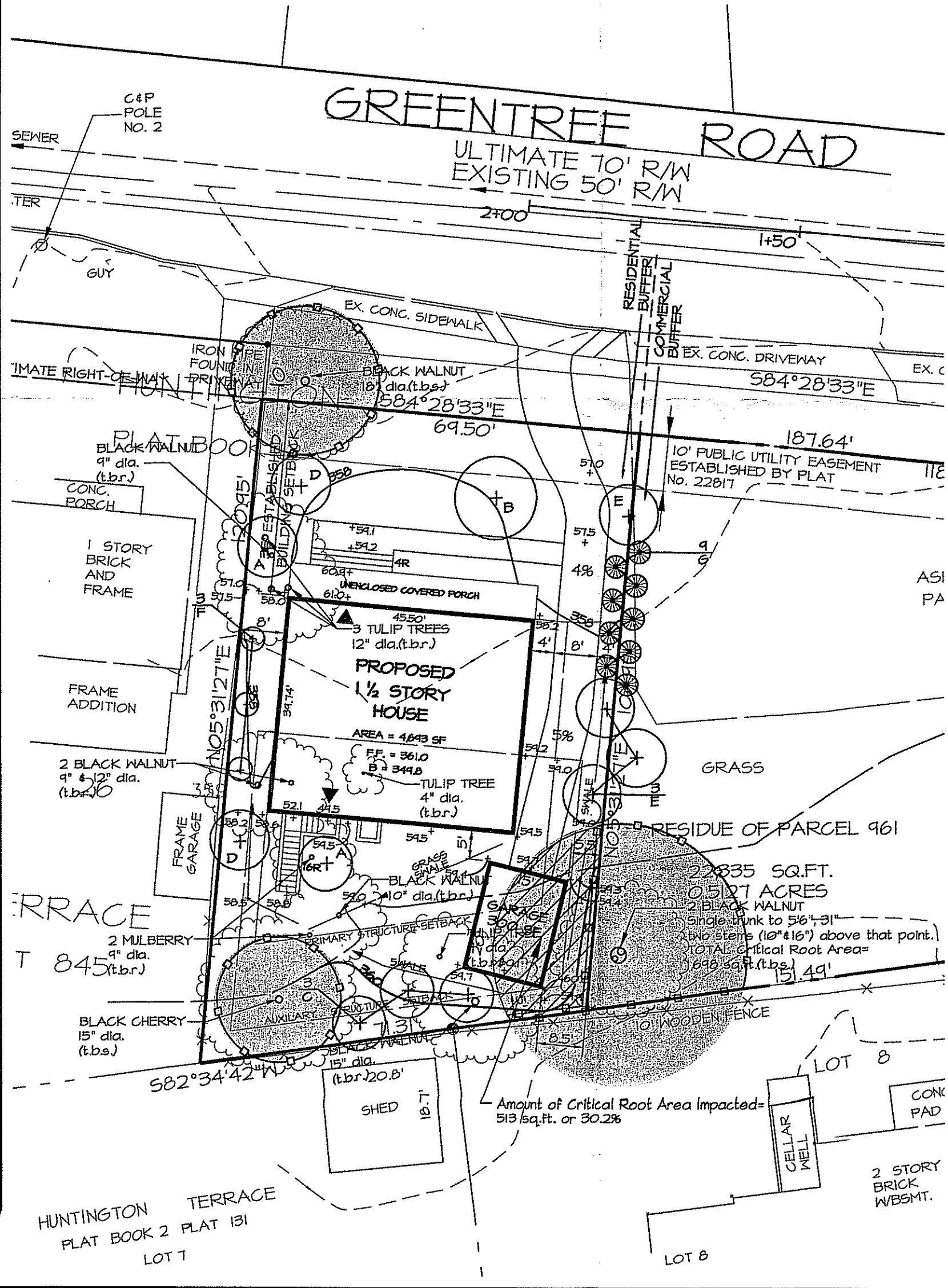
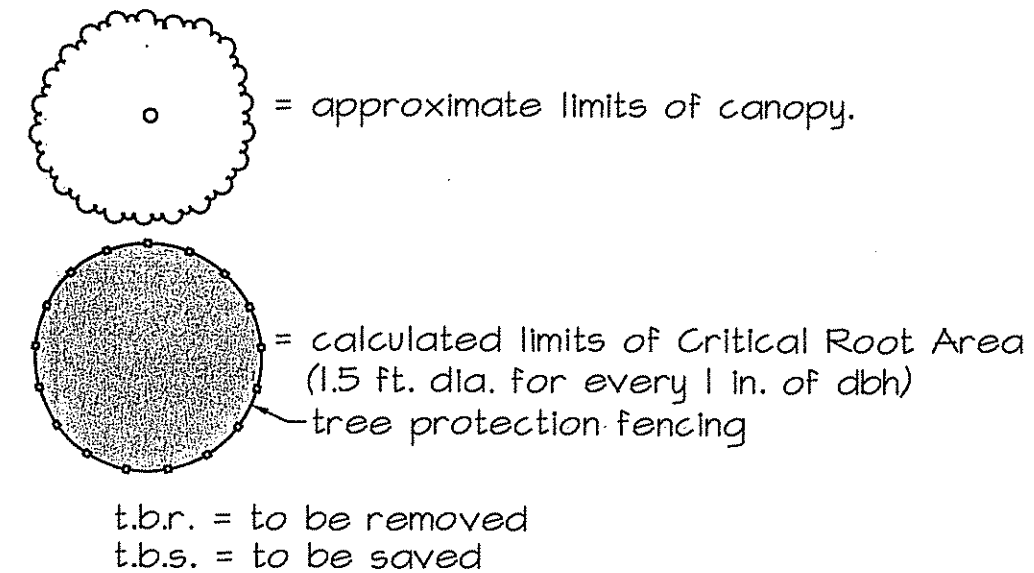
- This site plan is submitted pursuant to Sections 59-A-3.32 and 59-A-3.33 of the Montgomery County Zoning Ordinance for the issuance of Building Permits and Use and Occupancy Permits for a single family detached dwelling.
- The subject property is zoned R-60, One Family Residential and the surrounding property is zoned R-60.
- This property is identified as Lot 29, Block 2 of the Huntington Terrace Subdivision and is recorded in the Montgomery County Land Records Office as Plat \_\_\_\_\_.
- The property is subject to the following building setbacks:
 

|                 |                        |                                |
|-----------------|------------------------|--------------------------------|
|                 | Primary Building       | Auxiliary (accessory) Building |
| From Street:    | 35'                    | 60'                            |
| From Side Yard: | 18' Total / 8' Minimum | 5'                             |
| From Rear:      | 20'                    | 5'                             |

 \* This setback is the Established Building Line per Section 59-A-3.33 of the Zoning Ordinance.
- Subject Property shown on Tax Map HP 121.
- Total site area = 7,851 sq. ft.
- Area within limit of disturbance to be cleared and grubbed of all vegetation and woody material as necessary to construct this project. All areas within the limit of disturbance will be stabilized at the completion of construction.
- Call "Miss Utility" at 1-800-257-7777 forty-eight (48) hours prior to beginning work to determine the location of the existing utilities. The "Miss Utility" verification number (ticket number) must be updated every ten (10) days.
- Contour Interval = 2'
- Maximum slopes = 3:1  
Minimum slopes = 2%
- All construction in accordance with the Montgomery County ordinances, regulations, and specifications.
- Total coverage: 1808 sq. ft. (house) + 300 sq. ft. (garage) + 650 sq. ft. (driveway) = 2,758 sq. ft. or 35%.
- All grades, elevations, earth quantities, etc., are to be verified by the Contractor. Any earth quantities shown or implied are measured to final grade and are approximate. No allowance has been made for unsuitable material encountered during construction. Suitability of soil for use in fill areas or stability in cut areas, compaction, etc., should be determined by a soils engineer.
- Upon completion of work, site grading, drainage, property corner and landscape observations and certifications must be performed by a licensed professional, confirming that all work has been completed in accordance with the permit, approved plans, and codes. These certifications are required to finalize the permit and release bonds.
- The contractor will be responsible for any damage to the existing structures and underground utilities.
- The contractor will have sole responsibility for the construction means, methods, and techniques of executing his work, including safety.



**EXISTING TREE DISPOSITION LEGEND**



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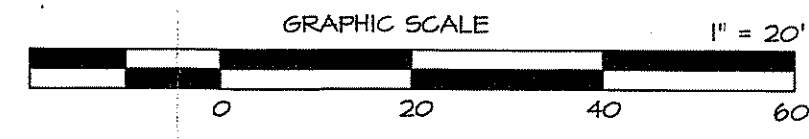
**PLANTING NOTES**

- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OF THE SITE, THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND BE PROVIDED WITH A MISS UTILITY NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. PEAT MOSS WITH FERTILIZER ADDED PER MANUFACTURER'S RECOMMENDED RATES.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6\"/>
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

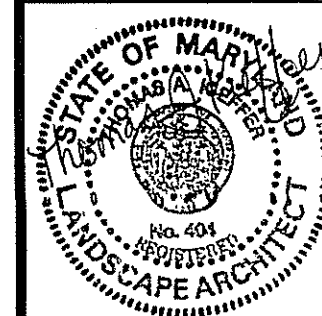
| PLANT SCHEDULE |      |   |                                |                |             |         |
|----------------|------|---|--------------------------------|----------------|-------------|---------|
| SYM.           | QTY. | BOTANICAL NAME                                | COMMON NAME                    | SIZE           | SPACING     | REMARKS |
| A              | 2    | Amelanchier x grandiflora "Autumn Brilliance" | Autumn Brilliance Serviceberry | 10'-12' Ht.    | As Shown    | B4B     |
| B              | 1    | Fraxinus pennsylvanica "Marshall's Seedless"  | Seedless Green Ash             | 2 1/2"-3" cal. | As Shown    | B4B     |
| C              | 3    | Lagerstroemia indica "Acoma"                  | Common Crape Myrtle            | 10'-12' Ht.    | As Shown    | B4B     |
| D              | 2    | Magnolia stellata                             | Star Magnolia                  | 10'-12' Ht.    | As Shown    | B4B     |
| E              | 4    | Picea omorika                                 | Serbian Spruce                 | 5'-6' Ht.      | As Shown    | B4B     |
| F              | 3    | Syringa vulgaris "Jeanne d'Arc"               | Common Lilac                   | 5'-6' Ht.      | 12' On Ctr. | B4B     |
| G              | 9    | Thuja occidentalis "Nigra"                    | American Arborvitae            | 5'-6' Ht.      | 6' On Ctr.  | B4B     |

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia D. Malley*

**SITE & LANDSCAPE PLAN  
LOT 29  
HUNTINGTON TERRACE  
BETHESDA DISTRICT No. 7  
MONTGOMERY COUNTY, MARYLAND**



OWNER/APPLICANT  
GREENTREE ASSOCIATES  
5454 WISCONSIN AVENUE  
SUITE 1265  
CHEVY CHASE, MARYLAND 20815  
(301) 652-6366  
ATTN: GARY JAFFE



|      |             |    |      |           |
|------|-------------|----|------|-----------|
| DATE | DESCRIPTION | BY | DATE | REVISIONS |
|      |             |    |      |           |

11721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20721  
**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners  
TELEPHONE (301) 430-2100  
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DRAWN BY DESIGNED BY CHECKED BY RECORD NO.  
JRD / GS / TAK  
SCALE 1" = 20'  
DATE JULY 2004  
DRWG. NO. B-01072  
6.001-P

10-28-04

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