


35/73-06B 7401 BROOKEVILLE RD
Bradshaw House, 35/073





HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: August 14, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner (1)
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #431283, tree removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the September 13, 2006 meeting.

The HPC staff has reviewed and stamped the attached HAWP.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Sharon Marcil & Tom Monahan

Address: 7401 Brookeville Rd, Chevy Chase (*Master Plan Site # 35/73, Bradshaw House/Endlane*)

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



431283 M



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: Ann Schruben
Daytime Phone No.: 202 390 4464
Tax Account No.: Parcel 379 Section 5
Name of Property Owner: Tom Monahan Daytime Phone No.: _____
Address: 17 Oxford Street Chevy Chase MD 20815
Street Number City Street Zip Code
Contractor: (Chrissa Wolfe) Hanlon Design/Build Phone No.: 202 244 2942
Contractor Registration No.: 120908
Agent for Owner: Ann Schruben / Chrissa Wolfe Daytime Phone No.: 202 390 4464

LOCATION OF BUILDING/PREMISE

House Number: 7401 Brookville Rd Street
Town/City: Chevy Chase Nearest Cross Street: Windsor Place
Lot: 379 Block: none Subdivision: Ch Ch Section 5
Liber: 65 Folio: 5782 Parcel: 379

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 1.5 million
1C. If this is a revision of a previously approved active permit, see Permit # n/a

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.

J. Monahan Signature of owner or authorized agent 8/17/06 Date

Approved: Disapproved: _____
Signature: Julia O'Malley Date: 8/14/06
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Our revision requests permission to remove 4 additional trees - 2 along near the Windsor Place property line about 2/3 of the way down from the front and 2 trees near at the mid-point of the rear property line.

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

The trees along Windsor - a 6" diameter cornus "Rough-leaf Dogwood" and a 13" Prunus serotina or Wild Cherry can be seen growing in the ivy and wild grape vines. The trees that we will plant there will include 4 Amelanchier (Serviceberry) "Autumn Brilliance", 1 Cornus Argenta "Pagoda Dogwood" as well as 6 Ilex x 'Blue Princess'. The 2 trees along the rear property line (one another wild cherry - 13" dia with 3 trunks, the other a Carya Cordiformis or Bitternut with 2 trunks, neither more than the 7" technically included in either Section 5's or the HPC ordinance) are both leaning and in poor form and we propose to replace them with a heavy perimeter screening of Ilex x "Nellie Stevens".

c. Dimensions of all existing and proposed structures, and:

d. 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

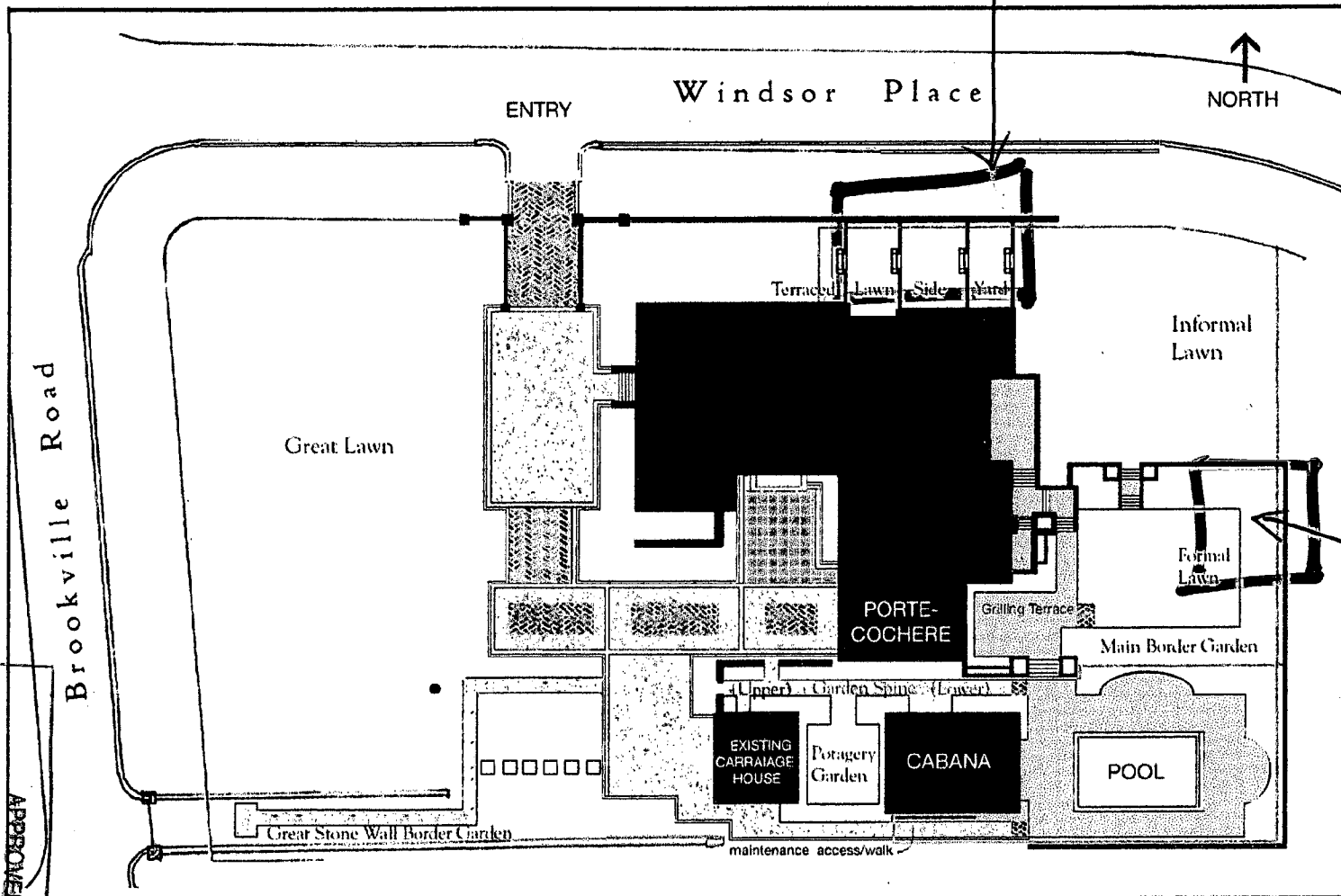
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

ATTACHED

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 edjoin 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.



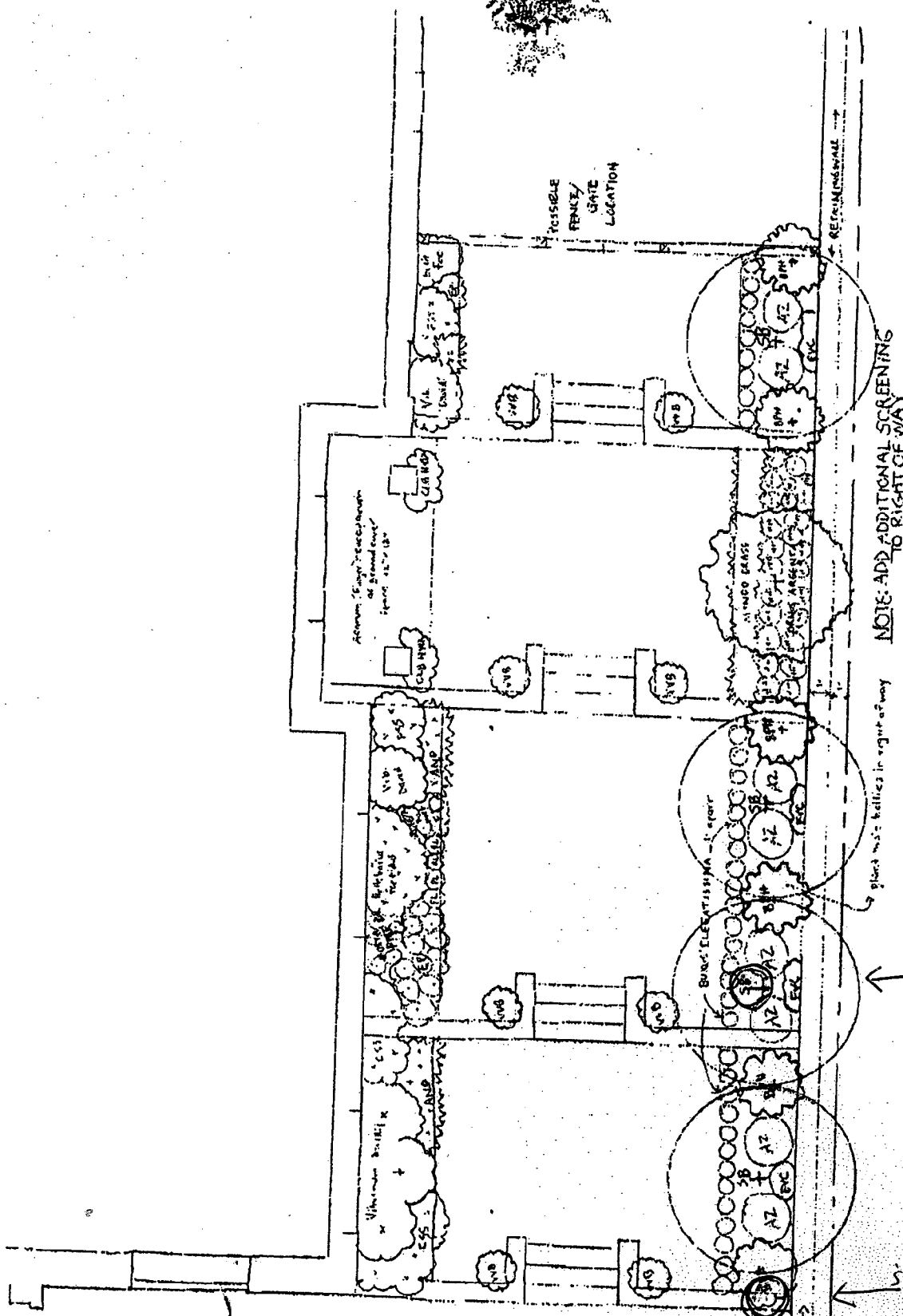
"REAR SCREENING"

LOCATION KEY

APPROVED

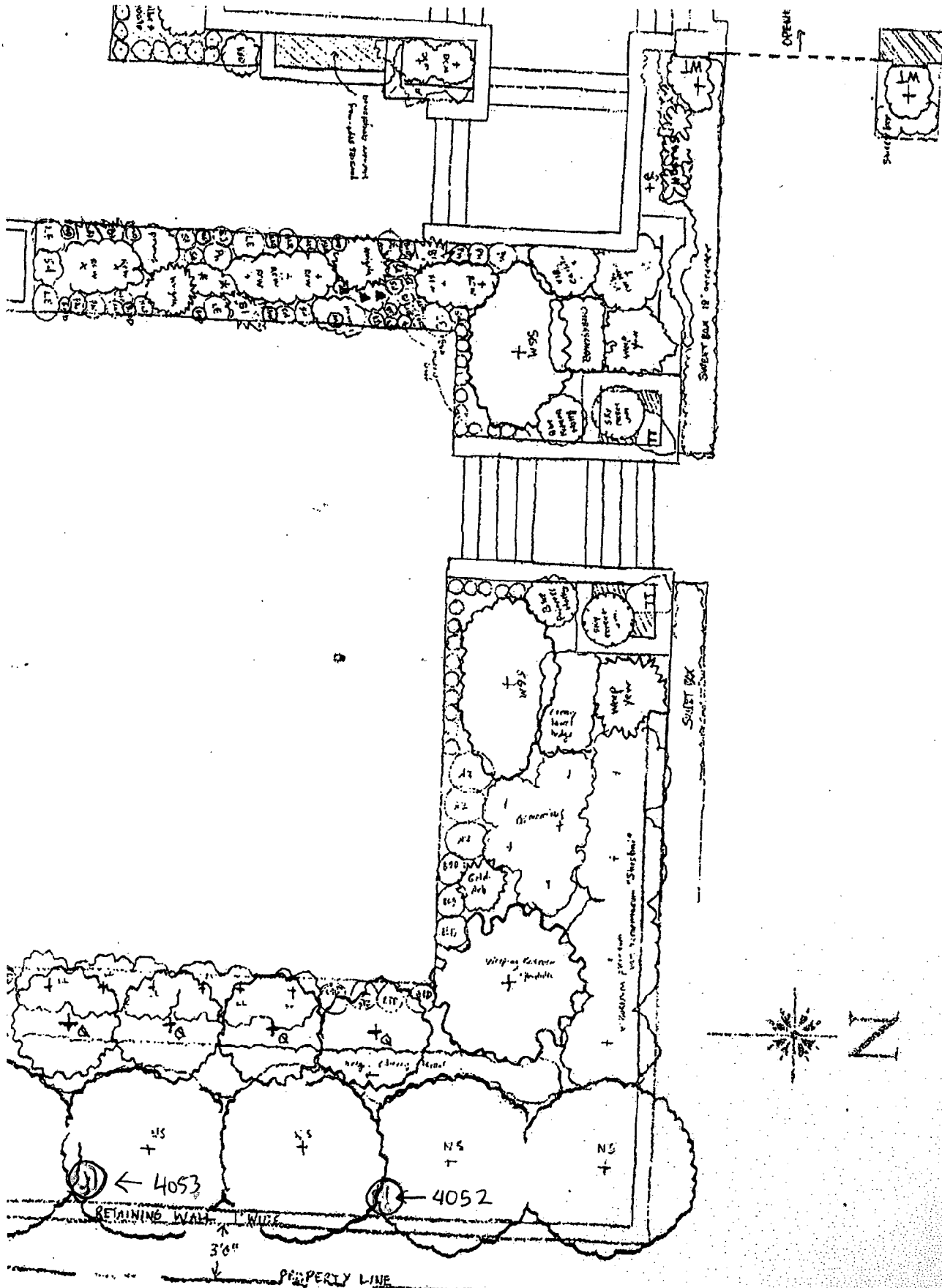
Montgomery County
Historic Preservation Commission

Madeleine
9/14/02



Terraced Side Yard

APPROVED
 Montgomery County
 Historic Preservation Commission
Michelle DeLoach
 9/14/06



PLANTING PLAN at FORMAL LAWN and GRILLING TERRACE
 SCALE: 1/4" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
Michele Cary
 9/14/10

u Rear Screening

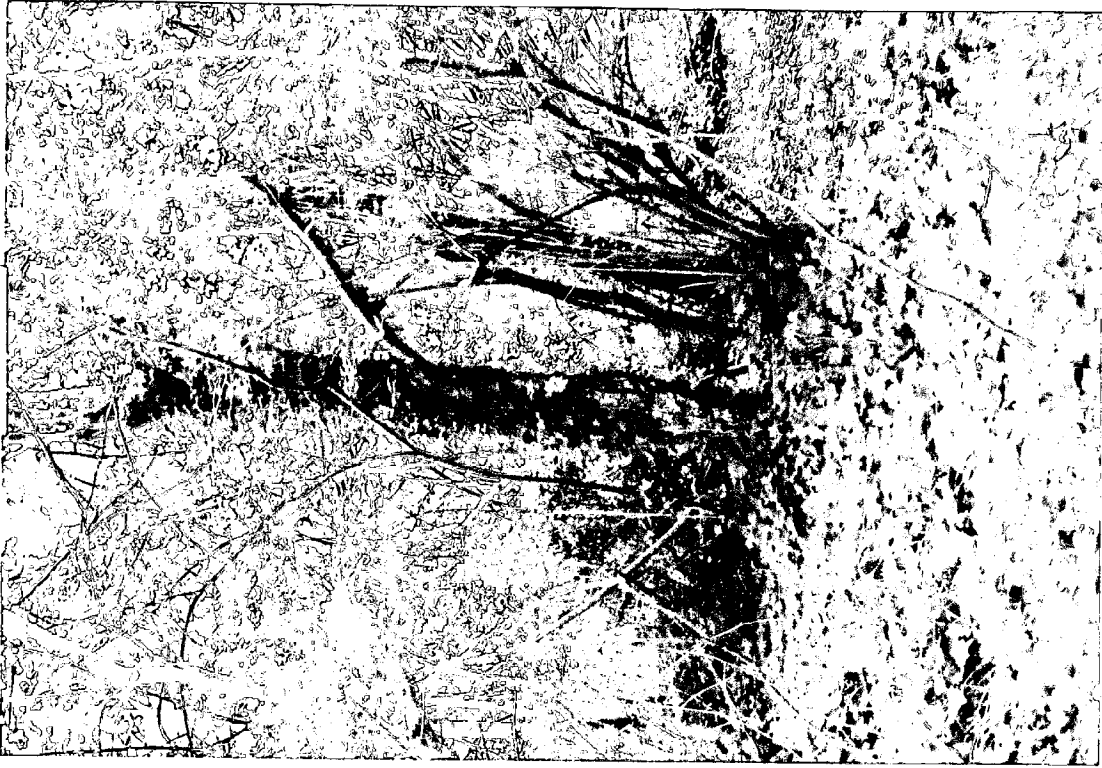




S3004
CORNUS
"ROUGH LEAF DOGWOOD"
7" DIAMETER



S3007
PRUNUS SEROTINA,
"WILD CHERRY"
13" DIAMETER



S4053

PRUNUS SEROTINA,
"WILD CHERRY"
8" DIAMETER



S4052

CARYA CORDIFORMIS
"BITTERNUT"
6" DIAMETER

LIST OF NEW TREE PLANTINGS AND REPLACEMENTS

LOC	KEY	VARIETY	QTY	HGT	COMMENTS
SPN	SM	Acer buergeranum Trident Maple	6	25'	A small, upright round headed tree. Graceful and dense in appearance.
LOW		Acer Shaina	1	6-8'	Bright red new foliage matures to deep maroon-red.
ENT WND GLW	SB	Amelanchier Serviceberry 'Autumn Brilliance	9	20'	White Spring flowers w/purple leaves to summer green: multi-colored fall foliage
LOW	RVB	Betula nigra River Birch (with 2-3 trunks)	5	30'	Graceful tree
SPN	HB	Carpinus betulus 'Fast.' Pyramidal Hornbeam	7	25'	Create boxy shape with twice yearly pleaching (trimming) of top and sides
UPLW		Cercidiphyllum japonicum 'Pendula Weeping Katsura	2	10-15'	Blue-green foliage / yellow fall foliage, pretty bark form
WND		Cornus Argenta Pagoda dogwood	1	12'	Beautiful white leaved specimen tree
PC	WK	Crataegus viridis Winter King Hawthorn	2	20'	Beautiful tree, year round interest - white flowers, bark, berries,
ENT		Cryptomeria Japonica	6	40'	Fastigate variety to be selected
HW		Cryptomeria japonica "Yoshino"	2	30'	Striking tall tree
GLW	Holly	Ilex (Holly) 'Doctor Kassab'	5	25'	Red berries
LOW	HJG	Ilex 'Jersey Princess' Holly	2	25'	Lustrous Green leaves, red fruit
SPN	NS	Ilex 'Nellie Stevens	14	20'	Deep green screen
HW	IO	Ilex Opaca 'Heavy Berry'	5	25'	Use "heading back pruning to establish tree form
SPN	CVP	Lagerstroemia Crepe Myrtle 'Glendora White'	4	20'	Pure white. Rounded crown, bronze fall foliage
ENT	LGM	Magnolia 'Little Gem'	1	15-20'	Fragrant white flowers. Dense deep green shiny leaves
LOW		Magnolia grandiflora	3	25'	Large fragrant white blooms
UPLW	SGM	Malus x Coralburst	2	15'	Coral-pink buds open to double rose-pink flowers, followed by small reddish-orange fruit.
GLW		Prunus yedoensis 'Yoshino Cherry'	5	20-30'	The Tidal Basin Cherry tree, soft pink flowers.
UPLW	Q	Quercus 'Pringreen' Green Pillar Pin Oak	5	14'	2006 Gold Medal Horticultural Society. Fastigate. Trim to 'boxed hedge' 14' high, 7 wide, 6' under.
LOW	PWS	Spruce Pendula Weeping White	3	15-20'	Light blue-green foliage, very narrow
TOTAL			90		



ENGINEERING

A Division of CAS Enterprises, Inc.

108 West Ridgeville Boulevard, Suite 101 • Mount Airy, Maryland 21771
phone 301/607-8031 • fax 301/607-8045 • www.casengineering.com

June 25, 2007

PEPCO
201 West Gude Drive
Rockville, Maryland 20850

Attn: Paul Baker

Re: 7401 Brookville Rd
Public Utilities Easement



Dear Mr. Baker,

After speaking with Michele Oaks of M-NCP&PC Countywide Historic Preservation, it has been determined that, per Section 24A-6b, a historic area work permit is not needed for "ordinary maintenance...or landscaping which will have no material effect on historic resource..." Ordinary maintenance includes tree trimming and root pruning (by licensed tree professionals) for the installation of the required utilities, as long as every effort is made to ensure the survivability of all trees affected.

We are also aware that the PEPCO will require the homeowner install conduit under the existing historic stone walls along the southern property line. Countywide Historic Preservation will need sketches or details, from the homeowner, showing how the wall will be braced or supported prior to any installation.

Along Windsor Place, walls and steps are proposed. A 13' P.U.E. has been provided to allow for 10' behind the proposed columns. However, further east of the proposed columns, there are small retaining walls (and steps) perpendicular to Windsor Place (see sketch by CAS Engineering). If acceptable to PEPCO, the homeowner will have sleeves installed through these walls to allow for the future installation of underground utilities.

Finally, per your attached sketch, we noticed your request for a 10' easement along the southern property line for the existing overhead utility line and pole. It is our understanding there is no proposed utility work in this area; the easement is intended for the repair and maintenance of the existing overhead wires.

If you have any questions, or need any additional information, please do not hesitate to call.

Sincerely,

Eric B. Tidd, PE
Project Manager

cc: *Hanlon Design-Build*
Michele Oaks
Steve Federline
05-081

- (2) Performing any grading, excavating, construction or substantially modifying, changing or altering the environmental setting of an historic site or an historic resource located within an historic district;
 - (3) Erecting or causing to be erected any sign or advertisement (with the exception of those signs which temporarily advertise for sale an historic site or an historic resource located within an historic district, or which for a temporary period advertise a political viewpoint) on the exterior or on the environmental setting of any historic site or any historic resource located within any historic district.
- (b) *Exceptions.* Nothing in this section shall be construed to require the issuance of an historic area work permit for any ordinary maintenance, repair of exterior features, any customary farming operations or any landscaping, which will have no material effect on historic resource located within an historic district, of which such features are a part. For the purposes of clarification of this section, the commission shall develop and publish guidelines regarding what activities constitute ordinary maintenance and shall send a copy of these guidelines by registered mail to all owners of historic resources designated on the master plan.
- (c) *Disclosure requirements.*
- (1) Applicants for permits to demolish or substantially alter the exterior features of any historic site or historic resource located within an historic district are required to disclose its identification as such in writing on any application therefor.
 - (2) Any person who shall undertake any work as stated in subsection (a) of this section without first obtaining an historic area work permit shall be subject to the penalties established in section 24A-11.
- (d) *Advice of commission prior to application.* The commission shall adopt procedures to encourage owners of historic resourcesto seek the advice of the commission prior to filing an application for an historic area work permit, on the appurtenances and environmental setting appropriate to the resource, construction methods and materials, financial information concerning historic preservation or any other matter under this chapter affecting the issuance of a permit. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Sec. 24A-7. Historic area work permits—Application procedures; appeals.

- (a) *Applications.* An applicant for an historic area work permit must file an application with the Director. The application must contain all information the Commission requires to evaluate the application under this Chapter.

Smith, Stephen

From: Smith, Stephen
Sent: Tuesday, April 10, 2007 4:24 PM
To: Oaks, Michele
Subject: Smoots Addition to Chevy Chase

Michele,

I'm coordinating the record plat review for the above named Preliminary Plan (120070060), and since HPC was significantly involved in the review of the plan, I am sending you a copy of the record plat (via interoffice) for your review/comment...please send it back (or call/email me) with any changes that you feel are necessary. Thanks,

Stephen J. Smith
Senior Planner
Development Review Division
Montgomery County Park & Planning
(301) 495 - 4522

NOTES

- TOTAL AREA INCLUDED ON THIS PLAT IS 1.278 ACRES. TOTAL AREA OF DEDICATION FOR BROOKVILLE ROAD IS 0.087 ACRES.
- WATER CATEGORY: I SEWER CATEGORY: I
- THE PROPERTY WHICH IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-60 ZONE, AS OF THE DATE OF PLAT RECORDATION.
- IPF/IPS = IRON PIPE FOUND OR IRON PIN SET.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS SHOWN ON TAX MAP HN 562.
- THIS PROPERTY IS SHOWN ON W.S.S.C. 200-FOOT SHEET 209 NW 03.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY IS EXEMPT FROM THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 2001.
- THIS PROPERTY IS LOCATED ON F.E.M.A. FLOOD INSURANCE MAP COMMUNITY-PANEL NUMBER 240049 0175 C, FLOOD ZONE "C".
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS OF THE MONTGOMERY COUNTY ZONING ORDINANCE. CURRENT ZONE CLASSIFICATION IS R-60.
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN I-20070060, SMOOT'S ADDITION TO CHEVY CHASE SECTION 5. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE (NAD 83) DATUM. STATIONS USED ARE WSSC #S 20975 AND 20976. THE SCALE FACTOR IS 0.99994150 AND THE CONVERGENCE ANGLE IS -00°02'42".
- THE PROPERTY SHOWN HEREON, INCLUDING THE DEDICATION, IS WITHIN THE ENVIRONMENTAL SETTING BOUNDARY OF THE MASTER PLAN HISTORIC RESOURCE (ENDLANE / BRADSHAW HOUSE, #35/73). ANY PROPOSED CONSTRUCTION, ALTERATIONS OF EXISTING STRUCTURES, OR GRADING WITHIN THE ENVIRONMENTAL SETTING WILL REQUIRE REVIEW AND APPROVAL THROUGH THE HISTORIC PRESERVATION COMMISSION'S HISTORIC AREA WORK PERMIT PROCESS.

OWNER'S CERTIFICATE

WE, THOMAS MONAHAN AND SHARON MARCIL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

WE FURTHER GRANT A PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." AND "13' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.


DATE _____ OWNER 1 _____ WITNESS _____

DATE _____ OWNER 2 _____ WITNESS _____

WE, AMERICA'S SERVICING COMPANY, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION.

DATE _____ NAME OF TRUSTEE _____ WITNESS _____
TITLE OF TRUSTEE _____

SURVEYOR'S CERTIFICATE


I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY HENRY GOLDBERG AND CAROL GOLDBERG UNTO THOMAS MONAHAN AND SHARON MARCIL, BY A DEED DATED APRIL 19, 2005, AND RECORDED APRIL 26, 2005, IN LIBER 29752 AT FOLIO 685; AND THAT ALL PROPERTY CORNERS MARKED THUS  ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

Jan 23, 2007
DATE

David John Ritchie
DAVID JOHN RITCHIE
PROFESSIONAL LAND SURVEYOR
MD REG. NO. 21172

PRINTED BY
JAN 23 2007
CAS ENGINEERING

CURVE TABLE					
	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
①	151.12'	54.96'	20°50'17"	S 87°07'58" E	54.66'

AREA DEDICATED TO THE MD. STATE HIGHWAY ADMIN. (SHA)	
A	N 12°29'17" W 175.47'
B	N 82°26'54" E 45.18'
C	N 34°58'48" E 33.93'
D	N 12°29'17" W 150.26'
E	N 82°07'03" E 20.08'
FEE SIMPLE AREA 3824 SQ. FT. OR 0.0877 ACRES	
SHOWN THUS: 	

PLAT TABULATION

NUMBER OF LOTS.....1
NUMBER OF PARCELS.....N/A
AREA OF LOT.....51,856.80 SF
AREA OF PARCEL.....N/A
AREA OF STREET DEDICATION.....3,824.00 SF
TOTAL AREA.....55,680.80 SQ. FT.
(1.278 ACRES)

Department of Permitting Services
Montgomery County, Maryland

Date: _____
Approved: _____
Director

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

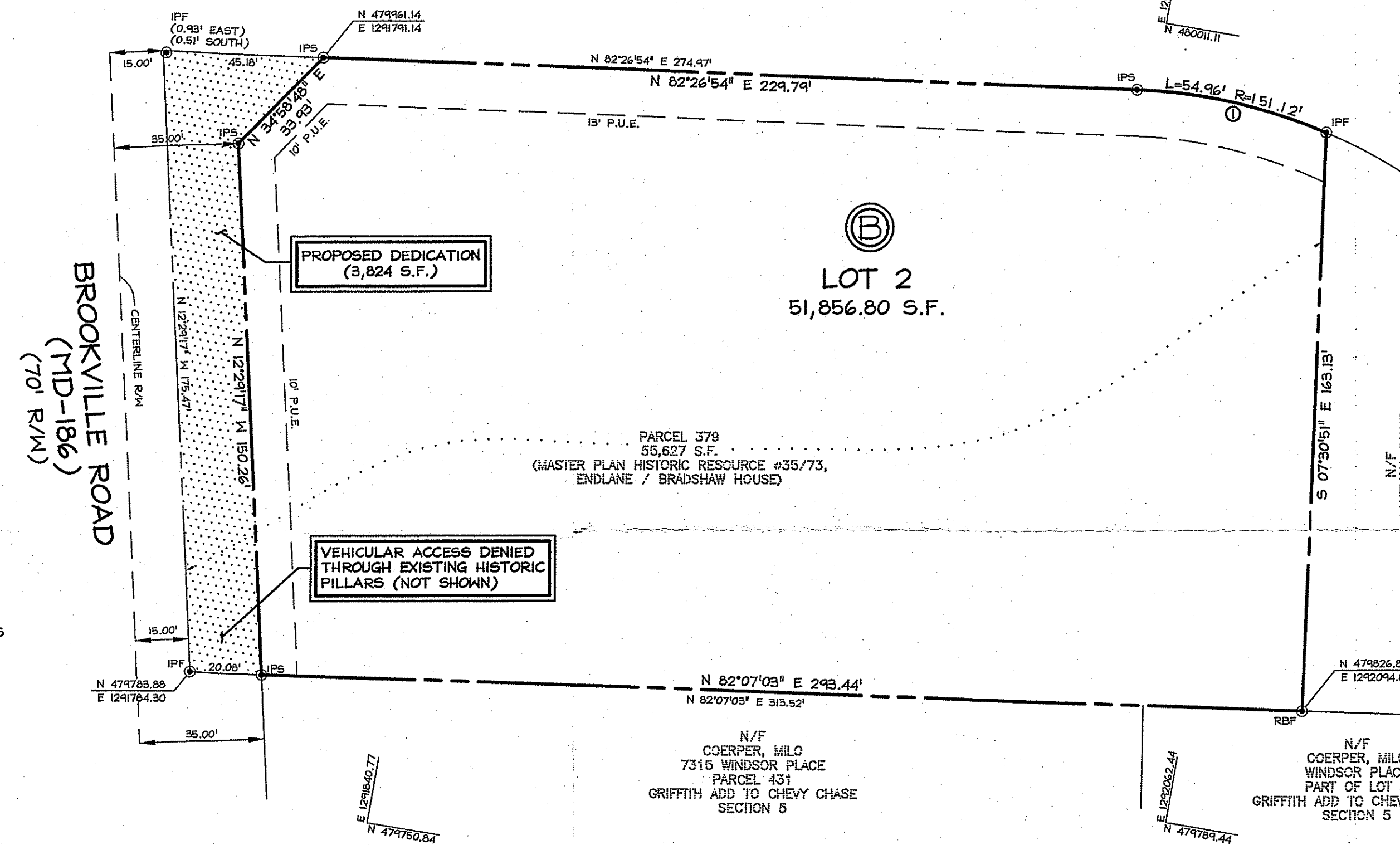
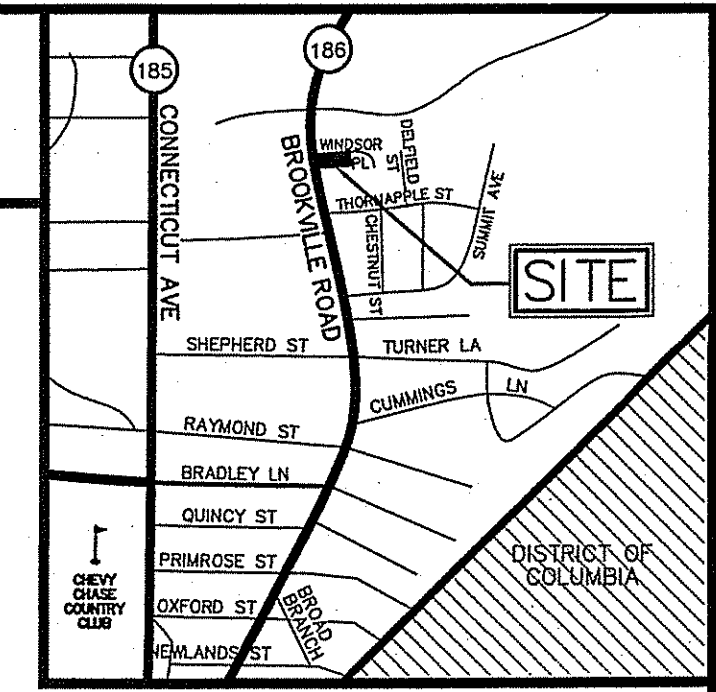
Approved: _____
Chairman _____ Asst. Secretary - Treasurer _____

M.N.C.P. & P.C. Record File No. _____

Recorded _____
Plat No. _____

CAS ENGINEERING
CIVIL • SURVEYING • LAND PLANNING
A DIVISION OF CAS ENTERPRISES, INC.
108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771
DC Metro (301) 607-8031 FAX (301) 607-8045

PLAT No. _____



SUBDIVISION RECORD PLAT
LOT 2, BLOCK B
CHEVY CHASE
SECTION 5
A RESUBDIVISION OF PARCEL 379
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' JANUARY 2007

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7401 Brookeville Rd, Chevy Chase	Meeting Date:	9/13/2006
Resource:	<i>Master Plan Site #35/073</i> Bradshaw House	Report Date:	9/6/2006
Applicant:	Sharon Marcil & Tom Monahan (Ann Schruben/Chryssa Wolfe, Agents)	Public Notice:	8/30/2006
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/73-06B	Staff:	Michele Oaks
PROPOSAL:	Tree Removal		

RECOMMENDATION: Approve

BACKGROUND

The applicants have received approval from the Commission in February of this year for an addition and a landscape plan for the subject house and property.

The applicant is currently in the subdivision process to merge the two, individual lots, which include the entire environmental setting of this historic resource.

Additionally, staff has stamped construction drawings for this project and Department of Permitting Services is currently reviewing them.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated *Master Plan Site #35/073*
STYLE: Arts and Crafts style
DATE: 1903

The house is an unusually fine example of an Arts and Crafts style bungalow located on a spacious lot overlooking historic Brookville Road. The stone structure features a low side gable roof covered with terra cotta pantiles. Battered posts set on top of stone piers support a generous wrap-around porch. A matching, two-bay stone garage has a pyramidal pantile roof. A rear addition was added to the house c1950.

The historic driveway entrance is flanked by stone walls punctuated with stone piers, one of which holds a discrete marker reading End Lane. This historical name for the property refers to the fact that, until the late 1930s, the house marked the northernmost limit of Chevy Chase area development.

HISTORIC CONTEXT

The Bradshaw House represents the first profits made by the Griffith family, heirs of the No Gain estate, who capitalized on adjacent development by the Chevy Chase Land Company. In 1902, Leonard and

Elizabeth Bradshaw purchased a substantial 5.07 acres, being Lots 1 and 2 subdivided by the Griffith family from the No Gain estate. The residence was constructed the following year.

PROPOSAL:

Applicants are proposing to remove four (4) trees from the subject property. The size/species/locations/reason for removal are:

1. 6" DBH Rough Leaf Dogwood, Located along Windsor Place (in location of retaining wall being re-built)
2. 13" DBH Wild Cherry, Located along Windsor Place (in location of retaining wall being re-built)
3. 13" DBH Wild Cherry with 3 trunks, Located along the rear property line (leaning and in poor form)
4. 7" DBH Bitternut with 2 trunks, Located along the rear property line (leaning and in poor form)

APPLICABLE GUIDELINES:

The Historic Preservation Commission utilizes the Secretary of Interior's Standards for Rehabilitation when reviewing alterations to individually designated *Master Plan* historic sites. The standards, which pertain to the proposed project, are as follows:

#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 proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent 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

The applicants have received approval to remove 40 trees on the subject property as part of the previously approved HAWP. However, it should be noted that several of these trees were in poor health, already dead or were being removed to promote the growth of another tree. Because of the number of trees to be removed, and the great changes the proposal was to have on the existing site, staff brought the entire proposal to the Commission for a public hearing, to provide an opportunity for public testimony. The Commission approved the removal of the trees, as the applicants were re-planting over 90 trees back on the property as part of their approved landscape plan.

As the final details of this plan are being ironed out, the landscape architecture team has realized that four additional trees, two that are not in good form, need to be removed for the approved landscape plan to be implemented. They are proposing a re-planting plan as part of this HAWP proposal that includes:

- 4 Amelanchier (Serviceberry) "Autumn Brilliance"
- 1 Cornus Argenta "Padgoda Dogwood"
- 6 Ilex x 'Blue Princess'
- Perimeter screening of Ilex x "Nellie Stevens"

Staff recommends approval, as this proposal will support the implementation of the already approved landscape plan.

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 general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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

431283 M

DPS - #8

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

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Contractor: (Christa Wolfe) Hanton Design/Build Phone No.: 202 244 2942
Contractor Registration No.: 120908
Agent for Owner: Ann Schruben/Christa Wolfe Daytime Phone No.: 202 390 4464

LOCATION OF BUILDING/PREMISE

House Number: 7401 Brookville Rd Street: _____
Town/City: Chevy Chase Nearest Cross Street: Windsor Place
Lot: 379 Block: none Subdivision: Ch Ch Section 5
Liber: 65 Folio: 5782 Parcel: 379

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 1.5 million
1C. If this is a revision of a previously approved active permit, see Permit # n/a

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.

[Signature] Signature of owner or authorized agent 8/17/06 Date

Approved: _____ 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:

Our revision requests permission to remove 4 additional trees - 2 along near the Windsor Place property line about 2/3 of the way down from the front and 2 trees near at the mid-point of the rear property line.

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

The trees along Windsor - a 6" diameter cornus "Rough-leaf Dogwood" and a 13" Prunus serotina or Wild Cherry can be seen growing in the ivy and wild grape vines. The trees that we will plant there will include 4 Amelanchier (Serviceberry) "Autumn Brilliance", 1 Cornus Argenta "Pagoda Dogwood" as well as 6 Ilex x 'Blue Princess'. The 2 trees along the rear property line (one another wild cherry - 13" dia with 3 trunks, the other a Carya Cordiformis or Bitternut with 2 trunks, neither more than the 7" technically included in either Section 5's or the HPC ordinance) are both leaning and in poor form and we propose to replace them with a heavy perimeter screening of Ilex x "Nellie Stevens".

c. dimensions of all existing and proposed structures, and

d. 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. A) 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 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

ATTACHED

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).

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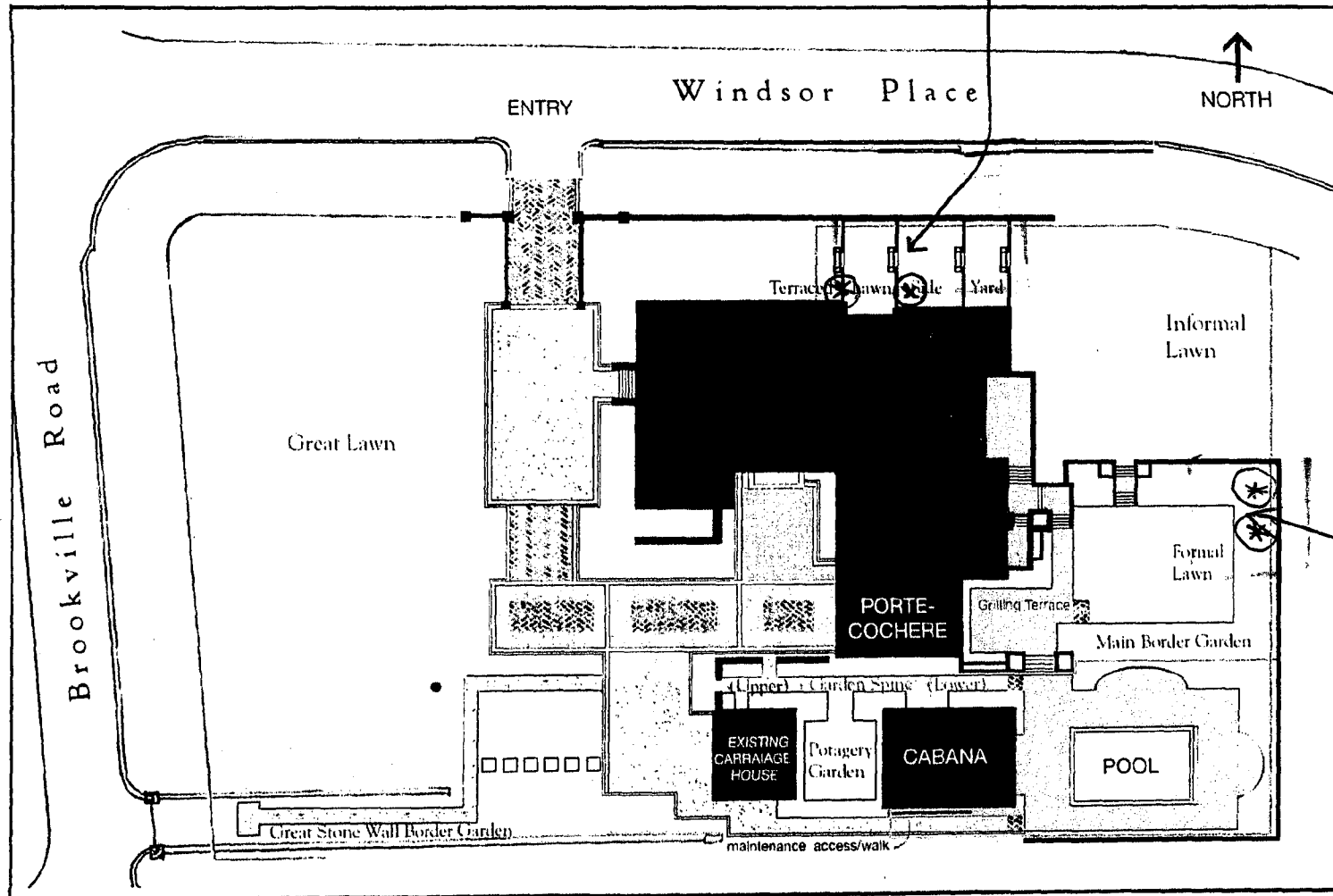
Owner's Mailing address Tom Monahan and Sharon Marcil 17 Oxford Street Chevy Chase, Maryland 20815	
Owner's Agents Chryssa Wolfe Hanlon Design Build Group 4927 Eskridge Terrace NW Washington DC 20016	Ann Canning Schruben Garden and Landscape Design 9705 Kingston Road Kensington, Maryland 20895

Adjacent and Confronting Property Owners and Mailing Addresses

Diana Laufman 3500 Windsor Place Chevy Chase, Maryland 20815	Wendy and Milo Coeper 7315 Brookville Road Chevy Chase, Maryland 20815
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Nearby Properties sent "Dear Neighbor Letter"

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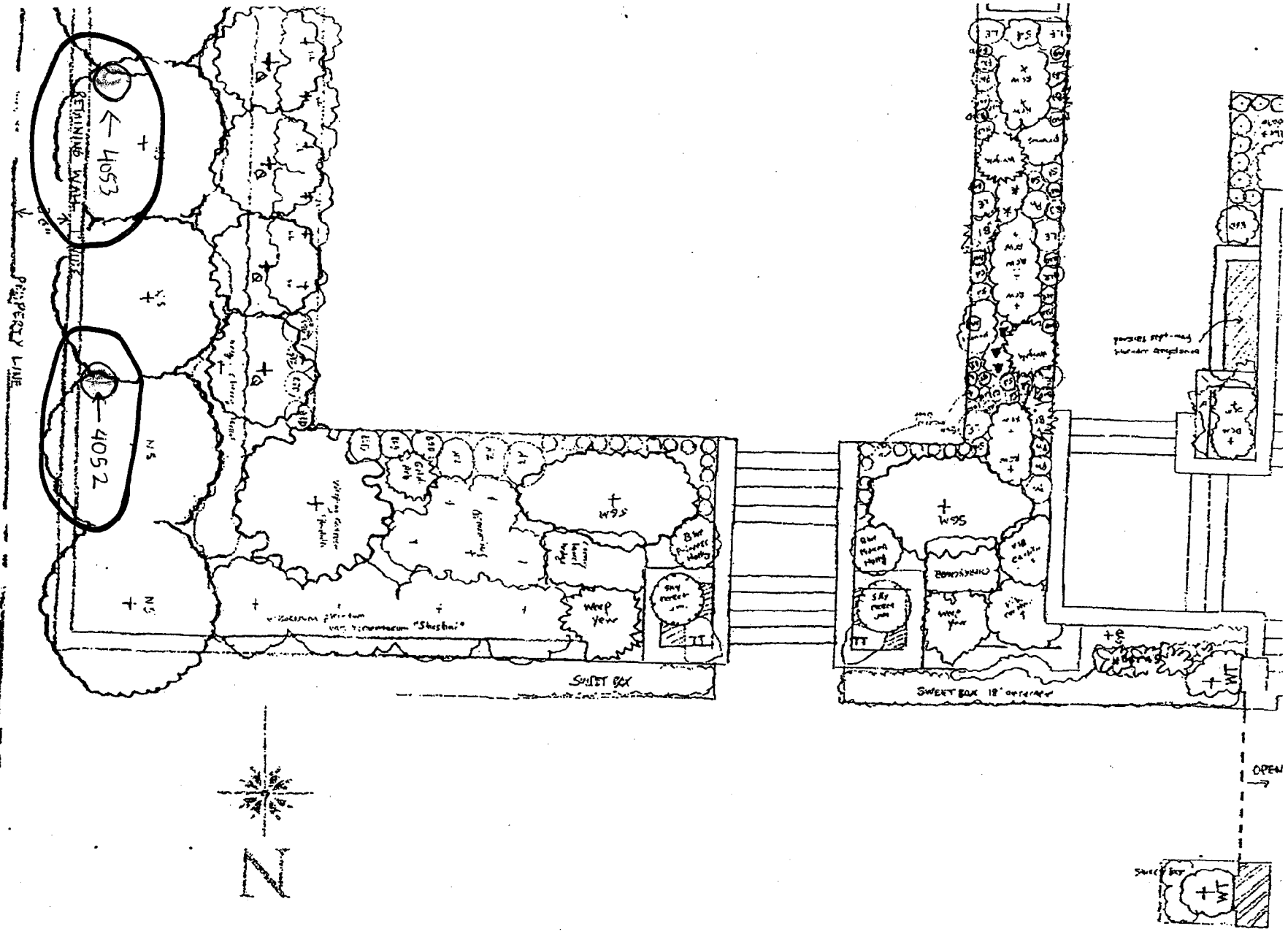
SEE
"Terraced
Side Yard"
DETAIL

SEE
"REAR SCREENING"
DETAIL

LOCATION KEY

DETAIL

REAR SCREENING

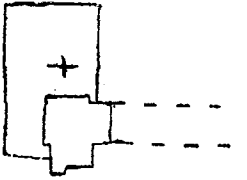


9

PLANTING PLAN at FORMAL LAWN and GRILLING TERRACE

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

8



"TERACED SIDE
TRAIL
DETAIL"

9

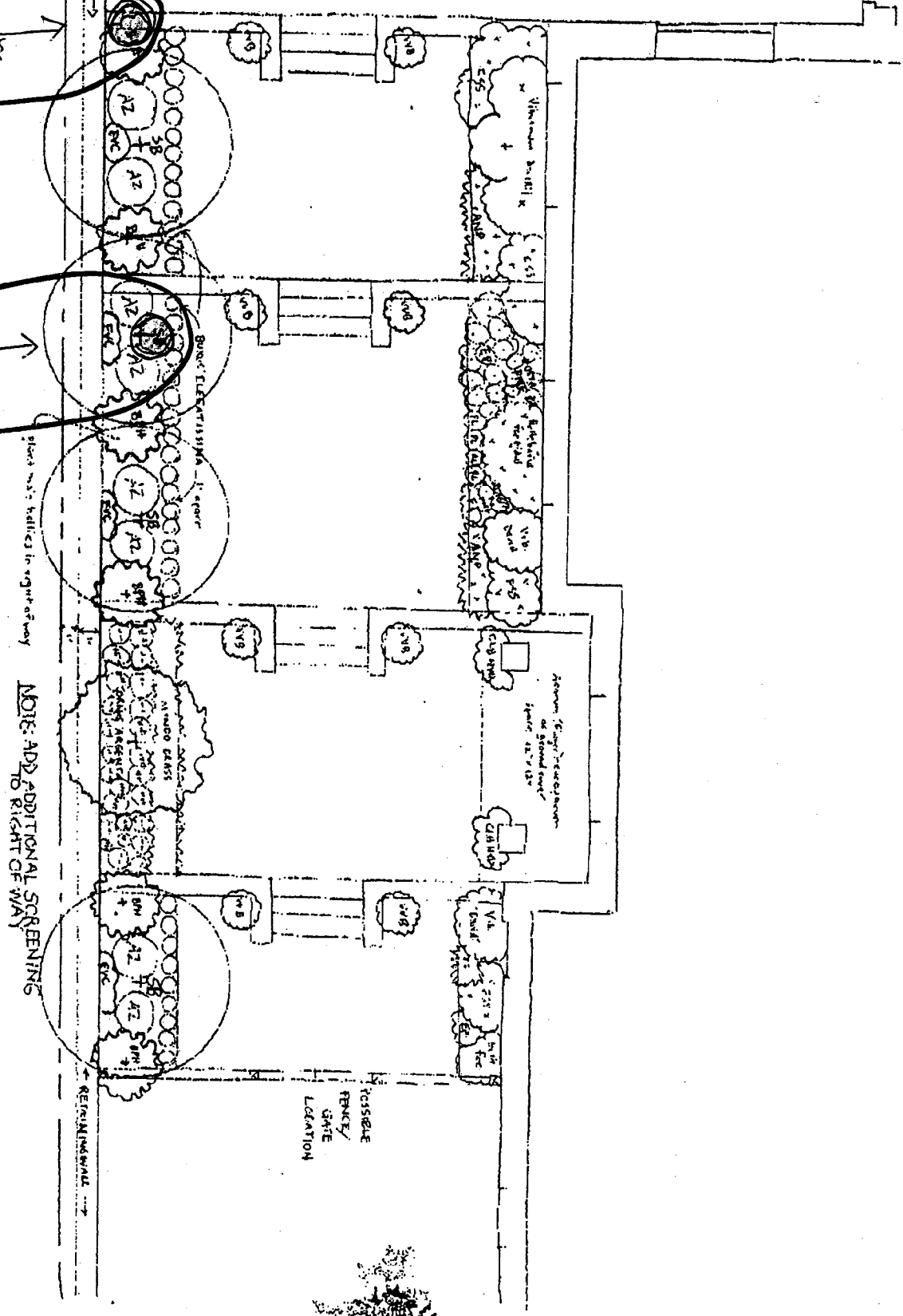
53007

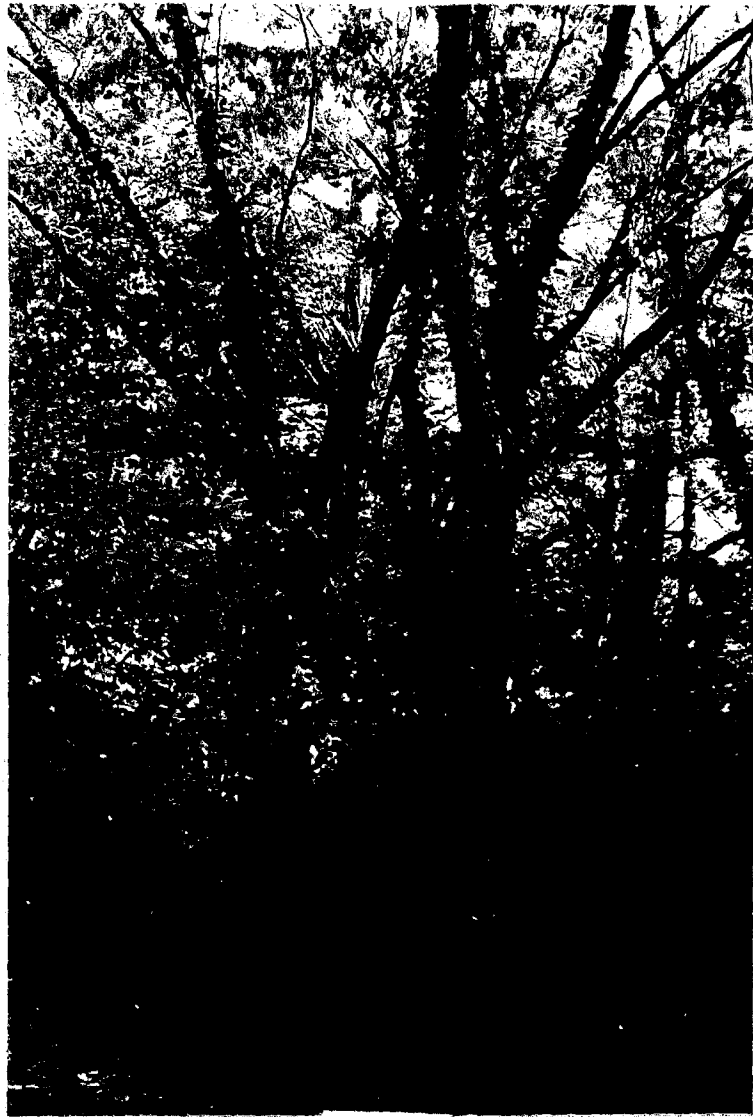
HOOPS

plant notes: indicate in right of way

NOTE: ADD ADDITIONAL SCREENING
TO RIGHT OF WAY

POSSIBLE
FENCE/
GATE
LOCATION





S3004
CORNUS
"ROUGH LEAF DOGWOOD"
7" DIAMETER



S3007
PRUNUS SEROTINA,
"WILD CHERRY"
13" DIAMETER

(5)



↑
S4052
CARYA CORDIFORMIS
"BITTERNUT"
6" DIAMETER



↑
S4053
PRUNUS SEROTINA,
"WILD CHERRY"
8" DIAMETER

(11)

LIST OF NEW TREE PLANTINGS AND REPLACEMENTS

LOC	KEY	VARIETY	QTY	HGT	COMMENTS
SPN	SM	Acer buergeranum Trident Maple	6	25'	A small, upright round headed tree. Graceful and dense in appearance.
LOW		Acer Shaina	1	6-8'	Bright red new foliage matures to deep maroon-red.
ENT WND GLW	SB	Amelanchier Serviceberry 'Autumn Brilliance	9	20'	White Spring flowers w/purple leaves to summer green: multi-colored fall foliage
LOW	RVB	Betula nigra River Birch (with 2-3 trunks)	5	30'	Graceful tree
SPN	HB	Carpinus betulus 'Fast.' Pyramidal Hornbeam	7	25'	Create boxy shape with twice yearly pleaching (trimming) of top and sides
UPLW		Cercidiphyllum japonicum 'Pendula Weeping Katsura	2	10-15'	Blue-green foliage / yellow fall foliage, pretty bark form
WND		Cornus Argenta Pagoda dogwood	1	12'	Beautiful white leaved specimen tree
PC	WK	Crataegus viridis Winter King Hawthorn	2	20'	Beautiful tree, year round interest - white flowers, bark, berries,
ENT		Cryptomeria Japonica	6	40'	Fastigate variety to be selected
HW		Cryptomeria japonica "Yoshino"	2	30'	Striking tall tree
GLW	Holly	Ilex (Holly) 'Doctor Kassab'	5	25'	Red berries
LOW	HJG	Ilex 'Jersey Princess' Holly	2	25'	Lustrous Green leaves, red fruit
SPN	NS	Ilex 'Nellie Stevens	14	20'	Deep green screen
HW	IO	Ilex Opaca 'Heavy Berry'	5	25'	Use "heading back pruning to establish tree form
SPN	CVP	Lagerstroemia Crepe Myrtle 'Glendora White'	4	20'	Pure white. Rounded crown, bronze fall foliage
ENT	LGM	Magnolia 'Little Gem'	1	15-20'	Fragrant white flowers. Dense deep green shiny leaves
LOW		Magnolia grandiflora	3	25'	Large fragrant white blooms
UPLW	SGM	Malus x Coralburst	2	15'	Coral-pink buds open to double rose-pink flowers, followed by small reddish-orange fruit.
GLW		Prunus yedoensis 'Yoshino Cherry'	5	20-30'	The Tidal Basin Cherry tree, soft pink flowers.
UPLW	Q	Quercus 'Pringreen' Green Pillar Pin Oak	5	14'	2006 Gold Medal Horticultural Society. Fastigate. Trim to 'boxed hedge' 14' high, 7 wide, 6' under.
LOW	PWS	Spruce Pendula Weeping White	3	15-20'	Light blue-green foliage, very narrow
TOTAL			90		

FILE
("DEAR NEIGHBOR LETTER")

Dear Neighbors of 7401 Brookville Road,

I know everyone is anxious to see construction finally begin at this home - and none are more anxious than your new neighbors. We are nearing the end of a long and complicated permitting process and wanted to tell you of one change that we are requesting that will need to be approved by Montgomery County's Montgomery County Historic Preservation Commission and Section 5 of Chevy Chase.

We have requested a revision to the Tree Plan that received approval from both Chevy Chase Section 5 and the Montgomery County Historic Preservation Commission. Our revision requests permission to remove 4 additional trees - 2 along near the Windsor Place property line about 2/3 of the way down from the front and 2 trees near at the mid-point of the rear property line.

The trees along Windsor - a 6" diameter cornus "Rough-leaf Dogwood" and a 13" Prunus serotina or Wild Cherry can be seen growing in the ivy and wild grape vines. The trees that we will plant there will include 4 Amelanchier (Serviceberry) "Autumn Brilliance", 1 Cornus Argenta "Pagoda Dogwood" as well as 6 Ilex x 'Blue Princess'. The 2 trees along the rear property line (one another wild cherry - 13" dia with 3 trunks, the other a Carya Cordiformis or Bitternut with 2 trunks, neither more than the 7" technically included in either Section 5's or the HPC ordinance) are both leaning and in poor form and we propose to replace them with a heavy perimeter screening of Ilex x "Nellie Stevens".

The replanting plan for this home includes over 90 new trees (both deciduous and evergreen) as well as hundreds of shrubs, extensive lawns and herbaceous plantings. I have included our written explanation for this request but would be happy to meet with you if you have any questions or wish to see the landscape plans or have any of the 4 trees pointed out to you. I can be reached on my cell (202) 390-4464 or by email - annschruben@aol.com (please put Brookville in subject line.)

Sincerely,

Ann Canning Schruben

13

**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

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

See attached

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
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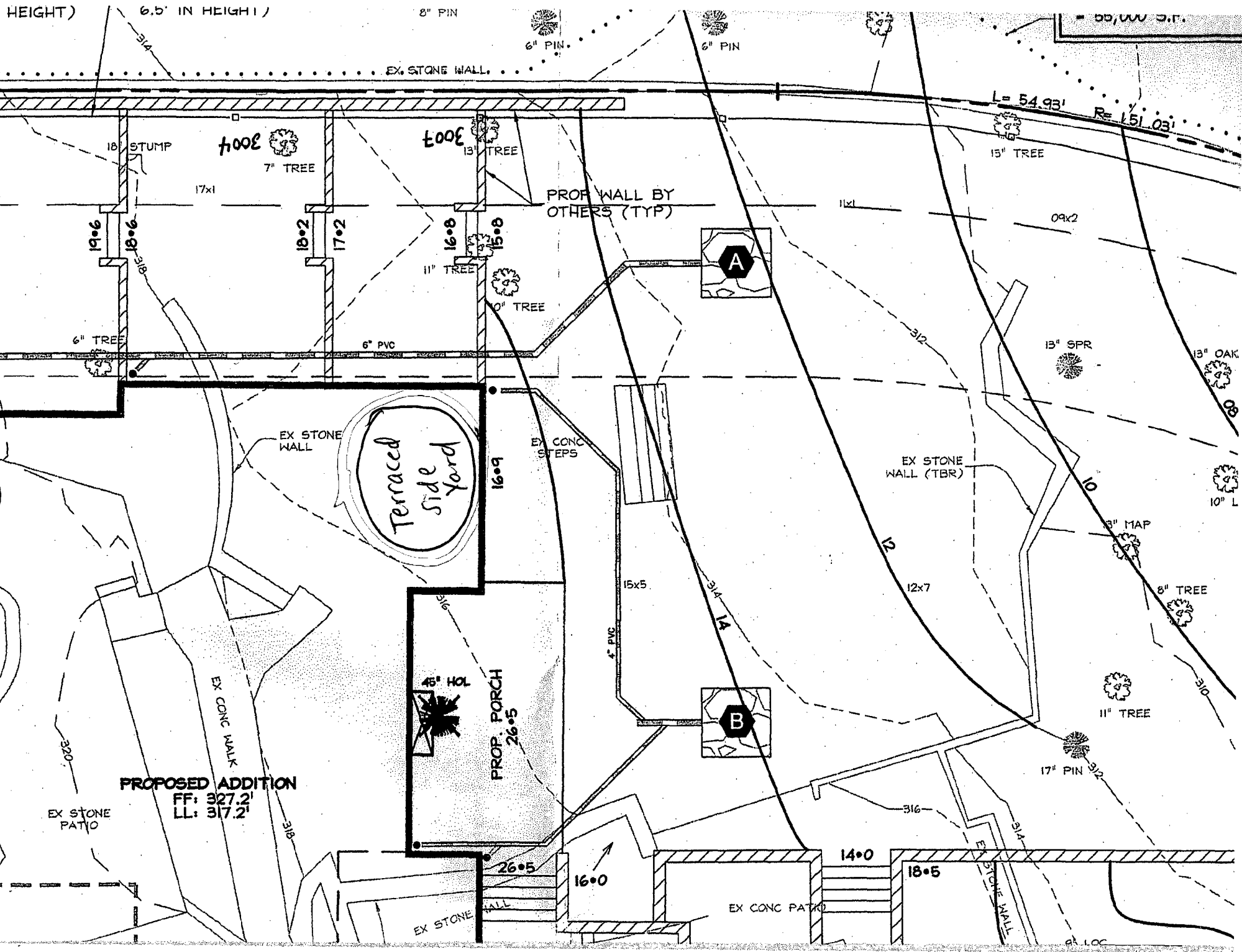
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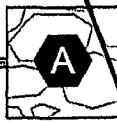
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PROPOSED ADDITION
 FF: 327.2'
 LL: 317.2'

Terraced
 Side
 Yard



PROF WALL BY
 OTHERS (TYP)

EX STONE
 WALL (TBR)

45° HO.

PROP. PORCH
 26.5

EX STONE
 PATIO

EX CONC PATIO

EX STONE
 WALL

EX STONE
 WALL

HEIGHT) 6.5' IN HEIGHT)

8" PIN

6" PIN

6" PIN

= 55,000 C.F.

EX. STONE WALL

L= 54.93'

R= 151.03'

18" STUMP

7" TREE

13" TREE

15" TREE

17x1

PROP. WALL BY OTHERS (TYP)

11x1

09x2

19.6

18.6

18.2

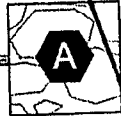
17.2

16.8

15.8

11" TREE

10" TREE



TERRACED SIDE YARD DETAIL

13" SPR

6" TREE

6" PVC

EX CONC STEPS

EX STONE WALL (TBR)

EX STONE WALL

16.9

15x5

12x7

7" MAP

8" TREE

11" TREE

17" PIN

PROPOSED ADDITION

FF: 327.2'
LL: 317.2'

EX STONE PATIO

45" HOL

PROP. PORCH
26.5



4" PVC

14.0

18.5

EX CONC PATIO

16.0

26.5

EX STONE WALL

EX STONE WALL

