

15 West-Lenox St. CASHY CHASE

MAWP

35/15 -07V



HISTORIC PRESERVATION COMMISSION

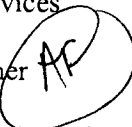
Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 6/14/07

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #454391, Tree removal and replacement

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 June 13, 2007 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Lee Jundanian

Address: 15 West Lenox Street, Chevy Chase

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.





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: Sheila Brady / Nicole Whiteside
Daytime Phone No.: 202.546.7515

Tax Account No.: 07-00457041

Name of Property Owner: Mr. & Mrs. Lee Iundarian Daytime Phone No.: 301.951.2101 (office)

Address: 15 West Lenox street Cherry Chase MD 20815
Street Number City Street Zip Code

Contractor: The Care of Trees Phone No.: 301.948.5885

Contractor Registration No.: I.O.A. Certified Arborist NY-0774A; Maryland Licensed Tree Expert 895

Agent for Owner: Oehme, van Sweden & Associates, Inc. Daytime Phone No.: 202.546.7515

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: West Lenox Street

Town/City: Cherry Chase Nearest Cross Street: Magnolia Parkway

Lot: 19 Block: 42 Subdivision: Cherry Chase section 2

Liber: 100552 Folio: 550 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input 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 checked="" type="checkbox"/> Other: <u>Tree Removal</u> | | | |

1B. Construction cost estimate: \$ 2250.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

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

Nicole Whiteside, OVS 5/21/07
Signature of owner or authorized agent Date

Approved: _____ Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 6-14-07
Application/Permit No.: 454391 Date Filed: 5/23/07 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:

Contributing resource in Chevy Chase Historic district. Craftsman style studio and single house with hipped slate roof with new additions complete in 2007. A portion of the existing house dates to 1913. Large open wooded lot.

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

Removal of (1) Eastern Red Cedar along the East property line in the back yard. Intent is to reforest this area with new evergreen trees and a canopy tree.

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 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.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 West Lenox Street, Chevy Chase	Meeting Date:	06/13/07
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	06/06/07
Applicant:	Mr. and Mrs. Lee Jundanian (Nicole Whiteside, Landscape Architect)	Public Notice:	05/30/07
Review:	HAWP	Tax Credit:	None
Case Number:	35/15-07V	Staff:	Anne Fothergill
PROPOSAL:	Tree removal and replacement		

STAFF RECOMMENDATION

Staff is recommending that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource, Chevy Chase Village
STYLE: Two-and-a-half story Craftsman
DATE: 1913

PROPOSAL

The applicants propose to remove one 21” cedar tree located along the east property line behind the house that is in poor health according to the arborist’s report. They will plant replacement trees including three evergreen trees, one specimen tree, and one canopy tree. The Village has approved the tree removal and replacement as complying with the Village Urban Forest Ordinance.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *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.

Chevy Chase Village Historic District

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale

and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure's existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

Specifically, the *Guidelines* state:

- o Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.

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.

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

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, spaces, and spatial relationships that characterize a property will be avoided.

STAFF DISCUSSION

The applicants are proposing to plant more trees than they are removing. Chevy Chase Village has an Urban Forest Ordinance and the proposed tree removal and replacement was reviewed and approved by the Village Board. Staff is recommending approval.

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
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DPS - #8

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HISTORIC AREA WORK PERMIT

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Address: 15 West Lenox street Cherry Chase MD 20815
Street Number City State Zip Code

Contractor: The Care of Trees Phone No.: 301.948.5885

Contractor Registration No.: I.O.A. Certified Arborist NY-0774A; Maryland Licensed Tree Expert 895

Agent for Owner: Oehme, van Sweden & Associates, Inc. Daytime Phone No.: 202.546.7575

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: West Lenox street

Town/City: Cherry Chase Nearest Cross Street: Magnolia Parkway

Lot: 19 Block: 42 Subdivision: Cherry Chase section 2

Liber: 100352 Folio: 550 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: Tree Removal

1B. Construction cost estimate: \$ 2250.00

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

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Nicole Whiteside, OVS
Signature of owner or authorized agent

5/21/07
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 454391 Date Filed: 5/23/07 Date Issued:

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Contributing resource in Chevy Chase Historic district. Craftsman style stucco and shingle house with hipped slate roof with new additions complete in 2007. A portion of the existing house dates to 1913. Large open wooded lot.

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

Removal of (1) Eastern Red Cedar along the East property line in the back yard. Intent is to reforest this area with new evergreen trees and a canopy tree.

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7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

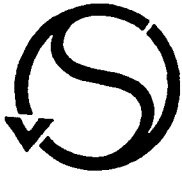
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MR. AND MRS. LEE J. JUNDANIAN
15 WEST LENOX STREET
CHEVY CHASE, MARYLAND 20815

← *homeowner*

Adjoining and confronting property owners	
Chevy Chase Club Or Current Resident 6100 Connecticut Avenue Chevy Chase, MD 20815	Mr. and Mrs. Michael C. Gelman Or Current Resident 11 West Lenox Street Chevy Chase, MD 20815
Mr. Nishan C. Aghajanian Or Current Resident 14 West Lenox Street Chevy Chase, MD 20815	Mr. Jon Nuechterlein Ms. Stephanie Marcus Or Current Resident 16 West Lenox Street Chevy Chase, MD 20815
Mr. and Mrs. Peter Wellington Or Current Resident 18 West Lenox Street Chevy Chase, MD 20815	Mr. and Mrs. John J. Ryan Or Current Resident 33 West Lenox Street Chevy Chase, MD 20815



OEHME, VAN SWEDEN & ASSOCIATES, INC.

MEMORANDUM

TO: Department of Permitting Services

FROM: Nicole Whiteside

PROJECT: Jundanian Residence **PROJECT #:** 03027

SUBJECT: Tree Removal at 15 West Lenox Street, Chevy Chase, MD

DATE: May 21, 2007

CC:

Currently, a poor quality 21" cedar exists on the East side of the property at 15 West Lenox Street. The cedar tree as it stands now is not contributing to the overall canopy of the site due to its narrow and patchy form and has been suggested for removal by our arborist, Zimar and Associates, Inc. As proposed, our client intends to remove this tree and reforest this side of their property with vigorous, healthy trees that will compliment the park-like character.

In an effort to replace the tree requested for removal, Oehme van Sweden and Associates has prepared a reforestation plan. We propose replacing the Cedar tree with a combination of evergreen trees and a specimen tree. The three evergreen trees, *Cryptomeria japonica* 'Yoshino' (Japanese Cryptomeria), will be approximately twelve to fourteen feet in height at the time of planting, and will grow at a medium to fast rate, growing two to three feet per year. One specimen tree, a *Stewartia pseudocamellia*, eight to ten feet in height, will be planted around the location as well. As a requirement from Chevy Chase Village, we will also plant one canopy tree on the property (based upon their suggested list). Each of the varieties of trees will compliment the current landscape palette and enhance the overall beauty, aesthetic and park-like feel of the property. Please see the additional materials that have been enclosed.

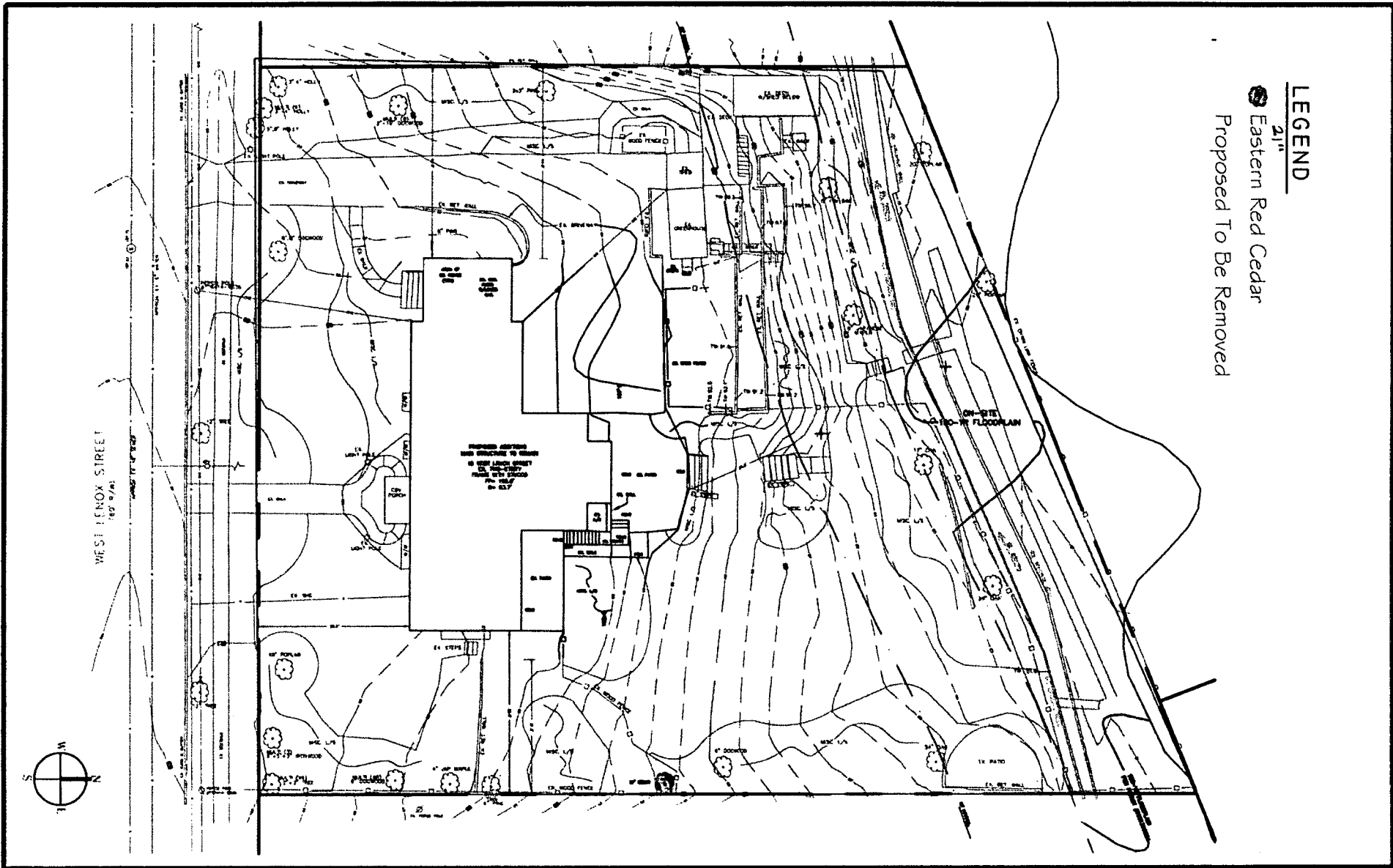
LANDSCAPE ARCHITECTURE
URBAN DESIGN
MASTER PLANNING
HORTICULTURE
LANDSCAPE MANAGEMENT

800 G STREET, SE, WASHINGTON, D.C. 20003

202-546-7575 FAX 202-546-1035

EMAIL ovs@ovsla.com WEB www.ovsla.com

LEGEND
 2 1/2" Eastern Red Cedar
 Proposed To Be Removed









Sheet #	Title	
TR 1	Existing Conditions	
Date	Scale	
April 30, 2007	1/32" = 1'-0"	

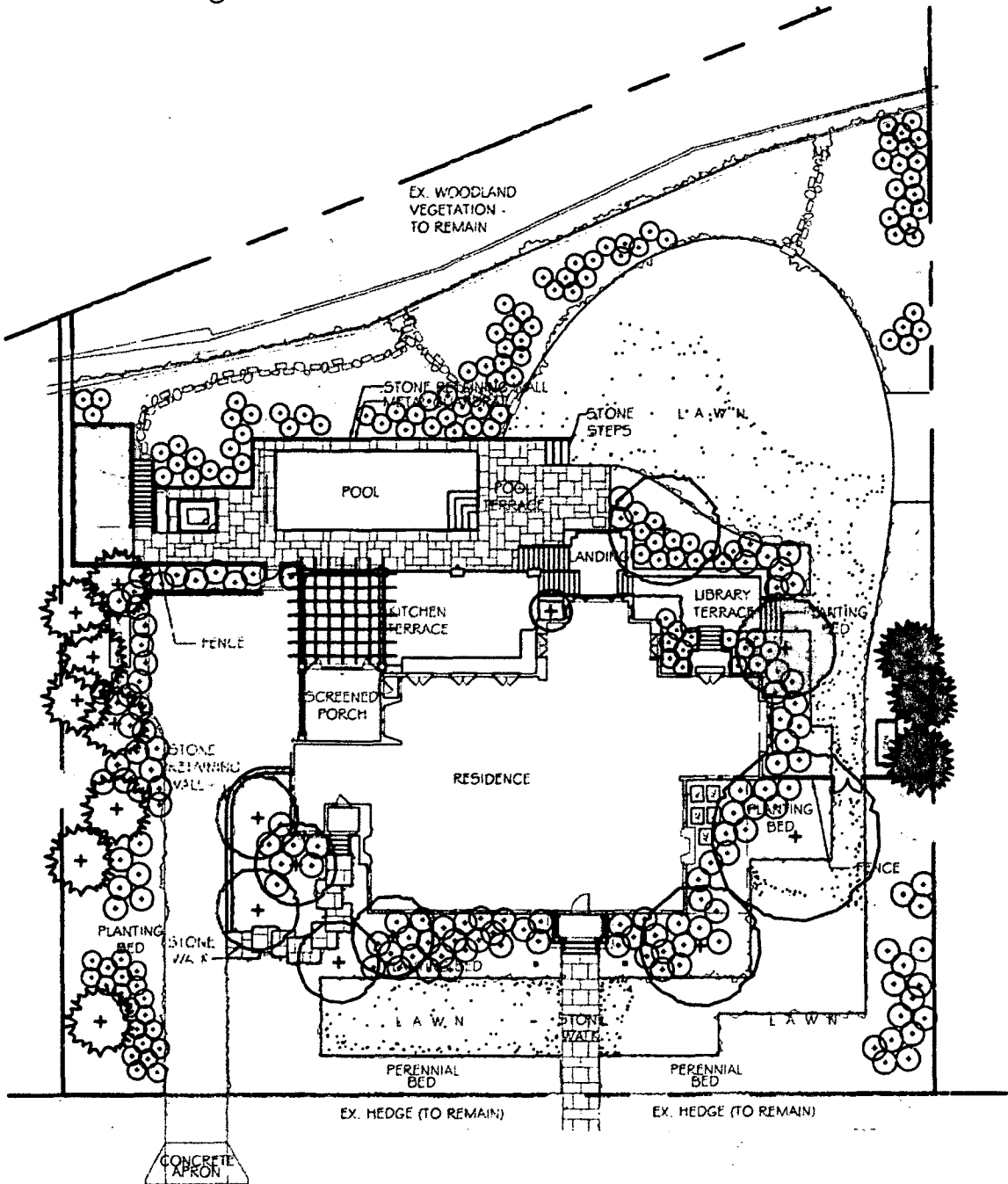
Jundanian Residence
 15 West Lenox Street
 Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.
 800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035
 LANDSCAPE ARCHITECTS

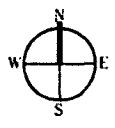
4

LEGEND

-  DECIDUOUS TREE
-  EVERGREEN TREE
-  SHRUBS
-  GROUNDCOVER/ PERENNIAL BED
-  EXISTING TREE CANOPY
-  PROPOSED LIGHT FIXTURE LOCATION



Trees in green (3 *Cryptomeria japonica* 'Yoshino' and 1 *Stewartia pseudocamellia*) represent the replacement trees for the cedar that is proposed to be removed.

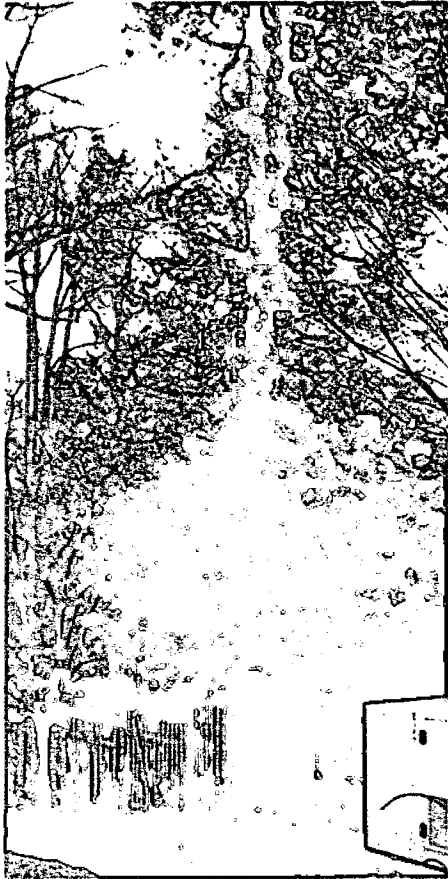


Oehme, van Sweden & Associates, Inc.
 800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035
 LANDSCAPE ARCHITECTS

Jundanian Residence
 15 West Lenox Street
 Chevy Chase, MD

Title	Site Plan
	Date
Scale	1/32" = 1'-0"
	Date
April 30, 2007	

Sheet # TR 2



Sheet #

I-1

Title

Images of Cedar

Date

April 30, 2007

Scale

1/32" = 1'-0"

Jundanian Residence

15 West Lenox Street
Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.

800 G Street, S.E. Washington DC 20003 202.546.7575 Fax 202.546.1035

LANDSCAPE ARCHITECTS



(6)





Zimar & Associates, Inc.

Arboriculture • Forestry • Consulting

10105 Residency Road, Suite 207 • Manassas, Virginia 20110

Tel (703) 331-3731 • Fax (703) 331-1359

www.zimarinc.com

November 20, 2003

Nicole Whiteside
Oehme, van Sweden & Associates, Inc.
800 G Street, SE
Washington, DC 20003

RE: Jundanian Residence

Dear Ms. Whiteside:

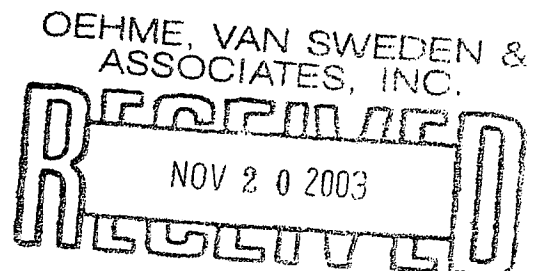
This report addresses the current condition of selected trees and the potential impacts of construction for improvements to the existing residence. On site review of the trees was performed on November 13, 2003.

The site is an existing residence with a mixture of native and ornamental plantings.

A 14" DBH* willow oak is located near the northeastern corner of the existing house. This tree is in fair to good condition. It has a weak branch union at approximately 10'. The crown of this tree is somewhat lopsided. The proposed improvements will impact the root zone of this tree. If preserved in its current location, one side of the tree will need to be severely pruned to allow access for equipment and construction activities. The trunk of this tree will be within 3 feet of the proposed building footprint and will not have enough growing space to develop a balanced crown and should not remain in its current location.

There is a possibility to relocate this tree in another area of the property. It has a caliper of 18" measured above the root flare. This tree is too large to be moved with locally available tree spades and would need to be hand dug. Access will be necessary for a crane to lift and move the tree to its proposed location. Based on the existing conditions of the site (driveway width, slope) I do not think there is enough room to provide that access. As is the case with most tree moves, survivability cannot be guaranteed and an intense watering program must be initiated and maintained.

* DBH = diameter measured 4.5' above ground



"We can see the forest and the trees."



Photo 1: 14" DBH willow oak

A 9" caliper American beech is located in the lawn area off the northeastern side of the house. This tree is in fair to good condition. It has a girdling root and is double trunked above 4'. The tree is located within the proposed terrace and will not survive if preserved in place. This tree is of a size that can be moved with a tree spade provided that access can be gained. Beech trees have a shallow and widespread root system and have difficulty surviving relocation. Proper watering and monitoring would be necessary for this tree to survive. It should not be relocated to low areas that have wet soils as beech will not tolerate that condition.



Photo 3: American beech

A 10" DBH volunteer black cherry located along the eastern property line was noted for removal due to its poor condition.



Photo 4: black cherry

A 10" DBH flowering cherry is located in the lawn area north of the house. This tree is in fair to poor condition. It has an area of moderate trunk decay at 1', a one sided crown, leans to the south, and appears stressed due to the presence of epicormic branches. Its trunk is located within 3' of a proposed terrace and will have grading in its root zone. Due to its current condition and the proposed disturbance, it is recommended that this tree be removed.



Photo 5: flowering cherry

A 9" DBH willow oak in good condition is located northwest of the proposed pool. This tree should be preserved in place. It should be protected with fencing during construction to eliminate the chance of it being damaged by equipment.



Photo 6: willow oak near proposed pool

A double trunk (7 1/3" DBH) American holly in fair condition is located within 1' of the house. This portion of the house is designated to be removed. Preservation of this tree may be possible if care is taken not to damage it during demolition. This tree cannot be relocated.



Photo 7: American holly

A 12" DBH flowering dogwood in fair to poor condition is located east of the existing driveway near West Lenox Street. It has a medium sized cavity at 5' and the trunk may be hollow. There is deadwood in this tree and it is showing signs of slight decline. This tree will not be affected by the proposed improvements and does not pose a hazard, even though it has structural defects. It should not be removed due to the construction, but may be considered for removal based on its condition.



Photo 8: flowering dogwood – note cavity

A group of 6 to 8" DBH eastern hemlocks in fair condition are located along the western edge of the house. These trees have outgrown their growing space and are located within the area to be graded. These trees cannot be relocated and should be removed.

→ A 21" eastern red cedar along the eastern property line should be removed due to its poor condition.

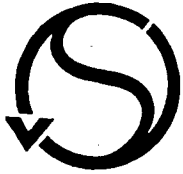
Any tree designated for preservation near any construction activity should be protected by fence. At a minimum, tree protection fence should be 4' high welded wire connected to 6' high steel T-posts. Any arboriculture activities such as pruning should be performed by a Maryland Licensed Tree Expert and should conform to industry standards.

Please feel free to call me at (703) 331-3731 if you have any questions or comments. Thank you.

Sincerely,

Edward F. Kowalski

Edward F. Kowalski, ISA Certified Arborist #MA-0461



OEHME, VAN SWEDEN & ASSOCIATES, INC.

MEMORANDUM

TO: Department of Permitting Services

FROM: Nicole Whiteside

PROJECT: Jundanian Residence **PROJECT #:** 03027

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DATE: May 21, 2007

CC:

Currently, a poor quality 21" cedar exists on the East side of the property at 15 West Lenox Street. The cedar tree as it stands now is not contributing to the overall canopy of the site due to its narrow and patchy form and has been suggested for removal by our arborist, Zimar and Associates, Inc. As proposed, our client intends to remove this tree and reforest this side of their property with vigorous, healthy trees that will compliment the park-like character.

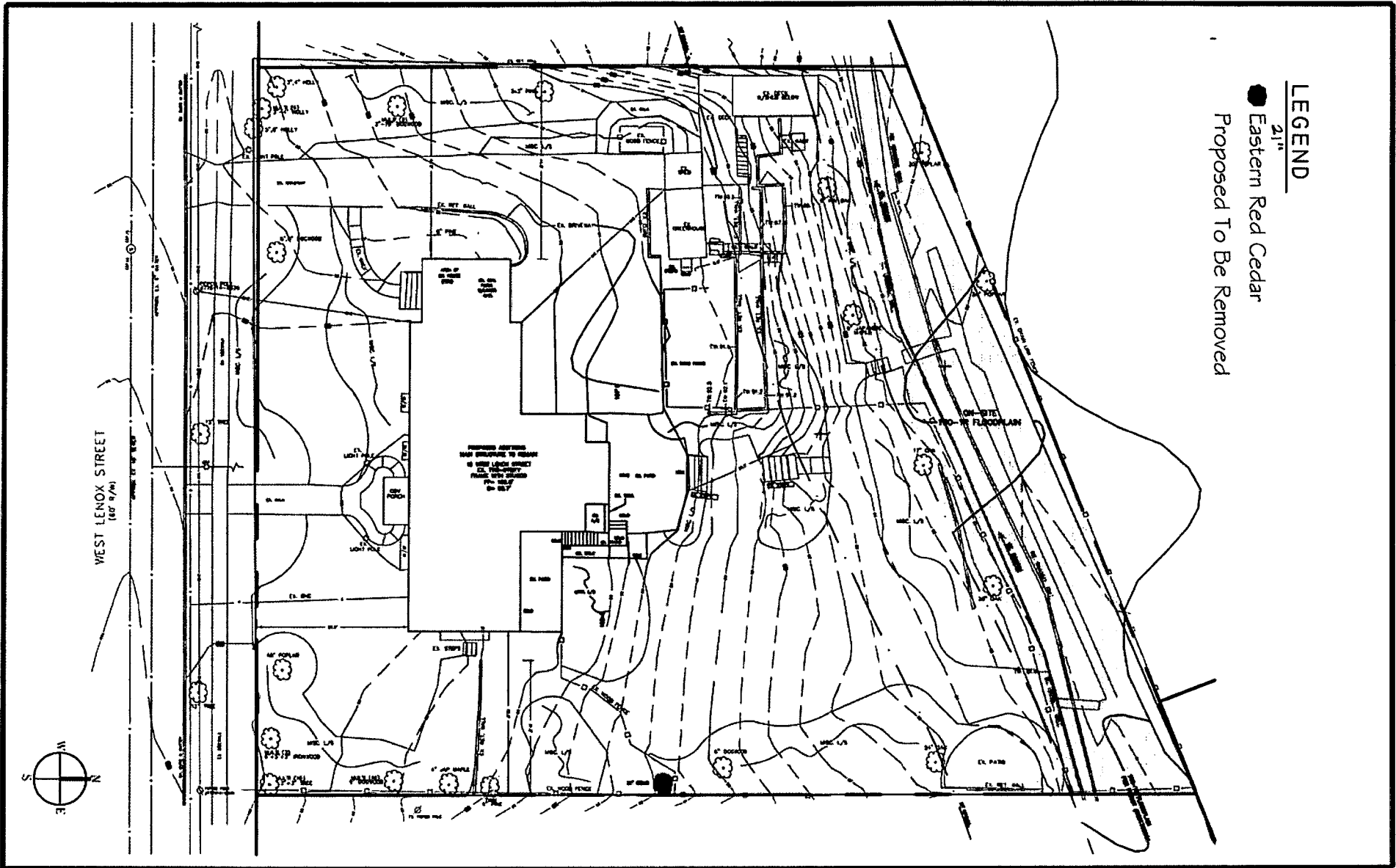
In an effort to replace the tree requested for removal, Oehme van Sweden and Associates has prepared a reforestation plan. We propose replacing the Cedar tree with a combination of evergreen trees and a specimen tree. The three evergreen trees, *Cryptomeria japonica* 'Yoshino' (Japanese Cryptomeria), will be approximately twelve to fourteen feet in height at the time of planting, and will grow at a medium to fast rate, growing two to three feet per year. One specimen tree, a *Stewartia pseudocamellia*, eight to ten feet in height, will be planted around the location as well. As a requirement from Chevy Chase Village, we will also plant one canopy tree on the property (based upon their suggested list). Each of the varieties of trees will compliment the current landscape palette and enhance the overall beauty, aesthetic and park-like feel of the property. Please see the additional materials that have been enclosed.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
MASTER PLANNING
HORTICULTURE
LANDSCAPE MANAGEMENT

800 G STREET, SE, WASHINGTON, D.C. 20003

202-546-7575 FAX 202-546-1035

EMAIL ovs@ovsla.com WEB www.ovsla.com



LEGEND

2 1/2"


● Eastern Red Cedar

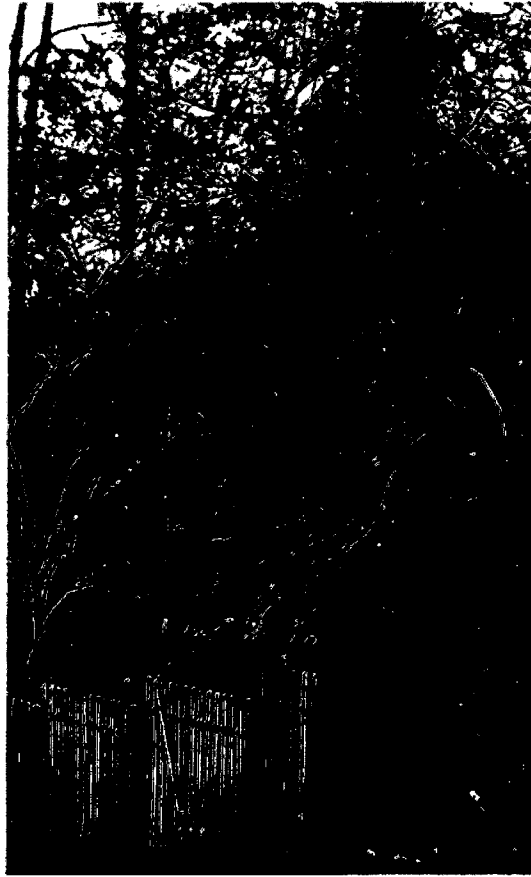
○ Proposed To Be Removed

Sheet # TR 1	Title Existing Conditions	
	Date April 30, 2007	Scale 1/32" = 1'-0"

Jundanian Residence
15 West Lenox Street
Chevy Chase, MD

Oehme, van Sweden & Associates, Inc.
800 G Street, S.E. Washington DC 20003 202.546.7575 fax 202.546.1035
LANDSCAPE ARCHITECTS





Sheet #

I-1

Title

Images of Cedar

Date

April 30, 2007

Scale

1/32" = 1'-0"

Jundanian Residence

15 West Lenox Street
Chevy Chase, MD







Oehme, van Sweden & Associates, Inc.

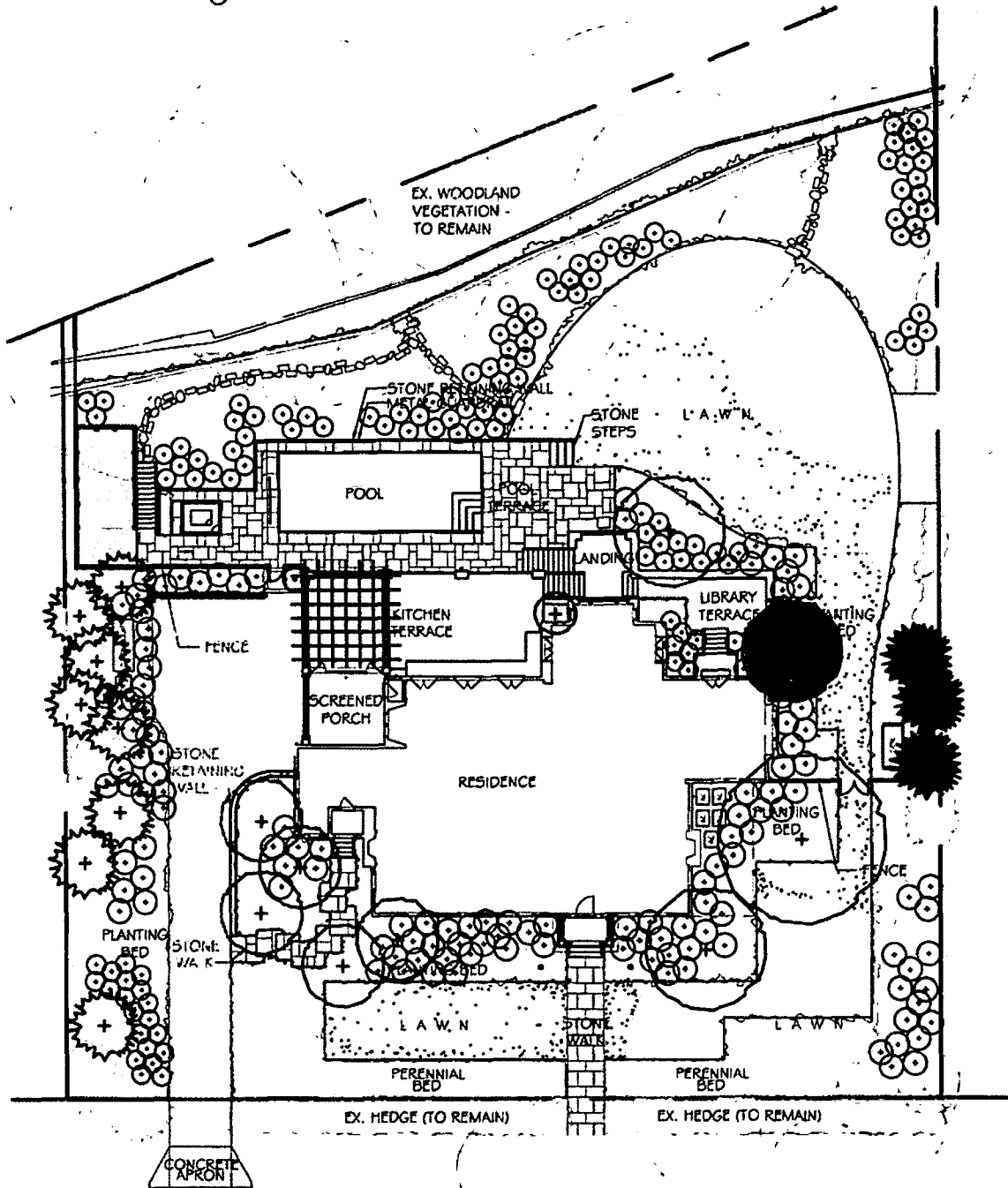
600 G Street, S.E. Washington DC 20003 202.546.7375 Fax 202.546.1035

LANDSCAPE ARCHITECTS

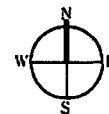


LEGEND

-  DECIDUOUS TREE
-  EVERGREEN TREE
-  SHRUBS
-  GROUNDCOVER/ PERENNIAL BED
-  EXISTING TREE CANOPY
-  PROPOSED LIGHT FIXTURE LOCATION



Trees in green (3 *Cryptomeria japonica* 'Yoshino' and 1 *Stewartia pseudocamellia*) represent the replacement trees for the cedar that is proposed to be removed.



Oehme, van Sweden & Associates, Inc.
 800 G Street, S.E. Washington DC 20003 202-546-7575 fax 202-546-1035
 LANDSCAPE ARCHITECTS

Jundanian Residence
 15 West Lenox Street
 Chevy Chase, MD

Sheet #	Title	
	Site Plan	
TR 2	Date	Scale
	April 30, 2007	1/32" = 1'-0"



Zimar & Associates, Inc.

Arboriculture • Forestry • Consulting

10105 Residency Road, Suite 207 • Manassas, Virginia 20110

Tel (703) 331-3731 • Fax (703) 331-1359

www.zimarinc.com

November 20, 2003

Nicole Whiteside
Oehme, van Sweden & Associates, Inc.
800 G Street, SE
Washington, DC 20003

RE: Jundanian Residence

Dear Ms. Whiteside:

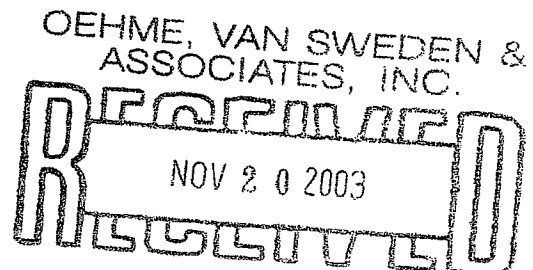
This report addresses the current condition of selected trees and the potential impacts of construction for improvements to the existing residence. On site review of the trees was performed on November 13, 2003.

The site is an existing residence with a mixture of native and ornamental plantings.

A 14" DBH* willow oak is located near the northeastern corner of the existing house. This tree is in fair to good condition. It has a weak branch union at approximately 10'. The crown of this tree is somewhat lopsided. The proposed improvements will impact the root zone of this tree. If preserved in its current location, one side of the tree will need to be severely pruned to allow access for equipment and construction activities. The trunk of this tree will be within 3 feet of the proposed building footprint and will not have enough growing space to develop a balanced crown and should not remain in its current location.

There is a possibility to relocate this tree in another area of the property. It has a caliper of 18" measured above the root flare. This tree is too large to be moved with locally available tree spades and would need to be hand dug. Access will be necessary for a crane to lift and move the tree to its proposed location. Based on the existing conditions of the site (driveway width, slope) I do not think there is enough room to provide that access. As is the case with most tree moves, survivability cannot be guaranteed and an intense watering program must be initiated and maintained.

* DBH = diameter measured 4.5' above ground



"We can see the forest and the trees."



Photo 1: 14" DBH willow oak

A 9" caliper American beech is located in the lawn area off the northeastern side of the house. This tree is in fair to good condition. It has a girdling root and is double trunked above 4'. The tree is located within the proposed terrace and will not survive if preserved in place. This tree is of a size that can be moved with a tree spade provided that access can be gained. Beech trees have a shallow and widespread root system and have difficulty surviving relocation. Proper watering and monitoring would be necessary for this tree to survive. It should not be relocated to low areas that have wet soils as beech will not tolerate that condition.



Photo 3: American beech

A 10" DBH volunteer black cherry located along the eastern property line was noted for removal due to its poor condition.



Photo 4: black cherry

A 10" DBH flowering cherry is located in the lawn area north of the house. This tree is in fair to poor condition. It has an area of moderate trunk decay at 1', a one sided crown, leans to the south, and appears stressed due to the presence of epicormic branches. Its trunk is located within 3' of a proposed terrace and will have grading in its root zone. Due to its current condition and the proposed disturbance, it is recommended that this tree be removed.

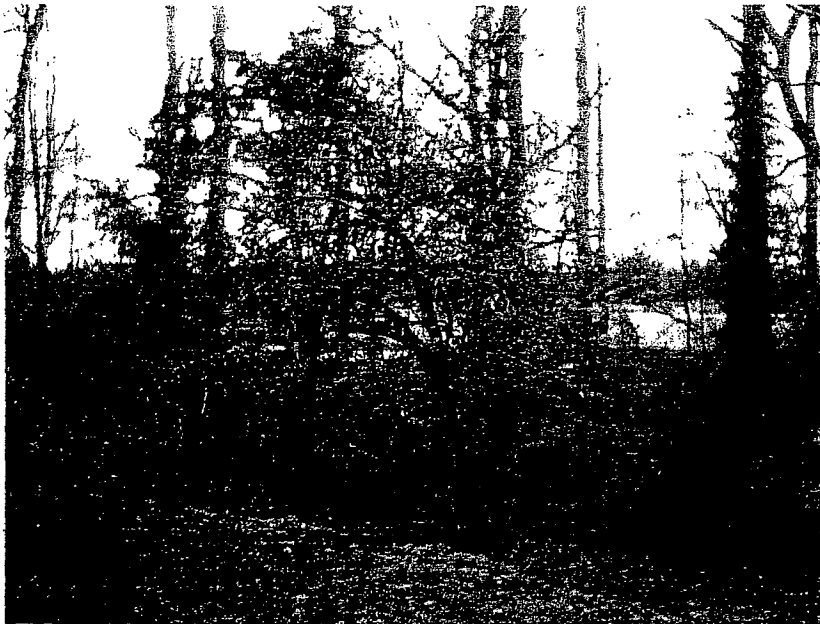


Photo 5: flowering cherry

A 9" DBH willow oak in good condition is located northwest of the proposed pool. This tree should be preserved in place. It should be protected with fencing during construction to eliminate the chance of it being damaged by equipment.



Photo 6: willow oak near proposed pool

A double trunk (7²/₃" DBH) American holly in fair condition is located within 1' of the house. This portion of the house is designated to be removed. Preservation of this tree may be possible if care is taken not to damage it during demolition. This tree cannot be relocated.



Photo 7: American holly

A 12" DBH flowering dogwood in fair to poor condition is located east of the existing driveway near West Lenox Street. It has a medium sized cavity at 5' and the trunk may be hollow. There is deadwood in this tree and it is showing signs of slight decline. This tree will not be affected by the proposed improvements and does not pose a hazard, even though it has structural defects. It should not be removed due to the construction, but may be considered for removal based on its condition.



Photo 8: flowering dogwood – note cavity

A group of 6 to 8" DBH eastern hemlocks in fair condition are located along the western edge of the house. These trees have outgrown their growing space and are located within the area to be graded. These trees cannot be relocated and should be removed.

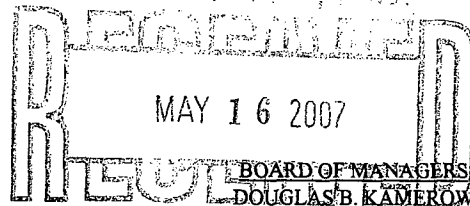
A 21" eastern red cedar along the eastern property line should be removed due to its poor condition.

Any tree designated for preservation near any construction activity should be protected by fence. At a minimum, tree protection fence should be 4' high welded wire connected to 6' high steel T-posts. Any arboriculture activities such as pruning should be performed by a Maryland Licensed Tree Expert and should conform to industry standards.

Please feel free to call me at (703) 331-3731 if you have any questions or comments. Thank you.

Sincerely,

Edward F. Kowalski, ISA Certified Arborist #MA-0461



CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov

GEOFFREY B. BIDDLE
Village Manager
DAVID R. PODOLSKY
Legal Counsel

May 15, 2007

Chair
DAVID L. WINSTEAD
Vice Chair
SUSIE EIG
Secretary
GAIL S. FELDMAN
Treasurer
BETSY STEPHENS
Assistant Treasurer
PETER M. YEO
Board Member
ROBERT L. JONES
Board Member

Ms. Nicole Whiteside
Oehme, van Sweden & Associates, Inc.
800 G Street, SE
Washington, DC 20003

RE: Jundanian Residence, 15 West Lenox Street
Tree Removal Appeal A-1550

Dear Ms. Whiteside:

As you are aware, your appeal on behalf of Mr. and Mrs. Lee J. Jundanian, owners of the above-referenced property, to remove one Eastern Red Cedar tree located in the east side yard of this property has been approved by the Chevy Chase Village Board of Managers.

Pursuant to the Board's approval, Village Counsel will draft a written decision for the Board to review. Once approved and signed by the Board Secretary, a copy of the decision will be mailed to you. The Village's Tree Removal Permit will not be issued until you have obtained a Historic Area Work Permit (HAWP) from the Historic Preservation Commission and submit the HAWP to our office. The tree is not to be removed until you have received both required permits.

For your reference, enclosed please find a list of acceptable species for the reforestation requirements that will be contained in the Board's written decision.

If you have any questions or need further assistance, please contact the Village office at (301) 654-7300.

Sincerely,

Michael Younes
Chevy Chase Village

cc: Mr. and Mrs. Lee J. Jundanian, 15 West Lenox Street, Chevy Chase, MD 20815

Reforestation Guidelines

The standard list of trees used by the Tree Committee for street trees-all of which meet the qualifications for a reforestation tree-include the following:

Acer rubrum (Red Maple)

[The Village usually gets "October Glory" but a different cultivar would be preferable (OG is cloned, so if one gets a blight, they'll all be susceptible).

Acer saccharum (Sugar Maple)

Fagus grandifolia (American Beech)

[Note: *Fagus sylvatica* (European Beech) has also made it to the list occasionally]

Ginkgo biloba (Ginkgo or Maidenhair Tree)

Liquidambar styraciflua (American Sweetgum)

[Note: The Village usually gets "Rotundiloba" to avoid gumballs.]

Nyssa sylvatica (Black Tupelo, Black Gum or Sour Gum)

Platanus x acerifolia (London Planetree)

Quercus alba (White Oak)

Quercus coccinea (Scarlet Oak)

Quercus phellos (Willow Oak)

Quercus rubra (Red Oak)

Ulmus Americana (American Elm)

[Note: The Village is trying the "Princeton" cultivar.]

About 20 years ago, the Tree Committee planted many *Tilia cordata* (Littleleaf Linden) and *Zelkova serrata* (Japanese Zelkova), but the current committee avoids both, because the Littleleaf Linden casts dense shade, and the Zelkova's growth habit requires labor-intensive pruning to avoid storm damage.

There are other trees that fit the qualifications for reforestation, many of which may have qualities that do not fit the rather more stringent requirements for a street tree, which must, for example, be suitable for pruning up 14' to allow for truck passage and which are preferably native species.

A beautiful non-native tree not on the street tree list is *Cercidiphyllum japonicum* (Katsura Tree), which has a lovely leaf shape and color as well as interesting bark.

MR. AND MRS. LEE J. JUNDANIAN
15 WEST LENOX STREET
CHEVY CHASE, MARYLAND 20815

← *homeowner*

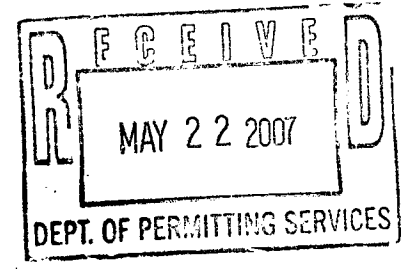
Adjoining and confronting property owners	
Chevy Chase Club Or Current Resident 6100 Connecticut Avenue Chevy Chase, MD 20815	Mr. and Mrs. Michael C. Gelman Or Current Resident 11 West Lenox Street Chevy Chase, MD 20815
Mr. Nishan C. Aghajanian Or Current Resident 14 West Lenox Street Chevy Chase, MD 20815	Mr. Jon Nuechterlein Ms. Stephanie Marcus Or Current Resident 16 West Lenox Street Chevy Chase, MD 20815
Mr. and Mrs. Peter Wellington Or Current Resident 18 West Lenox Street Chevy Chase, MD 20815	Mr. and Mrs. John J. Ryan Or Current Resident 33 West Lenox Street Chevy Chase, MD 20815



OEHME, VAN SWEDEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTS, ASLA, AICP

800 G Street, SE
Washington, DC 20003
202.546.7575
202.546.1035 Fax

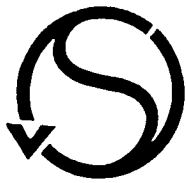


TRANSMITTAL

To: Department of Permitting Services-Application for HAWP
Firm: Department of Permitting Services
Address: 255 Rockville Pike, 2nd Floor
Rockville, MD 20850
Via: UPS **Phone:** 240-777-6370 **Fax:** 301-563-3412
From: Nicole Whiteside
Project: Jundanian Residence **Project Number:** 03027
Date: May 21, 2007
Pages: See Below
Cc: Lee Jundanian

The following items are enclosed:

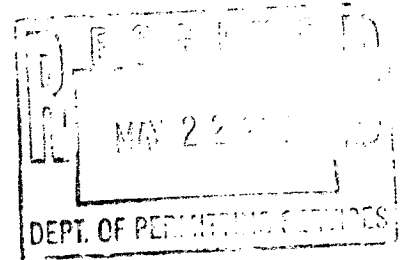
- (1) 8.5" x 11" Black & White Application for Historic Area Work Permit
- (1) 8.5" x 11" Black & White memo titled "Tree Removal at 15 West Lenox Street, Chevy Chase, MD", dated may 21, 2007
- (1) 8.5" x 11" Color Sheet TR1: Existing Conditions
- (1) 8.5" x 11" Color Sheet I-1: Images of Cedar
- (1) 8.5" x 11" Color Sheet TR2: Site Plan
- (1) 8.5" x 11" Black & White copy of the Zimar & Associates, Inc. arborist report dated November 23, 2003
- (1) 8.5" x 11" Black & White copy of Tree Appeal from Chevy Chase Village on May 15, 2007
- (1) 8.5" x 11" Black & White copy of the adjoining and confronting property owners list



OEHME, VAN SWEDEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTS, ASLA, AICP

800 G Street, SE
Washington, DC 20003
202.546.7575
202.546.1035 Fax



TRANSMITTAL

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Firm: Department of Permitting Services
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OEHME, VAN SWEDEN &
ASSOCIATES, INC.
RECEIVED
MAY 16 2007
BOARD OF MANAGERS
DOUGLAS B. KAMEROW

CHEVY CHASE VILLAGE
5906 CONNECTICUT AVENUE
CHEVY CHASE, MD 20815
Telephone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov

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Village Manager
DAVID R. PODOLSKY
Legal Counsel

Chair
DAVID L. WINSTEAD
Vice Chair
SUSIE EIG
Secretary
GAIL S. FELDMAN
Treasurer
BETSY STEPHENS
Assistant Treasurer
PETER M. YEO
Board Member
ROBERT L. JONES
Board Member

May 15, 2007

Ms. Nicole Whiteside
Oehme, van Sweden & Associates, Inc.
800 G Street, SE
Washington, DC 20003

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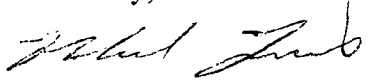
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