

10245 Capitol View Avenue, Silver Spring
[HPC Case # 3107-09C]
Capitol View Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: June 25, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #512725, landscape alterations

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 24, 2009 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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: Amy & Christopher Murphy

Address: 10245 Capitol View Avenue, Silver Spring

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
240/777-8370

DPS - #8

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

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Amy B. Murphy

Daytime Phone No.: (410) 345 5808

Tax Account No.: 03534831

Name of Property Owner: Amy B. & Christopher P. Murphy Daytime Phone No.: (410) 345-5808

Address: 10245 Capitol View Avenue, Silver Spring, MD 20910

Contractor: Korfonta Landscaping Phone No.: (703) 327-7727

Contractor Registration No.: _____

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 10245 Street: Capitol View Avenue

Town/City: Silver Spring Nearest Cross Street: Meredith Avenue

Lot: 23 Block: 2 Subdivision: 5

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate AC 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: patio

1B. Construction cost estimate: \$ 50,000 (complete project cost)

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITONS

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.

Amy B. Murphy
[Signature]
Signature of owner or authorized agent Date: 5/31/09

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 6/29/09

Application/Permit No.: 512725 Date Filed: 6/11/09 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:

Existing structure is an historic home in Capitol View Park built in 1893 and refurbished in 2005-2006 while maintaining the home's exterior in accordance with historic preservation guidelines. The rear of the home is abutted by a forested reservation area. The home is known locally as the "Dwyer House."

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

This project seeks to enhance the existing historical home by planting trees and landscaping to replace some trees that were lost during the 2005-2006 renovation. No historic resources will be affected by this project as no alterations are being made to the home. The changes include: slightly altering the layout of the driveway by several feet, angling the end of the driveway slightly towards the front of the home while maintaining the permeable gravel surface; adding stone edging to the driveway border to create a clean boundary between the grass and the gravel driveway; expanding the existing flagstone walkway by approximately one foot in width; adding two 24x24 inch square columns where the end of the driveway meets the walkway to create a more formal entryway; and adding a 260 sq. ft. flagstone patio with a 30 feet long, 18 inch tall stone seat wall off the rear of the home that will not be visible from the street once landscaping is complete. The home is located in Capitol View Park.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the 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:	10245 Capitol View Avenue, Silver Spring	Meeting Date:	6/24/2009
Resource:	Outstanding Resource Capitol View Park Historic District	Report Date:	6/17/2009
Applicant:	Amy & Christopher Murphy	Public Notice:	6/10/2009
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-09C	Staff:	Josh Silver
PROPOSAL: Landscape alterations			

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Capitol View Park Historic District
STYLE: Colonial Revival
DATE: c1893

PROPOSAL

The applicants are proposing to:

- Modify the configuration of an existing gravel driveway at the front of the house. The driveway will be angled and slightly narrowed where it transitions to meet an existing flagstone walkway that will be widened by approximately 12” at the front of the house. The driveway will remain all gravel and edged with a standard building stone similar to the stone veneer of the house foundation
- Install two, 24” x 24”, 2’ high square stone entrance columns where the driveway transitions to meet the proposed flagstone walkway expansion at the front of the house
- Install a 260 SF flagstone patio and stone seat wall in the rear yard of the property. The proposed patio will be accessed using an existing door at the rear of the house.

APPLICABLE GUIDELINES

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

Montgomery County Code; Chapter 24A

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #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 or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed landscape alterations at the subject property. The proposed work will not substantially alter the exterior features of the property or historic district. The subject property was extensively rehabilitated in 2005-06 and the adjacent property to the west was part of a subdivision plan that included the construction of a new house. As a result of the subdivision several onsite improvements were made which included the expansion of the existing driveway to serve the adjacent new construction.

The proposed work will enhance the appearance of the property and have no impact on the streetscape of the historic district. The proposed design minimizes impervious surfaces by maintaining the gravel driveway and includes landscaping that is compatible with the historic property and neighborhood. Staff is recommending approval of this application.

To achieve consistency with guidance for driveways found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, a proposed driveway should meet the following guidelines:

11.3 Use paving materials that will minimize a driveway's impact.

- Decomposed granite, pea gravel, exposed aggregate concrete, gravel or chip and seal are appropriate paving materials.
- Use materials that are pervious to water to minimize rain water runoff into the street or onto adjacent properties.

STAFF RECOMMENDATION

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

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

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 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



DEPARTMENT OF PERMITS AND INSPECTION
295 ROCKVILLE ROAD, SUITE 200, ROCKVILLE, MD 20851
246.772.1000

DPS - #8

**HISTORIC PRESERVATION COMMISSION
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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.

Amy B. Murphy
Signature of owner or authorized agent

5/31/09
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 512725 Date Filed: 6/1/09 Date Issued: _____

4

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Amy + Christopher Murphy 10245 Capitol View Avenue Silver Spring, MD 20910</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>10212 Kensington LLC 3024 44th St., NW Washington, DC 20016-3551</p>	<p>Encarnacao V. Marques 10240 Capitol View Avenue Silver Spring, MD 20910</p>
<p>MBS Properties LLC 10245 Capitol View Avenue Kensington, MD 20895-3551</p>	<p>Apryl + Kenneth Pope 10238 Capitol View Avenue Silver Spring, MD 20910-1071</p>
<p>Delores M. Howard 10236 Capitol View Avenue Silver Spring, MD 20910</p>	<p>Nelson R. + Blanca Z. Lopez de Panameno 10222 Meredith Avenue Silver Spring, MD 20910-1060</p>

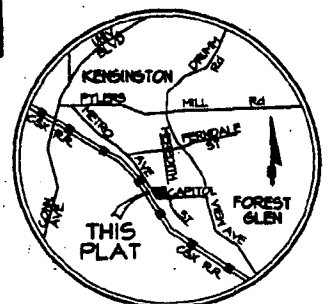
Gilbert S. + CG Doherty
 10300 Meredith Avenue
 Kensington, MD 20895-2945

Peter J. + KM Daronco
 10304 Meredith Avenue
 Kensington, MD 20895

PLAT No. 23397

AREA TABULATION

3 LOTS _____ 41,800 sq.ft. or 0.9443 Ac.
 1 OUTLOT _____ 14,768 sq.ft. or 0.3342 Ac.
 STREET DEDICATION _____ 3,282 sq.ft. or 0.0750 Ac.
 TOTAL AREA OF THIS PLAT _____ 60,850 sq.ft. or 1.3256 Ac.



CURVE DATA

NUMBER	DELTA	RADIUS	ARC	TANGENT	CORD BEARS	CORD
1	67°30'00"	40.00'	12.16'	80.52'	867°42'00"	100.00'
2	20°00'00"	40.00'	8.60'	8.60'	186°58'24"	8.60'
3	47°30'00"	40.00'	14.52'	61.57'	117°49'24"	12.49'
4	07°30'42"	200.00'	62.2'	17.68'	184°09'24"	62.18'

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief; that it is a subdivision of all of the land conveyed from Gary A. Rosen, Trustee in Bankruptcy to 10212 Kensington LLC by a deed dated October 10, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 26007 at Folio 452, that once engaged as described in the Owners' Certificate hereon, all property markers shown thus _____ will be set as delineated hereon in accordance with Section 50-24 (B) (2) of the Montgomery County Code; and that the total area included in this plat of subdivision is 60,850 square feet or 1.3256 acres of land of which 3,282 square feet are dedicated to public use.

February 12, 2008
 Date

Gerald L. Bennett
 Gerald L. Bennett
 Professional Land Surveyor
 Maryland Reg No. 10748



NOTES

- The 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.
- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of the property approved by Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- The property included on this plat is shown on Montgomery County Tax Map MP30, and zoned R-80.
- Lot 29, Block 2 shall not be reduced in size in the future, except to permit the right of way for relocated Capitol View Avenue at the rear of the lot to be used in the event that the road is constructed.
- If after three (3) years the reservation areas are not acquired for construction of relocated Capitol View Avenue or Meredith Avenue an application may be filed to convert Outlot 'A', Block 2 into a maximum of one record lot through the minor subdivision process.
- The property shown hereon is subjected to the requirements of the Montgomery County Forest Conservation Law of 1942, including approval for Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- The lots shown hereon are limited to uses and conditions as required by Preliminary Plan M-2005 and entitled "Macon Construction".

OWNERS' CERTIFICATE

We, 10212 Kensington LLC, owners of the property described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the street widening to public use.

Further, we grant and establish to the Potomac Electric Power Company, Verizon, Washington Gas Light Company, and to their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE" with said terms and provisions of such grant being set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3684 at Folio 457, said terms and provisions being incorporated herein by this reference.

Further, we establish the Category I Conservation Easement as shown hereon and subject to the terms and conditions as set forth in a certain document entitled "Conservation Easement Agreement" and recorded among the aforesaid Land Records in Liber 5176 at Folio 412.

Further, we hereby establish an Ingress/Egress Driveway and Utility Easement across Lot 21, Block 2 to serve and benefit Lot 22, Block 2.

As owner of the subdivision, we, my successors, agents and assigns will cause all property corner markers and any other required monumentation to be set by a registered Maryland surveyor in accordance with Section 50-24 (E)(2) of the Montgomery County Code.

There are no suits, action at law, leases, liens, mortgages or trusts on the property included in this plan of subdivision.

10212 KENSINGTON LLC,

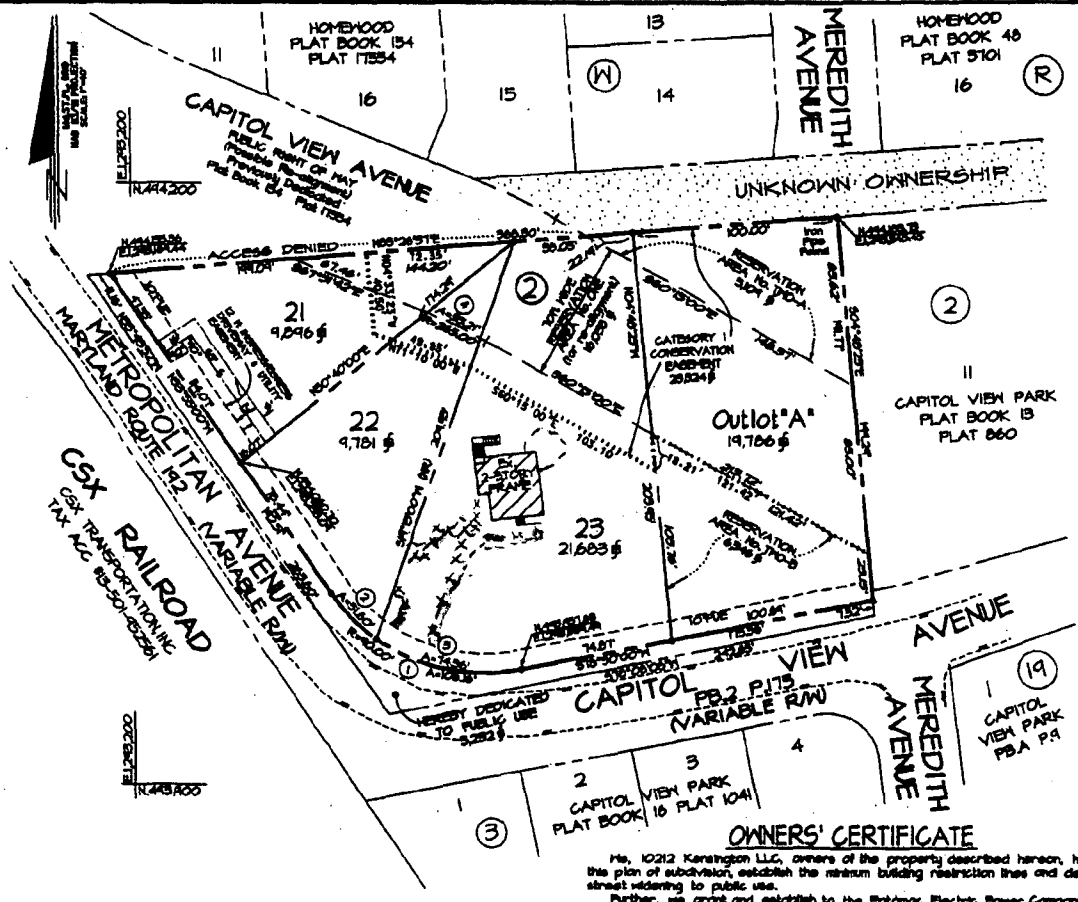
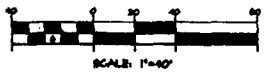
Gerald L. Bennett 2/22/2008 *Gerald L. Bennett*
 Witness Date Vice President

SUBDIVISION RECORD PLAT
 LOTS 21, 22 & 23 and OUTLOT 'A', BLOCK 2
FILED CAPITOL VIEW PARK

11/1 - 2 2008
 Clerk of the Circuit Court
 Montgomery County, Md.

WHEATON (18th) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 40' AUGUST 2005

5550 CROSS BRANCH HWY, SUITE 200
 ROCKVILLE, MARYLAND 20850-3622
 301-411-0200 FAX 301-415-0181



RESERVATION AGREEMENT

We, 10212 Kensington LLC, owners of the property included in this plat of subdivision, hereby agree and declare to hold in reservation for the re-alignment and improvement of Capitol View Avenue, three (3) pieces or parcels of land shown hereon and identified as Reservation Area No. One (containing 16,000 square feet) and Reservation Areas No. Two-A & B (containing a combined area of 14,955 square feet) for a period of three (3) years beginning with the recordation of this plat. Outlot 'A', Block 2 would become eligible for re-subdivision into a developable lot once the reservation expires.

2/22/2008
 Date
Gerald L. Bennett *Gerald L. Bennett*
 Witness Vice President

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY 2016440105005051208R-60

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED March 2, 2008
Jack P. D'Alay CHAIRMAN
David P. Steen SECRETARY - TREASURER

MALCP & P.C. RECORD FILE NO. 626-117

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED *Arvin H. Zook* DATE
 BY *Arvin H. Zook* DIRECTOR

The approved of this plat is produced on the accuracy and availability of public sewer and water.

RECORDED
 PLAT NO. _____
 PIA NOT APPLICABLE

7

1387
 626-117
 MSA SSN 1249 29085

MURPHY RESIDENCE

FRONT LANDSCAPE

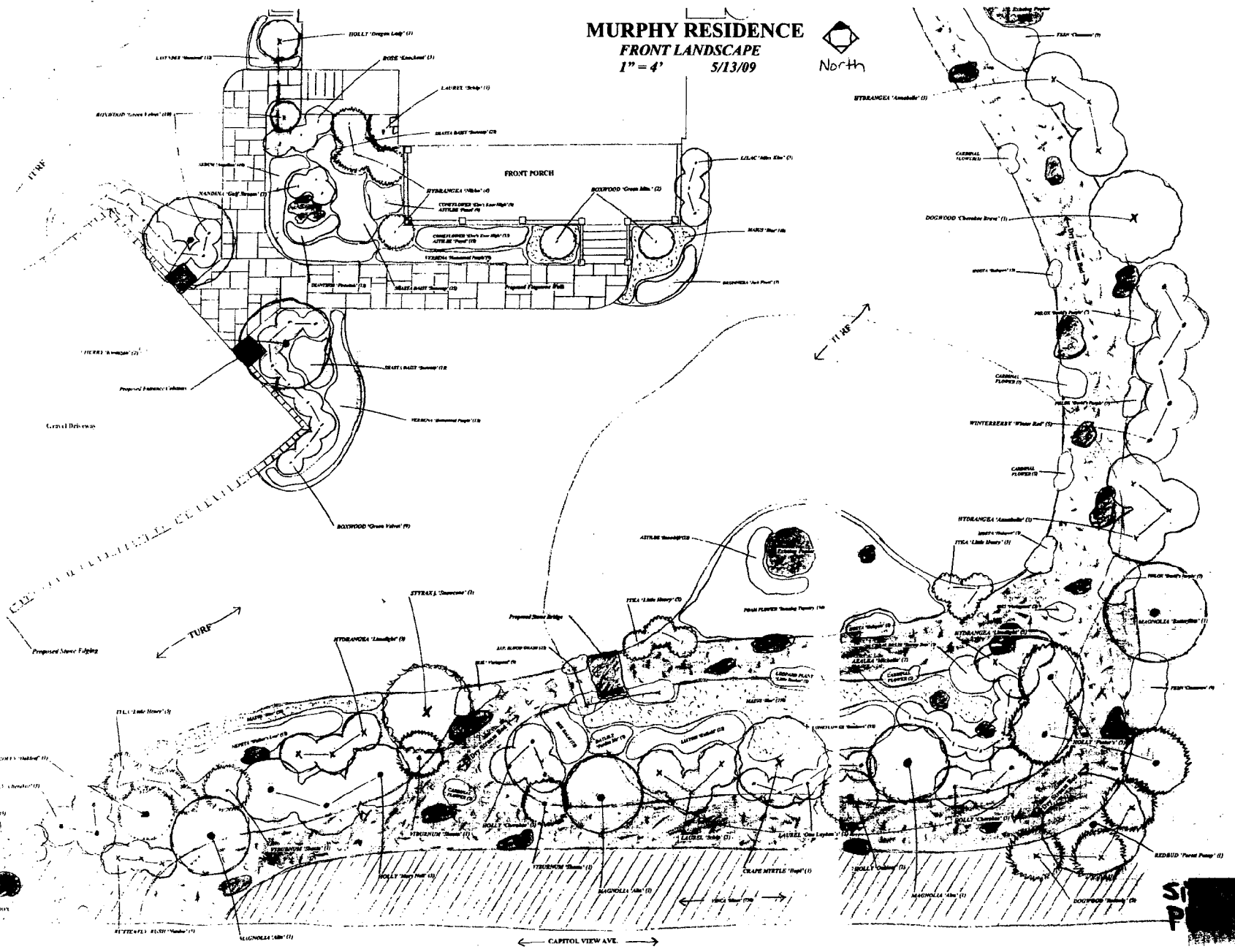
1" = 4' 5/13/09



North

PLANT	BOTANICAL NAME	COMMON NAME	SIZE
1	QUERCUS V. Macrocarpa	White Oak	12' x 12'
2	QUERCUS V. prinus	Pin Oak	12' x 12'
3	QUERCUS V. laevis	Live Oak	12' x 12'
4	QUERCUS V. falcata	Swamp White Oak	12' x 12'
5	QUERCUS V. muhlenbergii	White Oak	12' x 12'
6	QUERCUS V. macrocarpa	White Oak	12' x 12'
7	QUERCUS V. prinus	Pin Oak	12' x 12'
8	QUERCUS V. laevis	Live Oak	12' x 12'
9	QUERCUS V. falcata	Swamp White Oak	12' x 12'
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12	QUERCUS V. prinus	Pin Oak	12' x 12'
13	QUERCUS V. laevis	Live Oak	12' x 12'
14	QUERCUS V. falcata	Swamp White Oak	12' x 12'
15	QUERCUS V. muhlenbergii	White Oak	12' x 12'
16	QUERCUS V. macrocarpa	White Oak	12' x 12'
17	QUERCUS V. prinus	Pin Oak	12' x 12'
18	QUERCUS V. laevis	Live Oak	12' x 12'
19	QUERCUS V. falcata	Swamp White Oak	12' x 12'
20	QUERCUS V. muhlenbergii	White Oak	12' x 12'
21	QUERCUS V. macrocarpa	White Oak	12' x 12'
22	QUERCUS V. prinus	Pin Oak	12' x 12'
23	QUERCUS V. laevis	Live Oak	12' x 12'
24	QUERCUS V. falcata	Swamp White Oak	12' x 12'
25	QUERCUS V. muhlenbergii	White Oak	12' x 12'
26	QUERCUS V. macrocarpa	White Oak	12' x 12'
27	QUERCUS V. prinus	Pin Oak	12' x 12'
28	QUERCUS V. laevis	Live Oak	12' x 12'
29	QUERCUS V. falcata	Swamp White Oak	12' x 12'
30	QUERCUS V. muhlenbergii	White Oak	12' x 12'

PLANT	BOTANICAL NAME	COMMON NAME	SIZE
31	QUERCUS V. macrocarpa	White Oak	12' x 12'
32	QUERCUS V. prinus	Pin Oak	12' x 12'
33	QUERCUS V. laevis	Live Oak	12' x 12'
34	QUERCUS V. falcata	Swamp White Oak	12' x 12'
35	QUERCUS V. muhlenbergii	White Oak	12' x 12'
36	QUERCUS V. macrocarpa	White Oak	12' x 12'
37	QUERCUS V. prinus	Pin Oak	12' x 12'
38	QUERCUS V. laevis	Live Oak	12' x 12'
39	QUERCUS V. falcata	Swamp White Oak	12' x 12'
40	QUERCUS V. muhlenbergii	White Oak	12' x 12'
41	QUERCUS V. macrocarpa	White Oak	12' x 12'
42	QUERCUS V. prinus	Pin Oak	12' x 12'
43	QUERCUS V. laevis	Live Oak	12' x 12'
44	QUERCUS V. falcata	Swamp White Oak	12' x 12'
45	QUERCUS V. muhlenbergii	White Oak	12' x 12'
46	QUERCUS V. macrocarpa	White Oak	12' x 12'
47	QUERCUS V. prinus	Pin Oak	12' x 12'
48	QUERCUS V. laevis	Live Oak	12' x 12'
49	QUERCUS V. falcata	Swamp White Oak	12' x 12'
50	QUERCUS V. muhlenbergii	White Oak	12' x 12'



US
P

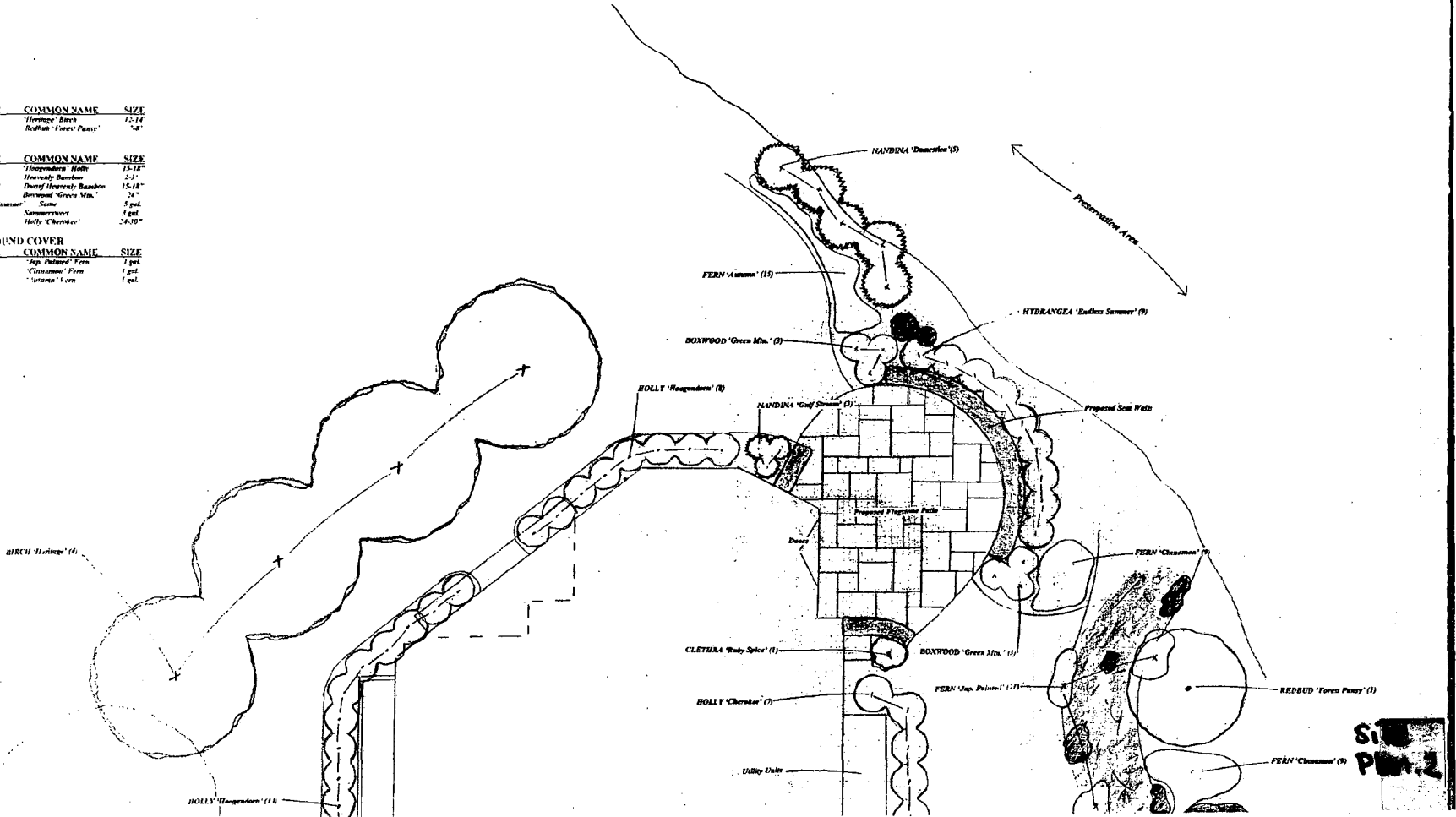
MURPHY RESIDENCE
 BACK LANDSCAPE
 1"=4' 5/13/09



TREES		
QTY	BOTANICAL NAME	COMMON NAME SIZE
(1)	BETULA 'Hortley'	'Hortley' Birch 12-14'
(1)	CERCIS 'Forest Pansy'	'RedPan' 'Forest Pansy' 5-8'

SHRUBS		
QTY	BOTANICAL NAME	COMMON NAME SIZE
(10)	ILEX 'Hogsparden'	'Hogsparden' Holly 15-18"
(15)	NANDINA 'Domestic'	'Domestic' Nandina 2-3'
(3)	NANDINA 'Galif Stream'	'Dwarf Heavenly Bamboo' 15-18"
(6)	BUXUS 'Green Mtn.'	'Boxwood' 'Green Mtn.' 24"
(9)	HYDRANGEA 'Endless Summer'	'Endless Summer' 5 gal.
(1)	CLETHRA 'Ruby Spice'	'Summerweet' 3 gal.
(7)	ILEX 'Cherokee'	'Holly' 'Cherokee' 24-30"

PERENNIALS and GROUND COVER		
QTY	BOTANICAL NAME	COMMON NAME SIZE
(1)	ADiantum 'Pieroni'	'Jap. Painted' Fern 1 gal.
(15)	ASPH. VERA	'Climax' Fern 1 gal.
(15)	BRIDAL WEAVER	'Luscious' 1 cm 1 gal.



Site Plan 2

9

Murphy Residence

List of Landscape Materials

Flagstone Walk: Pennsylvanis pattern flagstone

Boulders: Pennsylvania fieldstone boulders

Dry Stream Bed: 'Delaware' river jacks matching existing

**Driveway Edging Stone: 'Golden Hue' building stone
(very similar to house veneer stone)**

**Low Entrance Columns: 'Carderrock' type stone
(matching house veneer stone)**

**Lighting Fixtures: Hadco CUL2 copper path lights
Hadco RLL2 copper lights in wall-flush mount
(well lights will be composite-they will not show)**

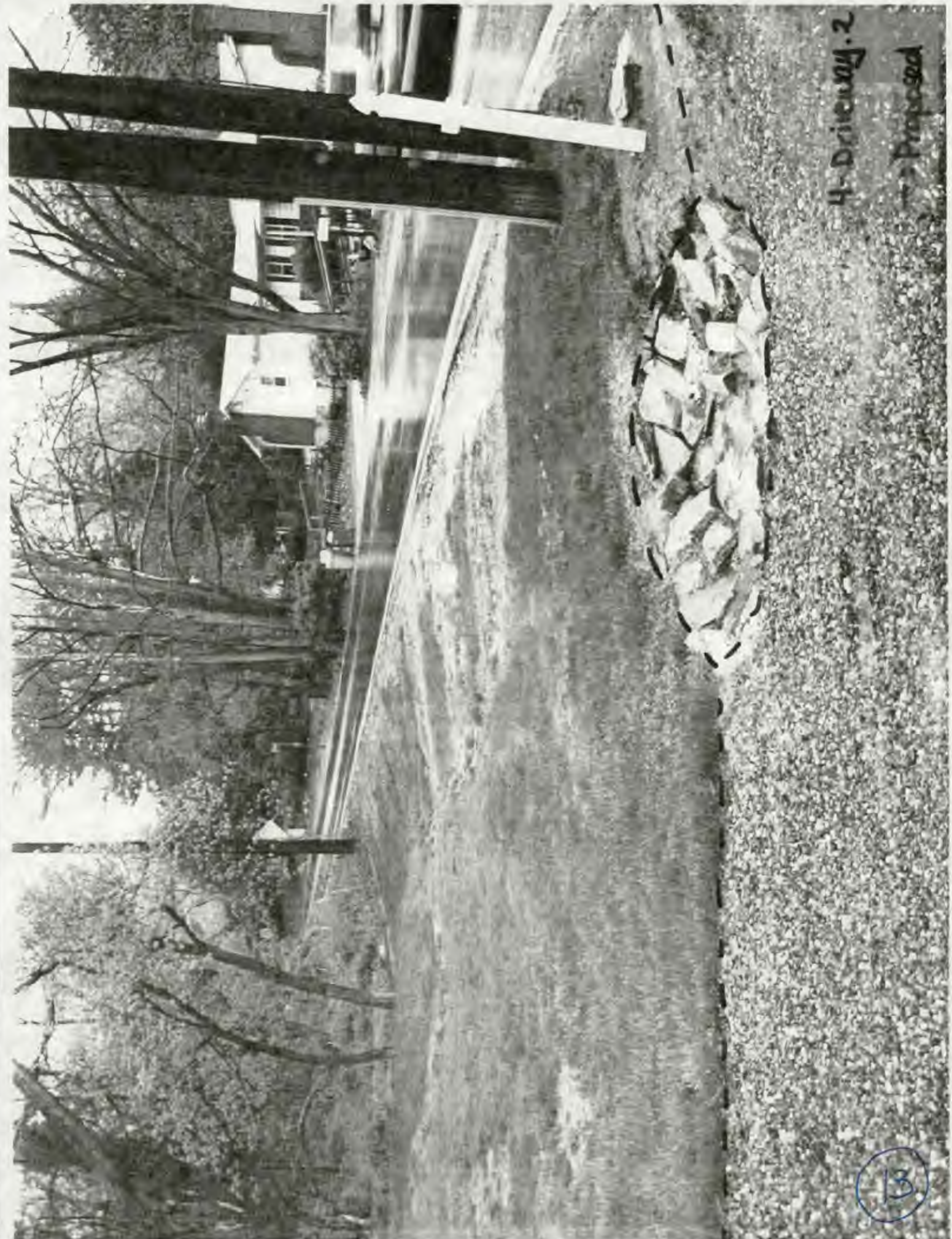
Stone available to view @ Tri-State and/or Irwin stone centers

10245 Capitol View Avenue, Silver Spring
Capitol View Park Historic District





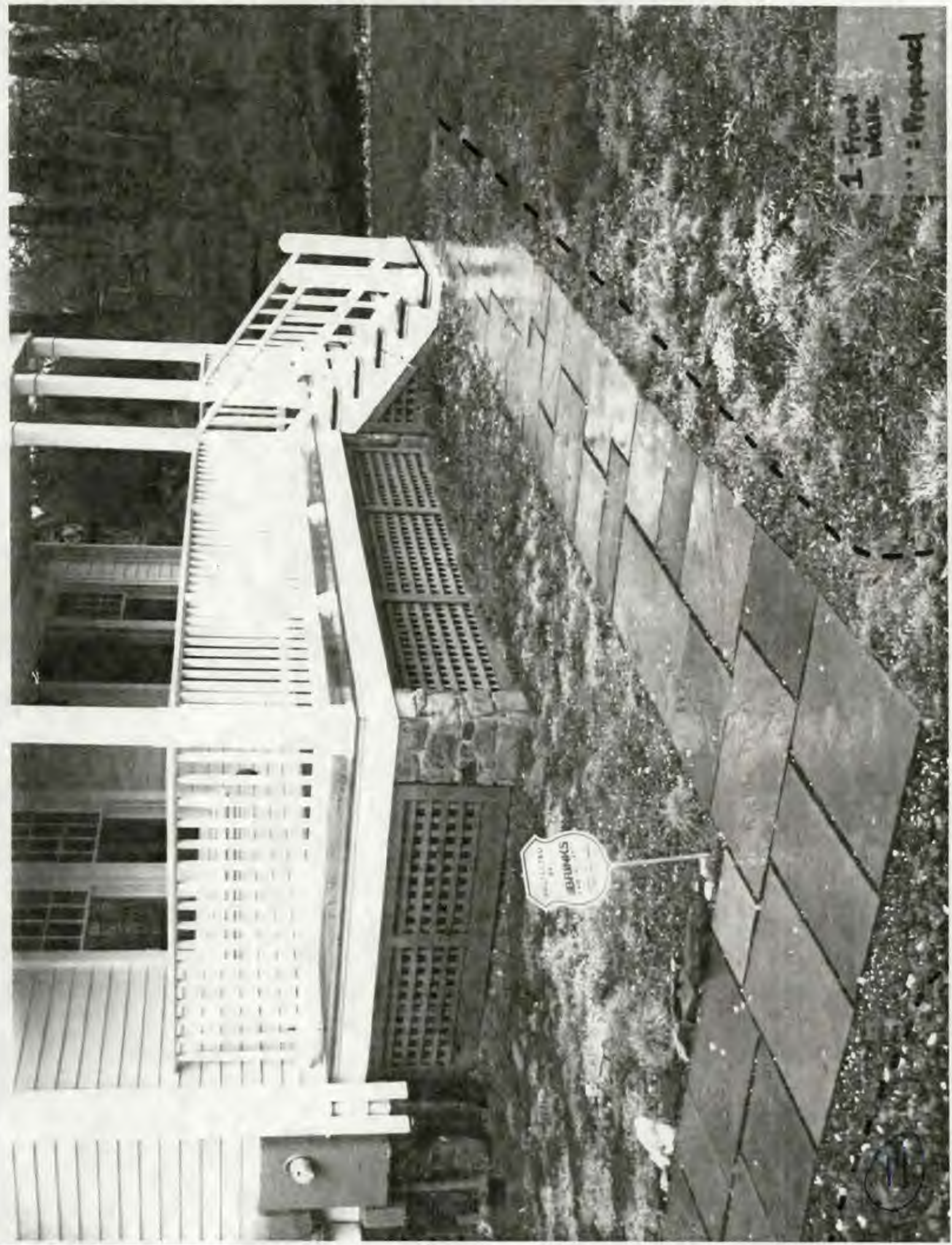
12



4-Driveway. 2

Proposed

13



1 - Front
Walk
--- = Proposed

WELCOME
TO
BRUNNEN
EST. 1954



51

2- Driveway. 1
... = Proposed





3 - Side / Rear
Yard
-- Proposed

PROPOSED

16

1-Front Walk
...: Reposed





2- Driveway.1

---- = Proposed

3-Side / Rear
Yard
-- = Proposed

Proposed
Fence





4- Driveway .2
---: Proposed

TREES

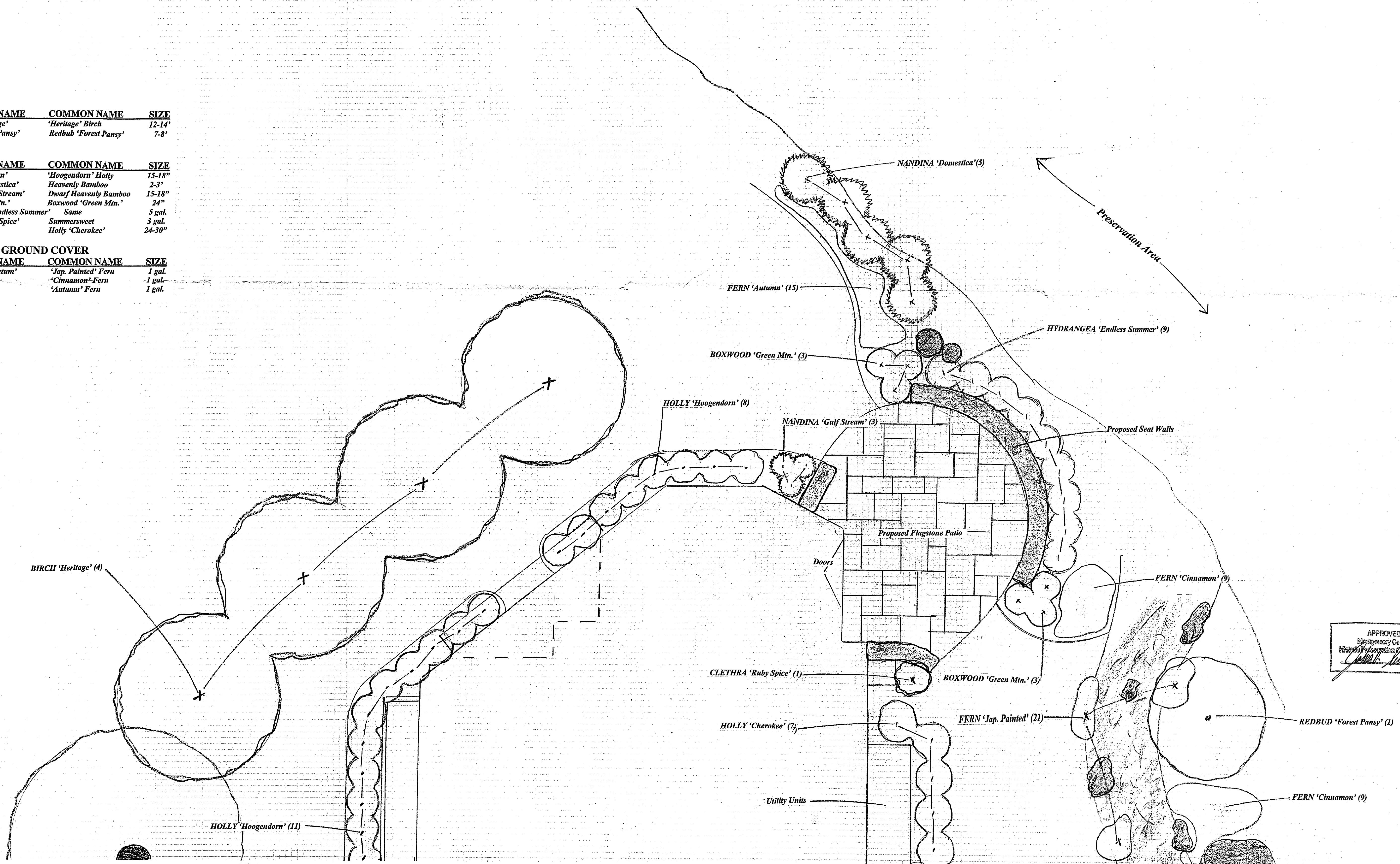
QTY	BOTANICAL NAME	COMMON NAME	SIZE
(4)	BETULA 'Heritage'	'Heritage' Birch	12-14'
(1)	CERCIS 'Forest Pansy'	Redbud 'Forest Pansy'	7-8'

SHRUBS

QTY	BOTANICAL NAME	COMMON NAME	SIZE
(19)	ILEX 'Hoogendorn'	'Hoogendorn' Holly	15-18"
(5)	NANDINA 'Domestica'	Heavenly Bamboo	2-3'
(3)	NANDINA 'Gulf Stream'	Dwarf Heavenly Bamboo	15-18"
(6)	BUXUS 'Green Mtn.'	Boxwood 'Green Mtn.'	24"
(9)	HYDRANGEA 'Endless Summer'	Same	5 gal.
(1)	CLETHRA 'Ruby Spice'	Summersweet	3 gal.
(7)	ILEX 'Cherokee'	Holly 'Cherokee'	24-30"

PERENNIALS and GROUND COVER

QTY	BOTANICAL NAME	COMMON NAME	SIZE
(21)	ATHYRIUM 'Pictum'	'Jap. Painted' Fern	1 gal.
(18)	OSMUNDA	'Cinnamon' Fern	1 gal.
(15)	DRYOPTERIS	'Autumn' Fern	1 gal.

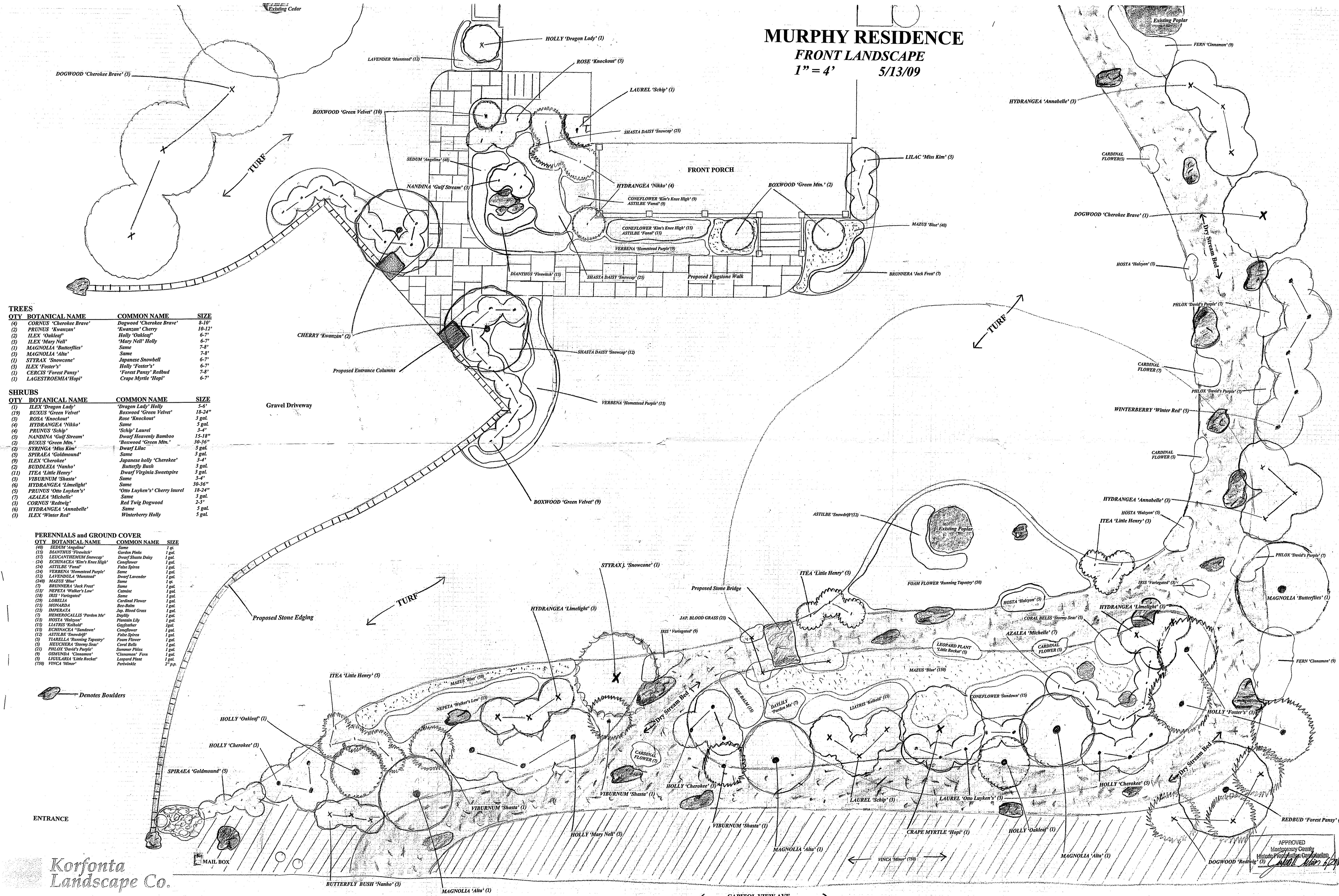


APPROVED
Edgemoor County
Historical & Archaeological Commission
C. M. L. 5/13/09

MURPHY RESIDENCE

FRONT LANDSCAPE

1" = 4' 5/13/09



TREES

QTY	BOTANICAL NAME	COMMON NAME	SIZE
(1)	CORNUS 'Cherokee Brave'	Dogwood 'Cherokee Brave'	8-10'
(2)	PRUNUS 'Kwanan'	'Kwanan' Cherry	10-12'
(2)	ILEX 'Oakleaf'	Holly 'Oakleaf'	6-7'
(3)	ILEX 'Mary Nell'	'Mary Nell' Holly	6-7'
(1)	MAGNOLIA 'Butterflies'	Same	7-8'
(3)	MAGNOLIA 'Alta'	Same	7-8'
(1)	STYRAX 'Snowcone'	Japanese Snowbell	6-7'
(3)	ILEX 'Foster's'	Holly 'Foster's'	6-7'
(1)	CERCIS 'Forest Pansy'	'Forest Pansy' Redbud	7-8'
(1)	LAGESTROEMIA 'Hopi'	Crape Myrtle 'Hopi'	6-7'

SHRUBS

QTY	BOTANICAL NAME	COMMON NAME	SIZE
(1)	ILEX 'Dragon Lady'	'Dragon Lady' Holly	5-6'
(19)	BUXUS 'Green Velvet'	Boxwood 'Green Velvet'	18-24"
(3)	ROSA 'Knockout'	Rose 'Knockout'	3 gal.
(4)	HYDRANGEA 'Nikko'	Same	5 gal.
(4)	PRUNUS 'Schip'	'Schip' Laurel	3-4'
(4)	NANDINA 'Gulf Stream'	Dwarf Heavenly Bamboo	15-18"
(2)	BUXUS 'Green Mtn.'	'Boxwood' 'Green Mtn.'	30-36"
(2)	SYRINGA 'Miss Kim'	Dwarf Lilac	5 gal.
(5)	SPIRAEA 'Goldmound'	Same	3 gal.
(9)	ILEX 'Cherokee'	Japanese holly 'Cherokee'	3-4'
(2)	BUDDLEIA 'Nanho'	Butterfly Bush	3 gal.
(11)	ITEA 'Little Henry'	Dwarf Virginia Sweetspire	3 gal.
(3)	VIBURNUM 'Shasta'	Same	5-6"
(6)	HYDRANGEA 'Limelight'	Same	30-36"
(5)	PRUNUS 'Oto Luyken's'	'Oto Luyken's' Cherry laurel	18-24"
(7)	AZALEA 'Michelle'	Same	3 gal.
(3)	CORNUS 'Redwig'	Red Twig Dogwood	2-3'
(6)	HYDRANGEA 'Annabelle'	Same	5 gal.
(5)	ILEX 'Winter Red'	Winterberry Holly	5 gal.

PERENNIALS and GROUND COVER

QTY	BOTANICAL NAME	COMMON NAME	SIZE
(40)	SEDUM 'Angelina'	Same	1 qt.
(15)	DIANTHUS 'Firewitch'	Garden Pinks	1 gal.
(17)	LEUCANTHEMUM 'Snowcap'	Dwarf Shasta Daisy	1 gal.
(24)	ECHINACEA 'Kim's Knee High'	Coneflower	1 gal.
(24)	ASTILBE 'Fanal'	Fish Spirea	1 gal.
(24)	VERBENA 'Homestead Purple'	Same	1 gal.
(12)	LAVENDULA 'Wanstead'	Dwarf Lavender	1 gal.
(24)	MAZUS 'Blue'	Same	1 qt.
(7)	BRUNNERA 'Jack Frost'	Same	1 gal.
(15)	NEPETA 'Walker's Low'	Same	1 gal.
(18)	IRIS 'Variegated'	Same	1 gal.
(2)	LOBELIA	Cardinal Flower	1 gal.
(13)	NONARDA	Bee-Balm	1 gal.
(23)	IMPERATA	Jap. Blood Grass	1 gal.
(7)	HEMEROCALLIS 'Pardon Me'	Dogily	1 gal.
(13)	HOSTA 'Halequa'	Flamingo Lily	1 gal.
(15)	LIATRIS 'Kobold'	Gayfeather	1 gal.
(15)	ECHINACEA 'Sundown'	Coneflower	1 gal.
(12)	ASTILBE 'Snowdrift'	Fish Spirea	1 gal.
(5)	TIARELLA 'Running Tapestry'	Foam Flower	1 gal.
(5)	HEUCHERA 'Stormy Seas'	Coral Bells	1 gal.
(2)	PHLOX 'David's Purple'	Summer Phlox	1 gal.
(9)	OSMUNDA 'Cinnamon'	'Cinnamon' Fern	1 gal.
(5)	LIGULARIA 'Little Rocker'	Leopard Plant	1 gal.
(750)	VINCA 'Mtn'	Periwinkle	2" p-p.

Denotes Boulders

Korfonta Landscape Co.

APPROVED Montgomery County
 Hilda P. ...
 DOGWOOD 'Redwig' (3)