MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8013 Westover Rd., Bethesda	**Meeting Date:**	11/13/2019
Resource:	Non-Contributing Resource **Greenwich Forest Historic District**	**Report Date:**	11/6/2019
Applicant:	Adrienne and Neil Deshmukh	**Public Notice:**	10/30/2019
Review:	HAWP	**Tax Credit:**	n/a
Case Number:	35/165-19E (amended)	**Staff:**	Dan Bruechert
PROPOSAL:	Tree Removal and Hardscape Alterations		

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Greenwich Forest Historic District
STYLE: Minimal Traditional
DATE: c.1949

Figure 1: 8013 Westover Rd., Bethesda.

BACKGROUND

On October 23, 2019 the HPC reviewed and approved a proposal to construct two small additions at the rear of the property. The applicant proposed removing a tree to accommodate repairs to a retaining wall, however, Staff determined that not enough information was presented to evaluate this section of the proposal and tabled consideration of this work until more information was submitted.

PROPOSAL

The applicant proposes to remove a tree at the rear of the house, plant two new trees, and make alterations to the retaining walls and patio behind the house.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Non-Contributing Resources within the Greenwich Forest Historic District, decisions are guided by the Greenwich Forest Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*the Standards*).

Greenwich Forest Historic District Design Guidelines

A. Principles

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for *work permits*. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

A1. Greenwich Forest was conceived of, built, and to a great degree preserved as a park-like canopied forest with gentle topographic contours, in which the presence of houses and hardscape are understated relative to the natural setting. The removal of mature trees and the significant alteration of topographic contours on private property, the *Greenwich Forest Triangle*, and the public right-of-way in Greenwich Forest should be avoided whenever possible. The Greenwich Forest Citizens Association (GFCA) will continue to support the replacement of trees. In order to protect mature trees and the natural setting of Greenwich Forest, and to limit runoff into the Chesapeake Bay, the creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.

A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved *work permits* include appropriate safeguards that protect the following three essential elements of this fabric.

   a. An array of revival American *architectural styles* that, taken together, make a significant statement on the evolution of suburban building styles (see Appendix 2).

   b. The *scale and spacing* of houses and their *placement* relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7' but placement and spacing produced distances between houses that far exceeded the minimum 14'. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.

   c. High quality building materials and high level of craftsmanship.

A3. The neighborhood needs to evolve to meet the needs of its residents while maintaining the charm and architectural integrity that have been maintained since the 1930s. Introducing new *architectural styles* that are not already present in the neighborhood will detract from its integrated fabric.

A4. A *contributing house* may not be torn down and replaced unless there is significant/extensive damage that would create an undue hardship to preserve the original structure (see D2). Extreme damage like this may be the result of a fallen tree, fire, flood, other natural disaster, or accident.

A5. A *non-contributing house* may be torn down and replaced as long as the *replacement* house replicates the *architectural style* of its predecessor or the style of one of the contributing houses in Greenwich Forest (see Appendix 2).

B. Balancing Preservation and Flexibility

Greenwich Forest represents a period in the evolution of Montgomery County worthy of preservation, but it has also changed in response to the needs of residents since it was created in the 1930s. These Guidelines seek a reasonable compromise between preservation and the needs of residents in several ways.

B1. Most of the houses in the Greenwich Forest Historic District are designated *"contributing"* because they contribute to the architectural and historic nature of the district. *Contributing structures* are shown in the map of the districts. These Guidelines are more specific for *contributing structures*.

B2. Other houses in the district are designated *non-contributing* either because (1) they were built more recently than *contributing houses* with other *architectural styles* (see Appendix 3) or (2) their original features have been significantly altered by subsequent modifications. *Non-contributing structures* are shown on the map of the District. The Guidelines provide greater flexibility for owners of *non-contributing houses*.

B3. These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction. Owners are not expected to return their houses to their original configurations. The modifications they are permitted to make under these Guidelines are based on the current reality in the neighborhood, provided that those modifications are consistent with the Principles in these Guidelines.

B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less *visible from the public rights-of-way* in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses.

Levels of review means the nature of review applicable to a proposed modification. The three levels of review are:

- *Limited scrutiny* is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. The decision-making body should base its review on maintaining compatibility with the design, texture, *scale, spacing, and placement* of surrounding houses and the impact of the proposed change on the streetscape.
- *Moderate scrutiny* is a higher level of review than *limited scrutiny* and adds consideration of the preservation of the property to the requirements of *limited scrutiny*. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure's existing architectural designs.
- *Strict scrutiny* is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the requirements of the limited and moderate scrutiny levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

D2. *Demolition: Demolition and replacement* of contributing houses is prohibited, except in cases of catastrophic damage by natural causes or accidents that would cause an undue hardship to repair the house. Demolition of *non-contributing houses* is acceptable under any circumstances, but any replacement structure must follow the Guidelines specified below.

D4. *Additions*: Additions to *contributing* and *non-contributing houses* are allowed. The style of an *addition* must be compatible and in keeping with the prevailing styles of that house. The style of the *addition* must be compatible with the style of the original house, unless the owner wishes to change the *architectural style* of both the house and addition to another style of a *contributing house* in Greenwich Forest (see Changes to *architectural style*, below). *Additions to contributing houses* must preserve as a recognizable entity the outline of the original house (not including subsequent additions). Side additions to *contributing houses* are allowed, but the limits of the original *façade* must be demarcated by stepping back the front plane of the addition and by a change in the addition's roofline. Rear *additions* to *contributing houses* are allowed within limitations on height and setbacks (see D5).[1]

D5. Guidelines on dimensions: The total lot coverage of a house may not exceed 25% of the lot area, and accessory buildings may not exceed 5% of the lot area. The area of an accessory building may be increased by 2%, to 7% of total lot coverage, if the lot coverage of the house and the accessory buildings added together does not exceed 30% of lot area.

Additions should try to preserve ample spacing between houses (see Principle 2b). For example, visual crowding between houses could be minimized by placing an addition toward the back of a property, placing an addition on the side of a property with greater distance to the adjacent house (especially when a side lot abuts the rear setback of an adjacent corner house), or by screening additions with plantings. The total of the two side lot setbacks must be at least 18', with no less than 7' on one side. Rear lot setbacks must be at least 25', though decks no higher than 3' from the ground may extend to an 11' setback.

The elevation of the main or predominant ridgeline(s) of a *contributing house* as viewed from the front may not be increased. To avoid excessive increases in the visual mass of houses, the elevation of any separate ridgelines of an addition to the rear of the house may not be more than 3' above that of the main ridgeline.

D7. Building materials: Replacement of roofs, siding, and trim with original materials is strongly recommended and is considered maintenance that will not require an application for a work permit. Use of non-original "like materials" such as architectural asphalt shingles requires a work permit to ensure that they match the scale, texture, and detail of the original materials and are consistent with the overall design of the existing house. For example, homeowners wishing to replace slate or tile roofs may use alternative materials that match the scale, texture, and detail of the roof being replaced. If an original slate or tile roof had been replaced with non-original material before July 1, 2011, the homeowner may replace the existing roof in kind or with another material consistent with the architectural style of that house.

D15. Tree removal: The preservation of the large mature trees in Greenwich Forest is a high priority of these Guidelines, but there are circumstances in which removal may be unavoidable. Trees smaller than 8" in diameter (measured at 5' height) may be removed without an application for a work permit. Larger trees may be removed without an application for a work permit if a certified arborist provides documentation to the decision-making body stating that the tree is dead, diseased, dying, or a hazard (e.g., a threat to public safety or the structural integrity of the house). Each tree removed for these reasons should be replaced by one tree in the manner described below.

In planning landscape modifications, additions, and replacement houses, homeowners may propose the

[1] Under the Greenwich Forest Design Guidelines, additions to non-contributing resources are subject to lenient scrutiny.

removal of trees with diameters greater than 8" (measured at 5' height). If there is an obvious alternative siting that would avoid removal of mature trees, the application for a work permit should include a brief explanation of why that alternative was rejected. In such cases, the functional needs of the homeowner should be respected. If applications propose the removal of trees larger than 8" in diameter (measured at 5' height), the site plan for the proposed modification must include the installation of two replacement trees for each tree removed as a result of the modification. These proposals are subjected to strict scrutiny (see Appendix 1) to ensure that homeowners have not overlooked viable options that would avoid tree removal and that the plan for installing new trees adheres to the following guidelines. Each tree removed from the forest canopy must be replaced with two trees chosen from canopy species already established in the region (e.g., White Oak, Nuttall Oak, Scarlet Oak, Greenspire Linden, American Beech, Ash, and Tulip Poplar). If the forest canopy is well established over the site, one of the two replacement trees can be chosen from an understory species that is already established in the region (October Glory Red Maple, Red Sunset Red Maple, Black Gum, and Sycamore). Ornamental trees such as American Dogwood, Serviceberry or Amelanchier, and Eastern Redbud are native and desirable plantings, but they cannot be counted as replacement trees because they do not contribute to the canopy.

D17. Windows, dormers, and doors: Door and window replacements are acceptable, as long as the replacements are compatible with the architectural style of the house. Replacement windows with true or simulated divided lights are acceptable, but removable ('snap-in') muntins are not permitted on front-facing windows of contributing houses. Front-facing dormer additions to third floors are permitted on non-contributing houses and on contributing houses, if such additions do not involve raising the main roof ridge line (as specified in D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) 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

(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

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

STAFF DISCUSSION

To the rear of the house, there is a 4' (four foot) tall brick retaining wall that wraps around the house to the south. To the northwest of this retaining wall there is a large tulip poplar. The applicant proposes to expand the patio behind the house and reconstruct the retaining wall. To accomplish this the applicant needs to remove the existing tulip poplar.

Patio Alterations
At the rear of the house there is a brick patio enclosed by a 4' (four foot) tall retaining wall. To the west and south of the house there is a very narrow gap between the retaining wall and the house. The retaining wall has experienced some minor cracks, spalling, and the wall has started to lean a bit.

The applicant proposes to remove the existing brick retaining wall and excavate more fill so there is a minimum 5' (five foot) gap between the house and the wall. Behind the house, the wall will have two terraces to accommodate the rise in grade at the rear of the lot. The new patio will be installed on concrete pavers with brick walls. Staff finds that the work proposed will not be at all visible from the right-of-way and should be granted a very lenient review. Additionally, the *Design Guidelines* state, "B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less visible from the public rights-of-way in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses." Staff supports approval of these changes under the *Design Guidelines* and 24A-8(d).

Tree Removal
In order to accommodate the proposed patio, the applicant seeks the removal of a large tree. To the northeast of the house is a 43.75" (forty-three and three-quarters inch) d.b.h. Tulip Poplar.

The applicant submitted a letter from Bartlett Tree Experts recommending that the tree be removed, however, based on the information included in the letter, it is difficult to determine if that evaluation was done in the context of the patio expansion and new retaining wall.

As stated in the *Design Guidelines* (D15), the preservation of the large mature trees in Greenwich Forest is a high priority. As such, the *Design Guidelines* go on to indicate that the burden of proof is on the applicant to demonstrate why the proposed modifications cannot be undertaken in a way that would avoid the removal of this tree.

The *Design Guidelines* do go on to state, "In planning landscape modifications, additions, and replacement houses, homeowners may propose the removal of trees with diameters greater than 8" (measured at 5' height). If there is an obvious alternative siting that would avoid removal of mature trees, the application for a work permit should include a brief explanation of why that alternative was rejected. In such cases, the functional needs of the homeowner should be respected." Staff finds because this is an expansion of an existing patio and not the creation of a brand new space, there is not an obvious siting that would avoid the removal of this tree.

While Staff is not enthusiastic about recommending removal of this tree there is an additional consideration that goes into Staff's evaluation of the proposal, the potential damage the tree may cause. Tulip poplars have notoriously soft wood, which can cause large branches to fall and potentially damage the house. Staff would not recommend planting a new tree in this location due to the proximity of the house and Staff supports approval under the *Design Guidelines*.

The *Design Guidelines* add one requirement when a large tree is to be removed, that two desirable tree

species be planted to replace it. The applicant proposes planting a white oak and a red maple in the rear of the lot. Staff finds this satisfies this requirement.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** HAWP application under the Criteria for Issuance in *Chapter 24A-8(b)(1),(2), and (d),* having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of *Chapter 24A*;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, and #5*,

with the added condition that that the approval **not** extend to the work on the retaining wall or tree removal;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

[redacted]

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ADRIENNE.BEAUDOIN@GMAIL.COM Contact Person: ADRIENNE DESHMUKH

Tax Account No.: 03 00497024 Daytime Phone No.: 508 733 1848

Name of Property Owner: ADRIENNE + NEIL DESHMUKH Daytime Phone No.: 508 733 1848

Address: 8013 WESTOVER RD (Street Number) BETHESDA (City) MD (State) 20814 (Zip Code)

Contractor: REZA OSSAREH Phone No.: 202-[redacted]-7467

Contractor Registration No.: _____

Agent for Owner: NONE Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8013 Street: WESTOVER ROAD

Town/City: BETHESDA Nearest Cross Street: YORK LANE

Lot: 4 Block: J Subdivision: GREENWICH FOREST

Liber: _____ Folio: _____ Parcel: _____

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: $ 75,000

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.

Signature of owner or authorized agent — Date: 10/1/19

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

891397

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 BUILDING IS ORIGINALLY BUILT IN 1949, ONE STORY, SLAB ON GRADE, NO BASEMENT. DURING LATE 2000, SECOND FLOOR ADDED TO THE SOUTH PORTION OF THE BUILDING. THE BUILDING HAS NO SPECIFIC STYLE ACCORDING TO GREENWICH FOREST INVENTORY OF HOUSES. "NO HISTORICAL SIGNIFICANCE"

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

   THE PROPOSED ADDITIONS ARE LOCATED TO THE REAR OF EXISTING BUILDING: KITCHEN EXTENSION AND 2ND FLOOR SITTING ARE. THE NEW ADDITIONS HAVE NO IMPACT TO FRONT FACADE OF THE BUILDING. ~~CONTINUED ON BACK PAGE~~ ⇒ IN ADDITION, REPAIR OF EXISTING REAR RETAINING WALL, AND AS A RESULT OF REPAIR WORK, REMOVAL OF REAR TULIP POPLAR TREE. FOLLWING REMOVAL, INTEND TO REPLACE TREE WITH SIMILAR TREE TYPE.

2. **SITE PLAN**

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

   V 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. SEE ATTACHED SUPPORTING DOCUMENTATION.

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.

   V 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**

   V 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**

   V 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**

   V 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.

V 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.

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.

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

Owner's mailing address	**Owner's Agent's** mailing address
5609 DURBIN RD BETHESDA MD 20814	

Adjacent and confronting Property Owners mailing addresses

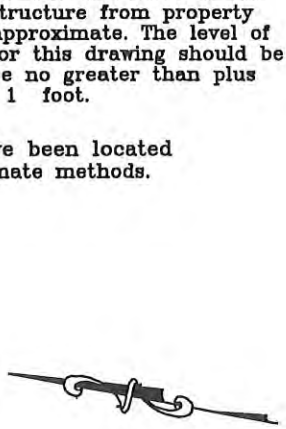
8009 WESTOVER RD BETHESDA MD MARVIN M & IJ SOLOMAN LOT 3 / BLOCK 'J'	5510 LAMBETH RD BETHESDA MD ERIC MOSES C. LIGHTFOOT MAURA ASHTON C. LIGHTFOOT LOT 5 / BLOCK 'J'
8012 WESTOVER RD BETHESDA MD JOHN S. & KA WYCKOFF LOT 8 / BLOCK 'K'	8008 WESTOVER RD BETHESDA MD KENNETH & ALEXANDRA WALKER LOT 9 / BLOCK 'K'

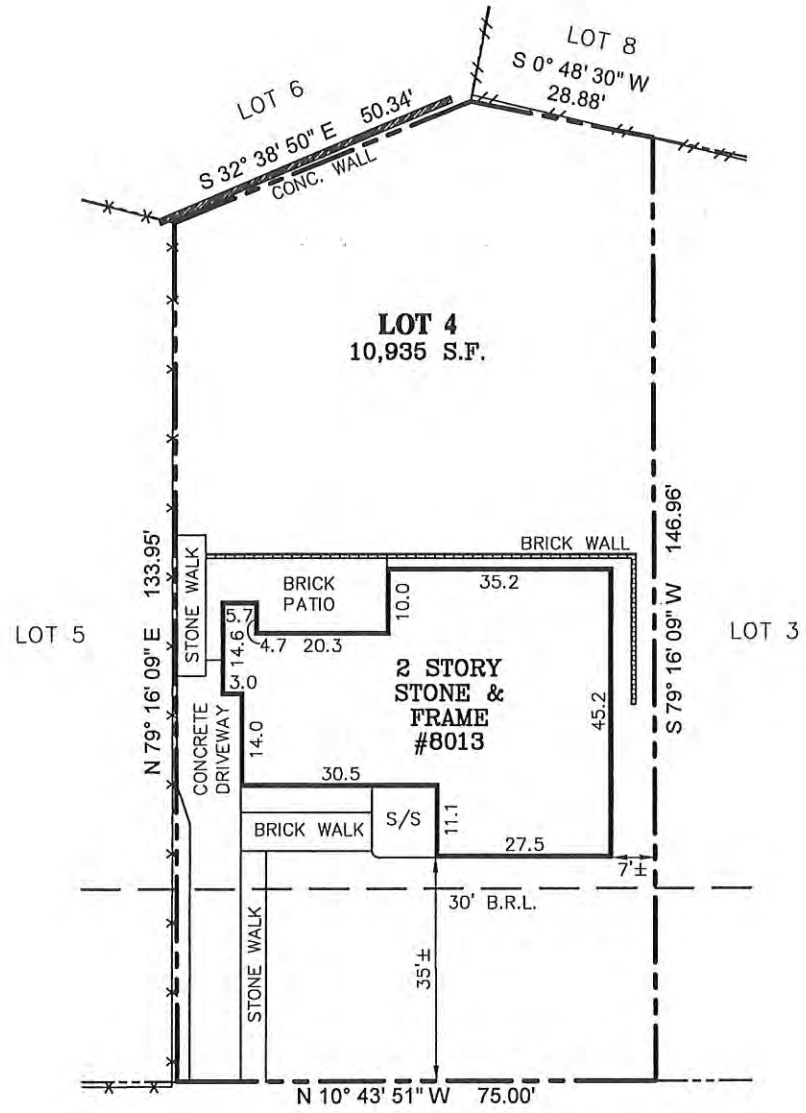
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
2. Fences have been located by approximate methods.





LOCATION DRAWING
LOT 4, BLOCK J
GREENWICH FOREST
MONTGOMERY COUNTY, MARYLAND

WESTOVER ROAD
(DELMAR PLACE PER PLAT)
(50' R/W)

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Foster

MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
Expires: 04-02-2021

REFERENCES

PLAT BK. 10
PLAT NO. 722

LIBER
FOLIO

SNIDER & ASSOCIATES
LAND SURVEYORS
19544 Amaranth Drive
Germantown, Maryland 20874
301/948-5100 Fax 301/948-1286
WWW.SNIDERSURVEYS.COM

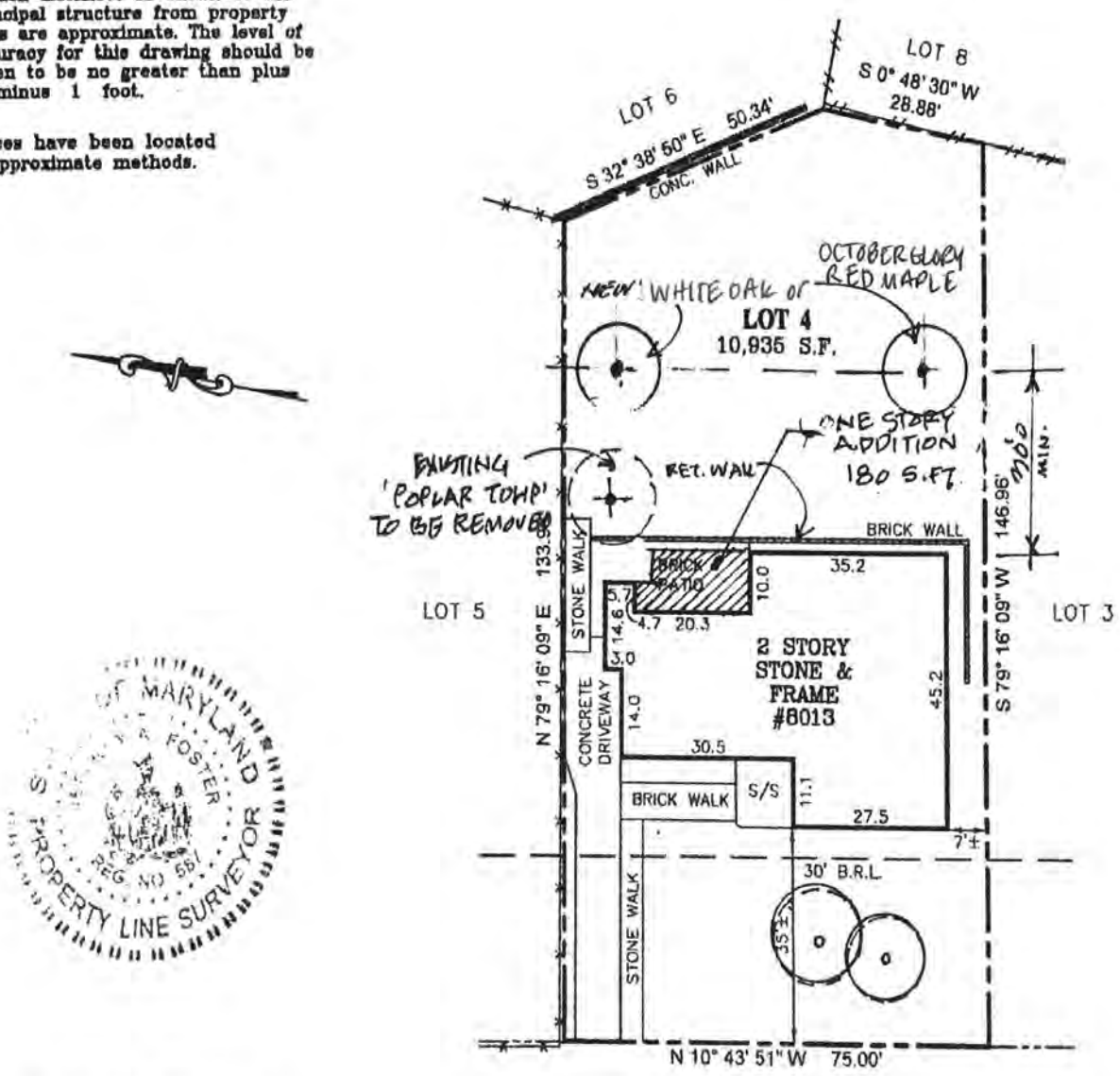
DATE OF LOCATIONS		SCALE:	1" = 30'
WALL CHECK:		DRAWN BY:	K.W.L.
HSE. LOC.:	6-05-19	JOB NO.:	19-02127

Site Plan

Notes:

1. **Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.**

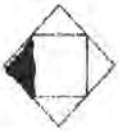
2. **Fences have been located by approximate methods.**



LOCATION DRAWING
LOT 4, BLOCK J
GREENWICH FOREST
MONTGOMERY COUNTY, MARYLAND

WESTOVER ROAD
(DELMAR PLACE PER PLAT)
(50' R/W)

1" : 30'



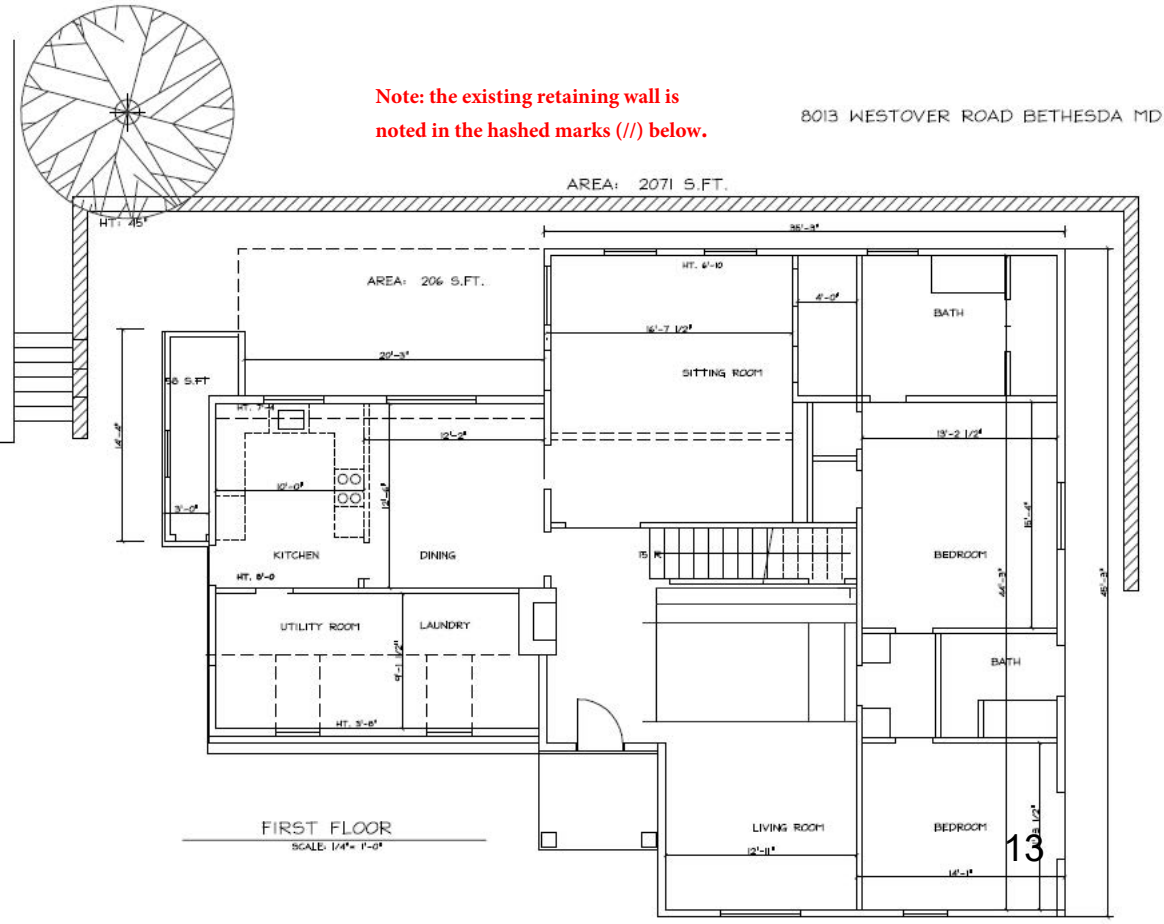
Shade portion to indicate North

Applicant:_____

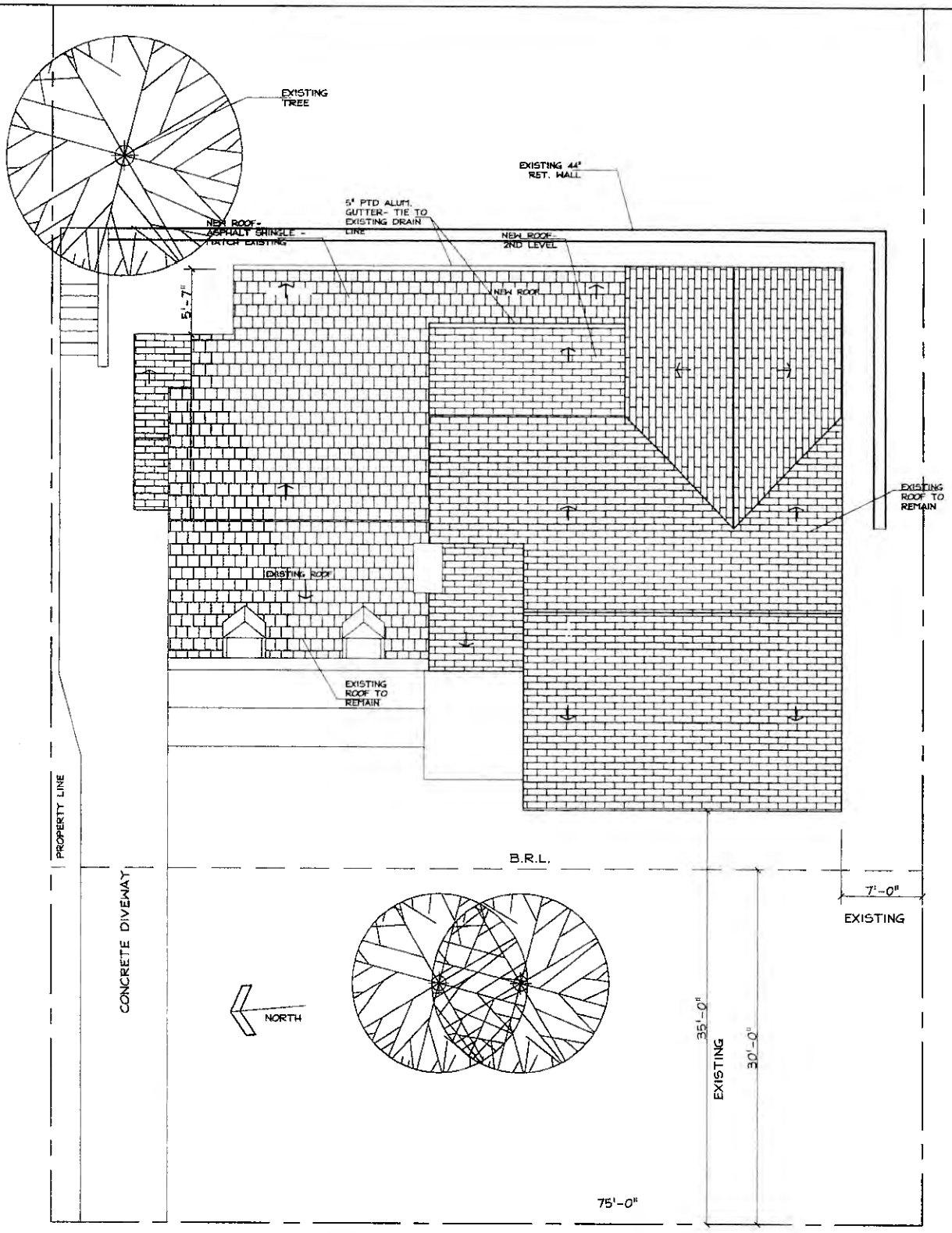
Page:__

Note: the existing retaining wall is noted in the hashed marks (//) below.

8013 WESTOVER ROAD BETHESDA MD



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



WESTOVER ROAD

4 SITE/ ROOF PLAN

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

8013 WESTOVER ROAD BETHESDA MD

BARTLETT TREE EXPERTS
1 METROPOLITAN COURT, GAITHERSBURG, MD 20878 • (301)881-8550 • FAX(301)881-9063

September 27, 2019

Kevin Manarolla
Senior Administrative Assistant
Historic Preservation
8787 Georgia Ave
Silver Spring, MD, 21090

To: Kevin Manarolla,

I recently reviewed a 43.75" Tulip Poplar (*Liriodendron tulipifera*) located at the left rear foundation corner of the home located at 8013 Westover Road, Bethesda, MD, 20814. The retaining wall to the west of the tree is currently failing and needs to be deconstructed and rebuilt to promote safety on the property. This retaining wall is 130" from the base of the tulip poplar. Due to the proximity of the wall and the construction practices involved in replacing it, significant root damage (some being structural) is likely to occur. I would recommend removing the tree as part of the wall reconstruction project.

Regards,

Ryan Grubb
Arborist Representative
FA Bartlett Tree Expert Co
ISA Board Certified Master Arborist MA-5195-BT
ISA Tree Risk Assessment Qualified
MD Licensed Tree Expert #1870
301-237-4902 (mobile)
rgrubb@bartlett.com

SUPPORTING DOCUMENT.
TREE REMOVAL.

ANNAPOLIS | MD

Weak Wooded and Invasive Trees

When considering what species of tree to plant or whether or not to remove an existing tree, it is important to take into account whether a tree is weak wooded or invasive.

Certain species of trees naturally have weak wood or grow in such a way that their limbs are prone to failure, breaking off easily. Fast growing trees tend to be weak wooded while slow growing trees tend to be stronger. Generally, the faster a tree grows, the weaker its wood will be. Some trees have narrow angles where their limbs connect to their trunks. When the angle between a branch and a tree's trunk is less than 45 degrees, this union is often structurally weak. While stronger tree species may develop weak branch unions, they are much more common in certain species of trees.

Below is a list of tree species known to be weak wooded or prone to limb failures. These conditions generally, make these trees more likely to become a hazard in severe weather than other species. Planting these trees in an urban landscape should be avoided. If you already have these trees planted in your yard, monitor them carefully for signs of stress or weak joints. Consider removing them and replacing them with a more suitable species.

- Silver maple (*Acer saccharinum*)
- Red mulberry (*Morus rubra*)
- Siberian elm (*Ulmus pumila*)
- Boxelder (*Acer negundo*)
- White willow (*Salix alba*)
- Bradford pear (*Pyrus calleryana*)
- Mimosa (*Albizia julibrissin*)
- Tulip poplar (*Liriodendron tulipifera*)
- Weeping willow (*Salix babylonica*)

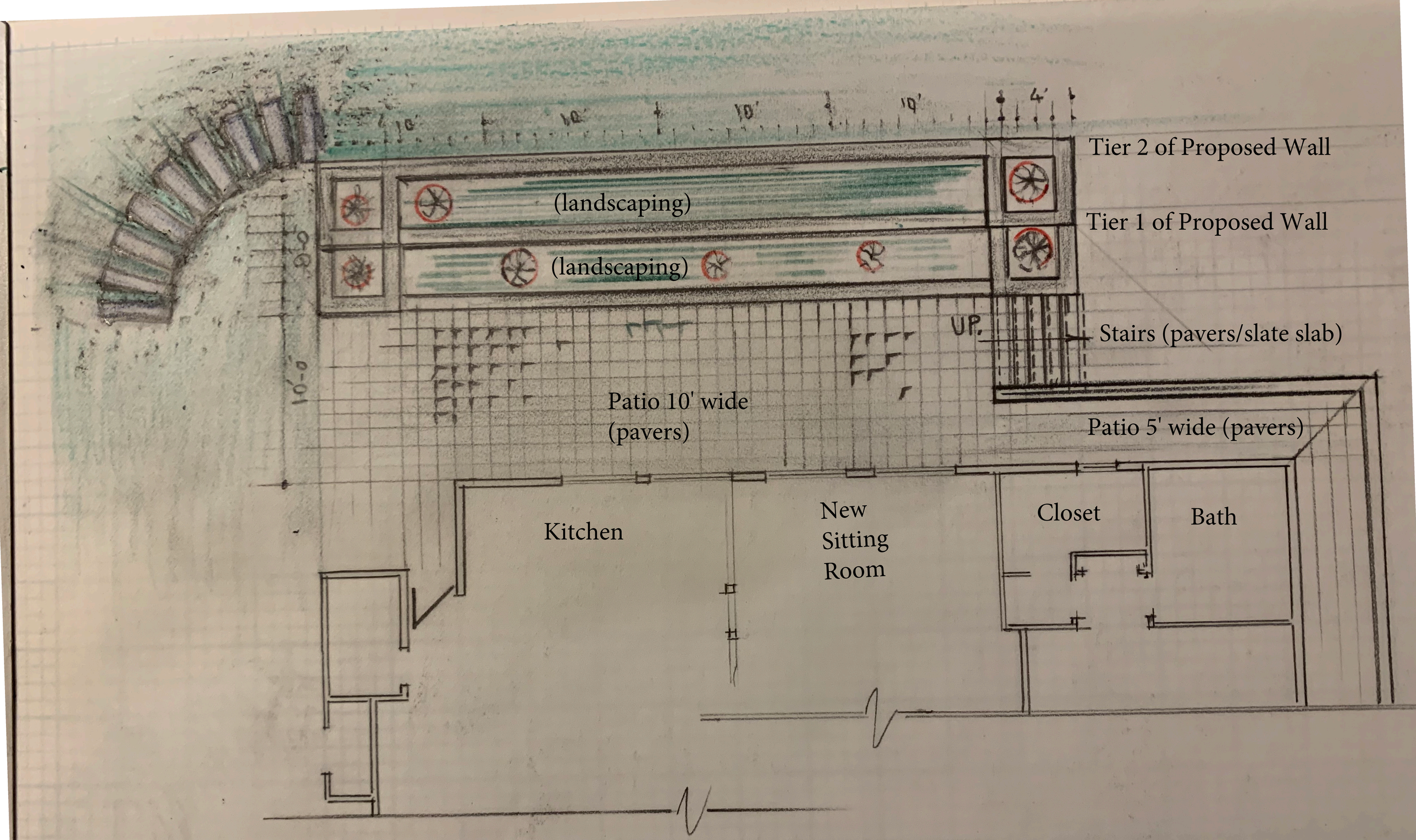
Invasive trees are those that are not native to an ecosystem and whose introduction is likely to cause harm either to the environment, human health or the economy. Species that grow and reproduce quickly, and spread aggressively are considered invasive. These species should also be avoided when planting a new

tree. If these trees are growing on your property, you may want to consider removing them and replacing them with a more desirable species.

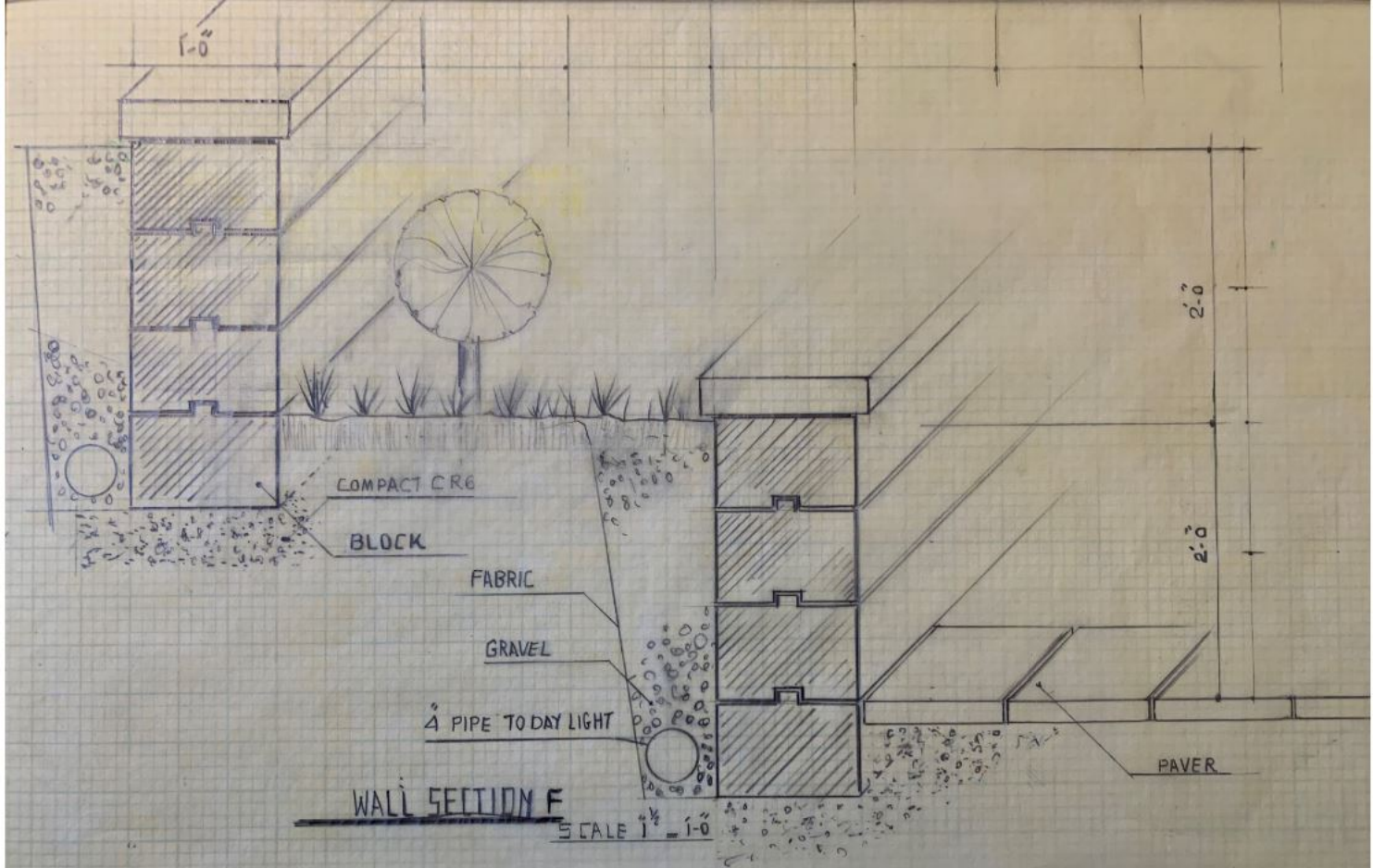
While there are hundreds of invasive plants in Maryland, some of the more common tree species found in our area include:

- Bradford pear (*Pyrus calleryana*)
- Empress tree (*Paulownia tomentosa*)
- Chinese mulberry (*Morus australis*)
- Tree of heaven (*Ailanthus altissima*)
- Sawtooth oak (*Quercus acutissima*)
- Norway maple (*Acer platanoides*)
- White mulberry (*Morus alba*)
- Mimosa (*Albizia julibrissin*)
- Siberian elm (*Ulmus pumila*)

With rare exception, the Office of Environmental Policy will recommend approval of tree permit applications and Historic Preservation Certificates of Approval for any of the trees listed here as either week wooded or invasive. Please note that both lists are only partial, showing the most common week or invasive trees in our area. The Office of Environmental Policy's Urban Forestry webpage has a link to a local native species list and most nurseries can recommend native plant material for your yard.



PATIO PAVED AREA


1'-0"
2'-0"
2'-0"
COMPACT CR6
BLOCK
FABRIC
GRAVEL
4" PIPE TO DAY LIGHT
PAVER
WALL SECTION F
SCALE 1 1/2" = 1'-0"