

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	15 W. Lenox St., Chevy Chase	Meeting Date:	7/12/17
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	7/05/17
Review:	HAWP	Public Notice:	6/28/17
Case Number:	35/13-17U	Tax Credit:	None
Applicant:	David & Paulette Kessler	Staff:	Dan Bruechert
Proposal:	Hardscape Alteration		

STAFF RECOMMENDATION:

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

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing to the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: c. 1892-1916

PROPOSAL:

The applicant is proposing to modify an existing play area. The existing play area, located in the northeast corner of the lot, consists of a playhouse, swings, climbing equipment, rings, slide, etc. The proposal will modify the existing equipment to be age appropriate as the children residing at 15 W. Lenox grow. The footprint of the play area will expand approximately 6' (six feet) to the west. This alteration will not have an impact on the historic house at 15 W. Lenox and, as it is in the rear of the property, it will not have an impact on the surrounding district. Staff is using the expedited form for this proposal as it believes this proposal is analogous to the construction/replacement of accessory or storage buildings not visible from the public right-of-way.

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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

_____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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: permits@pinecrestdel.net Contact Person: SPURGE EISMEIER, JR.
 Tax Account No.: 07 - 03428422 Daytime Phone No.: 410-267-1914
 Name of Property Owner: STEVEN LAUFER/CHANI LAUFER Daytime Phone No.: _____
 Address: 15 W LENOX STREET CHEVY CHASE MD 20815
Street Number City State Zip Code
 Contractor: WINCHESTER CONSTRUCTION Phone No.: 410-987-5905
 Contractor Registration No.: MHIC #12309
 Agent for Owner: SPURGE EISMEIER, JR. Daytime Phone No.: 410-267-1914

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: W LENOX STREET
 Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PARKWAY
 Lot: 19 Block: 42 Subdivision: CHEVY CHASE VILLAGE
 Liber: 43807 Folio: 142 Parcel: _____

PART ONE: TYPE OF CONSTRUCTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" 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>CHILDREN'S PLAY AREA</u>			

1B. Construction cost estimate: \$ 72,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS N/A

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 N/A

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/assessment

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

[Signature] _____
 Signature of owner or authorized agent

JUNE 20, 2017 _____
 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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**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:

THIS LOCATION IS AN EXISTING PLAY AREA CONSISTING OF VARIOUS
PLAY AREA EQUIPMENT (PLAYHOUSE, SWINGS, CLIMBING EQUIPMENT, RINGS,
SLIDE, ETC.) FOR USE BY THE YOUNG CHILDREN OF THE RESIDENCE. THE
EXISTING PLAY AREA IS NESTLED AMONGST TREES OFF THE LAWN IN THE
BACK YARD OF THE PROPERTY. THERE ARE NO HISTORICAL FEATURES/
STRUCTURES WITHIN, OR AS PART OF, THE EXISTING PLAY AREA.

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

THE EXISTING PLAY AREA IS PROPOSED TO BE UPDATED WITH A NEW PLAYHOUSE & EQUIPMENT
TO BE MORE IN KEEPING WITH THE CHILDREN'S AGES AND TO PROVIDE FOR A MORE CHALLENGING
EXERCISE AREA AS THE CHILDREN CONTINUE TO GROW. THE PLAY AREA WILL REMAIN
IN THE SAME LOCATION AS THE CURRENT PLAY AREA WITH NO CHANGE TO THE SURROUNDING
PLANTINGS & LAWN. THE REPLACEMENT OF THE EXISTING PLAY AREA ON THIS
PROPERTY WOULD HAVE NO EFFECT ON HISTORIC RESOURCES.

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.

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.

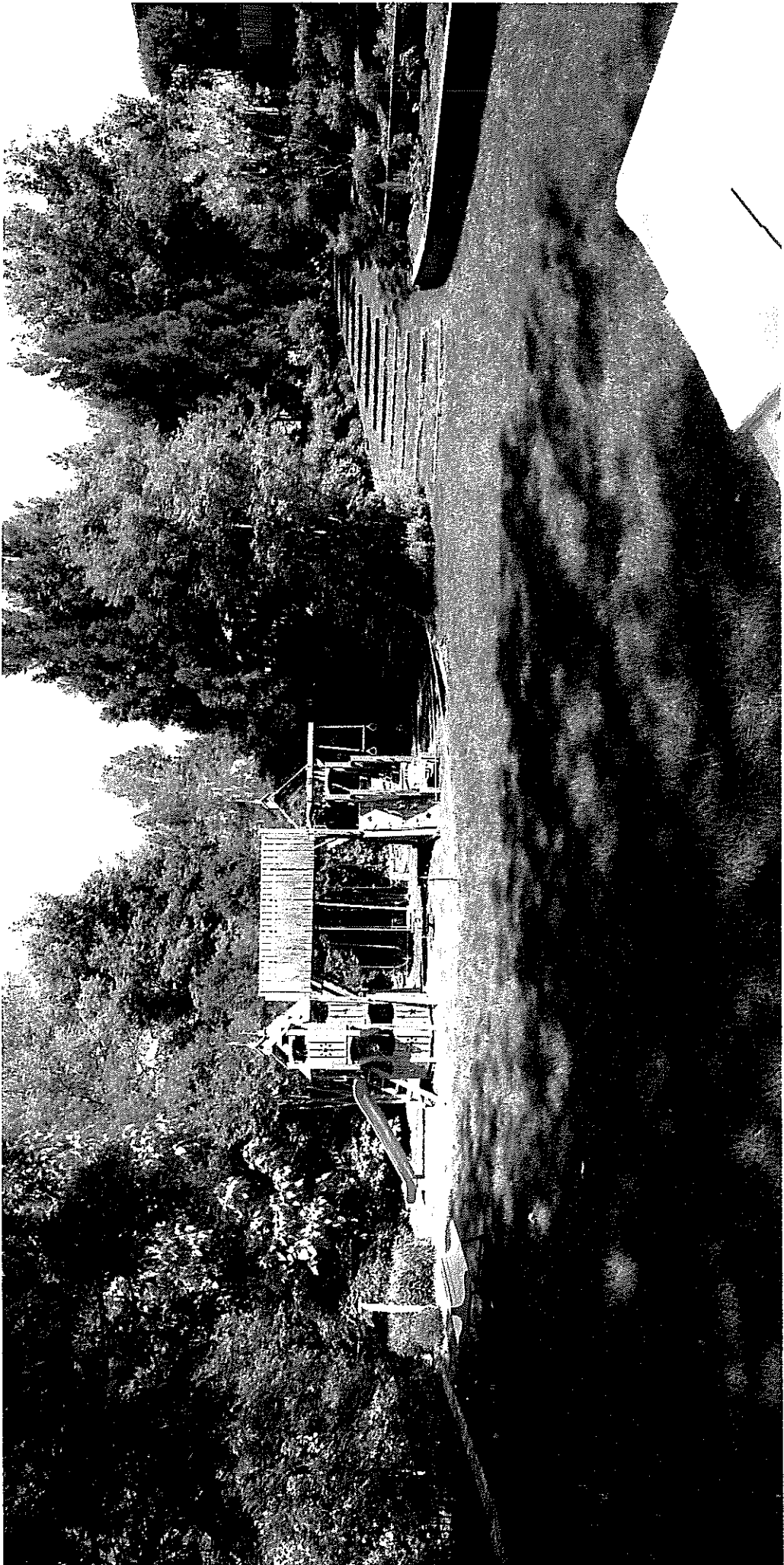
(4)

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

<p>Owner's mailing address STEVEN LAUFER CHANI LAUFER 15 W LENOX STREET CHEVY CHASE, MD 20815</p>	<p>Owner's Agent's mailing address SPURGE EISMEIER, JR./PERMITS BY PINECREST P.O. Box 4327 ANNAPOLIS, MD 21403</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>MICHAEL C. GELMAN SUSAN R. GELMAN 11 W LENOX STREET CHEVY CHASE, MD 20815</p>	<p>NISHAN C. AGHAJANIAN 14 W LENOX STREET CHEVY CHASE, MD 20815</p>
<p>JONATHAN E. NUECHTERLEIN STEPHANIE R. MARCUS 16 W LENOX STREET CHEVY CHASE, MD 20815</p>	<p>PETER L. WELLINGTON M.K. WELLINGTON 18 W LENOX STREET CHEVY CHASE, MD 20815</p>
<p>JOHN J. RYAN V.L. RYAN 33 W LENOX STREET CHEVY CHASE, MD 20815</p>	<p>CHEVY CHASE CLUB INC. 6100 CONNECTICUT AVE. CHEVY CHASE, MD 20815</p>

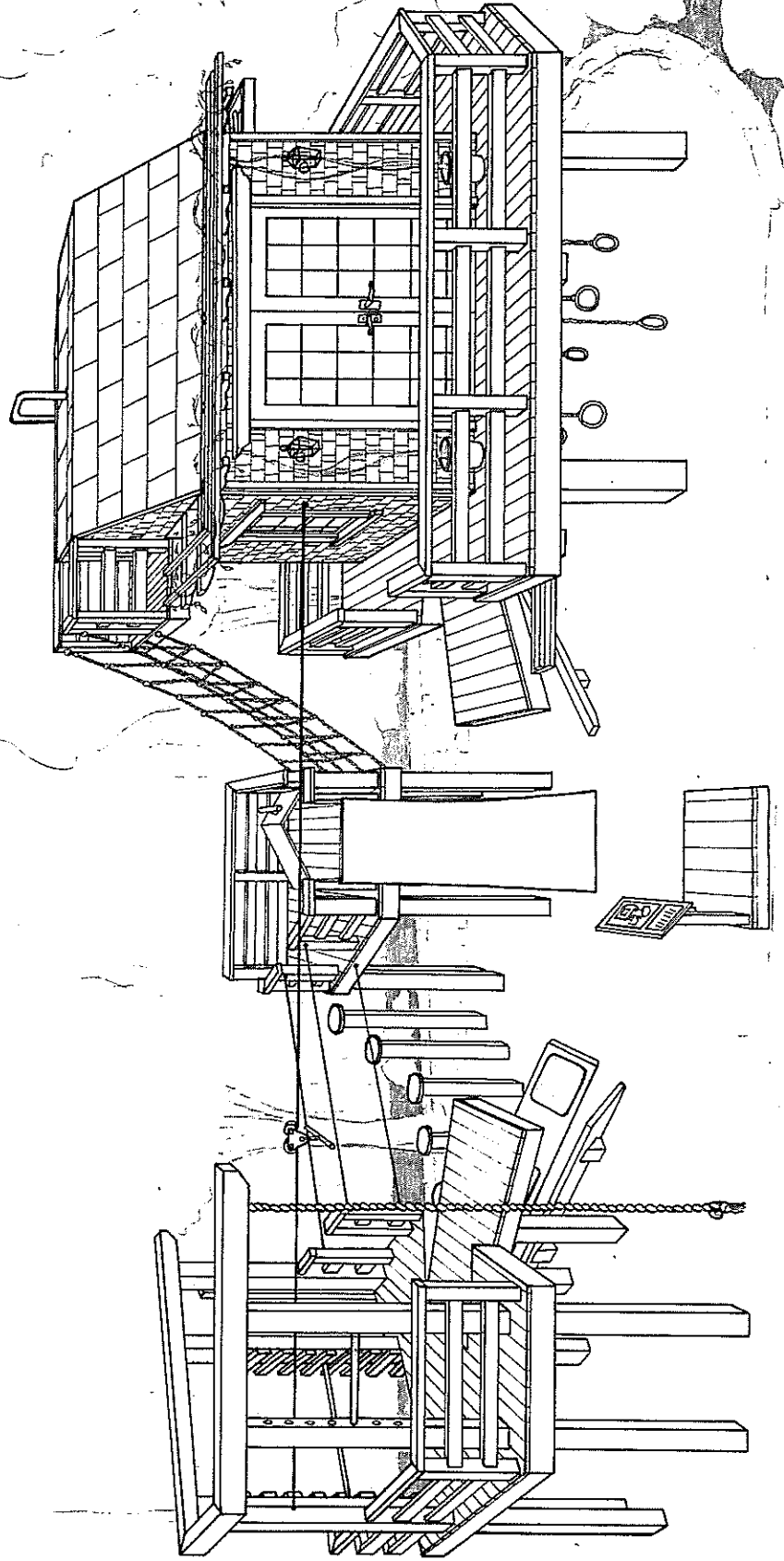


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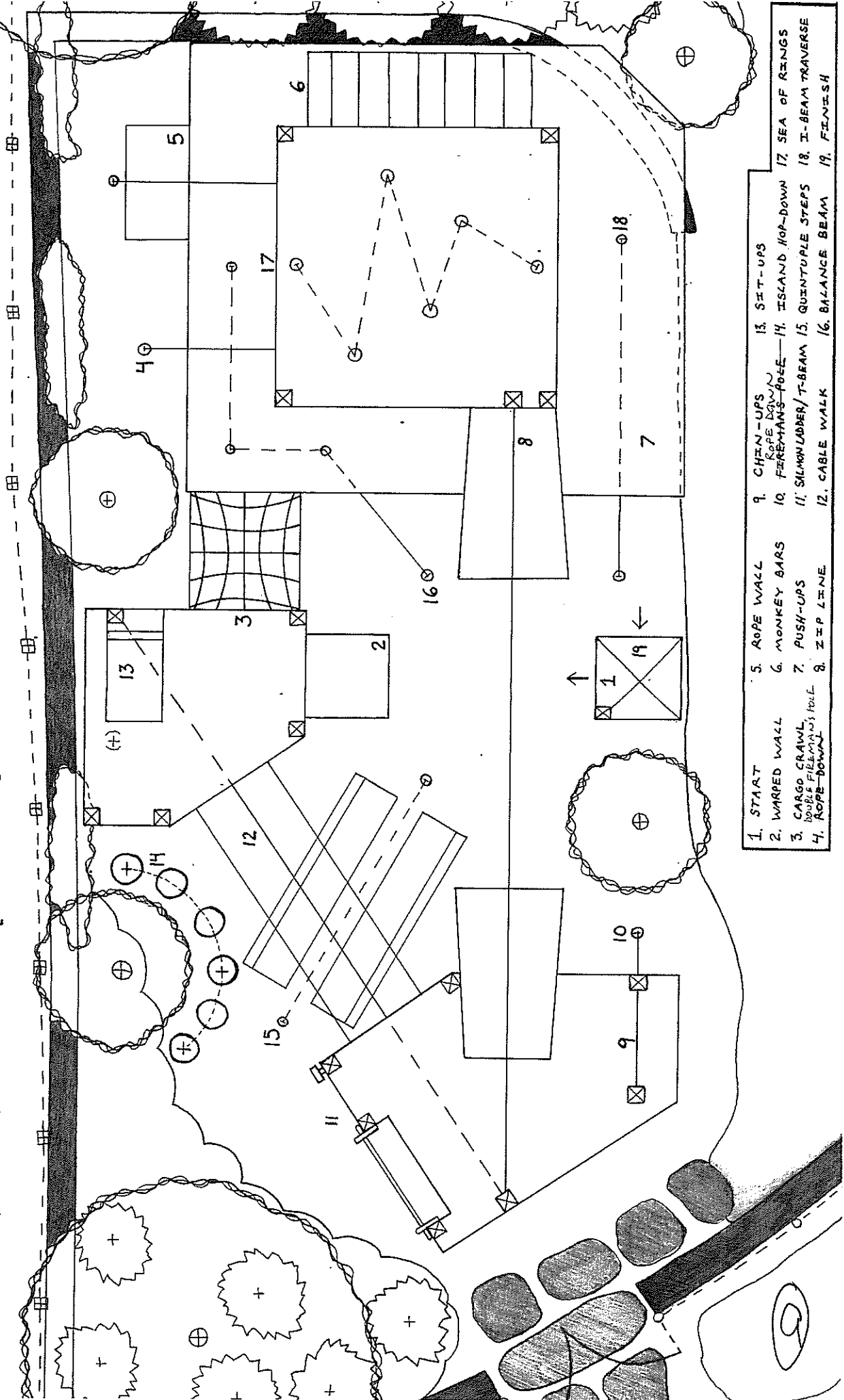
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LENOX PLAY AREA: TREEHOUSE / NINJA WARRIOR PROJECT
CONCEPT / PRESENTATION DRAWING

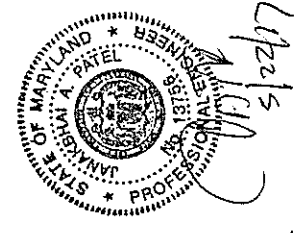
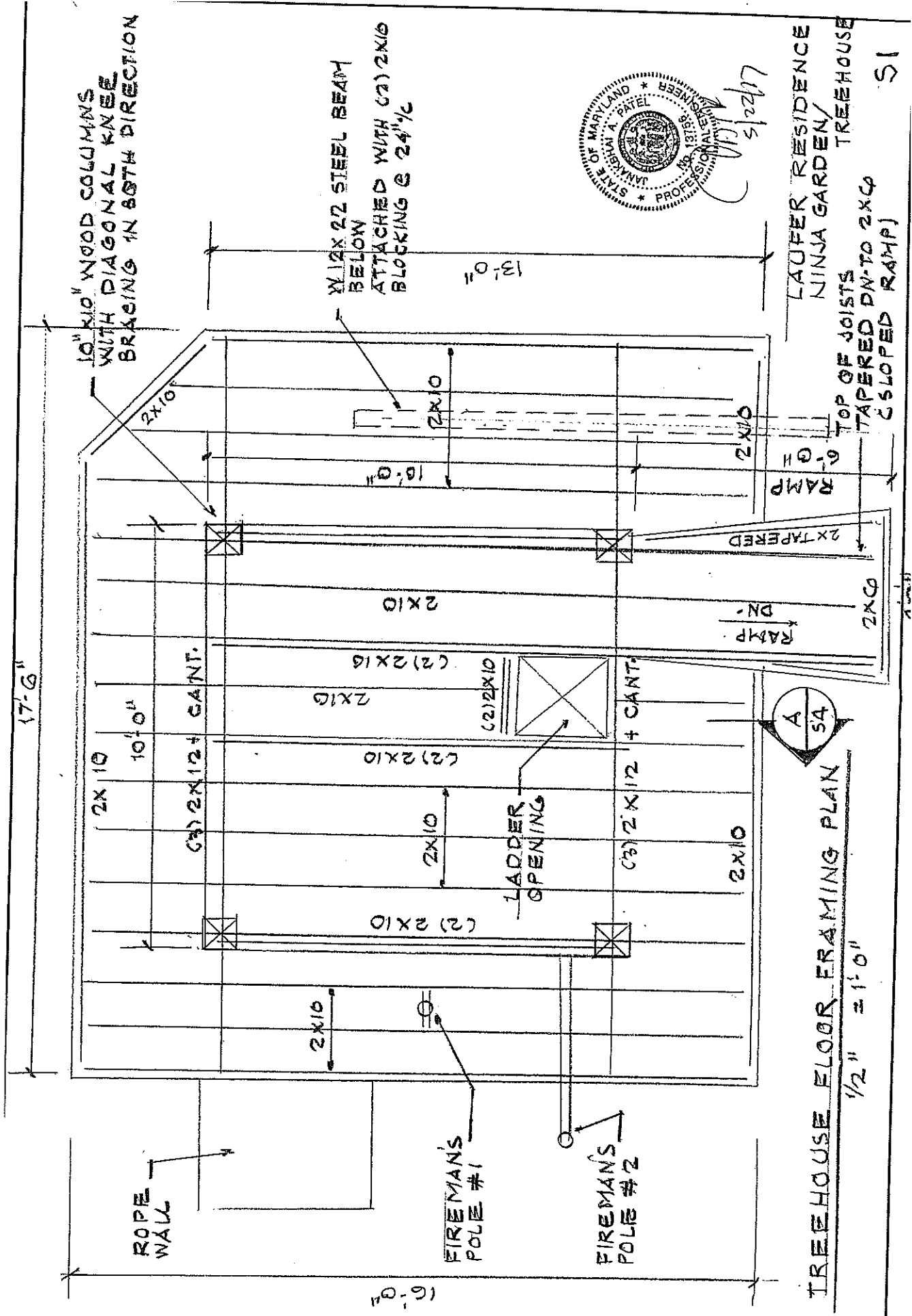


SITE PLAN/COURSE LAYOUT

[SCALE: 1/4" = 1']



- 1. START
- 2. WARPED WALL
- 3. CARGO CRAWL
- 4. ROPE-DOWN
- 5. ROPE WALL
- 6. MONKEY BARS
- 7. PUSH-UPS
- 8. ZEP LINE
- 9. CHAIN-UPS
- 10. FERRETTING-ROPE
- 11. SALMON LADDER/T-BEAM
- 12. CABLE WALK
- 13. SET-UPS
- 14. ISLAND HOP-DOWN
- 15. QUINTUPLE STEPS
- 16. BALANCE BEAM
- 17. SEA OF RINGS
- 18. T-BEAM TRAVERSE
- 19. FINISH

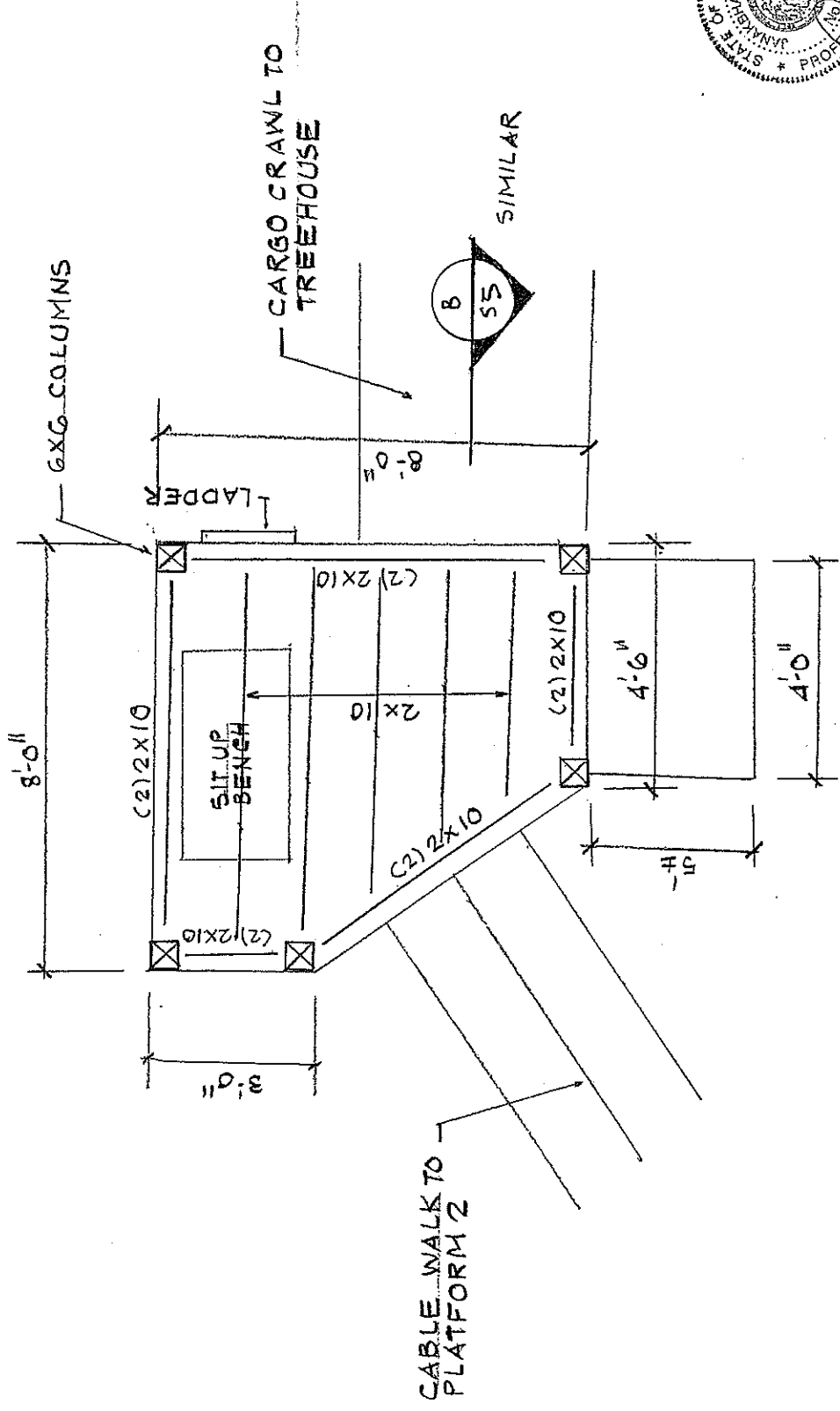


LAUFER RESIDENCE
 NINJA GARDEN
 TREEHOUSE

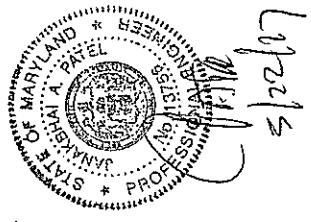
TOP OF JOISTS
 TAPERED DN. TO 2X4
 (SLOPED RAMP)

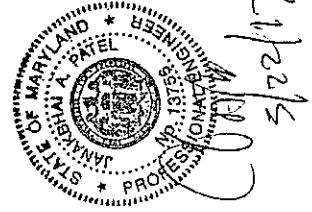
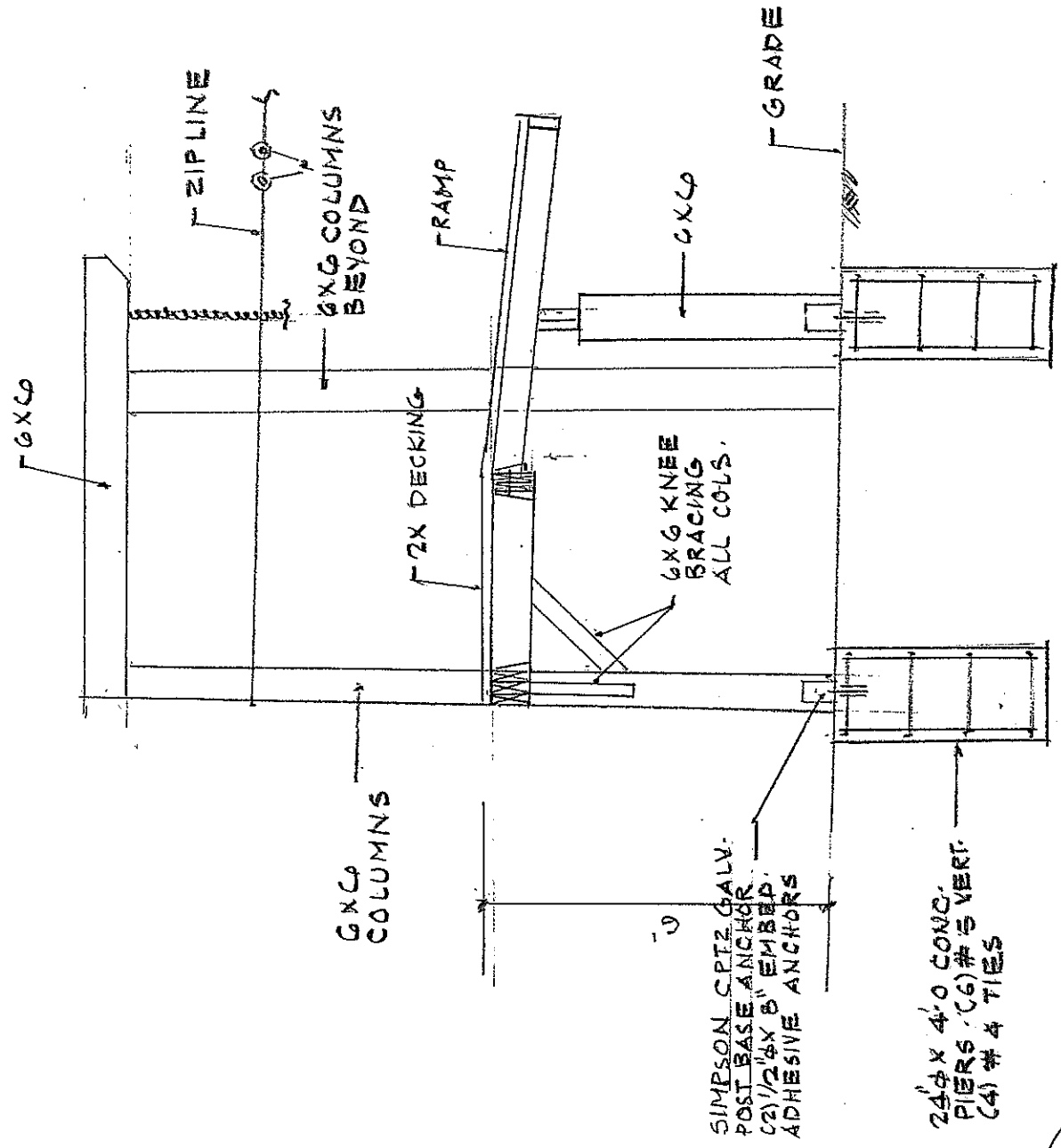
TREEHOUSE FLOOR FRAMING PLAN
 1/2" = 1'-0"

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PLATFORM 1 FRAMING PLAN
 1/2" = 1'-0"





B / 55

SECTION -
1/2" = 1'-0"

(5)

GENERAL NOTES

FOUNDATIONS

A BEARING CAPACITY OF 1,500 PSF. FOR FOOTING DESIGN, AND AN EQUIVALENT FLUID PRESSURE OF 50 PCF FOR RETAINING WALL DESIGN, HAS BEEN ASSUMED. IF SOIL OF THIS CAPACITY IS NOT ENCOUNTERED AT ELEVATIONS INDICATED ON PLAN, FOOTINGS SHALL BE INCREASED IN SIZE OR LOWERED AS DIRECTED BY THE STRUCTURAL ENGINEER.

CAST IN PLACE CONCRETE AND REINFORCING

1. SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301)
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH ($F'c$) = 3,000 PSI, MAXIMUM W/C = 0.55

CONCRETE MATERIALS

REINFORCING - ASTM A 615, GRADE 60 DEFORMED.
CEMENT - ASTM C 150, TYPE I OR II.
AGGREGATES - ASTM C 33 ACI 304, ACI 211.1.
COARSE AGGREGATE - SIZE #67.

STRUCTURAL STEEL

FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC WIDE FLANGE SHAPED, ASTM A992 ($F'y$ = 50 KSI)
PIPE STEEL: ASTM A53, GRADE B ($F'y$ = 35 KSI)

WOOD FRAMING

ALL STRUCTURAL TIMBER SHALL CONFORM TO THE REQUIREMENTS OF THE "TIMBER CONSTRUCTION MANUAL", PREPARED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
WOOD SHALL BE SOUTHERN PINE OR DOUGLAS FIR, WITH A MINIMUM $F'b$ = 1,000 PSI AND E = 1,400,000 PSI.
PLYWOOD FLOOR DECK SHALL BE TONGUE AND GROOVE, APA RATED STURD-I-FLOOR WITH A SPAN RATING OF 24 O.C., EXPOSURE-1
PLYWOOD ROOF SHEATHING SHALL BE APA RATED SHEATHING 32/16, EXPOSURE-1.

USE MINIMUM PLYWOOD THICKNESS AS SPECIFIED ON DRAWINGS.
ALL MICRO-LAMS (ML) SHOWN ON THESE DRAWINGS SHALL CONFORM TO TRUSS JOIST CORPORATION'S SPECIFICATIONS.
LVL (MICRO-LAM = LAMINATED VENEER LUMBER) SHALL HAVE A MINIMUM $F'b$ = 2,600 PSI, E = 1,900,000 PSI AND $F'b$ = 285 PSI.
ALL CONNECTORS SHALL BE GALVANIZED AND AS MANUFACTURED BY TECO OR APPROVED EQUAL AND SHALL BE THE TYPE AS RECOMMENDED BY THE MANUFACTURER FOR THE INTENDED USAGE UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LIVE LOADS

DESIGN LOADS ARE AS FOLLOWS
GOVERNING CODES:

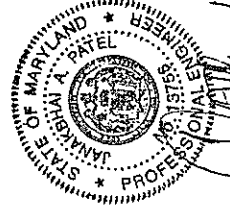
INTERNATIONAL BUILDING CODE (IBC 2015)
MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES (ASCE 7-10)
ROOF = 40 PSF

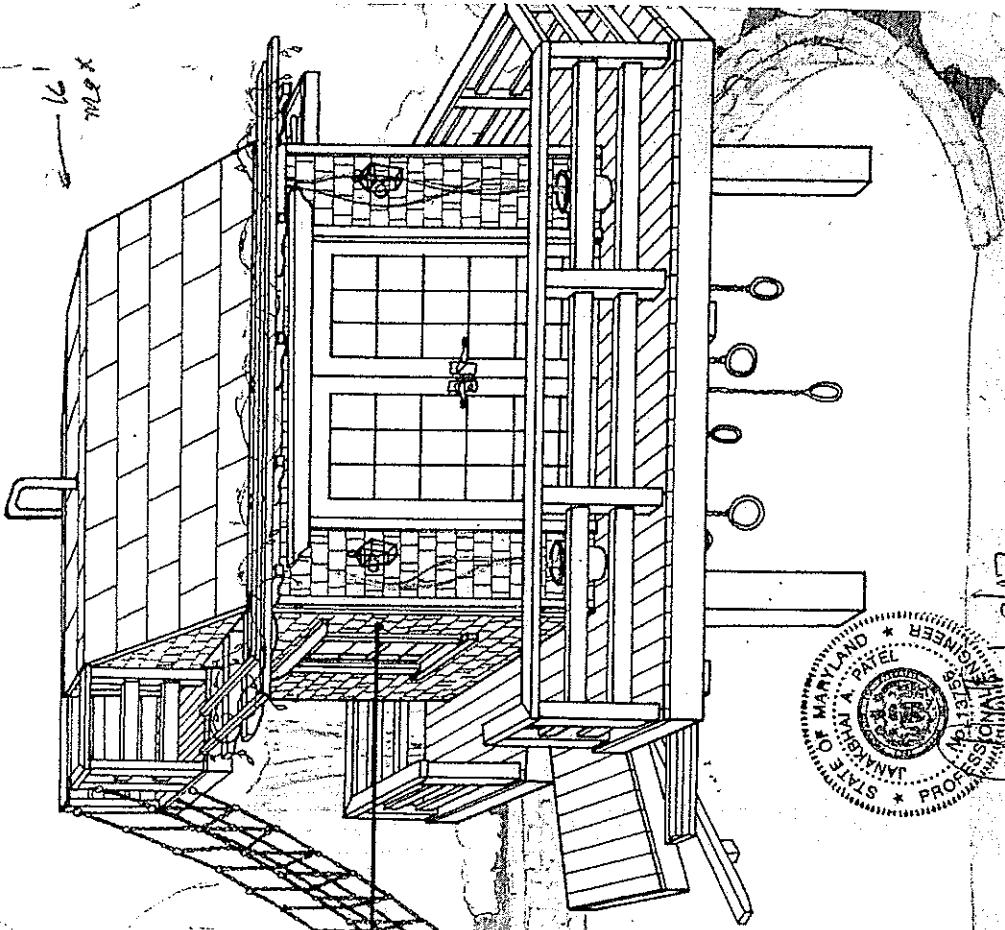
WIND LOADS:

BASIC WIND SPEED (3 SECOND GUST) = 120 MPH
EXPOSURE = C
WIND IMPORTANCE FACTOR = 1.0
INTERNAL PRESSURE COEFFICIENT = 0.18 AND -0.18
COMPONENTS AND CLADDING DESIGN WIND PRESSURE
ROOF: VARIES FROM = 13 PSF TO -24.4 PSF
WALL: VARIES FROM = 13.9 PSF TO -18.2 PSF
NET WIND UPLIFT = 20 PSF

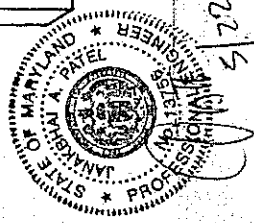
EARTHQUAKE DESIGN DATA:

SEISMIC RISK CATEGORY II
SEISMIC DESIGN CATEGORY B
ASSUMED SITE CLASS D
SPECTRAL RESPONSE ACCELERATION S_s = 0.16
 S_1 = 0.051
 S_{ds} = 0.17
 S_{d1} = 0.082
 C_s = 0.045
SPECTRAL RESPONSE COEFFICIENT = 1.00
SEISMIC IMPORTANCE FACTOR
SEISMIC RESPONSE COEFFICIENT,
BASIC SEISMIC FORCE RESISTING SYSTEM: LIGHT FRAMED SHEAR WALLS
AND BRACED WOOD FRAMES
WOOD STRUCTURAL PANELS, R = 6.0
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

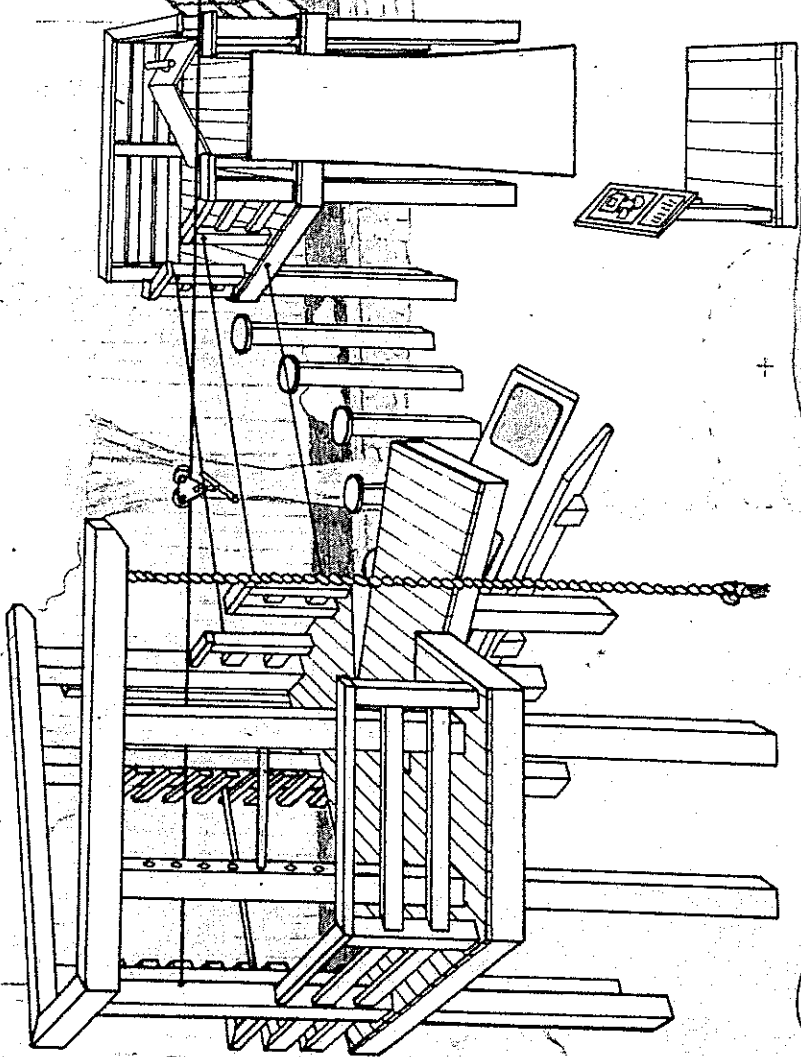




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1/12/25



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