EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 15 W. Lenox St., Chevy Chase  Meeting Date: 7/12/17
Resource: Contributing Resource  Report Date: 7/05/17
Chevy Chase Village Historic District
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:

_X_ 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:

_x_ 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

_x_ 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
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 Name: permit@pinecrestde.net
Contact Person: SPIEGLE EISEMEIER, JR.
Daytime Phone No.: 410-267-1914

Tax Account No.: 07-03423422

Name of Property Owner: STEVEN LAUDER/CHAND LAUDER
Daytime Phone No.: 

Address: 15 W LENNOX STREET, CHEVY CHASE, MD 20815

Contractor: WINCHESTER CONSTRUCTION
Phone No.: 410-987-9905

Contractor Registration No.: MHC # 12309

Agent for Owner: SPIEGLE EISEMEIER, JR.
Daytime Phone No.: 410-267-1914

LOCATION OF BUILDING/PREMISE

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

PART ONE: TYPE OF WORK PERMIT AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Remodel
☐ Add A/C ☐ Slab ☐ Add Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Remove
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable
☐ Fence/Wall (complete Section 4) ☐ Other: CHILDRENS PLAY AREA

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 EXTENSIONS/ADDITIONS

N/A

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

2B. Type of water supply: ☐ 01 WSSC ☐ 02 Well ☐ 02 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.

Laura (Signature of owner or authorized agent)

June 20, 2017

Approved: ______________________ For Chairperson, Historic Preservation Commission
Disapproved: ____________________ Signature: __________________ Date:______________

Application/Permit No.: ______________________ Data Filed: __________________ Data Issued: ______

See Reverse Side for Instructions

803 571
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 & lawns. 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 (facade), with marked dimensions, clearly indicating proposed work in relationship 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 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 INTO MAILING LABELS.
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steven Lauber</td>
<td>Jrg Eismeier, Jr./Permits By Pinecrest</td>
</tr>
<tr>
<td>Chani Lauger</td>
<td>P.O. Box 4327</td>
</tr>
<tr>
<td>15 W Lenox Street</td>
<td>Annapolis, MD 21403</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td></td>
</tr>
</tbody>
</table>

Adjacent and confronting Property Owners mailing addresses

<table>
<thead>
<tr>
<th>Michael C. Gelman</th>
<th>Nishan C. Aghajanian</th>
</tr>
</thead>
<tbody>
<tr>
<td>Susan R. Gelman</td>
<td>14 W Lenox Street</td>
</tr>
<tr>
<td>11 W Lenox Street</td>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Jonathan E. Neechterlein</th>
<th>Peter L. Wellington</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stephanie R. Marcus</td>
<td>M.K. Wellington</td>
</tr>
<tr>
<td>16 W Lenox Street</td>
<td>18 W Lenox Street</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

| John J. Ryan               | Chevvy Chase Club Inc.                                |
| V.L. Ryan                  | 6100 Connecticut Ave.                                 |
| 33 W Lenox Street          | Chevy Chase, MD 20815                                 |
| Chevy Chase, MD 20815      |                                                        |
TREEHOUSE FLOOR FRAMING PLAN

1/2" = 1'-0"

10"x10" WOOD COLUMNS WITH DIAGONAL KNEE BRACING IN BOTH DIRECTION

W/ 12"x22" STEEL BEAM BELOW ATTACHED WITH (2) 2x10 BLOCKING & 24"/C

TOP OF JOISTS TAPERED DN TO 2x4 (SLOPED RAMP)

LAUPER RESIDENCE
NINJA GARDEN/ TREEHOUSE
GENERAL NOTES

FOUNDATIONS
A BEARING CAPACITY OF 1,500 PSF FOR FOOTING DESIGN, AND AN EQUIVALENT FLUID PRESSURE OF 50 PSF 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 III.
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 PB = 1,000 PSI AND B = 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-I.
PLYWOOD ROOF SHEATHING SHALL BE APA RATED SHEATHING 32/16,
EXPOSURE-I.

USE MINIMUM PLYWOOD THICKNESS AS SPECIFIED ON DRAWINGS.
ALL MICRO-LAMS (ML) SHOWN ON THESE DRAWINGS SHALL CONFORM TO TRUSS JOIST CORPORA'TION'S SPECIFICATIONS.
LVL (MICRO-LAM = LAMINATED VENEER LUMBER) SHALL HAVE A MINIMUM
PB=2,600 PSI, E=1,900,000 PSI AND F'b = 285 PSI.
ALL CONNECTORS SHALL BE GALVANIZED AND AS MANUFACTURED BY TECCO 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 LOAD:
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 Sa = 0.16
S1 = 0.051
Spectral Response Coefficient Sd = 0.17
Sdl = 0.082
SEISMIC IMPORTANCE FACTOR = 1.00
SEISMIC RESPONSE COEFFICIENT, Cs = 0.045
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

[Signature]
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