

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4 E Lenox St	Meeting Date:	4/19/17
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	4/12/17
Review:	HAWP	Public Notice:	4/5/17
Case Number:	35/13-17H	Tax Credit:	None
Applicant:	Sean Boland	Staff:	Dan Bruechert
Proposal:	Fence Replacement and Installation		

STAFF RECOMMENDATION

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Chevy Chase Village Historic district
 STYLE: Modern Neo-Colonial
 DATE: 1941-46

PROPOSAL:

The applicant is proposing the construction of a section of fence at the rear of the yard and to construct a screen for the HVAC unit on the right side of the house.

Currently, the fence that divides the rear lots of 4 E. Lenox St. from 6 E. Lenox St. and the fence at the rear property boundary of 4 E. Lenox are different types of wooden fence. The side yard fence between 4 and 6 E. Lenox St. is a tongue and groove cedar fence. The fence at the rear property boundary is a picket style fence. The proposed fence along the rear of the lot will match the style and size of the fence dividing 4 and 6 E. Lenox St. and will provide a uniform appearance. Both the current fence and the proposed replacement are six feet (6') tall. This fence will not impact the extant trees at the rear of the lot.

The HVAC heat pumps are installed to the right of the front façade, one bay back. They are currently screened only by vegetation. The applicant is proposing to install a single five-foot-tall by seven-foot-wide (5' × 7') English lattice panel to provide better screening of the heat pump. The panel will be supported by lumber posts and a cap that will mirror the details of the fence at the left side of the house and the proposed fence for the rear.

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 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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: SEAN.BOLAND@bakerbotts.com Contact Person: SEAN BOLAND
Daytime Phone No.: 202 639-7799
Tax Account No.: _____
Name of Property Owner: SEAN BOLAND Daytime Phone No.: 202 639-7799
Address: 4. E LENOX ST Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: ALAN BROWN REMODELING LLC Phone No.: JRATFERTYL@AOL.COM
Contractor Registration No.: 100399
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING PREMISE

House Number: 4. E LENOX ST Street E. LENOX ST.
Town/City: Chevy Chase Nearest Cross Street: CONNECTICUT AVE.
Lot: P11 Block: 36 Subdivision: 0009
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF REPAIR ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☒ Fence/Wall (complete Section 4) ☒ Other: HVAC SCREEN

1B. Construction cost estimate: \$ \$3400.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6' 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.

Sean Boland
Signature of owner or authorized agent

3/20/2017
Date

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

#793035

(3)

**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:

The house was constructed in 1948. It is Georgian Revival Brick + Block. It is a very conventional Georgian that has the classic tight Federalist design of the period. In sum, it is a basic comfortable Colonial design and does 'little' to add to the Valley Town of the century unique character.

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

The back-yard rear fence will be replaced. It is falling down and has holes in it. The fence will be replaced and will match the existing side-yard fence at 6 E. Lenox St. This fence was installed 2 yrs ago and was approved by via HAWP application. Will also install an HVAC screen to "hide" HVAC unit on side of home.

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.

NEW FENCE LINE - ENTIRELY ON PROPERTY OF HOME OWNER (APPLICANT ONLY THIS PORTION OF FENCE WILL BE REMOVED & REPLACED (i.e. only the fence at rear of property))

ZONING REQUIREMENTS

ZONING DISTRICT:	R60
MINIMUM LOT AREA:	6000 SF
MINIMUM LOT WIDTH:	60 FT
STREET SETBACK:	E.B.L. OR 25 FT
CORNER LOT SIDE:	15 FT
SIDE SETBACK:	
ONE SIDE:	5 FT
SUM OF BOTH SIDES:	10 FT
REAR SETBACK:	20 FT
BUILDING HEIGHT:	35 FT, 2 1/2 STORIES
LOT COVERAGE:	35% (ACCESS. BLDG'S)

PROJECT DATA SUMMARY

DISTURBED AREA

TOTAL DISTURBED AREA	350 SF
(INCLUDES DEMOLITION OF EXISTING ADDITION AND CONSTRUCTION OF PROPOSED ADDITION IN SAME AREA. NO CHANGE IN GRADING IS PROPOSED.)	

EXISTING SITE COVERAGE

AREA OF LOT	8,750 SF
EXISTING HOUSE	1460 SF
EXISTING GARAGE	280 SF
EXISTING SITE COVERAGE	1740 SF
PERCENT SITE COVERAGE (35% MAX.)	19.89%

PROPOSED SITE COVERAGE

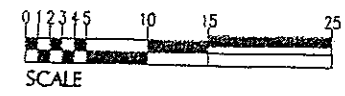
EXISTING SITE COVERAGE	1865 SF
- DEMOLISHED STOOP, AREAWAY, AND PARTIAL CAR PORT	129 SF
+ PROPOSED ADDITION	239 SF
PROPOSED SITE COVERAGE	1975 SF
PERCENT SITE COVERAGE (35% MAX.)	22.61%
NET INCREASE IN SITE COVERAGE	239 SF

TOTAL PROPOSED ROOF AREA

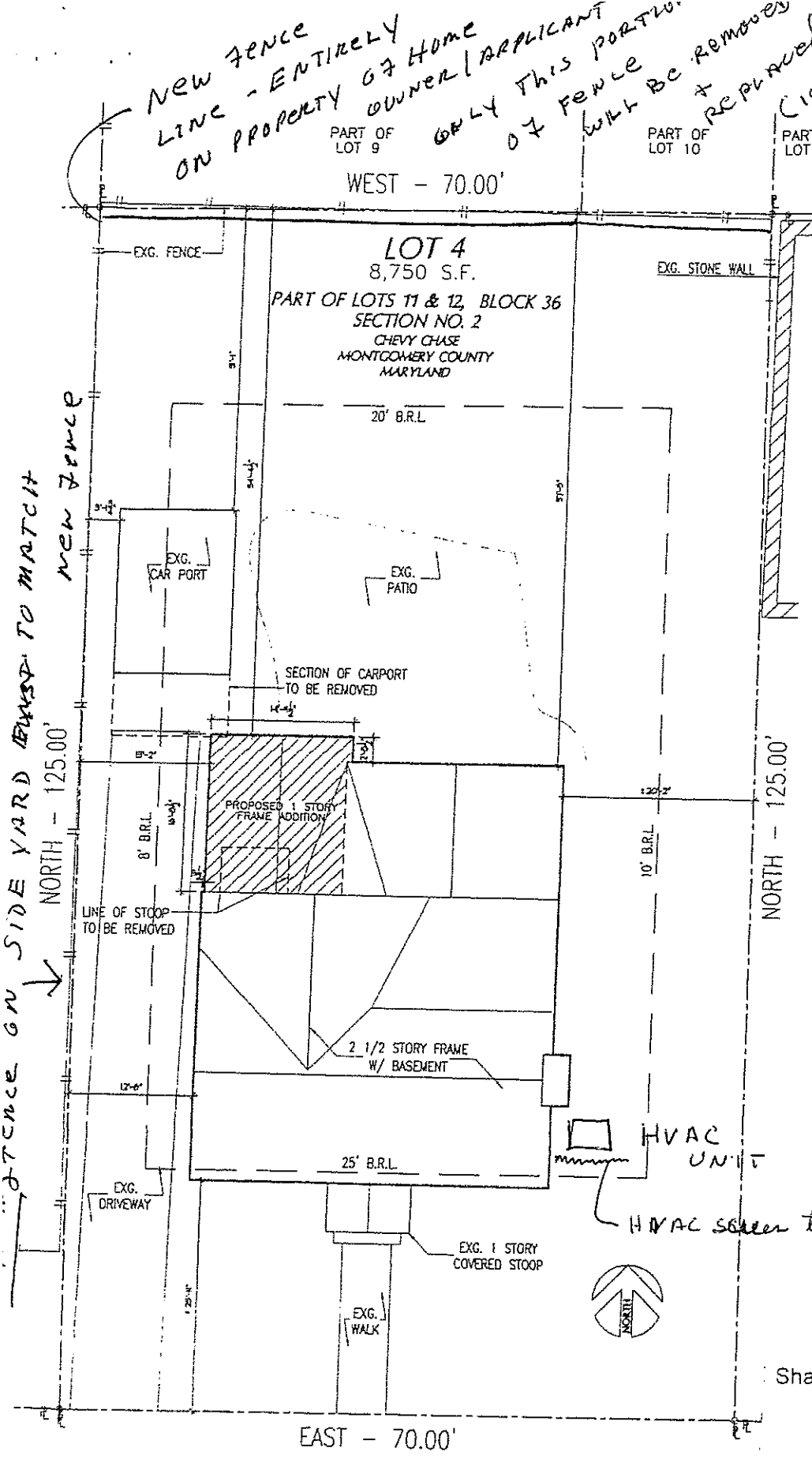
EXISTING TOTAL ROOF AREA	1742.7 SF
- DEMOLISHED STOOP AND PART. CARPORT	111.0 SF
+ PROPOSED ADDITION	239.0 SF
PROPOSED TOTAL ROOF AREA	1870.7 SF
PROPOSED NET INCREASE	128.0 SF

1 STORY ADDITION HEIGHT

HEIGHT TO HIGHEST POINT OF ADDITION ROOF	46'-11"
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Shade portion to indicate North



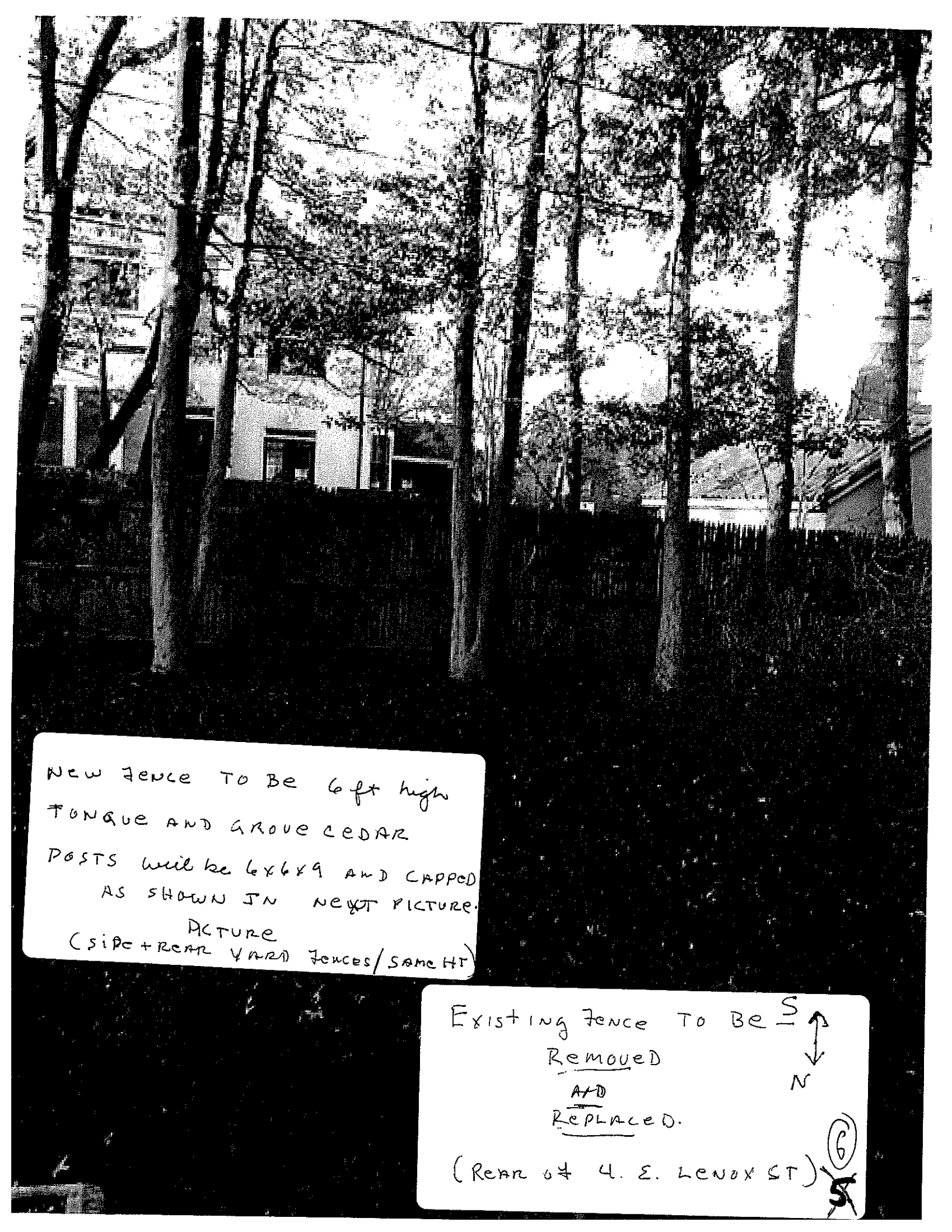
Applicant: GILDAY RENOVATIONS (DANIEL MORALES)

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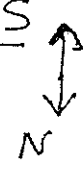
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address SEAN BOLAND 4 E. LENOX ST. Chevy Chase, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
MR + MRS J.P. MARTIN ^{MARTIN} 6. E. LENOX ST Chevy Chase MD 20815	MR + MRS DONALD BENNETT WOLF 1 E. LENOX KIRKE ST. Chevy Chase, MD 20815
CURRENT RESIDENT 5903 CONNECTICUT AVE Chevy Chase, MD 20815	MR. MS. LESLIE ZIMBERG MR. KEITH MARTIN 3. E KIRKE ST Chevy Chase MD 20815
MR + MRS RICHARD MAYFIELD 5. E. KIRKE ST. CHEVY Chevy Chase, MD 20815	



NEW FENCE TO BE 6 ft high
TONGUE AND GROVE CEDAR
POSTS will be 6x6x9 AND CAPPED
AS SHOWN IN NEXT PICTURE.

PICTURE
(SIDE + REAR YARD FENCES / SAME HT)

EXISTING FENCE TO BE S
REMOVED
AND
REPLACED. 

(REAR of 4. E. LENOX ST)

(6)
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Proposed new fence to
Be IDENTICAL TO
Existing side yard
fence
(shown)
(separates 4+
b. E Lenox st).





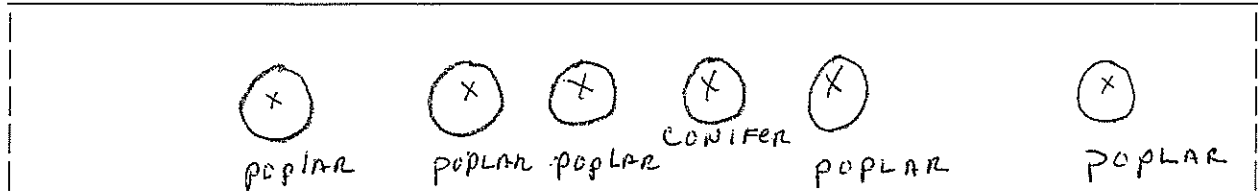
Photo shows JOINDER
OF Present Existing
FENCES
POST CONSTRUCTION They
WILL MATCH.

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4 E. LENOX STREET
TREE SURVEY

Rear Property Line / Fence Line

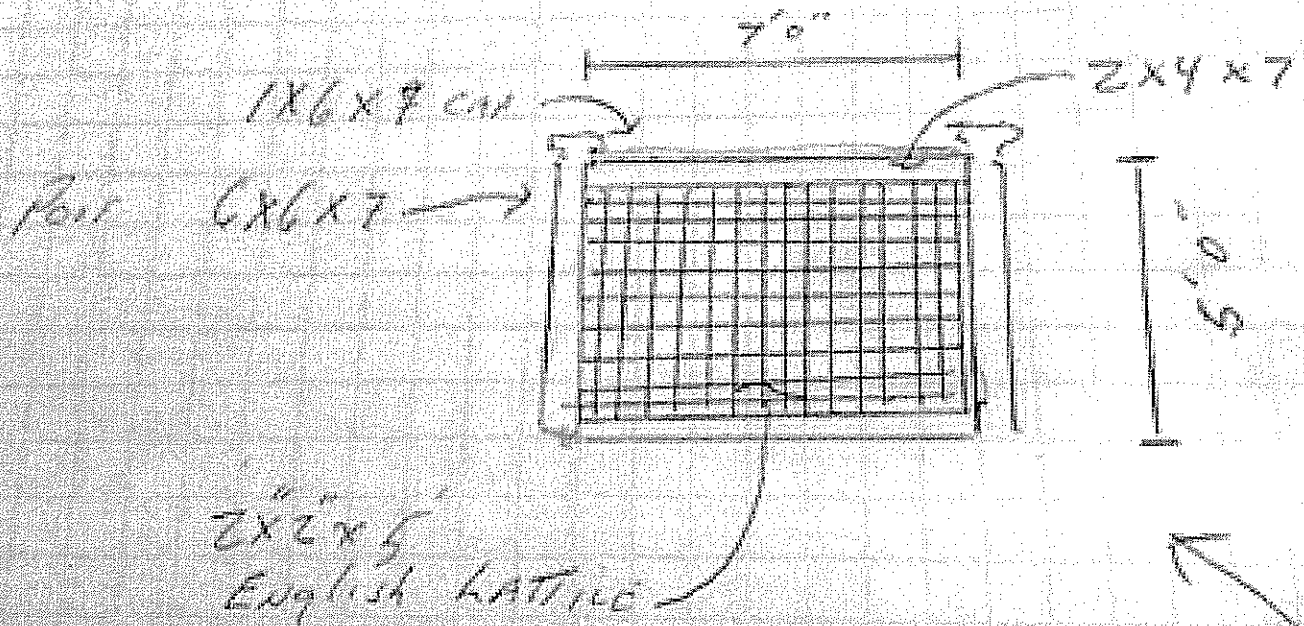
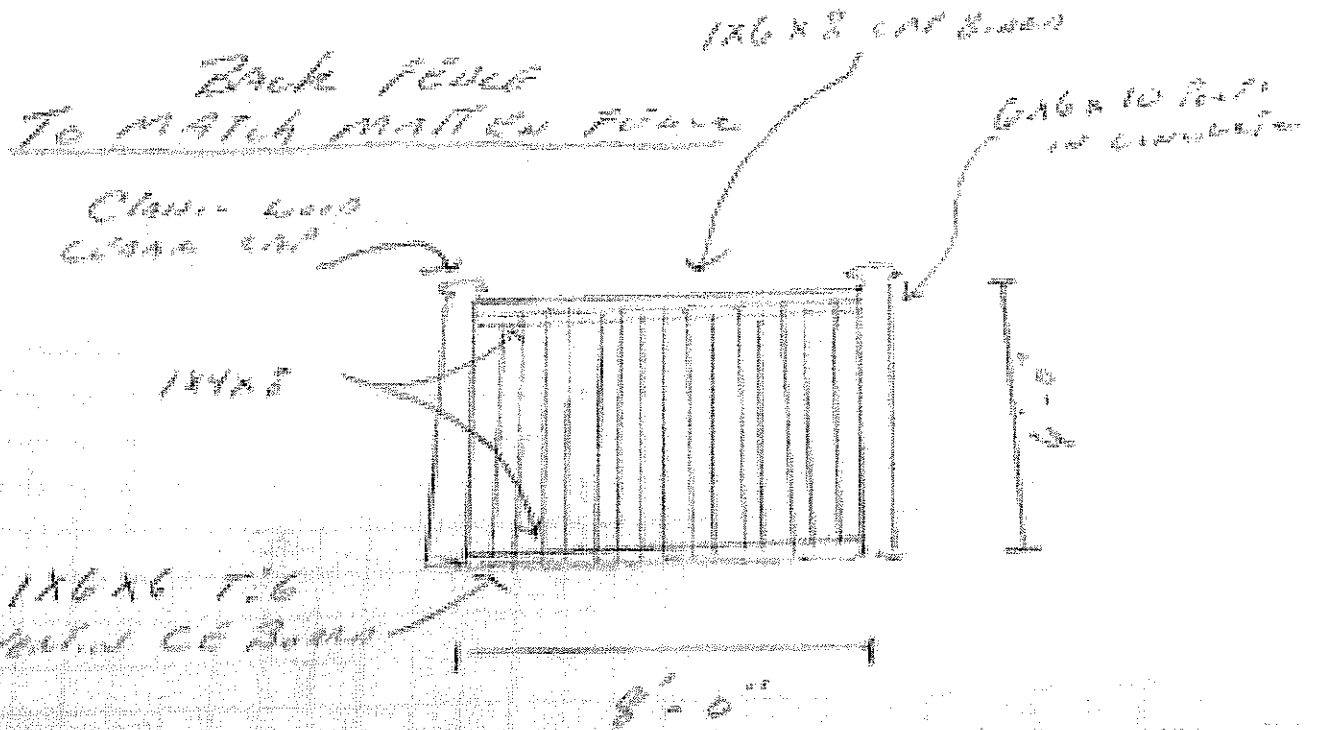




HVAC UNITS AS SEEN
FROM FRONT OF HOME
SCREEN TO BLOCK

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9.



TOP: DRAWING + SPECS FOR
Fence

BOTTOM: DRAWING + Spec
for Privacy Panel for A/C
Unit

LATTICE AL
SCREEN

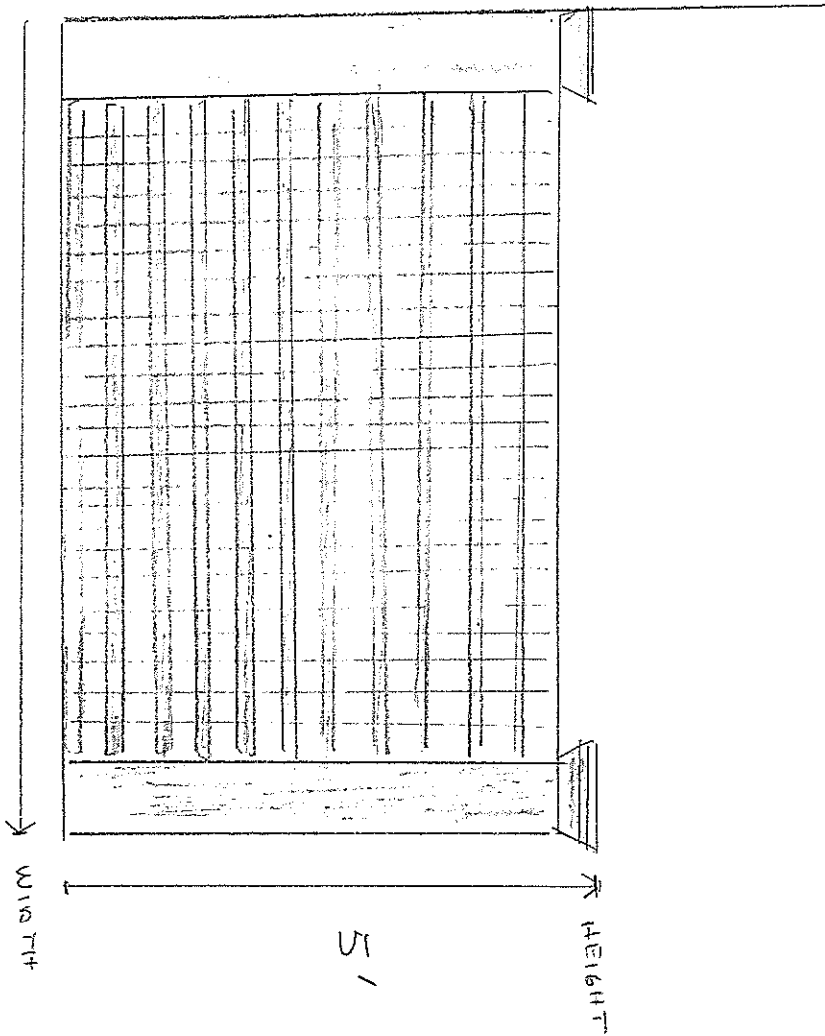


PRIVACY PANEL FOR
A/C UNIT WILL BE (12)
A SINGLE PANEL
5' x 7'
OF MATERIAL LIKE THAT
SHOWN ABOVE.

(12)

PRIVACY SCREEN
FOR
HVAC UNIT

HOUSE



(13)

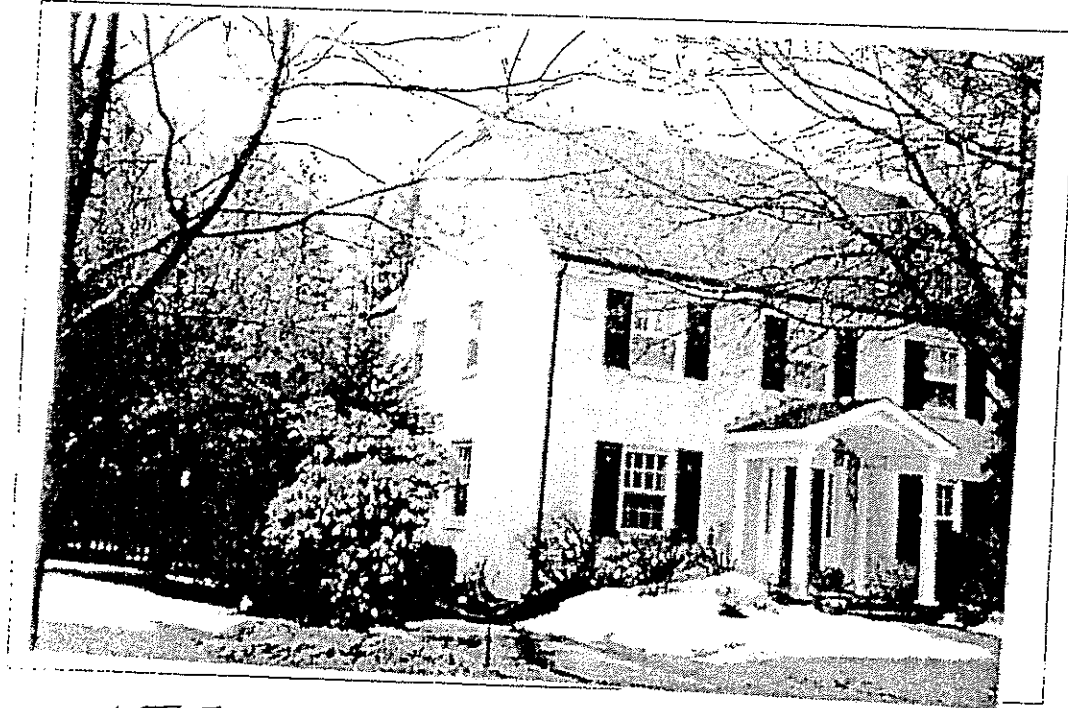
~~12~~

BOLAND STREET
H E L E N O Y
PRIVACY PANEL TO
AIR UNIT

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT ELEVATION (DUE NORTH) 4 E. LENOX ST.



Detail: LEFT ELEVATION (DUE EAST) 4 E. LENOX ST.

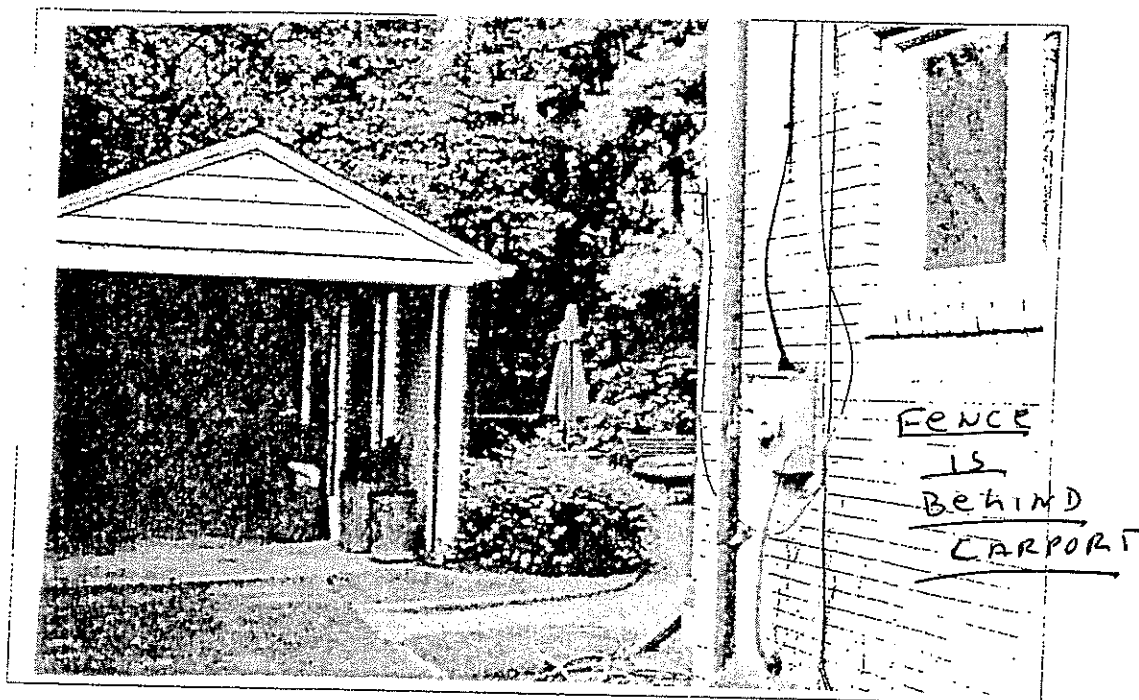
Applicant: ~~Gregory Robinson~~ (DANCE POLES)

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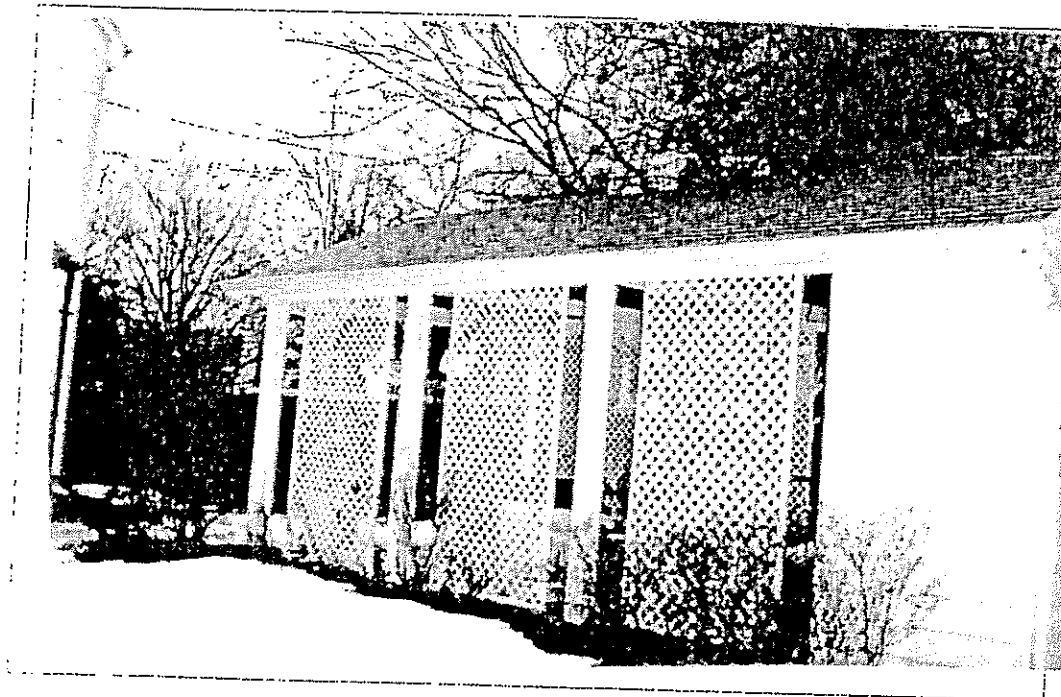
(14)



Existing Property Condition Photographs (duplicate as needed)



Detail: CAR PORT FRONT ELEVATION 4 E. LENOX ST.



Detail: CAR PORT SIDE ELEV. 4 E. LENOX ST.

Applicant: GILDA RIVERA (DANTE MORAN)

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