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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Sean.Boland@bakerbooth.com
Contact Phone: 202 634-7744

Tax Account No.: 202 634-7744

Name of Property Owner: Sean Boland
Daytime Phone No.: 202 634-7744

Address: 416th St. Chevy Chase MD 20815
City: Chevy Chase
State: MD
Zip Code: 20815

Contractor: Brown Redemption
Prime: TRATEMY @ ichol.com

Contractor Registration No.: 100 399
Agent for Owner: Daytime Phone No.: ___________

LOCATION OF BUILDING PROJECTS
House Number: 416th St.
Street: E. Leow St.

Town/City: Chevy Chase
Nearest Cross Street: Connecticut Ave.
Lot: Pill Black: 36
Subdivision: 0609

PART ONE: TYPE OF WORK TO BE PERFORMED

1. CHECK ALL APPLICABLE: ________________________________________
   □ Construct  □ Extant  □ Alter/Remove  □ Add  □ Slab  □ Room Addition  □ Porch  □ Deck  □ Shed
   □ Move  □ Install  □ Wreck/Raze  □ Solar  □ Fireplace  □ Woodburning Stove  □ Single Family
   □ Revision  □ Repair  □ Reversible  □ Fence/Wall (complete Section 4)  □ Other: HWNC SCREEN

2. Construction cost estimate: $ 34,000.00

3. If this is a revision of a previously approved active permit, see Permit # __________

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING 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 FOR FENCES/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/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. I hereby acknowledge and accept that to be a condition for the issuance of this permit.

Signature of owner or authorized agent: Sean Boland
Date: 3/20/2017

Approved: ____________________________
For Chairperson, Historic Preservation Commission

Disapproved: __________________________
Signature: ____________________________
Date: ____________________________

Application/Permit No.: 793035
Date Filed: __________________________
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:
      The house was constructed in 1948 on a piece of land.
      It is a very conventional design that has the classic tight
      Federal design of the period. In sum, it
      is a basic country house colonial design.
      It does little to add to the village
      library 20th 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 bed and breakfast house will be
      expanded with a facility, and a new line
      will be added. The frame will be replaced and will
      match the existing sides. Old frame at
      415 S. Tremont St. The frame was installed 2 yrs
      ago and was approved by the Historical Preserv.
      Will also
      install an HVAC system 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:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as sidewalks, 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 24 x 12". Plans on 24" x 12" paper are preferred.
   a. Schematic site 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 labeled photographic prints of the resources 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 is 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.
PATTERN WITHIN THE GUIDES OF THE TEMPLATE. THIS WILL BE PHOTOCOPIED DIRECTLY ONTO 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>Sean Boland</td>
<td></td>
</tr>
<tr>
<td>43 E. Lenox St.</td>
<td></td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. &amp; Mrs. J. P. Martin</td>
</tr>
<tr>
<td>621 E. Lenox St.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
<tr>
<td>Mr. &amp; Mrs. Donald W. Wolf</td>
</tr>
<tr>
<td>13 E. New York Ave.</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Resident</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5903 Connecticut Ave.</td>
<td></td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td></td>
</tr>
<tr>
<td>Ms. Leslie Zimberg</td>
<td></td>
</tr>
<tr>
<td>Mr. Keith Martin</td>
<td></td>
</tr>
<tr>
<td>3 E. Kirkwood St.</td>
<td></td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td></td>
</tr>
</tbody>
</table>

| Mr. & Mrs. Richard Mayfield                                  |
|--------------------------------------------------------------|------------------------------------------------------------------|
| 5 E. Kirkwood St.                                           |                                                                  |
| Chevy Chase, MD 20815                                       |                                                                  |
New fence to be 6 ft high
Tongue and groove cedar
Posts will be 6 x 6 x 9 and capped
As shown in next picture
(5 ft + rear 2 non-fences same HT)

Existing fence to be removed and replaced.
(Reen of 4. E. Lenox st)
Proposed new fence to be identical to existing side yard fence (shown) N
(separates 4+ 6, E Lenox St.).
Photo shows joiner of present existing fences. Post construction they will match.
4 E. LENOX STREET
TREE SURVEY

Rear Property Line / Fence Line

- Poplar
- Poplar
- Poplar
- Conifer
- Poplar
- Poplar
HVAC UNITS AS SEEN FROM FRONT OF HOME SCREEN TO BLOCK
Top: Drawing + specs for fence

Bottom: Drawing + spec for lattice panel for P/C unit

Lattice AL Screen
Privacy panel for the unit will be a single panel 5' x 7' of material like that shown above.
Existing Property Condition Photographs (duplicate as needed)

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

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

Applicant: [Signature]
Existing Property Condition Photographs (duplicate as needed)

Detail: CARPORT FRONT ELEVATION 4 E. LENOX ST.

Detail: CARPORT SIDE ELEV. 4 E. LENOX ST.

Applicant: [Signature]