EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 12 E. Lenox St., Chevy Chase  
Meeting Date: 7/12/17
Resource: Contributing Resource  
Report Date: 7/05/17
Chevy Chase Village Historic District
Review: HAWP  
Public Notice: 6/28/17
Case Number: 35/13-17R  
Tax Credit: None
Applicant: Elizabeth Bausch  
Staff: Dan Bruechert
Proposal: Fence Replacement

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

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

PROPOSAL:
The applicant is proposing to remove the picket fence on three sides of the property (to the east, south, and west) and replace it with a “Chesnut Hill” fence with the straight-top option, using cedar, and stained white. The new fence will be 48” tall and will be installed in the same location as the existing fence.

STAFF RECOMMENDATION:

_X_Approval

Appointment 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: eliz.bausch@gmail.com
Contact Person: Elizabeth Bausch
Daytime Phone #: 301-775-1639

Name of Property Owner: Elizabeth & Justin Bausch
Daytime Phone #: 301-775-1639

Address: 12 E. Lenox St. Chevy Chase, MD 20815

Contractor: Walpole Outdoors
Phone #: 202-367-1455

LOCATION OF BUILDING/PROPERTY
House Number: 12 E. Lenox St.
Street:
Town/City: Chevy Chase
Nearest Cross Street: Brookville Rd.
Lot: 17
Block: 36
Subdivision: PT Lts 14 & 18 Sec. 2
Parcel:

PART ONE: TYPE OF PERMIT, ACTION AND USE
1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extend ☐ Alter/Renovate ☐ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Windows/Doors ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $25,000

1C. If this is a revision of a previously approved active permit, see Permit #: NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS ADDITIONS
2A. Type of sewer 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: 3 feet 0 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: Elizabeth Bausch
Date: 6/1/17

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

SEE REVERSE SIDE FOR INSTRUCTIONS

Ed. 8/21/99

803613
1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      
      Chevy Chase home built c. 1899 renovated & expanded 2002-2003. Home is considered a "contributing resource" within Chevy Chase historic district.

   b. General description of project and its affect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      
      Project will replace existing fence & footprint but will be a different style - Walpole Outdoors Chestnut Hill (cedar, stained white)

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 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 8.5" 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 resources 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 8" or larger in diameter (at approximately 4.5 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.
State of Maryland  
Department of Assessments and Taxation

<table>
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<tr>
<th>NOTICE #</th>
<th>NOTICE DATE</th>
<th>TAX YEAR BEGINNING</th>
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<tr>
<th>PROPERTY LOCATION</th>
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<tr>
<td>PT LOTS 16&amp; 18 SEC 2</td>
<td>YES</td>
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<tr>
<td>CHEVY CHASE</td>
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<tr>
<td>12 E LENOX ST</td>
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| CONTROL #: | 7985 |

MONTGOMERY CO ASSESSMENT OFC  
30 WEST GUDE DR, SUITE 400  
ROCKVILLE MD 20850-

(240)314-4510  
SDAT.MONT@MARYLAND.GOV  
384  
185633

ACCT#16       07       00457336  
HN41          004       1629       651899 R
BAUSCH JUSTIN W & E I  
12 E LENOX ST  
CHEVY CHASE MD  20815-4211
SITE PLAN
1/8" = 1'-0"

Trees:

- Mature (6" - 8") Cryptomeria japonica

New fence will replace existing fence.
North Elevation & E. Lenox St.

New fence will replace existing fence, following exact footprint. Gate will remain in the same location.
North Elevation, A E. Lenox St.

New fence will replace existing fence, following exact footprint.
West Elevation, from yard of Marjorie Zapruder
(10 E. Lenox St.)
Brookville Rd.

East elevation, current fence. New fence will replace existing fence, following exact footprint.
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
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<td>12 E. Lenox St.</td>
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<td>Chevy Chase, MD 20815</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Marjorie Zapruder</td>
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<td>10 E. Lenox St.</td>
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<td>Sam &amp; Polly Lawrence</td>
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<td>100 E. Lenox St.</td>
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<td>Michael &amp; Wendy Kail</td>
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