

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	12 E. 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:	35/13-17R	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**
☐ 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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: eliz.bausch@gmail.com Contact Person: Elizabeth Bausch
Daytime Phone No.: 301-775-1639

Tax Account No.: _____

Name of Property Owner: Elizabeth & Justin Bausch Daytime Phone No.: 301-775-1639

Address: 12 E. Lenox St. Chevy Chase MD 20815
Street Number City State Zip Code

Contractor: Walpole Outdoors Phone No.: 202-367-1455

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 12 E. Lenox St. Street: _____

Town/City: Chevy Chase Nearest Cross Street: Brookville Rd.

Lot: 17 Block: 36 Subdivision: Pt Lts 16 & 18 Sec. 2

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT 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: _____

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 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 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.

EBausch

Signature of owner or authorized agent

6/1/17

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

803613

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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:

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 effect 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 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.

State of Maryland
Department of Assessments and Taxation

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

Assessment Notice
(This Is Not A Tax Bill)

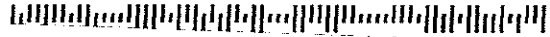
NOTICE #	NOTICE DATE	TAX YEAR BEGINNING
651899	12/28/2016	07/01/2017

DIST	MAP	PARCEL	SEC	BLOCK	LOT	USE	SUBD
07	HN41			36	17	R	9

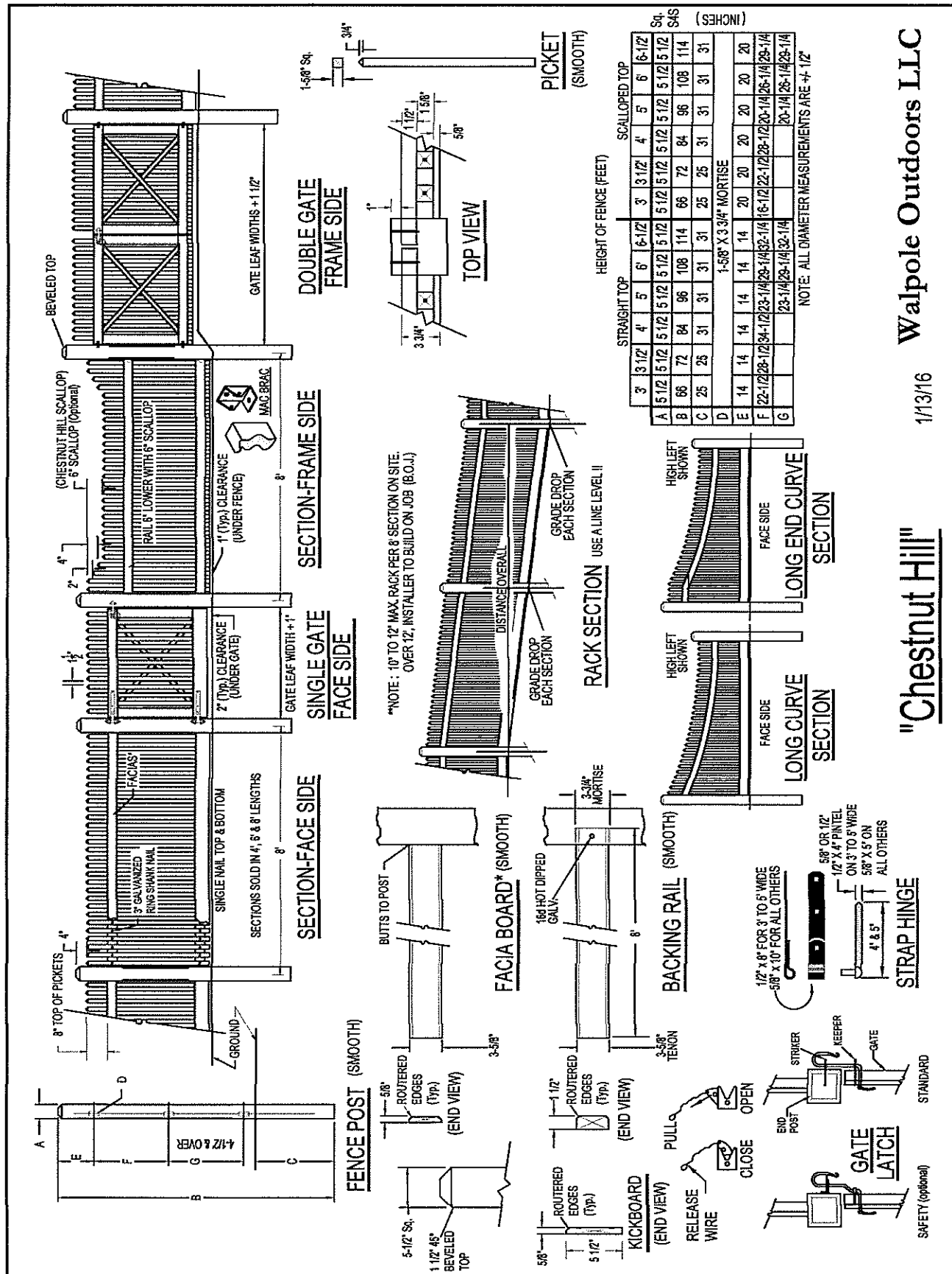
PROPERTY LOCATION	PRINCIPAL RESIDENCE
PT LTS 16& 18 SEC 2	YES

CHEVY CHASE
12 E LENOX ST

CONTROL #: 7985



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"Chestnut Hill"

1/13/16

Walpole Outdoors LLC



BAUSCH
12 E. LENOX ST.
Chevy Chase, MD

garage never
built

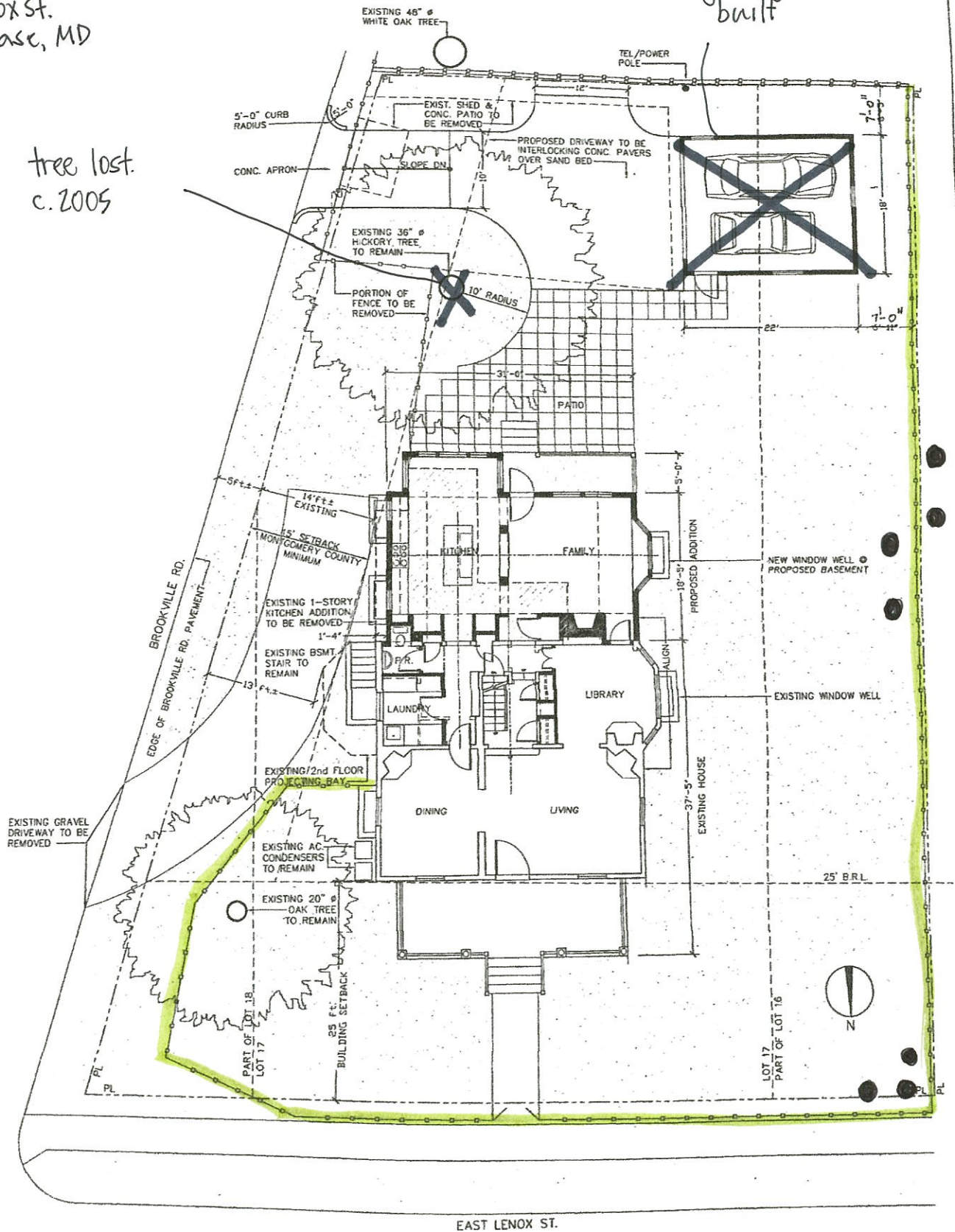
V,
AF

171
W_a

tel.
fax
vtr

A₁

tree lost.
c. 2005



SITE PLAN
1/8" = 1'-0"

Trees:

● = mature (6"-8") cryptomeria
japonica.

new fence will replace existing
fence.

LEGEND	
AREA TO BE REMOVED	
PROPERTY LINE	
EXISTING FENCE	
EXISTING WALL TO REMAIN	
EXISTING WALL TO BE REMOVED	
NEW WALL	

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BAUSCH
12 E. Lenox St.
Chevy Chase, MD
1/4 photos



North Elevation ↙ E. Lenox St.

New fence will replace existing fence, following exact footprint. Gate will remain in the same location.

BAUSCH
12 E. Lenox St.
Chevy Chase, MD

2/4 photos



North Elevation, ↙ E. Lenox St.

New fence will replace existing fence, following exact footprint.

BAUSCH

12 E. Lenox St.
Chevy Chase, MD

3/4 photos



West Elevation, from yard of Marjorie Zapruder
(10 E. Lenox St.)

BAUSCH
12 E. Lenox St.
Chevy Chase, MD

4/4 photos



△ Brookville Rd.

East elevation, current fence. New fence will replace existing fence, following exact footprint.

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

Owner's mailing address 12 E. Lenox St. Chevy Chase, MD 20815	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Marjorie Zapruder 10 E. Lenox St. Chevy Chase, MD 20815	Ricky & Tom Lloyd 15 E. Lenox St. Chevy Chase, MD 20815
Sam & Polly Lawrence 100 E. Lenox St. Chevy Chase, MD 20815	Barney & Keely Snider 11 E. Lenox St. Chevy Chase, MD 20815
Michael & Wendy Karl 101 E. Lenox St. Chevy Chase, MD 20815	