

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	15 E. Lenox St., Chevy Chase	<b>Meeting Date:</b>	6/28/2017
<b>Resource:</b>	<b>Contributing Resource</b> Chevy Chase Village Historic District	<b>Report Date:</b>	6/21/2017
<b>Applicant:</b>	Thomas Lloyd (Phillip Long, Agent)	<b>Public Notice:</b>	6/14/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/13-17N	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Fence replacement and driveway replacement		

**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Colonial Revival/Eclectic  
**DATE:** c. 1892-1916

**PROPOSAL:**

The applicants propose the following work items at the subject property:

- Remove an existing 4' tall chain link fence from the front/right side and right property line.
- Install a 3'-6" tall wooden picket fence at the front/right side of the property.
- Install a 3'-6" tall solid iron picket fence along the right property line.
- Replace the existing asphalt half-circle driveway with a decorative gravel driveway in the same footprint.
- Install a concrete and brick driveway apron at each end of the half-circle driveway.
- Replace a gravel ribbon driveway at the left side of the property with an exposed aggregate ribbon driveway in the same approximate footprint.
- Install an exposed aggregate turnaround at the rear/left side of the property in front of a previously approved garage.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code*

*Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards).* The pertinent information in these documents is outlined below.

***Sec. 24A-8. Same-Criteria for issuance.***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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; [emphasis added] 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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

***Secretary of the Interior's Standard's for Rehabilitation:***

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

***Chevy Chase Village Historic District Guidelines***

The guidelines break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale and compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The specific *Guidelines* that pertain to this project are as follows:

*Driveways* should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

*Fences* should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

**STAFF DISCUSSION:**

The subject property is a c. 1892-1916 Colonial Revival/Eclectic-style Contributing Resource within the Chevy Chase Village Historic District. The property is on a corner lot, with its right side adjacent to Brookeville Road.

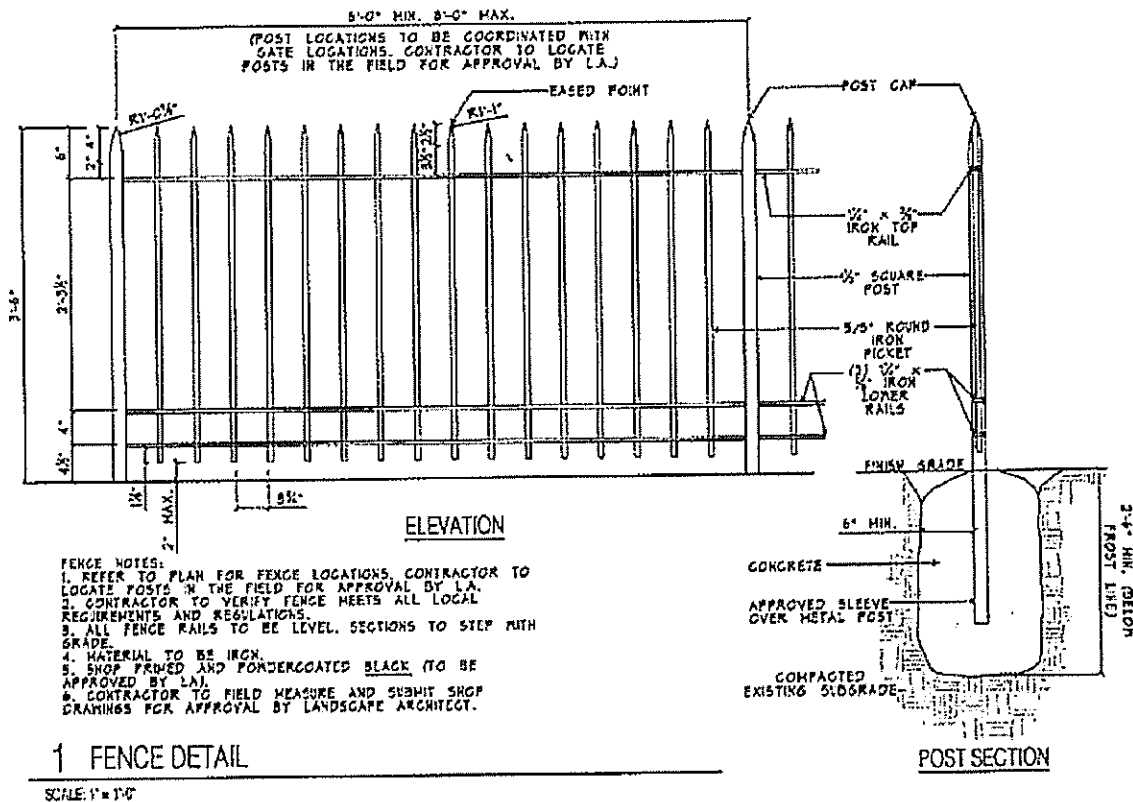
***Fence Replacement***

Staff supports the removal of the existing 4’ tall chain link fence from the front/right side and right property line (adjacent to Brookeville Road). The chain link fence is not compatible with the defining

characteristics of the property and, due to its proximity to the public right-of-way of Brookeville Road, detracts from the surrounding historic district.

The applicant proposes to install a 3'-6" tall wooden picket fence at the front/right side of the property. A 3'-6" tall wooden picket gate will be installed near the house. The proposed wooden picket fence and gate are compatible with the property and will not detract from the surrounding historic district.

A 3'-6" solid iron picket fence is proposed along the right property line, beginning approximately 23' from the front property line. An 8' wide section of solid iron picket fence will be installed parallel to the front property line, intersecting with the proposed wooden picket fence. The proposed solid iron fence will have top and bottom rails, which will be welded to the pickets. The proposed fence preserves the open park-like character of the historic district and is generally compatible with the subject property.



*Proposed Iron Fence Details*

**Driveway**

Staff fully supports the removal of the existing asphalt half-circle driveway at the front of property and the installation of a decorative gravel driveway in the same footprint.

The proposed gravel driveway will have a fieldstone border, which is compatible with the property and historic district. A flared concrete apron will be installed at each end of the half-circle driveway, and where each end of the driveway intersects the public sidewalk, brick will be installed to match the sidewalk.

An existing gravel ribbon driveway at the left side of property will be replaced with an exposed aggregate ribbon driveway in the same approximate footprint. A 15' wide exposed aggregate turnaround will be installed at the end of the ribbon driveway at the rear/left side of the property in front of a previously approved garage (December 2, 2015 HPC meeting).

The proposed alterations are compatible with the defining characteristics of the property and surrounding historic district and consistent with the *Guidelines* for driveways.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation and Chevy Chase Village Historic District Guidelines outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: phil@cas-dc.com Contact Person: Phillip Long
Tax Account No.: 07-00458637
Name of Property Owner: Thomas Lloyd
Address: 15 E. Lenox Street Chevy Chase MD 20915
Contractor: Mauck Zantzing & Associates
Contractor Registration No.: BC212121
Agent for Owner: Phil Long & Joe Sampson

LOCATION OF BUILDING/PROJECT

House Number: 15 Street: E Lenox
Town/City: Chevy Chase Nearest Cross Street: Brookville Road
Lot: P. Lot 1 Block: 44 Subdivision: Chevy Chase Section 2
Lots 2 & 3

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: Driveway

1B. Construction cost estimate: \$ 15,500

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

PART TWO COMPLETE FOR NEW CONSTRUCTION AND EXISTING MODIFICATIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [ ] Septic 03 [ ] Other:
2B. Type of water supply: 01 [X] WSSC 02 [ ] Well 03 [ ] Other:

PART THREE COMPLETE ONLY FOR FENCE-RETAINING WALL

3A. Height 3 feet 6 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 Thomas Lloyd

Date: 6/6/2017

Signature of owner or authorized agent

Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

Handwritten vertical text: 429/10

**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:

Single Family house In Chevy Chase Village.  
Built Circa 1908

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

Remove existing 48" Chain link fence. Install new 42"  
wood and metal/iron picket fencing  
Existing asphalt driveway and apron to be replaced with new  
decorative stone driveway; new brick and concrete apron

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.

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.

DATE: 06-5-2017

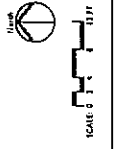
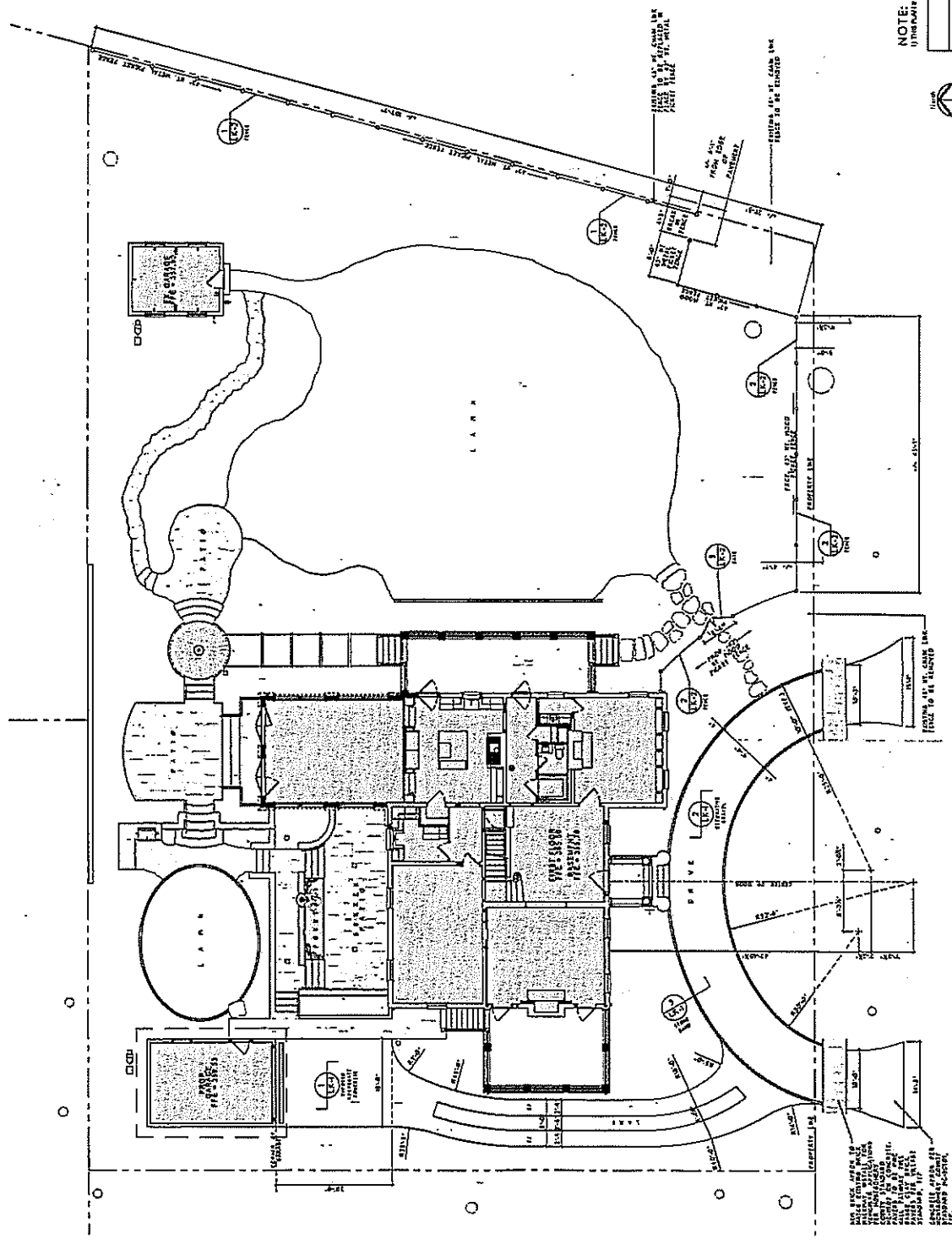
LLOYD RESIDENCE  
15 EAST LEBLOX STREET  
CHEVY CHASE, MD 20850

arentz

3011 AVENUE LIGHTS ARCHITECTS, LLC  
1000 AVENUE LIGHTS DRIVE, SUITE 100  
BETHESDA, MD 20814  
TEL: 301-279-9000  
WWW.AVENUELIGHTSARCHITECTS.COM

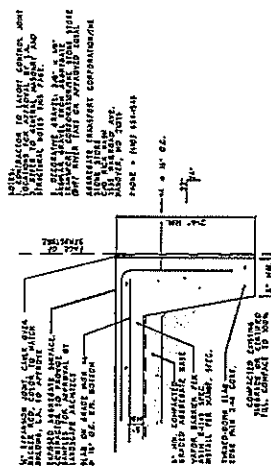
PERMIT SET

**NOTE:**  
IF THE PAINT METHOD OF IDENTIFICATION OF DOWNSY AND FENCING ONLY.  
**CALL BEFORE YOU DIG**  
Notify "MISS UTILITY" at 1-800-257-2777 at least two working days before you start any digging, trenching or excavation work. Utility workers are required to open their own utility files. By law, all trades are no longer able to work under any other construction commission notice.

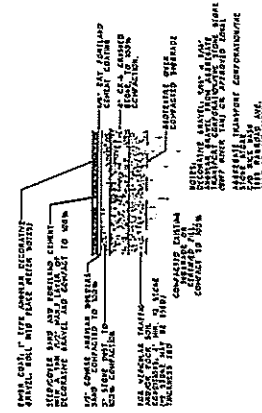




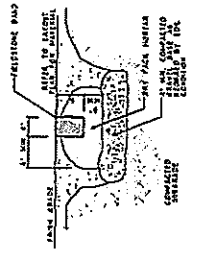
PERMIT SET



1. EXPOSED AGGREGATE DETAIL  
SCALE: 1/8" = 1'-0"



2. DECORATIVE GRAVEL DETAIL  
SCALE: 1/8" = 1'-0"



3. STONE BAND DETAIL  
SCALE: 1/8" = 1'-0"

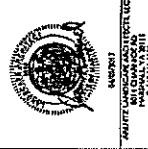
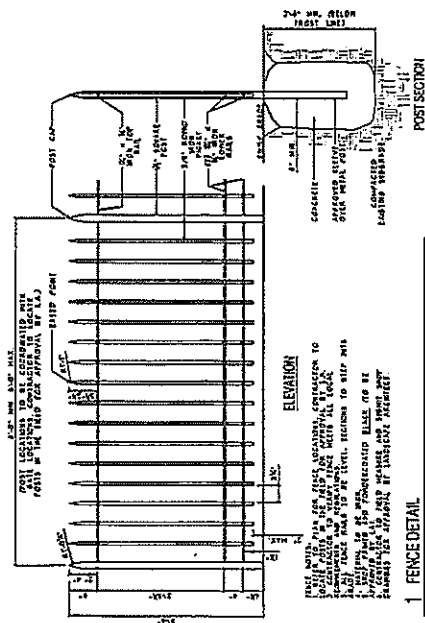
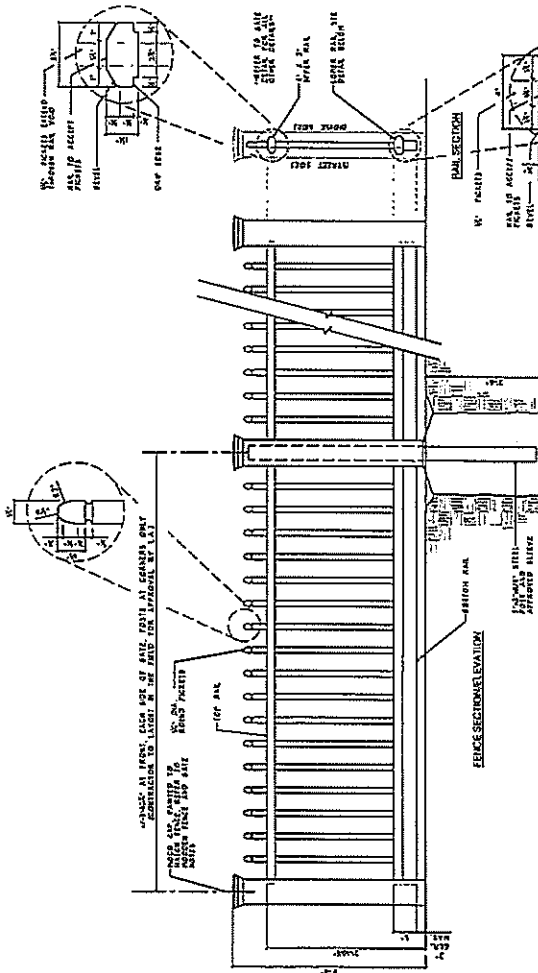
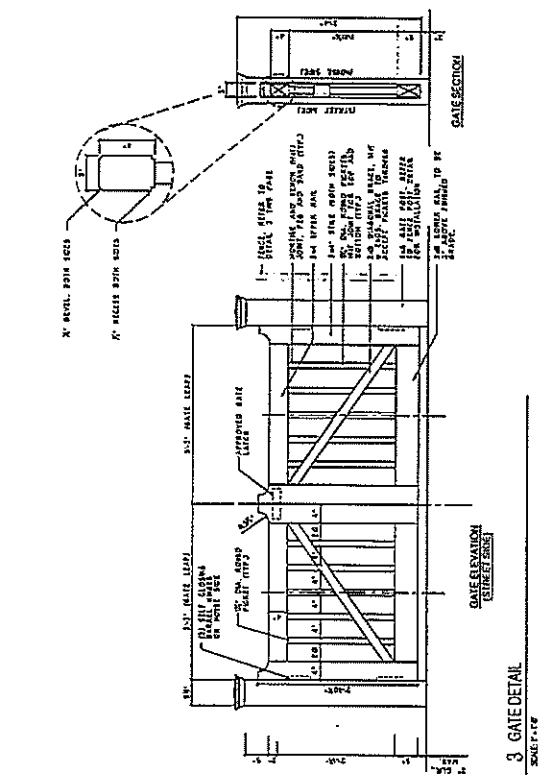
LLOYD RESIDENCE  
15 EAST LENOX STREET  
CHEVY CHASE, MD 20850

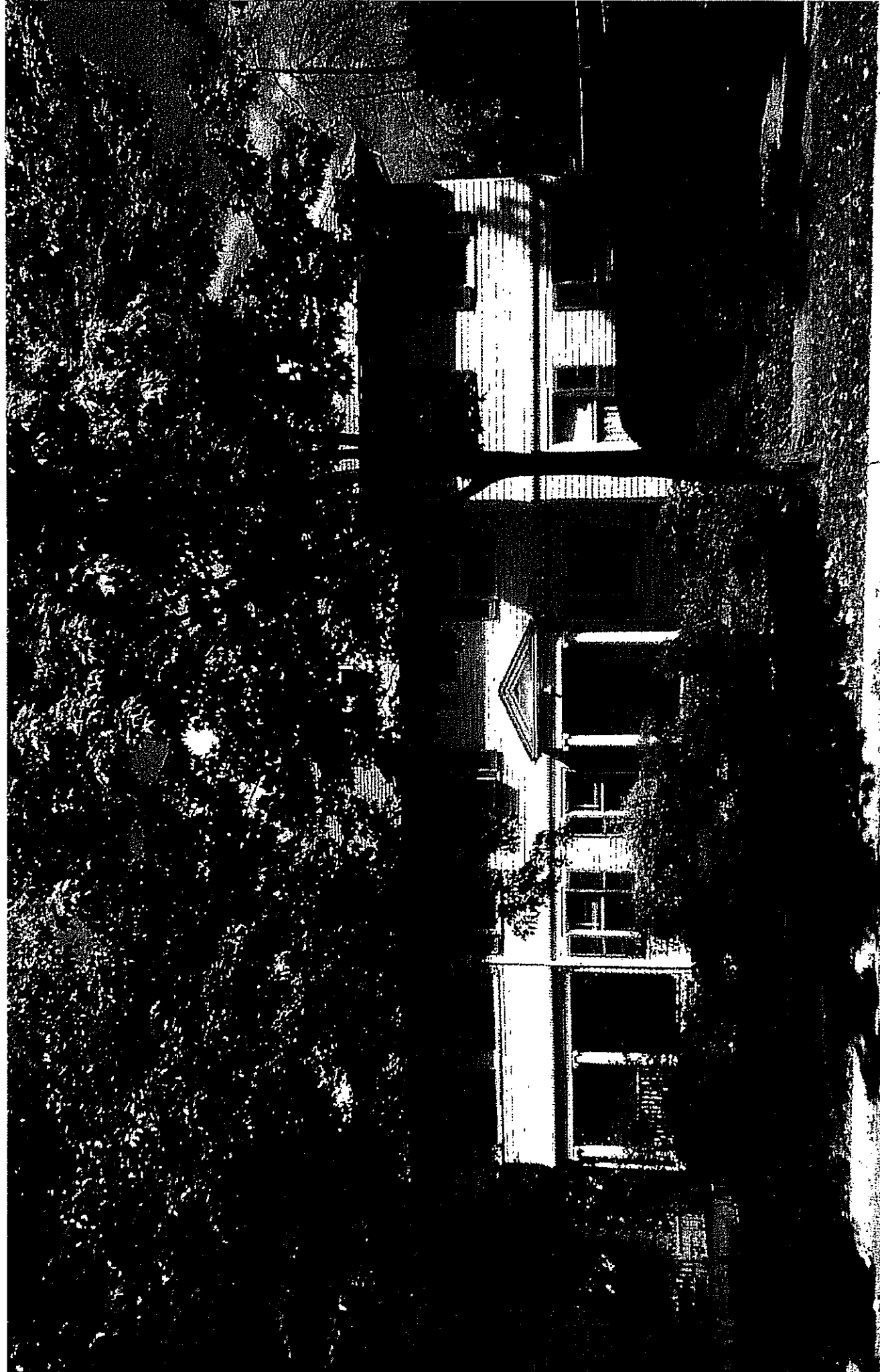
arenx  
LANDSCAPE ARCHITECTS, INC.  
1500 W. 10th Street, Suite 100  
Baltimore, MD 21204  
Tel: 410-538-1100  
Fax: 410-538-1101  
www.arenx.com

DATE: 06-05-2017  
PROJECT: LLOYD RESIDENCE

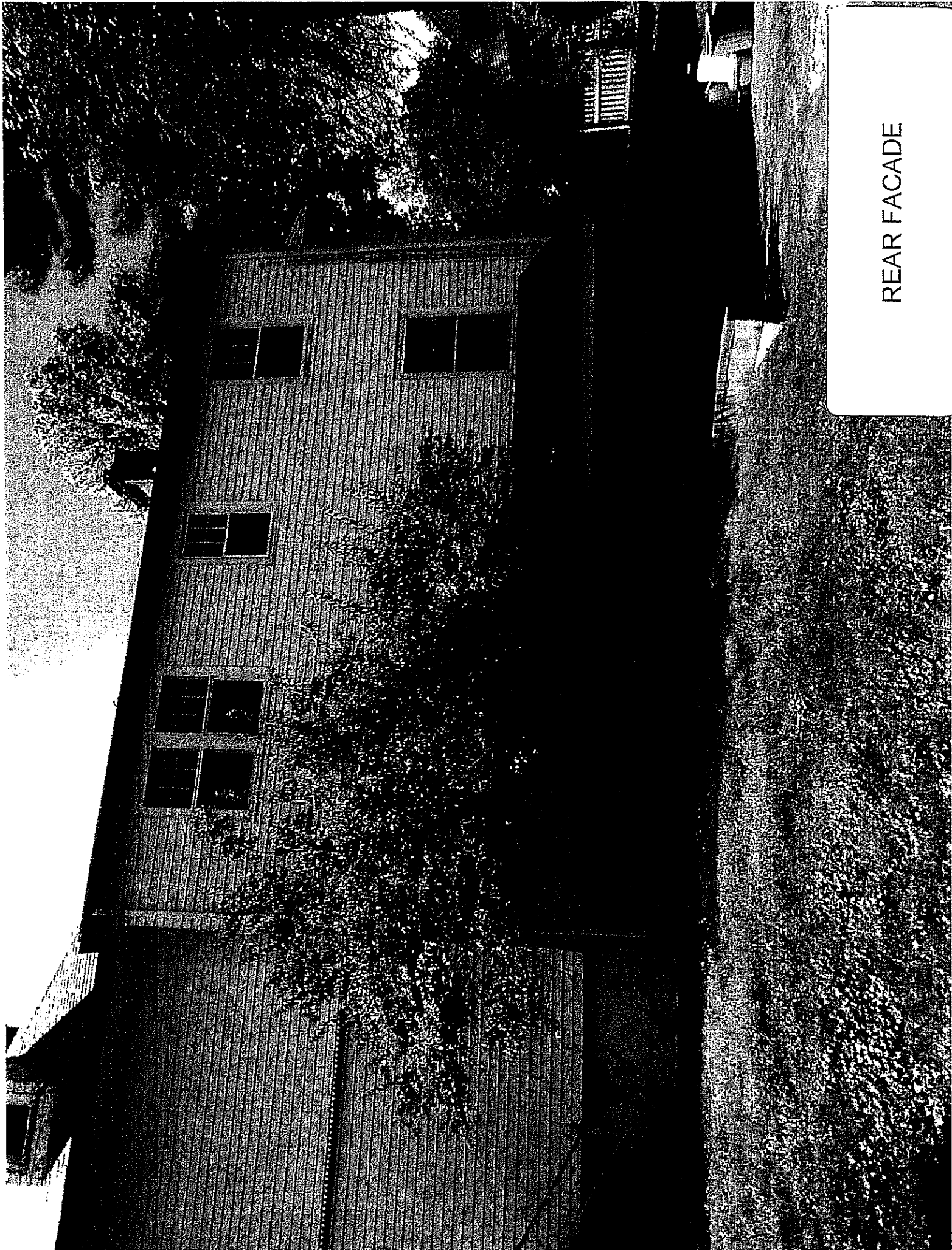
PERMIT SET

1. THE GATE SHALL BE 10' HIGH AND 12' WIDE.  
2. THE GATE SHALL BE MADE OF 4" X 4" SQUARE POSTS AND 2" X 4" RAILS.  
3. THE GATE SHALL BE SET ON 4" X 4" POSTS.  
4. THE GATE SHALL BE SET ON 4" X 4" POSTS.  
5. THE GATE SHALL BE SET ON 4" X 4" POSTS.  
6. THE GATE SHALL BE SET ON 4" X 4" POSTS.  
7. THE GATE SHALL BE SET ON 4" X 4" POSTS.  
8. THE GATE SHALL BE SET ON 4" X 4" POSTS.  
9. THE GATE SHALL BE SET ON 4" X 4" POSTS.  
10. THE GATE SHALL BE SET ON 4" X 4" POSTS.

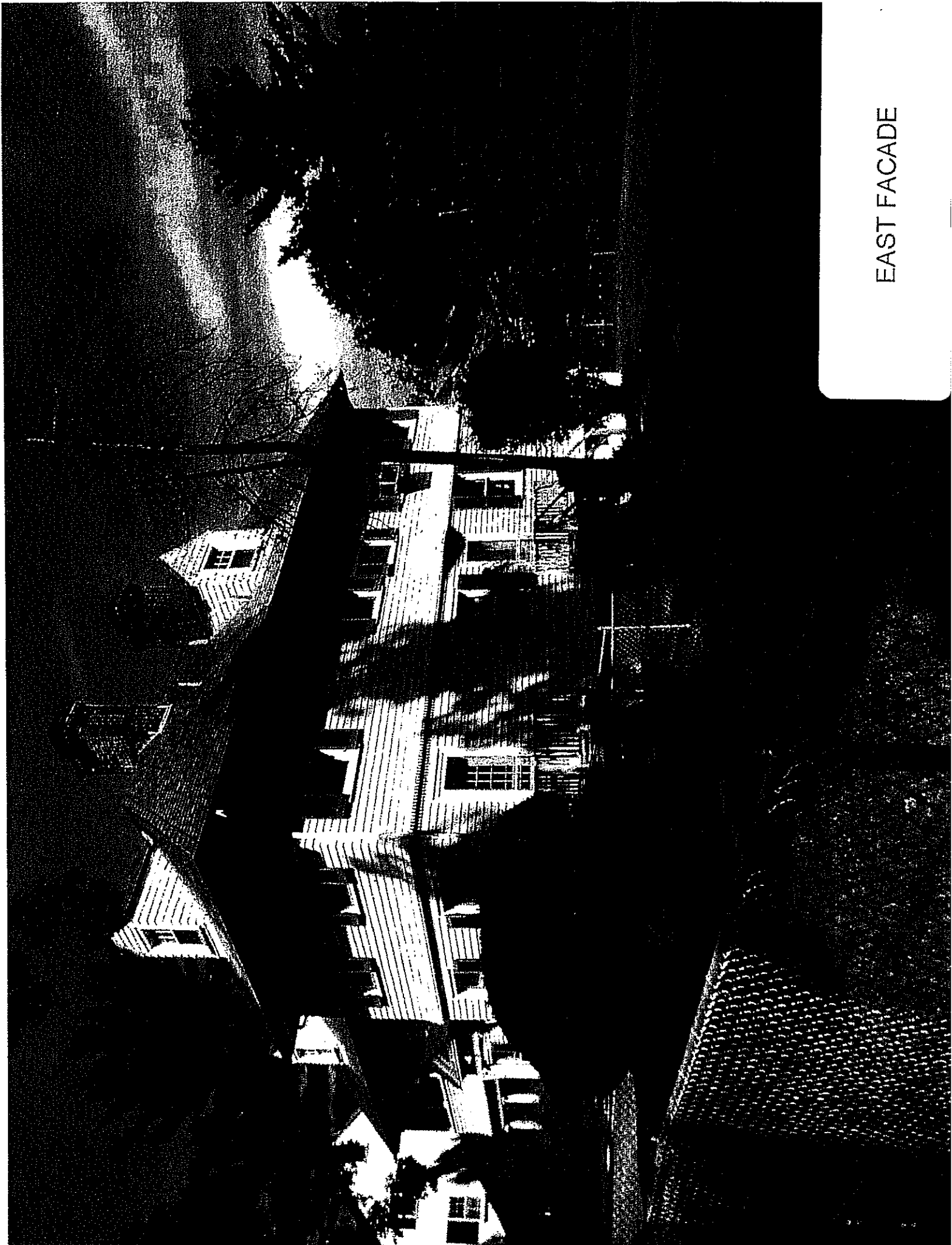




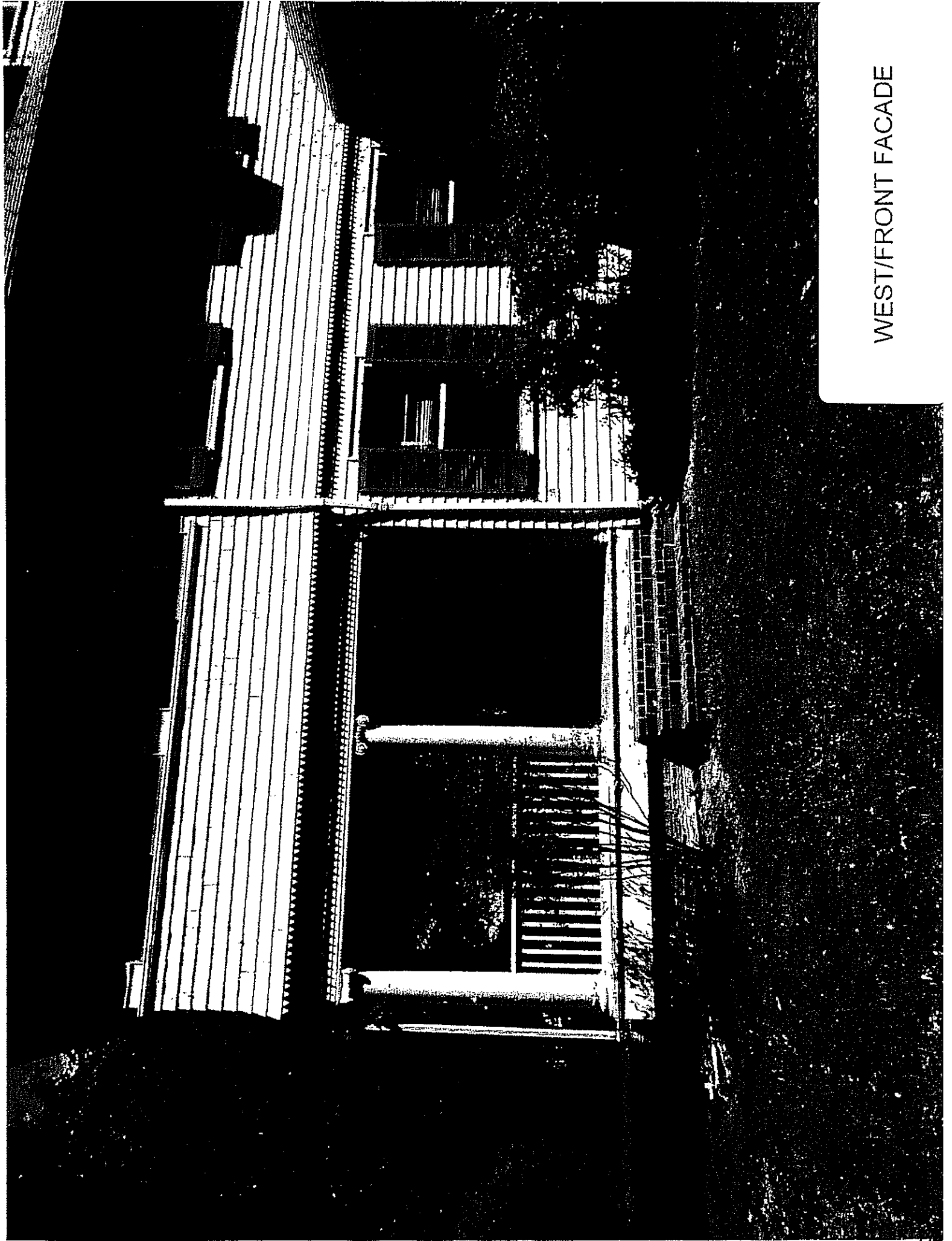
FRONT FACADE



REAR FACADE



EAST FACADE



WEST/FRONT FACADE

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

Owner's mailing address	Owner's Agent's mailing address
Thomas Lloyd 15 E. Lenox St. Chevy Chase, MD 20815	Phillip Long - CAS Engineering 10 S Bentz Street, Frederick, MD 21701
Adjacent and confronting Property Owners mailing addresses	
Britt & Kelleen Swider 11 E. Lenox St Chevy Chase, MD 20815	Raymond Wiacet Nancy O'Connell 16 E. Melrose St. Chevy Chase, MD 20815
Zapruder Marjorie Trustee 10 E. Lenox St Chevy Chase, MD 20815	12 E. Melrose LCC 12 E. Melrose St Chevy Chase, MD 20815
Justin Bausch 12 E Lenox St Chevy Chase, MD 20815	Michael Kail 101 E Lenox St Chevy Chase, MD 20815