EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 15 E. Lenox St., Chevy Chase  
Meeting Date: 4/19/2017

Resource: Contributing Resource
(Chevy Chase Village Historic District)  
Report Date: 4/12/2017

Applicant: Thomas Lloyd  
(Phillip Long, Agent)  
Public Notice: 4/5/2017

Review: HAWP  
Tax Credit: No

Staff: Michael Kyne

Case Number: 35/13-17J

PROPOSAL: Hardscape and other alterations

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STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
DATE: 1892 - 1916
STYLE: Colonial Revival/Eclectic

PROPOSAL:

The applicant proposes to construct flagstone terraces, fieldstone veneer retaining walls, and a stone water feature at the rear of the subject property.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

   11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from the public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

(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; 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 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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission approve with conditions the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines, 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 the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans;

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.

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: phil@cas-dc.com  Contact Person: Phillip Long
Daytime Phone No.: 240-417-3264

Tax Account No.: 07-00458637

Name of Property Owner: Thomas Lloyd
Daytime Phone No.: 240-417-3264

Address: 16 E Lenox Street, Chevy Chase, MD 20815

Contractor: Maurice Zantinger & Associates
No.:

Agent for Owner: Phillip Long  Daytime Phone No.: 240-417-3264

LOCATION OF ADDITION/REMODEL

House Number: 16  Street: E Lenox

Town/City: Chevy Chase  Nearest Cross Street: Brookville Road

Lot: 44  Block: 44  Subdivision: Chevy Chase Section 2

Fence/Wall (complete Section 4)  Other:

FENCE/REPAIR/DISTURBANCE AND USE

14. Check all applicable:  Check all applicable:

[ ] Construct  [ ] Extant  [ ] Alter/Remodel
[ ] A/C  [ ] Slab  [ ] Room Addition  [ ] Porch  [ ] Deck  [ ] Shed
[ ] Move  [ ] Install  [ ] WIndow/Door
[ ] Solar  [ ] Fireplace  [ ] Woodburning Stove  [ ] Single Family
[ ] Provision  [ ] Repair  [ ] Revocable
[ ] Fense/Wall (complete Section 4)  Other:

15. Construction cost estimate:

16. If this is a revision of a previously approved active permit, see Permit #:

PART TWO: SPECIFY NEW CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewage disposal: 01 13, WSSC 02 03 Other:

2B. Type of water supply: 01 13, WSSC 02 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/REPAIR/WALL

3A. Height: 4 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

[ ] On 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 and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

3/27/17

Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/permit No.: 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:

      Single Family Home on Chevy Chase Village, Originally
      Built circa 1905.

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

      Retailing Walls, Terraces, Water Feature (Fountain).
      Rear Yard.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and dates;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash containers, 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, windows and door openings, and other fixed features of both the existing resources and the proposed work.
   b. Elevations (sectional), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features proposed for the exterior must be noted on the elevation 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 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.
# HAWP Application: Mailing Addresses for Notifying

**[Owner, Owner's Agent, Adjacent and Confronting Property Owners]**

<table>
<thead>
<tr>
<th><strong>Owner's mailing address</strong></th>
<th><strong>Owner's Agent's mailing address</strong></th>
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<tbody>
<tr>
<td>Thomas Lloyd</td>
<td>Phillip Long - CAS Engineering</td>
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<tr>
<td>15 E. Lenox St</td>
<td>10 S Bentz Street</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
<td>Frederick, MD 21701</td>
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<tr>
<th><strong>Adjacent and confronting Property Owners mailing addresses</strong></th>
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<tbody>
<tr>
<td>Britt &amp; Kelleen Snider</td>
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<tr>
<td>11 E. Lenox St</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Raymond Wiacek</td>
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<tr>
<td>Nancy O'connel</td>
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<tr>
<td>16 E. Melrose St</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Marjorie Trustee</td>
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<tr>
<td>10 E. Lenox St</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<td>12 E. Melrose LLC</td>
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<tr>
<td>Michael Kail</td>
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<tr>
<td>101 E Lenox St</td>
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