

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	12 E. Lenox St., Chevy Chase	Meeting Date:	3/27/2019
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	3/20/2019
Applicant:	Justin and Elizabeth Bausch (Ben Van Dusen, Architect)	Public Notice:	3/13/2019
Review:	Preliminary Consultation	Staff:	Dan Bruechert
PROPOSAL:	Building Additions and Swimming Pool Construction		

STAFF RECOMMENDATION

Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and return for a HAWP or secondary preliminary consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Historic District
STYLE: Colonial Revival
DATE: c.1916-1927

The subject property is a Colonial Revival house, three bays wide, with a hipped roof and broad overhangs. There is a large cantilevered bay to the east and a tall privacy fence along Brookville Rd.

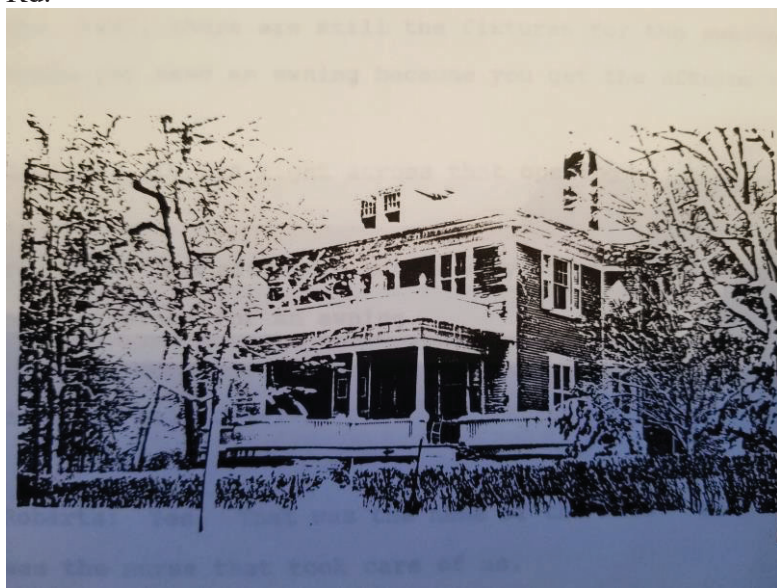


Figure 1: Photo of the house c.1910s showing its historic appearance.

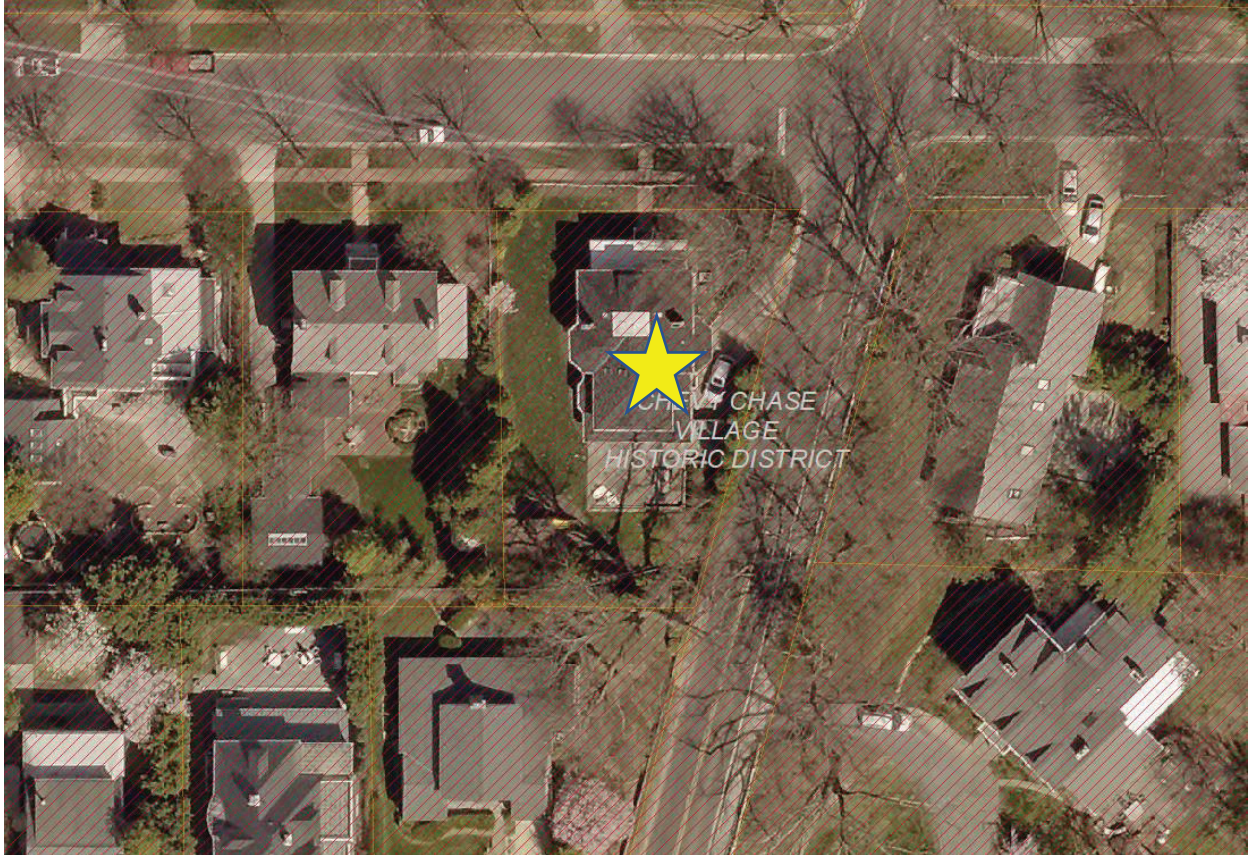


Figure 2: 12 E. Lenox is at the corner of Lenox and Brookeville Rd. near the edge of the Chevy Chase Village Historic District.

PROPOSAL

The applicant proposes to construct a two-story side addition, a one-story rear addition, to rehabilitate the front porch, and to construct a swimming pool on the property.

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 *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Chevy Chase Historic District Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

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 or 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.

- Balconies should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Decks should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not
- Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on Outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- Fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Gazebos and other garden structures should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Gutters are not currently subject to review and should not be reviewed.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village with little or no adverse impact on its character, and they should be permitted where compatibly designed.
- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. These guidelines recognize that for outstanding resources replacement in kind is always advocated

- Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village. For outstanding resources, however, such additions or expansions should be subject to strict scrutiny if they are visible from the public right-of-way.
- Shutters should be subject to moderate scrutiny if they are visible from the public right-of-way.
- Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- Swimming pools should be subject to lenient scrutiny. However, tree removal should be subject to strict scrutiny.
- Tree removal should be subject to strict scrutiny and consistent with the Chevy Chase Village Urban Forest Ordinance.
- Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Addition of compatible exterior storm windows should be encouraged, whether visible from the public-right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - 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 a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

Montgomery County Code; Chapter 24A-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
- (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.

Secretary of Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to construct two additions, one to the rear and one on the west (right) elevation and to construct a swimming pool on the site.

Rear Addition

The applicant proposes to construct a one-story addition at the rear, in the southwest corner of the house. This addition will be 16' × 16' (sixteen feet by sixteen feet) square and will be clad in wood clapboard siding to match the house, capped by a hipped roof, with wood six-over-one windows, and a stuccoed chimney to the south.

Staff finds that overall, the proposed rear addition complies with the *Design Guidelines* and Chapter 24A. The addition is placed to the rear of the house to lessen its visual impact and the design and materials are compatible with the character of the historic house. The roof overhang will project beyond the historic wall plane, so depending on the HPC's evaluation of the two-story addition, the west and north elevations may not be visible from the public right-of-way.

The evaluation of the south and east elevations of the proposed addition needs to be undertaken as if the fence were not installed. Staff finds that these two elevations are appropriately detailed to be compatible with the existing house. The siding and roofline of the addition match the historic house, but the new construction is differentiated from the historic by the absence of shutters and different window proportions.

Staff would recommend approval of the rear addition at the HAWP stage.

Side Addition

The applicant proposes constructing a two-story addition that will project to the west. The west portion of the subject property is currently open lawn space (see below).



Figure 3: 12 E. Lenox showing the open side yard to the west (note the sleeping porch on the adjacent property).

The side addition will be 26' 2" (twenty-six feet, two inches) and be set back 15' 3" (fifteen feet, three inches) from the front wall plane. The addition will maintain a 9' (nine foot) side setback from the property line.

The architectural details of the side addition are similar to the historic house with wood siding, trim, and shutters to match, six-over-two and six-over-one wood windows and a reinstalled decorative leaded glass transom panel. The eave line and roof line of the addition will sit below roof and eave of the historic house (see fig. 3 below).



Figure 4: Proposed front elevation, showing the addition and fencing to the side.

The rear of the addition will have a three pairs of glass doors with multi-lite transoms above and six-over-one and six lite wood windows on the second floor. The rear of this addition will be minimally visible from the south of the property along Brookeville Rd.

In evaluating the appropriateness of the proposal, Staff conducted a survey of the immediate block and was surprised to find the number of side additions/projections on the block of E. Lenox. This may be due to the fact that the lots on the south side of E. Lenox are relatively shallow, but Staff identified a side projection or addition on the houses at 15 E. Lenox, 11 E. Lenox, 3 E. Lenox, 10 E. Lenox, and 8 E. Lenox. Five of the eleven properties on the block include some type of side projection/addition. Some of these, like the sunporch at 10 E. Lenox appear to be historic, while other additions, like the east side projection at 8 E. Lenox, are not. Additionally, a review of HAWP files and construction permits indicate that many of these side additions appear to have been constructed prior to the establishment of the historic district.

Staff finds that some west side construction can be supported under the *Guidelines* and as compatible in character with the surrounding district (24A-8(b)(2)). The provisions for ‘*major additions*’ state, “Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources.” However, Staff finds that the proposed addition is too wide and too massive to be compatible with the historic house or surrounding streetscape. The proposed side addition is 26’ 2” (twenty-six feet, two inches) wide and set back 15’ 3” (fifteen feet, three inches) from the front wall plane. The exact width of the historic house was not provided in the application materials, but it appears to be approximately 30’ (thirty feet) wide. Conservatively, this will widen the house by 75%. While the house does have some side projections in the form of the bay windows to the west (right) and the larger overhang to the east (left), an addition of this size and scale would significantly disrupt the general balance of the house. Staff has additional concerns about the increase in lot coverage. Alterations of lot coverage are to be subject to strict scrutiny with regard to preserving the District’s open, park-like setting; and while the proposed lot coverage is significantly less than maximum allowed by code, the reduction of the side yard will impact that setting.

Staff requests the HPC’s input regarding the appropriateness of any side-projecting addition to the historic resource.

Swimming Pool

The applicant proposes to construct a swimming pool in the southwest corner of the lot. The pool will be 40’ (forty feet) long and 12’ 4” (twelve feet, four inches) wide. There will be a spa immediately to the north of the pool. There will be a hardscaped patio around the pool.

The *Design Guidelines* call for swimming pools to be reviewed under lenient scrutiny, but state that tree removal should be subject to strict scrutiny. If the HPC finds that the proposed side addition is appropriate, the swimming pool will not be at all visible from E. Lenox St. A portion of the pool would be visible from Brookeville Rd.; however, this will be obscured in part by a new retaining wall. Staff finds that the proposal will not impact the surrounding district and will not require the removal of any trees and would support the construction of the pool at the HAWP stage. Staff would like to add that materials for the pool, the extended patio, and details for the

required fencing and hardscaping were not submitted with this preliminary consultation and will need to be submitted for a complete HAWP application.

Porch Alterations

The applicant proposes removing the front steps and rehabilitating the front porch. The existing steps are wood, and the applicant has indicated that they do not meet current code. The applicant proposes a new set of code-compliant steps that will project an additional 1' (one foot) into the front yard. The applicant proposes to construct the stairs with brick cheek walls and bluestone treads and risers. The cheek wall will match the historic house foundation and brick piers supporting the front porch (the historic photographs show a continuous brick wall under the historic porch). In reviewing Sanborn maps, Staff has found evidence that the porch was reconfigured sometime before 1927.

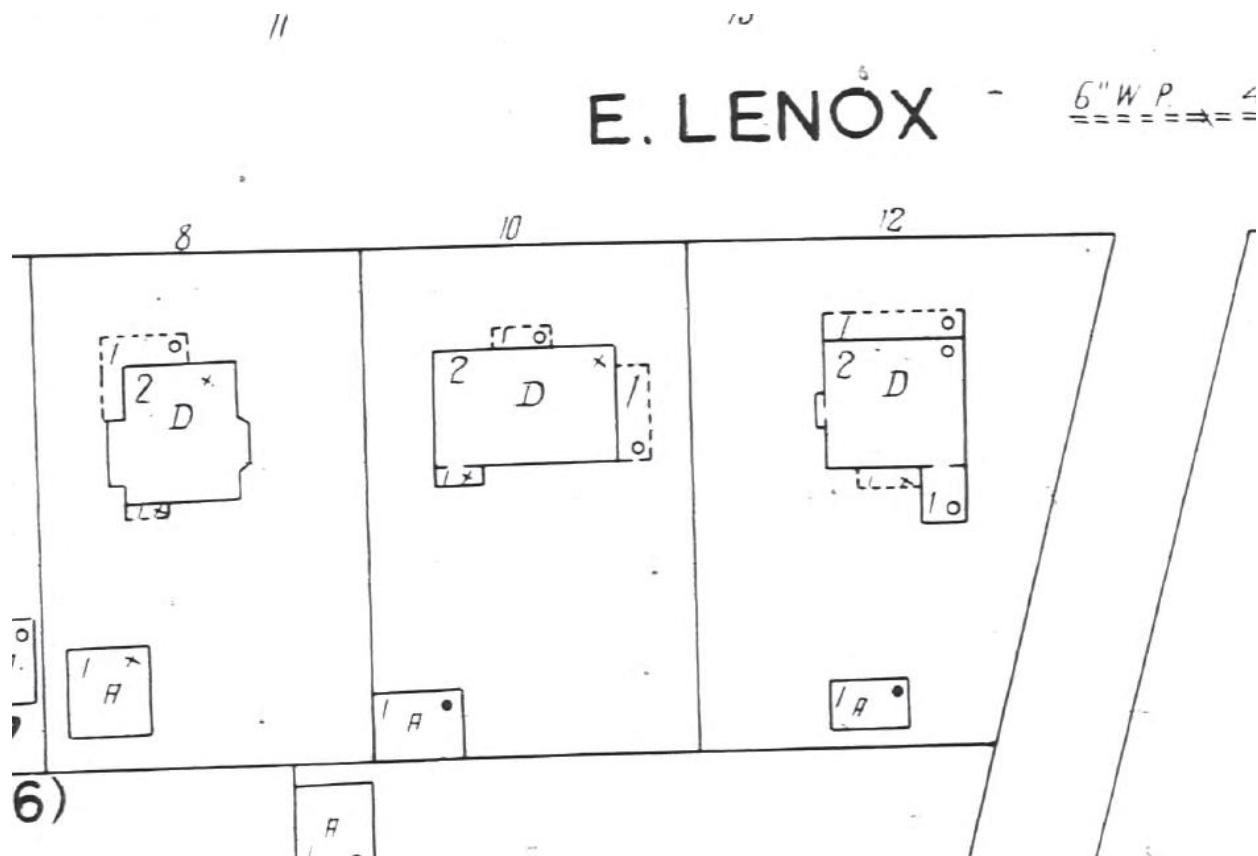


Figure 5: Detail of 1927 Sanborn map showing the reconfigured full-width front porch.

In addition to the stairs, the applicant proposes replacing the porch columns and railing. The existing columns are 6" (six inch) round columns with a simple ionic capital. The applicant proposes installing 10" (ten inch) Tuscan columns. The applicant submitted two historic photographs that show the historic porch configuration and detail the historic porch railing. While the submitted historic photos are too grainy to discern the type of capital the historic columns had, it is evident that the historic columns were wider at the base than the current columns and tapered to a much narrower capital. The applicant proposes replacing the existing columns with new round, full-height, columns and a new railing and balustrade that matches the appearance of the historic configuration, but at a code-compliant 3' (three foot) height. In

addition to the first-floor balustrade, the applicant proposes to install a new balustrade on the roof of the porch. The proposed balustrade will match the picket spacing of the lower level but will be shorter than the first-floor railing and will have larger square piers positioned above the columns.

Under the *Design Guidelines*, porches are to be reviewed under moderate scrutiny. Staff finds that the stair reconfiguration will not negatively alter the massing, scale, and material compatibility of the front stairs or porch, and as this is not the historic configuration of the steps, the historic integrity of this element has already been lost. Staff supports approval of the stair replacement under the *Design Guidelines* and 24A-8(b)(2).

The other alterations proposed for the porch, i.e. the balusters, columns, etc. are not a restoration of the historic porch configuration. The applicant is not proposing to reintroduce the half-round porch projection or bring back the square column bases with what appears to be highly decorative scrolls or the finials in the porch corners. Staff finds that the proposal is consistent in part with the building's existing design, even though it does not replicate its architectural style or historic appearance. It does, however, approximate the massing of the roof for the front porch and will visually balance the lower and upper sections of the porch.

The changes to the columns; however, do not have a basis in the historical photographs. It seems that the existing condition with the finely tapered columns on wooden piers date from an earlier configuration and are more similar to the condition that existed in the historic photographs. The columns and piers should remain in this configuration, and the other alterations can be supported. Staff would recommend approval for the porch alterations, save the new, longer, columns, at the HAWP stage.

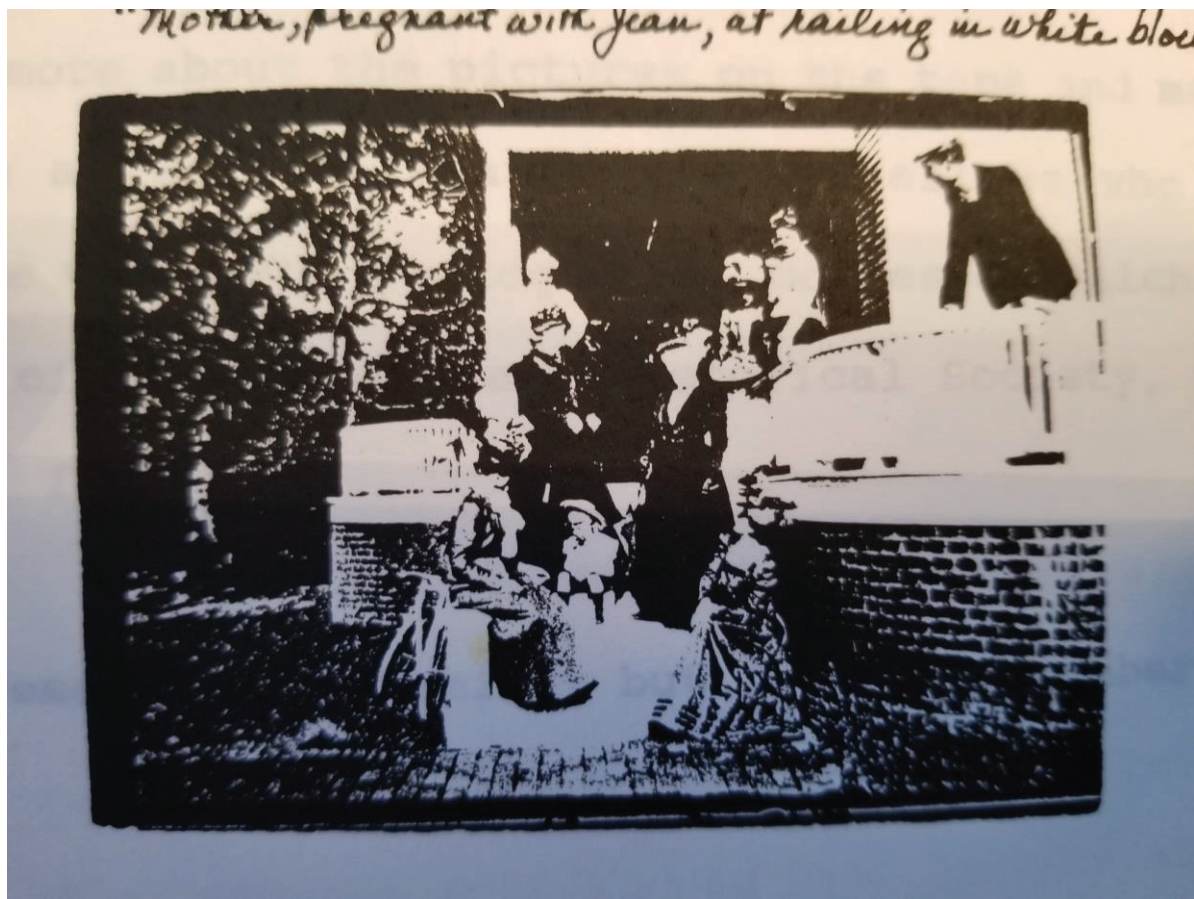


Figure 6: Historic photo showing the front porch in its historic configuration.

STAFF RECOMMENDATION

Staff recommends the applicant make revisions based on the guidance and feedback provided by the HPC and return for a HAWP or secondary preliminary consultation.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

benvevandusenarchitects.com Contact Person: BEN VANDUSEN
Contact Email: _____ Daytime Phone No.: 202-332-3890
Tax Account No.: _____
Name of Property Owner: JUSTIN & ELIZABETH BAUSCH Daytime Phone No.: _____
Address: 12 E. LENOX ST. CHEVY CHASE, MD 20815
Street Number City State Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: BEN VANDUSEN Daytime Phone No.: 202-332-3890

LOCATION OF BUILDING/PREMISE

House Number: 12 Street: E. LENOX ST.
Town/City: CHEVY CHASE VILLAGE Nearest Cross Street: BROOKVILLE RD
Lot: 17 & 16 & 18 Block: 36 Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ Parcel: PLAT REFERENCE : 2/106

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: POOL

1B. Construction cost estimate: \$ _____

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

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 1 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.

Ben Vandusen
Signature of owner or authorized agent

2/27/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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:

12 E. LENOX ST. IN CHEVY CHASE VILLAGE, BUILT IN 1899, SITS AT THE SW
CORNER OF BROOKVILLE RD. SITING OF THE HOUSE IS SKEWED EAST TOWARD
BROOKVILLE, LEAVING A WIDE WEST SIDE YARD. COLONIAL REVIVAL IN STYLE
W/ HIP ROOF AND BROAD OVERHANGS. MANY OF THE ORIGINAL DBL-HUNG
WINDOWS REMAIN. DISTINCTIVE FEATURES INCLUDE COVERED FRONT PORCH
AND LARGE CANTILEVERED BAY AT EAST ELEVATION. SIDING IS
4" WIDTH WHITE CLAPBOARD; BLACK ASPHALT SHINGLE ROOF. A REAR
2-STORY ADDITION WAS ADDED IN 2003

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

1. RENOVATION OF FRONT PORCH; REBUILDING OF FRONT STEPS
2. 2-STORY ADDITION, WEST SIDE: GARDEN RM @ 1ST FL, BEDROOM @ 2ND FL.
3. 1-STORY ADDITION @ REAR (SOUTH): FAMILY RM EXTENSION
4. POOL AND PATIO: 12'x40' POOL @ SOUTHWEST CORNER OF PROPERTY
W/ LOW RETAINING WALL, APPROX. 18" HT.

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.

Pre-Design Review Meeting
12 East Lenox Street
March 15, 2019

Introduction:

The owners purchased the property in 1999 and, together with Ben Van Dusen (applicant architect), renovated and expanded the house in 2002-2003. The owners have continued to improve the property with additional projects since then (patio, gardens, exterior painting, perimeter fence). Given the owner's dedication to this property, they are submitting a plan that:

- Remains consistent with architectural style of the house, while at the same time demurs to its historic nature;
- Achieves program goals and allows for the development of their property to support their changing family needs; and,
- Accommodates 2-front line setbacks in a straightforward, sensible, and compliant manner.

Architectural Approach:

The original house was constructed in 1899 in the Colonial Revival style and is considered to be a "contributing resource" within the Chevy Chase Village Historic District. A two-story addition was constructed in 2003, the east wall of which replaced a pre-existing porch extension in decrepit condition and exists well inside the Brookville Road setback. Because of this grandfathered eastern edge, the addition was able to extend the north-south axis of the original house. The proposed addition, primarily to the west, is in keeping with the ethos of the historic house, with notable highlights, including:

- Recessed added mass that respects and maintains the prominence of the original front;
- Restored balustrade as an homage to the original design;
- Reduced plate height, roof plan, and construction materials (clapboard width) that achieve architectural differentiation;
- Preserved green space that exceeds the standard for houses on the street (save double lot neighbor directly across East Lenox Street.); and,
- Maintenance of an appropriate distance from western neighbor that, while closer, is consistent with the rhythm of houses on the block and throughout the Village.

Program Goals

- Please reference application description, site plan, elevation drawings, and house renderings.

Design Considerations/Lot Challenges:

The original house pre-dates the existing setbacks and restriction lines that are in place today. The owner's proposal respects these boundary lines, and seeks to balance massing concerns against setbacks realities, competing front boundary elevations, and the existing architecture of the house. Challenges the owners have considered include:

- Two front-yard 25-foot building restriction lines. The proposed addition conceals the mass almost entirely from the Brookville Road front elevation. In addition, the westward expansion provides a clear separation between the original house and the addition, and recesses the added mass in order to respect and maintain the prominence of the original front all in compliance with Village setback restrictions.
- ~70% of existing east elevation extends into the Brookville Road building restriction line which represents ~26% of the house.
- 2003 addition was designed to abide by the setback restrictions, and to not encroach upon a mature hickory tree in the backyard (since struck by lightning and removed).

Architecturally, rear yard expansion is not feasible given location of existing master bedroom on the second floor.

- Detached structure was also considered to the southwest of the house, but a large structure located there is very similar to a plan that was proposed and withdrawn in 2003 due to concerns of the structure's proximity to a specimen white oak tree in the rear neighbor's yard.
- Lot is unusual. The owners cannot find any other examples within the Village of houses that face north along Brookville Road, are inside the eastern setback, and that also have property to the west that can accommodate expansion within the western setback.

Owner's Mailing Address

Justin & Elizabeth Bausch
12 E. Lenox St.
Chevy Chase, MD 20815

Adjacent & Confronting Neighbors:

Marjorie Zapruder
10 E. Lenox St.
Chevy Chase, MD 20815

Anna Niceta & Thomas Lloyd
15 E. Lenox St.
Chevy Chase, MD 20815

Sam Lawrence
100 E. Lenox St.
Chevy Chase, MD 20815

Britt & Kelleen Snider
11 E. Lenox St.
Chevy Chase, MD 20815

Mr. & Mrs. Michael Kail
101 E. Lenox St.
Chevy Chase, MD 20815

Chris & Kathleen Matthews
11 E. Kirke St.
Chevy Chase, MD 20815

Chris & Kathleen Matthews (or Neighbor)
9 E. Kirke St.
Chevy Chase, MD 20815

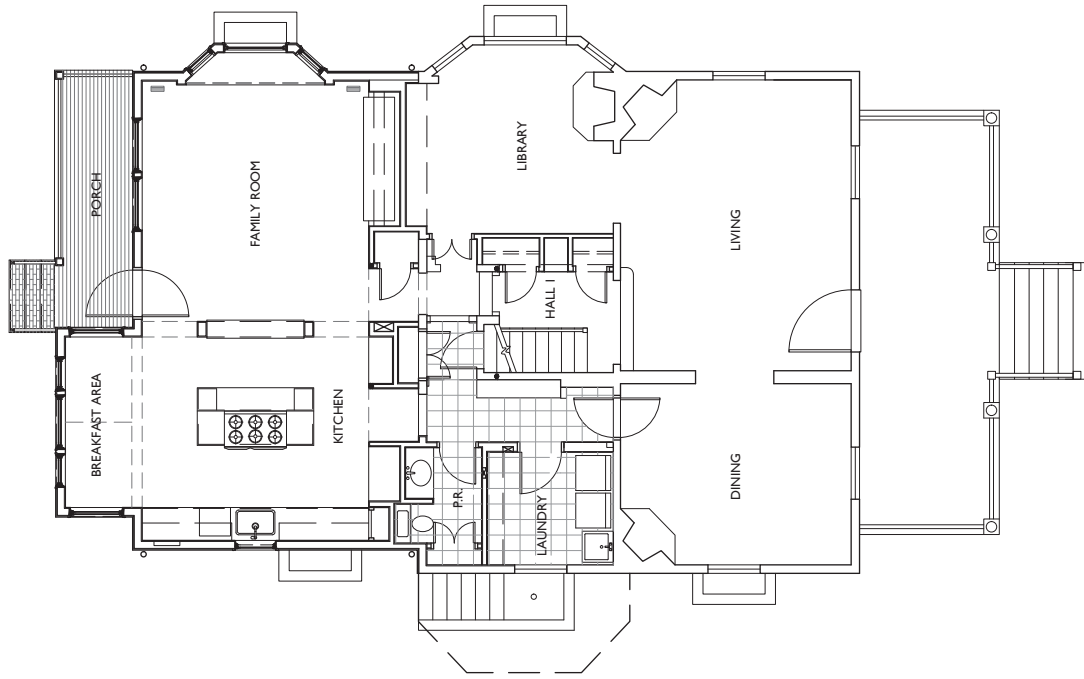




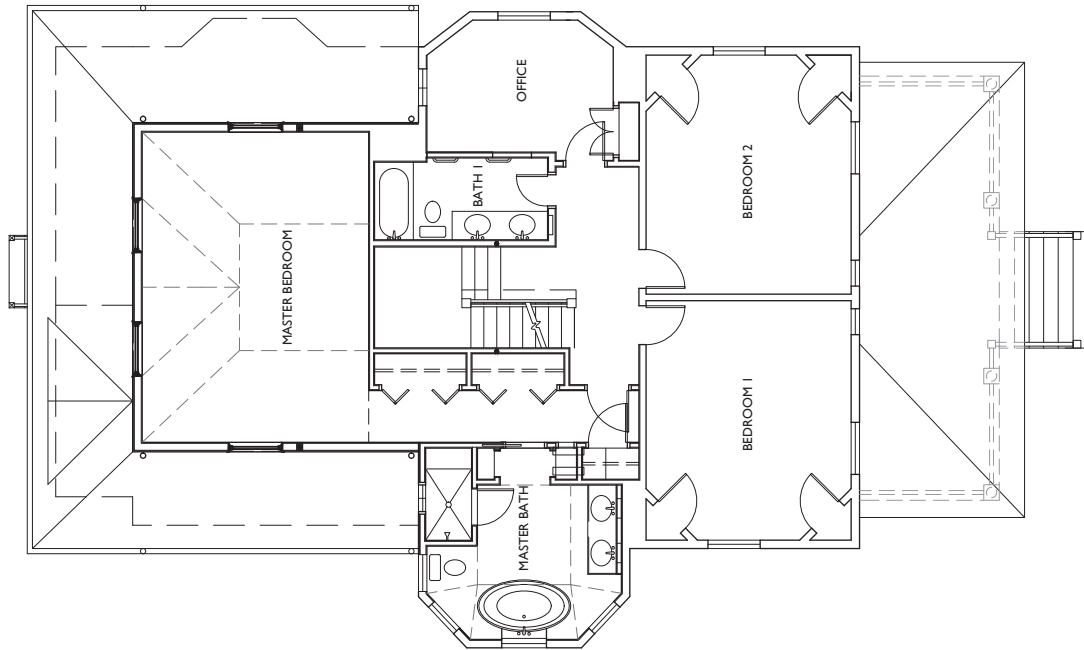








Existing First Floor Plan



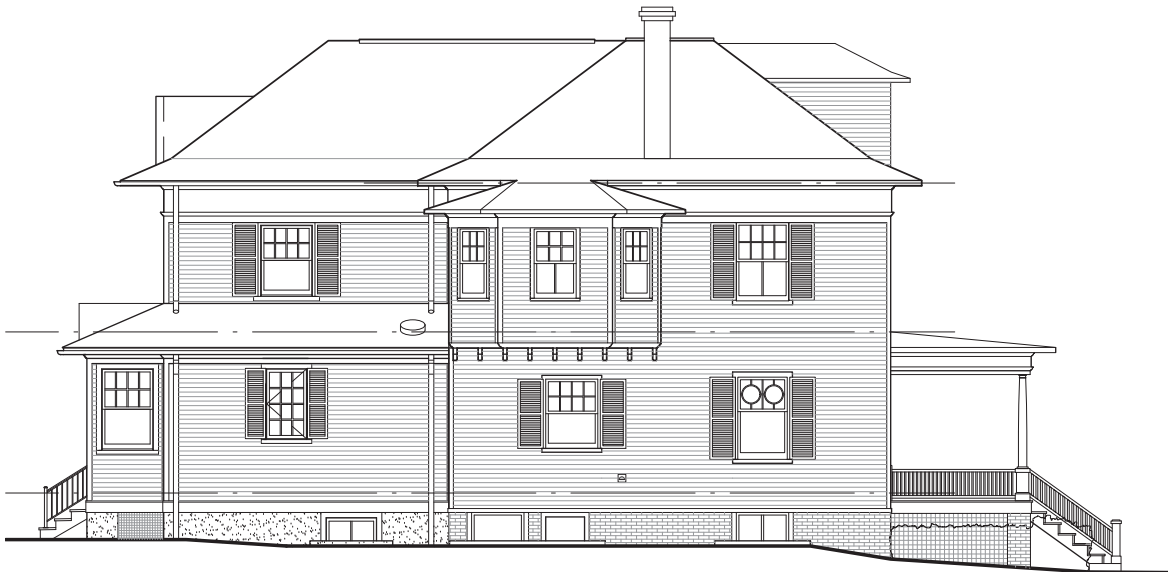
Existing Second Floor Plan



North (Front) Elevation



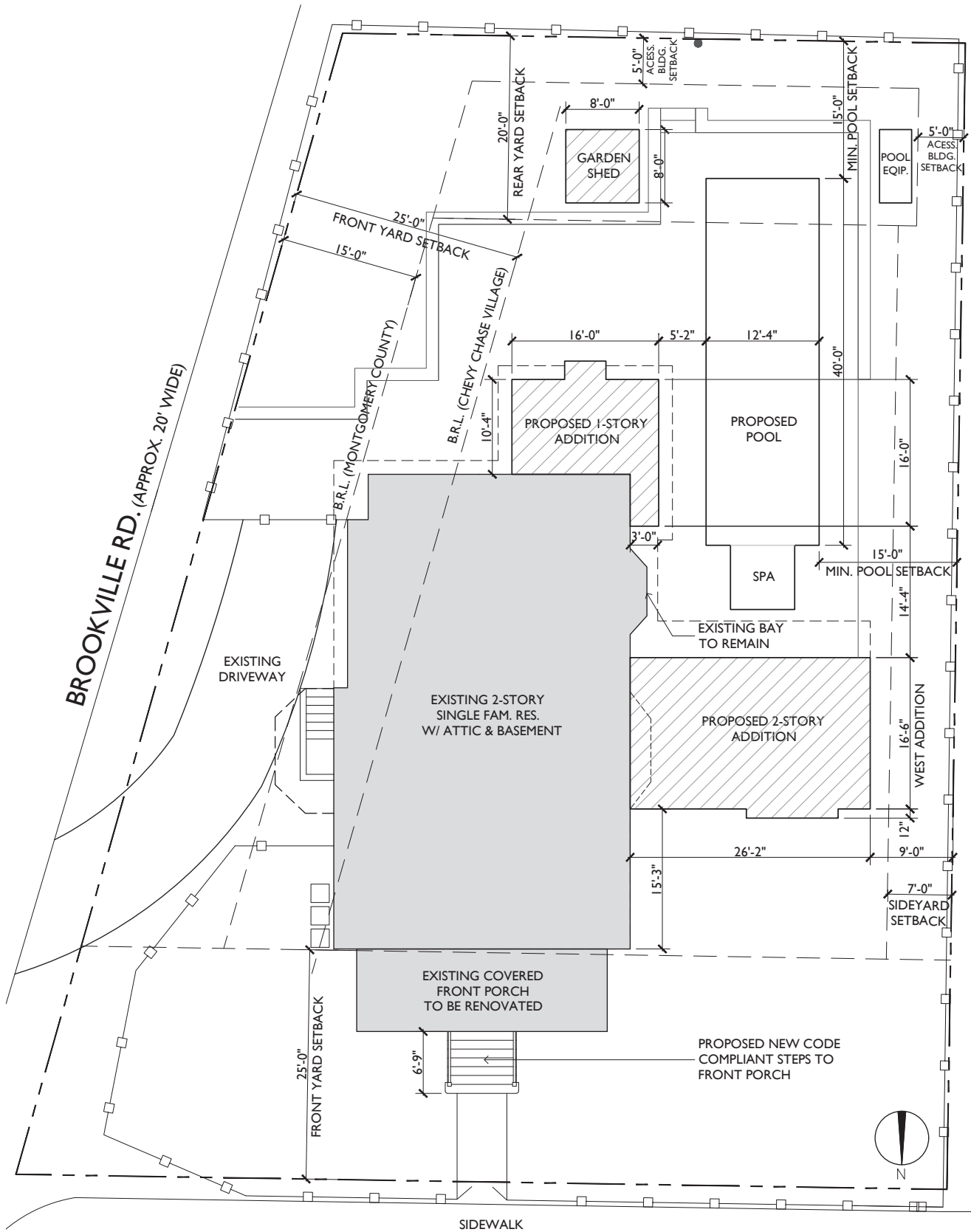
West (Side) Elevation



East (Side) Elevation



South (Rear) Elevation



LOT AREA: 10,586.9 SF

BUILDING AREA (EXISTING): 1,908.9 SF
BUILDING AREA (PROPOSED): 2,574.9 SF

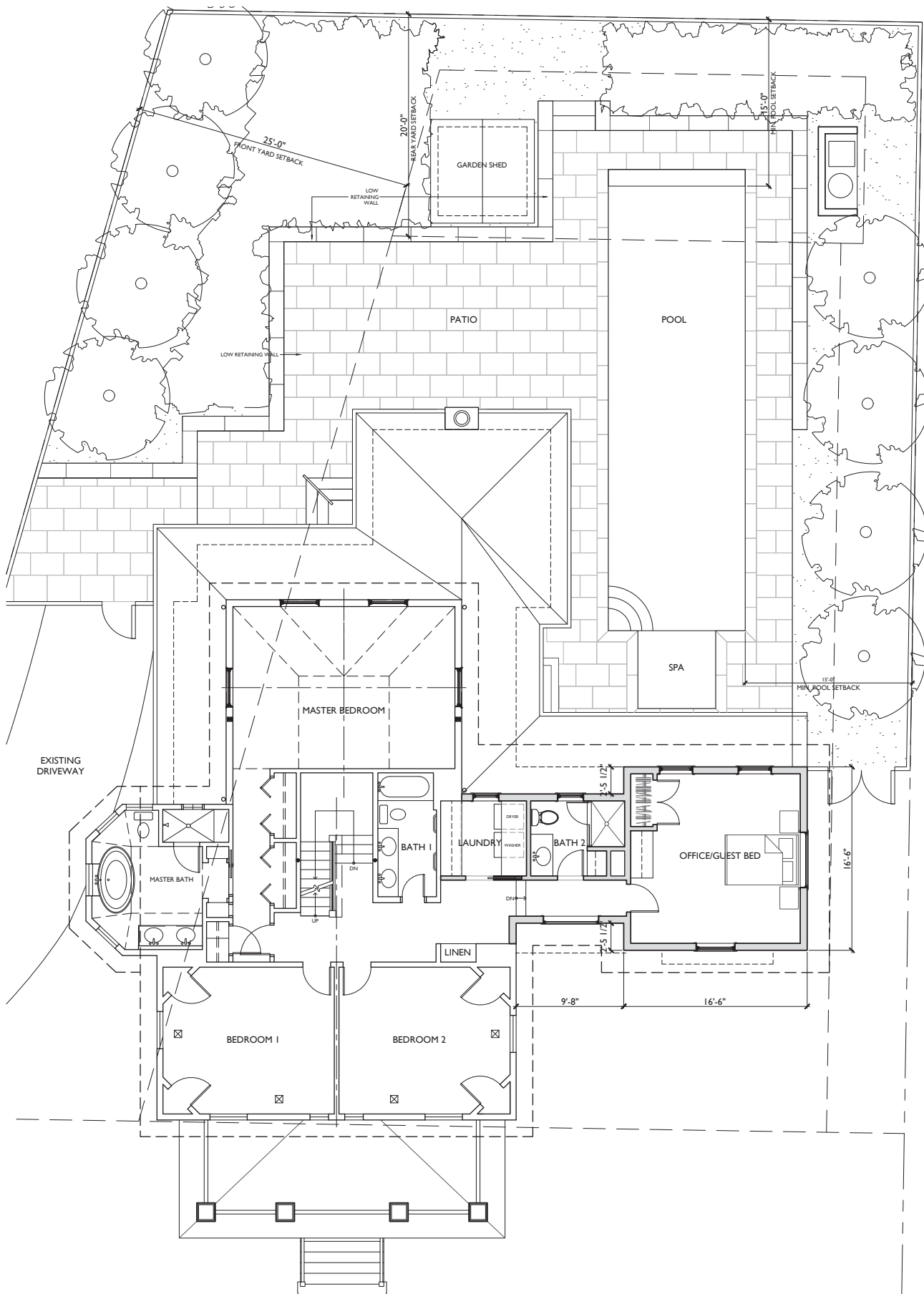
ALLOWABLE % LOT COVERAGE: 35.0%
EXISTING % LOT COVERAGE: 18.0%
PROPOSED % LOT COVERAGE: 24.3%

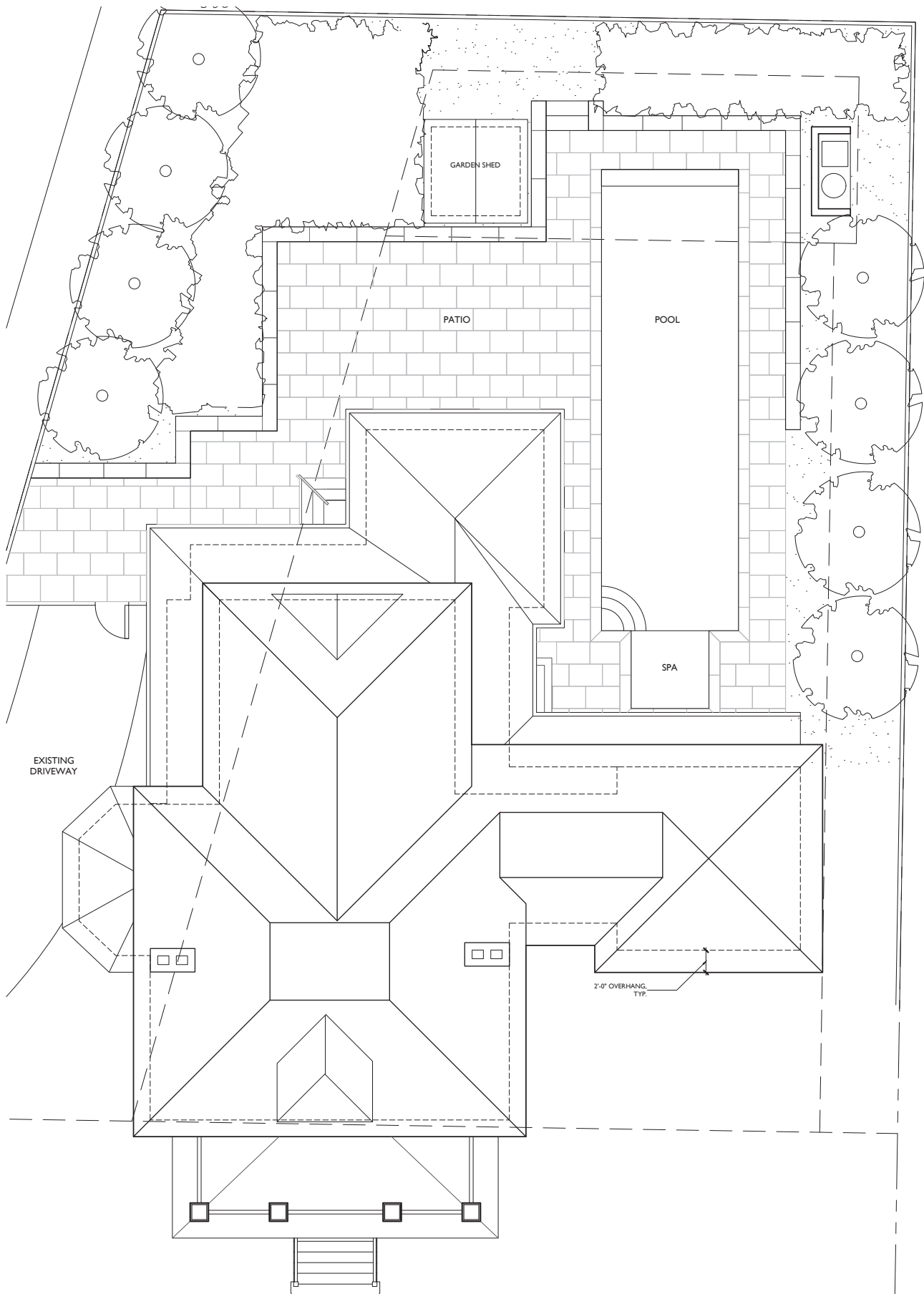
EAST LENOX ST.

Bausch Residence

12 East Lenox Street, Chevy Chase, MD 20815

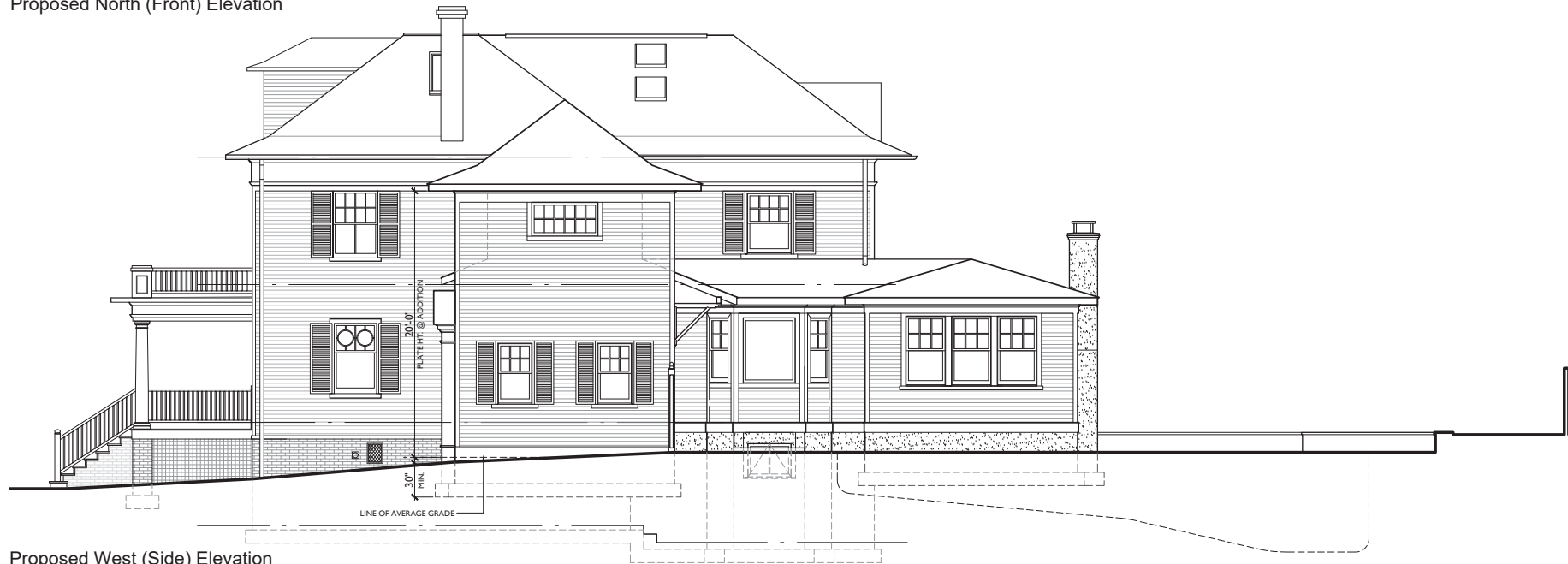
Schematic Site Plan
1" = 10'-0"
Van Dusen Architects
02.23.19







Proposed North (Front) Elevation



Proposed West (Side) Elevation

FRONT PORCH RENOVATION:

1. 10" ROUND TUSCAN STYLE COLUMNS TO REPLACE EXISTING 6" ROUND COLUMNS ON PEDESTALS
2. NEW CODE-COMPLIANT (RISE/RUN) STEPS w/ BRICK CHEEK WALLS AND BLUESTONE TREADS & RISERS, NEW RAILINGS TO REPLACE EXISTING
3. NEW PORCH RAILINGS @ 36" A.F.F. TO REPLACE EXISTING 24" RAILINGS
4. REPLACE DAMAGED PORCH PLANKS WITH 1 x 4 T&G WOOD TO MATCH
5. INSTALL NEW BALUSTRADE AND NEW METAL ROOFING
6. INSTALL NEW LATTICE PANELS BETWEEN EXISTING BRICK PIERS

ADDITION NOTES:

1. WOOD CLAPBOARD SIDING - 4" WEATHER TO MATCH EXISTING
2. WOOD SIMULATED DIVIDED-LITE DOUBLE HUNG WINDOWS
3. BLACK COMPOSITION SHINGLES TO MATCH EXISTING
4. 9/12 PITCH WITH 7/12 +/- FLARE @ EAVE TO MATCH EXISTING
5. STUCCO PARGING OVER CMU FOUNDATION WALL

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Proposed South (Rear) Elevation



Proposed East (Side) Elevation

Exterior Elevations (Proposed)
1/8" = 1'-0"
Van Dusen Architects
02-27-19

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10,586.9 SF

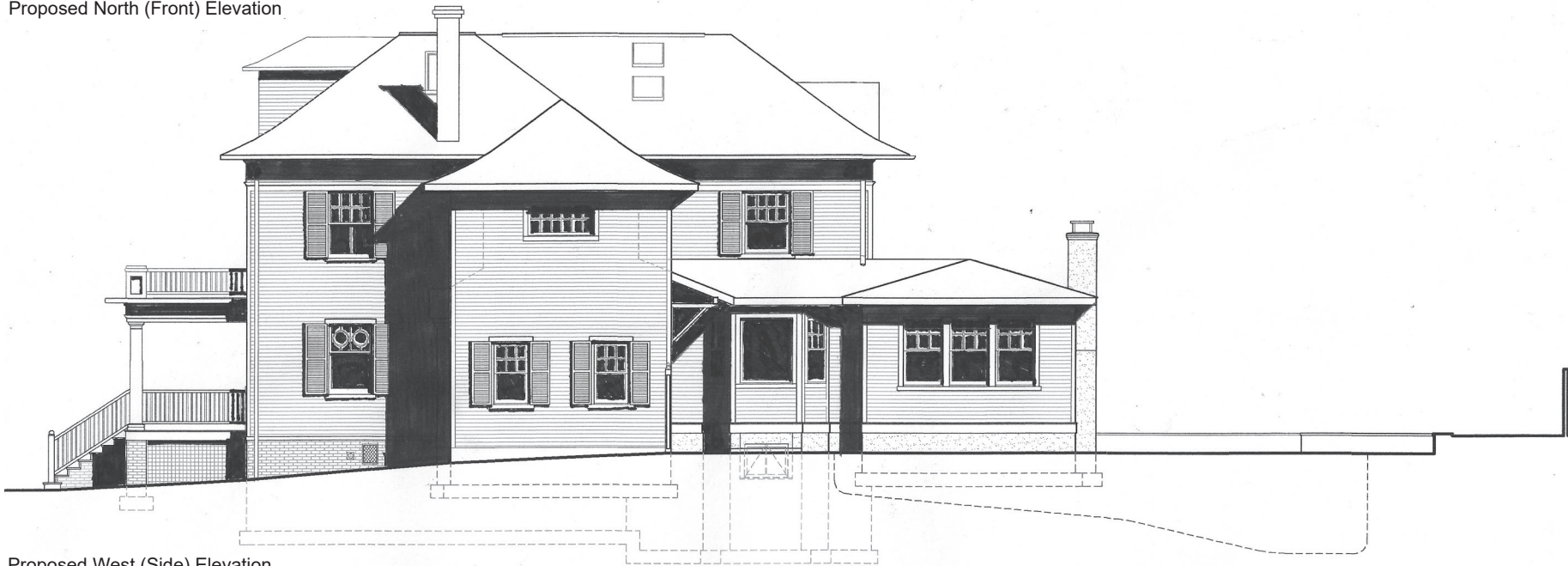
1,908.9 SF
2,574.9 SF

35.0%
18.0%
24.3%

Schematic Site Plan
1/16" = 1'-0"
Van Dusen Architects
02-27-19



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Proposed West (Side) Elevation

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