

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	12 E. Lenox St., Chevy Chase	Meeting Date:	10/28/2020
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	10/14/2020
Applicant:	Justin and Elizabeth Bausch	Public Notice:	10/7/2020
Review:	HAWP	Staff:	Dan Bruechert
Case Number:	35/13-20FF	Tax Credit:	n/a
PROPOSAL:	Accessory building, arbor installation, and hardscape alterations		

STAFF RECOMMENDATION

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

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.

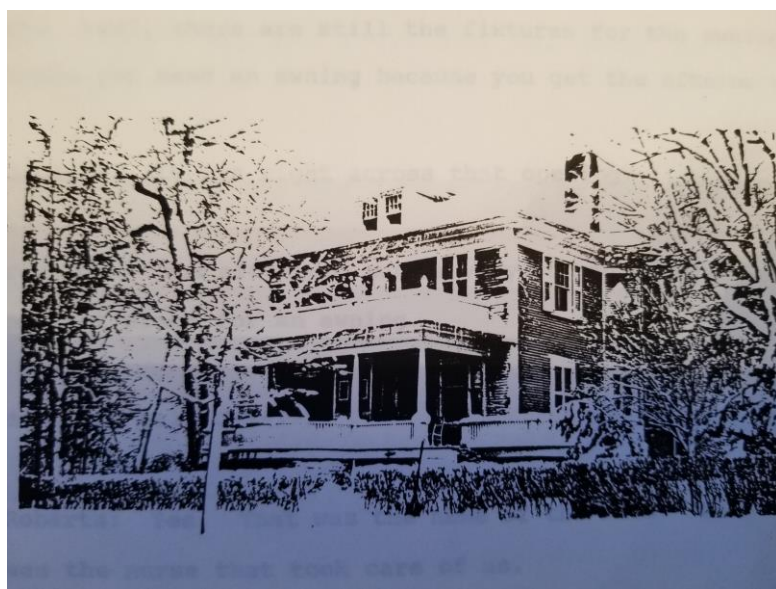


Figure 1: Photo of the house c.1910s showing its historic appearance.

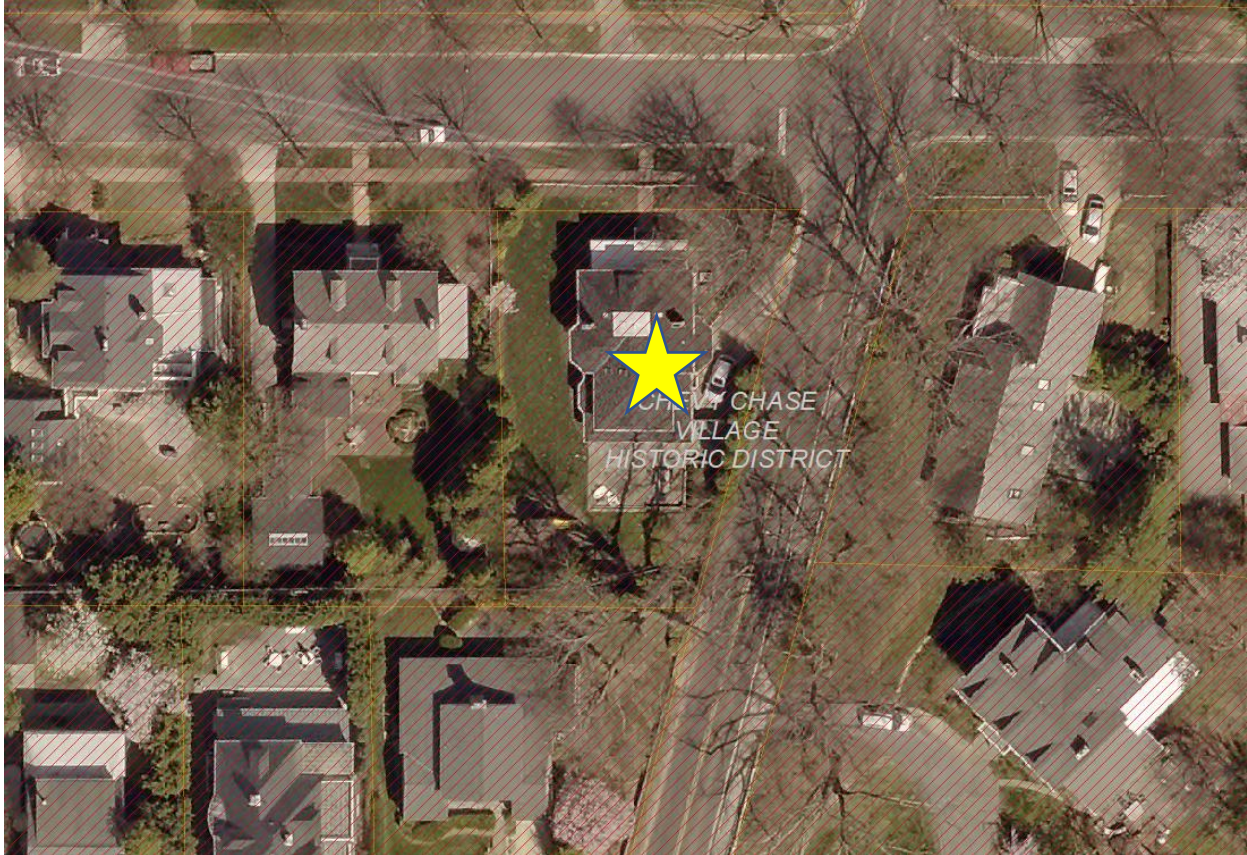


Figure 2: 12 E. Lenox is at the corner of Lenox and Brookeville Rd. near the edge of the Chevy Chase Village Historic District.

PROPOSAL

The applicant proposes to:

- Construct an accessory building;
- Construct an arbor; and,
- Make alterations to the hardscape

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.

- 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.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village’s open park-like character.
- 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
- Siding should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.
- 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 an accessory structure, install an arbor and fencing, and make hardscape alterations.

Accessory Structure Construction

The applicant proposes to construct an accessory structure, measuring 12' × 8' (twelve feet by eight feet), in the southwest corner of the lot. The structure will be sided in wood and have a pyramidal roof with architectural shingles. The front door of the structure will be custom made to match the house front door. Because of the open side yard, the accessory structure will be visible from the public right-of-way (see below). As a garden structure, the *Design Guidelines* state the proposal should be reviewed under 'Moderate Scrutiny.' No trees will be impacted by the proposal.



Figure 3: 12 E. Lenox showing the open side yard to the west.

Staff finds that the architectural character of the accessory structure is compatible with the historic house and the surrounding district. Additionally, Staff finds that the size of the structure will not overwhelm the historic house. Staff recommends the HPC approve the proposed accessory structure.

Arbor Installation

As part of the new landscape plan, the applicant proposes to install a new arbor to the west (right) of the house. The arbor will be wood, 6' (six feet) wide and approximately 10' (ten feet) tall. The proposal will have the arbor free-standing, flanked by shrubbery on either side.

Staff finds that the design, materials, and dimensions of the proposed arbor will not detract from the historic house or surrounding district. Staff additionally finds that the arbor will be easily removed from the site without destroying the historic fabric, per Standard 9. Staff Recommends the HPC approve the proposed arbor.

Hardscape Alteration

The applicant proposes extensive alterations to the hardscaping on the property. Most of the hardscape work is to the rear of the house. In the northwest corner, the applicant proposes to install a millstone fountain. To the rear of the house, the applicant proposes to install a new patio wall matching the existing walls, installing a new flagstone patio surface, installing new pavers between the patio and the proposed accessory structure, and installing a plant bed.

Staff finds that the proposed millstone fountain will have a minor impact on the character of the site and surrounding district. Additionally, because it will be on grade, it will not be visible unless you are immediately adjacent to it. The other work proposed for the rear will be obscured by the house and will not be visible from the right of way. The *Design Guidelines* state that alterations not visible from the public should be given a very lenient review. Staff finds that the proposed hardscaping will not alter the character of the house or the surrounding district and recommends the HPC approve the work.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal 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 #2, 9, and 10*;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

Permit # 927523



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: janet@ecld.com Contact Person: Janet Conroy
Tax Account No.: 85-0591766 Daytime Phone No.: 202-494-11361
Name of Property Owner: Justin and Elizabeth Bausch Daytime Phone No.:
Address: 12 E. Lenox Street, Chevy Chase, MD 20815
Street Number City Street Zip Code
Contractor: TBD Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 12 Street: East Lenox St.
Town/City: Chevy Chase Nearest Cross Street: Brookville Road
Lot: 17 & 16/18 Block: 36 Subdivision:
Liber: Folio: Parcel: 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: Arbor, millstone, plantings

1B. Construction cost estimate: \$ 95,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 _____ feet _____ 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]
Signature of owner or authorized agent

10/5/20
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:

The home on 12 East Lenox St has been recently renovated in keeping with the original architecture. Included in the renovation is a new front porch which requires new foundation plantings. The approved landscape plan was designed to complement the architectural features of the home.

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

- Install a pre-fabricated 8x12 garden shed (photos attached)
- Install a vintage millstone water feature & attached 8' Walpole Arbor & gate grade.
- Repair flagstone patio
- Relandscape property
- existing fence remains in place.

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 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.

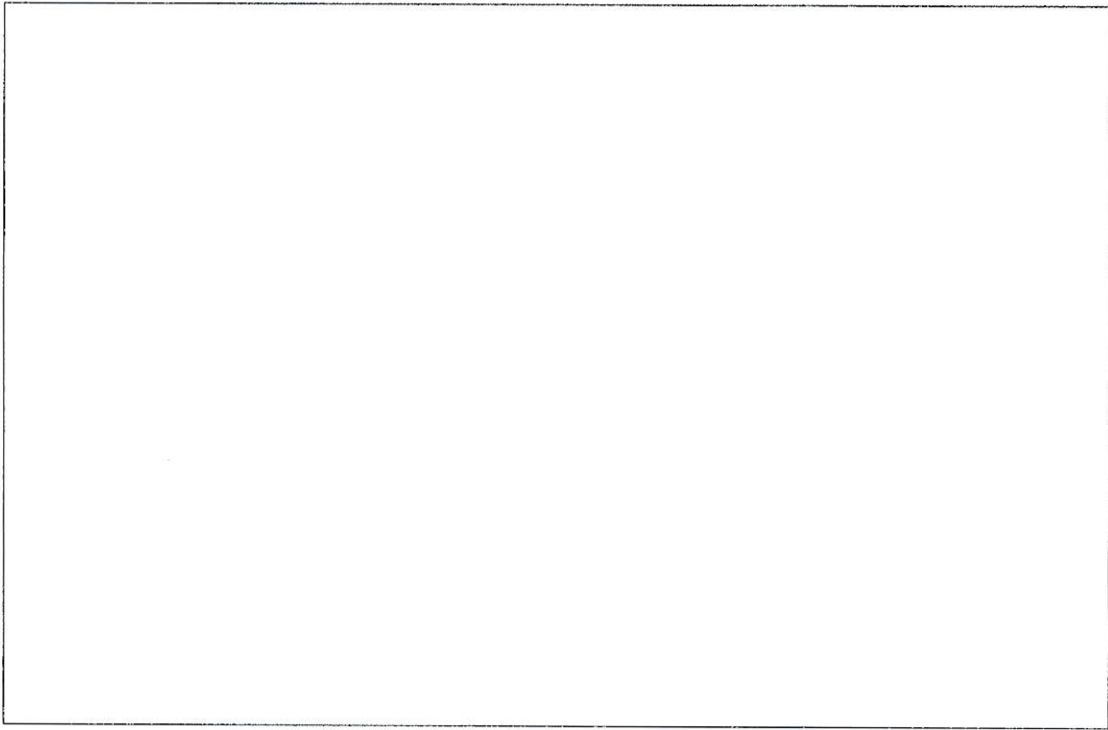
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

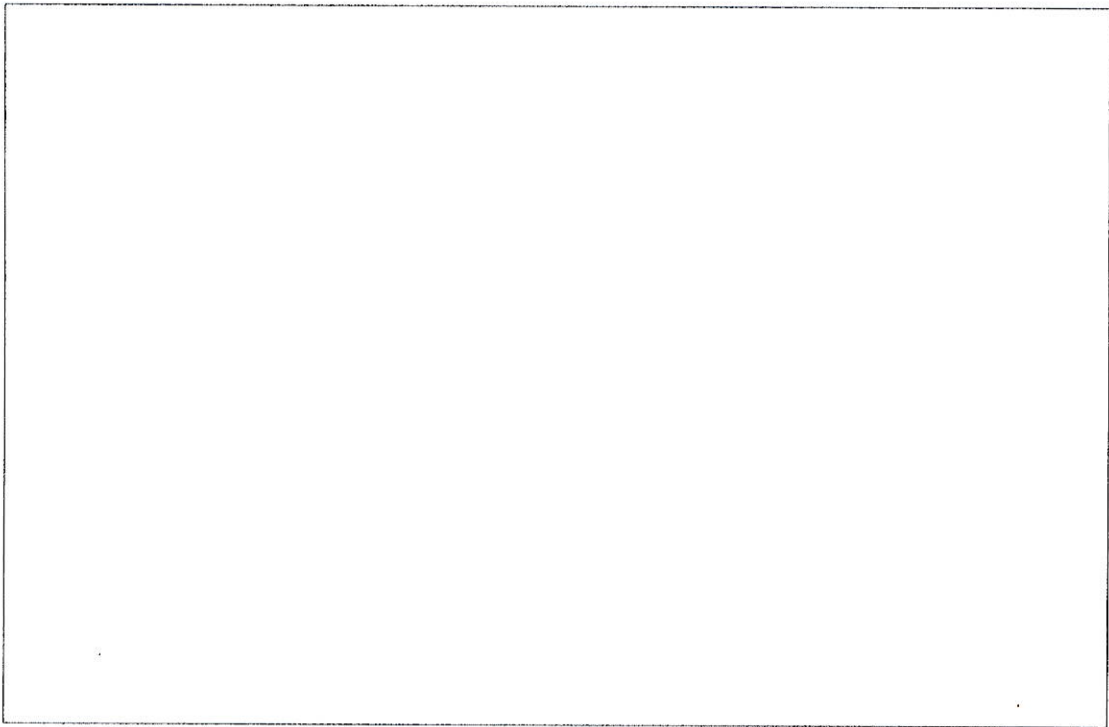
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Elizabeth Bausch 12 E. Lenox St. Chevy Chase, MD 20815	Owner's Agent's mailing address Janet Conroy 3612 Thornapple Street Chevy Chase, MD 20815
Adjacent and confronting Property Owners mailing addresses	
Britt & Keeley Snider 11 East Lenox St. Chevy Chase, MD 20815	Thomas Lloyd 15 East Lenox St. Chevy Chase, MD 20815
Michael & Sarah Matthews 11 East Kirke Street Chevy Chase, MD 20815	

Existing Property Condition Photographs (duplicate as needed)



Detail: _____

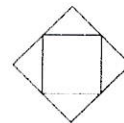


Detail: _____

Applicant: _____

Site Plan

Attached



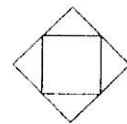
Shade portion to indicate North

Applicant: _____

Page: __

Site Plan

Attached.



Shade portion to indicate North

Applicant: _____

Fullbrook Collections

2020 ©

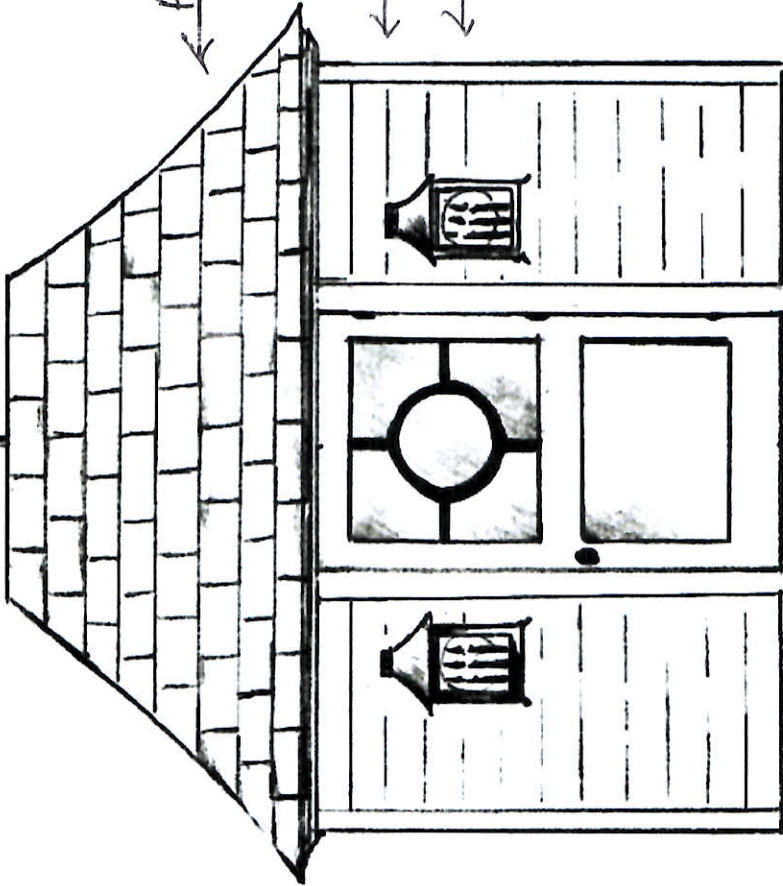
Bausch Residence

8' x 12'

Garden House



Custom Copper Finish
Photo attached



Asphalt CertainTeed XT25 in Blk.

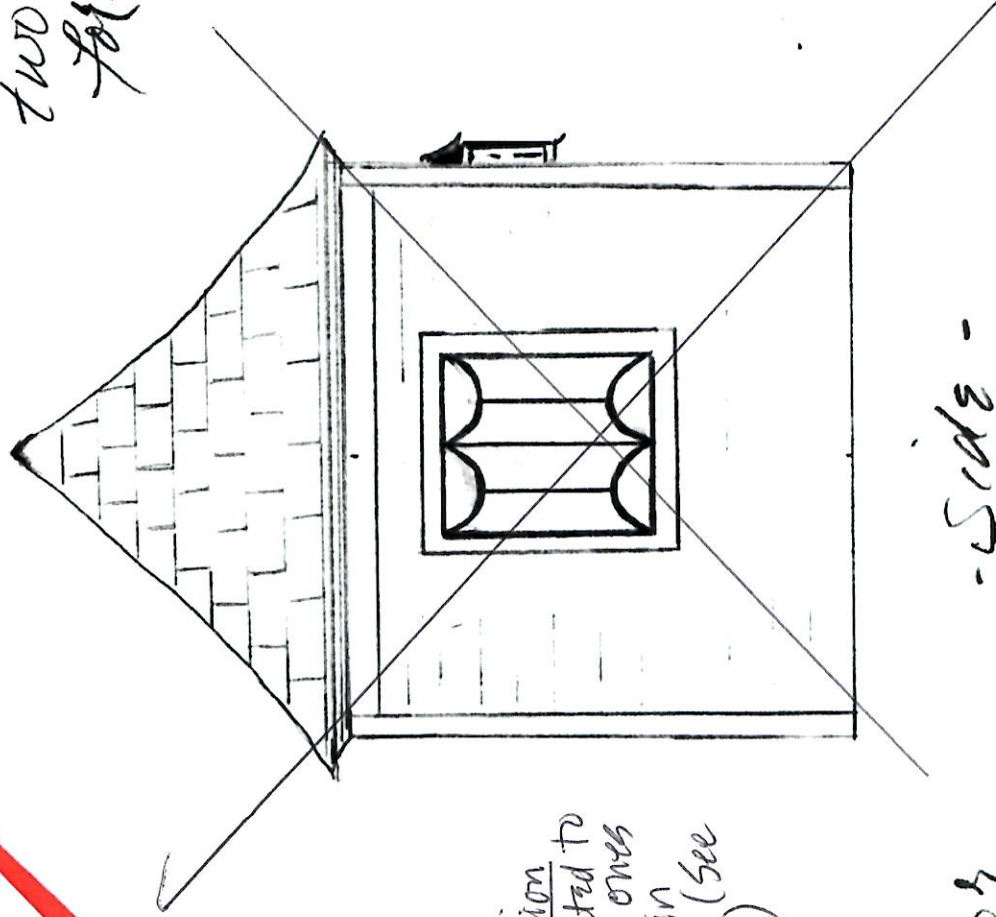
Custom Door to Match House

Lanterns (elec.) Photo attached

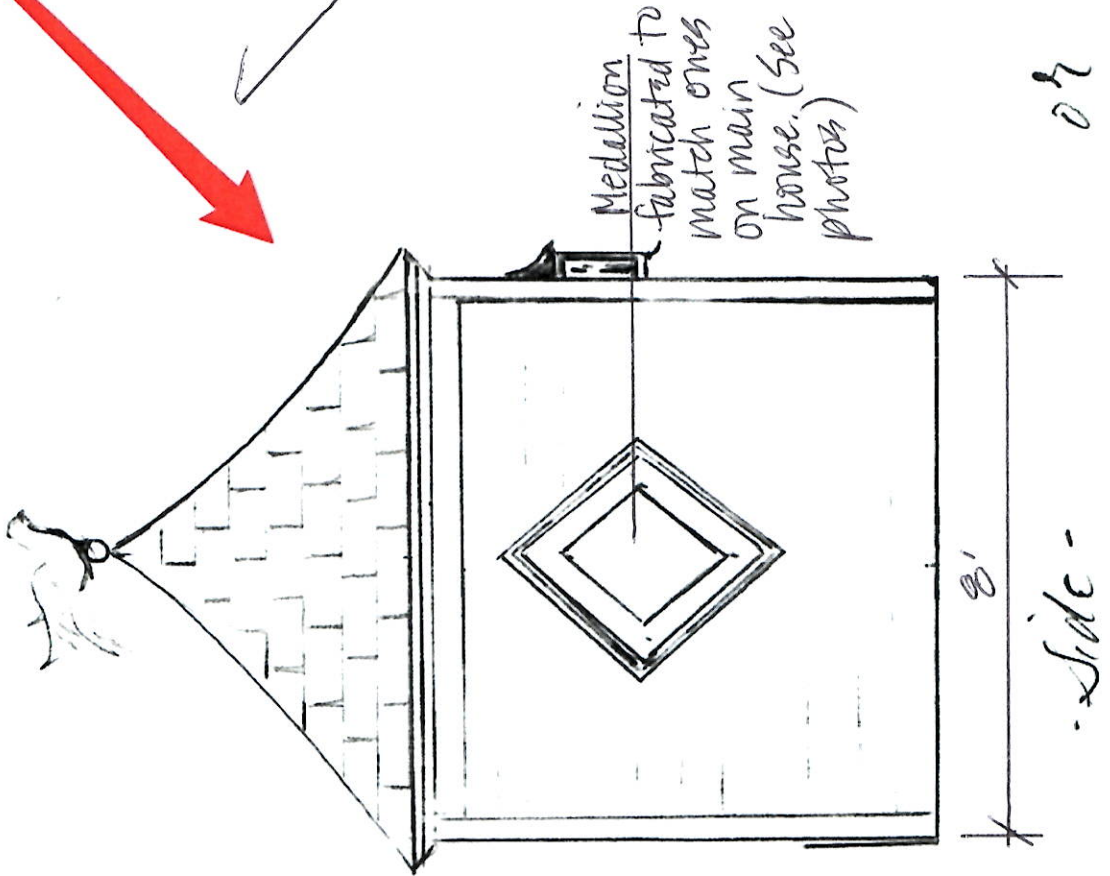
12'

- Front -

Bausch
Residence
8'x12'
Garden House
two styles
for poles



Fallbrook Collections
2022









Arched Arbor with a Westchester Double Gate

SKU: 796095

Standing majestically and featuring expansive arches under decorative carrying beams, the Arched arbor has 34½" W standard horizontal/vertical lattice panels with 5" openings, and 4" square posts. A handsome Westchester picket double gate complements this arbor. Hardware includes black powder coated 12" heavy reversible hinges, a ring latch and cane bolt. Prefinished white. Shipped Kit. Motor freight. 4½'W arbor, no gate. 4½'W arbor with double gate. 6'W arbor, no gate. 6'W arbor with double gate.

Arched Arbor with a Westchester Double Gate

\$3,545.00

Quantity 1

6' W with Double Gate



FREE



SHIP to STORE

ADD TO CART

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mail & lantern posts	furniture
buildings & enclosures	fences & gates
pergolas & arbors	wooden playsets & games

Store locations

Connecticut	Florida
Illinois	Massachusetts
Maryland	Missouri
New Hampshire	New Jersey
New York	Oklahoma
Pennsylvania	Rhode Island

Fence Types :
 Picket Fences, Azek Vinyl Fencing, Board Fences, Lattice Fencing

Pergola Types :
 Shade Pergolas & Pergola Canopies , Pergola Kits, Garden Pergolas

Gate Types :
 Driveway Gates, Automatic Gates, Walk Gates, Entrance Gates

Outdoor Lamps & Lantern Posts :

Fence Use :
 Garden Fences, Privacy Fence, Pool Fence, Commercial & Residential Tennis Court Fencing & Enclosures

Pergola Use :
 Poolside Pergolas, Public & Commercial Pergolas, Outdoor Kitchen Pergolas, Rooftop Pergolas

Gate Use :
 Security Gates, Entry Gates, Decorative Gates, Wrought Iron Gates

Mailboxes & Mailbox Posts :

Fence Materials :
 Wood Fence, AZEK Vinyl Fences, Metal Fences

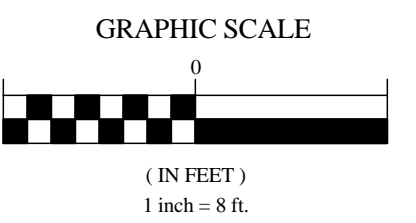
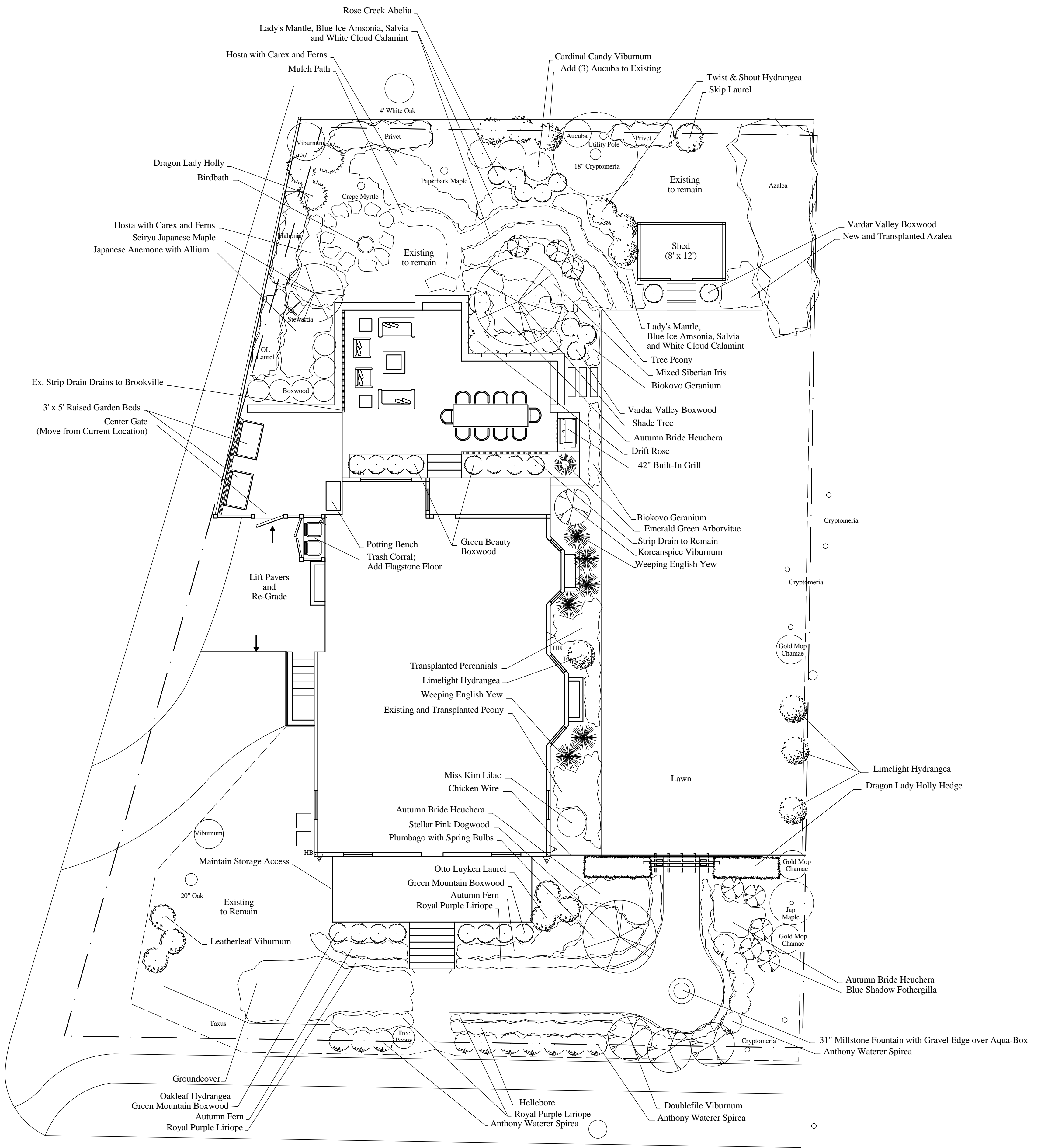
Pergola Material :
 Wood Pergolas, AZEK Vinyl Pergolas

Gate Materials :
 Wood Gates, AZEK Vinyl Gates, Metal Gates

Arbors :

31" x 5"
Millstone





EVERETT
CONROY
& LANDIS
GARDEN DESIGN

TITLE: PLANTING PLAN, Rev

DATE: 6-1-20, 6-26-20, 7-22-20, 9-11-20, 9-30-20

BAUSCH RESIDENCE

12 E Lenox Street
Chevy Chase, MD

SCALE: 1/8" = 1'

NORTH:

