

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11 East Street, Chevy Chase	Meeting Date:	2/22/2023
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	2/15/2023
Applicant:	Andrew and Gray King (Jeremy Fletcher, Agent)	Public Notice:	2/8/2023
Review:	HAWP	Tax Credit:	N/A
Permit Number:	REV1002995	Staff:	Dan Bruechert
PROPOSAL:	Revisions to previously approved HAWP for patio and accessory structure construction.		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

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

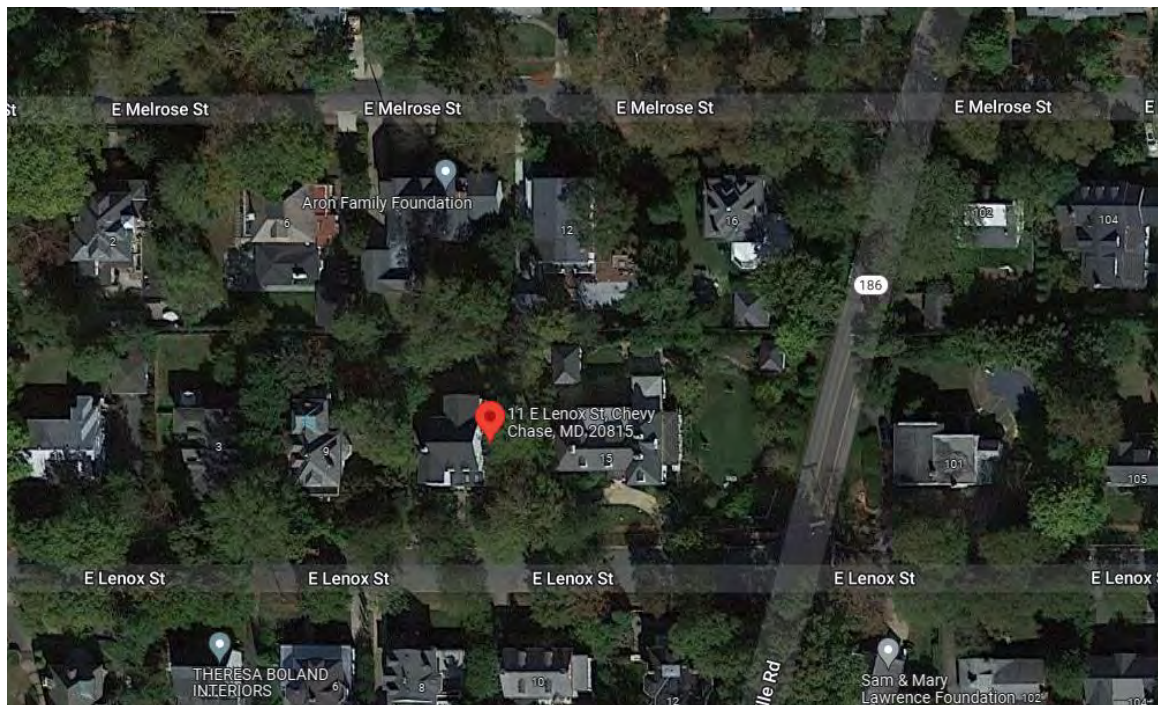


Fig. 1: Subject property, north side of East Lenox Street.

BACKGROUND

At the September 7, 2022 HPC meeting, the HPC approved a HAWP, by consent, to demolish the existing rear deck and construct a new screened-in porch with a chimney.¹

PROPOSAL

The applicant proposes revisions to the previously approved screened-in porch and additionally proposes to construct a new stone patio and accessory structure.

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.

(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. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

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

¹ The Staff Report and HAWP application for the approved HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/08/I.F-11-East-Lenox-Street-Chevy-Chase-1002995.pdf>

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 ensure 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.

Maintaining the variety of architectural styles and the tradition of architectural excellence.

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

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.

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. Strict scrutiny should be applied to additions above existing front porches.

Secretary of the Interior’s Standards 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.

#10: New additions and adjacent or related new construction will 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 historic house is 2 ½-stories, with an existing 1-story addition to the east (right) side. The approved HAWP allowed for the removal of the existing deck at the rear of the addition and construction of a 1-story screened-in porch in its place. The proposed screened-in porch will be 24' deep by 19'-7 ¼" wide, and it will be inset 2'-5 ¼" from the right side of the addition. The applicant proposes minor modifications to the approved porch design, construction of a stone patio to the rear of the screened-in porch, and additionally proposes to construct an accessory structure to the rear of the house.

Screened-In Porch Revisions

The most significant change to the screened-in porch is replacing the approved solid foundation with a brick pier foundation with wood lattice between the piers. The second change proposed is replacing the square columns with round columns with capitals. Finally, the applicant proposes to shorten the run of the exterior staircase.

Staff finds that the collective impact of the three changes identified above is minor. Staff finds the new brick foundation is more in keeping with the character of the house and the goal of design excellence stated in the *Design Guidelines*. Staff finds the other changes – the columns and stair revision – are de minimus and will not impact the character of the site or surrounding district. Also, as elements not visible from the public right-of-way, these alterations should be approved as a matter of course.

Rear Patio

To the rear of the screened-in porch, the applicant proposes to construct a stone patio that measures approximately 17' × 17' (seventeen feet by seventeen feet). The patio has small sections of stone wall measuring 18" (eighteen inches) with a rear wall 42" (forty-two inches) tall. This patio will not impact any trees on site.

Staff finds the size of the proposed patio will not overwhelm the site and because of the site's grade and the patio's placement, will not be visible from the public right-of-way. Staff finds the flagstone material is compatible with the character of the site and surrounding district. Finally, Staff finds the proposed patio will not impact the district's park-like setting and recommends the HPC approve the patio under the *Design Guidelines* and 24A-8(b)(2).

Accessory Structure

The last item proposed as part of the HAWP is the construction of a shed in the northwest corner of the subject property. The side gable clapboard shed measures 20' × 13' (twenty feet by thirteen feet) and uses many of the design elements in the house. The siding, roof, and double-hung windows and their trim all match the house. The shed has two doors; on the long side, there is a half-lite wood door; and on the narrow side, there is a pair of swinging wood carriage-style doors. The shed will be partially visible from a narrow oblique angle from the public right-of-way.

Staff finds the design, materials, and placement of the shed are all compatible with the character of the site and the surrounding district. Staff additionally finds the proposed shed is far enough away from the

house and right-of-way that it will not detract from the character of the site or surrounding district. Staff recommends the HPC approve the proposed shed under the *Design Guidelines*, 24A-(b)(1), (2) and (d), and Standards 9 and 10.

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 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* #2, #9, and #10;

and with the general condition that the applicant shall present an electronic set 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.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 100 2925
DATE ASSIGNED _____

APPLICANT:

Name: Andrew and Gray King
Address: 11 E Lenox St
Daytime Phone: 202 316 8526

E-mail: _____
City: Chevy Chase Zip: 20815
Tax Account No.: 07 00 45 55 76

AGENT/CONTACT (if applicable):

Name: Jeremy Fletcher
Address: 6816 Grove Dale Dr Suite 301
Daytime Phone: 703 634 9100

E-mail: rich@jeremyfletcherdesign.com
City: Alexandria Zip: 22310
Contractor Registration No.: 0019991

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 11 Street: E Lenox St
Town/City: Chevy Chase Nearest Cross Street: Brookville
Lot: 4 Block: 44 Subdivision: 009 Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|---|---|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

02/01/2023
Date

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

<p>Owner's mailing address 11 E Lenox St, Chevy Chase MD 20815</p>	<p>Owner's Agent's mailing address 6844 Grove St Dr, suite 301 Alexandria Va 22310</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>15 E Lenox St</p>	<p>12 E Lenox St</p>
<p>8 E Lenox St</p>	<p>9 E Lenox St</p>
<p>10 E Lenox St 12 East Melrose street, Chevy Chase MD 20815</p>	<p>8 E Melrose St</p>

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The existing house ~~is~~ is a 3 Story colonial Revival with asphalt Roof. Aluminum lap siding and PT wood double hung windows. It has been modified a lot from its original state before the historic District was established.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Demolition of existing Deck. Construction of a new screened in Porch entirely on the rear of the house. A detached shed to be built in the rear yard and a Patio.

REVISION TO PERMIT 1002995

11 EAST LENOX STREET, CHEVY CHASE, MARYLAND 20815

EXISTING CONDITION



3D REPRESENTATION



PROJECT DESCRIPTION

DEMOLITION OF EXISTING REAR DECK
CONSTRUCTION OF FULLY ENCLOSED SCREENED PORCH ENTIRELY ON REAR OF HOUSE, A DETACHED SHED, AND A PATIO IN THE REAR YARD.

ZONING DATA

ZONING: R-60
LOT AREA: 11,250 SQFT
ALLOWABLE LOT OCCUPANCY: 35%
EXISTING BUILDING FOOTPRINT: 2,685 SQFT
EXISTING LOT OCCUPANCY: 23.86%
PROPOSED BUILDING FOOTPRINT: 2946 SQFT
PROPOSED LOT OCCUPANCY: 26.19%

APPLICABLE BUILDING CODES

MONTGOMERY COUNTY CODE CHAPTER 8-BUILDINGS
2018 INTERNATIONAL BUILDING CODES ER 31-19
2020 LOCAL BUILDING CODE AMENDMENTS
2020 LOCAL EXISTING BUILDING CODE AMENDMENTS
2022 CHEVY CHASE VILLAGE CODE

FLOOR AREA CALCS

EXISTING:	PROPOSED:
FIRST = 2,313 SQFT	FIRST = 2,753 SQFT
SECOND = 1,500 SQFT	SECOND = 1,500 SQFT
THIRD = 1,210 SQFT	THIRD = 1,210 SQFT

ARCHITECT OF RECORD

JEREMY S. FLETCHER, AIA, NCARB, CSI
JEREMY FLETCHER DESIGN, LLC
6418 GROVEDALE DR SUITE 301
ALEXANDRIA, VIRGINIA 22310
jeremy@jeremyfletcherdesign.com
+1 (703) 347-7781

STRUCTURAL ENGINEER

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LINTON ENGINEERING, LLC
46090 LAKE CENTER PLAZA, SUITE 209
POTOMAC FALLS, VA 20165
dlinton@lintonengineering.com
+1 (571) 323-0320 x112

DRAWING INDEX

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A102B	PROPOSED ROOF PLAN
A201A	EXISTING SOUTH ELEVATION
A201B	PREVIOUSLY APPROVED SOUTH ELEVATION
A201C	PROPOSED SOUTH ELEVATION
A202A	EXISTING EAST ELEVATION
A202B	PREVIOUSLY APPROVED EAST ELEVATION
A202C	PROPOSED EAST ELEVATION
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A801	3D REPRESENTATION

Jeremy Fletcher Design

6418 GROVEDALE DRIVE, SUITE 301, ALEXANDRIA, VA 22310 1 (703) 347-7789

The above drawings and specifications and all ideas, designs, inventions and arrangements represented thereon are and shall remain the sole and exclusive property of the Designer and no part thereof shall be copied, disclosed to others or used in connection with any other work or project, except for the specified project for which they have been prepared and developed, without the prior written consent of the Designer. The Contractor shall verify, and be responsible for, all dimensions and conditions on the job and the Designer shall be notified of any variations from or discrepancies between the dimensions and conditions shown on this set of drawings.

HISTORIC AREA WORK PERMIT SET

REVISION TO PERMIT 1002995

ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815
ZONING: R-60

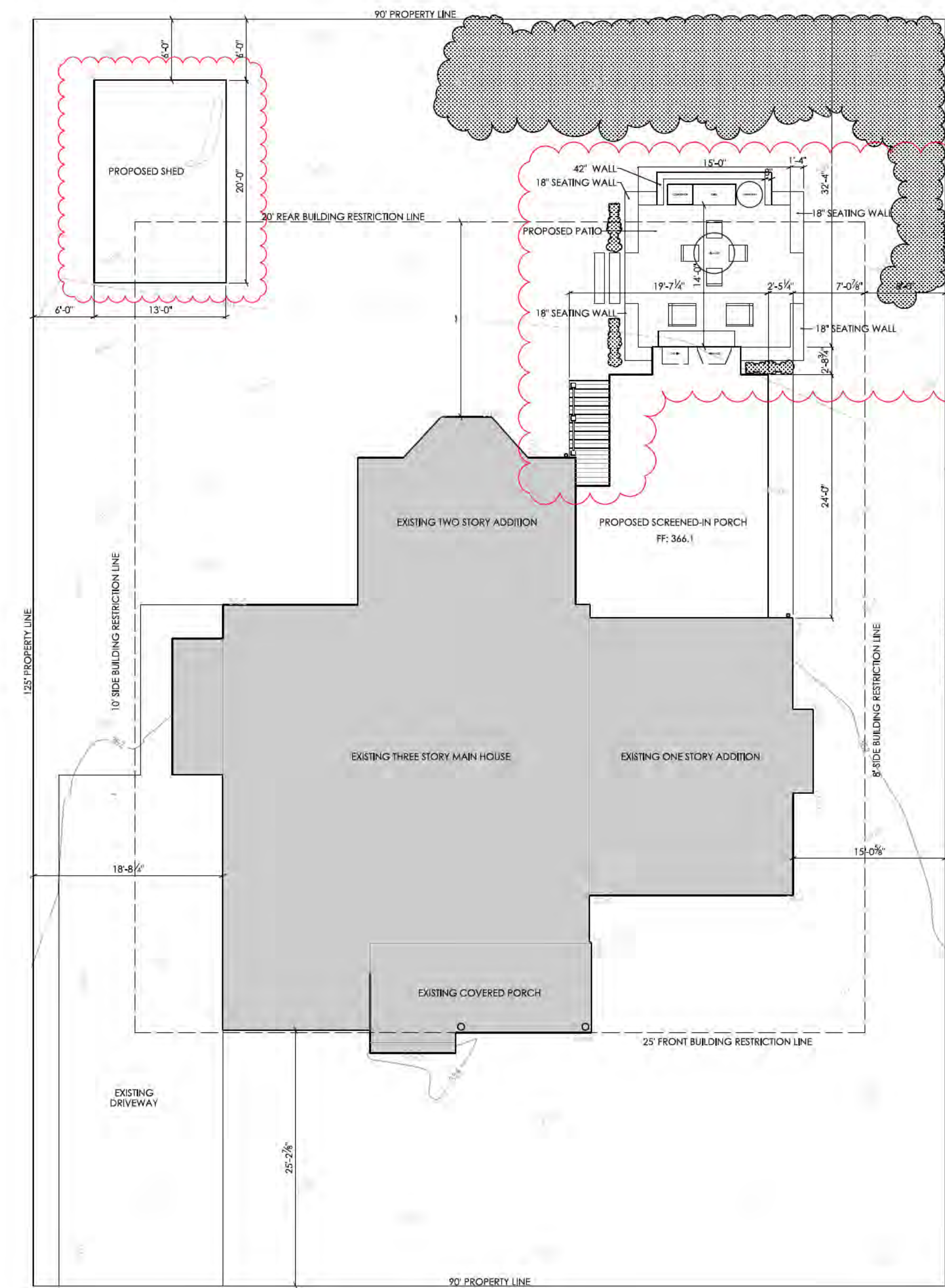
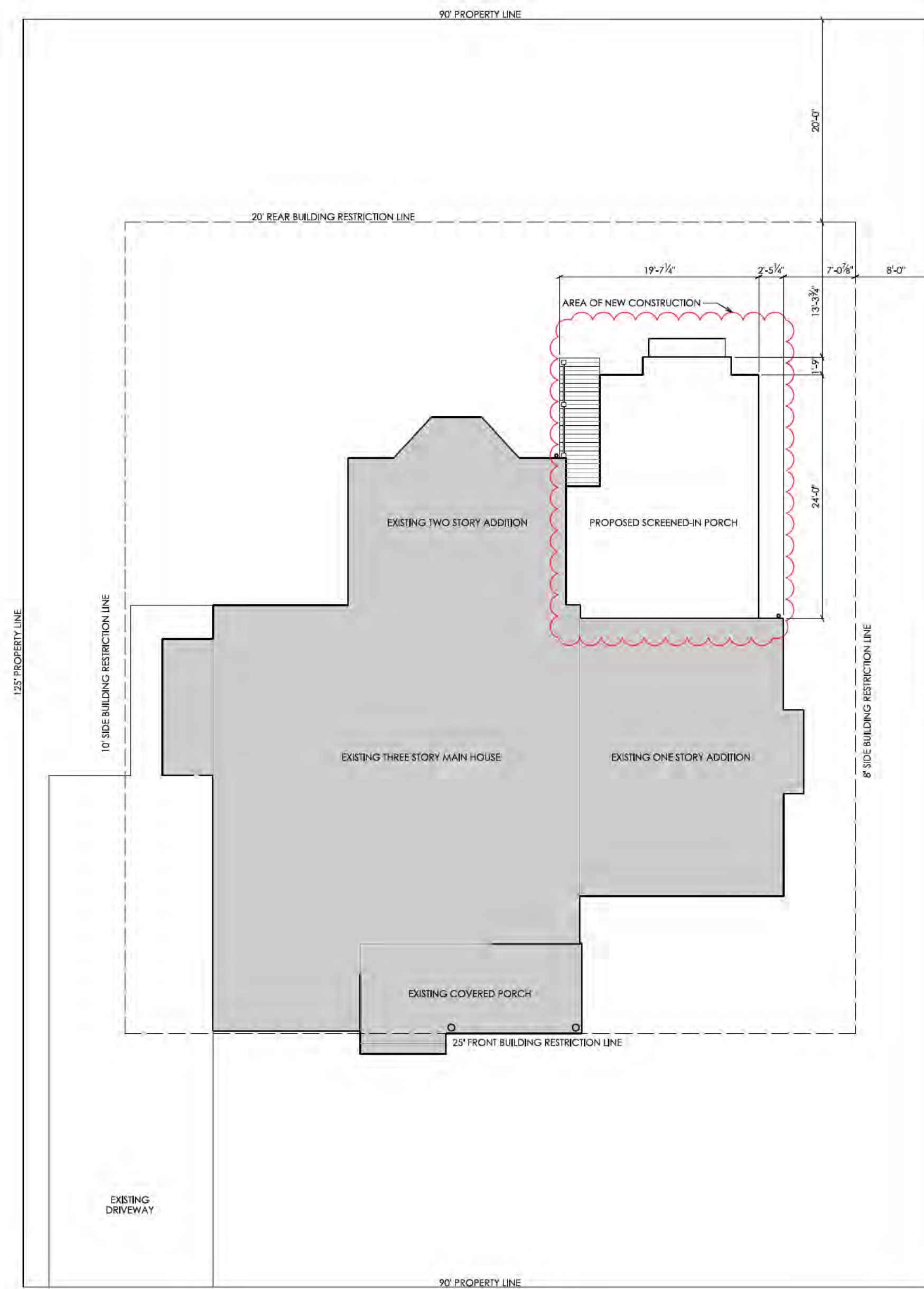
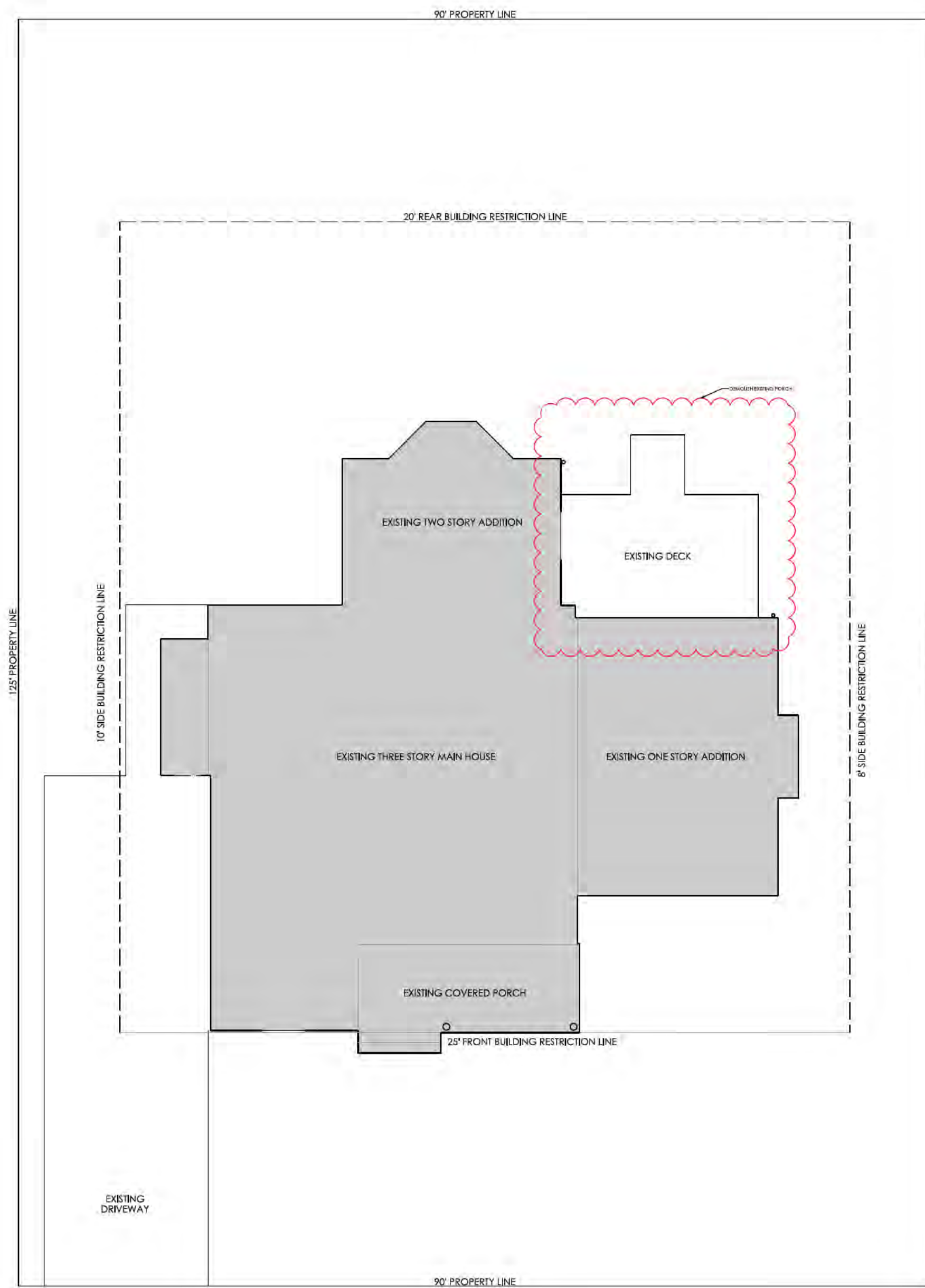
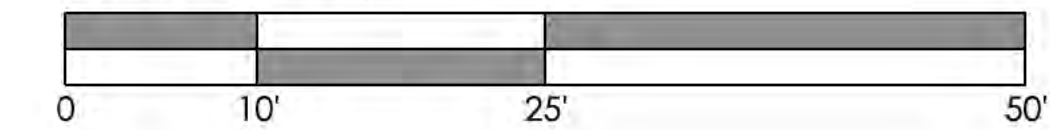
COVER SHEET

0001

DATE: 2023-02-01

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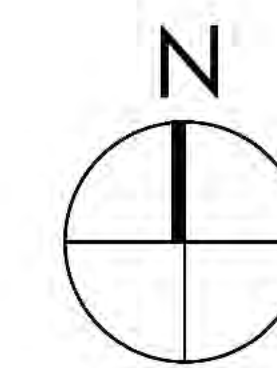
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1 EXISTING SITE PLAN
Z101 1" = 10'-0" CLOUDS INDICATE AREA OF WORK

2 PREVIOUSLY APPROVED SITE PLAN
Z101 1" = 10'-0" CLOUDS INDICATE AREA OF WORK

3 PROPOSED SITE PLAN
Z101 1" = 10'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

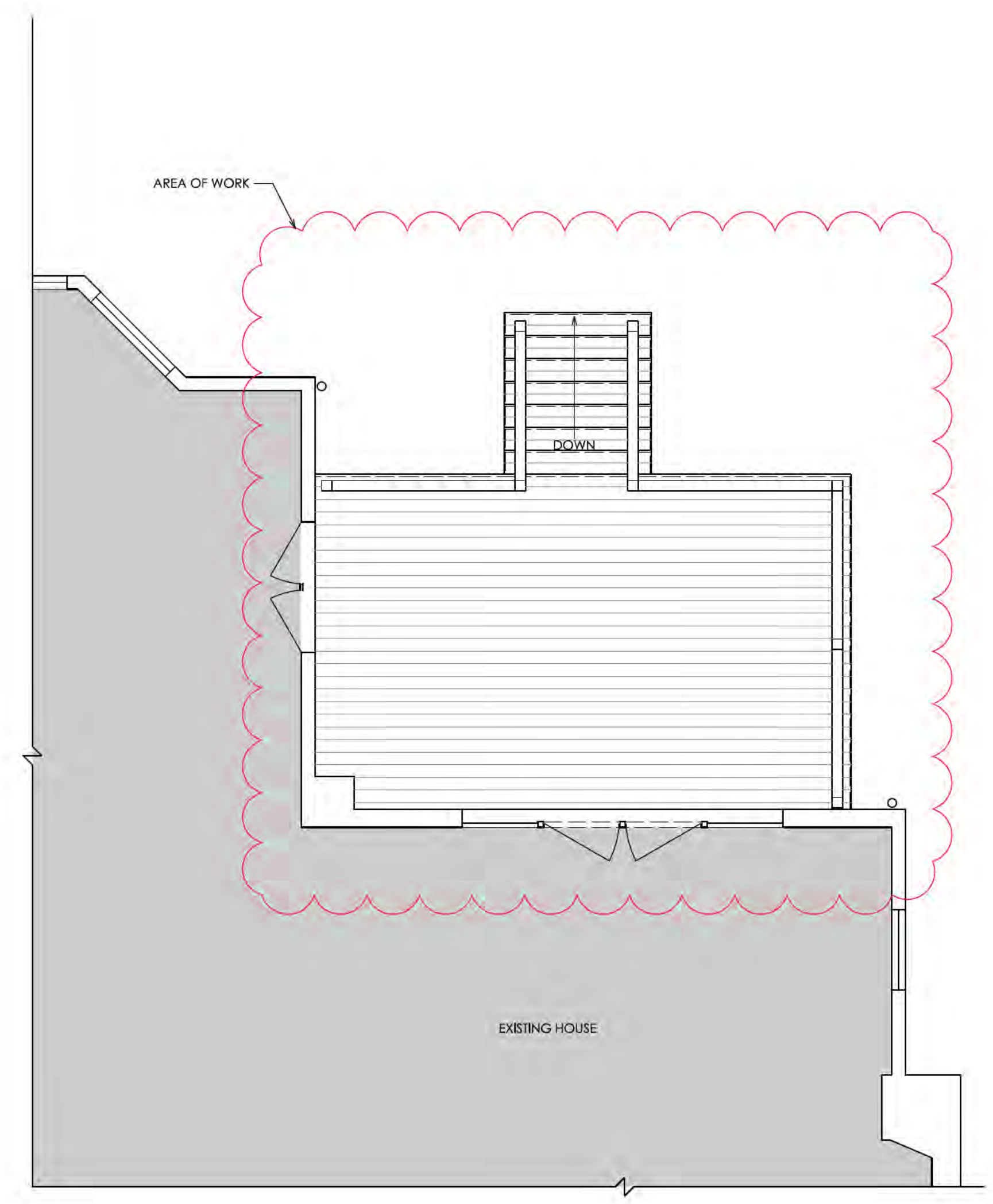
ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

EXISTING & PROPOSED
SITE PLAN

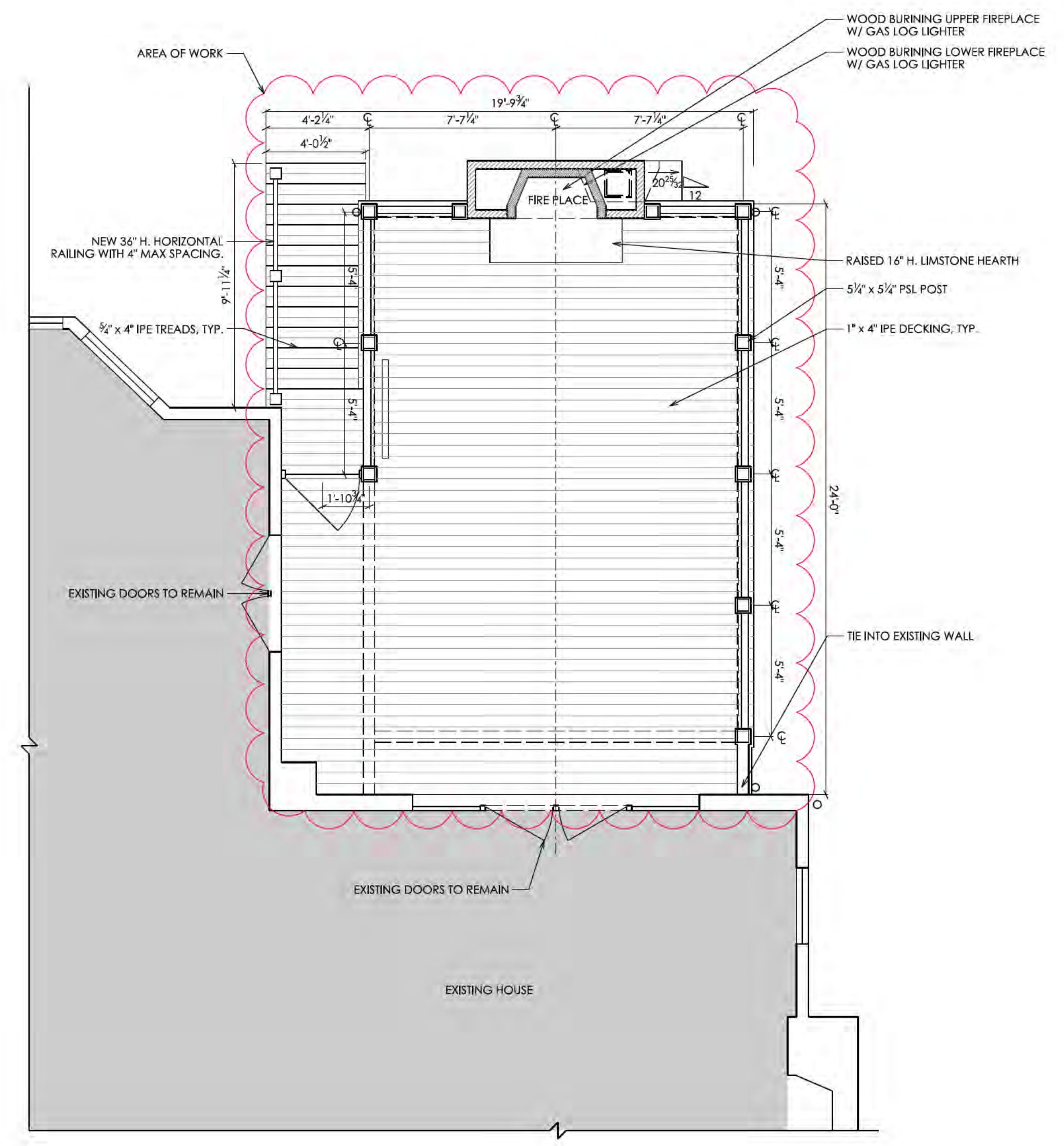
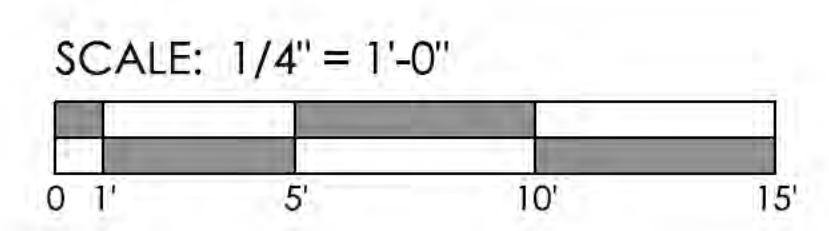
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DATE: 2023-02-01

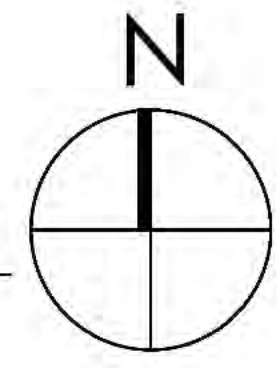
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1
 A101A EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



2
 A101A PREVIOUSLY APPROVED FIRST FLOOR PLAN
 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

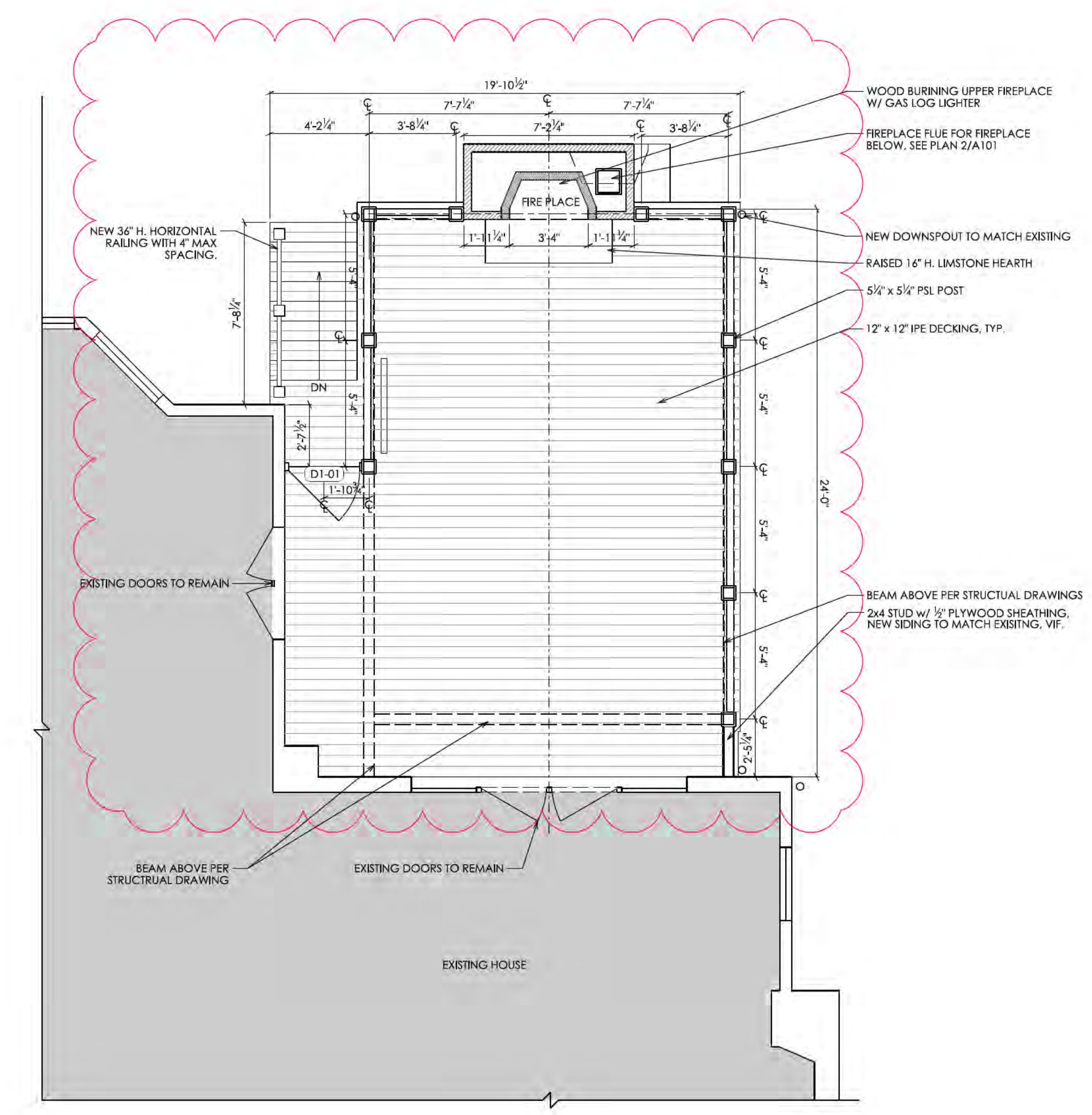
ANDREW AND GRAY
KING
 11 E. LENOX ST
 CHEVY CHASE, MD
 20815

EXISTING &
 PREVIOUSLY
 APPROVED FIRST
 FLOOR PLAN

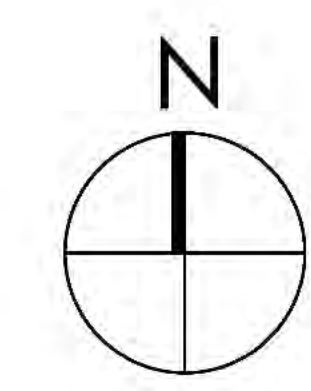
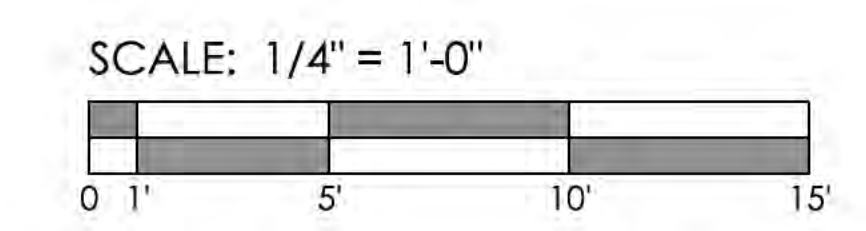
A101A

DATE: 2023-02-01

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1 PROPOSED FIRST FLOOR PLAN
A101B 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

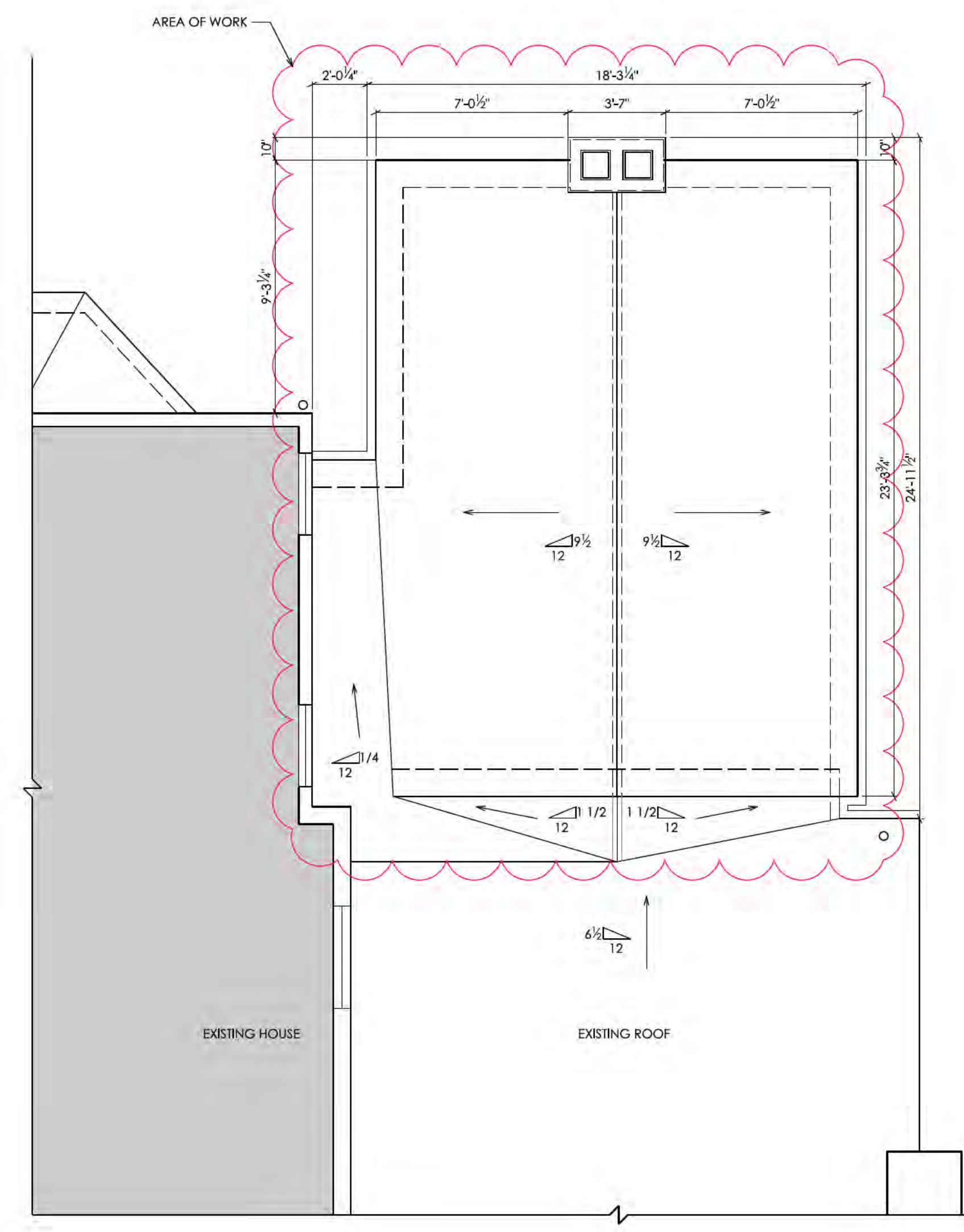
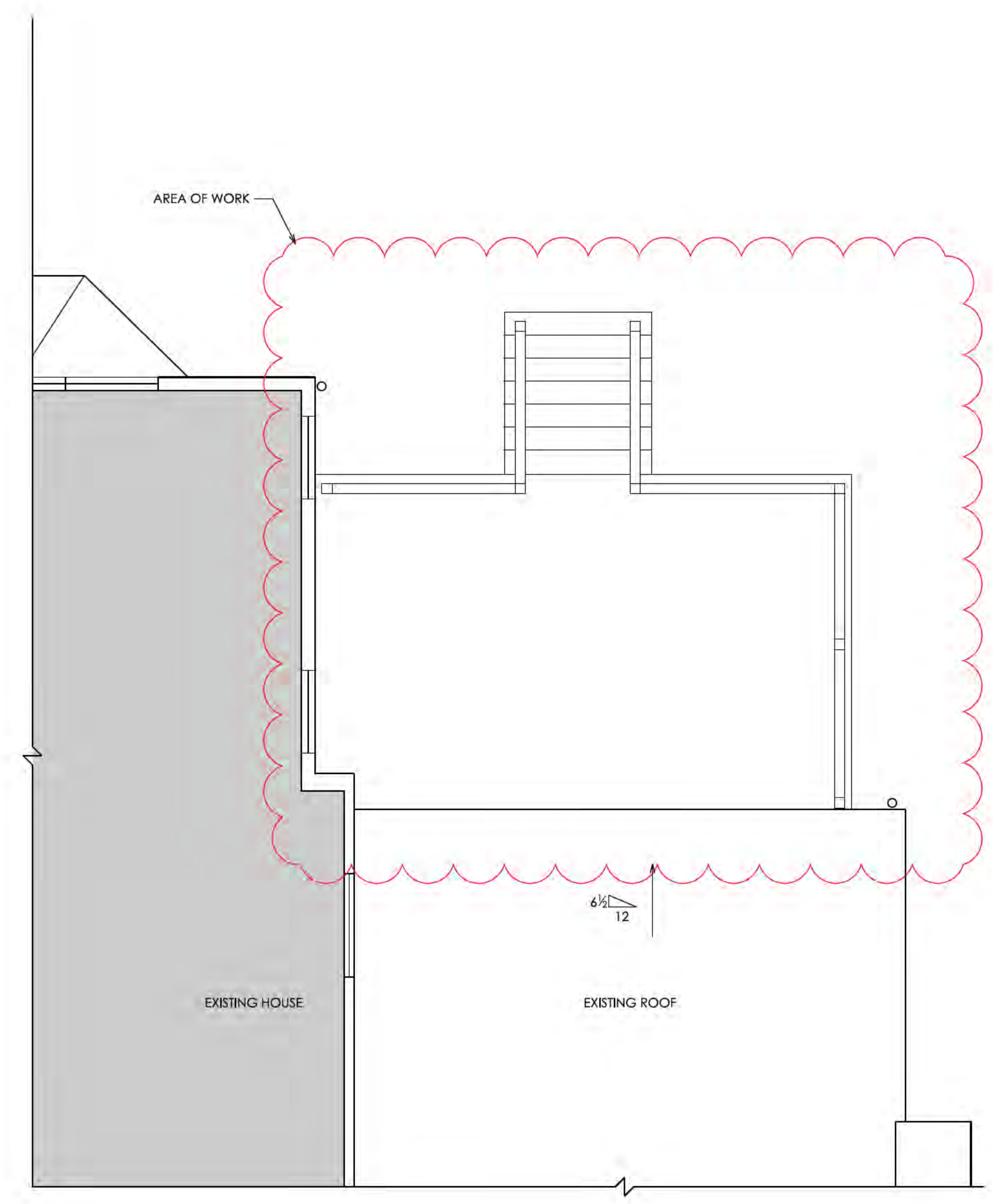
ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

PROPOSED
FIRST FLOOR PLAN

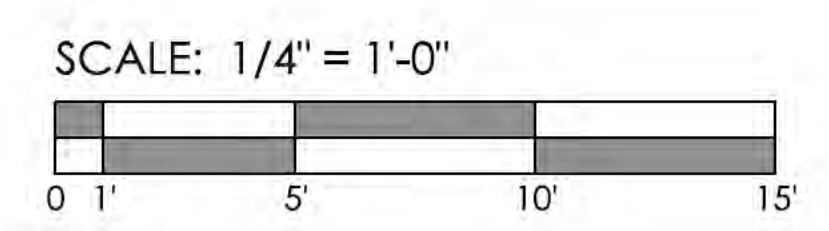
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DATE: 2023-02-01

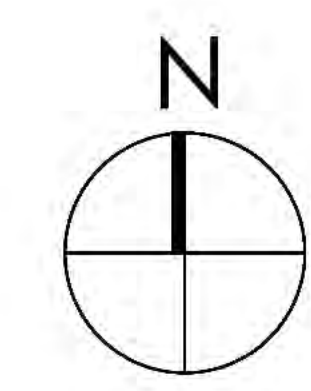
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1
A102A
EXISTING ROOF PLAN
1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



2
A102A
PREVIOUSLY APPROVED ROOF PLAN
1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

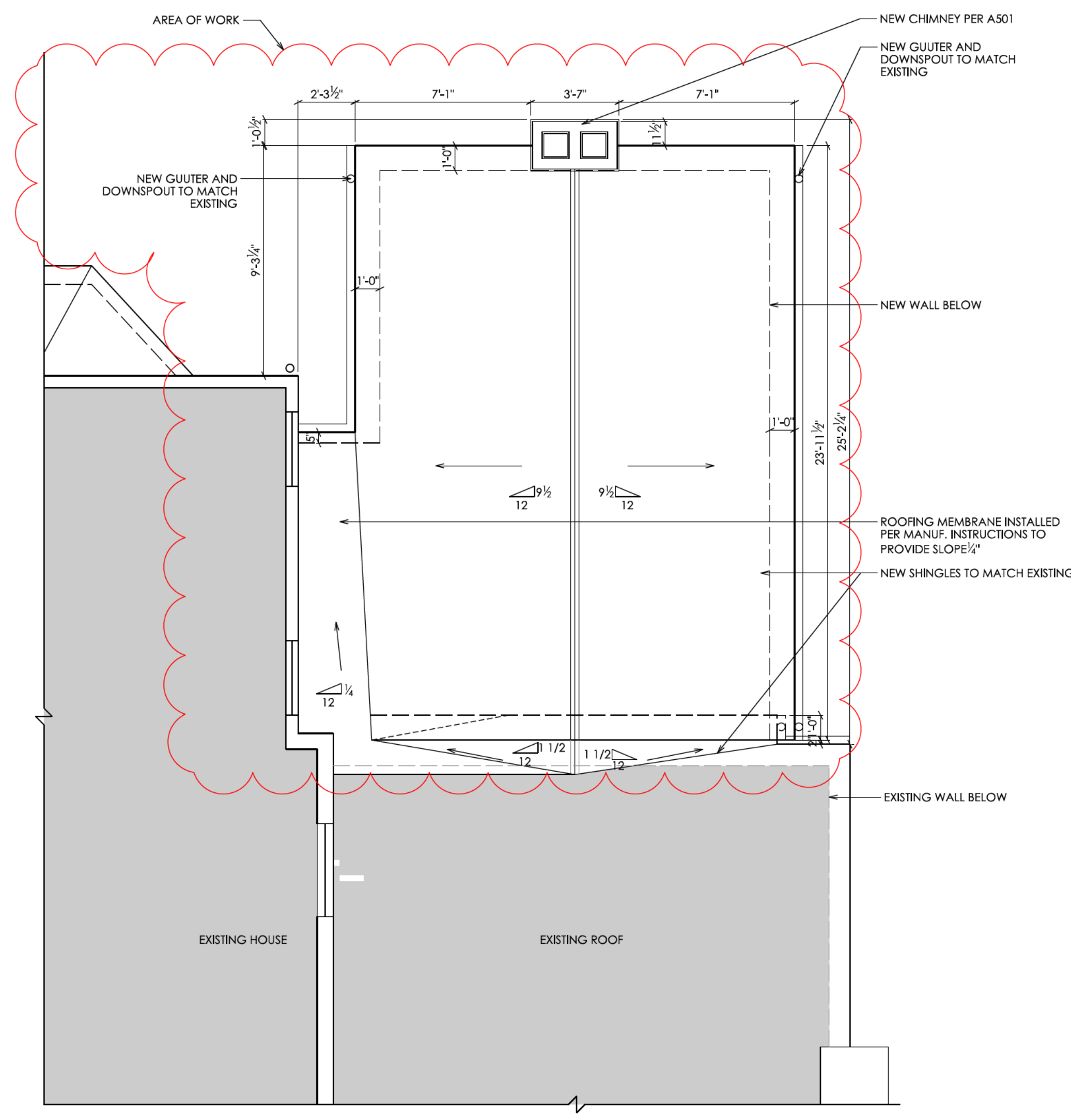
ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

EXISTING & PREVIOUSLY APPROVED ROOF PLAN

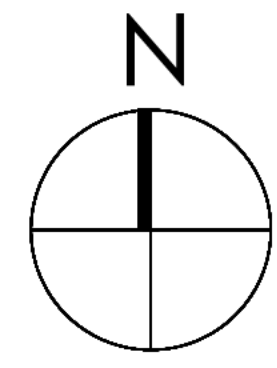
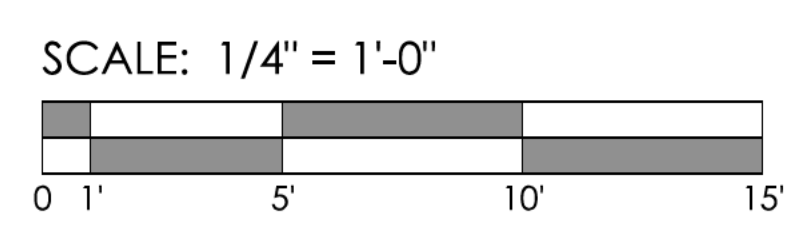
A102A

DATE: 2023-02-01

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1 PROPOSED ROOF PLAN
A102B 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

ANDREW AND GRAY
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PROPOSED
ROOF PLAN

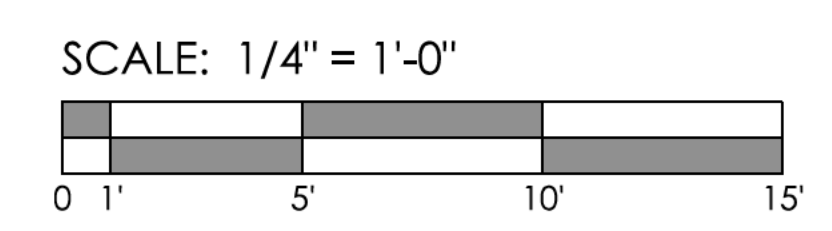
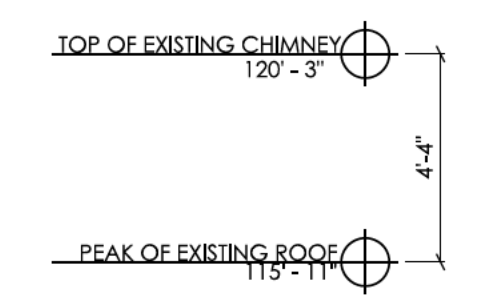
A102B

DATE: 2023-02-01

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1 EXISTING SOUTH ELEVATION
A201A 1/4" = 1'-0"



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

SOUTH ELEVATION

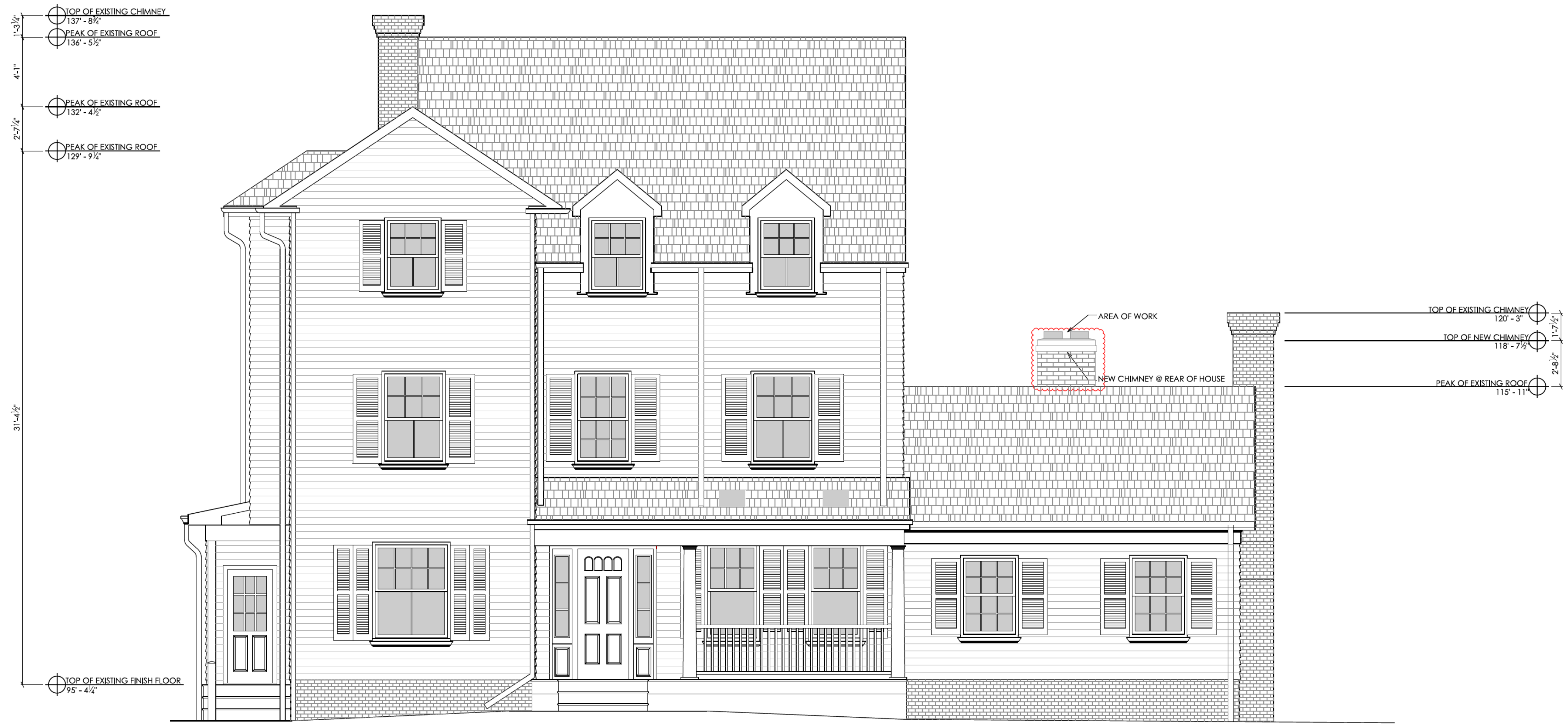
A201A

DATE: 2023-02-01

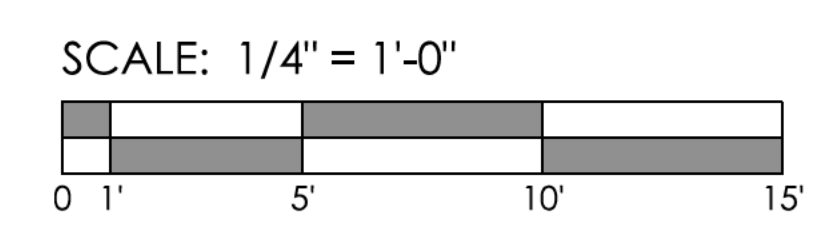
Jeremy Fletcher Design

6418 GROVEDALE DRIVE
SUITE 301
ALEXANDRIA, VA 22310
1 (703) 347-7789

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1 PREVIOUSLY APPROVED SOUTH ELEVATION
A201B 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

PREVIOUSLY
APPROVED SOUTH
ELEVATION

A201B

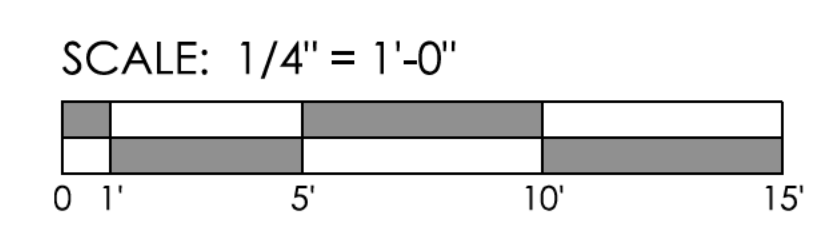
DATE: 2023-02-01

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NO PROPOSED CHANGES FROM PREVIOUSLY APPROVED DESIGN

1 PROPOSED SOUTH ELEVATION
 A201C 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

ANDREW AND GRAY
KING
 11 E. LENOX ST
 CHEVY CHASE, MD
 20815

PROPOSED SOUTH
 ELEVATION

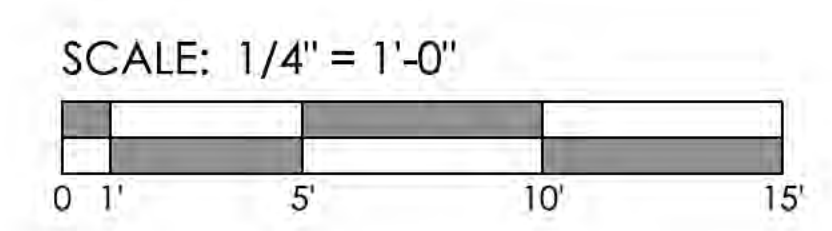
A201C

DATE: 2023-02-01

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1 EXISTING EAST ELEVATION
 A202A 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995
ANDREW AND GRAY KING
 11 E. LENOX ST
 CHEVY CHASE, MD
 20815

EXISTING EAST ELEVATION

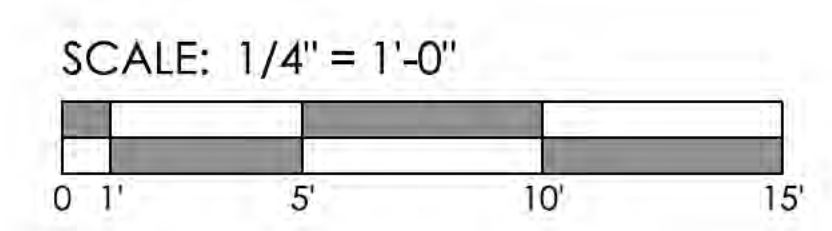
A202A

DATE: 2023-02-01

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1 PREVIOUSLY APPROVED EAST ELEVATION
 A202B 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

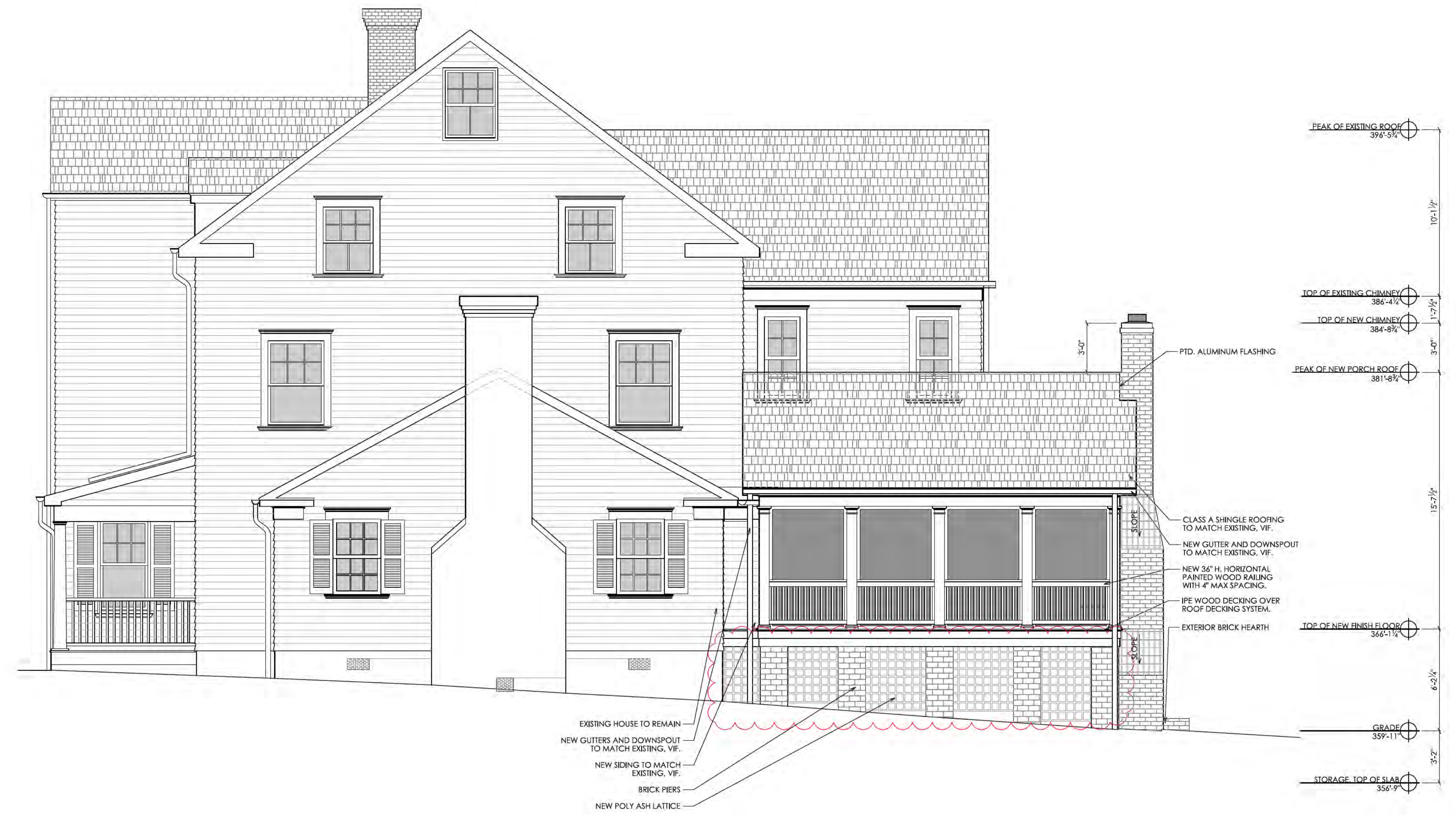
RENOVATIONS TO PERMIT 1002995
 ANDREW AND GRAY
KING
 11 E. LENOX ST
 CHEVY CHASE, MD
 20815

PREVIOUSLY APPROVED
 EAST ELEVATION

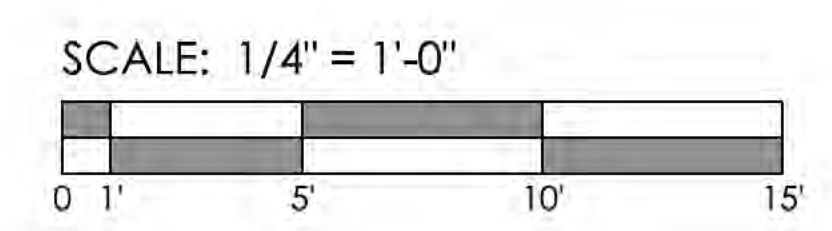
A202B

DATE: 2023-02-01

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1 PROPOSED EAST ELEVATION
A202C 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

PROPOSED
EAST ELEVATION

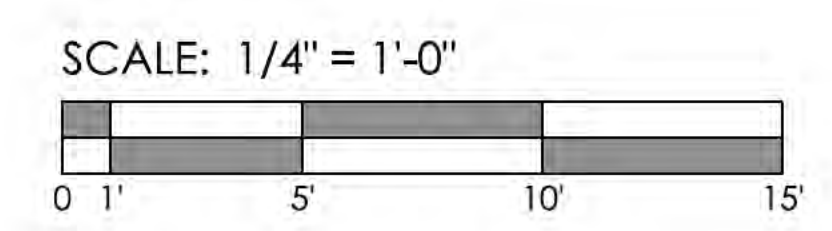
A202C

DATE: 2023-02-01

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1 EXISTING NORTH ELEVATION
 A203A 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995
 ANDREW AND GRAY
KING
 11 E. LENOX ST
 CHEVY CHASE, MD
 20815

EXISTING
 NORTH ELEVATION

A203A

DATE: 2023-02-01

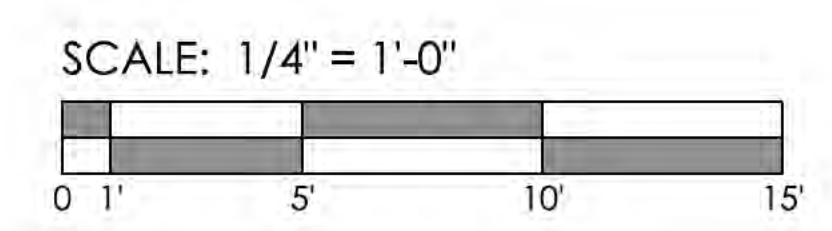
Jeremy Fletcher Design

6418 GROVEDALE DRIVE
SUITE 301
ALEXANDRIA, VA 22310
1 (703) 347-7789

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1 PREVIOUSLY APPROVED NORTH ELEVATION
A203B 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

PREVIOUSLY APPROVED
NORTH ELEVATION

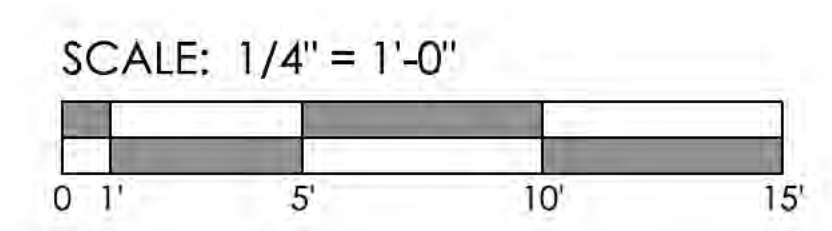
A203B

DATE: 2023-02-01

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1 PROPOSED NORTH ELEVATION
 A203C 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

ANDREW AND GRAY
KING
 11 E. LENOX ST
 CHEVY CHASE, MD
 20815

PROPOSED
 NORTH ELEVATION

A203C

DATE: 2023-02-01

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⊕ PEAK OF EXISTING ROOF
130' - 5 7/8"



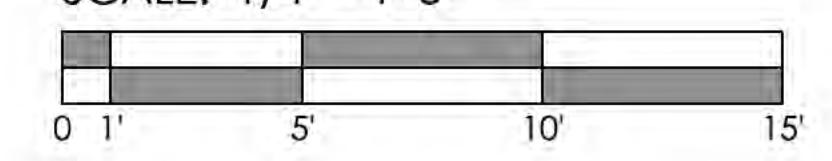
⊕ TOP OF EXISTING CHIMNEY
137' - 8 1/2"
⊕ PEAK OF EXISTING ROOF
136' - 5 1/2"
4'-1"
⊕ PEAK OF EXISTING ROOF
132' - 4 1/2"
2'-7 1/2"
⊕ PEAK OF EXISTING ROOF
129' - 9 1/4"

⊕ TOP OF EXISTING FINISH FLOOR
100' - 6 1/4"

29'-2 1/2"

1 EXISTING WEST ELEVATION
A204A 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

EXISTING
WEST ELEVATION

A204A

DATE: 2023-02-01

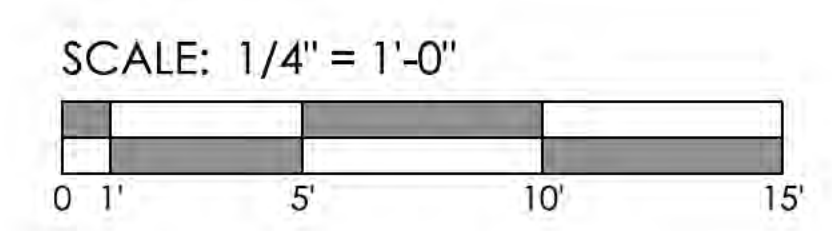
Jeremy Fletcher Design

6418 GROVEDALE DRIVE
SUITE 301
ALEXANDRIA, VA 22310
1 (703) 347-7789

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1 PREVIOUSLY APPROVED WEST ELEVATION
A204B 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

PREVIOUSLY APPROVED
WEST ELEVATION

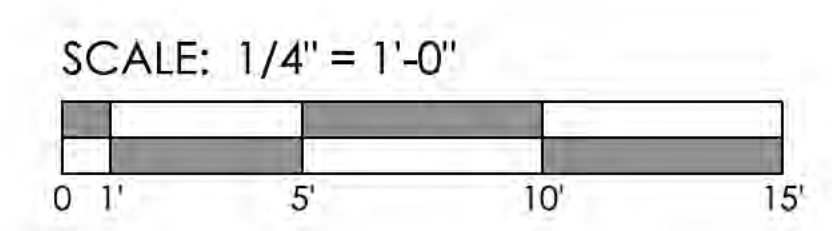
A204B

DATE: 2023-02-01

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1 PROPOSED WEST ELEVATION
 A204C 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

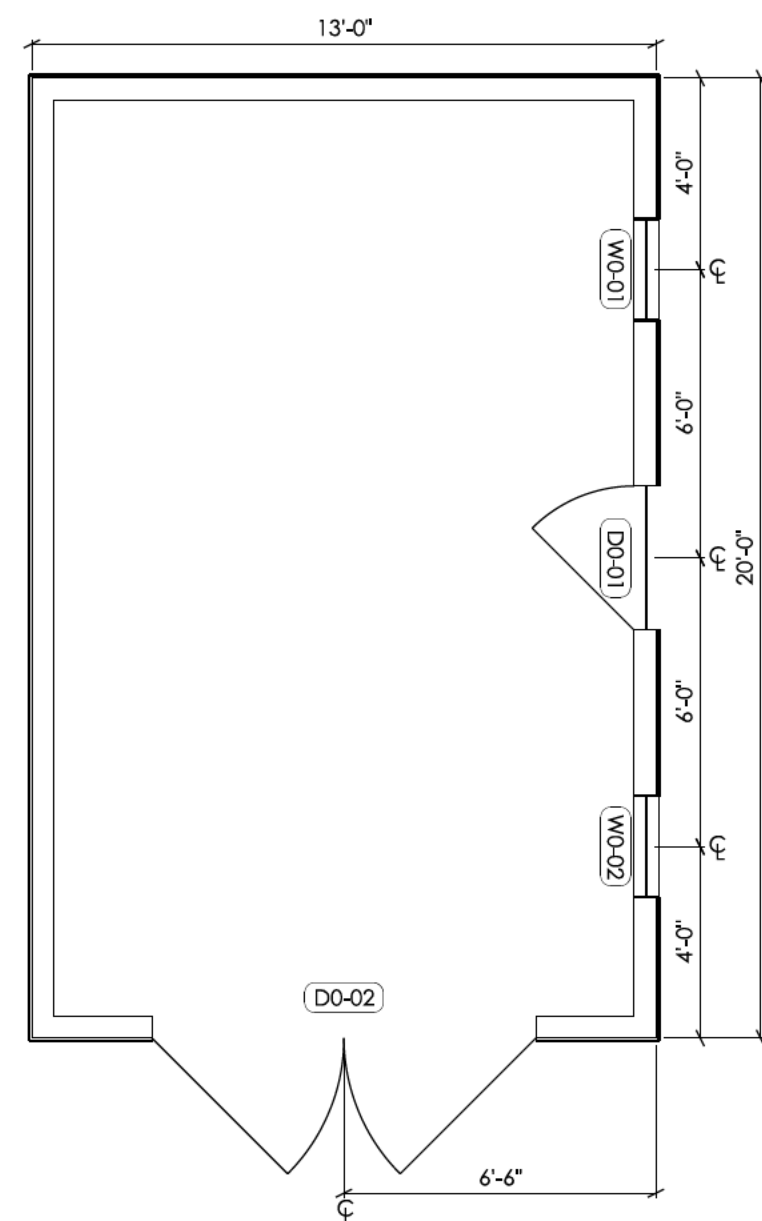
RENOVATIONS TO PERMIT 1002995

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KING
 11 E. LENOX ST
 CHEVY CHASE, MD
 20815

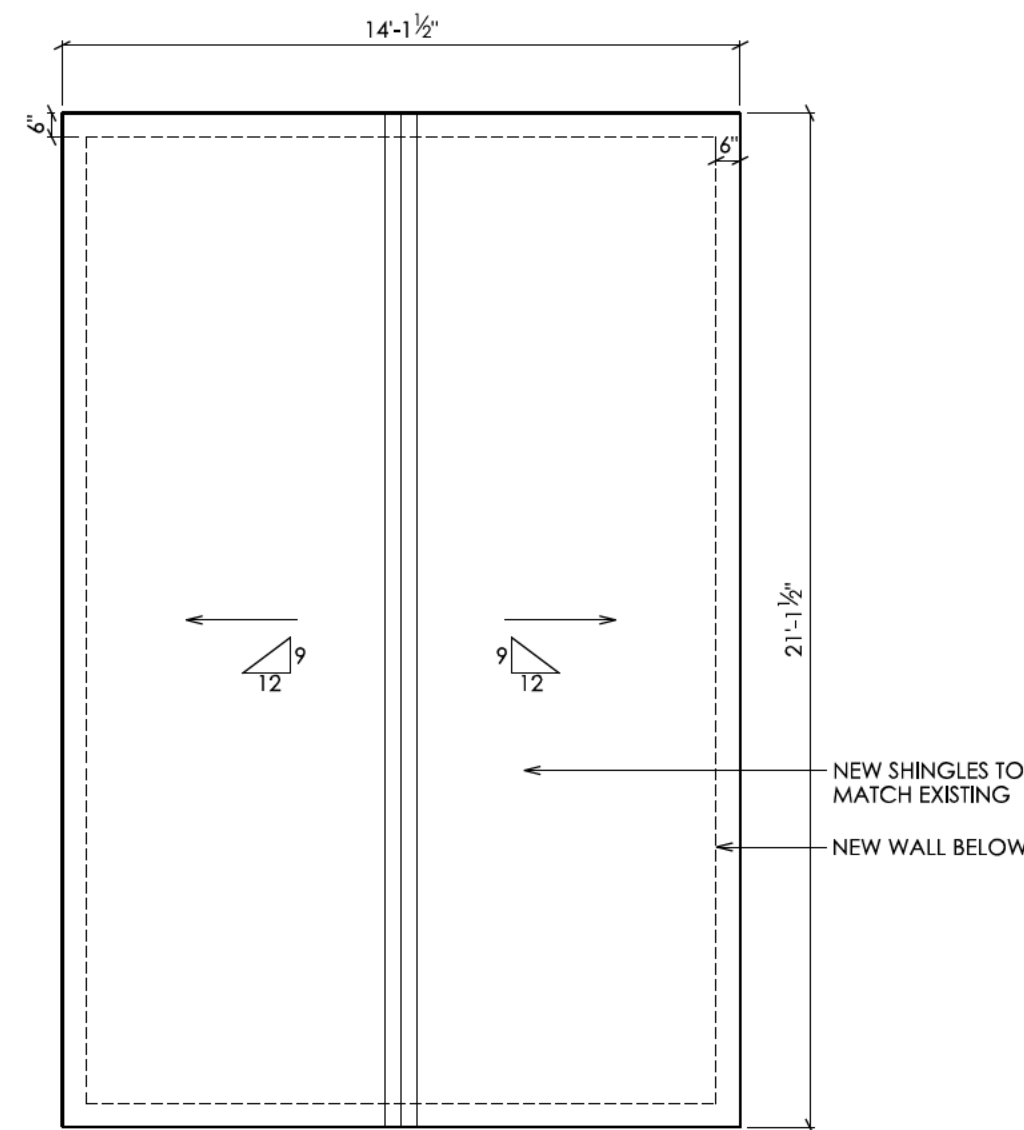
PROPOSED
 WEST ELEVATION

A204C

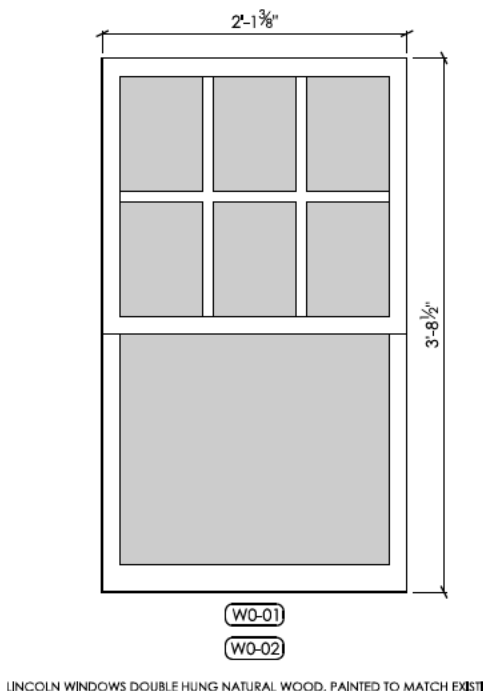
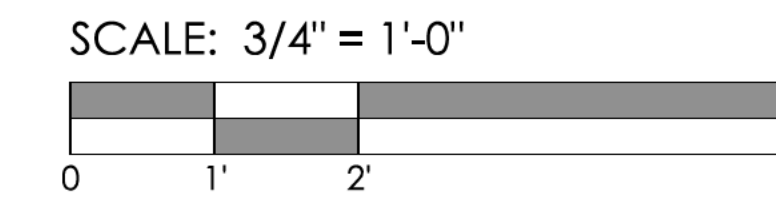
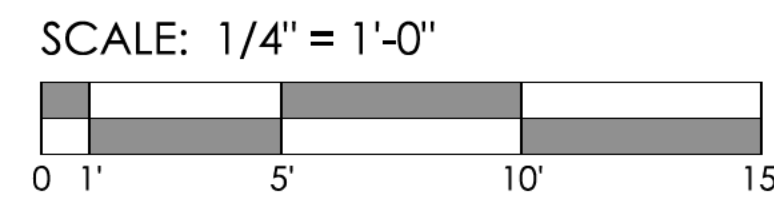
DATE: 2023-02-01



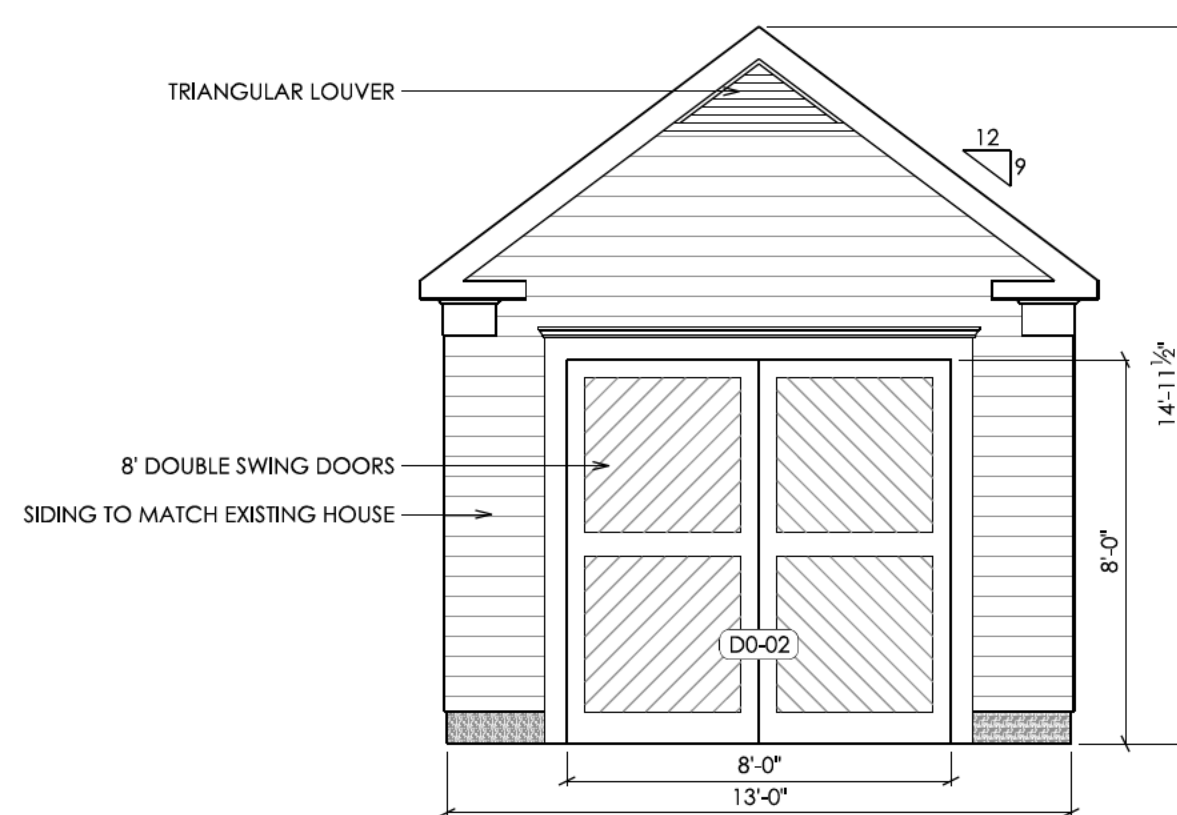
1 PROPOSED SHED FLOOR PLAN
A205 1/4" = 1'-0"



2 PROPOSED SHED ROOF PLAN
A205 1/4" = 1'-0"



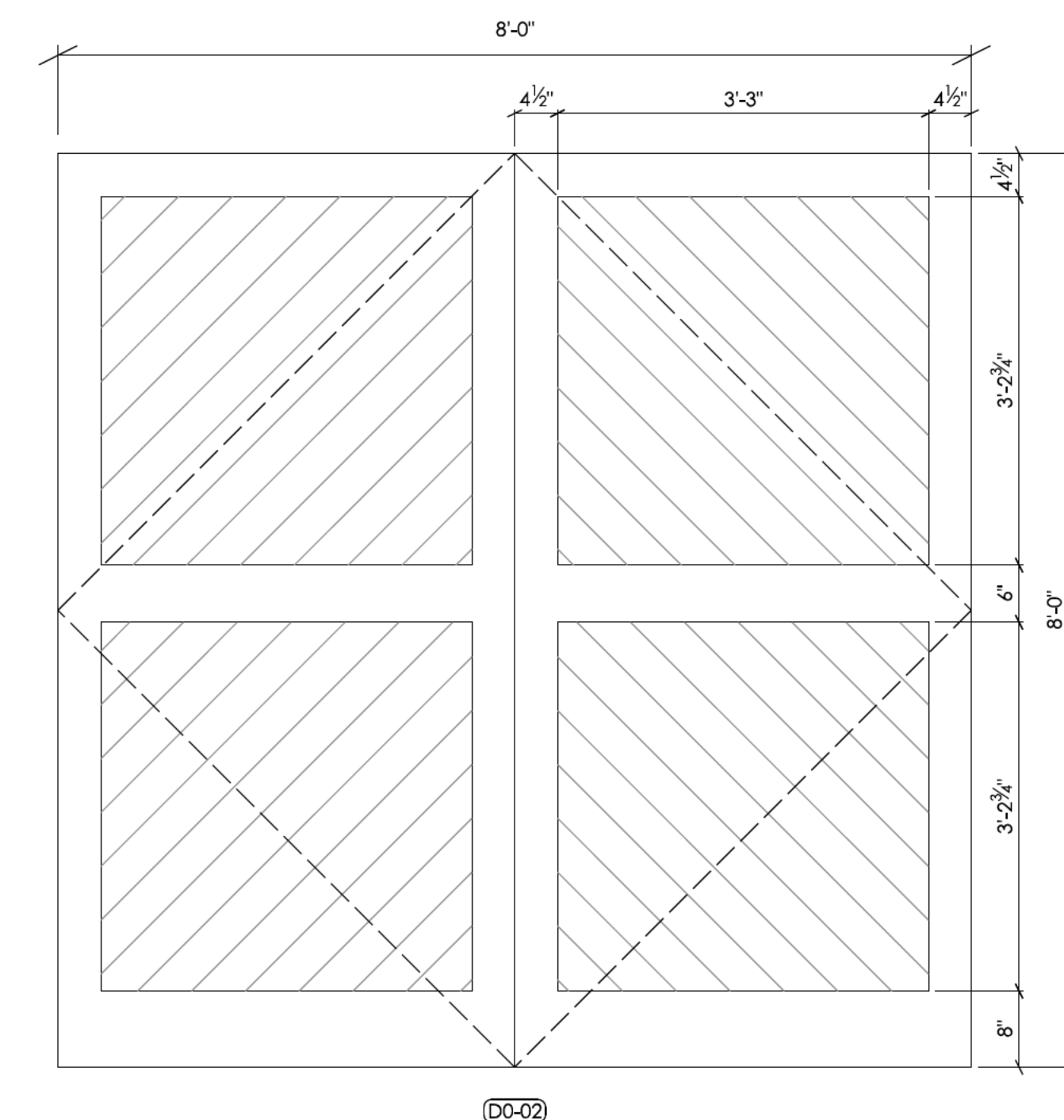
7 TYPICAL WINDOW DETAIL
A205 3/4" = 1'-0"



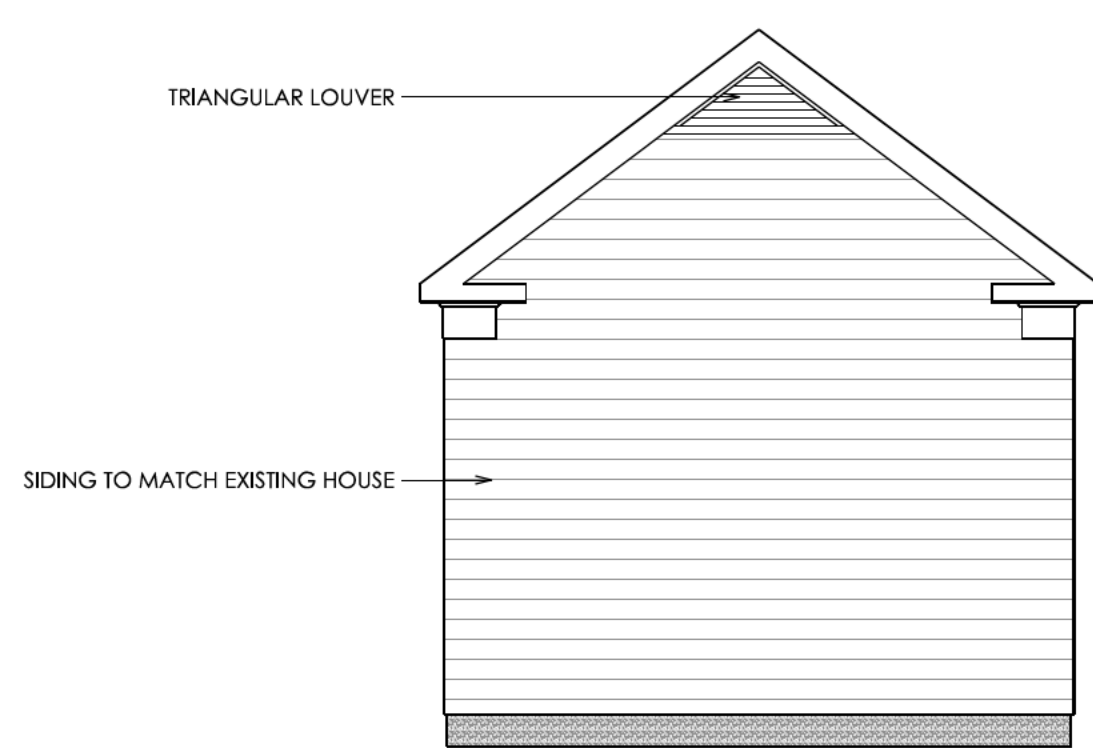
3 PROPOSED SHED SOUTH ELEVATION
A205 1/4" = 1'-0"



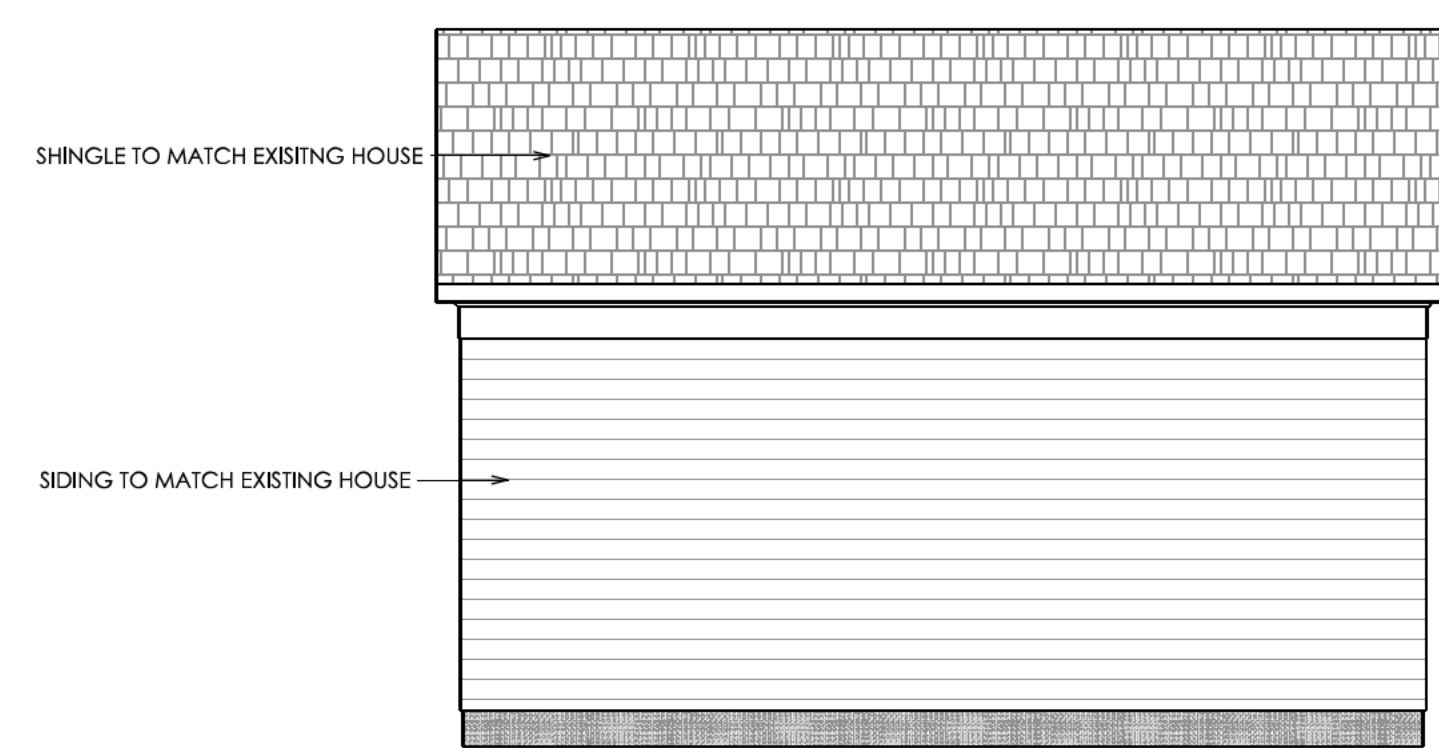
4 PROPOSED SHED EAST ELEVATION
A205 1/4" = 1'-0"



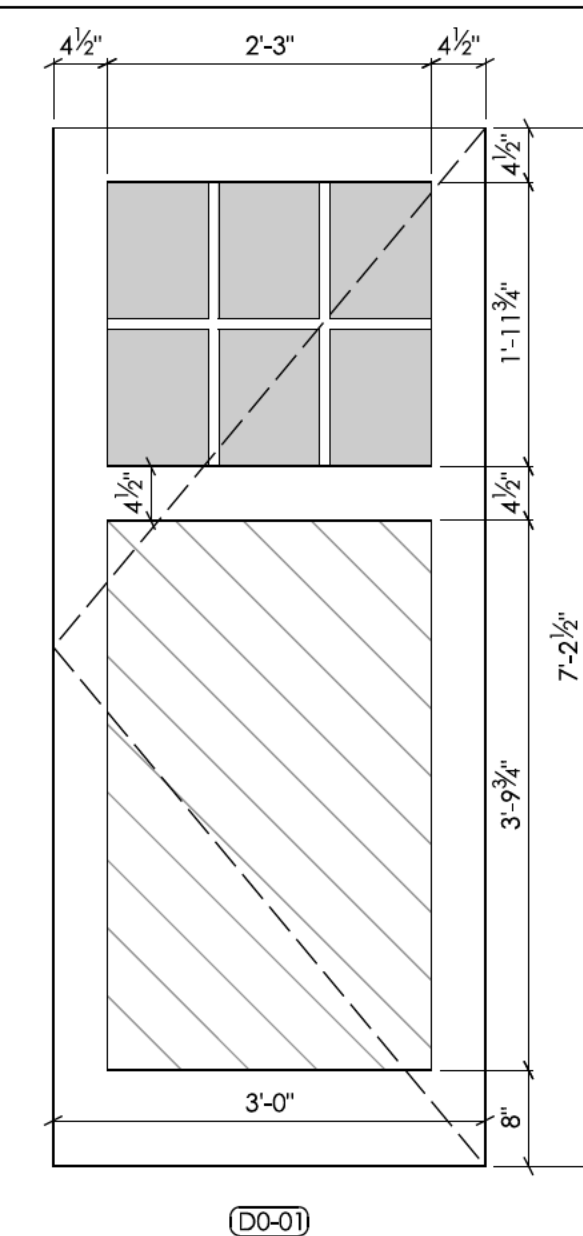
8 TYPICAL DOUBLE DOOR DETAIL
A205 3/4" = 1'-0"



5 PROPOSED SHED NORTH ELEVATION
A205 1/4" = 1'-0"



6 PROPOSED SHED WEST ELEVATION
A205 1/4" = 1'-0"



9 TYPICAL SINGLE DOOR DETAIL
A205 3/4" = 1'-0"

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HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

ANDREW AND GRAY KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

PROPOSED SHED PLAN AND ELEVATIONS

A205

DATE: 2023-02-01



1 11 E. LENOX STREET SOUTH ELEVATION
A701 NOT TO SCALE



2 11 E. LENOX STREET SOUTH EAST SIDE ANGLE
A701 NOT TO SCALE



3 11 E. LENOX STREET SOUTH WEST SIDE ANGLE
A701 NOT TO SCALE



4 11 E. LENOX STREET SOUTH EAST SIDE ANGLE FOCUS
A701 NOT TO SCALE

Jeremy Fletcher Design

6418 GROVEDALE DRIVE
SUITE 301
ALEXANDRIA, VA 22310
1 (703) 347-7789

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PRICING SET

ADDITION TO:

ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

11 E. LENOX STREET
REFERENCE PHOTOS

A701

DATE: 2022-08-09



1 11 E. LENOX STREET AREA OF WORK, NORTH ELEVATION
A702 NOT TO SCALE



2 11 E. LENOX STREET AREA OF WORK, EAST ELEVATION
A702 NOT TO SCALE



3 11 E. LENOX STREET AREA OF WORK, NORTH ELEVATION
A702 NOT TO SCALE



4 11 E. LENOX STREET AREA OF WORK, EAST ELEVATION
A702 NOT TO SCALE

Jeremy Fletcher Design

6418 GROVEDALE DRIVE
SUITE 301
ALEXANDRIA, VA 22310
1 (703) 347-7789

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PRICING SET

ADDITION TO:

ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

11 E. LENOX STREET
AREA OF WORK
PHOTOS

A702

DATE: 2022-08-09



1 EXISTING PORCH CONDITION DETAILED PHOTOS
A703 NOT TO SCALE



2 EXISTING HOUSE DETAILED PHOTOS
A703 NOT TO SCALE

Jeremy Fletcher Design

6418 GROVEDALE DRIVE
SUITE 301
ALEXANDRIA, VA 22310
1 (703) 347-7789

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PRICING SET

ADDITION TO:
ANDREW AND GRAY KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

AREA OF WORK
EXISTING CONDITION
DETAILED PHOTOS

A703

DATE: 2022-08-09



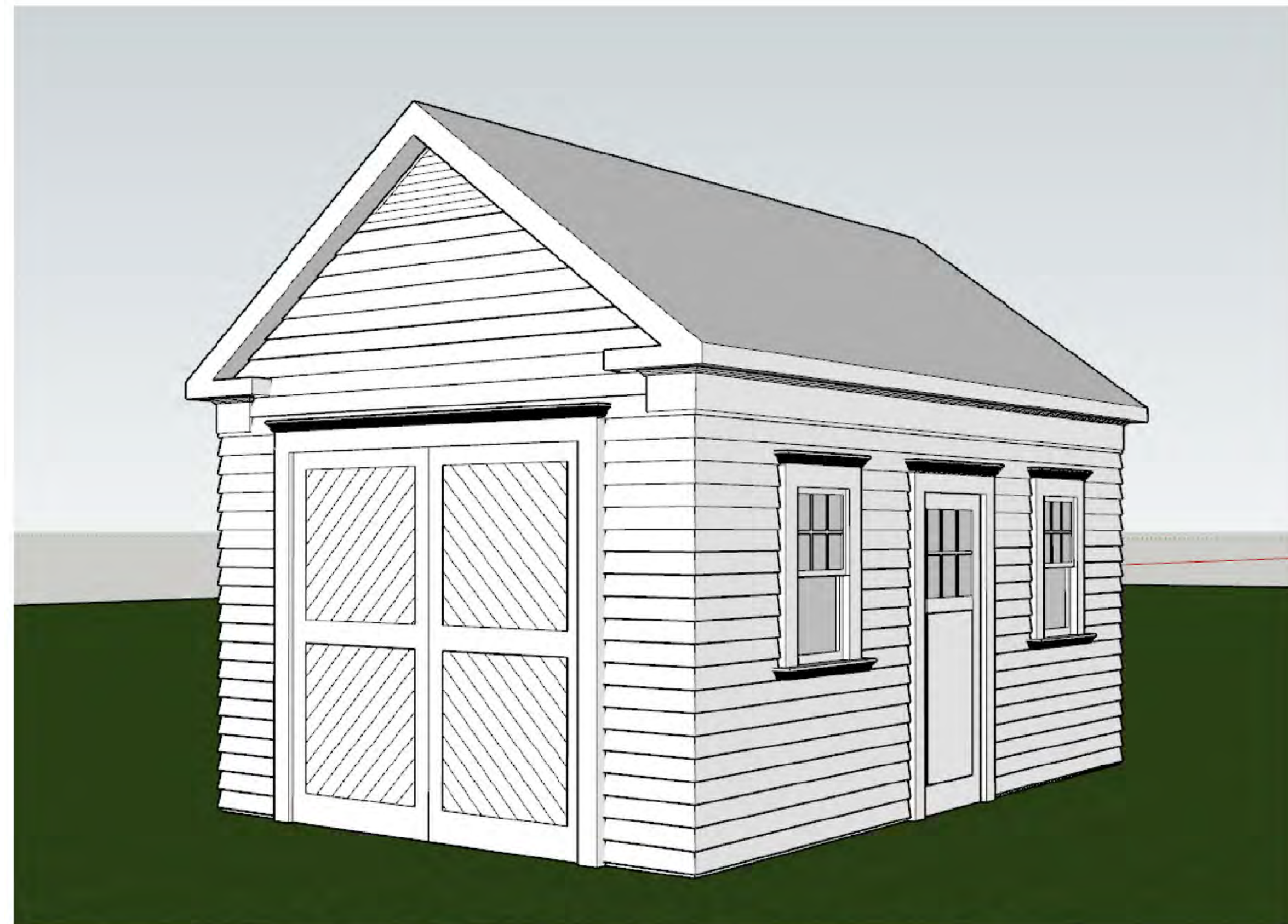
1 3D REPRESENTATION, NORTHEAST ANGLE
A801 NOT TO SCALE



2 3D REPRESENTATION, NORTHWEST ANGLE
A801 NOT TO SCALE



3 3D REPRESENTATION, SOUTHEAST ANGLE
A801 NOT TO SCALE



4 3D REPRESENTATION, WORKSHOP
A801 NOT TO SCALE

Jeremy
Fletcher
Design

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SUITE 301
ALEXANDRIA, VA 22310
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HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO PERMIT 1002995

ANDREW AND GRAY
KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

3D REPRESENTATION

A801

DATE: 2023-02-01