

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

<b>Address:</b>	15 W. Lenox Street, Chevy Chase	<b>Meeting Date:</b>	10/11/2023
<b>Resource:</b>	Contributing Resource <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	10/4/2023
<b>Applicant:</b>	15 W. Lenox Trust Henry Chuang, Architect	<b>Public Notice:</b>	9/27/2023
<b>Review:</b>	Historic Area Work Permit	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	984980 REVISION	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Hardscape Alterations		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP.

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Craftsman  
**DATE:** 1913



Figure 1: 15 W. Lenox Street.

## **BACKGROUND**

On March 23, 2022, the HPC approved a HAWP for partial demolition, building addition, tree removal, grading, and hardscape alteration.<sup>1</sup>

## **PROPOSAL**

The applicant proposes revisions to the previously approved hardscape plan for the site.

## **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.

### ***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.

- *Decks* 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.

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<sup>1</sup> The Staff Report for the March 2022 HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/03/I.L.-15-W.-Lenox-Street-Chevy-Chase-984980.pdf>. The recording of the hearing for the HAWP is available here: [https://mncppc.granicus.com/MediaPlayer.php?publish\\_id=0985dd46-aba5-11ec-8a90-0050569183fa](https://mncppc.granicus.com/MediaPlayer.php?publish_id=0985dd46-aba5-11ec-8a90-0050569183fa), beginning at 0:06:45.

- 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 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 the Interior's Standards for Rehabilitation:***

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration 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 subject property is a large two-story Craftsman house on a double lot with stucco siding and a slate roof. In 2022, the HPC approved an addition to the house and additional site work. The applicant proposes minor modifications to the hardscaping on site. Staff finds the proposed work will not have a substantial impact on the character of the site or surrounding district and recommends the HPC approve the HAWP.

## Landscape and Hardscape Alterations

In 2003, the landscape and hardscape of the house were significantly altered. Alterations included demolishing outbuildings, constructing the rear stone terrace, and constructing the pool and associated decking.

The 2022 HAWP approval included a new walkway from the driveway to a new porch, removing selected areas of existing paving, removing and replacing a stone terrace in the rear, and removing several trees.

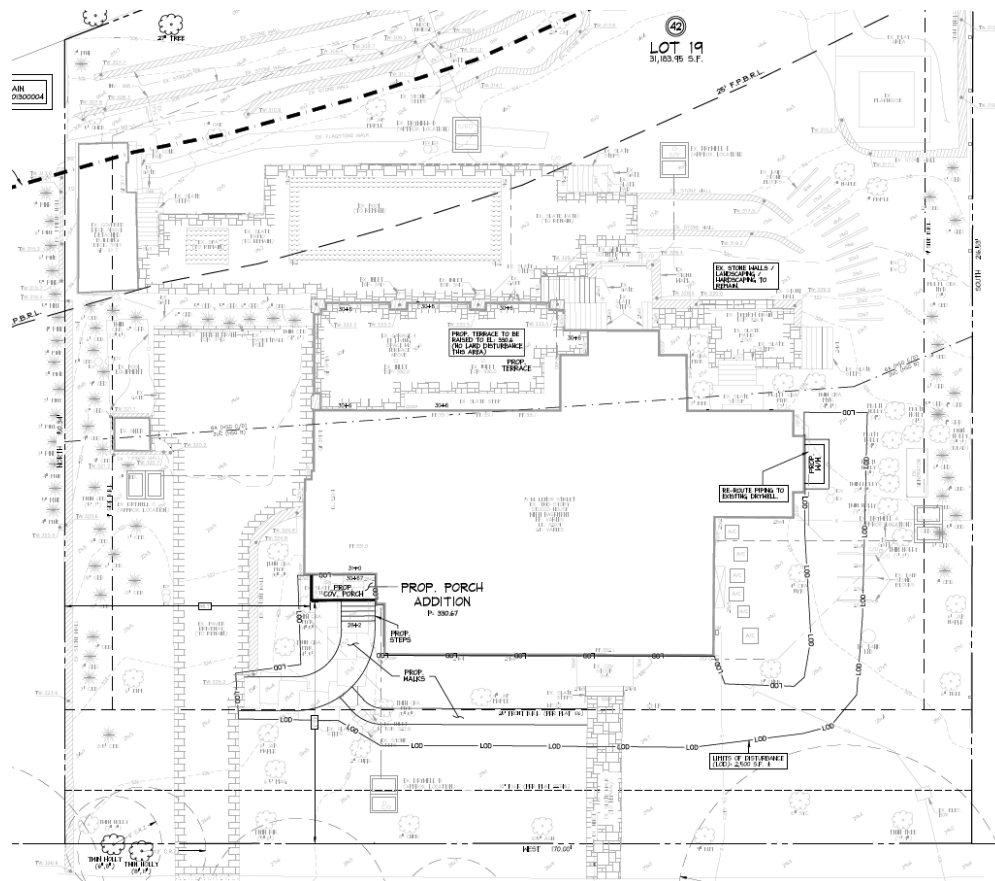


Figure 2: Site plan from the approved 2022 HAWP.

Proposed work includes a new walkway across the front of the house to the main entrance, extending the terrace on the north of the existing spa, revising the design of the stairs at the northeast corner of the rear terrace, and installing a new retaining wall (see below). All materials will match existing features on the site. No additional trees will be removed to accommodate the new hardscaping. Only the proposed walkway will be visible from the public right of way.

Staff finds the work proposed at the rear of the house will not impact any historic fabric, as it will be located adjacent to hardscaping installed as part of the 2003 site revisions. Staff additionally finds the proposed materials will match the existing features the HPC previously approved as compatible with the character of the site and surrounding district. Because no trees will be impacted by the proposed work, Staff finds the proposal will not be detrimental to the the ‘park-like’ setting of the Chevy Chase Village Historic District.

Staff additionally finds the stepping stone walkway is a revision to a walkway in the same approximate location. Staff finds the stepping stone pathway in more in keeping with the character of the site than the previously approved concrete walk. Staff additionally finds the flagstone landing at the base of the front stairs is in keeping with the character of the existing walk and is not out of scale for the property or the



surrounding streetscape. Staff recommends the HPC approve the HAWP revisions under *the Design Guidelines*, 24A-8(b)(2) and (d), and Standards 2, 9, and 10.

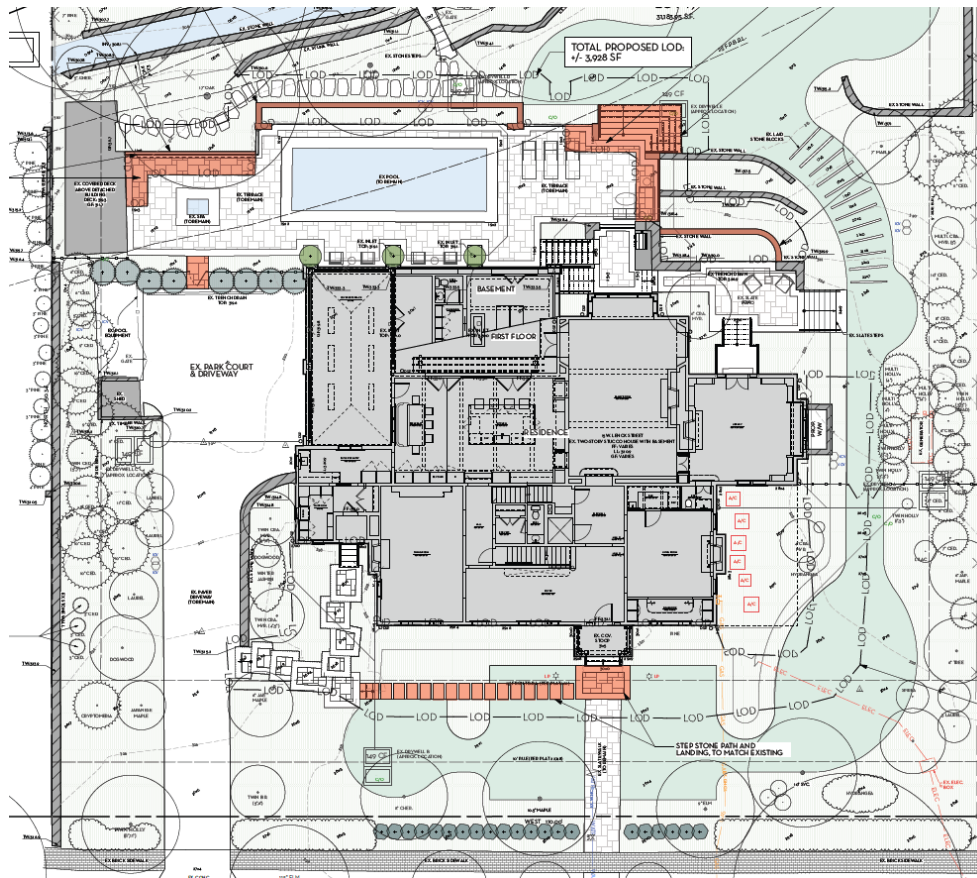


Figure 3: Proposed site plan with the changes shown in red.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), and the *Chevy Chase Village Historic District Guidelines*, 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 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](mailto: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# 984980  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: 15 WEST LENOX STREET TRUST

E-mail: \_\_\_\_\_

Address: 15 WEST LENOX ST

City: CHEVY CHASE Zip: 20815

Daytime Phone: \_\_\_\_\_

Tax Account No.: 03428422

**AGENT/CONTACT (if applicable):**

Name: HENRY CHUANG

E-mail: HENRY@THOMSONCOOKE.COM

Address: 5155 MACARTHUR BLVD NW

City: WASHINGTON, DC Zip: 20016

Daytime Phone: 202-686-6583

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name CHEVY CHASE VILLAGE  
 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: 15 Street: WEST LENOX

Town/City: CHEVY CHASE Nearest Cross Street: MAGNOLIA PKWY

Lot: 19 Block: 42 Subdivision: 0009 Parcel: 0000

**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 type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input 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.

Henry Chuang \_\_\_\_\_ 2022-02-28

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Chevy Chase, MD 20815

11 West Lenox Street

14 West Lenox Street

16 West Lenox Street

18 West Lenox Street

33 West Lenox Street

6100 Connecticut Avenue

The scope of revised site work includes exterior alteration to the existing rear terrace. A new planter wall is proposed on the North side of the existing pool. A terrace extension is proposed on the North side of the existing spa. A terrace extension with a revised stair connection is proposed on the Northeast side of the existing rear terrace. A new planter/retaining wall is proposed on the North side of the upper rear terrace. All of the proposed hardscape materials (paving and wall stone) will match what is existing.

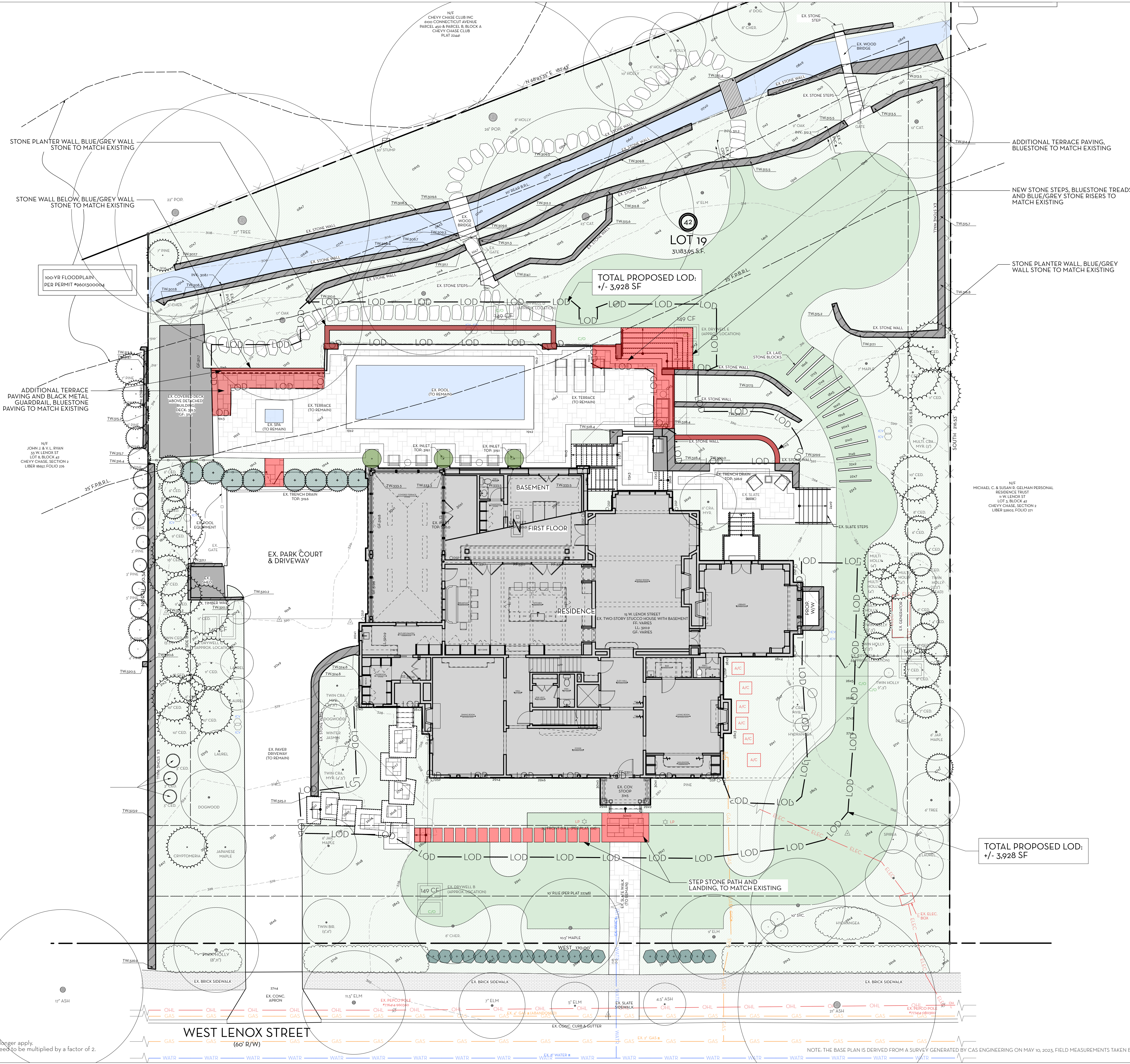


**LEGEND:**

- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED PLANTING BED
- PROPOSED LAWN
- PROPOSED WALL (131 SQ TOTAL)
- PROPERTY LINE
- EXISTING WALL
- EXISTING FENCE
- PROPOSED FENCE
- SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- PROPOSED HARDSCAPE

**PROJECT INFO:**

THE SCOPE OF REVISED SITE WORK INCLUDES EXTERIOR ALTERATION TO THE EXISTING REAR TERRACE. A NEW PLANTER WALL IS PROPOSED ON THE NORTH SIDE OF THE EXISTING POOL. A TERRACE EXTENSION IS PROPOSED ON THE NORTH SIDE OF THE EXISTING SPA. A TERRACE EXPANSION WITH A REVISED STAIR CONNECTION IS PROPOSED ON THE NORTHEAST SIDE OF THE EXISTING REAR TERRACE. A NEW PLANTER RETAINING WALL IS PROPOSED ON THE NORTH SIDE OF THE UPPER REAR TERRACE. ALL OF THE PROPOSED HARDSCAPE MATERIALS (PAVING AND WALL STONE) WILL MATCH WHAT IS EXISTING.



**CHLA**  
**CAMPION/HRUBY**  
 111 Cathedral Street, Suite 100 | Annapolis, MD 21401  
 O: 410.280.8850 campionhruby.com

Consultants:

Project #: 22328

**KAPLAN RESIDENCE**  
 15 West Lenox Street  
 Chevy Chase, MD 20815  
 19 SEPTEMBER 2023

100% DESIGN DEVELOPMENT SET

This drawing and the design shown hereon are the property of Campion Hruby Landscape Architects. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

No.	Date	Description
1	9/28/23	REVISION

Drawn By: EF Proj. Manager: AP  
 Approved By: BH

N  
 Scale: 1" = 10'-0"

**OVERALL SITE PLAN - HAWP**

**L-100**

If this drawing is not 24" x 36", it is a reduced print, and notations of scale no longer apply. If this drawing is 12" x 18", it is a 50% reduced print, and scaled dimensions need to be multiplied by a factor of 2.

NOTE: THE BASE PLAN IS DERIVED FROM A SURVEY GENERATED BY CAS ENGINEERING ON MAY 10, 2023. FIELD MEASUREMENTS TAKEN BY CHLA AND GOOGLE EARTH AERIAL IMAGERY.

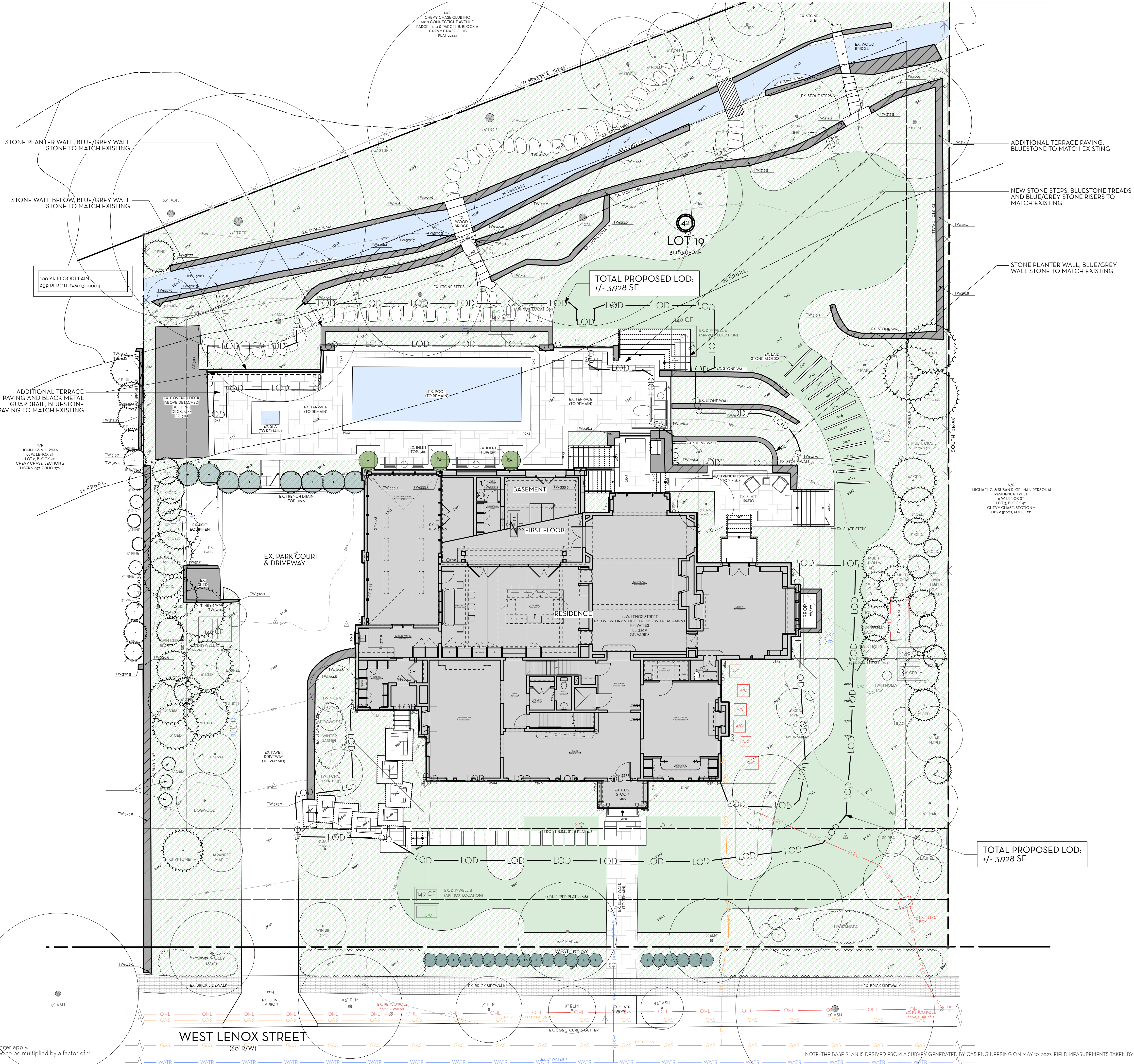


**LEGEND:**

- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED PLANTING BED
- PROPOSED LAWN
- PROPOSED WALL (131 SQ TOTAL)
- PROPERTY LINE
- EXISTING WALL
- EXISTING FENCE
- PROPOSED FENCE
- SETBACK LINE
- 24- EXISTING CONTOUR
- 24- PROPOSED CONTOUR
- LOD- LIMIT OF DISTURBANCE

**PROJECT INFO:**

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WEST LENOX STREET  
(60' R/W)

NOTE: THE BASE PLAN IS DERIVED FROM A SURVEY GENERATED BY CAS ENGINEERING ON MAY 10, 2023. FIELD MEASUREMENTS TAKEN BY CHLA AND GOOGLE EARTH AERIAL IMAGERY.



**CAMPION/HRUBY**

111 Cathedral Street, Suite 100 | Annapolis, MD 21401  
O: 410.280.8850      campionhruby.com

Consultants:

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Project #: 22328

### KAPLAN RESIDENCE

15 West Lenox Street  
Chevy Chase, MD 20815

19 SEPTEMBER 2023

100% DESIGN DEVELOPMENT SET

No.	Date	Description

Drawn By: EF      Proj. Manager: AP  
Approved By: BH

N  
Scale: 1" = 10'-0"

OVERALL SITE PLAN -  
HAWP

**L-100**





EXISTING REAR TERRACE FROM REAR LAWN



EX. LAWN STEPS TO REAR LAWN



EXISTING SPA & POOL TERRACE



EXISTING STAIRS TO POOL TERRACE



EXISTING STAIRS TO POOL TERRACE



EXISTING POOL TERRACE AND STAIRS TO UPPER TERRACE



EX. UPPER POOL TERRACE



EXISTING POOL & SPA TERRACE



EXISTING STREAM TOWARD END OF REAR PROPERTY LINE

**CHLA**

**CAMPION/HRUBY**

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**KAPLAN RESIDENCE**

15 West Lenox Street  
 Chevy Chase, MD 20815

19 SEPTEMBER 2023

100% DESIGN  
 DEVELOPMENT SET

No.	Date	Description

Drawn By: EF      Proj. Manager: AP  
 Approved By: BH

Scale: N.T.S.

EXISTING SITE  
 PHOTOS - REAR

**L-102**