



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert Sutton  
Chairman

Date: May 9, 2024

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Chris Berger  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1065230 - hardscape/landscape (pond) installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the May 8, 2024, HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: 15 West Lenox Street Trust (Amber Faire, agent)  
Address: 15 West Lenox Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Chris Berger at 301-495-4571 or [chris.berger@montgomeryplanning.org](mailto:chris.berger@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_



# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Tax Account No.: \_\_\_\_\_

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

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Contractor Registration No.: \_\_\_\_\_

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



Historic District?  Yes/District Name \_\_\_\_\_  
 No/Individual Site Name \_\_\_\_\_  
and Trust/Environmental Easement on the Property? If YES, include a representation from the Easement Holder supporting this application.

Examiner Approvals /Reviews Required as part of this Application? (Plat, etc.?) If YES, include information on these reviews as

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

**REVIEWED**  
By Chris Berger at 9:52 am, May 09, 2024

Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ 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 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.

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

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

**Owner's mailing address**

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

APPROVED

Montgomery County  
Historic Preservation Commission



**REVIEWED**

*By Chris Berger at 9:52 am, May 09, 2024*

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

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



**REVIEWED**

*By Chris Berger at 9:52 am, May 09, 2024*

Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

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Historic Preservation Commission  


**REVIEWED**  
By Chris Berger at 9:52 am, May 09, 2024

**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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Montgomery County  
Historic Preservation Commission

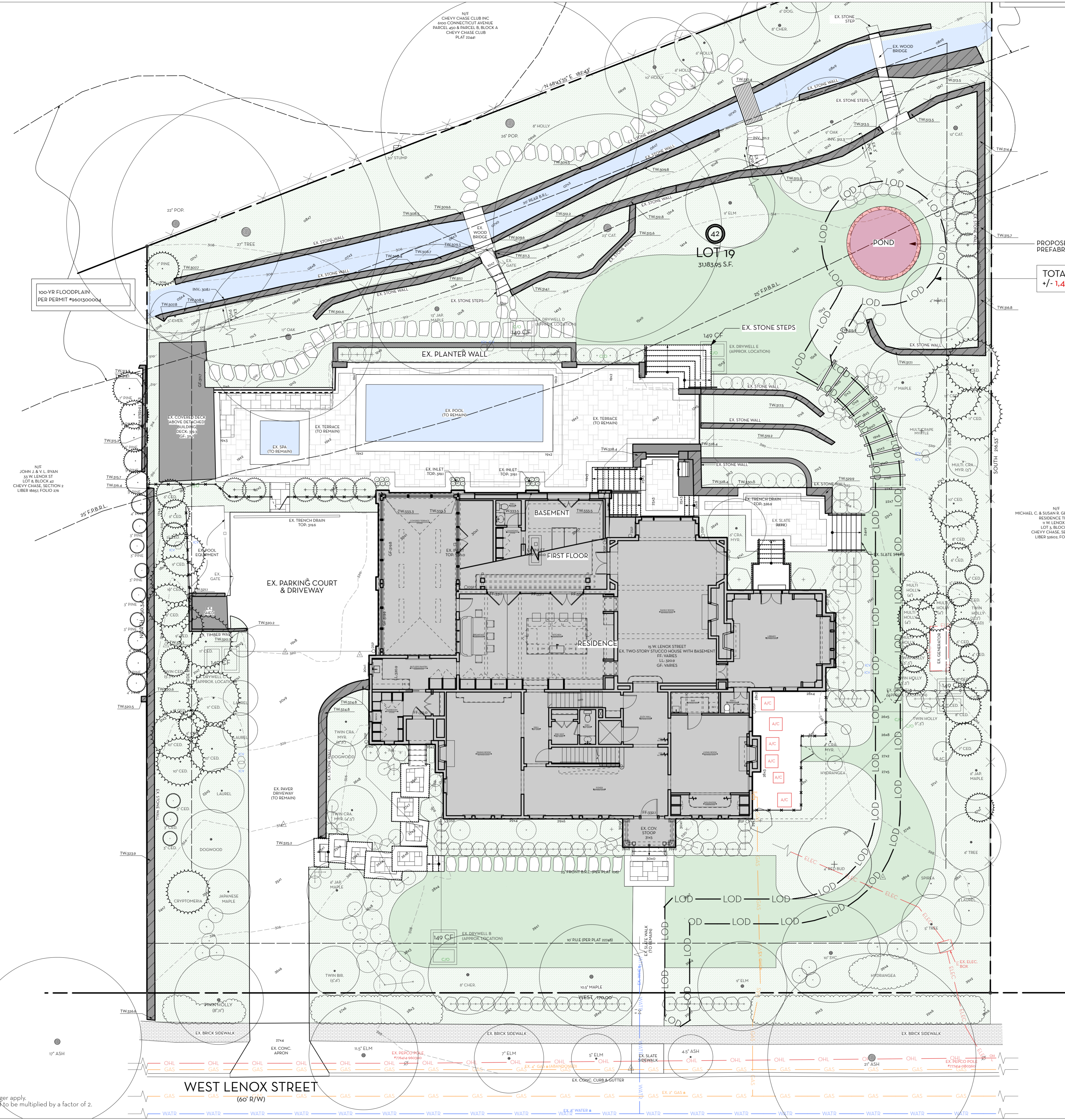


**REVIEWED**  
By Chris Berger at 9:52 am, May 09, 2024

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
- LOD - LIMIT OF DISTURBANCE
- PROPOSED HARDSCAPE

**PROJECT INFO:**  
 THE SCOPE OF SITE WORK INCLUDES A NEW AT-GRADE (13'-9" DIAMETER) POND IN THE NORTH-EAST CORNER OF THE PROPERTY. THE POND WILL BE CONSTRUCTED FROM A PREFABRICATED FIBERGLASS LINER. A STONE COPING WILL BE INCLUDED AROUND THE PERIMETER OF THE POND. THE PROPOSED WORK WILL NOT BE VISIBLE FROM THE FRONT FACADE OF THE PROPERTY OR FROM ADJACENT PROPERTIES.



PROPOSED 15'-0" DIA. POND WITH PREFABRICATED FIBERGLASS LINER

TOTAL PROPOSED LOD: +/- 1,440 SF

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Chris Berger*

REVIEWED  
 By Chris Berger at 9:52 am, May 09, 2024

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



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

02 APRIL 2024

100% CONSTRUCTION DOCUMENT SET

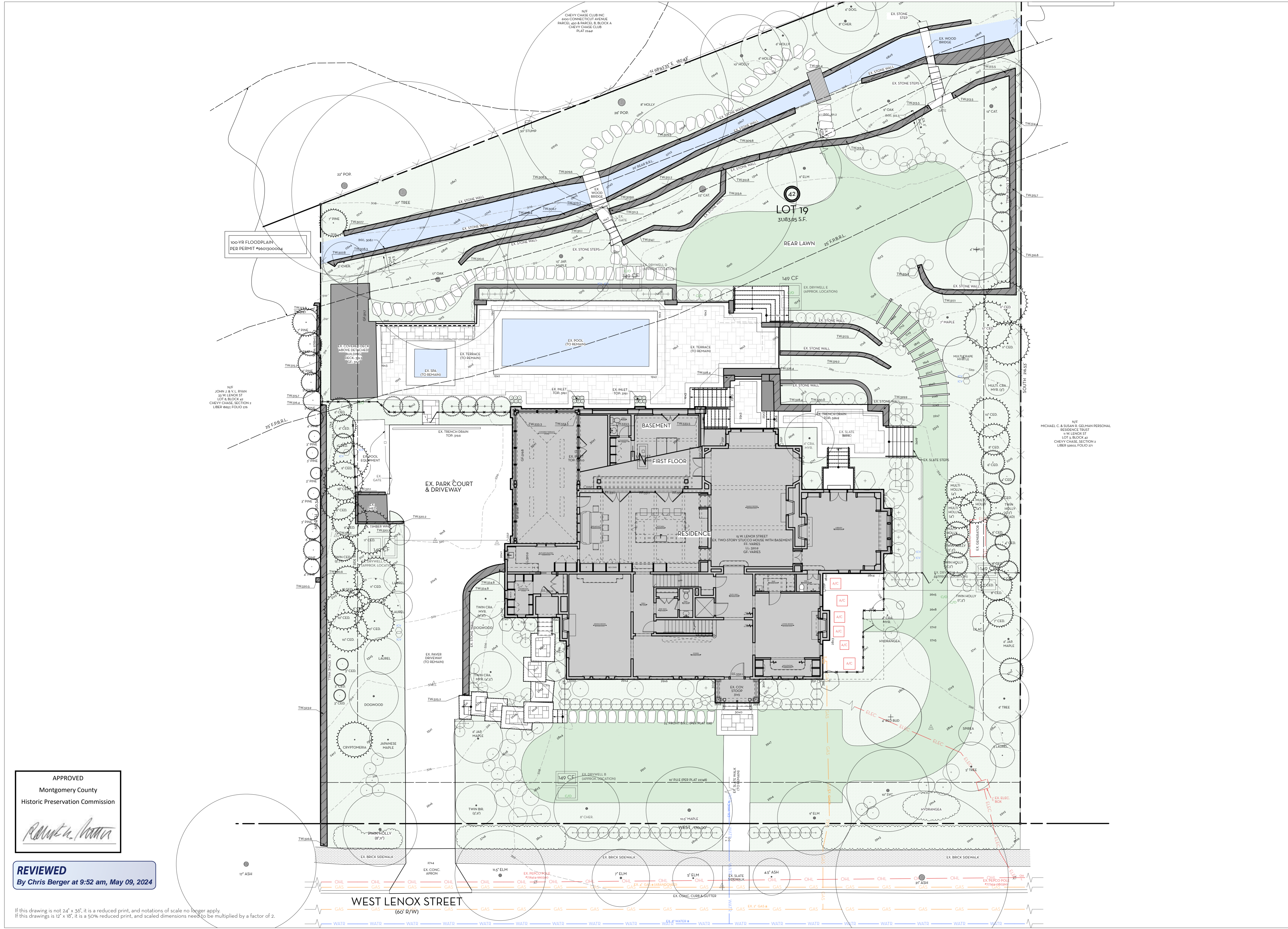
No.	Date	Description

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

N  
 Scale: 1" = 10'-0"

OVERALL SITE PLAN - HAWP

L-100



APPROVED  
Montgomery County  
Historic Preservation Commission

*Robert H. ...*

**REVIEWED**  
By Chris Berger at 9:52 am, May 09, 2024

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.



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

Consultants:

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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.

Project #: 22328

**KAPLAN RESIDENCE**  
15 West Lenox Street  
Chevy Chase, MD 20815  
02 APRIL 2024

100% CONSTRUCTION DOCUMENT SET

No.	Date	Description
1	9/28/23	REVISION
2	10/12/23	MONTCO REVISION

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

N  
Scale: 1" = 10'-0"

TREE INVENTORY PLAN

**L-101**





EXISTING TERRACE WALLS FROM REAR LAWN



EX. STEPS TO REAR LAWN



EXISTING SPA & POOL TERRACE



EXISTING STAIRS TO LOWER LAWN



EXISTING EAST SIDE FENCING



EXISTING POOL TERRACE AND STAIRS TO UPPER TERRACE



EX. UPPER POOL TERRACE



EXISTING EAST SIDE FENCING



EXISTING STREAM TOWARD END OF REAR PROPERTY LINE

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Montgomery County  
Historic Preservation Commission



**REVIEWED**  
By Chris Berger at 9:52 am, May 09, 2024

**CHLA**

**CAMPION/HRUBY**

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Project #: 22328

**KAPLAN RESIDENCE**

15 West Lenox Street  
Chevy Chase, MD 20815

02 APRIL 2024

100% CONSTRUCTION DOCUMENT SET

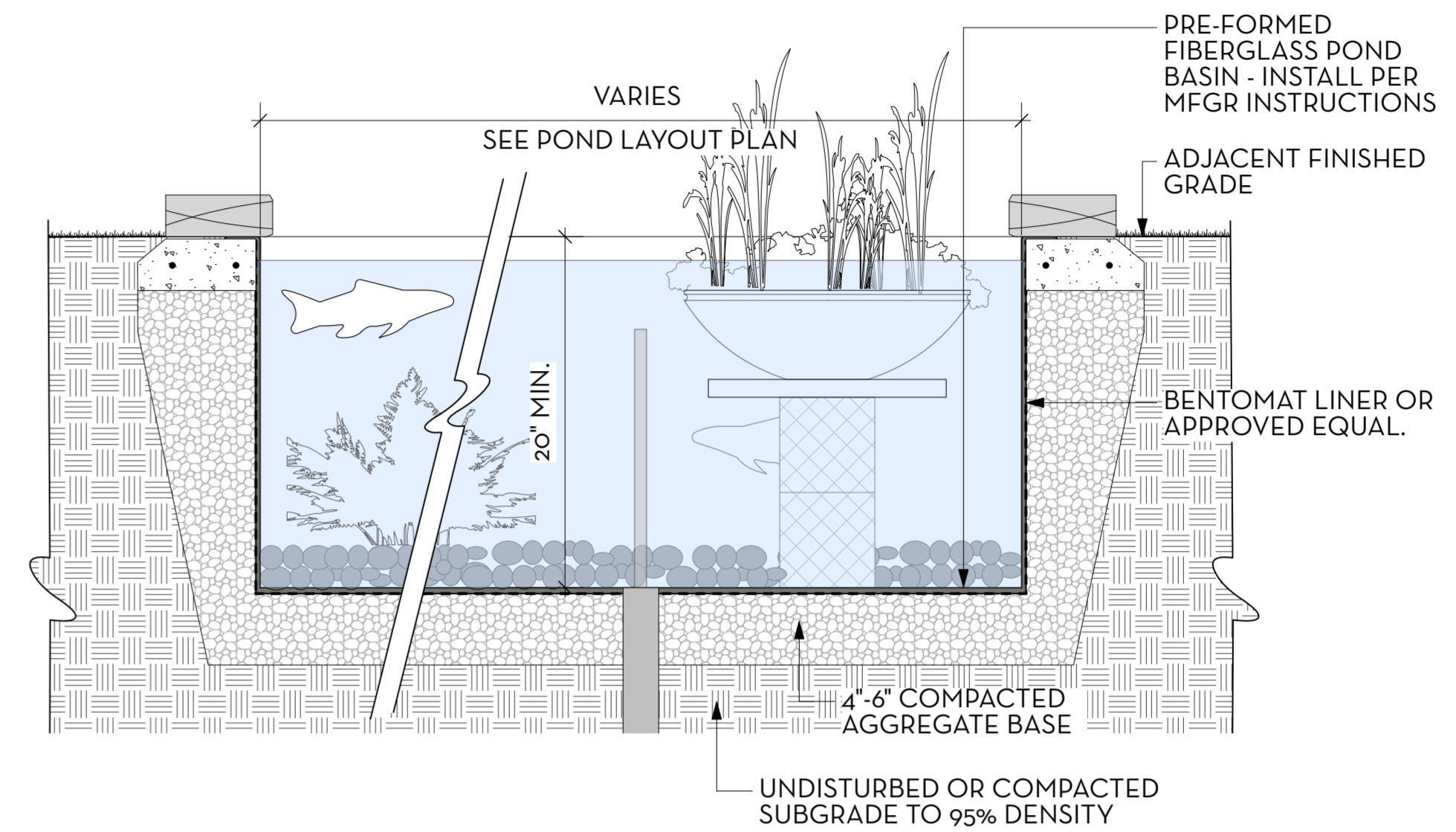
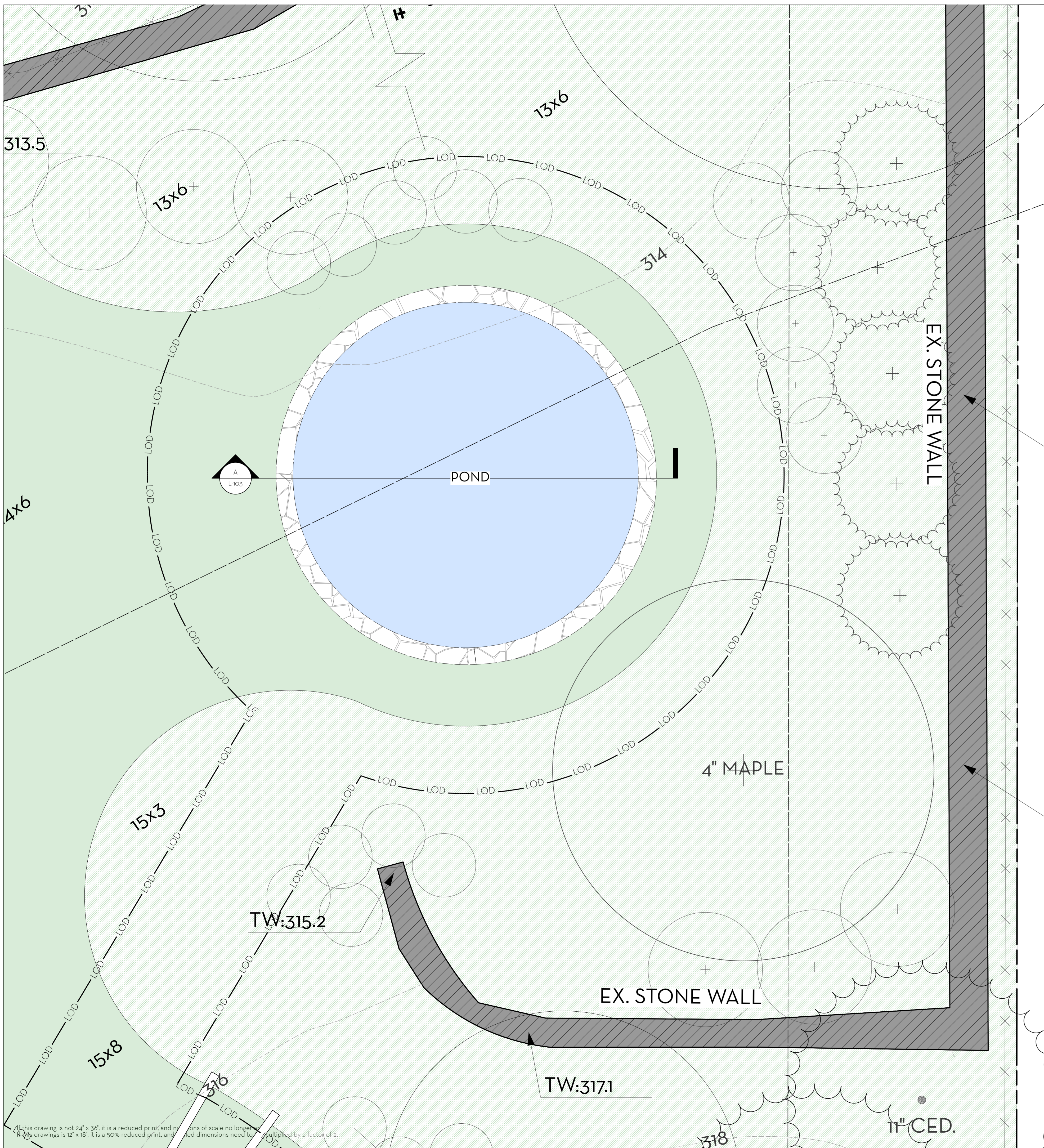
No.	Date	Description

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

Scale: N.T.S.

EXISTING SITE PHOTOS - REAR

**L-102**



A POND SECTION, DETAIL  
Scale: 1" = 1'-0"

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Montgomery County  
Historic Preservation Commission  
*Robert H. Hutter*

REVIEWED  
By Chris Berger at 9:52 am, May 09, 2024



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Project #: 22328

KAPLAN RESIDENCE

15 West Lenox Street  
Chevy Chase, MD 20815

02 APRIL 2024

100% CONSTRUCTION DOCUMENT SET

No.	Date	Description

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

N  
Scale: As Shown

ACCESSORY STRUCTURE DETAILS

L-103



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 4/2/2024

Application No: 1065230  
AP Type: HISTORIC  
Customer No: 1488537

### Affidavit Acknowledgement

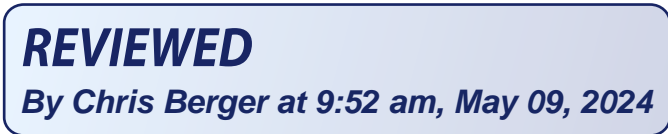
The Contractor is the Primary applicant authorized by the property owner  
This application does not violate any covenants and deed restrictions

### Primary Applicant Information

Address 15 W LENOX ST  
CHEVY CHASE, MD 20815  
Othercontact Campion Hruby Landscape Architects (Primary)

### Historic Area Work Permit Details

Work Type ADD  
Scope of Work THE SCOPE OF SITE WORK INCLUDES A NEW AT-GRADE (13'-9" DIAMETER) POND IN THE NORTH-EAST CORNER OF THE PROPERTY. THE POND WILL BE CONSTRUCTED FROM A PREFABRICATED FIBERGLASS LINER. A STONE COPING WILL BE INCLUDED AROUND THE PERIMETER OF THE POND. THE PROPOSED WORK WILL NOT BE VISIBLE FROM THE FRONT FACADE OF THE PROPERTY OR FROM ADJACENT PROPERTIES.



**From:** [Amber Phaire](#)  
**To:** [Berger, Chris](#)  
**Subject:** Re: 15 West Lenox Street, Chevy Chase - HAWP No. 1065230  
**Date:** Tuesday, April 23, 2024 11:14:32 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Chris,

I will plan on attending the HPC meeting on May 8.

I can send the photos of the proposed pond area on Thursday.

The stone coping will match the wall stone material that currently exists on site. The dimensions will roughly be 8"Lx4"Wx3"D. The coping will be set in mortar. I will send photos of this as well.

Should I send the photos directly to you, or do they need to be uploaded to the site?

Thanks,

On Tue, Apr 23, 2024 at 11:03 AM Berger, Chris <[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)> wrote:

Good morning,

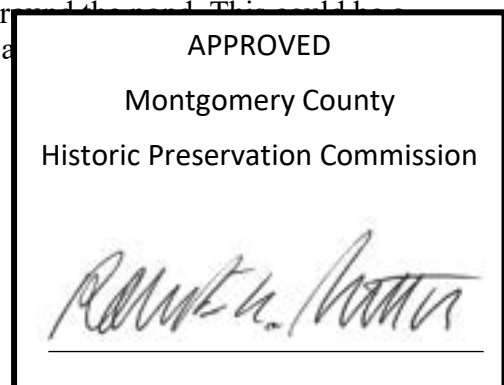
Your Historic Area Work Permit application to install a pond in the rear yard at 15 West Lenox Street in Chevy Chase is scheduled for Historic Preservation Commission review at its May 8 meeting. Please plan to have a project representative attend the meeting, which will begin at 7 p.m. at the Maryland-National Capital Park and Planning Commission Wheaton Headquarters Auditorium on the 2<sup>nd</sup> floor at [2425 Reedie Drive](#) in Wheaton. Staff has no concerns with the project.

Staff has 3 questions/comments:

- Can you email me a photo of the area of the yard where the pond will be installed?
- Provide specifications for the stone coping to surround the pond (include a representative photo of the stone to be used with a note of the stone's length, width, and thickness).
- Will the stone coping be affixed with mortar?

Please provide your responses by this Friday, April 26.

**Chris Berger, AICP**



**REVIEWED**

By Chris Berger at 9:52 am, May 09, 2024

**Cultural Resources Planner III**

Montgomery County Planning Department

2425 Reedie Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902

[Chris.Berger@montgomeryplanning.org](mailto:Chris.Berger@montgomeryplanning.org)

Office: 301-495-4571

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**Amber Phaire, ASLA, PLA**

Senior Associate



111 Cathedral Street, Suite 100 | Annapolis, Maryland 21401

(o) 410 280 8850 (c) 240 893 1122 (w) [www.campionhruby.com](http://www.campionhruby.com)



**REVIEWED**

*By Chris Berger at 9:52 am, May 09, 2024*



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Montgomery County  
Historic Preservation Commission  
*Chris Berger*

REVIEWED  
By Chris Berger at 9:52 am, May 09, 2024



APPROVED

Montgomery County

Historic Preservation Commission



*Robert H. Potter*

**REVIEWED**

*By Chris Berger at 9:52 am, May 09, 2024*



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Historic Preservation Commission

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By Chris Berger at 9:52 am, May 09, 2024





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