



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: September 21, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1002995: Demolition of rear deck and construction of screened in porch and fireplace

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 September 7, 2022 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: Andrew and Gray King (Jeremy Fletcher, Agent)
Address: 11 East 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 Michael Kyne at 301.563.3403 or michael.kyne@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 2995
DATE ASSIGNED 8/9/22

APPLICANT:

Name: Andrew and Gray King
Address: 11 E Lenox St
Daytime Phone: 202 316 85 26

E-mail: _____
City: Chevy Chase Zip: 20815
Tax Account No.: 07 00 4555 76

AGENT/CONTACT (if applicable):

Name: Jeremy Fletcher
Address: 6814 Grove Dale Dr Suite 301
Daytime Phone: 703 347 7785

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Pro

Is the **REVIEWED** within an Historic District? Yes/D
Is the By Michael Kyne at 2:38 pm, Sep 21, 2022 map of the easement, and documentation from the Easement

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

Are other Planning and/or Hearing Examiner Approvals /Resolutions (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.

Building Number: 11 Street: E Lenox St
Town/City: Chevy Chase Nearest Cross Street: Brookville
Lot: 4 Block: 44 Subdivision: 0009 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 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 08/09/2022
Date

Adjacent and Confronting Properties:

Chevy Chase, MD 20815

15 East Lenox Street

12 East Melrose Street

8 East Melrose Street

9 East Lenox Street

10 East Lenox Street

8 East Lenox Street

REVIEWED

By Michael Kyne at 2:38 pm, Sep 21, 2022

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Montgomery County

Historic Preservation Commission



Robert H. Potter

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 a 3 story colonial Revival with asphalt Roof. Aluminum lap siding and PT wood Double hung windows. It has been modified alot 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 rear Deck. Construction of a new screened porch entirely on the rear of the house.

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By Michael Kyne at 2:38 pm, Sep 21, 2022

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Historic Preservation Commission



ANDREW AND GRAY KING

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

ZONING DATA

ZONING: R-60
LOT AREA: 11,250 SQFT
ALLOWABLE LOT OCCUPANCY: 35%
REQUIRED PERVIOUS COVERAGE: 65%

ARCHITECT OF RECORD

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Montgomery County
Historic Preservation Commission

DRAWING INDEX

- 0001 COVER SHEET
- Z101 EXISTING & PROPOSED SITE PLAN AND ZONING INFORMATION
- A101 EXISTING & PROPOSED FIRST FLOOR PLAN
- A102 EXISTING & PROPOSED ROOF PLAN
- A201A EXISTING SOUTH ELEVATION
- A201B PROPOSED SOUTH ELEVATION
- A202A EXISTING EAST ELEVATION
- A202B PROPOSED EAST ELEVATION
- A203A EXISTING NORTH ELEVATION
- A203B PROPOSED NORTH ELEVATION
- A204A EXISTING WEST ELEVATION
- A204B PROPOSED WEST ELEVATION
- A701 11 E. LENOX STREET REFERENCE PHOTOS
- A702 11 E. LENOX STREET AREA OF WORK PHOTOS
- A703 AREA OF WORK EXISTING CONDITION DETAILED PHOTOS
- A801 3D REPRESENTATION

REVIEWED

By Michael Kyne at 2:39 pm, Sep 21, 2022

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

EXISTING BUILDING FOOTPRINT: 2,485 SQFT
EXISTING LOT OCCUPANCY: 23.84%
EXISTING PERVIOUS COVERAGE: 75.14%

PROPOSED BUILDING FOOTPRINT: 2,946 SQFT
PROPOSED LOT OCCUPANCY: 26.19%
PROPOSED PERVIOUS COVERAGE: 75.14%

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

Jeremy Fletcher Design

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

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HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO:

ANDREW AND GRAY KING

11 E. LENOX ST
CHEVY CHASE, MD
20815
ZONING: R-60

COVER SHEET

0001

DATE: 2022-08-09

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By Michael Kyne at 2:39 pm, Sep 21, 2022

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Historic Preservation Commission



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SUITE 301
ALEXANDRIA, VA 22310
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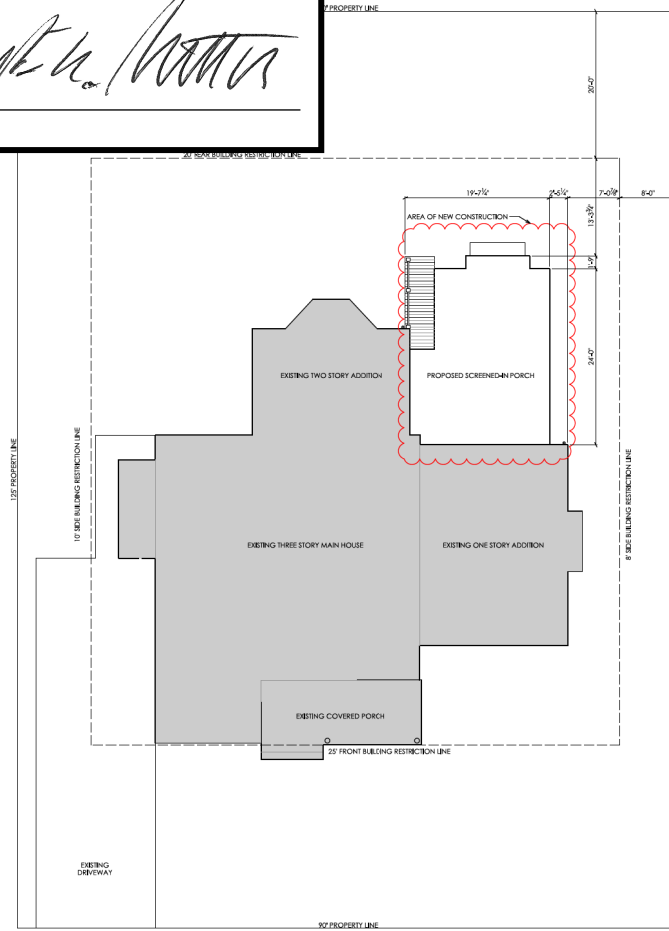
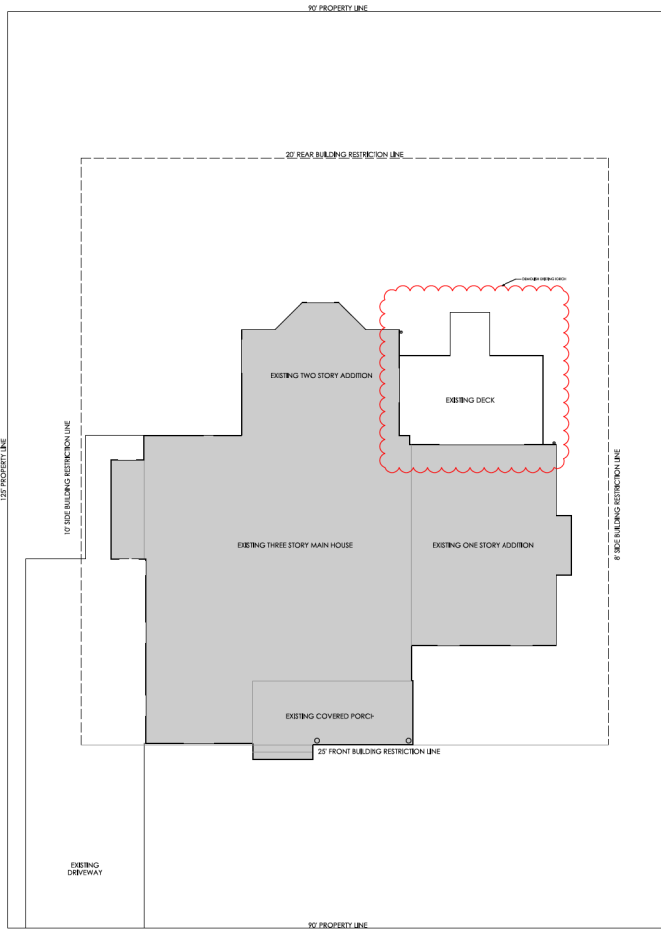
HISTORIC AREA WORK PERMIT SET

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

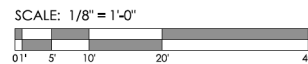
EXISTING & PROPOSED
SITE PLAN

Z101

DATE: 2022-08-09



1
Z101
EXISTING SITE PLAN
1/8" = 1'-0" CLOUDS INDICATE AREA OF WORK



2
Z101
PROPOSED SITE PLAN
1/8" = 1'-0" CLOUDS INDICATE AREA OF WORK



REVIEWED

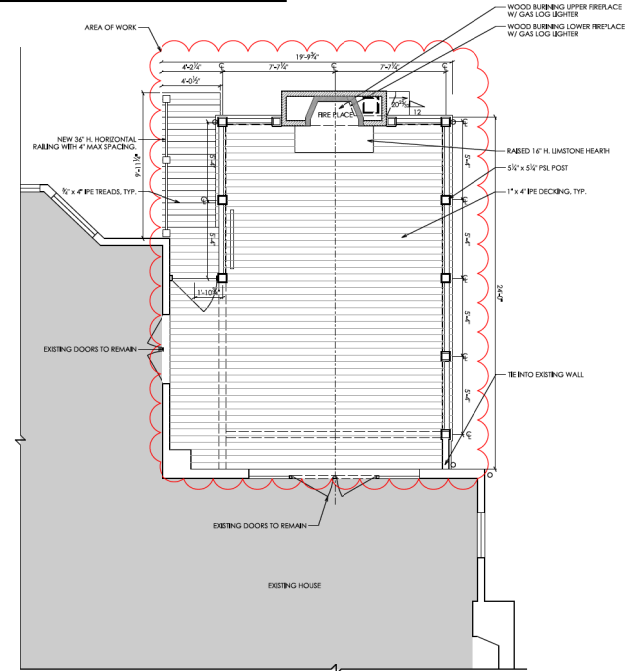
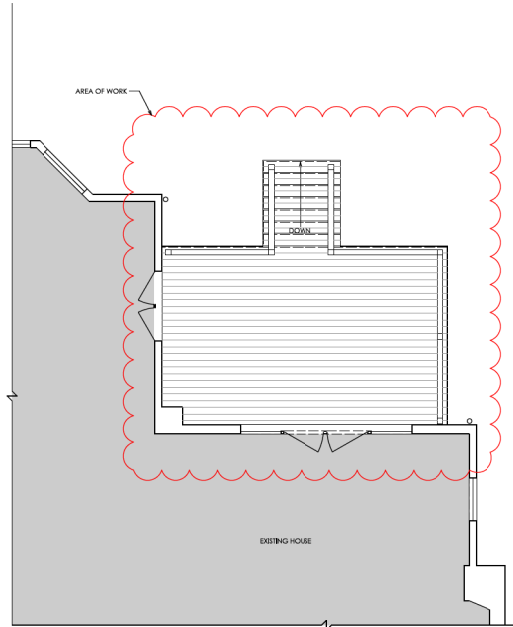
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HISTORIC AREA WORK PERMIT SET

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

EXISTING & PROPOSED
FIRST FLOOR PLAN

A101

DATE: 2022-08-09

1 EXISTING FIRST FLOOR PLAN
A101 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK

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



2 PROPOSED FIRST FLOOR PLAN
A101 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK

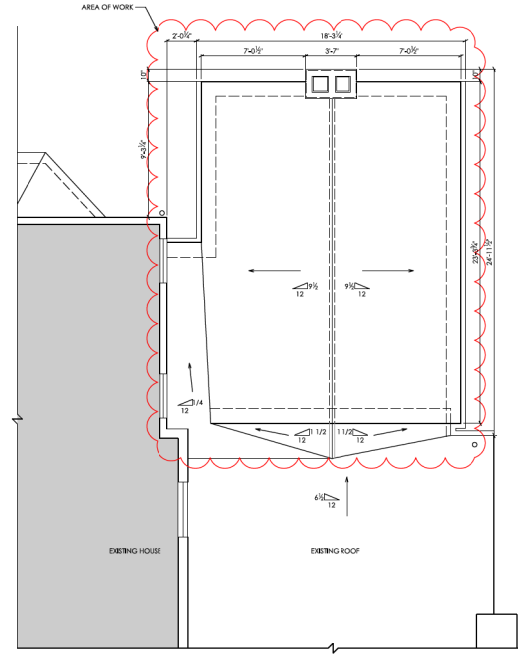
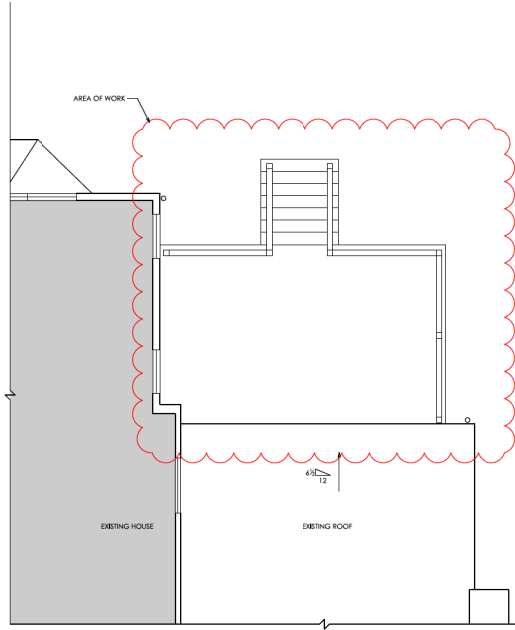


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Historic Preservation Commission
Robert L. [Signature]

**Jeremy
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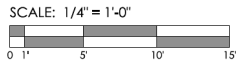
HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO:
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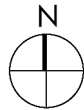
EXISTING & PROPOSED
ROOF PLAN

A102
DATE: 2022-08-09

1 EXISTING ROOF PLAN
A102 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



2 PROPOSED ROOF PLAN
A102 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



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

SCALE: 1/4" = 1'-0"
0 1' 5' 10' 15'

HISTORIC AREA WORK PERMIT SET

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

SOUTH ELEVATION

A201A

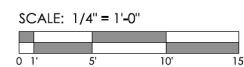
DATE: 2022-08-09

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



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HISTORIC AREA WORK PERMIT SET

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

PROPOSED SOUTH ELEVATION

A201B

DATE: 2022-08-09

REVIEWED

By Michael Kyne at 2:39 pm, Sep 21, 2022

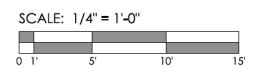
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1 EXISTING EAST ELEVATION
A202A 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



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HISTORIC AREA WORK PERMIT SET

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KING
11 E. LENOX ST
CHEVY CHASE, MD
20815

EXISTING
EAST ELEVATION

A202A

DATE: 2022-08-09

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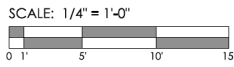


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1 PROPOSED EAST ELEVATION
 A202B 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO:
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KING
 11 E. LENOX ST
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PROPOSED
 EAST ELEVATION

A202B
 DATE: 2022-08-09

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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:
ANDREW AND GRAY
KING
11 E. LENOX ST
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EXISTING
NORTH ELEVATION

A203A

DATE: 2022-08-09

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 By Michael Kyne at 2:39 pm, Sep 21, 2022

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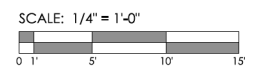


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1 PROPOSED NORTH ELEVATION
 A203B 1/4" = 1'-0" CLOUDS INDICATE AREA OF WORK



HISTORIC AREA WORK PERMIT SET

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PROPOSED
 NORTH ELEVATION

A203B
 DATE: 2022-08-09

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PEAK OF EXISTING ROOF
132'-5 1/2"



TOP OF EXISTING CHIMNEY
137'-8"

PEAK OF EXISTING ROOF
132'-5 1/2"

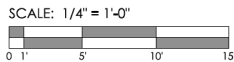
PEAK OF EXISTING ROOF
132'-4 1/2"

PEAK OF EXISTING ROOF
127'-2 1/2"

TOP OF EXISTING FINISH FLOOR
107'-2 1/2"

29'-0"

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



HISTORIC AREA WORK PERMIT SET

RENOVATIONS TO:
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EXISTING
WEST ELEVATION

A204A

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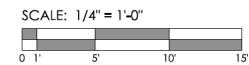
PROPOSED
WEST ELEVATION
OPTION

A204B

DATE: 2022-08-09



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



REVIEWED

By Michael Kyne at 2:39 pm, Sep 21, 2022



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

APPROVED

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Historic Preservation Commission



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

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Fletcher

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FOR PERMIT REVIEW

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

11 E. LENOX STREET
REFERENCE PHOTOS

A701

DATE: 2022-08-08

REVIEWED

By Michael Kyne at 2:39 pm, Sep 21, 2022



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

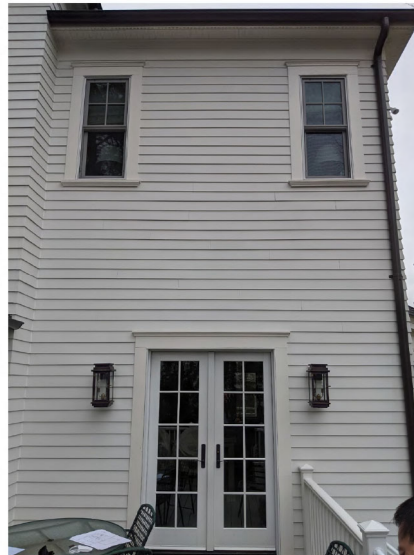
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2 11 E. LENOX STREET AREA OF WORK, EAST ELEVATION
A702 NOT TO SCALE



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

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CHEVY CHASE, MD
20815

11 E. LENOX STREET
AREA OF WORK
PHOTOS

A702

DATE: 2022-08-08



1
A703 EXISTING PORCH CONDITION DETAILED PHOTOS
NOT TO SCALE



REVIEWED
By Michael Kyne at 2:39 pm, Sep 21, 2022

2
A703 EXISTING HOUSE DETAILED PHOTOS
NOT TO SCALE

APPROVED
Montgomery County
Historic Preservation Commission




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.

FOR PERMIT REVIEW

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

AREA OF WORK
EXISTING CONDITION
DETAILED PHOTOS

A703

DATE: 2022-08-08

REVIEWED

By Michael Kyne at 2:39 pm, Sep 21, 2022



1 3D REPRESENTATION, NORTHEAST ANGLE
A801 NOT TO SCALE



3 3D REPRESENTATION, SOUTHEAST ANGLE
A801 NOT TO SCALE

APPROVED
Montgomery County
Historic Preservation Commission



2 3D REPRESENTATION, NORTHWEST ANGLE
A801 NOT TO SCALE



4 3D REPRESENTATION, INTERIOR VIEW
A801 NOT TO SCALE

Jeremy
Fletcher

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3D REPRESENTATION

A801

DATE: 2022-08-08