



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: October 12, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 984980 - Hardscape Alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for two Historic Area Work Permits (HAWP). The application was **Approved** at the March 23, 2022 HPC meeting with revisions approved at the October 11, 2023 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
Address: 15 W. Lenox St., 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 Rebeccah Ballo at 301.563.3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

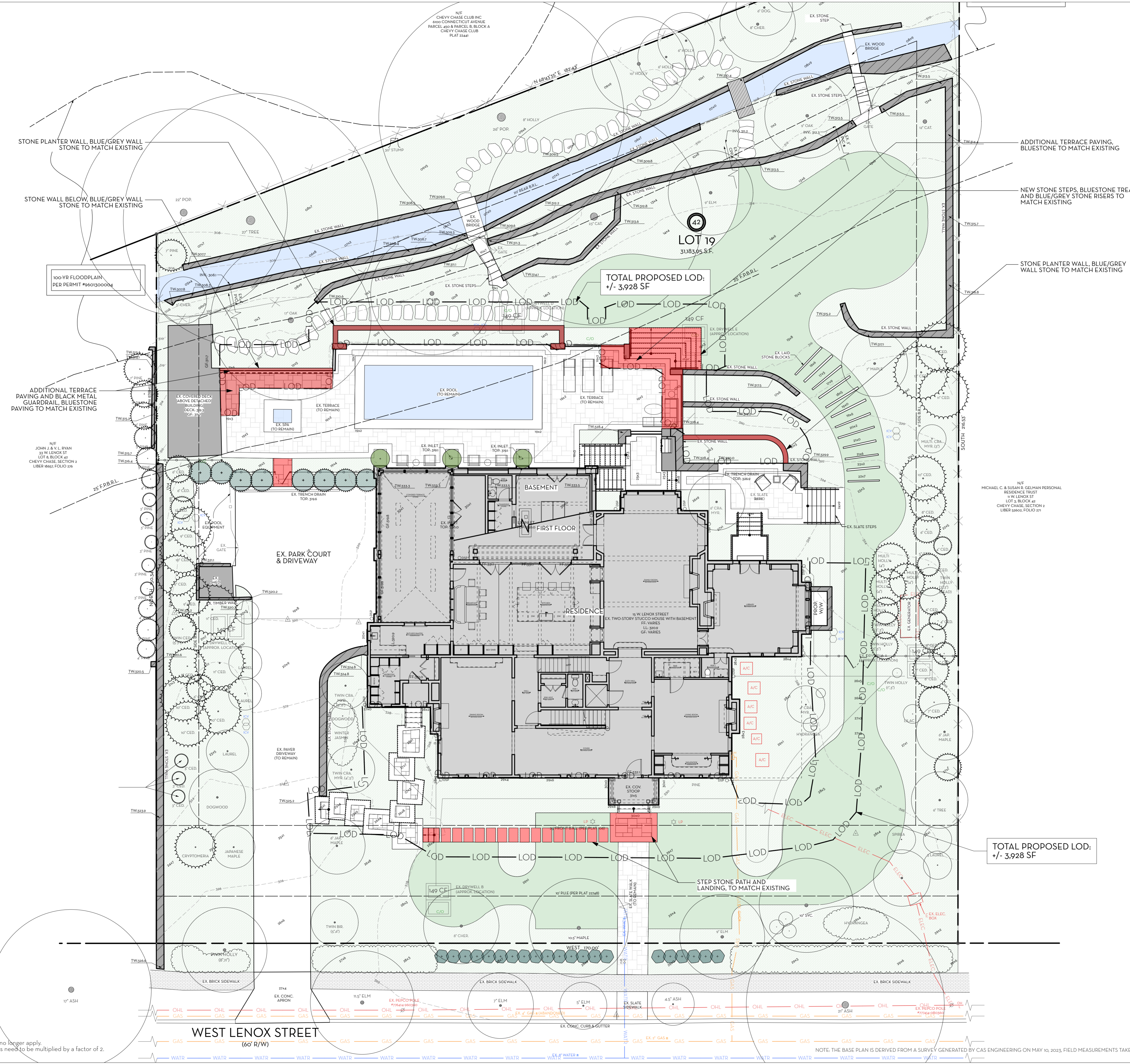


LEGEND:

- 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.



APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 3:34 pm, Oct 12, 2023

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.

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

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

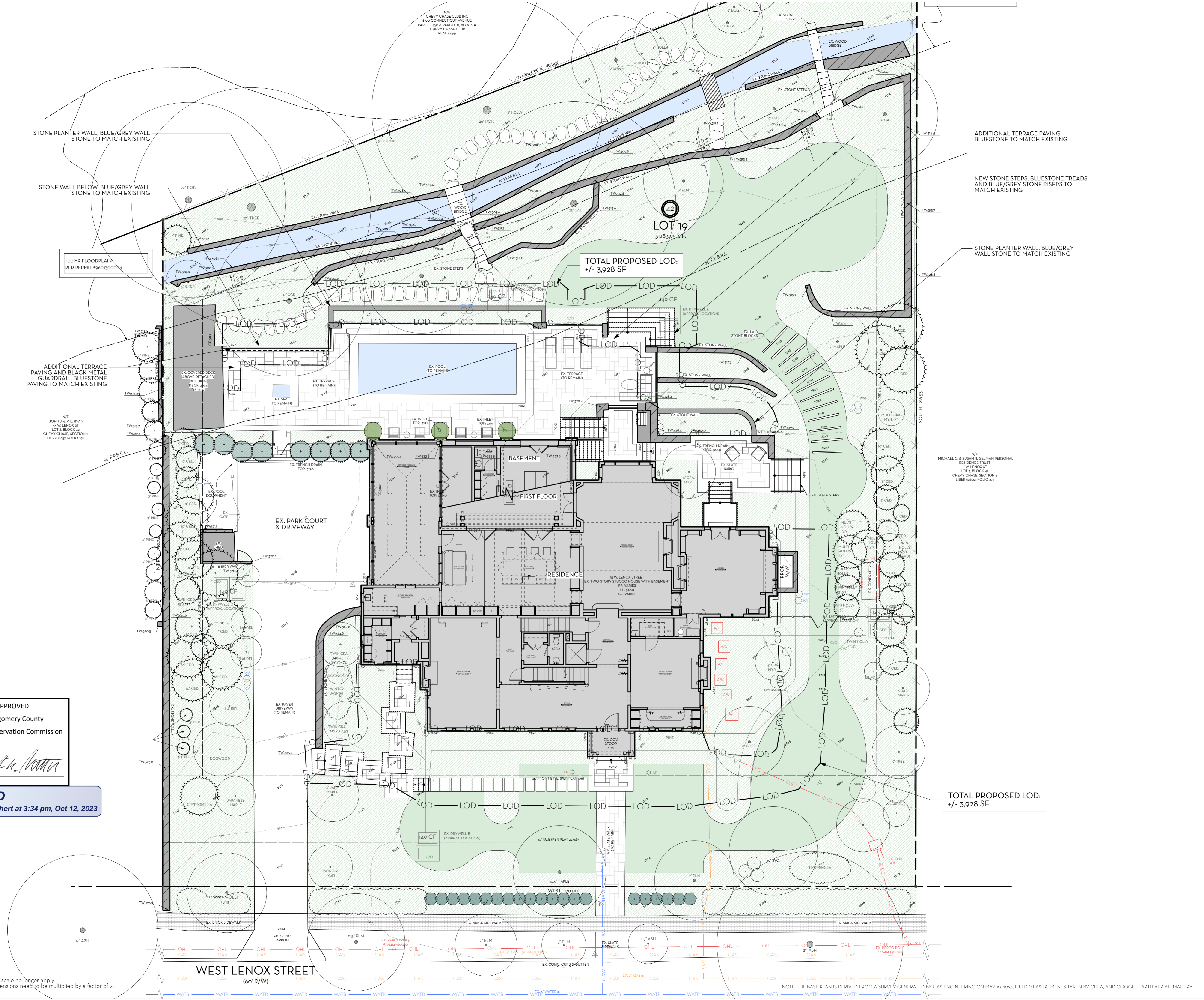
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NOTE: THE BASE PLAN IS DERIVED FROM A SURVEY GENERATED BY CAS ENGINEERING ON MAY 10, 2023. FIELD MEASUREMENTS TAKEN BY CHLA AND GOOGLE EARTH AERIAL IMAGERY.

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L-100

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APPROVED
 Montgomery County
 Historic Preservation Commission
Robert H. Norton

REVIEWED
 By Dan.Bruechert at 3:34 pm, Oct 12, 2023

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

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Scale: N.T.S.

EXISTING SITE
 PHOTOS - REAR

L-102